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

A. ADOPTION OF THE AGENDA

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

B. LAND USE APPLICATIONS

1. **Planning Report - Application No. 7922-0277-00
14570, 14580 and 14590 - 106 Avenue**
Owner: Paddington (Guildford) Holdings Ltd.
Director Information: P. Sikham
No Officer Information as at January 31, 2023.
Agent: Paddington Properties (Pawanjot Shergill)
**NCP Amendment from "Townhouse" to "Low Rise Transition Residential" in
the Guildford Plan.**
Rezoning from RF to CD (based on RM-70)
Development Permit
Housing Agreement
*to permit the development of a 5-storey residential building, containing 98 market
rental units secured through a 60-year Housing Agreement over 2 levels of underground
parking, on a consolidated site in Guildford.*

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21255 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0277-00 generally in accordance with the attached drawings (Appendix I).

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict the tenure of the proposed 98 dwelling units to the subject site to market rental for a period of no less than 60 years;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, Tier 1 Capital Projects Community Amenity Contributions, and Tier 2 Community-specific Capital Project Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

5. Council pass a resolution to amend the Guildford Plan to redesignate the land from "Townhouse" to "Low Rise Transition Residential" and introduce an east-west lane, as illustrated in Appendix I, when the project is considered for Final Adoption.

* **Bylaw Readings**

"The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256"

First Reading

Second Reading

Third Reading

2. **Planning Report - Application No. 7923-0227-00
13585 - 95 Avenue**

Owner: Centurion Appelt (9525 King George) Holdings Inc.
Director Information: G. Appelt, R. Orr
No Officer Information as at February 10, 2023.

Agent: DF Architecture Inc. (Jessie Arora)

**Rezoning from CD (Bylaw No. 20416) to CD
Development Permit / Development Variance Permit
Housing Agreement**

to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21257 to rezone the subject site from "Comprehensive Development (CD Bylaw No. 20416)" to "Comprehensive Development Zone (CD)".
2. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix V), and Council repeal Housing Agreement, "The Weststone - King George Developments Housing Agreement, Authorization Bylaw, 2021, No. 20550".
3. Council approve Development Variance Permit No. 7923-0227-00 (Appendix VII), to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit on the subject site to proceed to Public Notification.
4. Council authorize staff to draft Development Permit No. 7923-0227-00 generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to secure 461 market rental residential dwelling units for a period of 40 years;
 - (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
 - (f) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (g) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

* **Bylaw Readings**

"The Centurion Appelt (9252 King George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"

First Reading

Second Reading

Third Reading

3. **Planning Report - Application No. 7921-0243-00**
10165 - 173 Street
Owner: 1283625 B.C. Ltd.
Director Information: B. Gill, J. Malhi
Officer Information as at January 12, 2024: B. Gill (President),
J. Malhi (Secretary)
Agent: RGB Engineering Ltd (Gurpreet Grewal)
OCP Amendment of a portion from "Suburban" to "Urban"
Rezoning from RA to RQ and RF
to allow subdivision into 2 suburban and 3 urban single-family lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII), from "Suburban" to "Urban", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the portion of the subject site as shown as Block A on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 27, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 27, 2024, at 7:00 p.m.

4. **Planning Report - Application No. 7923-0252-00
6358 - 138 Street**
Owners: P. Brar, S. Brar
Agent: Ceres Properties Inc. (Preet Brar)
Rezoning from RA to RF-10
to allow subdivision into 2 single family lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21265 to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

5. **Planning Report - Application No. 7922-0238-00
2635 - 158 Street**

Owner: 1314913 B.C. Ltd.

Director Information: T. Bal

No Officer Information Filed as at July 12, 2023.

Agent: ParaMorph Architecture Inc. (Manpreet Singh)

Rezoning from RH to RM-30

Development Permit / Development Variance Permit

to permit the development of 21 townhouse units.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21261 to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0238-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0238-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;

- (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure;
 - (c) confirmation that the proposed development will fall outside electromagnetic field impacts from the adjacent BC Hydro transmission tower Right-of-Way, to the satisfaction of BC Hydro;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

**6. Planning Report - Application No. 7923-0249-00
17802 - 96 Avenue**

Owner: 1318926 B.C. Ltd.

Director Information: G. Nijjar, R. Nijjar, B. Nijjar

No Officer Information Filed as at August 9, 2023.

Agent: OTG Developments Ltd (Kristin Webb)

Temporary Use Permit

to permit the development of a temporary truck parking facility.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0249-00 (Appendix V), to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) completion of road upgrades as required to ensure adequate pavement width for truck traffic along 96 Avenue out to Golden Ears Way;
 - (c) input from the Ministry of Transportation & Infrastructure;
 - (d) input from TransLink;
 - (e) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) installation and subsequent inspection and approval of all required landscape screening and fencing works along the north and south of the property, to the satisfaction of the General Manager, Planning & Development;
 - (h) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;

- (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes;
- (j) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse (ditch) along the northern property line and drainage feature the southwest portion of the site; and
- (k) the applicant address any unauthorized fill on the subject site and obtain fill permits as required.

7. **Planning Report - Application No. 7921-0290-00**
2160 King George Boulevard

Owner: Diyash Property Investments Inc.

Director Information: B. Dharni, J. Sharma, A. Sharma

Officer Information as at February 3, 2024: J. Sharma (President)

Agent: Flat Architecture Inc. (Rajinder Warraich)

OCP Amendment from "Urban" to "Commercial"

Rezoning from CTA to CD (based on CTA)

Development Permit

to permit the development of a 4-storey, 80-room hotel with a restaurant.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Commercial", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0290-00 in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) 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.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 27, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 27, 2024, at 7:00 p.m.

C. ADDITIONAL PLANNING COMMENTS

This section has no items to consider.

D. ITEMS REFERRED BACK

This section has no items to consider.

E. CORPORATE REPORTS

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. NOTICE OF MOTION

This section has no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7922-0084-00
3250 - 144 Street

Owners: Exclusive Ventures Ltd. (Directors Information: M. Kooner), and M. Kooner
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20809"
RA to RH - to subdivide into two single-family residential lots.

Council direction received December 12, 2022

Note: Change of Owner

- * See memorandum dated May 1, 2024

That Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density".

Final Adoption

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7921-0276-00
6703 and 6725 - 192 Street Diversion; 6702 - 191A Street; 19132 and 19156 - 67 Avenue

Owners: S. Dhanoa, K. Dhanoa, 0760815 B.C. Ltd. (Director Information: S. Dhanoa),
1355255 B.C. Ltd. (Director Information: K. Dhanoa, S. Dhanoa),
1355245 B.C. Ltd. (Director Information: S. Dhanoa),
Benchmark Management Ltd. (Director Information: R. Bontkes, C. Bontkes)
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746"
RA to RF-9S, RF-9C to RF-9S and RA to RF - to allow the consolidation and
re-subdivision of five remnant lots into two single family urban lots (RF), eleven
single family urban small lots and one remnant lot in East Clayton.

Council direction received October 3, 2022

- * See memorandum dated May 1, 2024

**That Council pass a resolution to amend the East Clayton Neighbourhood
Concept Plan (NCP) to redesignate a portion of the land from "Business
Park" to "10-15 UPA Special Residential" (portions of 19132 – 67 Avenue and
6702 -191A Street) and a portion of 6725 – 192 Street Diversion from "15-25 UPA
(Medium-High Density)" to "6-10 UPA (Low Density)".**

Final Adoption

Development Variance Permit No. 7921-0276-00

Supported by Council November 28, 2022

- * See memorandum dated May 1, 2024

**Council is requested to amend the Permit to reflect the new lot numbering,
as described in Appendix I and authorize the issuance of Development
Variance Permit No. 7921-0276-00, as amended.**

3. Planning Report – Application No. 7915-0076-00
5629 King George Boulevard

Owner: Panorama South Development Ltd. (Directors Information: H. Atwal, B. Patter)
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015,
No. 20180"

To redesignate the property located at 5629 King George Boulevard from Suburban
to Multiple Residential

Council direction received October 19, 2020

- * See memorandum dated April 29, 2024

That Council file Bylaw No. 20180.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181"
RH to RM-30 - to permit the development of 30 townhouse units.

Council direction received October 19, 2020

Final Adoption

Development Variance Permit No. 7915-0076-00

To reduce the minimum west yard setback from 7.5 metres to 3.0 metres to the
principal building face for Building 5 and to 6.0 metres to the principal building
face for Buildings 6 and 7. The DVP is also seeking to vary the Off-Street Parking
requirement to allow three visitor parking spaces to be located in the required
setback area (spaces V3, V5 and V6).

Supported by Council November 23, 2020

**That Council authorize the issuance of Development Variance Permit
No. 7915-0076-00.**

Development Permit No. 7915-0076-00

To issue Development Permit for Form and Character.

Authorized to draft October 19, 2020

That Council authorize the issuance of Development Permit No. 7915-0076-00.

4. Planning Report - Application No. 7916-0679-00
228 - 175A Street

Owners: 1103798 B.C. Ltd., 1103806 B.C. Ltd.
(Director Information: D. Mann, H. Yong)
Agent: Isle of Mann Group (Jimmy Hansra)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404"

To amend Figure 3: General Land Use Designations to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation for the property located at 228 - 175A Street.

Council direction received June 28, 2021

Final Adoption

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405"
CD By-law No. 17018 to new CD - to permit 39 townhouse units and 77 apartments units.

Council direction received June 28, 2021

Final Adoption

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406"
CD By-law No. 17018 to new CD - to permit a care facility comprised of 86 senior assisted living units and 96 care rooms and 1890 square metres of commercial/office space.

Council direction received June 28, 2021

Final Adoption

Development Permit No. 7916-0679-00
To issue Development Permit for Form and Character

Council authorized to draft June 28, 2021

That Council authorize the issuance of Development Permit No. 7916-0679-00.

PERMITS – APPROVALS

5. Planning Report Application No. 7923-0198-00
3548 and 3558 - 155A Street

Owner: R. Lidder
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Development Variance Permit No. 7923-0198-00
To reduce the minimum lot width from 24 metres to 23.5 metres for proposed Lot 2 and 21.3 metres for proposed Lot 3 in order to allow subdivision into 3 Lots.

Supported by Council January 29, 2024

- * See memorandum dated May 1, 2024

Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential".

That Council authorize the issuance of Development Variance Permit No. 7923-0198-00.

6. Planning Report – Application No. 7924-0057-00
7855 King George Boulevard

Owner: S. Panesar
Agent: H. Sandhu

Temporary Use Permit No. 7924-0057-00
To permit the operation of an auto services business on a historic auto services garage site.

Supported by Council April 22, 2024

- * See memorandum dated May 1, 2024

That Council authorize the issuance of Temporary Use Permit No. 7924-0057-00.

I. CLERKS REPORT

2024 Council Meeting Schedule

Council to consider the format of Council meetings for the June 10, 2024 and June 24, 2024 meetings on the Regular Council Meeting Schedule.

That Council direct staff to make arrangements for the June 10, 2024 and June 24, 2024 Regular Council – Land Use meetings, Regular Council – Public Hearing meetings and any scheduled Public Hearings to be held:

- (a) In person for Council and the public; or
- (b) Electronically for Council and the public.

J. OTHER BUSINESS

This section has no items to consider.

K. ADJOURNMENT

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

ADOPTION OF THE AGENDA

CITY OF SURREY

LAND USE APPLICATIONS



CITY OF
SURREY

B



INTEROFFICE MEMO
Regular Council - Land Use
B.1 7922-0277-00
Monday, May 6, 2024

TO: Mayor and Council

FROM: City Clerk and Director Legislative Services

DATE: May 6, 2024

FILE: 7922-0277-00

RE: Regular Council Land Use – Item B.1 Planning Report – Application 7922-0277-00

Planning Report – Application 7922-0277-00 is listed on the Regular Council – Land Use Agenda for Council to endorse the public notification to proceed for "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" ("Bylaw 21255"). The development application also includes a bylaw to enter into a housing agreement, "The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization bylaw, 2024, No. 21256" ("Bylaw 21256").

Bylaw 21256 is listed on the agenda for introduction and three readings. As a public hearing is not permitted for this application, the bylaw readings for both bylaws, Bylaw 21255 and Bylaw 21256 will be considered at the next Regular Council – Public Hearing meeting scheduled for May 27, 2024.

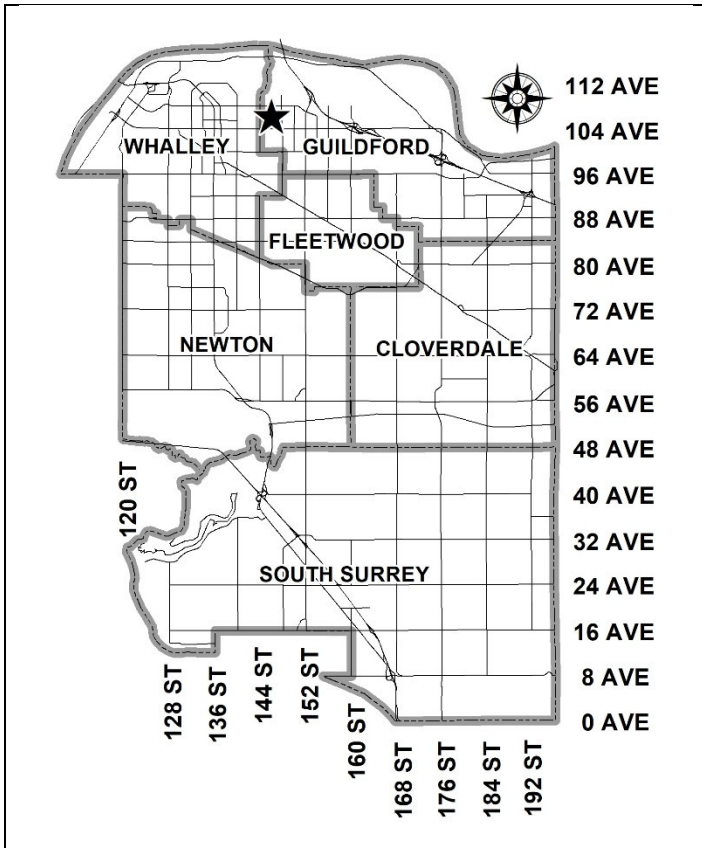
Bylaw readings for Bylaw 21256 will not be considered at the May 6, 2024 Regular Council – Land Use meeting.

Jennifer Ficocelli
City Clerk and Director Legislative Services.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0277-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **NCP Amendment** from “Townhouse” to “Low Rise Transition Residential” in the Guildford Plan.
- **Rezoning** from RF to CD (based on RM-70).
- **Development Permit**
- **Housing Agreement**

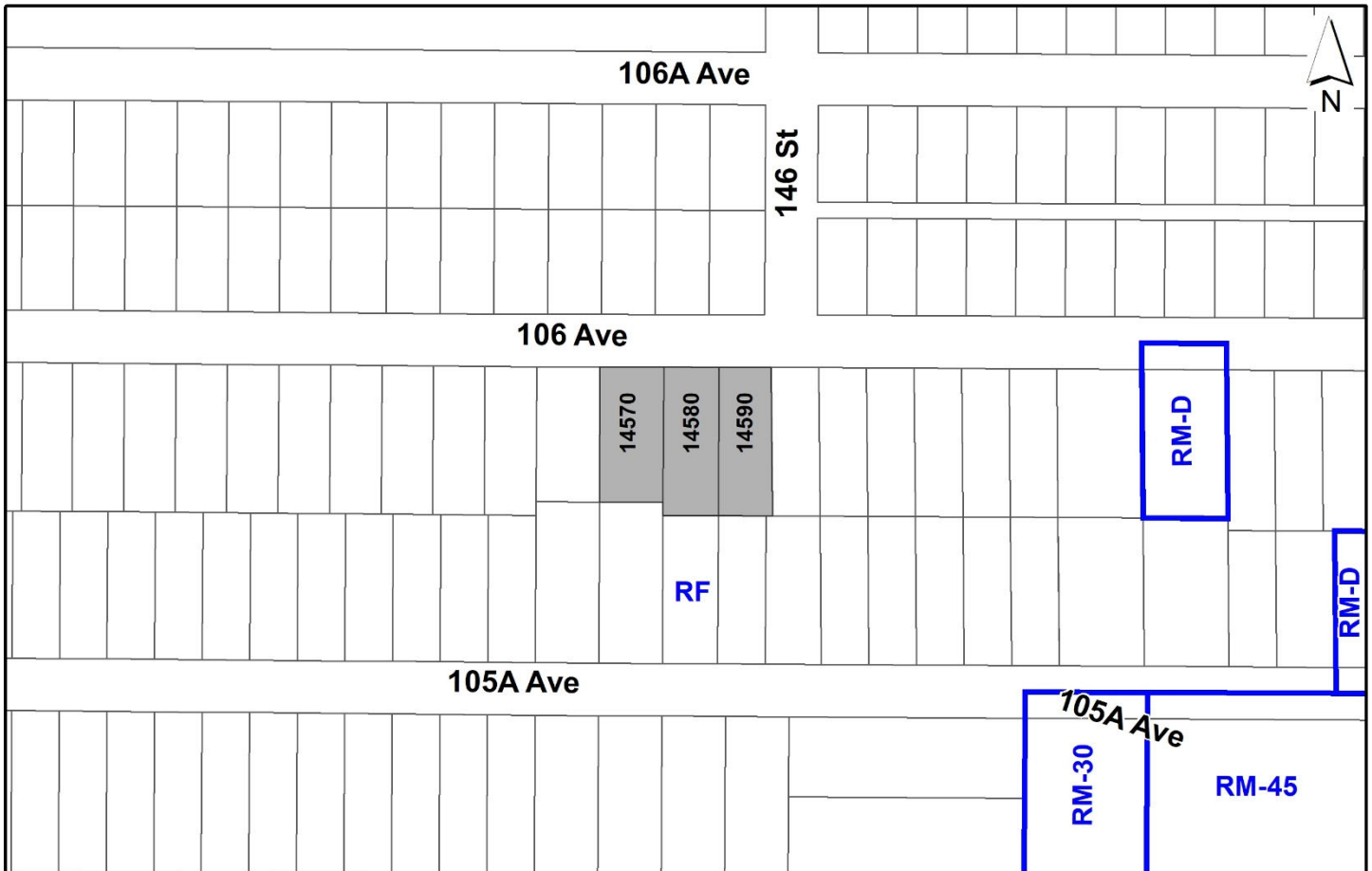
to permit the development of a 5-storey residential building, containing 98 market rental units secured through a 60-year Housing Agreement over two (2) levels of underground parking, on a consolidated site in Guildford.

LOCATION: 14570/14580/14590 - 106 Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Townhouse



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second, and Third Reading.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Guildford Plan in order to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” and to introduce an east-west lane along the southern lot line.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which supports densities of up to 2.5 FAR (Gross) on the subject site.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” as well as introduce an east-west oriented lane (future 12.0m Green Lane) along the southern lot line.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The proposed setbacks achieve a more urban, pedestrian streetscape while the proposed street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant proposes to enter into a Housing Agreement to allocate all 98 new dwelling units as market rental for a period no less than 60 years. The Housing Agreement By-law will be brought forward for Final Adoption concurrently with the Rezoning By-law when all requirements have been addressed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)”.
2. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0277-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict the tenure of the proposed 98 dwelling units to the subject site to market rental for a period of no less than 60 years;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, Tier 1 Capital Projects Community Amenity Contributions, and Tier 2 Community-specific Capital Project Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

5. Council pass a resolution to amend the Guildford Plan to redesignate the land from “Townhouse” to “Low Rise Transition Residential” and introduce an east-west lane, as illustrated in Appendix I, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Single family lots.	Townhouse	RF
North (Across 106 Avenue):	Single family lots.	Parks and Natural Areas	RF
East (Across future 146 Street):	Single family lots.	Townhouse	RF
South (Across future Lane):	Single family lots.	Townhouse	RF
West:	Single family lots under Application No. 23-0342-00 for a 5-storey residential building (Pre-Council).	Townhouse	RF

Context & Background

- The 3,630-square metre site, comprised of three (3) single family residential lots, is located on the south side of 106 Avenue, between 144 Street and 146 Street in the Hawthorne District of the Guildford Plan.
- The properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Townhouse” in the Guildford Plan, and zoned “Single Family Residential Zone (RF)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 5-storey apartment building, containing approximately 98 market rental dwelling units over two (2) levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:
 - **NCP Amendment** for “Townhouse” to “Low Rise Transition Residential” under the Guildford Plan;
 - **Rezoning** from RF to CD (based on RM-70);
 - **Housing Agreement** to restrict the tenure of the proposed 98 dwelling units to market rental for a period of no less than 60 years;

- **Development Permit** for Form and Character; and
- **Subdivision (Consolidation)** from three (3) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	3,630 square metres
Road Dedication:	866 square metres
Net Site Area:	2,764 square metres
Number of Lots:	1
Building Height:	17.0 metres (6-storeys)
Floor Area Ratio (FAR):	1.65 (Gross); 2.20 (Net)
Floor Area	
Residential:	5,982 square metres
Indoor Amenity Space:	100 square metres
Total:	6,082 square metres
Residential Units:	
Studio:	15 dwelling units (15.3% of total units)
1-Bedroom:	63 dwelling units (64.3% of total units)
2-Bedroom:	18 dwelling units (18.4% of total units)
3-Bedroom:	2 dwelling units (2.0% of total units)
Total:	98 dwelling units

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 16 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

9 Elementary students at Hjorth Road Elementary School
14 Secondary students at Guildford Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2026.

Parks, Recreation & Culture:

No concern.

Parks, Recreation & Culture accept the removal of Tree Nos. C1, C2, C3, C5, and C6 to accommodate the proposed development application.

The closest active park is Hawthorne Rotary Park, including playgrounds, water playground, walking trails and natural areas, is 500 metres walking distance away. Future parkland is proposed within 20 metres walking distance of the subject site as part of the Guildford Plan.

Surrey Fire Department:

The Surrey Fire Department has no concerns with the proposed development, however, there are some standard items to be addressed as part of the subsequent Building Permit application.

Advisory Design Panel:

At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) permitting multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council by By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
 - Construct the south side of 106 Avenue to the Local Road Standard;
 - Dedicate and construct an 11.5-metre wide portion of 146 Street to the Half Road Standard (ultimate 20.0m Local Road Standard); and
 - Dedicate and construct a portion of the 6.0-metre wide east-west lane within the southern portion of the subject site.

Access and Parking

- Access to the underground parkade will be provided via the proposed new 6.0-metre wide east-west lane at the south-east corner of the subject site.

Traffic Impacts

- The subject development proposal is, according to industry standard rates, anticipated to generate approximately one (1) vehicle trip every one (1) to two (2) minutes in the peak hour. This is below the City's threshold for requiring a site-specific traffic impact analysis.

Transit and Active Transportation Routes

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 460 metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Network Exchange – B-Line).
- The subject site is located approximately 60 metres to the north of the future Hawthorne Greenway, which runs east-west along 104A and 105 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposed development complies with the “Multiple Residential” designation of the subject site under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The subject site is designated “Townhouse” under the Guildford Plan.
- In order to accommodate the subject development proposal, the applicant is seeking an amendment to the Guildford Plan to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” and to introduce an east-west oriented lane along the south lot line.

Amendment Rationale

- The proposed density, building height and building form are considered appropriate for his part of the Guildford Plan area given that the subject site is located within close proximity to a Frequent Transit Network (104 Avenue) and its associated Frequent Transit Development Area (FTDA).
- The proposed 5-storey building will provide an appropriate density and height transition between future higher-density, mid- to high-rise developments to the south and future low- to mid-rise developments and ground-oriented multi-family and single-family developments to the north under the Guildford Plan.
- The proposal will provide needed purpose-built rental housing in the Guildford neighbourhood.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units secured through a minimum 60-year Housing Agreement. A Restrictive Covenant will be registered making CACs payable if there is a future change in the tenure of the proposed dwelling units.

CD By-law

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

Zoning	RM-70 Zone (Part 23)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.5 FAR (Net)	2.20 FAR (Net)
Lot Coverage:	33%	50%
Yards and Setbacks		
North Yard:	7.5 metres	5.5 metres
East Yard:	7.5 metres	5.5 metres
South Yard:	7.5 metres	4.5 metres
West Yard:	7.5 metres	4.5 metres
Principal Building Height:	50.0 metres	17.0 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings. • Ground-oriented multiple unit residential buildings. • Child care centres. 	<ul style="list-style-type: none"> • Multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit (297 sq.m. total)	The proposed 100 m ² + CIL meets the Zoning By-law requirement.

Outdoor Amenity:	3.0 sq.m. per dwelling unit (297 sq.m. total)	The proposed 330 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Spaces		
Residential:	98 parking spaces	78 parking spaces
Residential Visitor:	10 parking spaces	10 parking spaces
Total:	108 parking spaces	88 parking spaces
Accessible:	2 parking spaces	2 parking spaces
Bicycle Spaces		
Residential:	118	120
Residential Visitor:	6	6

- The proposed CD By-law is based upon the “Multiple Residential 70 Zone (RM-70)” with modifications to the permitted land uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- When calculated based on the gross site area, the proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 1.65, which generally complies with the 1.6 FAR (Gross) permitted under the “Low Rise Transition Residential” designation in the Guildford Plan.
- Given the proximity of the subject site to the 104 Avenue and its associated FTDA, which terminates approximately 60 metres to the south of the subject site along 105A Avenue, as well as the requirement to dedicate both 11.5 metres for the future 146 Street and 6.0 metres for the future east-west lane, the proposal to increase the density from 1.50 to 2.20 (Net) in the proposed CD Zone is supportable.
- In addition, the applicant proposes to enter into a Housing Agreement to allocate all 98 new dwelling units as market rental for a period no less than 60 years. The Housing Agreement By-law will be brought forward for Final Adoption concurrently with the Rezoning By-law when all requirements have been addressed.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 50% in the proposed CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 5-storey apartment buildings on a site of this size.
- The proposed setbacks reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape and are generally in keeping with other 5-storey apartment buildings in the Guildford Plan.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 88 parking spaces, consisting of 78 residential parking spaces and 10 parking spaces for visitors. This includes two (2) accessible parking spaces as per Part 5 of the Surrey Zoning Bylaw, as amended.

- The applicant is proposing to provide a rate of 0.8 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors (0.1 per dwelling unit). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115 (2021).
- The Zoning Bylaw require that no parking facilities be constructed within 2.0 metres of the front line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metres of the north, east, south, and west lot lines. As a result, the proposed CD By-law will permit the underground parking facility to be 0.5 metres from all lot lines.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- As a 100% secured market rental project, the proposed development will not be subject to the payment of Tier 1 Capital Projects or Tier 2 Community-Specific Capital Project Community Amenity Contributions at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the CACs payable if there is a future change in tenure from the proposed secured market rental.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- As a 100% market rental project, the subject proposal will not be subject to the payment of Affordable Housing Strategy Contributions at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the Affordable Housing Strategy Contribution payable if there is a future change in tenure from the proposed secured market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- As a 100% secured market rental project, the subject proposal will not be subject to the payment of the Public Art Contribution at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the Public Art Contribution payable if there is a future change in tenure from the proposed secured market rental.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 20, 2024, and the Development Proposal Sign was installed on February 21, 2024. Staff received the three (3) responses from area residents and/or adjacent property owners (*staff comments in italics*):
 - Two residents expressed support for the proposed development application but felt that the building height should be increased from 5- to 6-storeys in order to accommodate additional secured market rental dwelling units.
 - One resident expressed concerns about the proposed parking rate and resultant number of off-street parking spaces, specifically noting that on-street parking demand was already quite high in the immediate neighbourhood.

(The applicant is proposing to provide a rate of 0.8 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors (0.1 per dwelling unit). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115; 2021).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.
- The applicant has worked closely with staff to:
 - Achieve a finer grain road network and functional rear lane alignment appropriate for both the subject site and future land development applications within the block bounded by the future 145 Street and 145 Street as well as 105A Avenue and 106 Avenue;
 - Achieve an appropriate building form and massing that will minimize the potential for unit-to-unit overlook while maximizing access to both air and light; and
 - Achieve an appropriate interface between the subject site and the adjacent property to the immediate west, currently under development via Surrey File No. 7923-0342-00 (Pre-Council), as it relates to both building massing and exterior window placement along the west building façade.

Building Design

- The applicant is proposing an “L”-shaped, stepped 5-storey apartment building containing 98 secured market rental dwelling units with two (2) levels of underground parking. The proposed units consist of 15 studio units, 63 1-bedroom units, 18 2-bedroom units and two 3-bedroom units, which range in size from 38 to 75 square metres.

- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, which include rectilinear forms, building element extrusions in complementary colours as well as the use of high-quality cladding such as brick veneer, wood-tone panel siding, and cement composite boards.

Landscaping

- The landscape plan includes a mixture of trees, shrubs, grasses, perennials and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishing.
- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from either the adjacent public realm or outdoor amenity space through a combination of tiered retaining walls, layered planting as well as privacy fencing.
- Access to the individual, semi-private patios will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
- The applicant proposes to provide a corner plaza at the north-east corner of the subject site, where the 106 Avenue and 146 Street frontages intersect. It will consist of bench seating, lighting, decorative paving and layered edge planting.

Indoor Amenity

- The required indoor amenity space is 294 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 100 square metres in total area which is 194 square metres less than the Zoning Bylaw requirement.
- On November 18, 2019, Council approved Corporate Report No. R216; 2019, which identified the minimum indoor amenity space that must be provided on-site (i.e., no cash-in-lieu). Based upon the minimum requirements for a 3- to 6-storey low to mid rise residential building, 74 square metres of indoor amenity space is required. The proposal exceeds this minimum.
- Overall, the applicant proposes to provide approximately 34% of the required indoor amenity space, and, furthermore, has agreed to a cash-in-lieu contribution for the proposed shortfall in accordance with City Council policy.
- The indoor amenity space is located on the western “wing” of the ground floor within the proposed building, directly adjacent to the at-grade outdoor amenity space. The space consists of a shared kitchen and dining area, open lounge, bookable office space, a party room and accessible washroom facilities.

- The proposed indoor amenity space can be accessed either directly from the adjacent outdoor amenity space or via the internal shared hallway.

Outdoor Amenity

- The required outdoor amenity space is 294 square metres, or three (3) square metres per new dwelling unit. The proposed outdoor amenity space is approximately 330 square metres in total area, which exceeds the Zoning Bylaw requirement.
- The proposed outdoor amenity space is located within a ground level courtyard, at the south-west corner of the subject site, and consists of a multi-purpose lawn area, an outdoor BBQ and shared patio area, raised urban garden plots, a putting green with resilient surface, a children's playground area and an outdoor ping-pong table.

Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through the Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning By-law, should the application be supported by Council.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. City staff will continue to work with the applicant to resolve the following:
 - Further enhance the public realm interface in particular with regard to the lobby entry and two-storey townhouse "expression";
 - Review the design of unit bedrooms and balconies to ensure good livability; and
 - Refine the building material and details to lighten the expression in particular at the roof and shrouded balconies.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder Trees			
Red Alder	1	1	0
Deciduous Trees (excluding Alder Trees)			
Cherry	1	1	0
English Walnut	1	1	0
Hawthorn	1	1	0
Honey Locust	1	1	0
Japanese Maple	1	1	0
Purple Leaf Plum	1	1	0
Coniferous Trees			
Douglas-fir	4	4	0
Grand Fir	1	1	0
Western Red Cedar	2	2	0
Total (excluding Alder Trees)	13	13	0
City Trees	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees Proposed		38	
Estimated Contribution to the Green City Program		Not required	

- The Arborist Assessment states that there is a total of fourteen (14) protected trees on the site, including one (1) Red Alder tree. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition to the fourteen (14) protected trees on the site, the Arborist Assessment states that there is a total of five (5) City trees located within the existing 106 Avenue road allowance that would be impacted by the proposed development. Parks, Recreation and Culture have accepted the removal of these five (5) trees in association with the proposed development.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees and a 2 to 1 replacement ratio for all other trees. This will require a total of 27 replacement trees on the site. The applicant is proposing approximately 38 replacement trees, thereby exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and the future 146 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Red Maple, Columnar Armstrong Maple, Pink Flowering Dogwood, Shademaster Honey Locust, Persian Ironwood, Serbian Spruce and Pink Flowered Japanese Snowbell.
- In summary, a total of 38 trees are proposed to be replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Guildford Plan Land Use Designations Map
Appendix VI.	Housing Agreement

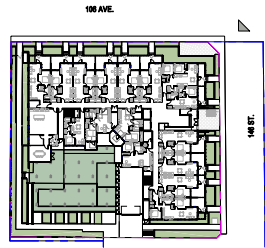
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar



1 AXONOMETRIC VIEW 03
DP-5.13

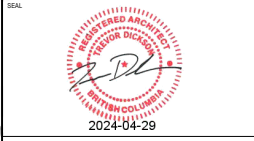


2 KEY PLAN
DP-5.13 1" = 50'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024-04-29	DP RESUBMISSION		
2	2024-04-26	DP RESUBMISSION		
3	2023-07-11	ISSUE FOR PERFECTION		
4	2023-07-09	ISSUE FOR CONSULTANT COORDINATION		
5	2021-11-25	PRELIMINARY DESIGN		

DATE: 2024-04-29
 REVISION: 03
 DRAWING TITLE: 14570/80-APARTMENT
 PROJECT NO: 722058

CONSULTANT
 PROJECT STAMP



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PROJECT

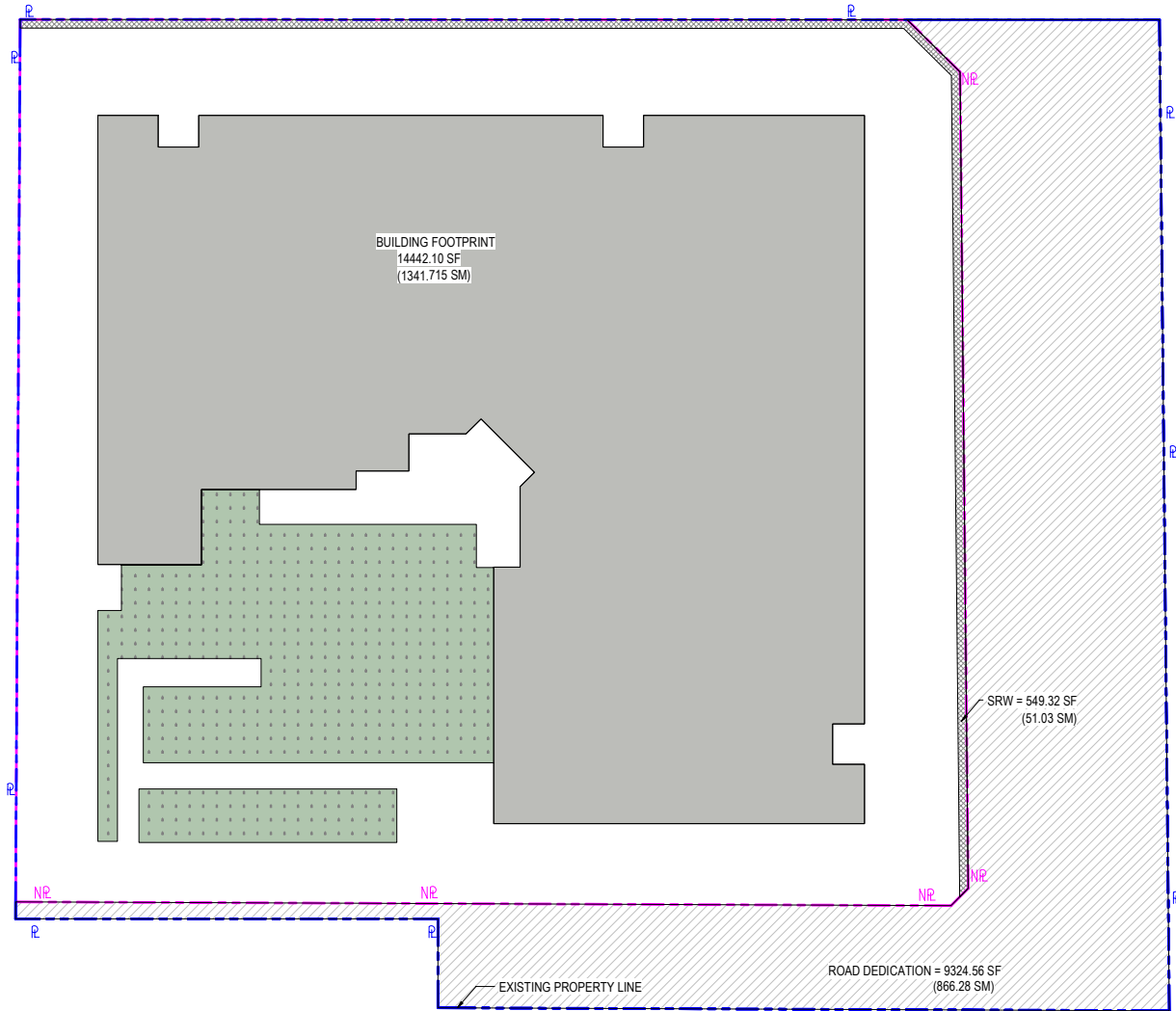
14570/80-APARTMENT
 14570 -106 AVE SURREY,
 BRITISH COLUMBIA

DRAWING TITLE
 3D-VIEW

DRAWING ISSUE
 DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-5.13	1" = 50'-0"		

REVISION
 DP-5.13 5



BUILDING FOOTPRINT
14442.10 SF
(1341.715 SM)

SRW = 549.32 SF
(51.03 SM)

ROAD DEDICATION = 9324.56 SF
(866.28 SM)

EXISTING PROPERTY LINE

1 LOT COVERAGE PLAN
DP-0.11 3/32" = 1'-0"

ROAD DEDICATION = 9324.56 SF

BUILDING FOOTPRINT = 14442.10 SFT

LOT COVERAGE = BUILDING FOOTPRINT AREA / NET LOT AREA
= 14442.10 SFT / 29750.83 SFT
= 48.54%

NO.	DATE	DESCRIPTION
1	2024-04-28	DP RESUBMISSION
2	2024-04-28	DP RESUBMISSION
3	2023-07-11	ISSUE FOR PERMISSSION
4	2023-07-09	ISSUE FOR CONSULTANT COORDINATION
5	2021-11-26	PRELIMINARY DESIGN

DATE: 2024-04-29 DESIGN: DRAGAN DICKSON REVISION: 1

CONSULTANT: DRAGAN DICKSON ARCHITECTURE INC. VICTORIA, BC

FORMAT STAMP



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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

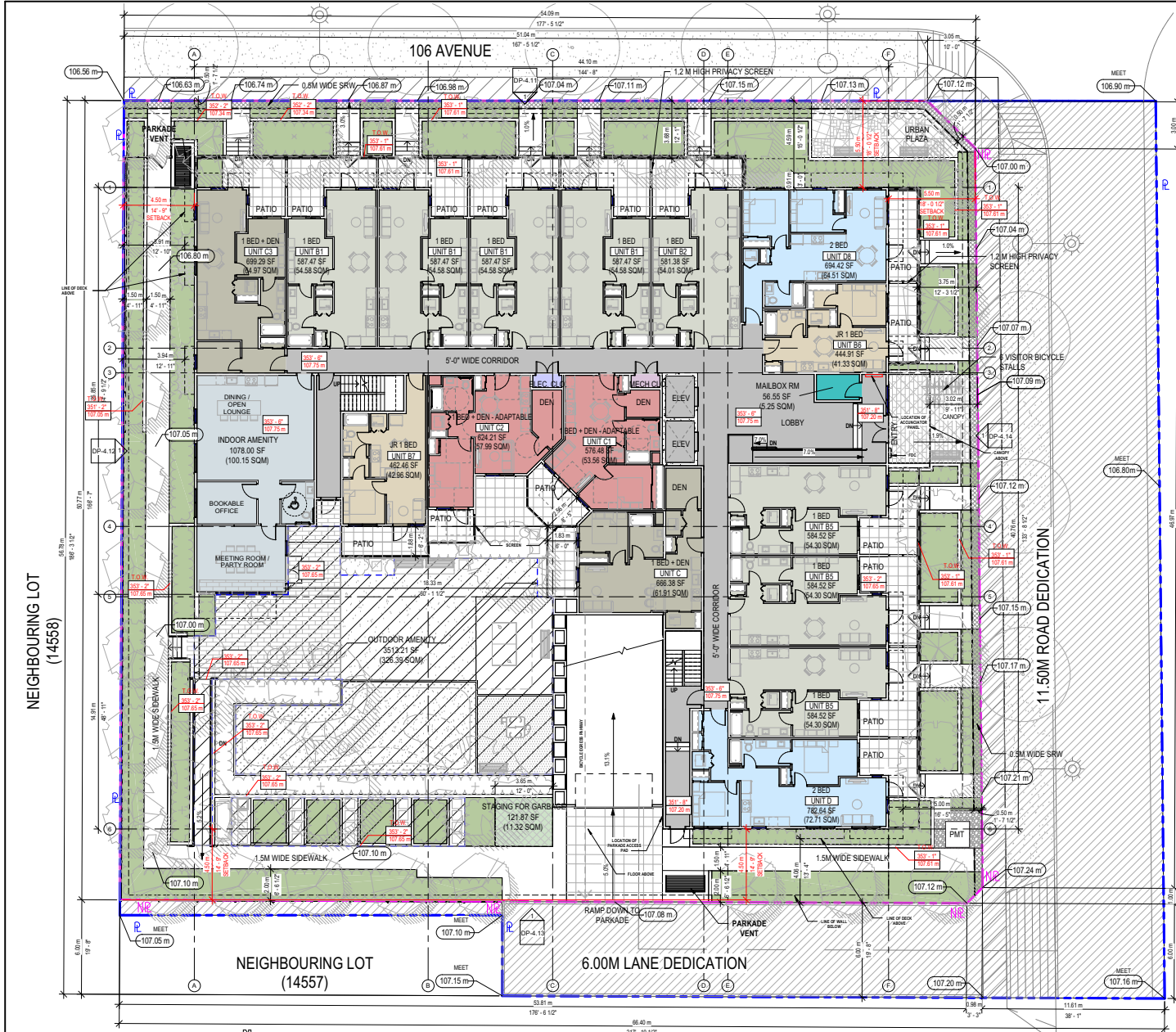
LOT COVERAGE SHEET

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-0.11	3/32" = 1'-0"		

REVISION	NO.
	5



UNIT TYPES - ALL LEVEL		
NAME	COUNT	% BREAKDOWN
1 BED	42	42.9%
1 BED + DEN	6	6.1%
1 BED + DEN - ADAPTABLE	10	10.2%
2 BED	18	18.4%
3 BED	2	2.0%
JR 1 BED	5	5.1%
STUDIO	15	15.3%
Grand total	98	

BUILDABLE AREA	
T.O.S. MAIN FLOOR	11961.11 SF
T.O.S. 2ND FLOOR	13745.77 SF
T.O.S. 3RD FLOOR	13747.77 SF
T.O.S. 4TH FLOOR	13747.32 SF
T.O.S. 5TH FLOOR	11290.97 SF
Grand total	64492.94 SF

FLOOR AREA RATIO:	
F.A.R. = NET AREA / GROSS SITE AREA	64492.51 / 39075.08 1.65 FAR
F.A.R. = NET AREA / NET SITE AREA	64492.51 / 29750.83 2.17 FAR

AREA SCHEDULE - INDOOR AMENITY		
NAME	REQUIRED (74 M2 + 1 M2 PER MICRO UNIT)	PROPOSED
INDOOR AMENITY	94 m ²	100.15 m ²

AREA SCHEDULE - OUTDOOR DOOR AMENITY		
NAME	REQUIRED (3 M2 PER UNIT)	PROPOSED
OUTDOOR AMENITY	294 m ²	326.39 m ²

PROJECT NAME

SEAL



2024-04-29
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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURVEY, BRITISH COLUMBIA

DRAWING TITLE

SITE PLAN

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO. 722058 | PLOT DATE APR 26, 2024 | DRAWN BY [initials] | ST

DRAWING NO. DP-1.11 | SCALE 1" = 10'-0" | REVISIONS | TO

NO.	DATE	DESCRIPTION	BY	CHKD
1	2024-04-28	DP RESUBMISSION		
2	2024-04-28	DP RESUBMISSION		
3	2023-07-11	ISSUE FOR PERMISSSION		
4	2023-07-11	ISSUE FOR CONSULTANT COORDINATION		
5	2021-11-25	PRE-MINORITY DESIGN		

CONSULTANT: _____

FORMAT STAMP: _____



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PROJECT: _____

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE: **BUILDING ELEVATIONS_SCHEME 01**

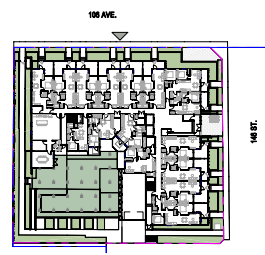
DRAWING ISSUE: **DP RESUBMISSION**

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	1/8"=1'-0"		

REVISION: **DP-4.11** **5**



1 NORTH ELEVATION
DP-4.11 1/8" = 1'-0"



2 KEY PLAN
DP-4.11 1" = 50'-0"

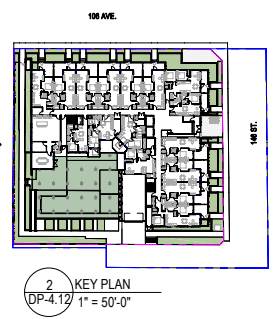
MATERIAL LEGEND :

MATERIAL	COLOR
4VP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY
4VP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE
4VP3 KAYCAN ALUMINUM URBANX PANEL SIDING	HARVEST CEDAR
BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN
TR 6" TRIM	COLOUR TO MATCH ADJACENT CLADDING
GR POWDER COATED, PREFINISHED ALUMINUM GUARD CIW TEMPERED GLAZING	BLACK AND OPAQUE GLAZING
FA FASCIA	COLOUR TO MATCH ADJACENT CLADDING
FL 6" METAL FLASHING	COLOUR TO MATCH ADJACENT CLADDING
SF KAYCAN ALUMINUM URBANX SOFFIT	HARVEST CEDAR
W VINYL FRAMED WINDOWS CIW 2"x4" TRIMS	BLACK
MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.



1 WEST ELEVATION
DP-4.12 1/8" = 1'-0"



MATERIAL LEGEND :

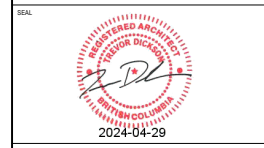
MATERIAL	COLOR
4P1 HARDIE PANEL VERTICAL SIDING	PEARL GREY
4P2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE
4P3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR
BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN
TR 6" TRIM	COLOR TO MATCH ADJACENT CLADDING
GR POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING
FA FASCIA	COLOR TO MATCH ADJACENT CLADDING
FL 6" METAL FLASHING	COLOR TO MATCH ADJACENT CLADDING
SF KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR
W VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK
MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

NO.	DATE	DESCRIPTION	BY	CHKD
1	2024-04-26	DP RESUBMISSION		
2	2024-04-26	DP RESUBMISSION		
3	2023-09-11	DP RESUBMISSION		
4	2023-09-09	DP RESUBMISSION		
5	2023-09-09	DP RESUBMISSION		
6	2023-09-09	DP RESUBMISSION		
7	2023-09-09	DP RESUBMISSION		
8	2023-09-09	DP RESUBMISSION		
9	2023-09-09	DP RESUBMISSION		
10	2023-09-09	DP RESUBMISSION		
11	2023-09-09	DP RESUBMISSION		
12	2023-09-09	DP RESUBMISSION		
13	2023-09-09	DP RESUBMISSION		
14	2023-09-09	DP RESUBMISSION		
15	2023-09-09	DP RESUBMISSION		
16	2023-09-09	DP RESUBMISSION		
17	2023-09-09	DP RESUBMISSION		
18	2023-09-09	DP RESUBMISSION		
19	2023-09-09	DP RESUBMISSION		
20	2023-09-09	DP RESUBMISSION		

CONSULTANT

FORMAT STAMP



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PROJECT
14570/80/90-APARTMENT
14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE
BUILDING ELEVATIONS_SCHEME 01

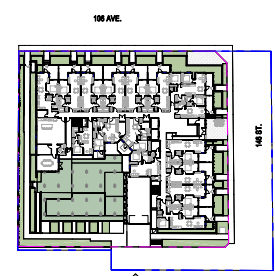
DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
SCALE	REVIEWED	TD	REVISION
1/8"=1'-0"			

DRAWING NO. **DP-4.12** 5



1 SOUTH ELEVATION
DP-4.13 1/8" = 1'-0"



2 KEY PLAN
DP-4.13 1" = 50'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
#HP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY	
#HP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE	
#HP3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR	
#BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN	
#TR 6" TRIM	COLOUR TO MATCH ADJACENT CLADDING	
#GR POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING	
#FA FASCIA	COLOUR TO MATCH ADJACENT CLADDING	
#FL 6" METAL FLASHING	COLOUR TO MATCH ADJACENT CLADDING	
#SP KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR	
#W VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK	
#MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING	

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024-04-26	DP RESUBMISSION		
2	2024-04-26	DP RESUBMISSION		
3	2023-07-11	ISSUE FOR PERMISSSION		
4	2023-07-09	ISSUE FOR CONSULTANT COORDINATION		
5	2021-11-26	PRELIMINARY DESIGN		

CONSULTANT: _____ REVIEW: _____ DATE: _____

FORMAT STAMP: _____



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PROJECT: _____

14570/80/90-APARTMENT
14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE: _____

BUILDING ELEVATIONS_SCHEME 01

DRAWING ISSUE: _____

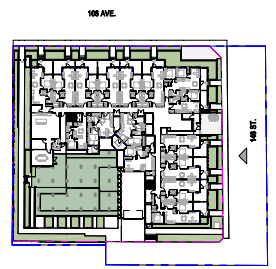
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
SCALE	1/8" = 1'-0"	REVIEWED	TD

DRAWING NO. **DP-4.13** REVISION **5**



1 EAST ELEVATION
1/8" = 1'-0"



2 KEY PLAN
1/8" = 50'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
HP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY	
HP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE	
HP3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR	
BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN	
TR 6" TRIM	COLOUR TO MATCH ADJACENT CLADDING	
GR POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING	
FA FASCIA	COLOUR TO MATCH ADJACENT CLADDING	
FL 6" METAL FLASHING	COLOUR TO MATCH ADJACENT CLADDING	
SF KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR	
W VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK	
MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING	

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

NO.	DATE	DESCRIPTION	BY	CHKD
1	2024-04-26	DP RESUBMISSION		
2	2024-04-26	DP RESUBMISSION		
3	2023-07-11	ISSUE FOR PERMISSION		
4	2023-07-09	ISSUE FOR CONSULTANT COORDINATION		
5	2021-11-26	PRELIMINARY DESIGN		

CONSULTANT

NAME	TYPE	DESIGN	DATE	REVISION

FORMAT STAMP

DATE	TIME	BY	CHKD



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PROJECT

14570/80/90-APARTMENT

14570 - 106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

BUILDING ELEVATIONS_SCHEME 01

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	1/8"=1'-0"		

DP-4.14

5

NO.	DATE	REVISION
1	2024-04-26	TOP PRE-SESSION
2	2024-04-26	TOP PRE-SESSION
3	2024-03-11	ISSUE FOR PERMITS
4	2024-03-09	ISSUE FOR CONSULTANT COORDINATION
5	2021-11-28	PRELIMINARY DESIGN

DATE: 2024-04-26 REVISION: DRAWING TITLE: 14570

CONTRACTOR

FORMAT STAMP



2024-04-29

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURVEY,
BRITISH COLUMBIA

SITE SECTION

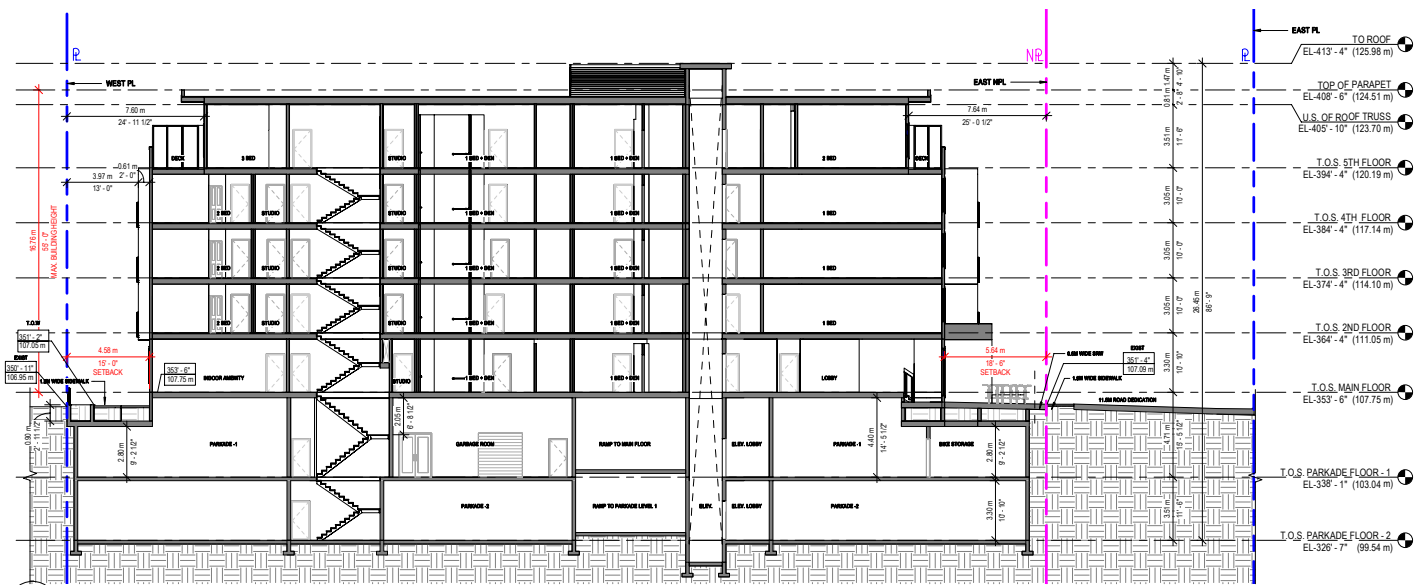
DRAWING ISSUE

DP RESUBMISSION

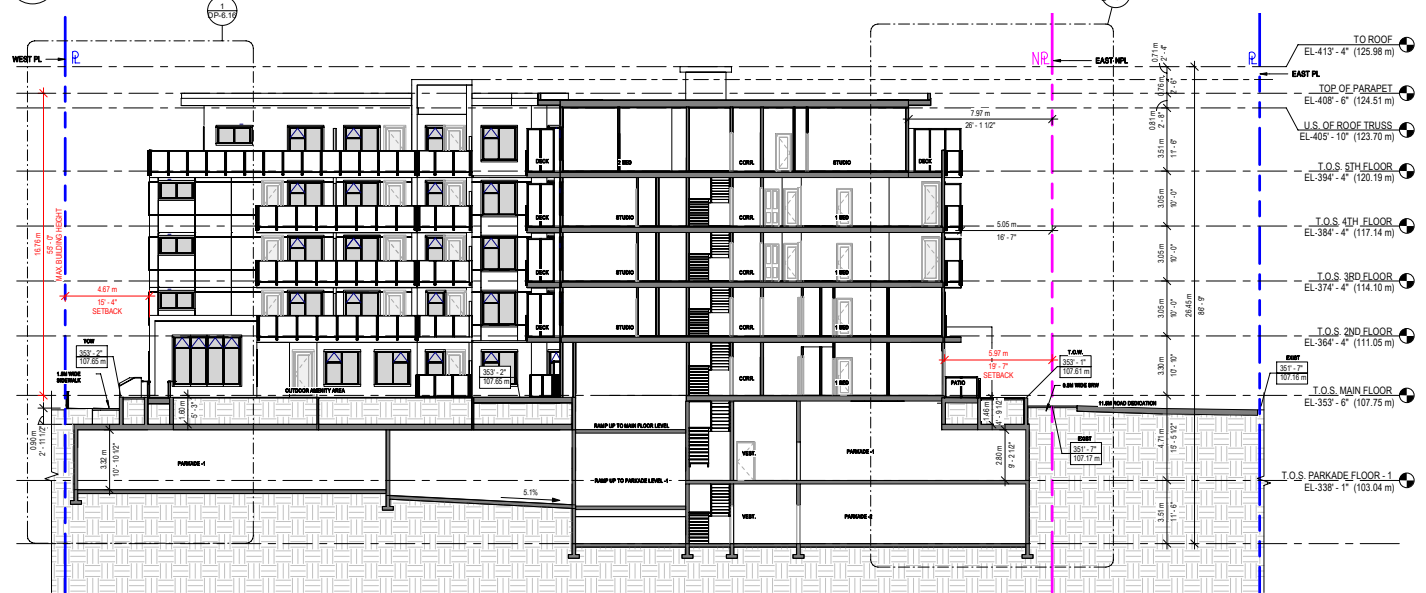
PROJECT NO.	PLOT DATE	SCALE	DRAWN	REVIEWED	ST
722058	APR 26, 2024	As indicated			TD

DRAWING NO. DP-6.11

REVISION 5



1 SITE SECTION - 01
DP-6.11 3/32" = 1'-0"



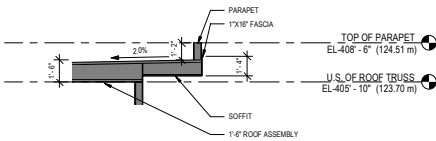
2 SITE SECTION - 02
DP-6.11 3/32" = 1'-0"



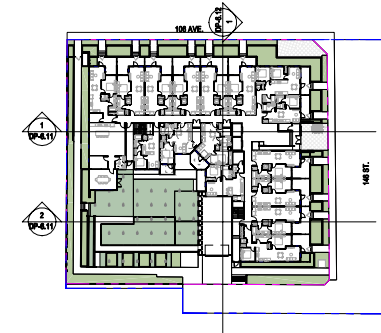
3 KEY PLAN
DP-6.11 1" = 50'-0"



3 SITE SECTION 3
DP-6.12 3/32" = 1'-0"



2 ROOF DETAIL VIEW
DP-6.12 1/4" = 1'-0"



1 KEY PLAN
DP-6.12 1" = 40'-0"

NO.	DATE	DESCRIPTION
1	2024-04-26	TOP PRESUBMISSION
2	2024-04-26	TOP PRESUBMISSION
3	2024-03-11	ISSUE FOR PERMITS
4	2024-03-09	ISSUE FOR CONSULTANT COORDINATION
5	2021-11-25	PRELIMINARY DESIGN

CONSULTANT: KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD

FORMAT STAMP

SEAL

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PROJECT

14570/80/90-APARTMENT
14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE
SITE SECTION

DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-6.12	As indicated		
REVISION	NO.	DESCRIPTION	DATE
	5		

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2024-04-28	TOP PRELIMINARY DESIGN		
2	2024-04-28	TOP PRELIMINARY DESIGN		
3	2024-03-11	TOP PRELIMINARY DESIGN		
4	2024-03-09	TOP PRELIMINARY DESIGN COORDINATION		
5	2021-11-28	PRELIMINARY DESIGN		

CONSULTANT: ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. REVIEW: ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

FORMAT STAMP



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PROJECT

14570/80/90-APARTMENT

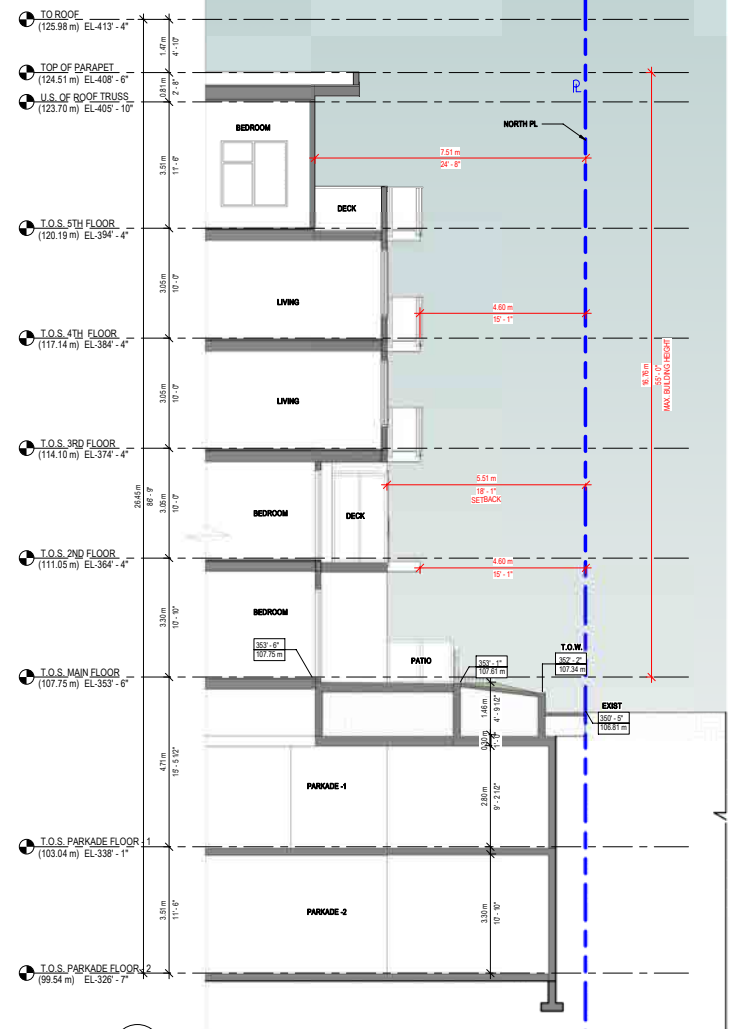
14570 -106 AVE SURVEY,
BRITISH COLUMBIA

DRAWING TITLE
**SCHEMATIC BUILDING SECTIONS
THROUGH STREETS**

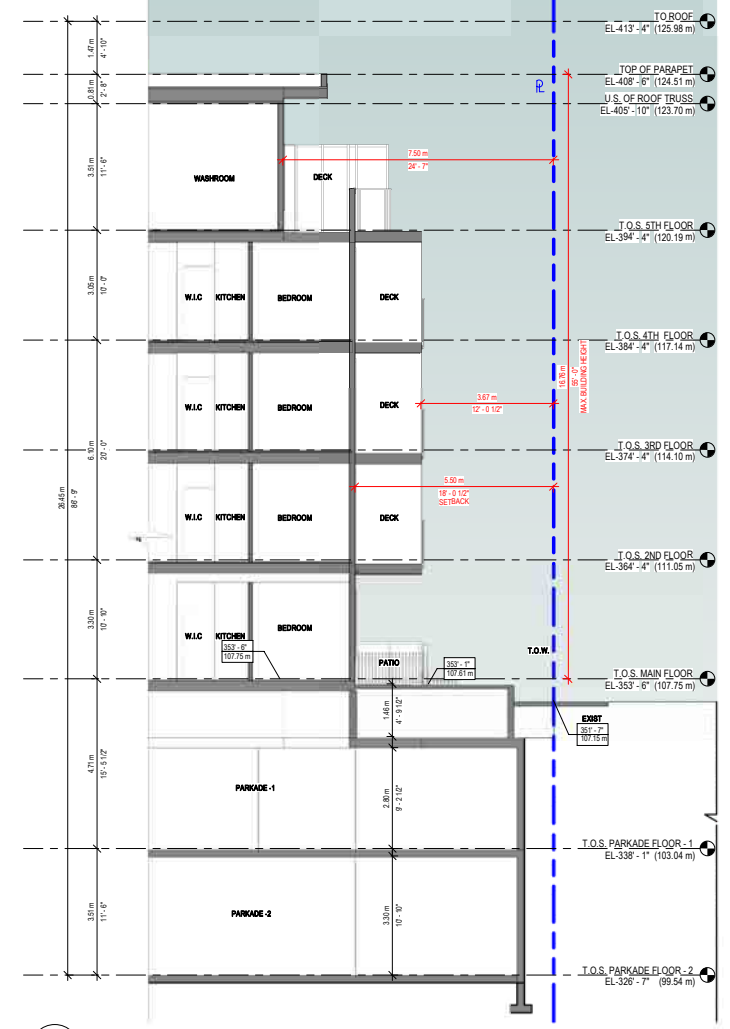
DRAWING ISSUE
DP RESUBMISSION

PROJECT NO. 722058	PLLOT DATE APR 26, 2024	DRAWN ST
DRAWING NO. DP-6.13	SCALE As indicated	REVIEWED TD

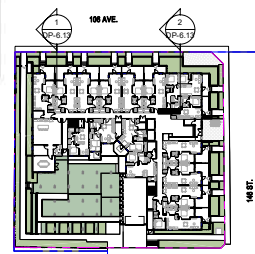
REVISION
5



1 SECTION 1
DP-6.13 3/16" = 1'-0"



2 SECTION 2
DP-6.13 3/16" = 1'-0"



148 ST.

106 AVE.

1	2024-04-26	TOP PRESUBMISSION	
2	2024-08-28	TOP PRESUBMISSION	
3	2024-09-11	REVISED TOP PRESUBMISSION	
4	2024-09-27	REVISED TOP PRESUBMISSION FOR COORDINATION	
5	2024-11-28	PRELIMINARY DESIGN	
6	2024-11-28	REVISION: DRAWING TITLE	NEW

CONSULTANT

FORMAT STAMP



2024-04-29

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PROJECT

14570/80/90-APARTMENT

14570 - 106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

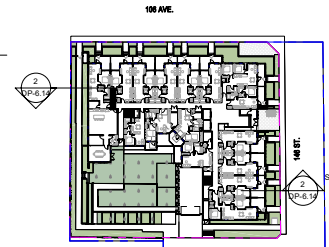
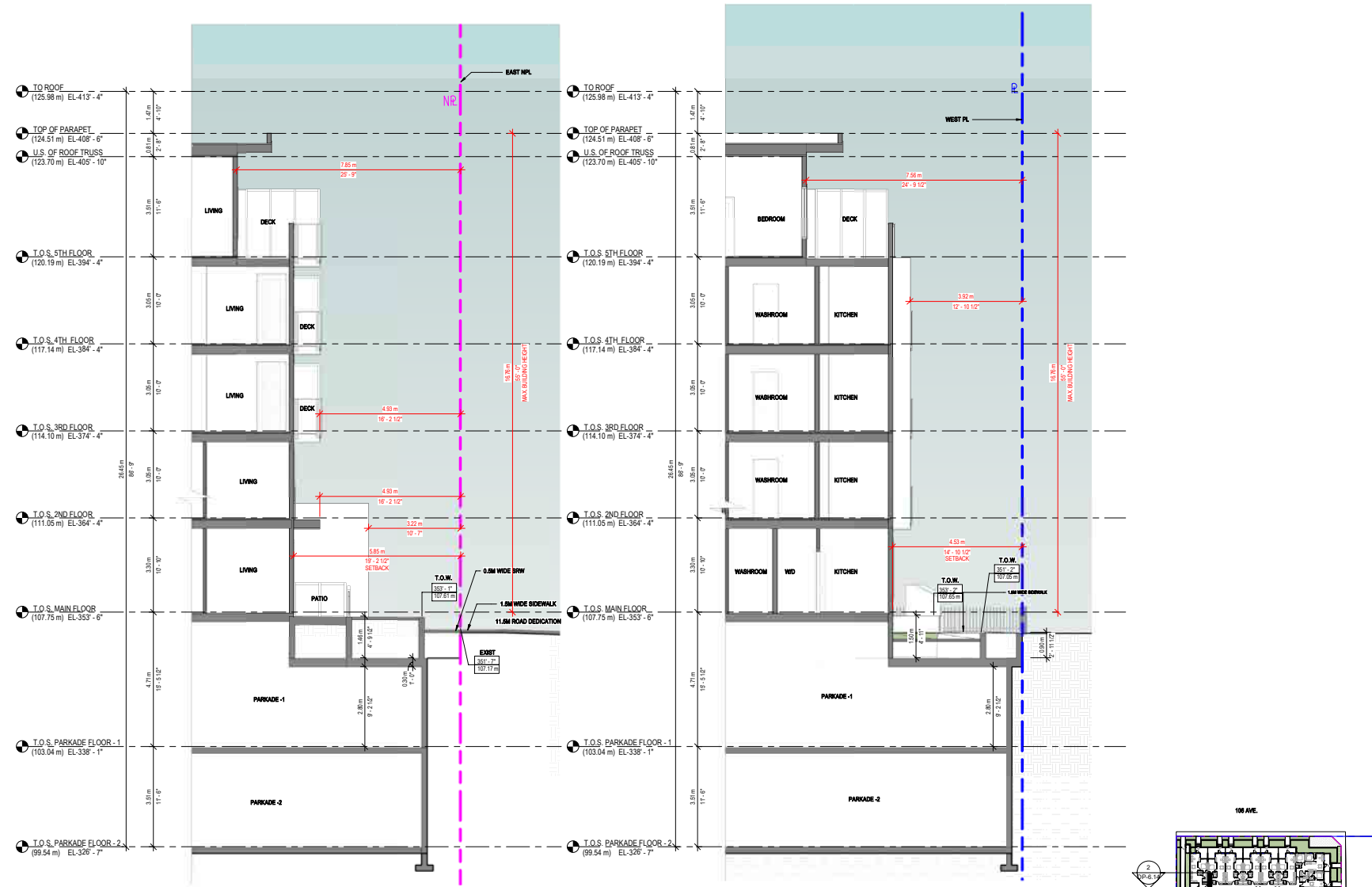
**SCHEMATIC BUILDING SECTIONS
THROUGH STREETS**

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	722058	PLOT DATE	APR 26, 2024	DRAWN	ST
SCALE	As indicated	REVIEWED		TD	

DRAWING NO. **DP-6.14** REVISION **5**



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 APR 20	UNIT B1 PAVED	
2	24 APR 25	UNIT C PAVED	
3	24 APR 31	COORDINATION WITH ARCHITECT REPORT	
4	24 APR 31	NEW SITE PLAN	SD/M
5	23 JUL 24	NEW SITE PLAN	SD/M

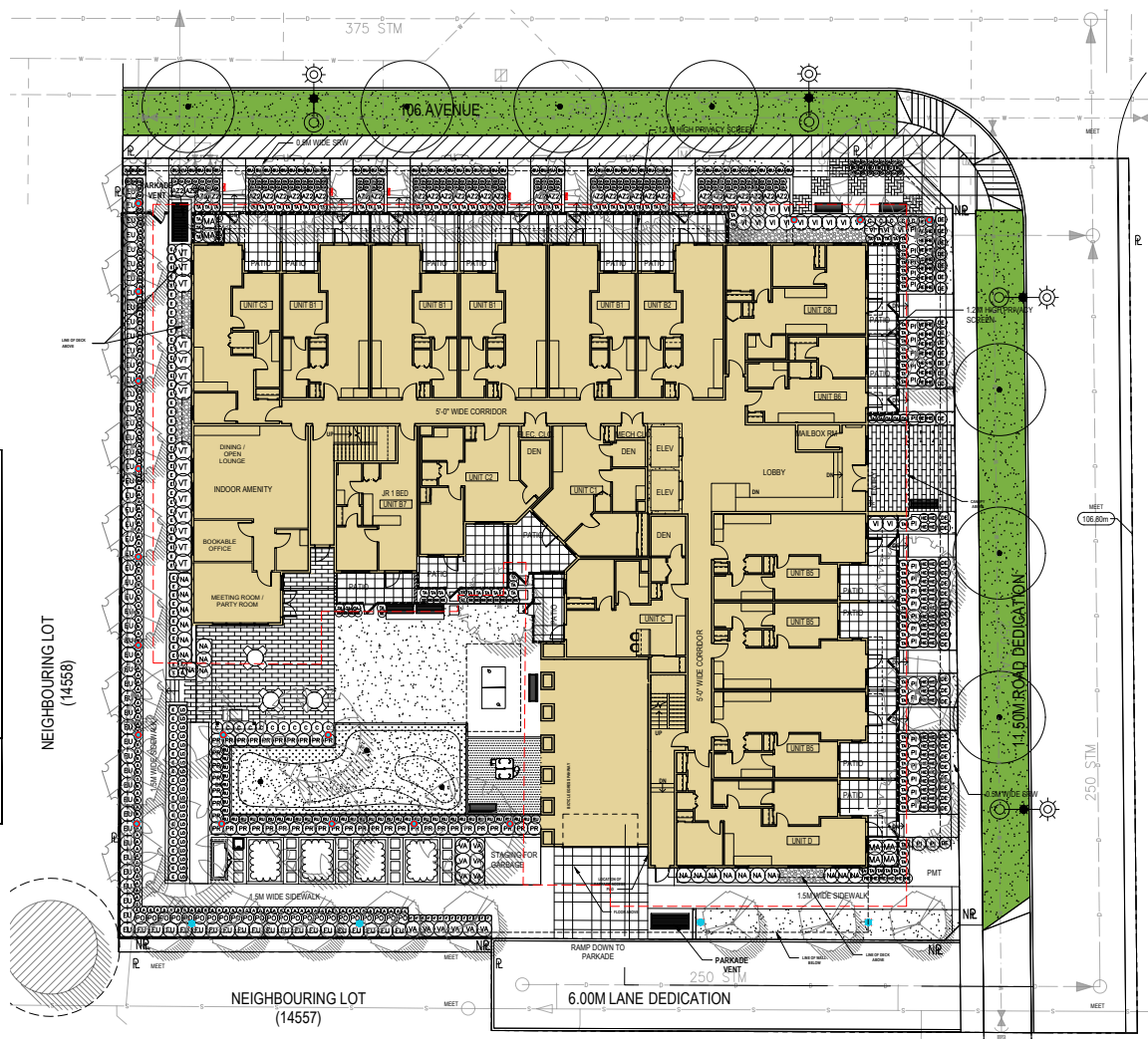
CLIENT:

PROJECT:

APARTMENT DEVELOPMENT
14570 - 106 AVE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

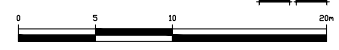
DATE: 22 JUL 19 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCY OF 5



SHRUB LIST	PLANT NAME	CONTAINER SIZE
34	AZALEA JAPONICA 'BLUE DANUBE'	#3 POT, 45CM
65	BUXUS MICROPHYLLA 'WINTER GEM'	#3 POT, 40CM
38	DEUTZIA GRACILIS 'NAKHO'	#2 POT, 40CM
71	EUNYMPIA ALATA 'COMPACTUS'	#3 POT, 50CM
3	HYDRANGEA MACROPHYLLA 'PINK'	#3 POT, 40CM
20	LOMCEIRA FLEATA	#2 POT, 40CM
6	MAHONIA AQUIFOLIUM	#2 POT, 50CM
33	NANDINA DOMESTICA	#3 POT, 50CM
29	PIERIS JAPONICA 'FOREST FLAME'	#3 POT, 50CM
41	PRUNUS LAUROCELRASUS 'OTTO LUYKEN'	#3 POT, 50CM
125	TAXUS X MEDIA 'HICKSII'	#2 POT, 50CM
12	VACCINIUM OVATUM 'THUNDERBIRD'	#2 POT, 50CM
18	VIBURNUM DAVIDI	#3 POT, 50CM
15	VIBURNUM TINUS 'SPRING BOUQUET'	#3 POT, 50CM
16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 POT
154	CAREX OSHIMENSIS 'EVERGOLD'	#1 POT
70	ECHINACEA PURPUREA	15CM POT
85	HEUCHERA MACRANTHA 'CRIMSON CURLS'	15CM POT
43	RUBECCKA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	#1 POT
23	SEDUM TELEPHUM 'HERBSTFREUDE'	9CM POT
140	ARCTOSTAPHYLOS LIVA-LURSI	#1 POT, 20CM, 600 C.C.
14	FRAGARIA X ANNASSA	15CM POT
23	POA YESCHUM MUNITUM	#1 POT, 20CM
	FOERSTER REED GRASS	#1 POT
	EVERGOLD JAPANESE SEDGE	#1 POT
	PURPLE CONEFLOWER	15CM POT
	FANCY-LEAVED CORAL BELLS, DEEP CRIMSON	15CM POT
	RUBECCKA	#1 POT
	AUTUMN JOY STONECROP	9CM POT
	KINNIKINICK	#1 POT, 20CM, 600 C.C.
	FRAGARIA X ANNASSA	15CM POT
	WESTERN SWORD FERN	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS ORIGIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

MATERIALS AND FURNITURE	
	BOLLARD LIGHT
	PEDESTRIAN SCALE POLE LIGHT
	OUTDOOR STEP LIGHT
	4' HIGH PICKET FENCE
	6' HIGH SOLID WOOD FENCE
	CORNILLEAU PARK PING PONG TABLE
	MAGLIN MLS 1400 BENCH
	MAGLIN F670 SERIES TABLE AND CHAIR
	NAPOLEON OASIS GAS BBQ WITH COUNTER TOP
	1' LIGHTING (P54-112000; BLACK; 32" HT; 3000K; DOUBLE LIGHT WELLS)
	2' LITE (56P-PHOLS-SNP-BK-LED; BLACK; 123" HT; 2700K; GALAXY L225506BK)
	BARKMAN BOARDWALK PAVERS 75% NATURAL; 25% CHARCOAL MIX
	BARKMAN BROOKSIDE SLABS GRANITE
	MAGLIN 1600 BIKE RACK



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

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

DATE: **April 01, 2024** PROJECT FILE: **7822-0277-00**

RE: **Engineering Requirements
Location: 14570/14580/14590 - 106 Avenue**

OCP AMENDMENT

The following issues are to be addressed as a condition of the OCP Amendment:

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 m for 146 Street;
- Dedicate 6 metres for residential lane;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 106 Avenue and 146 Street;
- Dedicate 1.0 m x 1.0 m corner cut at the intersection of the lane and 146 Street; and
- Register 0.5 m statutory right-of-way (SRW) along 106 Avenue and 146 Street frontages.

Works and Services

- Construct south side of 106 Avenue;
- Construct west side of 146 Street;
- Construct residential lane;
- Construct concrete letdown access;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site; and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Janelle Frank, P.Eng.
Development Review Manager

M51



Department: **Planning and Demographics**
 Date: **April 10, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0277**

The proposed development of **98** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	16
---	----

Projected Number of Students From This Development In:	
Elementary School =	9
Secondary School =	4
Total Students =	13

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

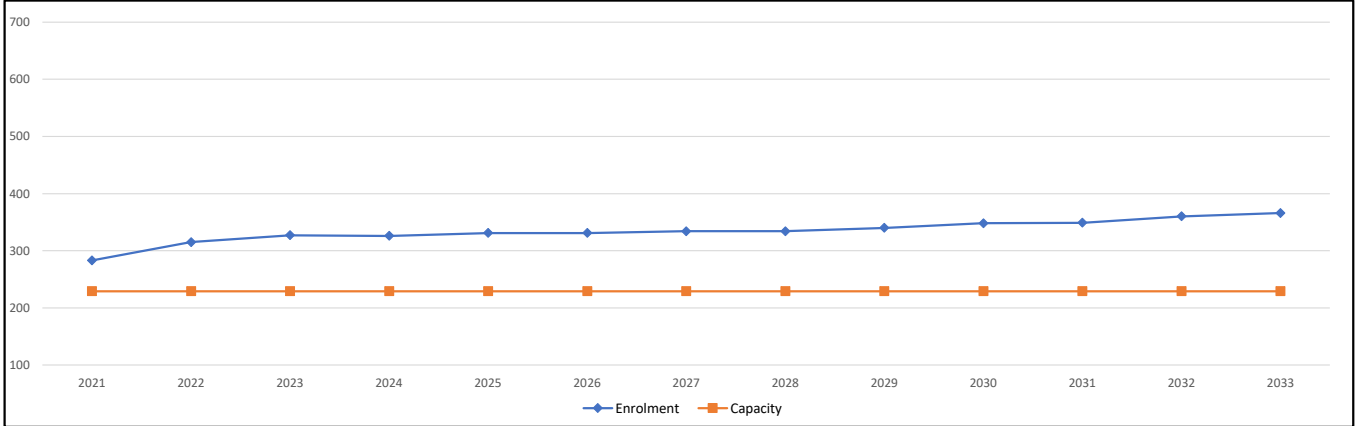
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

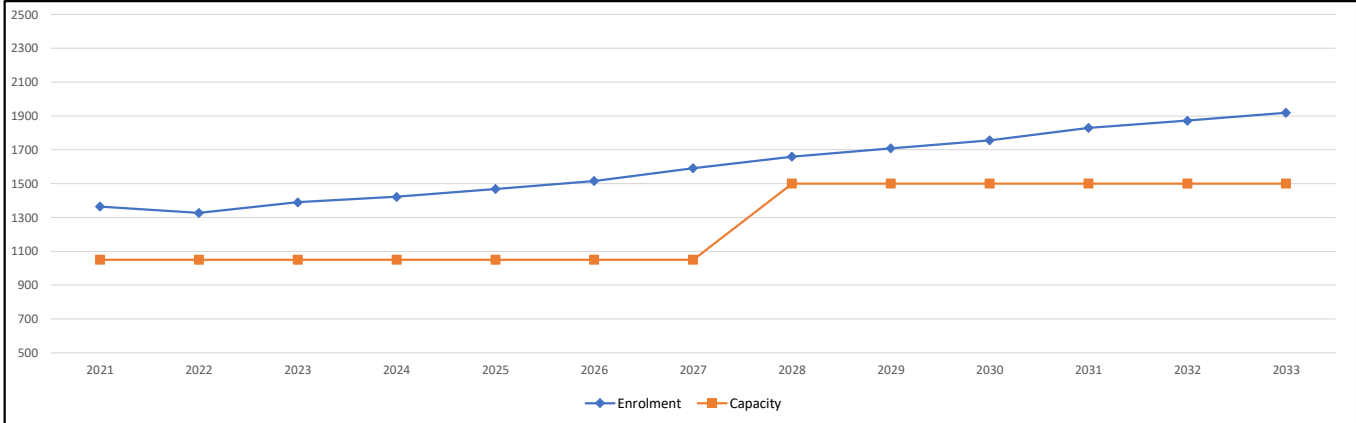
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Hjorth Road Elementary



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

Guildford Park Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0277-00

Address: 14570, 14580, 14590 106 Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u> - All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = <u>34</u> 	36
Replacement Trees Proposed	38
Replacement Trees in Deficit	38
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 	14
Replacement Trees Proposed	0
Replacement Trees in Deficit	14

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

Signature of Arborist:



Date: January 18, 2024

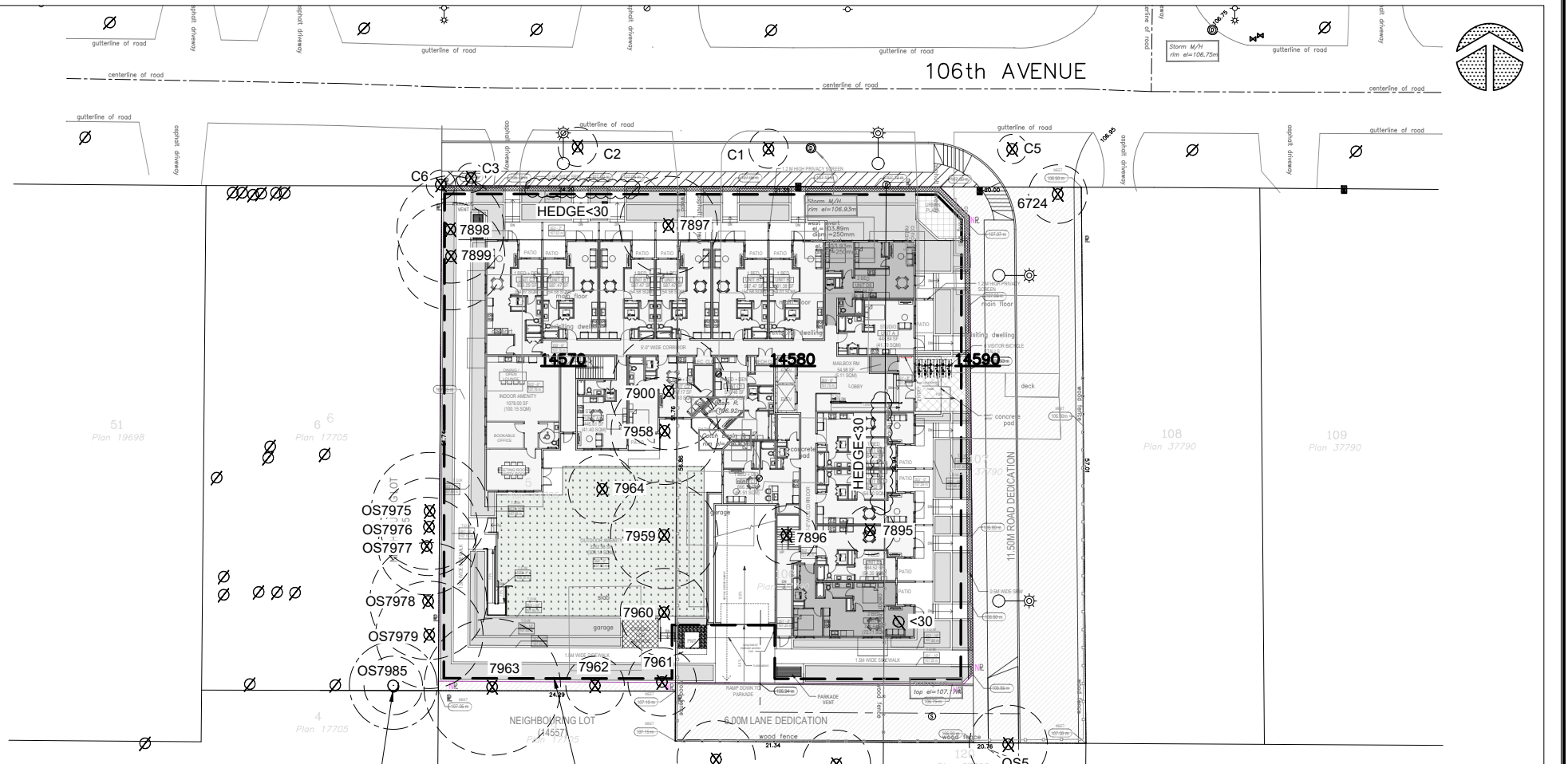


Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302

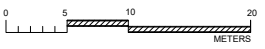




106th AVENUE



NOTE: NOTIFY OWNER OF TREE, A COMPREHENSIVE TREE RISK ASSESSMENT IS RECOMMENDED DUE TO POOR STRUCTURE AND CONDITION.



OUTLINE OF PARKADE

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED

NO.	DATE	BY	REVISION
1	JUL06/23	MK	SITE PLAN
2	JAN17/24	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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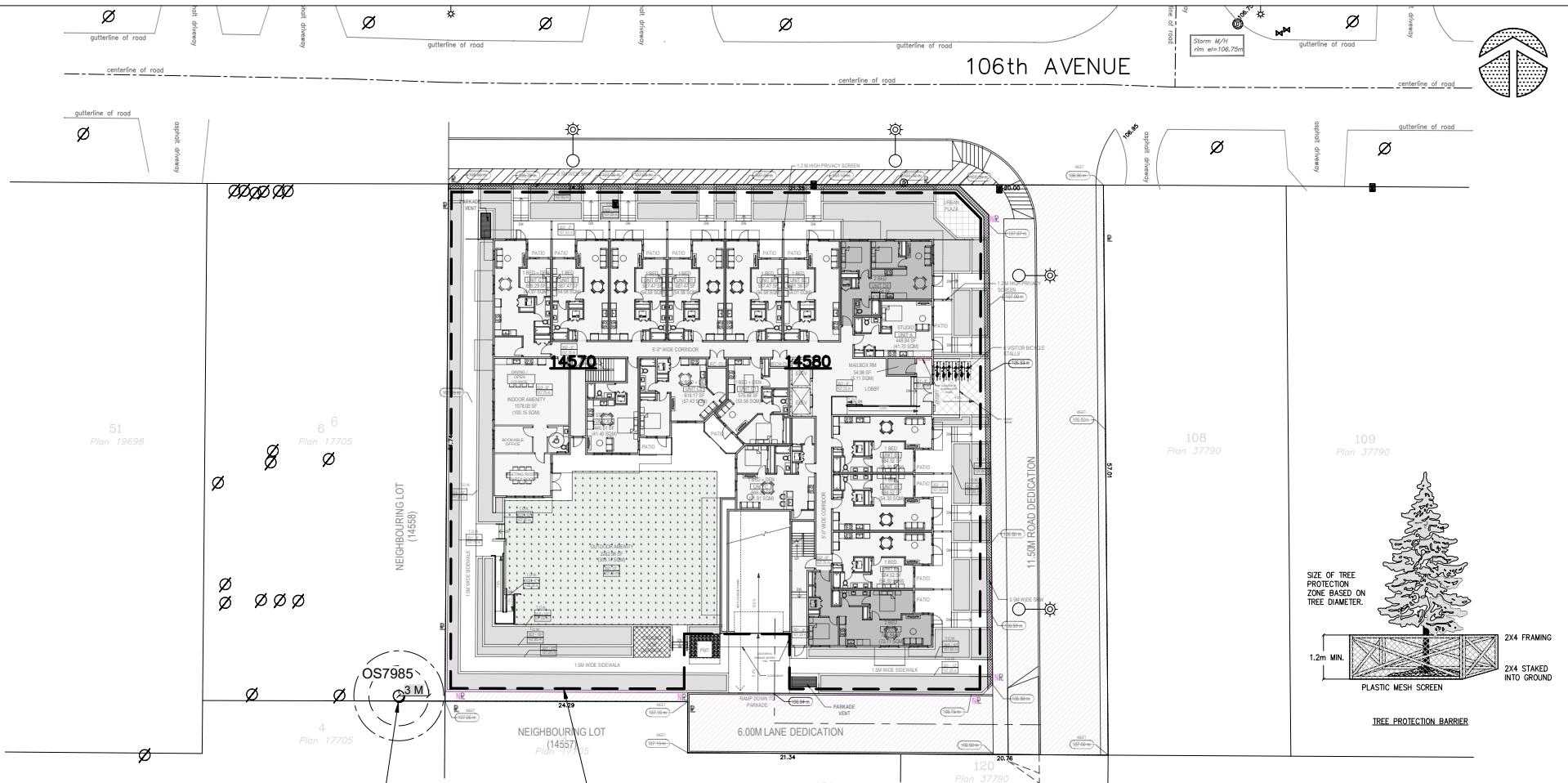
PROJECT TITLE
 14570 14580 14590
 106 AVENUE
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JULY 20, 2022

T-1
 SHEET 1 OF 2

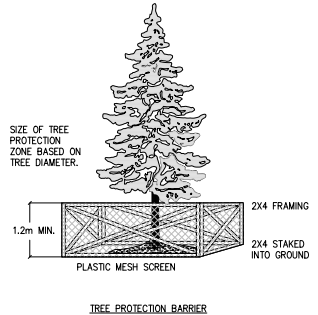


106th AVENUE



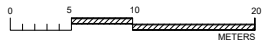
NOTE: NOTIFY OWNER OF TREE, A COMPREHENSIVE TREE RISK ASSESSMENT IS RECOMMENDED DUE TO POOR STRUCTURE AND CONDITION.

OUTLINE OF PARKADE



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED



NO.	DATE	BY	REVISION
1	JUL06/23	MK	SITE PLAN
2	JAN17/24	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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PROJECT TITLE
 14570 14580 14590
 106 AVENUE
 SURREY, B.C.

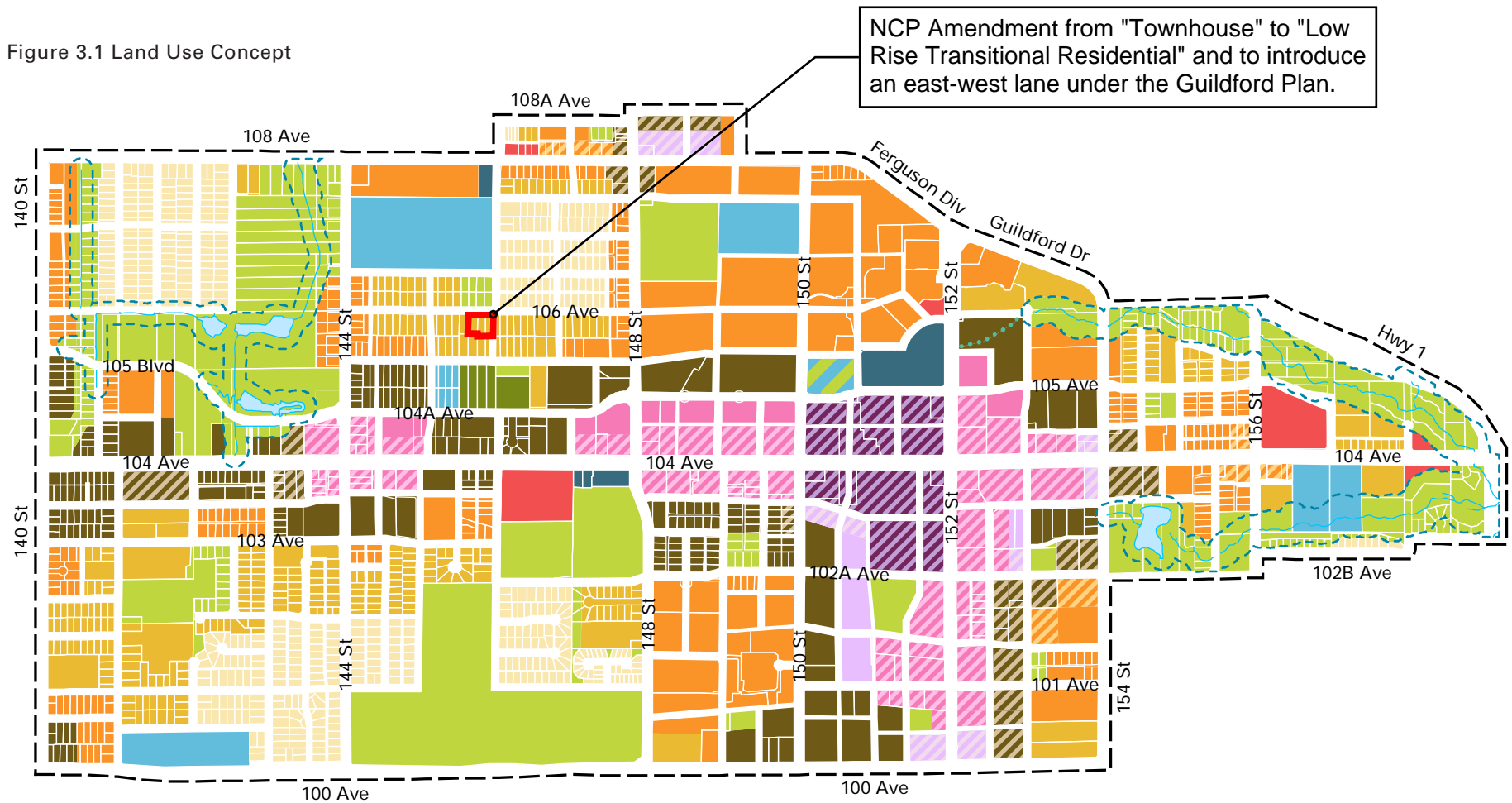
SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JULY 20, 2022

T-2
 SHEET 2 OF 2

Figure 3.1 Land Use Concept



NCP Amendment from "Townhouse" to "Low Rise Transitional Residential" and to introduce an east-west lane under the Guildford Plan.

LEGEND

- | | | | |
|-----------------------|---------------------------------|-------------------------|-------------------------------------|
| Core Mixed-Use | Low to Mid Rise Mixed-Use | Urban Residential | Park/School |
| High Rise Mixed-Use | Low to Mid Rise Residential | Commercial | Metro Vancouver Reservoir |
| High Rise Residential | Low Rise Transition Mixed-Use | Civic | Riparian Buffer |
| Mid Rise Mixed-Use | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential | Townhouse | School | |

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the 10th day of April, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its
offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO.
BC1345482, 10833 – 160 Street, Unit 625, Surrey, B.C.,
V4N 1P3

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 010-328-220
LOT 5 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 17705

Parcel Identifier: 008-501-319
LOT 106 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

Parcel Identifier: 008-501-351
LOT 107 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

(collectively, the “**Lands**”);

- B. The Owner proposes to use the Lands for a 5-storey residential building with 98 dwelling units for rental purposes (the “**Development**”);

- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
 - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
 - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
 - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
 - (e) “**Development**” means as defined in Recital B;
 - (f) “**Dwelling Unit**” means each of the 98 dwelling units to be constructed within the Development;
 - (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
 - (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

- (i) **“Rental Units”** means 98 of the Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) **“Term”** means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey

13450 – 104 Avenue

Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Paddington (Guildford) Holdings Ltd., INC. NO. BC1345482

10833 – 160 Street, Unit 625 Surrey, B.C. V4N 1P3

Attention: PAVITTER SIKUM

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. GENERAL

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been

executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory

Jennifer Ficocelli,
City Clerk
City of Surrey

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO. BC1345482

By: _____
Authorized Signatory

Pavitter Sikham
Director

CITY OF SURREY

BYLAW NO. 21255

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 204 (CD 204), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 204" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 204"	(a) 14570 - 106 Avenue (b) 14580 - 106 Avenue (c) 14590 - 106 Avenue	(a) Lot 5, Plan 17705 (b) Lot 106, Plan 37790 (c) Lot 107, Plan 37790	21255	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255".

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

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

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 204 (CD 204)

In this Comprehensive Development Zone 204 (CD 204), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14570 – 106 Avenue	Lot 5 Section 19 Block 5 North Range 1 West NWD Plan 17705	010-328-220
14580 – 106 Avenue	Lot 106 Section 19 Block 5 North Range 1 West NWD Plan 37790	008-501-319
14590 – 106 Avenue	Lot 107 Section 19 Block 5 North Range 1 West NWD Plan 37790	008-501-351

(collectively the "Lands")

except as follows:

1. Intent

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

"A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Permitted Uses

Delete Sub-Section B.2. in Section B. Permitted Uses.

3. Density

Delete Sub-Section D.2. in Section D. Density and replace it with a new Sub-Section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum floor area ratio of 2.20, excluding:

- (a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Sub-Section H.5. of this Zone)."

4. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%."

5. Yards and Setbacks

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

"F. Yards and Setbacks

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

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Building and Structures</i>	5.5 m ¹	5.5 m ¹	4.5 m	4.5 m

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies* may encroach up to 2.0 m into the required setbacks and an entrance canopy may encroach up to 2.5 m into the required setbacks.
- 2 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*.
- 3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks."

6. Height of Buildings

Delete Sub-Section G.1. in Section G. Height of Buildings and replace it with a new Sub-Section G.1. as follows:

"1. Principal Buildings:

Principal building height shall not exceed 17.0 m."

7. Off-Street Parking and Loading/Unloading

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

"H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.

- (a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 0.8 *parking spaces per dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space per dwelling unit*.

2. Tandem Parking:

Tandem parking is not permitted.

3. Underground Parking:

All required resident *parking spaces* shall be provided as *parking – underground*.

4. Parking Areas:

- (a) Parking within the required *setbacks* is not permitted; and
- (b) Parking is not permitted in front of the main entrance of a *non-ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Bicycle Parking:

A secure bicycle parking area shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*."

8. Landscaping and Screening

Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

"I. Landscaping and Screening

1. General Landscaping:

(a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and

(b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.

2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

9. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"J. Special Regulations

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit* and shall not be located in the required *setbacks*.

(b) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*.

2. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

CITY OF SURREY

BYLAW NO. 21256

A bylaw to authorize the City of Surrey to enter into a Housing Agreement
.....

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

Paddington (Guildford) Holdings Ltd.
625, 10833 – 160 Street
Surrey, BC V4N 1P3

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 010-328-220
Lot 5 Section 19 Block 5 North Range 1 West NWD Plan 17705

(14570 – 106 Avenue)

Parcel Identifier: 008-501-319
Lot 106 Section 19 Block 5 North Range 1 West NWD Plan 37790

(14580 – 106 Avenue)

Parcel Identifier: 008-501-351
Lot 107 Section 19 Block 5 North Range 1 West NWD Plan 37790

(14590 – 106 Avenue)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PASSED THIRD READING on the th day of , 2024.

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

_____ MAYOR

_____ CLERK

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the 10th day of April, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its
offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO.
BC1345482, 10833 – 160 Street, Unit 625, Surrey, B.C.,
V4N 1P3

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 010-328-220
LOT 5 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 17705

Parcel Identifier: 008-501-319
LOT 106 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

Parcel Identifier: 008-501-351
LOT 107 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

(collectively, the “**Lands**”);

- B. The Owner proposes to use the Lands for a 5-storey residential building with 98 dwelling units for rental purposes (the “**Development**”);

- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) **"Agreement"** means this housing agreement and any amendments to or modifications of the same;
 - (b) **"City"** means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
 - (c) **"City Personnel"** means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
 - (d) **"Claims and Expenses"** means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
 - (e) **"Development"** means as defined in Recital B;
 - (f) **"Dwelling Unit"** means each of the 98 dwelling units to be constructed within the Development;
 - (g) **"Lands"** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*);
 - (h) **"Owner"** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

- (i) **“Rental Units”** means 98 of the Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) **“Term”** means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Paddington (Guildford) Holdings Ltd., INC. NO. BC1345482
18033 – 160 Street, Unit 625 Surrey, B.C. 4VN 1P3

Attention: PAVITTER SIKUM

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been

executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory

Jennifer Ficocelli,
City Clerk
City of Surrey

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO. BC1345482

By: _____
Authorized Signatory

Pavitter Sikham
Director

INTER OFFICE MEMO

Regular Council - Land Use
B.2 7923-0227-00
Monday, May 6, 2024

TO: Mayor and Council

FROM: City Clerk and Director Legislative Services

DATE: May 6, 2024

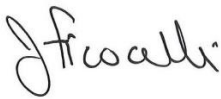
FILE: 7923-0227-00

RE: Regular Council Land Use – Item B.2 Planning Report – Application 7923-0227-00

Planning Report – Application 7923-0227-00 is listed on the Regular Council – Land Use Agenda for Council to endorse the public notification to proceed for "Surrey Comprehensive Development Zone 212 (CD 212), Bylaw, 2024, No. 21257" ("Bylaw 21257"). The development application also includes a bylaw to enter into a housing agreement, "The Centurion Appelt (9252 King George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258" ("Bylaw 21258").

Bylaw 21258 is listed on the agenda for introduction and three readings. As a public hearing is not permitted for this application, the bylaw readings for both bylaws, Bylaw 21257 and Bylaw 21258 will be considered at the next Regular Council – Public Hearing meeting scheduled for May 27, 2024.

Bylaw readings for Bylaw 21258 will not be considered at the May 6, 2024 Regular Council – Land Use meeting.

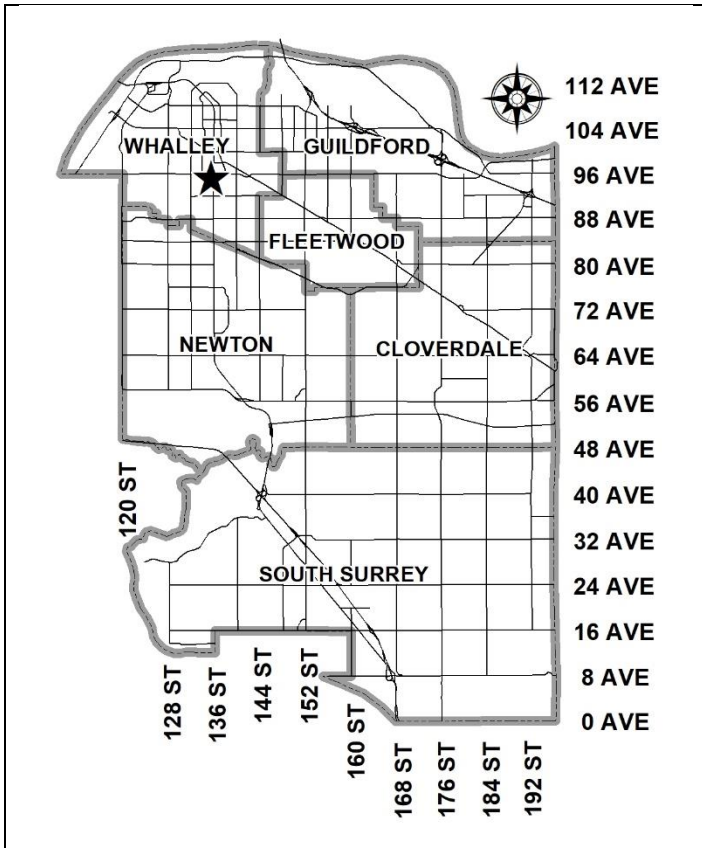


Jennifer Ficocelli
City Clerk and Director Legislative Services.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0227-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **Rezoning** from CD (Bylaw No. 20416) to CD
- **Development Permit**
- **Development Variance Permit**
- **Housing Agreement**

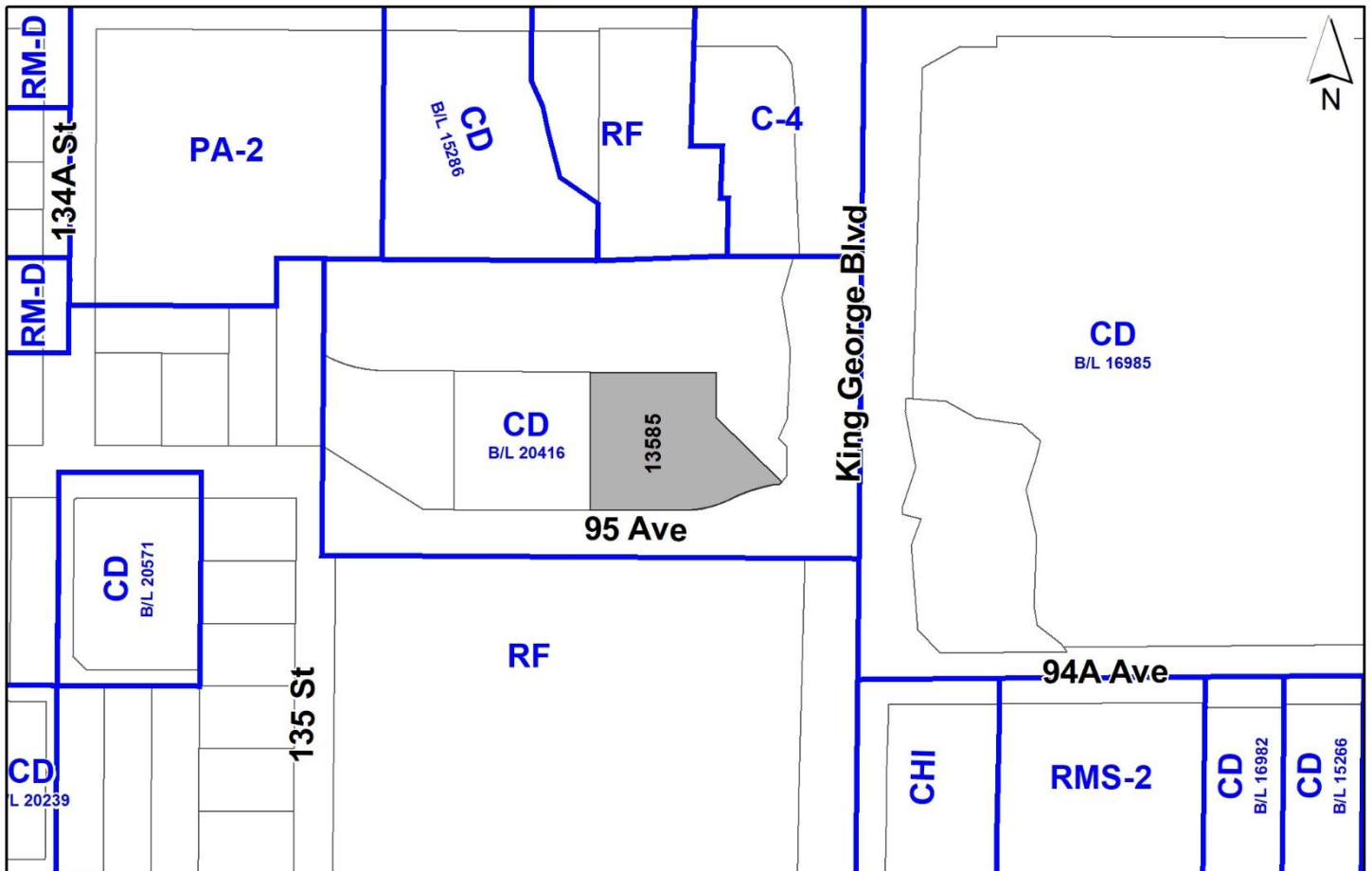
to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.

LOCATION: 13585 95 Avenue

ZONING: CD Bylaw No. 20416

OCP DESIGNATION: Downtown

CCP DESIGNATION: Mid to High Rise Mixed-Use



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.
- Repeal Housing Agreement Authorization Bylaw, 2021, No. 20550.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce off-street parking requirements for multiple unit residential rental dwellings in City Centre.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The proposal complies with the Mid to High Rise Mixed-Use designation in the City Centre Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The applicant is proposing to reduce their off-street parking, in accordance with Provincial Bill 47.
- The proposal will support the City's "Innovation Boulevard" initiative, a partnership of health, business, higher education, and government creating new health technologies to improve peoples' lives. The focus is on three technology areas: medical devices, independent living, and digital health.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub that will be complementary to the evolving City Centre Medical District.
- The proposed development conforms to the goal of achieving high-rise, high density, and mixed-use development around the three SkyTrain Stations. The King George SkyTrain Station is within walking distance and less than 800 metres from the subject site.

- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary massing. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal will deliver much-needed rental housing units in City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from “Comprehensive Development (CD Bylaw No. 20416)” to “Comprehensive Development Zone (CD)”.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix V), and Council repeal Housing Agreement, “The Weststone – King George Developments Housing Agreement, Authorization Bylaw, 2021, No. 20550.
3. Council approve Development Variance Permit No. 7923-0227-00 (Appendix VII) to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit on the subject site to proceed to Public Notification.
4. Council authorize staff to draft Development Permit No. 7923-0227-00 generally in accordance with the attached drawings (Appendix I)
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to secure 461 market rental residential dwelling units for a period of 40 years;
 - (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption
 - (f) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (g) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and

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

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant site	Mid to High Rise Mixed-Use	CD (Bylaw No. 20416)
North:	Park containing Quibble Creek	Creek Buffer	CD (Bylaw No. 20416)
East (Across King George Boulevard):	Surrey Memorial Hospital and park containing Quibble Creek	High Density Employment and Creek Buffer	CD (Bylaw No. 16985)
South (Across 95 Avenue):	Queen Elizabeth Secondary School	School	RF
West:	Vacant site	Mid to High Rise Mixed-Use	CD (Bylaw No. 20416)

Context & Background

- The subject site is a 2,987 square metre site, consisting of 1 property, located on the north side of 95 Avenue and west of King George Boulevard in the Medical District of Surrey City Centre.
- The subject site is designated "Downtown" in the Official Community Plan (OCP), "Mid to High Rise Mixed-Use" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" Bylaw No. 20416.
- The subject site was previously rezoned as part of WestStone Group's phased mixed-use development called "Innovation Village", under Development Application No. 7920-0244-00, which received Final Adoption on April 25, 2022. Development Application 7920-0244-00 rezoned the parent property to a CD Zone (Bylaw No. 20416) and subdivided into three lots (Lots A, B & C) to accommodate future development.
- General Development Permit No. 7920-0244-00 was also issued on April 25, 2022, to guide the general design of the entire development site, with subsequent Detailed Development Permit applications required for each phase.
- Under General Development Permit No. 7920-0244-00, the subject site (Lot A) was envisioned as a 37-storey mixed-use tower comprised of 370 residential dwelling units (100% market rental, secured by a 20-year Housing Agreement), 370 square metres of ground floor commercial and 5,898 square metres of medical offices within the 5-storey podium.
- The subject site (Lot A) was subsequently sold to Centurion Appelt (the current applicant/owner).

DEVELOPMENT PROPOSAL

Planning Considerations

- The owner has submitted a new development application to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.
- The proposal will require the following:
 - Rezoning the site from CD (Bylaw No. 20416) to CD (based on RM-135 and C-8);
 - Development Variance Permit to reduce the off-street residential parking requirements;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement to secure 461 rental units for a period of 40 years.

	Proposed
Lot Area	
Gross Site Area:	2,987 square metres
Net Site Area:	2,987 square metres
Number of Lots:	1
Building Height:	41 storeys / 140 metres
Floor Area Ratio (FAR):	11.9 (net)
Floor Area	
Residential:	28,538 square metres
Commercial:	991 square metres
Office:	5,890 square metres
Total:	35,418 square metres
Residential Units:	
Micro Studio:	24
Studio:	104
1-Bedroom:	195
2-Bedroom:	128
3-Bedroom:	12
Total:	463

Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7920-0244-00.

School District: **The School District has advised that there will be approximately 38 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

23 Elementary students at Cindrigh Elementary School
9 Secondary students at Queen Elizabeth School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2028.

Parks, Recreation & Culture:

All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks under Application No. 7920-0244-00.

Queen Elizabeth Meadows Park is the closest active park with amenities including a community garden and open space, and is 175 metres walking distance from the development. There is natural area parkland adjacent to the proposed development.

Surrey Fire Department:

The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Transportation Considerations

- Under the original application, Application No. 7920-0244-00, the applicant provided a Transportation Impact Study (TIS), as well as satisfied all road dedication requirements.
- Parking for the subject development is proposed to be located in a seven-level underground parkade which will be accessed from 95 Avenue at the south side of the site.

Parking

- The Zoning Bylaw requires a minimum of 575 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 497 spaces on-site, which requires a Development Variance Permit. Refer to Parking Variance section in Policy & By-law Considerations.

Parkland and/or Natural Area Considerations

- All works, including improvements to Quibble Creek, and the delivery of 95 Avenue are being coordinated with Parks staff under Application No. 7920-0244-00.

Sustainability Considerations

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

Housing Agreement

- Housing Agreement Bylaw No. 20550 was previously adopted as part of the original Development Application No. 7920-0244-00 to secure the 386 market rental dwelling units for a term of 20 years.
- The applicant has proposed to increase the number of units to 463 and to extend the term in the Housing Agreement from 20 to 40 years.
- In order to facilitate this extended term, the existing Housing Agreement Bylaw is proposed to be repealed and replaced with a new Housing Agreement that includes the 463 units and a 40 year term (Appendix V).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Downtown in the Official Community Plan, with a permitted maximum density of 3.5 FAR, as noted in Figure 16 of the OCP.
- The proposal complies with the Downtown designation in the OCP within the context of Development Application 7920-0244-00.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.
 - Centres, Corridors and Neighbourhoods:

- Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
- Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas.
- Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
- Urban Design: Encourage beautiful and sustainable urban design.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.
- Economy
 - Employment Lands: Ensure sufficient supply and efficient use of employment lands.
 - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

Secondary Plans

Land Use Designation

- The subject site is designated "Mid to High Rise Mixed-Use" in the City Centre Plan, with a permitted maximum density of 3.5 FAR.
- The proposal complies with the "Mid to High Rise Mixed-Use" in the City Centre Plan within the context of Development Application 7920-0244-00.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
 - Encourage Office and Employment, by providing approximately 6,268 m² of office space and ground floor commercial retail units.
 - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, amenity and residential spaces.

CD By-law

- The applicant is proposing to rezone the subject site from CD Bylaw No. 20416 to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use high-rise tower on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on CD Bylaw No. 20416.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in Block A of CD Bylaw No. 20416 and the proposed CD By-law is illustrated in the following table:

Zoning	CD Bylaw No. 20416 (Block A)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	10.4	11.9
Lot Coverage:	45%	54%
Yards and Setbacks	North: 6.50 metres South: 4.5 metres East: 6.5 metres West: 7.0 metres	North: 6.5 metres South: 4.5 metres East: 6.5 metres West: 5.5 metres
Principal Building Height:	120 metres	140 metres
Permitted Uses:	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities. 	<ul style="list-style-type: none"> • Retail stores; • Personal service uses; • General service uses; • Eating establishments; • Neighbourhood pubs; • Liquor stores; • Office uses; • Indoor recreational facilities; • Entertainment uses; • Community services; and • Child care facilities.
Amenity Space:		
Indoor Amenity:	907 square metres	The proposed 896 square metres + CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	1,413 square metres	The proposed 1,502 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed (Block II)
Residential:	301	225
Residential Visitor:	46	44
Retail:	24	24
Office:	204	204
Total:	575	497
Accessible:	12	12
Bicycle Spaces		
Residential Secure Parking:	556	557
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the existing Block A of CD Bylaw No. 20416 with modifications to the permitted density, lot coverage and minimum building setbacks.

- The net FAR is proposed to be increased from 10.4 to 11.9.
- The maximum lot coverage has been increased from 45% to a maximum of 54% in the CD Bylaw.
- The proposed density and building height are supportable at this location and in the Medical District of City Centre. The proposed building height and overall massing of the project are generally consistent with City Centre Goals.

Parking Variance

- In accordance with changes to the Local Government Act, Section 525, under Bill 47 (2023) a local government must not require an applicant within a transit-oriented area to provide off-street parking spaces for the residential use of the land, other than accessible spaces. The legislation gives local governments until June 30, 2024 to update their zoning bylaws to remove the minimum residential parking requirements.
- The applicant is proposing to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit, resulting in a total parking requirement of 222 resident parking spaces and 42 visitor parking spaces.
- The applicant has advised that the proposed parking supply will be adequate to serve future residents and visitors of the proposed 41-storey development.
- The applicant will be required to meet all parking requirements for the retail and medical office uses.
- A Development Variance Permit is required to permit the parking reduction prior to the forthcoming amendments to the Zoning Bylaw. Based on Bill 47 and the subject site location within a transit-oriented area, staff support the proposed variance.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.

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 \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant registered a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy under the original application 7920-244-00.

Public Art Policy

- The requirements for public art have been addressed under the original application 7920-0244-00. The applicant registered a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 14, 2023, and the Development Proposal Signs were installed on December 18, 2023. Staff received responses from 4 neighbours (*staff comments in italics*):
 - Two respondents sought more information regarding the proposal and had no concerns.
(Staff provided the requested information to the respondents.)
 - One respondent expressed concern that the delivery of infrastructure, such as schools, transportation and recreation centres is not keeping up with the pace of development.
(City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning. The expansion of the Chuck Bailey Recreation Centre is in its pre-construction stage.)

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 many of the design guidelines in the Surrey City Centre Plan.

- General Development Permit No. 7920-0244-00 was issued on April 25, 2022, to guide the general design of a phased mixed-use development called "Innovation Village", with subsequent Detailed Development Permit applications required for each phase.
- The subject development application will address the detailed design of Phase 1 on the subject site.
- The applicant has worked with staff to:
 - enhance the Commercial Retail Units;
 - to improve the indoor and outdoor amenity spaces and quality;
 - improve unit outlook and privacy;
 - improve the north façade;
 - improve the transition between the office and residential areas;
 - improve the unit mix to incorporate more 3-bedroom units; and
 - improve the design of the vehicle ramp entry.
- The applicant is proposing dark grey as the predominant colour for the proposed tower. Staff have some concerns that the colour is overly dark and will negatively contribute to the urban heat island effect. Staff will continue to work with the applicant to determine a more appropriate colour scheme prior to the issuance of the Development Permit.
- The proposal consists of a 41-storey high-rise residential tower with a 6-storey podium consisting of medical offices and at-grade retail facing 95 Avenue.
- Commercial units along the street are designed with individual entries off 95 Avenue which enhance the public realm and, along with a landscaped boulevard with a double row of trees create a human-scaled space.
- Multiple lobbies are located at the ground level to support the mixed-use functions within the building, including ground floor commercial, offices, and rental dwelling units.
- The residential and commercial lobby canopies create visual interest and cues to the buildings' entries along 95 Avenue and King George Boulevard.

Proposed Signage

- At this time, no signage is proposed on the subject site. If required in the future, the proposed signage will be considered as part of a separate development permit application and will be expected to comply with the Sign Bylaw.
- The signage included on the drawing package is conceptual and for illustrative purposes to demonstrate how the tenant signage could be incorporated into the current building design.

Landscaping

- The ground floor commercial interface along 95 Avenue consists of a landscaped boulevard with a double row of trees create a human-scaled space.
- A walkway was secured as part of Development Application 7920-244-00 which runs along the west, north and east of the site and adjacent to the riparian protection area. The walkway is

secured by a statutory right-of-way for public passage. The pathway area will be planted with native species in order to provide a seamless transition between the development site and the riparian area.

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

Indoor Amenity

- Per the required Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit and 4 square metres per micro unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning Bylaw requirement, the proposed development must provide 907 square metres of indoor amenity space to serve the residents of the proposed 463 units.
- The applicant is proposing 896 square metres of indoor amenity space on Levels 6 and 7. The shortfall of 11 square metres of indoor amenity space will be addressed through cash-in-lieu in accordance with City policy.
- The indoor amenity area on Level 6 consists of a gym, lounge areas, office space and a kitchen, while the amenity area on Level 7 consists of a gym, meeting room, office space and co-working areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit and 4 square metres per micro unit for amenity space, 1,413 square metres of outdoor amenity space is required for the proposed development.
- The applicant proposes 1,502 square metres of outdoor amenity space located throughout the development.
- The outdoor amenity programming consists of seating areas and a large lawn at the ground level; a putting green, children's play area, outdoor gym, seating areas and outdoor kitchen on Level 6, and; urban agriculture boxes and a variety of seating areas on the rooftop.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:

- Resolve the dark colour scheme;
 - Design refinement to enhance the public plazas at the southeast and southwest corners of the site;
 - Design refinement to ensure an appropriate transition between the proposed tower and the future development to the west;
 - Relocate the exhaust vents outside of the of public realm adjacent to the 5-metre right-of-way; and
 - Design refinement to the public realm interface.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- An arborist report for the overall development site, prepared by Max Rathburn and Maddy MacDonald, ISA Certified Arborists of Diamond Head Consulting Ltd. was approved under the original Development Application No. 7920-0244-00.
- There are no trees located on the subject site.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI 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.	Proposed Housing Agreement
Appendix V.	District Energy Map
Appendix VI.	Development Variance Permit 7923-0227-00

approved by Ron Gill

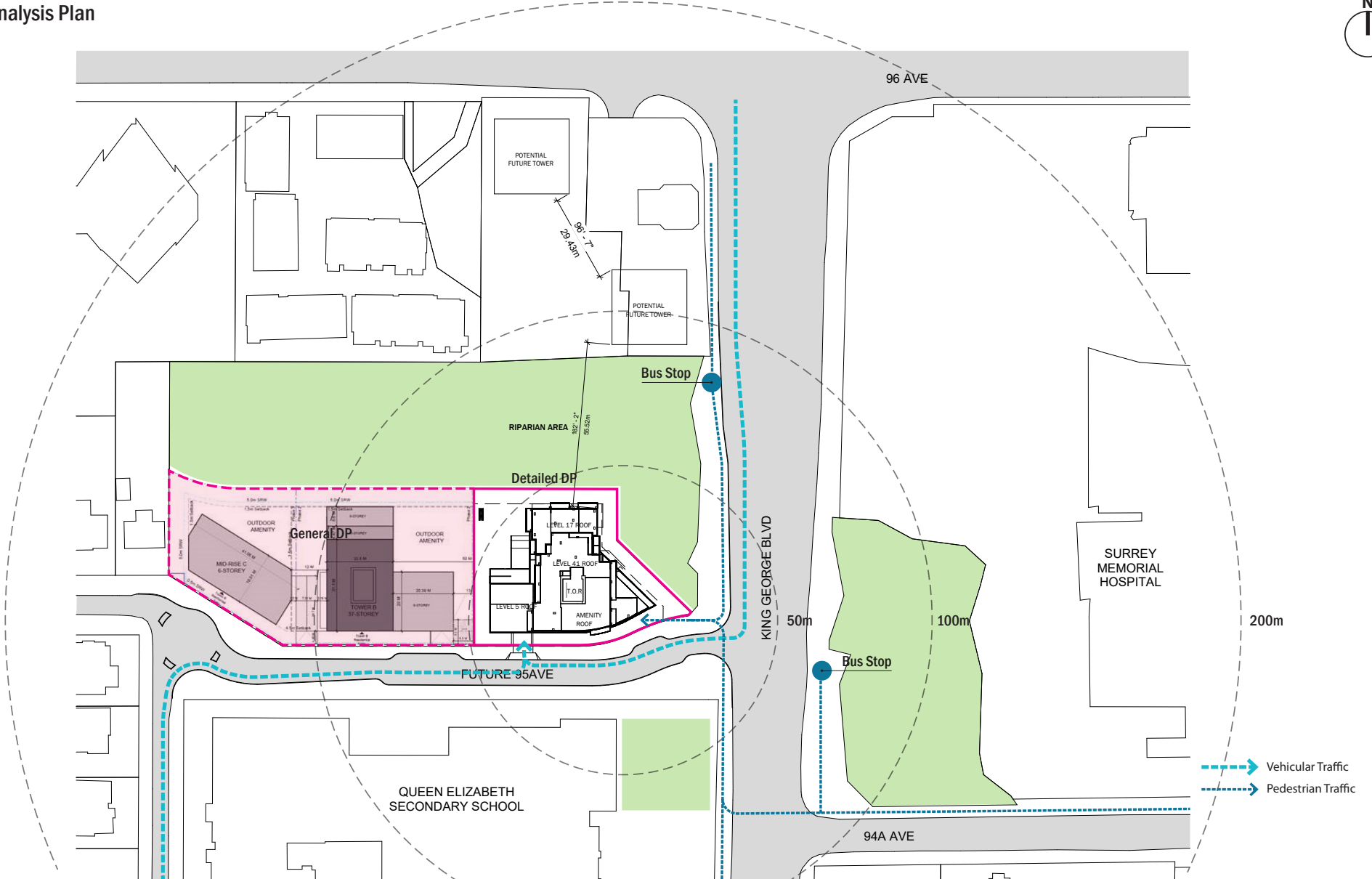
Don Luymes
General Manager
Planning and Development

LM/ar

Context Plan



Site Analysis Plan



Perspective View



Perspective View



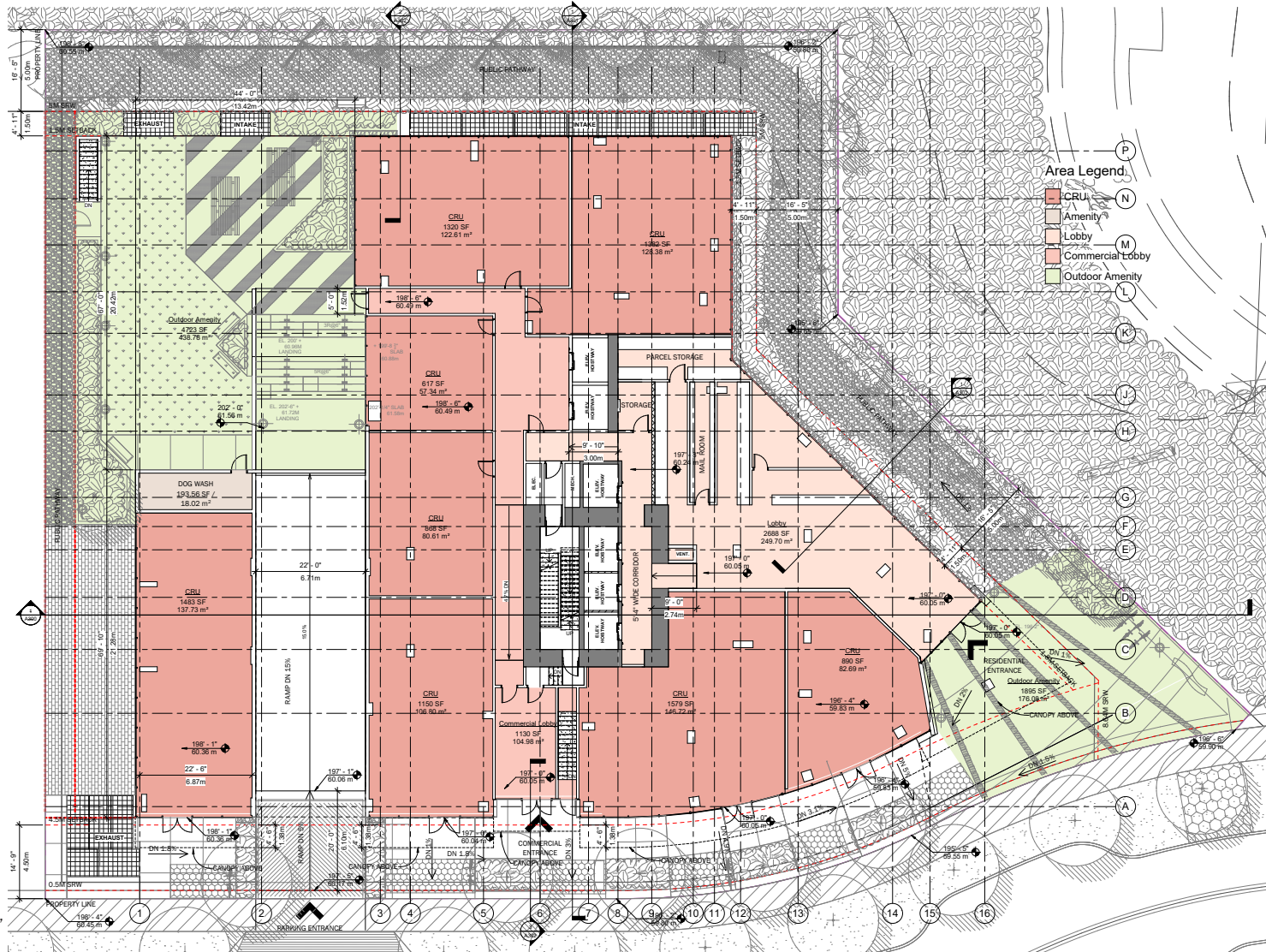
Perspective View



Perspective View

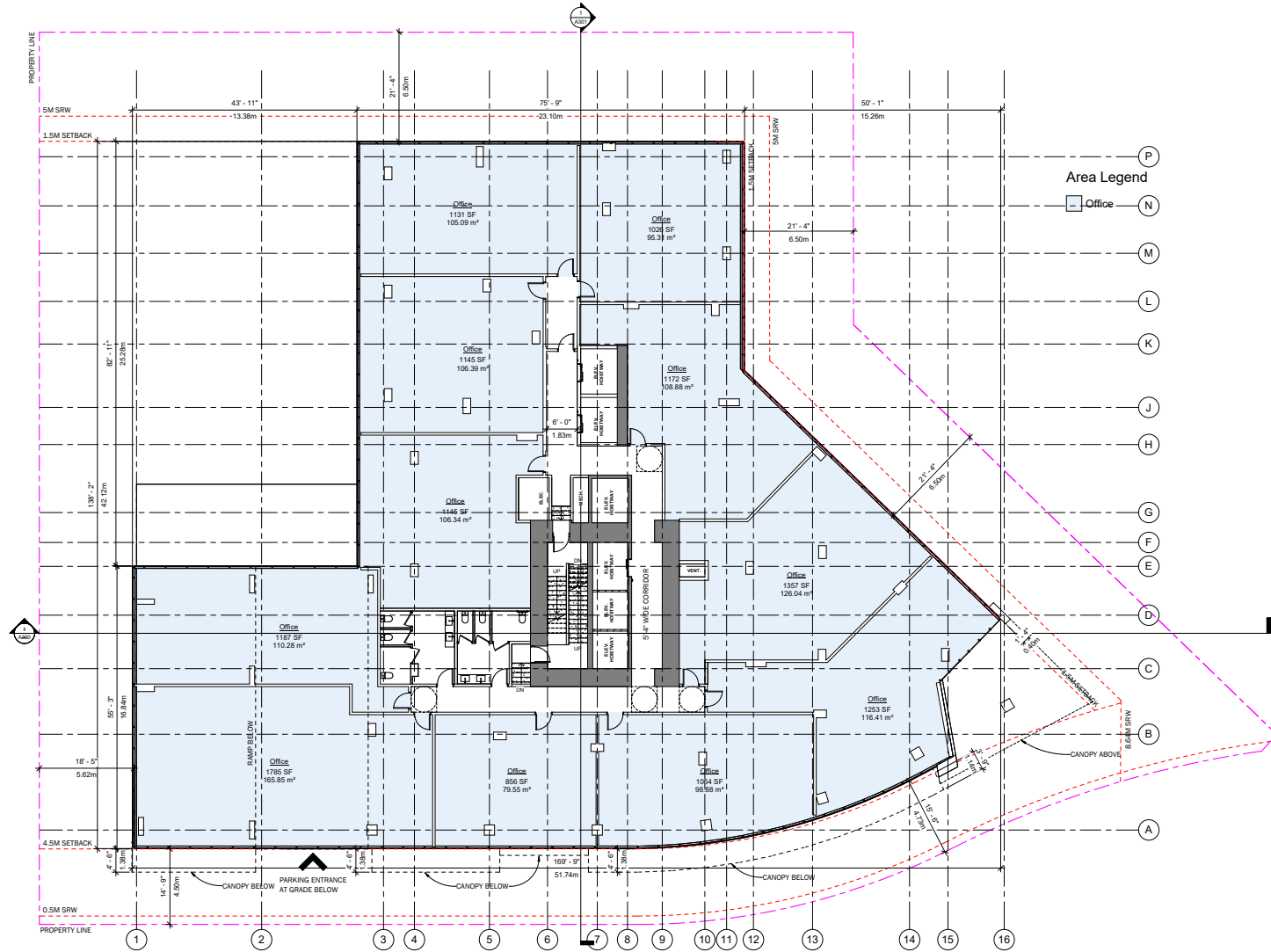


Ground Level Plan



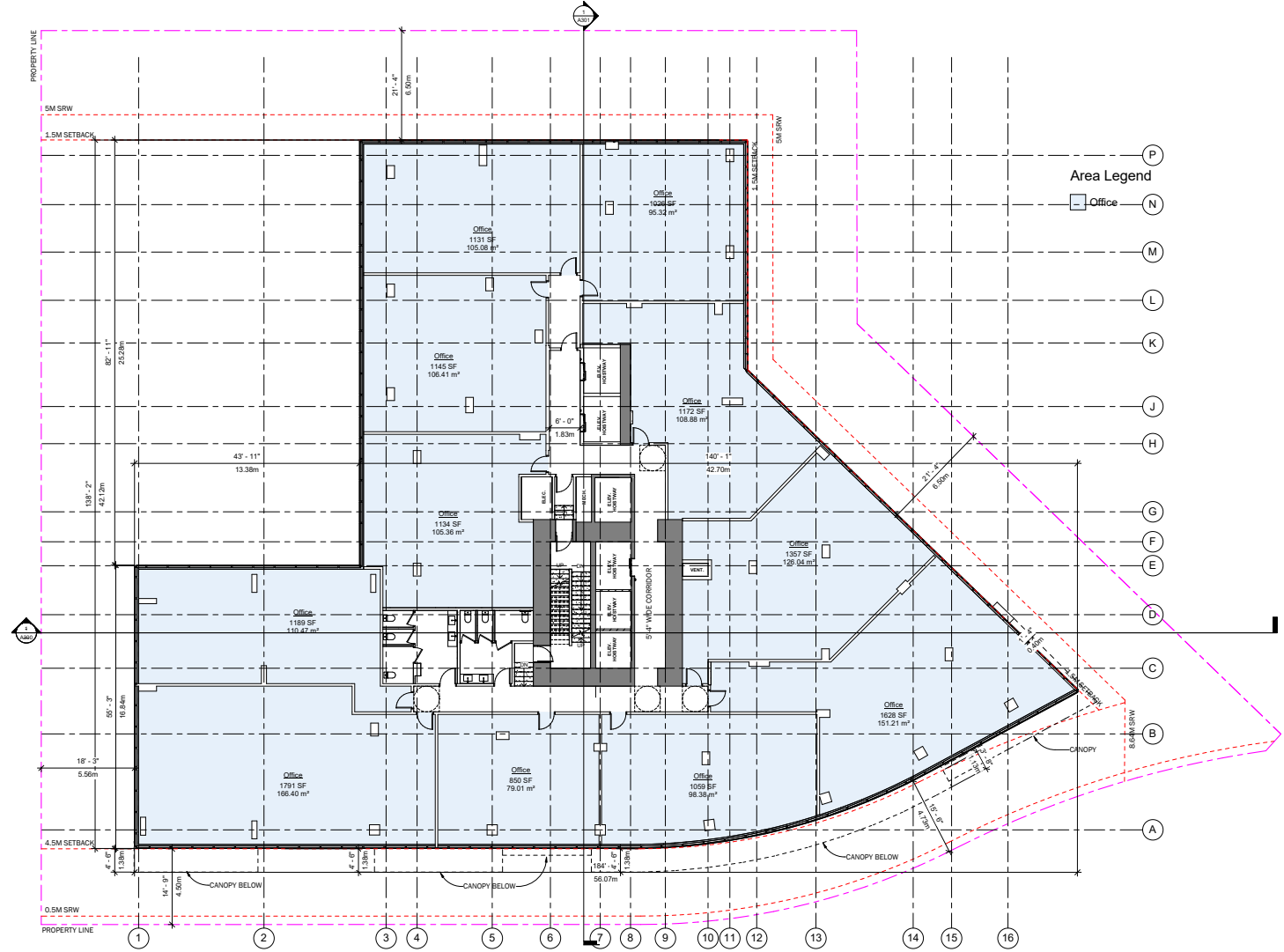
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Level 2 Plan



Scale: 3/64" = 1'-0"

Level 3...5 Plan

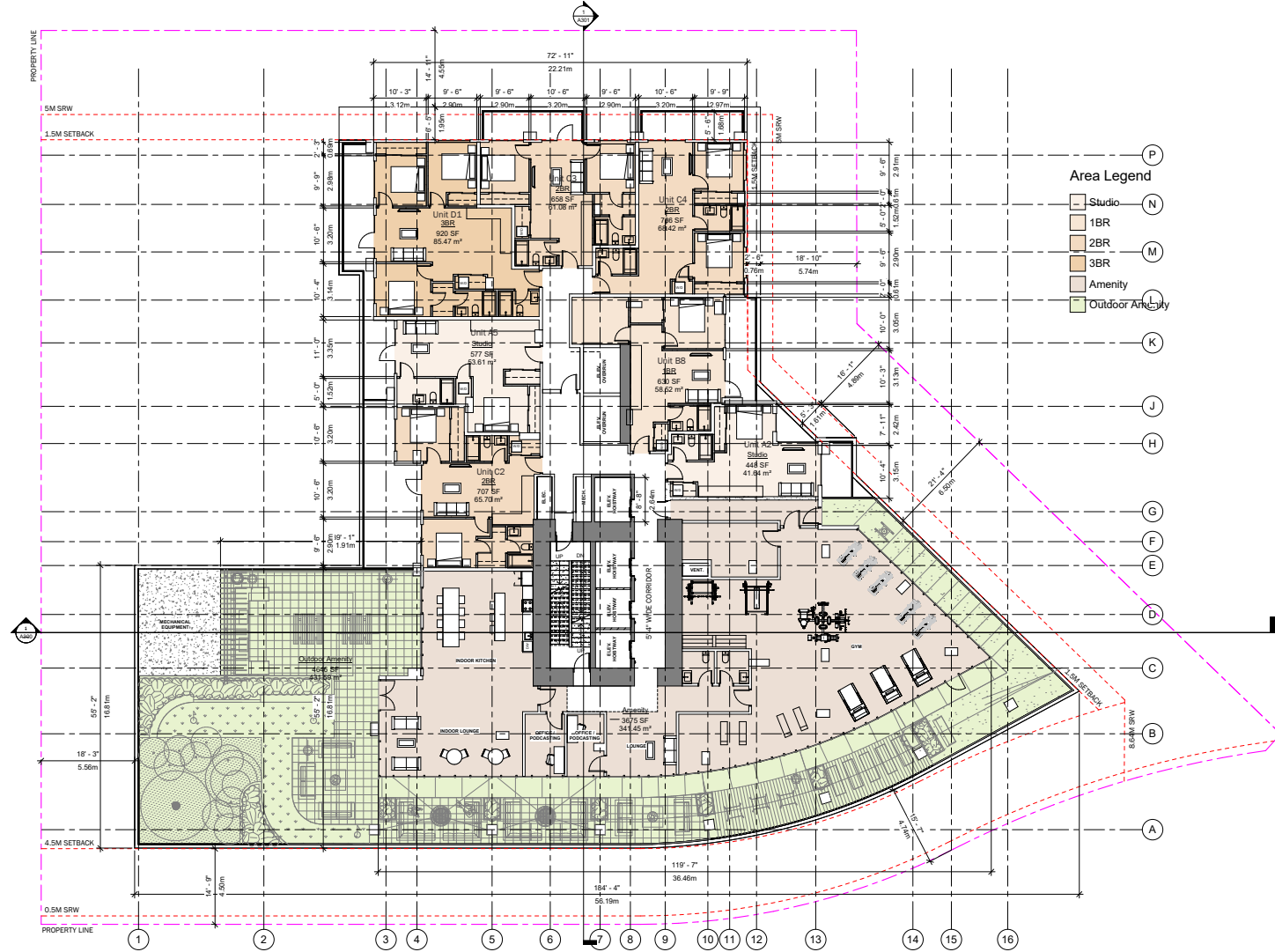


Area Legend

- Office

Scale: 3/64" = 1'-0"

Level 6 Amenity Plan

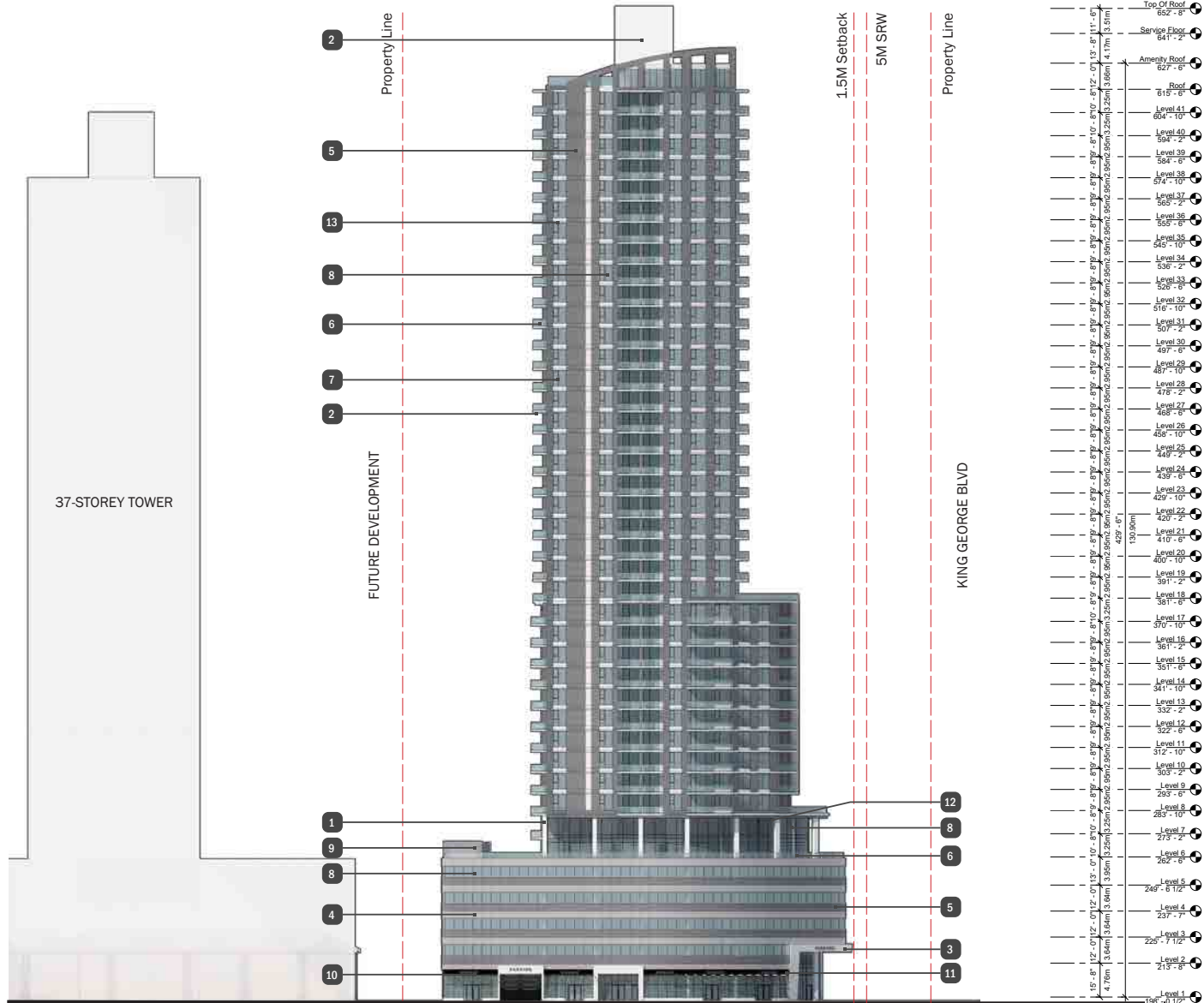


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South Elevation

Material Legend

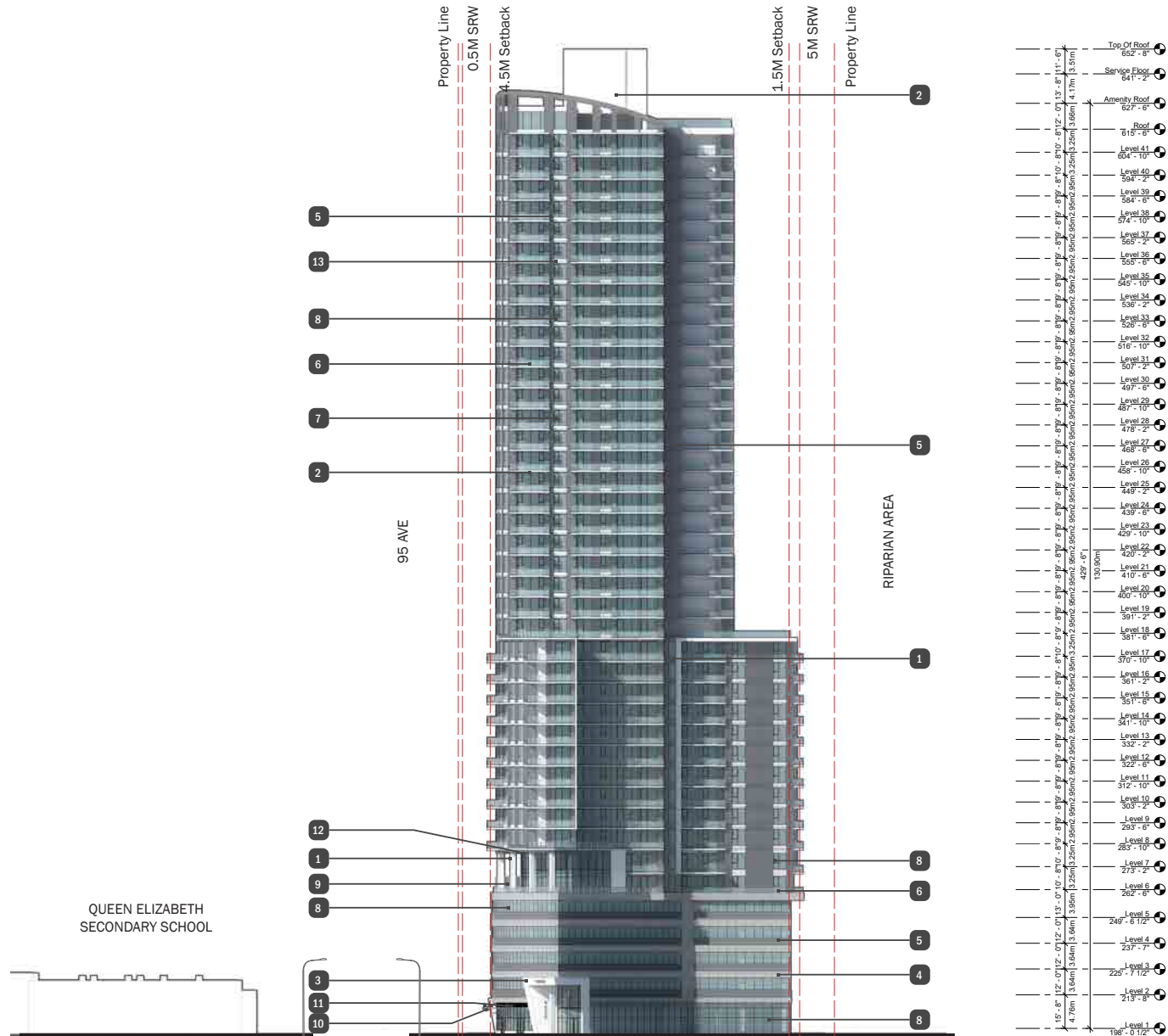
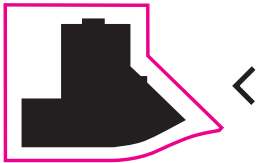
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2. Painted Concrete - Light Gray
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4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



East Elevation

Material Legend

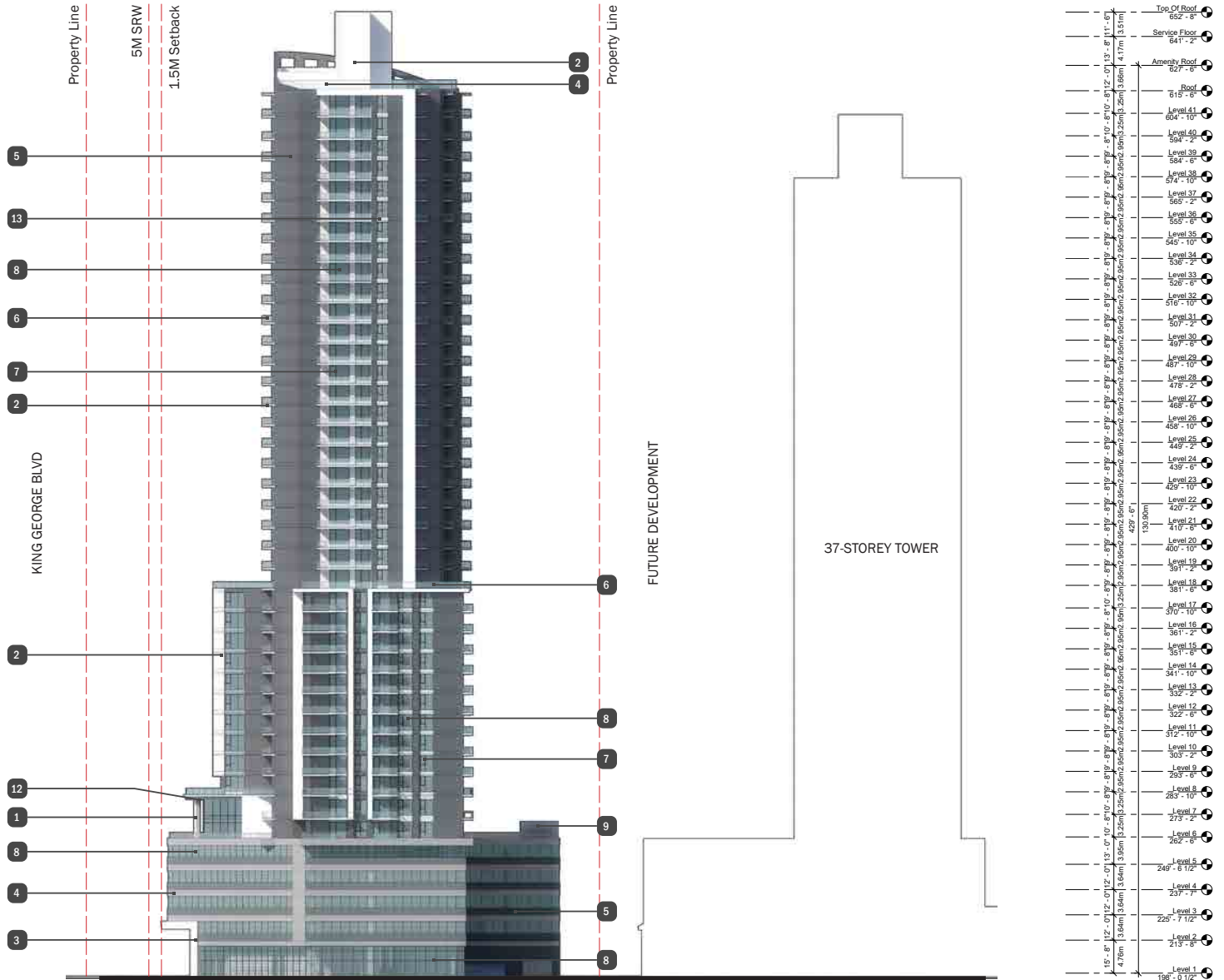
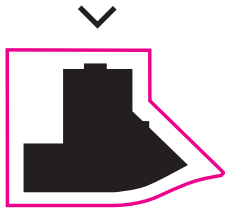
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4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



North Elevation

Material Legend

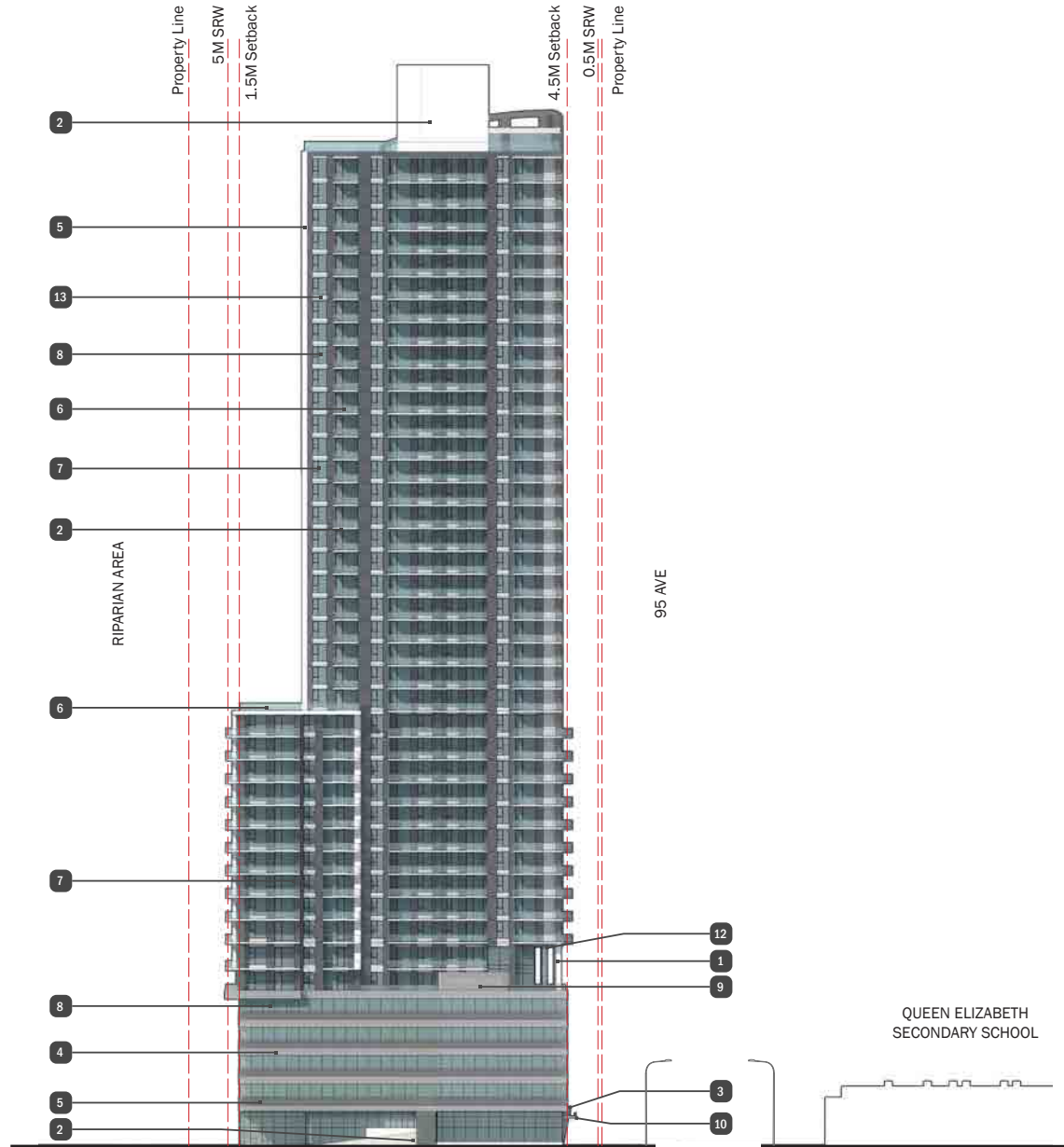
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3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



West Elevation

Material Legend

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2. Painted Concrete - Light Gray
3. Opaque Panel - Color Reference: Alucobond Pure White
4. Opaque Panel - Color Reference: Alucobond Cadet Gray
5. Opaque Panel - Color Reference: Alucobond Dusty Charcoal II
6. Clear Glass Guardrail
7. Aluminium Frame - Dark Gray
8. Clear Glass - Window Wall
9. Metal Screen - White
10. Laminated Glass Canopy with Steel Frame
11. Ventilation Grill - Black
12. Soffit Panel - Color Reference: Alucobond Hazelnut Mica
13. Opaque Panel - Color Reference: Alucobond Pearl White Mica



Level	Height (ft)	Height (m)
Level 1	213'-8"	65.17
Level 2	215'-8"	65.76
Level 3	225'-7 1/2"	68.79
Level 4	237'-7"	72.51
Level 5	249'-5 1/2"	75.95
Level 6	262'-6"	79.99
Level 7	275'-2"	83.82
Level 8	283'-10"	86.55
Level 9	293'-6"	89.49
Level 10	303'-2"	92.43
Level 11	312'-10"	95.37
Level 12	322'-6"	98.31
Level 13	332'-2"	101.25
Level 14	341'-10"	104.19
Level 15	351'-6"	107.13
Level 16	361'-2"	110.07
Level 17	370'-10"	113.01
Level 18	381'-6"	115.95
Level 19	391'-2"	118.89
Level 20	400'-10"	121.83
Level 21	410'-6"	124.77
Level 22	420'-2"	127.71
Level 23	429'-10"	130.65
Level 24	439'-6"	133.59
Level 25	449'-2"	136.53
Level 26	458'-10"	139.47
Level 27	468'-6"	142.41
Level 28	478'-2"	145.35
Level 29	487'-10"	148.29
Level 30	497'-6"	151.23
Level 31	507'-2"	154.17
Level 32	516'-10"	157.11
Level 33	526'-6"	160.05
Level 34	536'-2"	162.99
Level 35	545'-10"	165.93
Level 36	555'-6"	168.87
Level 37	565'-2"	171.81
Level 38	574'-10"	174.75
Level 39	584'-6"	177.69
Level 40	594'-2"	180.63
Level 41	604'-10"	183.57
Roof	615'-6"	186.51
Apex/Roof	627'-6"	189.45
Service Floor	641'-2"	194.39
Top Of Roof	652'-8"	197.33

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 21	CLIENT/ASP COMMENTS	SA
6	23 DEC 20	ISSUE FOR NEW SITE PLAN	CLG
5	23 DEC 20	ISSUE FOR SUBMISSION	CLG
4	23 DEC 20	ISSUE FOR SUBMISSION	CLG
3	23 SEP 20	UPDATE DRAWING PER NEW SITE PLAN	CLG
2	23 SEP 20	INDICATE LANDSCAPE GRADING	CLG
1	23 JUL 20	ISSUE FOR O/P	CLG

CLIENT:

PROJECT:
**RESIDENTIAL TOWER
9525 KING GEORGE**
**9265 KING GEORGE BLVD
SURREY**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 23 JUL 20 DRAWING NUMBER:

SCALE: 3/32" = 1'-0"

DRAWN: CLG

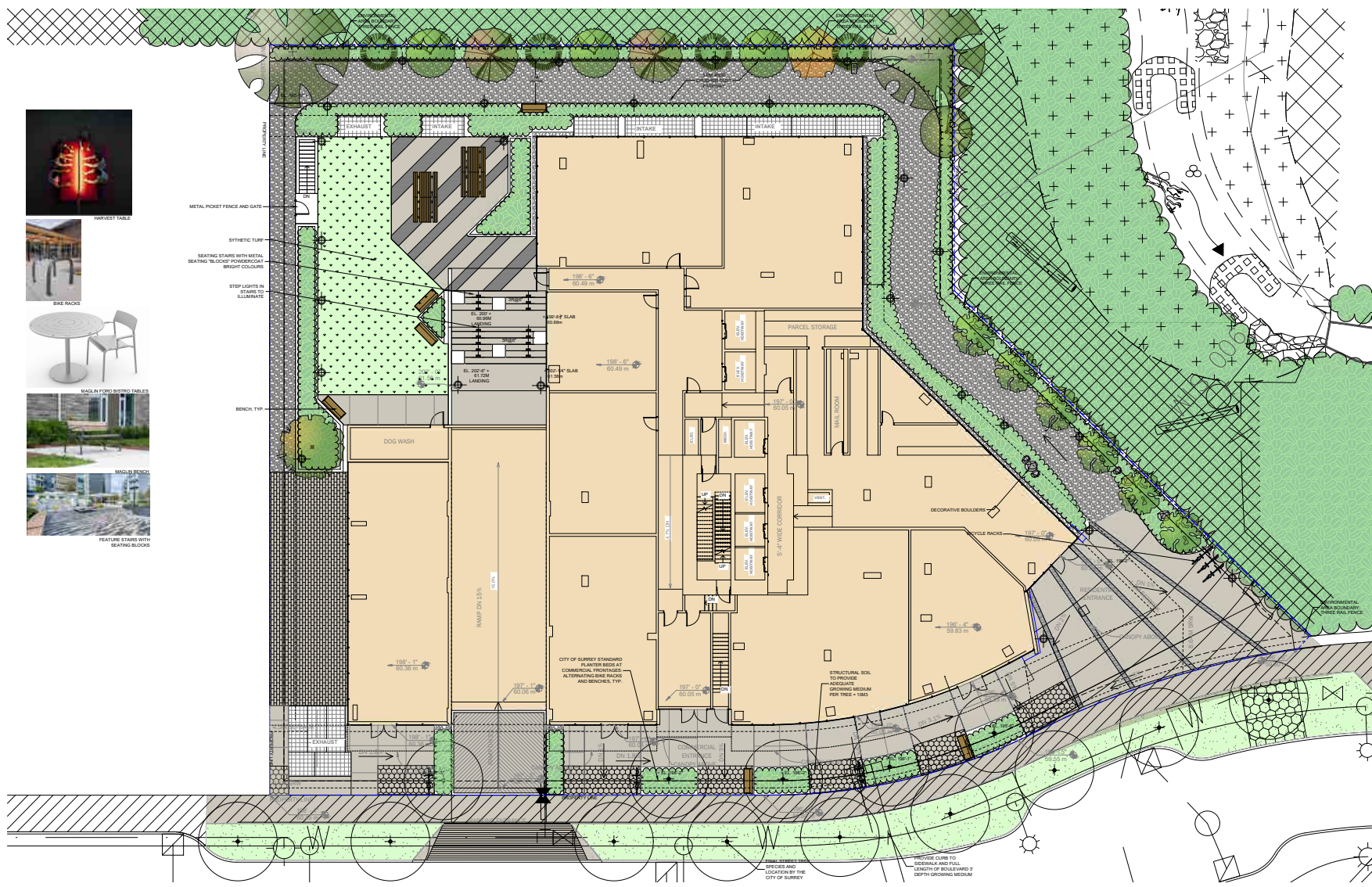
DESIGN: CLG

CHKD: CW

L1

PMG PROJECT NUMBER: 23-120

23120-9.rpt



METAL PICKET FENCE AND GATE
SYNTHETIC TURF
SEATING STAIRS WITH METAL SEATING 'BLOCKS' POWDERCOAT BRIGHT COLOURS
STEP LIGHTS IN STAIRS TO ILLUMINATE
BIKE RACKS
MAGLIN FORD BISTRO TABLES
BENCH TYP
MAGLIN FORD
FEATURE STAIRS WITH SEATING BLOCKS

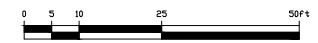
OUTDOOR AMENITY AREA	
MAIN FLOOR	361.95m ²
LEVEL 6	408.24m ²
LEVEL 7	10.68m ²
ROOF	400.59m ²
TOTAL	1181.46m²

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD, DARK SKY CERTIFIED.
	STEP LIGHT, DARK SKY CERTIFIED.

TREE SCHEDULE				PMG PROJECT NUMBER: 23-120
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER GLABRUM VAR. DOUGLASSII	DOUGLAS MAPLE	5CM CAL; 2.5M HT; B&B; B LIST
	3	BETULA PAPPYRIFERA RENAISSANCE REFLECTION	PAPER BIRCH TRENCY	5CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT; BR BORER RESIST
	3	CHAMAECYPARIS NODOSATRANSIS PENICULA	WEeping YELLOW CEDAR	3.9M HT; B&B; NATIVE
	3	CRATAEGUS DOUGLASSII	BLACK HAWTHORN	5CM CAL; 1.5M STD; B&B; NATIVE; CLIMATE RESILIENT
	3	GINKGO BILOBA PRINCETON SENTRY*	PRINCETON SENTRY MAHONDIANHR	5CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	POPULUS TREMILOIDES SPECTAY	COLUMBIA TREMBLING ASPEN	5CM CAL; 2M STD; B&B; CLIMATE RESILIENT; NATIVE
	3	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	NARROW BALD CYPRESS	2.5M HT; B&B; CLIMATE RESILIENT
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * PREFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MARKET PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 21	CLIENT/ASP COMMENTS	SA
6	23 DEC 20	ISSUE FOR NEW SITE PLAN	CLG
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CLIENT:

PROJECT:
**RESIDENTIAL TOWER
9525 KING GEORGE**
**9265 KING GEORGE BLVD
SURREY**

DRAWING TITLE:
**LEVEL 6
LANDSCAPE PLAN**

DATE: 23 JUL 20 DRAWING NUMBER:

SCALE: 3/32" = 1'-0"

DRAWN: CLG

DESIGN: CLG

CHKD: CW

L3

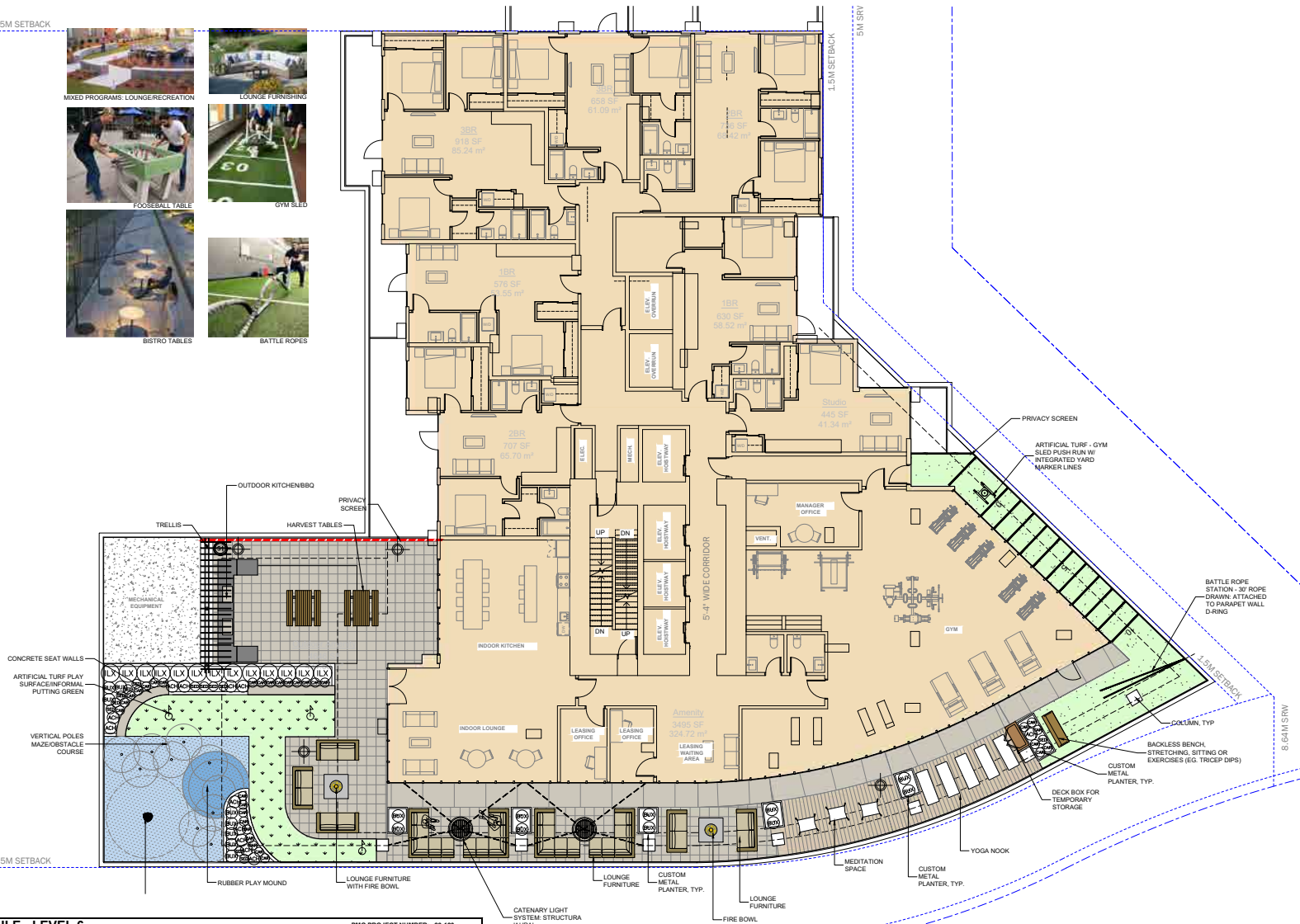
OF 6

PMG PROJECT NUMBER: 23-120

1.5M SETBACK



4.5M SETBACK



PLANT SCHEDULE - LEVEL 6

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	18	BUXUS SEMPERVERENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; ASCM. CLIMATE RESILIENT; 80CM OC.
SHRUB	13	ILEX CRENATA 'CONVEKA'	JAPANESE HOLLY	#2 POT; 30CM
GRASS	31	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT; 45CM OC.
VINE	1	SCHIZOPHRAGMA HYDRANGEODES 'MOONLIGHT'	MOONLIGHT HYDRANGEA VINE	#3 POT; 75CM, STAKED
PERENNIAL	12	ACHELLIA MILLEFOLIUM 'RED VELVET'	RED VELVET YARROW	#1 POT; NATIVE; BUTTERFLY FRIENDLY; 6CM OC.
PERENNIAL	12	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	8CM POT; BIRD, BEE FRIENDLY; 45CM OC.

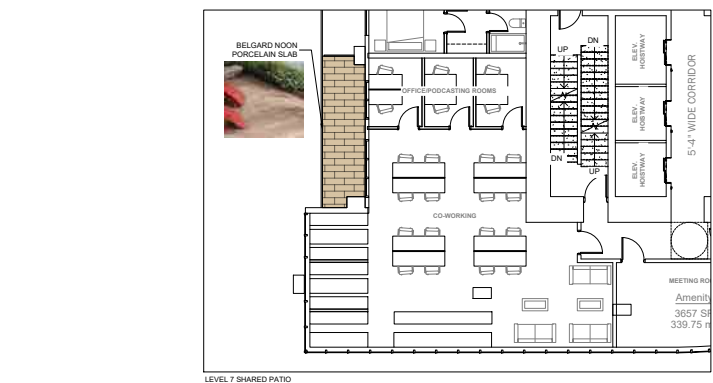
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKSMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



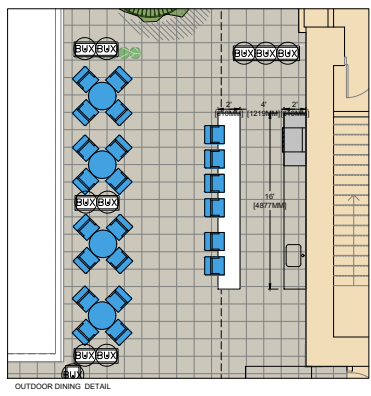
PLANT SCHEDULE - ROOFTOP AMENITY SPACE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	2	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT. 8.8B; 3 STEM OR MORE; CLIMATE RESILIENT
	21	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT: 25CM; CLIMATE RESILIENT; 60CM OC.
GRASSES	1	CRYPTOMERIA JAPONICA 'TANSU'	DWARF JAPANESE CEDAR	#5 POT; 120CM OC
	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT; CLIMATE RESILIENT; 75CM OC.
	58	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT; 45CM OC.
	3	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT; CLIMATE RESILIENT
	5	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	#1 POT; 60CM OC.
	8	OPHIPOGON JAPONICUS	DWARF MONDO GRASS	#1 POT; 45CM OC.
PERENNIAL	20	OPHIPOGON PLANISCAPUS 'INGRESCENS'	BLACK MONDO GRASS	#1 POT; 30CM OC.
	2	ALLIUM SCHOENOPRASMUM	COMMON CHIVES	#1 POT; 45CM OC.
	2	ALLIUM TUBEROSUM	GARLIC CHIVES	#1 POT; 45CM OC.
	2	ECHINACEA PURPUREA 'ADOBE ORANGE'	ORANGE CONEFLOWER	15CM POT; BIRD- BEE FRIENDLY; NATIVE; 60CM OC.
	3	MENTHA PIPERITA	PEPPERMINT	#1 POT; 30CM OC.
	2	OREGANUM VULGARE	COMMON OREGANO	#1 POT; 60CM OC.
	1	PAEONIA ROCKII	ROCKS TREE PEONY	#3 POT; 120CM OC.
	2	ROSMARINUS OFFICINALIS	COMMON ROSEMARY	#2 POT; 75CM OC.
	2	SALVIA OFFICINALIS	COMMON SAGE	#1 POT; 60CM OC.
	2	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	5CM POT; BIRD- BEE FRIENDLY; 45CM OC.
6	THYMUS VULGARIS	COMMON THYME	#1 POT; 60CM OC.	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND RESERVE MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



LEVEL 7 SHARED PATIO



OUTDOOR DINING DETAIL



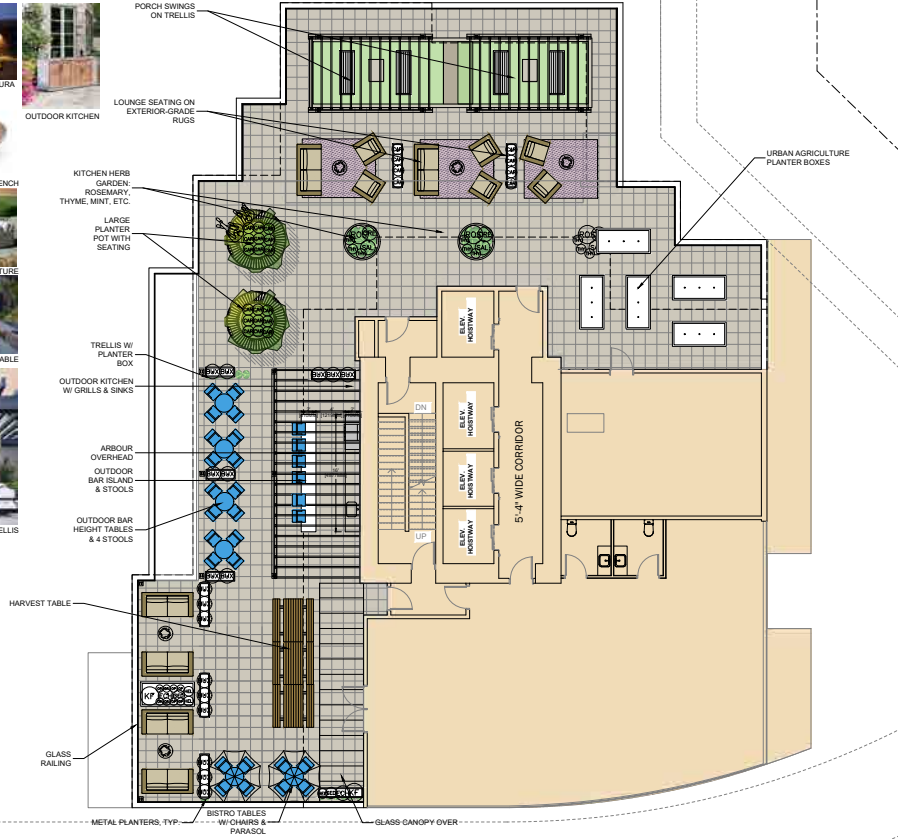
STRUCTURA ALBA

ROUND PLANTER W/BENCH

LOUNGE FURNITURE

FIRE TABLE

PORCH SWING ON TRELLIS



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 MAR 21	CLIENT/ADP COMMENTS	SA
6	23 DEC 18	UPDATE PER NEW SITE PLAN	CLG
5	23 DEC 18	ISSUE FOR SUBMISSION	CLG
4	23 DEC 18	ISSUE FOR SUBMISSION	CLG
3	23 SEP 20	UPDATE GRADING PER NEW SITE PLAN	CLG
2	23 SEP 20	INDICATE LANDSCAPE GRADING	CLG
1	23 JUL 18	ISSUE FOR OP	CLG

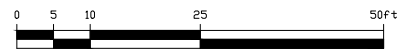
CLIENT:

PROJECT:
**RESIDENTIAL TOWER
9525 KING GEORGE**
**9525 KING GEORGE BLVD
SURREY**

DRAWING TITLE:
**ROOF LEVEL
LANDSCAPE PLAN**

DATE: 23 JUL 10 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L4
OF 6



Department: **Planning and Demographics**
Date: **April 30, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0227**

The proposed development of **463** High Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	38
---	----

Projected Number of Students From This Development In:	
Elementary School =	23
Secondary School =	9
Total Students =	32

Current Enrolment and Capacities:	
Cindrich Elementary	
Enrolment	438
Operating Capacity	481
# of Portables	0
Queen Elizabeth Secondary	
Enrolment	1472
Operating Capacity	1600
# of Portables	4

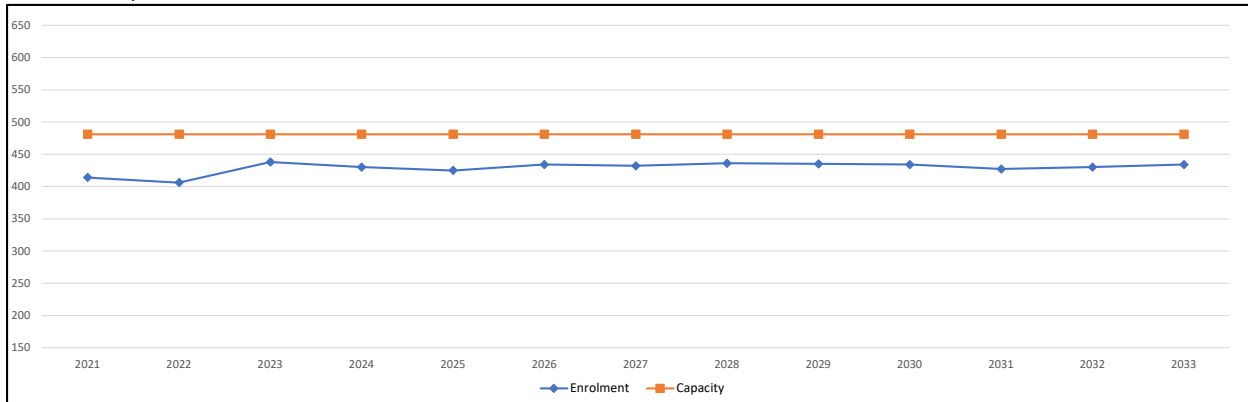
Summary of Impact and Commentary

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

Cindrich Elementary serves a primarily established neighbourhood. The 10 year projection is relatively stable with some growth when including development in the lower City Centre area. There are no current plans to expand this existing school; and based on this projection, any future growth can be accommodated with 4 portables or less.

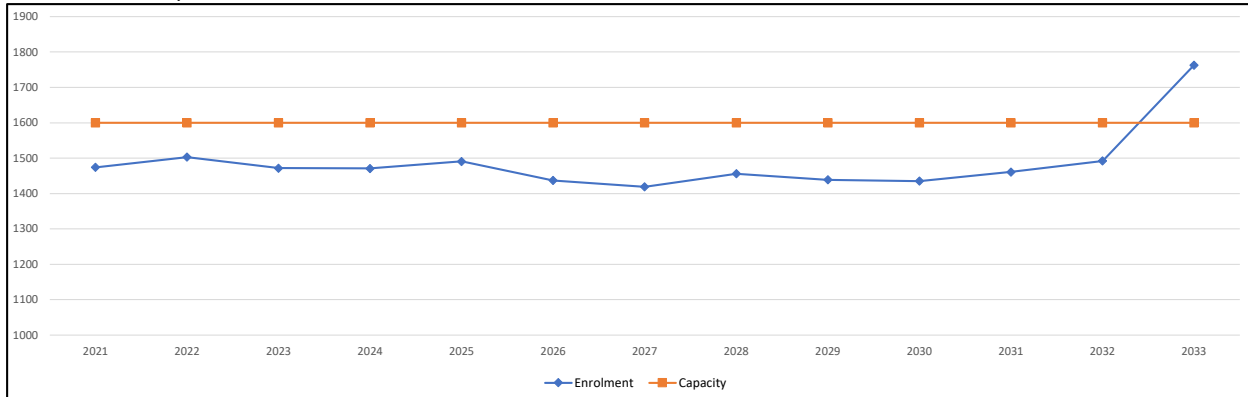
Queen Elizabeth Secondary operates below existing school capacity. Over the next 10 years, the enrolment growth trend will take on a stronger upwards trend line post 2023. Like the elementary school, the proposed new higher density development anticipated around King George Boulevard and 96th Avenue will also fuel secondary growth in the catchment. There are no current plans to expand the existing secondary school, but enrolment will be monitored over the next several years.

Cindrich Elementary



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

Queen Elizabeth Secondary



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

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JANUARY 11, 2024
Time: 3:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
R. Amies
C. Cuthbert
D. Dilts
Y. Popovska
R. Salcido

Guests:

James Smith, Appelt Properties
Jessie Arora, DF Architecture Inc.
Zubin Billimoria, DF Architecture Inc.
Caelen Griffiths, PMG Landscape Architects
Chris Atkins, First Capital
Adam Gruchala, Formosis Architecture
Tom Bunting, Formosis Architecture Inc.
Michael Patterson, Perry + Associates Inc.

Staff Present:

A. McLean, City Architect
S. Maleknia, Sr. Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

A. ELECTION OF THE CHAIR

The City Architect asked for candidate nominations for Chair and Vice Chair from the Advisory Design Panel members and announced the following appointments:

M. Cheung was appointed as Chair.
N. Couttie was appointed as Alternate Chair.

D. Dilts Joined the meeting at 3:01pm

B. RECEIPT OF MINUTES

It was Moved by R. Amies
Seconded by R. Salcido
That the minutes of the Advisory Design Panel
meeting of December 14, 2023, be received.
Carried

C. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.:	7923-0227-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	An OCP amendment to allow for a an FAR of 9.65 in the Proposed CD Bylaw amendment and Detailed Development Permit for a 41-storey mixed-use tower consisting of ground floor commercial, 4 levels of medical offices, 461 rental dwelling units and 7 levels of underground parking.
Address:	13585 -95 Avenue
Developer:	James Smith, Appelt Properties
Architect:	Jessie Arora, DF Architecture Inc.

Landscape Architect: Caelen Griffiths, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner described the project concept and previously approved General DP for the whole site. He further explained that this is a separate detailed DP application, and the western portion of the site will be reviewed independently in the future. He advised that staff generally support the project.

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

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Amies
Seconded by D. Dilts
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Defeated
Opposed by: Y. Popovska, R. Salcido, C. Cuthbert, and N. Couttie

It was then Moved by Y. Popovska
Seconded by R. Salcido
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried
Opposed by: R. Amies and D. Dilts

Key Points

- Review Level 6 - Consider locating a kids/family indoor amenity space adjacent to the outdoor play area.
Kids play area is relocated to L6 outdoor amenity adjacent the outdoor and indoor lounge and dining areas.
- Consider increasing the percentage of three-bedroom residential units.
The updated DP application is proposing 12 three-bedroom units in the lower portion of the tower.

- Consider opportunities to develop a more child-friendly landscape.
Kids play area is relocated to L6 outdoor amenity adjacent the outdoor and indoor lounge and dining areas.
- Consider measures relating to sustainability within the project design and development.
Project is pursuing Step Code 3 and is planned to be connected to city's district energy.
- Consider further developing the ground level paving to increase coherence or rationale for the design.
Ground level landscape and paving programming has been refined in consideration off ADP and city staff comments.
- Consider further design development for the medical office spaces, related to the access, waiting area, and lobby.
Please see below for detailed response.

Site

- Further consider the design of the vehicle ramp entry in respect to
 - lighting elements;
 - landscape elements, such as planters;
 - design elements and establishing a clear design intent; and
 - signage, notably to identify the parkade entry.*Parking entry has been redesigned, and now includes a framing design element that continues overarching design concept of identifying major building entrances with slanted frames. A sequence of linear lights inside will illuminate the ramp and signage at the top of the frame will assist with vehicles' navigation. Landscape elements on both sides of the ramp within pedestrian realm will properly direct the public and create a safe boundary. Additional wayfinding will be provided to clearly identify all routes.*

Form and Character

- Plan drawings should represent the programming for the indoor amenity spaces.
Provided
- Consider adding a textured material or a warm-tone colour to soften the grey and white colour palette.
Proposed development has most of its façade surface at grade as glazing to provide visibility to the commercial and common residential areas and therefore very limited opportunities for application of textured surfaces and materials. The building above employs warm-grey color palette of different shades and reflective glazing.
- Consider augmenting the number of three-bedroom residential units (currently only one per cent of the entire development).
The updated DP application is proposing 12 three-bedroom units in the lower portion of the tower.
- Consider additional design development for the medical offices, including
 - implementing better wayfinding plans for people entering from the main lobby,
A complete wayfinding design and signage will be provided within the

- *building to clearly identify all routes etc;*
 - adding an end-of-trip bike facility for medical office employees, *Universal end-of-trip facilities for the medical office employees will be considered;*
 - creating seating spaces in front of the commercial elevators, *Programming for commercial elevator fronts won't require seating, and*
 - developing accessibility measures for wheelchair users and other people with limited or restricted mobility. *All pathways through the site leading into the medical offices and the ground floor are accessible.*

Landscape

- Recommend providing additional seating and overlook opportunities to engage with the riparian zone.
 - The ground level outdoor amenity programming has been updated to provide seating, picnicking plaza near the public pathway, riparian zone.*
 - The level 6 outdoor amenity programming has been updated to provide seating and decorative trellis on the north side overlooking the riparian zone.*
 - The rooftop outdoor amenity programming will provide and selection of seating, lounging around the perimeter overlooking the riparian zone.*
- Consider loosening up the rows and boxes of planting with no relationship to communicate a less formal feel to the landscape and to blur the boundary of the riparian zone.
 - The pedestrian path to the west of the building meanders up to the north of the property.*
 - Landscape planning adjacent the pedestrian path will provide rounded planning on corners.*
 - Ground level landscape planting schedule will provide a variety of native species to complement pedestrian path and riparian zone.*
- Provide additional planting on the west side of the Level 6 exterior amenity space.
 - Provided.*
- Consider ways to integrate winter storage into the roof-level exterior amenity space.
 - A storage space will be provided within the building for winter storage for items generally susceptible to poor weather wear and tear (for example lighting fixtures, fabric seating, etc).*
- Recommend providing additional opportunities for urban agriculture on the roof-level exterior amenity space.
 - Some urban agriculture will be provided on the roof level*
- Consider adding some covered outdoor space.
 - Covered outdoor space provided at:*
 - Level 6 outdoor amenity:*
 - *East side of the building (building overhangs providing cover).*
 - *South side adjacent the building (building overhangs providing cover).*
 - *Cover will be provided at all entries.*
 - Rooftop outdoor amenity:*
 - *The trellis adjacent the stair core is proposed to be a cover trellis.*
 - *Cover will be provided at all entries.*

- Consider providing seating made from warmer materials, such as wood, on the ground-level social stairs.
Wood composite style seating material will be specified in a variety of locations on the ground floor, warm and durable material.
- Appreciate thoughtful approach to selecting native planting species.
Noted.

CPTED

- No specific issues were identified. – *Noted.*

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events (hot and cold).
Energy modelling uses design temperatures and weather files dictated by the BC Building Code and is compared against performance targets that were established using the same. Demonstrating compliance with energy performance limits using future climate data against targets established using current data does not align with required energy modelling methodology, as dictated by the BC Energy Step Code.
- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
The performance targets for the project are established based on the relevant BC Energy Step Code requirements adopted by the City. The Step Code sets whole-building targets that factor in various design elements, including insulation values and air tightness. It does not set targets in any specific area. The resulting design is one which balances individual design elements to realize overall performance goals.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
Concrete mix design are selected based on structural acceptance, availability and economics at the construction stage of the project.
- Consider addition of end of trip facilities for medical office occupants.
Universal end-of-trip facilities for the medical office employees will be considered;

Accessibility

- Consider adapting some of the residential units to be more accessible to individuals of varying abilities.
Detailed DP does not propose adaptive or accessible units.

2. 4:15 p.m.

File No.:	7919-0285-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning to allow for the construction of 3 mixed-use buildings with amenity space, ground floor commercial uses and underground parking. Proposed Detailed Development Permit for Tower 1 (12 storeys) and General Development Permit for Towers 2 and 3 (20 storeys). Proposed Master Plan for full mall site for Council

	endorsement. 554 residential units and 4,325 sq.m. of commercial floor space are proposed.
Address:	1711 – 152 Street, 15150 – 18 Avenue and 1797 – 152 Street
Developer:	Chris Atkins, First Capital
Architect:	Adam Gruchala, Formosis Architecture Tom Bunting, Formosis Architecture Inc.
Landscape Architect:	Michael Patterson
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner outlined the town centre policy and the application process for the current proposal, which includes both a General and Detailed development permit. The remaining southern portion of the mall is illustrated as a future concept. He advised that staff generally support the project.

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

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dilts
Seconded by Y. Popovska
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- Consider developing a more distinct project vision for the property.
- Consider measures relating to sustainability within the project design and development.
- Consider further design development on the ground floor retail areas.
- Consider augmenting the number of family-oriented units.
- Consider the addition of adaptable units to accommodate people of varying abilities.
- Consider measures relating to sustainability within the project design and development.

Site

- Consider providing more direct access to the amenity rooftop area, such as

through a common corridor.

- Recommend providing larger areas of family-oriented amenity areas.
- Consider increasing the amount of outdoor amenity space at grade.
- Consider providing outdoor space for each residential unit.
- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
- Consider opportunities for childcare spaces within the larger development.
- Appreciate the consideration of public art displays.

Form and Character

- Consider increasing the percentage of two-bedroom and three-bedroom family-friendly units.
- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and building three within the overall plan.
- Consider strategies to better relate the podium architecture with the architectural clarity of the tower architecture.

- Consider strategies to maintain the sharpness of colour contrast on each elevation; in other words, do not combine the colours, but instead, emphasize the difference between materials and finishes.
- Concur with using perforated metal panels along the wall facing *McDonalds*.
- Consider design opportunities to create a stronger masterplan vision of the development, paying specific attention to the relationship of building two and three within the overall plan.

Landscape

- Appreciate the poetic concept.
- Paving is simple and appropriate.
- Consider including some covered outdoor space to be used in different weather.
- Consider opportunities for stormwater management within the larger masterplan.
- Ensure that sufficient localized soil depth is provided to allow for some significant trees, given that that most of the outdoor amenity area is over structure.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data (years 2050 – 2080) has been included to anticipate shock events (hot and cold).
- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.

- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Encourage team to continue looking for opportunities to develop master plan scale systems for water collection, re-use, and waste treatment.
- Consider opportunities to provide renewable energy for public art and water feature loads.

Accessibility

- Consider implementing safety features and paving changes at the vehicle access point to parking, especially for people with visual impairments.

D. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, January 25, 2024.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:17 p.m.

Jennifer Ficocelli, City Clerk

Norm Couttie, Chairperson

APPENDIX IV

CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the _____ day of _____, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC. a corporation having its offices at 218 – 3477 Lakeshore Road, Kelowna, BC V1W 0A7

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

(the “**Lands**”);

- B. The Owner proposes to use the Lands to develop and construct a 41-storey, mixed-use building containing, *inter alia*, approximately 463 private dwelling units that are to be operated exclusively as rental units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
- (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) “**Development**” means as defined in Recital B;
- (f) “**Dwelling Unit**” means each of the 463 dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) “**Rental Units**” means 463 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Centurion Appelt (9525 King George) Holdings Inc.
218 – 3477 Lakeshore Road

Kelowna, BC V1W 0A7

Attention: Greg Appelt - Treasurer

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
 - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
 - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

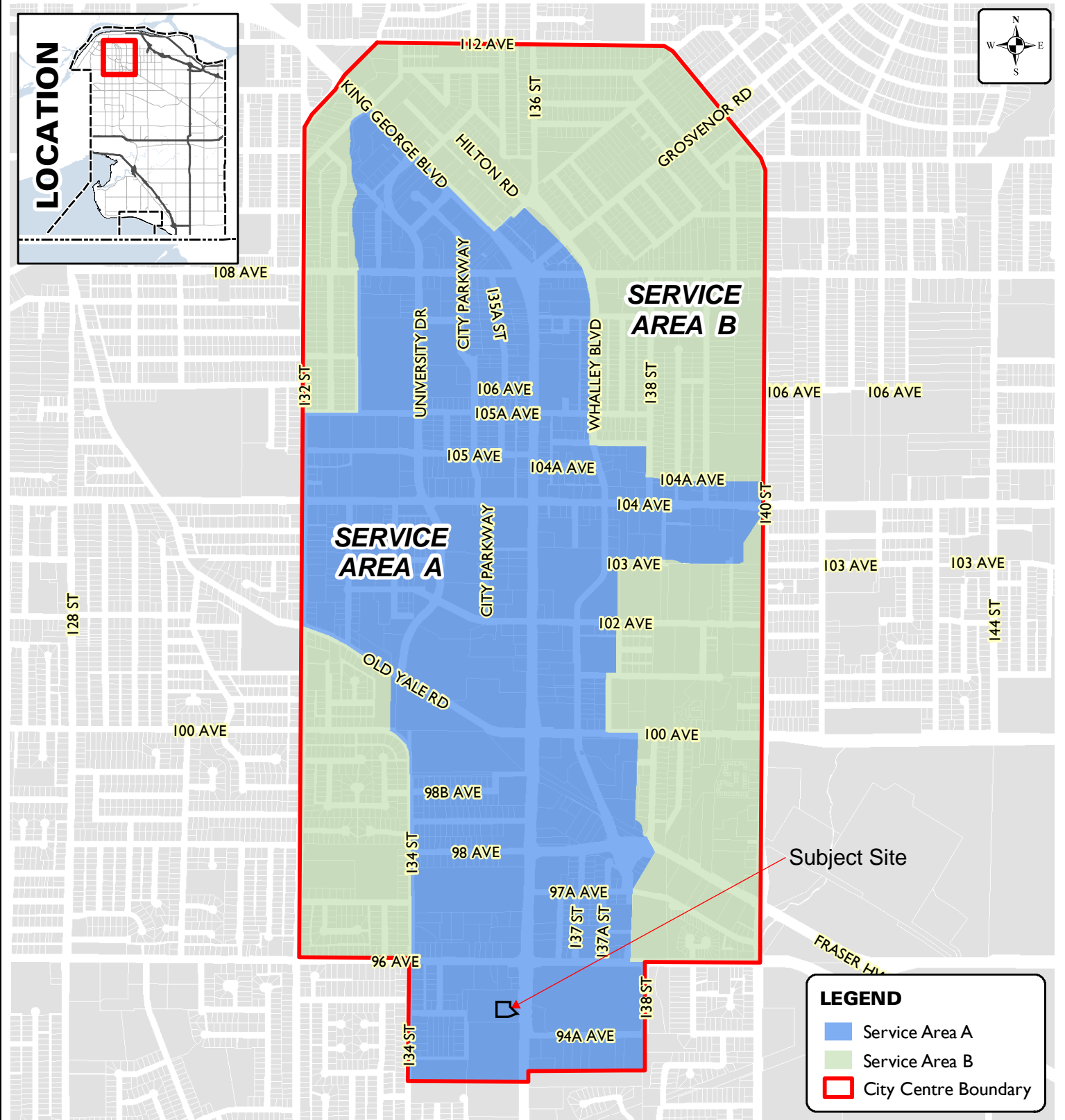
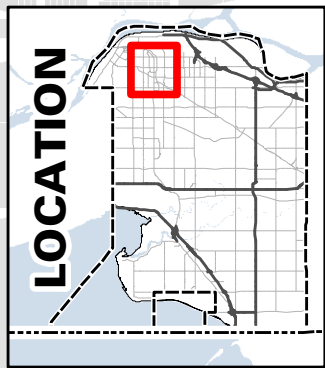
By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk
City of Surrey

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC.

By: _____
Authorized Signatory

Name: Greg Appelt
Title: Treasurer

APPENDIX V



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 VI
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0227-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

13585 - 95 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table D.1 of Part 5 "Off-Street Parking and Loading/Unloading", to reduce the minimum number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 parking spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

CITY OF SURREY

BYLAW NO. 21257

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 212 (CD 212), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD Bylaw No. 20416)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 212" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 212	13585 - 95 Avenue	Lot A, Plan EPP65742	21257	20416"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 212 (CD 212), Bylaw, 2024, No. 21257".
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 20416" and all amendments thereto are hereby repealed.

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 212 (CD 212)

This Comprehensive Development Zone 212 (CD 212) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
13585 - 95 Avenue	Lot A Section 32 Township 2 NWD Plan EPP65742	031-716-105

(collectively the "Lands")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise *multiple unit residential buildings* and related *amenity spaces*, and commercial and office uses, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings.*
2. Office uses excluding *social escort services, methadone clinics* and marijuana dispensaries.

Accessory Uses:

3. The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores and pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulation of the Liquor Control and Licensing Act, R.S.B.C 1996, chapter 267, s.84, as amended;
 - (g) *Indoor recreational facilities*;
 - (h) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - (i) *Community services*; and
 - (j) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:
Maximum *density* shall be as follows:
 - (a) 1 *dwelling unit*; and
 - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
 - (a) Maximum *floor area ratio* of 11.9, provided that *multiple unit residential building* does not exceed a *floor area ratio* of 9.56, excluding:
 - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
 - ii. Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels, and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 54%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS:			
	North Yard	South Yard	West Yard	East Yard
<i>Principal Building and Accessory Buildings and Structures</i>	6.5 m	4.5 m	5.5 m	6.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies, *balconies* and roof overhangs may encroach up to 1.95 m into the required *setbacks*.
- 3 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 140 m.
2. Accessory Buildings and Structures:
Accessory building height and *structure height* shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
 - (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
 - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*, or as directed by the City.
2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking -underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
 - (b) Indoor *amenity space* 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*; and
 - (c) Indoor *amenity space* devoted to a *childcare centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
2. Child Care Centres:

Childcare centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.2 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision, except *strata lots*, shall conform to the following minimum standards:

 - (a) *Lot Area*: Minimum 3,000 sq. m;
 - (b) *Lot Width*: Minimum 35 m; and
 - (c) *Lot Depth*: Minimum 70 m.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

CITY OF SURREY

BYLAW NO. 21258

A bylaw to authorize the City of Surrey to enter into a Housing Agreement
.....

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

Centurion Appelt (9525 King George) Holdings Inc
218 – 3477 Lakeshore Road
Kelowna, BC V1W 0A7

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

(13585 – 95 Avenue)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. "The Weststone – King George Developments Housing Agreement, Authorization Bylaw, 2021, No. 20550" and all amendments thereto are hereby repealed.

5. This Bylaw shall be cited for all purposes as "The Centurion Appelt (9252 King George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

_____ MAYOR

_____ CLERK

CITY OF SURREY

HOUSING AGREEMENT
Mixed-Use

THIS HOUSING AGREEMENT made the ____ day of _____, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC. a corporation having its offices at 218 – 3477 Lakeshore Road, Kelowna, BC V1W 0A7

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 031-716-105
Lot A Section 32 Township 2 New Westminster District Plan EPP65742

(the “**Lands**”);

- B. The Owner proposes to use the Lands to develop and construct a 41-storey, mixed-use building containing, *inter alia*, approximately 463 private dwelling units that are to be operated exclusively as rental units (the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
- (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) “**Development**” means as defined in Recital B;
- (f) “**Dwelling Unit**” means each of the 463 dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) “**Rental Units**” means 463 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Centurion Appelt (9525 King George) Holdings Inc.
218 – 3477 Lakeshore Road

Kelowna, BC V1W 0A7

Attention: Greg Appelt - Treasurer

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
 - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
 - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.

- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory

Jennifer Ficocelli,
City Clerk
City of Surrey

CENTURION APPELT (9525 KING GEORGE) HOLDINGS INC.

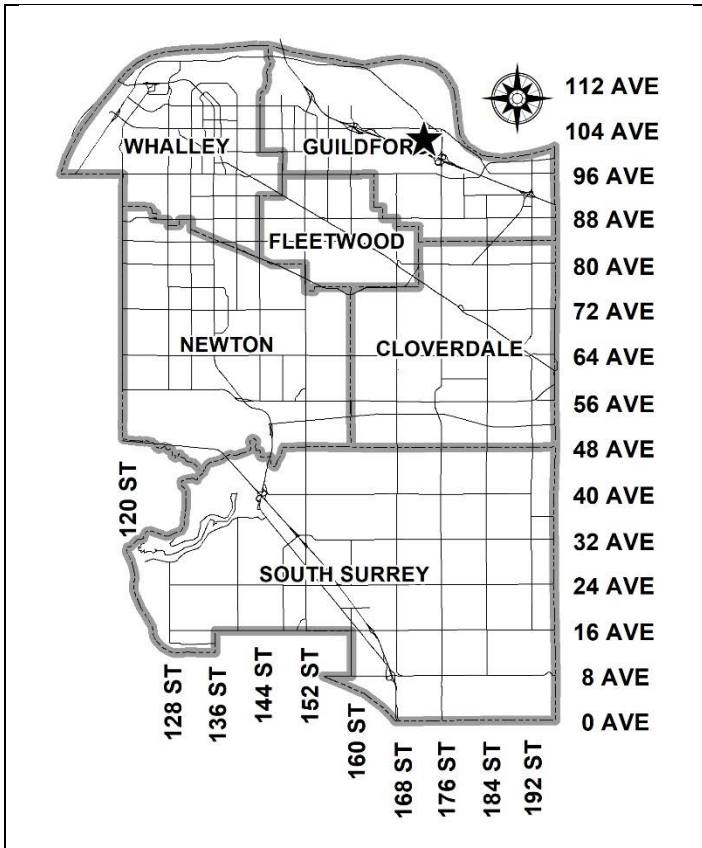
By: _____
Authorized Signatory

Name: Greg Appelt
Title: Treasurer

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0243-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Urban
- **Rezoning** from RA to RQ and RF.

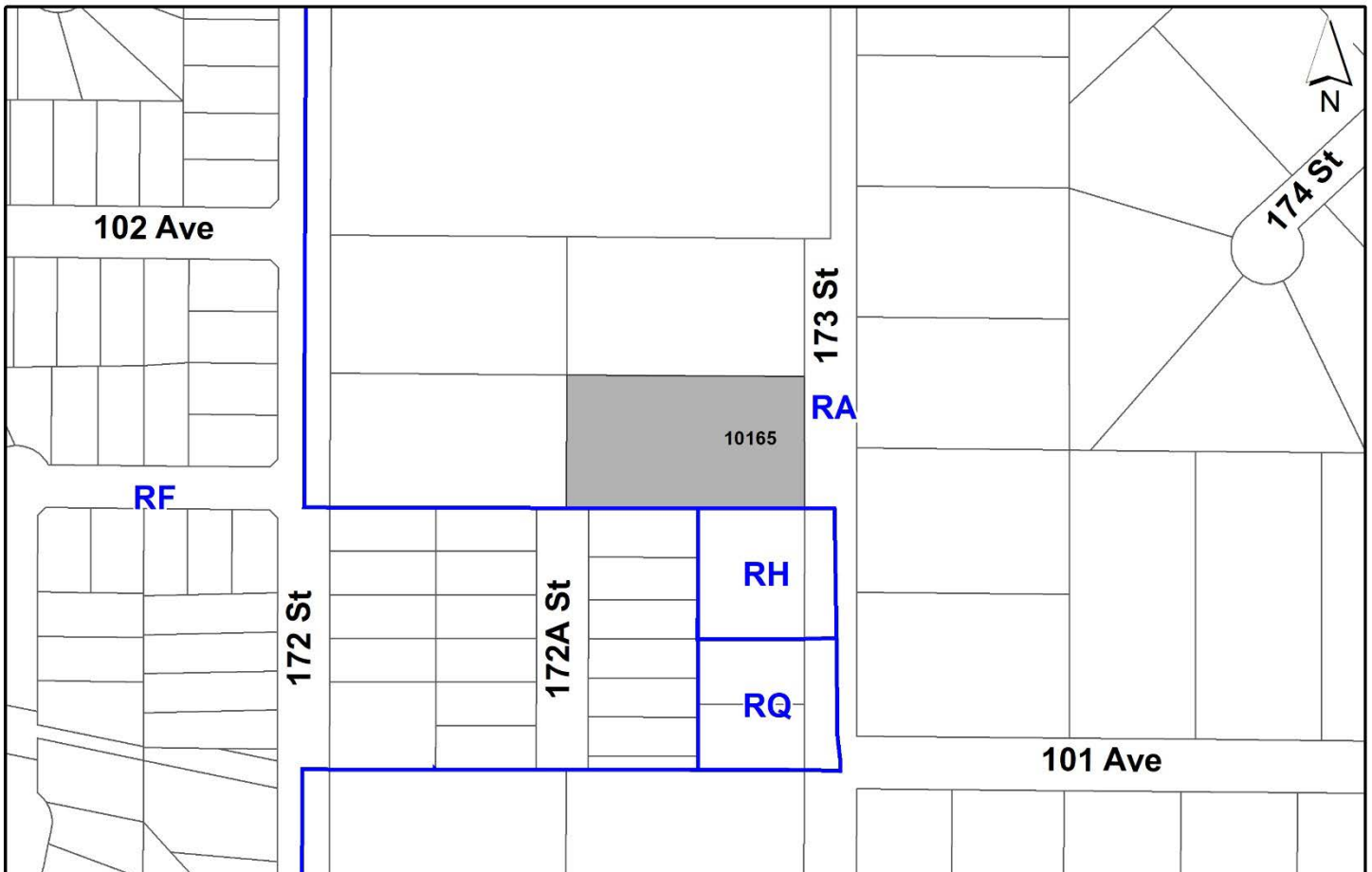
to allow subdivision into two (2) suburban and three (3) urban single-family lots.

LOCATION: 10165 - 173 Street

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA
Gross and Single Family Residential 4-6 UPA



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA designations in the Abbey Ridge Local Area Plan (LAP).
- The necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.
- The proposed "Quarter Acre Residential Zone (RQ)" lots fronting 173 Street provide an appropriate density as they match existing RQ lots further south approved under Development Application No. 7918-0162-00, and future RQ lots to the immediate south under Application No. 7922-0040-00 in accordance with the Abbey Ridge LAP.
- The proposal is consistent with other similar development applications in the immediate vicinity.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend OCP Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site as shown as Block A on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Existing single-family dwelling	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
North:	Existing single family dwelling under Application No. 7921-0282-00 (3 rd Reading),	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RA
East (Across 173 Street):	Existing single family dwellings.	Acreage Residential 1-2 UPA	RA
South:	Single family lots, and an existing vacant half acre suburban lot under Application No. 7922-0040-00 (pre-Council).	Suburban Residential 2-4 UPA Gross and Single Family Residential 4-6 UPA	RF, RH
West:	Existing single family dwelling under Application No. 7921-0170-00 (3 rd Reading).	Single Family Residential 4-6 UPA	RA

Context & Background

- The 0.46-hectare subject site is located at 10165 – 173 Street in Fraser Heights within the area that comprises the Abbey Ridge Local Area Plan (LAP). The Abbey Ridge LAP covers approximately 184 hectares (455 acres) of land north of Highway No. 1 and between the established Fraser Heights neighbourhood to the west and the Port Kells Industrial Area to the east.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The identified land use designation for the subject site is Suburban Residential 2-4 UPA (units per acre) Gross for the eastern portion and Single Family Residential 4-6 UPA for the western portion in the Abbey Ridge LAP (see Appendix VIII, Abbey Ridge LAP).
- The necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP amendment to redesignate the western portion of the subject site from "Suburban" to "Urban" (see Appendix VII) and rezoning from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" (Block B) and "Single Family Residential Zone (RF)" (Block A) to permit subdivision into two (2) suburban (RQ) and three (3) urban (RF) single family lots.

	Proposed
Lot Area	
Gross Site Area:	0.46 hectares
Number of Lots:	5
Unit Density:	10.85 Units Per Hectare (UPH)
Range of Lot Sizes	696 – 1053 square metres
Range of Lot Widths	17 – 25.3 metres
Range of Lot Depths	40 – 42 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

2 Elementary students at Bothwell Elementary School
2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2025.

Parks, Recreation & Culture:

Parks have some concerns about impacts to inventoried city trees along the boulevard of 173 Street. If these city trees require removal, Parks requires tree compensation.

The closest active park is Bothwell Elementary School Park and is 900 metres away and includes a natural area.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

Transportation Considerations

- The applicant proposes to provide access to proposed RQ Lots 1 and 2 via 173 Street and to proposed RF Lots 3 to 5 via a new Through Local Road (172A Street). Access to 172A Street will be provided through a temporary access road, south of the subject site proposed to be provided through Development Application No. 7911-0190-00. Ultimately, 172A Street will extend north to future 102 Avenue and south to Barnston Drive West, and the temporary access road will be removed. Application 7921-0282-00, immediately north of the subject site, is responsible for completion of future 102 Avenue and is currently at Third Reading.
- The applicant will be providing the following road improvements to service the subject site:
 - Dedication and construction of the east side of 172A Street to the City's local road standard; and
 - Construction of the west side of 173 Street to the City's local road standard.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS). The proposed development complies with this designation.
- General Urban areas are intended for residential neighborhoods.

Official Community Plan

Land Use Designation

- The subject site is designated as "Suburban" in the Official Community Plan (OCP).

Amendment Rationale

- An amendment to the OCP from "Suburban" to "Urban" is required for the west portion of the subject site in order to facilitate the "Single Family Residential 4-6 UPA" designation of the three proposed RF-zoned lots in the Abbey Ridge LAP.
- The proposed OCP amendment is consistent with similar amendments either approved by Council or in process for surrounding development applications. Development Application No. 7918-0162-00 south of the subject site received Final Adoption on June 27, 2022, to permit a partial OCP amendment from Suburban to Urban. Development Application 7921-0282-00 to the north of the subject site is proposing a partial OCP amendment from Suburban to Urban, and is currently at Third Reading.
- The proposed Urban OCP designation over a portion of the subject property is consistent with the intended land uses in the Abbey Ridge LAP (Appendix VII). At the time the Abbey Ridge LAP was approved, the necessary OCP amendments to facilitate the land uses and densities outlined in the Abbey Ridge LAP were anticipated to be undertaken through individual rezoning applications.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - OCP Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - OCP Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Secondary Plans

Land Use Designation

- The subject site is designated "Single Family Residential 4-6 UPA" and "Suburban 2-4 UPA Gross" in the Abbey Ridge LAP and the proposal complies with the designations.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" for proposed Lots 1-2 (Block B) and "Single Family Residential Zone (RF)" for proposed Lots 3-5 (Block A).
- The proposed rezoning is consistent with proposed rezonings either approved by Council or in process for surrounding development applications. Development Application No.

7918-0162-00 south of the subject received Final Adoption on June 27, 2022, to permit 2 RQ and 3 RF lots. Development Application 7921-0282-00 to the north of the subject site has received Third Reading to rezone the subject site to permit 1 RQ and 4 RF lots.

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", "Single Family Residential Zone (RF)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
Lot Size		
Lot Size:	560 square metres	696 - 707 square metres
Lot Width:	15 metres	17.03 metres
Lot Depth:	28 metres	41 - 42 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 2.4 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 2.4 metres Accessory Buildings and Structures: 1.0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
Lot Size		
Lot Size:	930 square metres	1036 - 1037 square metres
Lot Width:	24 metres	25.3 metres
Lot Depth:	30 metres	40.8 - 40.9 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 off-street parking stalls	3 off-street parking stalls

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that only a few homes in the area could be considered as acceptable architectural context for the subject site. These homes meet massing design standards in which various projections at the front of the home are proportionally consistent with one another and are well balanced across the façade. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include "Traditional", "Classical Heritage", "Neo-Heritage" and estate quality manifestations of the Neo-Traditional style.
- A preliminary lot grading plan, submitted by RGB Engineering Ltd., and dated November 15, 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and LAP designations.

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 \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.
-

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 31, 2022, March 24, 2023 and again on March 21, 2024. Development Proposal Signs were installed on June 6, 2022. Staff received two responses from neighbouring properties (*staff comments in italics*):
 - One resident asked if any street extensions will be facilitated as part of the development.
 - *The proposal will facilitate half road construction of 172A Street along the west portion of the subject site.*
 - One resident inquired about development potential along 173 Street and 103 Avenue. They had no concerns with the proposal.
 - *Staff provided details of the Abbey Ridge Local Area Plan to the resident.*
- The subject development application was provided to the Fraser Heights Community Association for comment. No comments were received by the time of this report's completion.

TREES

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Bitter Cherry	1	1	0
Black Walnut	1	1	0
Cherry Blossom	1	1	0
Chinese Chestnut	2	2	0
Flowering Dogwood	1	1	0
Honey Locust	4	3	1
Horse Chestnut	1	0	1
Japanese Maple	1	1	0
Japanese Stewartia	1	1	0
Norway Maple	1	1	0
Pin Oak	1	1	0
Southern Mongolia	1	1	0
Vine Maple	1	1	0
Coniferous Trees			
Coast Redwood	1	1	0
Deodar Cedar	1	1	0
Douglas Fir	5	5	0
Scotsmen Pine	1	1	0
Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0

Total (excluding Alder and Cottonwood Trees)	31	29	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	24		
Total Retained and Replacement Trees	26		
Contribution to the Green City Program	\$18,700		

- The Arborist Assessment states that there is a total of 31 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 58 replacement trees on the site. Since only 24 replacement trees can be accommodated on the site, the proposed deficit of 34 replacement trees will require an estimated cash-in-lieu payment of \$18,700, representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 172A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site.

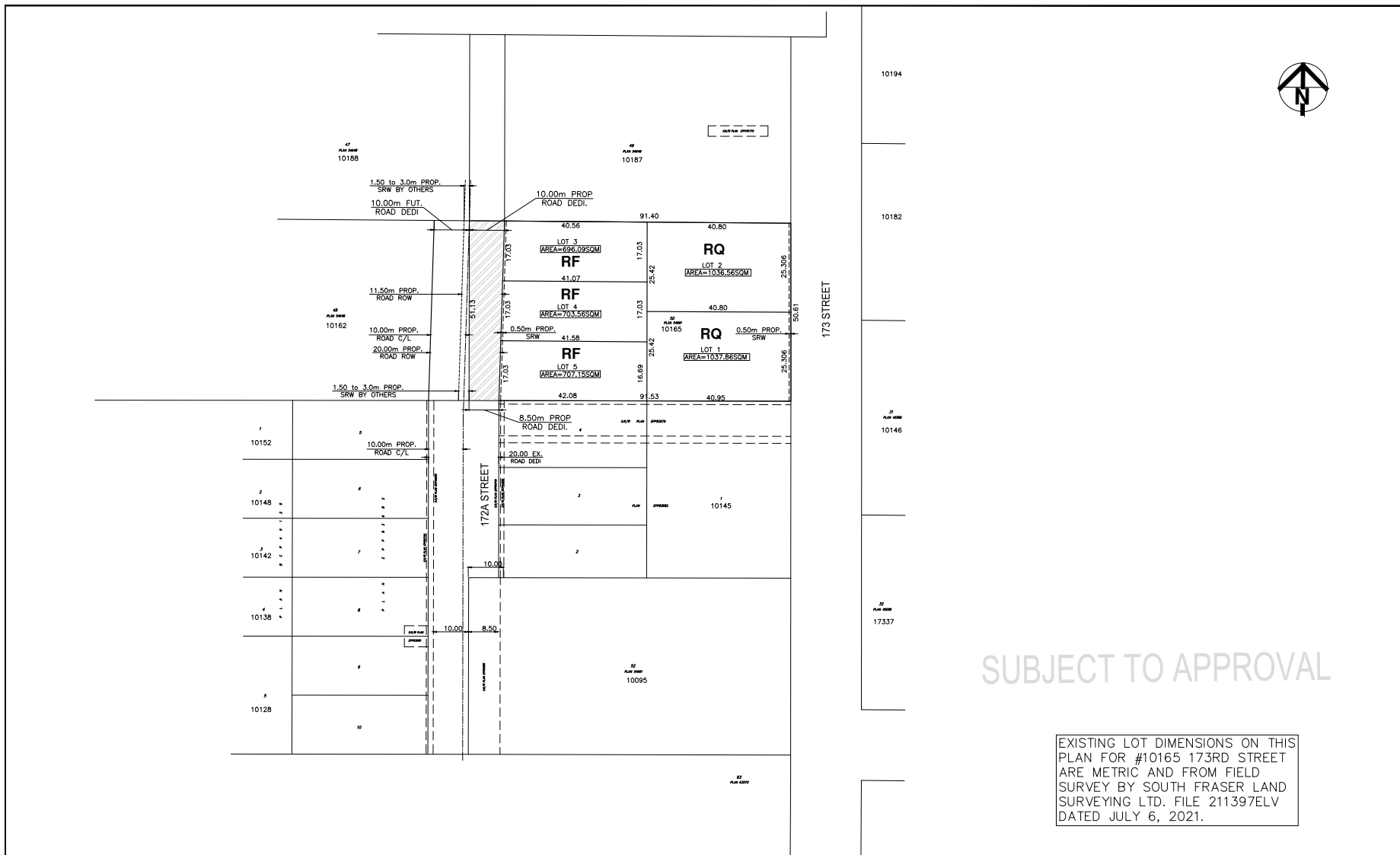
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Block Plan
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Abbey Ridge Local Area Plan
- Appendix IX. Aerial Photo of Site

approved by Ron Gill

Don Luymes
 General Manager
 Planning and Development



SUBJECT TO APPROVAL

EXISTING LOT DIMENSIONS ON THIS PLAN FOR #10165 173RD STREET ARE METRIC AND FROM FIELD SURVEY BY SOUTH FRASER LAND SURVEYING LTD. FILE 211397ELV DATED JULY 6, 2021.

NOTE:
 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
 SITE AREA
 GROSS SITE AREA: 4652sqm.

ZONING:
 EXISTING ZONING: RA
 PROPOSED ZONING: RF (LOT 3, 4 & 5) & RQ (LOT 1 & 2)
LEGAL DESCRIPTION:
 LOT 50, PLAN NWP44661, SECTION 6, TOWNSHIP 9, NEW WESTMINSTER LAND DISTRICT

NO.	DATE	BY	CHK.	REVISION
1	22/08/31	MK	GG	ISSUED FOR APPROVAL
0	22/08/04	MK	GG	ISSUED FOR APPROVAL

RGB ENGINEERING LTD.
 17538 102 AVE, SURREY, BC, V4N 4H2
 PH: 778-241-2696 EMAIL: info@rgbengineering.ca

DEVELOPMENT/SITE LOCATION
 5 LOT SUBDIVISION
 #10165 173 STREET, SURREY, B.C.
DWG. NAME
 PRELIMINARY SUBDIVISION PLAN

SEAL

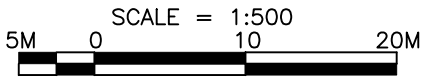
SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	MK		1
DRAWN	MK	2020-12-122	OF 1
CHECKED	GG		REV. 1
APPROVED	GG	DATE 22/08/04	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. _____ OF LOT 50 SECTION 6 TOWNSHIP 9
NEW WESTMINSTER DISTRICT PLAN 54661**

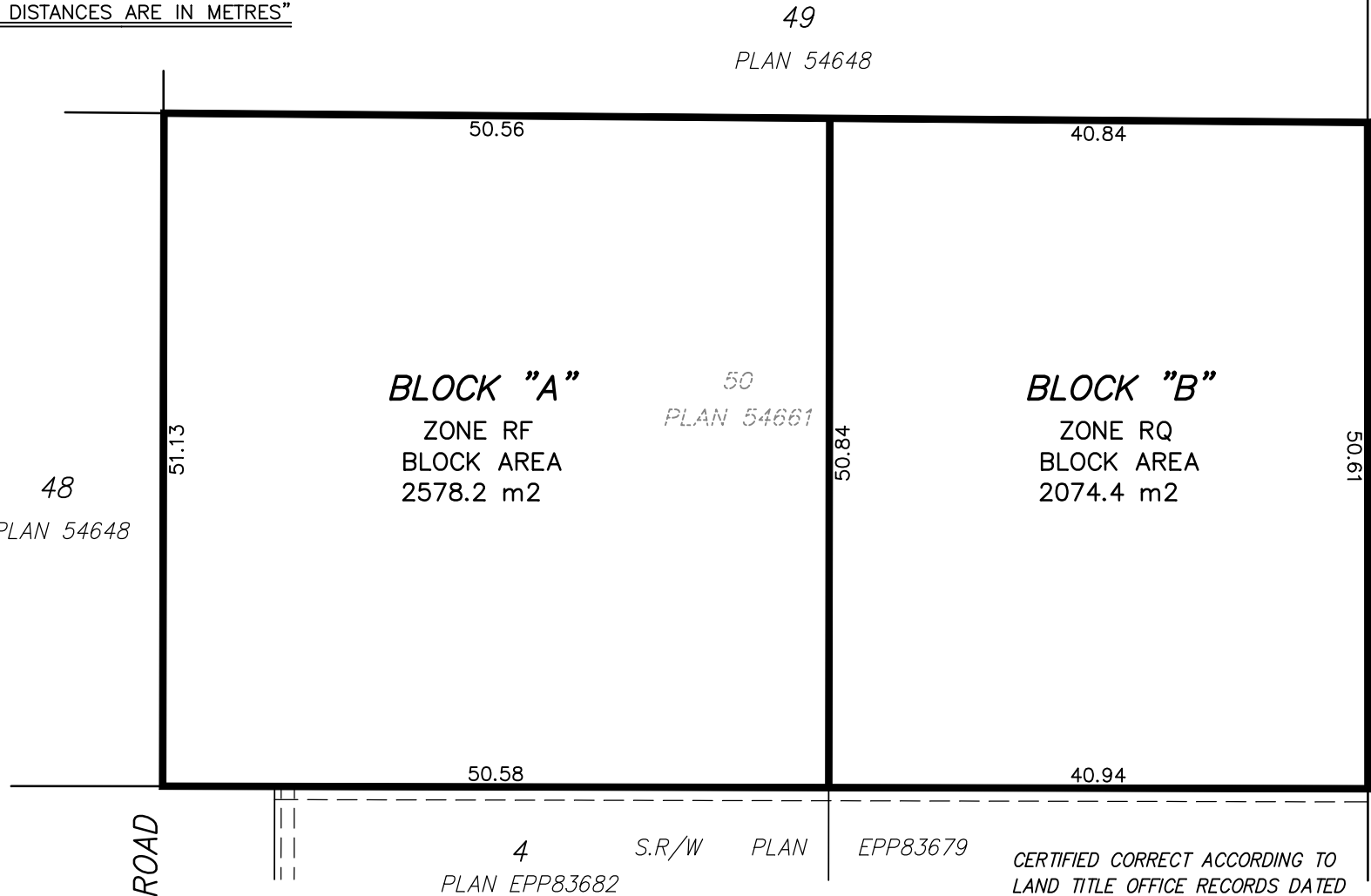
Appendix II

CITY OF SURREY
B.C.G.S. 92G.017

P.I.D. 005-254-787
CIVIC ADDRESS: #10165 173rd STREET



"ALL DISTANCES ARE IN METRES"



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 211397ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 12th DAY OF SEPTEMBER, 2022

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S.(9/3)

211397ZONE

INTER-OFFICE MEMO

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

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

DATE: **October 27, 2022** PROJECT FILE: **7821-0243-00**

RE: **Engineering Requirements
Location: 10165 173 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 m along 172A Street OR dedicate 8.5 m with 3.0 m offsite SRW.
- Register 0.5 m SRW along 172A Street.
- Register 0.5 m SRW along 173 Street.

Works and Services

- Construct east side of 172A Avenue.
- Construct west side of 173 Street.
- Construct storm, water, and sanitary mains along 172A Street.
- Construct water main along 173 Street.
- Provide on-site and offsite LID systems.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

SY

Department: **Planning and Demographics**
 Date: **April 30, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0243 00 (updated April 2024)**

The proposed development of **5** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	5
---	---

Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	2
Total Students =	4

Current Enrolment and Capacities:	
Bothwell Elementary	
Enrolment	308
Operating Capacity	294
# of Portables	2
Fraser Heights Secondary	
Enrolment	1597
Operating Capacity	1200
# of Portables	12

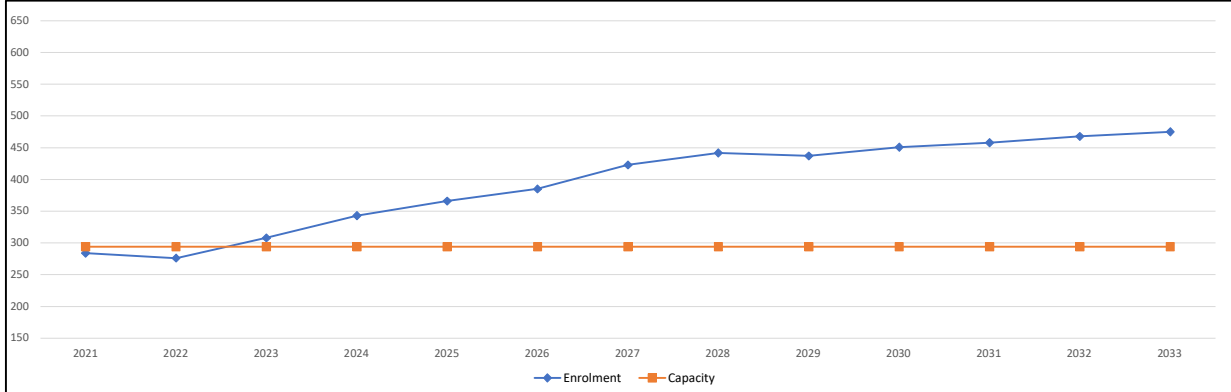
Summary of Impact and Commentary

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.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry of Education and Child Care, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

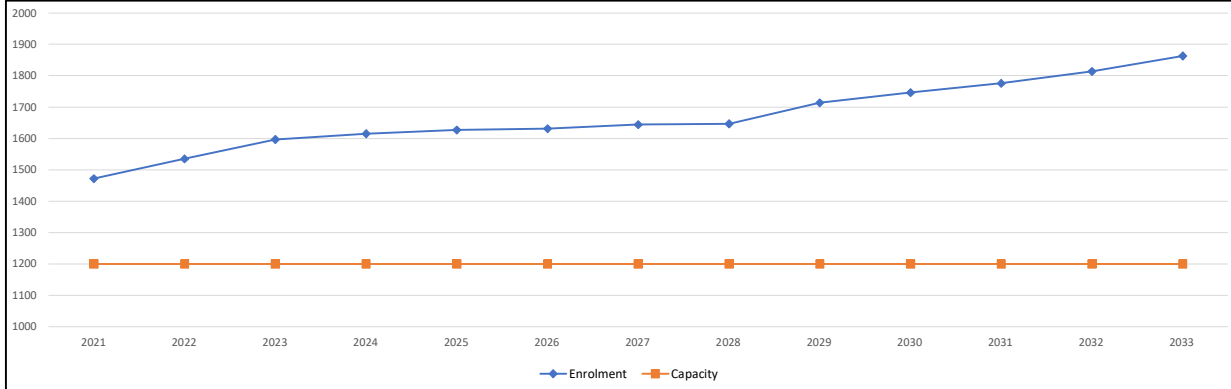
Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 133% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry of Education and Child Care a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Bothwell Elementary



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

Fraser Heights Secondary



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

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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0243-00
Project Location: 10165 - 173 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

On the west side of the subject site, where three new RF zone lots are proposed, a new road (172 A Street) is to be constructed. Construction has not yet begun, and so the west side is currently comprised of the rear yards of several RA zoned lots. There is no suitable architectural context for the subject site that can be derived from the rear side of these older dwellings.

The east side of the subject side, where two new suburban RQ zone lots are proposed, is located on the west side of 173 Street, between 100 Avenue to the south and the 10100 block of 173 Street to the north. The Abbey Ridge area overall, has a quiet, natural rural/suburban ambience with substantial native vegetation and abundant trees situated on the large suburban lots.

There are four wide, low profile Bungalows constructed in the 1970's and 1980's within the study area. The Bungalows range in size between 1600 and 2500 sq.ft. The structures are rectangular, with one or two street facing projections. Roof slopes range from 5:12 to 6:12, and roofs are surfaced with asphalt shingles. Wall cladding materials include cedar, aluminum, vinyl, and one home with full height brick.

There is a 1980's, Bavarian Alpine style 1 ½ storey home with 20:12 (A-frame) roof with cedar shingle surface, and horizontal cedar siding. The home is attractive but unlikely to be replicated in a post year 2020 development.

There are three old urban style Two-Storey homes with simple massing designs that do not provide suitable context.

There are two Two-Storey homes that provide the only viable architectural context in this area. The home located at 10065 - 173 Street is a 1980's, 4000 sq.ft. Heritage style home with mid-scale massing design. The home has a wide, one storey high covered entrance veranda in the heritage tradition. The home has a 12:12 slope main common hip roof with five street facing projections, and an asphalt shingle surface. The home is clad in horizontal cedar siding.

The other context home is located at 10145 - 173 Street, which is the most architecturally significant home with respect to the subject site. The home could be classified as either 1½ Storey or Two-Storey. Although the home is large, the massing design is considered low to mid-scale. The bulk of the relatively small upper floor wall mass is centred on the structure, stepping down to one storey at each side, resulting in a balanced, stable appearance. The front entrance is a single storey high. The home has a triple garage. The roof is a 9:12 pitch common gable form with several street facing

common gable projections. The roof is surfaced with shake profile concrete roof tiles. The home is clad in horizontal Hardiplank and has a generous stone accent. Landscaping is above average for suburban homes constructed post year 2000's.

Two lots south of the subject site at 10113 - 173 Street is a recent application (Surrey project 18-0162-00) which is on a similarly sized and similarly configured site containing two RQ zone properties the east side and three RF zone properties on the west side. For consistency of the streetscapes on 172A Street to the west and 173 Street to the east, regulations for the subject site should be similar to the regulations for Surrey project 18-0162-00.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are only two homes in this area (10065 - 173 Street and 10145 - 173 Street) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes at the east side of the subject site will reinforce the desirable existing character. Regulations project should be provided from the nearby site to the south at 10113 - 173 Street, Surrey project 18-0162-00.
- 2) **Style Character :** The two context homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. More flexibility can be afforded at the west (RF urban lot) side of the site, including the possibility of "West Coast Contemporary" designs, given that the urban style identity is not yet established on the west side. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF and RQ zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos are all one storey high. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also to allow an entrance feature that is proportional to the home size.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, roll roofing, metal. The roof surface is not a uniquely recognizable characteristic of this area and so

flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope** : On RF lots 3, 4, 5, The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below. On lots 1 and 2, the recommendation is to set the minimum roof slope at 7:12.

Streetscape: Lots surrounding the subject site are large suburban RA zone lots, with "modest" to "above average" landscapes forward of the home and large natural landscapes in the rear yards including generous mature trees. The housing stock has a varied character, including several wide, low profile Bungalows from the 1980's, a Bavarian Alpine A-frame type 1 ½ Storey home, a few West Coast Traditional Two-Storey homes, a Rural Heritage style Two-Storey home, and two large suburban-estate, context quality Two-Storey type homes at 10065 and 10145 - 173 Street that meet current design standards for post year 2020 suburban zone developments.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Compatible forms of "West Coast Contemporary" can be considered for the three urban RF zone lots at the west side, but are not recommended for the traditional suburban interface with Abbey Ridge at the east side. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There only two homes in this area (10065 - 173 Street and 10145 - 173 Street) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes at the east side of the subject site will reinforce the desirable existing character.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

On lots 3, 4, 5, minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

On lots 1 and 2, minimum 7:12

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements:

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Tree planting as specified on Tree Replacement Plan. On lots 1 and 2 a high modern suburban standard featuring 50 shrubs of a minimum 3 gallon pot size. On lots 3, 4, 5 a high modern urban standard featuring 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 26, 2021

Reviewed and Approved by:  **Date:** October 26, 2021

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 10165 173 Street

Registered Arborist: Connor Gritter

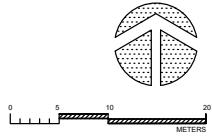
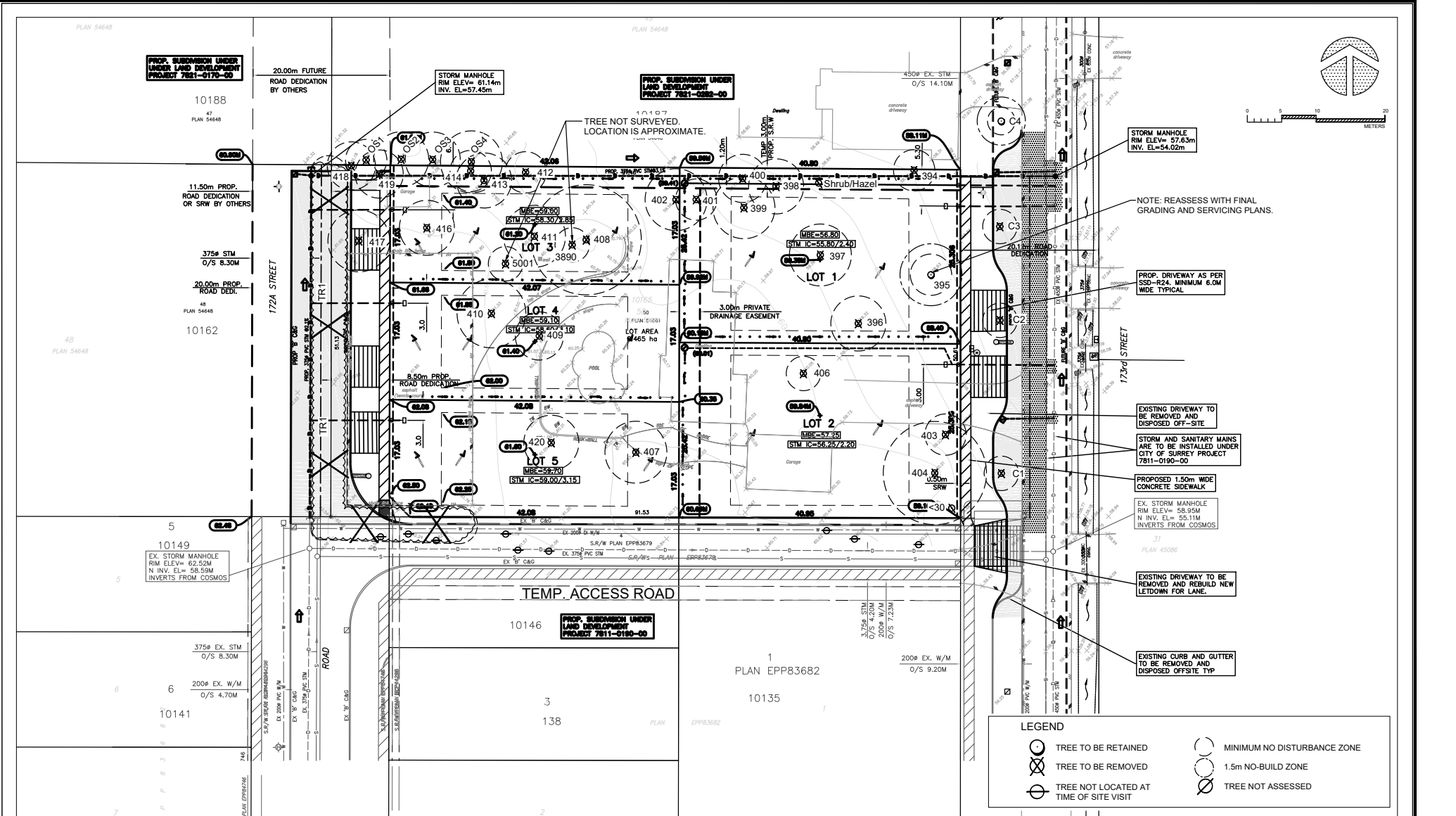
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	31
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58 	58
Replacement Trees Proposed	24
Replacement Trees in Deficit	34
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	8
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: October 20, 2022
--	------------------------





LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE NOT LOCATED AT TIME OF SITE VISIT
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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PROJECT TITLE
10165 - 173 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DATE
 OCTOBER 13, 2022

DRAWN MK
 SCALE AS SHOWN
 SHEET 1 OF 2



OCP amendment
from "SUB to URB".

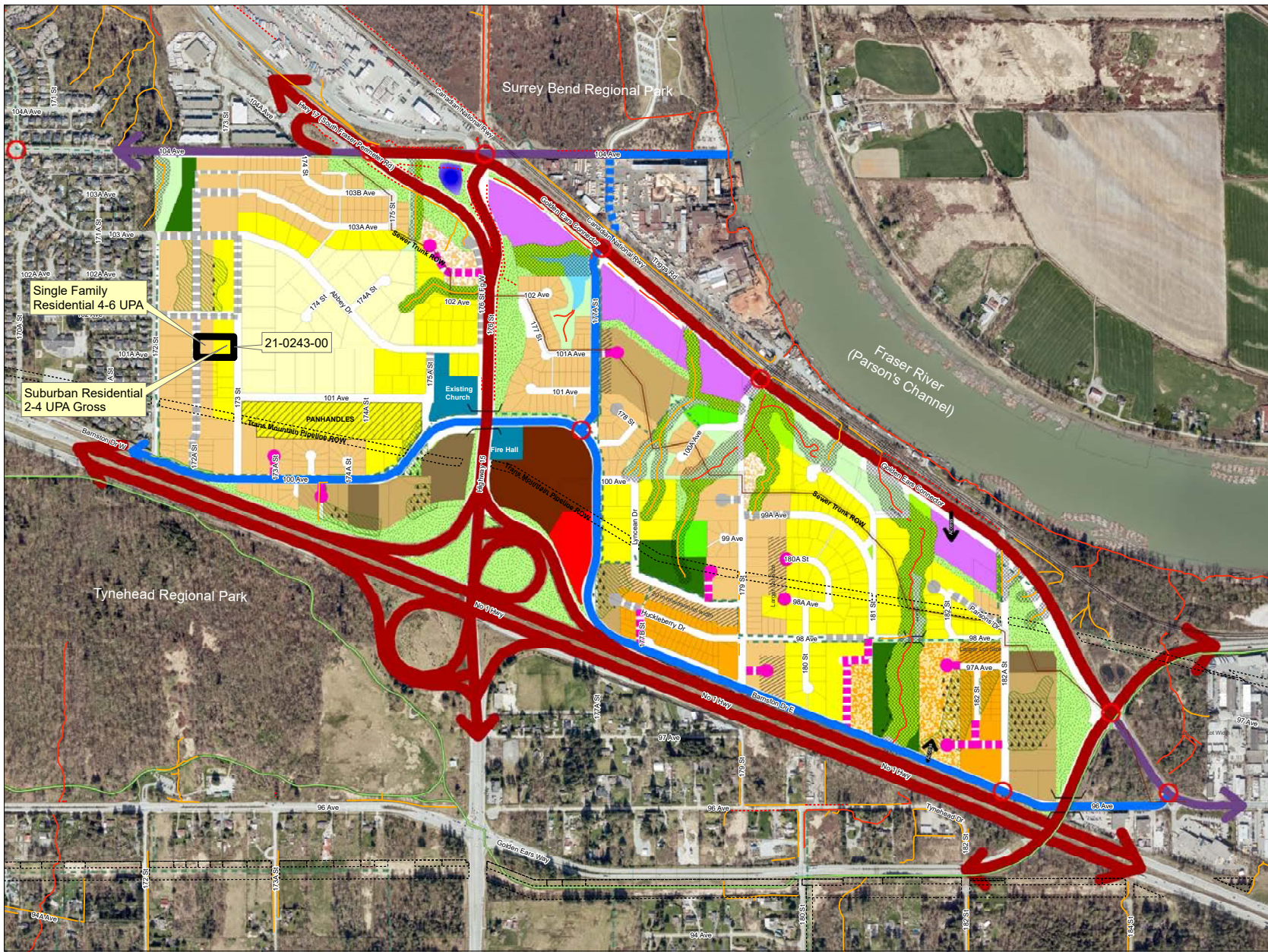
SUB

URB

URB

URB





LEGEND

Land Use Designations

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

Transportation Network

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

Utilities & Other

- SanitaryTrunkSewer_ROW_10m_AbbyRidge
- SanitaryTrunkSewer_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

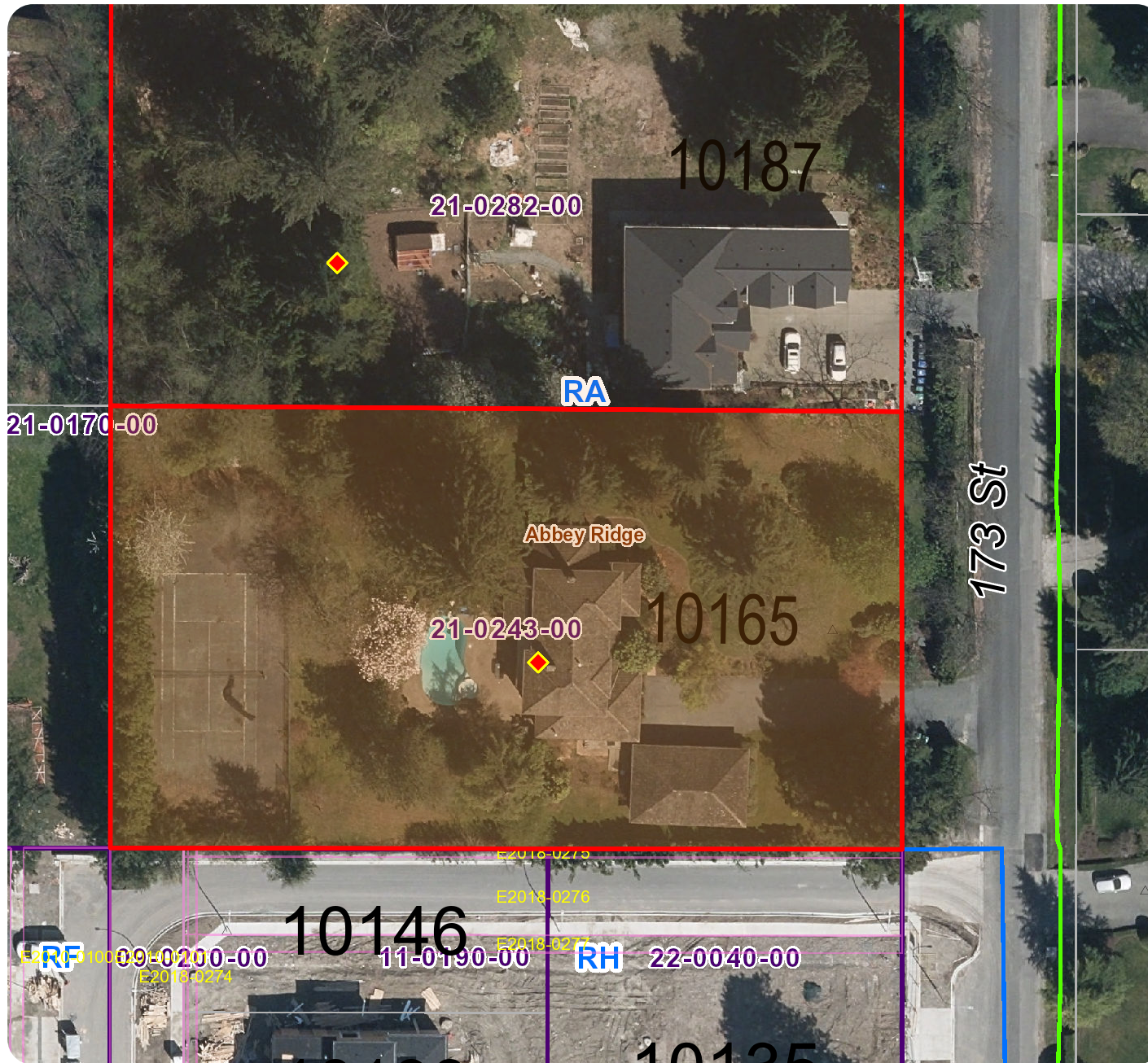
**Abbey Ridge
Stage 2 - Land Use Concept Plan**

Approved by Council at it's Regular Council Meeting of February 6, 2017 - Resolution RES R17-383 Amended 1 April 2022

City of Surrey Planning and Development Department



V:\Policy\Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_Heights_Abby_Ridge\LAND_USE_PLAN\Abby_Ridge_STAGE_II



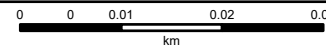
Legend

- Fish Class (Open Channels)
 - A
 - AO
 - B
 - C
 - Unknown
- Fish Class (Water Bodies)
 - A
 - AO
 - B
 - C
 - Unknown
- Water Courses Internal
 - River
 - Creek
 - Ditch
- Important Trees Internal
 - Decommissioned
 - Operating
- Heritage Sites Internal
 - Inventory
 - Registered
 - Registered and Protected
- Road Names250_1000
 - Early Copy Lots
- Municipal and Utility Rights of Way
 - Municipal
 - Utility
 - Metro Vancouver
 - Address Points
- Heritage Routes
 - Railway, Registered
 - Road, Inventory
 - Road, Registered
 - Road, Registered and Protected
 - Trail, Registered and Protected
- Park Outdoor Recreation Facilities
 - Park Playgrounds
 - Playground
 - Water Playground
 - Park Sports Fields
 - Sports Fields
 - Diamonds
- Dev Apps - All
- Land Use Contracts

Enter Map Description

Scale: 1:711

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



Map created on: 2024-04-30

CITY OF SURREY

BYLAW NO. 21259

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown hatched on the plan labeled Schedule A, attached hereto as follows:

FROM: SUBURBAN (SUB)

TO: URBAN (URB)

Portion of PID: 005-254-787
Lot 50 Section 6 Township 9 New Westminster District Plan 54661

(Portion of 10165 - 173 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259".

PASSED FIRST READING on the th day of , 20__.

PASSED SECOND READING on the th day of , 20__.

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

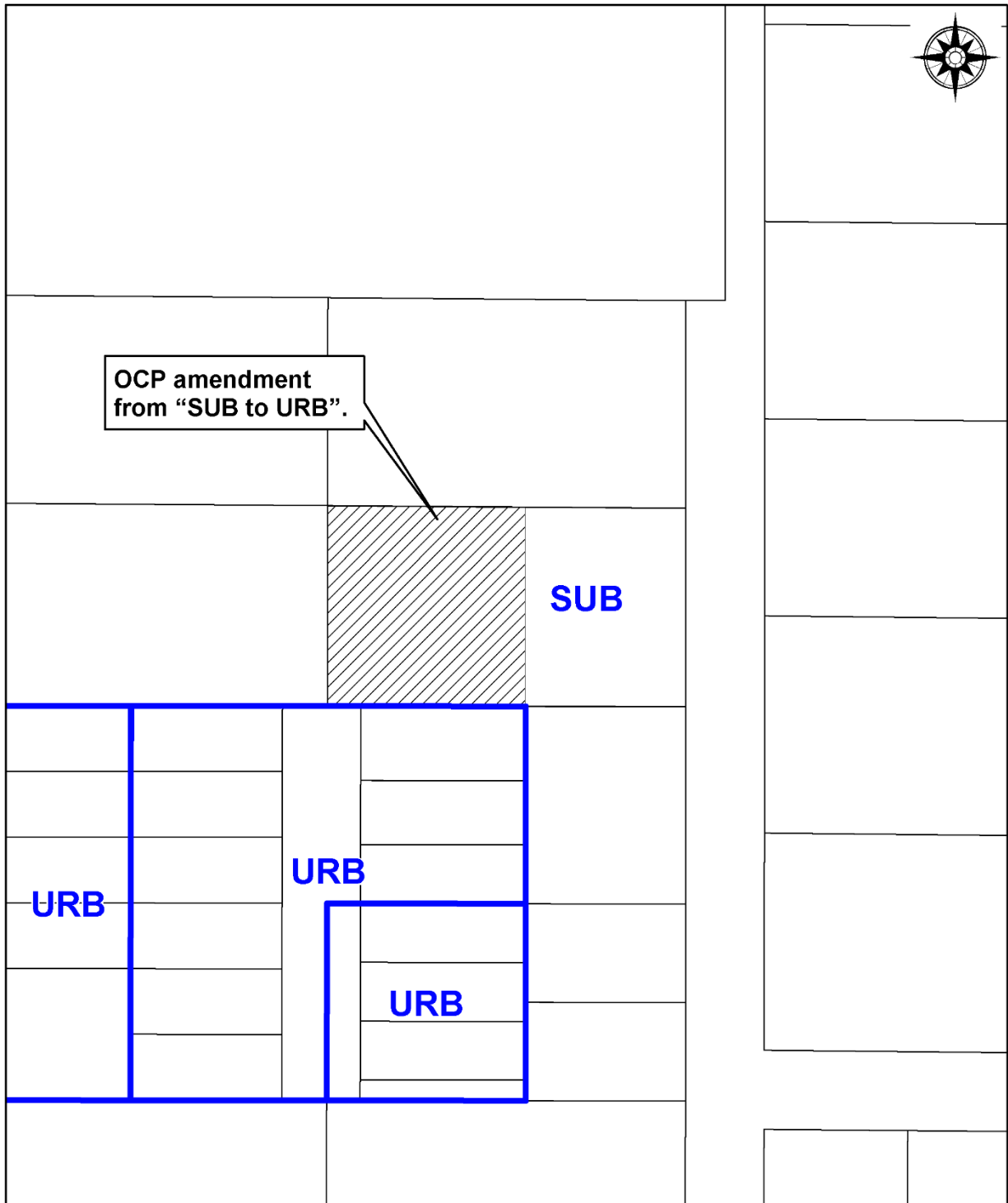
PASSED THIRD READING on the th day of , 20__.

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

_____MAYOR

_____CLERK

SCHEDULE A



OCP Amendment 21-0243-00

Proposed OCP amendment
from "SUB to URB".



CITY OF SURREY

BYLAW NO. 21260

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

Portion of PID: 005-254-787
Lot 50 Section 6 Township 9 New Westminster District Plan 54661
containing 2578.2 square metres, labeled Block A

(Portion of 10165 - 173 Street)

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: QUARTER ACRE RESIDENTIAL ZONE (RQ)

Portion of PID: 005-254-787
Lot 50 Section 6 Township 9 New Westminster District Plan 54661
containing 2074.4 square metres, labeled Block B

(Portion of 10165 - 173 Street)

Shown on the Survey Plan attached as Schedule A to this bylaw, certified correct by
Gene Paul Nikul, B.C.L.S on the 12th day of September, 2022.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260".

PASSED FIRST READING on the th day of, 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING on the th day of, 20 .

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

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

_____MAYOR

_____CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. 21260 OF LOT 50 SECTION 6 TOWNSHIP 9
NEW WESTMINSTER DISTRICT PLAN 54661

CITY OF SURREY
B.C.G.S. 92G.017

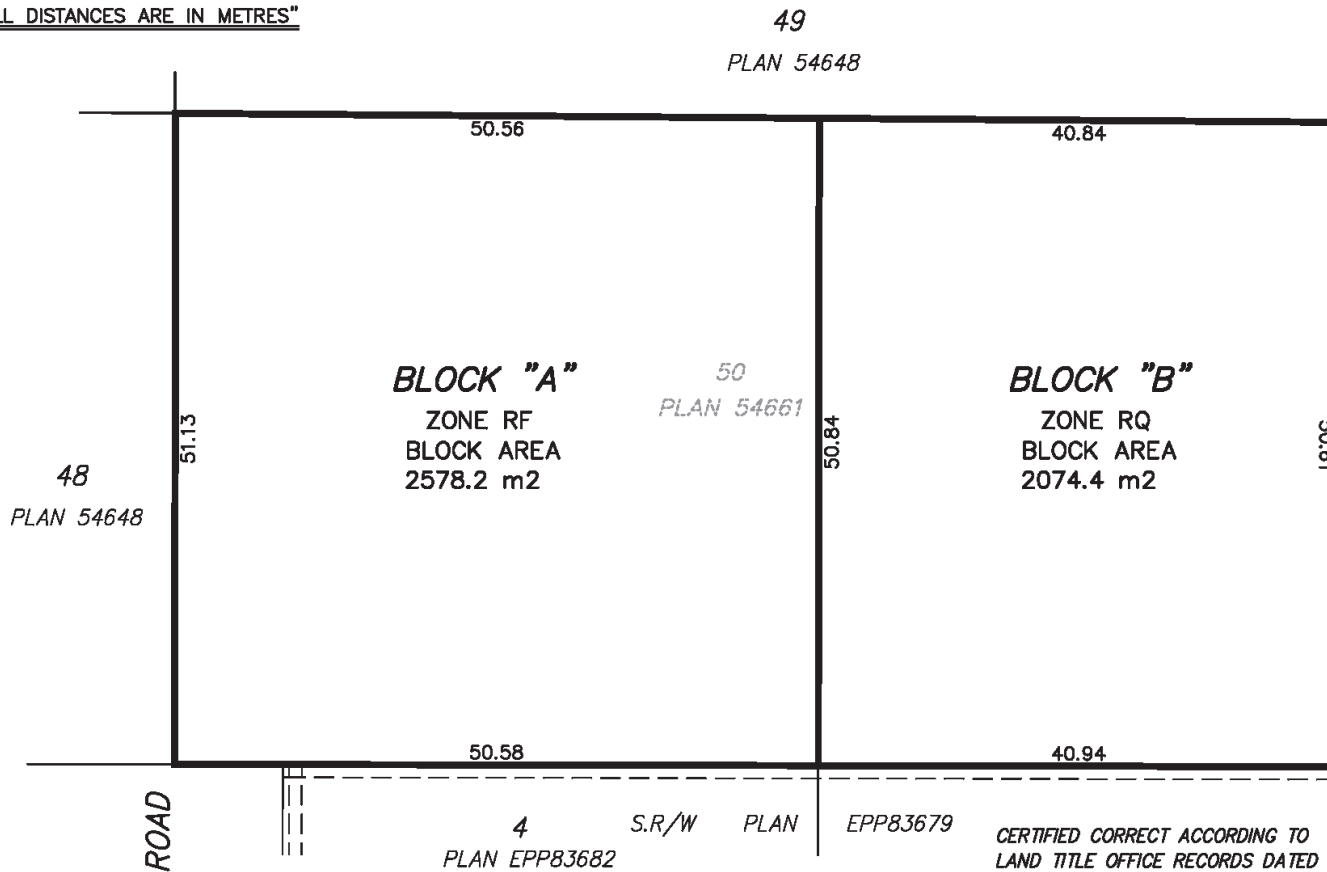
SCALE = 1:500



"ALL DISTANCES ARE IN METRES"

P.I.D. 005-254-787

CIVIC ADDRESS: #10165 173rd STREET



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 211397ZONE

4 S.R/W PLAN EPP83679
PLAN EPP83682

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 12th DAY OF SEPTEMBER, 2022

Gene Paul Niwula
GENE PAUL NIWULA B.C. (S'93)

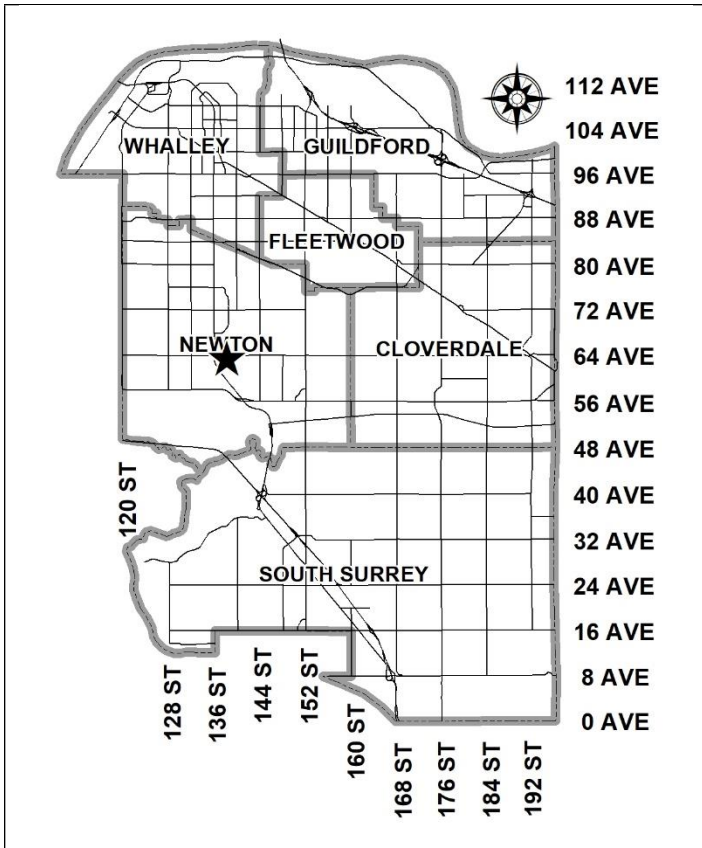
THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

211397ZONE

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0252-00

Planning Report Date: May 6, 2024



PROPOSAL:

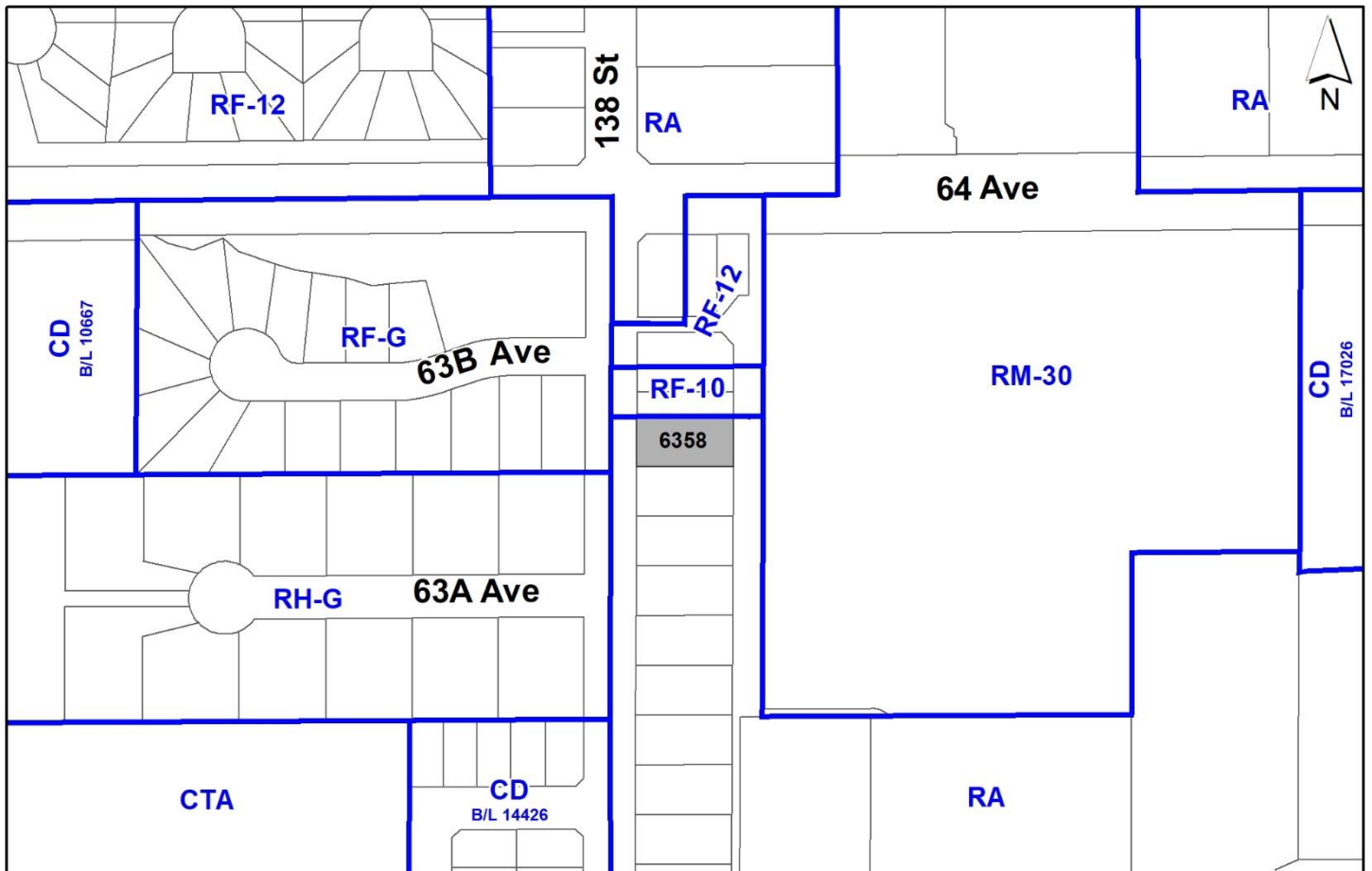
- **Rezoning** from RA to RF-10 to allow subdivision into 2 single family lots.

LOCATION: 6358 138 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal meets the intent of the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10).
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Small Lots	RA
North:	Single Family Dwelling	Single Family Small lots	RF-10
East (Across lane):	Townhouses	Townhouses (25 u.p.a. max)	RM-30
South:	Single Family Dwelling	Single Family Small lots	RA
West (Across 138 Street):	Single Family Dwelling	Single Family Residential	RF-G

Context & Background

- The subject property is located on the east side of 138 street, south of 64th Avenue. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)".

- The subject property as well as the adjacent lots on the east side of 138 Street are undersized lots under the RA zone. The subject lot is 712 square metres in area.
- The property is one of three properties along 138 street to propose redevelopment into single family small lots. Development Application No. 7918-0179-00 at 6304-138 Street, approximately 75 metres to the south of the site, was granted Third Reading of the associated Rezoning By-law on April 1, 2018, for proposed RF-10 zoning. Development Application No. 7917-0502-00 abutting to the north was granted Final Adoption of the associated Rezoning By-law on June 14, 2021.
- The remaining properties to the south along the east side of 138 Street are of an appropriate size to continue with similar RF-10 subdivision and redevelopment in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into two single family residential lots.
- The two proposed single family lots are 356 square metres in area, 9.6 metres in width, and 37.2 metres in depth, which meets or exceeds the minimum dimensional requirements of the RF-10 Zone.

	Proposed
Lot Area	
Gross Site Area:	712 square metres
Road Dedication:	n/a
Undevelopable Area:	
Net Site Area:	n/a
Number of Lots:	2
Unit Density:	28.57 u.p.h
Range of Lot Sizes	356 square metres
Range of Lot Widths	9.6 metres
Range of Lot Depths	37.2 metres

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 1 Elementary student at Woodward Hill Elementary School
1 Secondary student at Sullivan Heights Secondary School
- (Appendix III)
- Parks, Recreation & Culture:** The closest active park is McLeod Park and is 900 metres away, which contains amenities including walking paths, and natural area.

Transportation Considerations

- The subject site has road frontage along 138 Street and the lane at the rear has been recently constructed. As part of the subject proposal, the applicant will be required to confirm the adequacy of existing infrastructure to support the proposed development.
- Accesses to the proposed lots will be via the rear lane.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation within the Regional Growth Strategy plan.

Official Community Plan

Land Use Designation

- The proposal is compliant with the “Urban” designation in the Official Community Plan.

Secondary Plans

Land Use Designation

- The proposal meets the intent of the Single Family Small lots designation within the South Newton NCP.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", streamside setbacks and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	28.57 units per hectare
Yards and Setbacks		
Front Yard (direction):	4 metres	4 metres
Side Yard (direction):	1.2 metres	1.2 metres
Rear (direction):	7.5 metres	7.5 metres
Lot Size (Type III)		
Lot Size:	324 square metres	356 square metres
Lot Width:	9 metres	9.6 metres
Lot Depth:	36 metres	37.2 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultant Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- Styles recommended for this site include "Traditional West Coast" homes.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated November 15, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide

additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new lot.
- The proposed development will not be subject to Tier 2 CACs as the proposed density is consistent with the density that is permitted under the site's existing land use designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 8, 2023, and the Development Proposal Signs were installed on November 1, 2023. Staff have received no responses from neighbouring properties.

TREES

- Nour Dalati, ISA Certified Arborist of Diamond Head Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Lotus	1	1	0
Coniferous Trees			
Western Red Cedar	2	2	0
English Holly	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	

Total Retained and Replacement Trees Proposed	4
Estimated Contribution to the Green City Program	\$2,200

- The Arborist Assessment states that there are a total of 4 mature trees on the site and no Alder or Cottonwood trees. No trees are proposed to be retained as part of this development.
- For the 4 trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. Since only 4 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the proposed deficit of 4 replacement trees will require an estimated cash-in-lieu payment of \$2,200, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be replaced on the site with an estimated contribution of **\$2,200** to the Green City Fund.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

TS/ar



PRELIMINARY
FOR DISCUSSION PURPOSES

Z:\Projects\23023\A_000001\00 - 01 - 02 - 03 - 04 - 05 - 06 - 07 - 08 - 09 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26 - 27 - 28 - 29 - 30 - 31 - 32 - 33 - 34 - 35 - 36 - 37 - 38 - 39 - 40 - 41 - 42 - 43 - 44 - 45 - 46 - 47 - 48 - 49 - 50 - 51 - 52 - 53 - 54 - 55 - 56 - 57 - 58 - 59 - 60 - 61 - 62 - 63 - 64 - 65 - 66 - 67 - 68 - 69 - 70 - 71 - 72 - 73 - 74 - 75 - 76 - 77 - 78 - 79 - 80 - 81 - 82 - 83 - 84 - 85 - 86 - 87 - 88 - 89 - 90 - 91 - 92 - 93 - 94 - 95 - 96 - 97 - 98 - 99 - 100 - 101 - 102 - 103 - 104 - 105 - 106 - 107 - 108 - 109 - 110 - 111 - 112 - 113 - 114 - 115 - 116 - 117 - 118 - 119 - 120 - 121 - 122 - 123 - 124 - 125 - 126 - 127 - 128 - 129 - 130 - 131 - 132 - 133 - 134 - 135 - 136 - 137 - 138 - 139 - 140 - 141 - 142 - 143 - 144 - 145 - 146 - 147 - 148 - 149 - 150 - 151 - 152 - 153 - 154 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176 - 177 - 178 - 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CROYDON BUSINESS CENTRE
#216-2630 CROYDON DRIVE
SURREY, BC V3S 6T3
PHONE: 604-782-6927
EMAIL: info@centras.ca

CLIENT: SIMIRJIT KAUR BRAR

PROJECT: RESIDENTIAL SUBDIVISION

PROJECT No. 23023

DRAWING TITLE: LOT LAYOUT

MUNICIPAL PROJECT No. 7823-0252-00

LEGAL: -

DATE: SEP 2023 SCALE: 1:500

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

INTER-OFFICE MEMO

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

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

DATE: **April 30, 2024** PROJECT FILE: **7823-0252-00**

RE: **Engineering Requirements
Location: 6358 138 St**

REZONE/SUBDIVISION

Works and Services

- Complete storm catchment analyses and resolve downstream constraints.
- Implement on-site storm mitigation requirements as determined through detailed design.
- Provide water meter to existing service connections.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone & Subdivision.



Jeff Pang, P.Eng.
Manager, Development Services

/JNC



Department: **Planning and Demographics**
 Date: **March 13, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0252 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	----------

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Woodward Hill Elementary	
Enrolment	711
Operating Capacity	644
# of Portables	4
Sullivan Heights Secondary	
Enrolment	1882
Operating Capacity	1700
# of Portables	11

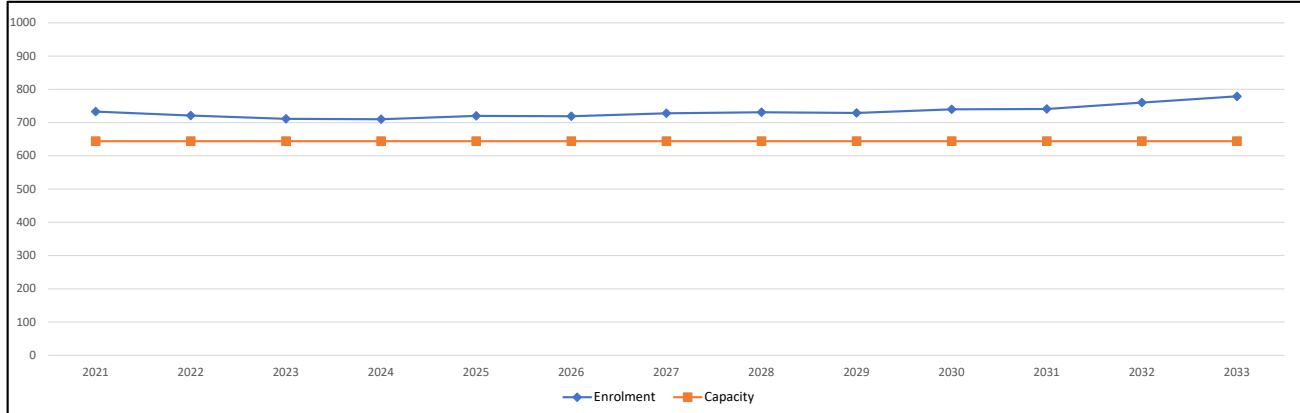
Summary of Impact and Commentary

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

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in the Spring of 2026 which will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge.

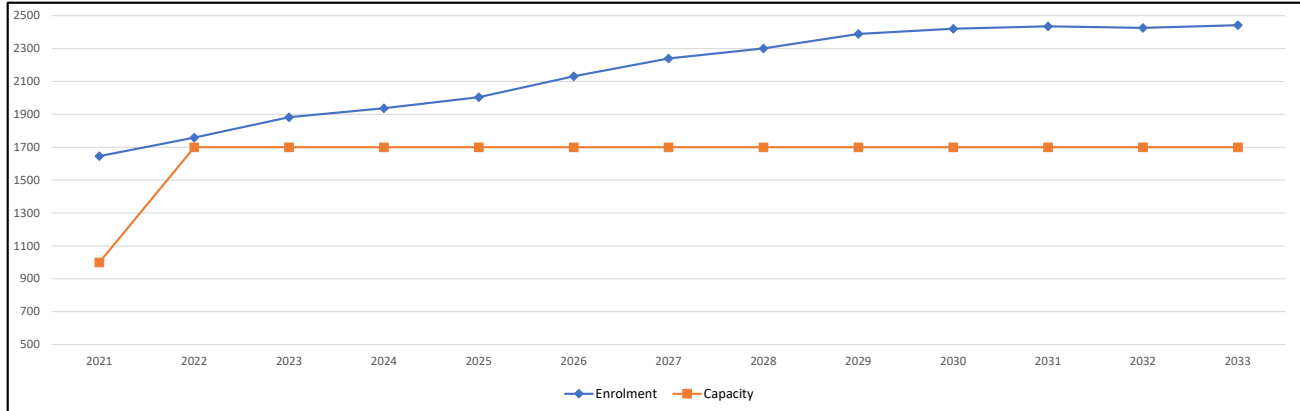
The 700 capacity addition at Sullivan Heights Secondary opened in September 2022 but the school has 11 portables and is still operating above capacity even with the addition.

Woodward Hill Elementary



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

Sullivan Heights Secondary



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

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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0252-00
 Project Location: 6358 138 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

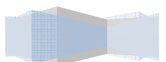
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 35-40 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 5000 sf. The rear lane abuts a new subdivision of townhouses.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 35-40 year old with roof pitches of 4:12 up to 6:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



- selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
 - 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

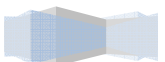
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



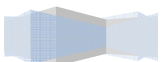
- Roof Pitch:** Minimum roof pitch must be 4:12. Flat roofs as accent roofs are permitted.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: October 6, 2023

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: October 6, 2023



4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address: 6358 138 Street Surrey, BC

Registered Arborist: Max Rathburn

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	4
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

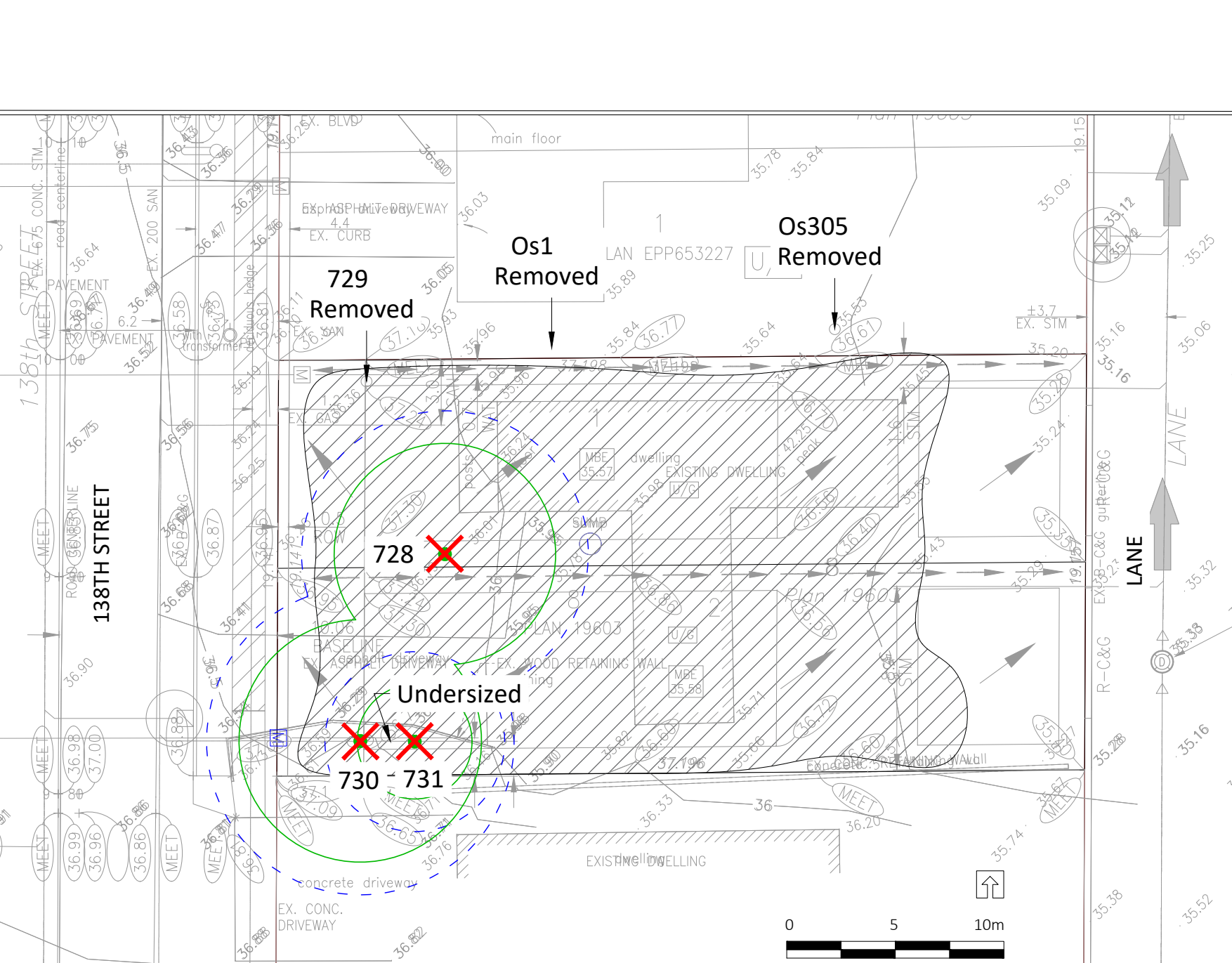
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees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

Summary, report, and plan prepared and submitted by


Signature of Arborist

October 3, 2023

Date



- LEGEND**
- CRITICAL ROOT ZONE
 - - - NO-BUILD ZONE
 - X TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - X SURVEYED TREE TO BE REMOVED
 - X UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Topographic Survey by Cameron Land Surveying Ltd. Dated May 1, 2023
 2. Proposed Lot Grading Key Plan provided by the client on September 29, 2023.

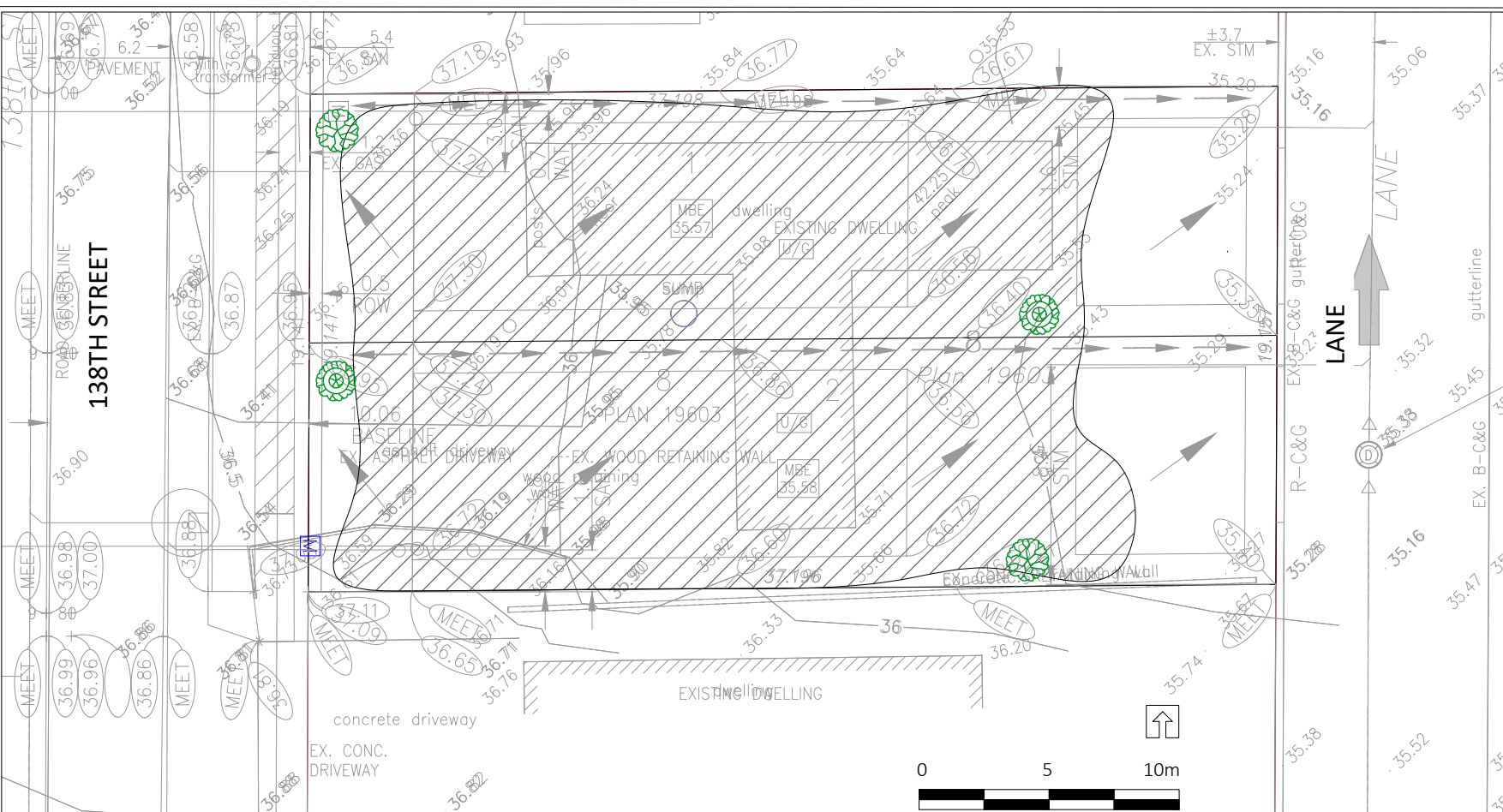


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Management Plan
Project address: 6358 138 Street, Surrey, BC
Client: Preet Brar

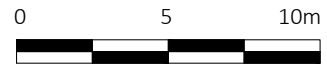
Drawing No: 001
Date: 2023/10/03
Drawn by: ND
Page Size: TABLOID 11"x17"

Page #
1 of 1



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	2	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	2	6 cm. cal	As shown	B. & B.

- REFERENCE DRAWINGS**
1. Topographic Survey by Cameron Land Surveying Ltd. Dated May 1, 2023
 2. Proposed Lot Grading Key Plan provided by the client on September 29, 2023.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Replacement Plan
Project address: 6358 138 Street, Surrey, BC
Client: Preet Brar

Drawing No: 001
Date: 2023/10/03
Drawn by: ND
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

BYLAW NO. 21265

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL (10) ZONE (RF-10)

PID: 010-102-272
Lot 8 Section 9 Township 2 New Westminster District Plan 19603
(6358 - 138 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21265".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

_____MAYOR

_____CLERK



INTER-OFFICE MEMO

**Regular Council - Land Use
B.5 7922-0238-00
Monday, May 6, 2024
Replacement Page**

TO: City Clerk, Legislative Services Division

FROM: Chief Development Approvals Officer,
Planning & Development Department

DATE: May 6, 2024

FILE: 7922-0238-00

RE: **Agenda Item B.5 May 6, 2024 Regular Council – (Land Use)
Development Application No. 7922-0238-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0238-00 is on the agenda for consideration by Council at May 6, 2024 Regular Council – Land Use Meeting under Item B.5.

After finalizing the Planning Report for the May 6, 2024 Regular Council – Land Use Agenda, an error was noticed in the Trees section that references requirements for trees in streamside protection areas. There are no trees in streamside protection areas in this application. References to these requirements have been removed for clarity.

Page 12 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report is attached to this memorandum.

Ron Gill
Chief Development Approvals Officer
Planning & Development Department

Attachment - 7922-0238-00- Page 12 Replacement Page

c.c. - City Manager

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees.
- The applicant proposes to retain 9 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees ~~that are outside the streamside protection area~~, and a 2 to 1 replacement ratio for all other trees, ~~including Alder and Cottonwood that are within a streamside protection area~~. This will require a proposed total of 25 replacement trees on the site. The applicant is proposing 28 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Ginkgo, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

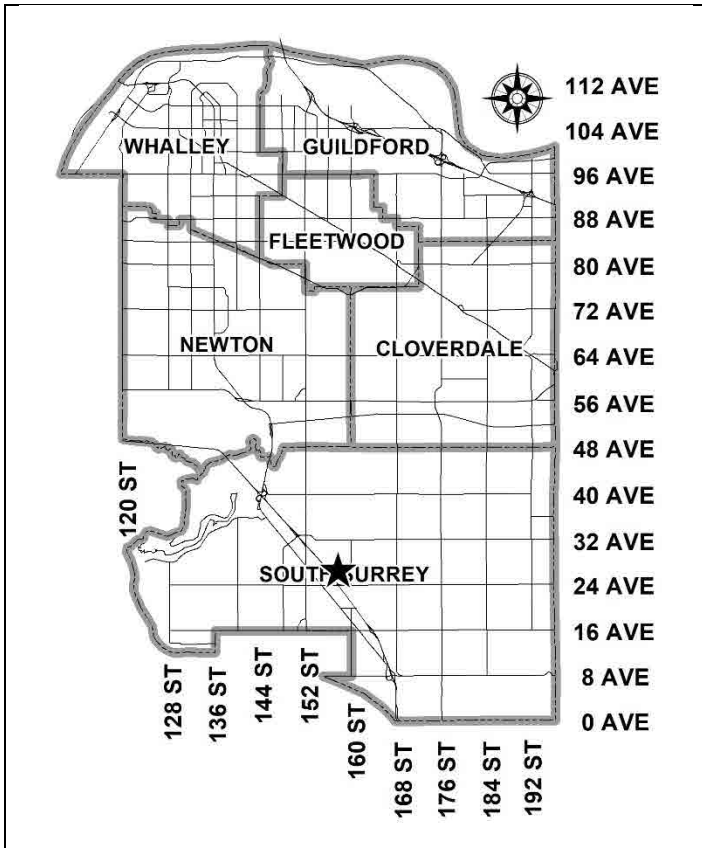
The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit No. 7922-0238-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



PROPOSAL:

- **Rezoning** from RH to RM-30
- **Development Permit**
- **Development Variance Permit**

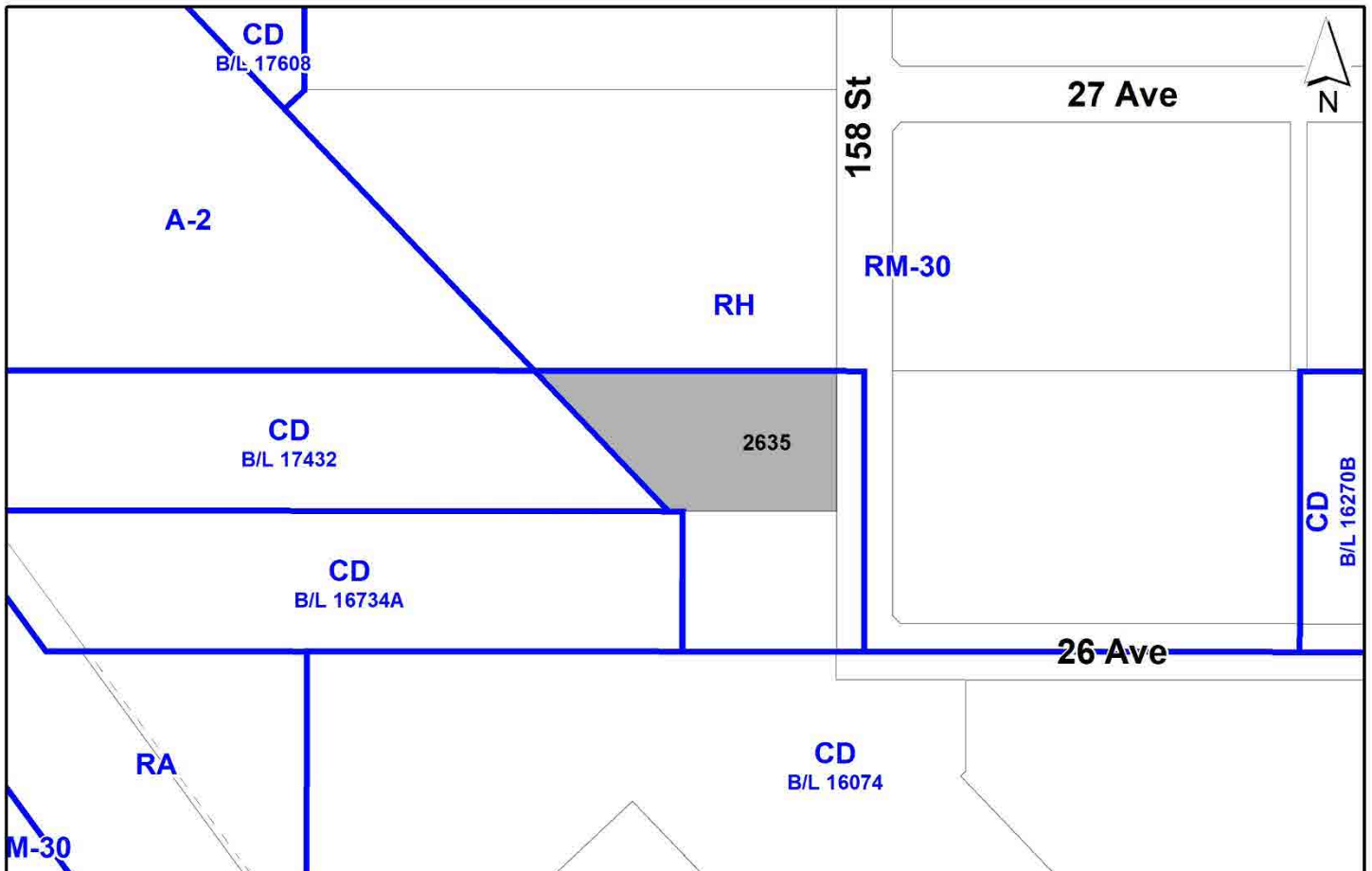
to permit the development of 21 townhouse units.

LOCATION: 2635 - 158 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: 20-30 upa Medium-High Density



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the 20-30 upa Medium-High Density designation in the Morgan Heights Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Morgan Heights.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Morgan Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The application proposes reduced side yard setbacks at the north and south property lines, which are appropriate given the context adjacent to a driveway on the site to the north and to an anticipated future townhouse development to the south. The proposed 3 metre setbacks allow sufficient space for pedestrian pathways between the property line and building face along both the north and south property lines.
- The proposed development 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 buildings and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0238-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0238-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) Approval from the Ministry of Transportation & Infrastructure;
 - (c) Confirmation that the proposed development will fall outside electromagnetic field impacts from the adjacent BC Hydro transmission tower Right-of-Way, to the satisfaction of BC Hydro;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residence	Urban/20-30 upa Medium-High Density	RH
North:	Townhouse	Urban/20-30 upa Medium-High Density	RM-30
East (Across 158 Street):	Townhouse	Urban/20-30 upa Medium-High Density	RM-30
South:	Single Family Residence	Urban/20-30 upa Medium-High Density	RH
West (Across BC Hydro ROW):	Office Building	Mixed Employment/ Business Park/Light Industrial (Highway 99 Corridor LAP)	CD Bylaw No. 17432

Context & Background

- The 4,287 square metre site is zoned "Half-Acre Residential (RH) Zone", designated Urban in the OCP, and designated "20-30 u.p.a Medium-High Density" in the Morgan Heights Neighbourhood Concept Plan.
- The subject property was created as a remnant lot and rezoned from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone" under Development Application No. 7911-0051-00, which subdivided the parent parcel to redevelop the portion to the west of the BC Hydro Right of Way as an office building under the Business Park/Light Industrial designation in the Highway 99 Corridor Local Area Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Half-Acre Residential (RH) Zone" to the "Multiple Residential 30 Zone (RM-30)" to accommodate the proposed 21-unit townhouse development. A Development Permit for Form & Character is also required for the development.

- The proposal complies with the “20-30 u.p.a Medium-High Density” designation in the Morgan Heights Neighbourhood Concept Plan”.

Proposed	
Lot Area	
Gross Site Area:	0.43 hectares
Road Dedication:	n/a
Net Site Area:	0.43 hectares
Number of Lots:	1
Building Height:	3 storeys
Unit Density:	49 uph (20 upa)
Floor Area Ratio (FAR):	0.73
Floor Area	
Residential:	3,139 square metres
Residential Units:	
3-Bedroom:	2
4-Bedroom:	19
Total:	21

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

10 students at Sunnyside Elementary School
 5 students at Grandview Heights Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2025.

Parks, Recreation & Culture: No concerns.

The closest active park with playground and natural area is Oliver Park and is approximately 330 metres away.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department: No concerns.

BC Hydro: BC Hydro has no objection in principle to the proposed development. The applicant will be required to submit detailed drawings to the satisfaction of BC Hydro confirming no electromagnetic field impacts on the proposed development. This will be required prior to the application being considered for Final Adoption of the associated Rezoning By-law.

Additional changes to the applicant's proposal may be required should BC Hydro provide any comment that necessitates a change to the proposal.

Transportation Considerations

- Vehicular access to the site will be from a driveway on 158 Street to the east located near the south property line. In order to minimize driveways onto 158 Street, and due to the proximity to the intersection with 26 Avenue, a shared access easement will be registered granting shared access to the abutting parcel to the south (2609 – 158 Street) when it redevelops.
- There are no road dedication requirements associated with this development application. Road dedication requirements were satisfied under Development Application No. 7911-0051-00, which previously subdivided the parent parcel to redevelop the western portion of the site (west side of the BC Hydro Right of Way) as an office building under the Business Park/Light Industrial designation in the Highway 99 Corridor Local Area Plan.
- The closest bus stop is on 160 Street, approximately 450 metres walking distance from the subject site, which is served by the 363 Southpoint/Peace Arch Hospital and 354 White Rock South/Bridgeport Station routes.
- The development will provide an extension of the existing multi-use pathway, to be located within the BC Hydro right-of-way along the west side of the site, and future residents of the townhouse site will have direct access to the pathway. The existing constructed portions of the pathway extend north beyond 28 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Secondary PlansLand Use Designation

- The proposal complies with the 20-30 upa Medium-High Density designation in the Morgan Heights Neighbourhood Concept Plan (NCP)

Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 UPH	49 UPH
Floor Area Ratio:	1.00 FAR	0.73 FAR
Lot Coverage:	45%	32%
Yards and Setbacks		
Front:	4.5 metres	4.5 metres
Rear:	6.0 metres	6.0 metres
Side Yard:	6.0 metres	3.0 metres (DVP)
Street Side Yard/Side Yard on Flanking Lane:	4.5 metres	6.0 metres
Height of Buildings		
Principal buildings:	13 metres	13 metres
Accessory buildings:	4.5 metres	4.5 metres
Indoor Amenity buildings:	11 metres	11 metres
Amenity Space		
Indoor Amenity:	63 m ²	The proposed 63 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	90 m ²	The proposed 90 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Number of Stalls		
Residential:	42	42
Residential Visitor:	4	4
Total:	6	6
Tandem (%):	Max 50%	19%

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

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Morgan Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The reduced side yard setbacks at the north and south property lines are appropriate given the context adjacent to a driveway on the site to the north and to an anticipated future townhouse development to the south.
- The additional setbacks at the 2nd and 3rd floor levels achieve a more contemporary design with enhanced articulation of the exterior façade, adding visual interest to the buildings, and achieve more efficient floor plans.
- The proposed setbacks allow sufficient space for pedestrian pathways between the property line and building face along both the north and south property lines.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

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 \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.
- A cash-in-lieu payment, at a rate of 0.5% of construction value, would be applicable at the time of Building Permit issuance.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 23, 2023, and the Development Proposal Signs were installed on November 29, 2022. Staff received no responses concerned with the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the urban design guidelines in the Morgan Heights Neighbourhood Concept Plan (NCP).
- The application proposes 21 townhouse units in 4 buildings with a mix of three- and four-bedroom unit types plus a separate amenity building. Each building contains between 4 to 7 dwelling units.
- The total building floor area proposed is 3,139 square metres representing a net FAR of 0.73 and a unit density of 49 units per hectare (20 units per acre). Both the FAR and the unit density comply with the provisions identified in the RM-30 Zone.

- Most units contain 2-car side-by-side garages, except for Building 3, which includes 4 units with tandem parking garages. The proposed parking arrangement is within the allowable limit of up to 50% tandem parking units under the provisions of the RM-30 Zone.
- A total of 4 visitor parking spaces are provided, which meets the requirements of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law.
- A reciprocal access agreement will be registered to allow for future shared driveway access for the abutting lot to the south at 2609 – 158 Street.
- Pedestrian connections are proposed along the north and south property lines. Units in Building 4 along the north walkway are proposed to have front yards onto the walkway and habitable ground floor rooms to address CPTED concerns and provide surveillance of the walkway. The shorter walkway along the south property line connects from the driveway entrance to the future multi-use pathway within the BC Hydro right-of-way.
- Building materials consist of aluminum composite panel, hardie panel siding and hardie board and batten siding in white, grey and brown tones.

Landscaping

- The street fronting units along 158 Street will have front yard landscaping and patios, with trees planted at each unit, to provide an attractive public realm interface.
- Decorative paving is proposed as well as additional landscaping at the driveway entrance to the site.
- All non-hard surfaces are proposed to be covered by vegetation to maximize biodiversity, and substantial landscaping will be planted along the front yard patios of Buildings 1 and 4, and around the rear yards of Buildings 2 and 3. A 1.0 metre wide landscape buffer will be planted along the north and south property lines.
- The planting design includes a large variety of trees and shrubs. Tree species include: Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Gingko, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- There are 9 existing trees that are proposed for retention, which includes two on-site and one off-site tree along the south property line and all City trees along 158 Street.

Amenity Space

- Based on Zoning By-law requirements for amenity space, a minimum of 63 square metres of indoor amenity space and 90 square metres of outdoor amenity spaces are required to be provided for the proposed development. The applicant has provided these requirements.

Indoor Amenity

- The indoor amenity space will be located in the northwest corner in a separate building located at the rear of the property, between Building 4 and the BC Hydro right-of-way adjacent to the proposed multi-use pathway.
- The indoor amenity building will be accessible from the main drive aisle and from a pathway running along the north property line adjacent to Buildings 1 and 4.

Outdoor Amenity

- The outdoor amenity space will be located in the north-west corner of the site, adjacent to the indoor amenity building. The amenity area will include planted trees, paved surfaces, a picnic table and benches, bike racks adjacent to the multi-use pathway, and a children's play area with a wood fibre play surface and playground equipment.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey locust	2	0	2
Katsura	2	0	2
Red maple	2	2	0
Bigleaf Maple	1	1	0
Common cherry	1	0	1
Coniferous Trees			
Douglas fir	6	6	0
Western red cedar	2	0	2
Western hemlock	1	0	1
Emerald cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	18	9	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		28	
Total Retained and Replacement Trees Proposed		37	

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees.
- The applicant proposes to retain 9 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 25 replacement trees on the site. The applicant is proposing 28 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Ginkgo, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
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Appendix V.	Development Variance Permit No. 7922-0238-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



DEVELOPMENT PERMIT APPLICATION

TOWNHOUSE DEVELOPMENT
2635 158 STREET
SURREY, BC

PMA
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
CONTEXT PLAN	A-0.3
SURVEY	A-0.4
BLOCK CONCEPT PLAN	A-0.5
BASE PLAN	A-0.6
SITE PLAN	A-1.0
FIRE ACCESS PLAN	A-1.1
FLOOR PLANS	A-2.0 to A-2.8
PERSPECTIVES	A-3.0 to A-3.4
ELEVATIONS	A-3.5 to A-3.11
SECTIONS	A-4.0 to A-4.3
UNIT PLANS	A-5.0 to A-5.12

PROJECT TEAM

ARCHITECT - ParaMorph Architecture INC.

1690 West 2nd Avenue
Vancouver, BC V6J 1H4
(604) 608-0161
david@eatonarchitect.ca

SURVEYOR - CAMERON LAND SURVEYING LTD. B.C. LAND SURVEYORS

Unit 234 - 18525-53rd Avenue
Surrey, BC V3S 7A4
(604) 597-3777
sean@cameronlandsurveying.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS.

Suite C100 - 1485 Still Creek Drive
Burnaby, BC V5C 6G9
(604) 294-0011
mary@pmglandscape.com

CIVIL - HUB ENGINEERING INC.

Suite 212, 12992 - 76 Ave,
Surrey, BC V3V 7Y3
(604) 572-4328
mail@hub-inc.com

ARBORIST - KLIMO & ASSOCIATES LTD.

5565 15B Ave
Delta BC, V4M 2H2
(604) 358-5562
klimofrancis@gmail.com

PROJECT SUMMARY

ADDRESS	2635 158 STREET, Surrey, BC		
LEGAL DESCRIPTION	LOT 2 SECTION 23 TOWNSHIP 1 PLAN BCP50475 NWD		

LOT INFO	SITE AREA (Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	46,026	4,276	1.06	0.43
DEDICATION				
NET AREA (AFTER DEDICATION)	46,026	4,276	1.06	0.43

ZONING	CURRENT	PROPOSED
	RA	RM30

FAR	PERMITTED	PROPOSED
FAR	1.00	0.73
AREA		33189 sq ft / 3083 sq m

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH - BLDG 1 (SIDE YARD)	6.0m	3.0 m
	NORTH - BLDG 4 (REAR YARD)	6.0m	6.0m
	SOUTH (SIDE YARD)	6.0m	3.0 m
	EAST - ALONG 158 STREET (FRONT YARD)	4.5m	4.5 m
	WEST - ALONG MUP ROW (SIDE YARD)	6.0m	10.0 m

BLDG HEIGHT	PERMITTED	PROPOSED
		3 STOREY

SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
PROPOSED	14634	1,359	31.80%	

FAR CALCULATION								
GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
UNIT-A	416	234	650	679	705	1618	4	6472
UNIT-A1	416	234	650	749	760	1743	1	1743
UNIT-A2	416	214	630	697	702	1,613	1	1613
UNIT-A3	416	214	630	681	702	1,597	1	1597
UNIT-B	416	254	670	699	725	1678	5	8390
UNIT-B1	416	254	670	771	781	1806	1	1806
UNIT-B2	416	254	670	725	743	1722	1	1722
UNIT-C	467	97	564	593	618	1308	1	1308
UNIT-C1	457	80	537	559	592	1231	1	1231
UNIT-D	471	297	768	645	647	1589	2	3178
UNIT-D1	471	297	768	643	652	1592	2	3184
UNIT-E	423	218	641	696	624	1538	1	1538
							21	33782
TOTAL FAR (NET)								0.734

PARKING REQUIREMENTS BREAKDOWN					
OFF STREET PARKING	RESIDENTIAL DWELLING UNITS	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
		21	2 CAR / UNIT	42	42
	VISITOR'S		0.20	4.2 SAY 4	4
	TOTAL			46	46

OUTDOOR AMENITY			
OUTDOOR AMENITY	Sq. m.	Sq. ft.	REMARKS
REQUIRED	63	678	3 Sq.m. or 32.30 Sq.ft/ UNIT
PROVIDED	90	969	

INDOOR AMENITY			
INDOOR AMENITY	Sq. m.	Sq. ft.	REMARKS
REQUIRED	63	678	3 Sq.m. or 32.30 Sq.ft/ UNIT
PROVIDED	63	678	



301 - 9639 157A Street, Surrey, BC V3T 0M1
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | www.paramorph.com

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2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Date	Description

Issues / Revisions

Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

PROJECT SUMMARY

Scale
As Noted

Sheet No.

A-0.2

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Sheet Title
CONTEXT PLAN

Scale
As Noted

Sheet No.
A-0.3

TOPOGRAPHIC PLAN OF LOT 2,
SECTION 23, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP50475

CMV ADDRESS: 2635 158 Street, Surrey, B.C.



SCALE = 1 : 250
All distances are in metres

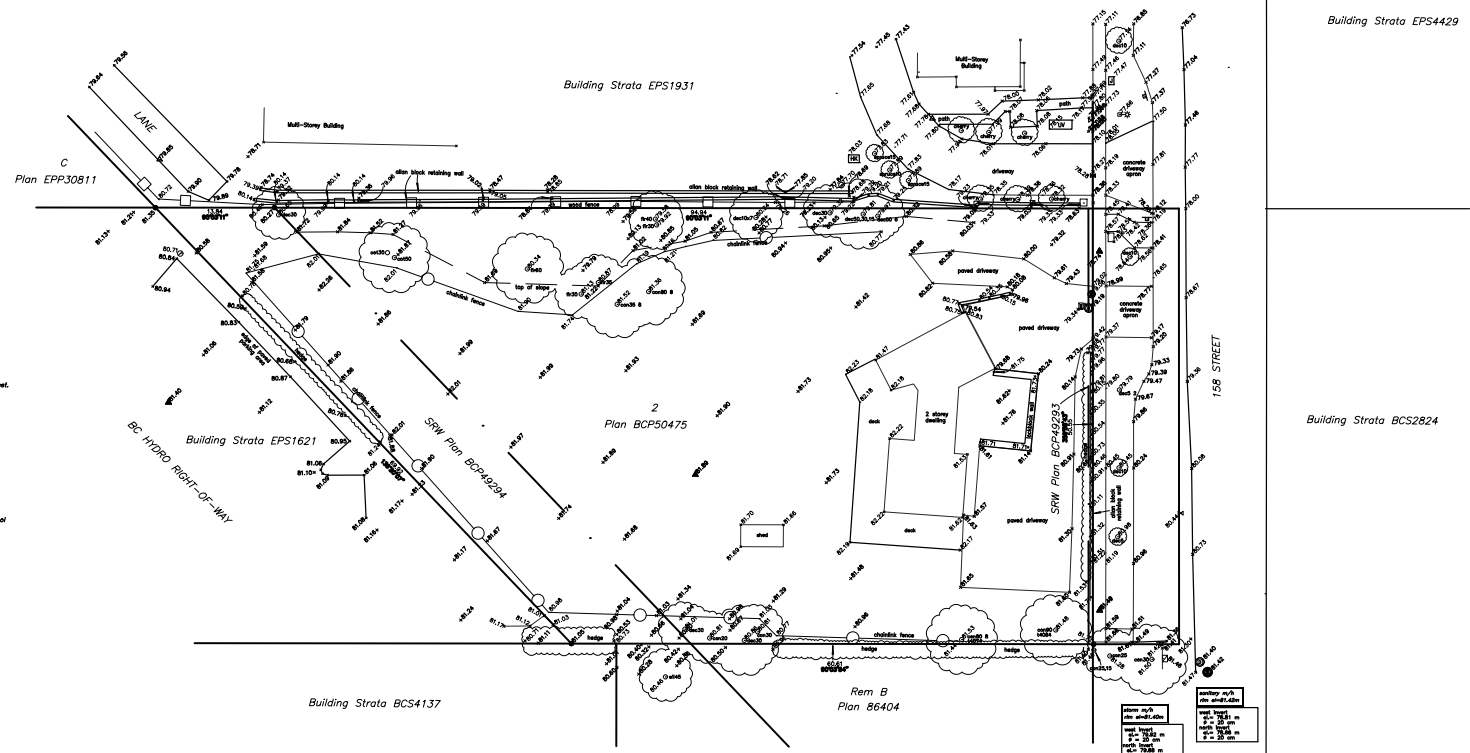
SURVEY LEGEND

- Unknown manhole
- ⊙ Power pole
- ⊙ Catch basin
- ⊙ Guy wire anchor
- Sanitary manhole
- Storm manhole
- ⊙ Lamp standard
- ⊙ Sign
- ⊙ Gate post
- Telephone manhole
- △ Denotes survey control point
- A30 Denotes 30cm dia Alder tree
- B30 Denotes 30cm dia Birch tree
- C30 Denotes 30cm dia Cedar tree
- CH30 Denotes 35cm dia Cherry tree
- CO30 Denotes 30cm dia Coniferous tree
- DC30 Denotes 20cm dia Deciduous tree
- F30 Denotes 30cm dia Fir tree
- L30 Denotes 30cm dia Larch tree
- MP30 Denotes 150cm dia Maple tree
- PH30 Denotes 50cm dia Pine tree
- WL30 Denotes 60cm dia Willow tree



NOTES:

- 1) Elevations are in metres and are spot heights.
- 2) Elevations are derived from Control Monument 8210019 located at the southwest corner of 24th Avenue and 180 Street. Elevation = 78.506 metres.
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our clients. The applicant accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data, provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field files.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 1825-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
Fax: 6463-7911

This plan lies within the Metro Vancouver Regional District

Updated this 4th day of April, 2022.
This plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 16th day of February, 2022.

Kenneth W. Schuurman

B.C.L.S. (800)

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Sheet Title

TOPOGRAPHIC SURVEY

Scale
As Noted

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**2635 158 STREET
SURREY**

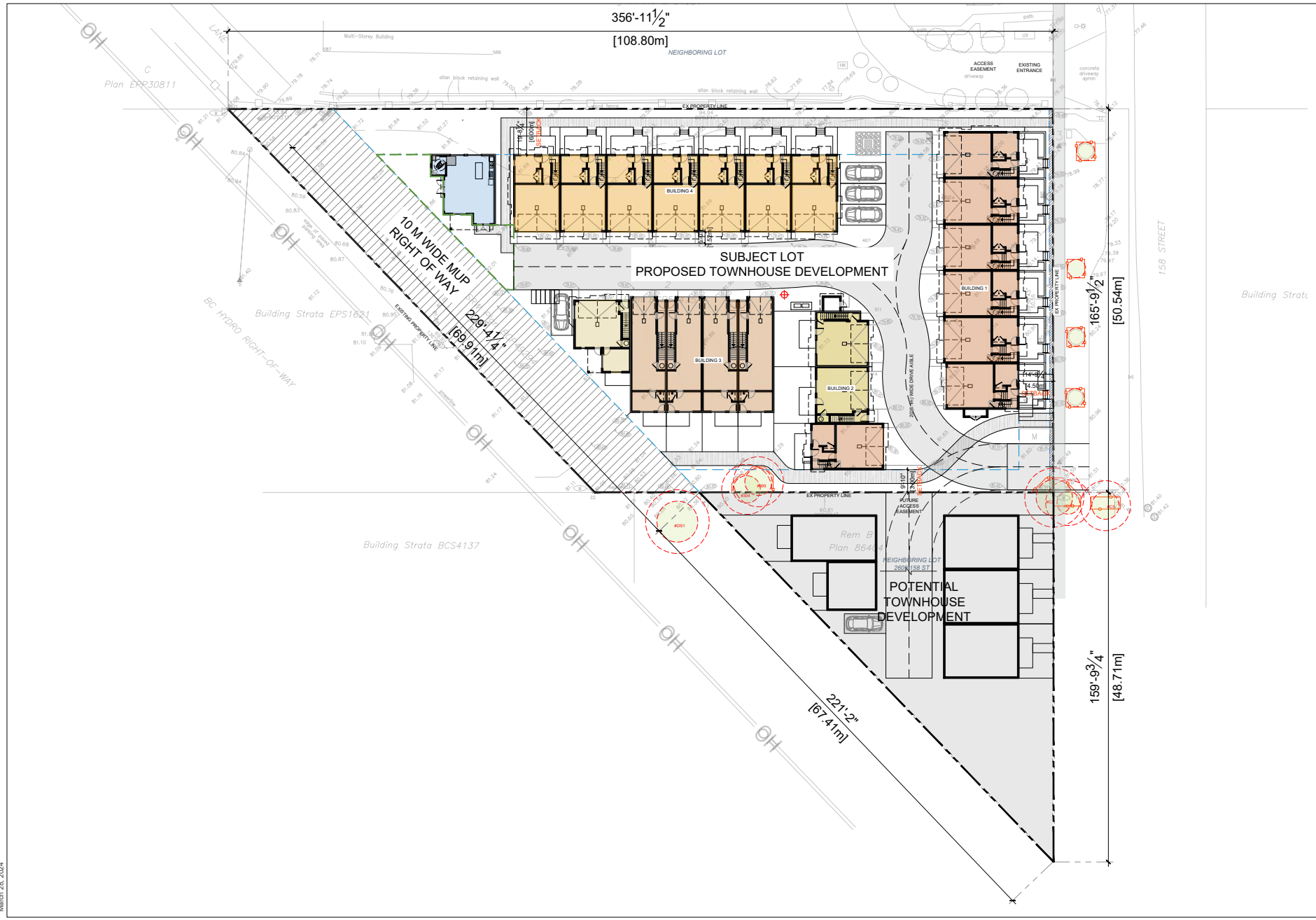
Drawn By AS	Date 2021-06-04
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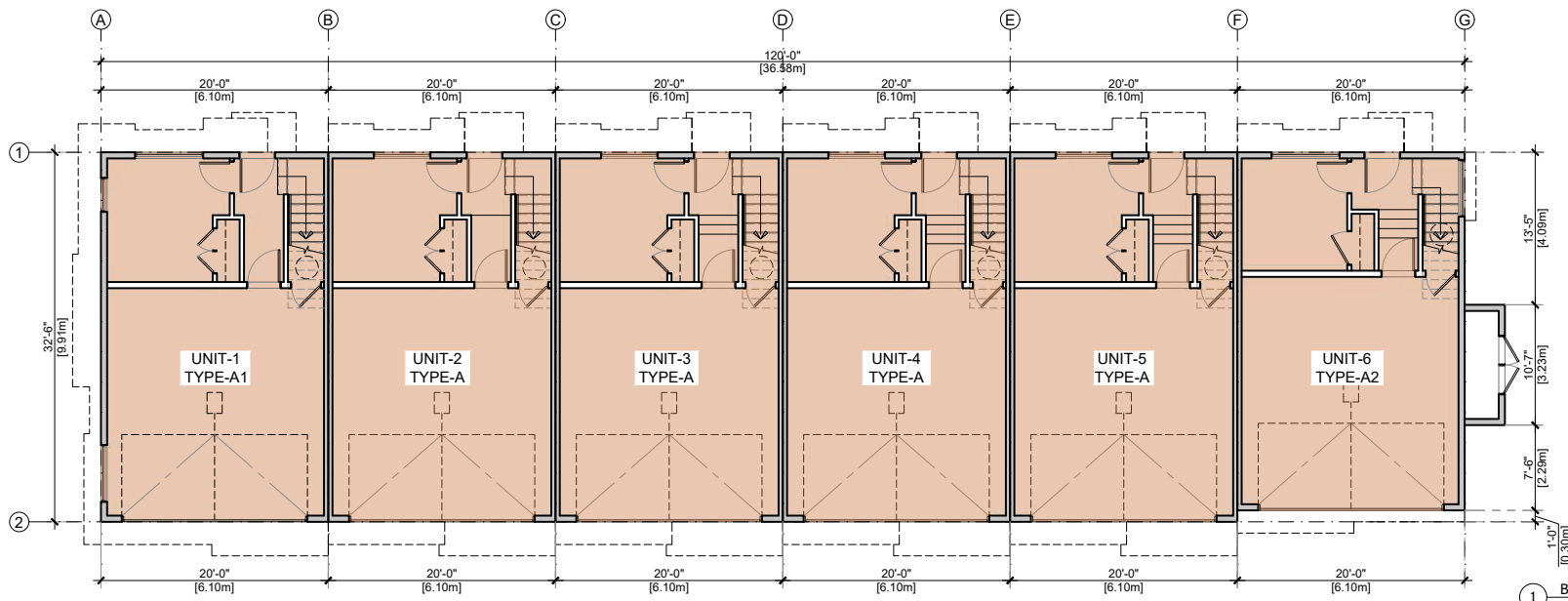
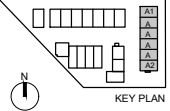
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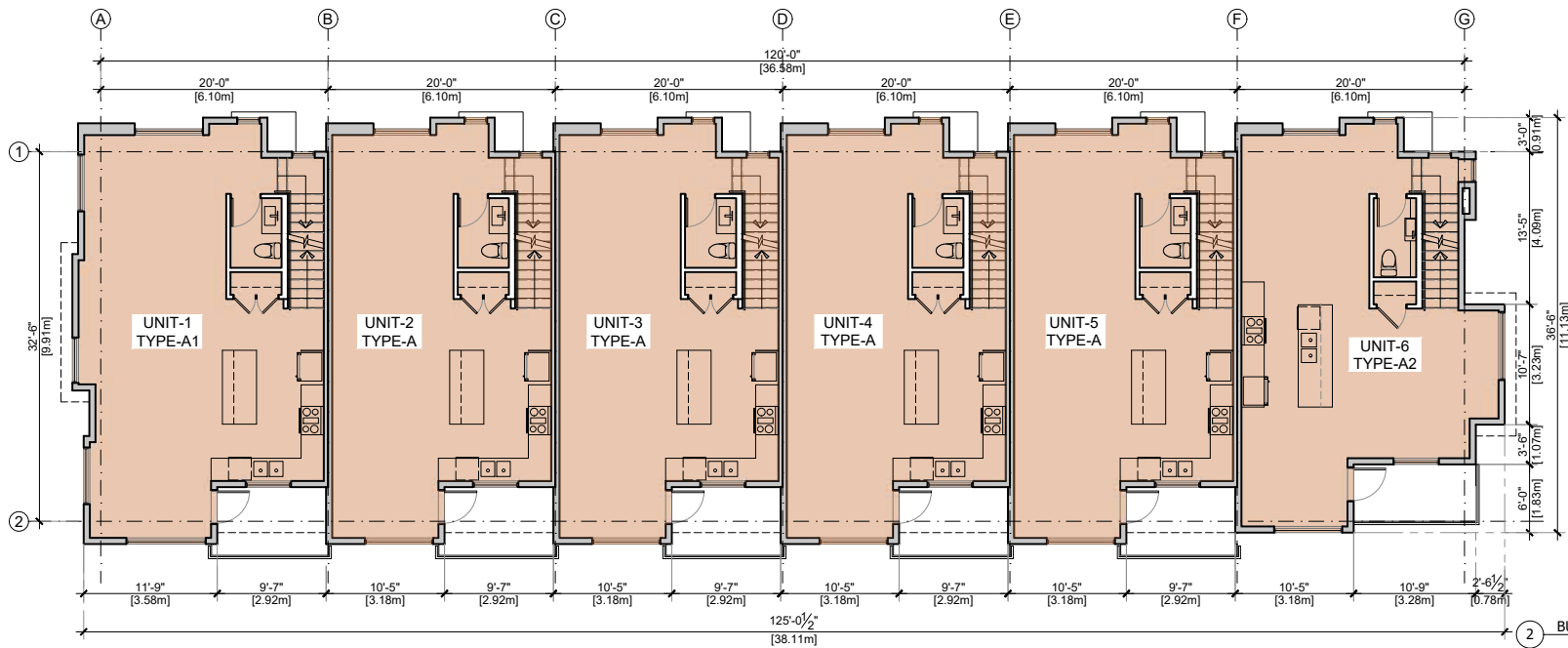
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1 BUILDING-1 LEVEL-1
Scale 3/32" = 1'-0"



2 BUILDING-1 LEVEL-2
Scale 3/32" = 1'-0"

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2635 158 STREET SURREY

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Sheet Title

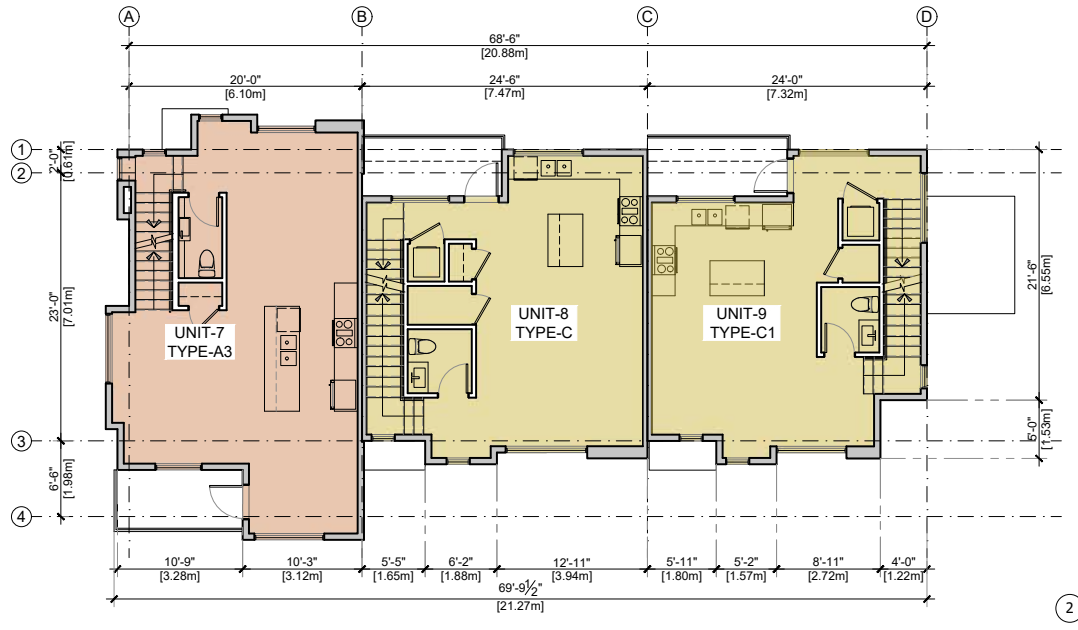
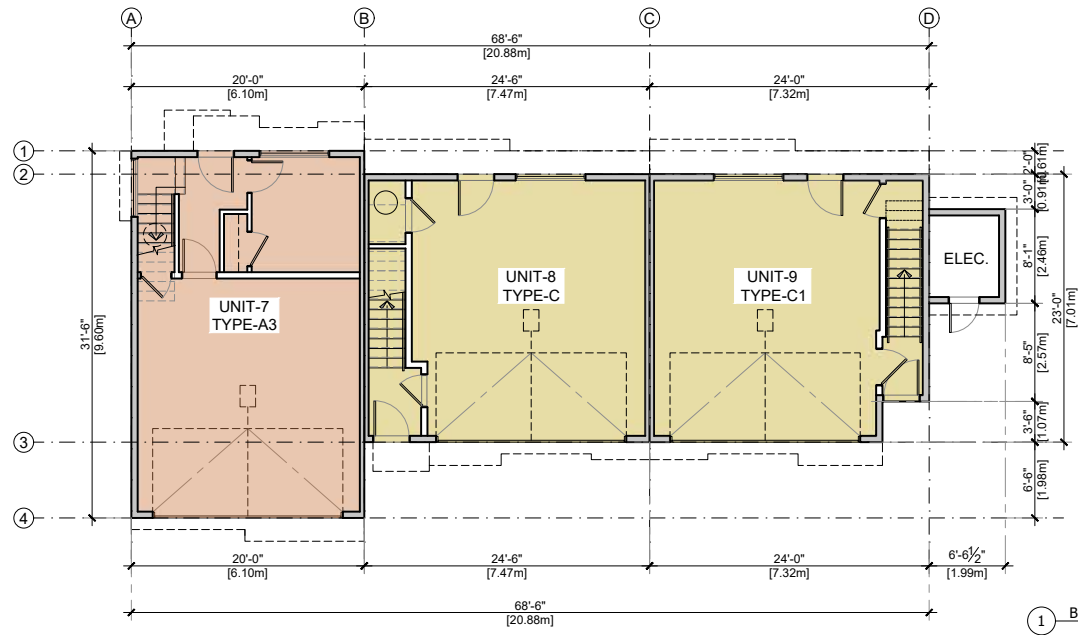
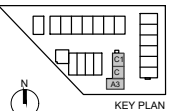
FLOOR PLANS

Scale
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A-2.0

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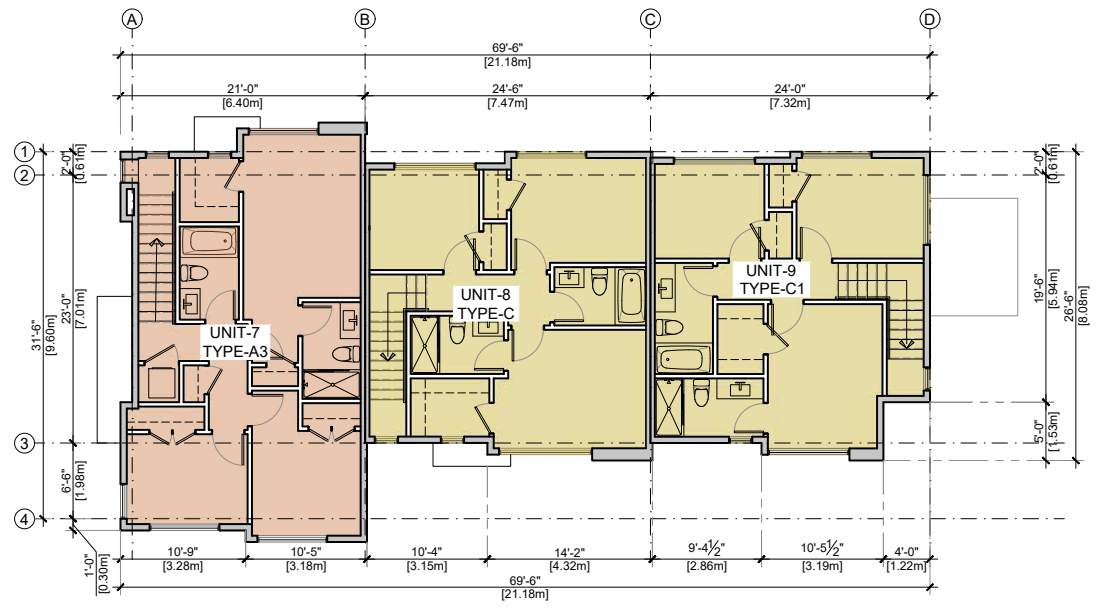
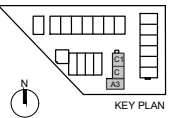
FLOOR PLANS

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A-2.2

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

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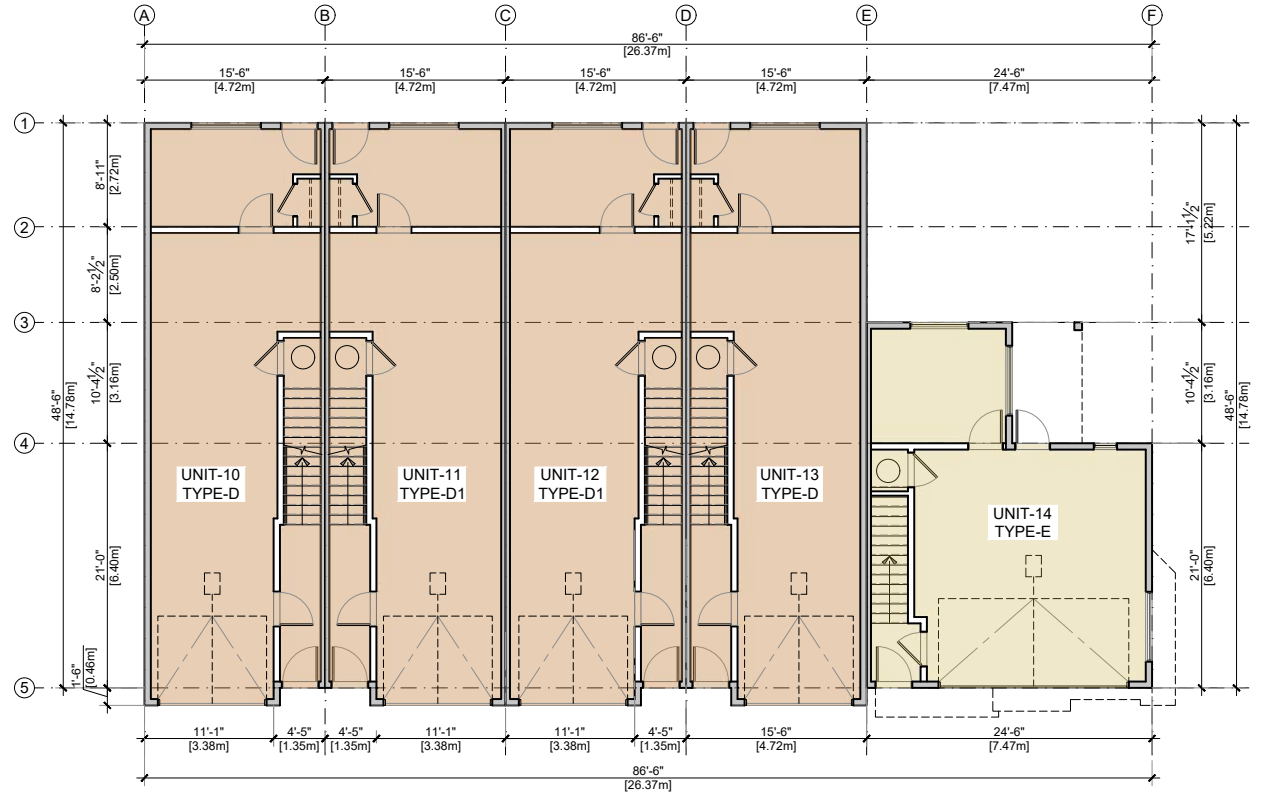
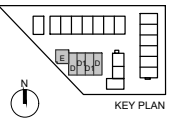
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FLOOR PLANS

Scale
As Noted

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A-2.3

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1 BUILDING-3 LEVEL-1
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Sheet Title

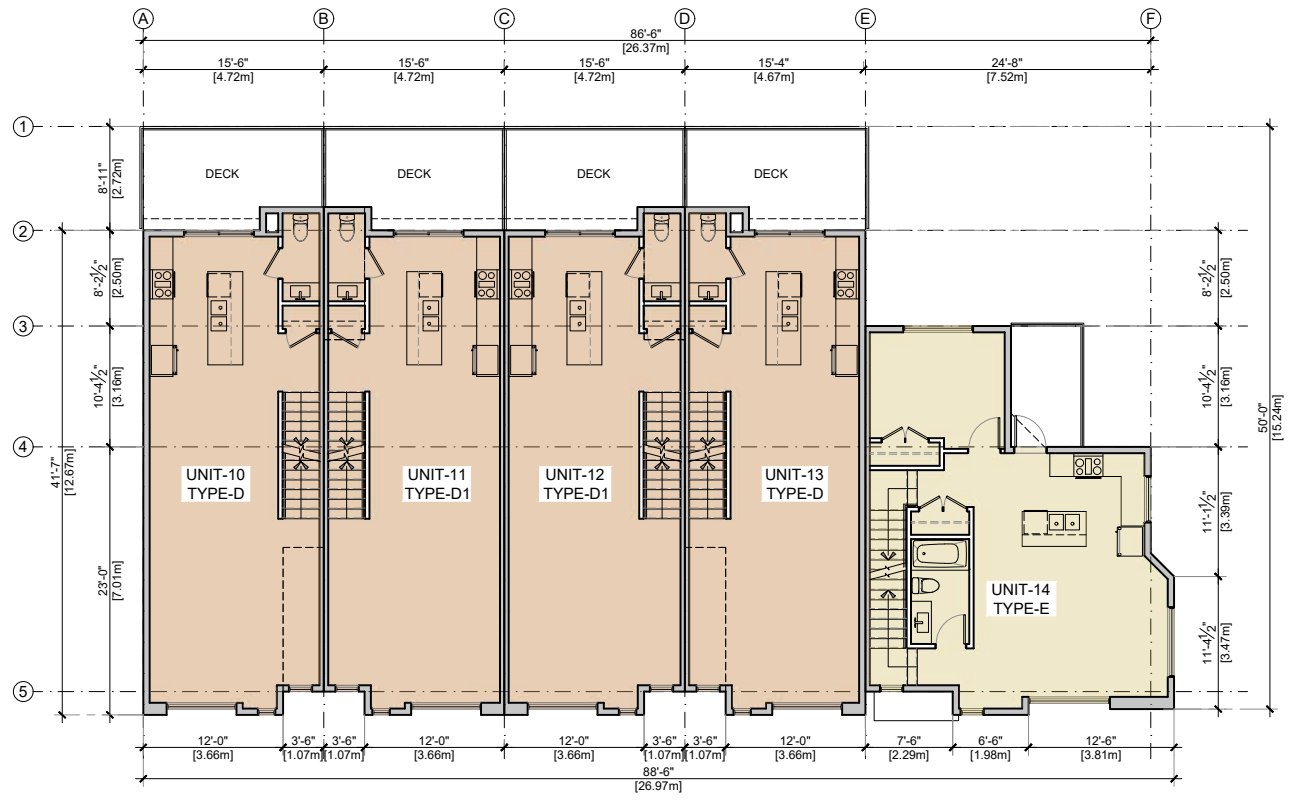
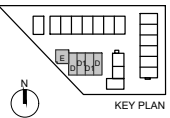
FLOOR PLANS

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

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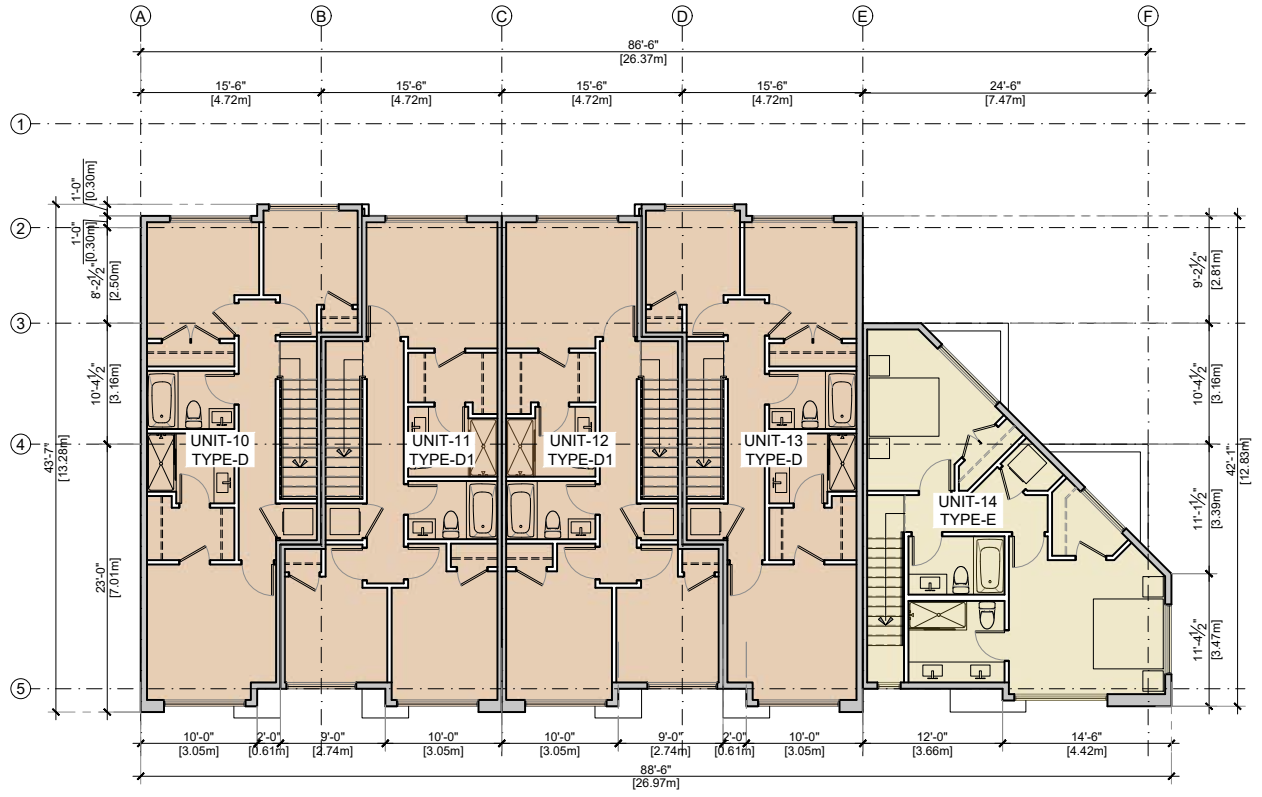
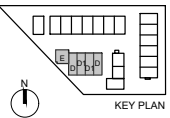
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A-2.5

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1 **BUILDING-3 LEVEL-3**
Scale 3/32" = 1'-0"

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
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Sheet Title

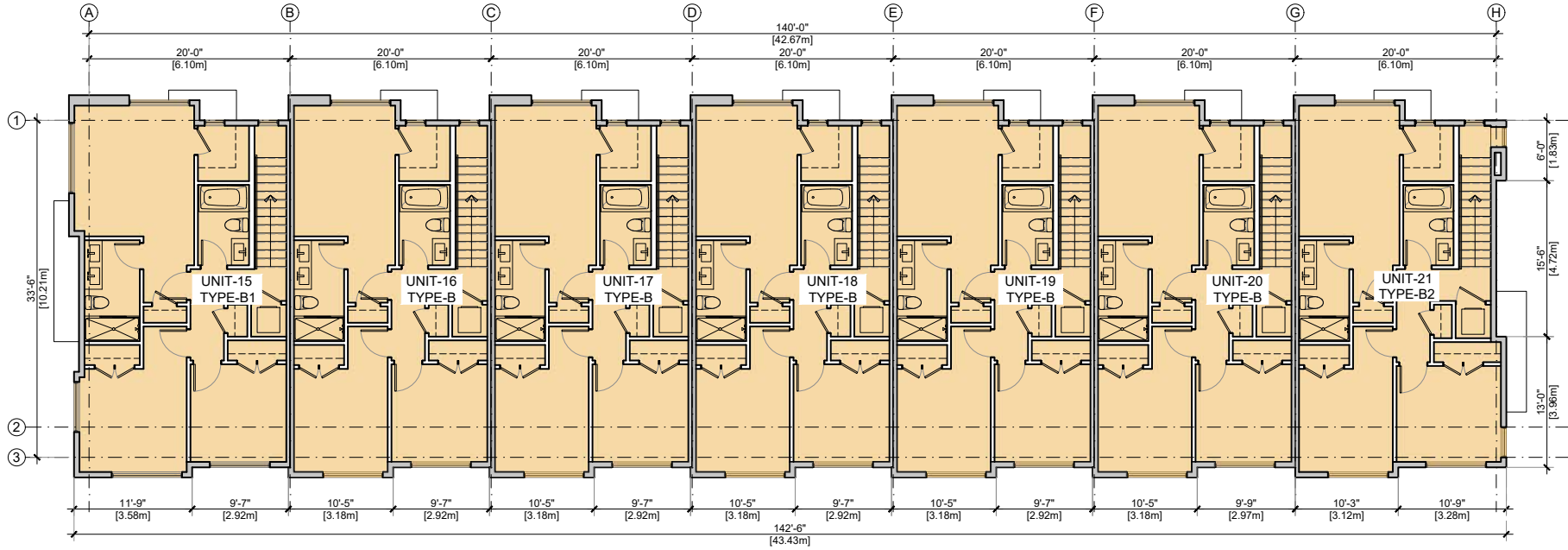
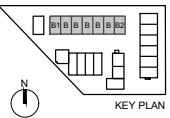
FLOOR PLANS

Scale
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A-2.6

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1 BUILDING-4 LEVEL-3
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Sheet Title

FLOOR PLANS

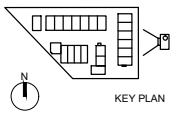
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Sheet Title

PERSPECTIVES

Scale
 As Noted

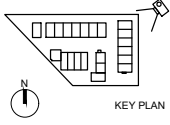
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PERSPECTIVE 1
 FROM 158 ST LOOKING WEST

A-3.0



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Sheet Title
RENDERINGS

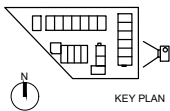
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A-3.1

PERSPECTIVE 2
 FROM 158 ST LOOKING SOUTH WEST



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Sheet Title

RENDERINGS

Scale
 As Noted

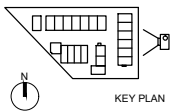
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PERSPECTIVE 3
 FROM 158 ST LOOKING WEST

A-3.2



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Issues / Revisions

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

RENDERINGS

Scale
 As Noted

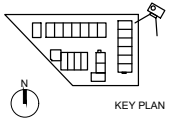
Sheet No.

PERSPECTIVE 4
 FROM 158 ST LOOKING SOUTH WEST

A-3.3



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2024-02-14	Revised / Comments
2023-12-20	Revised / Comments
2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
2022-07-20	Development Permit
2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
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Sheet Title

RENDERINGS

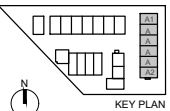
Scale
 As Noted

Sheet No.

PERSPECTIVE 5
 FROM 158 ST LOOKING SOUTH WEST

A-3.4

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- MATERIAL LIST**
- 1. AL13 ALUMINUM COMPOSITE PANEL HARVARD MAPLE: WD316
 - 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
 - 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
 - 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
 - 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
 - 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
 - 7. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT)
 - 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
 - 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
 - 10. MAIN DOOR- VENEER FINISH

Date	Description
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TOWNHOUSE DEVELOPMENT

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2635 158 STREET SURREY

Drawn By
AS

Date
2021-06-04

Checked By
PV

Project ID
SU22_2635

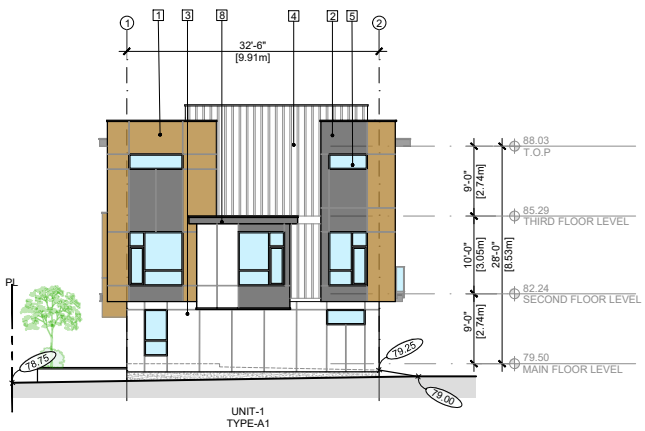
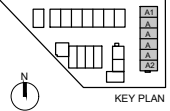
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ELEVATIONS

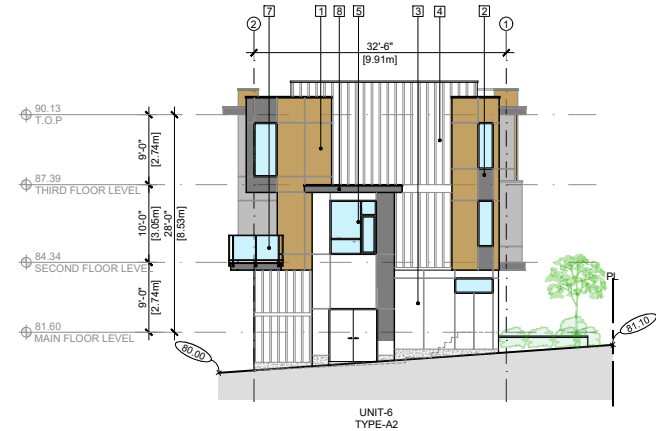
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1 BUILDING-1 NORTH ELEVATION
Scale 1/16" = 1'-0"



2 BUILDING-1 SOUTH ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE: WD316
2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
4. HARDIE BOARD AND BATTEN SIDING
COLOR: PRIMARY WHITE
5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
7. POWDER COATED ALUMINUM RAILING
COLOR : BM 1603 GRAPHITE
WITH SAFETY GLASS (TRANSPARENT)
8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
9. SOFFIT
COLOR : TO MATCH HARDIE COLOR
10. MAIN DOOR- VENEER FINISH

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Issues / Revisions
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Project Title
TOWNHOUSE DEVELOPMENT

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2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
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Sheet Title

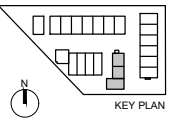
ELEVATIONS

Scale
As Noted

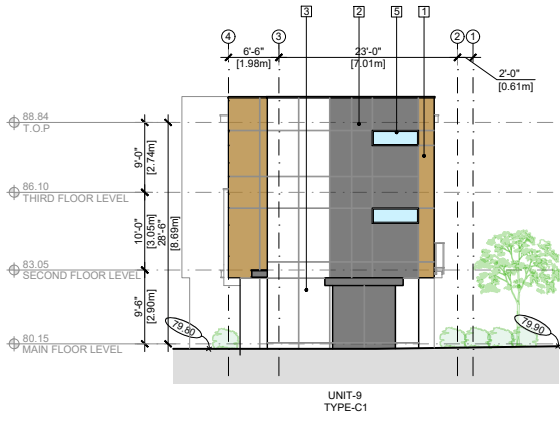
Sheet No.

A-3.6

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1 BUILDING-2 EAST ELEVATION
Scale: 1/16" = 1'-0"



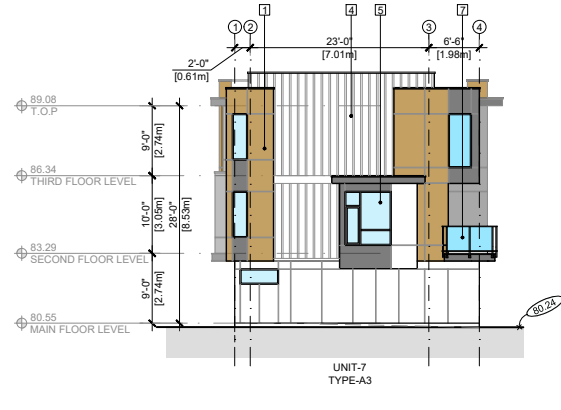
2 BUILDING-2 NORTH ELEVATION
Scale: 1/16" = 1'-0"

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL HARVIARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING COLOR: BM 1603 GRAPHITE WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
- 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH



3 BUILDING-2 WEST ELEVATION
Scale: 1/16" = 1'-0"



4 BUILDING-2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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2022-02-14	Revised / Comments
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Date	Description

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By
AS Date
2021-06-04

Checked By
PV Project ID
SU22_2635

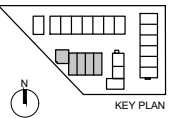
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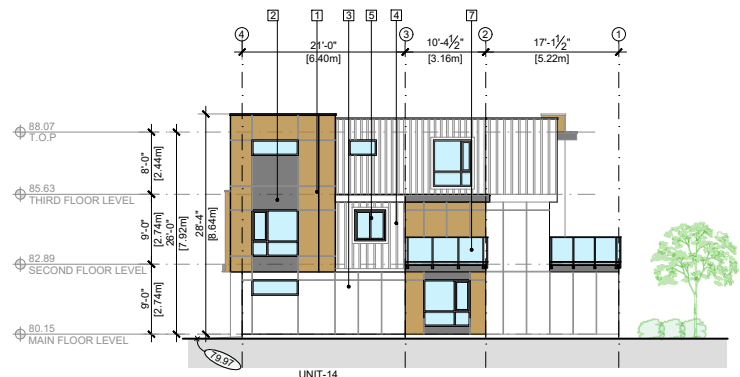
Scale
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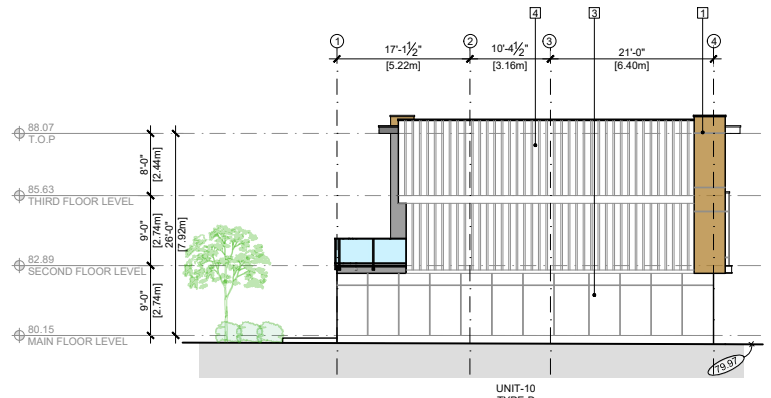
1 BUILDING-3 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 BUILDING-3 WEST ELEVATION
Scale: 1/16" = 1'-0"



3 BUILDING-3 SOUTH ELEVATION
Scale: 1/16" = 1'-0"



4 BUILDING-3 EAST ELEVATION
Scale: 1/16" = 1'-0"

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING COLOR: BM 1603 GRAPHITE WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
- 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

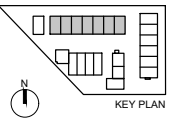
Drawn By AS Date 2021-06-04
Checked By PV Project ID SU22_2635

Sheet Title
ELEVATIONS

Scale
As Noted

Sheet No.
A-3.8

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1 BUILDING-4 NORTH ELEVATION
Scale 1/16" = 1'-0"



2 BUILDING-4 SOUTH ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
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TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

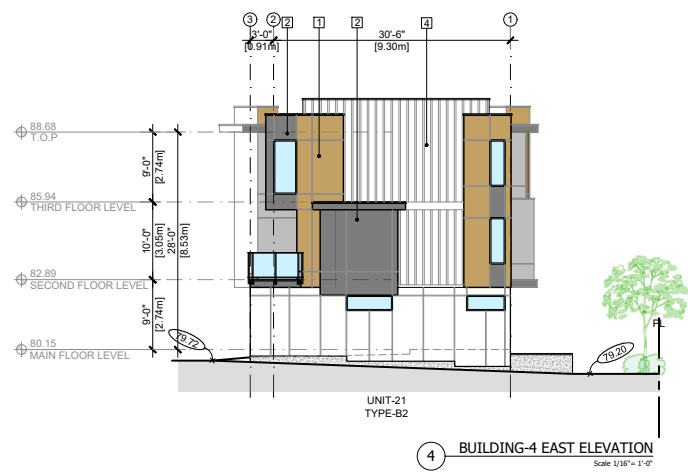
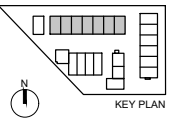
ELEVATIONS

Scale
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Sheet No.

A-3.9

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MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING
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- 10. MAIN DOOR- VENEER FINISH

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2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
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Sheet Title

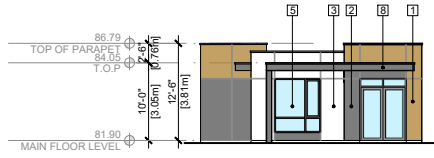
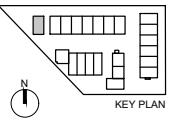
ELEVATIONS

Scale
As Noted

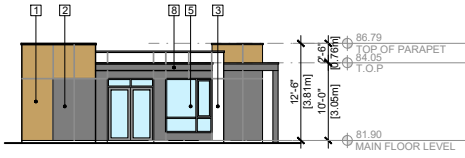
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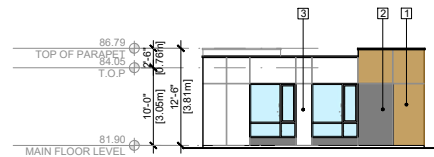
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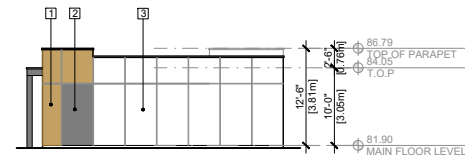
1 INDOOR AMENITY SOUTH ELEVATION
Scale 1/16" = 1'-0"



2 INDOOR AMENITY WEST ELEVATION
Scale 1/16" = 1'-0"



3 INDOOR AMENITY NORTH ELEVATION
Scale 1/16" = 1'-0"



4 INDOOR AMENITY EAST ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE, W0316
- 2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING
COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING
COLOR : BM 1603 GRAPHITE
WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
- 9. SOFFIT
COLOR : TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

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Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

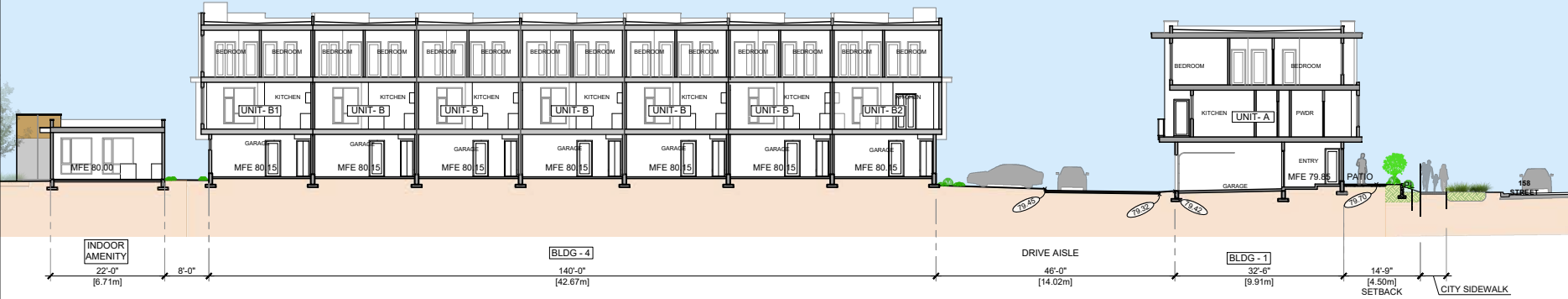
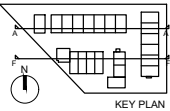
Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title
ELEVATIONS

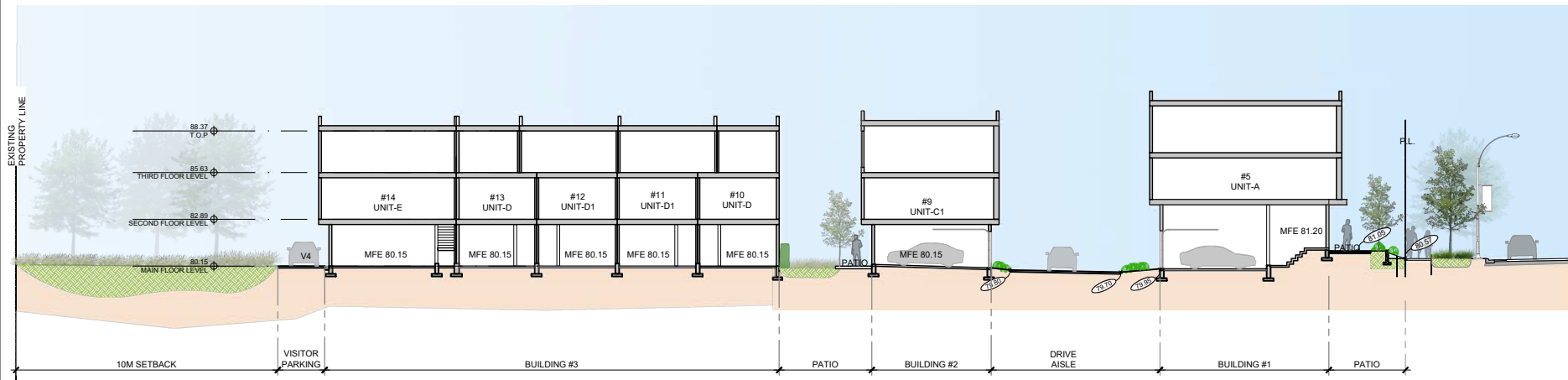
Scale
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Sheet No.
A-3.11

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1 SECTION A
Scale NTS



2 SECTION F
Scale NTS

Date	Description
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2635 158 STREET SURREY

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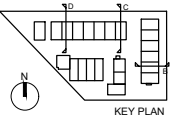
Sheet Title

SECTIONS

Scale As Noted

Sheet No.
A-4.0

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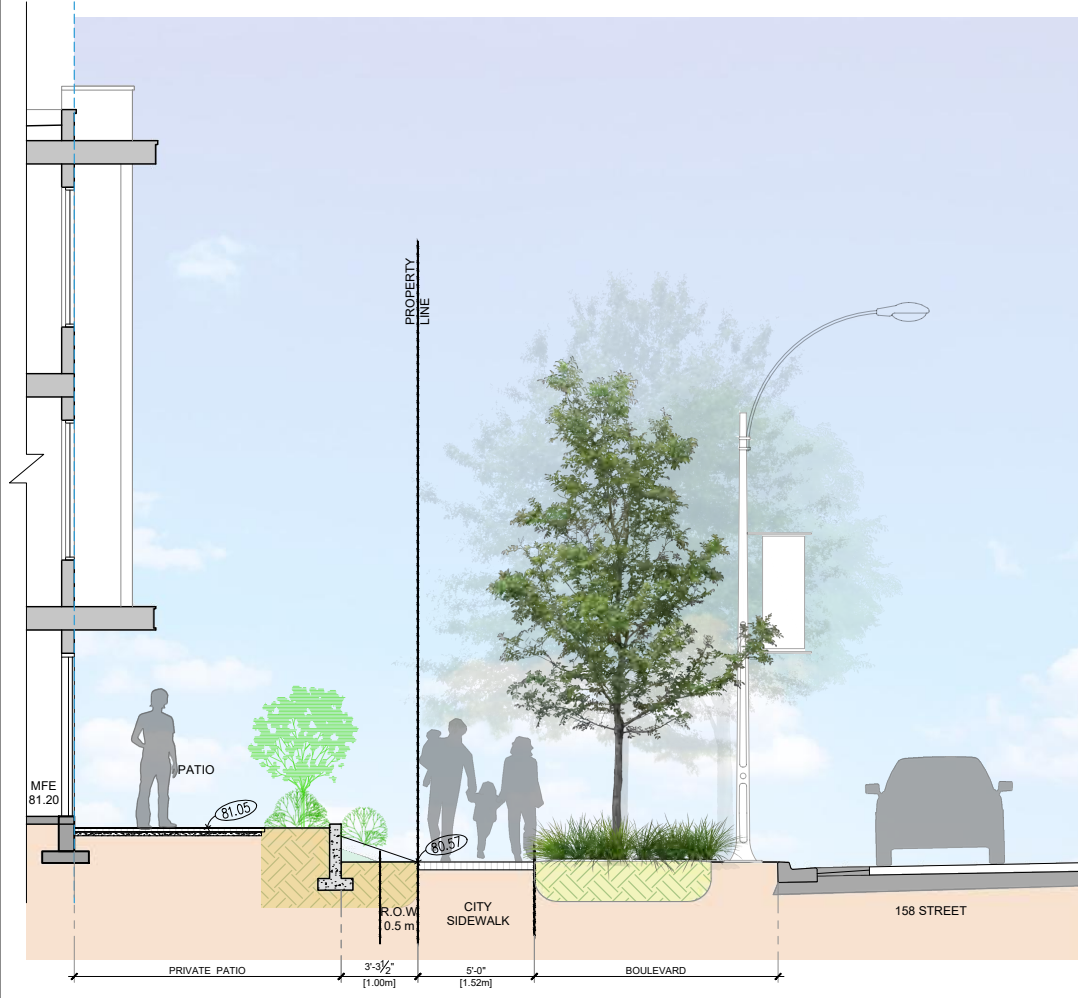
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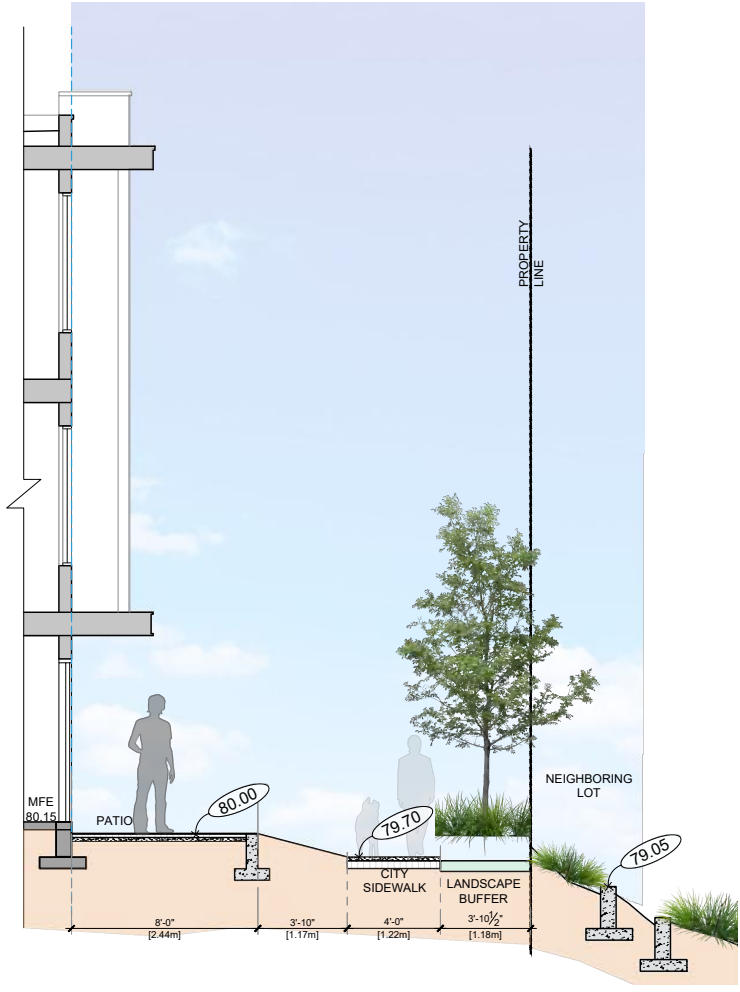
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Sheet No.

A-4.2

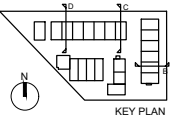


1 PART SECTION B
Scale NTS



2 PART SECTION D
Scale NTS

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1 PART SECTION C
Scale NTS

Date	Description
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2022-12-23	Revised / Comments
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Sheet Title

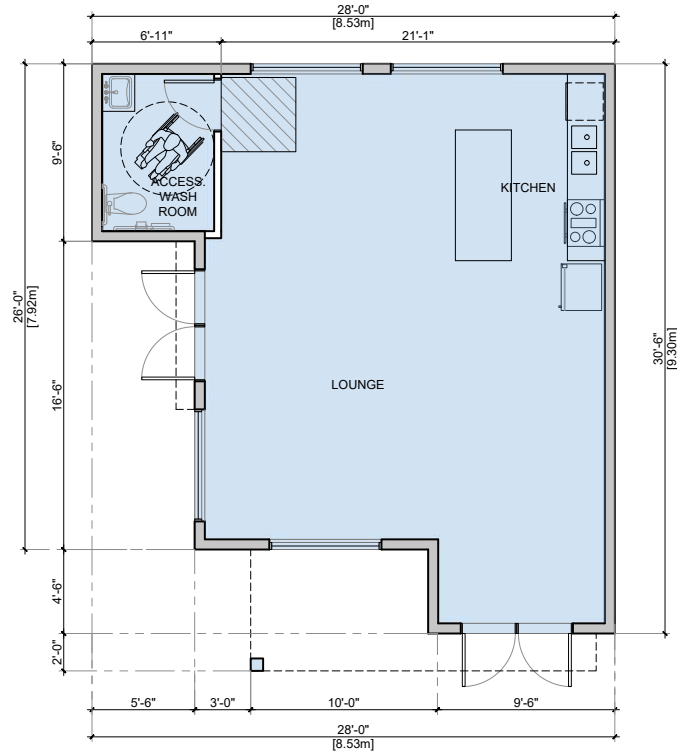
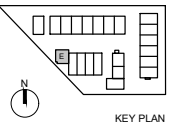
SECTIONS

Scale
As Noted

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A-4.3

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1 INDOOR AMENITY- LEVEL-1

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Seal

Project Title
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2635 158 STREET SURREY

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Sheet Title

UNIT PLANS

Scale
As Noted

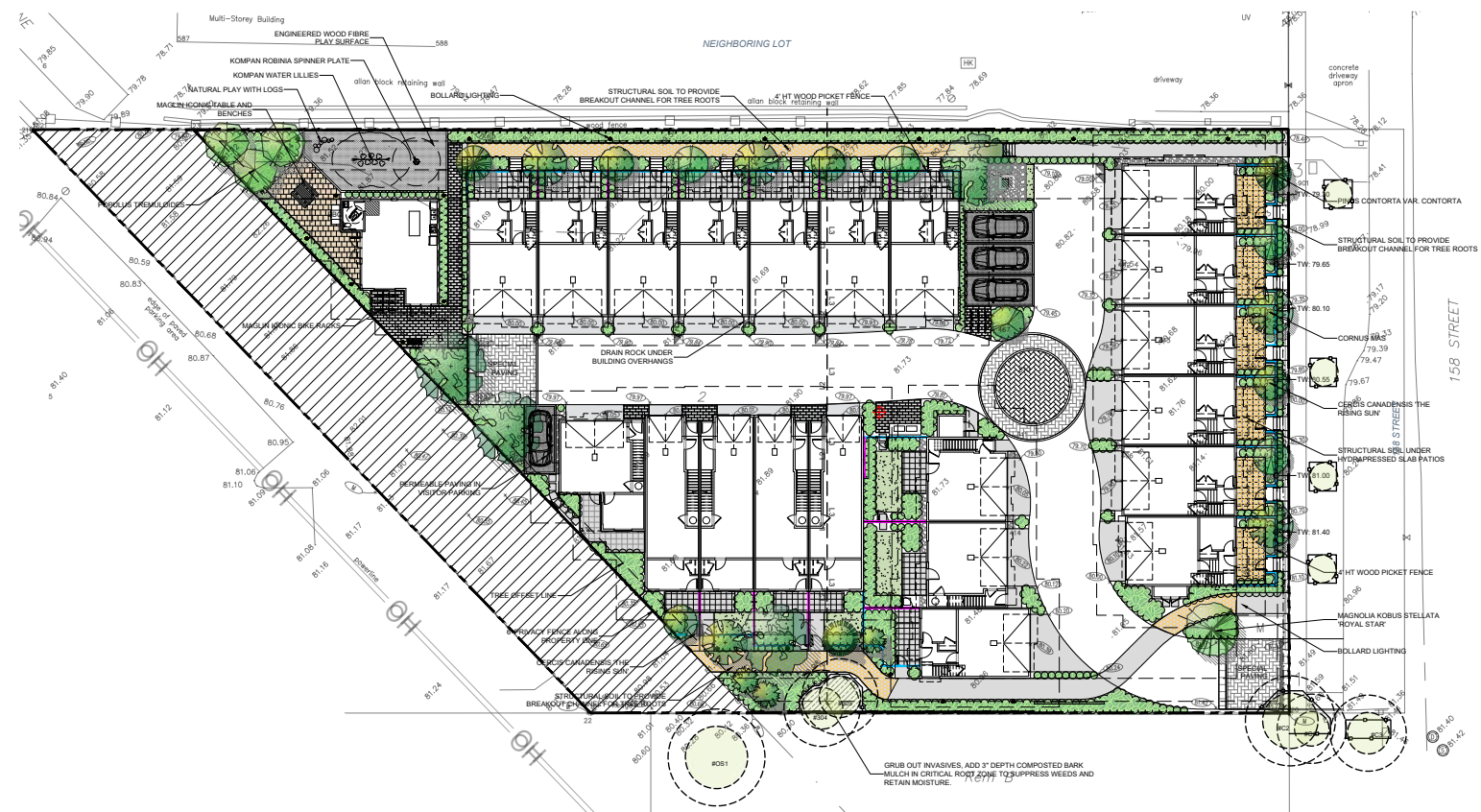
Sheet No.

A-5.13

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MM
2	11 JUL 22	NEW ARCH SITE PLAN	SA
2	05 JUL 22	NEW ARCH SITE PLAN	SA
1	05 JUL 22	SHRUB PLAN, CITY COMMENTS	SA



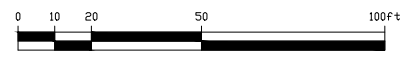
- MATERIALS LEGEND**
- 18x18 BELGARD 'TEXADA' SLAB NATURAL COLOUR
 - 9x18 BELGARD 'BASALT' UNIT PAVERS RUNNING BOND; NATURAL COLOUR
 - 18x18 BELGARD 'BASALT' SLABS RUNNING BOND; SEPIA COLOUR
 - PERMEABLE PAVERS PARKING SPOT - BELGARD AQUILINE PAVERS - HERRINGBONE PATTERN - NATURAL
 - SHRUB PLANTING
 - RIVER ROCK
 - BELGARD PAVERS - CLASSIC STANDARD COLOUR SHADOW GREY; HERRINGBONE
 - BELGARD PAVERS - CLASSIC STANDARD COLOUR HARVEST; HERRINGBONE
 - SOD LAWN
 - ENGINEERED WOOD FIBER PLAY SAFETY SURFACING
 - STRUCTURAL SOIL
 - 4' HT FRONTAGE FENCE
 - 6' HT PRIVACY FENCE



TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; B&B
	1	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	4	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2M HT; B&B
	5	CORNUS MAS	CORNELIAN CHERRY	5CM CAL; B&B
	4	GINKGO BILOBA 'THE PRESIDENT'	PRESIDENTIAL GOLD GINKGO	6CM CAL; B&B
	1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	1.75M HT; B&B
	4	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	8 CM CAL; 1.8 M STD; B&B
	2	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	2.5M HT; B&B;
	3	POPULUS TREMULOIDES	TREMBLING ASPEN	5CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE

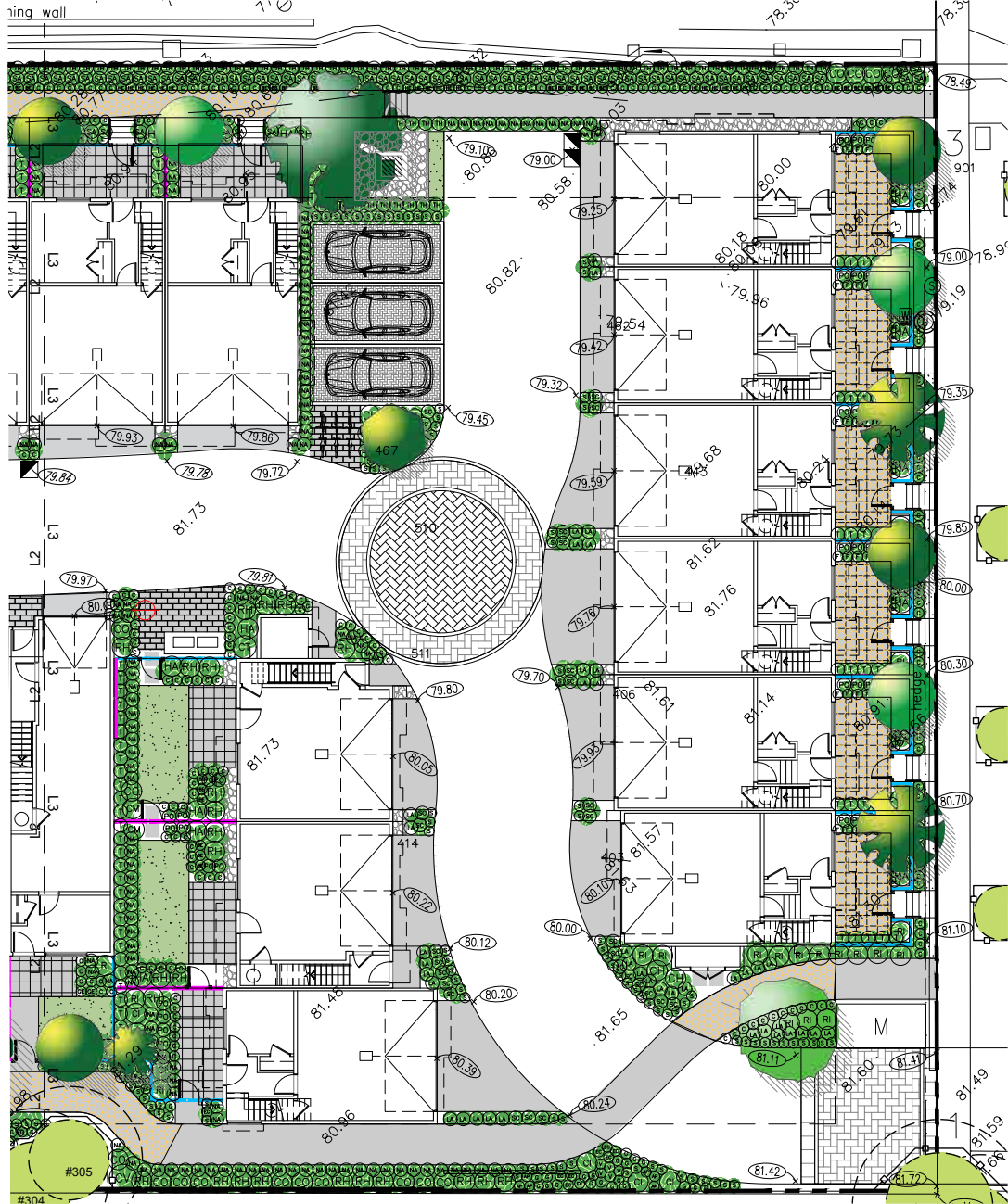
2635 -- 158 STREET SURREY, BC

LANDSCAPE PLAN

DATE: 22.MAY.18 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: SA
DESIGN: SA
CHKD: CLG

L1

OF 4



PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2		CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA, PINK	#2 POT; 45CM
7		CEANOTHUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
19		CISTUS 'GRAYSWOOD PINK'	PINK ROCK ROSE	#2 POT; 30CM
40		CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM
12		COTINUS COCOGYTRA 'WINECRAFT GOLD'	SMOKE BUSH	#2 POT; 80CM
24		HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT; 50CM
9		KALMA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#2 POT; 30CM
202		NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO DWARF	#2 POT; 40CM
51		RHOODODENDRON 'P.J.M.'	RHOODODENDRON; LIGHT PURPLE, E. MAY	#2 POT; 30CM
43		RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
180		SARCOCOCOA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#1 POT;
96		TAXUS X MEDIA 'HICKSI'	HICKS SEW	1.5M BAB
216		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; BAB
GRASS				
39		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
402		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
36		HAKONECHLOA MACRA 'AUROREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
49		LIZULIA SYLVATICA 'SELECT'	GREATER WOOD RUSH	#1 POT
158		STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
9		ASTER 'WOODS PINK'	NEW YORK ASTER	9 15CM POT
18		ASTRANTIA MAJOR 'ROMA'	GREAT MASTERWORT	#1 POT
76		BERGEMIA 'BRESSINGHAM RUBY'	HEARTLEAF BERGEMIA	76 15CM POT
26		ECHINACEA PURPUREA	PURPLE CONEFLOWER	26 15CM POT
39		GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT
6		GERANIUM SANGUINEUM 'ALBUM'	HARDY GERANIUM	6 15CM POT
47		HELLEBORUS 'IVORY PRINCE'	LENTEN ROSE	47 15CM POT
54		LAVENDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	54 #1 POT
7		LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	7 15CM POT
8		RUBICEKIA FLORIDA VAR SULLIVANTII 'GOLDSTURM'	RUBICEKIA; YELLOW	8 15CM POT
24		SALVIA X SYLVESTRIS 'MAMMOTH'	WOOD SAGE	24 15CM POT
39		SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	39 15CM POT
5		VERBENA BONARIENSIS	TALL VERBENA	#1 POT
B.C.				
8		EPIMEDIUM X VERSICOLOR 'SULPHUREUM'	BARRENWORT	#1 POT; 25CM
54		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604.294-0111 • f. 604.294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MMV
2	13 JUL 22	NEW ANCHOR SITE PLAN	SA
3	09 JUL 22	NEW ANCHOR SITE PLAN	SA
4	05 JUL 22	SHRUB PLAN, CITY COMMENTS	SA

CLIENT:

WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE

**2635 -- 158 STREET
SURREY, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 22.MAY.18 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN: SA

DESIGN: SA

CHKD: CLG

L3

OF 4

INTER-OFFICE MEMO

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

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

DATE: **November 07, 2023** PROJECT FILE: **7822-0238-00**

RE: **Engineering Requirements
Location: 2635 158 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Confirm existing 10.0m Statutory Right-of-Way (SRW) along the west property line is adequate for the required multi-use pathway.

Works and Services

- Construct upgrades on the west side of 158 Street, if required.
- Construct storm, water, and sanitary service connections.
- Construct asphalt multi-use pathway.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Acting Development Support Manager

RK

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

Development Impact Analysis on Schools For:

Application #: **22 0238 00 (Updated April 2024)**

The proposed development of **21** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	18
---	----

Projected Number of Students From This Development In:	
Elementary School =	10
Secondary School =	5
Total Students =	15

Current Enrolment and Capacities:	
Sunnyside Elementary	
Enrolment	642
Operating Capacity	654
# of Portables	0
Grandview Heights Secondary	
Enrolment	1702
Operating Capacity	1500
# of Portables	8

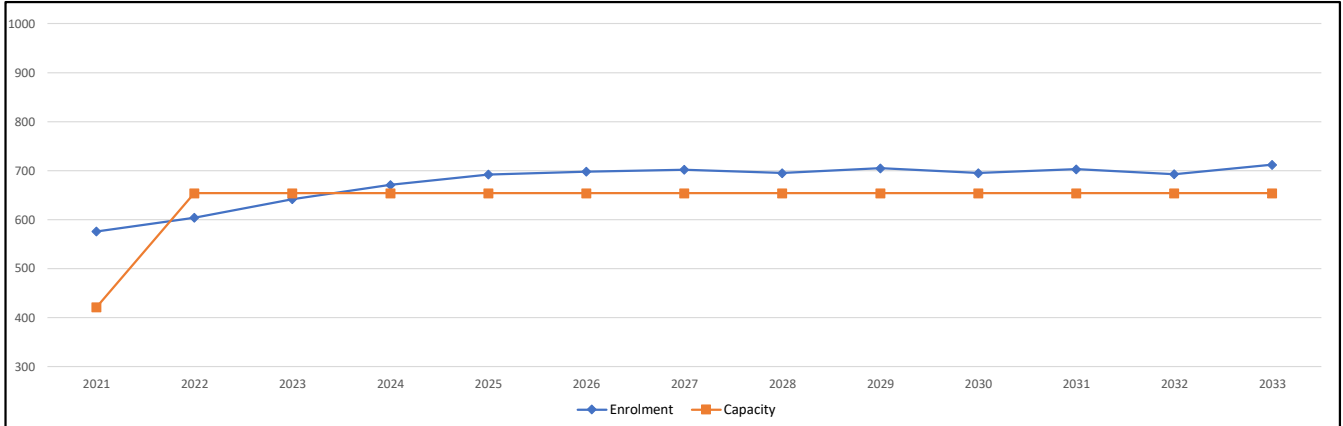
Summary of Impact and Commentary

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.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. The district recently completed an 8 classroom addition to help relieve some of the enrolment pressure. As of September 2023, the school is operating at 98% capacity.

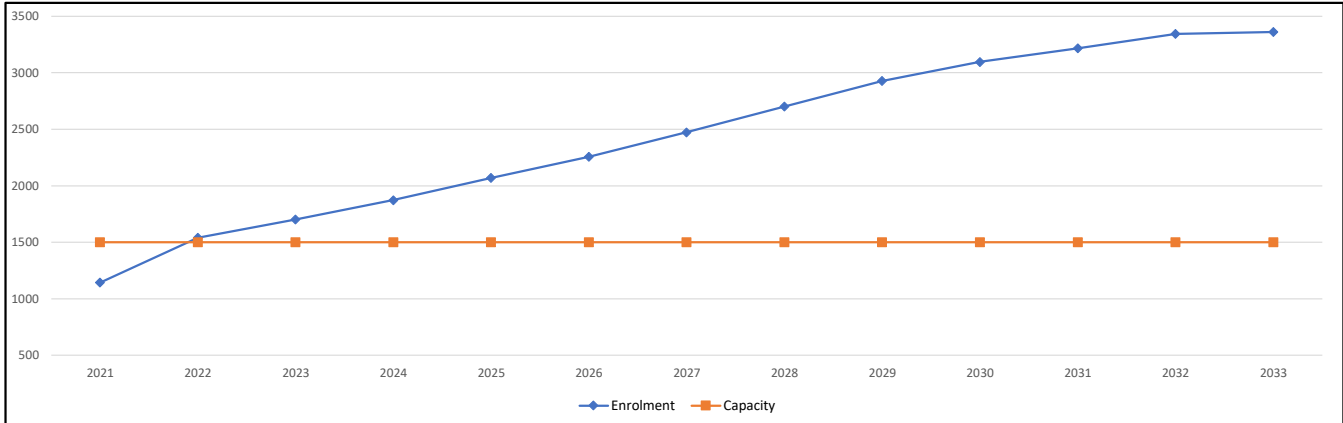
To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables and as a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Sunnyside Elementary



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

Grandview Heights Secondary



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

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

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 2635 158 St, Surrey, B.C., V3S 0B7

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	25
Protected Trees to be Removed	16
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	9
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">7 X one (1) = 7</div>	7
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">9 X two (2) = 18</div>	18
Replacement Trees Proposed	28
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X one (1) = 0</div>	0
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X two (2) = 0</div>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

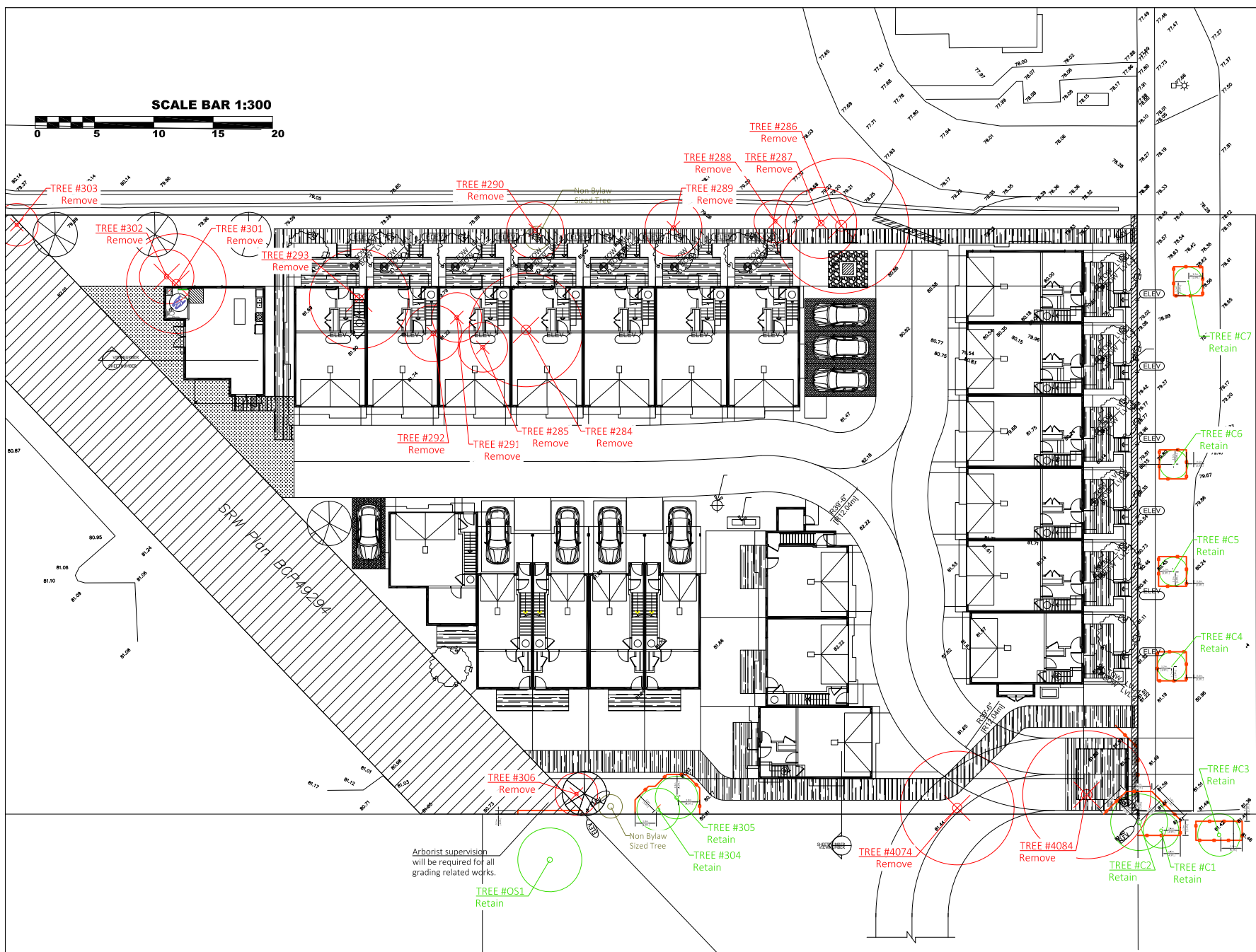
Francis Klimo

April 30, 2024

(Signature of Arborist)

Date

SCALE BAR 1:300



TREE #303
Remove

TREE #302
Remove

TREE #301
Remove

TREE #293
Remove

TREE #290
Remove

TREE #292
Remove

TREE #291
Remove

TREE #285
Remove

TREE #284
Remove

TREE #288
Remove

TREE #287
Remove

TREE #289
Remove

TREE #286
Remove

TREE #306
Remove

TREE #305
Retain

TREE #304
Retain

TREE #OS1
Retain

TREE #4074
Remove

TREE #4084
Remove

TREE #C2
Retain

TREE #C1
Retain

TREE #C3
Retain

TREE #C4
Retain

TREE #C5
Retain

TREE #C6
Retain

TREE #C7
Retain

Arborist supervision
will be required for all
grading related works.

Non Bylaw
Sized Tree

Revisions	
No.	Date
1	8 August 2023

TREE MANAGEMENT PLAN	
Project Number	
Date	Sheet #
Scale	1:300
Drawn	
Checked	

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0238-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-814-509
Lot 2 Section 23 Township 1 New Westminster District Plan BCP50475
2635 - 158 Street

(the "Land")

3. (a) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum north side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels for Building 1;

 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east front yard setback is reduced at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face, and to 3.43 metres for the canopy for Building 1; and

- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum south side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels for Building 2.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

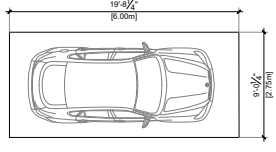
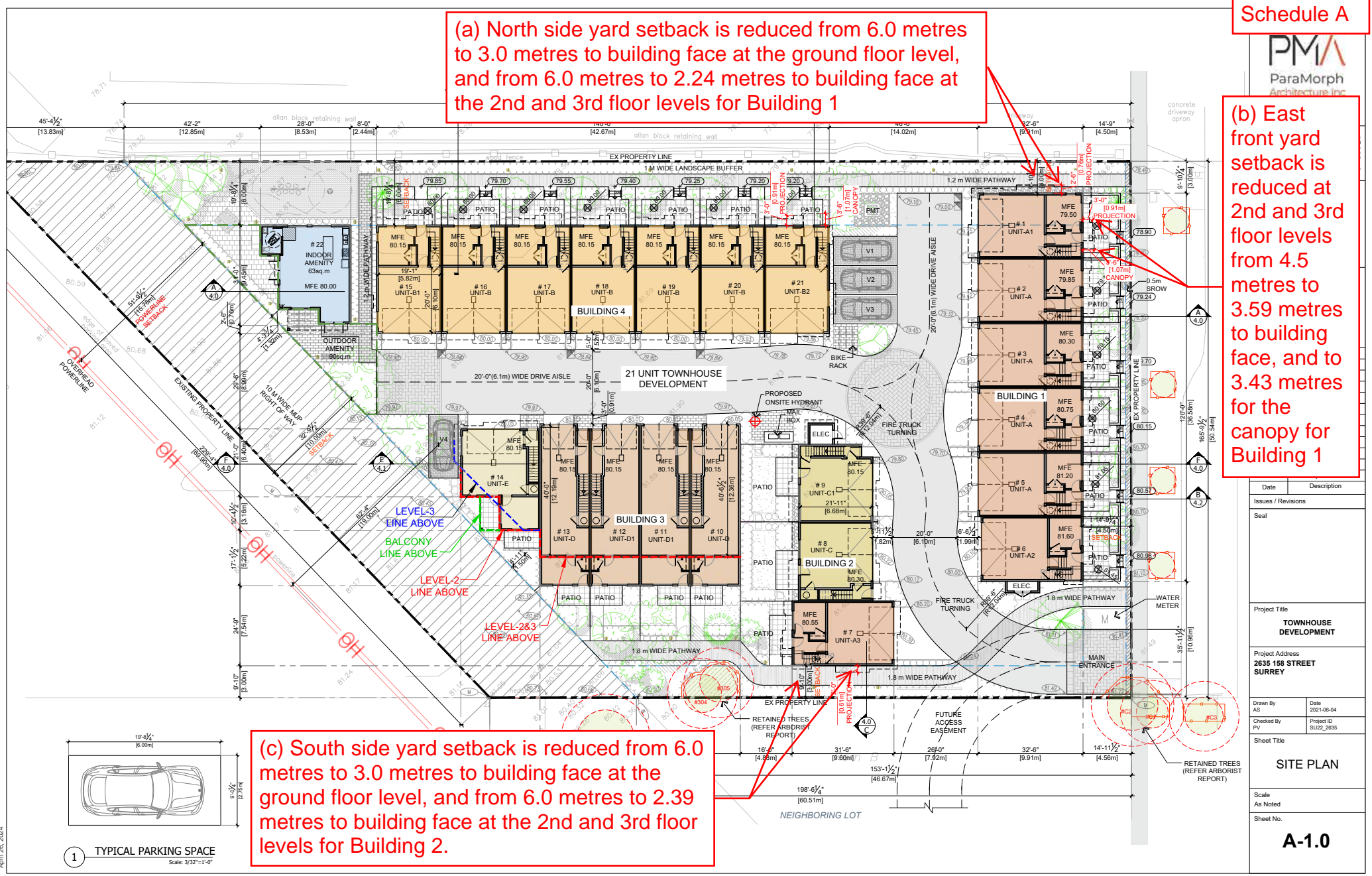
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

(a) North side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels for Building 1

(b) East front yard setback is reduced at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face, and to 3.43 metres for the canopy for Building 1

(c) South side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels for Building 2.



1 TYPICAL PARKING SPACE
Scale: 3/32"=1'-0"

Date	Description
Issues / Revisions	
Seal	
Project Title	TOWNHOUSE DEVELOPMENT
Project Address	2635 158 STREET SURREY
Drawn By	AS
Date	2021-06-04
Checked By	PV
Project ID	SU22_2635
Sheet Title	SITE PLAN
Scale	As Noted
Sheet No.	A-1.0

CITY OF SURREY

BYLAW NO. 21261

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)

PID: 028-814-509

Lot 2 Section 23 Township 1 New Westminster District Plan BCP50475

(2635 – 158 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21261".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

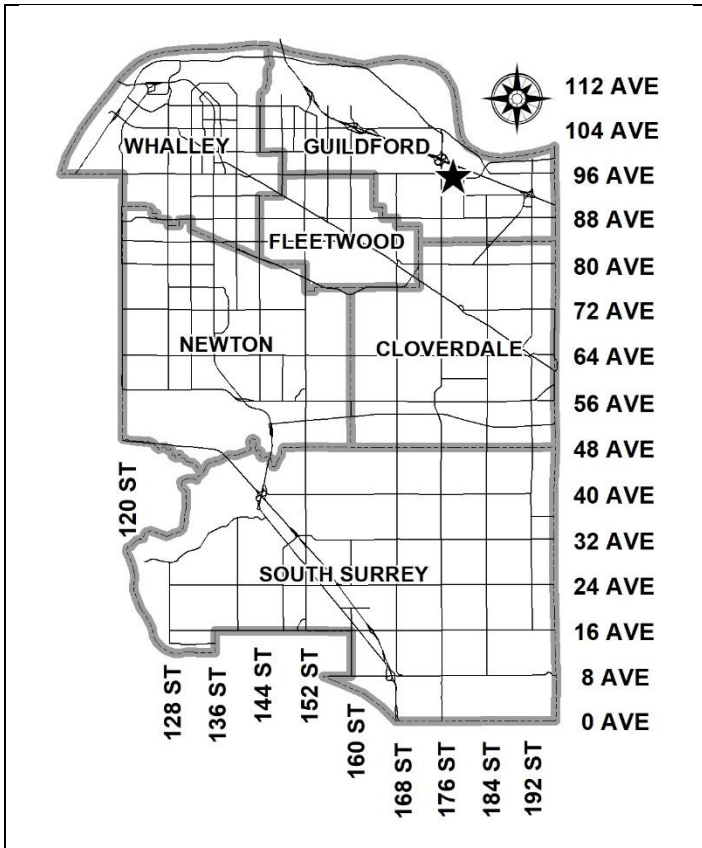
PASSED THIRD READING on the th day of , 20 .

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

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

_____MAYOR

_____CLERK



PROPOSAL:

- **Temporary Use Permit**

to permit the development of a temporary truck parking facility.

LOCATION: 17802 - 96 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily use the subject site for truck parking.
- The proposed truck parking use is not permitted in the RA Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP) and the "Light Industrial" designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The road network is in the process of being upgraded in the area. The applicant will be required to complete any remaining road upgrades (widening) to ensure adequate truck access from the frontage of the property to the intersection of Golden Ears Way and 180 Street.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0249-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) completion of road upgrades as required to ensure adequate pavement width for truck traffic along 96 Avenue out to Golden Ears Way;
 - (c) input from the Ministry of Transportation & Infrastructure;
 - (d) input from TransLink;
 - (e) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) installation and subsequent inspection and approval of all required landscape screening and fencing works along the north and south of the property, to the satisfaction of the General Manager, Planning & Development;
 - (h) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
 - (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes;
 - (j) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse (ditch) along the northern property line and drainage feature the southwest portion of the site; and
 - (k) the applicant address any unauthorized fill on the subject site and obtain fill permits as required.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling on acreage.	Light Industrial	RA
North (Across 96 Avenue):	Single family dwelling on acreage and parcel under TUP Application No. 7921-0334-00 for truck parking (pre-Council).	Light Industrial	RA
East:	Single family dwelling on acreage.	Light Industrial	RA
South (Across Golden Ears Way):	Single family dwelling and single family dwelling on acreage.	Trail and High Density Residential	RA
West:	Well treed vacant City-owned lot under TUP Application No. 7923-0350-00 for truck parking (pre-Council)..	Light Industrial	RA

Context & Background

- The 7,587-square metre subject site is located at 17802 - 96 Avenue in Anniedale-Tynehead and is zoned "One-Acre Residential Zone (RA)", designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The subject property has a single family dwelling located at the front of the property with several trees located in the front yard, middle of the property and along the east and west property lines. A metal shed is located on the site which was constructed in approximately 2020.
- The Planning & Development Department has received various proposals and inquiries for temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead. Previously, most of these proposals and inquiries had not been supported as the existing road network was not conducive to truck traffic and the upgrade costs were seen as prohibitive for a temporary use proposal. As road upgrades and pavement widening are in the process of being completed by other applications in the area, Temporary Use Permit applications now have merit, pending input from MOTI and TransLink, which manages the intersection of 180 Street and Golden Ears Way.
- Temporary Use Permit applications have been submitted to the immediate west at 17768 – 96 Avenue (7923-0350-00) and four TUPs have been submitted to the east. Some of these applications have received preliminary support from Council and others are pre-Council but are expected to proceed to Council soon.

Current Site Conditions

- According to recent aerial photos, the applicant has already been using the site for parking trucks.
- The site has had unauthorized fill placed on the site which will need to be addressed prior to Temporary Use Permit issuance.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) to allow the parking of approximately (20) tractors/bobtails and four (4) full length trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W for a period of three years.
- The proposed 3-year TUP will be valid from the date of approval. A TUP can be extended only once for a further maximum 3-year period subject to Council approval.
- The applicant has provided a site plan for the proposed truck parking.
- Truck access will be from 96 Avenue via an existing driveway along the western property line. The applicant will be required to pave the driveway.
- From the north (96 Avenue), the proposed truck parking will be screened by the existing house (to be retained) and trees. Additional trees will be planted for screening as part of the finalized landscaping plan.
- From the south (Golden Ears Way) the applicant proposes a 7.5 metre landscape buffer to screen the truck parking from Golden Ears Way.
- The applicant has committed to continue to work with staff on the proposed landscaping and fencing details to ensure appropriate buffering as a condition of TUP issuance (should Council support the proposed temporary use). The landscaping and fencing will be required to be installed and inspected prior to TUP issuance and securities will be collected to ensure the landscaping and fencing is maintained over the course of the TUP.
- The proposed temporary truck parking use will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary truck parking use will assist in providing much-needed authorized truck parking spaces in the City.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No trees or vegetation are to be removed from the road right-of-way without pre-approval by Parks.
Ministry of Transportation & Infrastructure (MOTI):	Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.
TransLink:	Comments from TransLink are pending and will need to be addressed as a condition of TUP issuance.

Transportation Considerations

- The applicant will be required to widen the pavement from the subject site to the intersection of 179 street and 96 Avenue.
- The applicant will also be required to pave their driveway entrance.

Natural Area Considerations

- The applicant completed a preliminary watercourse assessment and determined that a Class B (yellow-coded) ditch is located along 96 Avenue and there is a drainage feature on the property to the west (17768 - 96 Avenue).
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks for the truck parking spaces comply with the requirements outlined in the Zoning By-law.
- The drainage feature (which is protected under the Water Sustainability Act) on the property to the west (17768 - 96 Avenue) will require an approximate 5 metre setback and impacts the southwest corner of the property.
- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class B (yellow-coded) ditch along 96 Avenue and the drainage feature to the west of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- Completion of a Sensitive Ecosystems Development Permit is a condition of the issuance of the Temporary Use Permit. The finalized environmental report and recommendations from the Qualified Environmental Professional (QEP) will be considered by Council in a subsequent report as part of the separate Development Permit for Sensitive Ecosystems.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which accommodates light industrial uses.

Secondary Plans

Land Use Designation

- The subject site is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces and outdoor storage in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 26, 2024, and the Development Proposal Sign were installed on February 23, 2024. Staff received no responses from neighbouring residents.

TREES

- Nathan Loewen, ISA Certified Arborist of Red Cedar Environmental Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	1	2
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	2	1
Coniferous Trees			
Douglas Fir	15	12	3
Fir	1	0	1
Western Red Cedar	31	5	26
Total (excluding Alder and Cottonwood Trees)	50	19	31
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		40	
Total Retained and Replacement Trees Proposed		73	
Estimated Contribution to the Green City Program		nil	

- The Arborist Assessment states that there are a total of 50 mature trees on the site (including shared trees), excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 33 trees (including 2 Alder trees) as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within the streamside protection areas. This will require a proposed total of 40 replacement trees on the site. The applicant is proposing 40 replacement trees as part of the Sensitive Ecosystems Development Permit (SEDP) planting plan and the buffer along Golden Ears Way.
- The proposed 40 trees meets City requirements but if the applicant is not able to provide 40 replacement trees they will require a contribution to the Green City Program. Any shortfall in replacement trees will require cash-in-lieu payment of \$550 per tree, in accordance with the City's Tree Protection Bylaw.

- The majority of the replacement trees will be added to the 7.5 metre landscape buffer along the south of the site.
- In summary, a total of 73 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Aerial Photos from April 2024
Appendix V.	Temporary Use Permit No. 7923-0249-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar

TO: **Director, Development Planning, Planning & Development Department**

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

DATE: **March 04, 2024**

PROJECT FILE: **7823-0249-00**

RE: **Engineering Requirements**
Location: 17802 96 Ave

TEMPORARY USE PERMIT

The following are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct road improvements from the site to the intersection of Golden Ears Way and 180 Street to support truck turning movements.
- Construct 11.0 m wide paved access, extend into the site for minimum one truck length.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Reduced Pressure backflow preventer for premise isolation is required at property line.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event. There shall be no uncontrolled drainage onto adjacent private property. Submit on-site stormwater management plan with geotechnical testing and reporting.
- Construct on-site water quality treatment features.
- Register restrictive covenants for on-site stormwater mitigation, water quality treatment, and septic system. The existing septic field shall not be paved over.

A Servicing Agreement is required. A processing fee is applicable.

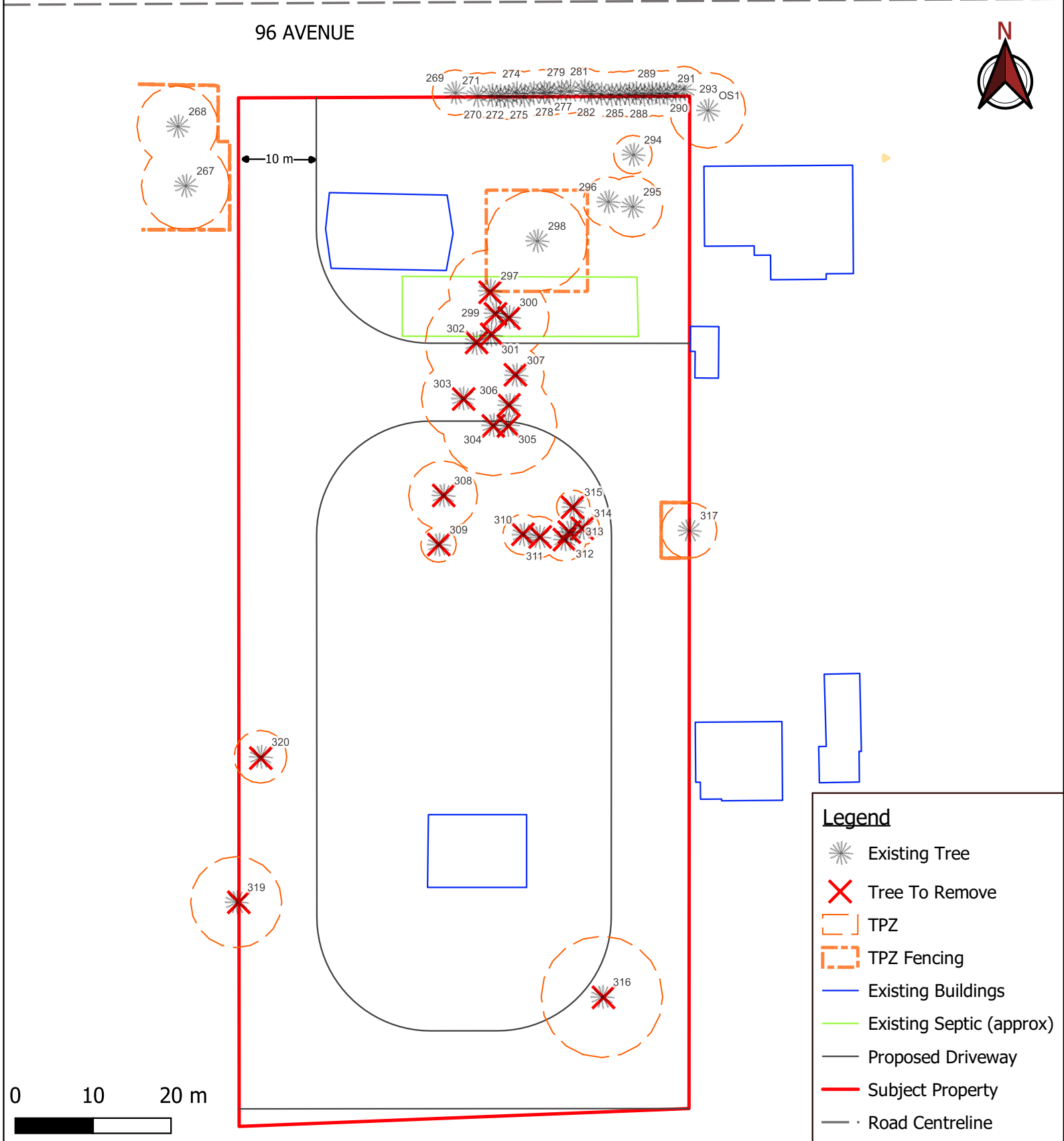
Works and Services must be constructed and placed on final maintenance prior to issuance of the Temporary Use Permit.



Daniel Sohn, P.Eng.
Development Process Manager
BD

Tree Management Plan

17802 96 Avenue, Surrey, BC (PID: 006-935-044)



DRAWN BY:
 Nathan Loewen
 nathan@redcedarenvironmental.com
 #201-45269 Keith Wilson Road
 Chilliwack BC V2R 5S1

February 1, 2024

NOTE:
 Tree locations obtained by Trimble DA2 Receiver with Catylst data correction, and are subject to a margin of error.
 Tree ownership in this assessment is not definitive and is based on information available from the legal site survey, GPS locations, and field assessment.





Appendix IV

© All EagleView Techno

poration

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0249-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 006-935-044

Lot 13, Except Part In Plan BCP26969 Section 32 Township 8 New Westminster District Plan 33921
17802 96 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for to allow the parking of approximately (20) tractors/bobtails and four (4) full length trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W for a period of three years with the access and the location of the structures, and landscaping and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) No refrigerated truck units shall park on the site at any time;
 - (b) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;

- (c) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning & Development with a minimum of one such facility on site; and
 - (d) the following activities are prohibited on the land:
 - i. vehicle washing
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
 - iii. truck fuel storage or refuelling
 - iv. storage of waste petroleum fluids
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.
6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements") which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$ _____

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$ _____

The Security is for:

- i. Works _____
 - ii. Landscaping _____
8. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (b) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial

completion of the Landscaping, 10% of the original Security will be returned;

- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

- 9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
- 10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 11. This temporary use permit is not transferable.
- 12. This temporary use permit shall lapse on or before three years from date of issuance

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

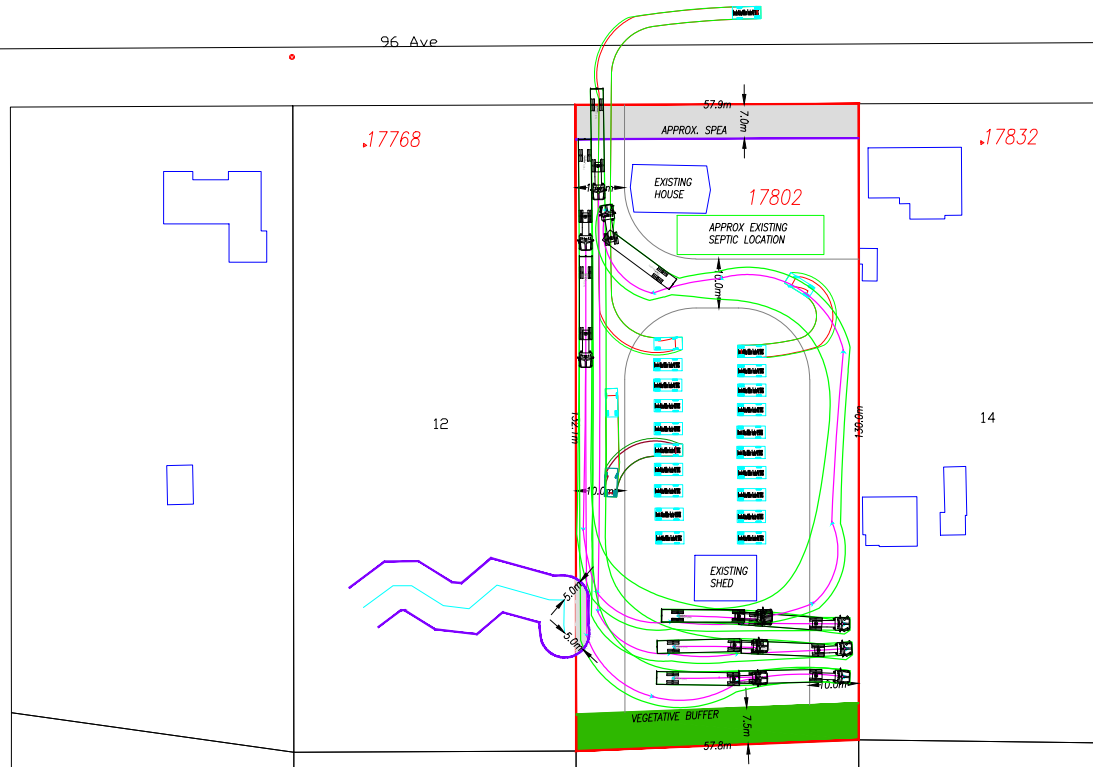
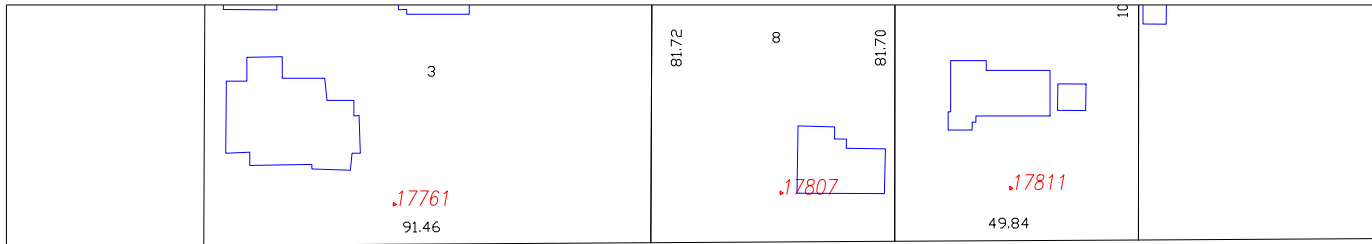
Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

Schedule A



LEGEND:

- EXISTING PROPERTY LINE
- SUBJECT PROPERTY
- PROPOSED PROPERTY LINE
- BUILDING ENVELOPE
- APPROX. SPEA SETBACK
- VEGETATIVE BUFFER

ZONING: RA

OTG DEVELOPMENTS LTD.
LAND USE CONSULTING & DEVELOPMENT

PROJECT LOCATION
17802 96 AVE
TRUCK PARKING PLAN

PROJECT NUMBER
22-389

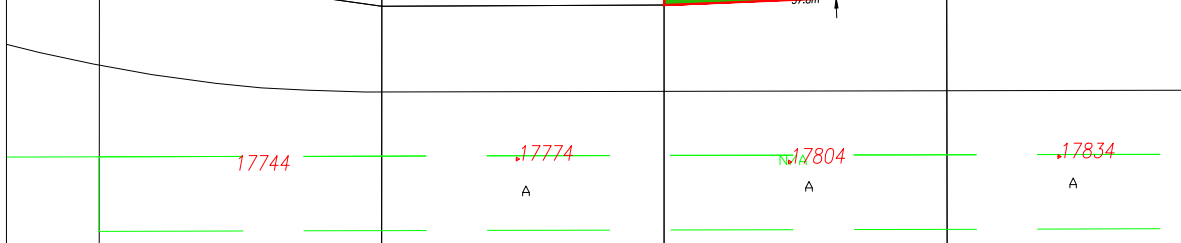
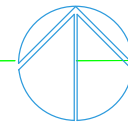
DRAWN BY:
BRITTANY FEAVER

DATE:
APRIL 22 2024

SCALE:
1:1000

SHEET:

1



TO: **Director, Development Planning, Planning & Development Department**

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

DATE: **March 04, 2024**

PROJECT FILE: **7823-0249-00**

RE: **Engineering Requirements**
Location: 17802 96 Ave

TEMPORARY USE PERMIT

The following are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct road improvements from the site to the intersection of Golden Ears Way and 180 Street to support truck turning movements.
- Construct 11.0 m wide paved access, extend into the site for minimum one truck length.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Reduced Pressure backflow preventer for premise isolation is required at property line.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event. There shall be no uncontrolled drainage onto adjacent private property. Submit on-site stormwater management plan with geotechnical testing and reporting.
- Construct on-site water quality treatment features.
- Register restrictive covenants for on-site stormwater mitigation, water quality treatment, and septic system. The existing septic field shall not be paved over.

A Servicing Agreement is required. A processing fee is applicable.

Works and Services must be constructed and placed on final maintenance prior to issuance of the Temporary Use Permit.



Daniel Sohn, P.Eng.
Development Process Manager
BD

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____

(Legal Description)

known as _____

(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

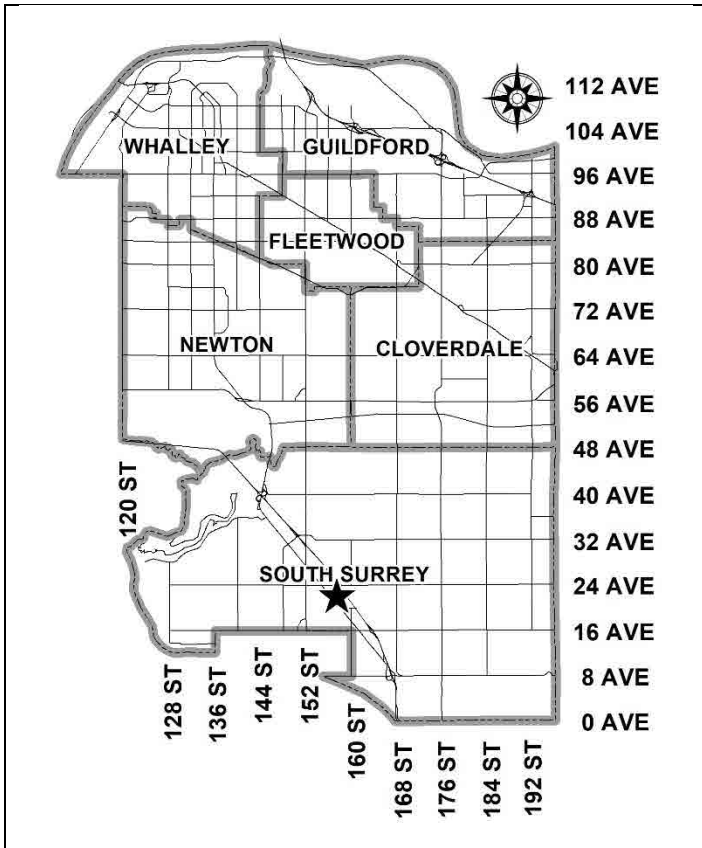
(Owner)

(Witness)

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0290-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **OCP Amendment** from Urban to Commercial
- **Rezoning** from CTA to CD (based on CTA)
- **Development Permit**

to permit the development of a 4-storey, 80-room hotel with a restaurant.

LOCATION: 2160 King George Boulevard

ZONING: CTA

OCP DESIGNATION: Urban

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Commercial to replace the existing hotel and restaurant on site with a new larger hotel.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the King George Corridor Local Area Plan (LAP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed setbacks achieve a more urban, pedestrian streetscape than the existing hotel and restaurant on site, and are in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Commercial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0290-00 in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Hotel and Restaurant	Urban/Commercial	CTA
North:	Gas Station, Mobile Home Park	Urban/Commercial	CG-1, RM-M
East:	Mobile Home Park	Urban	RM-M
South:	Mobile Home Park	Urban	RM-M
West (Across King George Blvd):	Single Family Residential	Urban/Single Family Residential (6 u.p.a.)	RF

Context & Background

- The site is located on the east side of King George Boulevard, north of 20 Avenue, south of 156 Street. The lot is 4,909 square metres in size and there is an existing hotel and restaurant on site. The site is designated Urban in the Official Community Plan and Commercial in the King George Corridor Local Area Plan.

DEVELOPMENT PROPOSAL**Planning Considerations**

- The application proposes an OCP amendment from Urban to Commercial, Rezoning from CTA to CD (based on CTA), and Development Permit for Form & Character in order to redevelop the site with a new 4-storey, 80-room hotel with a restaurant.

	Proposed
Lot Area	
Gross Site Area:	4,909 square metres
Number of Lots:	1
Building Height:	14 metres
Floor Area Ratio (FAR):	1.43
Floor Area	
Hotel (80 rooms):	6,377.23 square metres
Restaurant:	186.92 square metres
Multipurpose Room:	332.52 square metres
Total:	6,896.67 square metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, identified by the ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- Access to the site will be from a shared driveway on King George Boulevard at the northwest corner. The applicant has worked with the property owner abutting to the north to come to an agreement on the location of the driveway and the two driveways will be consolidated into one when the site to the north redevelops. The applicant will provide a shared access easement for future access to the site to the north.
- The site is located along the 354 White Rock South/Bridgeport Station bus route with the closest stops located across King George Boulevard approximately 100 metres from the site for southbound travel, and northbound stops located approximately 300 metres to the north or south at 152 Street or 20 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan.
- The application proposes an OCP amendment from Urban to Commercial to allow an increase in density (floor area ratio) up to 1.5 FAR for the proposed redevelopment.

Amendment Rationale

- An amendment is required due to the proposed intensification of uses on site with a proposed FAR of 1.43. The 4 storey built form and 14 metre height are suitable for the site context.
- The proposed amendment is consistent with the Commercial designation in the King George Corridor Local Area Plan.
- There is an existing long-standing hotel and restaurant on the site.
- There is no change of use proposed.

Themes/Policies

- A1.3 Accommodate urban land development according to the following order of growth management priorities:
 - a) City Centre and Town Centre locations well-served by local services, infrastructure, and transit; and
 - b) Vacant or under-development commercial, mixed-use and multi-family locations in existing urban areas, particularly along transit corridors and areas well-served by existing community amenities and infrastructure.

(The proposed development is located on an under-developed site that is designated Commercial in the King George Corridor LAP and is served by bus routes.)

- B2.14 Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(Parking will be provided in an underground parking structure with only 6 short-term surface parking spaces located near the building entrance for hotel guest check-in. A tree-lined walkway will connect the public sidewalk to the main hotel entrance. Non-paved surface areas will be landscaped, including substantial landscape buffering along the side and rear yards, and hotel guests will have access to an outdoor patio and open space area at the rear of the site.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing and architecture with adjacent sites; and
 - Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development is located adjacent to another commercial site with an existing gas station, and is located within close proximity (approximately 200 metres) from the commercial/mixed-use corridor to the north along King George Boulevard, centred around 24 Avenue. The proposed 4-storey building is an appropriate transition from the proposed townhouses across King George Boulevard (Development Application 7915-0322-00, which has conditional approval) to taller proposed 4 and 5-storey mixed use buildings at the intersection of 156 Street and King George Boulevard (Development Application No. 7921-0322-00, which received Final Adoption, and Development Application No. 7919-0032-00, which has conditional approval.)

- B6.4 Ensure new development responds to the existing character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The proposed development is sensitive to adjacent developments and will be a continuation of the existing hotel and restaurant uses on site. Minimum 3.0 to 7.5 metre wide landscape buffers will be installed along the north and east property lines adjacent to the existing residences, and trees are proposed for retention along the east property line, which will provide screening and separation distance between the commercial and residential uses. There are also existing 7.5 metre wide landscape buffers on the residential properties to the north and east, which provide additional separation distance from the proposed new building, and will result in a total separation distance of approximately 13.5 metres at the ground level on the north and 15 metres at the ground level on the east to the closest existing residences. Guest rooms will primarily face towards the east and west on the upper 3 storeys, with minimal windows along the north façade. No balconies are proposed on the guest rooms, and the upper storeys are stepped back 11 metres from the north property line and 10 metres from the east property line, providing further separation distance from the surrounding existing residences.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Placing street-facing retail uses on the ground floor; and
 - Providing doors, windows, and "active" building faces along public streets.

(The proposed development has a street-facing entrance to the restaurant along King George Boulevard and improves activation of the street by located the building close to the street frontage.)

Secondary Plans

Land Use Designation

- The proposal complies with the Commercial designation in the King George Corridor Local Area Plan.

CD By-law

- The applicant proposes to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" based on the CTA Zone.

- The proposed "Comprehensive Development Zone (CD)" is intended to accommodate a proposed new hotel with a restaurant on the subject site.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the CTA Zone and the proposed CD By-law is illustrated in the following table:

Zoning	CTA Zone (Part 42)	Proposed CD Zone
Floor Area Ratio:	0.50	1.50
Lot Coverage:	50%	50%
Yards and Setbacks	Front Yard: 20.0 metres Rear Yard: 7.5 metres Side Yard: 7.5 metres Street Side Yard: 20.0 metres	Front Yard: 4.0 metres Rear Yard: 6.0 metres Side Yard: 7.5 metres Street Side Yard: 7.5 metres
Principal Building Height:	10.0 metres	14.0 metres
Permitted Uses:	<u>Principal Uses:</u> 1. Tourist accommodation. 2. Tourist trailer park or camp-site, pursuant to Sections D.3 and J.1 of this Zone. <u>Accessory Uses:</u> 3. Eating establishments, excluding drive-through restaurants. 4. Retail stores, limited to the following: (a) Convenience store; and (b) Florist shop; 5. Personal service uses, excluding body rub parlours. 6. One single family dwelling for the manager of the tourist trailer park or camp-site, pursuant to Section D.4 of this Zone.	<u>Principal Uses:</u> 1. Tourist accommodation . <u>Accessory Uses:</u> 2. Eating establishments, excluding drive-through restaurants; 3. Retail stores, limited to the following: (a) Convenience store; and (b) Florist shop; 4. Personal service uses, excluding body rub parlours; and 5. One caretaker unit per lot."
Parking (Part 5)	Required	Proposed
Number of Stalls		
Hotel:	80	89
Restaurant:	19	19
Multi-purpose Room:	33	33
Total:	132	141
Bicycle Spaces		
Hotel Guests:	2	2

- The proposed CD Bylaw deviates from the CTA Zone as follows:
 - Density has increased from 0.5 to 1.5 FAR, consistent with the permitted density under the Commercial OCP designation;
 - The front and rear yard setbacks have been reduced from 20.0 metres to 4.0 metres for the front yard along King George Boulevard to provide a more urban interface and from 7.5 metres to 6.0 m for the rear yard which includes a minimum 3 metre-wide landscape buffer along the north property line adjacent to the existing mobile home park;

- The principal building height has increased from 10.0 metres to 14.0 metres to allow a 4-storey building;
 - *Tourist Trailer Park* or *Camp Site* uses, and other references to those uses, have been removed from the proposed CD Bylaw; and
 - The permitted single family dwelling for the manager of a tourist trailer park or camp site has been replaced with one *caretaker unit*, which is consistent with other commercial zones.
- No other uses have been added to the proposed CD Bylaw.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 9, 2024, and the Development Proposal Signs were installed on January 7, 2024. Staff received 3 responses from area residents asking for further information on the project with respect to parking and noise concerns:
 - *Staff confirmed that parking will be located in an underground parkade with 6 proposed at-grade parking spaces for hotel guest check-in.*
 - *Staff provided preliminary drawings to one respondent who noted difficulty reading the information on the pre-notification post card.*
 - *Staff confirmed that there will be no balconies on the guest rooms and below-window air conditioners with advanced technology will be used that are quiet and will not generate noise that will impact adjacent properties.*

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed design is for a 4-storey hotel building with 80 guest rooms and a restaurant at grade, with a total floor area of 6,896.67 square metres and a density of 1.43 FAR.
- The applicant has worked with staff to improve the site access, public realm interface, parking ramp location and the setback and landscape buffering along the north and east property lines adjacent to existing residential mobile home parks.

- Minimum 3.0 to 7.5 metre wide landscape buffers will be installed along the north and east property lines adjacent to the existing residences, which will provide screening and separation distance between the commercial and residential uses. The proposed landscape buffers and building setbacks, combined with the existing 7.5 metre wide landscape buffers on the residential properties to the north and east, will result in a total separation distance from the closest existing residences of approximately 13.5 metres on the north façade at ground level and 15 metres on the east façade at ground level.
- There are minimal windows on the north façade, and the upper storeys will be stepped back 11 metres from the property line at the closest point. Along the east facade, the upper storeys are stepped back 10 metres from the property line, resulting in a minimum separation distance of 17.5 metres at the upper storeys.
- Access to the site will be from King George Boulevard. Underground parking is proposed, along with 6 surface parking stalls for guest check-in.
- The main entrance to the hotel will be on the west side of the building and the restaurant will have a separate entrance along the King George Boulevard frontage to help activate the street and provide a more urban public realm interface.
- The front building façade along King George Boulevard provides a visually interesting expression that is well articulated using a variety of materials. Exterior finish materials include fiber cement board, brick cladding, and metal panels in neutral tones of dark grey, light grey, white and brown (cedar finish) accents.
- Guest rooms are oriented towards the east and west on the upper 3 storeys, with only 4 guest rooms facing north.
- Hotel guest amenities will be located at the rear of the building with direct access to an outdoor space with a patio, seating, and lawn area and garden.
- Signage has not yet been determined and will be confirmed prior to issuance of the Development Permit or through a separate sign permit application.

Landscaping

- The King George Boulevard frontage is designed to provide a welcoming entryway with decorative paving, a tree-lined pedestrian pathway to the front hotel entrance, and an outdoor restaurant patio area that wraps around the front of the building at the driveway entrance.
- All non-hard surfaces are proposed to be covered by vegetation to maximize biodiversity, and substantial landscaping will be planted along the side and rear yards, providing buffering between the proposed hotel and existing residential mobile home parks located to the north and west of the subject site. The planting design includes a large variety of trees and shrubs, including flowering and non-flowering shrubs, and trees including different species of maple, White Spruce, Magnolias, Scarlet Oak, and American Sweetgum.
- There are 9 existing off-site and shared trees proposed for retention along the east side property line.

Outstanding Design Considerations

- There are a limited number of outstanding urban design considerations that do not affect the overall character of the development. These generally relate to providing additional grading information.
- The applicant has been provided a detailed list identifying any outstanding urban design requirements and has agreed to resolve these as a condition of approval for this application, should this application be supported by Council.
- The proposal is also subject to review by the City's Advisory Design Panel and will be responsible for responding to or incorporating any suggested design changes into their proposal as a condition of approval for this application, should this application be supported by Council.

TREES

- Sarah Bishop, ISA Certified Arborist of Arbortech Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Deodar Cedar	1	1	0
Blue Spruce	2	2	0
Western redcedar	4	3	1
Total (excluding Alder and Cottonwood Trees)	7	6	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees Proposed		13	

- The Arborist Assessment states that there are a total of 7 mature trees on the site and no Alder/Cottonwood. The applicant proposes to retain 1 tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 12 replacement trees on the site. The applicant is proposing 12 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including maples, White Spruce, magnolias, Scarlet Oak and American Sweetgum.

- In summary, a total of 13 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	OCP Redesignation Map

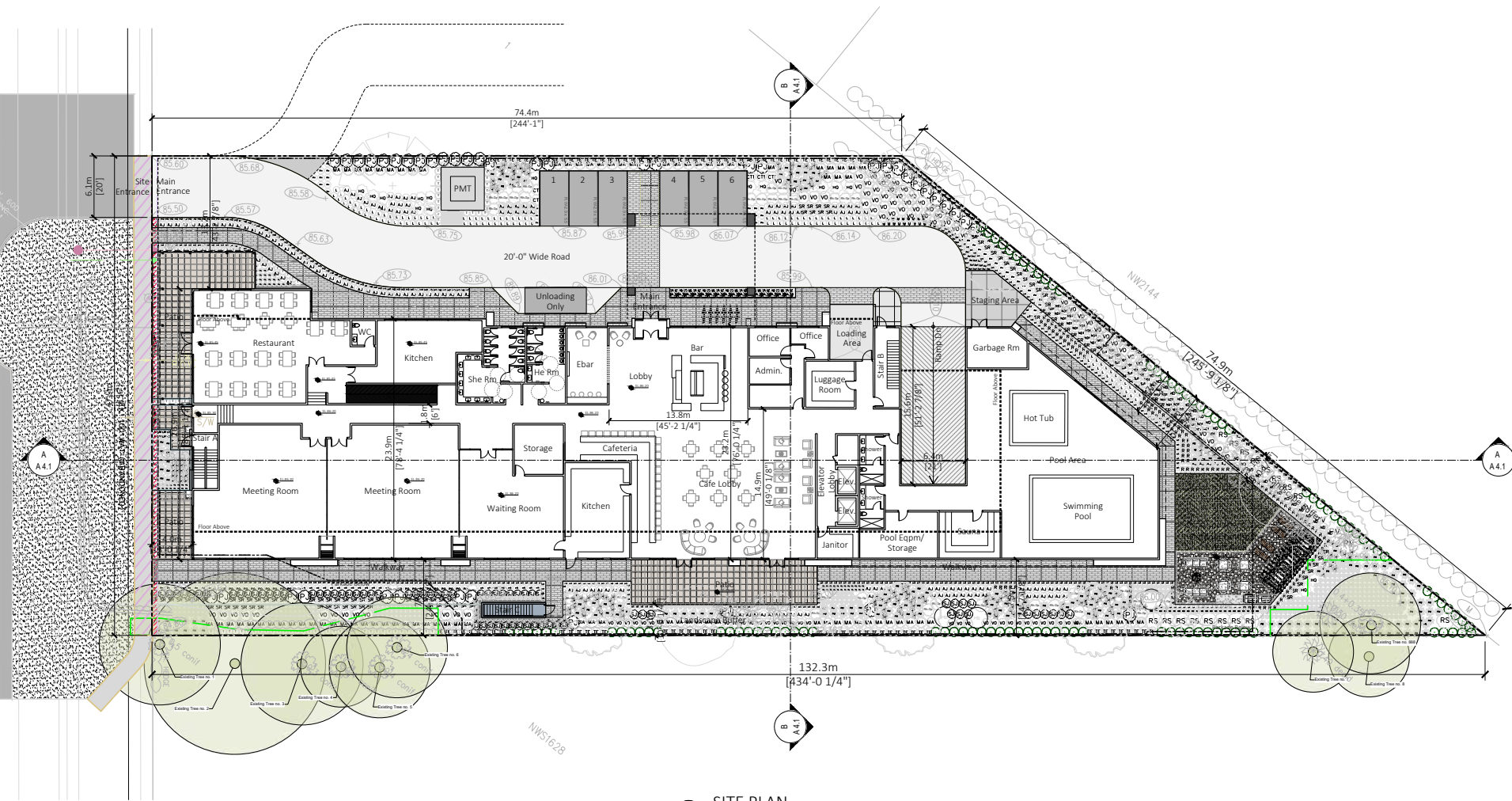
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Don Luymes
General Manager
Planning and Development

EM/ar



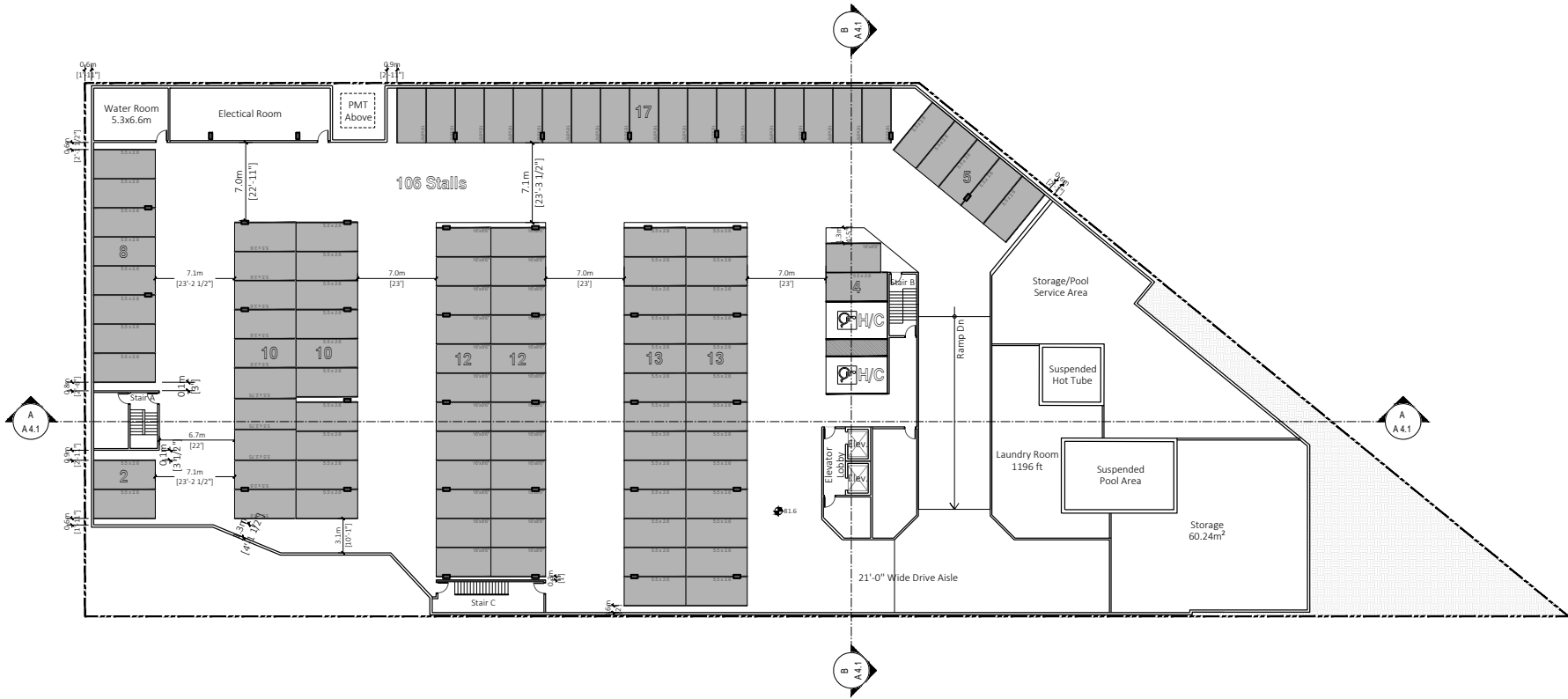
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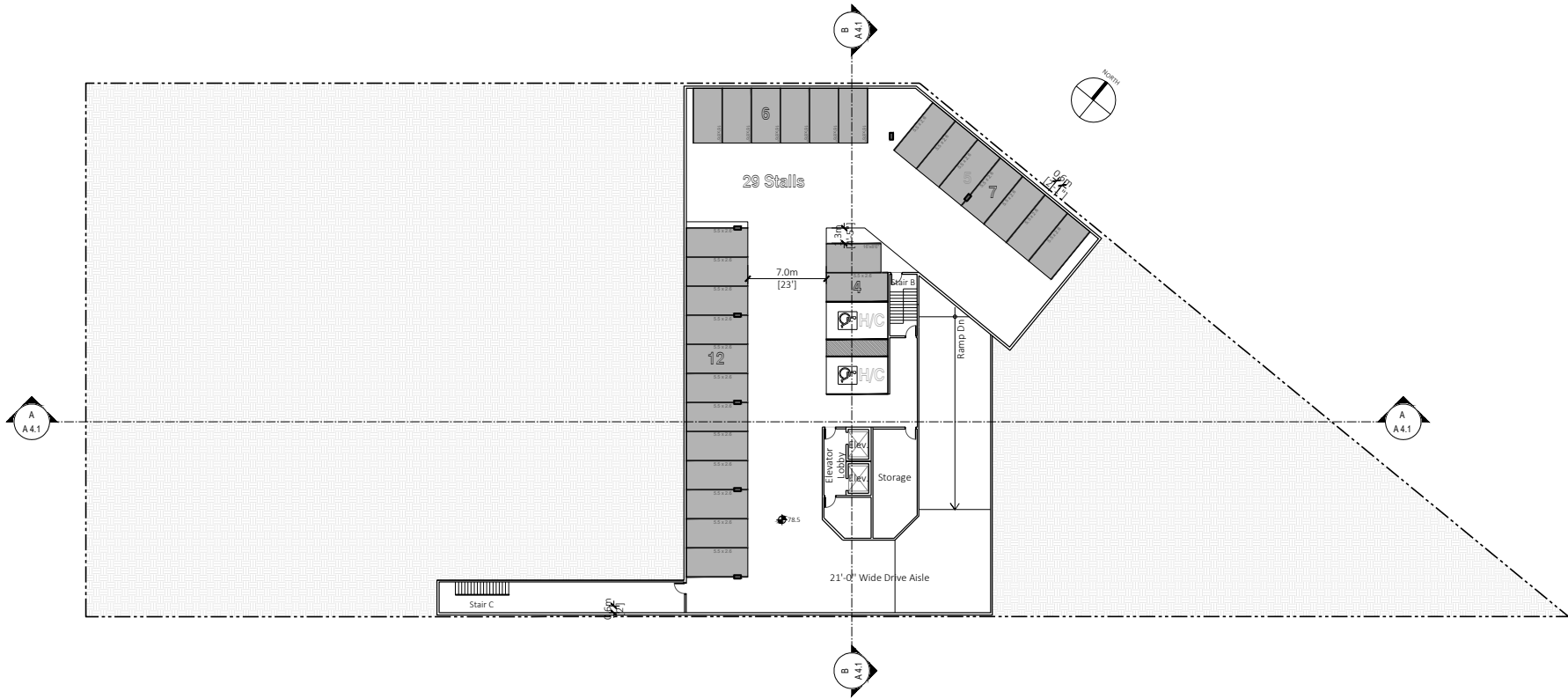
1 SITE PLAN
1/32"=1'-0"



REV	DESCRIPTION	DATE	BY
01	PROPOSE SUBMISSION	2017 03 16	



1 Parking Plan
1/32"=1'-0"



1 Parking Plan
1/32"=1'-0"

PROJECT INFO:
PROPOSED HOTEL AT,
2160 KING GEORGE BLVD.,
SURREY, BC
CLIENT: BOB DHARNI

DATE
PROJECT NO:
20-223
SCALE: 1/32"=1'-0"
DRAWN BY:
M.M

REV	DESCRIPTION	DATE	BY	DATE
01	PROPOSE SUBMISSION	2021-03-18		

LEVEL P2
PARKING PLAN



FLAT!
ARCHITECTURE

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

PROJECT INFO:
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2160 KING GEORGE BLVD.,
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CLIENT: BOB DHARNI

DATE

PROJECT NO:
20-223

SCALE: 1/32"=1'-0"
DRAWN BY: M.K.S

NO.	DATE	BY	DESCRIPTION

ROOF PLAN

A 2.5

9.2m
[30'-1 1/2"]

2PLY SBS ROOF
SOPREMA SOPRATSAR WHAITE
HIGH ALBEDO ROOF WITH RSI VALUE OF .81

1 LEVEL 5 PLAN
1/32"=1'-0"

NO.	DATE	BY	DESCRIPTION



1 WEST ELEVATION (CHEVRON GAS STATION)
1/24"=1'-0"

MATERIAL LEGEND:

- A - BRICK CLADDING (MORA BRICKS)
COLOR - DARK GRAY CLINKER
C/W DARK GRAY MORTAR
- B - EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD
C/W EASY TRIMS TO MATCH
(HARDIE OR SIMILAR)
COLOR - DARK GRAY
- C - EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD
C/W EASY TRIMS TO MATCH
(HARDIE OR SIMILAR)
COLOR - LIGHT GRAY
- D - EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD
C/W EASY TRIMS TO MATCH
(HARDIE OR SIMILAR)
COLOR - WHITE
- E - WHITE METAL
- F - CEDAR FINISH METAL PANELS



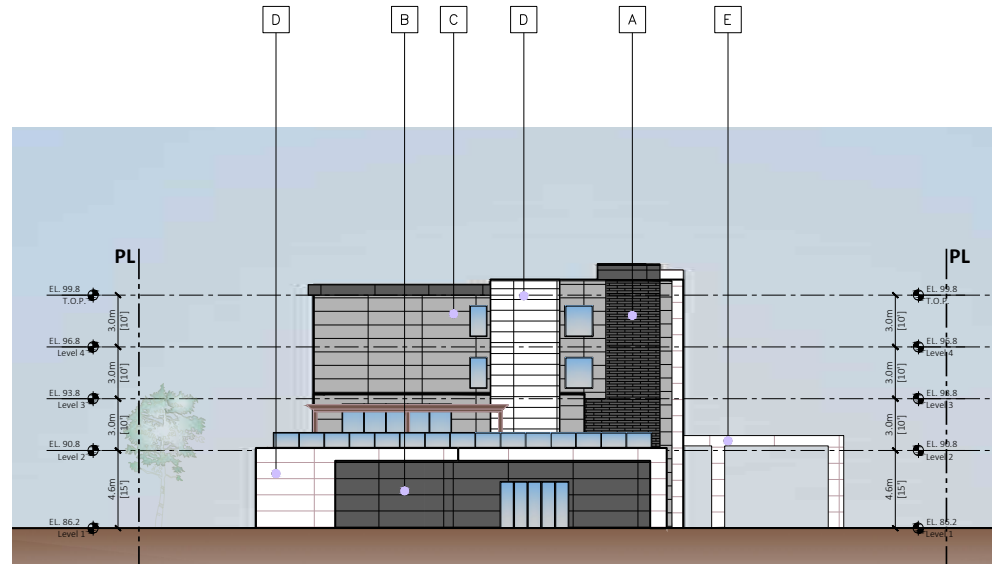
2 SOUTH ELEVATION (KING GEORGE HIGHWAY)
1/24"=1'-0"



1 EAST ELEVATION (SINGLE FAMILY NEIGHBOURHOOD)
1/24"=1'-0"

MATERIAL LEGEND:

- A - BRICK CLADDING (MORA BRICKS)
COLOR - DARK GRAY CLINKER
C/W DARK GRAY MORTAR
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(HARDIE OR SIMILAR)
COLOR - WHITE
- E - WHITE METAL
- F - CEDAR FINISH METAL PANELS



2 NORTH ELEVATION (SINGLE FAMILY NEIGHBOURHOOD)
1/24"=1'-0"

NO.	DATE	BY	DESCRIPTION

DATE

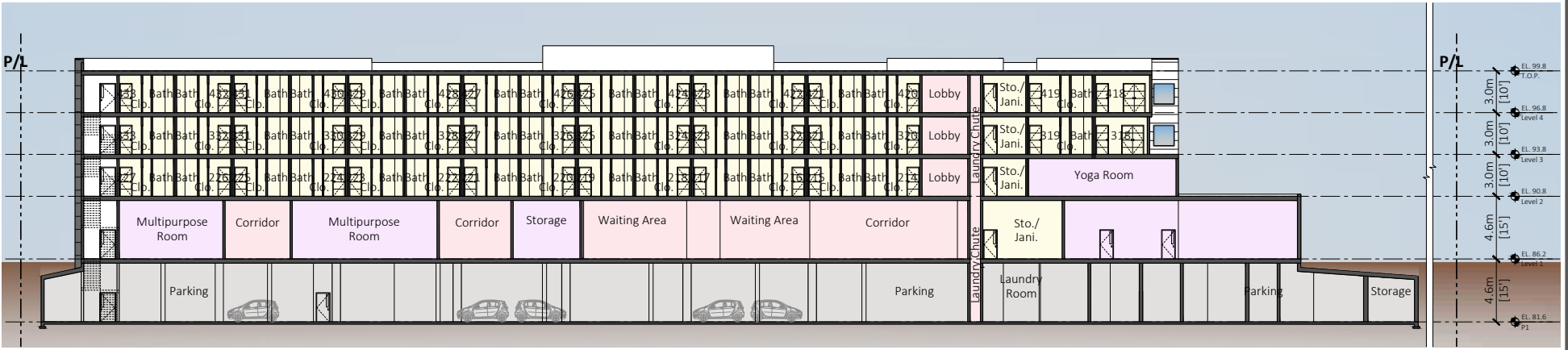
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20-223

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M.K.S

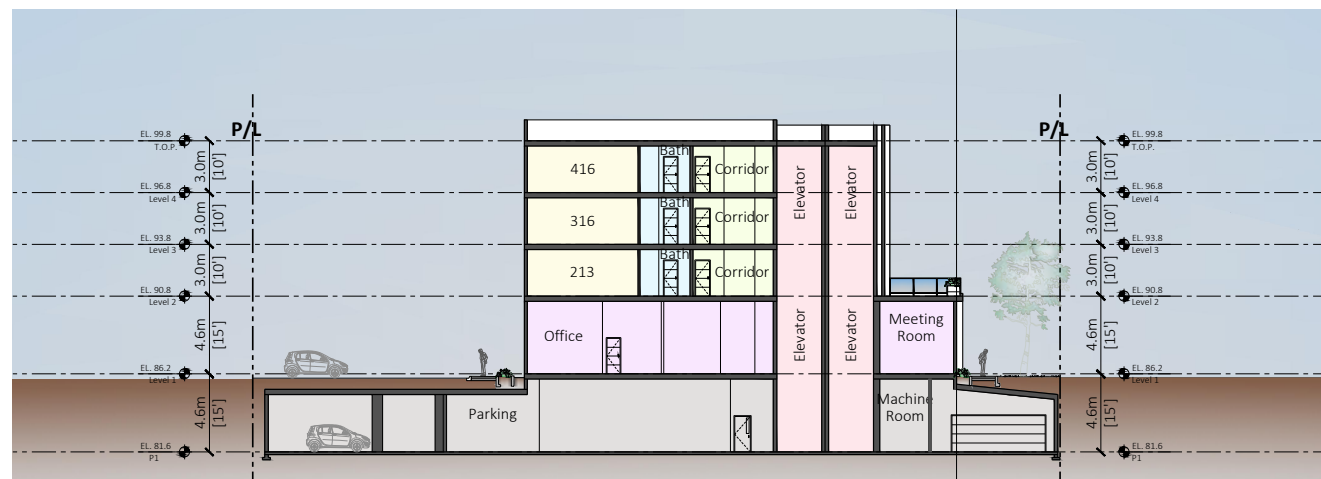
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SECTIONS

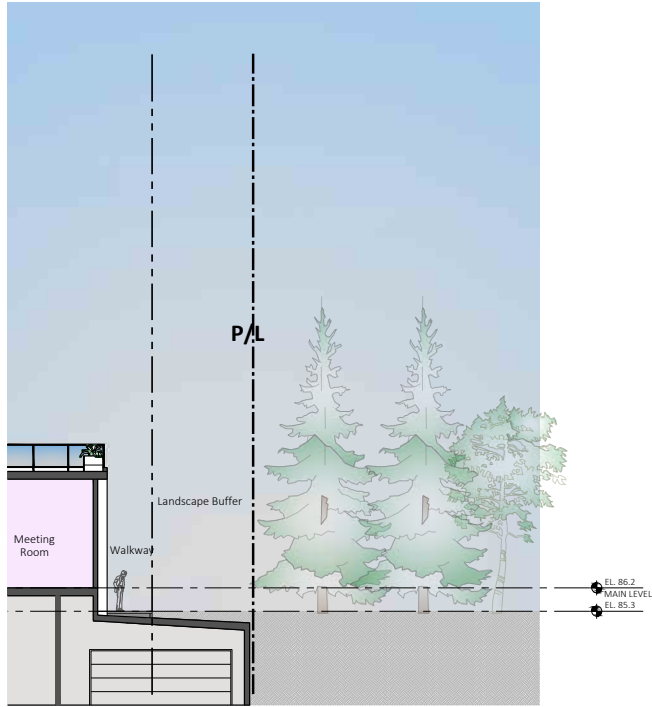
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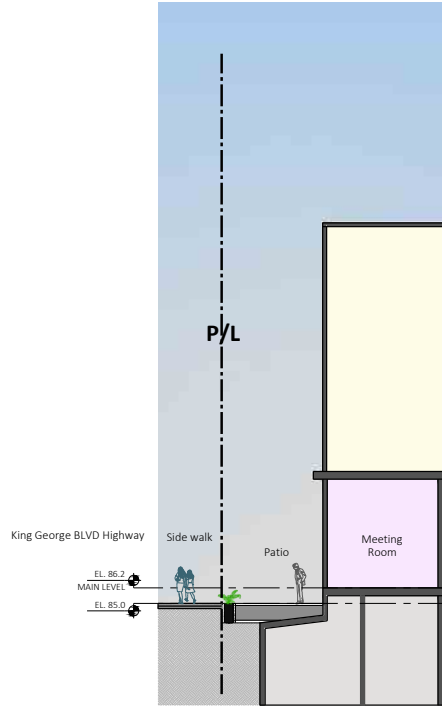
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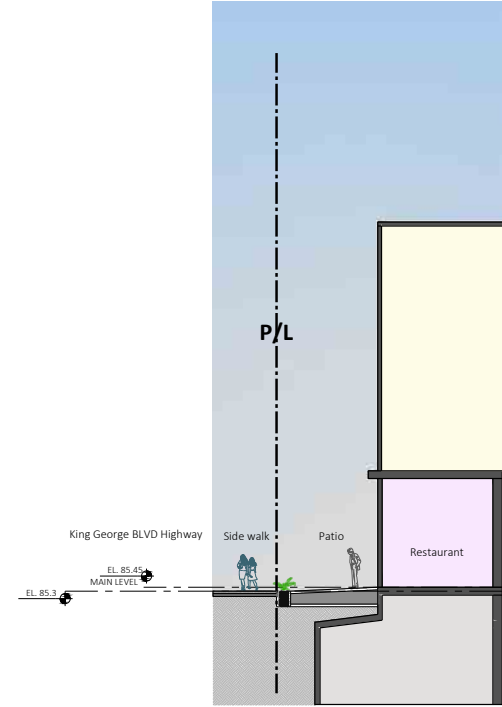
SECTION B
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1 SECTION 1 ALONG EAST WALKWAY
1/16"=1'-0"

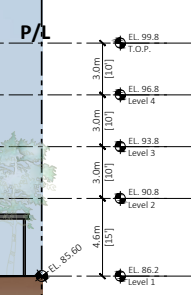


2 SECTION 2 ALONG KING GEORGE BLVD
1/16"=1'-0"



3 SECTION 3 ALONG KING GEORGE BLVD
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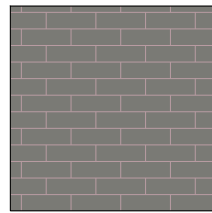
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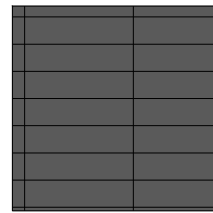
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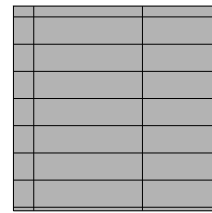
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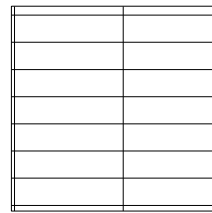
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C/W GRAY MORTAR



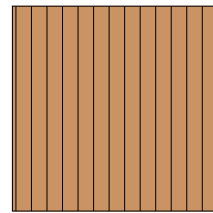
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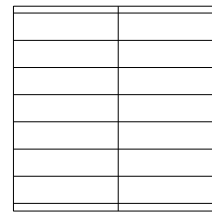
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(HARDIE OR SIMILAR)
COLOR - LIGHT GRAY



EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD
C/W EASY TRIMS TO MATCH
(HARDIE OR SIMILAR)
COLOR - WHITE



CEDAR FINISH METAL PANELS



WHITE METAL PANELS

PROJECT INFO:
PROPOSED HOTEL AT,
2160 KING GEORGE BLVD.,
SURREY, BC
CLIENT: BOB DHARNI

DATE

PROJECT NO:
20-223

SCALE:
1/24"=1'-0"

DRAWN BY:
M.K.S

NO.	DATE	BY	DATE	DESCRIPTION

MATERIAL BOARD



PROJECT INFO:
PROPOSED HOTEL AT,
2160 KING GEORGE BLVD.,
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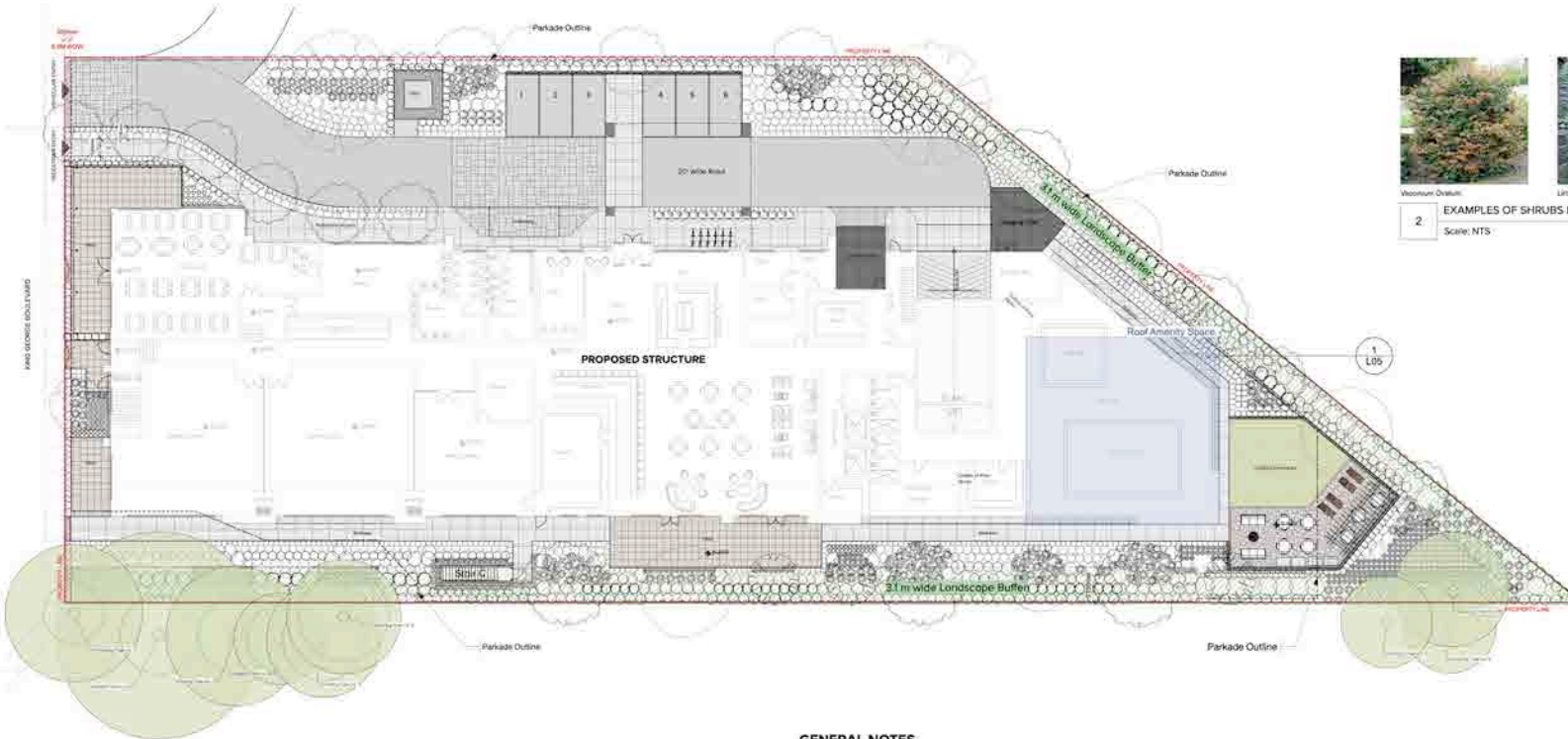
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PROJECT NO: 20-223

SCALE: DRAWN BY: M.K.S

NO	REV	DESCRIPTION	DATE	BY	DATE

VIEW 1



2 EXAMPLES OF SHRUBS PROPOSED
Scale: NTS



3 EXAMPLES OF TREES PROPOSED
Scale: NTS

1 KEY PLAN
Scale: 1:200

DESIGN RATIONALE AND SUMMARY

This is a Hospitality development located on the prominent corridor - King George Boulevard. It is a contemporary Hotel building with a 0.5m Right of Way proposed along the Site. The Building positioning on Site creates an opportunity for planting of trees on grade. The Outdoor Event Area is oriented towards North-East of the site and includes relaxing spaces on lawn, firepit arrangement and also the barbeque counters with adequate seating opportunity.

The site is bound to have landscape buffers along the North and the East, and the landscape design includes both resilient and appealing species throughout the expanse of the site. Ornamental trees like Acer Palmatum 'Oslo Beni' and Liquidamber are proposed to add a colourful and textured foreground to the rather well-crafted modern building. Other larger trees such as Quercus Coccinea and Acer Macrophyllum are proposed to provide more shade to driveway and pathway. Proposed shrubs include a variety of drought tolerant and native planting, including Vaccinium Ovatum, Mahonia Aquifolium and Mahonia Nervosa, in addition to multiple drought tolerant grasses such as Pennisetum Orientale.

The pedestrian access is conceptualized to be simple CIP broom finished concrete for the heavy footfall for the hotel. Parallelly, a subtle look for the hardscape helps in highlighting the architecture of the built form. The Pick up and Drop off plaza has been distinctly treated with Gray stamped concrete to give emphasis to the Lobby and to complement the Hotel's Architectural expression. The Restaurant Patio along the street has been screened off by planting and fence providing privacy. The Patio has been treated with Hemsstone porcelain slabs adding to the external hardscape surfaces.

The walkway along the southern property line has been treated with Cast in place concrete as well, and has been landscaped with a balance of trees and shrubs to enhance user experience. Overall the Landscape and the Architectural design of the project complement each other and make it a complete experience as a whole for the user.

GENERAL NOTES

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

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

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

Min. growing medium depths over prepared subgrade shall be:

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

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

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

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 803, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
KEY PLAN

Total Sheets
8

Drawn By
BB

Reviewed By
RD

Sheet No
L01

Checked By
RD

Status
Development Permit

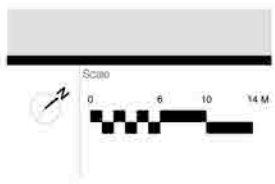
Contractor
City of Surrey

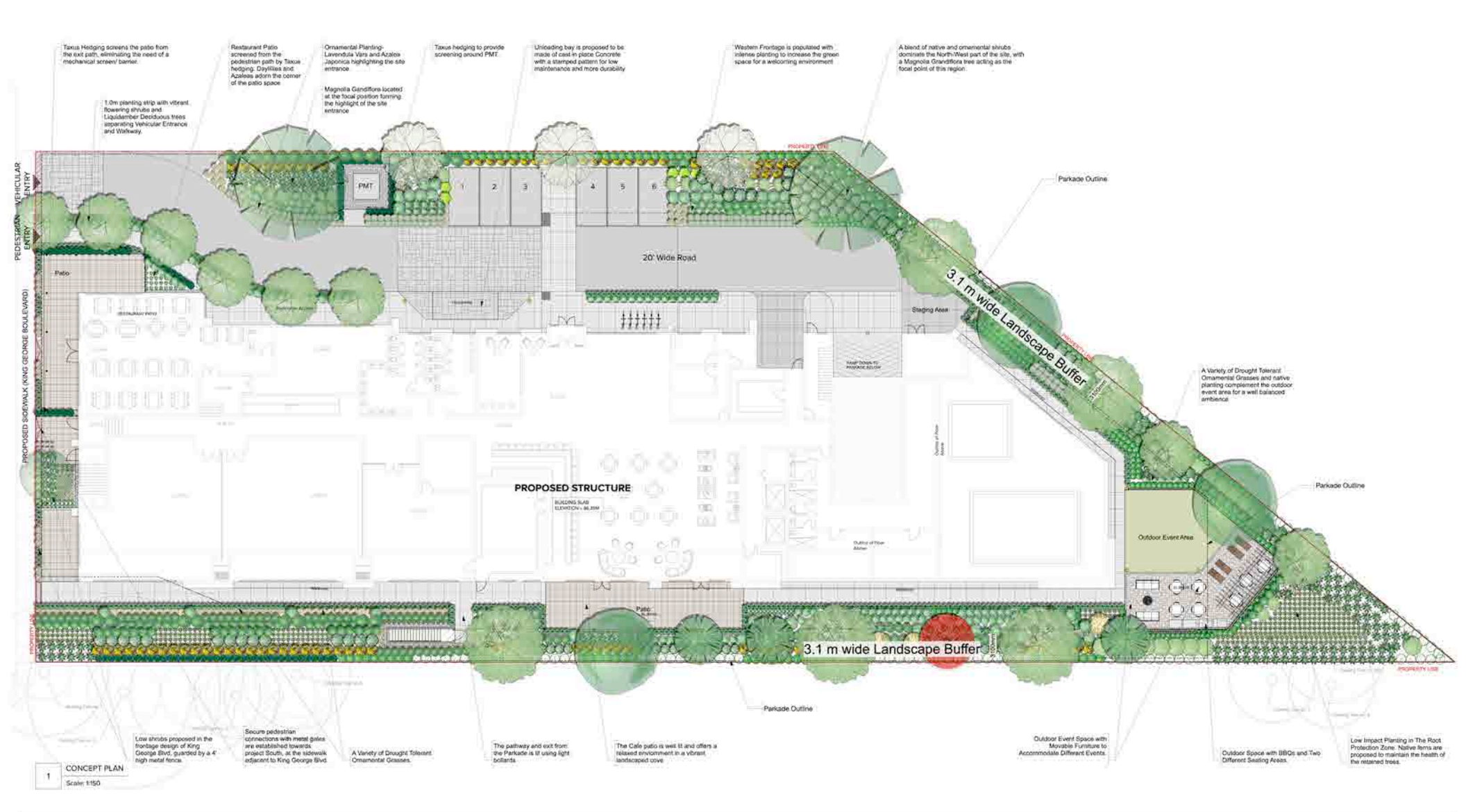
Document
Development Permit

Consultants
Architecture Panel Inc.

Documents
Development Permit

No	Date	Issue Notes
A	09-02-2021	Development Permit
B	29-11-2022	DP Re-submission
C	12-12-2023	DP Re-Submission
D	12-04-2024	DP Re-Submission





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Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
CONCEPT PLAN

Total Sheets
8

Sheet No
L02

Contractor
City of Surrey

Consultant
Architecture Panel Inc.

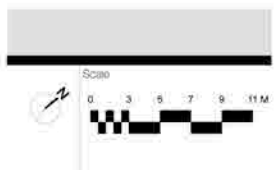
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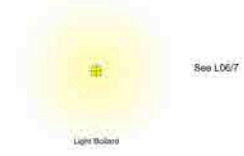
Reviewed By
RD

Status
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Lighting Legend

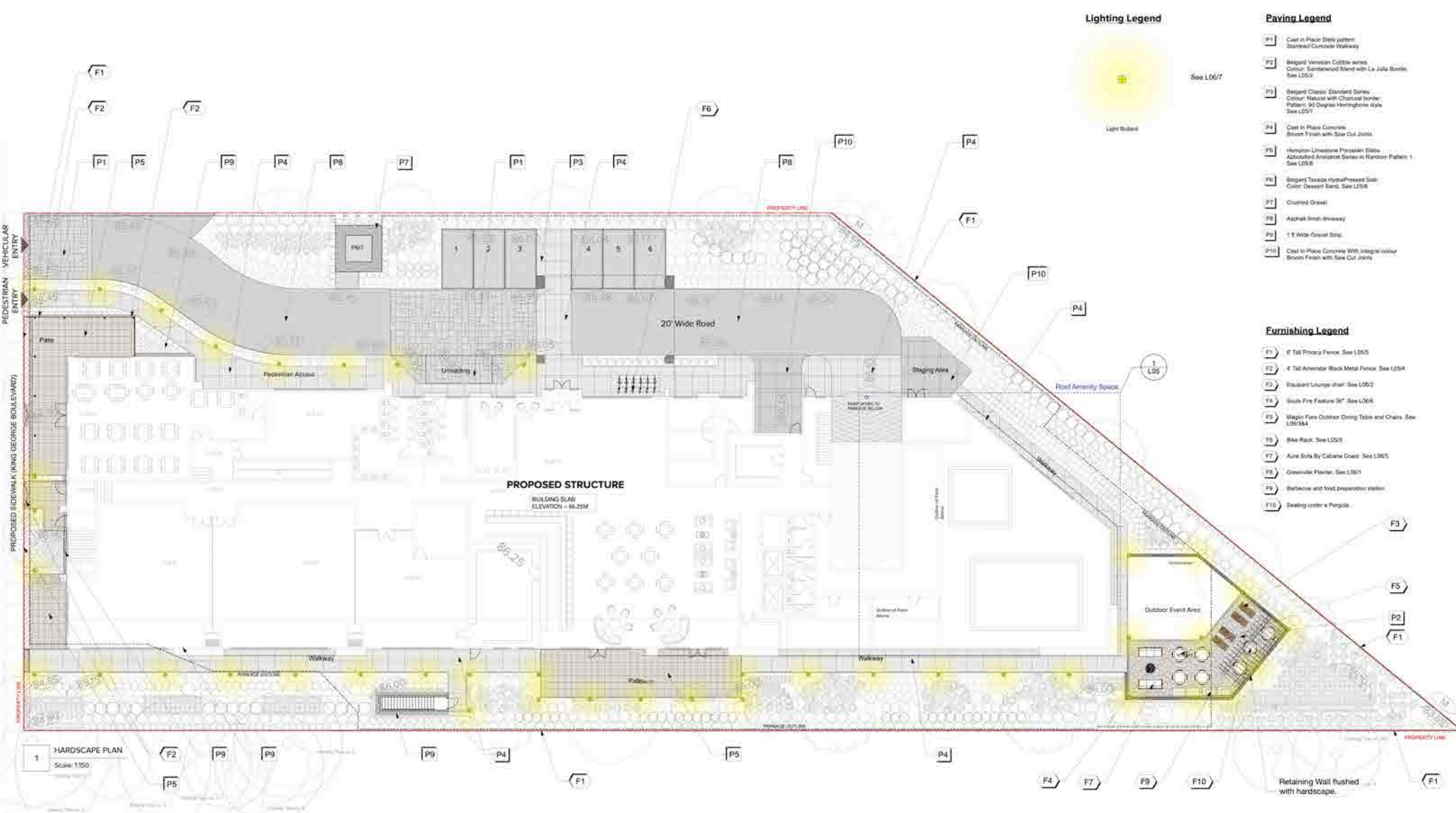


Paving Legend

- P1 Cast in Place Stone pattern
Stamped Concrete Walkway
- P2 Belgard Venetian Cobble series
Colour: Sandstone/Red with La Julia Border.
See L05/2
- P3 Belgard Classic Standard Series
Colour: Natural with Charcoal border
Pattern: 90 Degree Hemmingstone style
See L05/1
- P4 Cast in Place Concrete
Brown Finish with Saw Cut Joints
- P5 Hampton Limestone Porcelain Tiles
Abstract/Avantgarde Series in Random Pattern 1
See L05/8
- P6 Belgard Terrace HydroPrested Slab
Color: Desert Sand. See L05/6
- P7 Cracked Gravel
- P8 Asphalt Fresh driveway
- P9 1.8 Wide Gravel Strip
- P10 Cast in Place Concrete With Integral Colour
Brown Finish with Saw Cut Joints

Furnishing Legend

- F1 4' Tall Privacy Fence. See L05/5
- F2 4' Tall Aluminum Black Metal Fence. See L05/4
- F3 Elspeth Lounge chair. See L06/2
- F4 Soho Fire Feature 36". See L06/6
- F5 Magin Fore Outdoor Dining Table and Chairs. See L06/3&4
- F6 Bike Rack. See L05/3
- F7 Aura Sofa By Cabana Coast. See L06/5
- F8 Greenable Planter. See L06/1
- F9 Barbecue and food preparation station
- F10 Seating under a Pergola.



1 HARDSCAPE PLAN
Scale: 1/50



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Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
HARDSCAPE PLAN

Total Sheets
8

Sheet No
L03

Contractor
City of Surrey

Consultants
Architecture Panel Inc.

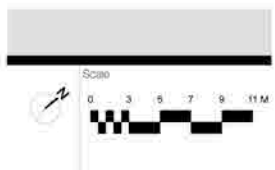
Drawn By
BB

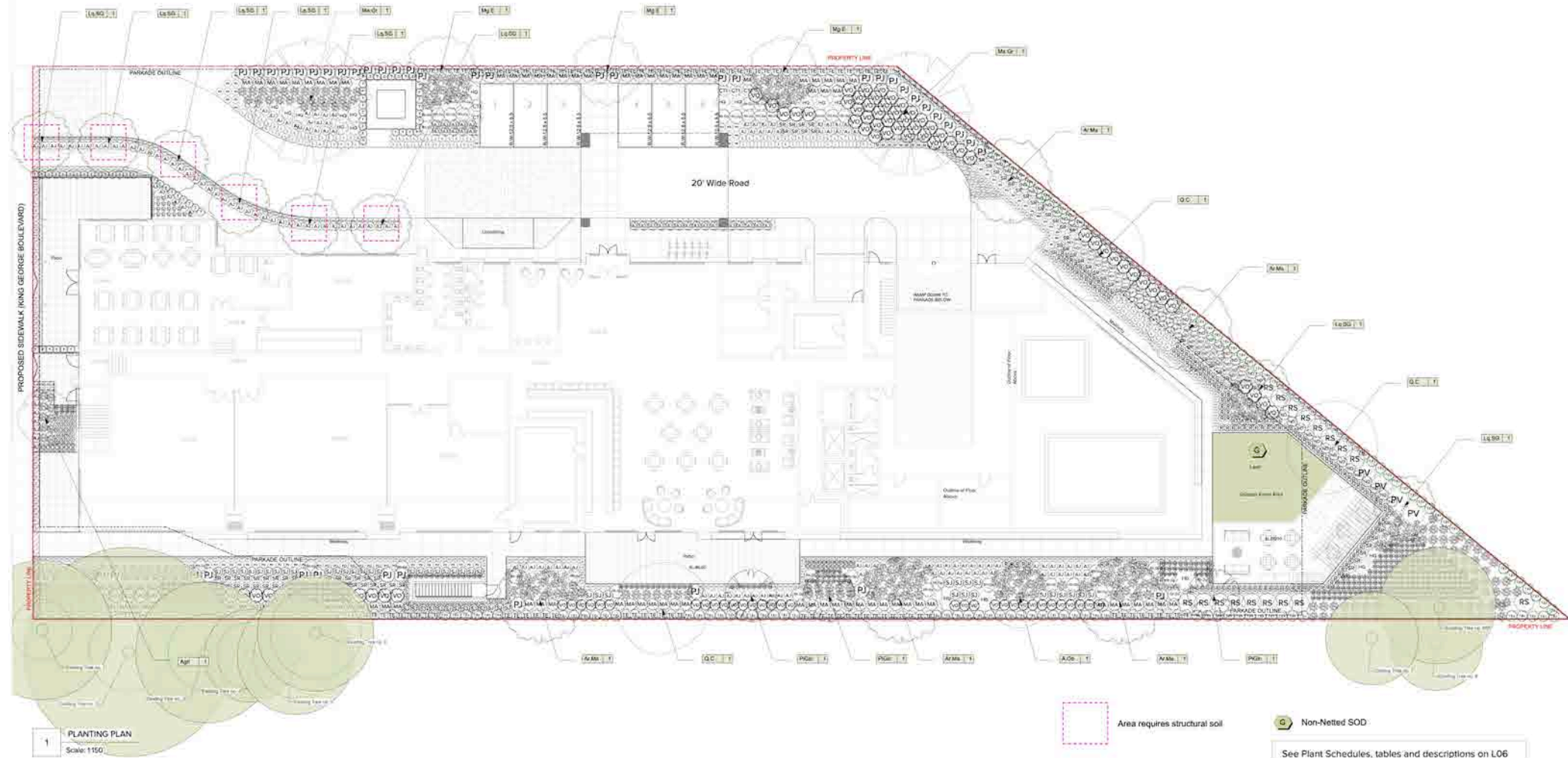
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RD

Reviewed By
RD

Stand
Development Permit

No	Date	Issue Notes
A	09-02-2021	Development Permit
B	29-11-2022	DP Re-submission
C	12-12-2023	DP Re-Submission
D	12-04-2024	DP Re-Submission





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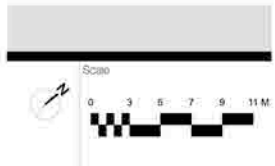
Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
PLANTING PLAN

Total Sheets 8	Sheet No L04	Contractor Architecture Panel Inc.	Consultants Architecture Panel Inc.
Drawn By BB	Checked By RD	Alt City of Surrey	Documents Development Permit
Reviewed By RD	Status Development Permit		

No	Date	Issue Notes
A	09-02-2021	Development Permit
B	29-11-2022	DP Re-submission
C	12-12-2023	DP Re-Submission
D	12-04-2024	DP Re-Submission



SHRUBS LIST- MAIN FLOOR

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	HP	214	<i>Hydrangea paniculata</i>	Panicle Hydrangea	83 pot
	Hpy	444	<i>Hydrangea paniculata</i>	Tassel Fern	82 pot
	VO	84	<i>Vaccinium ovatum</i> 'Thornhatch'	Evergreen huckleberry	83 pot
	HD1	45	<i>Nandina domestica</i> 'Compact'	Dwarf Heavenly Bamboo	83 pot
	Tred	89	<i>Taxus media</i>	H.M. Cedar	83pot
	PM	225	<i>Psychotrias murinum</i>	Woolfluff	83 pot
	PJ	43	<i>Penstemon 'Mountain Fire'</i>	Mountain Fire Lily Of The Valley	83 pot
	SR	97	<i>Sarcococca nandifolia</i>	Fragrant Sarcococca	83 pot
	MA	89	<i>Malva aequifolium</i>	Oxeye mallow	83 pot
	TK	85	<i>Taxus sp.</i>	Yew hedge variety	1.5 m. ht
	PK1	58	<i>Penstemon alpestris 'Hemel'</i>	Hemel Dwarf Fountain Grass	83 pot
	PO	26	<i>Penstemon orientalis</i>	Oriental Fountain Grass	83 pot
	Rn Ge	34	<i>Rhododendron 'Gumpo Pink'</i>	Pink Gumpo Azalea	87 pot
	AJ	178	<i>Asplen japonica</i>	Japanese asplen	83 pot
	SA	71	<i>Stemodia japonica</i>	Japanese Stemodia	82 pot
	CT1	5	<i>Chamaecyparis 'Aztec Pearl'</i>	Aztec Pearl Mock Orange	83 pot
	HL	82	<i>Hemerocallis 'Lemon Yellow' or vars.</i>	Lemon Yellow Daylily	81 pot
	PV	4	<i>Philadelphus x virginicus</i>	Mock Orange	85 pot
	TEa	99	<i>Thuja plicata 'Excelsa'</i>	Excelsa red cedar	3.0 m. ht
	RE	17	<i>Ribes sanguineum 'King Edward VII'</i>	King Edward VII Flowering Currant	83 pot
	R	132	<i>Rosa rugosa</i>	Knock Rose	82 pot
	ND	34	<i>Nandina domestica</i>	Heavenly Bamboo	83 pot
	TM	53	<i>Taxus media 'Treskii'</i>	Hicks yew	83 pot 1.25 m. ht
	RR	24	<i>Rosa rugosa 'Champan'</i>	Champan Hardy Shrub Rose	82 pot
	H1	255	<i>Hebe x exoniensis</i>	Blue Out Green	83 pot
	HR	97	<i>Hebe x exoniensis</i>	Blue Out Green	83 pot
	LM	8	<i>Lonicera maackii</i>	Big Blue Lily Turf	81 pot
	HQ	15	<i>Hydrangea quercifolia</i>	Oxleaf Hydrangea	83 pot
	L	120	<i>Lavandula verbena</i>	Lavender	81 pot
	AVS	33	<i>Arctostaphylos uva-ursi 'Varcovary Jade'</i>	Varcovary Jade Kinnikinnick	81 pot
	S11	15	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spirea	83 pot
	HL	3	<i>Hibiscus syriacus 'Lily'</i>	Lily Rose Of Sharon	1.5 m. ht.
	M	18	<i>Malva nivalis</i>	Soft Oxeye mallow	81 pot
	HO	73	<i>Helleborus orientalis 'Blue'</i>	Blue Flowering Lenten Rose	81 pot
	L1	14	<i>Lavandula verbena</i>	Lavender	81 pot

SHRUBS LIST- ROOF

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	PA1	12	<i>Penstemon alpestris 'Hemel'</i>	Hemel Dwarf Fountain Grass	82 pot
	HL	2	<i>Hibiscus syriacus 'Lily'</i>	Lily Rose Of Sharon	1.5 m. ht
	L	10	<i>Lavandula verbena</i>	Lavender	81 pot
	PO	8	<i>Penstemon orientalis</i>	Oriental Fountain Grass	83 pot
	HQ	2	<i>Hydrangea quercifolia</i>	Oxleaf Hydrangea	83 pot
	AVS	2	<i>Arctostaphylos uva-ursi 'Varcovary Jade'</i>	Varcovary Jade Kinnikinnick	81 pot
	RR	7	<i>Rosa rugosa 'Champan'</i>	Champan Hardy Shrub Rose	82 pot
	R	8	<i>Rosa rugosa</i>	Knock Rose	82 pot

See Planting Plan on L04

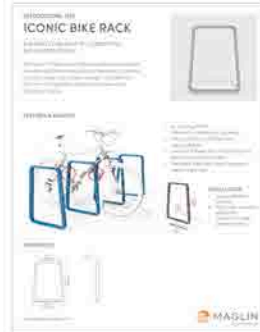


TREES LIST- MAIN FLOOR

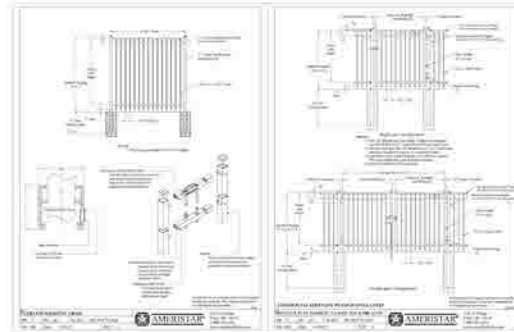
Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Agn	1	<i>Acer glabrum</i>	Pycnostark Maple	6 cm. cal.
	AOb	1	<i>Acer palmatum 'Osato-Beni'</i>	Osato-Beni Japanese Maple	3m ht. 5 cm cal. multi stem
	POG	3	<i>Picea glauca</i>	White Spruce	3 m.
	Mg E	3	<i>Magnolia x 'Elizabeth' P.P.# 4145</i>	Elizabeth Magnolia	7 cm. cal.
	Ar Ma	5	<i>Acer macrophyllum</i>	Red Maple, Swamp Maple	7 cm. cal.
	Q.C	3	<i>Quercus coccinea</i>	Scarlet Oak	8 cm cal.
	Lq SG	4	<i>Liquidambar styraciflua</i>	American Sweetgum	7 cm. cal.
	Ma Gr	2	<i>Magnolia grandiflora</i>	Southern Magnolia	7 cm. cal.



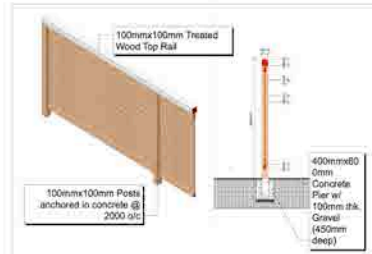
2 BELGARD VENETIAN COBBLE SERIES (P2)
Scale: NTS



3 BIKE RACK (F6)
Scale: NTS



4 4' HIGH AMERISTAR FENCE DETAIL (F2, H2, H3)
Scale: NTS



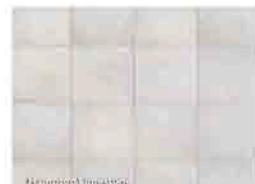
5 6' HIGH CEDAR WOOD PRIVACY FENCE DETAIL (F1, H1)
Scale: NTS



6 BELGARD TEXADA HYDRAPRESSED SLABS (P6)
Scale: NTS



7 BELGARD CLASSIC STANDARD SERIES (P3)
Scale: NTS



8 HEMPTON LIMESTONE PORCELAIN SLABS (P5)
Scale: NTS



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Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
DETAILS 1

Total Sheets
8

Drawn By
BB

Reviewed By
RD

Sheet No
L05

Checked By
RD

Status
Development Permit

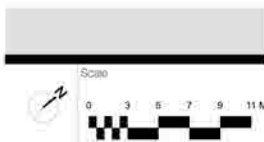
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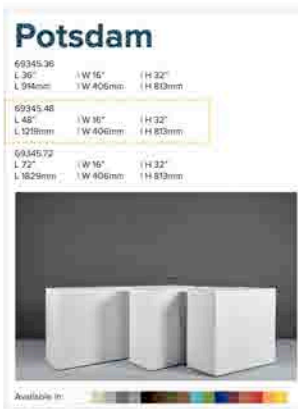
City of Surrey

Consultants

Development Permit

No	Date	Issue Notes
A	09-02-2021	Development Permit
B	29-11-2022	DP Re-submission
C	12-12-2023	DP Re-Submission
D	12-04-2024	DP Re-Submission

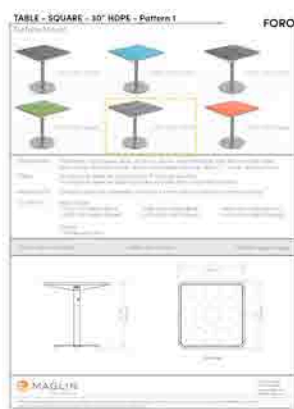




1 GREENVILLE PLANTERS ON PATIO (F8)
Scale: NTS



2 EQUIPARC LOUNGE CHAIR (F3)
Scale: NTS



3 MAGLIN FORO TABLE (F5)
Scale: NTS



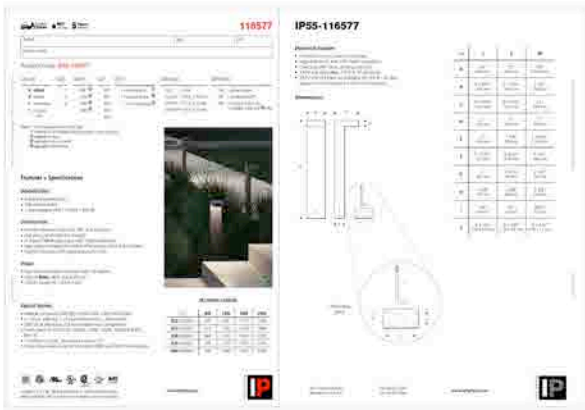
4 MAGLIN FORO CHAIR (F5)
Scale: NTS



5 AURA SOFA BY CABANA COAST (F7)
Scale: NTS

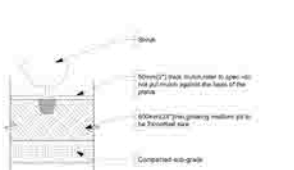


6 SOLUS FIRE FEATURE 36\"/>

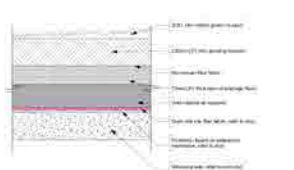


7 IP LIGHT BOLLARD
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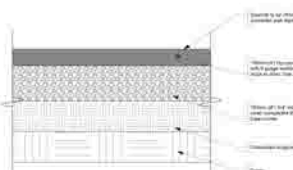
See Hardscape Plan on L03



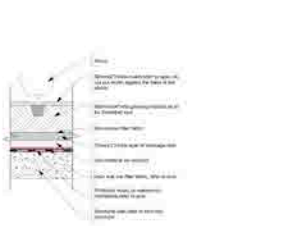
8 DETAIL: SHRUB ON GRADE
Scale: NTS



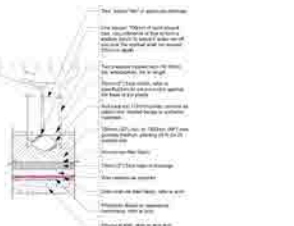
9 DETAIL: SOD ON SLAB
Scale: NTS



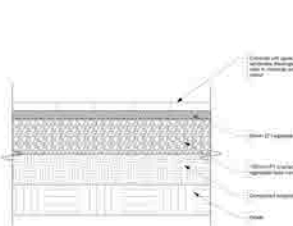
10 DETAIL: CONCRETE SLAB ON GRADE
Scale: NTS



11 DETAIL: SHRUB ON SLAB
Scale: NTS



12 DETAIL: TREE ON SLAB
Scale: NTS



13 DETAIL: CONCRETE PAVERS ON GRADE
Scale: NTS



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Project
2160 KING GEORGE BLVD

Owner
BOB D

Sheet Title
DETAILS 2

Total Sheets
8

Drawn By
BB

Reviewed By
RD

Sheet No
L06

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RD

Status
Development Permit

Contractor
City of Surrey

Document
Development Permit

Consultants
Architecture Panel Inc.

Document
Development Permit

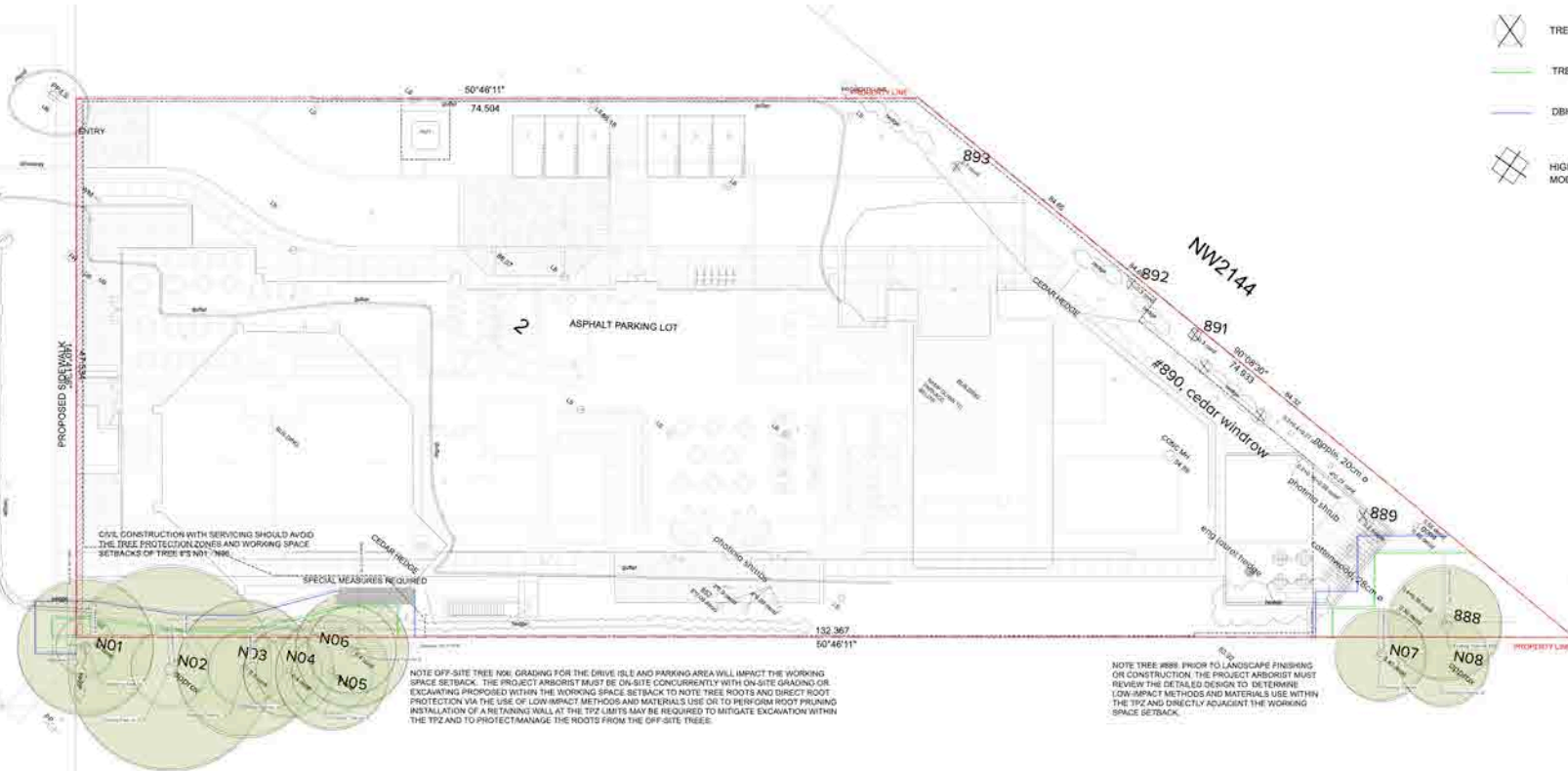
No	Date	Issue Notes
A	09-02-2021	Development Permit
B	29-11-2022	DP Re-submission
C	12-12-2023	DP Re-Submission
D	12-04-2024	DP Re-Submission

Scale

KING GEORGE BLVD.

TREE MANAGEMENT LEGEND

-  0001
TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  TREE PROTECTION FENCING
-  DBH + 1.5 M WORKING SPACE SETBACK
-  HIGH RISK TREE TO BE REMOVED OR MODIFIED



1 TREE MANAGEMENT PLAN
Scale: 1:200

NOTE OFF-SITE TREE N01: GRADING FOR THE DRIVE ISLE AND PARKING AREA WILL IMPACT THE WORKING SPACE SETBACK. THE PROJECT ARBORIST MUST BE ON-SITE CONCURRENTLY WITH ON-SITE GRADING OR EXCAVATING PROPOSED WITHIN THE WORKING SPACE SETBACK TO NOTE TREE ROOTS AND DIRECT ROOT PROTECTION VIA THE USE OF LOW IMPACT METHODS AND MATERIALS USE OR TO PERFORM ROOT PRUNING INSTALLATION OF A RETAINING WALL AT THE TPZ LIMITS MAY BE REQUIRED TO MITIGATE EXCAVATION WITHIN THE TPZ AND TO PROTECT/MANAGE THE ROOTS FROM THE OFF-SITE TREES.

NOTE TREE #888: PRIOR TO LANDSCAPE FINISHING OR CONSTRUCTION THE PROJECT ARBORIST MUST REVIEW THE DETAILED DESIGN TO DETERMINE LOW-IMPACT METHODS AND MATERIALS USE WITHIN THE TPZ AND DIRECTLY ADJACENT TO THE WORKING SPACE SETBACK.



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TREE MANAGEMENT PLAN

Total Sheets
8

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L07

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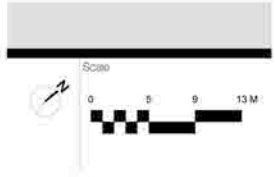
Status
Development Permit

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**AK-U
City of Surrey**

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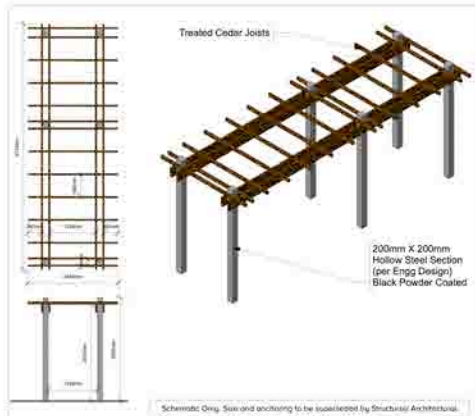
Documents
Development Permit

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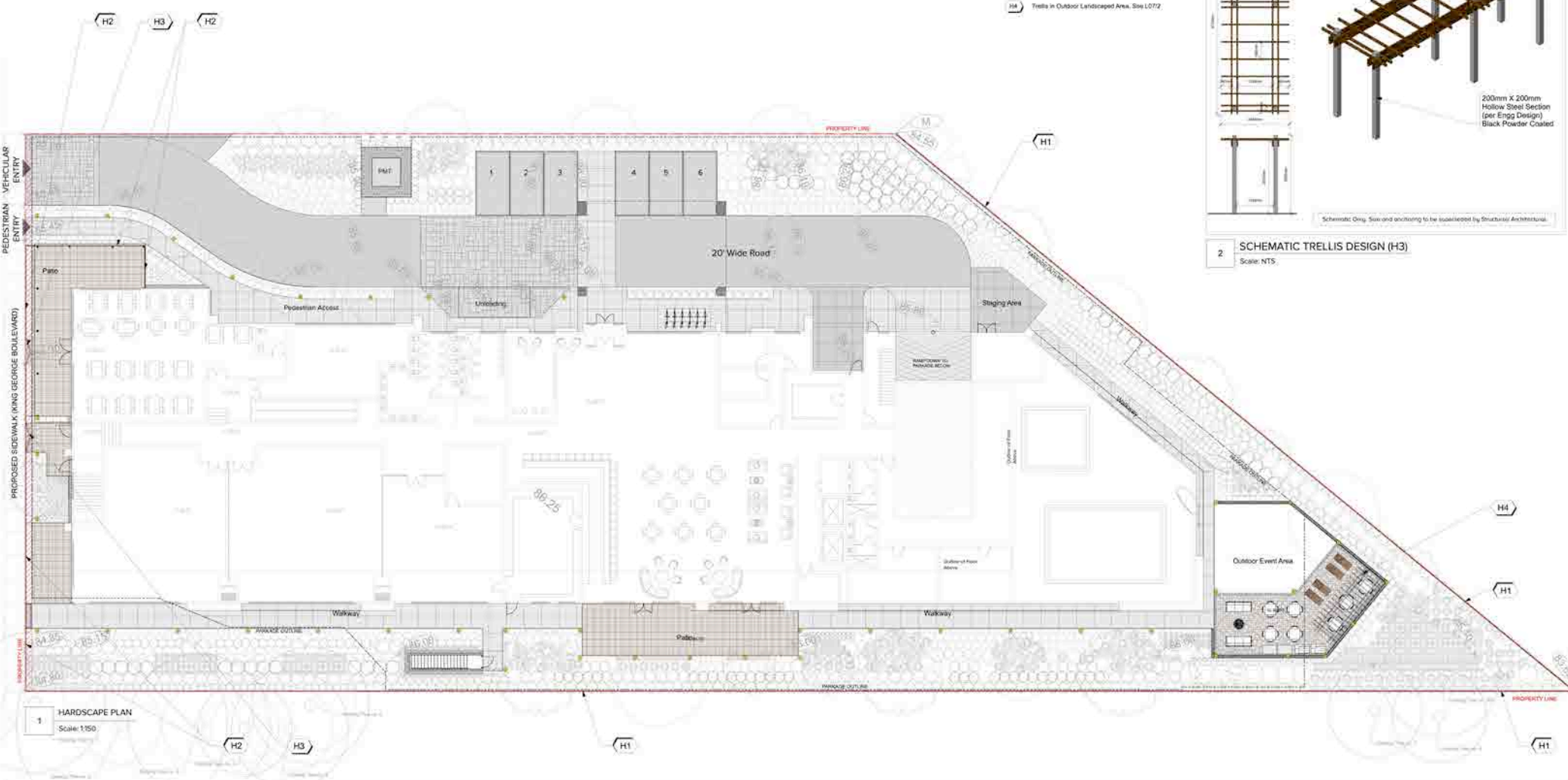


Fencing Legend

- H1 6' Tall Cedar Privacy Fence. See L055
- H2 4' Tall Anemstar Black Metal Fence (Quartzite) See L014
- H3 4' Tall Anemstar Black Metal Gate. See L054
- H4 Trellis in Outdoor Landscaped Area. See L072



2 SCHEMATIC TRELLIS DESIGN (H3)
Scale: NTS



1 HARDSCAPE PLAN
Scale: 1/50



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Project
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BOB D

Sheet Title
FENCING PLAN

Total Sheets
8

Sheet No
L08

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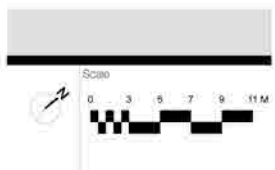
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BB

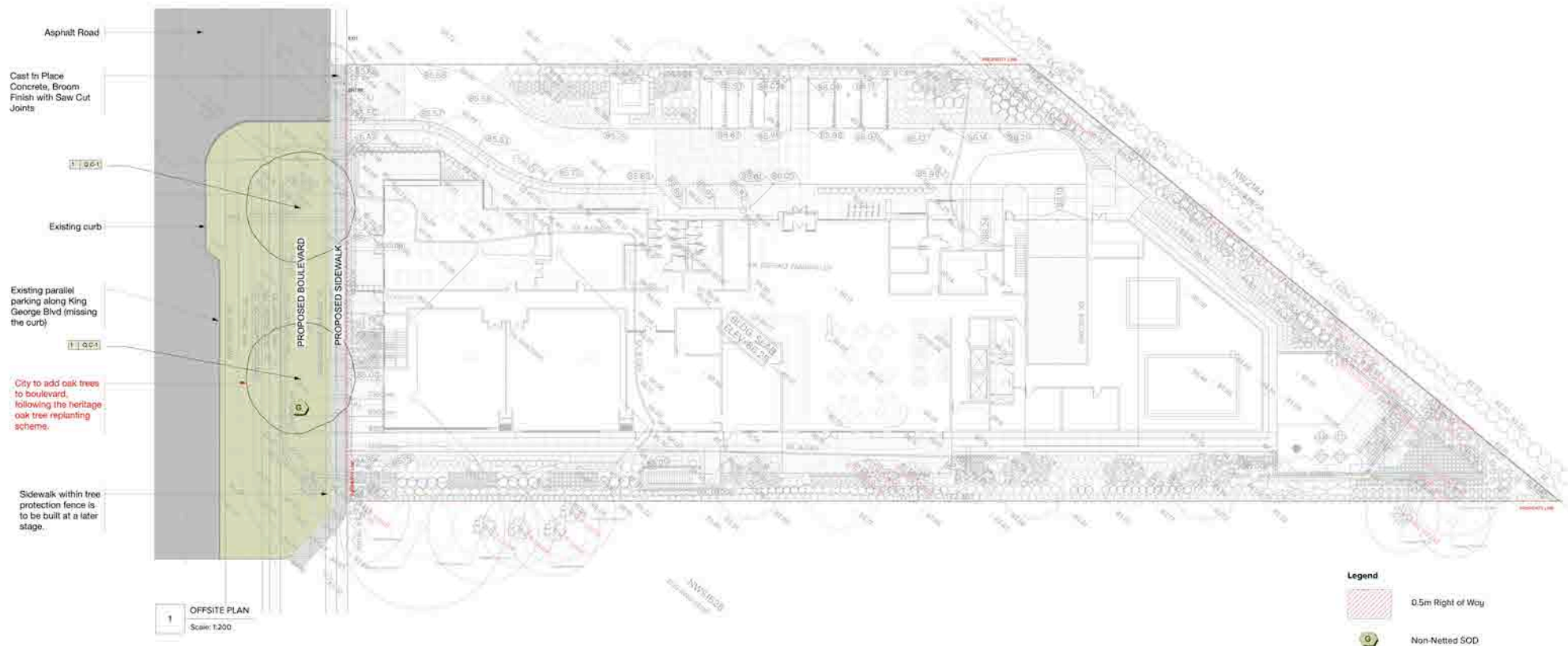
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RD

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RD

Stand
Development Permit

No	Date	Issue Notes
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D	12-04-2024	DP Re-Submission





1 OFFSITE PLAN
Scale: 1:200

OFF-SITE TREES LIST

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	QC-1	2	Quercus macrocarpa 'Clemens'	Heritage Oak Tree	8 cm cal



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Project
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BOB D

Sheet Title
OFFSITE PLAN

Total Sheets
8

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BB

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RD

Sheet No
L09

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RD

Status
Development Permit

Contractor

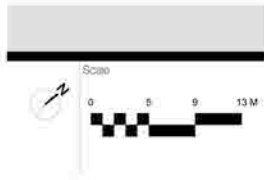
AK-U
City of Surrey

Consultant

Architecture Panel Inc.

Documents:
Development Permit

No	Date	Issue Notes
A	09-02-2021	Development Permit
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D	12-04-2024	DP Re-Submission



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

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

DATE: **April 16, 2024** PROJECT FILE: **7821-0290-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2160 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way along King George Boulevard.

Works and Services

- Construct the north side of King George Boulevard.
- Construct storm, sanitary and water mains necessary to service the site.
- Complete storm and sanitary catchment analyses and resolve downstream constraints.
- Construct storm, sanitary and water service connections to service the site.
- Implement on-site storm mitigation requirements as determined through detailed design.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager

TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100, following are the *Tree Replacement* calculations.

Tree Retention and Replacement Summary.

City denotes any city owned tree that is proposed for removal due to conflict with development/construction requirements.

<i>Tree Retention:</i>	On-Site	City	Off-Site (private)	Total
Trees to be Retained	1	-	8	9
Trees to be Removed	6	-	0	6
Trees Considered	7	-	8	15

<i>Tree Replacement:</i>	Quan	Subtotal	Quan	Subtotal	Quan	Subtotal	Total
1:1 Replacement Quota	- X1	-	- X1	-	- X1	-	0
2:1 Replacement Quota	6 X2	12	- X2	-	- X2	-	12
Replacement Trees Required		12		-		-	12

The tree replacement design is to be specified by the project landscape architect. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may require cash-in-lieu contribution to the Green Fund.

Summary of Tree Preservation by Species

On-Site Trees and City owned Road Frontage Trees

Excludes Off-Site Private Trees and Trees in Parks Dedication Areas and ESA's

	SubTotal	Remove	Retain
<u>Alder and Cottonwood Species:</u>			
Alder (<i>Alnus rubra</i>)	-	-	-
Cottonwood (<i>Populus trichocarpa</i>)	-	-	-
subtotal alder/cottonwood	-	-	-
<u>Coniferous Species</u>			
Deodar cedar (<i>Cedrus deodara</i>)	1	1	0
Blue spruce (<i>Picea pungens</i>)	2	2	0
Western redcedar (<i>Thuja plicata</i>)	4	3	1
subtotal coniferous	7	6	1
Subtotal broadleaf and coniferous			
TOTAL (including alder/cottonwood)	7	6	1
Total Replacement Trees Proposed (excludes new street trees – see report sections below for details)	12		
Total Retained and Replacement Trees (Development Area Only)	13		
Contribution to the Green City Fund (for shortfall – to a maximum of \$41,250.00 per acre of cleared lands)	N/A	@ \$550 each	N/A



Figure 3
From "Urban" to "Commercial".

URB

King George Blvd

Bowler Dr



CITY OF SURREY

BYLAW NO. 21262

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the shaded area shown on the plan labeled Schedule A, attached hereto as follows:

FROM: URBAN (URB)
TO: COMMERCIAL (COM)

PID: 002-384-370
Lot 2 Section 14 Township 1 New Westminster District Plan 70409

(2160 King George Boulevard)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262".

PASSED FIRST READING on the th day of , 20__.

PASSED SECOND READING on the th day of , 20__.

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

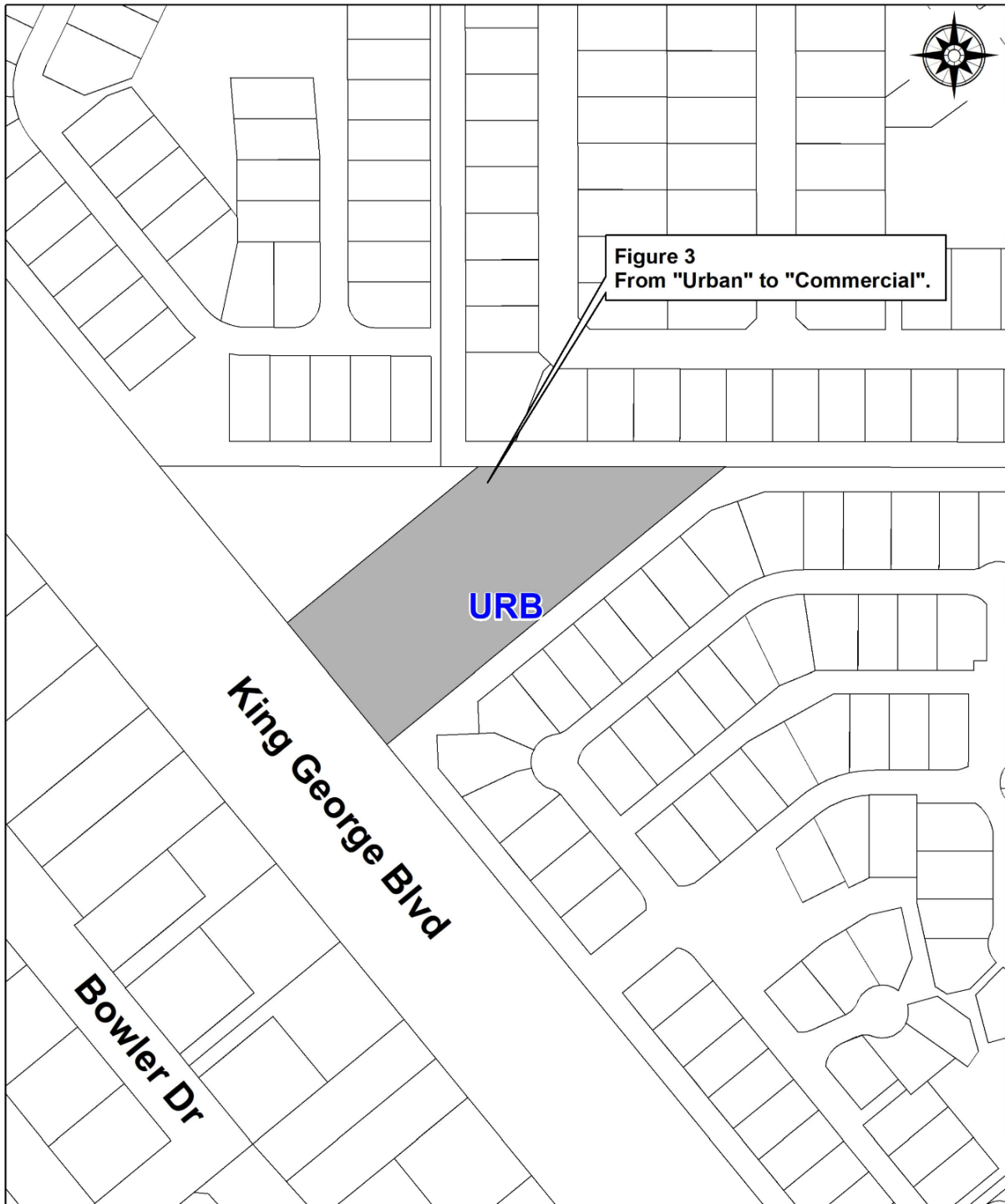
PASSED THIRD READING on the th day of , 20__.

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

_____MAYOR

_____CLERK

SCHEDULE A



OCP Amendment 21-0290-00

Figure 3
From "Urban" to "Commercial".



CITY OF SURREY

BYLAW NO. 21263

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 208 (CD 208), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: TOURIST ACCOMMODATION ZONE (CTA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 208" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 208"	2160 King George Boulevard	Lot 2, Plan 70409	21263	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING on the _____ th day of, 20__ .

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

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 208 (CD 208)

In this Comprehensive Development Zone 208 (CD 208), **Part 42, Tourist Accommodation (CTA) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
2160 King George Boulevard	Lot 2 Section 14 Township 1 NWD Plan 70409	002-384-370

(collectively the "*Lands*")

except as follows:

1. Intent

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

"A. Intent

This Zone is intended to accommodate and regulate the development of *tourist accommodation*."

2. Permitted Uses

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

"B. Permitted Uses

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

Principal Uses:

1. *Tourist accommodation.*

Accessory Uses:

2. *Eating establishments, excluding drive-through restaurants;*
3. *Retail stores, limited to the following:*
 - (a) *Convenience store; and*
 - (b) *Florist shop;*
4. *Personal service uses, excluding body rub parlours; and*
5. *One caretaker unit per lot."*

3. Density

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

"D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) *1 dwelling unit; and*
- (b) *The lesser of floor area ratio of 0.1 or building area of 300 sq. m.*

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.50."

4. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. Lot Coverage

The maximum *lot coverage* for all *buildings and structures* shall be 50%."

5. Yards and Setbacks

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

"F. Yards and Setbacks

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

USES:	SETBACKS:			
	<i>Front Yard (King George Boulevard)</i>	<i>Rear Yard (North)</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal and Accessory Buildings and Structures</i>	4.0 m	6.0 m	7.5 m	7.5 m"

6. Height of Buildings

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

"G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 14 m.
2. Accessory Buildings:
Accessory building height shall not exceed 7.5 m.
3. Structures:
Structure height shall not exceed 7.5 m."

7. Off-Street Parking and Loading/Unloading

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

"H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
3. Tandem Parking:
Where commercial uses are part of the development, required *parking spaces* for company fleet *vehicles* may be provided as *tandem parking*."

8. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"J. Special Regulations

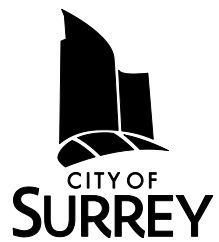
- Refuse:
Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*."

ADDITIONAL PLANNING
COMMENTS

ITEMS REFERRED BACK

CITY OF SURREY

CORPORATE REPORTS



E

CITY OF SURREY

CORRESPONDENCE



NOTICE OF MOTION

CITY OF SURREY

BYLAWS AND PERMITS



H

H - 1

ACTION REQUIRED: Final Adoption

TYPE: Zoning Amendment

PURPOSE: RA to RH - to subdivide into two single-family residential lots.

LOCATION: 3250 - 144 Street

PROCESSING DATES:

Bylaw No. 20809

January 16, 2023 - 3rd: Carried RES.R23-45
PH Held

December 12, 2022 - 1st/2nd/PH: Carried RES.R22-2255/2256/2257
Approval to Proceed: Planning Report No. 7922-0084-00

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning
Planning & Development Department**

DATE: **May 2, 2024**

FILE: **7922-0084-00**

RE: **By-law No. 20809
Development Application No. 7922-0084-00**

ADDRESS: 3250 144 Street

OWNERS: Exclusive Ventures Ltd.
Director Information:
M. Kooner

M. Kooner

AGENT: Jasleen Kaur
CitiWest Consulting Ltd.
Unit 101 9030 King George Blvd
Surrey V3V 7Y3

PROPOSAL: Rezoning from RA to RH

LAP Amendment to redesignate the site from "One Acre" to "Half Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan.

To permit subdivision into two (2) single family lots.

Rezoning By-law No. 20809 received Third Reading at the Regular Council - Public Hearing meeting on January 16, 2023.

All conditions of approval with respect to this By-law have been met.

It is now in order for Council to grant Final Adoption to this By-law.

It is now in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One Acre" to "Half Acre Gross Density."



Shawn Low
Director of Development Planning
P210006

CITY OF SURREY

BYLAW NO. 20809

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: HALF-ACRE RESIDENTIAL ZONE (RH)

PID: 006-727-182
Lot 31 District Lot 155 Group 2 NWD Plan 32421

(3250 - 144 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20809".

PASSED FIRST READING on the 12th day of December, 2022.

PASSED SECOND READING on the 12th day of December, 2022.

PUBLIC HEARING HELD thereon on the 16th day of January, 2023.

PASSED THIRD READING on the 16th day of January, 2023.

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

_____MAYOR

_____CLERK

B. DELEGATIONS - PUBLIC HEARING

**1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20809"
Application No. 7922-0084-00**

CIVIC ADDRESS: 3250 - 144 Street

APPLICANT: Owners: J. Alexson, K. Alexson
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Half-Acre Residential Zone in order to allow subdivision into two single-family residential lots.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation spoke to tree retention, maintenance and removal, and Green City fund contributions.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal.

R. Jawanda, Citiwest Consulting Ltd. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal, community support, infrastructure related to development, tree retention and removal and provided a copy of the submissions received from the neighbourhood consultation process.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.
- B. Sun expressing opposition for the proposal.
- C. Cui expressing opposition for the proposal citing safety.
- C. Hu expressing opposition for the proposal.
- G. Duanrong expressing opposition for the proposal.
- G. Wong expressing opposition for the proposal.
- K. Zou expressing opposition for the proposal.
- L. Zuo expressing opposition for the proposal.
- P. Gao expressing opposition for the proposal.
- P. He expressing opposition for the proposal.
- Q. Qing expressing opposition for the proposal.
- Q. Wei expressing opposition for the proposal.
- S. Wang expressing opposition for the proposal citing young children.
- Y. Fu expressing opposition for the proposal.
- Y. Liu expressing opposition for the proposal.
- Y. Yuan expressing opposition for the proposal.
- G. Dai expressing opposition for the proposal.
- H. Zhang expressing opposition for the proposal.
- J. Cc expressing opposition for the proposal.

- L. Lu expressing opposition for the proposal.
- M. Li expressing opposition for the proposal.
- C. Clark expressing opposition for the proposal.
- K. Guo expressing opposition for the proposal.
- X. Liu expressing opposition for the proposal.
- J. He expressing opposition for the proposal.
- A. Pan expressing opposition for the proposal.
- C. Li expressing opposition for the proposal.
- D. Liang expressing opposition for the proposal.
- E. Nie expressing opposition for the proposal.
- J. Chen expressing opposition for the proposal.
- J. Gao expressing opposition for the proposal.
- J. Lu expressing opposition for the proposal.
- J. Zhou expressing opposition for the proposal.
- K. Zhang expressing opposition for the proposal.
- L. Xue expressing opposition for the proposal.
- Q. Duan expressing opposition for the proposal.
- W. Wang expressing opposition for the proposal.
- Q. Duan expressing opposition for the proposal.
- S. Fan expressing opposition for the proposal.
- X. Hu expressing opposition for the proposal.
- Y. Wang expressing opposition for the proposal.
- Y. Zhang expressing opposition for the proposal.
- C. Bao expressing opposition for the proposal.
- H. M expressing opposition for the proposal citing proximity to school.
- H. M expressing opposition for the proposal citing proximity to school.
- L. Liu expressing opposition for the proposal.
- Y. Chen expressing opposition for the proposal citing children safety.
- W. Gosztolai expressing opposition for the proposal.
- Y. Pan expressing opposition for the proposal.
- Y. Pan expressing opposition for the proposal.
- Y. Jin expressing opposition for the proposal.
- W. Liu expressing opposition for the proposal.
- W. Liu expressing opposition for the proposal.
- D. Y expressing concern for the proposal.
- J. Su expressing concern for the proposal.

H - 2

ACTION REQUIRED: Final Adoption and Amend DVP

TYPE: Zoning Amendment / DVP

PURPOSE: RA to RF-9S, RF-9C to RF-9S and RA to RF - to allow the consolidation and re-subdivision of five remnant lots into two single family urban lots (RF), eleven single family urban small lots and one remnant lot in East Clayton.

LOCATION: 6703 and 6725 - 192 Street Diversion; 6702 - 191A Street; 19132 and 19156 - 67 Avenue

PROCESSING DATES:

Bylaw No. 20746

November 28, 2022 - 3rd: Carried RES.R22-2185
PH Held

October 3, 2022 - 1st/2nd/PH: Carried RES.R22-1710/1711/1712 with
Councillor Pettigrew opposed.
Approval to Proceed: Planning Report No. 7921-0276-00

DEVELOPMENT VARIANCE PERMIT

November 28, 2022 - Supported: Carried RES.R22-2186

October 3, 2022 - Proceed to Public Notification: Carried RES.R22-1709
with Councillor Pettigrew opposed.

TO: **City Clerk, Legislative Services Division**

FROM: **Chief Development Approvals Officer, Development Planning,
Planning & Development Dept.**

DATE: **May 1, 2024** FILE: **7921-0276-00**

RE: **By-law No. 20746
Development Application No. 7921-0276-00**

ADDRESSES: 19132 and 19156 – 67 Avenue
6702 – 191A Street
6703 and 6725 – 192 Street Diversion

OWNERS: **Benchmark Management Ltd.**
Director Information:
R. Bontkes
C. Bontkes
No Officer Information as at August 1, 2023.

S. Dhanoa
K. Dhanoa
0760815 BC Ltd.
Director Information:
S. Dhanoa
Officer Information as at June 15, 2023.
Simranjeet Singh Dhanoa (President)

1355245 BC Ltd.
Director Information:
S. Dhanoa
No Officer Information Filed as at March 26, 2023.

1355255 BC Ltd.
Director Information:
S. Dhanoa
K. Dhanoa
No Officer Information Filed as at March 26, 2023.

AGENT: Fahad Abrahani, H.Y. Engineering Ltd.
9128 - 152 Street, Unit 200
Surrey, BC V3R 4E7

PROPOSAL: NCP Amendment from “Business Park” to “10-15 UPA Special Residential” for a portion of the site (portions of 6702 – 191A Street and 19132 – 67 Avenue) and from “15-25 UPA (Medium-High Density)” to “6-10 UPA (Low Density) for a portion of the site (portion of 6725 – 192 Street Diversion).

Rezoning of portions from RA and RF-9C to RF and RF-9S.

Development Variance Permit No. 7921-0276-00

To allow the consolidation and re-subdivision of five (5) remnant lots into two (2) single family (RF) lots, one (1) single family urban lot, and three (3) remnant lots in East Clayton.

Rezoning By-law No. 20746 received Third Reading on November 28, 2022. All conditions of approval with respect to this By-law have been met. It is in order for Council to grant Final Adoption to this By-law.

It is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the site from “Business Park” to “10-15 UPA Special Residential” for a portion of the site (portions of 6702 – 191A Street and 19132 – 67 Avenue) and from “15-25 UPA (Medium-High Density)” to “6-10 UPA (Low Density) for a portion of the site (portion of 6725 – 192 Street Diversion).

After Public Notification, Development Variance Permit No. 7921-0276-00 received support from Council on November 28, 2022.

Following support of Development Variance Permit No. 7921-0276-00, the proposed subdivision layout was amended at the request of the owners, and this has resulted in a change to the lot numbering. The DVP document has been updated to reflect the new lot numbering but no changes have been made to the nature of the requested variances. As such, Council is requested to amend the DVP document in accordance with the updated, detailed DVP document.

It is now in order for Council to issue the amended Development Variance Permit No. 7921-0276-00 and to authorize the Mayor and Clerk to execute the Permit.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Variance Permit at Land Title Office, pending a new legal description for the property.



Ron Gill, Chief Development Approvals Officer, Area Planning & Development

Appendix I: Development Variance Permit with changes noted

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0276-00

Issued To: BENCHMARK MANAGEMENT LTD.
(“the Owner”)

Address of Owner:

Issued To: 1355245 BC LTD.
(“the Owner”)

Address of Owner:

Issued To: 1355255 BC LTD.
(“the Owner”)

Address of Owner:

Issued To: S. DHANOA
K. DHANOA
0760815 BC LTD.
(“the Owner”)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-227-669
Lot 22 Section 16 Township 8 New Westminster District Plan BCP32098
6725 - 192 Street Diversion

Parcel Identifier: 027-227-677
Lot 23 Section 16 Township 8 New Westminster District Plan BCP32098
6702 - 191A Street

Parcel Identifier: 027-454-169
Lot 25 Section 16 Township 8 New Westminster District Plan BCP35548
19132 - 67 Avenue

Parcel Identifier: 028-881-681
Lot 1 Section 16 Township 8 New Westminster District Plan BCP51029
19156 - 67 Avenue

Parcel Identifier: 028-881-729
Lot 5 Section 16 Township 8 New Westminster District Plan BCP51029
6703 - 192 Street Diversion

(the "Land")

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

Parcel Identifier:

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

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

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot width is reduced from 15.0 metres to 13.5 metres for proposed Lot ~~12~~ 5;

- (b) In Section K. Subdivision of Part 16 “Single Family Residential Zone (RF)”, the minimum lot depth is reduced from 28.0 metres to 15.0 metres for proposed Lot ~~13~~ 4;
 - (c) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (east) yard setback is reduced from 7.5 metres to 6.0 metres to attached garage and 4.5 metres to the remainder of the building face on proposed Lots ~~12~~ 5 and ~~13~~ 4;
 - (d) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback is reduced from 7.5 metres to 5.5 metres to the building face on proposed Lots ~~12~~ 5 and ~~13~~ 4;
 - (e) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback for an accessory building or structure is reduced from 18.0 metres to 2.5 metres on proposed Lots ~~12~~ 5 and ~~13~~ 4;
 - (f) Section J.3 Special Regulations of Part 16 “Single Family Residential Zone (RF)” is varied to permit a basement well and basement access between the principal building and the front (west) lot line on proposed Lots ~~12~~ 5 and ~~13~~ 4; and
 - (g) Section J.2 Special Regulations of Part 17G “Special Single Family Residential (9) Zone (RF-9S)” is varied to permit a basement well and basement access between the principal building and the front lot line on proposed Lots ~~17~~ 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk - Jennifer Ficocelli

CITY OF SURREY

BYLAW NO. 20746

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SPECIAL SINGLE FAMILY RESIDENTIAL (9) ZONE (RF-9S)

Portion of PID: 027-454-0169
Lot 25 Section 16 Township 8 NWD Plan BCP35548

(Portion of 19132 – 67 Avenue)

Shown on the Survey Plan, labelled Block A, containing 1,099 square metres,
attached as Schedule A to this Bylaw

FROM: SINGLE FAMILY RESIDENTIAL (9) COACH HOUSE ZONE (RF-9C)
TO: SPECIAL SINGLE FAMILY RESIDENTIAL (9) ZONE (RF-9S)

Portion of PID: 028-881-729
Lot 5 Section 16 Township 8 NWD Plan BCP51029

(Portion of 6703 – 192 Street Div)

Shown on the Survey Plan, labelled Block B, containing 11 square metres,
attached as Schedule A to this Bylaw

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

Portion of PID: 027-227-669
Lot 22 Section 16 Township 8 NWD Plan BCP32098

(Portion of 6725 – 192 Street Div)

Shown on the Survey Plan, labelled Block C, containing 1,332 square metres,
attached as Schedule A to this Bylaw, certified correct by Curtis Van Hove,
B.C.L.S. on the 9th day of September, 2022.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the 28th day of November, 2022.

PASSED THIRD READING on the 28th day of November, 2022.

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

_____MAYOR

_____CLERK

Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. 20746 OF
PART LOT 22 PLAN BCP32098,
PART LOT 5 PLAN BCP51029,
AND PART LOT 25 PLAN BCP35548
ALL OF SECTION 16 TOWNSHIP 8
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 92G.017

SCALE 1:500



ALL DISTANCES ARE IN METRES

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

SURVEY FILE No.

7921-0276-00

CIVIC ADDRESSES:

6703 A 6725 - 192nd STREET DIVERSION,
19132 - 67th AVENUE,
SURREY, BC

SURVEY PLAN BCP32098

SURVEY PLAN BCP51029

SURVEY PLAN BCP35548

CONDUIT PLAN BCP32098

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CONDUIT PLAN BCP32098

CONDUIT PLAN BCP35548

CONDUIT PLAN BCP32098

CONDUIT PLAN BCP35548

CONDUIT PLAN BCP32098

CONDUIT PLAN BCP35548

CONDUIT PLAN BCP32098

CONDUIT PLAN BCP35548



BOOK OF REFERENCE

DESCRIPTION	AREA
BLOCK A	1099 m ²
BLOCK B	11 m ²
BLOCK C	1332 m ²
TOTAL ALL BLOCKS	2442 m ²

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET
SURREY, B.C. V3R 4E7

(PH) 604-583-1616

File: 215692_BLOCK2.DWG



BCS4497

CERTIFIED TRUE AND CORRECT SURVEY DATED
THIS 29th DAY OF SEPTEMBER, 2022

(Signature)

CURTIS W. HORN, BOLS #1047

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

B. DELEGATIONS - PUBLIC HEARING

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746"
Application No. 7921-0276-00**

CIVIC ADDRESS: 6703 and 6725 - 192 Street Diversion; 6702 - 191A Street;
19132 and 19156 - 67 Avenue

APPLICANT: Owners: Simranjeet Dhanoa, Kamaljit Dhanoa,
0760815 B.C. Ltd. (Director Information: Simranjeet S. Dhanoa),
1355255 B.C. Ltd. (Director Information: Kamaljit K. Dhanoa,
Simranjeet S. Dhanoa), Benchmark Management Ltd.
(Director Information: Robert Bontkes, Christina Bontkes)
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

PURPOSE: The applicant is requesting to rezone a portion of the site from One-Acre Residential Zone to Special Single Family Residential (9) Zone and a portion of the subject site from Single Family Residential (9) Coach House Zone to Special Single Family Residential (9) Zone, and another portion from One-Acre Residential Zone to Single Family Residential Zone in order to allow the consolidation and re-subdivision of five remnant lots into two single family urban (RF) lots, eleven single family urban small lots and one remnant lot in East Clayton.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirement for proposed Lot 12; reduce the minimum lot depth requirement for proposed Lot 13; reduce the minimum front (east) yard setback on proposed Lots 12-13; reduce the minimum front (west) yard setback on proposed Lots 12-13; reduce the minimum front (west) setback of an accessory building or structure and vary the requirements to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and vary the requirements to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation spoke to the proposed zoning and land use designation, and traffic.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree retention, and Restrictive Covenant maintenance requirements for landscaping.

A. Kaps, North Surrey: The delegation spoke to the lack of information regarding the proposed variances.

F. Abrahani, H.Y. Engineering Ltd. (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and spoke to the proposed rezoning and variances, and neighbourhood support.

Written submissions were received as follows:

- Email dated November 23, 2022, R. Landale expressing opposition for the proposal.
- Email dated November 24, 2022, K. Marks expressing concern for the proposal citing parking.
- Submission dated November 26, 2022, C. Thompson expressing support for the proposal.
- Submission dated November 26, 2022, D. Thompson expressing support for the proposal.
- Email dated November 28, 2022, A. Kaps expressing opposition for the proposal.

Council recessed at 9:23 p.m. and the meeting reconvened at 9:30 p.m.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0276-00

Issued To: BENCHMARK MANAGEMENT LTD.
(“the Owner”)

Address of Owner:

Issued To: 1355245 BC LTD.
(“the Owner”)

Address of Owner:

Issued To: 1355255 BC LTD.
(“the Owner”)

Address of Owner:

Issued To: S. DHANOA
K. DHANOA
0760815 BC LTD.
(“the Owner”)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-227-669

Lot 22 Section 16 Township 8 New Westminster District Plan BCP32098
6725 - 192 Street Diversion

Parcel Identifier: 027-227-677

Lot 23 Section 16 Township 8 New Westminster District Plan BCP32098
6702 - 191A Street

Parcel Identifier: 027-454-169

Lot 25 Section 16 Township 8 New Westminster District Plan BCP35548
19132 - 67 Avenue

Parcel Identifier: 028-881-681

Lot 1 Section 16 Township 8 New Westminster District Plan BCP51029
19156 - 67 Avenue

Parcel Identifier: 028-881-729

Lot 5 Section 16 Township 8 New Westminster District Plan BCP51029
6703 - 192 Street Diversion

(the "Land")

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

Parcel Identifier:

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

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

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot width is reduced from 15.0 metres to 13.5 metres for proposed Lot 5;
- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28.0 metres to 15.0 metres for proposed Lot 4;

- (c) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (east) yard setback is reduced from 7.5 metres to 6.0 metres to attached garage and 4.5 metres to the remainder of the building face on proposed Lots 4 and 5;
 - (d) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback is reduced from 7.5 metres to 5.5 metres to the building face on proposed Lots 4 and 5;
 - (e) In Section F. Yards and Setbacks of Part 16 “Single Family Residential Zone (RF)”, the minimum front (west) yard setback for an accessory building or structure is reduced from 18.0 metres to 2.5 metres on proposed Lots 4 and 5;
 - (f) Section J.3 Special Regulations of Part 16 “Single Family Residential Zone (RF)” is varied to permit a basement well and basement access between the principal building and the front (west) lot line on proposed Lots 4 and 5; and
 - (g) Section J.2 Special Regulations of Part 17G “Special Single Family Residential (9) Zone (RF-9S)” is varied to permit a basement well and basement access between the principal building and the front lot line on proposed Lot 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

H - 3

ACTION REQUIRED: Final Adoption

TYPE: OCP Amendment / Zoning Amendment/ DVP/ DP

PURPOSE: Bylaw No. 20180
 To redesignate the property from Suburban to Multiple Residential

Bylaw No. 20181
 RH to RM-30- to permit the development of 30 townhouse units.

LOCATION: 5629 King George Boulevard

PROCESSING DATES:

Bylaw No. 20180

- November 23, 2020 - 3rd Reading: Carried RES.R20-1858 with Councillors Annis, Hundial, Locke and Pettigrew opposed
- Move to refer back to staff: Defeated RES.R20-1857 with Mayor McCallum and Councillors Elford, Guerra, Patton and Nagra opposed
- Motion to reconsider Third: Carried RES.R20-1856
- November 9, 2020 - 3rd Reading: Defeated RES.R20-1736 with Councillors Annis, Elford, Hundial, Locke and Pettigrew opposed
- October 19, 2020 - 1st/2nd/PH: Carried RES.R20-1562/1563/1564 with Councillor Pettigrew opposed
 Approval to Proceed: Planning Report No. 7915-0076-00

Bylaw No. 20181

- November 23, 2020 - 3rd Reading: Carried RES.R20-1859 with Councillors Annis, Hundial, Locke and Pettigrew opposed
- November 9, 2020 - Item out of order.
- October 19, 2020 - 1st/2nd/PH: Carried RES.R20-1565/1566/1567 with Councillor Pettigrew opposed
 Approval to Proceed: Planning Report No. 7915-0076-00

DEVELOPMENT VARIANCE PERMIT

- November 23, 2020 - Supported: Carried RES.R20-1860 with Councillors Annis, Hundial, Locke and Pettigrew opposed
- November 9, 2020 - Item out of order
- October 19, 2020 - Proceed to Public Notification: Carried RES.R20-1561

DEVELOPMENT PERMIT

- October 19, 2020 - Authorize to Draft: Carried RES.R20-1561

TO: City Clerk, Legislative Services Division

**FROM: Director, Development Planning
Planning & Development Department**

DATE: April 29, 2024

FILE: 7915-0076-00

**RE: By-law Nos. 20180 and 20181
Development Application No. 7915-0076-00**

ADDRESS: 5629 King George Boulevard

OWNER: Panorama South Development Ltd (Directors Information: H. Atwal, B. Patter

**AGENT: Matthew Cheng, Matthew Cheng Architect Inc.
670 Evans Avenue Unit 202 Vancouver, B.C., V6A 2K9**

PROPOSAL: Rezoning from RH to RM-30.

Development Permit No. 7915-0076-00.

Development Variance Permit No. 7915-0076-00.

To permit the development of 30 townhouse units

OCP Amendment By-law No. 20180 and Rezoning By-law No. 20181 received Third Reading on November 09, 2020.

OCP Amendment By-law No. 20180 is no longer required and can be filed. Council adopted the Newton-King George Boulevard Neighbourhood Concept Plan (NCP) on March 06, 2023 through endorsement of Corporate Report R027. This report included the redesignation of the subject site from Suburban to Urban in the OCP, and the designation of the site as "Townhouse (1.0 FAR)" on the Newton-King George Boulevard NCP

All conditions of approval with respect to Rezoning By-law No. 20181 have been met.

It is in order for Council to grant Final Adoption to the Rezoning By-law No. 20181.

Staff was authorized to draft Development Permit No. 7915-0076-00 on October 19, 2020.

Development Permit No. 7915-0076-00 is running in conjunction with Development Variance Permit No. 7915-0076-00 which, after Public Notification, was supported by Council on November 09, 2020. It is now in order for Council to issue Development Variance Permit No. 7915-0076-00 and to authorize the Mayor and Clerk to execute the Development Variance Permit.

If Council issues Development Variance Permit No. 7915-0076-00, it is in order for Council to issue Development Permit No. 7915-0076-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

A handwritten signature in black ink, appearing to read 'Shawn Low', with a long horizontal flourish extending to the right.

Shawn Low
Director
Development Planning

LFM

CITY OF SURREY

BYLAW NO. 20180

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown hatched on the plan labeled Schedule A, attached hereto as follows:

FROM: SUBURBAN (SUB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 024-045-705
Parcel "B" (Explanatory Plan 8295) of the West Half of Legal Subdivision 2 Section 9
Township 2 NWD Except Plan BCP40858

(5629 King George Boulevard)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20180".

PASSED FIRST READING on the 19th day of October, 2020.

PASSED SECOND READING on the 19th day of October, 2020.

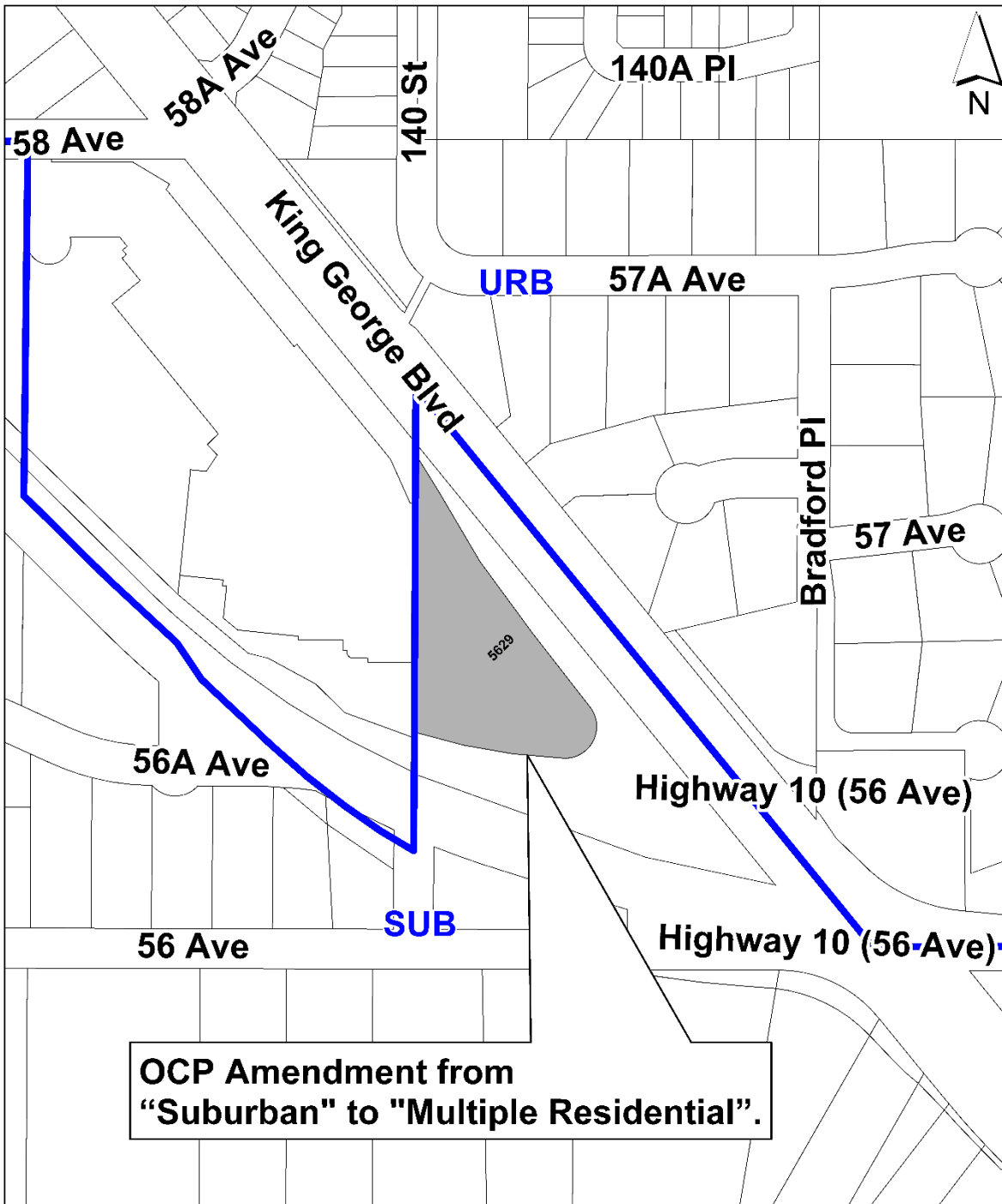
PUBLIC HEARING HELD thereon on the 9th day of November, 2020.

PASSED THIRD READING on the 23rd day of November, 2020.

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

_____MAYOR

_____CLERK



CITY OF SURREY

BYLAW NO. 20181

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: MULTIPLE RESIDENTIAL 30 ZONE (RM-30)

PID: 024-045-705
Parcel "B" (Explanatory Plan 8295) of the West Half of Legal Subdivision 2 Section 9
Township 2 NWD Except Plan BCP40858

(5629 King George Boulevard)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181".

PASSED FIRST READING on the 19th day of October, 2020.

PASSED SECOND READING on the 19th day of October, 2020.

PUBLIC HEARING HELD thereon on the 9th day of November, 2020.

PASSED THIRD READING on the 23rd day of November, 2020.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
on the 21st day of December, 2022.

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

_____ MAYOR

_____ CLERK

B. DELEGATIONS - PUBLIC HEARING

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20180"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181"
Application: 7915-0076-00

CIVIC ADDRESS: 5629 King George Boulevard

APPLICANT: Panorama South Development Ltd.
c/o Matthew Cheng Architect Inc. (Matthew Cheng)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the site from Suburban to Multiple Residential. The applicant is also seeking to rezone the site from Half-Acre Residential Zone to Multiple Residential 30 Zone to allow the development of 30 townhouse units.

In addition, a development variance permit (DVP) is being sought:

- (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7; and
- (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).

The Notice of the Public Hearing was read by the City Clerk.

L. Ypenburg, 90 Avenue and 155A Street: The delegation spoke in opposition to the proposal citing lack of infrastructure and spoke to public safety.

C. Pronger, 127 Street and 20A Avenue: The delegation spoke in opposition to the proposal citing non-compliance with the Official Community Plan and setback and parking variances.

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the property location, traffic safety and volume, removal of trees from the subject site, lack of Green City fund contributions, development contributions and projected student impacts.

D. Jack, Surrey Environmental Partners: The delegation spoke to the Sustainability Charter, Official Community Plan, Biodiversity Conservation Strategy and Climate Change Adaptation Strategy, view-scape impacts, location of local parks, removal of trees from the subject site, safety of trees on the neighbouring site and inappropriate land use.

REGULAR COUNCIL – PUBLIC HEARING MINUTES
MONDAY, NOVEMBER 9, 2020

A. Kaps, 125 Street and Grove Crescent: The delegation spoke to projected student impacts, tree canopy reduction, lack of Green City fund contribution, proposed setback variances, impacts to police and fire services, local hospitals.

B. Bose, 125 Street and 18 Avenue: The delegation questioned the proposed setbacks, expressed concerns regarding the visual impact of the development and suggested that the property remain undeveloped.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
I. Williams		X	
S. Dhillon	X		
R. Hothi	X		
M. Arora	X		
R. Virpal	X		
M. Lackie			X
S. Arora	X		
R. Landale		X	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0076-00

Issued To:

For the use of the City of Surrey

(the "Owner")

Address of Owner:

1234 Main Street
Surrey, BC V3T 2P4

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

Parcel Identifier: 024-045-705

Parcel "B" (Explanatory Plan 8295) of the West Half of Legal Subdivision 2 Section 9 Township 2 New Westminster District Plan BCP40858

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;
 - (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor

City Clerk – Jennifer Ficocelli



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 PLYMOUTH AVENUE
VANCOUVER, BC V6A 2G8
Tel: (604) 731-2012 Fax: (604) 731-2908
Cell: (604) 694-0669 Email: matthew@mca.ca

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS FROM TO GOVERNMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THE PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No Date Revision

Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

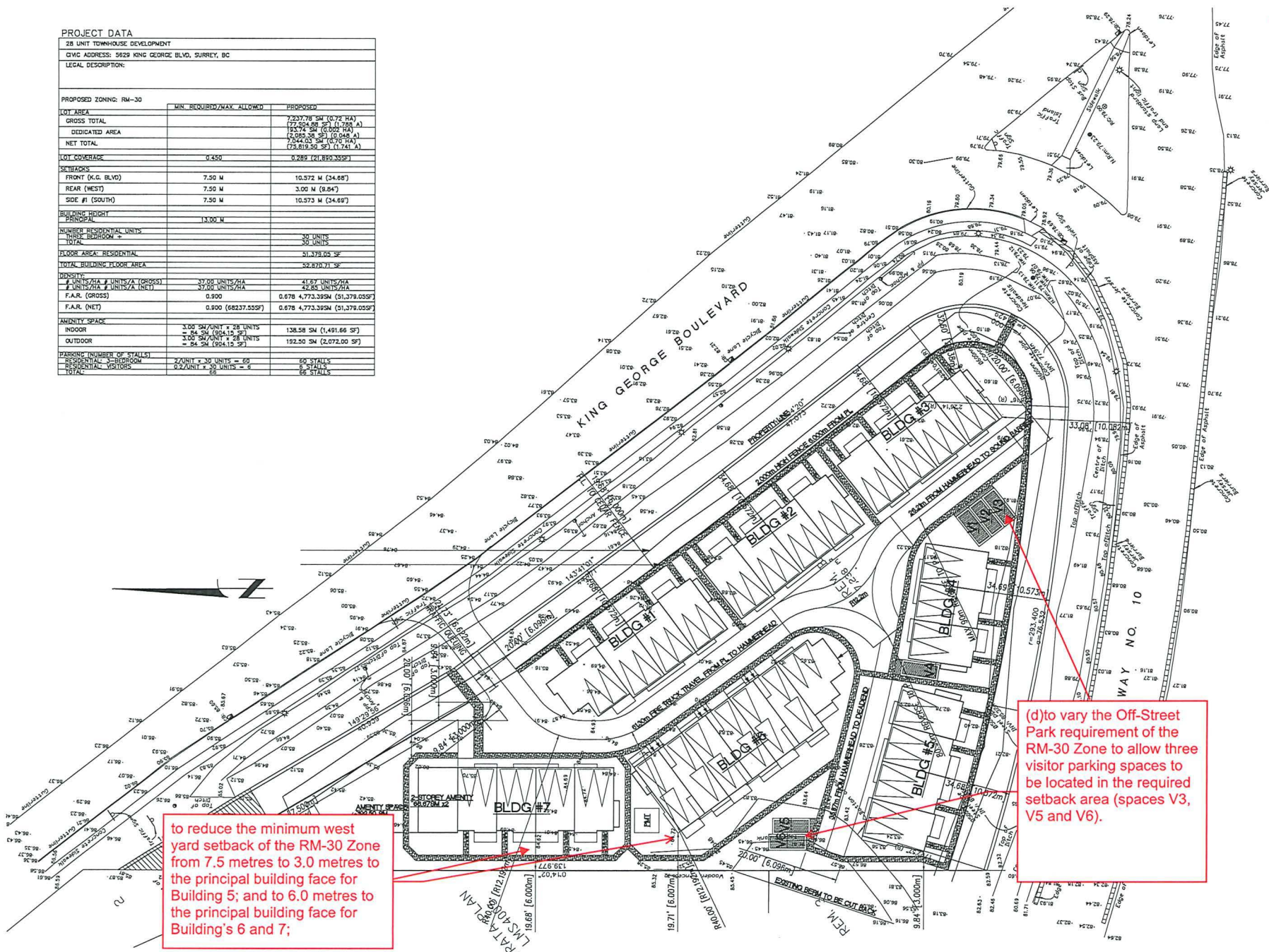
Sheet Title
SITE PLAN

Drawn: HC
Checked: MC
Scale: 3/8" = 1'-0"
Project Number:

Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No. **D01**

PROJECT DATA

28 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 5629 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		7223776 SQ' (1677 HA)
DEDICATED AREA		773424.88 SQ' (17.66 A)
NET TOTAL		19274 SQ' (0.002 HA)
LOT COVERAGE	0.450	0.285 (21,890.355 SF)
SETBACKS		
FRONT (K.G. BLVD)	7.50 M	10.572 M (34.66')
REAR (WEST)	7.50 M	3.00 M (9.84')
SIDE #1 (SOUTH)	7.50 M	10.573 M (34.66')
BUILDING HEIGHT		13.00 M
PRINCIPAL		
NUMBER RESIDENTIAL UNITS		30 UNITS
THREE BEDROOM +		30 UNITS
TOTAL		30 UNITS
FLOOR AREA - RESIDENTIAL		31,378.05 SQ'
TOTAL BUILDING FLOOR AREA		32,870.71 SQ'
DENSITY		
# UNITS/HA # UNITS/A (GROSS)	37.00 UNITS/HA	41.67 UNITS/HA
# UNITS/HA # UNITS/A (NET)	37.00 UNITS/HA	42.86 UNITS/HA
F.A.R. (GROSS)	0.900	0.678 4,773.395M (51,378.055SF)
F.A.R. (NET)	0.900 (68237.555SF)	0.678 4,773.395M (51,378.055SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (864.19 SF)	138.58 SM (1,491.66 SF)
OUTDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (864.19 SF)	192.50 SM (2,072.00 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - BEDROOM	2/UNIT x 30 UNITS = 60	60 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 30 UNITS = 6	6 STALLS
TOTAL		66 STALLS



to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;

(d) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0076-00

Issued To:

[Faint signature]

(the "Owner")

Address of Owner:

[Faint address text]

A. General Provisions

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.

2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 024-045-705

Parcel "B" (Explanatory Plan 8295) Of The West Half of Legal Subdivision 2 Section 9 Township 2
New Westminster District Plan Except BCP40858

5629 - King George Boulevard

(the "Land")

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

Parcel Identifier: _____

LEGAL

4. This development permit applies to only the portion of the Land shown on 7915-0076-00 (1) which is attached to and forms part of this development permit.

5. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7915-0076-00 (1) through to and including 7915-0076-00 (25) (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7915-0076-00 (19) through to and including 7915-0076-00 (25).
3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Sensitive Ecosystem

1. Development shall occur strictly in accordance with the Ecosystem Development Plan attached and numbered as 7915-0076-00 (26) through to and including 7915-0076-00 (125).
2. Tree removal and vegetation disturbance shall be undertaken, monitored, inspected and maintained in accordance with the reports attached and numbered 7915-0076-00 (106) through to and including 7915-0076-00 (125). Tree removal and protective fencing shall be undertaken in accordance with the Arborist Report dated May 5, 2023 and prepared by Mike Fadum and Associates Ltd. attached and numbered 7915-0076-00 (106) through to and including 7915-0076-00 (125).
3. Riparian Protection Areas shall remain free of development and left undisturbed.
4. Minor changes to the Drawings that do not affect the Riparian Protection Area or Green Infrastructure Protection Area, as identified and forming part of this development permit, site grading, soil stability, building placement, runoff or vegetation on the Land, may be permitted subject to the approval of the City.

D. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by PGM Landscape Architects, and numbered attached as 7915-0076-00 (19) through to 7915-0076-00 (25) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

E. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.
2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.
3. For Sensitive Ecosystem development permits, security must be submitted prior to the issuance of any Development Permit, Building Permit or Tree-cutting Permit.
4. For development permits that include shared vehicles in exchange for reduced minimum parking requirements, shared vehicle security must be submitted prior to the issuance of a Building Permit.
5. The security for Landscaping is to be submitted as cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$469,791.39 (the "Security")
6. For Form and Character phased developments, or that portion of the development pertaining to the Form and Character component, the Security amount is for:
 - i. Phase I \$226,444.30
 - ii. Phase II \$243,347.09
7. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.
8. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

8. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.
9. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

F. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Zoning By-law, 1993 No. 12000, as amended, is varied as follows:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;
 - (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).

G. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

- 5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

- 6. This development permit is NOT A BUILDING PERMIT.

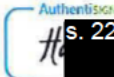
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.


S. 22(1) *Atwal* 03/27/24

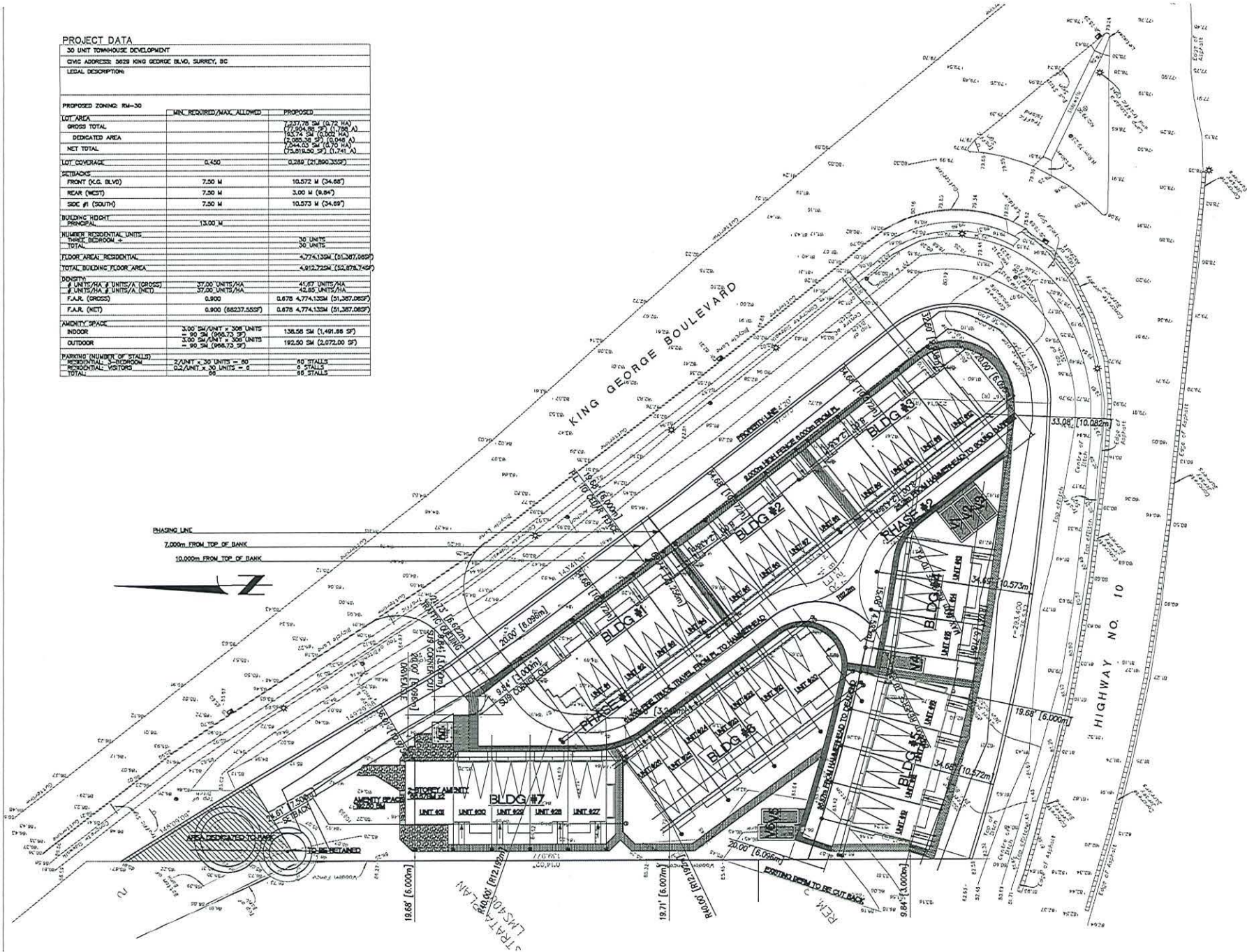
 Authorized Agent: (Signature)

S. 22(1) Atwal

 Name: (Please Print)

PROJECT DATA

30 UNIT TOWNHOUSE DEVELOPMENT		
LEGAL ADDRESS: 5629 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		7,237.76 SM (10.72 HA)
DEDICATED AREA		1,092.30 SM (1.61 HA)
NET TOTAL		6,145.46 SM (8.91 HA)
LOT COVERAGE	6.450	0.288 (21,896.335%)
SECTIONS		
FRONT (K.G. BLVD)	7.50 M	10.572 M (34.68')
REAR (NCST)	7.50 M	3.00 M (9.84')
SIDE #1 (SOUTH)	7.50 M	10.573 M (34.68')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	
NUMBER RESIDENTIAL UNITS		
TOTAL		30 UNITS
FLOOR AREA: RESIDENTIAL		
TOTAL BUILDING FLOOR AREA		4,274.139M ² (11,207,065SF)
DENSITY		
# UNITS/HA (GROSS)	37.00 UNITS/HA	41.67 UNITS/HA
# UNITS/HA (NET)	37.00 UNITS/HA	42.85 UNITS/HA
F.A.R. (GROSS)		
	0.900	0.678 4,774.139M ² (11,207,065SF)
F.A.R. (NET)		
	0.900 (86237.553SF)	0.678 4,774.139M ² (11,207,065SF)
AMENITY SPACE		
INDOOR	2.00 SM/UNIT = 308 UNITS = 60 SM (1,954.73 SF)	138.56 SM (1,491.88 SF)
OUTDOOR	2.00 SM/UNIT = 308 UNITS = 60 SM (1,954.73 SF)	192.50 SM (2,072.00 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - 30 UNITS	2/UNIT = 30 UNITS = 60	60 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 30 UNITS = 6	6 STALLS
TOTAL		66 STALLS



MATTHEW CHENG ARCHITECT INC.

1500-202-438 (YVANKA) SUITE
VAN KUTER, BC V6A 2A7
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No Date Revision

Consultants

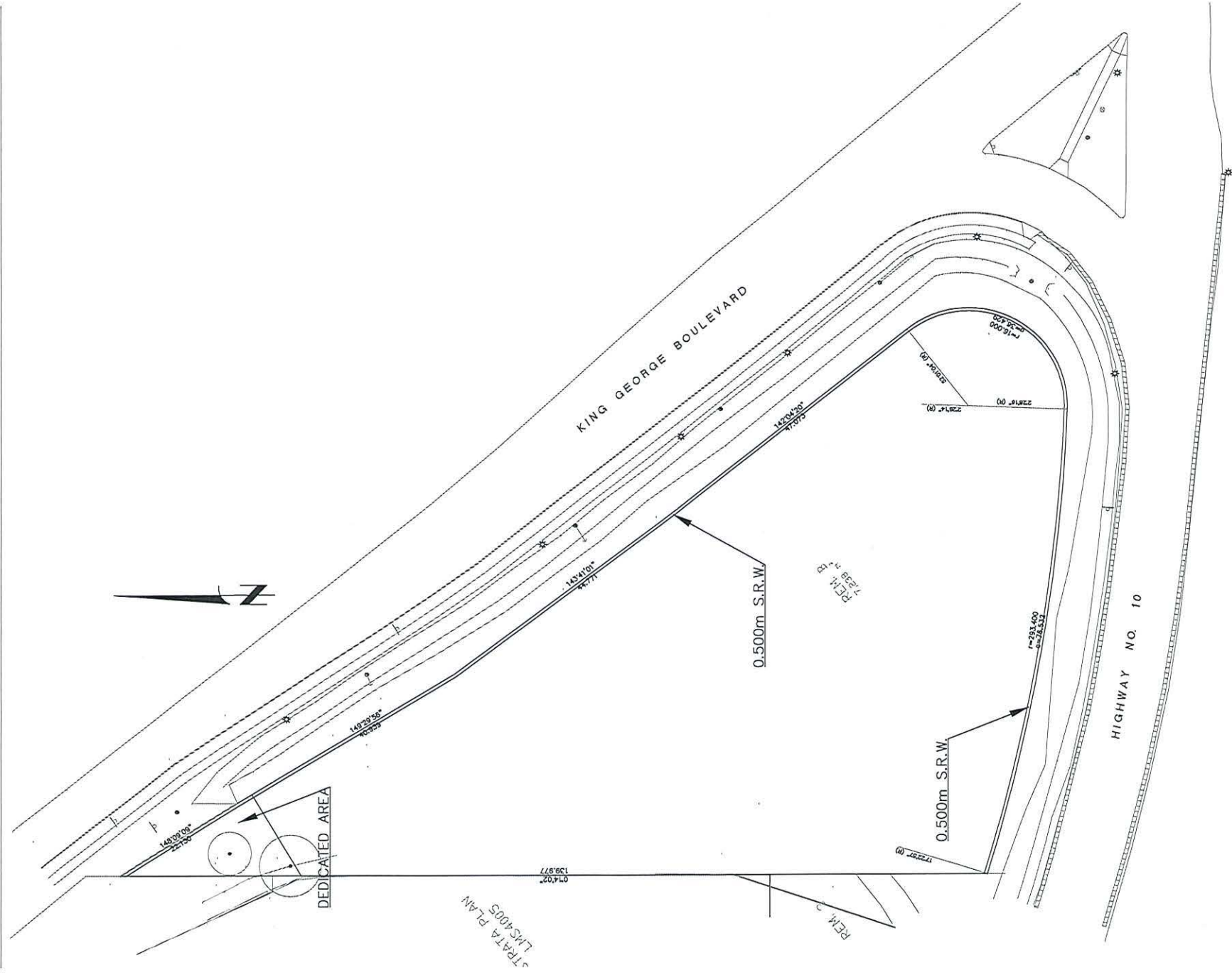


2023-05-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

Sheet Title
SITE PLAN

Drawn	HC
Checked	MC
Scale	3/8" = 1'-0"
Project Number	
Revision Date	Aug. 22, 2018
Rev. No.	D01
Print Date	Aug. 22, 2018



MATTHEW CHENG ARCHITECT INC.

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No Data Revision



2023-05-29
 Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
BASE PLAN

Drewn: HC
 Checked: MC
 Scale: 3/8" = 1'-0"
 Project Number:

Revision Date: AUG 22, 2018
 Print Date: AUG 22, 2018
 Dep. No. **D01a**



MATTHEW CHENG ARCHITECT INC.

2022, LADY EVAN AVENUE
VANCOUVER, B.C. V6A 2A7
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Date: Revision:

Consultants:



2023-05-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

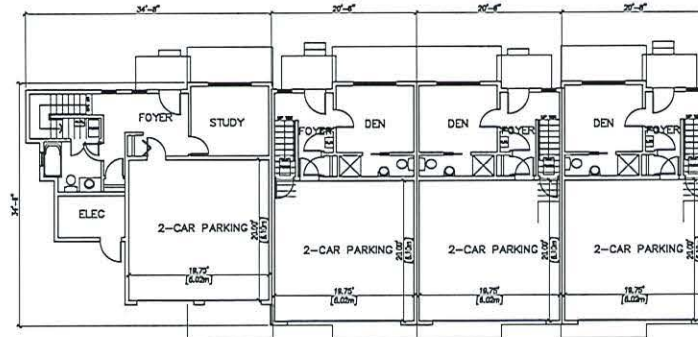
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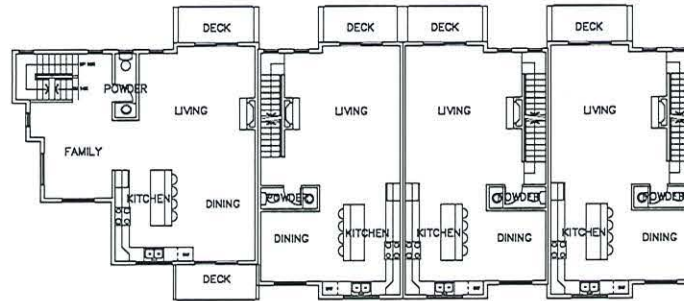
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Project Number:

Revision Date: AUG. 22, 2019	Dep. No. D01b
Print Date: AUG. 22, 2019	

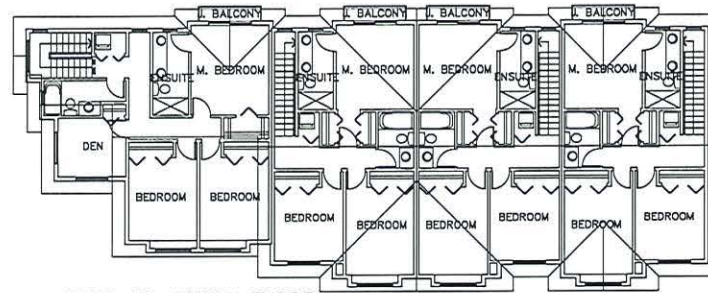
AREA CONTEXT



BLDG #1: GROUND FLOOR



BLDG #1: SECOND FLOOR



BLDG #1: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

106-327-470 BURNABY AVENUE
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THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE CORRECTED IMMEDIATELY TO THE ARCHITECT'S CREDIT. THIS PLAN AND DESIGN ARE ALL AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

No Date Revision

Consultants



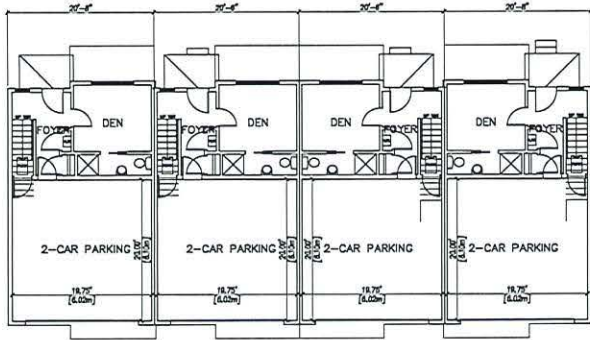
2023-05-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

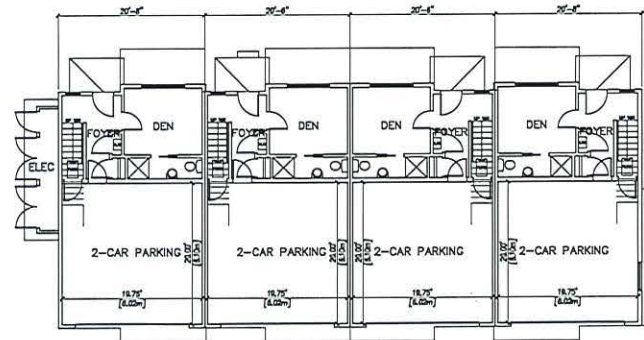
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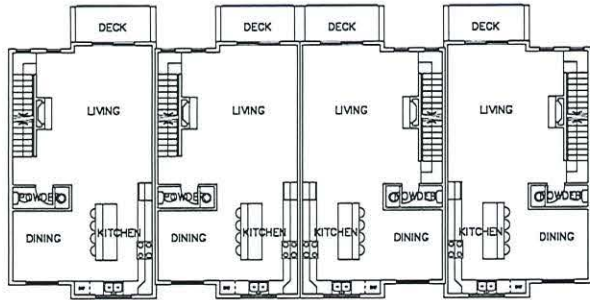
Revision Date: AUG. 22, 2018
Print Date: AUG. 22, 2018
Dep. No. **D02**



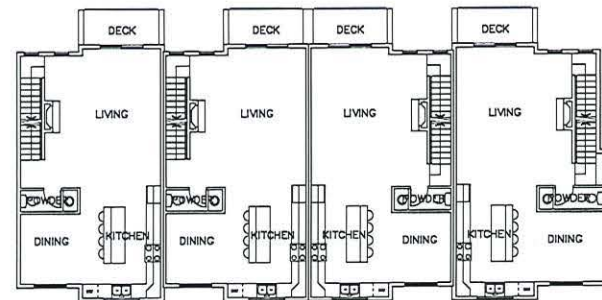
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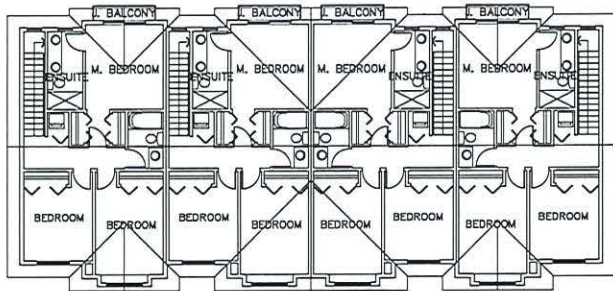
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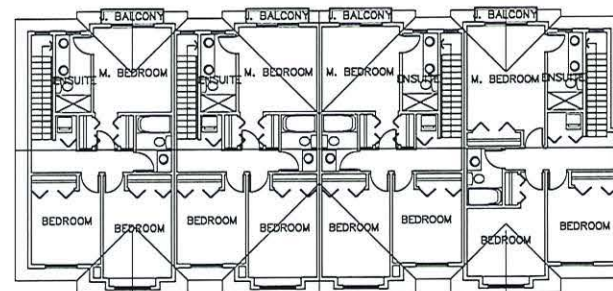
BLDG #2: SECOND FLOOR



BLDG #3: SECOND FLOOR



BLDG #2: THIRD FLOOR



BLDG #3: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Comments

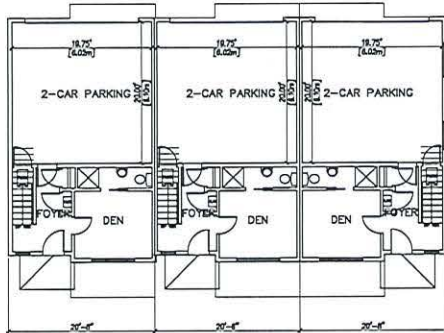


Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

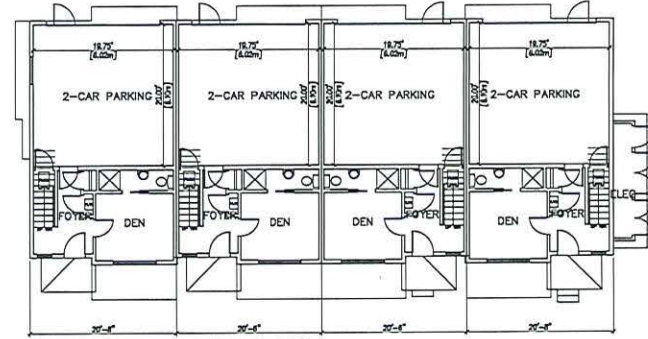
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BLDG #2
BLDG #4 MIRRORED

Drawn: HC
Checked: MC
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Project Number:

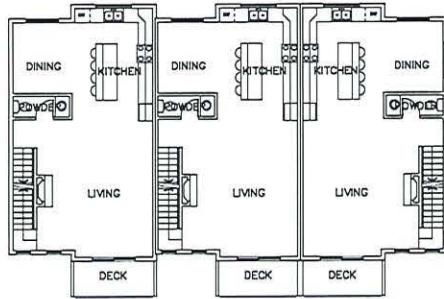
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Rev. No. **D03**



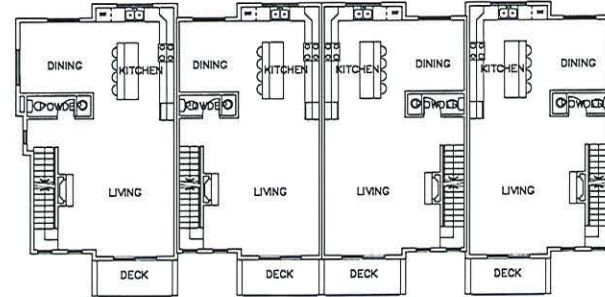
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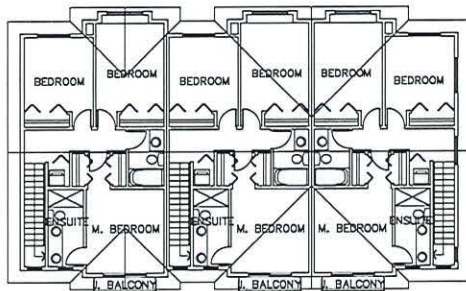
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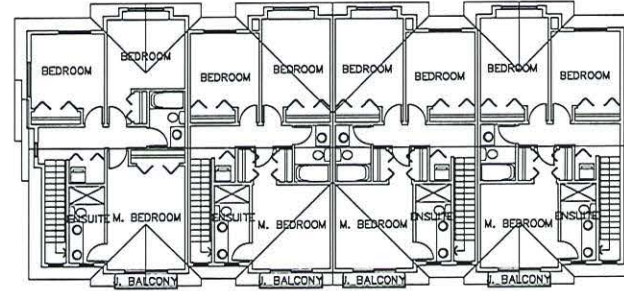
BLDG #4: SECOND FLOOR



BLDG #5: SECOND FLOOR



BLDG #4: THIRD FLOOR



BLDG #5: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

11401-1478 ELAN AVENUE
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No Date Revision

Consultants



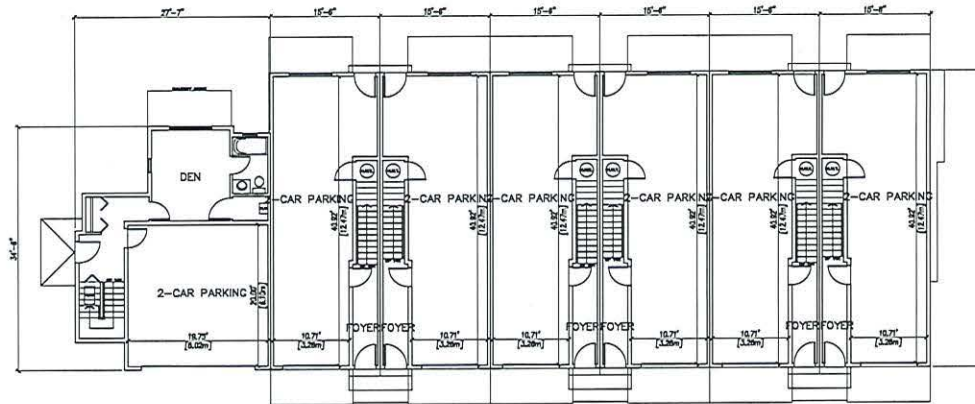
2023-05-29

Project Title
30-UNIT TOWNHOUSE
DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

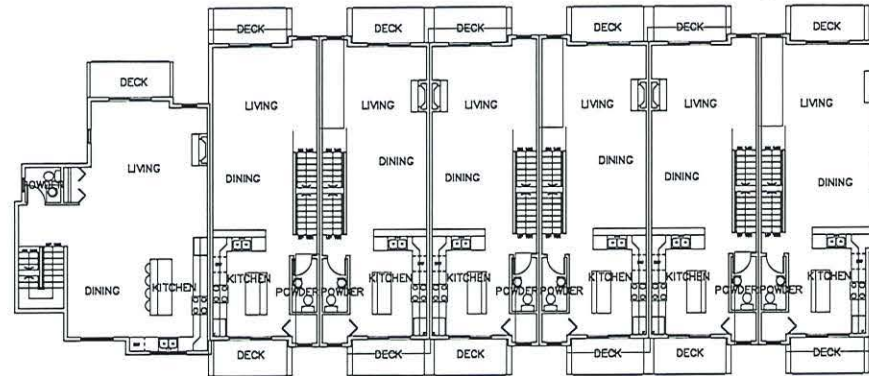
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BLDG #4
BLDG #5

Drawn:
HC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Numbers

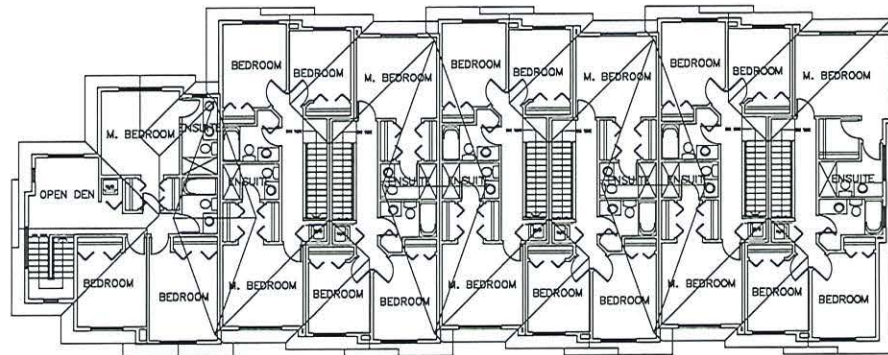
Revision Date:
AUG. 22, 2019
Print Date:
AUG. 22, 2019
Dep. No.
D04



BLDG #6: GROUND FLOOR



BLDG #6: SECOND FLOOR



BLDG #6: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants



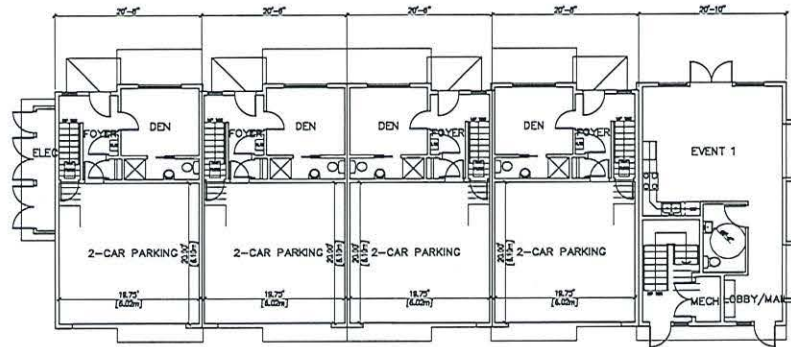
2023-05-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

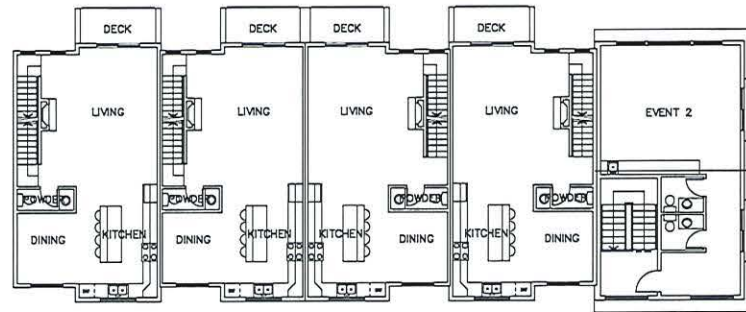
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BLDG #6
AMENITY BLDG

Drawn: HC
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Project Number:

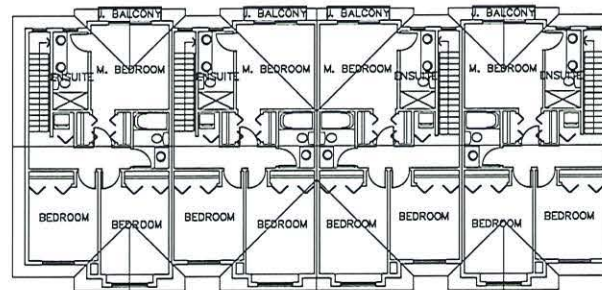
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dep. No. **D05**



BLDG #7: GROUND FLOOR



BLDG #7: SECOND FLOOR



BLDG #7: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Consultants



2023-05-29

Project Title
 30-UNIT TOWNHOUSE
 DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
 FLOOR PLANS
 BLDG #7
 AMENITY BLDG

Drawn:
 HC
 Checked:
 MC
 Scale:
 1/8" = 1'-0"
 Project Numbers

Revision Date:
 AUG. 22, 2019
 Print Date:
 AUG. 22, 2019
 Draw. No.
D06

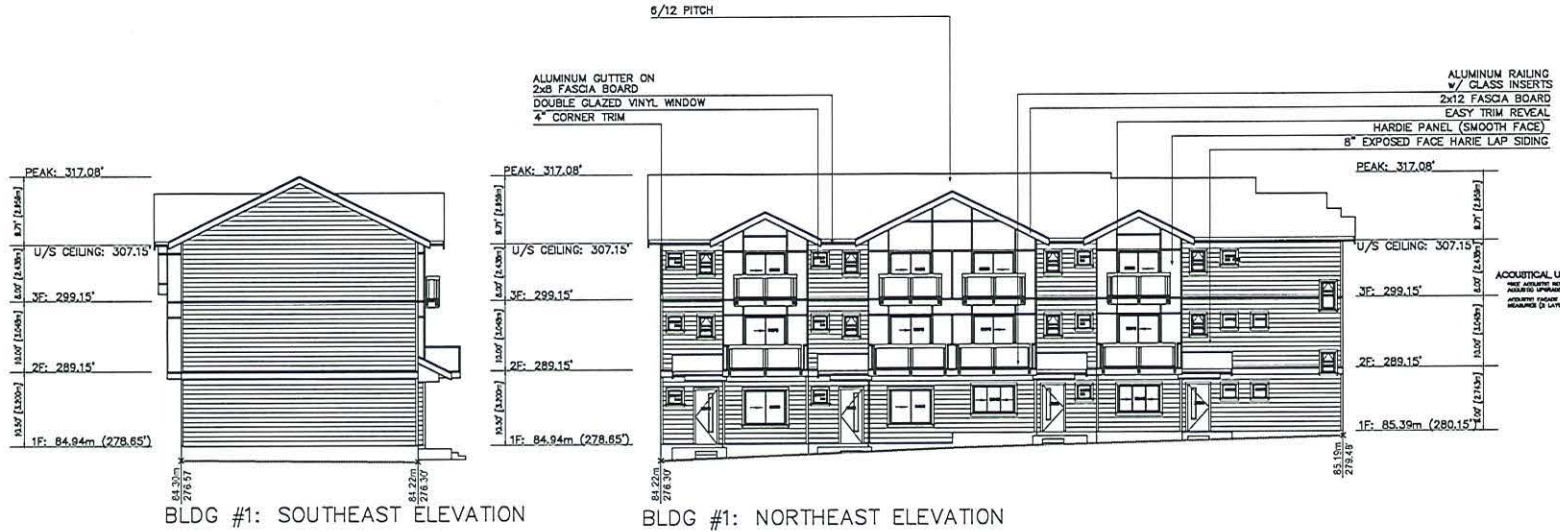


MATTHEW CHENG ARCHITECT INC.

1860-202-478-1111 VANAN AVENUE
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No Date Revision



BLDG #1: SOUTHEAST ELEVATION

BLDG #1: NORTHEAST ELEVATION



BLDG #1: SOUTHWEST ELEVATION

BLDG #1: NORTHWEST ELEVATION

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "PEARL GRAY"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "ARCTIC WHITE"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Consultants



2023-05-29

Project Title
**30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.**

Sheet Title
**ELEVATIONS
BLDG #1**

Drawn: HC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No.: **D02a**

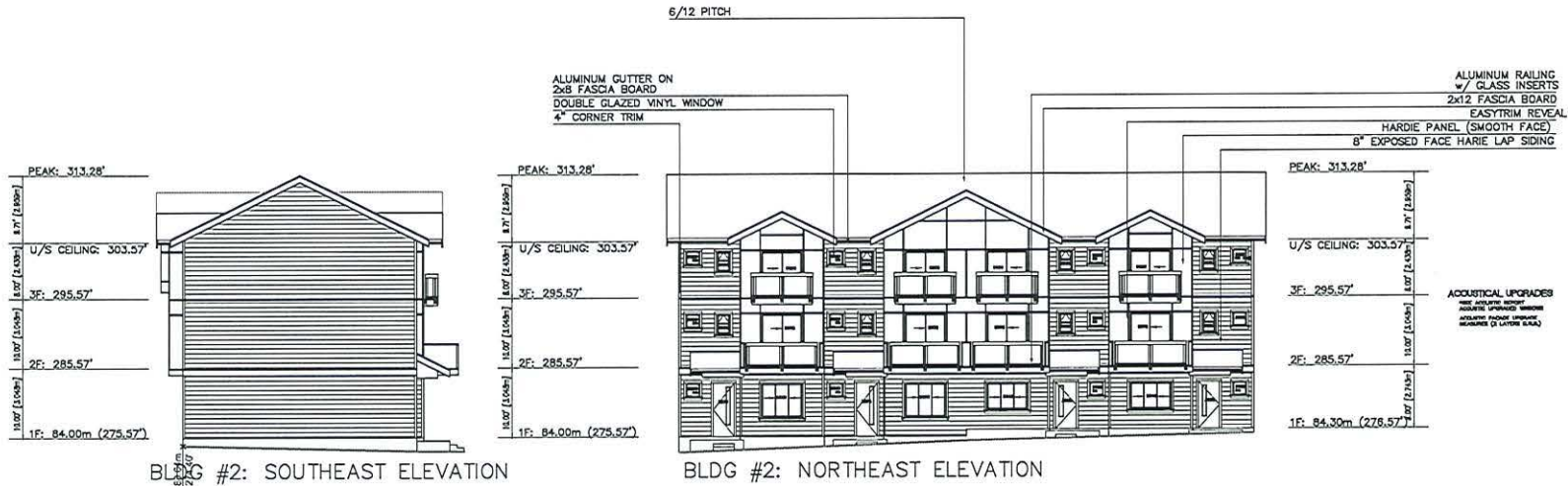


MATTHEW CHENG ARCHITECT INC.

100-202-478 (V) VANCOUVER
 VANCOUVER, B.C. V6A 2A7
 TEL: (604) 773-1121 FAX: (604) 771-1104
 C.O. (604) 697-8667 Email: matth@matth.ca

THIS DRAWING MUST NOT BE CALLED THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE CORRECTED IMMEDIATELY TO THE ARCHITECT'S EXPENSE. REVISED THIS PLAN AND REMAINS AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECTURE AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

No Date Revision



Consultants



2022-05-29

Project Title
 30-UNIT TOWNHOUSE DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
 ELEVATIONS
 BLDG #2

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "ARCTIC WHITE"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Drawn: HC	Dep. No. D03a
Checked: MC	Revision Date: AUG. 22, 2019
Scale: 1/8" = 1'-0"	Print Date: AUG. 22, 2019
Project Number:	



MATTHEW CHENG ARCHITECT INC.

1100 222-4787 (V) 604-670-8200 (F)
 VANCOUVER, BC V6A 2A7
 2010-2011: 713-1212 / Fax: (604) 671-1104
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No Date Revision

ACCIDENTAL UPDATES
 2022-05-29
 ADJUSTED WINDOW
 ADJUSTED WINDOW
 ADJUSTED WINDOW



Consultants



Project Title
 30-UNIT TOWNHOUSE DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
 ELEVATIONS
 BLDG #4 MIRRORED

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "PEARL GRAY"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "ARCTIC WHITE"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Drawn: HC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Date: AUG. 22, 2019
 Print Date: AUG. 23, 2019
 Dep. No: D03b



MATTHEW CHENG ARCHITECT INC.

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No Date Revision



Comments



Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
ELEVATIONS
 BLDG #5

Drawn: _____
 HC
 Checked: _____
 MC
 Scale: 1/8" = 1'-0"
 Project Number: _____

Revision Date: _____
 AUG. 22, 2019
 Print Date: _____
 AUG. 22, 2019
 Draw. No. **D04b**

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "PEARL GRAY"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "ARCTIC WHITE"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"



MATTHEW CHENG ARCHITECT INC.

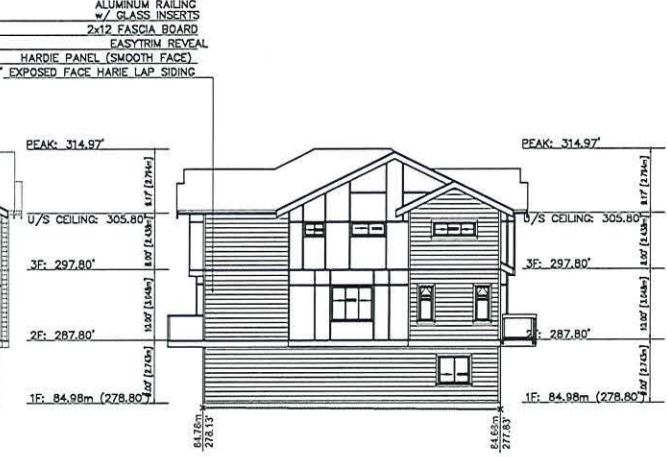
ONE 322-478 AVONDA AVENUE
VANCOUVER, BC V6A 2A7
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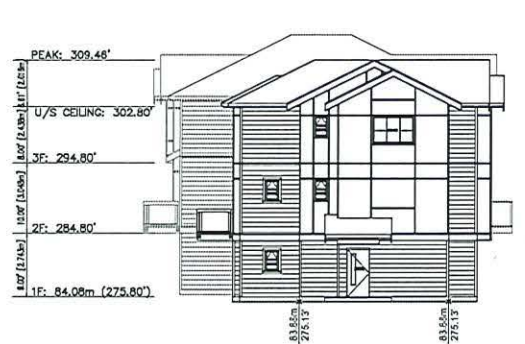
No Date Revision



BLDG #6: NORTHEAST ELEVATION



BLDG #6: NORTHWEST ELEVATION



BLDG #6: SOUTHEAST ELEVATION



BLDG #6: SOUTHWEST ELEVATION



Project Title
**30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.**

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "ARCTIC WHITE"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Sheet Title
**ELEVATIONS
BLDG #6
AMENITY BLDG**

Drawn: HC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dep. No.: **D05a**



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Comments



Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

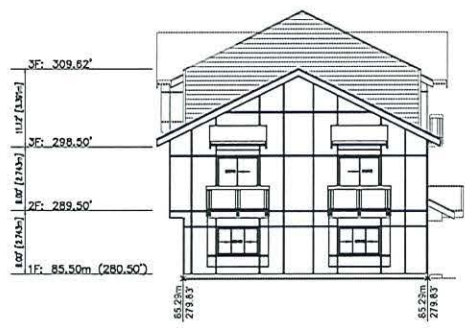
Sheet Title
ELEVATIONS
BLDG #7
AMENITY BLDG

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No. **D06a**

ALUMINUM GUTTER ON 2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARDIE LAP SIDING
4" CORNER TRIM

ALUMINUM RAILING w/ GLASS INSERTS
2x12 FASCIA BOARD
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARDIE LAP SIDING



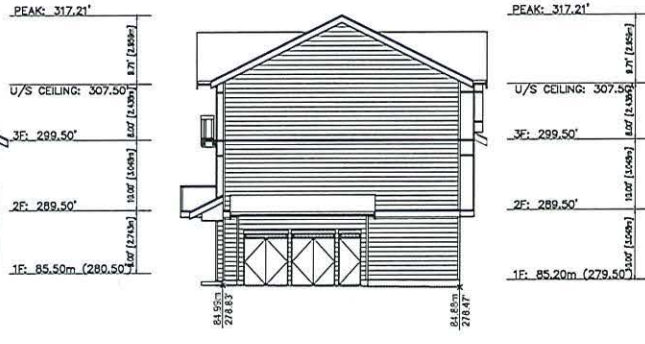
BLDG #7: NORTH ELEVATION



BLDG #7: WEST ELEVATION



BLDG #7: EAST ELEVATION



BLDG #7: SOUTH ELEVATION

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
8" EXPOSED FACE HARDIE LAP SIDING (UPPER FLOORS) "PEARL GRAY"
8" EXPOSED FACE HARDIE LAP SIDING (GROUND FLOOR) "AGED PEWTER"
HARDIE PANEL (SMOOTH FACE) "ARCTIC WHITE"
ALL TRIMS TO MATCH CORRESPONDING CLADDING
2" EASYTRIM REVEAL
2x4 WOOD TRIM
2x12 FASCIA BOARD
4" CORNER TRIM
2x8 FASCIA BOARD
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"



MATTHEW CHENG ARCHITECT INC.

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No Date Revision







Consultants



2023-08-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
 5629 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
COLOR ELEVATIONS MATERIALS BOARD

- 
JAMES HARDIE FIBER CEMENT SIDING, WINDOW CASING
 AGED PEWTER
- 
JAMES HARDIE FIBER CEMENT SIDING, FASCIA, WINDOW CASING
 PEARL GRAY
- 
JAMES HARDIE FIBER CEMENT PANEL
 ARTIC WHITE
- 
ASPHALT ROOF SHINGLE
 IKO CAMBRIDGE HARVARD SLATE
- 
ENTRY DOOR OPTION-1
 BENJAMIN MOORE CSP-30 ESPRESSO BEAN
- 
ENTRY DOOR OPTION-2
 BENJAMIN MOORE CSP-1170 PARISIAN RED

Drawn: HC
 Checked: MC
 Scale: NTS
 Project Number:
 Revision Date: AUG. 22, 2019
 Print Date: AUG. 22, 2019
 Dep. No. **D07**



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No Date Revision

Comments



Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

Sheet Title
COLOR ELEVATIONS
SITE ELEVATIONS

- | | | | | | |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
| JAMES HARDIE FIBER
CEMENT SIDING, WINDOW
CASING
AGED PEWTER | JAMES HARDIE FIBER
CEMENT SIDING, FASCIA,
WINDOW CASING
ARTIC WHITE | JAMES HARDIE FIBER
CEMENT PANEL
PEARL GRAY | ASPHALT ROOF SHINGLE
IKO CAMBRIDGE
HARVARD SLATE | ENTRY DOOR
OPTION-1
BENJAMIN MOORE
CSP-30 ESPRESSO BEAN | ENTRY DOOR
OPTION-2
BENJAMIN MOORE
CSP-1170 PARISIAN RED |

Drawn: MC
Checked: MC
Scale: NTS
Project Number:

Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No. **D07a**



EAST SITE ELEVATION ALONG KING GEORGE BLVD



SOUTH SITE ELEVATION ALONG HWY 10



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By Date Revision

Consultants



2023-05-29

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

Sheet Title
COLOR ELEVATIONS
TYPICAL SIDE ELEVATIONS

Drawn: MC
Checked: MC
Scale: MTS
Project Number:

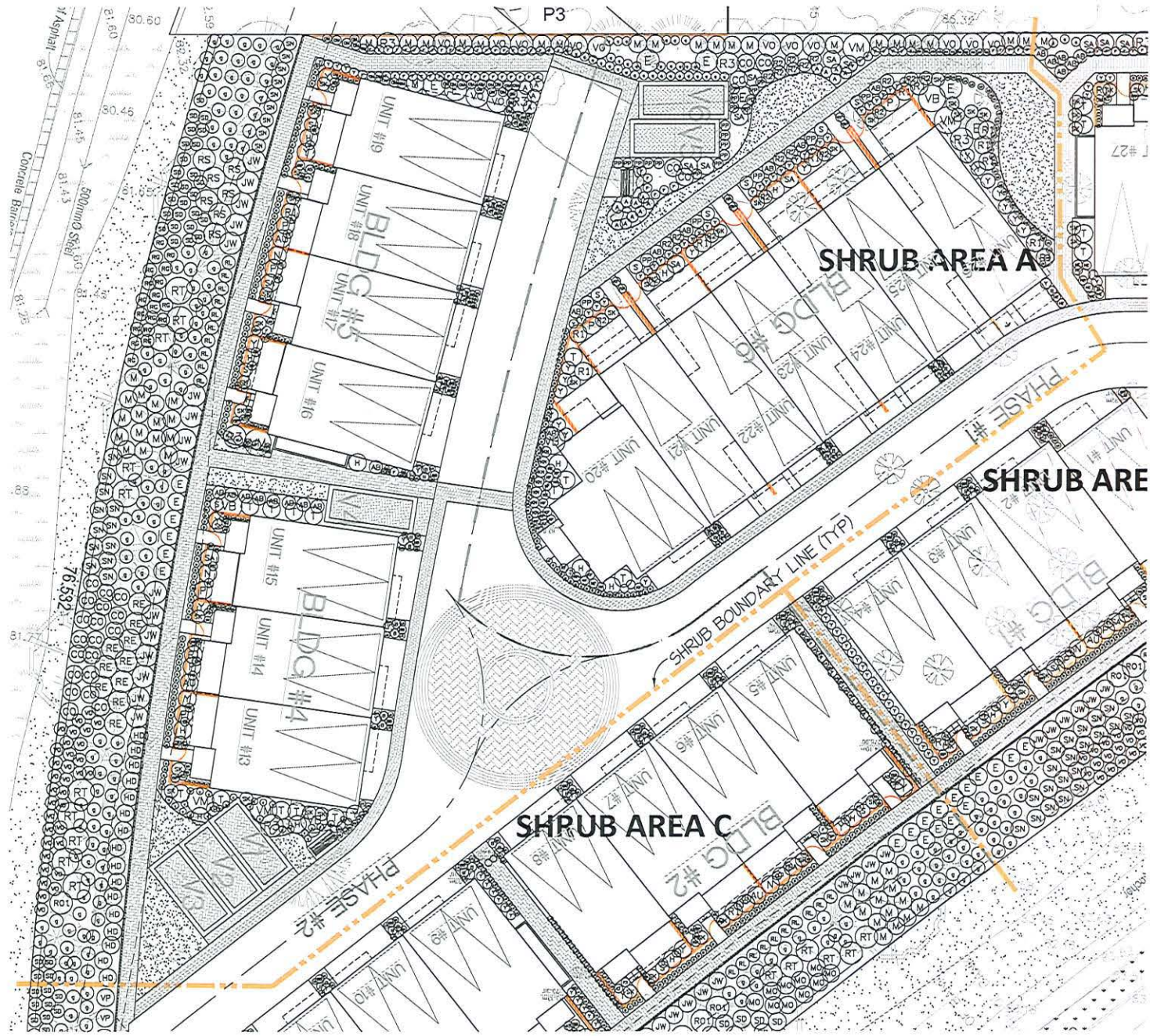
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No. **D07b**

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Burnaby, British Columbia, V5C 5G9
p: 604 294-0011 | f: 604 294-0022

SCALE:



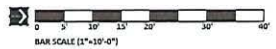
NO.	DATE	REVISION DESCRIPTION	DR.
11	23.JUL.21	PMG: DRYAL, CIVIL & ARCHITECT CHECK	MJ
10	13.AUG.20	SP REVISIONS FOR CIVIL CHECK	MJ
	15.OCT.20	REVISION FOR SP	MJ
9	15.OCT.20	FIELD ROOMS	MJ
8	21.AUG.20	FIELD ROOMS AND REVISIONS	MJ
7	21.AUG.20	FOR COORDINATION WITH CIVICS	MJ
		SP SUBMITTAL	
6	20.AUG.20	FIELD ROOMS, NOTES	MJ
5	18.NOV.19	REV. P14-C2	MJ
4	15.OCT.20	REV. P15 PLAN	MJ
3	11.NOV.19	CITY COMMENTS	MJ
2	18.NOV.19	CITY COMMENTS	MJ
1	17.NOV.20	CITY COMMENTS, ARCH/1/15 PLAN REV.	MJ

CLIENT:
PANORAMA WEST HOMES
MATTHEW CHENG ARCHITECT INC.

PROJECT:
TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:
**SHRUB PLANTING:
AREA A**

DATE: 19.OCT.23 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: NJ **L3**
DESIGN:
CHKD: OF 7

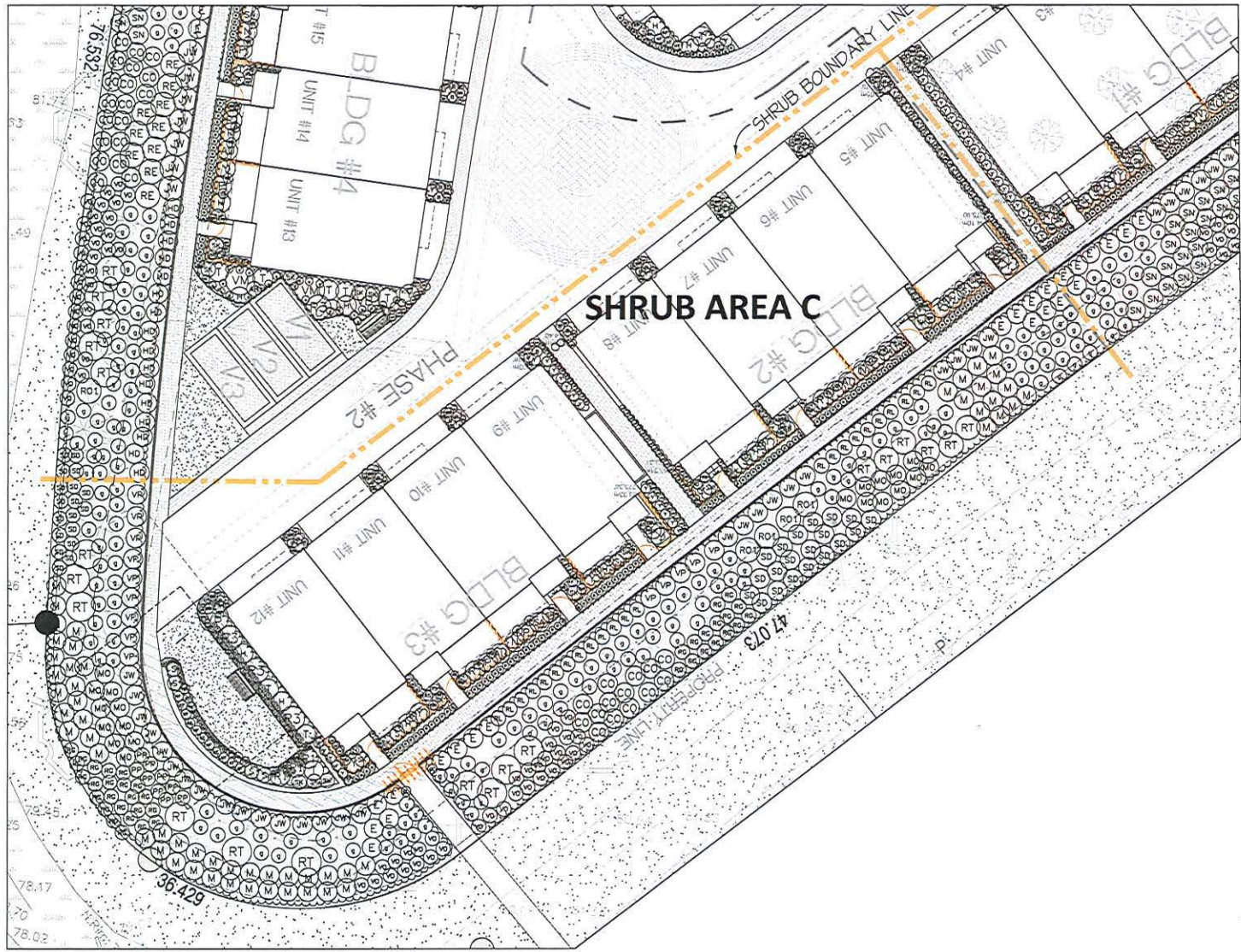


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p: 604-294-0111 ; f: 604-294-0222

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	23 JUN 23	FINAL DETAIL, CIVIL & AIRPORT COORD.	BJ
10	23 JUN 23	PREPARE FOR CONSTRUCTION (PFC) COORDS	BJ
9	21 OCT 22	REVISED FOR AP	BJ
8	21 OCT 22	PFC COORDS	BJ
7	21 OCT 22	LAST ROUND PREP REVISIONS	BJ
6	21 JUN 22	FINAL COORDINATION DINGS	BJ
5	21 JUN 22	AP SUBMITTAL	BJ
4	20 JUN 22	FINAL FINISHING NOTES	BJ
3	16 NOV 21	REV. P18 L2	BJ
2	16 NOV 21	NEW SITE PLAN	BJ
1	14 NOV 21	CITY COMMENTS	BJ
0	14 NOV 21	CITY COMMENTS	BJ
1	17 NOV 20	CITY COMMENTS, ARCH SITE PLAN REV.	BJ
		NO. DATE REVISION DESCRIPTION	DR.

CLIENT:
PANORAMA WEST HOMES
MATTHEW CHENG ARCHITECT INC.

PROJECT:
TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:
**SHRUB PLANTING:
AREA C**

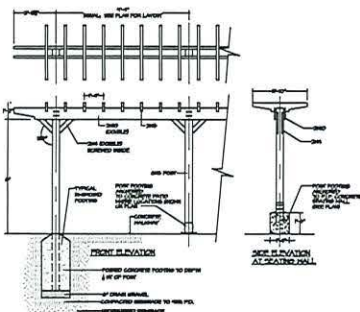
DATE: 17 JUN 23 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: BJ **L5**
DESIGN:
CHKD: OF 7

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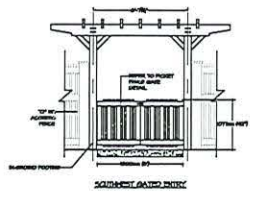


Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G9
p: 604-294-0111 ; f: 604-294-0022

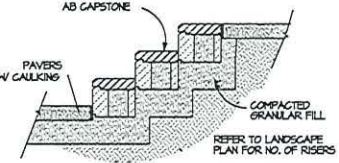
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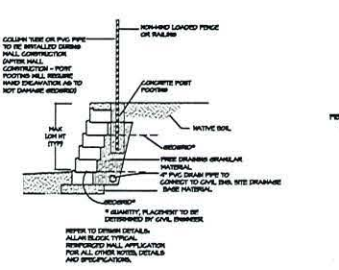
1 PERGOLA CONCEPT
SCALE: 1/2" = 1'-0"



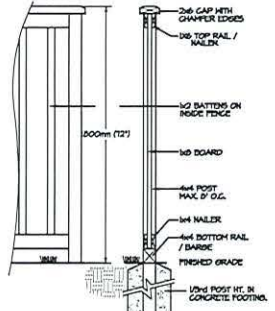
5 GATED PERGOLA CONCEPT
SCALE: 1/2" = 1'-0"



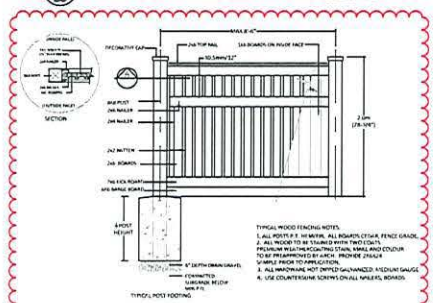
8 CONCRETE BLOCK STEPS
SCALE: 3/4" = 1'-0"



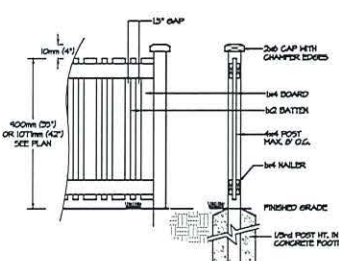
9 CONCRETE BLOCK RETAINING WALL
SCALE: 3/4" = 1'-0"



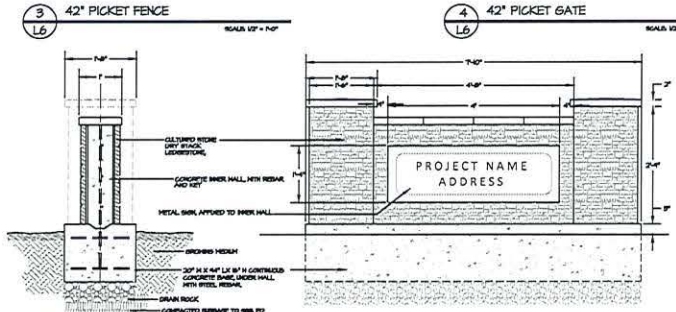
2 12' PERIMETER FENCE/PRIVACY SCREEN
SCALE: 1/2" = 1'-0"



6 2.0m HT. ACOUSTIC FENCE
SCALE: 3/8" = 1'-0"



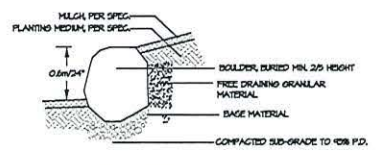
3 42" PICKET FENCE
SCALE: 1/2" = 1'-0"



4 42" PICKET GATE
SCALE: 1/2" = 1'-0"

7 PROJECT SIGNAGE
SCALE: 3/4" = 1'-0"

SITE AMENITIES



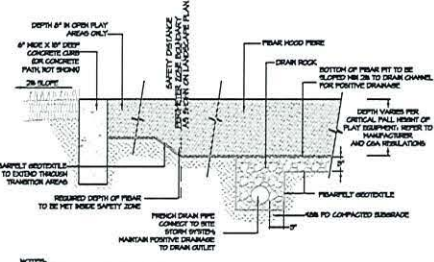
1 BOLLER RETAINING
SCALE: 1/2" = 1'-0"



BIG TOYS MOUNTAINEER
MODEL #MBT-2500
COASTAL COLOUR SCHEME
WITH CSA APPROVED FIBAR SAFETY SURFACING UNDER TO REQUIRED FALL HEIGHT DEPTH
CRITICAL FALL HEIGHT: 8'-0"
ALL INSTALLED PER MANUFACTURERS' SPECIFICATIONS



WISBONE FURNISHINGS:
BENCH MODEL: 'TEVA' TJB-6
BIKE RACK MODEL: 'TEVA' MTRBR-34
WASTE RECEPTACLE: 'MODENA' CURVED TOP MTR-23
MATERIALS: BRONZE METAL FINISH
CHARCOAL RECYCLED PLASTIC SLATS
SURFACE MOUNT USING THEFT PROOF FITTINGS



10 FIBAR SAFETY SURFACE & DRAINAGE AT PLAYGROUND
SCALE: 1" = 1'-0"

11	21.01.21	FINAL DETAIL, CIVIL & ARCHITECT COORDS.	AM
10	21.01.18	2D PERIMETER FENCE, CIVIL COORDS.	AM
9	21.01.18	REVISED FOR 3D	AM
8	21.01.18	3D FENCE, 3D	AM
7	21.01.18	3D FENCE, 3D	AM
6	21.01.18	3D FENCE, 3D	AM
5	21.01.18	3D FENCE, 3D	AM
4	21.01.18	3D FENCE, 3D	AM
3	21.01.18	3D FENCE, 3D	AM
2	21.01.18	3D FENCE, 3D	AM
1	21.01.18	3D FENCE, 3D	AM

CLIENT:
PANORAMA WEST HOMES
MATTHEW CHENG ARCHITECT INC.

PROJECT:
TOWNHOUSE DEVELOPMENT

5629 KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:
CONCEPT DETAILS & IMAGES

DATE: 17.JUN.20
SCALE: VARIOUS
DRAWN: RJ
DESIGN: L6
CHKD: PCM
OF 7



Suite C100 - 4185 Dick Creek Drive Burnaby, British Columbia, V5G 5C9 P: 604-294-0011; F: 604-294-0022

SCALE:

PART ONE GENERAL REQUIREMENTS

- 1.1 GENERAL
1.2 SPECIFICATIONS
1.3 MATERIALS
1.4 CONSTRUCTION
1.5 MAINTENANCE
1.6 FINISHES
1.7 PROTECTION
1.8 SAFETY
1.9 ACCESS
1.10 UTILITIES
1.11 SIGNAGE
1.12 LIGHTING
1.13 FURNITURE
1.14 PLANTING
1.15 WATER
1.16 IRRIGATION
1.17 DRAINAGE
1.18 SPECIAL REQUIREMENTS

PART TWO SCOPE OF WORK

- 2.1 SCOPE OF WORK
2.2 GENERAL
2.3 PLANTING
2.4 IRRIGATION
2.5 DRAINAGE
2.6 SPECIAL REQUIREMENTS

2.3 PLANTING

Table with columns: Species, Quantity, Planting Date, etc. Includes species like Redwood, Douglas Fir, etc.

2.4 IRRIGATION

- 2.4.1 IRRIGATION SYSTEM
2.4.2 PLANTING
2.4.3 MAINTENANCE
2.4.4 FINISHES
2.4.5 PROTECTION
2.4.6 SAFETY
2.4.7 ACCESS
2.4.8 UTILITIES
2.4.9 SIGNAGE
2.4.10 LIGHTING
2.4.11 FURNITURE
2.4.12 PLANTING
2.4.13 WATER
2.4.14 IRRIGATION
2.4.15 DRAINAGE
2.4.16 SPECIAL REQUIREMENTS

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTRODUCTION
3.2 DESIGN
3.3 PLANTING
3.4 IRRIGATION
3.5 DRAINAGE
3.6 SPECIAL REQUIREMENTS

3.1 INTRODUCTION

- 3.1.1 INTRODUCTION
3.1.2 DESIGN
3.1.3 PLANTING
3.1.4 IRRIGATION
3.1.5 DRAINAGE
3.1.6 SPECIAL REQUIREMENTS

3.2 DESIGN

- 3.2.1 DESIGN
3.2.2 PLANTING
3.2.3 IRRIGATION
3.2.4 DRAINAGE
3.2.5 SPECIAL REQUIREMENTS

3.3 PLANTING

- 3.3.1 PLANTING
3.3.2 IRRIGATION
3.3.3 DRAINAGE
3.3.4 SPECIAL REQUIREMENTS

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.4 PLANTING
3.5 IRRIGATION
3.6 DRAINAGE
3.7 SPECIAL REQUIREMENTS

3.4 PLANTING

- 3.4.1 PLANTING
3.4.2 IRRIGATION
3.4.3 DRAINAGE
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- 3.5.1 IRRIGATION
3.5.2 DRAINAGE
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- 3.6.1 DRAINAGE
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ECOSYSTEM DEVELOPMENT PLAN REVISION 3

FOR:
5629 KING GEORGE BLVD, SURREY, BC



PREPARED BY

MARLIM ECOLOGICAL CONSULTING LTD.

JUNE 9, 2023



Disclaimer

This document contains an Ecosystem Development Plan for the proposed township construction at 5629 King George Blvd., Surrey, BC. Any changes since the last documented site visit on March 11th, 2020 are not accounted for in this package. The contents of this submission are not to be substantially modified without prior consent from MarLim Ecological Consulting Ltd. This is to ensure that the integrity of the data and any observations made herein are maintained. A complete copy of this submission has been retained in the offices of MarLim Ecological Consulting Ltd. for future reference.

Executive Summary

A development permit application has been prepared for the property located at 5629 King George Blvd, Surrey, BC. The proposed development is to construct townhouses on the subject property. There are two Unnamed Class 'C' watercourses present along the northeast and south boundaries of the property. A small portion of the downstream end (25m) of the King George ditch is Class B. The property is subject to a Streamside Sensitive Ecosystem Development Permit, in accordance with the Official Community Plan (OCP) and Zoning Bylaw. This following report follows the City of Surrey's Sensitive Ecosystems Development Permit Guidelines (DP3).

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FEATURES

STREAMS

The property at 5629 King George Blvd, Surrey has two watercourses flowing adjacent to it. The primary watercourse of concern in this development is the watercourse running along the northeastern property boundary (hereafter "northeastern watercourse"). The second watercourse running west to east along the south property boundary (hereafter "south watercourse") will not be impacted by the development, therefore, will not be addressed in this report. The City of Surrey has classified these watercourses as a 'Class C' (green-coded) watercourses, meaning the waterways have insignificant food and nutrient input and do not support fish. Typically, green coded watercourses are designed for the conveyance of stormwater and are dry within 72 hours of a significant storm event. As per Habitat Wizard, there are no documented historical fish observations or watercourses on the subject property.

The northeastern watercourse had dense vegetation, saturated soils, and no scoured channel. The vegetation consisted of Himalayan blackberry, ferns, grasses, rushes and weeds. A scoured channel was documented at 10N 512173E, 5439220N, however, no flow was present. The northeastern watercourse had no signs of cross culvert's or pipes that would discharge water into the ditch. Any flow present in the northeastern watercourse was identified as a combination of surface flow and groundwater (only 25m downstream section of northeastern watercourse). This report is only to address the 25m section of scoured channel along the northeastern watercourse. This 25m length of ditch would be Class B and require a 7m setback.

GREEN INFRASTRUCTURE NETWORK

The property does not border and was not within or adjacent to a Green Infrastructure Network (GIN). The proposed development will occur outside of both a GIN buffer area and GIN corridor.

Despite the fact that the proposed development is not within or adjacent to a GIN, the proposed streamside protection area will extend 7m from the top-of-bank (TOB) for the 25m downstream section of the northeastern watercourse (Appendix III). This setback is in accordance with the City of Surrey's prescription for 'Class B' watercourses. The remainder of the length of both ditches will have protective fencing and ESC measures installed approximately 3-4m back from the TOB, in order to prevent impact to vegetation and preserve downstream water quality during construction.

B. DEVELOPMENT RESTRICTIONS

- 1a. Any requirements specified in the Riparian Areas Regulation (RAR) take precedence over the Sensitive Ecosystems development permit guidelines.**

A preliminary RAPR was not conducted for this development as the ditch is on the City of Surrey's property and the setback will encroach no more than 3.5m onto the subject property.

Setbacks have been determined in accordance with the revised Bylaw, measured from TOB. The northeastern watercourse was classified as a Class C ditch for the majority of its length. However, the downstream 25m section (a defined watercourse with groundwater flow), has been assigned a Class B designation and a minimum 7m streamside protection area is prescribed for properties registered after September 12th, 2016 as stated in Zoning By-law Part 7A, Section B.1. Please see Appendix I for a depiction of the site setbacks.

- 1b. Where a Green Infrastructure Area has been identified, the development shall be adjusted to accommodate and be sensitive to the Biodiversity Management Areas, Green Infrastructure Network and the specific conditions and recommendations for protection listed within Surrey's Biodiversity Conservation Strategy.**

This guideline does not apply to the proposed development.

- 2a. Construction and post construction access into a Streamside Protection Area is strictly prohibited, except where permitted by the City of Surrey.**

The proposed development of the property includes the construction of townhouses, asphalt driveways and parking spaces.

- 2b. No development shall occur within the Green Infrastructure Protection Area that has not been identified, addressed and reviewed by the QEP to the satisfaction of the City of Surrey or that is not consistent with the submitted and approved EDP.**

This guideline does not apply to the proposed development.

C. DEVELOPMENT GUIDELINES

STREAMSIDE

- 3a. Construction and layout adjacent to a Streamside Area shall be done in such a way as to minimize impacts to the Streamside Protection Area.**

Please refer to Appendix III for a depiction of the proposed development and associated works.

The construction will consist of townhouses, asphalt driveways, and parking spots built outside the streamside protection area. A 1.2m snow fence and silt fence with straw wattles will be erected along the CoS Setback. Erosion and sediment control measures will be installed to prevent the release of sediment-laden water into the watercourses (Appendix VI). These measures will be left in place until all disturbed sediment is revegetated and there are no further concerns with silt runoff at the site.

3b. Plan and design on-site development roadways and connections to minimize habitat fragmentation and minimize disruption and impedence to wildlife travel.

This guideline does not apply to the proposed development.

4. Establish buffers large enough to protect the ecological integrity of the Sensitive Ecosystem Areas.

As shown on the City of Surrey's COSMOS mapping system, there is no Sensitive Ecosystem Area present on the subject property.

5. Avoid locating infrastructure corridors adjacent to or within Streamside Protection Areas. Where unavoidable, minimize impacts.

The proposed development does not include any construction within the streamside protection area (Appendix III).

6. Determine buffer locations and sizes using contemporary Best Management Practices with the main goal of protecting Sensitive Ecosystem Areas from the effects of development and to retain the integrity of the Sensitive Ecosystem.

Please refer to No. 4 above.

7a. Any development adjacent to or within a Streamside Protection Area requires monitoring of conditions, both onsite and offsite, prior to and during construction.

Pre-construction monitoring will involve the Environmental Monitor's attendance at a pre-construction meeting prior to commencement of any clearing of vegetation or other development work. The QEP will inspect the installation and location of temporary fencing along the proposed setbacks prior to commencement of works on site.

Marlim has prepared a preliminary Erosion and Sediment Control (ESC) Plan in accordance with the City of Surrey's Erosion and Sediment Control 2006 No. 16138 (Appendix VI), specifically designed to address the protection of the vegetation and water quality for the perimeter ditches. An official ESC plan will be developed McElhanney and can be supplied upon completion if required. The ESC Supervisor and/or ESC Monitor will inspect all ESC measures to ensure correct installation in accordance with the plan and Bylaw, prior to commencement of further development activities, including vegetation removal or bulk earthworks.

Monitoring during construction will involve Erosion and Sediment Control monitoring conducted by the ESC monitor (if deemed to be required by the City) in accordance with the City of Surrey's ESC Bylaw and the ESC plan. The QEP will also regularly monitor conditions within and adjacent to the streamside protection area to ensure that the integrity is maintained during construction (Appendix VII).

7b. Any development adjacent to or within a Green Infrastructure Protection Area requires monitoring of conditions, both onsite and offsite, prior to and during construction

This guideline does not apply to the proposed development.

8. Minimize impervious surfaces to improve storm water absorption.

Impervious surfaces will consist of townhouses, driveways, and parking spots. However, there is no proposed development within the SPA. The total SPA for the 25m section of channelized ditch on the subject property is approximately 88m² (Appendix VI).

9. Create continuous vegetated corridors, wherever possible, by linking tree retention areas from within the development to that of adjacent Streamside Protection Areas.

The 7m SPA area measured from TOB from the 25m section of northeastern ditch will not be impacted. This area will act as a corridor for; birds, insects, invertebrates, amphibians, small mammals, and all organisms in the area.

10. In addition to the Areas of Protection, retain as much existing native vegetation and as many trees as possible during site development or redevelopment. Ensure tree replacement ratios are consistent with the requirements identified within Surrey's Tree Protection Bylaw as amended.

A Tree Evaluation Report was completed by Mike Fadum and Associates to ensure compliance with the Tree Protection Bylaw. Please see the report in Appendix VIII for details on tree retention and removal.

11. Protect trees or existing vegetation within the development site and any trees on adjacent City of Surrey property and/or boulevards, before and during construction, in accordance with Surrey's Tree Protection Bylaw, as amended.

Please refer to guideline No. 10 above.

12. Landscape the setback areas created between building, roadways, parking and driveways and the edge of the Streamside Protection Area or Green Infrastructure Protection Area using native plantings (e.g. trees, shrubs and groundcover) where appropriate. Landscaping should be complementary and supportive of the habitat types and ecosystem values found within the adjacent Streamside Protection Area or Green Infrastructure Protection Area as documented within the Ecosystem Development Plan and/or the Impact and Mitigation Plan.

There is no riparian enhancement planting planned for this property.

13. Design sites to mitigate light pollution to reduce impacts on those habitat areas reliant on darkness.

There is no expected change in shade of the watercourse, as no vegetation removal within the SPA is planned.

14. Prevent disturbance of animal and bird nesting sites and breeding areas by preserving adequate animal habitat through the retention of appropriate trees and vegetation and by timing construction activity to avoid breeding windows.

As there is significant tree clearing required, all outside of the SPA, a bird nesting survey may be required.

15. Retain intact aquatic and terrestrial ecosystems and their connectivity to other Sensitive Ecosystem Areas. Preserve large tracts of wildlife habitat or long, continuous corridors in order to facilitate safe and unencumbered movement of wildlife from one place to another. Maintain natural hydrologic cycles in wetlands, ponds, streams and seepage areas to retain biodiversity.

Please refer to guideline No. 9, 14 and the GIN paragraph in the features section above.

16. Reconnect fragmented ecosystems, where practical and necessary, by establishing and restoring corridors and protecting habitats for isolated species or populations as shown in Surrey's Biodiversity Conservation Strategy.

Please refer to guideline No. 9 above.

17a. Plan and design development in order to:

Protect endangered, threatened, vulnerable species or Species-at-Risk plant and animal communities. Plan, design, and implement land development and subdivisions to protect Sensitive Ecosystem Areas. Prioritize protection for habitats that provide for at-risk species, at-risk ecological communities, and keystone species. Minimize impacts to significant, rare or unique vegetation, wildlife and wildlife habitat.

This guideline does not apply to the proposed development.

17b. Retain and enhance ecosystem features such as significant trees, hedgerows or windbreaks, with enough undisturbed space around them to protect root systems.

The vegetation along the channelized section of the northeastern watercourse boundary will not be impacted by the development. There is no enhancement planting proposed for this development.

17c. Retain natural landforms such as escarpments, ravines, rock outcrops, bluffs, hilltops, or cliffs.

There is no proposed development beyond the setback area, therefore, there are no impacts anticipated to any landforms on the subject property.

17d. Design and implement artificial habitat features, such as nesting boxes or spawning beds where natural features are not present or practical.

No artificial habitat features will be installed as this development will not impact on site or adjacent riparian areas.

18. At a minimum, manage stormwater so that the quantity, quality, and rate of stormwater input into receiving streams does not vary from that which existed predevelopment. Install both temporary and permanent sediment/pollutant containment and erosion control measures for any development or redevelopment.

The 7m (from TOB) streamside protection area of the 25m section of the channelized northeastern watercourse will provide an area for infiltration of surface runoff. In addition, vegetation within the streamside protection area will aid in filtering runoff of particulates and reducing its velocity and erosive capacity.

A preliminary Erosion and Sediment Control Plan developed by Marlim Ecological Consulting can be found in Appendix V. An official ESC plan will be developed by McElhanney and can be supplied upon completion if required.

19. Manage site drainage in accordance with the Integrated Stormwater Management Plan (ISMP) relevant to the site location and with Surrey's Erosion and Sediment Control and Stormwater Drainage Regulation and Charges Bylaws, as amended.

An ISMP will be developed by McElhanney and can be supplied upon completion if required.

20. Implement measures that will prevent the release of silt or sediment-laden water into streams and Surrey's drainage network during any activity involving soil disturbance. Manage and mitigate the quality and quantity of storm water runoff to help protect and enhance aquatic habitat.

Construction will follow the requirements of the Erosion and Sediment Control (ESC) Plan, and the City of Surrey Bylaw 2006 No. 16138.

The following Best Management Practices (BMPs) are recommended to address ESC:

- Bulk earthworks should not occur during wet weather
- Focus should be on diversion of clean flows around the work site and sediment source control
- Immediately cover silt-producing stockpiled materials and do not stockpile on paved surfaces

- Delineate extents of the work area with silt fencing (keyed in) or sediment logs
 - Non-tracked construction vehicles are to be restricted to non-sediment generating surfaces (i.e. asphalt or rock)
 - Immediately cover footing subgrade with at least 50 mm of 19 mm clear crushed gravel immediately following excavation
 - Immediately cover disturbed surfaces with straw/mulch/grass seed or rock/gravels
21. **Incorporate rainwater Best Management Practices into development to ensure that post-development peak flows do not exceed pre-development peak flows by treating, storing, redirecting, and slowly releasing rainwater from impervious surfaces back into natural hydrological pathways as much as possible, and by using systems such as green roofs, underground rainwater storage systems, rain gardens and rain barrels. Incorporate on-site stormwater management features into the development as required by the Surrey Stormwater Drainage Regulation and Charges Bylaw, as amended.**
22. **Construct wetlands and detention ponds to improve the quality of rainwater through biofiltration and to maximize habitat creation.**

Refer to No. 19, above.

This guideline is not applicable to the proposed development.

D. SUBMISSION REQUIREMENTS

I) CONSULTANT QUALIFICATIONS

23. **All registered professionals who will be involved in the development proposal, whether a Biologist, Geoscientist, Engineer, Forester, and/or Agrologist, shall have demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or streamside management.**

The registered professionals involved in this development proposal are qualified with the education, expertise, accreditation and knowledge relevant to their roles for this application. The primary QEP for this project, Mark Gollner (RPBio #770), has over 30 years of experience in the field of aquatic biology. He has diverse & substantial experience related specifically to development, protection & restoration of aquatic habitat, adherence to municipal/federal/provincial development guidelines and BMPs with direct and specific experience as it relates to the City of Surrey's current Development Bylaw and Guidelines.

24. **All arborists who will be involved in the development proposal shall be registered and certified with the International Society of Arboriculture (ISA).**

Vanessa Melney and Peter Mennel (certified arborist #PN-5611A), the arborists involved in the development proposal are registered and certified with the ISA.

25. Supply a list and written statement, including all documentation, verifying the qualifications of all QEPs and/or ISA Certified Arborists responsible for preparing report submissions or involved in monitoring site conditions for Sensitive Ecosystems Development Permit applications.

The QEPs involved in the proposed development, including their qualification, registration number and company, are provided in Table 1.

Table 1. Qualified Environmental Consultants		
Consultant Name	Qualification and Registration No.	Company
Mr. Mark Gollner	R.P. Bio. No. 770	Marlim Ecological Consulting Ltd.
Mr. Peter Mennel	#PN – 5611A	Mike Fadum and Associates Ltd.

26. Where more than one QEP is needed, submit a written statement identifying the primary QEP for the entire development and acknowledging their role to ensure: all required reports are prepared by qualified professionals and are coordinated both in content and execution; and that all relevant Development Permit Guidelines and requirements have been met and/or addressed in the application submission.

The primary QEP for the development is Mr. Mark Gollner (Marlim Ecological), who has ensured all reports have been prepared by qualified professionals and coordinated in both content and execution.

II) PROTECTED AREAS

- 27.a **Zoning Bylaw: Part 7a, Streamside Protection of Surrey's Zoning Bylaw is to be used to determine Area of Protection required for development adjacent to a stream.**

The Property is subject to a DP3 Sensitive Ecosystems Streamside Development Permit, in accordance with the amended OCP. The streamside protection area has been determined in accordance with the revised Zoning Bylaw (Zoning By-law Part 7A, Section B.1), measured 7m from top-of-bank (TOB) for downstream 25m length of the northeastern watercourse. Please refer to Appendix V for a depiction of the streamside protection areas.

Please refer to No. 1a above for a description of bylaw-prescribed setbacks.

- 27.b. **Biodiversity Conservation Strategy: The Biodiversity Management Areas, GIN, and Appendix J of the *Biodiversity Conservation Strategy* are to be used to determine the Area of Protection required for development within a Green Infrastructure Area.**

This guideline does not apply to the proposed development.

III) LEVELS OF SAFEGUARDING

28. **Maximum Safeguarding: conveyance of the Protection Area to the City of Surrey. Where conveyance is chosen, the applicant is not responsible for the additional ecological restoration or on-going maintenance of the Protection Area as detailed and described below under the Minimum Safeguarding option.**

This guideline is not applicable to this application.

29. **Minimum Safeguarding: registration of a combined covenant or Right-of-Way (RoW) against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity.**

Upon completion of the development a permanent 2.0m fence will be installed 6m back from the property line along the northeastern and southern property boundaries (Appendix I Figure 1).

IV) PRE-DEVELOPMENT SITE CONDITIONS

30. **Identify all existing on-site buildings, structures and developed areas, including paved and landscape areas, and any other disturbed beyond its original condition.**

There is no existing development on the subject property. Please see the Site Plans in Appendix III.

31. **Perform a slope analysis and identify existing topography features including geological and hydrogeological soil conditions, particularly areas of unstable or sensitive soils.**

A Geotechnical Assessment was not required for this application due to the lack of the Steep Slope Area.

32. **Identify and detail existing vegetation and trees (including trees defined in the Surrey Tree Protection Bylaw, as amended) and submit in an arborist's assessment report.**

A Tree Evaluation Report was conducted by Mike Fadum and Associates (Appendix VIII).

33. **Identify Schedule 1, federally protected Species at Risk or provincial red or blue listed plant or animal species and their critical habitats including shrub and ground cover communities and any species or habitat feature, identified as requiring year-round protection as identified in the Provincial Wildlife Act.**

This guideline does not apply to the proposed development.

34. Identify the Streamside Protection Area and stream locations, including top of bank and stream classifications (as defined in Surrey's Zoning Bylaw, as amended).

Please refer to the site plan in Appendix III that depicts, TOB and the streamside protection area as well as the trees on the property. For a description of the stream and riparian habitat please see the Stream Features section above.

35. Identify existing site drainage conditions in accordance with the ISMP relevant to the site locations.

Please refer to No. 19 above.

36. Detail existing site drainage conditions including depth to ground water table, storm water conveyance, infiltration and storage features and stormwater channels and overland flow paths.

A Geotechnical Assessment was not required for this application due to the lack of the Steep Slope Area.

V) PROPOSED DEVELOPMENT CONDITIONS AND SPECIFICATIONS

37a. Identify the Streamside Protection Area and where it is situated within the development.

Please refer to Appendix V for a depiction of the proposed setback area.

37b. Identify the Green Infrastructure Protection Area and where it is situated within the development.

This guideline does not apply to the proposed development.

38. Locate development where it is most sensitive to the objectives of the Biodiversity Management Areas, GIN, and corresponding conditions and recommendations required for management as identified in Surrey's *Biodiversity Conservation Strategy*.

This guideline does not apply to the proposed development.

39. Detail construction specifications including materials, timing, technologies and techniques proposed as a means to mitigate and reduce the ecological impacts of development on the identified Stream.

The proposed development will include the construction of townhouses, asphalt driveway and parking spaces. Marlim has prepared a preliminary Erosion and Sediment Control (ESC) Plan in accordance with the City of Surrey's Erosion and Sediment Control 2006 No. 16138 (Appendix VI), specifically designed to address the protection of the vegetation and water quality for the perimeter ditches. An official ESC plan will be developed McElhanney and can be supplied upon completion if required.

The ESC Supervisor and/or ESC Monitor will inspect all ESC measures (if deemed to be required by the City) to ensure correct installation in accordance with the plan and Bylaw, prior to commencement of further development activities, including vegetation removal or bulk earthworks. ESC measures will only be removed once all disturbed sediments have been revegetated and there are no further ESC concerns. The timing of this project has not yet been determined and will be dependent on the issuance of a development permit. A CEMP has been developed for the construction of the single-family home (Appendix VII)

- 40. Explain how the proposed development conforms to Surrey's Drainage Regulation and Charges Bylaw, as amended, as well as policies in Secondary Plan, Integrated Stormwater Management Plans and the Zoning Bylaw, as amended.**

An ISMP will be developed McElhanney and can be supplied upon completion if required.

- 41. Detail the locations of all proposed buildings, structures and impervious surfaces.**

Impervious surfaces will include townhouses, asphalt driveway and parking spaces. Please refer to the site plans in Appendix III for a depiction of the proposed building and impervious surfaces on this property.

- 42. Detail the timing and scheduling of all proposed development activities.**

The timing of this project has not yet been determined as it is dependent on the issuance of a development permit. It is intended to undertake the works immediately following the issuance of the BP.

- 43. Provide site grading plans illustrating the area and extent of proposed soil disturbance including slope grades and any proposed retaining wall heights, locations and materials used. Detail how slope or soil stability will be ensured and how erosion and increased sedimentation risks will be reduced.**

The proposed house development will not encroach nor impact the slope of the land. Construction will follow requirements of the ESC plan and follow City of Surrey ESC Bylaw No. 2006 No. 16138 (Appendix V).

- 44. Identify how existing trees, shrubs and groundcover will be retained and protected including details and specifications on the replanting, restoration and management of vegetated areas and maintenance of short and long-term hydraulic regime.**

Please refer to guideline No. 32.

- 45. Identify individual tree retention and removal, and areas of structured landscaping, including plant species, size and location.**

Please refer to guideline No. 32.

A landscaping plan has not been developed for this property. The proposed development will not encroach or impact any trees within the setback area.

46. Provide details as to how the Streamside management or protection objectives will be met and monitored following the official completion of all construction activity. Where restorative work is NOT required, maintenance and monitoring shall be for a minimum of ONE year, and where restorative work IS required, maintenance and monitoring shall be for a minimum of FIVE years.

The site will be monitored over the period of one year to ensure that no ESC concerns arise and that no encroachment into the SPA occurs.

47. Provide a restoration, maintenance and cost estimate plan consistent with the development requirements identified in the Ecosystem Management Plan and/or Impact Mitigation Plan to be used to determine landscape bonding and security requirements for installation, monitoring and maintenance purposes.

As no EMP and/or IMP is required, we have not prepared any cost estimate for restoration and/or maintenance. There is no encroachment or impact within the streamside setback area, therefore, no mitigation or bonding should be required.

48. Articulate how the proposed development meets the Objectives and Recommendations of the Biodiversity Management Areas and GIN of the *Biodiversity Conservation Strategy*.

This guideline does not apply to the proposed development.

49. Detail how wildlife will be protected and enhanced while taking into consideration wildlife movement and connectivity to adjacent sites. Focus on Schedule 1, Federally-protected *Species-At-Risk Act* or Provincial Red- or Blue- Listed plant or animal species and their critical habitats and how they may be affected by the proposed development and indicate how proposed BMP's may be used for the protection and preservation of the habitat.

This guideline does not apply to the proposed development.

50. Identify post-development drainage site conditions in accordance with the ISMP relevant to the site location.

Please refer to guidelines No. 18, 19 and 20 above for information about drainage at the site.

51. Detail how flooding risk and water quality degradation will be mitigated including specific measures that will be taken to prevent channel erosion and prevent the fouling of streams, wetlands or drainage conveyance corridors.

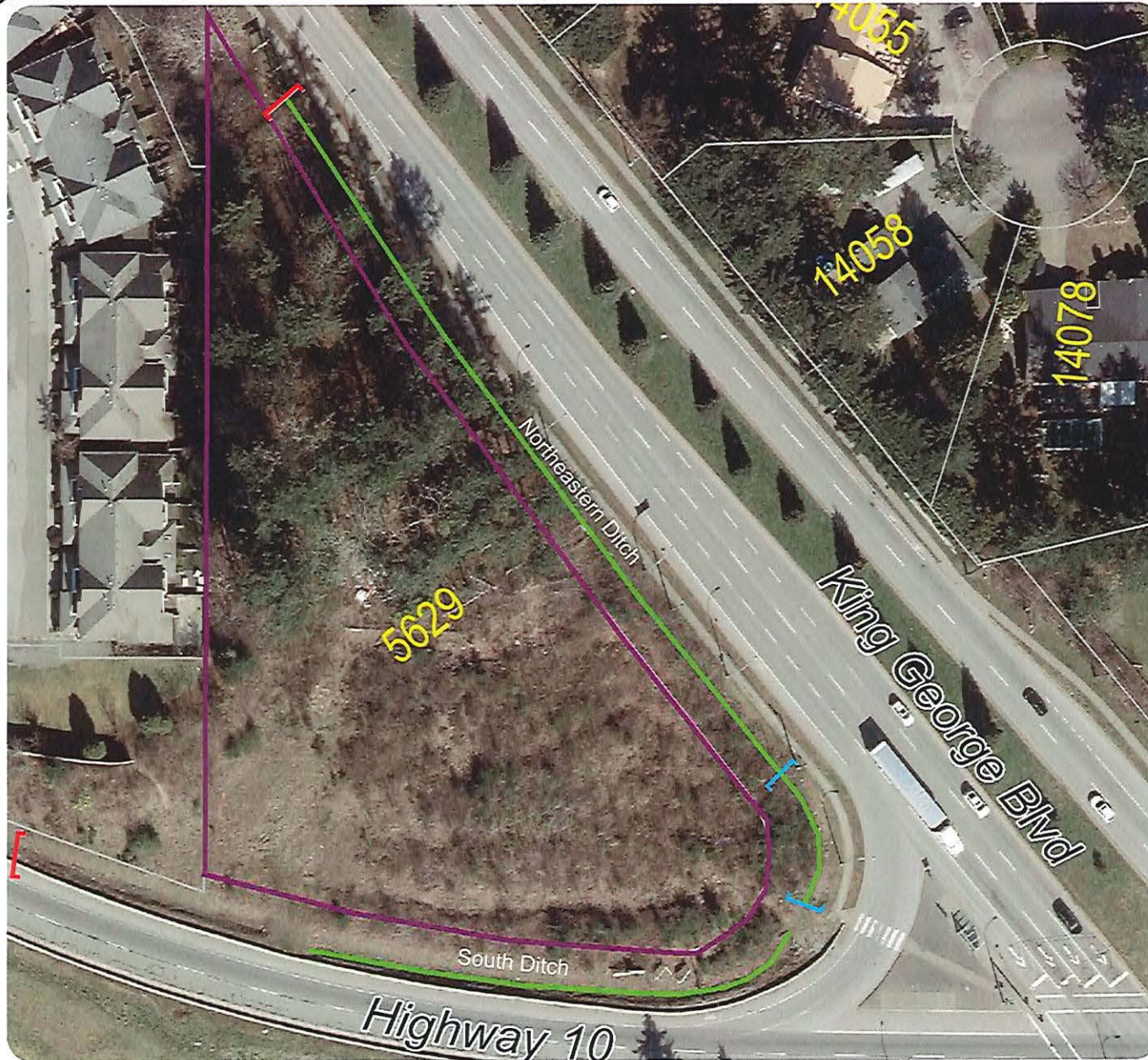
Please refer to guidelines No. 18, 19 and 20 above for information about drainage at the site.

Conclusion

The proposed townhouse development includes the development roadways, sidewalks, asphalt driveways and parking spaces. There will also be significant vegetation cleared from the lot to make room for the development. However, no tree or vegetation clearing will be done within the Streamside Protection Area. There are two Unnamed Class C ditches that are situated within the property boundaries. However, only the downstream 25m length of the northeastern watercourse is considered a stream according to the definition in the *Water Sustainability Act*. Under the Zoning By-law Part 7A, Section B.1, the 25m section of channelized ditch requires a 7m streamside setback measured from the top-of-bank (TOB). The proposed 7m setback is consistent with the City of Surrey's Streamside Protection Bylaw. No variance from the prescribed setbacks has been requested. The proposed setbacks will be adequate in protecting the riparian area.

APPENDIX I
SITE MAP

COSMOS 5629 King George Blvd



Legend

District Energy Service Connections

- Return
- Supply

Fish Class (Open Channels)

- A
- - - AO
- B
- C
- Unknown

Fish Class (Water Bodies)

- A
- AO
- B
- C
- Unknown

Water Courses

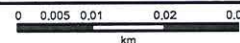
- River
- Creek
- - - Ditch

- [Extent of Survey (square brackets are white in the map for visual clarity)
- [Section of defined watercourse

Site Map

Scale: 1:1,000

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



Map created on: 2020-03-12

APPENDIX II
SITE PHOTOGRAPHS



Photo 1: Alder, Himalayan blackberry, ferns, grasses and the northeastern watercourse along King George Blvd. No scoured channel.

Direction: South

Location: Northeastern corner of the northeastern watercourse

Date: November 21, 2019

Photo 2: Start of scoured channel, but no water present.

Direction: South

Location: ~10m north of Hwy 10, 10N 512173E, 5439277N

Date: November 21, 2019



5629 King George Blvd., Surrey
EDP
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Photo 3: Culvert inlet at Hwy 10, no water present.

Direction: West

Location: The corner of Hwy 10 and King George Blvd.

Date: November 21, 2019

Photo 4: Bigleaf maple trees, alder, snowberry, vine blackberry, ferns and depressions in the northern portion of the subject property.

Direction: West

Location: Northeastern property corner

Date: November 21, 2019



5629 King George Blvd., Surrey
EDP

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Photo 5: Moist soil along the upstream length of the northeastern watercourse.

Direction: South

Location: Northeastern property boundary

Date: March 11, 2020



Photo 6: ~25m downstream length of the northeastern watercourse with minor flow and evidence of a scoured channel.

Direction: West

Location: The corner of Hwy 10 and King George Blvd.

Date: March 11, 2020



5629 King George Blvd., Surrey
EDP

MarLim Ecological Consulting Ltd.

Phone: (604) 531-4338 Website: www.marlimecological.com Email: mail@marlimecological.com

Project:
276.19.01

Page:
3

APPENDIX III
SITE PLANS



MATTHEW CHENG ARCHITECT INC.

1100-101-101 EVANS AVENUE
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TEL: (604) 276-1101 / FAX: (604) 276-1106
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No Date Revision

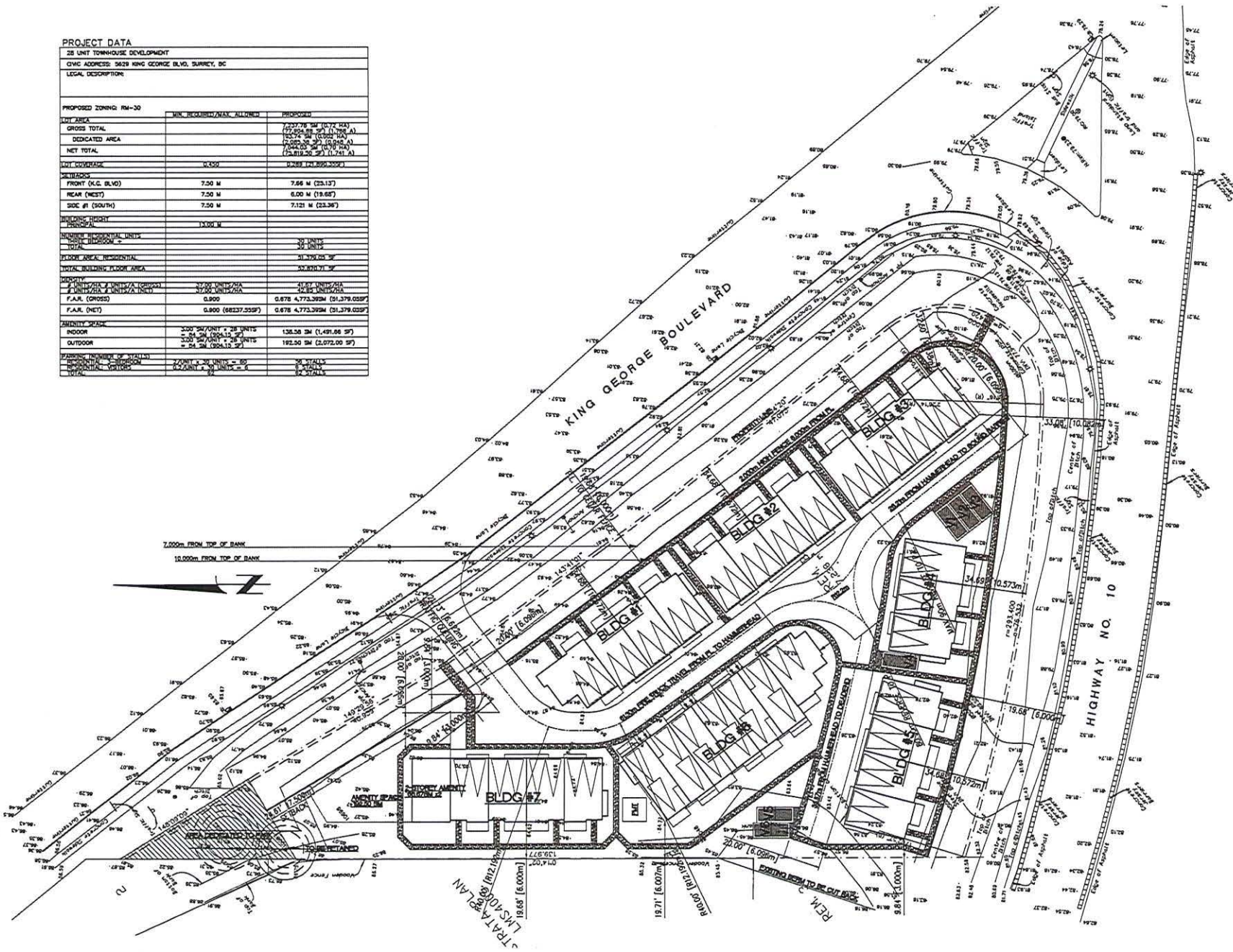
Comments

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

Sheet Title
SITE PLAN

Drawn: MC
Checked: MC
Scale: 3/16" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2018
Print Date: AUG. 22, 2018
Rev. No. **D01**

PROJECT DATA		
28 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 5629 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-20		
UNIT AREA	MIN. REQUIREMENT/ALLOWED	PROVIDED
GROSS TOTAL	7,227.76 SQ M (10,742 SQ FT)	7,227.76 SQ M (10,742 SQ FT)
DEDICATED AREA	12,255.58 SQ M (166,911 SQ FT)	12,255.58 SQ M (166,911 SQ FT)
NET TOTAL	15,483.34 SQ M (214,653 SQ FT)	15,483.34 SQ M (214,653 SQ FT)
UNIT COVER/RATIO	6.52%	6.52% (141,899/217,639)
FRONT (K.G. BLVD)	7.50 M	7.66 M (25.13')
REAR (WEST)	7.50 M	6.00 M (19.68')
SIDE #1 (SOUTH)	7.50 M	7.121 M (23.38')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	
NUMBER OF RESIDENTIAL UNITS		
TOTAL	30 UNITS	30 UNITS
FLOOR AREA - RESIDENTIAL		
TOTAL BUILDING FLOOR AREA	31,479.05 SQ M	31,479.05 SQ M
RECREATION		
FLOOR AREA	27.00 SQ M (291.54 SQ FT)	27.00 SQ M (291.54 SQ FT)
F.A.R. (GROSS)	0.800	0.876 4,773.392M (51,379.05SQM)
F.A.R. (NET)	0.800 (68237.55SQM)	0.876 4,773.392M (51,379.05SQM)
RECREATION DECK		
INDOOR	2,000 SQ M (21,528 SQ FT)	138.58 SQ M (1,491.66 SQ FT)
OUTDOOR	2,000 SQ M (21,528 SQ FT)	192.50 SQ M (2,072.00 SQ FT)
STAIRING (NUMBER OF STAIRS)		
RESIDENTIAL	27 UNITS x 20 UNITS = 540	54 STAIRS
RECREATION	1 RECREATION DECK x 2	2 STAIRS
TOTAL		56 STAIRS





MATTHEW CHENG ARCHITECT INC.

Unit 202, 478 BURNHAM AVENUE
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No.	Date	Revision

Comments

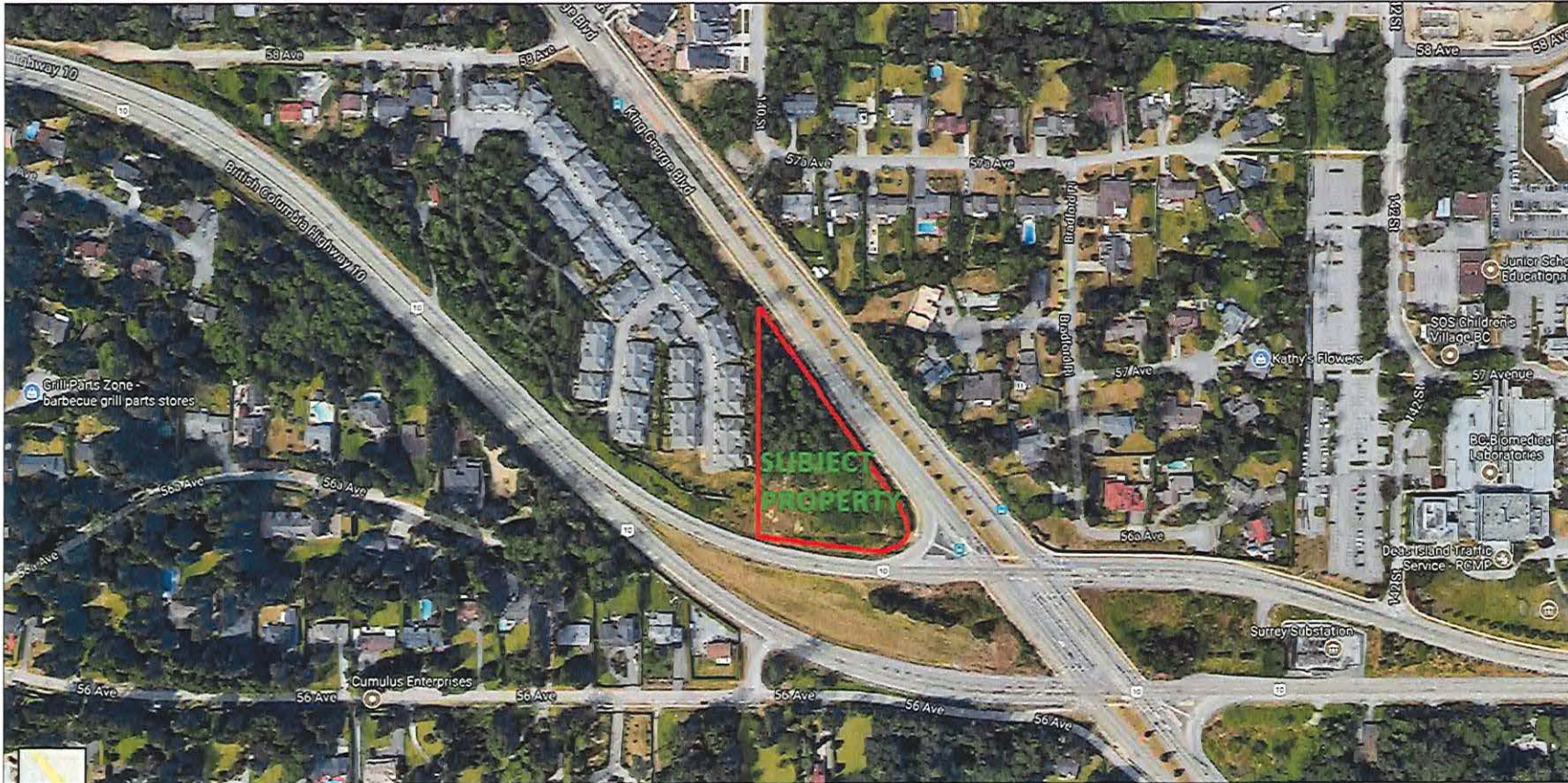
Project Title
**50-UNIT TOWNHOUSE DEVELOPMENT
 5529 KING GEORGE HWY
 SURREY, B.C.**

Sheet Title
CONTEXT PLAN

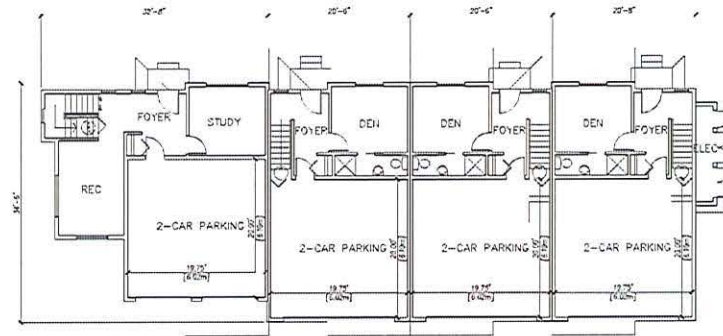
Prepared by: MC
 Checked by: MC
 Date: NTS
 Project Number:

Revision Date: AUG. 22, 2019
 Print Date: AUG. 22, 2019

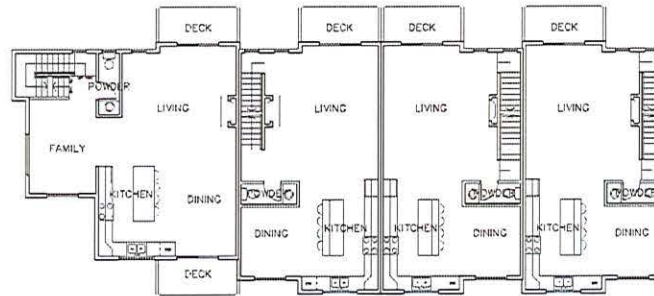
Sheet No.
D01b



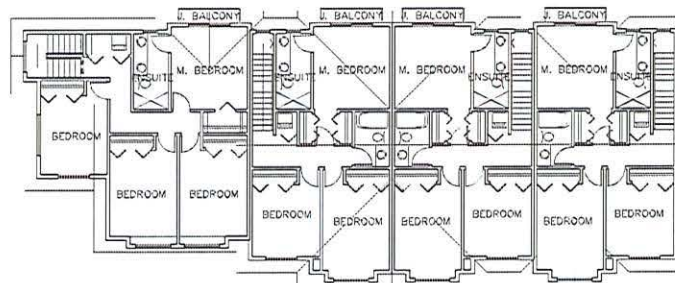
AREA CONTEXT



BLDG #1: GROUND FLOOR



BLDG #1: SECOND FLOOR



BLDG #1: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No. Date Revision

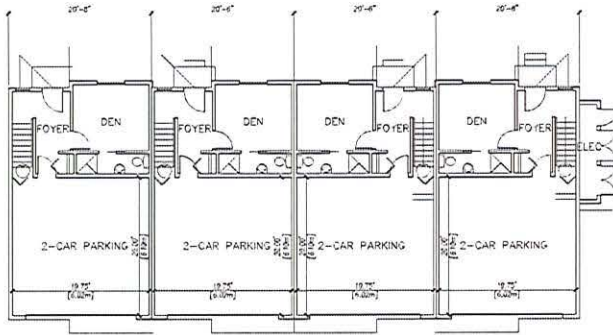
Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5829 KING GEORGE HWY
SURREY, B.C.

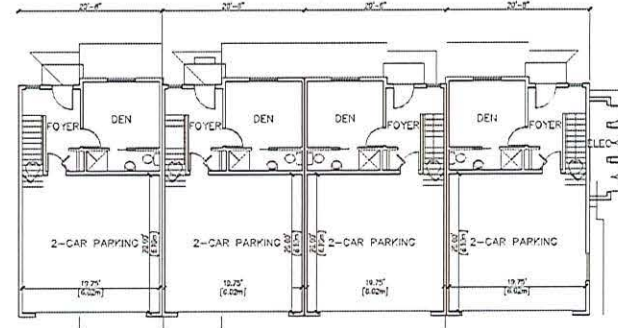
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Project Number:

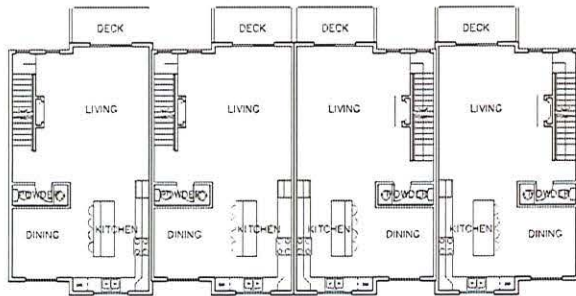
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Sheet No. **D02**



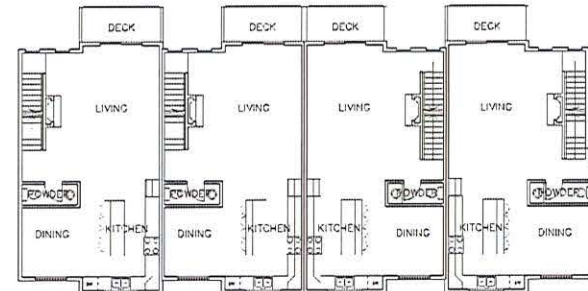
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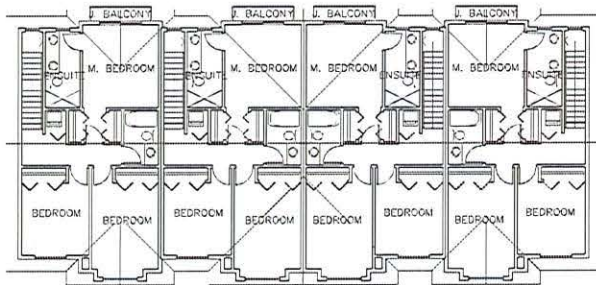
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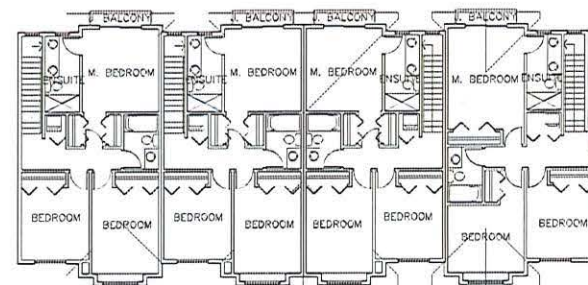
BLDG #2: SECOND FLOOR



BLDG #3: SECOND FLOOR



BLDG #2: THIRD FLOOR



BLDG #3: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No. Date Revision

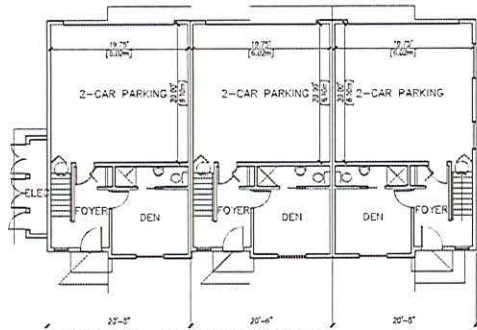
Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

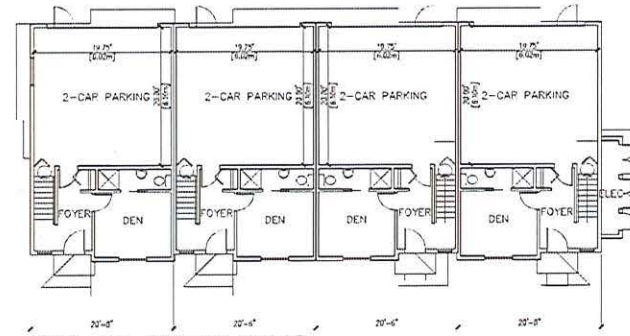
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FLOOR PLANS
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BLDG #4 MIRRORED

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Project Number:

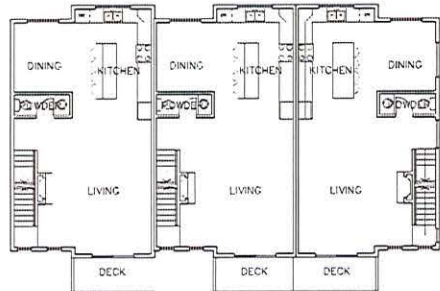
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Print Date: AUG. 22, 2019
Deep. No. **D03**



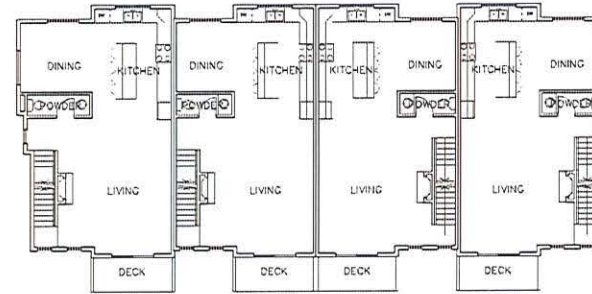
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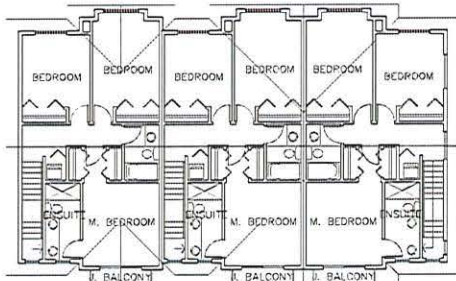
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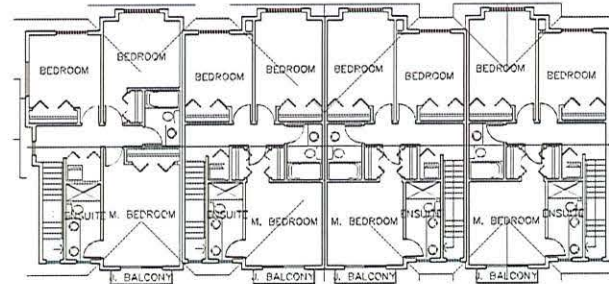
BLDG #4: SECOND FLOOR



BLDG #5: SECOND FLOOR



BLDG #4: THIRD FLOOR



BLDG #5: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

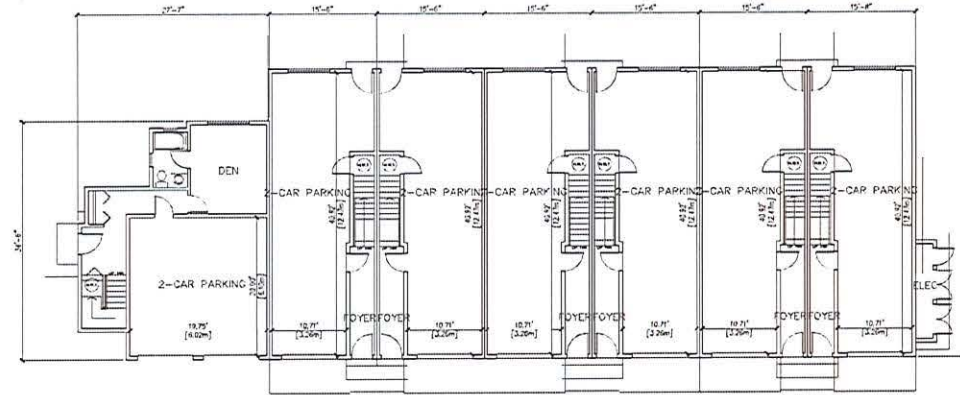
Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

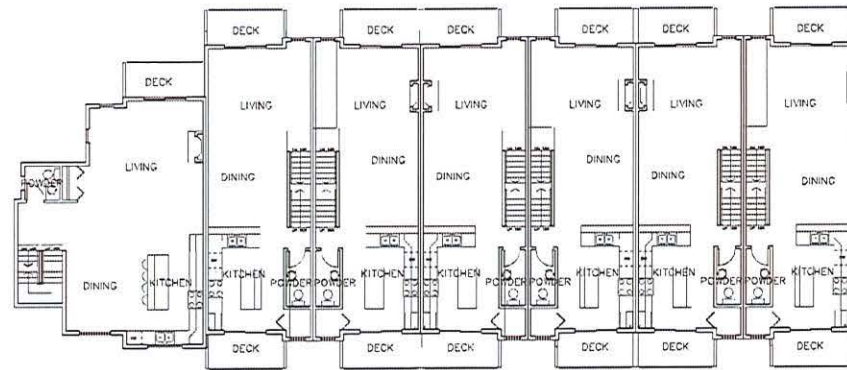
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BLDG #5

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Project Number:

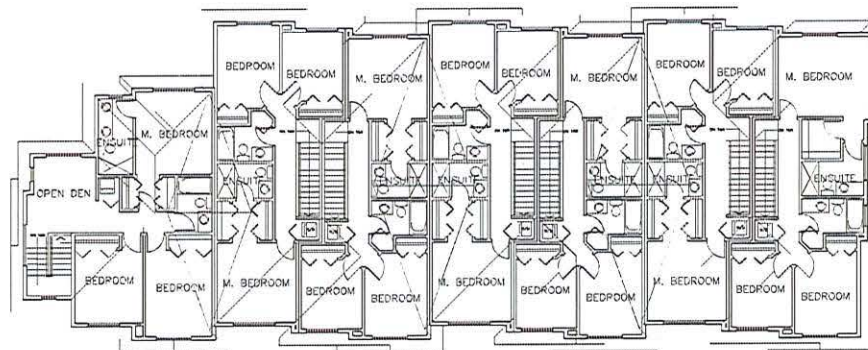
Revision Date:
AUG 22, 2019
Print Date:
AUG 22, 2019
Drawn By:
D04



BLDG #6: GROUND FLOOR



BLDG #6: SECOND FLOOR



BLDG #6: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

100 202 018 PLAIN AVENUE
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No Date Revision

Consultants

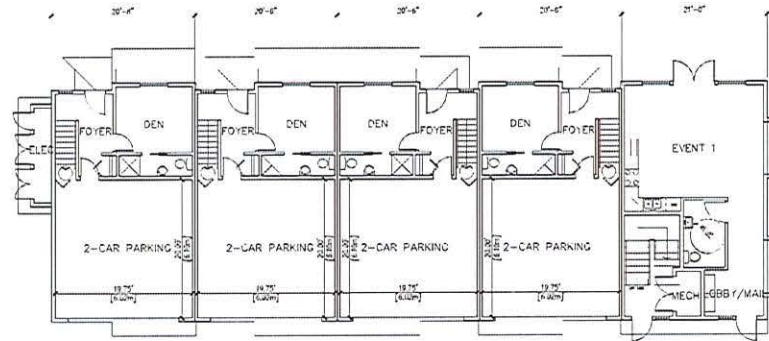
Project Title
 30-UNIT TOWNHOUSE DEVELOPMENT
 5529 KING GEORGE HWY
 SURREY, B.C.

Sheet Title
 FLOOR PLANS
 BLDG #6
 AMENITY BLDG

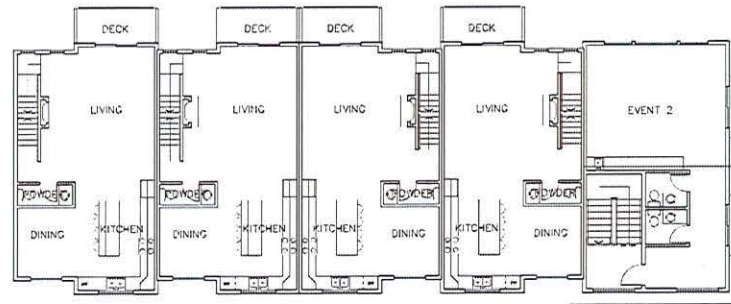
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 Project Number:

Revision Date: AUG. 22, 2019
 Print Date: AUG. 22, 2019

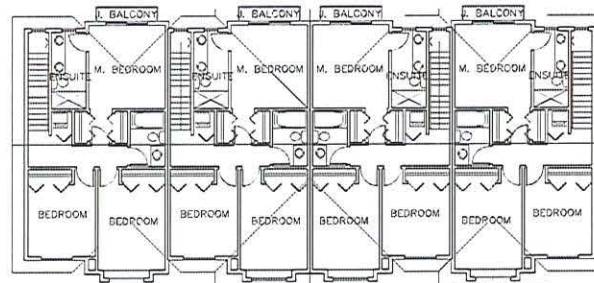
Dep. No.
D05



BLDG #7: GROUND FLOOR



BLDG #7: SECOND FLOOR



BLDG #7: THIRD FLOOR



MATTHEW CHENG ARCHITECT INC.

144 202-876 8744 AVENUE
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No. Date Revision

Comments

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
FLOOR PLANS
BLDG #7
AMENITY BLDG

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:

Prepared Date:
AUG. 22, 2019
Print Date:
AUG. 22, 2019
Drawn By:
D06



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C/O: 6780 Commercial Street, North Vancouver, BC

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No Date Revision

Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

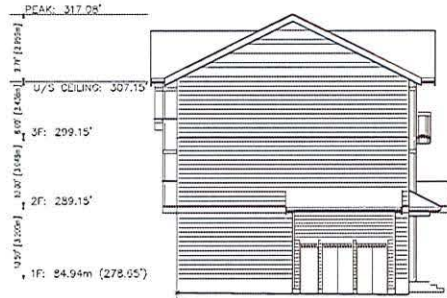
Sheet Title
ELEVATIONS
BLDG #1

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Sheet No: **D02a**

6/12 PITCH

ALUMINUM CUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

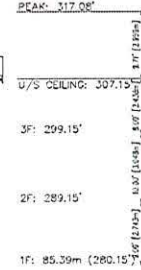
ALUMINUM RAILING
w/ GLASS INSERTS
2x12 FASCIA BOARD
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARRIE LAP SIDING



BLDG #1: SOUTHEAST ELEVATION



BLDG #1: NORTHEAST ELEVATION



BLDG #1: NORTHWEST ELEVATION



BLDG #1: SOUTHWEST ELEVATION

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Comments

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5629 KING GEORGE HWY
SURREY, B.C.

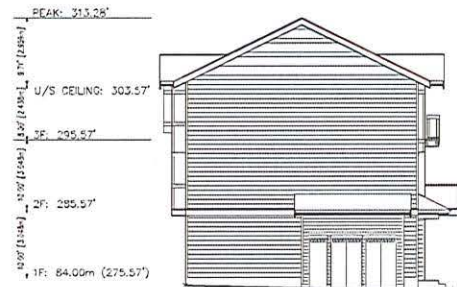
Sheet Title
ELEVATIONS
BLDG #2

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Sheet No: **D03a**

6/12 PITCH

ALUMINUM CUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

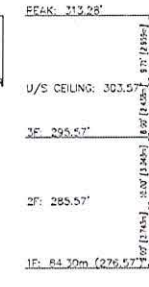
ALUMINUM RAILING
w/ GLASS INSERTS
2x12 FASCIA BOARD
2x8 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARRIE LAP SIDING



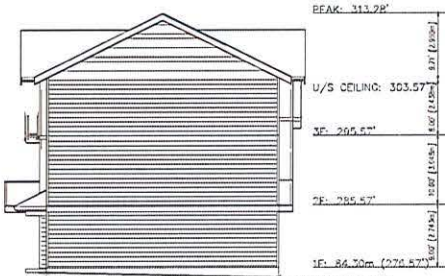
BLDG #2: SOUTHEAST ELEVATION



BLDG #2: NORTHEAST ELEVATION



BLDG #2: SOUTHWEST ELEVATION



BLDG #2: NORTHWEST ELEVATION

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x8 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "PARISIAN RED"
OVERHEAD GARAGE DOOR "PARISIAN RED"



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No Date Revision

Consultants

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
ELEVATIONS
BLDG #4 MIRRORED

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019

Sheet No.
D03b

6/12 PITCH

ALUMINUM GUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

ALUMINUM RAILING
4" GLASS INSERTS
2x12 FASCIA BOARD
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARRIE LAP SIDING

PEAK: 310.76'
1F: 83.23m (273.05')



BLDG #3: SOUTHEAST ELEVATION

PEAK: 310.76'
1F: 83.23m (273.05')



BLDG #3: NORTHEAST ELEVATION

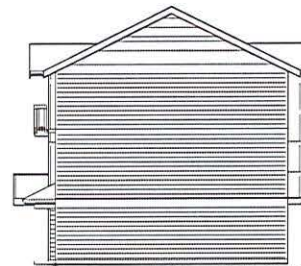
PEAK: 310.76'
1F: 83.23m (273.05')

PEAK: 310.76'
1F: 83.23m (273.05')



BLDG #3: SOUTHWEST ELEVATION

PEAK: 310.76'
1F: 83.23m (273.05')



BLDG #3: NORTHWEST ELEVATION

PEAK: 310.76'
1F: 83.23m (273.05')

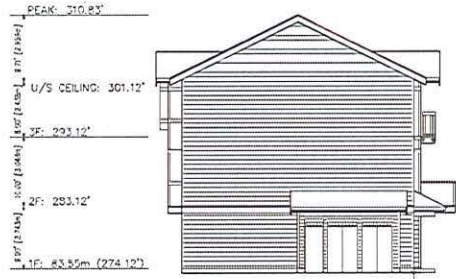
MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

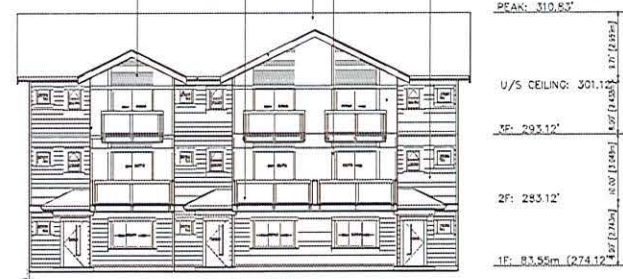
6/12 PITCH

ALUMINUM CUTTER ON
2x6 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

ALUMINUM RAILING
w/ GLASS INSERTS
2x12 FASCIA BOARD
2x8 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARRIE LAP SIDING



BLDG #4: WEST ELEVATION



BLDG #4: SOUTH ELEVATION



BLDG #4: NORTH ELEVATION



BLDG #4: EAST ELEVATION



MATTHEW CHENG ARCHITECT INC.

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No. Date Revision

Comments

Project File
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
ELEVATIONS
BLDG #4

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "PARISIAN RED"
OVERHEAD GARAGE DOOR "PARISIAN RED"

Drawn:
MC
Checked:
MC
Scale:
1/8" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Sheet No.:
D04a



MATTHEW CHENG ARCHITECT INC.

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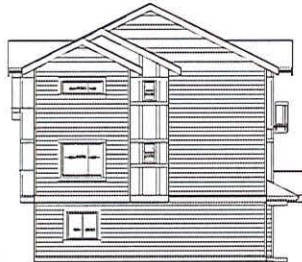
No Date Revision

6/12 PITCH

ALUMINUM GUTTER ON
2x8 FASCIA BOARD
DOUBLE GLAZED VINYL WINDOW
4" EXPOSED FACE HARRIE LAP SIDING
4" CORNER TRIM

ALUMINUM RAILING
4" GLASS INSET/ITE
2x12 FASCIA BOARD
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8" EXPOSED FACE HARRIE LAP SIDING

PEAK: 312.46'
U/S CEILING: 302.75'
3F: 294.75'
2F: 284.75'
1F: 84.05m (275.75')



BLDG #5: WEST ELEVATION

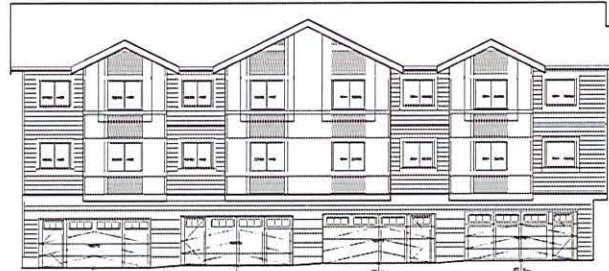
PEAK: 312.46'
U/S CEILING: 302.75'
3F: 294.75'
2F: 284.75'
1F: 84.05m (275.75')



BLDG #5: SOUTH ELEVATION

PEAK: 312.46'

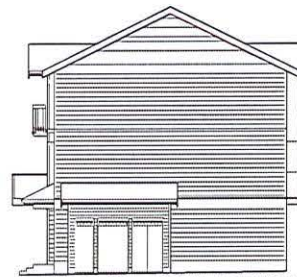
U/S CEILING: 302.75'
3F: 294.75'
2F: 284.75'
1F: 84.05m (275.75')



BLDG #5: NORTH ELEVATION

PEAK: 312.46'

U/S CEILING: 302.75'
3F: 294.75'
2F: 284.75'
1F: 84.05m (275.75')



BLDG #5: EAST ELEVATION

Comments

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
ELEVATIONS
BLDG #5

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "MICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Drawn: MC

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:

Revision Date: AUG. 22, 2019

Print Date: AUG. 22, 2019

Dep. No.
D04b



MATTHEW CHENG ARCHITECT INC.

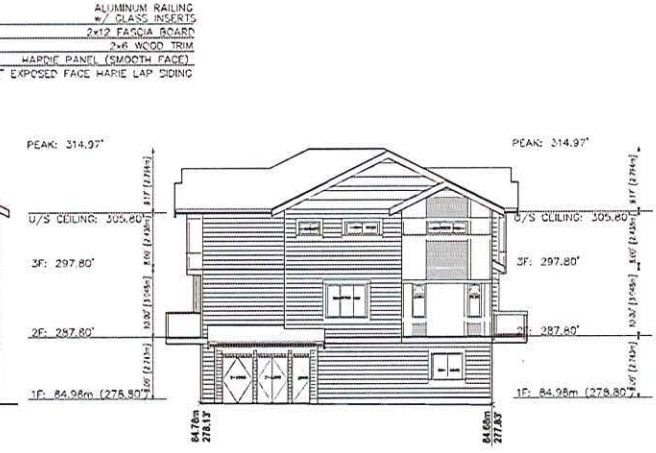
Unit 202, 4780 BURNHAM AVENUE
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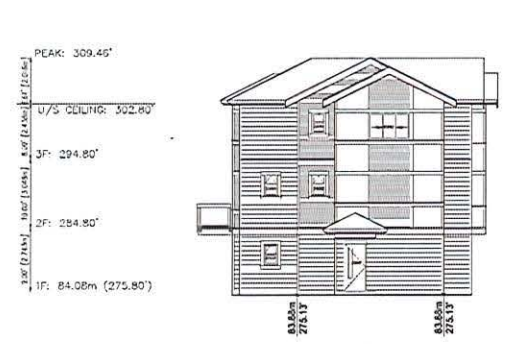
No Date Revision



BLDG #6: NORTHEAST ELEVATION



BLDG #6: NORTHWEST ELEVATION



BLDG #6: SOUTHEAST ELEVATION



BLDG #6: SOUTHWEST ELEVATION

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE MARIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE MARIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE MARIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x8 FASCIA BOARD "PURE WHITE"
FRONT DOOR "PARISIAN RED"
OVERHEAD GARAGE DOOR "PARISIAN RED"

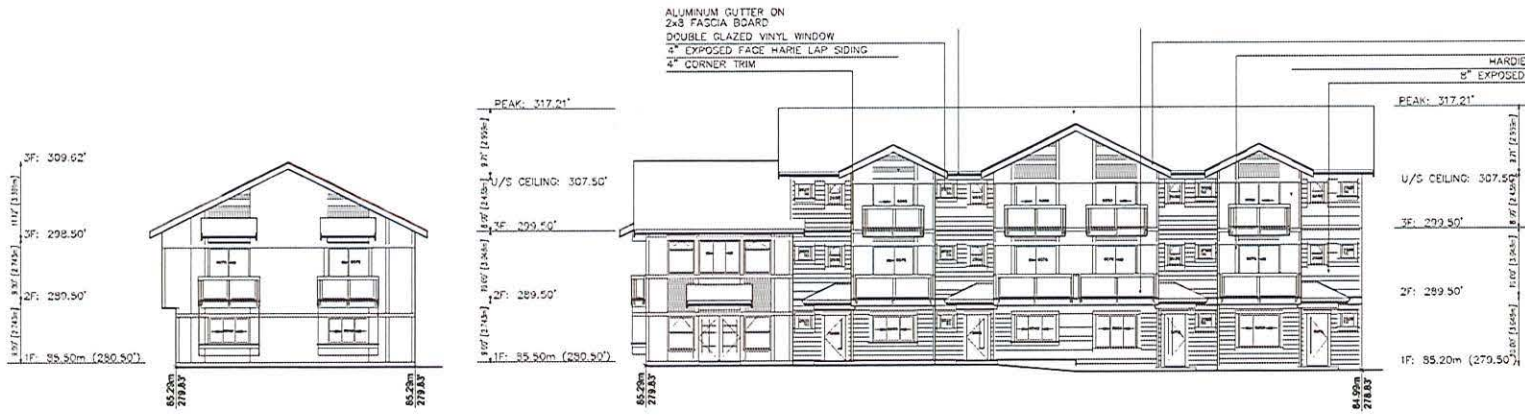
Comments

Project Title
30-UNIT TOWNHOUSE DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
ELEVATIONS
BLDG #6
AMENITY BLDG

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date: AUG. 22, 2019
Print Date: AUG. 22, 2019
Dwg. No: **D05a**

6/12 PITCH



BLDG #7: NORTH ELEVATION

BLDG #7: WEST ELEVATION



BLDG #7: EAST ELEVATION

BLDG #7: SOUTH ELEVATION

ALUMINUM RAILING
w/ CLASS INSERTS
2x12 FASCIA BOARD
2x6 WOOD TRIM
HARDIE PANEL (SMOOTH FACE)
8\"/>



**MATTHEW CHENG
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No Date Revision

Consultants

Project Title
3D-UNIT TOWNHOUSE
DEVELOPMENT
5529 KING GEORGE HWY
SURREY, B.C.

Sheet Title
ELEVATIONS
BLDG #7
AMENITY BLDG

MATERIAL FINISH/COLOR SCHEDULE

DOUBLE GLAZED VINYL WINDOW "DEEP CHARCOAL"
ALUMINUM RAILING "DEEP CHARCOAL"
4" EXPOSED FACE HARRIE LAP SIDING "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (UPPER FLOORS) "AGED PEWTER"
8" EXPOSED FACE HARRIE LAP SIDING (GROUND FLOOR) "RICH ESPRESSO"
HARDIE PANEL (SMOOTH FACE) "PEARL GRAY"
2x6 WOOD TRIM "PURE WHITE"
2x12 FASCIA BOARD "PURE WHITE"
4" CORNER TRIM "PURE WHITE"
2x6 FASCIA BOARD "PURE WHITE"
FRONT DOOR "ESPRESSO BEAN"
OVERHEAD GARAGE DOOR "ESPRESSO BEAN"

Drawn: MC
Checked: MC
Scale: 1/8" = 1'-0"
Project Number:
Revision Date: AUG 22, 2019
Print Date: AUG 22, 2019
Sheet No: **D06a**



MATTHEW CHENG ARCHITECT INC.

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No Date Revision

Comments

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
 5529 KING GEORGE HWY
 SURREY, B.C.

COLOR ELEVATIONS MATERIALS BOARD

Drawn: MC
 Checked: MC
 Date: N/A
 Project Number:

Revision Date: AUG. 22, 2019
 Print Date: AUG. 22, 2019

Sheet No. **D07**



ALUMINUM GUTTER ON
 2x8 FASCIA BOARD
 DOUBLE GLAZED VINYL WINDOW
 4" EXPOSED FACE HARDIE LAP SIDING
 4" CORNER TRIM

ALUMINUM RAILING
 w/ GLASS INSERTS
 2x12 FASCIA BOARD
 2x6 WOOD TRIM
 HARDIE PANEL (SMOOTH FACE)
 8" EXPOSED FACE HARDIE LAP SIDING

- 
JAMES HARDIE FIBER CEMENT SIDING RICH ESPRESSO
- 
JAMES HARDIE FIBER CEMENT SIDING AND PANEL AGED PEWTER
- 
JAMES HARDIE FIBER CEMENT SIDING PEARL GRAY
- 
FASCIA BOARD, TRIM BOARD, PURE WHITE
- 
ASPHALT ROOF SHINGLE IKO CAMBRIDGE DUAL GRAY
- 
ENTRY DOOR OPTION-1 BENJAMIN MOORE CSP-30 ESPRESSO BEAN
- 
ENTRY DOOR OPTION-2 BENJAMIN MOORE CSP-1170 PARISIAN RED

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 528 Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604 294-0011 | f. 604 294-0022

SCALE:

1	18 NOV 12	REV. #10	N
2	24 OCT 12	REV. #9	N
3	19 AUG 12	CITY COMMENTS	N
4	16 NOV 11	CITY COMMENTS	N
5	12 NOV 11	CITY COMMENTS AND PRELIMINARY	N

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PANORAMA WEST HOMES
MATTHEW CHENG ARCHITECT INC.

PROJECT:

RESIDENTIAL REZONING
5629 KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:

FENCING PLAN

DATE: 19 OCT 12 DRAWING NUMBER:

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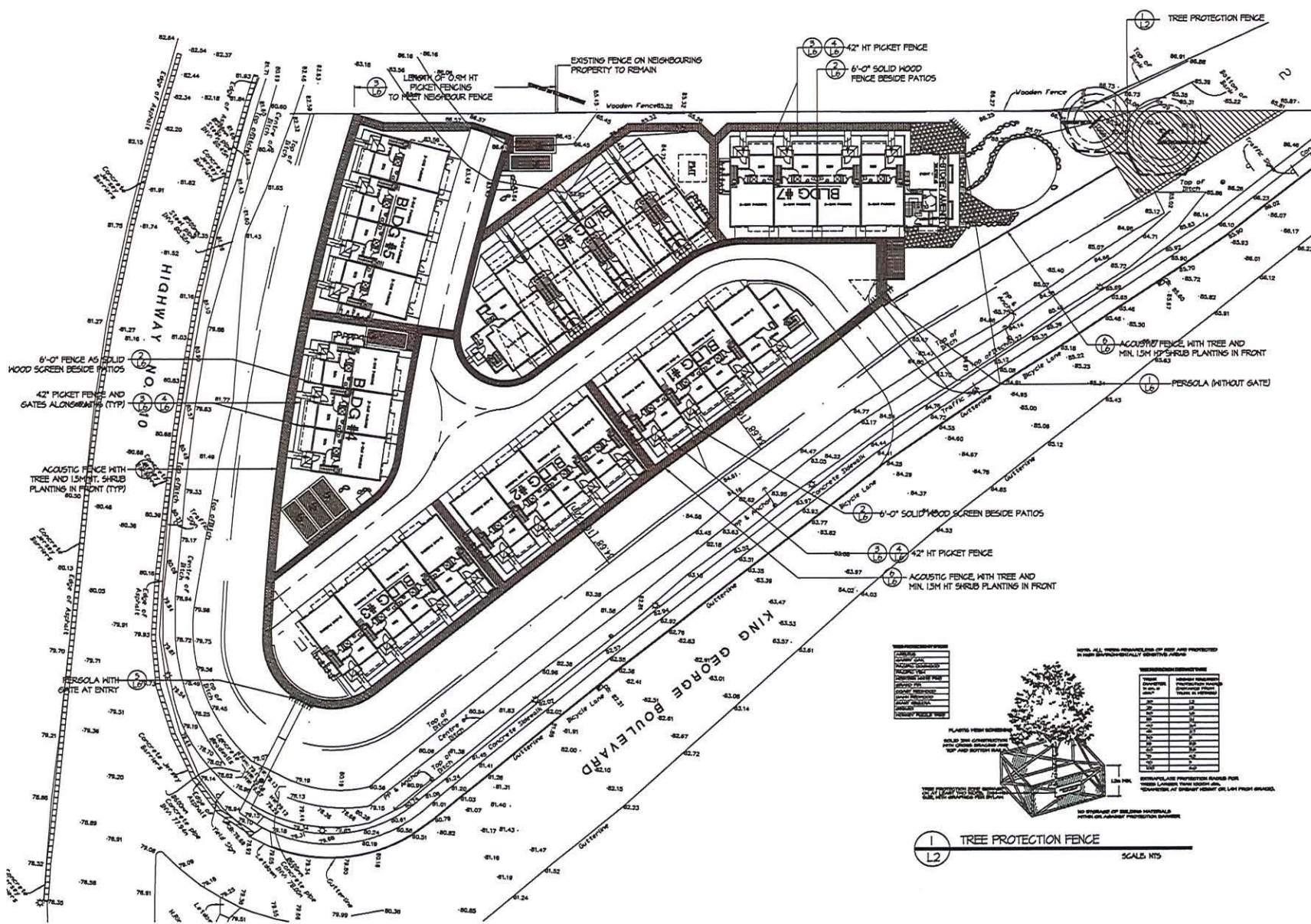
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DESIGN: M

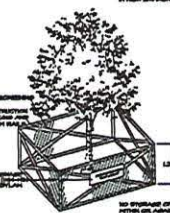
CHKD:

L2

OF 7



1	42" HT PICKET FENCE
2	6'-0" SOLID WOOD FENCE
3	6'-0" SOLID WOOD SCREEN
4	ACUSTIC FENCE WITH TREE AND MIN. 1.5M HT SHRUB PLANTING
5	PERSOLA
6	WOODEN FENCE
7	EXISTING FENCE ON NEIGHBOURING PROPERTY
8	TREE PROTECTION FENCE

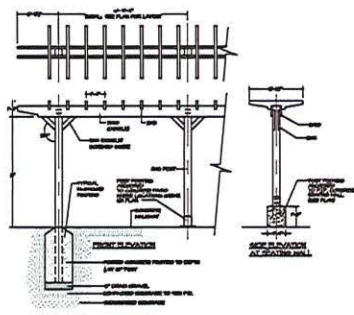


1 TREE PROTECTION FENCE
SCALE: 1/4"=1'-0"

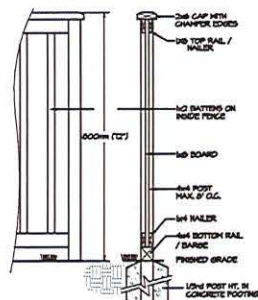
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Suite C100 - 4185 Still Creek Drive
Surrey, British Columbia, V2C 0G9
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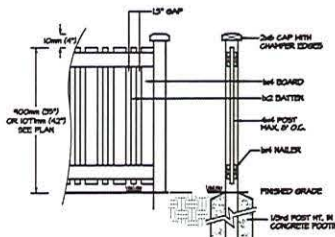
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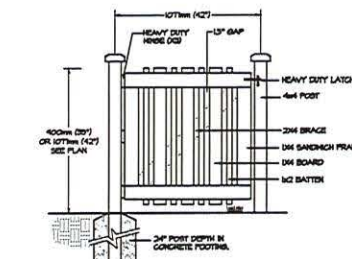
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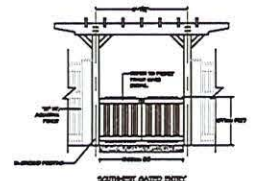
2 12" PERIMETER FENCE/PRIVACY SCREEN
SCALE: 1/4" = 1'-0"



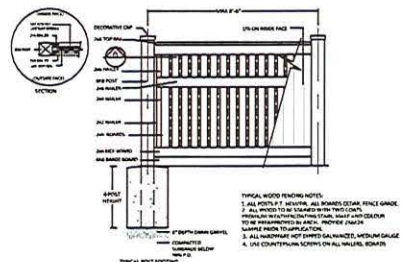
3 42" PICKET FENCE
SCALE: 1/4" = 1'-0"



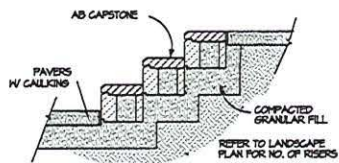
4 42" PICKET GATE
SCALE: 1/4" = 1'-0"



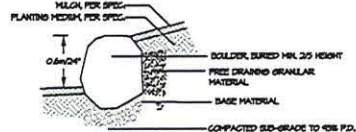
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SCALE: 1/4" = 1'-0"



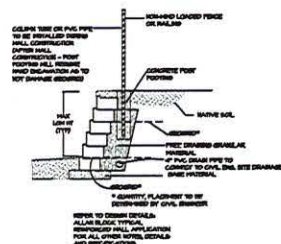
6 6" ACoustic FENCE
SCALE: 3/8" = 1'-0"



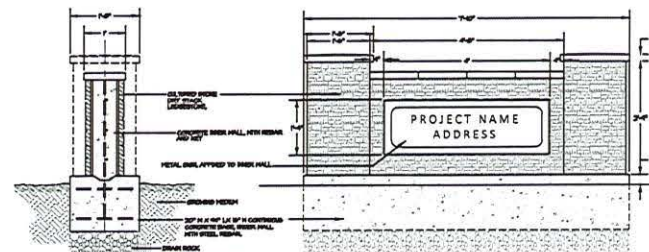
8 CONCRETE BLOCK STEPS
SCALE: 3/4" = 1'-0"



10 BOLDER RETAINING
SCALE: 1/4" = 1'-0"



9 CONCRETE BLOCK RETAINING WALL
SCALE: 3/8" = 1'-0"



7 PROJECT SIGNAGE
SCALE: 3/4" = 1'-0"

SITE AMENITIES



BIG TOYS 'MOUNTAINEER'
MODEL: M2T-2608
COASTAL COLOUR SCHEME

WITH CSA APPROVED FIBAR SAFETY SURFACING UNDER TO REQUIRED FALL HEIGHT DEPTH

ALL INSTALLED PER MANUFACTURERS' SPECIFICATIONS



HIGHBONE FURNISHINGS:
BENCH MODEL: TENAJ
BIKE RACK MODEL: TENAJ
WASTE RECEPTACLE: MODENA CURVED TOP
MATERIALS: BRONZE METAL FINISH
CHARCOAL RECYCLED PLASTIC SLATS
SURFACE MOUNT



NO.	DATE	REVISION DESCRIPTION	OR.
1	18 NOV 21	REV. PER I.P.	M.
2	23 OCT 22	REV. PER PLAN	M.
3	18 MAR 23	CITY COMMENTS	M.
4	16 NOV 23	CITY COMMENTS	M.
5	17 NOV 23	CITY COMMENTS AND PERMANENCE	M.

CLIENT:

PANORAMA WEST HOMES
MATTHEW CHENG ARCHITECT INC.

PROJECT:

RESIDENTIAL REZONING

5629 KING GEORGE HIGHWAY
SURREY, BC

DRAWING TITLE:

CONCEPT DETAILS
& IMAGES

DATE: 17 JUN 2023 DRAWING NUMBER:

SCALE: VARIOUS

DRAWN BY: BI

CHECKED BY: PCM

L6

OF 7

APPENDIX IV
ABBREVIATIONS LIST

D/S – Downstream

EM – Environmental Monitor

HWM – High Water Mark

LB – Left bank

QEP – Qualified Environmental Professional

RB – Right bank

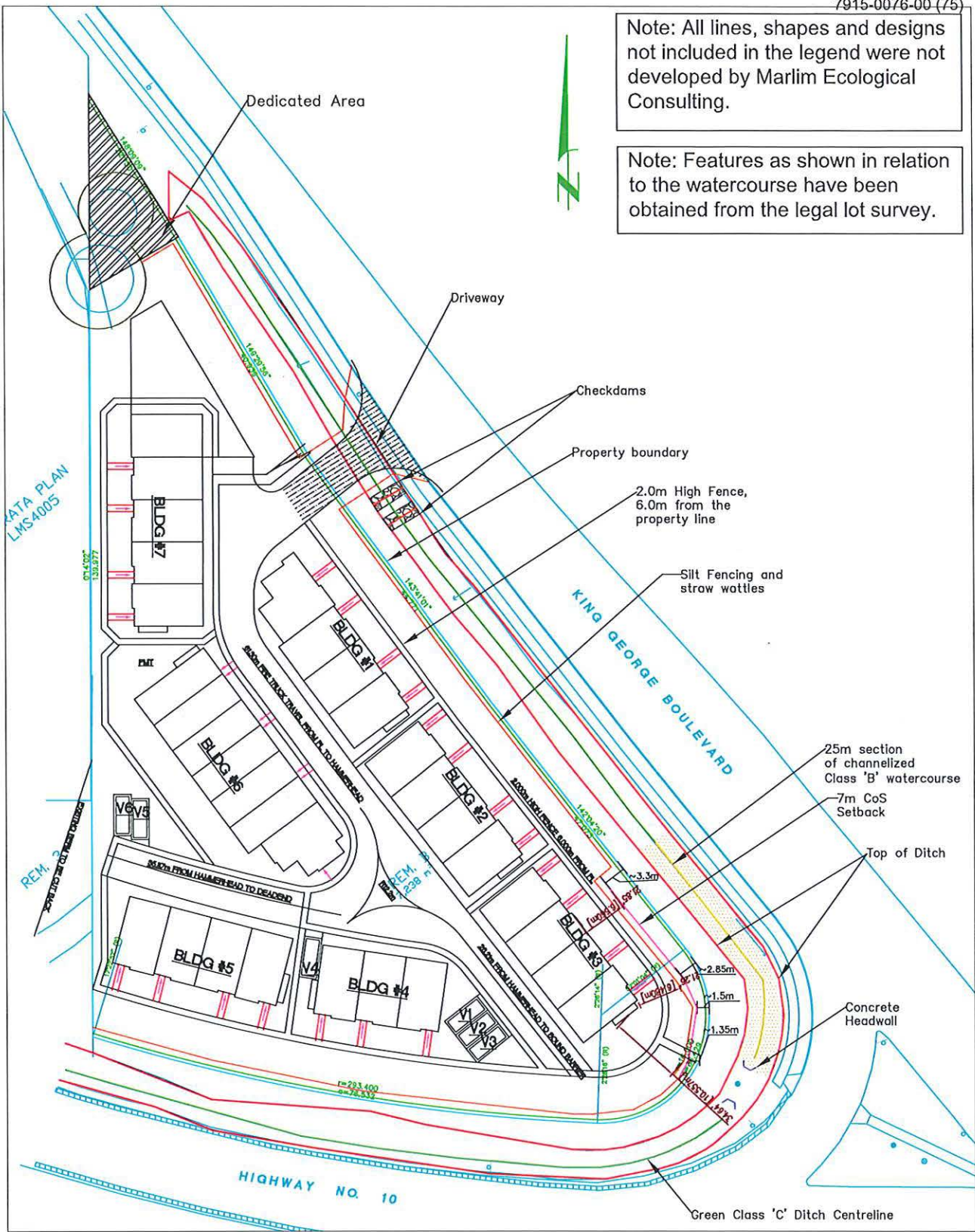
SPEA – Streamside Protection and Enhancement Area

TOB – Top-of-bank

U/S – Upstream

APPENDIX V
SEDPA

APPENDIX VI
ESC PLAN



Note: All lines, shapes and designs not included in the legend were not developed by Marlim Ecological Consulting.

Note: Features as shown in relation to the watercourse have been obtained from the legal lot survey.

Legend			
	Property Boundary		Class 'B' channelized ditch
	Tree Protection Fencing		Class 'C' Ditch Centre-line
	Setback encroachment onto subject property		Top-of-ditch (ToD)
	Driveway		Concrete Headwall
	Dedicated Area		CoS 7m Setback
	Checkdam		Temporary Protective Fencing
	Features from the legal lot survey		Permanent Fencing and proposed development



Interim ESC Plan for Perimeter Watercourse Protection
 5629 King George Blvd., Surrey
 MarLim Ecological Consulting Ltd.
 Phone: 604-531-4338 Email: mail@marlimecological.com Web: www.marlimecological.com

Marlim Project:
 276.19.01
 Date:
 May 2020
 Page:
 1

Erosion and Sediment Control Plan for 5629 King George Blvd., Surrey (Surrey File No. 15-0076).

The work proposed on the property will adhere to standard BMP's and to the City of Surrey's Erosion & Sediment Control Bylaw. Some details are as follows:

Outline of Work Plan:

1. All construction works on site will be monitored full time during start-up and significant rainfall events (>25mm in a 24hr period), part-time - at least once a week - during dry periods and minor rainfall events, and on an as-needed basis to provide support and advice on ESC measures, installation, and implementation by MarLim Ecological Consulting Ltd. (or by another consultant that is approved by the CoS).
2. Silt fencing will be installed around the entire downslope edge of all exposed soil. (See diagrams to right for proper installation technique).
3. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into any ditch, watercourse, ravine or storm sewer system.
4. Turbidity measurements will be taken at strategic locations to document the turbidity levels of any off-site discharge.
5. Loose straw and/or poly sheeting will be spread over all exposed areas of soil where silt discharge to off-site drainages is a concern.
6. All work will be undertaken quickly and efficiently, and completed in isolation of flowing water, in favourable weather conditions.
7. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease. No hydraulic machinery will be used in-stream at any time throughout the project.
8. No equipment refueling or servicing will be undertaken within 30 metres of any watercourse or surface water drainage.
9. A spill containment kit will be readily available on-site in the event of a release of a deleterious substance. If a spill occurs it will be immediately reported to the Provincial Emergency Program 24 hour phone line.
10. Upon completion of the project, all disturbed soil will be revegetated for long-term erosion and sediment control.

Mitigation at the site will consist of (but not be limited to):

1. All work will be undertaken and completed in favourable weather conditions.
2. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into the drainage system.
3. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease.
4. No equipment refueling or servicing will be undertaken within 30 metres of any watercourse or surface water drainage.
5. A spill containment kit will be readily available on-site in the event of a release of a deleterious substance. If a spill occurs it will be immediately reported to the Provincial Emergency Program 24 hour phone line.
6. All soil stockpiles will either be covered with plastic sheeting, or have silt fencing installed around the downhill end to prevent rain erosion.
7. Loose straw will be spread over exposed areas of soil where silt discharge to off-site drainages is a concern.
8. Areas of exposed soil will be hand-seeded with a reclamation grass seed mix.

To ensure that the work team is well informed of the task at hand and the mitigative strategies that will be used, a pre-works meeting will be held with the whole work team. Copies of the Best Management Practices (BMP) code, CEMP prepared by MarLim Ecological, and other relevant documents will be kept on-site throughout the work period.

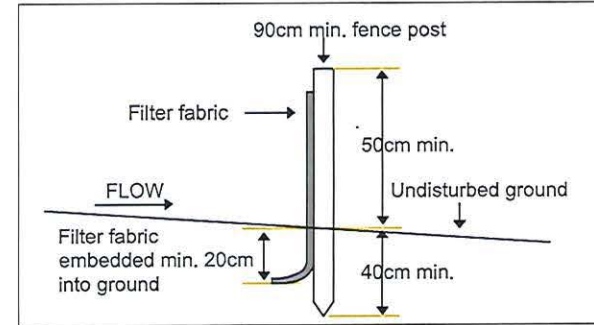
Environmental Best Management Practices for Urban and Rural Land Development - Ministry of Environment

Erosion and Sediment Control

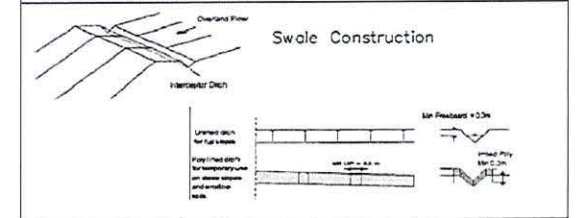
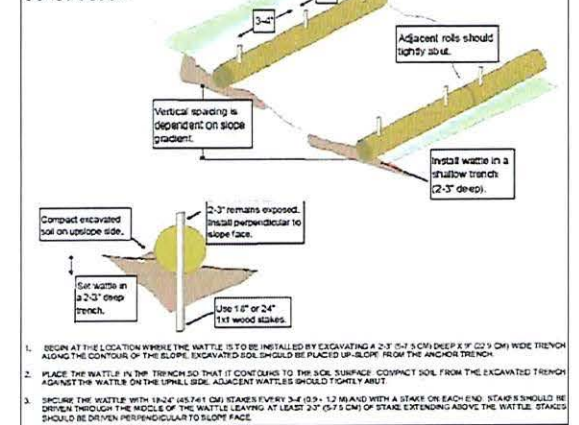
- Construct and stabilize runoff management systems at the beginning of site disturbance and construction activities.
- Minimize disturbed areas and stripping of vegetation and soils, particularly on steep slopes, and stabilize denuded soils as soon as possible. Re-vegetate promptly once foundation work is complete.
- Avoid opening up sites when the weather is likely to be rainy or during snowmelt.
- Retain as much of the natural vegetation cover as possible.
- Consider additional stormwater runoff requirements for projects constructed during the rainy season.
- Require stabilized site entrances with provisions to prevent tracking of mud and debris off site.
- Roughen and/or terrace slopes to prevent erosion.
- Ensure proper containment and disposal of concrete wash water.
- Use temporary coverings (plastic sheets) for soil stockpiles and bare slopes, and surface mulches, including leaves and straw, to provide erosion control from raindrop erosion. Control of sheet, fill and gully erosion requires management of surface flows.
- Inspect the construction site regularly to determine compliance with requirements.
- Ensure machinery is operated from the bank of the stream and not in stream channel to minimize impacts and better enable mitigation of sediment.
- Remove/dispose of excavated material and debris from site or place it in a stable area above the high-water mark or active floodplain of the stream, as far as possible from the channel, to avoid re-entry into water.
- Use mitigative measures to prevent excavated materials from eroding or being reintroduced into the watercourse, i.e. cover material with erosion blankets or seed.
- Complete fish and amphibian salvage before the start of works if any portion of the wetted channel will be isolated or dewatered.

Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refueling or servicing should occur within 30 m of any watercourse or surface water drainage.

Silt Fence and Straw Wattle Installation



Straw Wattle Construction



I, the ESC supervisor, hereby certify that I have reviewed this ESC plan.

ESC supervisor: *Mark Collier*



Erosion and Sediment Control Plan

5629 King George Blvd., Surrey

MarLim Ecological Consulting Ltd.

Tel: 604-531-4338 Email: mail@marlimecological.com Website: www.marlimecological.com

MarLim Project: 276.19.01

Date: April 2020

Page: 2

Erosion and Sediment Control Plan for Instream Works at 5629 King George Blvd., Surrey

The work proposed on the property will adhere to standard BMPs and to the City of Surrey's Erosion & Sediment Control Bylaw. Some details are as follows:

Outline of Work Plan:

1. All instream works and works within the streamside protection area (7m from top-of-bank) will be monitored by an Environmental Monitor.
2. The Construction Environmental Monitoring Plan that has been attached to the submission package outlines the details the proposed instream works.
3. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into any ditch, watercourse, ravine or storm sewer system.
4. All work will be undertaken quickly and efficiently, and completed in isolation of flowing water, in favourable weather conditions.
5. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease. No hydraulic machinery will be used in-stream at any time throughout the project.
6. No equipment refueling or servicing will be undertaken within 30 metres of any watercourse or surface water drainage.
7. A spill containment kit will be readily available on-site in the event of a release of a deleterious substance. If a spill occurs it will be immediately reported to the Provincial Emergency Program 24 hour phone line.
8. Upon completion of the project, all disturbed soil will be revegetated for long-term erosion and sediment control.
9. All works must adhere to the Terms and Conditions outlined in the Section 11 Notification under the *Water Sustainability Act*.

Mitigation at the site will consist of (but not be limited to):

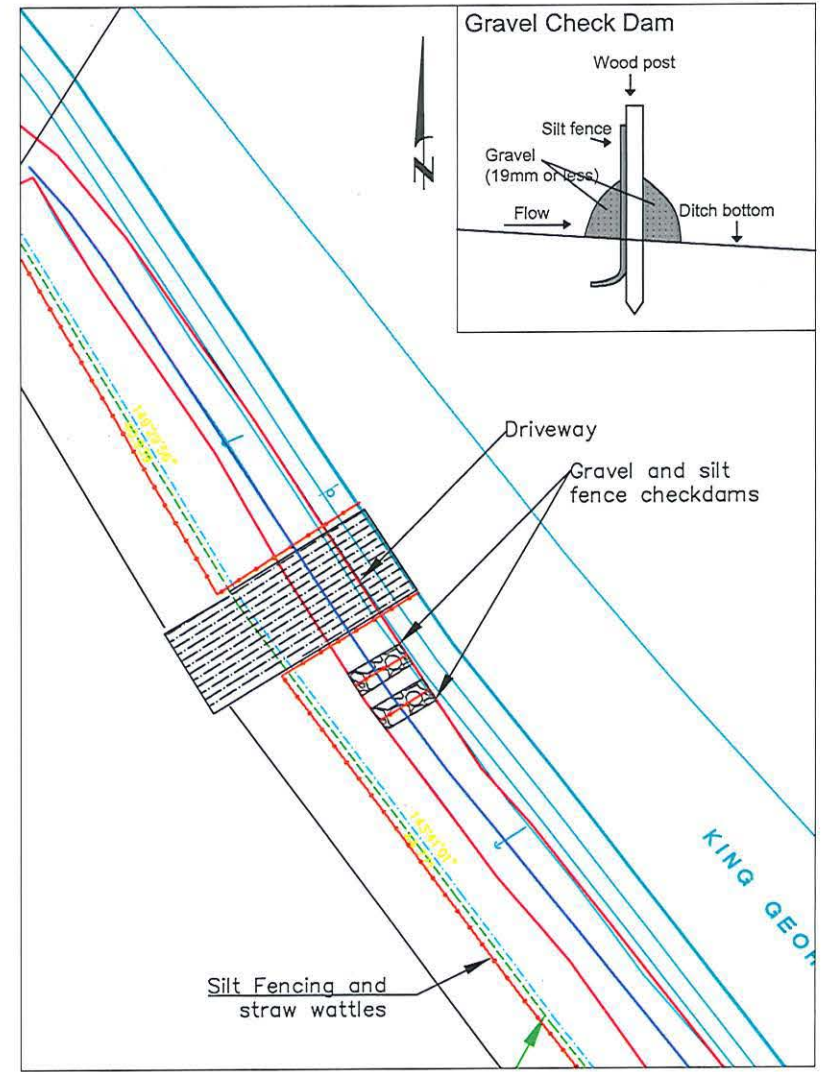
1. All work will be undertaken and completed in favourable weather conditions.
2. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into the drainage system.
3. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease.
4. A double gravel check dam will be installed in the ditch downstream (north) of the worksite prior to commencement of works (see diagram for details). The gravel check dams will be installed one to two metres apart.
4. No equipment refueling or servicing will be undertaken within 30 metres of any watercourse or surface water drainage.
5. A spill containment kit will be readily available on-site in the event of a release of a deleterious substance. If a spill occurs it will be immediately reported to the Provincial Emergency Program 24 hour phone line.
6. All soil stockpiles will either be covered with plastic sheeting, or have silt fencing installed around the downhill end to prevent rain erosion.
7. Loose straw will be spread over exposed areas of soil where silt discharge to off-site drainages is a concern.
8. Areas of exposed soil will be hand-seeded with a reclamation grass seed mix.

To ensure that the work team is well informed of the task at hand and the mitigative strategies that will be used, a pre-works meeting will be held with the whole work team. Copies of the Best Management Practices (BMP) code, CEMP prepared by Marlim Ecological, and other relevant documents will be kept on-site throughout the work period.

Standards Best Management Practices for Stream Crossing - Ministry of Environment

Erosion and Sediment Control

- Ensure that material such as rock, riprap, or other materials placed on the banks or within the active channel or floodplain of the watercourse is inert and free of silt, overburden, debris, or other substances deleterious to aquatic life.
- Ensure machinery is operated from the bank of the stream and not in the stream channel to minimize impacts and to better enable mitigation of sedimentation.
- Minimize the disturbance to existing vegetation on and adjacent to the stream banks.
- Put sediment control measures into place before starting any works that may result in sediment mobilization.
- Construct any ditches, water bars, or water diversions within the work area so they do not directly discharge sediment-laden surface flows into the stream. Divert such flows to a vegetated area where flows can slowly infiltrate.
- Remove excavated material and debris from the site or place it in a stable area above the high-water mark or active floodplain of the stream, as far as possible from the channel.
- Use mitigating measures to protect excavated material from eroded and reintroduced into the watercourse. Such measures include, but are not limited to, covering the material with erosion blankets or seeding and planting it with native vegetation.
- When material is moved offsite, dispose of it in a manner that prevents its entry into any watercourse, floodplain, ravine, or storm sewer system.
- Retain as much of the natural vegetation cover as possible.
- Consider additional stormwater runoff requirements for projects constructed during the rainy season.
- Require stabilized site entrances with provisions to prevent tracking of mud and debris off site.
- Roughen and/or terrace slopes to prevent erosion.
- Use mitigative measures to prevent excavated materials from eroding or being reintroduced into the watercourse. I.e. cover material with erosion blankets or seed.
- Complete fish and amphibian salvage before the start of works if any portion of the wetted channel will be isolated or dewatered.
- Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refueling or servicing should occur within 30m of any watercourse or surface water drainage.



I, the ESC supervisor, hereby certify that I have reviewed this ESC plan.

ESC supervisor: *Mark C. Goller*



Instream Works Erosion and Sediment Control Plan		Marlim Project: 276.19.01
5629 King George Blvd., Surrey		Date: April 2020
Marlim Ecological Consulting Ltd.		Page: 3
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APPENDIX VII
CEMP

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN



5629 KING GEORGE BLVD.,
SURREY, BC



April 2020



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

5629 King George Blvd.,
Surrey, BC
Townhouse Development

Prepared By:

M.C. Gollner, BSc, RP.Bio, P.Biol. &
Alexandras Terrick, BSc., BiT



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Copy 1 of 3: City of Surrey
Copy 2 of 3: Mr. Harjit Atwal
Copy 2 of 3: Marlim Ecological Consulting Ltd

Disclaimer

The contents of this report are meant to satisfy the requirements of a Construction Environmental Management Plan completed by MarLim Ecological Consulting Ltd. Any changes since the documented date of the last site visit on March 11th, 2020 are not accounted for in this report. The contents of this report should not be substantially modified without prior consent from MarLim Ecological Consulting Ltd. This is to ensure that the integrity of the data and any observations made in this report are maintained. A complete copy of this report has been retained in the offices of MarLim Ecological Consulting Ltd. for future reference.

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Glossary of Terms

BMP – Best Management Practices

CEMP – Construction Environmental Plan

DBH – Diameter at breast height

DFO – Department of Fisheries and Oceans Canada

ESC – Erosion and Sediment Control

MoFLNRORD – Ministry of Forests, Lands, Natural Resource Operations, and Rural Development

RAPR – Riparian Areas Protection Regulation

QEP – Qualified Environmental Professional

Construction Environmental Management Plan – 5629 King George Blvd., Surrey, BC

Introduction

This Construction Environmental Management Plan (CEMP) has been prepared to address project components that could potentially have negative environmental impacts. This CEMP addresses potential issues, and provides mitigative measures for each, to be implemented by the project Contractor, as outlined in the Responsibilities Matrix.

All mitigation measures outlined in this document are to be carefully followed to prevent any negative impacts to the Streamside Protection Area that extends along the western portion of the subject property. This CEMP is to be used in conjunction with the City of Surrey's bylaws, BC Ministry of Environment Best Management Practices, and the federal *Fisheries Act* (Appendix II). It is the responsibility of the Contractor to read, understand, and abide by the terms and conditions this CEMP. A copy of this CEMP must be kept on-site at all times throughout the duration of works.

This CEMP is to be used for the following phases of the project:

1. Construction of the new townhouse, driveway and parking spaces.

Riparian Feature Details

The property at 5629 King George Blvd, Surrey has two watercourses flowing adjacent to it. The primary watercourse of concern in this development is the watercourse running along the northeastern property boundary (hereafter "northeastern watercourse"). The second watercourse running west to east along the south property boundary (hereafter "south watercourse") will not be impacted by the development, therefore, will not be addressed in this report. The City of Surrey has classified these watercourses as a 'Class C' (green-coded) watercourses, meaning the waterways have insignificant food and nutrient input and do not support fish. Typically, green coded watercourses are designed for the conveyance of stormwater and are dry within 72 hours of a significant storm event. As per Habitat Wizard, there are no documented historical fish observations or watercourses on the subject property.

The northeastern watercourse had dense vegetation, saturated soils, and no scoured channel. The vegetation consisted of Himalayan blackberry, ferns, grasses, rushes and weeds. A scoured channel was documented at 10N 512173E, 5439220N, however, no flow was present. The northeastern watercourse had no signs of cross culvert's or pipes that would discharge water into

the ditch. Any flow present in the northeastern watercourse was identified as a combination of surface flow and groundwater (only 25m downstream section of northeastern watercourse). This report is only to address the 25m section of scoured channel along the northeastern watercourse.

Description of Work

The townhouse development will consist of the construction of a multiple townhouse buildings, a driveway, and parking spaces. The project should be conducted in phases in order to minimize potential impacts to the watercourses and to control the release of sediment-laden water to the adjacent watercourses. Environmental mitigation procedures are outlined below. All Erosion and Sediment Control (ESC) measures will be installed and inspected by Marlim prior to issuance of a building permit.

Responsibilities Matrix

It is the responsibility of the Contractor and the Environmental Monitor to work together to ensure all works are completed efficiently, and with as little impact as possible on the streamside protection area and fisheries values of the channel. An Environmental Monitor will verify that all ESC measures have been properly installed prior to the issuance of a Building Permit. The Contractor will install all site isolation and erosion control measures, and work with the Environmental Monitor to ensure these measures remain functioning. The Contractor is responsible for all construction works onsite, and ensuring any necessary remediation is completed following construction. The Erosion and Sediment Control (ESC) measures and temporary protective fence must remain in place throughout the duration of works. The Environmental Monitor has the authority to stop work on site if these features are defective. Any invasive plant species found within the streamside protection area will be removed and disposed of appropriately.

Environmental Protection Measures

This CEMP has been created in conjunction with the City of Surrey's bylaws, the Ministry of Environment's *Riparian Areas Regulation* and Standards and Best Management Practices, and the Fisheries and Oceans Best Management Practices, in order to meet the requirements of all applicable legislation.

General Mitigation Measures:

1. All work will be undertaken and completed in favourable weather conditions.
2. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into the streamside protection area.
3. The work site will be kept clean and free of garbage and construction waste throughout the works.
4. An Environmental Monitor will be required to make regular site visits, to verify that all ESC measures and temporary protective fencing have been properly implemented and remain functioning.
5. Vehicle access will be restricted to designated areas, to minimize the impact on existing vegetation.

Mitigation Measures Relating to Machinery:

1. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease, and free of any invasive plants.
2. No equipment refueling or servicing will be undertaken within 30 meters of any watercourse or surface water drainage.
3. A spill containment kit will be readily available onsite in the event of a release of a deleterious substance. If a spill occurs, it will be immediately reported as per the spill reporting requirements outlined in the BC Spill Reporting Regulation.

Mitigation Measures Relating to Riparian Disturbance:

1. Prior to beginning works, a 1.2m temporary fence (orange snow fence) will be installed on the property side of the streamside protection areas.
2. Silt fencing and straw wattles will be installed on the property side of the temporary protective fence.
3. No machinery will enter the streamside protection areas.
4. All materials stored onsite will be stored outside of the streamside protection areas.

Mitigation Measures Relating to Erosion and Sediment Control:

1. Silt fencing and straw wattles will be installed on the property side of the temporary protective fence as per the site plans (Appendix III).

2. All measures will be taken to avoid sediment discharge into the channel and encroachment into the streamside protection areas.
3. Turbidity of water in the channel shall not exceed 25 NTU during normal weather conditions or 100 NTU during significant rainfall events (>25mm of rain in a 24-hour period).
4. Silty water will be diverted into a vegetated area where flow can slowly infiltrate the watercourse.
5. All erosion control features detailed in the 'Outline of Work Plan' must be properly installed by the Contractor prior to the issuance of a Building Permit.
6. Regular inspections of all ESC measures will be conducted, and any defects or areas of concern are to be addressed immediately; extra materials must be available onsite (Appendix I).
7. All soil stockpiles will be covered with plastic sheeting at the end of each day and during rainfall events, and a small swale will be installed around the downhill end of the stockpile.
8. Loose straw will be spread over exposed areas of soil to control erosion and silt discharge to offsite drainages.
9. Following completion of works on site, areas of exposed soil will be hand-seeded with a native reclamation seed mix.
10. Machinery will only operate from the bank of the stream and not in the stream channel.

Mitigation Measures Relating to Vegetation Management:

1. In accordance with the City of Surrey's Tree Protection Bylaw No. 16100, a permit is required to cut or remove a tree with a trunk DBH (diameter at breast height) measuring 20cm (7.9") or larger, or a multiple-stemmed tree whose cumulative DBH for the 3 largest stems is 30cm (7.9") or larger, unless an exemption applies.
2. Vegetation removal and tree management should be scheduled outside the bird nesting window (March 15th – August 15th).
3. Trees to be removed from the property must be assessed by a Qualified Environmental Professional to determine the presence and status of bird nests, or signs of active use by raptors or other wildlife. As per the City, minimum of two to three site visits (dusk and dawn) must be undertaken to survey bird nesting activity.
4. If trees are suspected of being hazardous, then they must be assessed by a qualified professional arborist who is also a Wildlife Danger Tree Assessor, to determine the presence and nature of the hazard.

5. Tree protection fence must be installed at the drip line of all trees to be retained prior to issuance of any permits. The fence(s) shall be 2x4 wood frame with cross brace construction with snow fence and staked into the ground (City of Surrey Tree Barrier Installation and Inspection Bulletin, in accordance with Bylaw 16100). This fence shall be clearly signed "Tree Protection Zone – Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction.
6. No entry of any kind shall occur within the tree protection zone. This includes people, equipment and/or materials.
7. Appropriate information regarding existing tree preservation shall be provided to Tree Preservation and/or Planning staff. This is to include:
 - The location of all tree protection fencing;
 - Any excavation locations for foundations, utilities, driveways, perimeter drainage, etc.;
 - A grading plan or cross-section showing finished grade; and
 - A drainage plan for the site.
8. Any Arborist recommended pruning and root pruning shall be supervised by an ISA Certified Arborist.
9. Fill material, compacted soil, and continuous concrete walls with footings cannot be located within the drip line of retained trees.
10. Fall each tree so that it does not enter or disturb the streamside protection area. If any branches do enter these areas they must be removed from the site to where they will not enter the channel during high flows, in a manner that will not disturb aquatic organisms.
11. Equipment used for vegetation removal must comply with the MoE BMPs for deleterious substance control (Appendix II).
12. Tree protection fencing is required from demolition through all construction phases for any trees, on-site or neighbouring, which are to be retained.

Mitigation Measures Relating to General Excavation Works:

1. Once all ESC measures are in place, excavation can begin as needed to remove organic materials to accommodate fill placement.
2. Remove excavated material and debris from the site or place it in a stable area above the high-water mark or active floodplain of the channel, as far as possible from the streamside protection area.

3. Open excavations should be completely covered with erosion blankets, plastic sheeting, or woven geotextile, to protect excavated material from being eroded and reintroduced into the watercourse in the event of rain.
4. When material is moved offsite, dispose of it in a manner that prevents its entry into any watercourse, floodplain, ravine, or storm sewer system.
5. If water begins to collect in the excavated area, it must not run over the surface into the channel or streamside protection area. If there is a chance this could occur, the water must be pumped to a designated location outside of the work area to allow the sediments to settle out, and the water to filter through the natural vegetation before re-entering the channel.
6. Any excavator on site should have a clean bucket and be free of excessive grease and oil. Vegetable-based hydraulic fluids are recommended.

To ensure that the work team is well informed of the task at hand and the mitigative strategies that will be used, a pre-works meeting will be held with the whole work team. Best Management Practices (BMP) code and other relevant documents will be kept onsite throughout the work period. All works onsite will conform to Federal and Provincial requirements. An onsite equipment checklist has been included in Appendix I.

The following guidance documents, bylaws and Best Management Practices are included in Appendix II:

- City of Surrey's Streamside Protection Areas Protocol
- Best Management Practices published by the Province of BC:
 - o Standards and Best Practices for Instream Works
 - Deleterious Substance Control/Spill Management
 - Concrete Works
 - Vegetation Management
 - Isolation of the Work Area
 - Monitoring
 - o Environmental Best Management Practices for Urban and Rural Land Development
 - Identifying a Contaminated Site
 - Municipal Solid Waste- BMPs for Developers
- Excerpts of Guidance Documents published by the Department of Fisheries and Oceans:
 - o Measures to Avoid Causing Harm to Fish and Fish Habitat
 - Erosion and Sediment Control

- Operation of Machinery
- Land Development Guidelines for the Protection of Aquatic Habitat
 - Guidelines for Single Lot Development

Outline of Work Plan

The proposed works will adhere to standard BMP's and to the City of Surrey's bylaws. This section includes methods to minimize potential sediment entrainment and subsequent impacts to the channel and environmentally sensitive areas. Some details are as follows:

1. Do not begin work on the project during high flow or a period of heavy rainfall.
2. A suitable location for the soil stockpile will be identified, and all substrate excavated during the development will be placed in this pile. At the end of each work day, the stockpile will be covered in plastic sheeting in case of a rainfall event and will be surrounded by a swale on the down slope side. Any soil not required for backfill will be placed in a suitable location where it cannot enter any watercourse and seeded with native reclamation mix.
3. Installation of the silt fence, straw wattle, and other ESC measures will be monitored, and periodic visits will continue throughout the works (as stated in the BC Environmental Best Management Practices for Instream Works). Monitoring will be conducted by a consultant approved by the City of Surrey until the completion of works.
4. All work will be undertaken and completed in such a manner as to prevent the release of silt, sediment or sediment-laden water, or any other deleterious substances into any ditch, watercourse, ravine, or storm sewer system.
5. All work will be undertaken quickly and efficiently in favourable weather conditions.
6. All equipment and machinery will be in good operating condition, free of leaks or excess oil and grease. No hydraulic machinery will be used within the streamside protection area at any time throughout the project.
7. No equipment refueling or servicing will be undertaken within 30 metres of any watercourse or surface water drainage.
8. A spill containment kit will be readily available on-site in the event of a release of a deleterious substance. If a 'reportable' spill occurs, it will be immediately reported to the Provincial Emergency Program 24-hour phone line.
9. Materials and equipment to be delivered to the site – vegetation should not be impacted outside of the current road footprint.

10. Once all material is removed and excavation is complete, construction of the proposed dwelling can proceed.
11. All Erosion and Sediment Control measures must be left in place at the site following completion of works, until there is approximately 90% ground cover, or as determined by a qualified Environmental Monitor.

If, for any reason, this plan cannot be followed, all work on site will be halted until ESC measures are repaired or a different method of works is implemented to prevent the encroachment into the streamside protection area. The Environmental Monitor has the authority to stop all works until any issues has been corrected. All water flowing into the channel must remain below the BMP Guidelines of 25 NTU during works and 100 NTU during a significant rainfall event (>25mm in a 24-hour period).

CEMP reviewed and approved by:



Mark Gollner, BSc., RPBio, PBIol

MarLim Ecological Consulting Ltd.



CEMP: APPENDIX I
ON-SITE EQUIPMENT CHECKLIST

Recommended/Standard Equipment Related to ESC Supply & Installation

	Item	Quantity
1	Shovels	2 minimum
2	Hammer	1
3	Emergency spill kit	1 per machine
4	Oil spill recovery pads	100
5	Antifreeze spill recovery pads	50
6	Heavy duty garbage bags	20
7	Oil boom	4 x 3 metres
8	Zap straps	100

ESC Equipment

	Item	Quantity
1	Wooden stakes (untreated for silt fencing)	Minimum 150
2	Erosion and Sediment Control fencing	275 metres
3	Straw Wattle	275 metres
4	Wooden Stakes for Straw Wattle (1x4" x 18" long)	~140
5	Plastic Poly Sheeting	2 x 30m roll
6	Gravel for Checkdams	2m ³

CEMP: APPENDIX II
BYLAWS, BEST MANAGEMENT PRACTICES AND
GUIDANCE DOCUMENTS

City of Surrey Streamside Protection Areas (SPA)

- The SPA must not be altered except in accordance with a City approved permit and Construction Environmental Management Plan prepared by Marlim Ecological Consulting Ltd., dated December 5th, 2018. No tree, shrub or ground cover removal; no storage of materials; no building, structure or surface construction including retaining walls can occur in the SPA.
- A brightly coloured, temporary fence of a minimum height of 1.2m (4 feet) must be erected at least 2m outside of the SPA. An erosion and sediment control fence must be installed on the property side of the brightly coloured fence. All additional SPA protection measures, as defined by a Qualified Environmental Professional must also be installed/completed.
- All protective fencing and erosion and sediment control measures must be in place before development begins and remain in place until development is complete and final approval received.
- The landowner is responsible to restore to the satisfaction of the City any unauthorized development within the SPA.

Best Management Practices as outlined in the 'Standards and Best Practices for Instream Works' published March 2004 by the MoE.

Deleterious Substance Control/Spill Management (Subsections 41(a)(b) & 42(1)(d))

- Prevent the release of silt, sediment, sediment-laden water, raw concrete, concrete leachate, or any other deleterious substances into any ditch, watercourse, ravine, or storm sewer system. The recommendations for sediment and erosion control outlined in the *Land Development Guidelines for the Protection of Aquatic Habitat* (Chilibeck *et al.* 1992) can also be used for reference.
- Ensure equipment and machinery are in good operating condition (power washed), free of leaks, excess oil, and grease. No equipment refuelling or servicing should be undertaken within 30m of any watercourse or surface water drainage.
- Keep a spill containment kit readily accessible onsite in the event of a release of a deleterious substance to the environment. Train onsite staff in its use. Immediately report any spill of a substance that is toxic, polluting, or deleterious to aquatic life of reportable quantities to the Provincial Emergency Program 24-hour phone line at **1-800-663-3456** and to your nearest DFO office.
- Do not use treated wood products in any construction below the high-water mark of the stream channel, to prevent the release of preservatives that are toxic to fish.

Concrete Works (Subsections 41(e) & 42(d))

- Ensure that all works involving the use of concrete, cement, mortars, and other Portland cement or lime-containing construction materials will not deposit, directly or indirectly, sediments, debris, concrete, concrete fines, wash or contact water into or about any watercourse. Concrete materials cast in place must remain inside sealed formed structures. Concrete leachate is alkaline and highly toxic to fish and other aquatic life.
- A CO₂ tank with regulator, hose and gas diffuser must be readily available during concrete work to neutralize pH levels should a spill occur. Train staff in its use.

- Provide containment facilities for the wash-down water from concrete delivery trucks, concrete pumping equipment, and other tools and equipment.
- Report immediately any spills of sediments, debris, concrete fines, wash or contact water of reportable quantities to 1-800-663-3456. Implement emergency mitigation and clean-up measures (such as use of CO₂ and immediate removal of the material).
- Completely isolate all concrete work from any water within or entering into any watercourse or stormwater system.
- Monitor the pH frequently in the watercourse immediately downstream of the isolated worksite until the works are completed. Emergency measures should be implemented if downstream pH has changed more than 1.0 pH unit, measured to an accuracy of +/- 0.2 pH units from the background level, or is recorded to be below 6.0 or above 9.0 pH units.
- Prevent any water that contacts uncured or partly cured concrete (during activities like exposed aggregate wash-off, wet curing, or equipment washing) from directly or indirectly entering any watercourse or stormwater system.
- Isolate and hold any water that contacts uncured or partly cured concrete until the pH is between 6.5 and 8.0 pH units and the turbidity is less than 25 nephelometric turbidity units (NTU), measured to an accuracy of +/- 2 NTU.

Vegetation Management (Section 14.8.3)

- Limit the extent of vegetation clearing done for access to your site and at your work area.
- Consider other options when contemplating the need to remove vegetation. It is very often not the best choice for fish and wildlife habitat and species.
- Wildlife trees are important for many wildlife, bird, and amphibian species. Avoid vegetation removal or management activities that will affect trees used by all birds and other wildlife while they are breeding, nesting, roosting or rearing young. Section 34 (a) of the Wildlife Act protects all birds and their eggs, and Section 34 (c) protects their nests while they are occupied by a bird or egg. Different areas of the province have different breeding periods for birds, and therefore have different vegetation removal or management periods of least risk to nesting birds. To find out what the vegetation removal and management period of least risk is for the protection of breeding birds in your area, contact the regional Ministry office.
- Section 34(b) of the Wildlife Act protects the nests of eagles, peregrine falcons, gyrfalcons, ospreys, herons and burrowing owls year-round. This means that a tree or other structure containing such a nest must not be felled, even outside of the breeding season.
- If you are proposing to top or remove trees, have the trees within the riparian area assessed by an appropriately qualified professional biologist to determine the presence and status of bird nests. If trees are suspected of being hazardous, then also have them assessed by a qualified professional arborist who is also a Wildlife Danger Tree Assessor, to determine the presence and nature of the hazard.
- Where topping or removing the dead limb can remove the danger, opt for doing this rather than removing the entire tree.
- Where the entire tree must be removed then the tree replacement criteria should be applied.

- Retain large woody debris and the stubs of large diameter trees where it is safe to do so. These are important for preserving fish habitat and wildlife populations.
- Fall or top all trees so that the branches do not enter the stream channel. If any branches do inadvertently end up in the channel, remove them from the site to where they will not enter the channel during high flows. Removal of limbs from the channel must be completed in a manner that will not disturb aquatic organisms.
- Fall the tree across the stream only when no other method of tree removal is possible because of safety reasons (e.g., to protect fallers or buildings). Removal of the felled tree must be completed in a manner that does not damage the banks and the bed of the stream. If possible, leave and anchor the trunk, letting it remain as large woody debris within the riparian zone.
- Fall the tree away from the channel unless there is an immediate threat to the public and remove the material within the instream work window.
- Ensure that equipment used for vegetation removal complies with this document's listed best practices for deleterious substance control.
- Schedule vegetation removal and the management or removal of hazard trees or limbs within the window of least risk for breeding birds and before the instream window, wherever possible. This will help to prevent work delays and allow your works to be scheduled within the instream work window.

Isolation of the Work Area (Subsections 42(b) & 44(x))

- Isolate your work area from all flowing water, but do not cut off flow to downstream portions of the stream at any time during construction.
- Temporarily divert, enclose, or pump the water around the worksite. Ensure the point of discharge to the creek is located immediately downstream of the worksite to minimize disturbance to downstream populations and habitats.
- If it is not possible for you to fully isolate and divert flowing water from your work area due to water depth and volume, isolate your works with a silt curtain to keep silty water from entering clean water.

Monitoring (Subsection 14.4.3)

- Construction activities should be monitored full-time during start-up and any instream works or sensitive activity. The environmental monitor should be an appropriately qualified professional and should have been provided with written authority to modify or halt any construction activity if deemed necessary for the protection of fish and wildlife populations or their habitats. A sign should be posted at the entrance to the job site or in the immediate vicinity listing the monitor's company name and phone number;
- Forward a copy of this document listing standards and best practices for your works and all appropriate plans and drawings to the contractor or crew supervisor. Keep them readily available at all times at the site while the work is proceeding;
- Hold a pre-construction meeting between the environmental monitor and the contractor undertaking the work on the site to ensure a common understanding of the mitigative best practices for the project; and

- Have the environmental monitor complete and submit at least one copy of a monitoring report consistent with the recommended standard format to agencies identified in the Approval document.

Best Management Practices for Contaminated Sites and Municipal Solid Waste, as outlined in 'Environmental Best Management Practices for Urban and Rural Land Development' published June 2004 by the MoE:

Identifying a Contaminated Site (Section 8.1.1)

- In order to determine if a site is contaminated, the site must be assessed/investigated as required under provincial regulations. This assessment is initiated during completion of a Site Profile or during completion of a Phase 1 or Stage 1 Preliminary Site Investigation. Developers are advised to verify the status of a property prior to acquisition.
- One of the objectives of the Contaminated Sites Regulations is to provide a method of screening for potentially contaminated sites. The initial process most often involves the completion of a Site Profile, which will include an investigation of the historical land use.
- Even when the proposed development site is not known to have historical land uses that were of concern, the surrounding historical land uses may have impacted the property. Ministry resources can help to identify known contaminated sites in an area through the site registry and site-specific information requests.
- If a site is determined to be potentially contaminated, then additional investigation and assessment of the sites is required. Requirements for site investigations are identified in numerous regulations, protocols and other documents provided on the Ministry's Contaminated Sites website.

Best Management Practices for Local Governments and Developers (Section 8.1.4)

- **PREVENT SITE CONTAMINATION:** Implement pollution prevention strategies, which are far more cost effective than having to remediate after the fact. Practice due diligence when preparing property transactions, including providing/requesting a site profile where required
- If in doubt, contact the Ministry or a qualified professional with contaminated sites experience.
- **AVOID ACTIVITIES THAT ALLOW THE ESCAPE OR SPREAD OF CONTAMINATED MATERIALS:** Whenever contamination is suspected, avoid activities that would spread or allow escape of the contaminated materials.

Municipal Solid Waste- Best Management Practices for Developers (Section 8.6.4)

1. Reduce the amount of construction and demolition refuse by encouraging source separation of materials at construction sites and deconstruction of buildings instead of machine demolition.
2. Reduce the amount of land-clearing waste by limiting the amount of clearing undertaken. This also helps to protect natural habitats, minimize erosion and sediment concerns and may increase the property sales values.

Guidance Document 'Measures to Avoid Causing Harm to Fish and Fish Habitat', in compliance with the *Fisheries Act*, published November 2013 by the DFO:

Erosion and Sediment Control

- Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the waterbody during all phases of the project. Erosion and sediment control measures should be maintained until all disturbed ground has been permanently stabilized, suspended sediment has resettled to the bed of the waterbody or settling basin and runoff water is clear. The plan should, where applicable, include:
 - Installation of effective erosion and sediment control measures before starting work to prevent sediment from entering the water body.
 - Measures for managing water flowing onto the site, as well as water being pumped/diverted from the site such that sediment is filtered out prior to the water entering a waterbody. For example, pumping/diversion of water to a vegetated area, construction of a settling basin or other filtration system.
 - Site isolation measures (e.g., silt boom or silt curtain) for containing suspended sediment where in-water work is required (e.g., dredging, underwater cable installation).
 - Measures for containing and stabilizing waste material (e.g., dredging spoils, construction waste and materials, commercial logging waste, uprooted or cut aquatic plants, accumulated debris) above the high-water mark of nearby waterbodies to prevent re-entry.
 - Regular inspection and maintenance of erosion and sediment control measures and structures during the course of construction.
 - Repairs to erosion and sediment control measures and structures if damage occurs.
 - Removal of non-biodegradable erosion and sediment control materials once site is stabilized.
- Swales
 - Swales are effective at re-directing surface runoff away from erodible sites and reducing the amount of sediment laden runoff generated onsite. They should be constructed of clean, non-erodible granular material in 0.3 meters high ridge with a low gradient to prevent scouring and further sedimentation.

Operation of Machinery

- Ensure that machinery arrives on site in a clean condition and is maintained free of fluid leaks, invasive species and noxious weeds.
- Whenever possible, operate machinery on land above the high-water mark, on ice, or from a floating barge in a manner that minimizes disturbance to the banks and bed of the waterbody.
- Limit machinery fording of the watercourse to a one-time event (i.e., over and back), and only if no alternative crossing method is available. If repeated crossings of the watercourse are required, construct a temporary crossing structure.
- Use temporary crossing structures or other practices to cross streams or waterbodies with steep and highly erodible (e.g., dominated by organic materials and silts) banks and beds. For fording equipment without a temporary crossing structure, use stream bank and bed protection methods (e.g., swamp mats, pads) if minor rutting is likely to occur during fording.
- Wash, refuel and service machinery and store fuel and other materials for the machinery in such a way as to prevent any deleterious substances from entering the water.

Guidance Document 'Land Development Guidelines for the Protection of Aquatic Habitat', in compliance with the *Fisheries Act*, published September 1993 by the DFO:

Guidelines for Single Lot Development

The objectives during the development of an individual lot are to minimize erosion and release of sediment offsite by controlling the development and construction activities. Single lot erosion and sediment control measures include: planning the construction access; minimizing clearing and grading activities; control of excavated soil stockpiles; surface and slope preparations; and surface runoff control.

- **Site layout and Clearing**

- At the earliest stages, the individual lot development should be designed having regard to the general principles of erosion and sediment control, specifically:
 - Design and layout of the building site to minimize impervious areas.
 - Retain existing vegetation and ground cover where possible.
 - Schedule construction to dry months of the year.
 - Restrict vehicle access and provide a surfaced working area.
 - Minimize clearing and stripping of setbacks and easements.
 - Clearly mark building area and clearing boundaries onsite.

- **Drainage and Sediment Control**

- Site drainage features can usually incorporate sediment control features to limit the offsite transport of sediments directly into watercourses or into storm drainage systems that discharge into watercourses:
 - Divert runoff away from cleared areas by use of swales or low berms.
 - Utilize silt fences around soil stockpiles and sloped areas.
 - Collect runoff into site sediment traps prior to discharge offsite

CEMP: APPENDIX III
SITE LOCATION MAP
& DRAWING WITH ESC FEATURES

Please see Appendix I and Appendix VII in the EDP.

CEMP: APPENDIX IV
SITE PHOTOGRAPHS

Please see Appendix II in the EDP.

APPENDIX VIII
TREE EVALUATION REPORT

**Tree Evaluation Report for:
5629 King George Boulevard
Surrey, BC**

Multifamily Residential Development Application

Surrey File Number: 15-0076-00

**Prepared by:
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**Date: August 16, 2016
Revised: August 22, 2017
Revised: November 4, 2019
Revised: May 8, 2020
Revised: March 30, 2023
Revised: May 5, 2023**

Date: May 5, 2023

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Tree Evaluation Report: 5629 King George Highway, Surrey, BC

1.0 INTRODUCTION

We attended the site on August 9, 2016 and May 7, 2020 for the purpose of assessing the tree resource and making recommendations for removal and retention for the land development application proposed for 5629 King George Boulevard, Surrey, BC. The development site consists of one large lot (~0.72 hectares / 1.8 acres) west of King George Boulevard and north of Highway 10. The proposal includes rezoning from RH to RM-30 in order to construct approximately 28 townhouse type residential units along with internal roads and parking and amenity buildings and space. A plan identifying the development site borders, lot lines, building layout and topographical survey was provided for this study and used as a resource for making recommendations pertaining to tree retention and removal. *The August 22, 2017 revision reflect current site plan. The November 4, 2019 revision includes the current plans. The May 8, 2020 revision reflects the city comments in the email dated March 5, 2020, berm plans and inventory updated with additional Parks trees. The January 24, 2023 revision reflects city comments dated December 5, 2022. The May 5, 2023 revision reflects city comments in the email dated May 2, 2023.*

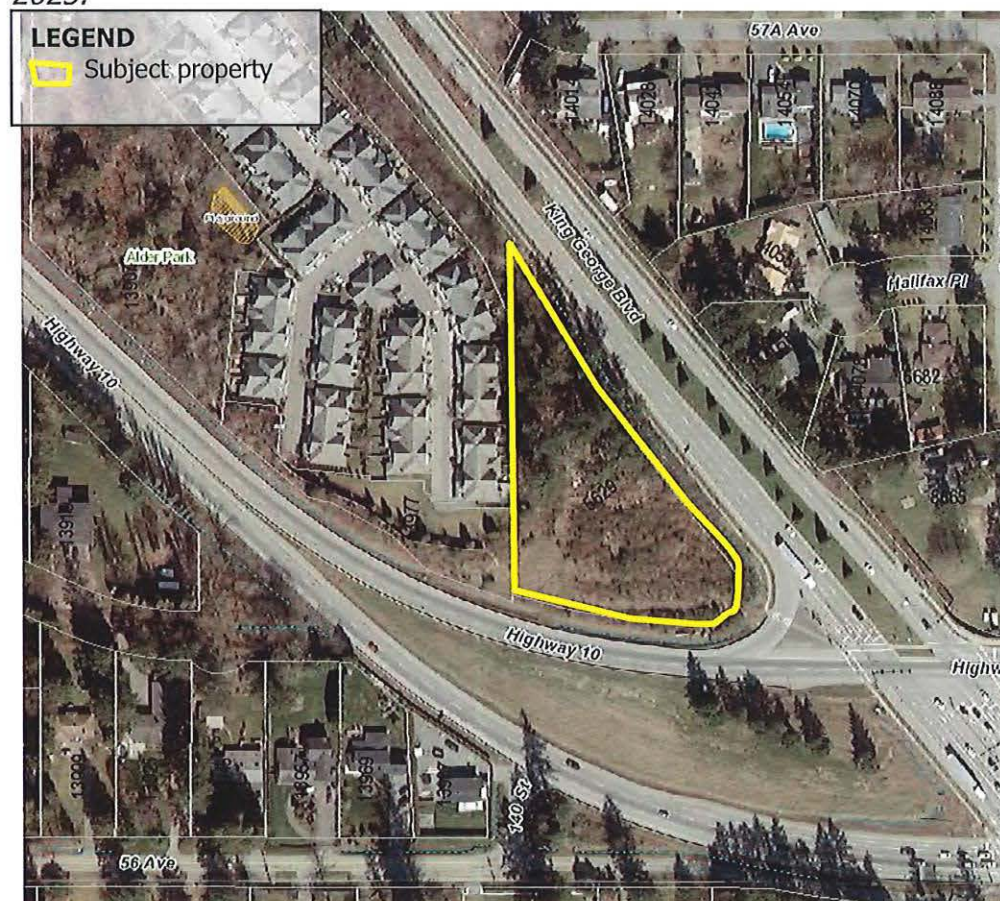


Figure 1. Aerial photograph of 5629 King George Boulevard (COSMOS, March 2019).



2.0 FINDINGS

The tree resource is dominated by small stands of predominantly Douglas-fir (*Pseudotsuga menziesii*) along with a few Bigleaf Maple (*Acer macrophyllum*) and Western Redcedar (*Thuja plicata*). Tree health is typically moderate while structure is poor as a result of the competitive growing environment. Trees in this area are remnant from a larger stand of trees that were cleared to accommodate the adjacent road improvements. Remaining trees typically have limited trunk tapers and many have high canopies leaving them unsuitable for single tree or small stand retention in the vicinity of high value targets. Evidence of tree failure and some dead / declining trees were also observed, likely a result of the recent increase in wind and light exposure.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.



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Tree Evaluation Report: 5629 King George Highway, Surrey, BC

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.



Vanessa Melney
ISA Certified Arborist

And

Peter Mennel, BSc
ISA Certified Arborist PN - 5611A
CTRA #489

&

Tim Vandenberg
ISA Certified Arborist: PN-8565A
ITA: Arborist Technician
TRAQ



Date: May 5, 2023

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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
22	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~50	M	M	70	Phototrophic high canopy. Canopy is weighted to the west. Not identified at time of survey and location is approximate. Not suitable as a standalone tree.	Remove. 3.5m
23	Bigleaf Maple (<i>Acer macrophyllum</i>)	~50/ 50	M	M	NA	Two stems fused at the base. Phototrophic high canopy. Not identified at time of survey and location is approximate. Tree conflicts with construction.	Remove to accommodate construction. 5.0m
24	Western Redcedar (<i>Thuja plicata</i>)	30	M	M	100	Not identified at time of survey and location is approximate. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
25	Douglas-fir (<i>Pseudotsuga menziesii</i>)	48	MP	M	30	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
26	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50	MP	MG	40	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m
27	Douglas-fir (<i>Pseudotsuga menziesii</i>)	43	MP	M	30	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
29	Douglas-fir (<i>Pseudotsuga menziesii</i>)	34	MP	M	40	Limited trunk taper and a high canopy. Narrow canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
30	Douglas-fir (<i>Pseudotsuga menziesii</i>)	54	MP	MG	55	Limited trunk taper. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m
31	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50	MP	MG	50	Limited trunk taper. Narrow canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
32	Douglas-fir (<i>Pseudotsuga menziesii</i>)	48	MP	MG	50	Limited trunk taper. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
33	Douglas-fir (<i>Pseudotsuga menziesii</i>)	64	M	M	50	Phototrophic high canopy. Canopy is weighted to the south. Tree conflicts with construction.	Remove to accommodate construction. 4.0m
34	Douglas-fir (<i>Pseudotsuga menziesii</i>)	58	M	M	40	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 4.0m
35	Douglas-fir (<i>Pseudotsuga menziesii</i>)	38	MP	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
36	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	MP	M	30	Phototrophic high canopy. Canopy is weighted to the east. Tree conflicts with construction.	Remove to accommodate construction. 3.5m
37	Douglas-fir (<i>Pseudotsuga menziesii</i>)	48	M	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
38	Douglas-fir (<i>Pseudotsuga menziesii</i>)	48	MP	M	40	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
40	Douglas-fir (<i>Pseudotsuga menziesii</i>)	38	MP	M	40	Phototrophic high canopy. Narrow canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
45	Douglas-fir (<i>Pseudotsuga menziesii</i>)	49	MP	M	30	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
46	Douglas-fir (<i>Pseudotsuga menziesii</i>)	62	M	M	40	Phototrophic high canopy. Narrow canopy. Tree conflicts with construction.	Remove to accommodate construction. 4.0m
49	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~50	M	M	50	Canopy is weighted to the southwest. Tree conflicts with construction.	Remove to accommodate construction. 3.5m
52	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~40	MP	M	70	Phototrophic high canopy. Low foliage density. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
53	Douglas-fir (<i>Pseudotsuga menziesii</i>)	60	MP	M	40	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 4.0m
55	Douglas-fir (<i>Pseudotsuga menziesii</i>)	46	MP	M	40	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
56	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	MP	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.5m
58	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	MP	M	30	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
59	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50	MP	M	40	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m
60	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	MP	M	30	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
61	Douglas-fir (<i>Pseudotsuga menziesii</i>)	48	MP	M	50	Limited trunk taper and a high canopy. Narrow canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
62	Douglas-fir (<i>Pseudotsuga menziesii</i>)	43	MP	MP	25	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
63	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~45	M	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
64	Douglas-fir (<i>Pseudotsuga menziesii</i>)	54	MP	M	50	Bow in the midstem. Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.5m
68	Douglas-fir (<i>Pseudotsuga menziesii</i>)	35	MP	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
69	Douglas-fir (<i>Pseudotsuga menziesii</i>)	38	M	M	70	Canopy is weighted to the west. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
70	Douglas-fir (<i>Pseudotsuga menziesii</i>)	40	M	M	30	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
73	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50	MP	M	50	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m
75	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~50	MP	M	30	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.5m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
76	Douglas-fir (<i>Pseudotsuga menziesii</i>)	34	M	M	30	Phototropic high canopy. Tree not suitable for preservation.	Remove. 3.0m
78	Douglas-fir (<i>Pseudotsuga menziesii</i>)	49	M	M	50	Phototropic high canopy. Canopy is weighted to the west. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
81	Douglas-fir (<i>Pseudotsuga menziesii</i>)	57	M	M	50	Phototropic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.5m
82	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~60	MP	M	40	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 4.0m
85	Bigleaf Maple (<i>Acer macrophyllum</i>)	~45 x 5	M	G	NA	Five stems fused at the base. Tree not suitable for preservation.	Remove. 6.5m
86	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~40	MP	M	50	Limited trunk taper and a high canopy. Canopy is weighted to the east. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
87	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~45	MP	M	30	Two stemmed attachment at 2/3 the height of the tree. Topped with no re-growth. Poorly structured tree.	To be assessed by City Parks', Rec and culture Dept. 3.0m
88	Douglas-fir (<i>Pseudotsuga menziesii</i>)	50	M	M	70	Open grown symmetrical canopy. Tree not suitable for preservation.	Remove. 3.5m
89	Douglas-fir (<i>Pseudotsuga menziesii</i>)	44	M	M	70	Phototropic high canopy. Tree not suitable for preservation.	Remove. 3.0m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
154	Bigleaf Maple (<i>Acer macrophyllum</i>)	~35	M	M	NA	Canopy is weighted to the north. Tree not suitable for preservation.	Remove. 3.0m
500	Douglas-fir (<i>Pseudotsuga menziesii</i>)	35	M	MG	40	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
514	Birch (<i>Betula sp.</i>)	36	M	MG	NA	Limited trunk taper. Leans to the south. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m
619	Western Redcedar (<i>Thuja plicata</i>)	~40	M	M	100	Column of decay on the north side to ~50cm from the base. Low foliage density. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
620	Douglas-fir (<i>Pseudotsuga menziesii</i>)	35	MP	M	50	Phototrophic high canopy. Tree conflicts with construction.	Remove to accommodate construction. 3.0m
692	Birch (<i>Betula sp.</i>)	~40/ 40	P	P	NA	Two stems fused at the base. Failed top on both stems.	To be assessed by City Parks', Rec and culture Dept. 4.5m
698	Bigleaf Maple (<i>Acer macrophyllum</i>)	40	M	M	NA	Slight lean to the west. Tree not suitable for preservation.	Remove. 3.0m
730	Bigleaf Maple (<i>Acer macrophyllum</i>)	40	MP	MG	NA	Limited trunk taper and a high canopy. Not suitable for preservation when surrounding trees are removed.	Remove. 3.0m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
P1	Flowering Cherry (<i>Prunus sp.</i>)	13	MG	MG	NA	~2.5m from western PL, low side of berm, ~7m from northern fenceline	Remove – Pending permission from Surrey Parks' and Rec Dept. 1.5m
P2	Black Locust (<i>Robinia pseudoacacia</i>)	10/10/ 7	M	MG	NA	~3.8m from western PL, ~11m from northern fenceline.	Remove – Pending permission from Surrey Parks' and Rec Dept. 1.5m
P3	Scarlet Oak (<i>Quercus coccinea</i>)	5	M	M	NA	~1m southeast of P2	Remove – Pending permission from Surrey Parks' and Rec Dept. 1.0m
P4	Western Redcedar (<i>Thuja plicata</i>)	~20	MG	MG	100	~8m from PL. Maintained round shape.	Remove – Pending permission from Surrey Parks' and Rec Dept. 2.5m
P5	Western Redcedar (<i>Thuja plicata</i>)	~25	MG	MG	100	~9m from pl. Maintained round shape.	Remove – Pending permission from Surrey Parks' and Rec Dept. 2.5m
P6	Douglas-Fir (<i>Pseudotsuga menziesii</i>)	~5	M	M	90	Blackberry infested.	Remove – Pending permission from Surrey Parks' and Rec Dept. 1.0m



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Table 1 - Tree Evaluation: 5629 King George Boulevard, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
<p>In addition to the trees identified above there are 4 red alders / black cottonwoods surveyed with diameters greater than 30cm. None are suitable for preservation with respect to the proposed land use.</p>							
<p>ADDITIONAL RECOMMENDATIONS</p> <ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. 							

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. 'C' refers to trees on City property.



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Appendix A: 5629 King George Boulevard, Surrey, BC



Figure 1. Stand of Douglas-fir.



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Appendix A: 5629 King George Boulevard, Surrey, BC



Figure 2. View of the tree canopy.



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Appendix A: 5629 King George Boulevard, Surrey, BC



Figure 3. Approximate property line near subject berm to be removed.



Figure 4. P1, P3, P2 left to right



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Appendix A: 5629 King George Boulevard, Surrey, BC



Figure 5. P4 and P5 from left to right.



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	5	5	0
Birch	1	0	1
Black Locust	1	1	0
Flowering	1	1	0
Scarlet Oak	1	1	0
Coniferous Trees			
Douglas-fir	44	43	1
Cedar, Western Red	4	4	0
Total (excluding Alder and Cottonwood Trees)	57	55	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		127	
Total Retained and Replacement Trees		129	



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0076-00


Address: 5629 King George Highway, Surrey, BC

Registered Arborist: Vanessa Melney & Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	61
Protected Trees to be Removed	59
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = <u>4</u> - All other Trees Requiring 2 to 1 Replacement Ratio 55 X two (2) = <u>110</u> 	114
Replacement Trees Proposed	127
Replacement Trees in Deficit	N/A

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

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

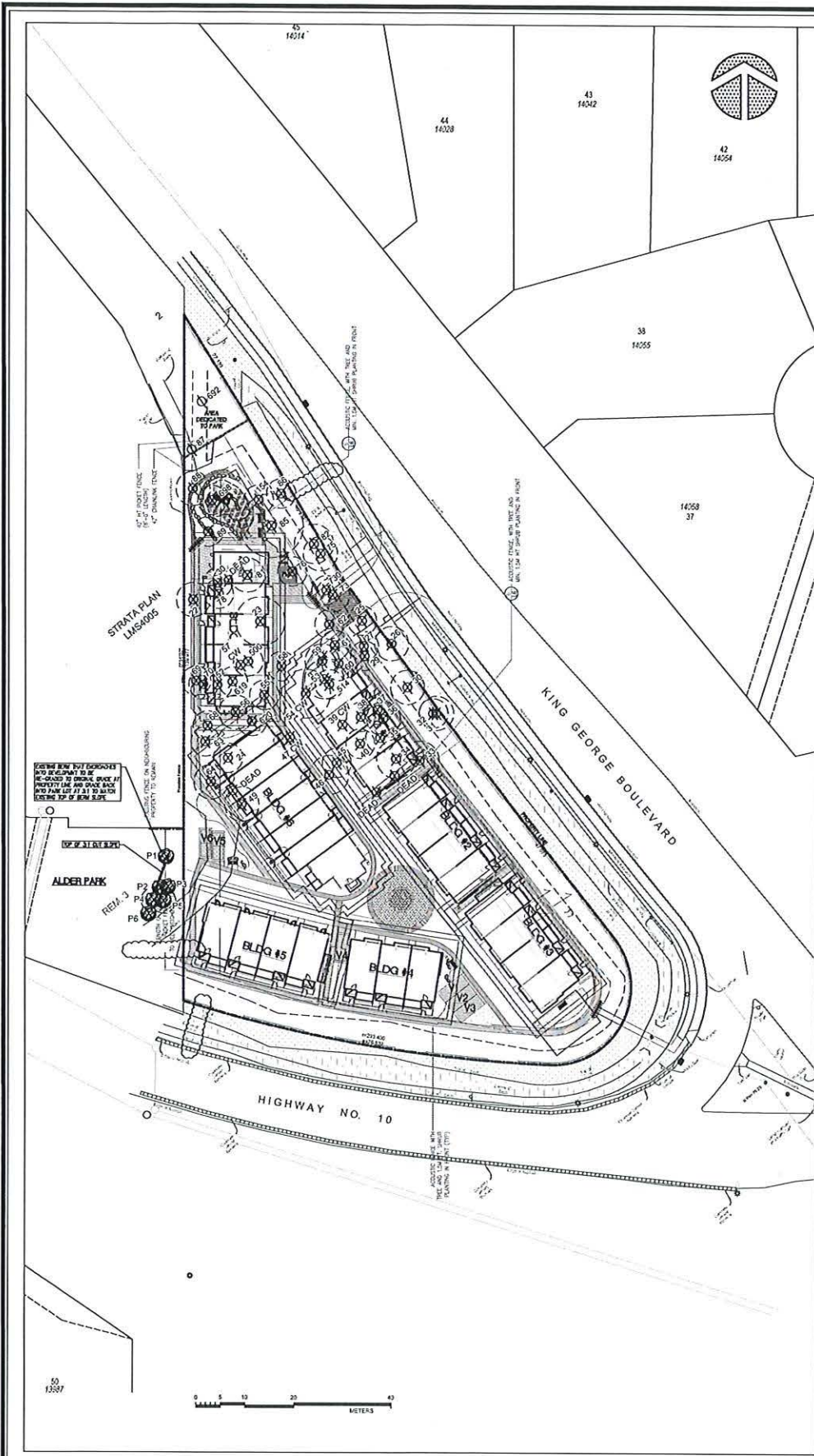
Signature of Arborist: 

Date: May 5, 2023



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





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 5629 KING GEORGE HWY.
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG08/17	MK	REV. SITE PLAN
2	DEC18/17	SL	REV. SITE PLAN
3	DEC17/18	MK	REV. SITE PLAN
4	OCT15/19	MK	REV. SITE PLAN
5	APR22/20	MK	GRADING PLAN
6	MAY08/20	MK	REVISIONS
7	NOV12/21	MK	REVISED SITE & LANDSCAPE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SGL

SCALE

AS SHOWN

DATE

JULY 21, 2016

T-1

SHEET 1 OF 2

LEGEND



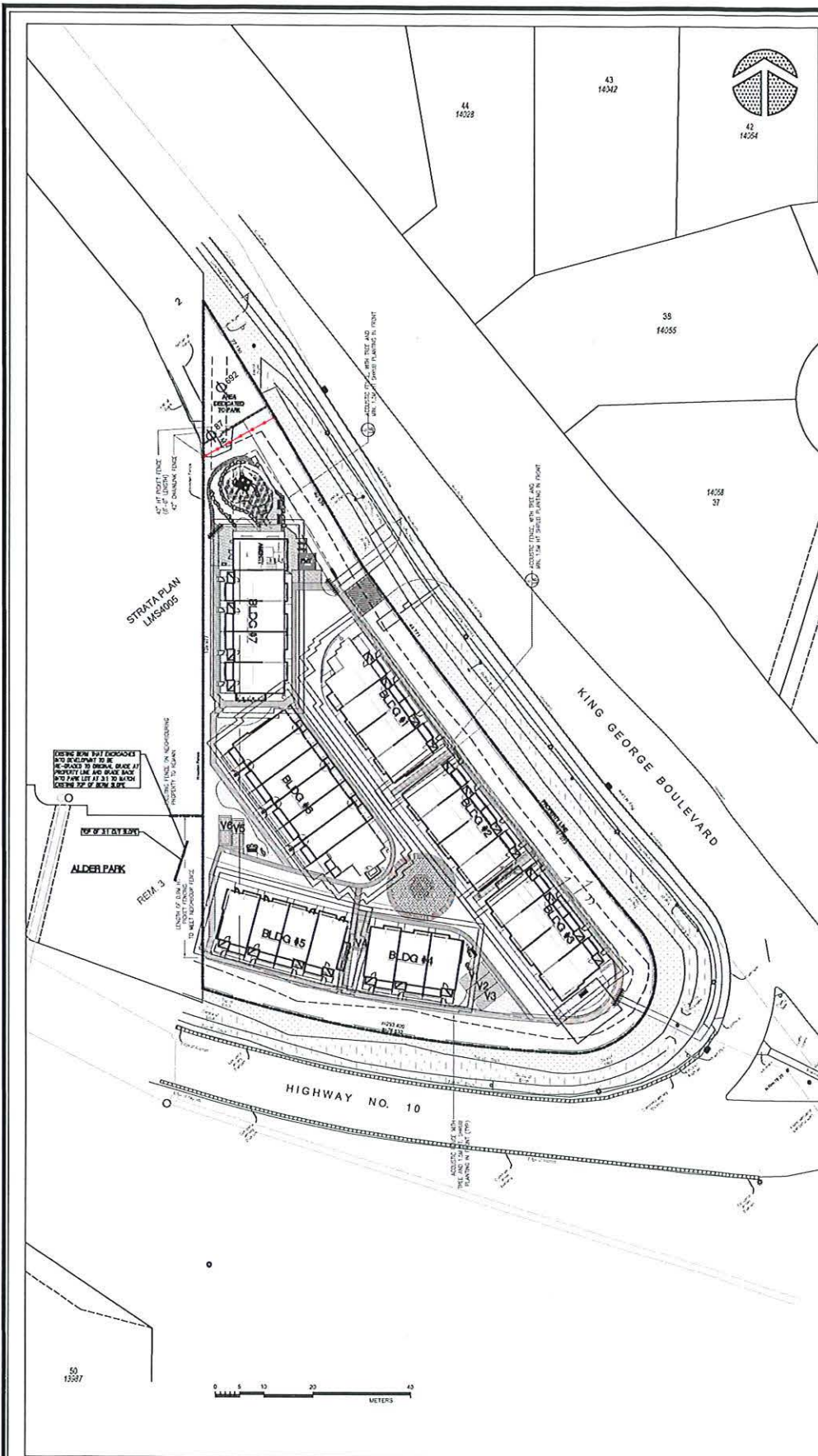
TREE TO BE REMOVED

PARK TREE TO BE REMOVED PENDING PERMISSION FROM SURREY PARKS & REC. AND DEPT.



MINIMUM NO DISTURBANCE ZONE

TO BE ASSESSED BY SURREY PARKS & REC. DEPT.



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
 5629 KING GEORGE HWY
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG09/17	MK	REV. SITE PLAN
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4	OCT15/19	MK	REV. SITE PLAN
5	APR22/20	MK	GRADING PLAN
6	MAY09/20	MK	REVISIONS
7	NOV12/21	MK	REVISED SITE & LANDSCAPE PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE
T2 - TREE RETENTION PLAN

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DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 JULY 21, 2016

T-2
 SHEET 2 OF 2

LEGEND

- TO BE ASSESSED BY SURREY PARKS & REC. DEPT.
- TREE PROTECTION FENCING

H - 4

ACTION REQUIRED: Final Adoption

TYPE: OCP Amendment / Zoning Amendment / DP

PURPOSE: Bylaw 20404
To amend Figure 3: General Land Use Designations to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation.

Bylaw 20405
CD By-law No. 17018 to new CD – to permit 39 townhouse units and 77 apartments units.

Bylaw 20406
CD By-law No. 17018 to new CD – to permit a care facility comprised of 86 senior assisted living units and 96 care rooms and 1890 square metres of commercial/office space.

LOCATION: 228 - 175A Street

PROCESSING DATES:

Bylaw No. 20404

July 12, 2021 - 3rd: Carried RES.R21-1379 with Councillor Pettigrew opposed.

June 28, 2021 - 1st, 2nd, PH: Carried RES.R21-1197/1198/1199 with Councillor Pettigrew opposed.
Approval to Proceed: Planning Report 7916-0679-00

Bylaw No. 20405

July 12, 2021 - 3rd: Carried RES.R21-1380 with Councillor Pettigrew opposed.

June 28, 2021 - 1st, 2nd, PH: Carried RES.R21-1200/1201/1202 with Councillor Pettigrew opposed.
Approval to Proceed: Planning Report 7916-0679-00

Bylaw No. 20406

July 12, 2021 - 3rd: Carried RES.R21-1381 with Councillor Pettigrew opposed.

June 28, 2021 - 1st, 2nd, PH: Carried RES.R21-1203/1204/1205 with Councillor Pettigrew opposed.
Approval to Proceed: Planning Report 7916-0679-00

DEVELOPMENT PERMIT

June 28, 2021 - Approval to Draft Carried RES.R21-1196

TO: City Clerk, Legislative Services Division

FROM: Director of Development Planning
Planning & Development Department

DATE: April 30, 2024

FILE: 7916-0679-00

RE: By-law Nos. 20404, 20405 and 20406
Development Application No. 7916-0679-00

ADDRESS: 228 175A St

OWNERS: 1103806 B.C. Ltd.
Director: D. Mann, H. Yong
1103798 B.C. Ltd.
Director: D. Mann, H. Yong

AGENT: Jimmy Hansra
Isle of Mann Property Group
15336 31 Ave Unit 401 Surrey V3Z0X2

PROPOSAL: OCP Amendment to redesignate the site from Mixed Employment and Commercial to Multiple Residential and Commercial.

Rezoning from CD (By-law No. 17018) to CD.

Development Permit No. 7916-0679-00.

Development Variance Permit No. 7916-0679-00.

To permit the development of a mixed-use development consisting of 39 townhouse units, 77 apartment units and a care facility comprised of 86 senior assisted living units and 96 care rooms, with some a commercial/office building.

OCP Amendment By-law No. 20404 and Rezoning By-law Nos. 20405 and 20406, received Third Reading on July 21, 2021.

All conditions of approval with respect to these By-laws have been met.

It is in order for Council to grant Final Adoption to these By-laws.

Staff was authorized to draft Development Permit No. 7916-0679-00 on June 28, 2021.

It is now in order for Council to issue attached Development Permit No. 7916-0679-00 and to authorize the Mayor and Clerk to execute the Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

A handwritten signature in black ink, appearing to read 'Shawn Low', with a long horizontal flourish extending to the right.

Shawn Low
Director of Development Planning
LFM

CITY OF SURREY

BYLAW NO. 20404

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is amended as follows:

a. "Figure 3, General Land Use Designations" of the Land Use and Densities Section is amended by changing the land use designation for the area shown hatched and shaded on Schedule A, attached to this Bylaw, as follows:

FROM: MIXED EMPLOYMENT

TO: MULTIPLE RESIDENTIAL (RM)

Portion of Parcel Identifier: 029-665-957
Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP41457

(Portion of 228 – 175A Street)

As shown as outlined on the Survey Plan attached as Schedule C, labeled Block A, Block B and Block C, collectively containing 2.144 hectares.

FROM: COMMERCIAL AND MIXED EMPLOYMENT

TO: COMMERCIAL

Portion of Parcel Identifier: 029-665-957
Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP41457

(Portion of 228 – 175A Street)

As shown as outlined on the Survey Plan attached as Schedule C, labeled Block D containing 0.278 hectares.

Said Survey Plan, attached hereto and forming part of this Bylaw, certified correct by Kenneth W. Schuurman, B.C.L.S. on the 10th day of June 2021.

hereinafter referred to as the "Lands"

- b. "Figure 42, Major Employment Areas" of the Land Use by removing the Mixed Employment designation and adjusting the boundary of the Commercial designation to the Lands as shown hatched and shaded on Schedule B, attached to this Bylaw.
- 2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404".

PASSED FIRST READING on the 28th day of June, 2021.

PASSED SECOND READING on the 28th day of June, 2021.

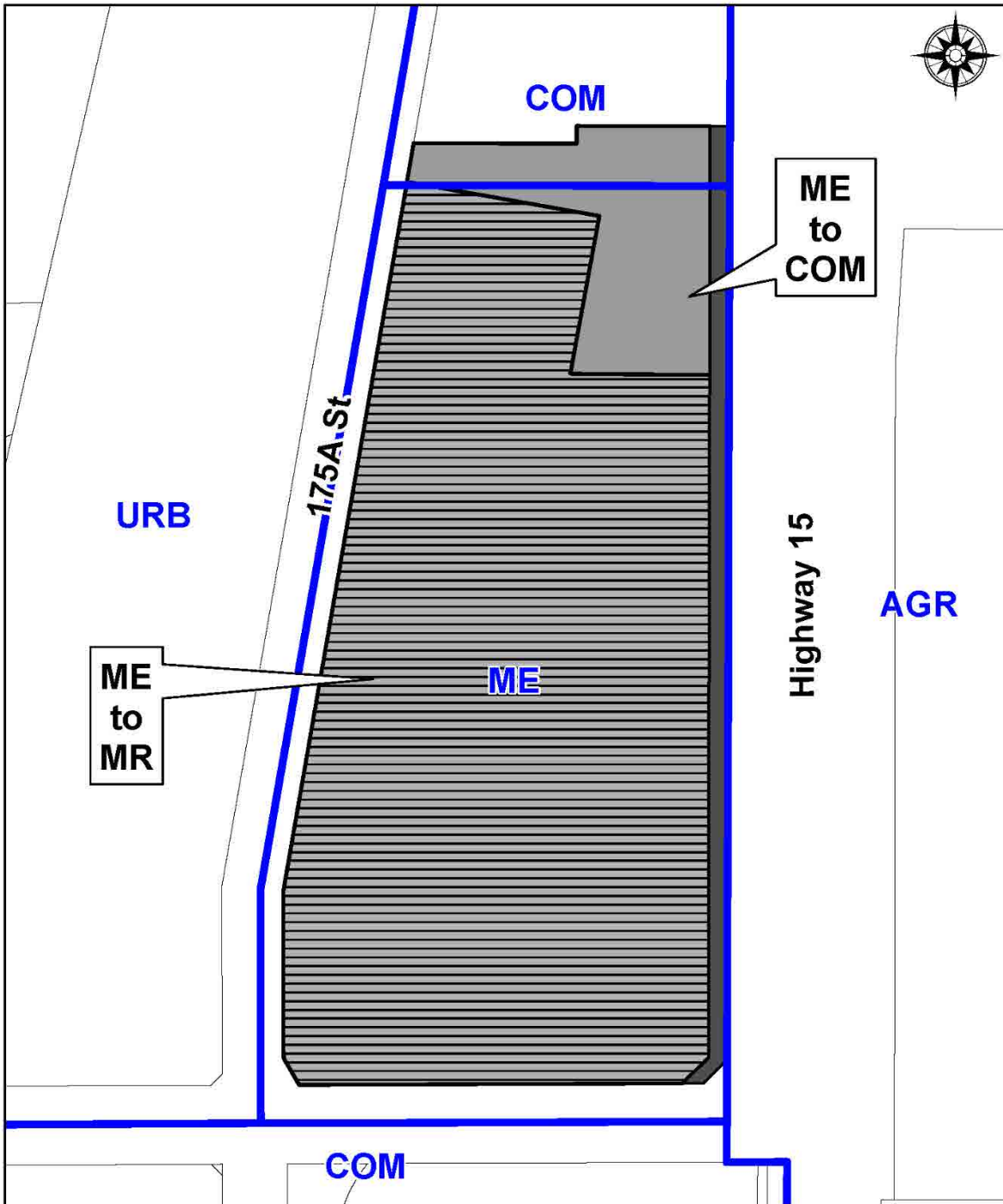
PUBLIC HEARING HELD thereon on the 12th day of July, 2021.

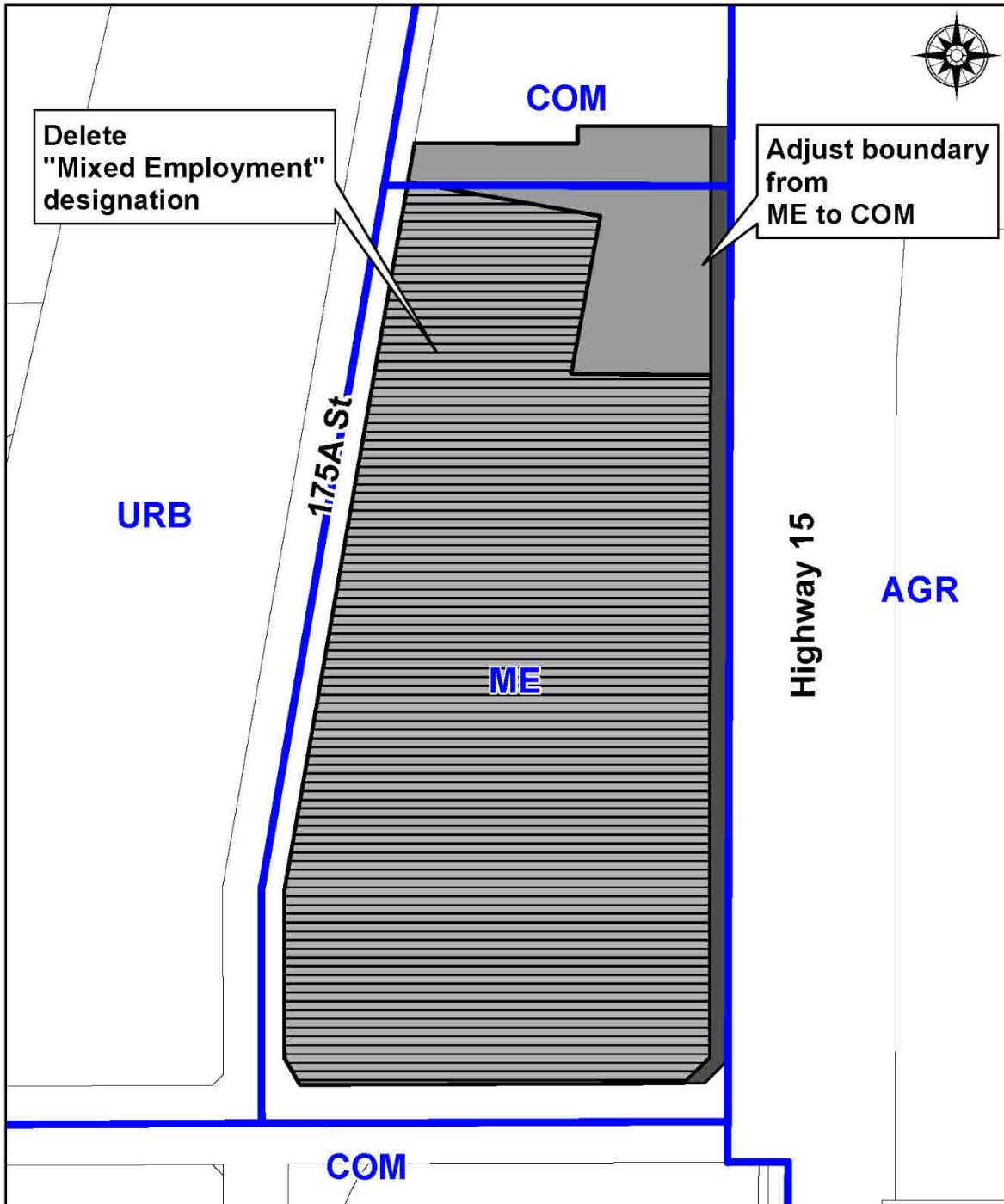
PASSED THIRD READING on the 12th day of July, 2021.

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

_____MAYOR

_____CLERK





**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. 20404 OF PART OF LOT 2, PLAN EPP41457
 SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST, NWD**

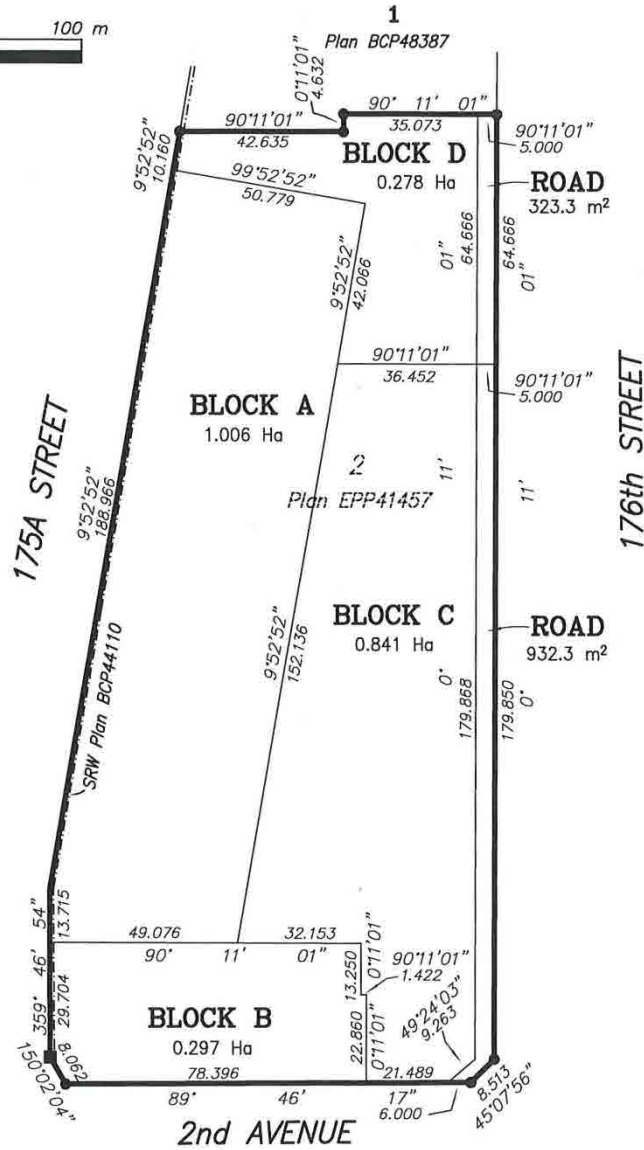
City of Surrey B.C.G.S. 92G.007



SCALE 1 : 1500

All distances are in metres

Legend:
 Ha Denotes hectares



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 – 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 File: 4999-ZONING4

This plan lies within the
 Metro Vancouver Regional District

Certified correct to survey dated
 this 10th day of June, 2021.

Kenneth Schuurman
 3MUSPR
 Digitally signed by Kenneth Schuurman 3MUSPR
 Date: 2021.06.10 17:12:22 -0700

Kenneth W. Schuurman, B.C.L.S.

CITY OF SURREY

BYLAW NO. 20405

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) By-law No. 17018

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 029-665-957
Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP41457

(228 - 175A Street)

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Kenneth W. Schuurman, B.C.L.S. on the 10th day of June 2021, containing 10,060 square metres and 2,970 square metres, called Blocks A and B, respectively.

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *ground-oriented multiple unit residential buildings*, medium *density*, medium rise, and *multiple unit residential buildings*, with related *amenity spaces* and ancillary uses, developed in accordance with a *comprehensive design*, where *density* bonus is provided.

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 A, certified correct by Kenneth

W. Schuurman, B.C.L.S. on the 10th day of June 2021, containing 10,060 square metres and 2,970 square metres, called Blocks A and B, respectively.

B. Permitted Uses

The *Lands, buildings and structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. Block A
 - (a) *Ground-oriented multiple unit residential buildings; and*
 - (b) *Child care centres, provided such centres:*
 - i. Do not constitute a singular use in this Block, and
 - ii. Do not exceed a total area of 3.0 square metres per *dwelling unit* in this Block.
2. Block B
 - (a) *Multiple unit residential buildings and/or ground oriented multiple unit residential buildings; and*
 - (b) *Child care centres, provided such centres:*
 - i. Do not constitute a singular use in this Block, and
 - ii. Do not exceed a total area of 3.0 square metres per *dwelling unit* in this Block.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres, whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
2. Notwithstanding Sub-section D.1, the maximum *density* may be increased if amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw (including without limitation affordable housing, capital projects, community specific capital projects, police, fire, libraries, parks and, where applicable, underground utilities), as follows:
 - (a) Block A: 0.9 *floor area ratio* and 40 *dwelling units* per hectare; and

(b) Block B: 2.1 *floor area ratio*.

3. For the purpose of this Section, and notwithstanding the definitions of *floor area ratio* in Part 1 Definitions of the Zoning By-law, the calculation of *floor area ratio* shall be based on the area of the Block.
4. The indoor *amenity space* required in Sub-section J.1(c) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. For the purpose of this Section, and notwithstanding the definition of *lot coverage* in Part 1 Definitions of the Zoning Bylaw, the calculation of *lot coverage* shall be based on the area of the Block.
2. The maximum *lot coverage* shall be as follows:
 - (a) Block A: 56%; and
 - (b) Block B: 40%.

F. Yards and Setbacks

1. For the purpose of this Section, and notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning Bylaw, the calculation of *setback* shall be based on the area of the Block.
2. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
 - (a) Block A:

Use	Setback	North Yard	South Yard	East Yard	West Yard (175A St)
<i>Principal Buildings, Accessory Buildings and Structures</i>		0.7 m	7.5 m	2.75 m	4.5 m

(b) Block B:

Use	Setback	North Yard	South Yard (2 Ave)	East Yard	West Yard (175A St)
<i>Principal Buildings, Accessory Buildings and Structures</i>		7.5 m	4.5 m	7.5 m	4.5 m

G. Height of Buildings

1. The maximum *building height* for *principal buildings* shall not exceed:
 - (a) Block A: 11.5 metres; and
 - (b) Block B: 22 metres.
2. The maximum *building height* for indoor *amenity space buildings*, *accessory building* and *structures* shall not exceed 8 metres.

H. Off-Street Parking

1. Resident *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. Notwithstanding Sub-section H.1, for Block B, the required number of *parking spaces* can be reduced to 1.35 *parking spaces per dwelling unit*.
4. Parking within the required *setbacks* is not permitted.
5. *Tandem parking* is not permitted.
6. Visitor *parking spaces* can be shared between Blocks A, B, C and D as part of surface parking and/or *underground parking*. No visitor *parking spaces* are required for Block B.
7. Resident *parking spaces* for Block B can be provided on Blocks C or D.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space*:
 - i. in the amount of 3.0 square metres per *dwelling unit*;
 - ii. Block A: all the indoor *amenity space* must be provided within Block A;
 - iii. Block B, at least 65% of the indoor *amenity space* must be provided within Block B, with the remainder being shared with Block C; and
 - iv. indoor *amenity space* devoted to a child care centre shall be a maximum of 1.5 square metres per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) 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 per *dwelling unit*, whichever is greater.

K. Subdivision

Lots, excluding strata lots, created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 square metres	30 metres	30 metres

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-30 for Block A, and RM-70 for Block B 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, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for Block A, and RM-70 Zone for Block B.
 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.
4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17018", and all amendments thereto, are hereby repealed.
 5. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405".

PASSED FIRST READING on the 28th day of June, 2021.

PASSED SECOND READING on the 28th day of June, 2021.

PUBLIC HEARING HELD thereon on the 12th day of July, 2021.

PASSED THIRD READING on the 12th day of July, 2021.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE on the 16th day of July, 2021.

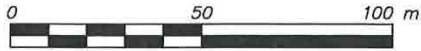
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the th day of , 20 .

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. 20405 OF PART OF LOT 2, PLAN EPP41457
 SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST, NWD**

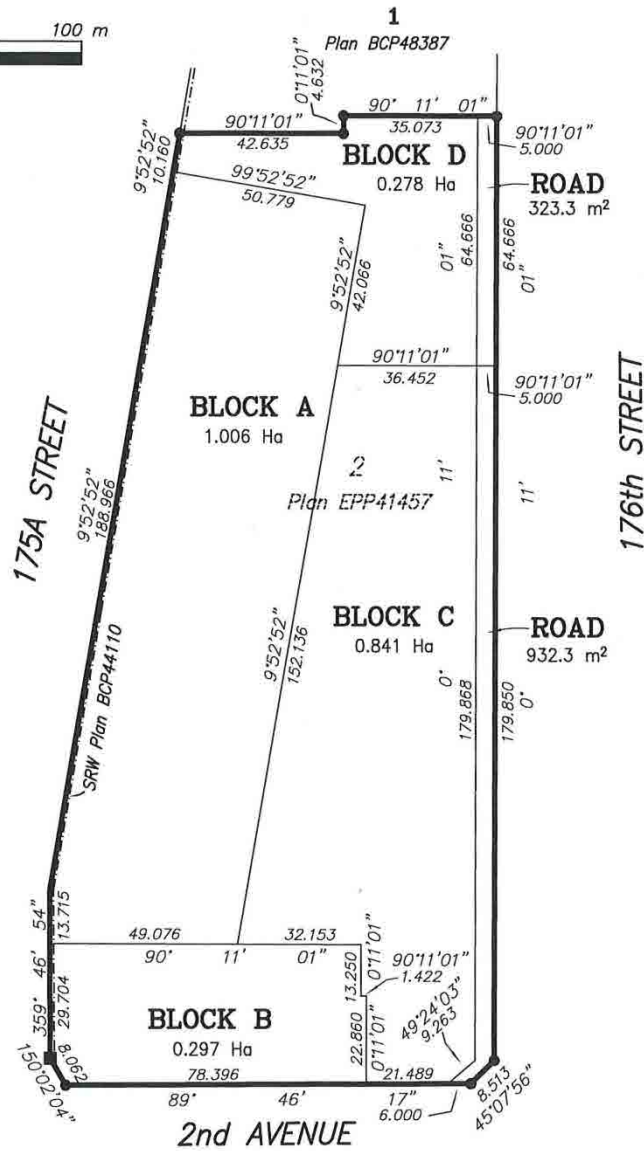
City of Surrey B.C.G.S. 926.007



SCALE 1 : 1500

All distances are in metres

Legend:
 Ha Denotes hectares



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 File: 4999-ZONING4

This plan lies within the
 Metro Vancouver Regional District

Certified correct to survey dated
 this 10th day of June, 2021.

Kenneth Schuurman
 3MUSPR
Digitally signed by Kenneth Schuurman 3MUSPR
 Date: 2021.06.10 17:12:22 -07'00'

Kenneth W. Schuurman, B.C.L.S.

CITY OF SURREY

BYLAW NO. 20406

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) By-law No. 17018

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 029-665-957
Lot 2 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP41457

(228 - 175A Street)

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Kenneth W. Schuurman, B.C.L.S. on the 10th day of June 2021, containing 8,410 square metres and 2,780 square metres, called Blocks C and D, respectively.

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *care facility* and a community shopping centre, with related *amenity spaces* and ancillary uses, developed in accordance with a *comprehensive design*, where *density* bonus is provided.

The *Lands* are divided into Blocks C and D as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Kenneth W. Schuurman, B.C.L.S. on the 10th day of June 2021, containing 8,410 square metres and 2,780 square metres, called Blocks C and D, respectively.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. Block C
 - (a) *Care facilities*; and
 - (b) *Accessory uses* including the following:
 - i. *Personal service* uses, limited to barbershops and hair salons;
 - ii. *Child care centres*;
 - iii. Office uses limited to physical and mental health services on an out patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*;
 - iv. *Eating establishment* provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and
 - v. *Convenience store*.
2. Block D
 - (a) *Retail stores* excluding the following:
 - i. *Adult entertainment stores*; and
 - ii. *Secondhand stores* and *pawnshops*.
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) Office uses excluding the following:
 - i. Social escort services;
 - ii. methadone clinics; and
 - iii. marijuana dispensaries.
 - (f) *Indoor recreational facilities*;

- (g) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
- (h) Community services;
- (i) Child care centres;
- (j) Adult educational institution; and
- (k) Cultural Uses.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres, whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
2. Notwithstanding Sub-section D.1, the maximum *density* may be increased if amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw, to a *floor area ratio* as follows:
 - (a) Block C: 1.8; and
 - (b) Block D: 0.7.
3. For the purpose of this Section, and notwithstanding the definitions of *floor area ratio* in Part 1 Definitions of the Zoning By-law, the calculation of *floor area ratio* shall be based on the area of the Block.

E. Lot Coverage

1. For the purpose of this Section, and notwithstanding the definition of *lot coverage* in Part 1 Definitions of the Zoning Bylaw, the calculation of *lot coverage* shall be based on the area of the Block.
2. The maximum *lot coverage* shall be as follows:
 - (a) Block C: 50%; and
 - (b) Block D: 15%.

F. Yards and Setbacks

1. For the purpose of this Section, and notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning Bylaw, the calculation of *setback* shall be based on the area of the Block.
2. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

(a) Block C:

Use	Setback	North Yard	South Yard (2 Ave)	East Yard (Hwy 15)	West Yard
<i>Principal Buildings, Accessory Buildings and Structures</i>		1 m	4.5 m	3.0 m	0.30 m

(b) Block D:

Use	Setback	North Yard	South Yard	East Yard (Hwy 15)	West Yard
<i>Principal Buildings, Accessory Buildings and Structures</i>		10 m	15 m	3.0 m	10 m

G. Height of Buildings

The maximum *building* height for *principal buildings* shall not exceed 22 metres.

H. Off-Street Parking

1. Visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. Parking within the required *setbacks* is not permitted.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section H.1, for Block C, the required number of *parking spaces* can be reduced to 0.4 *parking spaces* per *sleeping unit* for *care facility* and 0.55 *parking spaces* per *sleeping unit* for assisted living.
5. Visitor *parking spaces* are allowed to be shared between all Blocks.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:
 - i. Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - ii. Have direct access to an *open space* and play area within the *lot*.
2. Notwithstanding Part 4 General Provisions of the Zoning By-law, Section E.28, the minimum separation requirement between *drug stores* or *small-scale drug stores* or *methadone dispensaries* is reduced from 400 metres to 10 metres on the *Lands*.

K. Subdivision

Lots, excluding strata lots, created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 square metres	30 metres	30 metres

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 RMS-2 Zone for Block C and C-8 Zone for Block D, 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, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMS-2 Zone for Block C, and C-8 for Block D.
 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.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406".

PASSED FIRST READING on the 28th day of June, 2021.

PASSED SECOND READING on the 28th day of June, 2021.

PUBLIC HEARING HELD thereon on the 12th day of July, 2021.

PASSED THIRD READING on the 12th day of July, 2021.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 16th day of July, 2021.

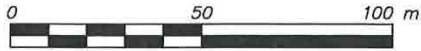
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. 20406 OF PART OF LOT 2, PLAN EPP41457
 SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST, NWD**

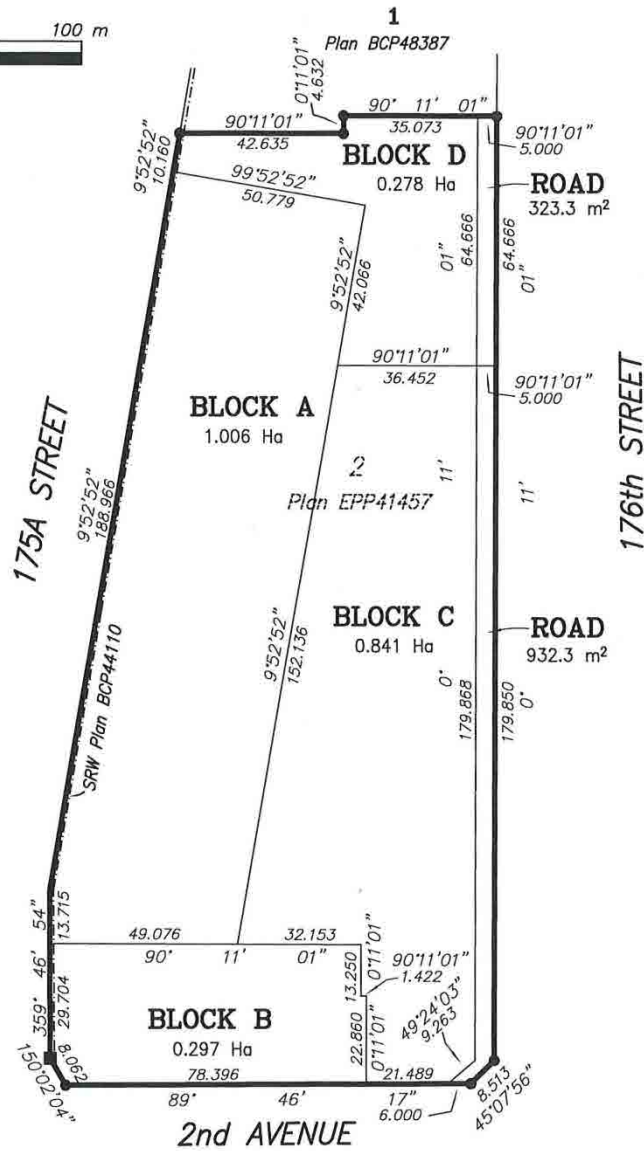
City of Surrey B.C.G.S. 92G.007



SCALE 1 : 1500

All distances are in metres

Legend:
 Ha Denotes hectares



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 File: 4999-ZONING4

This plan lies within the
 Metro Vancouver Regional District

Certified correct to survey dated
 this 10th day of June, 2021.

Kenneth Schuurman
 3MUSPR

Kenneth W. Schuurman, B.C.L.S.

Digitally signed by Kenneth
 Schuurman 3MUSPR
 Date: 2021.06.10 17:12:22
 -07'00'

B. DELEGATIONS - PUBLIC HEARING

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405"
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406"
Application: 7916-0679-00

CIVIC ADDRESS: 228 - 175A Street

APPLICANT: Owners: 1103798 B.C. Ltd., 1103806 B.C. Ltd.
(Director Information: Rajnesh Dev (Dave) Mann, Henry Yong)
Agent: Isle of Mann Group (Brent Tedford)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation. The applicant is also seeking to rezone a portion of the site from Comprehensive Development Zone (CD) (By-law No. 17018) to two new Comprehensive Development Zones in order to allow a mixed-use development consisting of 39 townhouse units, 77 apartment units and a care facility comprised of 86 senior assisted living units and 96 care rooms and 1890 square metres of commercial/office space.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation spoke in opposition to the assisted living units and care rooms citing inappropriate location, lack of transit, lack of capacity at Peace Arch Hospital, lack of doctors available in the area and proximity to a major truck highway and air quality.

D. Jack, Surrey Environmental Partners: The delegation spoke to the tree planting schedule, greenery on the flat roof, proximity to a major truck highway and air quality, and proximity to a local park and green area.

S. Rush, South Surrey: The delegation spoke in opposition to the proposal citing the need to retain employment lands.

A. Kaps, North Surrey: The delegation spoke to the lack of capacity at Peace Arch Hospital and proximity to Surrey Memorial Hospital, and school capacity.

B. Tedford, Agent on behalf of the Applicant: The Agent provided an overview of the proposal.

Written submissions were received as follows:

- Email dated June 30, 2021, D. and R. Denham expressing concern for the proposal citing infrastructure and traffic.
- Email dated July 4, 2021, R. Watkins expressing opposition for the proposal citing congestion, traffic, air pollution and public transportation.
- Email dated July 8, 2021, R. Landale expressing opposition for the proposal.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0679-00

Issued To: _____

Address of Owner: _____

Issued To: _____

Address of Owner: _____

(collectively referred to as the "Owners")

A. General Provisions

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

Parcel Identifier: 029-665-957
Lot 2 Section 32 Block 1 North Range 1 Eat New Westminster District Plan EPP41457

228 175A Street

(the "Land")

3. As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier: _____

LEGAL

4. If the civic addresses of the Land change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

_____CIVIC

5. This development permit applies to only the portion of the Land shown on Schedule A which is attached to and forms part of this development permit.
6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7916-0679-00 (1) through to and including 7916-0679-00 (120) (the "Drawings").
2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by PMG Landscape Architects, and numbered attached as 7916-0679-00 (97) through to 7916-0679-00 (120) (the "Landscaping").
2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.
3. The security for Landscaping is to be submitted as cash of an irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$856,934.93 (the "Security")
4. For Form and Character phased developments, or that portion of the development pertaining to the Form and Character component, the Security amount is for:
 - i. Phase IA \$125,247.62
 - ii. Phase IB \$82,779.43
 - iii. Phase II \$191,213.72
 - iv. Phase III \$318,938.81
 - v. Phase IV \$138,755.35
5. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.
6. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.
7. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to complete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.
8. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

E. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

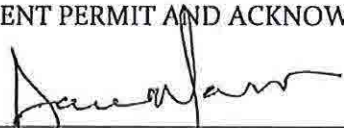
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)
Director

s.22(1) [REDACTED] h Mann
Name: (Please Print)



AERIAL MAP OF SITE



bfa studio
architects

REGISTRATION ARCHITECTURE + INTERIOR DESIGN
101-108 Balfour Street | P 604-462-3844
Vancouver, BC V6C 2G8 | F 604-462-4266
www.bfaarchitects.com | info@bfaarchitects.com

DATE:	2016
SCALE:	1:2000
PROJECT NAME:	Mixed Use Development
PROJECT ADDRESS:	228 175A Street
PROJECT CITY:	Surrey, BC
PROJECT TYPE:	CONTEXT PHOTOS

IOM

17425

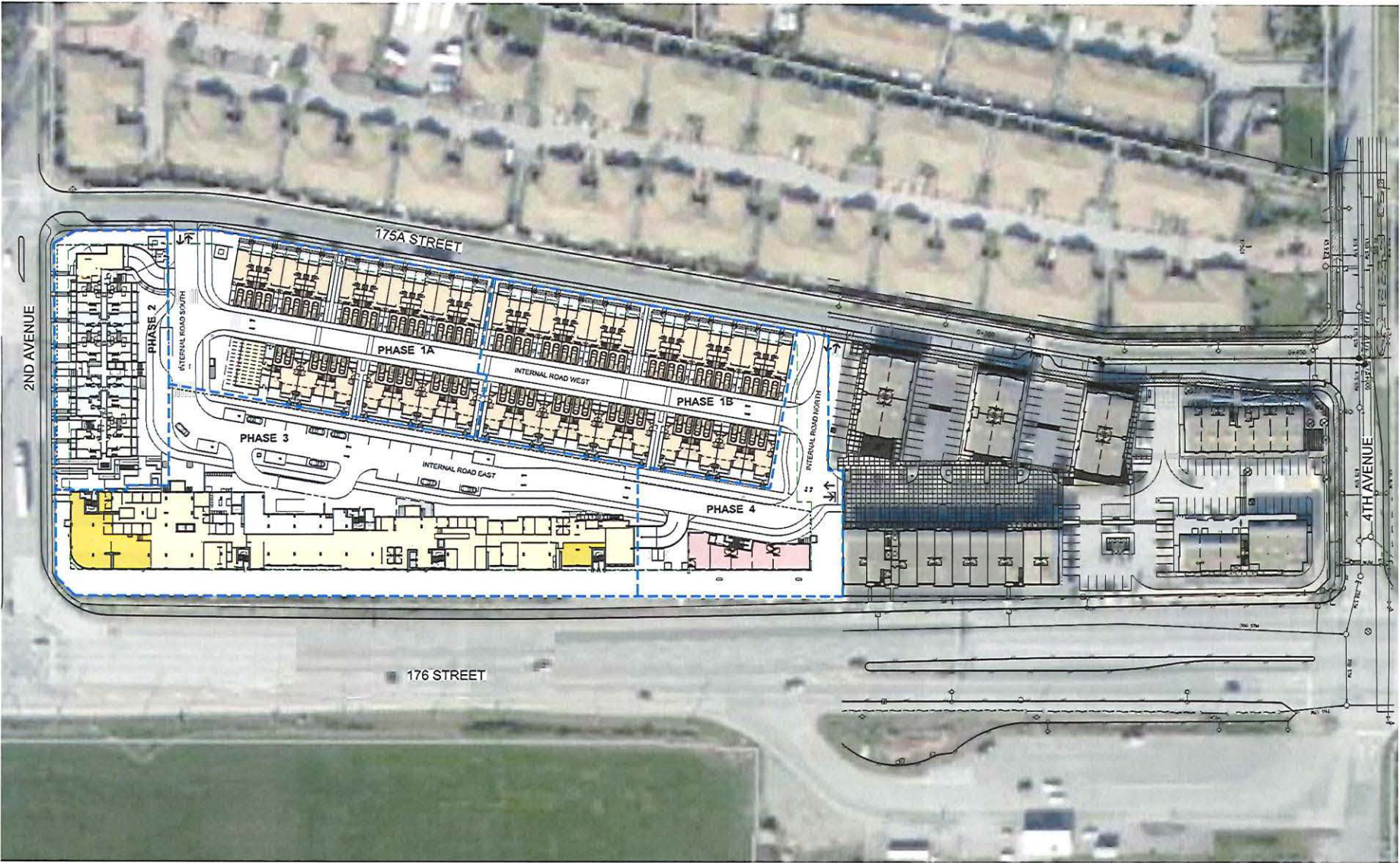
Mixed Use Development
228 175A Street
Surrey, BC

CONTEXT PHOTOS

A002

DATE: OCT 2016
SCALE: NTS

PROJECT NO.	17425
DATE	2018.10.01
DESIGNER	ARCHITECTURE
CLIENT	17425
SCALE	1" = 40'-0"



IOM

PROJECT NO. 17425

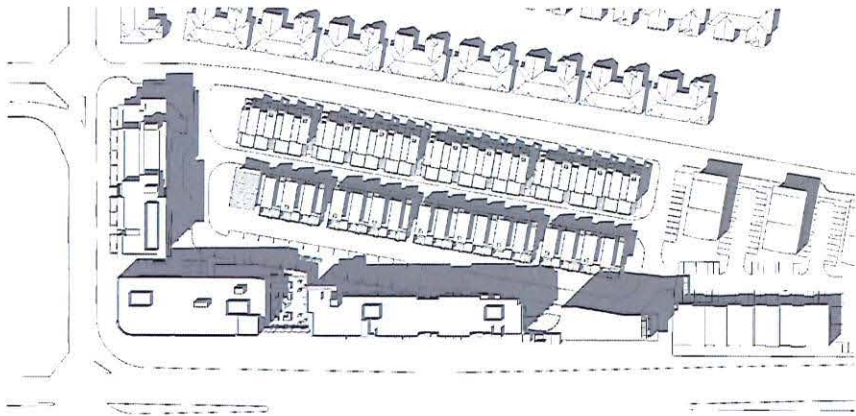
Mixed Use Development
228 175a Street
Surrey, BC

SITE CONTEXT / PHASING PLAN

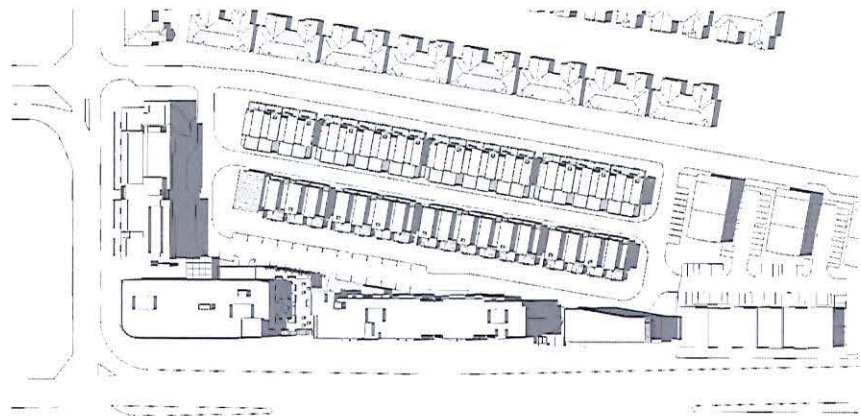
A004

DATE: OCT 2018

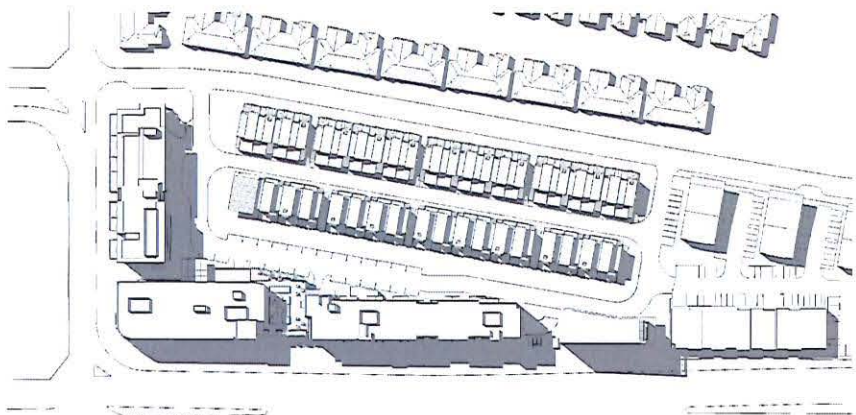
SCALE: 1" = 40'-0"



MARCH 21(10:00 am)



MARCH 21 (12:00 pm)



MARCH 21 (02:00 pm)



PROJECT NO. 17425

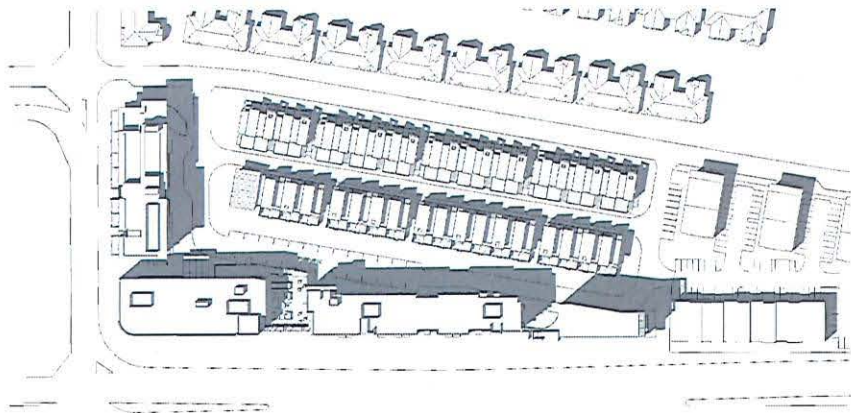
PROJECT Mixed Use Development
228 175A Street
Surrey, BC

ISSUED TITLE SHADOW STUDIES

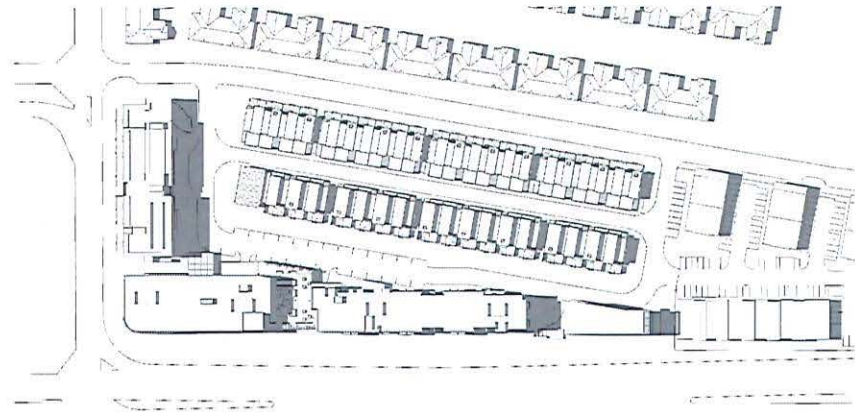
DATE	PROJECT
OCT 2016	
SCALE	CHECKED
NTS	

A011

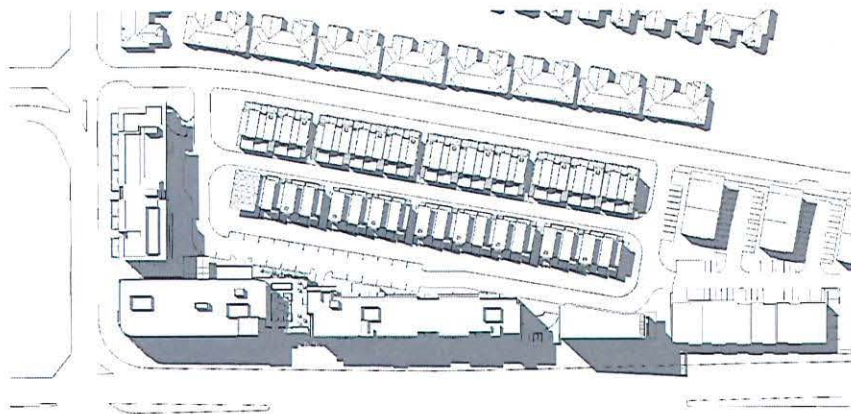
DATE	PROJECT
OCT 2016	
SCALE	CHECKED
NTS	



SEPTEMBER 21 (10:00 am)



SEPTEMBER 21 (12:00 pm)



SEPTEMBER 21 (02:00 pm)

bfa studio
architects
FEDERAL ARCHITECTURE + INTERIOR DESIGN

PROJECT NO.	17425
DATE	2016
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
DATE OF STUDY	22 NOV 2015
SCALE	
PROJECT LOCATION	
PROJECT DESCRIPTION	
PROJECT TEAM	
PROJECT OWNER	
PROJECT CONTACT	
PROJECT ADDRESS	
PROJECT PHONE	
PROJECT FAX	
PROJECT WEBSITE	
PROJECT EMAIL	
PROJECT STATUS	
PROJECT PHASE	
PROJECT BUDGET	
PROJECT RISK	
PROJECT COMPLIANCE	
PROJECT APPROVALS	
PROJECT COMMENTS	



IOM

PROJECT NO. 17425

PROJECT NAME
Mixed Use Development
228 175A Street
Surrey, BC

DATE OF STUDY
SHADOW STUDIES

SCALE

PROJECT LOCATION

PROJECT DESCRIPTION

PROJECT TEAM

PROJECT OWNER

PROJECT CONTACT

PROJECT ADDRESS

PROJECT PHONE

PROJECT FAX

PROJECT WEBSITE

PROJECT EMAIL

PROJECT STATUS

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PROJECT BUDGET

PROJECT RISK

PROJECT COMPLIANCE

PROJECT APPROVALS

PROJECT COMMENTS

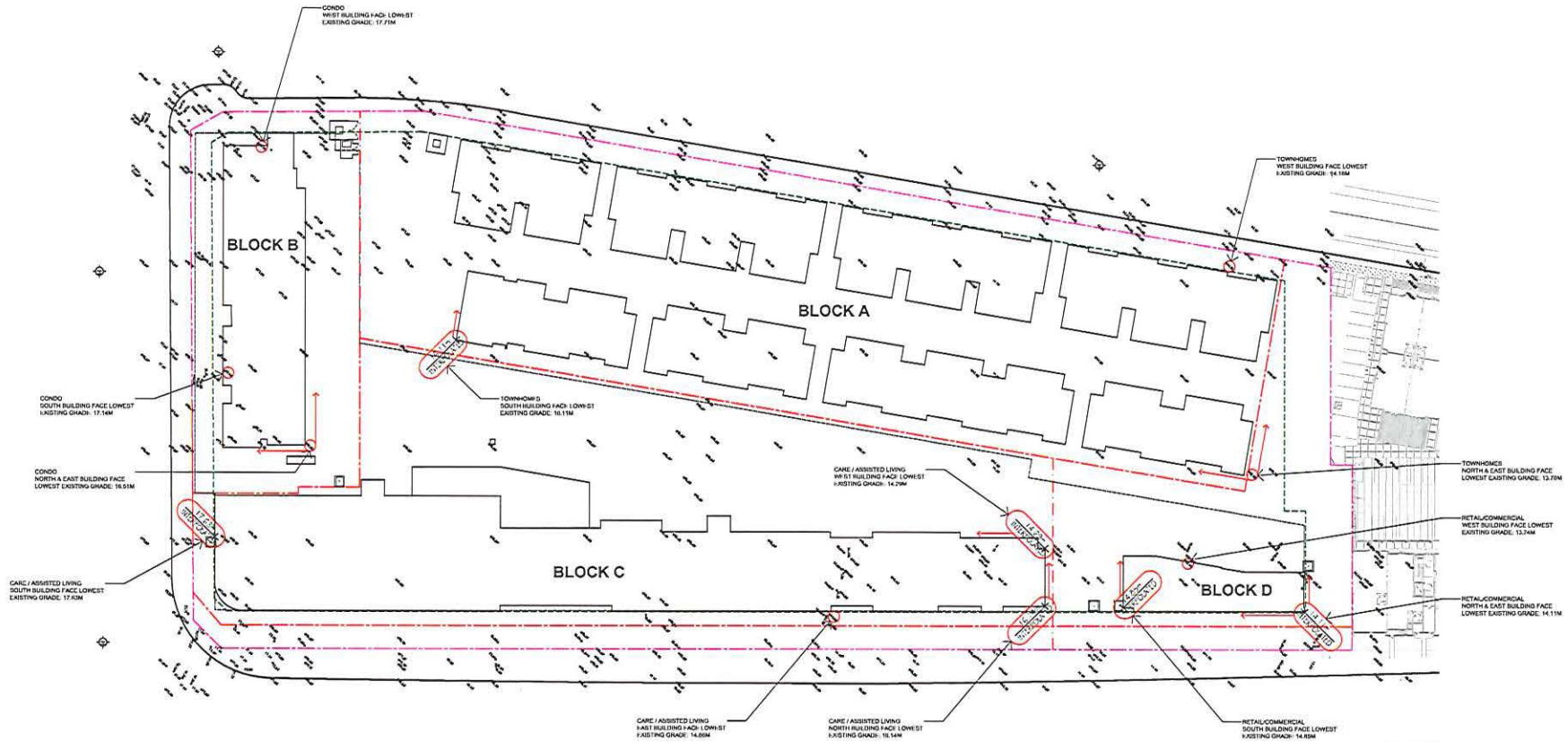
A012

DATE
OCT 2016

SCALE
NTG

PROJECT CONTACT

	BUILDING FACE LOWEST EXISTING GRADE (M)				AVERAGE EXISTING GRADE		GEODEIC MAX HEIGHT (ELEVATION TO 1 MCH. SQ. FT. EXCLUDED)		HEIGHT ABOVE AVERAGE GRADE		PROPOSED CD BY-LAW MAX. HEIGHT (M)
	NORTH	SOUTH	EAST	WEST	METERS	FEET	METERS	FEET	METERS	FEET	
BLOCK A - TOWNHOMES	13.78	16.11	13.78	14.18	14.46	47.44	25.59	83.96	11.13	36.52	11.5
BLOCK B - CONDO	16.51	17.14	16.51	17.71	16.97	55.67	37.97	124.59	21.01	68.92	22.0
BLOCK C - CARE & ASSISTED LIVING	15.14	17.03	14.85	14.29	15.48	50.79	34.90	114.50	19.42	63.71	22.0
BLOCK D - RETAILCOMMERCIAL	14.11	14.89	14.11	13.74	14.21	46.63	35.50	116.46	21.28	69.83	22.0



bfa studio
architects

100 - 1000 Burrard Street Vancouver, BC V6C 2G3
www.bfaarchitects.com

100 - 1000 Burrard Street Vancouver, BC V6C 2G3
www.bfaarchitects.com

PROJECT NO. 17425
DATE 21 SEPT 2018
DRAWN BY [Name]
CHECKED BY [Name]

IOM

17425
Mixed Use Development
228 175A Street
Surrey, BC

AVERAGE EXISTING GRADE

A013

21 SEPT 2018
1/32"=1'-0"

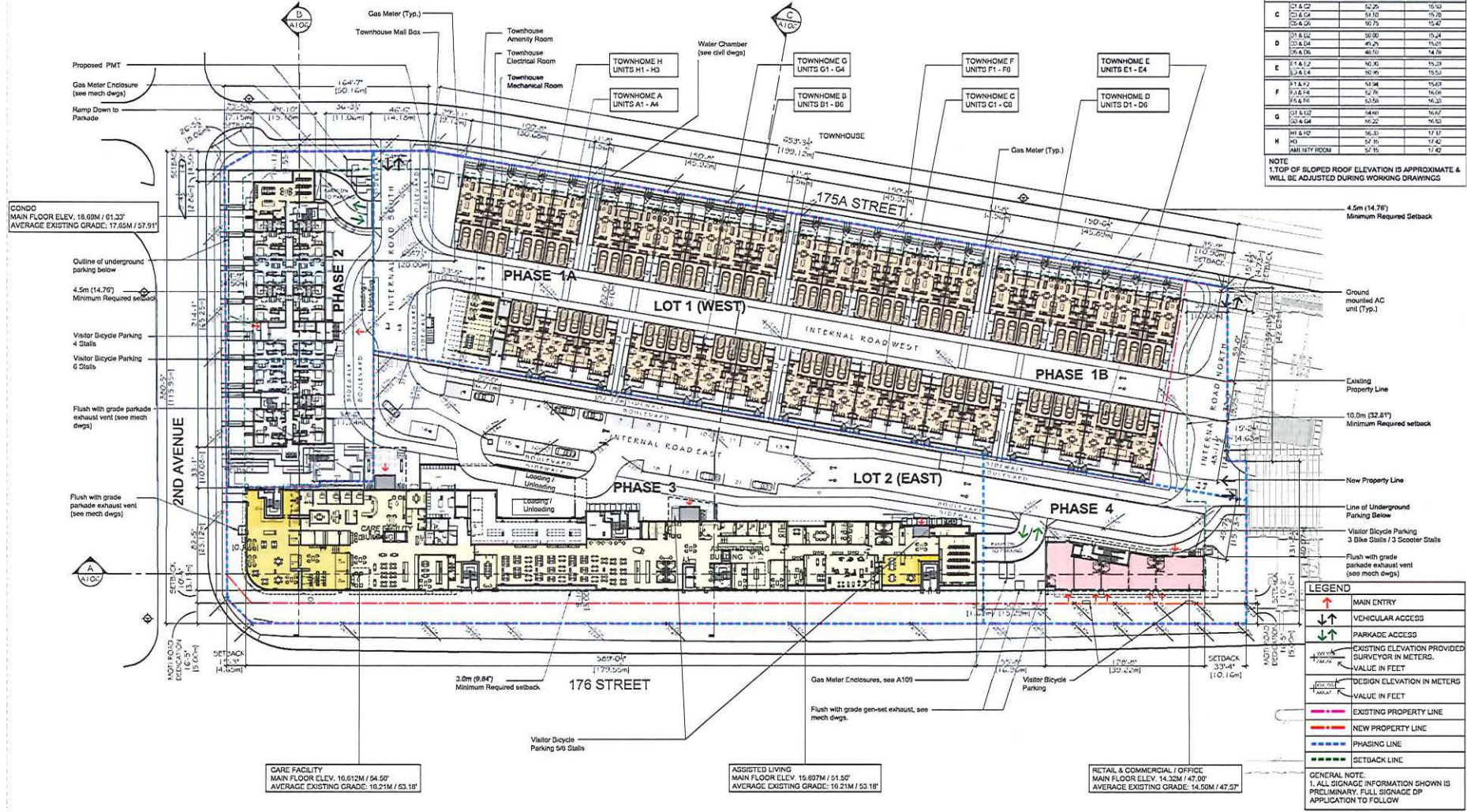
PARKING STALL LEGEND

[Symbol]	TOWNHOUSE VISITORS: 8 STALLS
[Symbol]	ADDITIONAL STALLS: 14 STALLS

TOWNHOME BUILDINGS - MAIN FLOOR ELEVATIONS

CLUSTER	UNITS	MAIN FLOOR ELEVATION (FT)	MAIN FLOOR ELEVATION (M)
A	A1 & A2	55.11	17.08
	A3 & A4	55.17	16.92
	A1 & A2	54.27	16.59
B	B1 & B2	52.74	16.09
	B3 & B4	52.79	16.09
C	C1 & C2	52.29	15.93
	C3 & C4	51.80	15.78
D	D1 & D2	50.50	15.47
	D3 & D4	49.25	14.97
E	E1 & E2	48.50	14.78
	E3 & E4	46.90	14.29
F	F1 & F2	45.98	14.03
	F3 & F4	42.25	12.88
G	G1 & G2	42.50	12.96
	G3 & G4	40.22	12.53
H	H1 & H2	36.33	11.17
	H3	32.75	10.00
	PAR 1077 H002	37.15	11.42

NOTE: 1. TOP OF SLOPED ROOF ELEVATION IS APPROXIMATE & WILL BE ADJUSTED DURING WORKING DRAWINGS



4.5m (14.78')
Minimum Required Setback

Ground mounted AC unit (Typ.)

Existing Property Line

10.0m (32.81')
Minimum Required setback

New Property Line

Line of Underground Parking Below

Visitor Bicycle Parking 3 Bike Stalls / 3 Scooter Stalls

Flush with grade parkade exhaust vent (see mech dwgs)

LEGEND

- ↑ MAIN ENTRY
- ↕ VEHICULAR ACCESS
- ↕ PARKADE ACCESS
- EXISTING ELEVATION PROVIDED SURVEYOR IN METERS. VALUE IN FEET
- DESIGN ELEVATION IN METERS. VALUE IN FEET
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PHASING LINE
- SETBACK LINE

GENERAL NOTE:
1. ALL SIGNAGE INFORMATION SHOWN IS PRELIMINARY. FULL SIGNAGE DP APPLICATION TO FOLLOW

17425

Mixed Use Development
228 175A Street
Surrey, BC

SITE / MAIN LEVEL

A101

21 SEPT 2019

1/32"=1'-0"

CONDO
MAIN FLOOR ELEV. 19.68M / 64.53'
AVERAGE EXISTING GRADE: 17.65M / 57.91'

Proposed PMT

Gas Meter Enclosure (see mech dwgs)

Ramp Down to Parkade

Gas Meter (Typ.)

Townhouse Mail Box

Townhouse Amenity Room

Townhouse Electrical Room

Townhouse Mechanical Room

TOWNHOME H UNITS H1 - H3

TOWNHOME A UNITS A1 - A4

Water Chamber (see civil dwgs)

TOWNHOME G UNITS G1 - G4

TOWNHOME B UNITS B1 - B6

TOWNHOME F UNITS F1 - F8

TOWNHOME E UNITS E1 - E4

TOWNHOME C UNITS C1 - C8

TOWNHOME D UNITS D1 - D6

TOWNHOUSE

Gas Meter (Typ.)

PHASE 1A

LOT 1 (WEST)

PHASE 1B

INTERNAL ROAD WEST

INTERNAL ROAD EAST

PHASE 3

LOT 2 (EAST)

PHASE 4

INTERNAL ROAD NORTH

INTERNAL ROAD SOUTH

2ND AVENUE

176 STREET

175A STREET

3.0m (9.84')
Minimum Required setback

Gas Meter Enclosures, see A100

Flush with grade gen-set exhaust, see mech dwgs.

Visitor Bicycle Parking

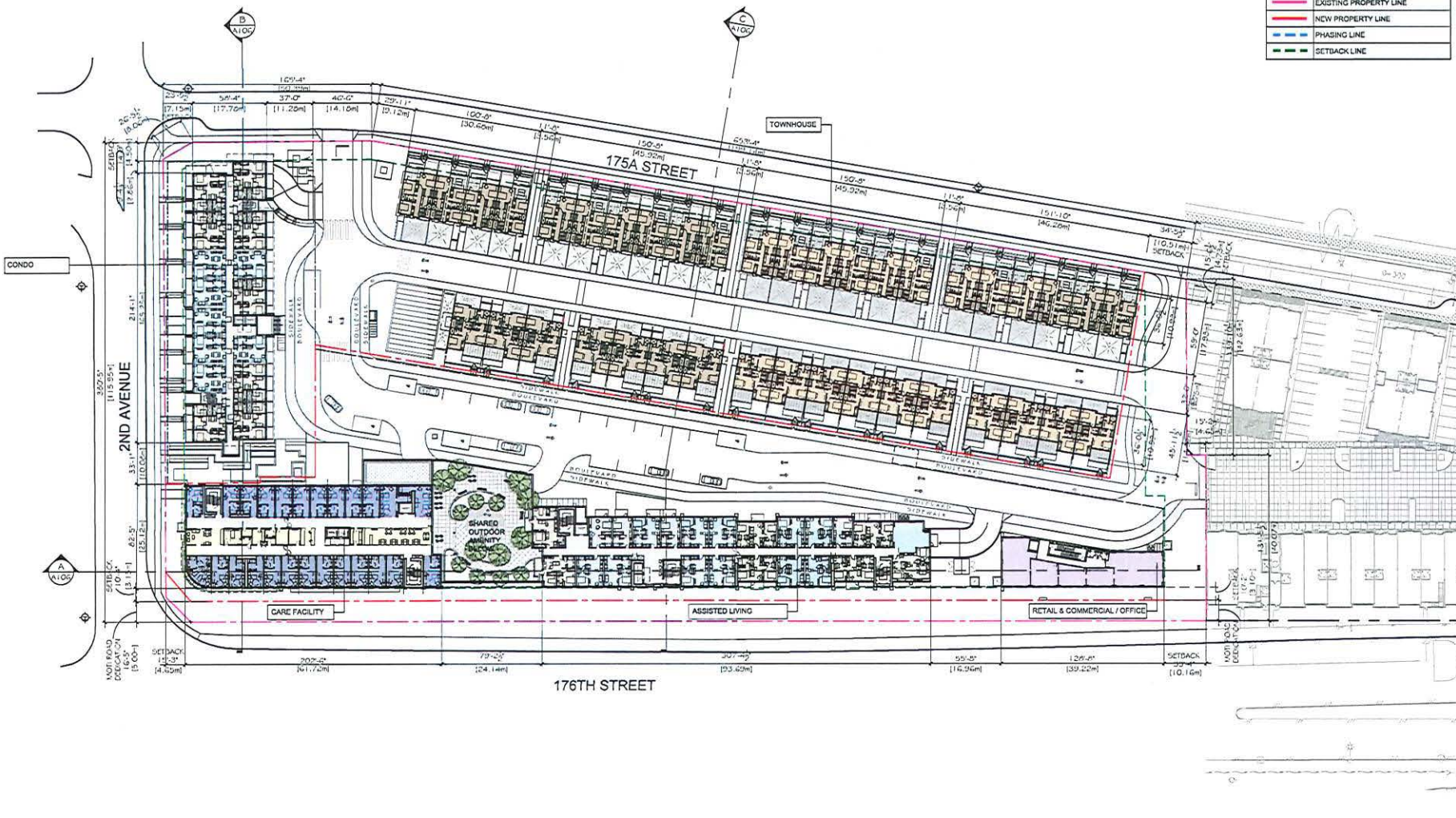
Visitor Bicycle Parking 5/6 Stalls

CARE FACILITY
MAIN FLOOR ELEV. 10.612M / 34.90'
AVERAGE EXISTING GRADE: 10.21M / 33.18'

ASSISTED LIVING
MAIN FLOOR ELEV. 15.897M / 51.95'
AVERAGE EXISTING GRADE: 10.21M / 33.18'

RETAIL & COMMERCIAL / OFFICE
MAIN FLOOR ELEV. 14.32M / 47.00'
AVERAGE EXISTING GRADE: 10.21M / 33.18'

LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS. VALUE IN FEET
	DESIGN ELEVATION IN METERS. VALUE IN FEET
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	PHASING LINE
	SETBACK LINE



IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

LEVEL 2

A102

DATE: 21 SEPT 2018
SCALE: 1/32"=1'-0"

LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS
	VALUE IN FEET
	DECIMAL ELEVATION IN METERS
	VALUE IN FEET
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	PHASING LINE
	SETBACK LINE



IOM

17425

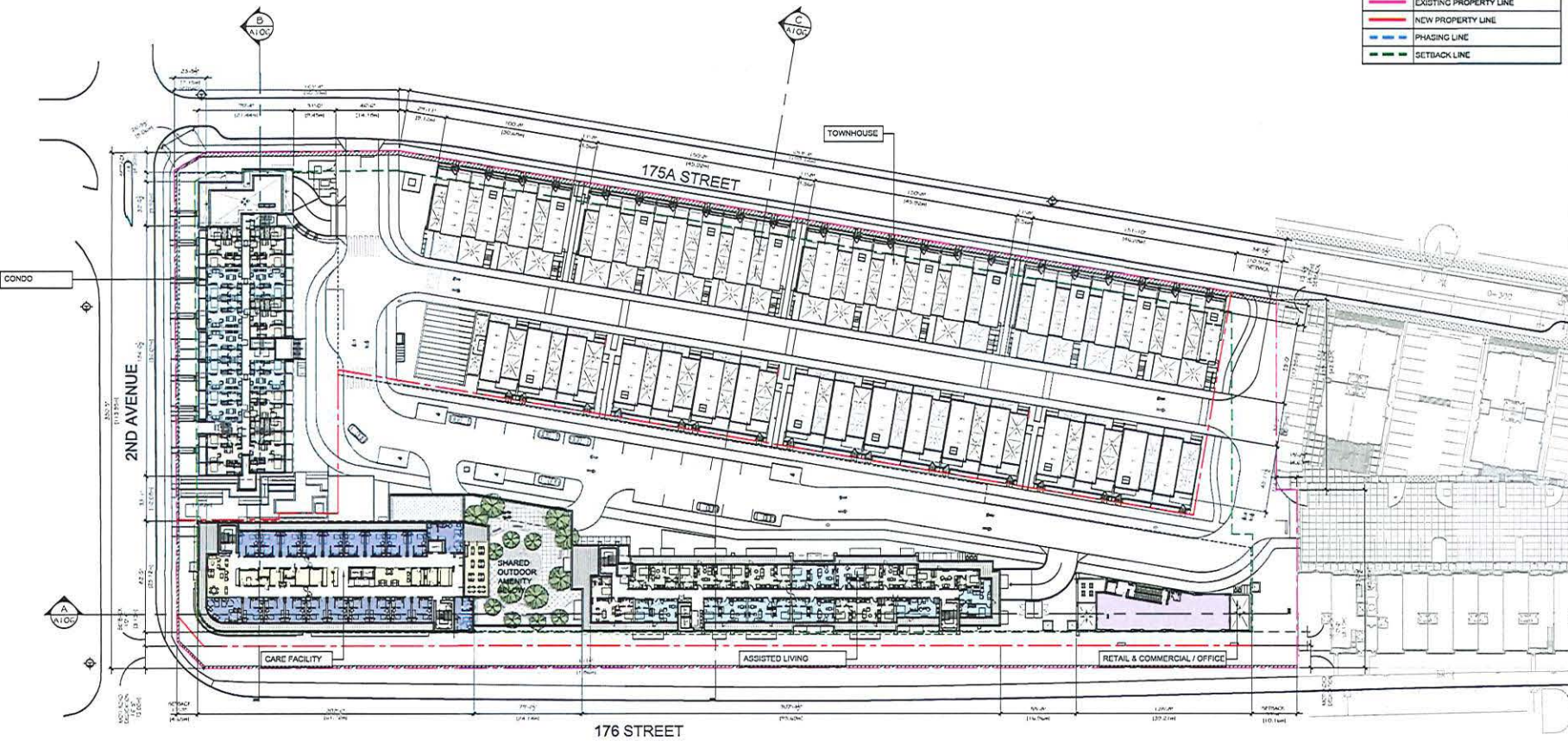
Mixed Use Development
228 175A Street
Surrey, BC

LEVEL 3&4

A103

DATE: 25 JAN 2017
 SCALE: 1/32"=1'-0"

LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS. VALUE IN FEET
	DESIGN ELEVATION IN METERS. VALUE IN FEET
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	PHASING LINE
	SETBACK LINE



IOM

17429

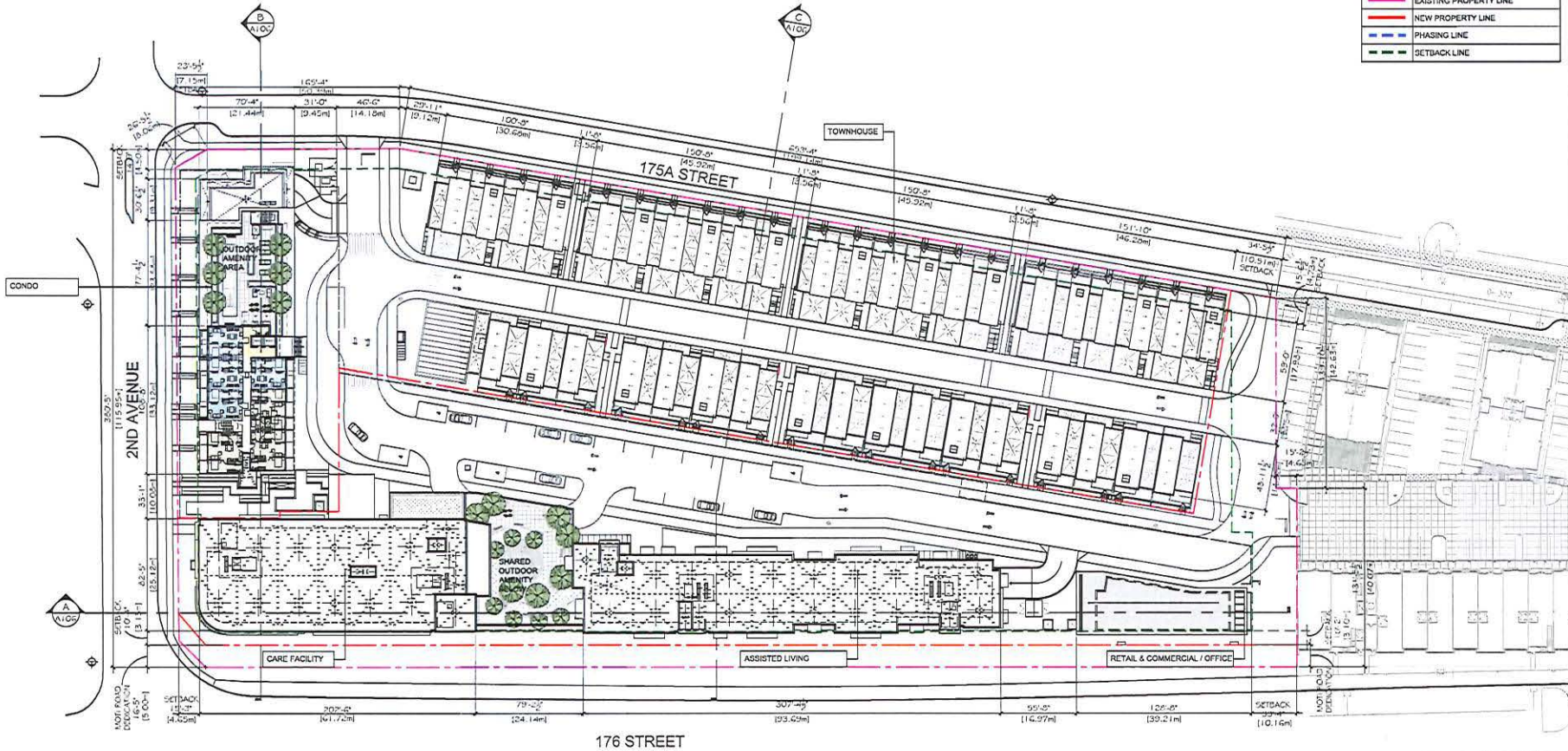
Mixed Use Development
228 175A Street
Surrey, BC

LEVEL 5

A104

DATE: 25 JAN 2017
 SCALE: 1/32"=1'-0"

LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS, VALUE IN FEET
	DESIGN ELEVATION IN METERS, VALUE IN FEET
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	PHASING LINE
	SETBACK LINE



IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

LEVEL 6

A105

DATE: 25 JAN 2017
 SCALE: 1/32"=1'-0"

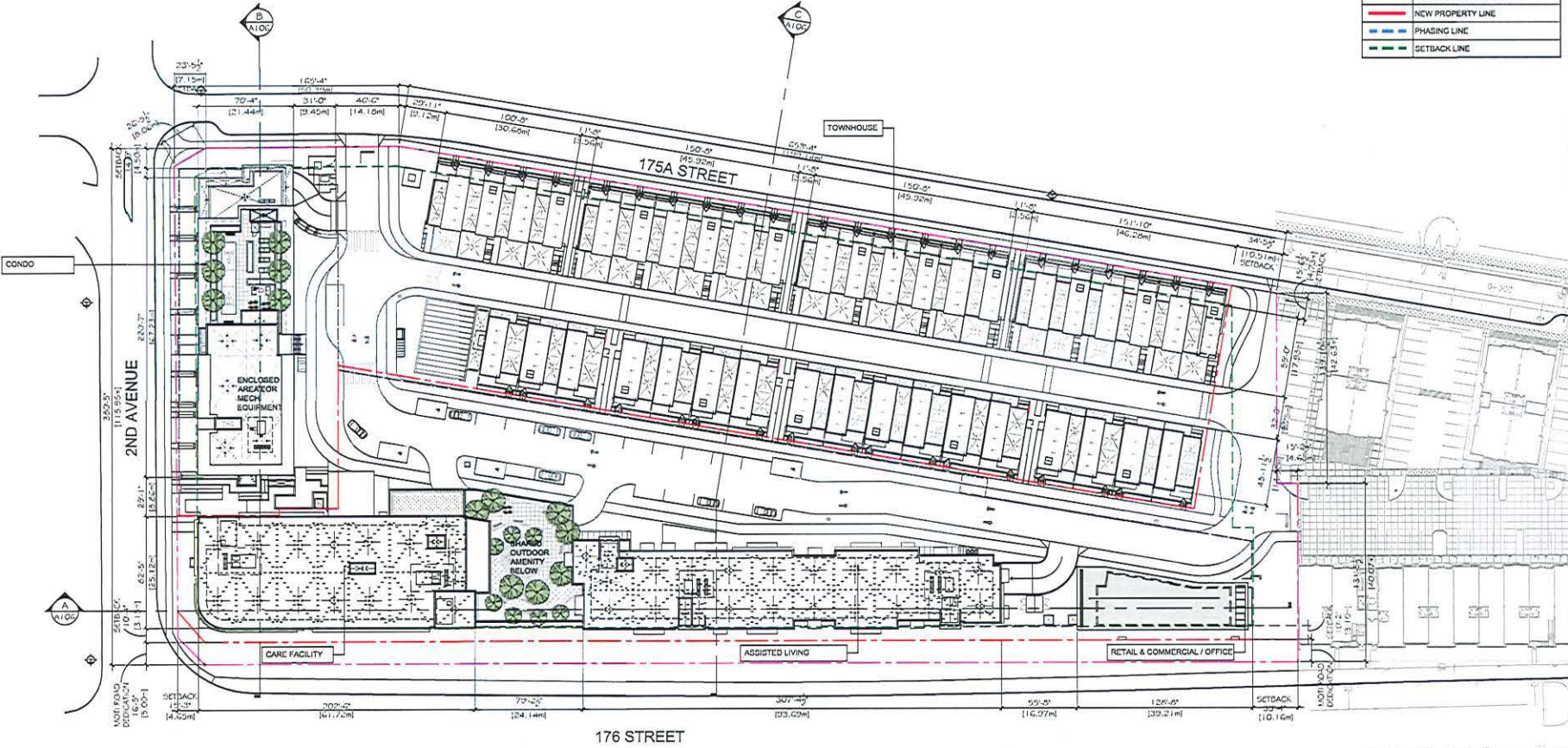
LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS, VALUE IN FEET
	DESIGN ELEVATION IN METERS, VALUE IN FEET
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	PHASING LINE
	SETBACK LINE

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Vancouver BC V6C 2K6 | F 604 682 4600
www.bfaarchitects.com | info@bfaarchitects.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/15/2017
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3	ISSUED FOR PERMIT	12/15/2017
4	ISSUED FOR PERMIT	12/15/2017
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100	ISSUED FOR PERMIT	12/15/2017



IOM

17425

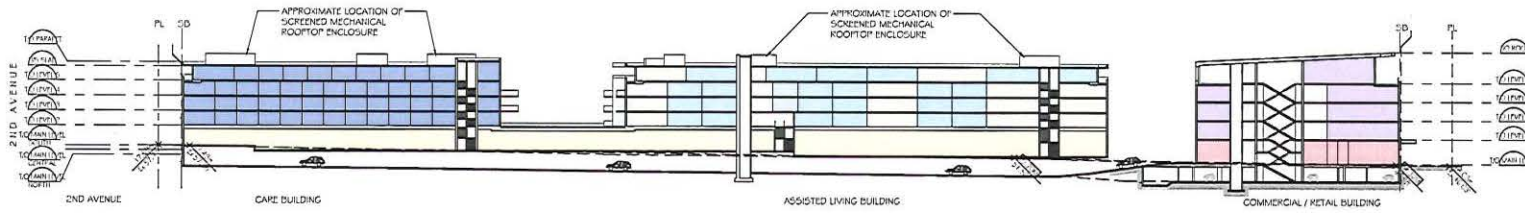
Mixed Use Development
228 175A Street
Surrey, BC

LEVEL 6

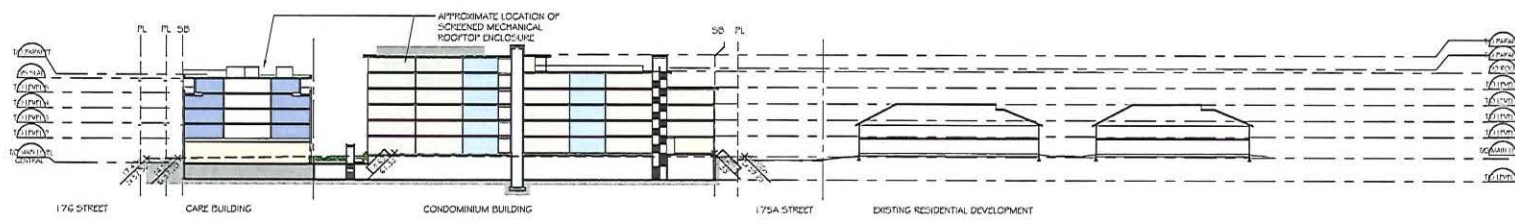
A106

25 JAN 2017
1/32" = 1'-0"

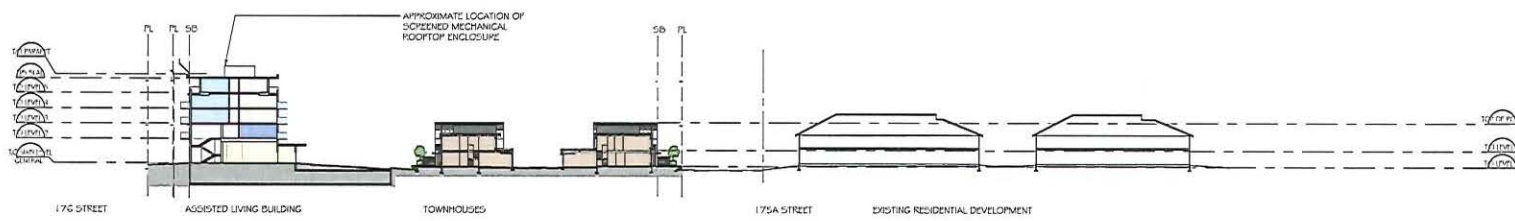
PROJECT NO.	17425
DATE	21 SEPT 2010
DESIGNER	1/32"=1'-0"
DATE	21 SEPT 2010



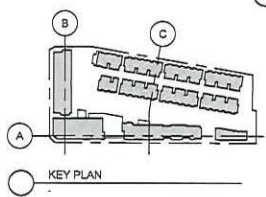
A SOUTH-NORTH SECTION
1/32"=1'-0"



B WEST-EAST SECTION
1/32"=1'-0"



C WEST-EAST SECTION
1/32"=1'-0"



LEGEND	
	EXISTING ELEVATION PROVIDED SURVEYOR IN METERS.
	VALUE IN FEET
	DESIGN ELEVATION IN METERS
	VALUE IN FEET

IOM

PROJECT NO. 17425

PROJECT Mixed Use Development
228 175A Street
Surrey, BC

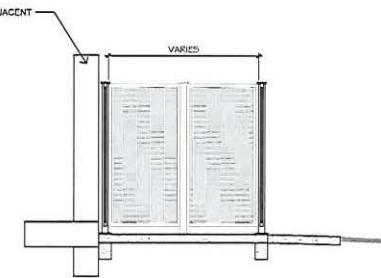
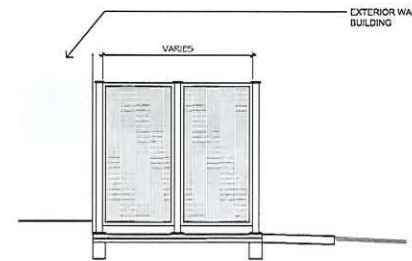
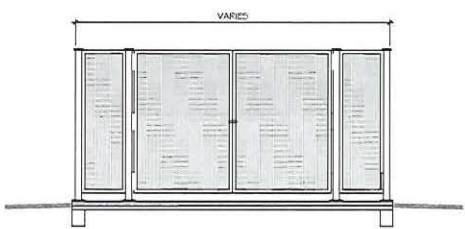
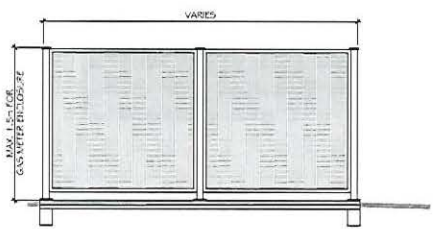
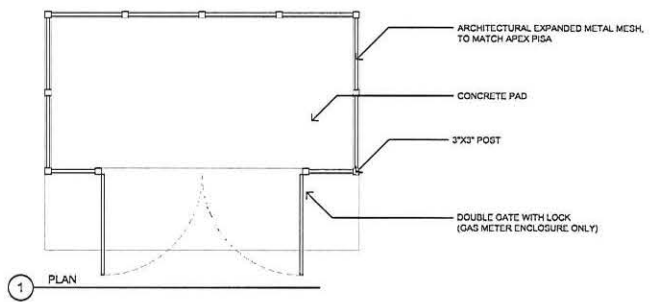
OVERALL SECTIONS
DIAGRAM

A107

DATE 21 SEPT 2010

SCALE 1/32"=1'-0"

PROJECT INFORMATION	
PROJECT NO.	17425
PROJECT	Mixed Use Development 228 175A Street Surrey, BC
ENCLOSURE / SCREEN DETAILS	
DATE	OCT 2018
SCALE	1/2" = 1'-0"



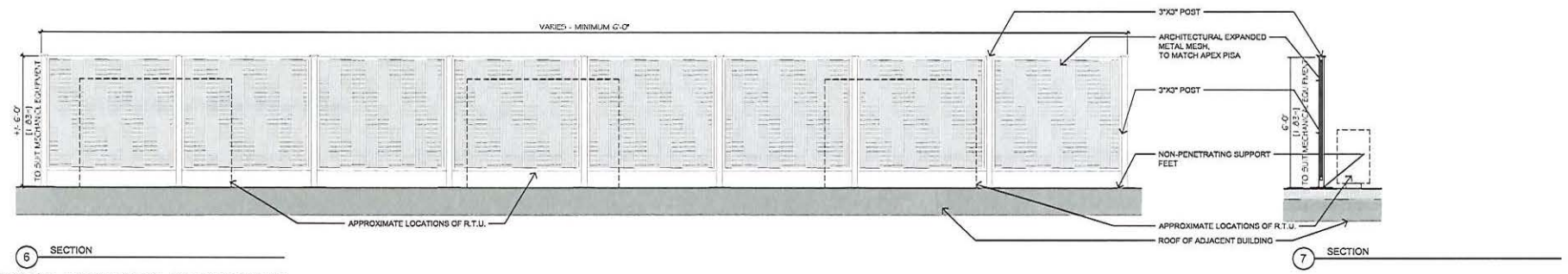
2 REAR ELEVATION

3 FRONT ELEVATION

4 SIDE ELEVATION

5 SECTION

TYPICAL GAS METER & EXHAUST / INTAKE ENCLOSURE DETAIL



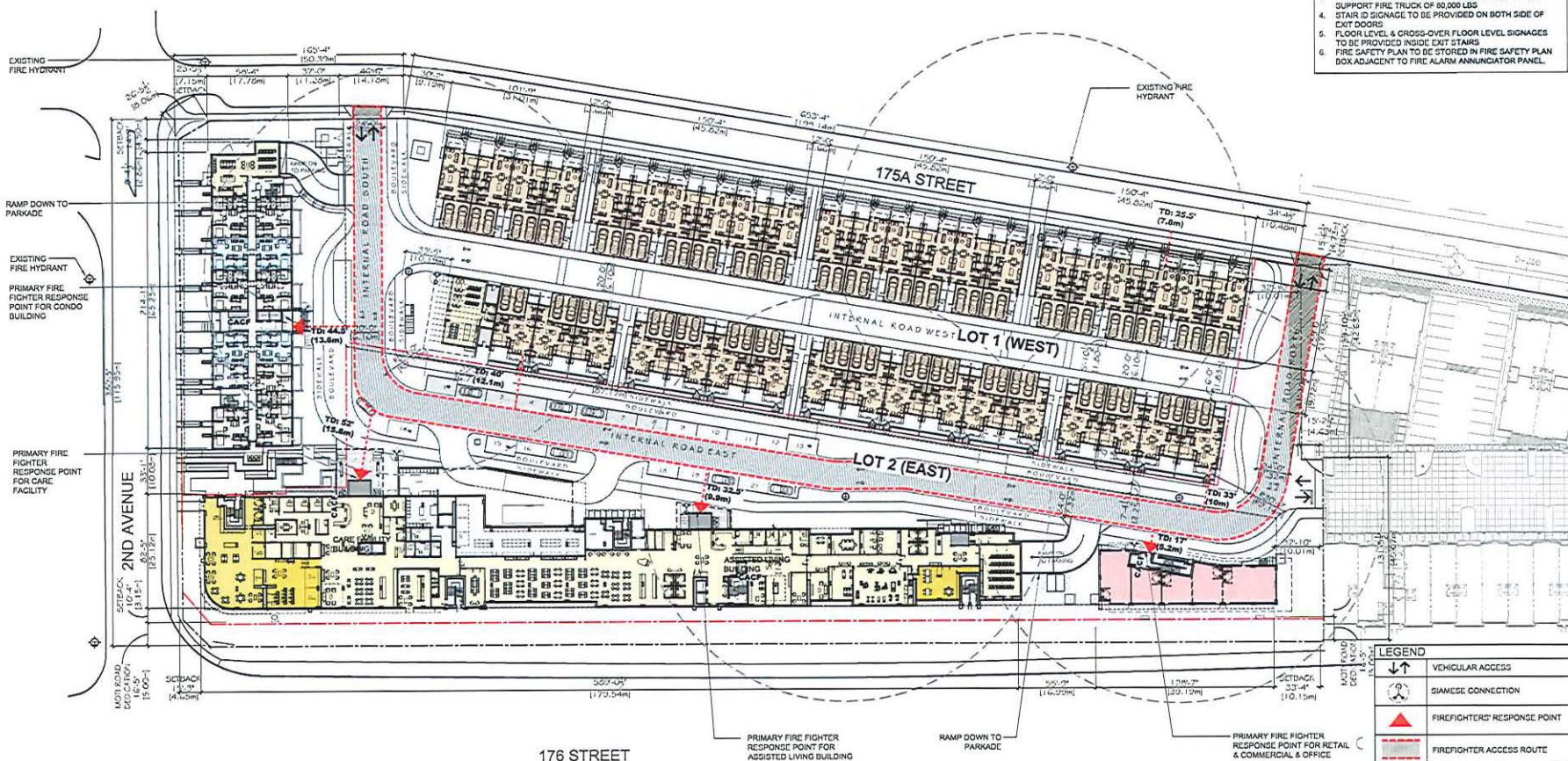
6 SECTION

7 SECTION

TYPICAL MECHANICAL SCREEN DETAIL

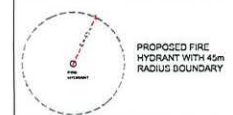
DATE:	21 SEPT 2016
BY:	ARCHITECT
PROJECT NAME:	228 175A STREET
PROJECT ADDRESS:	228 175A STREET
PROJECT CITY:	SURREY, BC
PROJECT CLIENT:	175A STREET DEVELOPMENT
PROJECT NUMBER:	175A-001
PROJECT PHASE:	CONCEPT DESIGN
PROJECT STATUS:	CONCEPT DESIGN
PROJECT DESCRIPTION:	MIXED USE DEVELOPMENT
PROJECT LOCATION:	228 175A STREET, SURREY, BC
PROJECT SCALE:	1/32" = 1'-0"

- FIRE DEPARTMENT NOTE**
1. FIRE ACCESS ROUTES ARE TO COMPLY WITH BCRC 3.2.5.
 2. PUBLIC SAFETY E-COMM RADIO AMPLIFICATION TO BE IMPLEMENTED IF APPLICABLE AS PER THE CITY OF SURREY DYLAW NO.19106
 3. FIRE TRUCK ACCESS ROUTE MUST BE DESIGNED TO SUPPORT FIRE TRUCK OF 80,000 LBS
 4. STAIR ID SIGNAGE TO BE PROVIDED ON BOTH SIDE OF EXIT DOORS
 5. FLOOR LEVEL & CROSS-OVER FLOOR LEVEL SIGNAGES TO BE PROVIDED INSIDE EXIT STAIRS
 6. FIRE SAFETY PLAN TO BE STORED IN FIRE SAFETY PLAN BOX ADJACENT TO FIRE ALARM ANNUNCIATOR PANEL



LEGEND

	VEHICULAR ACCESS
	SIAMISE CONNECTION
	FIREFIGHTERS' RESPONSE POINT
	FIRE FIGHTER ACCESS ROUTE
	FIRE ANNUNCIATOR PANEL
	STANDPIPE



IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

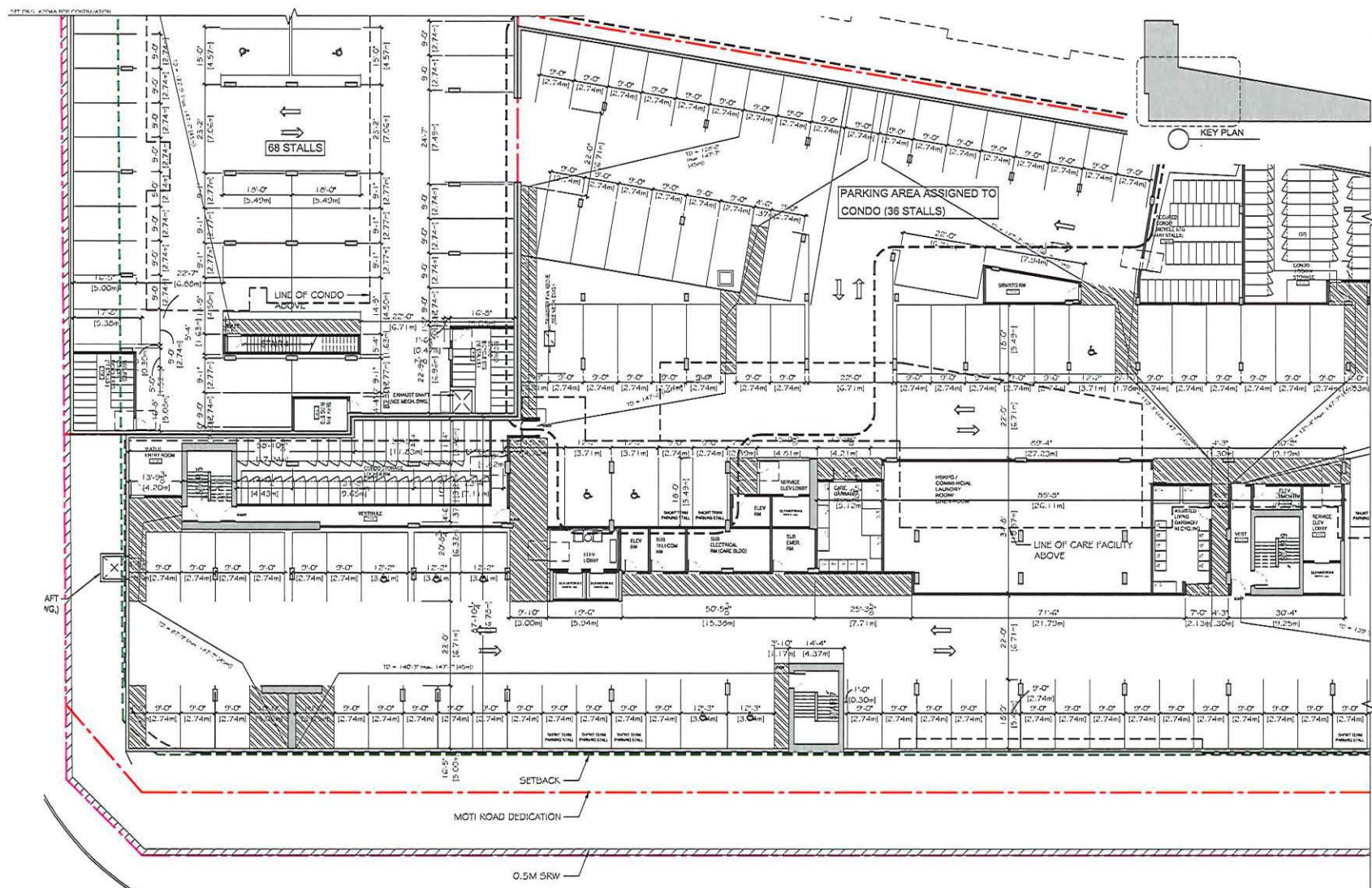
FIRE ACCESS PLAN

A110

21 SEPT 2016

1/32"=1'-0"

NO. SHEETS	DATE
NO. REVISED	DATE
NO. APPROVED	DATE
NO. REVISIONS	DATE
NO. COMMENTS	DATE



1 FLORR PLAN - LEVEL P1 (SOUTH)

IOM

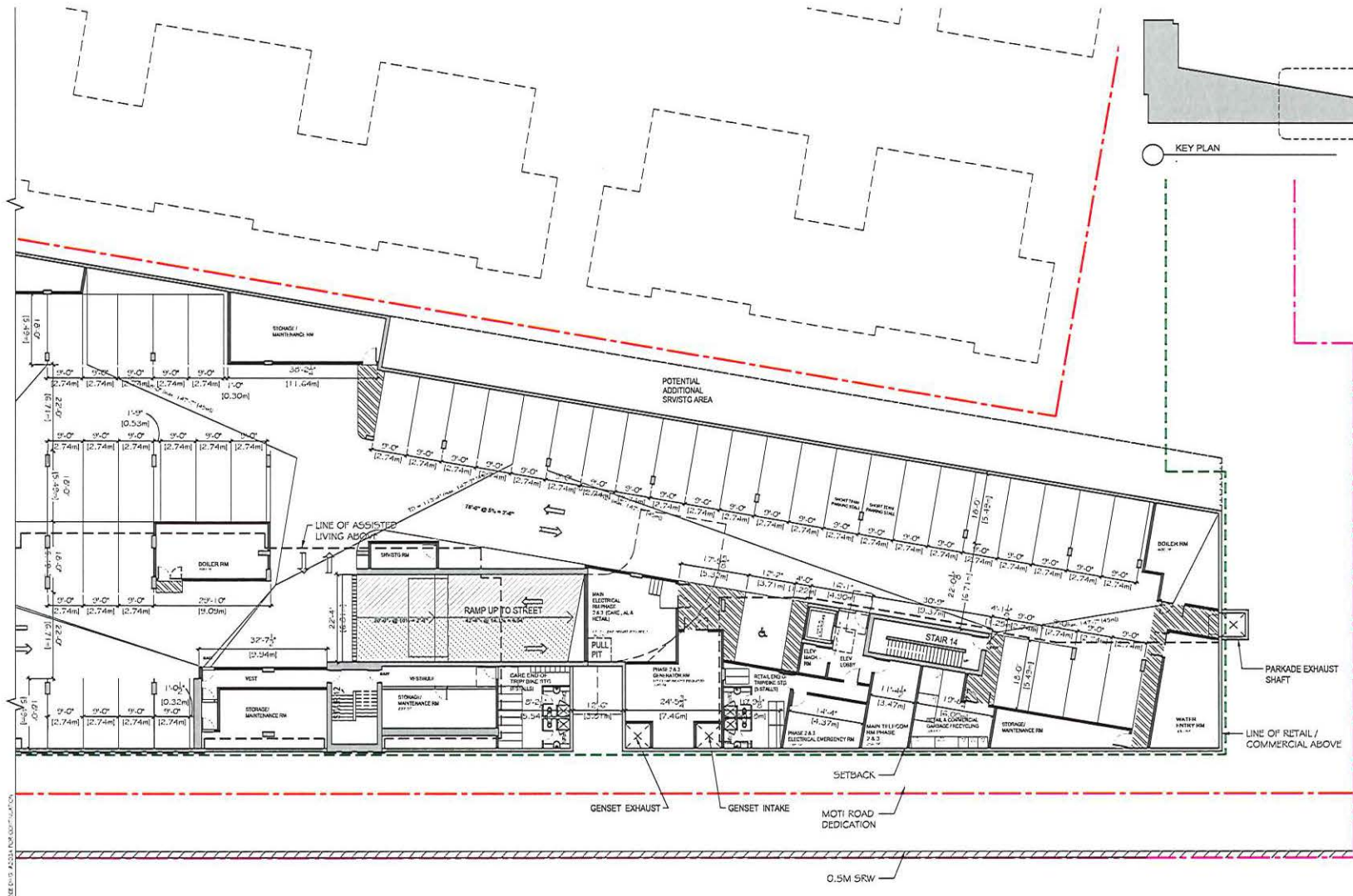
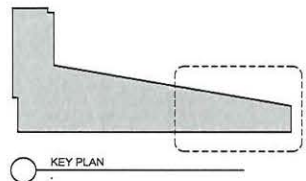
17425

Mixed Use Development
228 175A Street
Surrey, BC

P1 PARKING PLAN (SOUTH)

A202A

DATE: OCT 2018
SCALE: 3/32" = 1'-0"



IOM

PROJECT NO: 17429

PROJECT: Mixed Use Development
228 175A Street
Surrey, BC

DRAWING TITLE: PLAN - P1 (NORTH)

A204A

DATE: OCT 2018

SCALE: 3/32" = 1'-0"

UNIT B TOWNHOUSE UNIT AREA CHART	
LEVEL 1	550 SF
LEVEL 2	934 SF
GARAGE	436 SF
TOTAL GROSS (EXCL. GARAGE)	1704 SF
TOTAL GROSS (INCL. GARAGE)	2220 SF

NOTE: A DEDICATED SHED (BUILT FOR ELECTRIC VEHICLE CHARGING PROVIDED IN EACH GARAGE)

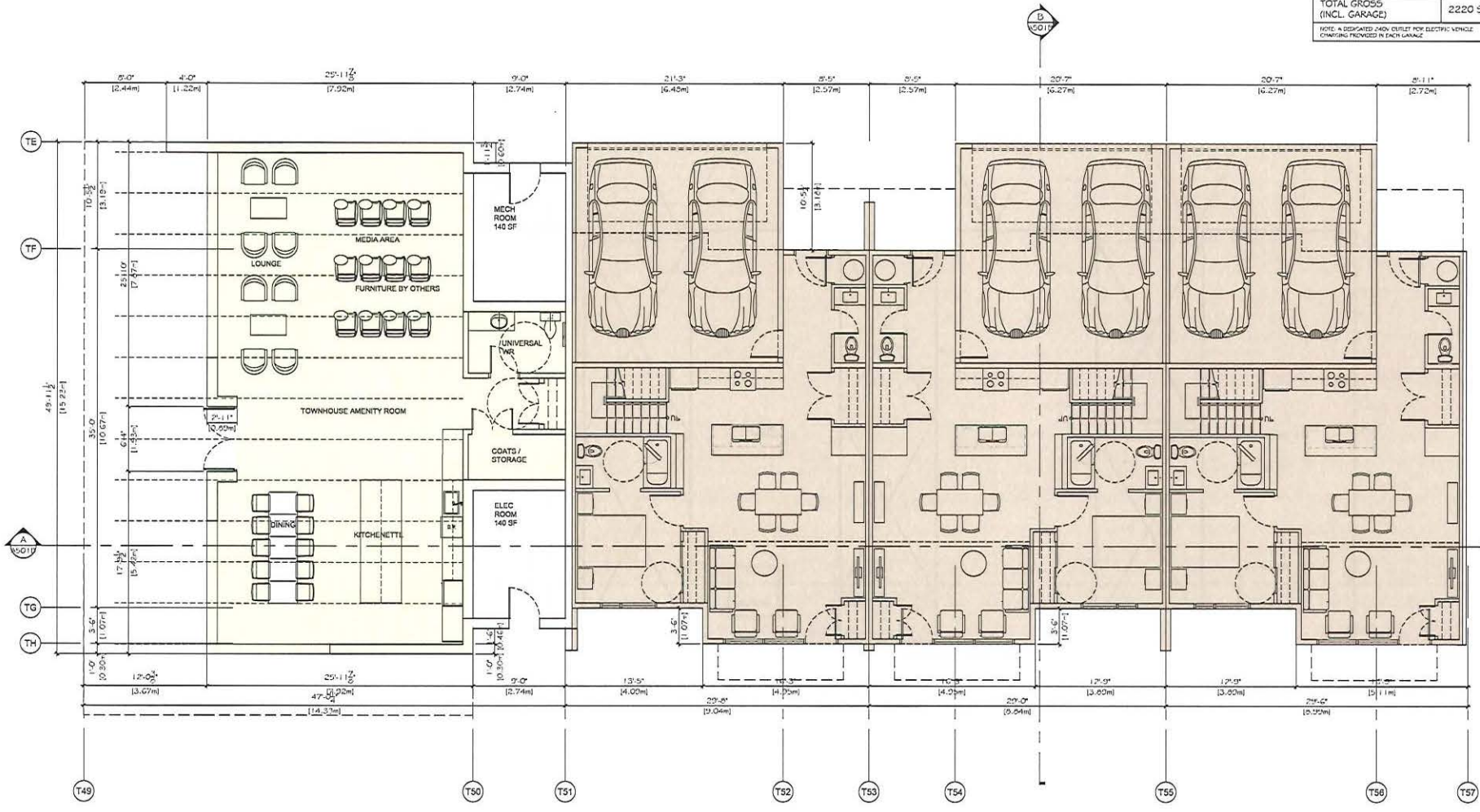
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Vancouver BC V6C 2S8
www.bfaarchitects.com

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F: 604 682 4281
info@bfaarchitects.com

PROJECT NUMBER: 17425
DATE: 17 JAN 2018
DRAWN BY: JAP
CHECKED BY: JAP
DATE: 17 JAN 2018



IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

TOWNHOMES -
UNIT B MAIN FLOOR PLAN

A204B

DATE: SEPT 2018
SCALE: 1/4" = 1'-0"

PROJECT NO.	17425
PROJECT	Mixed Use Development 228 175A Street Surrey, BC
DATE	OCT 2010
SCALE	1/8"=1'-0"

NO.	DATE
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2	10/10/10
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19	10/10/10
20	10/10/10

IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

TOWNHOMES -
UNIT B ELEVATIONS

A401B

OCT 2010

1/8"=1'-0"



1 FRONT ELEVATION UNIT B - BUILDING H
1/8"=1'-0"



3 SIDE ELEVATION UNIT B - BUILDING E
1/8"=1'-0"



2 BACK ELEVATION UNIT B - BUILDING H
1/8"=1'-0"



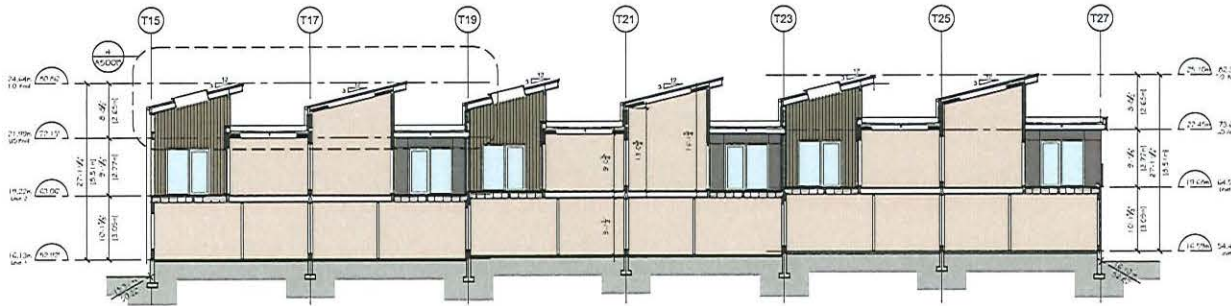
4 FRONT ELEVATION AMENITY ROOM - BUILDING H
1/8"=1'-0"



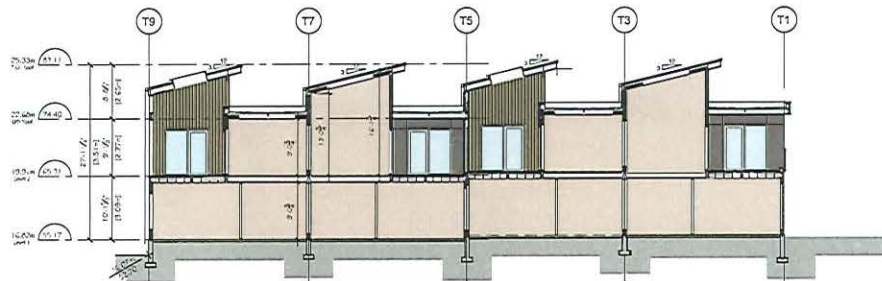
ITEM	COLOR/PATTERN	ITEM	COLOR/PATTERN	ITEM	COLOR/PATTERN
1.1	CONCRETE/GROUT GLAZING PANEL	8	VERTICAL METAL BALCONY GUARD	18	STONEPOINT WINDOW DOOR, REFER TO WINDOW SCHEDULE
1.2	CONCRETE/GROUT GLAZING PANEL	9	HORIZONTAL METAL BALCONY GUARD	19	FRAME ANODIZED ALUMINUM - GREY
2	CONCRETE/GROUT GLAZING - VERTICAL SIDING	10	NON-ADVERTISING SIGN BY PERFORATED STRIP VENT	20	GLASS - DOUBLE GLAZED - CLEAR
3	CONCRETE/GROUT GLAZING - PASSAGE PANEL	11	PERFORATED METAL FLASHING	21	METALLIC PEEK PLATE - COLOUR: WOOD PATTERN
4	WALL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE	12	SMOOTH		SYSTEM PANEL
5	METAL GARAGE DOOR	13	PERFORATED		EDGEW. TO MATCH LUX TRAFF. STR.
6	FRAME GLASS ENTRY DOOR	14	FRAMING FACE BRICK 4 1/2" x 3 1/2" PATTER. STACKED BOND		COLOUR: TO MATCH WOODSTONE PEEK FLOOR
7	ALUMINUM FRAME DOOR W/ GLAZING UNIT	15	EXPOSED CONCRETE		TO MATCH APEX CRESCENT

NOTE: 1. ALL RENEVAL, TRIM & CLIPS. COLOUR TO MATCH ADJACENT FAÇADE MATERIAL.

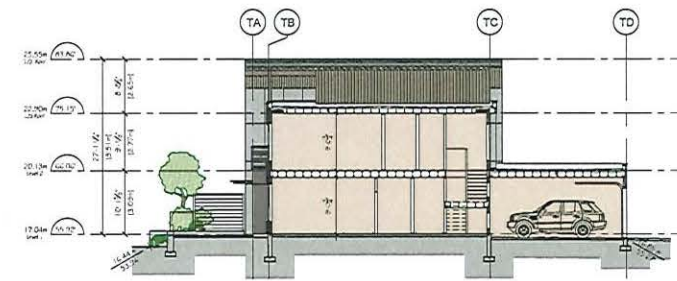
NOTE:
 1. GRAITH AND FLOOR ELEVATION VALUES FOR EACH TOWNHOME BUILDING SPECIFIC GARAGED OF FOLLOWING SECTIONS ARE SPECIFIC TO HORIZONTAL SECTION OF BUILDING B FOR SECTION A NORTH-SOUTH SECTION OF BUILDING A FOR SECTION B & EAST-WEST SECTION OF BUILDING A FOR SECTION C.



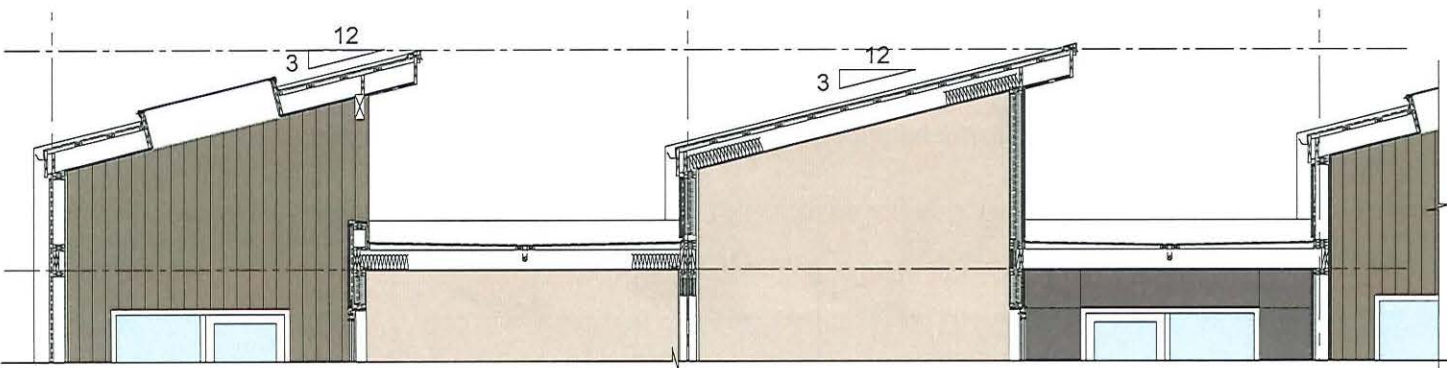
1 SECTION A - NORTH-SOUTH BUILDING B
 1/8" = 1'-0"



2 SECTION B - NORTH-SOUTH BUILDING A
 1/8" = 1'-0"



3 SECTION C - EAST-WEST BUILDING A
 1/8" = 1'-0"

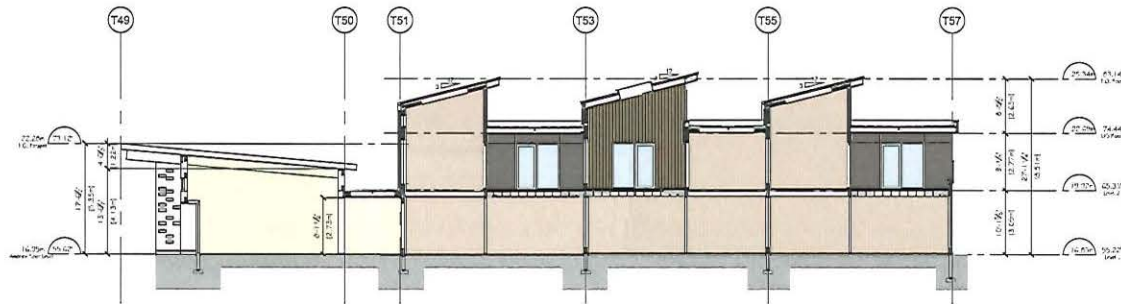


4 ROOF SECTION DETAIL
 1/2" = 1'-0"

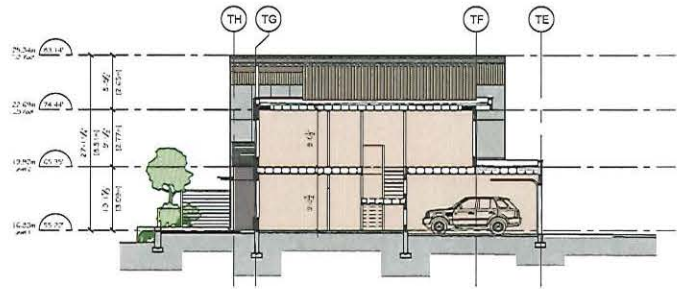
bfa studio
 architects

REGISTRATION: ARCHITECTURE + INTERIOR DESIGN
 REG. NO. 200 (General License) REG. NO. 200 (Professional)
 Vancouver, BC V6C 2S4 Surrey, BC V4A 4S6
 www.bfaarchitects.com info@bfaarchitects.com

PROJECT NO. 17425
 PROJECT: Mixed Use Development
 228 175A Street
 Surrey, BC
 DRAWING TITLE: TOWNHOMES - UNIT A + AMENITY SECTIONS
 DATE: OCT 2018
 SCALE: 1/8"=1'-0"



1 SECTION A - NORTH-SOUTH BUILDING G
1/8" = 1'-0"



2 SECTION B - EAST-WEST BUILDING G
1/8" = 1'-0"

NOTE:
1. GRADES AND FLOOR ELEVATIONS VARY FOR EACH TOWNHOME BUILDING. SPECIFIC VALUES OF FOLLOWING SECTIONS ARE SPECIFIC TO NORTH-SOUTH SECTION OF BUILDING B FOR SECTION A, NORTH-SOUTH SECTION OF BUILDING A FOR SECTION B & EAST-WEST SECTION OF BUILDING A FOR SECTION C.

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PROJECT NO.	17425
DATE	10/18/2018
PROJECT NAME	Mixed Use Development
PROJECT ADDRESS	228 175A Street
PROJECT CITY	Surrey, BC
PROJECT TITLE	TOWNHOMES - UNIT B SECTIONS
DATE	
SCALE	1/8" = 1'-0"

IOM

PROJECT NO. 17425
PROJECT NAME Mixed Use Development
PROJECT ADDRESS 228 175A Street
PROJECT CITY Surrey, BC

TOWNHOMES - UNIT B SECTIONS

A501B

DATE OCT 2018
SCALE 1/8" = 1'-0"

PROJECT NO.	17425
DATE	NOV 2018
SCALE	AS SHOWN
DATE	NOV 2018



175A STREET



175A STREET & INTERNAL ROAD SOUTH CORNER - AMENITY BUILDING



INTERNAL ROAD EAST & INTERNAL ROAD SOUTH CORNER



INTERNAL ROAD NORTH & INTERNAL ROAD WEST CORNER

3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

IOM

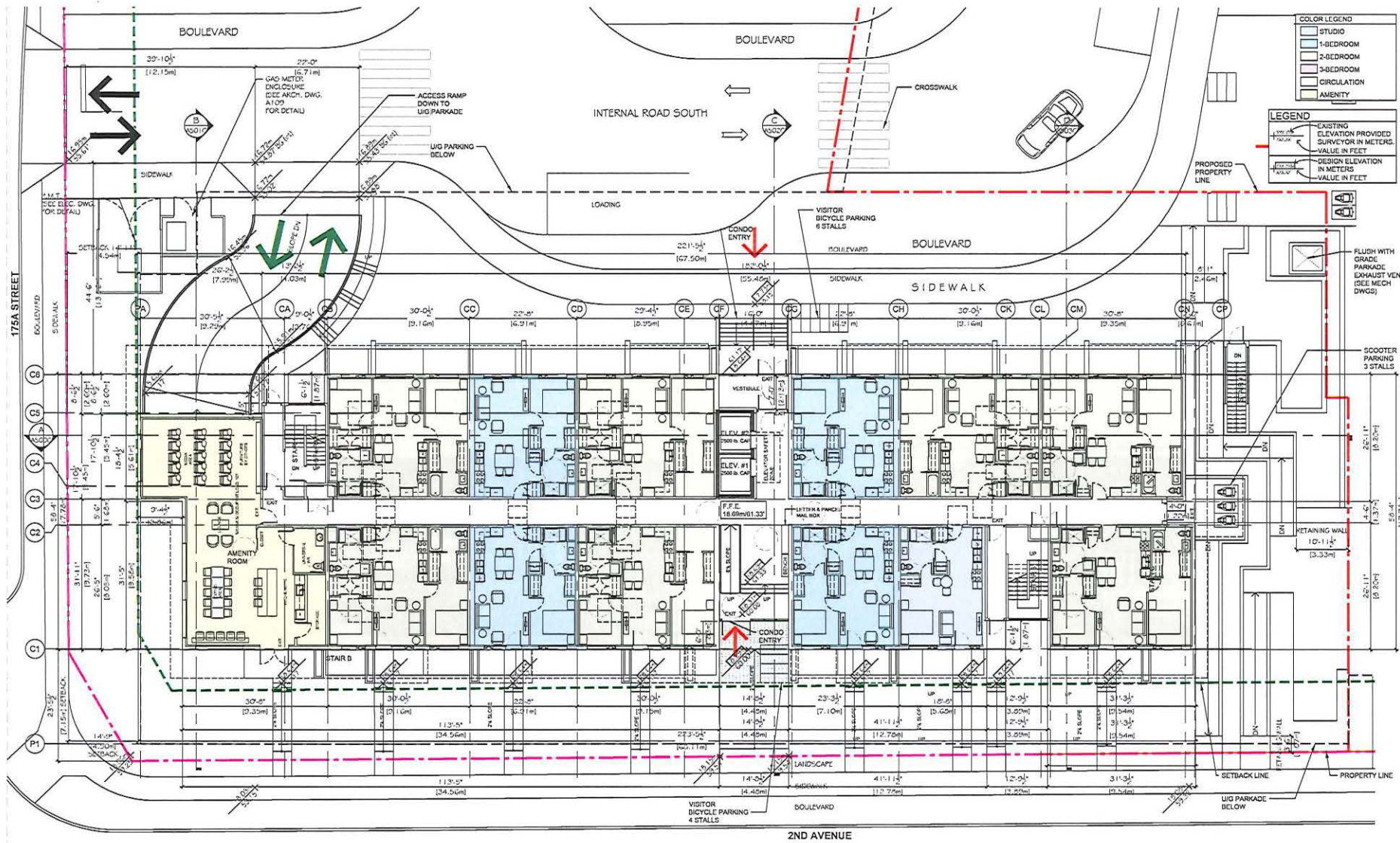
17425

Mixed Use Development
228 175A Street
Surrey, BC

3D VIEWS
TOWNHOMES

A600B

NOV 2018



COLOR LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- CIRCULATION
- AMENITY

LEGEND

- EXISTING ELEVATION PROVIDED SURVEYOR IN METERS - VALUE IN FEET
- DESIGN ELEVATION IN METERS - VALUE IN FEET

bfa studio architects
 REG. RESIDENT ARCHITECTS + INTERIOR DESIGN
 851-879 Signal Street
 Vancouver, BC V6C 2G8
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1 604 671 7844
 F 604 682 4286
 info@bfastudio.com

REVISIONS

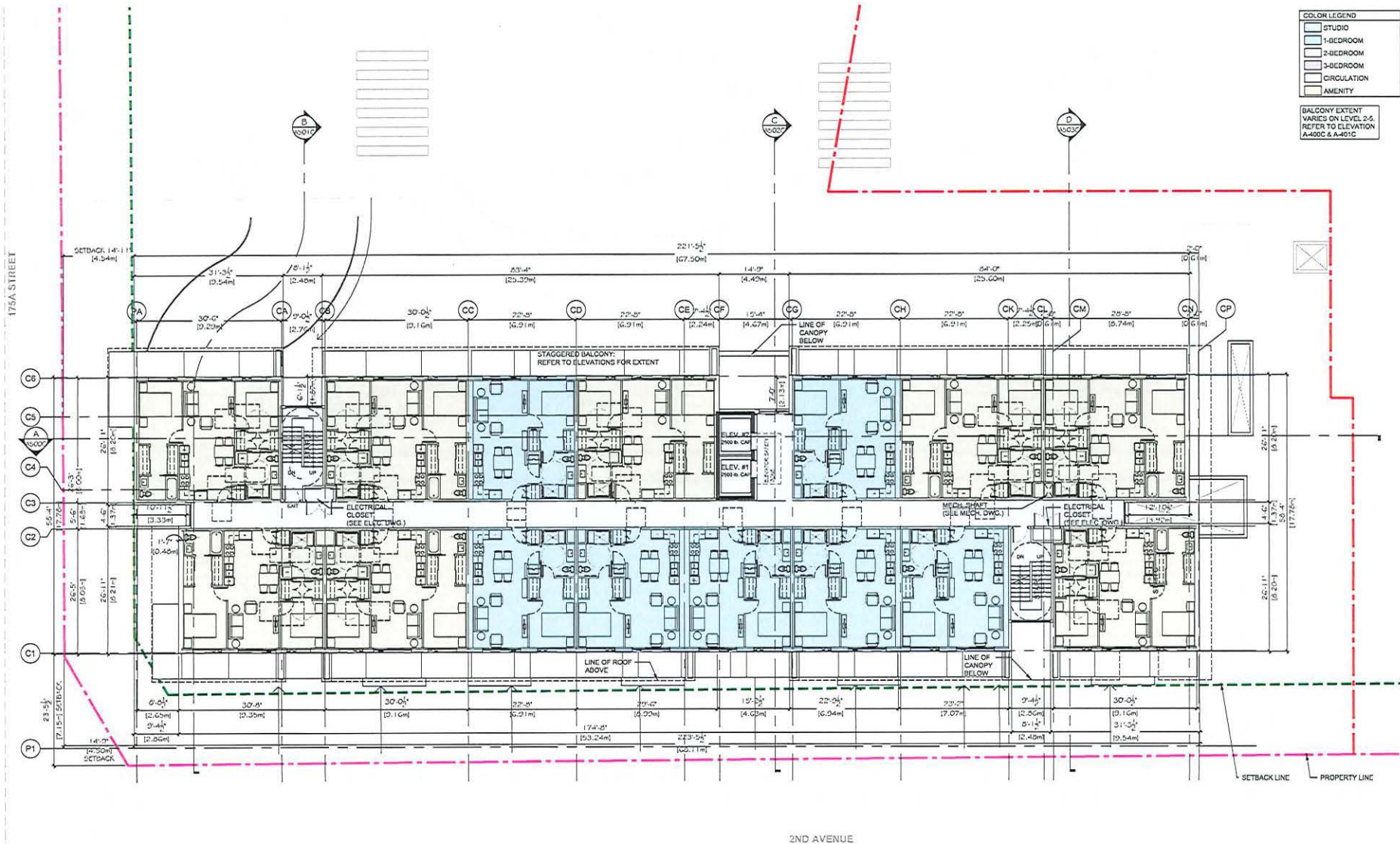
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	17 APR 2018
2	REVISIONS	17 APR 2018
3	REVISIONS	17 APR 2018

PROJECT
 17425
 Mixed Use Development
 228 175A Street
 Surrey, BC

CONDO MAIN LEVEL FLOOR PLAN

A201C

DATE: SEPT 2018
 SCALE: 1/8" = 1'-0"



COLOR LEGEND

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- CIRCULATION
- AMENITY

BALCONY EXTENT VARIES ON LEVEL 2G, REFER TO ELEVATION A-400C & A-401C

bfa studio architects
 FCG-REGIONAL ARCHITECTURE + INTERIOR DESIGN
 601 - 295 Burrard Street | New West Plaza
 Vancouver, BC V6C 2G4 | Tel: 604.682.4000
 www.bfa-studio.com | info@bfa-studio.com

IOM

PROJECT NO: 17425
 PROJECT: Mixed Use Development
 228 175A Street,
 Surrey, BC

DRAWING TITLE: CONDO LEVELS 2-4 FLOOR PLAN

A202C

DATE: SEPT 2018
 SCALE: 1/8" = 1'-0"

NO. 195 Rupert Street Vancouver BC V6C 2P6 www.bfastudio.com	T: 604 682 8888 F: 604 682 8887 info@bfastudio.com
PROJECT NO. 7916-0679-00	DATE
PROJECT NAME	CLIENT NAME
PROJECT ADDRESS	PROJECT PHASE
PROJECT CONTACT	PROJECT STATUS



1 NORTH ELEVATION / INTERNAL STREET



ITEM	COLOR / FINISH	ITEM	COLOR / FINISH
1.1	CEMENTITIOUS GLASSING - PANEL	6.2	BALCONY GLAZING WITH HORIZONTAL METAL SLAT
1.2	CONVENTIONAL GLASSING - PANEL	7	RESERVED
2.1	ALUMINUM GLASSING PANEL SYSTEM	8	SAFETY GLASS PRIVACY SCREEN
2.2	CONVENTIONAL GLASSING - VERTICAL SIDING	9	MECHANICAL SCREEN - ARCHITECTURAL EXPANDED METAL MESH
3	VINYL WINDOW FRAME W DOUBLE OR TRIPLE GLAZING	10	RESERVED
4.1	ENTRY DOOR AT UP/ROUND LEVEL	11	ENGINEERED WOOD
4.2	ENTRY DOOR AT MAIN ACCESS W WINDOW WALL FRAME	12	EXPOSED CONCRETE WALL W REVEAL
4.3	WIND PATIO SLIDING DOOR - DOUBLE OR TRIPLE GLAZED	13	HIGH AREA VALUE ROOFING - MINIMUM 75 DR
4.4	PIERCE GLAZED ENTRY DOOR		
6.1	BALCONY GLAZING WITH SAFETY GLASS PANELS		

NOTE: 1. ALL REVEAL TRIM & GLIPS. COLOR TO MATCH ADJACENT FACADE MATERIAL.

IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

CONDO
ELEVATIONS

A401C

DATE: SEPT 2018
SCALE: 1/8"=1'-0"

PROJECT NO.	17425
DATE	13 SEP 2016
DESIGNER	13 SEP 2016
DATE	13 SEP 2016

CONDO ELEVATIONS

CONDO ELEVATIONS

IOM

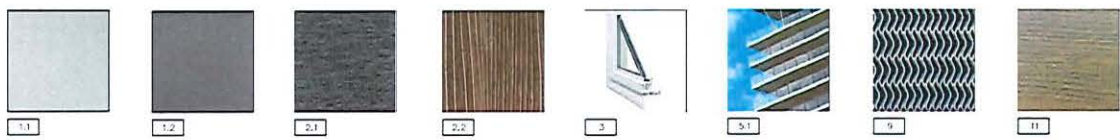
17425

Mixed Use Development
228 175A Street
Surrey, BC

CONDO ELEVATIONS

A402C

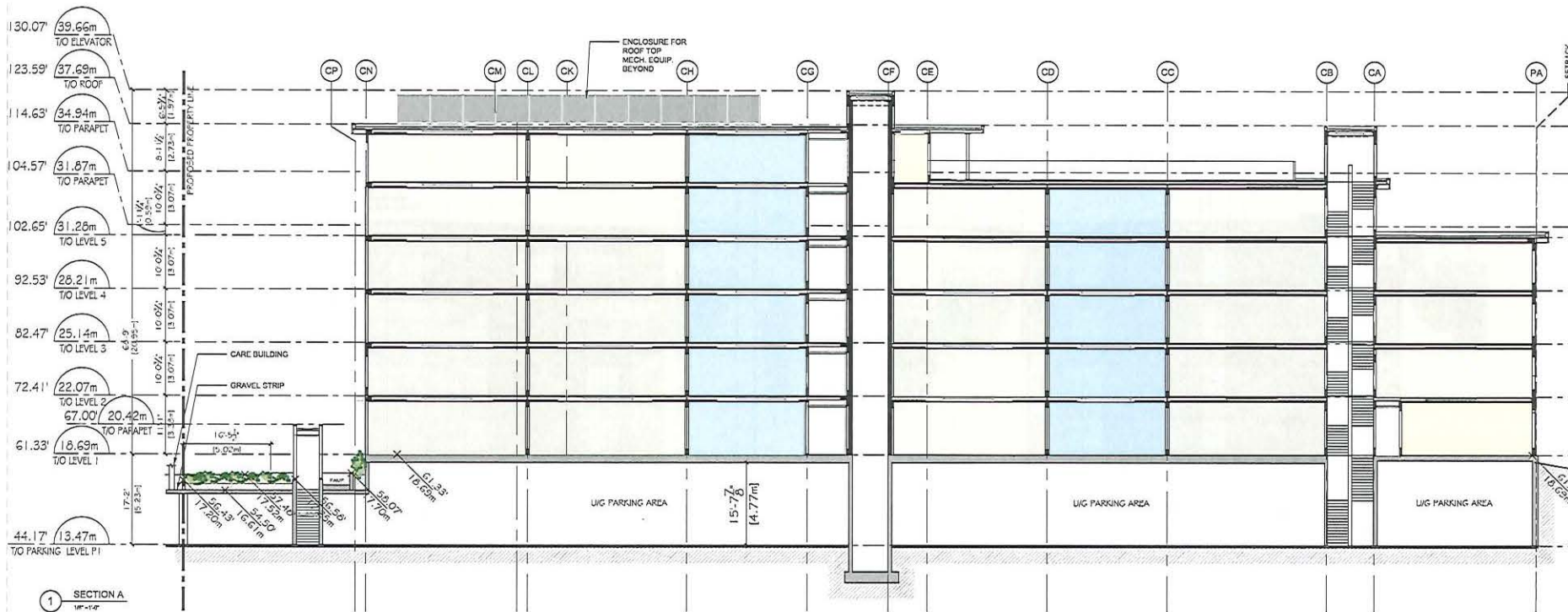
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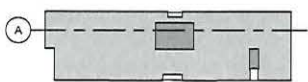
ITEM	COLOR/MATERIAL	ITEM	COLOR/MATERIAL
1.1	CEMENTITIOUS GLAZING - PANEL	1.2	CEMENTITIOUS GLAZING - PANEL
1.2	CEMENTITIOUS GLAZING - PANEL	1.3	ALUMINUM GLAZING PANEL SYSTEM
1.3	ALUMINUM GLAZING PANEL SYSTEM	1.4	CEMENTITIOUS GLAZING - VERTICAL SLING
1.4	CEMENTITIOUS GLAZING - VERTICAL SLING	1.5	VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING
1.5	VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING	1.6	ENTRY DOOR AT GROUND LEVEL
1.6	ENTRY DOOR AT GROUND LEVEL	1.7	ENTRY DOOR AT MAIN ACCESS W/ WINDOW WALL FRAME
1.7	ENTRY DOOR AT MAIN ACCESS W/ WINDOW WALL FRAME	1.8	VINYL PATIO SLIDING DOOR - DOUBLE OR TRIPLE GLAZED
1.8	VINYL PATIO SLIDING DOOR - DOUBLE OR TRIPLE GLAZED	1.9	FIBER GLASS ENTRY DOOR
1.9	FIBER GLASS ENTRY DOOR	1.10	BALCONY GLAZED WITH SAFETY GLASS PANEL
1.10	BALCONY GLAZED WITH SAFETY GLASS PANEL	1.11	BALCONY GLAZED WITH SAFETY GLASS PANEL
1.11	BALCONY GLAZED WITH SAFETY GLASS PANEL	1.12	BALCONY GLAZED WITH SAFETY GLASS PANEL
1.12	BALCONY GLAZED WITH SAFETY GLASS PANEL	1.13	BALCONY GLAZED WITH SAFETY GLASS PANEL
1.13	BALCONY GLAZED WITH SAFETY GLASS PANEL		

NOTE: 1. ALL REVEAL, TRIM & CLIPS: COLOUR TO MATCH ADJACENT FACADE MATERIAL.

DATE	2017
PROJECT NAME	17425
DATE	21 SEPT 2016
SCALE	1/8"=1'-0"



1 SECTION A
1/8"=1'-0"



KEY PLAN

IOM

PROJECT No. 17425

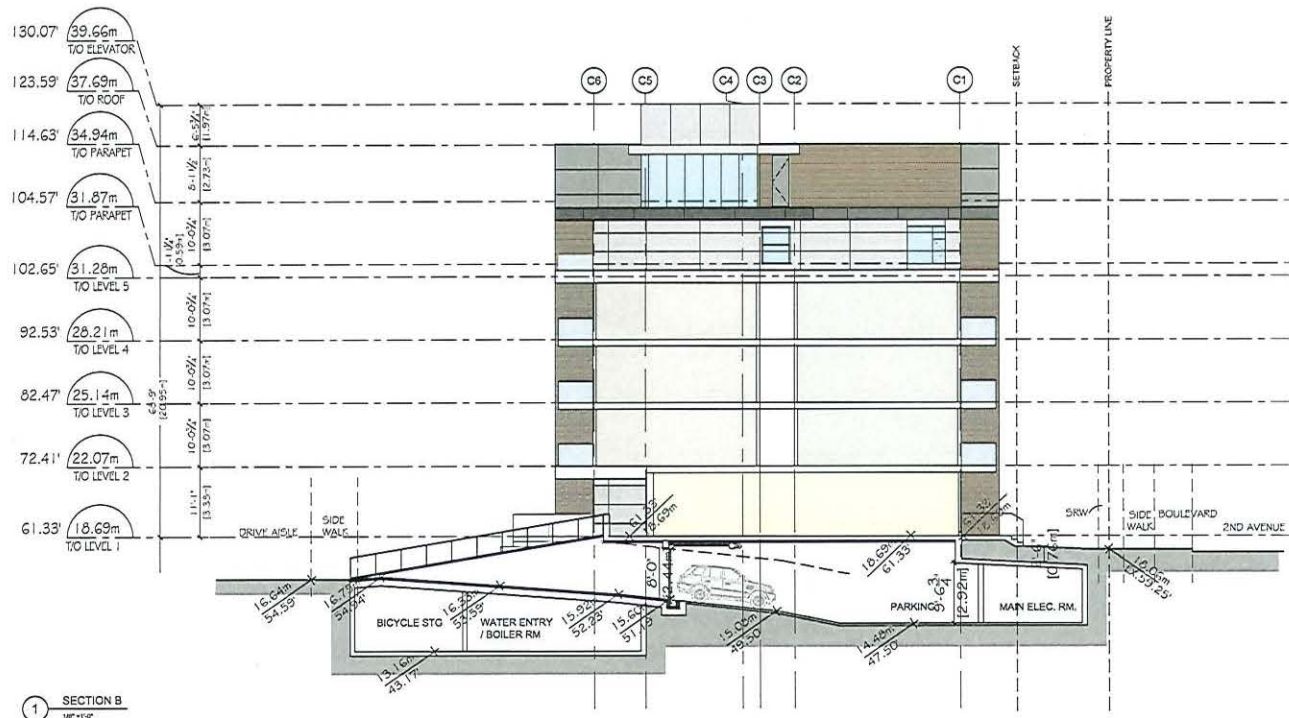
Mixed Use Development
228 175A Street
Surrey, BC

CONDO SECTIONS

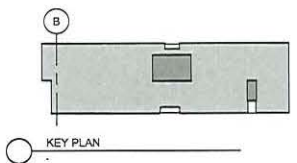
A500C

DATE: 21 SEPT 2016
SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE
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20	ISSUED FOR PERMIT	11/20/2018



1 SECTION B
1/8"=1'-0"



KEY PLAN

IOM

PROJECT NO. 17425

PROJECT Mixed Use Development
228 175A Street
Surrey, BC

CONDO SECTIONS

A501C

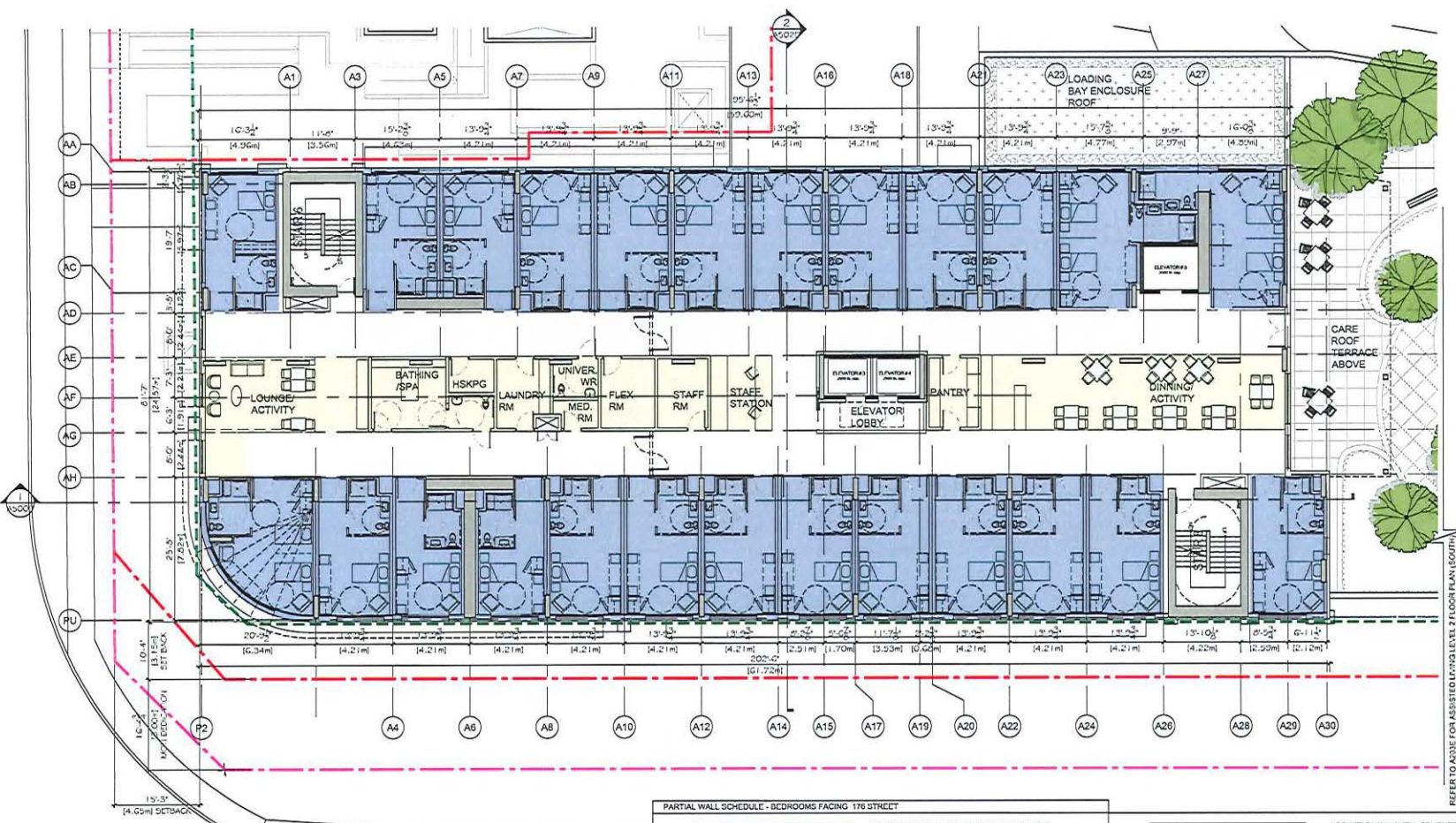
DATE 21 SEPT 2018

SCALE 1/8"=1'-0"

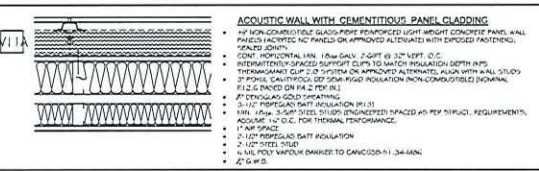
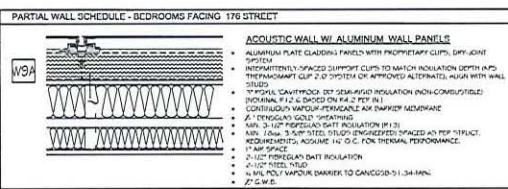
PROJECT NO.	7916-0679-00
DATE	2016
PROJECT NAME	CARE FACILITY - LEVEL 2 FLOOR PLAN
CLIENT	IOM
PROJECT NO.	17425
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
PROJECT TYPE	CARE FACILITY - LEVEL 2 FLOOR PLAN
DATE	SEPT 2016
SCALE	1/8" = 1'-0"

COLOR LEGEND

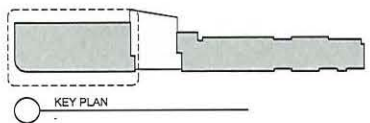
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[Light Blue Box]	COMMERCIAL / OFFICE
[Orange Box]	TOWNHOUSE
[Light Green Box]	STUDIO
[Light Blue Box]	1-BEDROOM
[Light Blue Box]	2-BEDROOM
[Light Blue Box]	3-BEDROOM
[Light Blue Box]	CIRCULATION
[Light Blue Box]	AMENITY
[Light Blue Box]	CARE UNITS



REFER TO ASSE FOR ASSISTED LIVING LEVEL 2 FLOOR PLAN (SOUTH)



NOTE: EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND BALCONY DOORS FACING 176 STREET MUST BE ACOUSTICALLY UPDATED AND FULLY CONFORM TO SNF ACOUSTICAL REPORT. SEE ACCESS AND MOOD SERIES FOR DETAILS.



IOM

PROJECT NO. 17425

PROJECT NAME Mixed Use Development
228 175A Street
Surrey, BC

PROJECT TYPE CARE FACILITY -
LEVEL 2 FLOOR PLAN

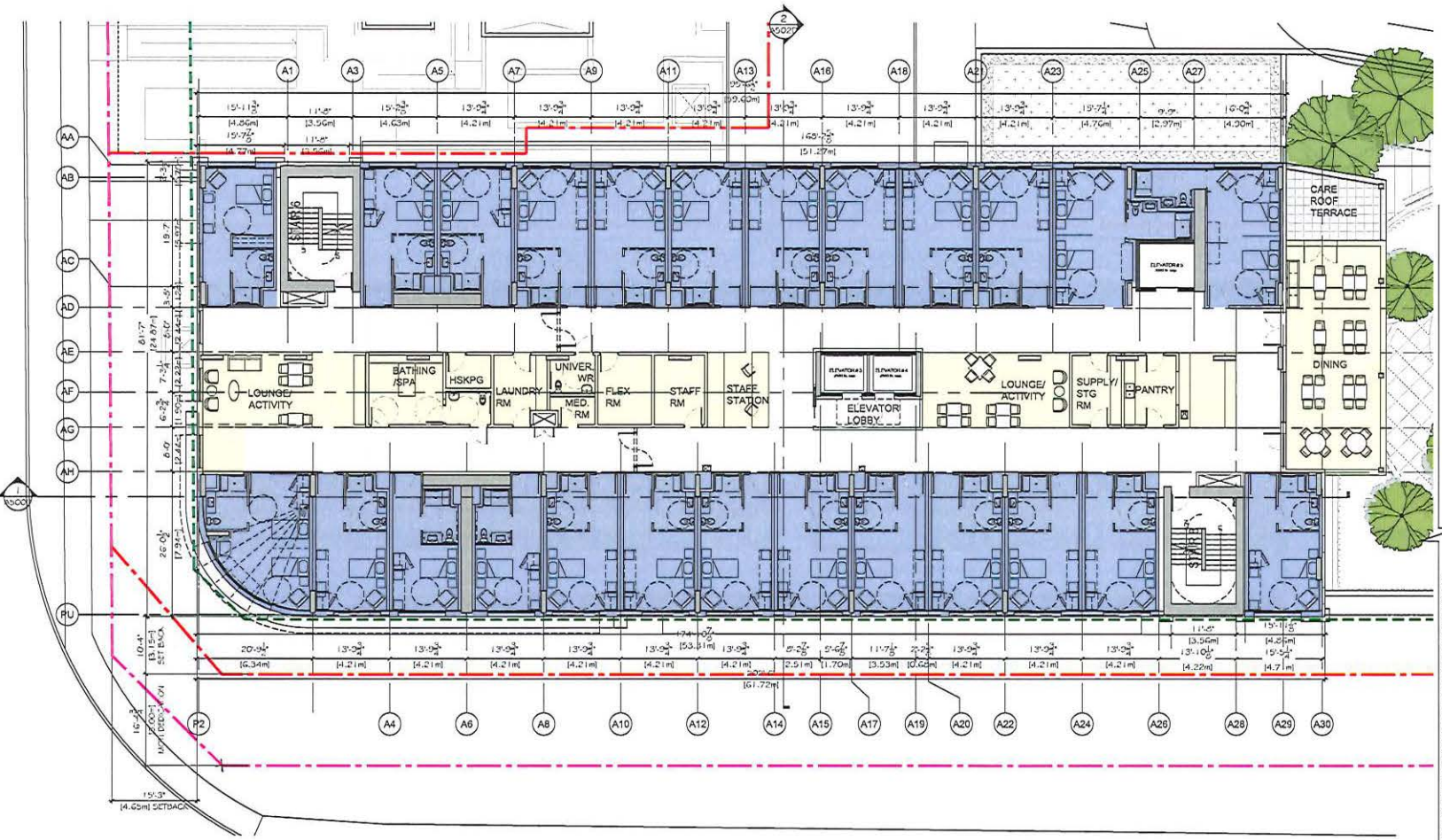
DATE SEPT 2016

SCALE 1/8" = 1'-0"

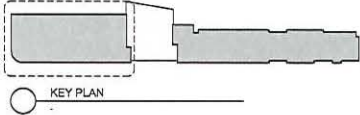
REG. NO.	1000000000	1	604 662 7000
ADDRESS	228 175A Street	1	604 662 7000
WEBSITE	www.bfaarch.com	1	www.bfaarch.com
PROJECT NAME		DATE	
PREPARED BY		DATE	
REVISION		DATE	

COLOR LEGEND

[Pink Box]	RETAIL
[Light Blue Box]	COMMERCIAL / OFFICE
[Light Green Box]	TOWNHOUSE
[Light Yellow Box]	STUDIO
[Light Purple Box]	1-BEDROOM
[Light Orange Box]	2-BEDROOM
[Light Red Box]	3-BEDROOM
[Light Cyan Box]	CIRCULATION
[Light Grey Box]	AMENITY
[Light Blue Box]	CARE UNITS



REFER TO AXIE FOR ASSISTED LIVING LEVEL 3-FLOOR PLAN (SOUTH)



NOTE:
EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND BALCONY DOORS FACING 17% DTFRZT MUST BE ACOUSTICALLY UPDATED AND FULLY CONFORM TO HAP ACOUSTICS ACOUSTICAL REPORT. SEE A203D AND A203D SERIES FOR DETAILS.



IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

CARE FACILITY -
LEVELS 3-4 FLOOR PLAN

A203D

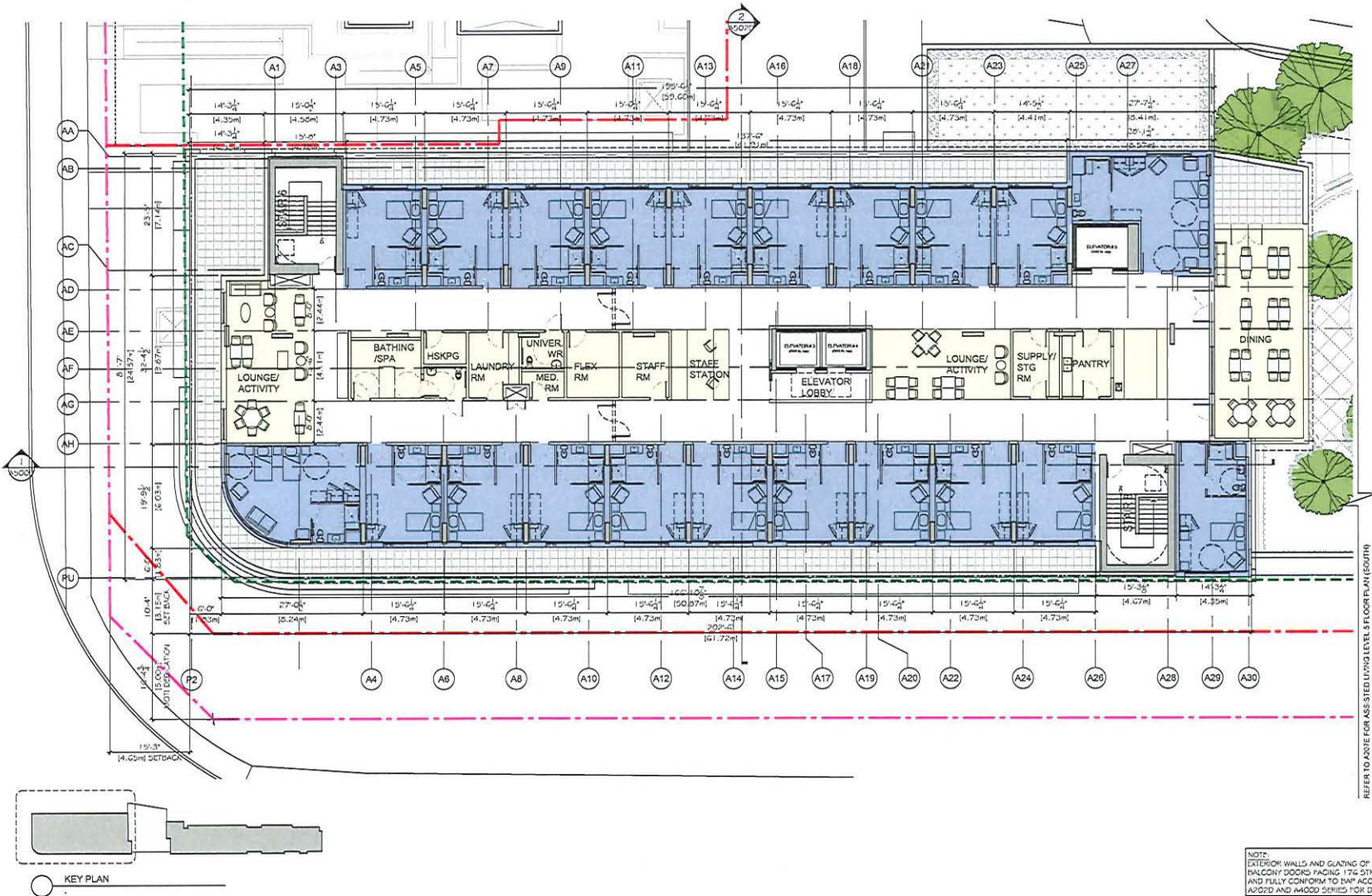
DATE: SEPT 2018
SCALE: 1/8" = 1'-0"

PROJECT NO.	17425
DATE	2018
DESIGNER	11/2018/2018
DATE	21/09/2018
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
PROJECT TYPE	CARE FACILITY - LEVEL 5 FLOOR PLAN
SCALE	1/8" = 1'-0"



COLOR LEGEND

[Pink Box]	RETAIL
[Light Blue Box]	COMMERCIAL / OFFICE
[Light Green Box]	TOWNHOUSE
[Light Yellow Box]	STUDIO
[Light Purple Box]	1-BEDROOM
[Light Orange Box]	2-BEDROOM
[Light Red Box]	3-BEDROOM
[Light Cyan Box]	CIRCULATION
[Light Blue Box]	AMENITY
[Light Green Box]	CARE UNITS



NOTE:
EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND
BALCONY DOORS FACING 176 STREET MUST BE ACOUSTICALLY UP-DATED
AND FULLY CONFORM TO THE ACOUSTICS ACOUSTICAL REPORT. SEE
A202D AND A400D SERIES FOR DETAILS.

REFER TO AXON FOR ASS. STUDY LEVEL & FLOOR PLAN (SOUTH)

IOM

17425
Mixed Use Development
228 175A Street
Surrey, BC

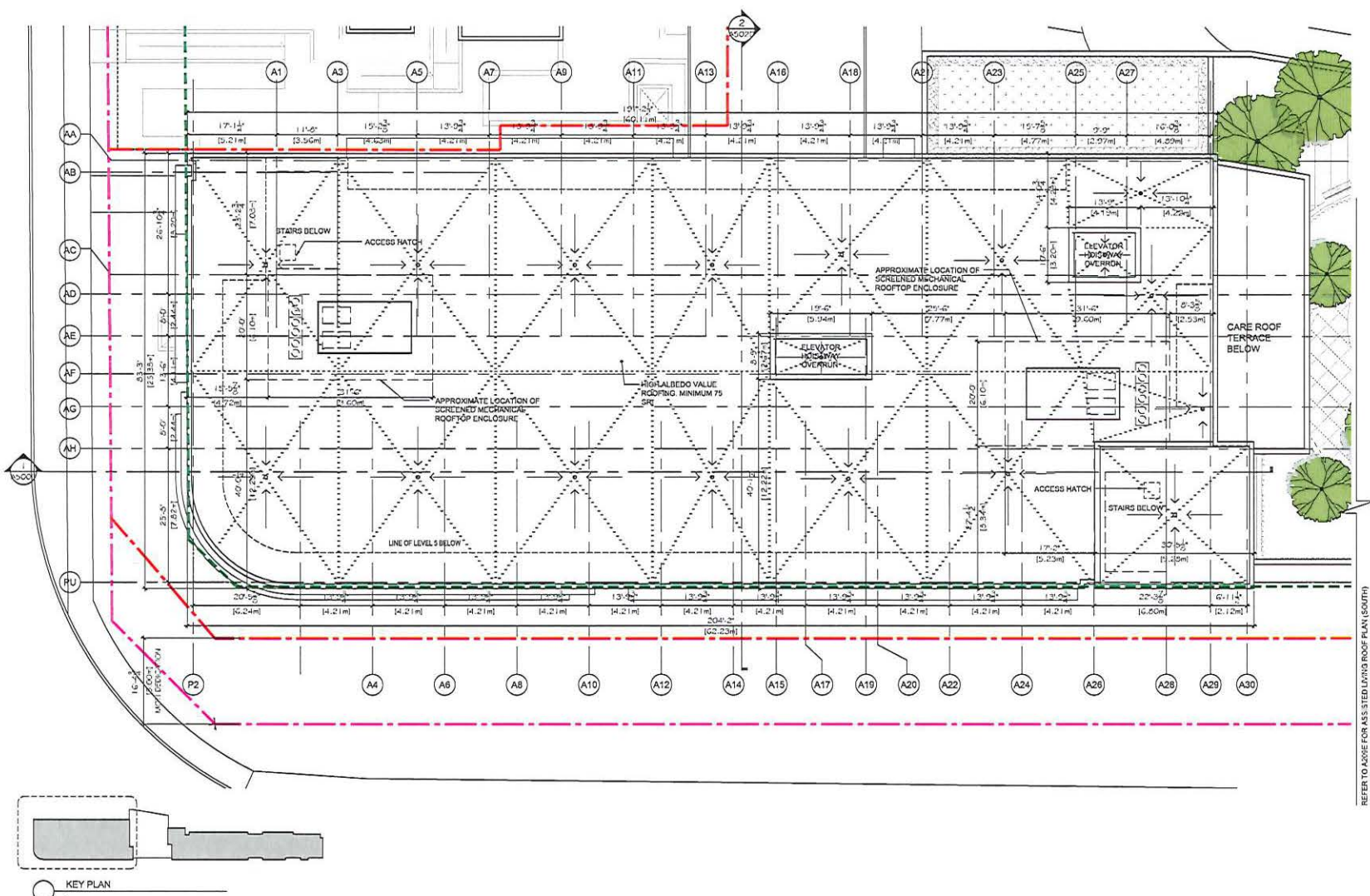
CARE FACILITY -
LEVEL 5 FLOOR PLAN

A204D

SEPT 2018
1/8" = 1'-0"

COLOR LEGEND

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[Orange Box]	TOWNHOUSE
[White Box]	STUDIO
[Light Green Box]	1-BEDROOM
[Medium Green Box]	2-BEDROOM
[Dark Green Box]	3-BEDROOM
[Light Purple Box]	CIRCULATION
[Light Yellow Box]	AMENITY
[Blue Box]	CARE UNITS



REFER TO ABOVE FOR ASSUMED LIVING ROOF PLAN (SOUTH)



IOM

PROJECT NO: 17425

PROPERTY: Mixed Use Development
228 175A Street
Surrey, BC

CONTRACT TITLE: CARE FACILITY - ROOF PLAN

A205D

DATE: SEPT 2018
 SCALE: 1/8" = 1'-0"

PROJECT NO.	17425
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
PROJECT TYPE	CARE FACILITY - ELEVATIONS
DATE	
SCALE	1/8"=1'-0"

IOM

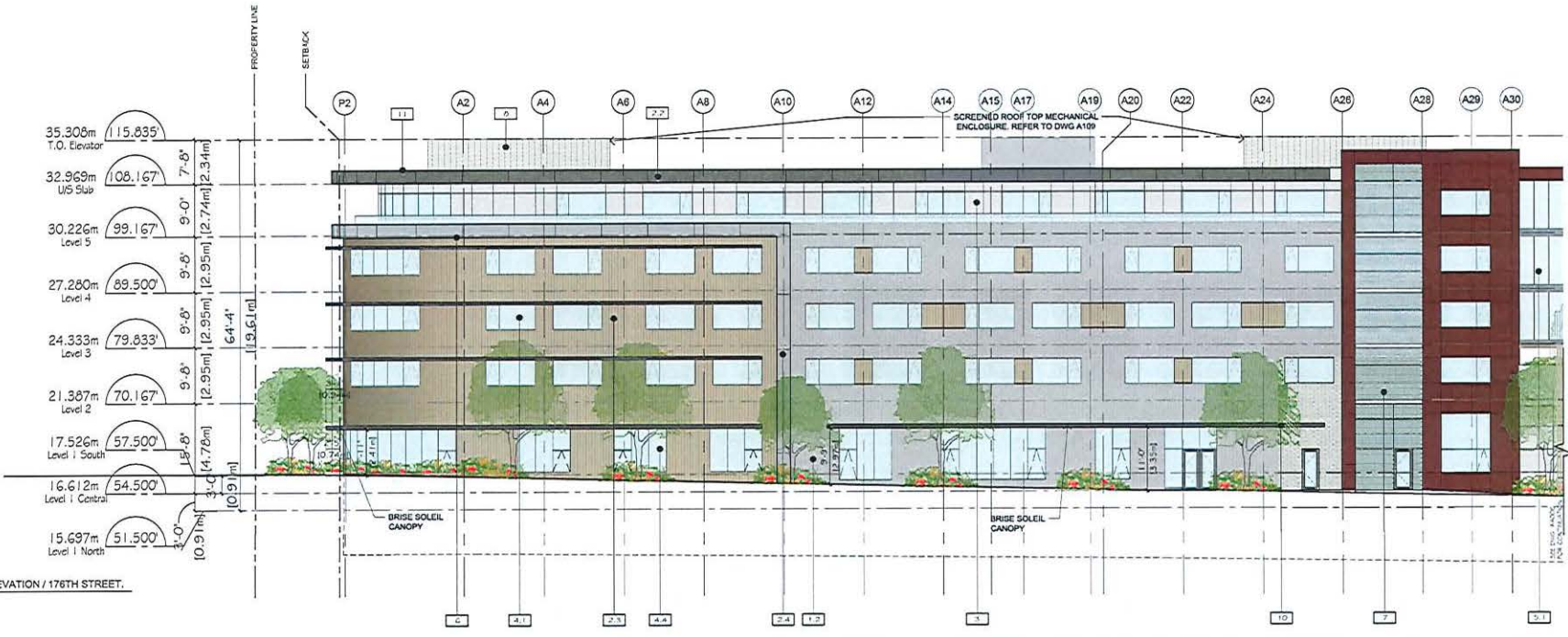
17425

Mixed Use Development
228 175A Street
Surrey, BC

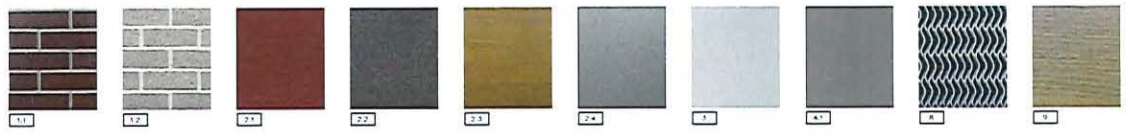
CARE FACILITY -
ELEVATIONS

A400D

OCT 2018
1/8"=1'-0"

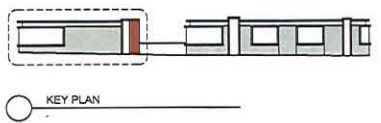


1 EAST ELEVATION / 176TH STREET.



ITEM	COLOUR / FINISH	DESCRIPTION
1.1	STANDARD FACE BRICK - 4 1/2" x 8 1/2" x 3 1/2" PATTERNS 100	TO MATCH EXISTING BRICKWORK
1.2	STANDARD FACE BRICK - 4 1/2" x 8 1/2" x 3 1/2" PATTERNS 200	TO MATCH EXISTING BRICKWORK
2.1	ALUMINUM CLADDING PANEL SYSTEM	SYSTEM: PANEL SYSTEM TO MATCH EXISTING (SEE COLOUR SWATCH 2.1)
2.2	ALUMINUM CLADDING PANEL SYSTEM	SYSTEM: PANEL SYSTEM TO MATCH EXISTING (SEE COLOUR SWATCH 2.2)
2.3	ALUMINUM CLADDING PANEL SYSTEM	SYSTEM: PANEL SYSTEM TO MATCH EXISTING (SEE COLOUR SWATCH 2.3)
2.4	ALUMINUM CLADDING PANEL SYSTEM	SYSTEM: PANEL SYSTEM TO MATCH EXISTING (SEE COLOUR SWATCH 2.4)
3	CEMENTITIOUS CLADDING - PANEL	SYSTEM: JAMES HARDIE - REVEAL PANEL SYSTEM (SEE COLOUR SWATCH 3)
4.1	WIND WINDOW FRAME IN DOUBLE OR TRIPLE GLAZING REFER TO WINDOW SCHEDULE	FRAME: TO MATCH FLY GEAR - RIDGE GLAZING: DOUBLE GLAZED - CLEAR
4.2	ALUMINUM FRAME DOOR IN GLAZING UNIT REFER TO WINDOW SCHEDULE	FRAME: ANODIZED ALUMINUM - CLEAR OR MATCH 4.1 GLAZING: DOUBLE GLAZED - CLEAR
4.3	MAIN LEVEL ENTRY DOORS	FRAME: ANODIZED ALUMINUM - TO MATCH STAIRCASE REVEAL CHAIRCASE GLAZING: DOUBLE GLAZED - CLEAR
4.4	STOREFRONT WINDOW DOOR REFER TO WINDOW SCHEDULE	FRAME: ANODIZED ALUMINUM - TO MATCH STAIRCASE REVEAL CHAIRCASE GLAZING: DOUBLE GLAZED - CLEAR
5.1	SAFETY GLASS BALCONY GUARD	FRAME: AS APPLICABLE TO MATCH WINDOW FRAMED GLAZING: TEMPERED TRANSPARENT GLAZING
5.2	SAFETY GLASS PRIVACY SCREEN	FRAME: AS APPLICABLE TO MATCH WINDOW FRAMED GLAZING: TEMPERED TRANSPARENT GLAZING
6	EXTERNAL MESH PATTERNS SUPPLY	COLOUR: TO MATCH EXISTING
7	SPANDREL GLAZING	COLOUR: TO MATCH COLOUR OF ADJACENT GLAZING
8	ARCHITECTURAL EXPANDED METAL MESH	TO MATCH APPEAL COLOUR
9	ENGINEERED WOOD	COLOUR: EXTERIOR TYPE NATURAL TRANSPARENT STAIN
10	BRISE SOLEIL CANOPY	COLOUR: ALUMINUM TO MATCH WINDOW FRAMES
11	HIGH RISED VALLEY ROOFING (MINIMUM 75 DB)	

NOTE: 1. ALL FINISHES PER A400D GLIPS. COLOUR TO MATCH ADJACENT FACADE MATERIAL.
2. ALL GLAZING IS BEYOND 17% SLOPE TO BE DOUBLE-GLAZED CONSISTENTLY ON ONE FACE OF WARM THICK LAMINATED GLAZING AND THE FACE OF WARM THICK GLAZING SEPARATED BY MIN. 13MM AIRSPACE (GLAZING 1.3-16). LAMINATED PANE INSTALLED ON INTERIOR SIDE. (SEE BFA ACoustics REPORT DATED 14 JUNE 2018)



KEY PLAN

PROJECT NO.	17425
DATE	12/08/2018
DESIGNER	STUDIO ARCHITECTS
DATE	12/08/2018
PROJECT TITLE	3D VIEWS CARE FACILITY
DATE	12/08/2018



2ND AVE. & 176TH STREET CORNER



INTERNAL ROAD EAST - MAIN ENTRY



176TH STREET



INTERNAL ROAD EAST

3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

CLIENT

IOM

PROJECT NO.

17425

PROJECT

Mixed Use Development
228 175A Street
Surrey, BC

PROJECT TITLE

3D VIEWS
CARE FACILITY

DATE

NOV 2018

A600D

DATE

NOV 2018

SCALE

1:100

COLOR LEGEND

- RETAIL
- COMMERCIAL / OFFICE
- TOWNHOUSE
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- CIRCULATION
- AMENITY
- CARE UNITS

bfa studio
architects

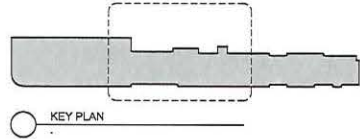
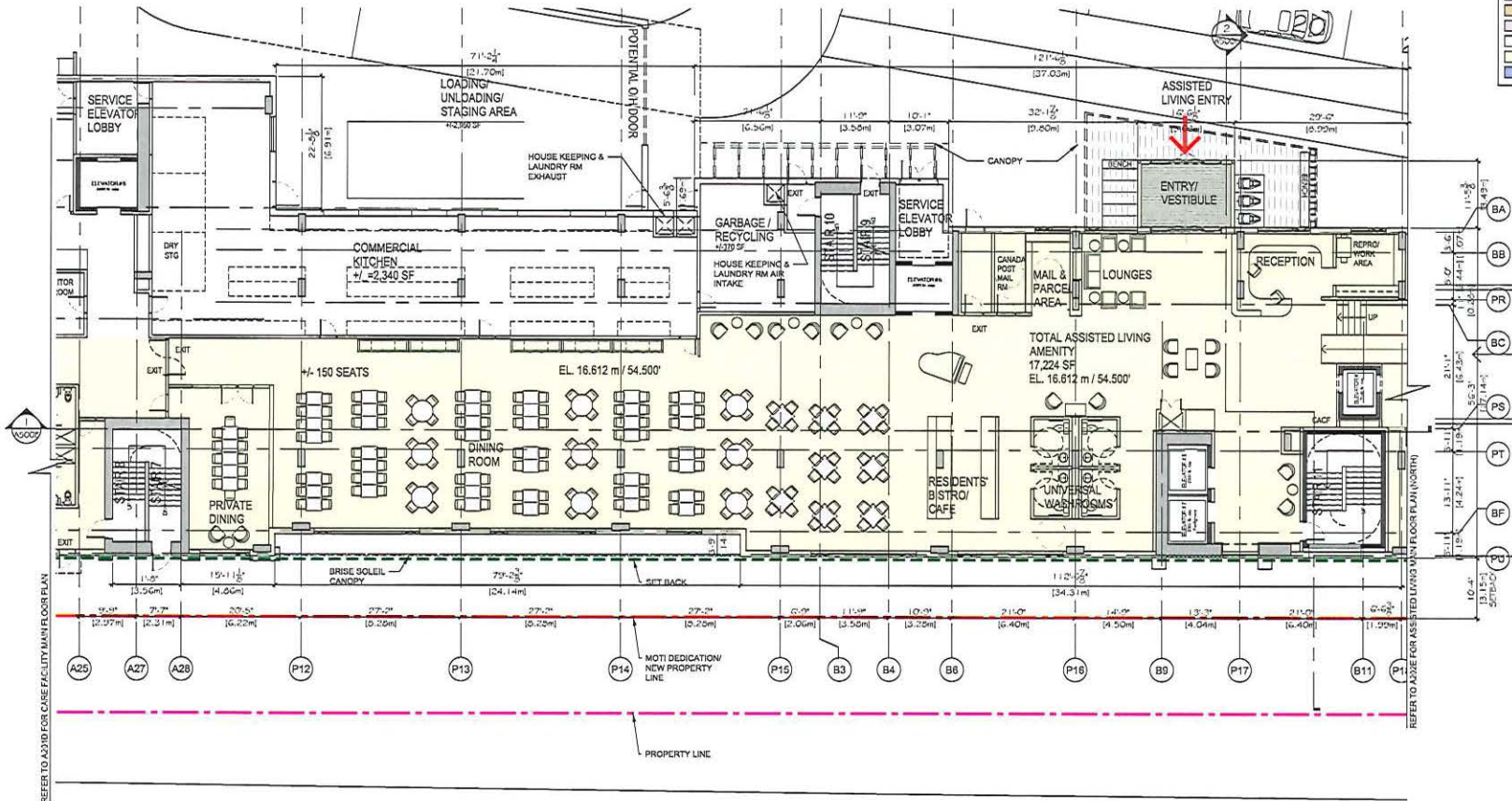
ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

100 - 7th Street
Vancouver BC V6C 2S8
www.bfaarchitects.com

1 604 682 6766
1 604 682 6766
info@bfaarchitects.com

REV

NO.	DESCRIPTION	DATE
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3	REVISED PER COMMENTS	02/10/2019
4	REVISED PER COMMENTS	03/10/2019
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98	REVISED PER COMMENTS	01/10/2027
99	REVISED PER COMMENTS	02/10/2027
100	REVISED PER COMMENTS	03/10/2027



IOM

PROJECT NO. 17429

Mixed Use Development
228 175A Street
Surrey, BC

ASSISTED LIVING -
MAIN FLOOR PLAN (SOUTH)

A201E

DATE: SEPT 2018

SCALE: 1/8" = 1'-0"

PROJECT NO.	17425
DATE	2018
CLIENT	IOM
LOCATION	228 175A Street, Surrey, BC
SCALE	1/8" = 1'-0"



IOM

PROJECT NO. 17425
PROJECT Mixed Use Development
228 175A Street
Surrey, BC

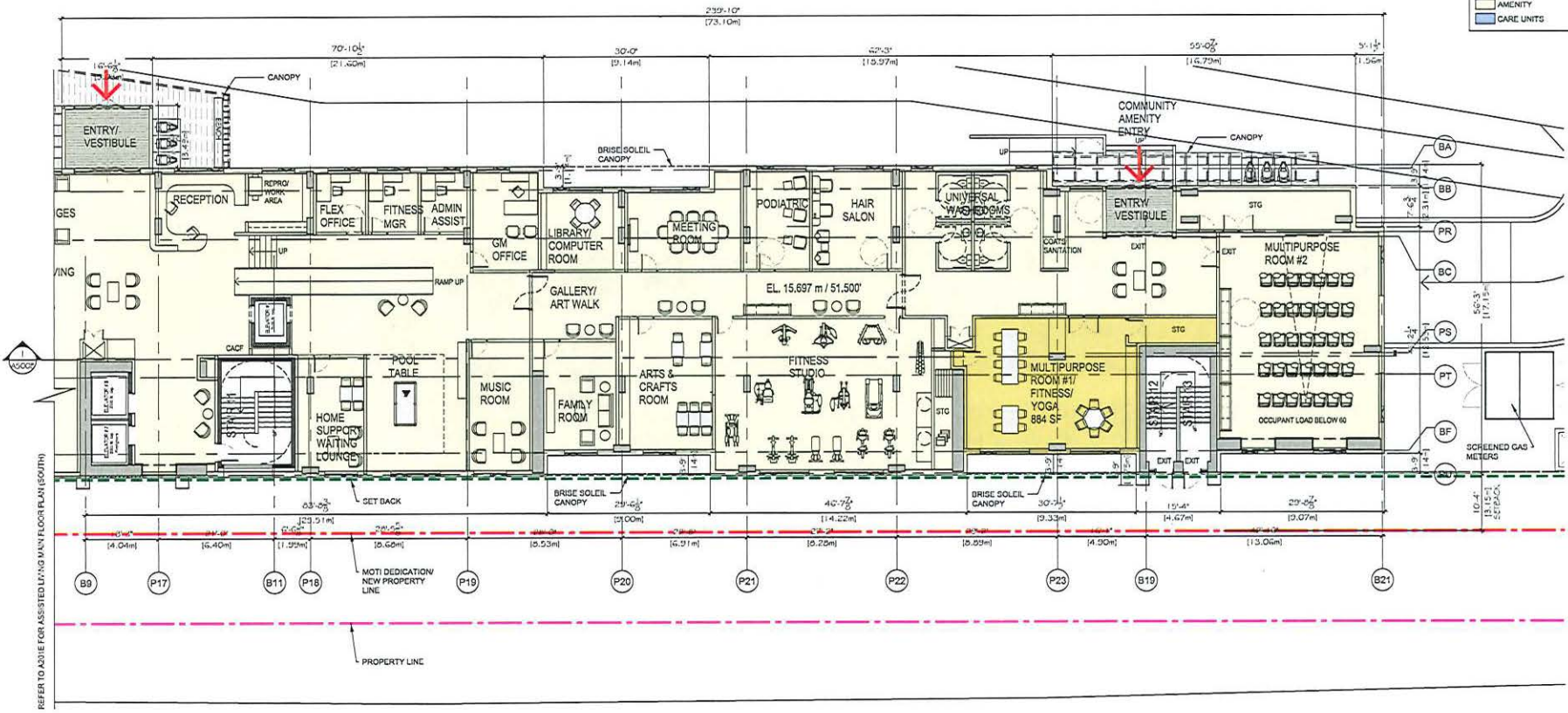
ASSISTED LIVING -
MAIN FLOOR PLAN (NORTH)

A202E

DATE: SEPT 2018
SCALE: 1/8" = 1'-0"

COLOR LEGEND

[Pink Box]	RETAIL
[Light Blue Box]	COMMERCIAL / OFFICE
[Light Green Box]	TOWNHOUSE
[Light Yellow Box]	STUDIO
[Light Purple Box]	1-BEDROOM
[Light Orange Box]	2-BEDROOM
[Light Cyan Box]	3-BEDROOM
[Light Grey Box]	CIRCULATION
[Light Blue Box]	AMENITY
[Light Green Box]	CARE UNITS



REFER TO ASSIE FOR ASSISTED LIVING MAIN FLOOR PLAN (SOUTH)



KEY PLAN

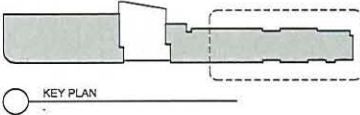
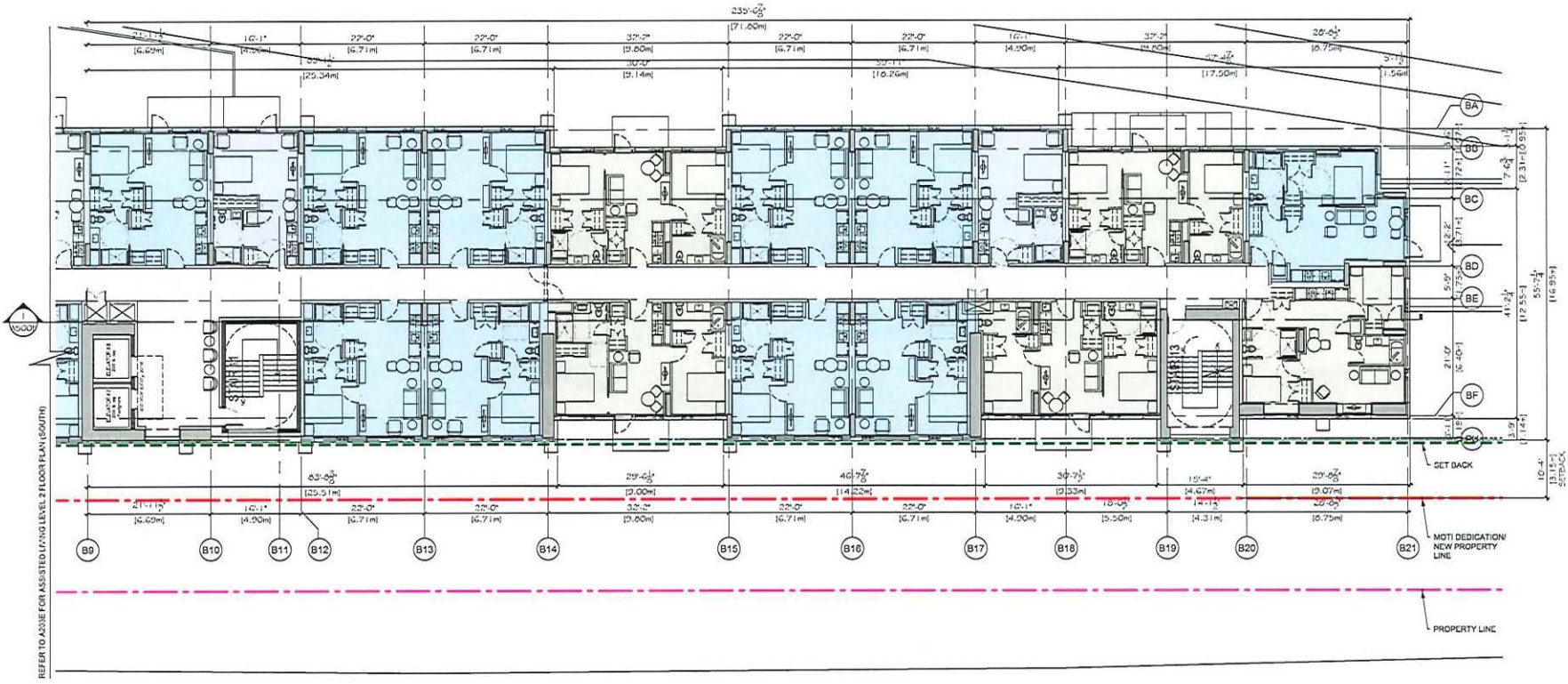
COLOR LEGEND

- RETAIL
- COMMERCIAL / OFFICE
- TOWNHOUSE
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- CIRCULATION
- AMENITY
- CARE UNITS

bfa studio architects
 FGD-REGIONAL ARCHITECTURE - INTERIOR DESIGN
 400 - 300 Avenue Street | 1-604-442-1100
 Vancouver, BC V6C 2Z8 | F: 604-442-1100
 www.bfastudio.com | info@bfastudio.com

PROFESSIONAL

DESIGNER	DATE
ARCHITECT	11/20/2018
MECHANICAL	11/20/2018
ELECTRICAL	11/20/2018
PLUMBING	11/20/2018
STRUCTURAL	11/20/2018
LANDSCAPE	11/20/2018
INTERIOR DESIGN	11/20/2018



NOTE:
 EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND BALCONY DOORS FACING 175 STREET MUST BE ACOUSTICAL UPDATES AND FULLY CONFORM TO NIA ACOUSTICS REPORT. SEE A203E AND A400E SERIES FOR DETAILS.

IOM

PROJECT NO. 17425

Mixed Use Development
 228 175A Street
 Surrey, BC

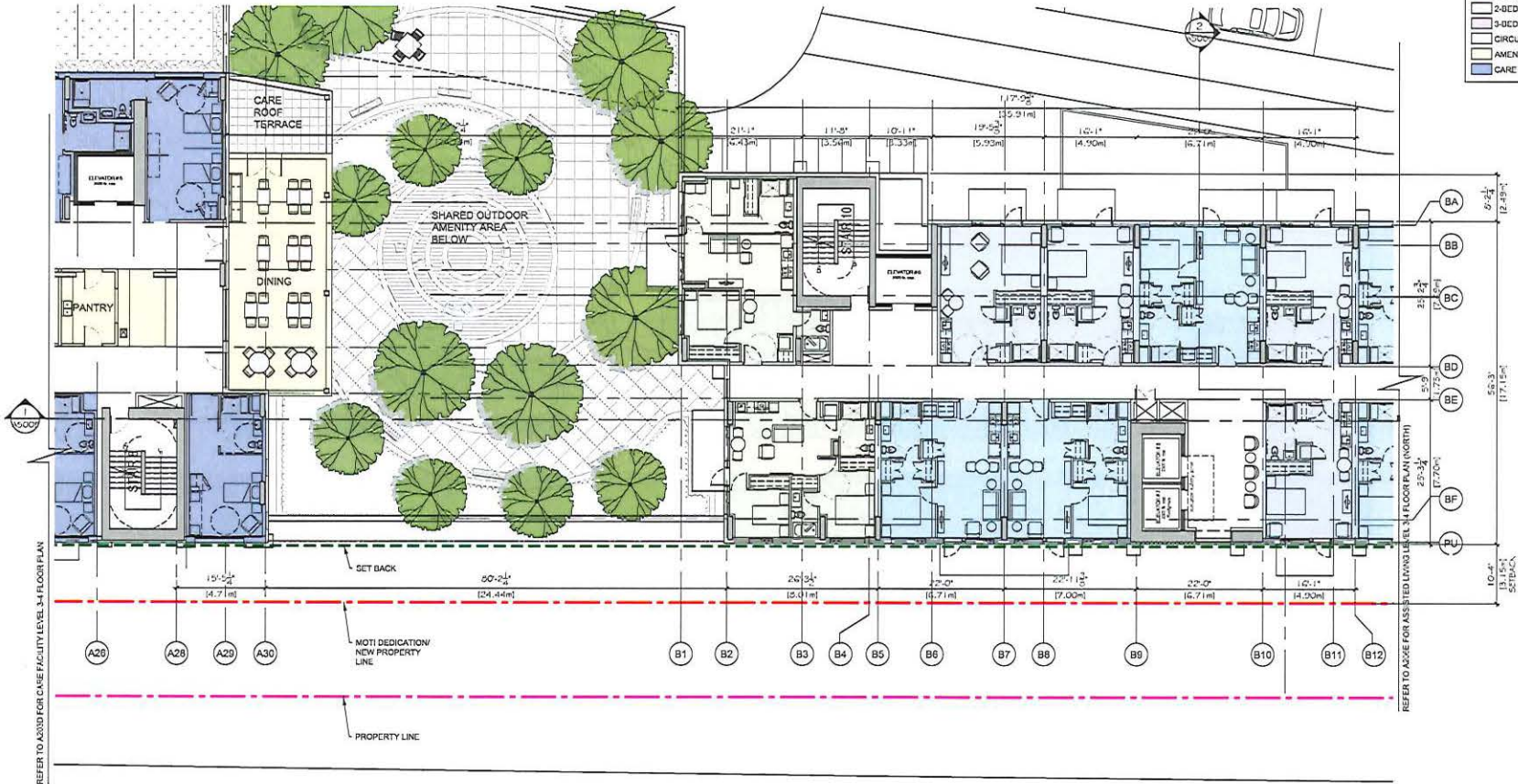
ASSISTED LIVING -
 LEVEL 2 FLOOR PLAN
 (NORTH)

A204E

DATE: SEPT 2018
 SCALE: 1/8" = 1'-0"

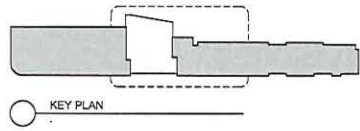
COLOR LEGEND

- RETAIL
- COMMERCIAL / OFFICE
- TOWNHOUSE
- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- CIRCULATION
- AMENITY
- CARE UNITS



REFER TO A2000 FOR CARE FACILITY LEVEL 2 FLOOR PLAN

REFER TO A205E FOR ASSISTED LIVING LEVEL 3-4 FLOOR PLAN (NORTH)



NOTE:
EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND BALCONY DOORS FACING 176 STREET MUST BE ACOUSTICALLY UPDATED AND FULLY CONFORM TO THE ACOUSTICS REPORT. SEE A205E AND A405E SERIES FOR DETAILS.

IOM

PROJECT NO: 17429

Mixed Use Development
228 175A Street
Surrey, BC

ISSUANCE TITLE:
ASSISTED LIVING -
LEVELS 3-4 FLOOR PLAN
(SOUTH)

DATE: SEPT 2018

SCALE: 1/8" = 1'-0"

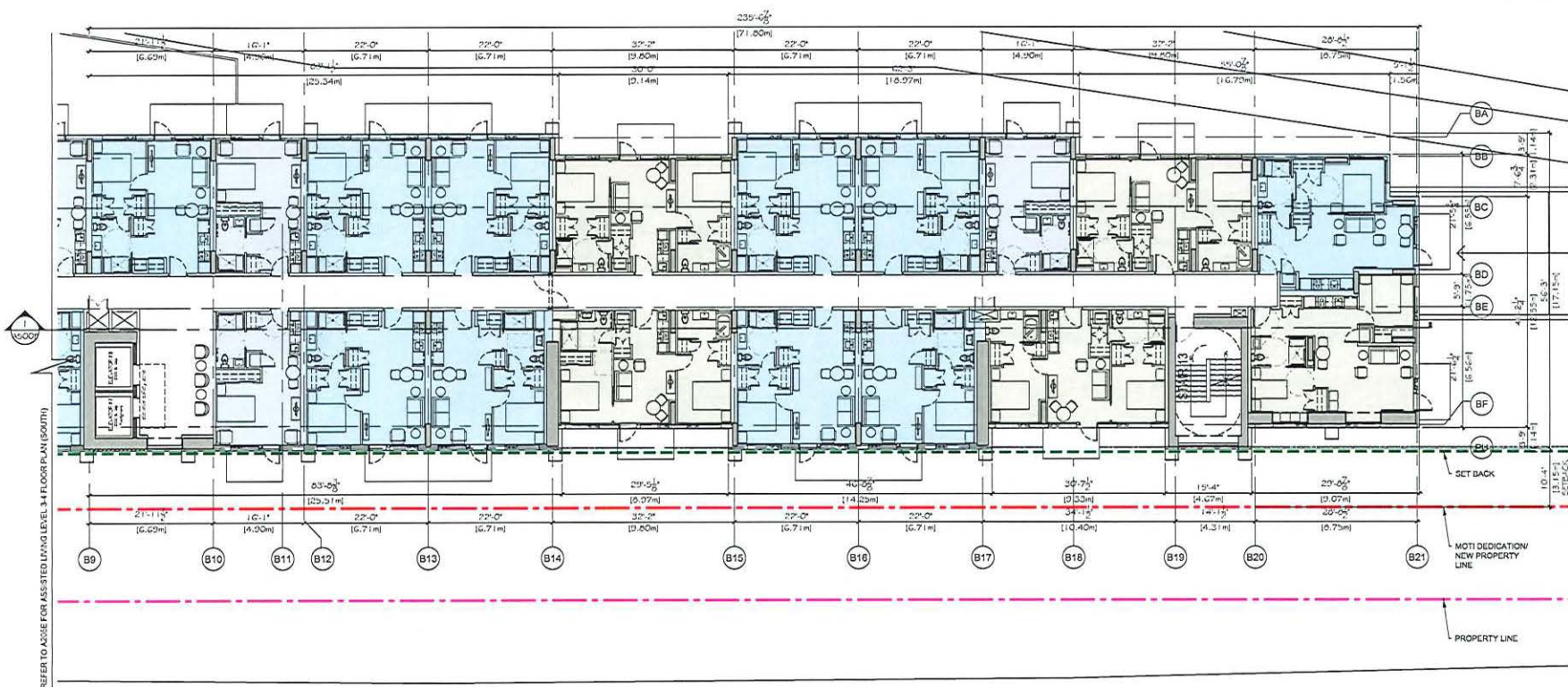
COLOR LEGEND

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[Light Green Box]	TOY/HOUSE
[Light Yellow Box]	STUDIO
[Light Cyan Box]	1-BEDROOM
[Light Blue Box]	2-BEDROOM
[Light Green Box]	3-BEDROOM
[Light Yellow Box]	CIRCULATION
[Light Cyan Box]	AMENITY
[Light Blue Box]	CARE UNITS

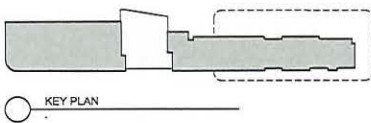
bfa studio architects
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 400 - 100 Burrard Street Vancouver, BC V6C 2G8
 604-681-1111 www.bfaarchitects.com

PROJECTIONS

NO.	DESCRIPTION	DATE
1	PROJECTIONS	11/20/2016
2	PROJECTIONS	11/20/2016
3	PROJECTIONS	11/20/2016
4	PROJECTIONS	11/20/2016
5	PROJECTIONS	11/20/2016
6	PROJECTIONS	11/20/2016
7	PROJECTIONS	11/20/2016
8	PROJECTIONS	11/20/2016
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46	PROJECTIONS	11/20/2016
47	PROJECTIONS	11/20/2016
48	PROJECTIONS	11/20/2016
49	PROJECTIONS	11/20/2016
50	PROJECTIONS	11/20/2016



REFER TO ASSISE FOR ASSISTED LIVING LEVEL 3-4 FLOOR PLAN (SOUTH)



NOTE:
 EXTERIOR WALLS AND GLAZING OF ALL BEDROOM WINDOWS AND BALCONY DOORS FACING 176 STREET MUST BE ACOUSTICALLY UPDATED AND FULLY CONFORM TO SAAF ACOUSTICAL REPORT. SEE A206E AND A400E SERIES FOR DETAILS.



IOM

PROJECT NO. 17425

PROJECT: Mixed Use Development
 228 175A Street
 Surrey, BC

ISSUE TITLE: ASSISTED LIVING - LEVELS 3-4 FLOOR PLAN (NORTH)

DATE: SEPT 2016

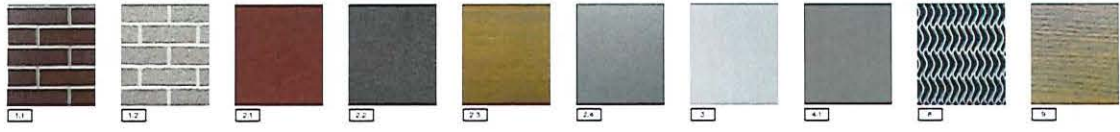
SCALE: 1/8" = 1'-0"

A206E

PROJECT NO.	17425
PROJECT TYPE	Mixed Use Development 228 175A Street Surrey, BC
DATE	OCT 2018
SCALE	1/8"=1'-0"

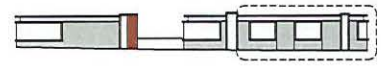


2 EAST ELEVATION / 176TH STREET. (NORTH)



ITEM	DESCRIPTION	COLOUR / FINISH
1.1	STANDARD FACE BRICK - 4"X12" PATTERNS: 201	TO MATCH FINISHTOP BOFISOLA
1.2	STANDARD FACE BRICK - 4"X12" PATTERNS: 202	TO MATCH METAL MATERIALS CENTER
2.1	ALUMINUM GLAZING PANEL SYSTEM	SYSTEM: PANEL COLOUR: TO MATCH LUX COLONIAL RED
2.2	ALUMINUM GLAZING PANEL SYSTEM	SYSTEM: PANEL COLOUR: TO MATCH LUX DARK ZINC
2.3	ALUMINUM GLAZING PANEL SYSTEM	SYSTEM: 12" HORIZONTAL V-GROOVE PANEL COLOUR: TO MATCH LUX LIGHT GREY
2.4	ALUMINUM GLAZING PANEL SYSTEM	SYSTEM: 12" HORIZONTAL V-GROOVE PANEL COLOUR: TO MATCH LUX MUSHROOM ZINC
3	CONCRETE/STUCCO CLADDING - PANEL	SYSTEM: JAMES HARDIE - PERAL PANEL SYSTEM (PRECESS TRIM ACCESS) LIGHT GREY
4.1	WIRE WINDOW FRAME IN DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE	FRAME: TO MATCH PLY GEM - PEGGE GLAZING: DOUBLE GLAZING - CLEAR
4.2	ALUMINUM FRAME IN DOUBLE OR TRIPLE GLAZING UNIT. REFER TO WINDOW SCHEDULE	FRAME: ANODIZED ALUMINUM - CLEAR OR MATCH 4.1 GLAZING: DOUBLE GLAZING - CLEAR
4.3	MAIN LEVEL ENTRY DOOR	FRAME: ANODIZED ALUMINUM - TO MATCH STAIRCASE RAILING CHROME GLAZING: DOUBLE GLAZING - CLEAR
4.4	STONEPOINT WINDOW DOOR. REFER TO WINDOW SCHEDULE	FRAME: ANODIZED ALUMINUM - TO MATCH STAIRCASE RAILING CHROME GLAZING: DOUBLE GLAZING - CLEAR
5.1	SAFETY GLASS - BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMED GLAZING: THERMOPAK TRANSPARENT GLAZING
5.2	SAFETY GLASS - BALCONY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMED GLAZING: THERMOPAK TRANSPARENT GLAZING
6	EXTERIOR WOOD PATTERNS SCOTT	COLOUR: TO MATCH LUX GEMMES
7	SPANDREL GLAZING	COLOUR: TO MATCH COLOUR OF ADJACENT GLAZING
8	ARCHITECTURAL EXPANDED METAL MESH	TO MATCH ARTS CRESCENT
9	ENGRAVED WOOD	COLOUR: SPANDEX TYPE NATURAL TRANSPARENT STAIN
10	BRISE SOLEIL CANOPY	COLOUR: ALUMINUM TO MATCH WINDOW FRAMED
11	HIGH ARCHED VALVE ROOFING. MINIMUM 75 MPH	

NOTE: 1. ALL PERAL TRIM & CLIPS: COLOUR TO MATCH ADJACENT FACADE MATERIAL.
2. ALL GLAZING IN BUILDINGS FACING 176th STREET TO BE DOUBLE-GLAZED CONSISTING OF ONE PAIR OF 6MM THICK LAMINATED GLAZING AND ONE PAIR OF 6MM THICK GLASS SEPARATED BY MIN. 13MM AIRSPACE (UNLESS 13.5mm LAMINATED PANE INSTALLED ON INTERIOR SIDE, AS PER IMP ACUSTIC REPORT DATED 14 JUNE 2018)



KEY PLAN

IOM

PROJECT NO. 17425

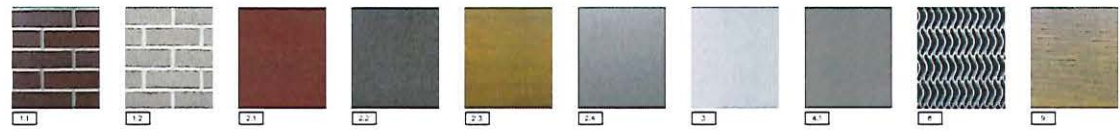
PROJECT TYPE Mixed Use Development
228 175A Street
Surrey, BC

ASSISTED LIVING - ELEVATIONS

DATE OCT 2018

SCALE 1/8"=1'-0"

NO.:	17425
DATE:	17/06/2019
PROJECT:	Mixed Use Development 228 175A Street Surrey, BC
ASSISTED LIVING - ELEVATIONS	



ITEM	COLOR/C FINISH	ITEM	COLOR/C FINISH
1.1	MIXER/PAINT FACE BRICK - 40x12" PATTERNS (TR)	10	MATCH EXISTING ROOF/CEILING
1.2	STAIRWAY FACE BRICK - 40x12" PATTERNS (TR)	11	TO MATCH ADJACENT FACADE MATERIAL
2.1	ALUMINUM GLAZING PANEL SYSTEM	4.4	STOP/VENT WINDOW DOOR, REFER TO WINDOW SCHEDULE
2.2	ALUMINUM GLAZING PANEL SYSTEM	4.5	SAFETY GLASS (TALL/DRY WARD)
2.3	ALUMINUM GLAZING PANEL SYSTEM	4.6	SAFETY GLASS (PULTRY SCREEN)
2.4	ALUMINUM GLAZING PANEL SYSTEM	5	EXTENSION WOOD PATTERN (SPRT)
3	GEOMETRIC GLAZING - PANEL	6	COLOUR, TO MATCH LUX C-SPRDS
4.1	WIND WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE	7	SPANDREL GLASS
4.2	ALUMINUM FRAME DOOR W/ GLAZING UNIT, REFER TO WINDOW SCHEDULE	8	ARCHITECTURAL EXPANDED METAL MESH
4.3	RAIN LEVEL ENTRY DOOR	9	ENGINEERED WOOD
		10	BRISE SOLEIL CANOPY
		11	HIGH ARCHED VALVE ROOFING, MINIMUM 75 MP

NOTE: 1. ALL REVEAL, FRAM & CLIP, COLOUR TO MATCH ADJACENT FACADE MATERIAL.
 2. ALL GLAZING IN REVISIONS/FACING 175 STREET TO BE DOUBLE-GLAZED (CONSISTING OF ONE PANE OF 6MM THICK LAMINATED GLASS AND ONE PANE OF 6MM THICK GLASS SEPARATED BY MIN. 13MM AIRSPACE ALUM. 13mm LAMINATED PANE INSTALLED ON OUTSIDE SIDE, AS PER BAF ACOUSTIC REPORT DATED 14 JUNE 2019

IOM

PROJECT NO. 17425

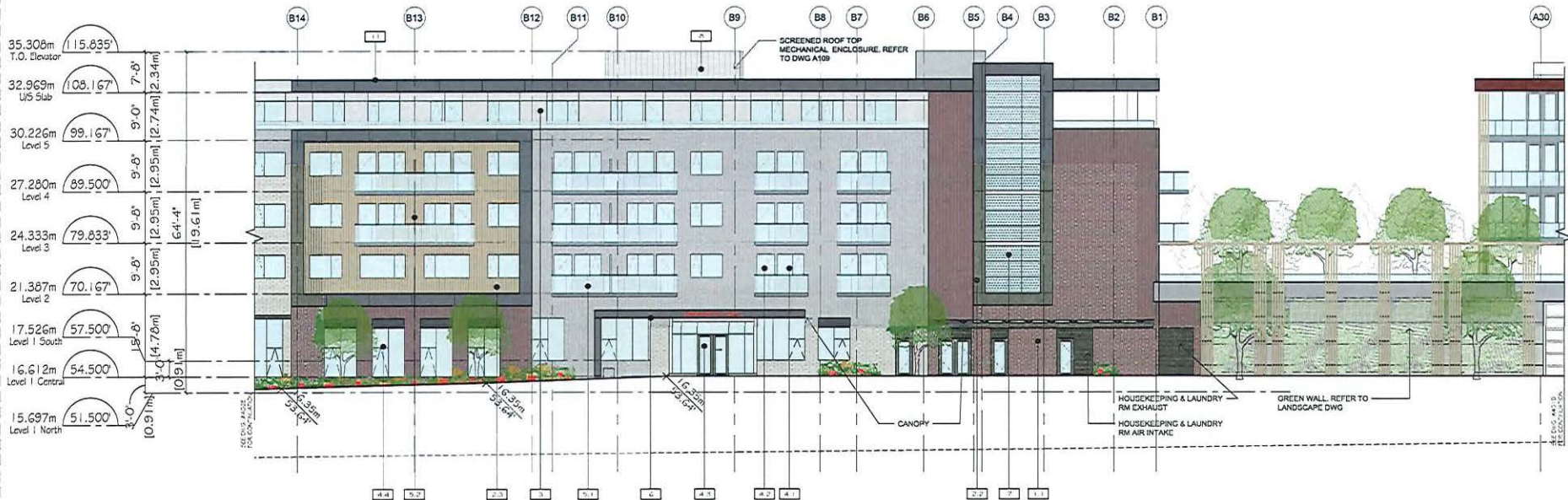
Mixed Use Development
228 175A Street
Surrey, BC

ASSISTED LIVING - ELEVATIONS

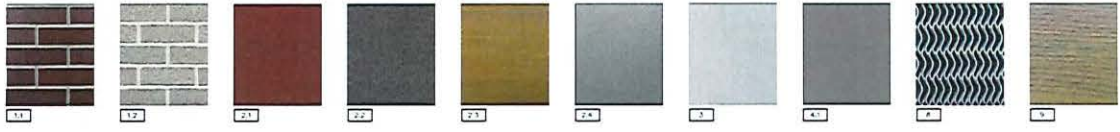
A402E

DATE: OCT 2018
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

PROJECT NO.	17425
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
DATE	OCT 2016
SCALE	1/8"=1'-0"



2 WEST ELEVATION / INTERNAL ROAD (SOUTH)



ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH
1.1	STANDARD FACE BRICK - #912 PATTERN FIN	4.4	STONEFRONT WINDOW DOOR, REFER TO WINDOW SCHEDULE
1.2	STANDARD FACE BRICK - #912 PATTERN FIN	5.1	SAFETY GLASS BALCONY GUARD
2.1	ALUMINUM GLAZING PANEL SYSTEM	6.1	SAFETY GLASS PLASTIC SCREEN
2.2	ALUMINUM GLAZING PANEL SYSTEM	7	SPANDREL GLASS
2.3	ALUMINUM GLAZING PANEL SYSTEM	8	EXTERIOR WOOD PATTERN SHIPPY
2.4	ALUMINUM GLAZING PANEL SYSTEM	9	ARCHITECTURAL EXPANDED METAL MESH
3	CERAMITIC GLAZING - PANEL	10	BASE SOLEL CANOPY
4.1	W/SP WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING, REFER TO WINDOW SCHEDULE	11	RIGA ARCHED VALLE ROOFING, MINIMUM 75 MP
4.2	ALUMINUM FRAME DOOR W/ GLAZING UNIT, REFER TO WINDOW SCHEDULE		
4.3	MAIN LEVEL ENTRY DOOR		

NOTE: 1. ALL PAVIL TRIM & CLIP, COLOUR TO MATCH ADJACENT FACADE MATERIAL.
2. ALL GLAZING IN EXTERIOR FACING 175A STREET TO BE DOUBLE-GLAZED COMPOSING OF ONE PAIR OF 1/2" THICK LAMINATED GLASS AND ONE PAIR OF 1/2" THICK GLASS SEPARATED BY MIN. 1.3MM AIRSPACE (IGU=1.3). LAMINATED PANE INSTALLED ON EXTERIOR SIDE, AS PER BWP ACOUSTIC REPORT DATED 14 JUNE 2013

IOM

PROJECT NO. 17425

PROJECT NAME
Mixed Use Development
228 175A Street
Surrey, BC

ASSISTED LIVING - ELEVATIONS

DATE
OCT 2016

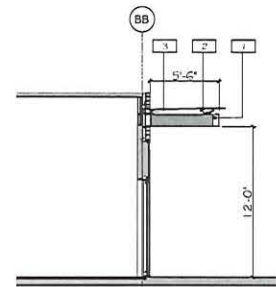
SCALE
1/8"=1'-0"



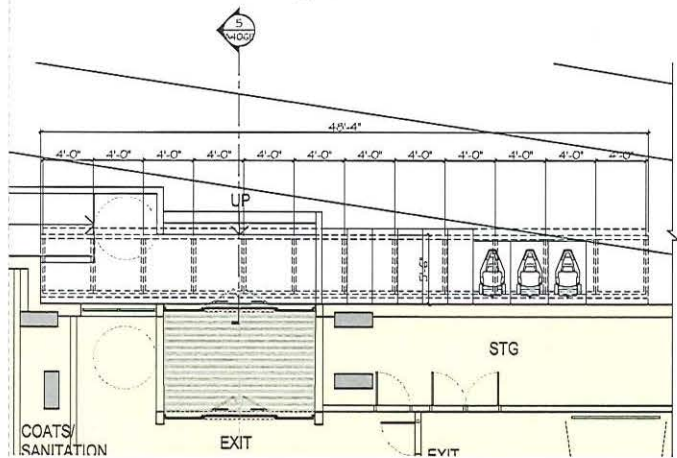
3 FRONT (WEST) ELEVATION @ COMMUNITY AMENITY ENTRY CANOPY

4 FRONT (WEST) ELEVATION @ ELEVATOR #6 VESTIBULE & STAIR CANOPY

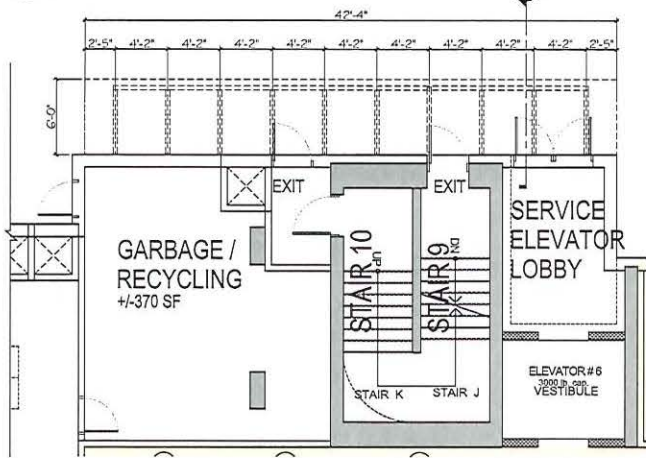
ELEVATION KEYNOTE LEGEND	
ITEM	DESCRIPTION
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2	GLASS CANOPY- CLEAR
3	GUTTER



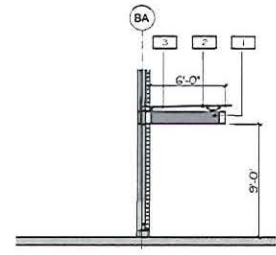
5 CANOPY SECTION @ COMMUNITY AMENITY ENTRY



1 PARTIAL MAIN LEVEL FLOOR PLAN @ COMMUNITY AMENITY ENTRY



2 PARTIAL MAIN LEVEL FLOOR PLAN @ ELEVATOR #6 VESTIBULE



6 CANOPY SECTION @ ELEVATOR #6 VESTIBULE

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17425
 Mixed Use Development
 228 175A Street
 Surrey, BC

ASSISTED LIVING - CANOPIES

A406E

JUL 2019
 1/4" = 1'-0"

PROJECT NO.	17425
DATE	NOV 2018
DESIGNER	NOV 2018
ARCHITECT	NOV 2018
ENGINEER	NOV 2018
LANDSCAPE	NOV 2018
MECHANICAL	NOV 2018
ELECTRICAL	NOV 2018
PLUMBING	NOV 2018
CONSTRUCTION	NOV 2018



176TH STREET



176TH STREET



INTERNAL ROAD EAST



INTERNAL ROAD EAST - MAIN ENTRY

IOM

17425

Mixed Use Development
228 175A Street
Surrey, BC

3D VIEWS
ASSISTED LIVING

A600E

NOV 2018

3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

PROJECT NO.	17425
DATE	21 SEPT 2018
DESIGNER	21 SEPT 2018
DATE	21 SEPT 2018

PROJECT TITLE	Mixed Use Development 228 175A Street Surrey, BC
DATE	21 SEPT 2018
PROJECT NO.	17425
DATE	21 SEPT 2018
PROJECT TITLE	RETAIL & COMMERCIAL / OFFICE - LEVEL 5 FLOOR PLAN
DATE	21 SEPT 2018



IOM

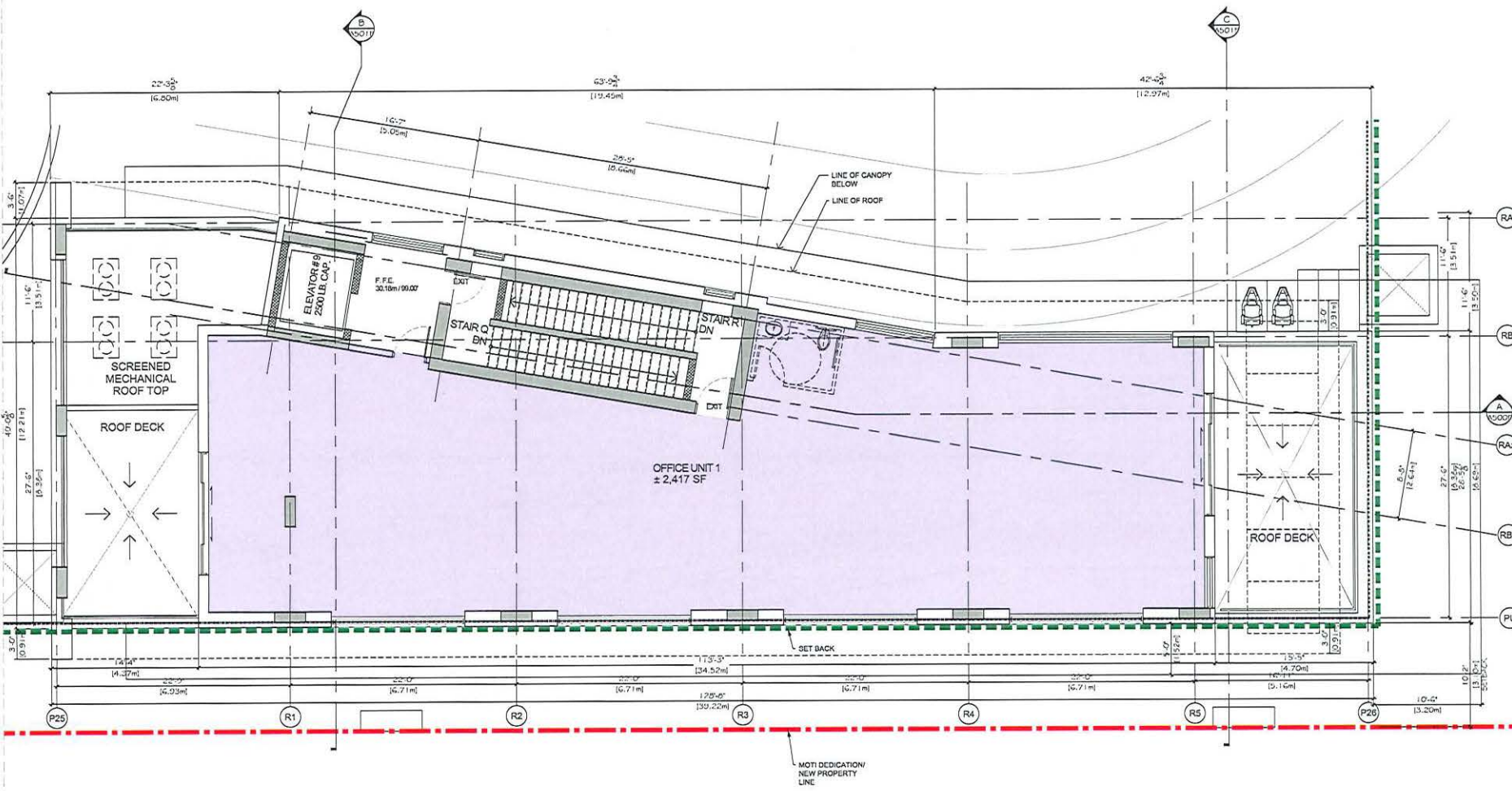
17425

Mixed Use Development
228 175A Street
Surrey, BC

RETAIL & COMMERCIAL /
OFFICE - LEVEL 5
FLOOR PLAN

A204F

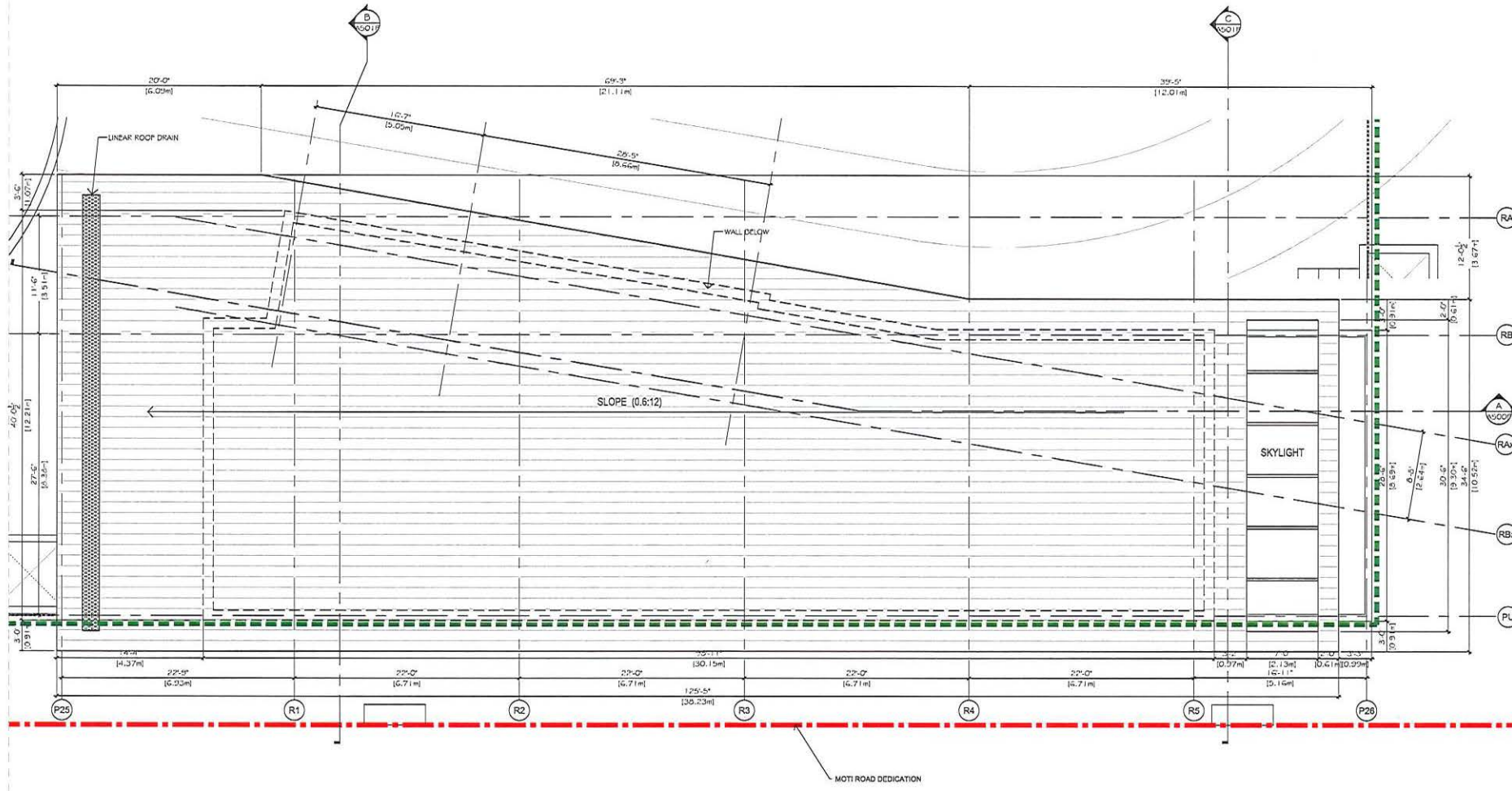
21 SEPT 2018
1/4" = 1'-0"



COLOR LEGEND

[Pink Box]	RETAIL
[Purple Box]	COMMERCIAL / OFFICE
[White Box]	CIRCULATION

NO. 10010102	REV.	DATE
1	ISSUED FOR PERMIT	11/14/2019
2	REVISIONS	11/14/2019
3	REVISIONS	11/14/2019
4	REVISIONS	11/14/2019
5	REVISIONS	11/14/2019
6	REVISIONS	11/14/2019
7	REVISIONS	11/14/2019
8	REVISIONS	11/14/2019
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17	REVISIONS	11/14/2019
18	REVISIONS	11/14/2019
19	REVISIONS	11/14/2019
20	REVISIONS	11/14/2019



IOM

PROJECT NO. 17425

Mixed Use Development
228 175A Street
Surrey, BC

PROPERTY TITLE
RETAIL & COMMERCIAL /
OFFICE - ROOF PLAN

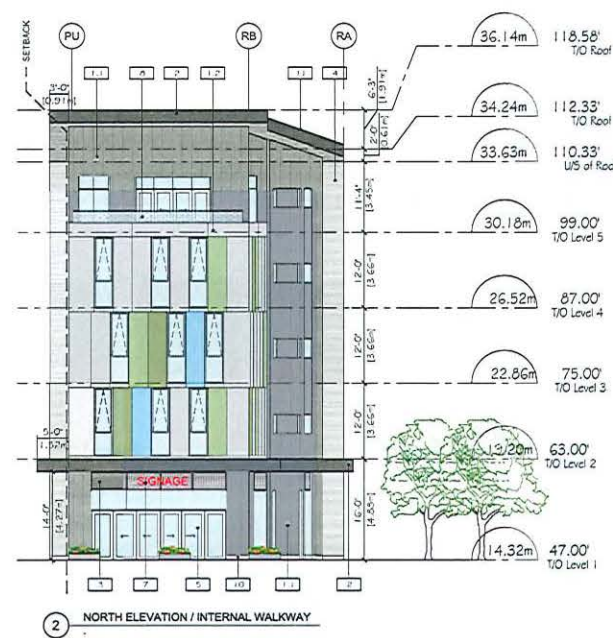
A205F

DATE: 21 SEPT 2019

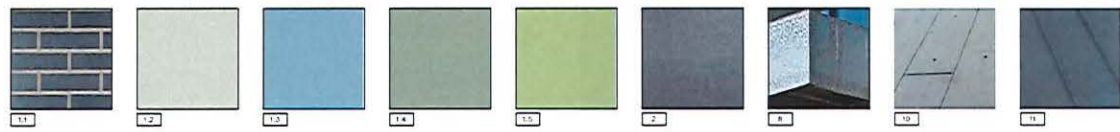
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION / 1767TH STREET.



2 NORTH ELEVATION / INTERNAL WALKWAY



COLOUR PALETTE INSPIRATION:
VIEW EAST FROM SITE OF ADJACENT RURAL LAND



ELEVATION KEYNOTE LEGEND	
ITEM	COLOUR / FINISH
1.1	3/8" (10mm) FACE BRICK - 4" (102mm) PATTERN - STACED BOND
1.2	HPL GLAZING PANEL TO MATCH TIESKA METEON - PASTEL GREY
1.3	HPL GLAZING PANEL TO MATCH TIESKA METEON - PASTEL BLUE
1.4	HPL GLAZING PANEL TO MATCH TIESKA METEON - CACTUS GREEN
1.5	HPL GLAZING PANEL TO MATCH TIESKA METEON - SPRING GREEN
2	ALUMINUM FASCIA GLAZING PANEL SYSTEM COLOUR: TO MATCH FASCIA
3	LOUVERS ANODIZED ALUMINUM - BLACK
4	NON-COMBUSTIBLE SKIFFS BY PERFORATED STRIP VENT COLOUR: TO MATCH FASCIA
5	STATIONARY WINDOW DOOR, REFER TO WINDOW SCHEDULE FRAME: ANODIZED ALUMINUM - BLACK GLASS: CLEAR GLAZED - CLEAR
6	ALUMINUM FRAME DOOR & WINDOW, REFER TO WINDOW SCHEDULE FRAME: ANODIZED ALUMINUM GLASS: DOUBLE GLAZED - CLEAR
7	DISHAGE BY TENANT
8	PERFORATED METAL BALCONY GUARD TO MATCH MANUFACTURER: F1234567
9	PERFORATED METAL FLOORING COLOUR: TO MATCH ADJACENT WALL
10	EXPOSED CONCRETE ISOTOPIKIC COATING - COLOM GRAY
11	STANDING SEAM METAL ROOF - HIGH ALZEDO / HIGH SPF COLOUR: TO MATCH LIA STIPED CARBON

NOTE: 1. ALL PERFORATED METAL CLIPS, COLOUR TO MATCH ADJACENT FACADE MATERIAL.

PROJECT NO.	17425
DATE	21 SEPT 2018
PROJECT NAME	Mixed Use Development 228 175A Street Surrey, BC
PROJECT TYPE	RETAIL & COMMERCIAL / OFFICE - SECTIONS
SCALE	1/8" = 1'-0"

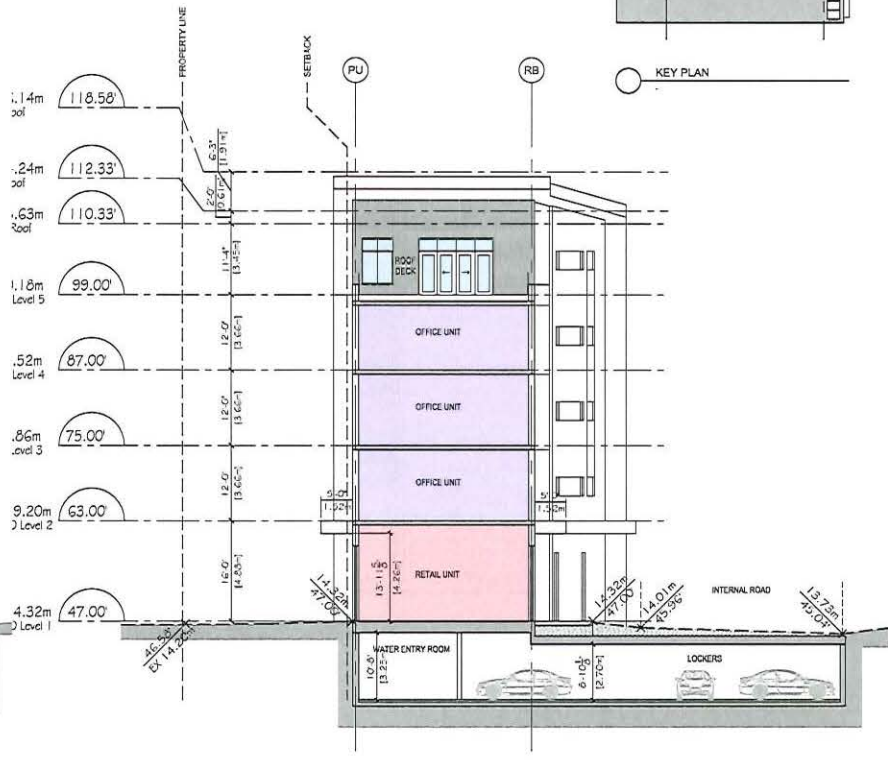
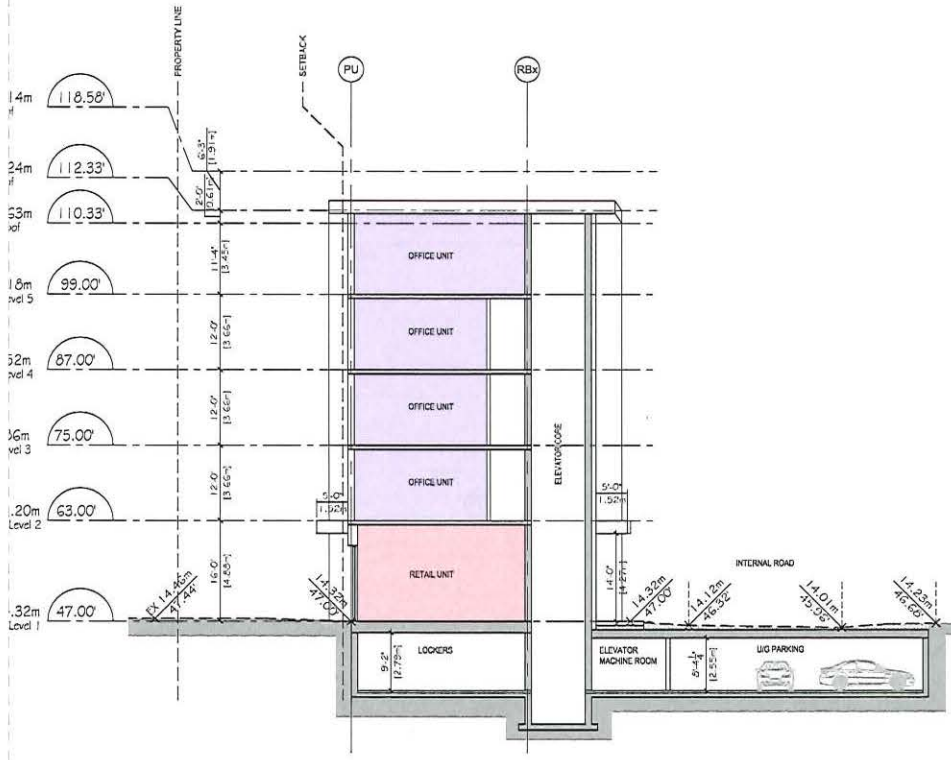
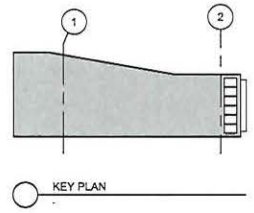
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17425
Mixed Use Development
228 175A Street
Surrey, BC

RETAIL & COMMERCIAL /
OFFICE - SECTIONS

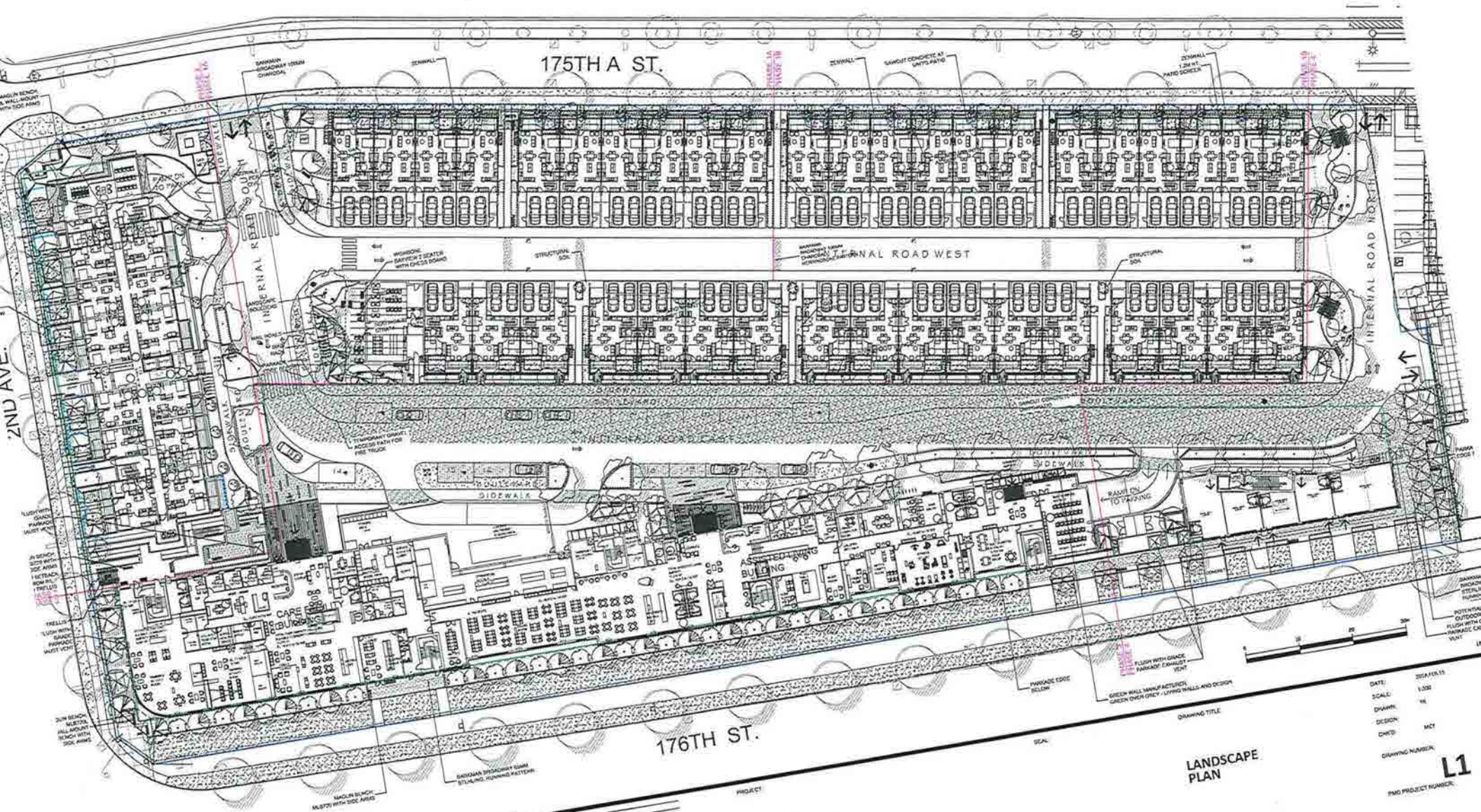
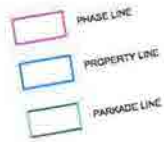
A501F

DATE: 21 SEPT 2018
SCALE: 1/8" = 1'-0"



1 EAST - WEST SECTION 1

2 EAST - WEST SECTION 2



MAIN LEVEL 1:300

pmg
LANDSCAPE ARCHITECTS
Suite C102 - 4185 2nd Creek Drive
Burnaby, British Columbia V5C 2G1
P: 604-294-0911 F: 604-294-0022

EVENT

NO.	DATE	REVISION DESCRIPTION	DR.
14	10/10/18	REVISED	MM
13	09/20/18	REVISED	MM
12	09/10/18	REVISED	MM
11	08/20/18	REVISED	MM
10	08/10/18	REVISED	MM
9	07/20/18	REVISED	MM
8	07/10/18	REVISED	MM
7	06/20/18	REVISED	MM
6	06/10/18	REVISED	MM
5	05/20/18	REVISED	MM
4	05/10/18	REVISED	MM
3	04/20/18	REVISED	MM
2	04/10/18	REVISED	MM
1	03/20/18	REVISED	MM
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99	04/05/22	REVISED	MM
100	04/15/22	REVISED	MM

PROJECT

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE

DRAWING TITLE

LANDSCAPE PLAN

DATE: 2024.05.15
SCALE: 1:300
DRAWN: MM
DESIGN: MM
CHECK: MM
DRAWING NUMBER: L1
PMG PROJECT NUMBER:

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PLANT SCHEDULE - PHASE 1A TOWNHOUSE. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 1B TOWNHOUSE. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 2 CONDO GROUND LEVEL. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 3. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 4. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 2 CONDO ROOF. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 3 ROOF. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 4 ROOF. Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

PLANT SCHEDULE - PHASE 2 CONDO ROOF (continued). Table with columns: SFT, CITY, BOTANICAL NAME, COMMON NAME, PLANTER SIZE / REFINANCE, and PMS PROJECT NUMBER: 18491.

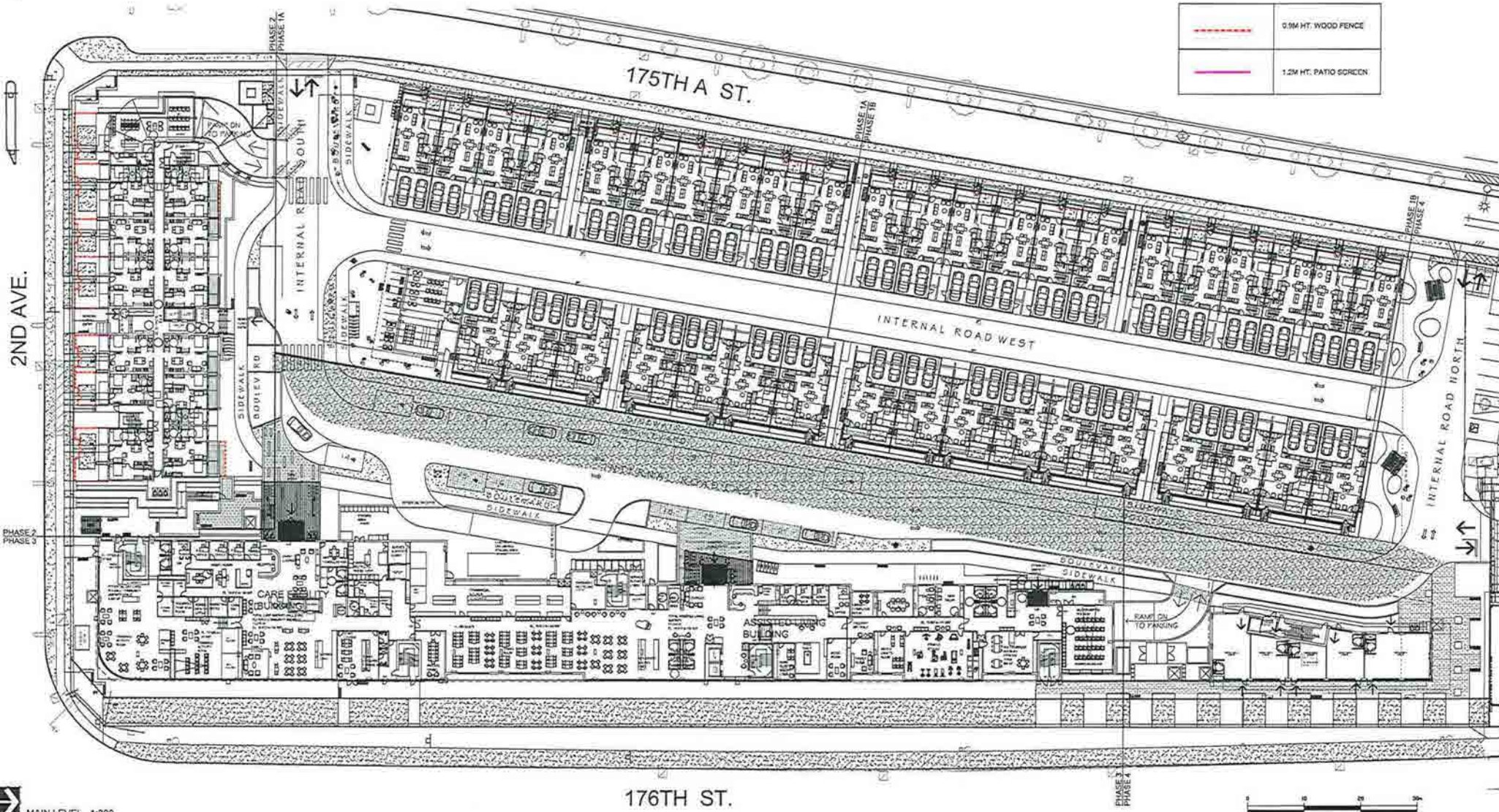
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ON-SITE STANDARDS...

pmg LANDSCAPE ARCHITECTS logo and contact information: Suite C100 - 4185 Crowe Drive, Burnaby, British Columbia, V5C 6G9.

CLIENT: Table with columns: NO, DATE, REVISION DESCRIPTION, and DA.

PROJECT: WEAVE HOUSING, 228-175A STREET, SURREY, BC. Includes a grid of plant selection points.

SEAL: LANDSCAPE PLANT LISTS. Includes drawing title, date (2024-10-15), scale, drawn by (R), design by (MCT), checked by (MCT), and drawing number (L2).



MAIN LEVEL 1:300

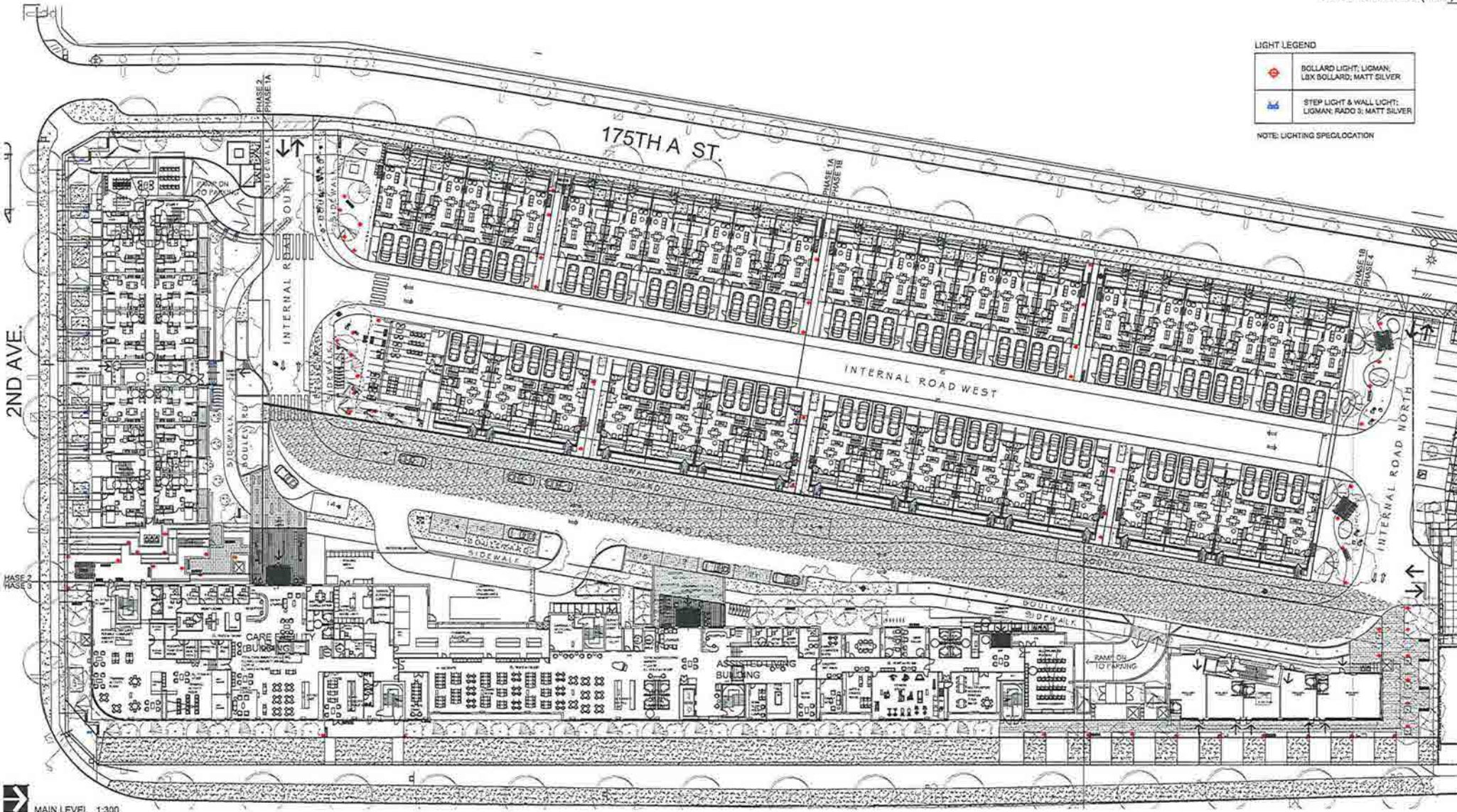


NO.	DATE	REVISION DESCRIPTION	DR.
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02	2018.03.15	ISSUE FOR PERMIT	MM
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100	2018.03.15	ISSUE FOR PERMIT	MM

PROJECT: WEAVE HOUSING
228-175A STREET
SURREY, BC

CLIENT: [REDACTED]
SCALE: [REDACTED]
DRAWING TITLE: FENCE PLAN
DATE: 2018.03.15
SCALE: 1:300
DRAWN: YH
DESIGN: MCF
CHECKED: MCF
DRAWING NUMBER: L3
PROJECT NUMBER: 18-001

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LIGHT LEGEND

	BOLLARD LIGHT; LIGMAN, L&X BOLLARD; MATT SILVER
	STEP LIGHT & WALL LIGHT; LIGMAN, RADO 3; MATT SILVER

NOTE: LIGHTING SPEC/LOCATION

MAIN LEVEL 1:300

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4145 156 Street
Burnaby, British Columbia, V5C 6G3
Tel: 604-254-0911 | Fax: 604-254-0022

CLIENT:

10. 22.06.16	Site Plan	100%
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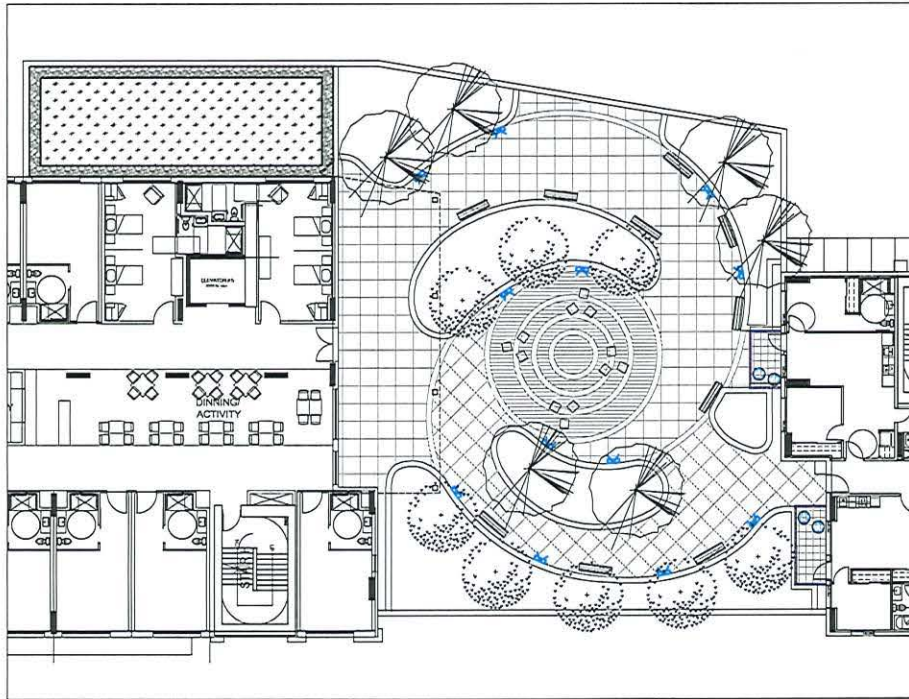
PROJECT: **WEAVE HOUSING**
228-175A STREET
SURREY, BC

SEAL: _____
DRAWING TITLE: **LIGHTING PLAN**

DATE: 2016/03/15
SCALE: 1:300
DRAWN: MB
DESIGN: MCK
CHECKED: MCK
DRAWING NUMBER: **L4**
PMO PROJECT NUMBER: 7916-0679-00
18-001

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18021-2023

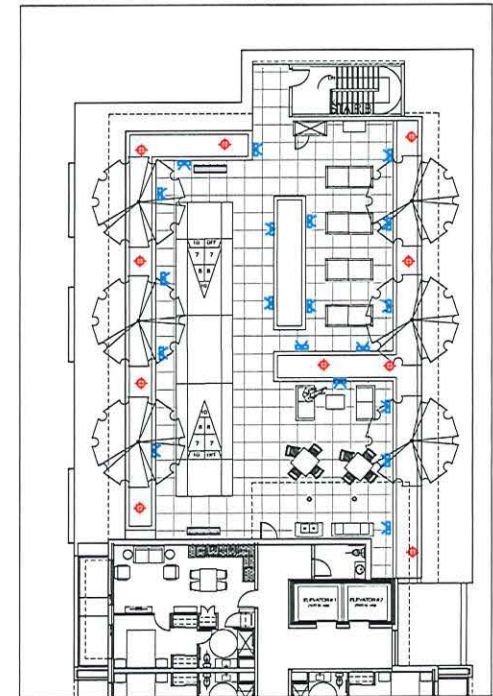


SENIOR CARE BUILDING LEVEL 2 1:125

LIGHT LEGEND

	BOLLARD LIGHT; LIGMAN; LBX BOLLARD; MATT SILVER
	STEP LIGHT & WALL LIGHT; LIGMAN; RADO 3; MATT SILVER

NOTE: LIGHTING SPEC/LOCATION



CONDO ROOF 1:125



Suite C100 - 4185 Gill Creek Drive
Burnaby, British Columbia, V5C 6C3
p: 604 294-0111 ; f: 604 294-0022

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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	31 MAR 08	PLAN COMMENTS	MM
15	31 MAR 08	AMP REV CALCULATIONS UPDATED	MM
16	22 APR 08	NEW SITE PLAN/COMMENTS	MM
17	21 MAR 08	NEW SITE PLAN	MM
18	20 JUN 07	NEW SITE PLAN	YS
19	20 JUN 07	CON COMMENTS	YS
20	20 JUN 07	NEW SITE PLAN	YS
21	20 JUN 07	CON COMMENTS	YS
22	20 OCT 11	GAS METER/VENT-UPDATED	BJ
23	21 JUN 12	CLIENT COMMENTS	VR
24	21 MAR 12	REV SITE PLAN & COMMENTS	YS
25	21 MAR 12	REV SITE PLAN & COMMENTS	YS
26	21 MAR 12	REV SITE PLAN & COMMENTS	YS
27	22 AUG 09	ISSUED FOR MP Submission	DD/A
28	22 AUG 09	REV SITE PLAN	DD
29	22 AUG 09	NEW PROPERTY LINE	MM

PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SEAL:

DRAWING TITLE:

LIGHTING PLAN

DATE: 2018 FEB 15

SCALE: 1:125

DRAWN: YR

DESIGN: YR

CHECKED: MCY

DRAWING NUMBER:

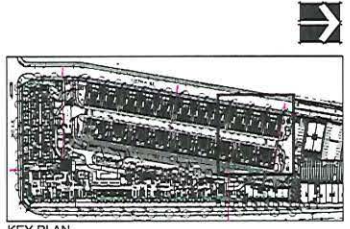
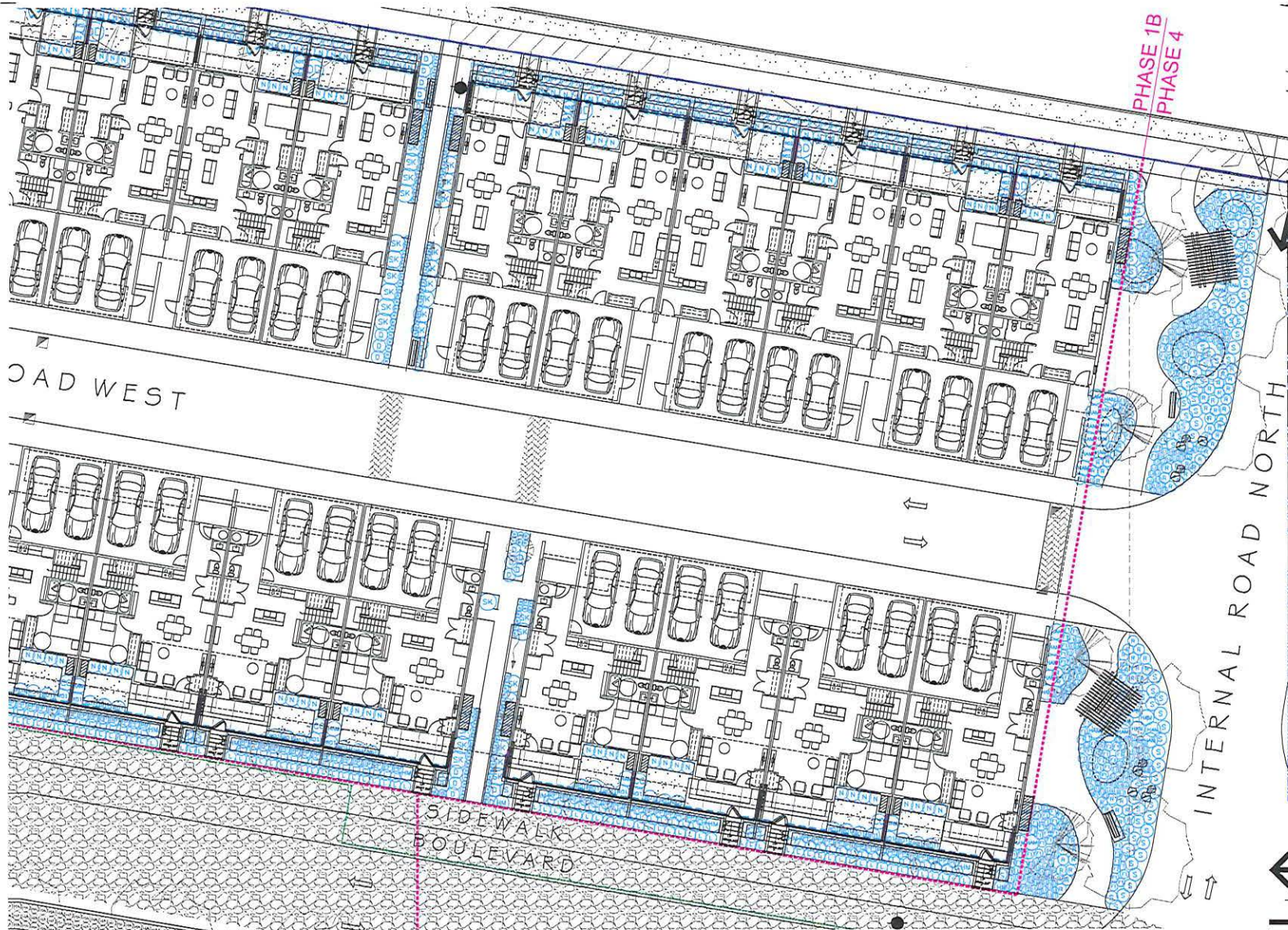
L5

PMG PROJECT NUMBER:

18001-20-21

OF 24

18-001



KEY PLAN

MAIN LEVEL 1:125

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4180 Oak Creek Drive
Burnaby, British Columbia, V5C 6C9
p: 604 294-0011 | f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	19 JUL 08	BASE COMMENTS	MM
15	19 MAR 10	APPROXIMATE FACILITIES LAYOUT	MM
17	21 APR 10	NEW SITE PLAN COMMENTS	MM
18	21 MAR 11	NEW SITE PLAN	MM
19	2012 MAR 22	NEW SITE PLAN	MM
20	2012 MAR 27	CITY COMMENTS	MM
21	2012 MAR 28	NEW SITE PLAN	MM
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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

SHRUB PLAN

DATE: 2018 FEB 15

SCALE: 1:125

DRAWN: YR

DESIGN: MEY

CHKD: MEY

DRAWING NUMBER:

L6

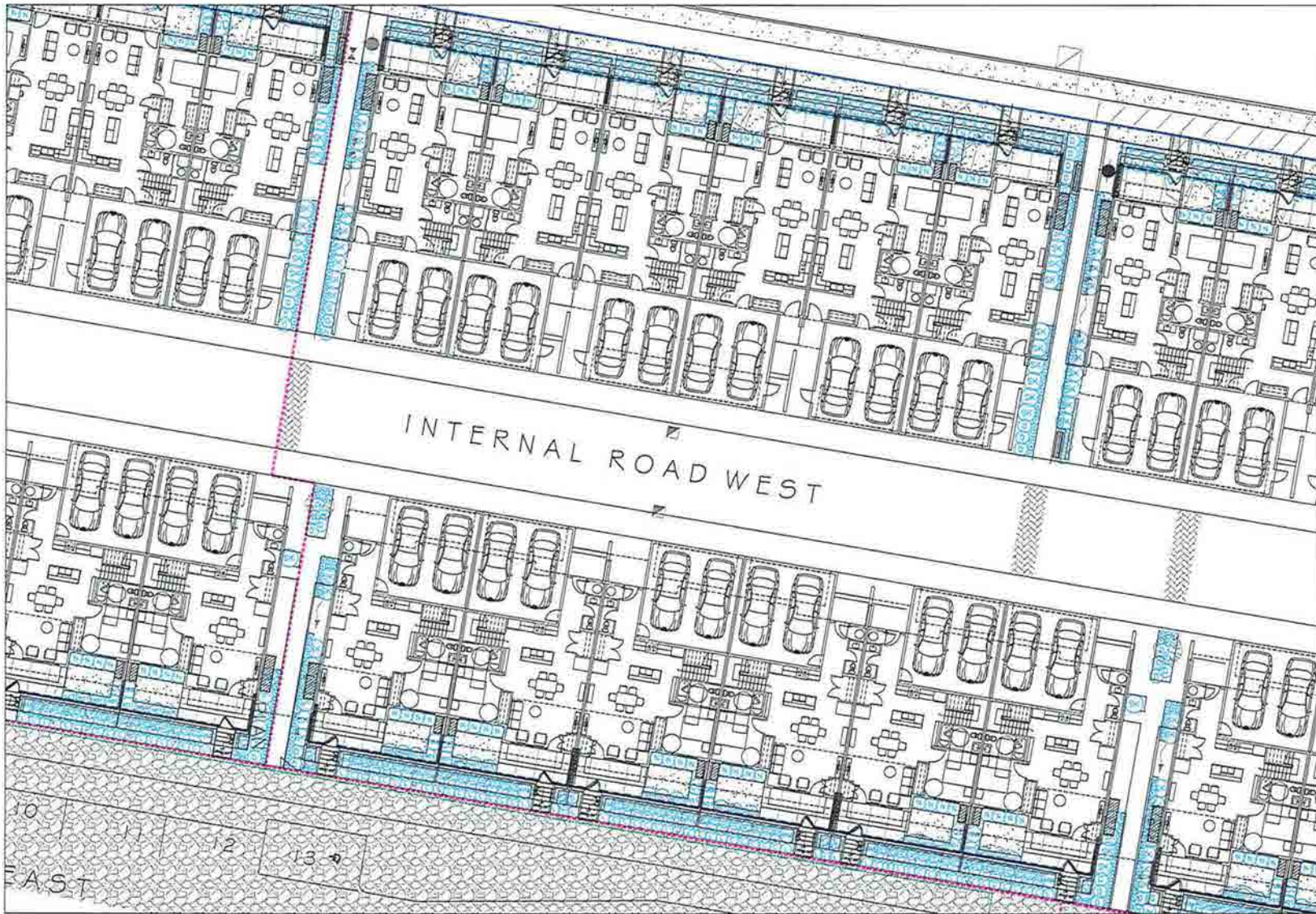
PMG PROJECT NUMBER:

18001-00-01

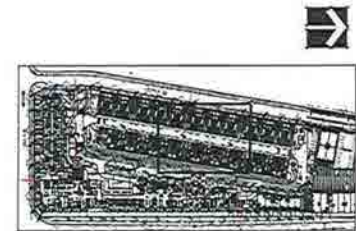
OF 24

18-001

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MAIN LEVEL 1:125



KEY PLAN

1807-20-21

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LANDSCAPE ARCHITECTS
Suite C100 - 4185 568 Creek Drive
Burnaby, British Columbia, V5C 6Z9
P: 604-294-0011 | F: 604-294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
12	11.04.15	ISSUE FOR PERMIT	MM
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100	11.04.15	ISSUE FOR PERMIT (REVISED)	MM

PROJECT:
WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

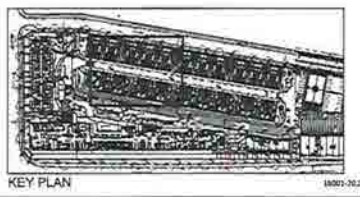
SHRUB PLAN

DATE: 2014 FEB 15
SCALE: 1:125
DRAWN: YR
DESIGN: MM
CHECK: MM

DRAWING NUMBER:
L7
PROJECT NUMBER:

OF 24
18-203

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NO.	DATE	REVISION DESCRIPTION	DR.
18	17.10.16	Issue (Comments)	MM
19	18.04.16	Revised (Comments)	MM
20	11.04.16	Issue (Comments)	MM
21	21.04.16	Issue (Comments)	MM
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PROJECT: **WEAVE HOUSING**
228-175A STREET
SURREY, BC

SEAL: _____

DRAWING TITLE: **SHRUB PLAN**

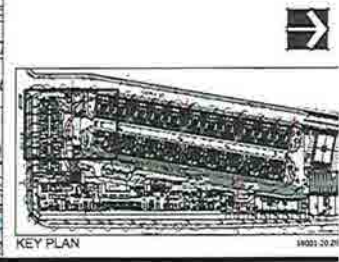
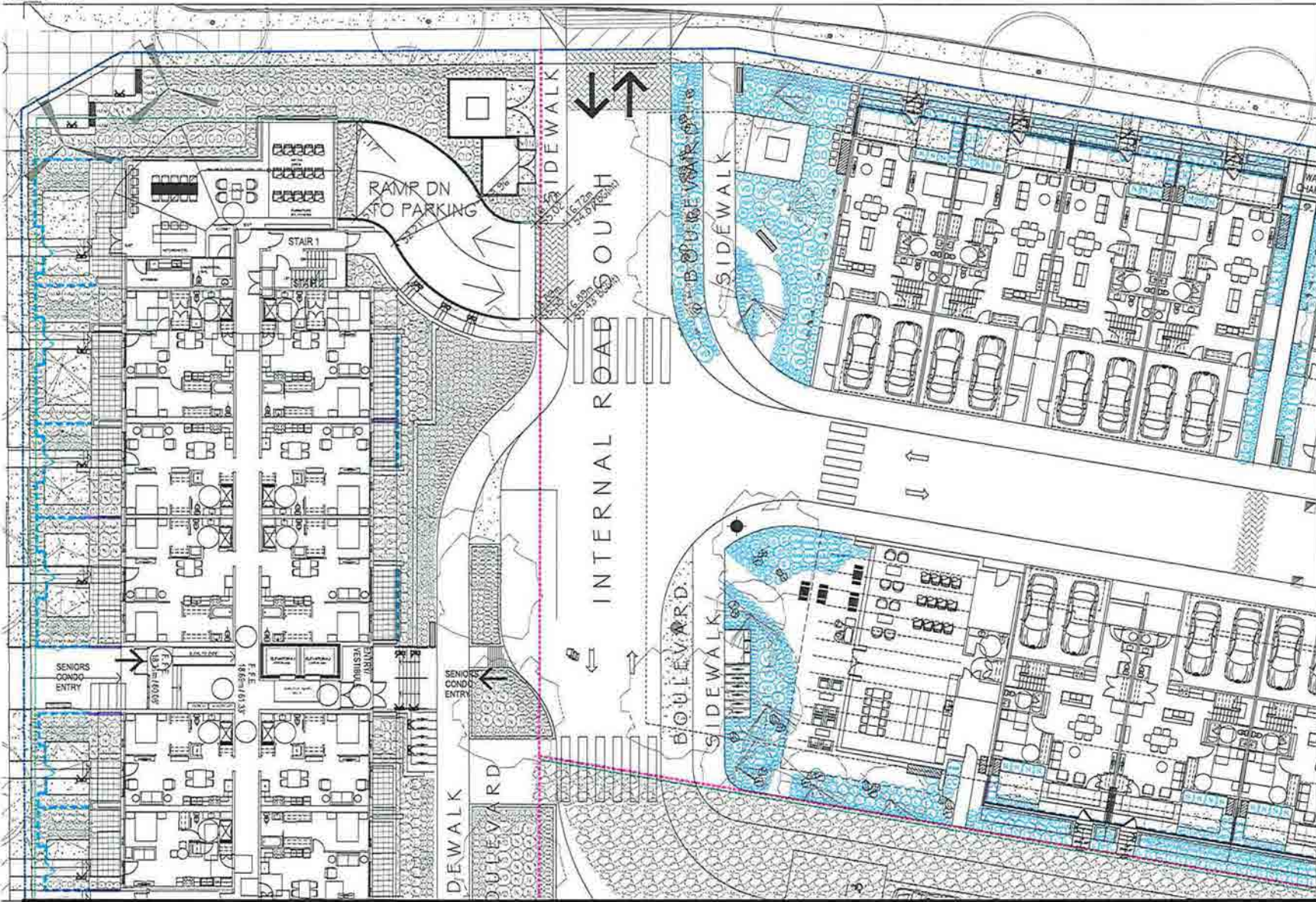
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DESIGN: MCT
CHECKED: MCT

DRAWING NUMBER: **L8**

PMG PROJECT NUMBER: 7916-0679-00

18-001

OF 24



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p: 604-294-0011 | f: 604-294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
WEAVE HOUSING
228-175A STREET
SURREY, BC

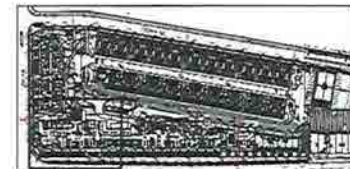
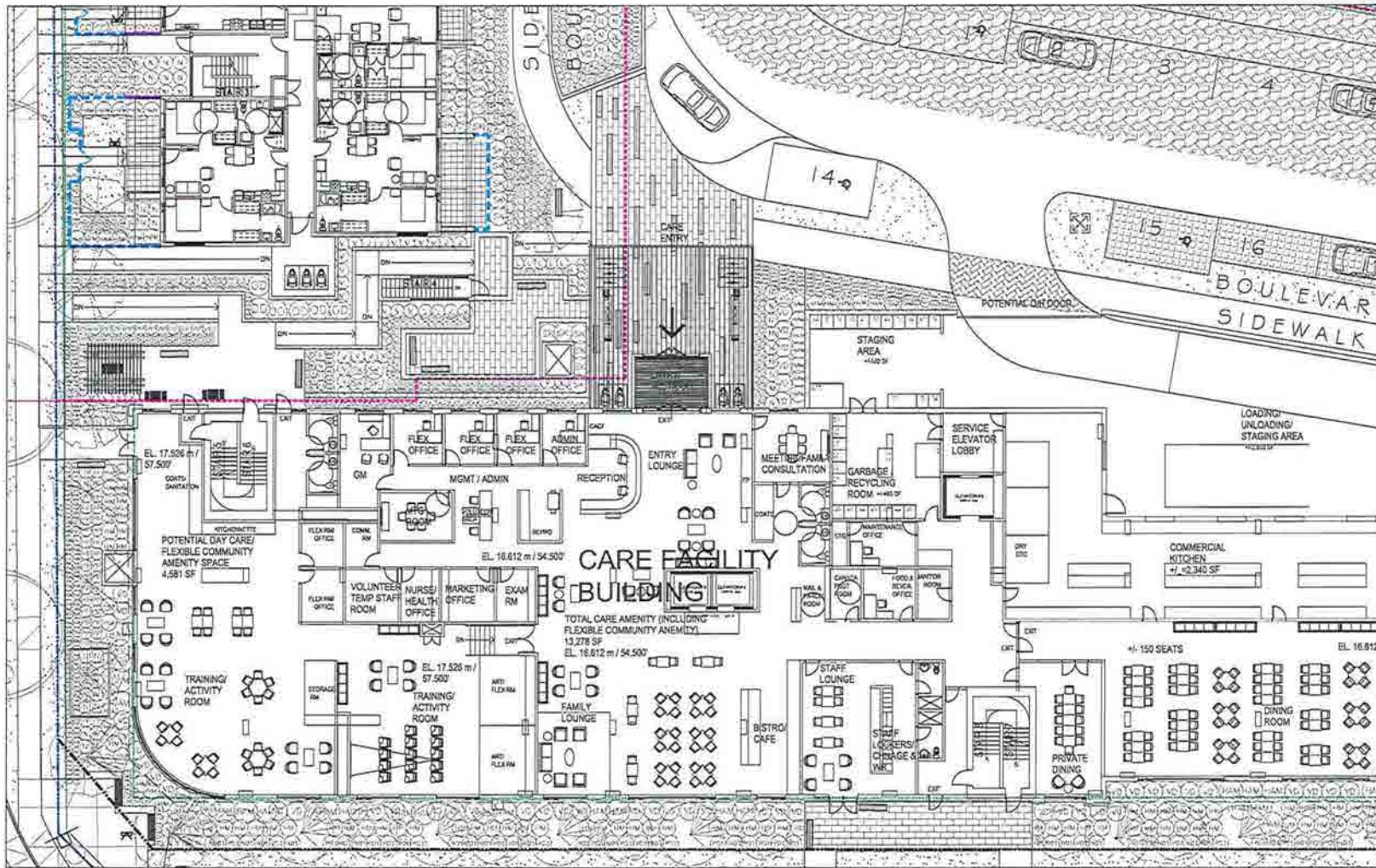
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SHRUB PLAN

DATE: 2018.FEB.15
SCALE: 1:125
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DESIGN: MEP
CHKD: MEP
DRAWING NUMBER:
L9
PMG PROJECT NUMBER: 18-001



18001-20-21



KEY PLAN 18001-07.01



MAIN LEVEL 1:125

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V0C 6G9
P: 604 294-0211 | F: 604 294-0022

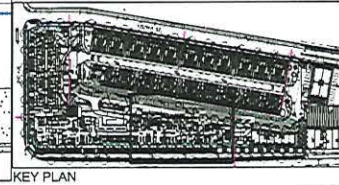
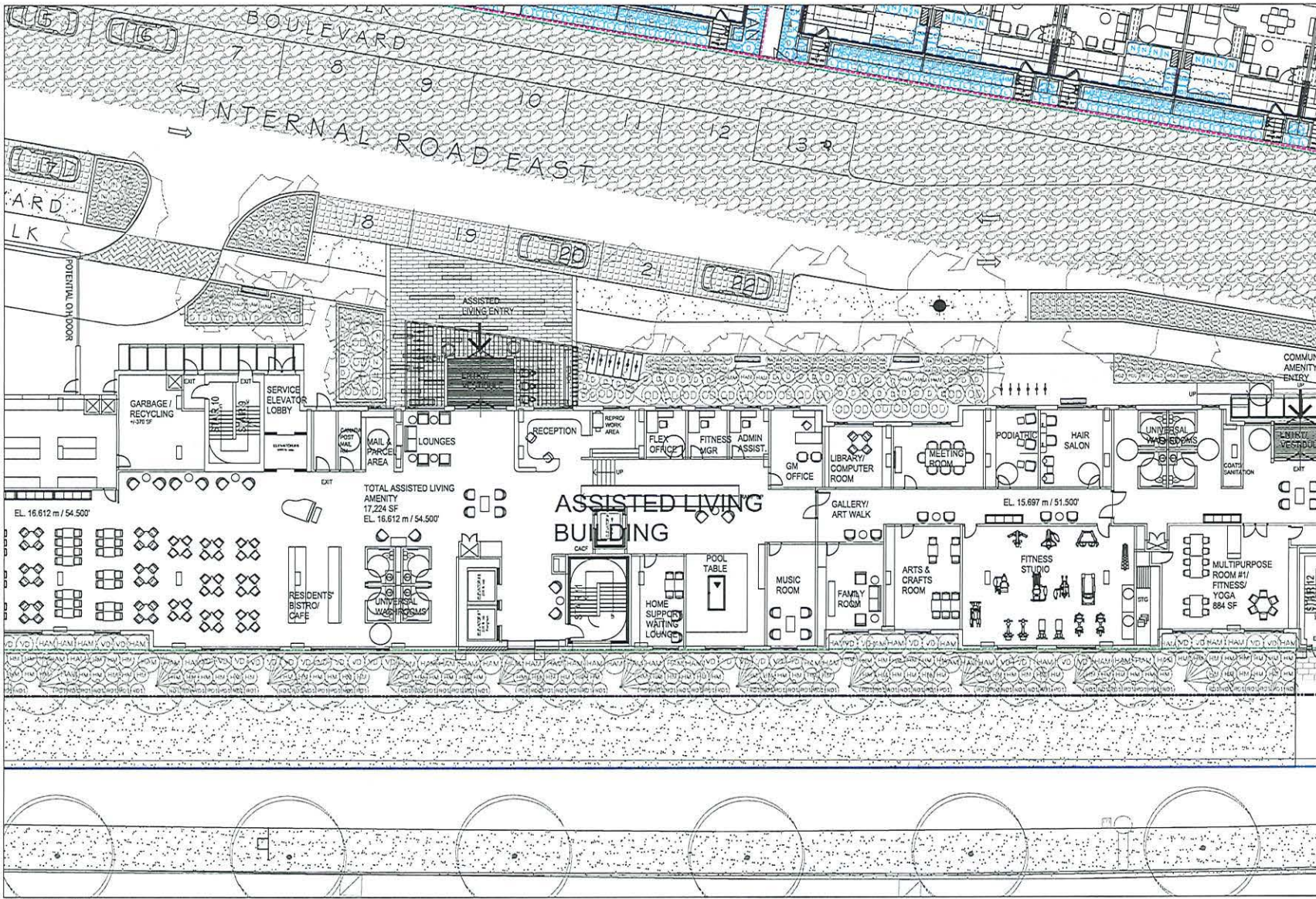
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PROJECT:
WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:
SHRUB PLAN

DRAWING TITLE:
DATE: 2018.FEB.15
SCALE: 1:125
DRAWN: MM
DESIGN: MM
CHECK: MM
DRAWING NUMBER:
L10
PMG PROJECT NUMBER: 18-001
OF 24
18-001



MAIN LEVEL 1:125



Suite C100 - 4185 6th Creek Drive
Burnaby, British Columbia, V5C 6C3
p: 604 254-0011 ; f: 604 254-0022

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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	21 JUN 08	REV. CITY COMMENTS	MM
15	18 MAR 10	REV. NEW CITY COMMENTS, UPGRADES	MM
17	23 APR 10	REV. NEW CITY COMMENTS	MM
18	21 MAR 11	REV. NEW CITY PLAN	MM
19	103 MAR 12	REV. NEW CITY PLAN	MM
20	2020 MAR 12	CITY COMMENTS	MM
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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

SHRUB
PLAN

DATE: 2018.FEB.15

SCALE: 1:125

DRAWN: YR

DESIGN: YR

CHKD: MCF

DRAWING NUMBER:

L11

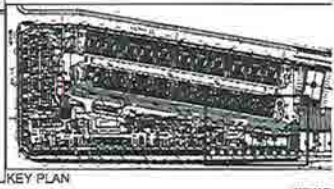
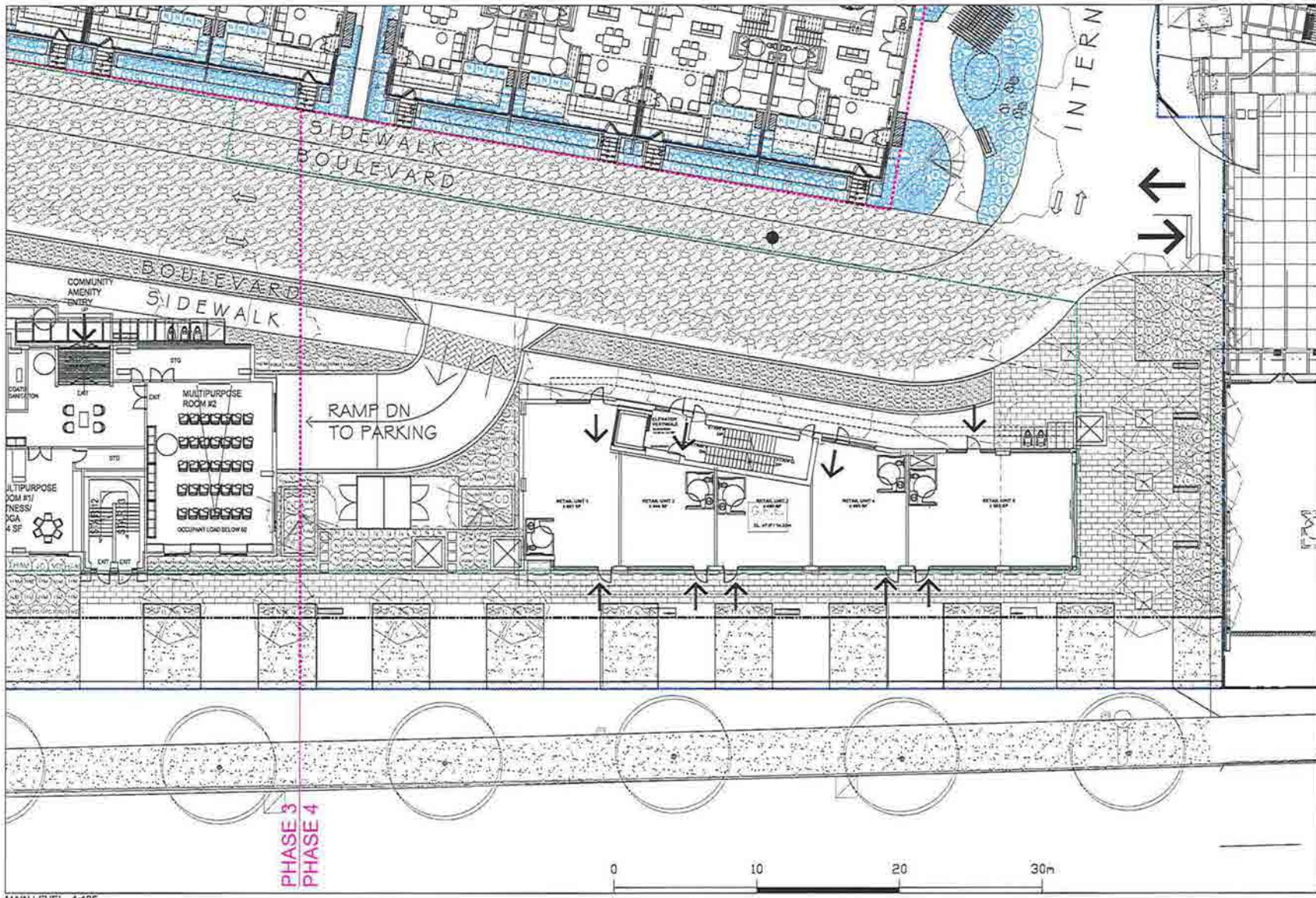
PMG PROJECT NUMBER:

OF 24

18-001



18001-20-28



MAIN LEVEL 1:125

KEY PLAN

18021-02-21



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
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03	21 APR 18	SCHEMATIC (REVISED)	MP
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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

SHRUB
PLAN

DATE: 22/07/18

SCALE: 1:125

DRAWN: PM

DESIGN: PM

CHECK: MCK

DRAWING NUMBER:

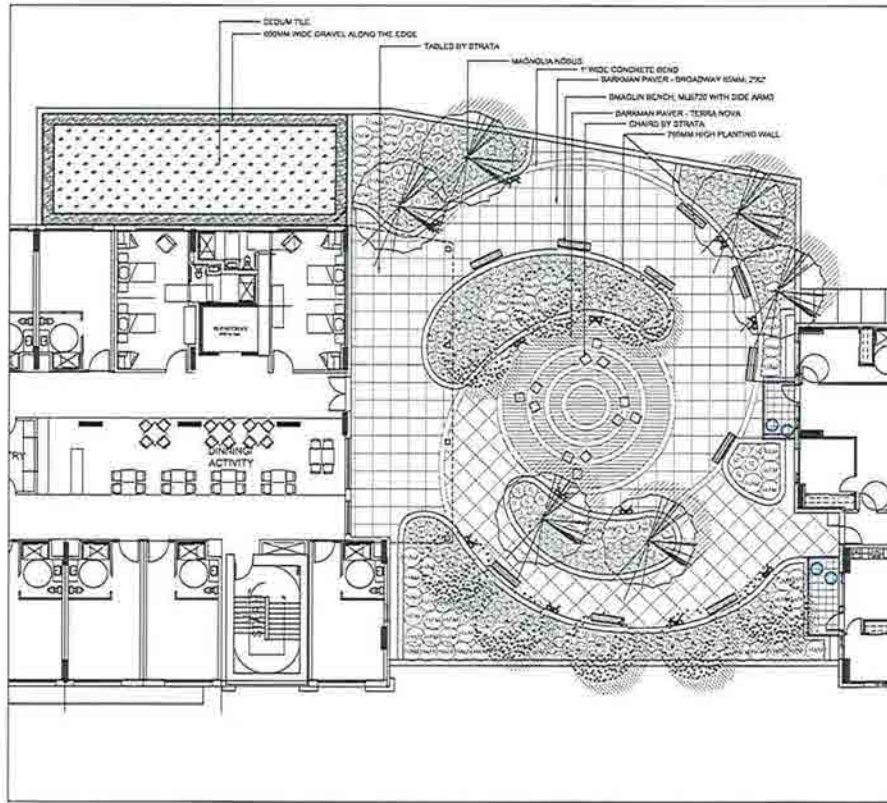
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OF 24

PMG PROJECT NUMBER:

18-001

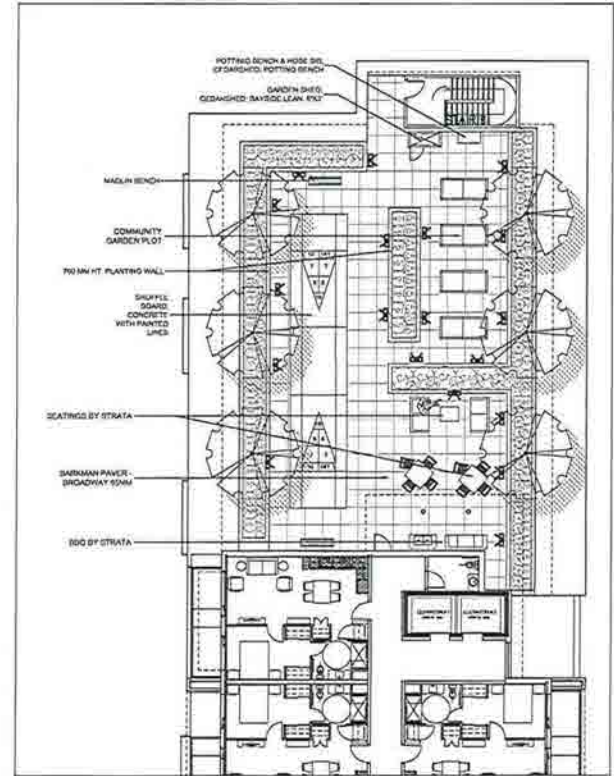
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SENIOR CARE BUILDING LEVEL 2 1:125

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	6	MAGNOLIA NODUS	KORUS MAGNOLIA (WHITE)	50M CAL, 1.5M STD
2	8	DAKVOPTENSIS x CLANDONENSIS DARK KNIGHT	BLUESTAR	42 POT, #5CM
3	10	PRUNUS LAUROCESTRIS OTTO LINDNER	OTTO LINDNER LAUREL	42 POT, 50CM
4	8	ROSA MIDLAND SONOR	MIDLAND ROSE, PINK	42 POT, 45CM
5	17	DALAMAGHOSIS ACUTIFLORA KARKI FOKENSTER	FEATHER NEDD GRASS	#1 POT
6	14	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#1 POT
7	44	LAVONOLA ANGUSTRIFOLIA	ENGLISH LAVENDER	15CM POT, #1 POT
8	7	PEROVSKIA ATRIFLOROLA LITTLE SPIRE	DWARF RUSSIAN SAGE	15CM POT
9	38	RUDIBEDIA FULGIDA VAN DER LINDEN	GOLESTURMBOGONIA, YELLOW	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ORLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REF TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW RANGE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CONDO ROOF 1:125

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	6	MAGNOLIA NODUS	KORUS MAGNOLIA (WHITE)	50M CAL, 1.5M STD
2	8	DAKVOPTENSIS x CLANDONENSIS DARK KNIGHT	BLUESTAR	42 POT, #5CM
3	10	PRUNUS LAUROCESTRIS OTTO LINDNER	OTTO LINDNER LAUREL	42 POT, 50CM
4	8	ROSA MIDLAND SONOR	MIDLAND ROSE, PINK	42 POT, 45CM
5	17	DALAMAGHOSIS ACUTIFLORA KARKI FOKENSTER	FEATHER NEDD GRASS	#1 POT
6	14	FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#1 POT
7	44	LAVONOLA ANGUSTRIFOLIA	ENGLISH LAVENDER	15CM POT, #1 POT
8	7	PEROVSKIA ATRIFLOROLA LITTLE SPIRE	DWARF RUSSIAN SAGE	15CM POT
9	38	RUDIBEDIA FULGIDA VAN DER LINDEN	GOLESTURMBOGONIA, YELLOW	15CM POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ORLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REF TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW RANGE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 5G3
p. 604 294-0211 | f. 604 294-0222

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CLIENT:

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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 2018.FEB.13
SCALE: 1:125
DRAWN: TB
CHECKED: TB
CHKD: MCV

DRAWING NUMBER:

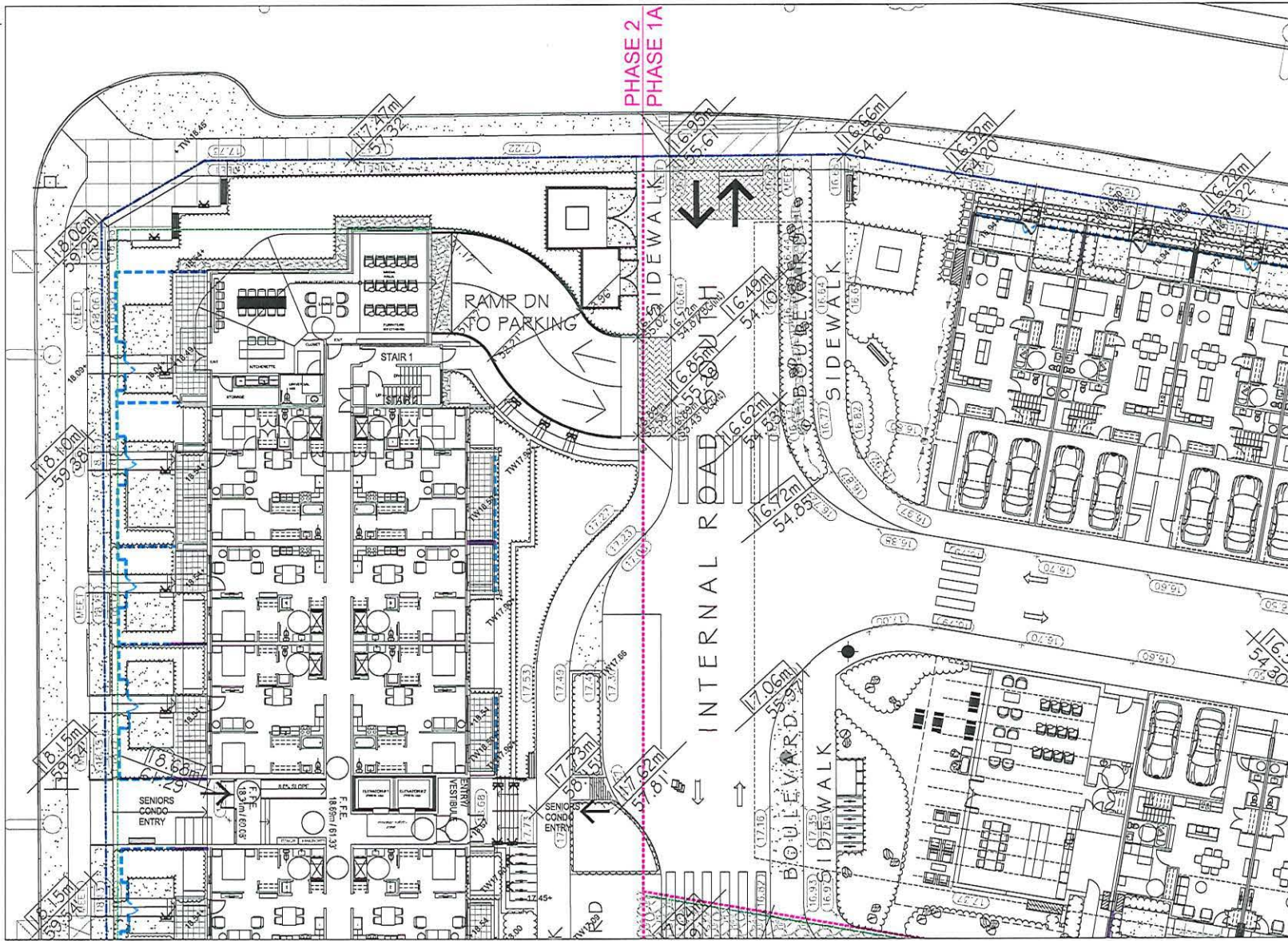
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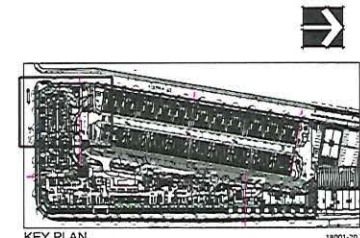
OF 24

18.001

18001.20.21



MAIN LEVEL 1:125



KEY PLAN 1:500

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4165 Gill Creek Drive
 Burnaby, British Columbia, V5C 6C9
 p: 604 294-0511 ; f: 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DR.
14	27 JUN 16	BASE COMMENTS	MBP
15	21 MAR 18	AMENDITY CARILLI ACTION COMMENTS	MBP
17	21 APR 20	NEW SITE PLAN COMMENTS	MBP
18	21 MAR 21	NEW SITE PLAN	MBP
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PROJECT:
WEAVE HOUSING
 228-175A STREET
 SURREY, BC

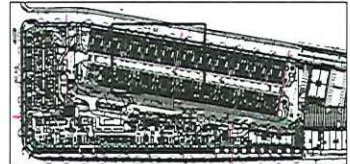
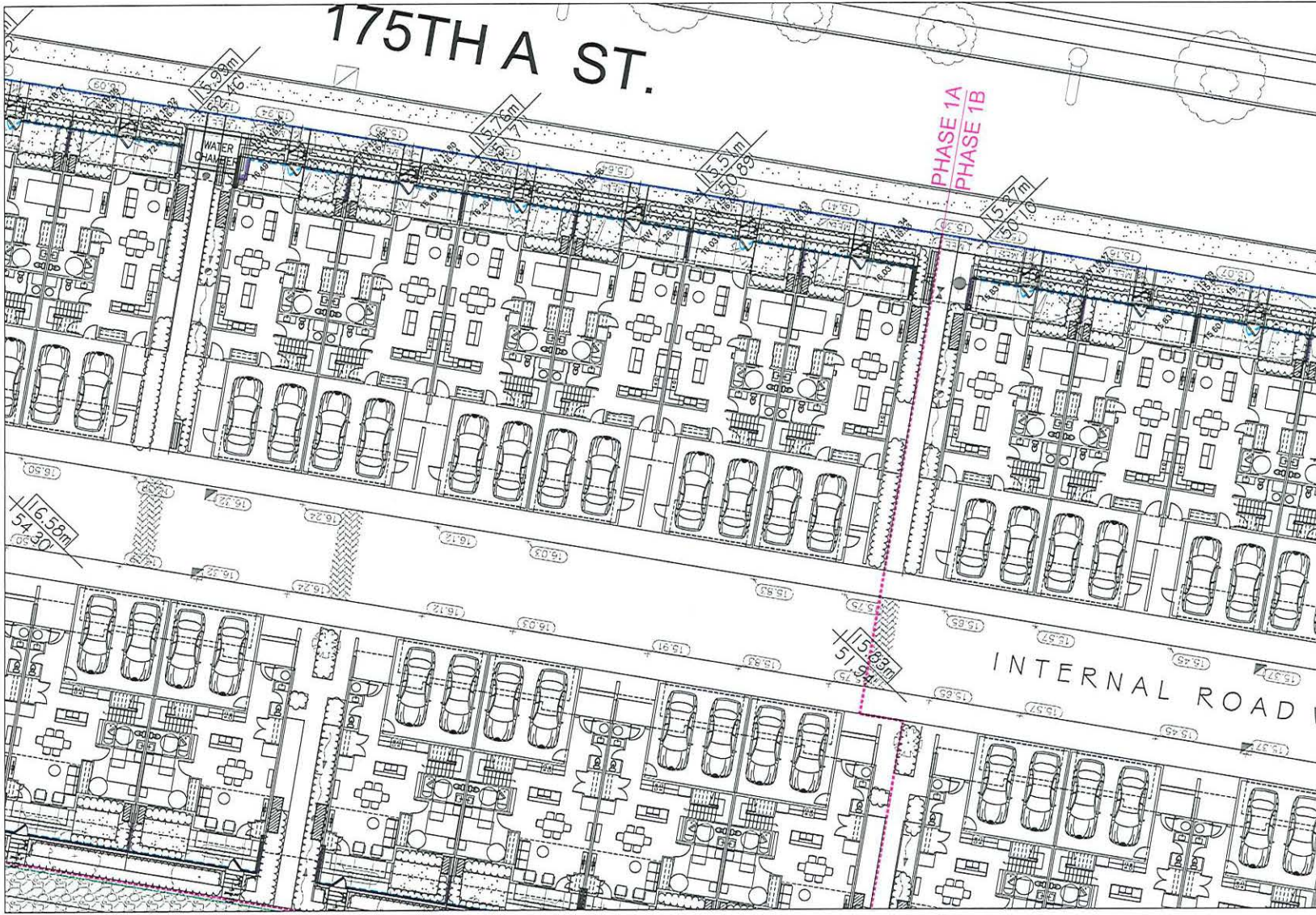
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GRADING PLAN

DATE: 2018/FEB/15
 SCALE: 1:125
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 DESIGN:
 CHKD: MCT
 DRAWING NUMBER:
L14
 PMG PROJECT NUMBER:
 18-001

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175TH A ST.

PHASE 1A
PHASE 1B



KEY PLAN



18001-20.20

MAIN LEVEL 1:125

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Oak Green Drive
Burnaby, British Columbia, V5C 0G9
p: 604 294-0011 | f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

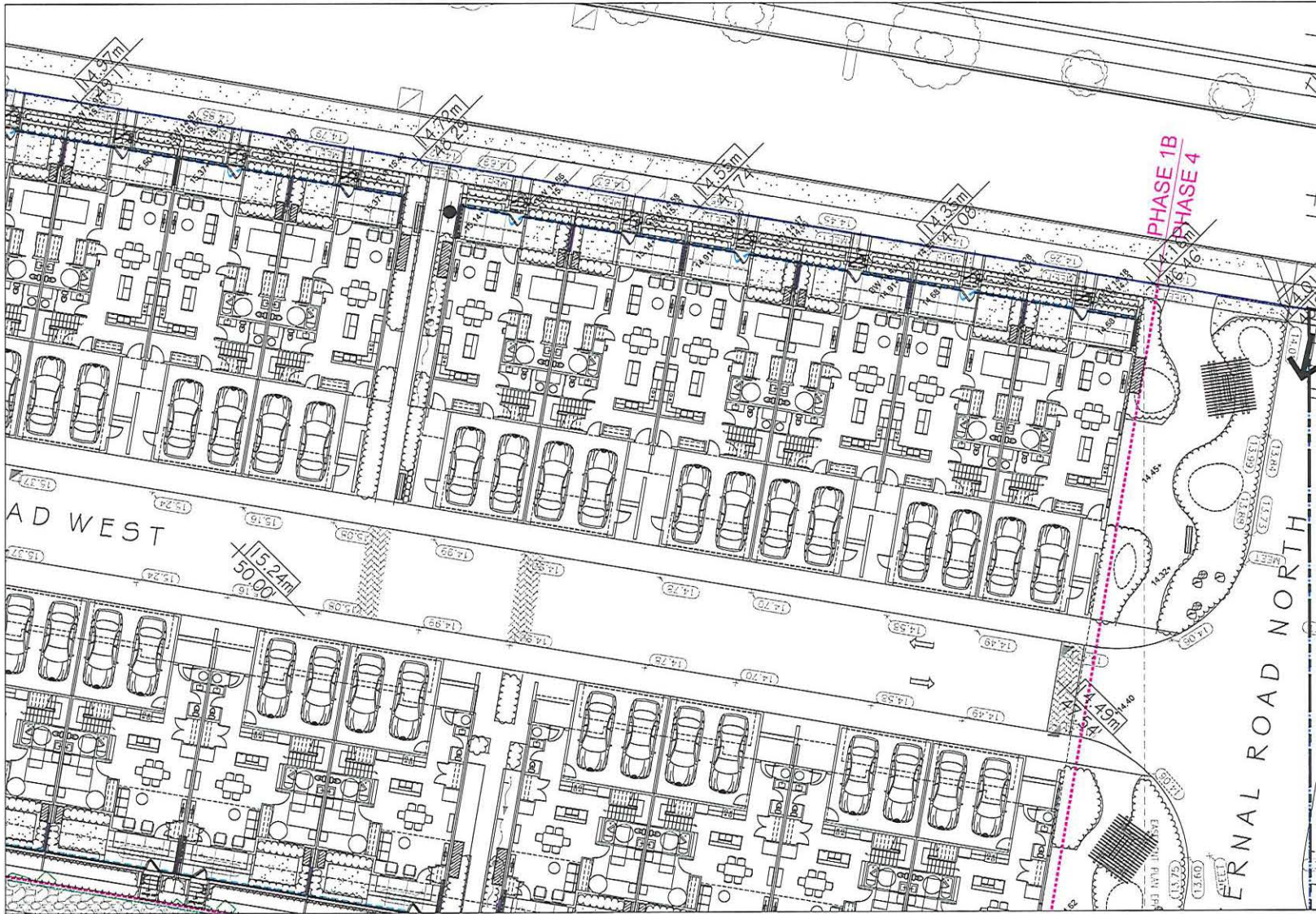
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GRADING PLAN

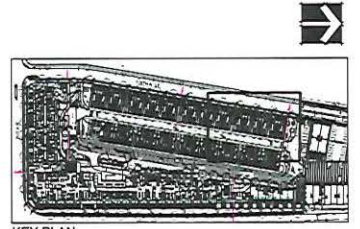
DATE: 2016.FEB.15
SCALE: 1:125
DRAWN: YH
DESIGN: MCV
CHKD: MCV

DRAWING NUMBER
L15
PMG PROJECT NUMBER: 18-001

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MAIN LEVEL 1:125



KEY PLAN

18901-70-23



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	25 JUN 19	MARK COMMENTS	MMF
15	31 MAY 19	AMPHITY ATTRACTION LAYOUT	MMF
16	28 APR 20	NEW SITE PLAN & COMMENTS	MMF
17	21 MAR 21	NEW SITE PLAN	MMF
18	2021-04-22	NEW SITE PLAN	MMF
19	2020-04-07	CITY COMMENTS	MMF
20	2020-04-06	NEW SITE PLAN	MMF
21	2020-04-02	NEW SITE PLAN	MMF
22	2020-03-18	NEW SITE PLAN & COMMENTS	MMF
23	2020-03-11	CALCULATION UPDATED	RL
24	2020-03-11	CITY COMMENTS	RL
25	2020-03-11	CLIENT COMMENTS	RL
26	2020-03-11	NEW SITE PLAN	RL
27	2020-03-11	NEW SITE PLAN	RL
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98	2020-03-11	NEW SITE PLAN	RL
99	2020-03-11	NEW SITE PLAN	RL
100	2020-03-11	NEW SITE PLAN	RL

PROJECT:
WEAVE HOUSING
 228-175A STREET
 SURREY, BC

SCALE:

DRAWING TITLE:

GRADING PLAN

DATE: 2018 FEB 15
 SCALE: 1:125
 DRAWN: YR
 DESIGN: YR
 CHKD: MCF

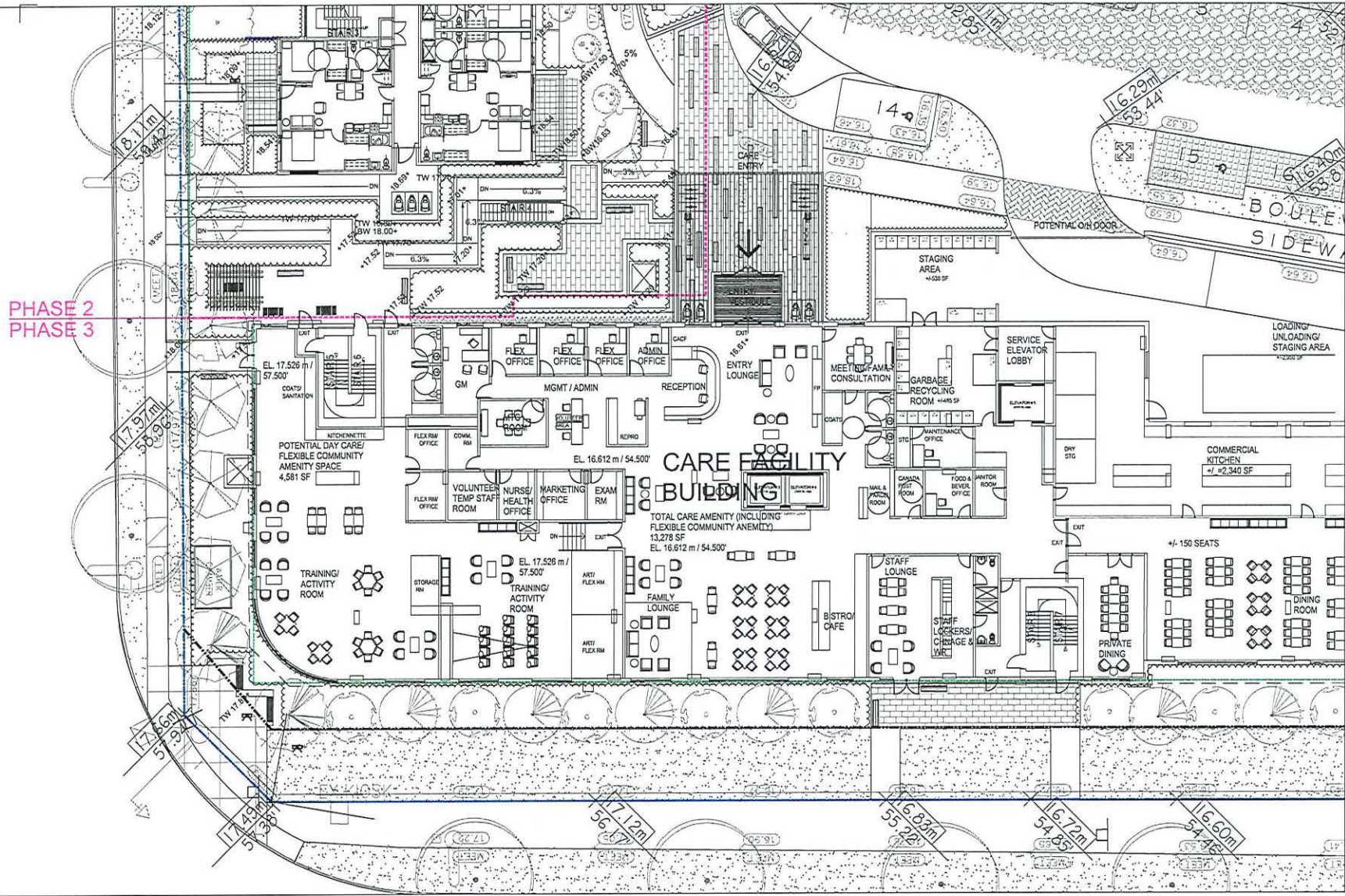
DRAWING NUMBER:

L16

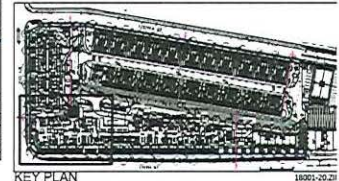
PMG PROJECT NUMBER:

OF 24
 18-001

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PHASE 2
PHASE 3



MAIN LEVEL 1:125



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	21 JUL 09	ISSUE FOR TENDERS	MM
15	20 MAR 10	REVISIONS TO EXISTING CONDITIONS	MM
17	23 APR 10	NEW SITE PLAN & COMMENTS	MM
18	21 MAR 11	NEW SITE PLAN	MM
19	02 SEP 11	NEW SITE PLAN	MM
20	02 SEP 11	CITY COMMENTS	MM
21	22 SEP 11	NEW SITE PLAN	MM
22	23 OCT 11	CAN WATERMAIN UPGRADE	MM
23	16 APR 12	CITY COMMENTS	MM
24	23 MAR 12	NEW SITE PLAN	MM
25	23 MAR 12	REV NEW CITY COMMENTS	MM
26	23 MAR 12	REV NEW CITY COMMENTS	MM
27	23 MAR 12	REV NEW CITY COMMENTS	MM
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98	23 MAR 12	REV NEW CITY COMMENTS	MM
99	23 MAR 12	REV NEW CITY COMMENTS	MM
100	23 MAR 12	REV NEW CITY COMMENTS	MM

PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

GRADING PLAN

DATE: 2018 FEB 15

SCALE: 1:125

DRAWN: YR

DESIGN: YR

CHKD: MCV

DRAWING NUMBER:

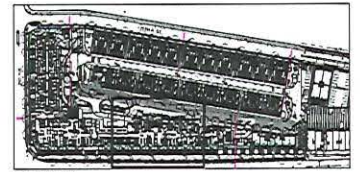
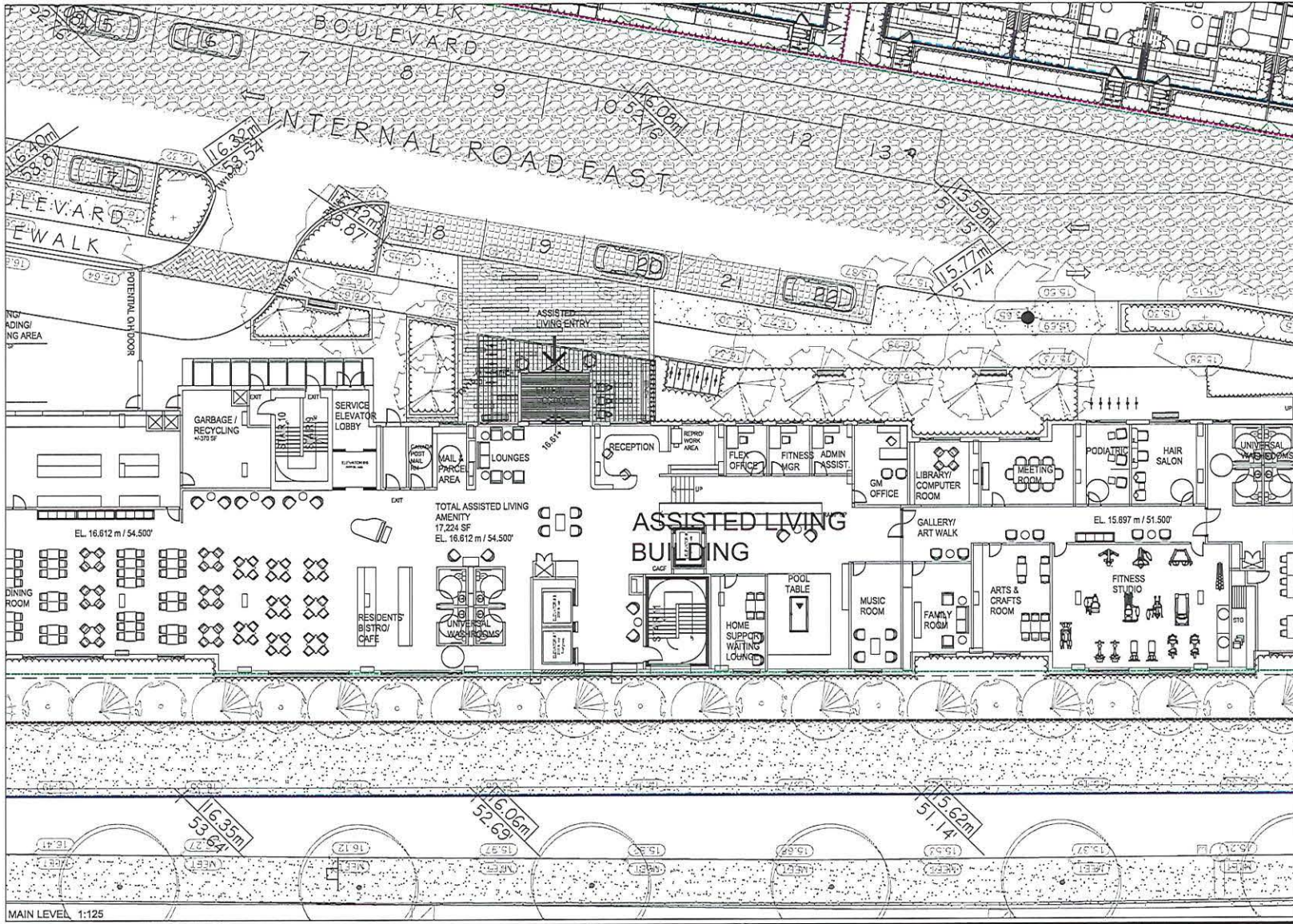
L17

PMG PROJECT NUMBER:

OF 24

18-001

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KEY PLAN



18001-20-23



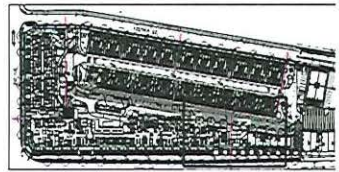
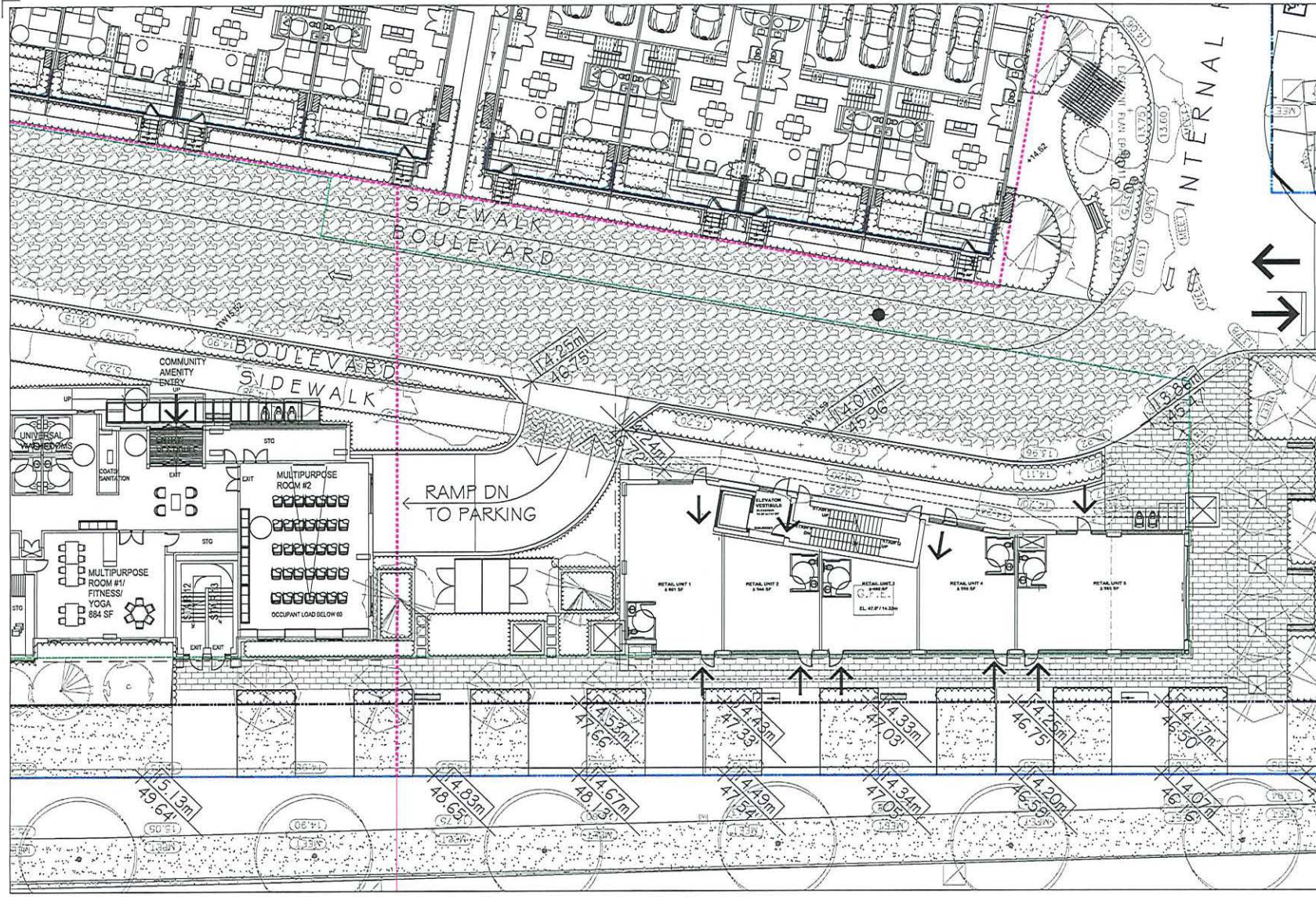
NO.	DATE	REVISION DESCRIPTION	DR.
14	23 JUN 06	MARK COMMENTS	MM
13	21 MAY 16	AMENITY FACILITY (ADDN) LAYOUT	MM
12	18 JUN 20	NEW SITE PLAN & COMMENTS	MM
11	17 MAR 01	NEW SITE PLAN	MM
10	2013 10/07/23	NEW SITE PLAN	MM
9	2010/04/01	CITY COMMENTS	MM
8	2010/04/09	NEW SITE PLAN	MM
7	2010/04/23	NEW SITE PLAN	MM
6	2010/02/18	NEW SITE PLAN & COMMENTS	MM
5	2010/04/27	NEW SITE PLAN & COMMENTS	MM
4	2010/04/20	NEW SITE PLAN & ROW	MM
3	2010/04/27	SECTIONS	MM
2	2010/01/07	NEW SITE PLAN	MM
1	2010/04/24	NEW SITE PLAN	MM
22	23 OCT 13	GAS MITIGATION UPDATED	RI
21	29 JUN 12	COPYRIGHT COMMENTS	MM
20	23 MAY 21	NEW SITE PLAN	MM
19	23 MAY 15	NEW PER CITY COMMENTS	MM
18	23 MAY 05	REV PER CITY COMMENTS	MM
17	22 AUG 03	PROVIDE NEW PER COMMENTS	MM
16	22 JUN 17	NEW SITE PLAN	MM
15	21 JAN 23	NEW PROPERTY LINE	MM

PROJECT: WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE: DRAWING TITLE: GRADING PLAN

DATE: 2018 FEB 15
SCALE: 1:125
DRAWN: YR
DESIGN: MCY
CHKD: MCY
DRAWING NUMBER: L18
PMG PROJECT NUMBER: 18-001

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MAIN LEVEL 1:125

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0011 ; f: 604-294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	21 JUN 18	ISSUE COMMENTS	MM
15	21 MAR 19	REV PER CALCULATIONS LIMITED	MM
16	21 APR 18	NEW SITE PLACEMENTS	MM
17	21 MAR 18	NEW SITE PLAN	MM
18	20 JAN 18	NEW SITE PLAN	MM
19	20 NOV 17	CITY COMMENTS	MM
20	20 NOV 17	NEW SITE PLAN	MM
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PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

GRADING PLAN

DATE: 2018.FEB.15
SCALE: 1:125
DRAWN: YR
DESIGN: MCV
CHKD: MCV

DRAWING NUMBER:

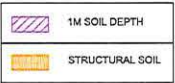
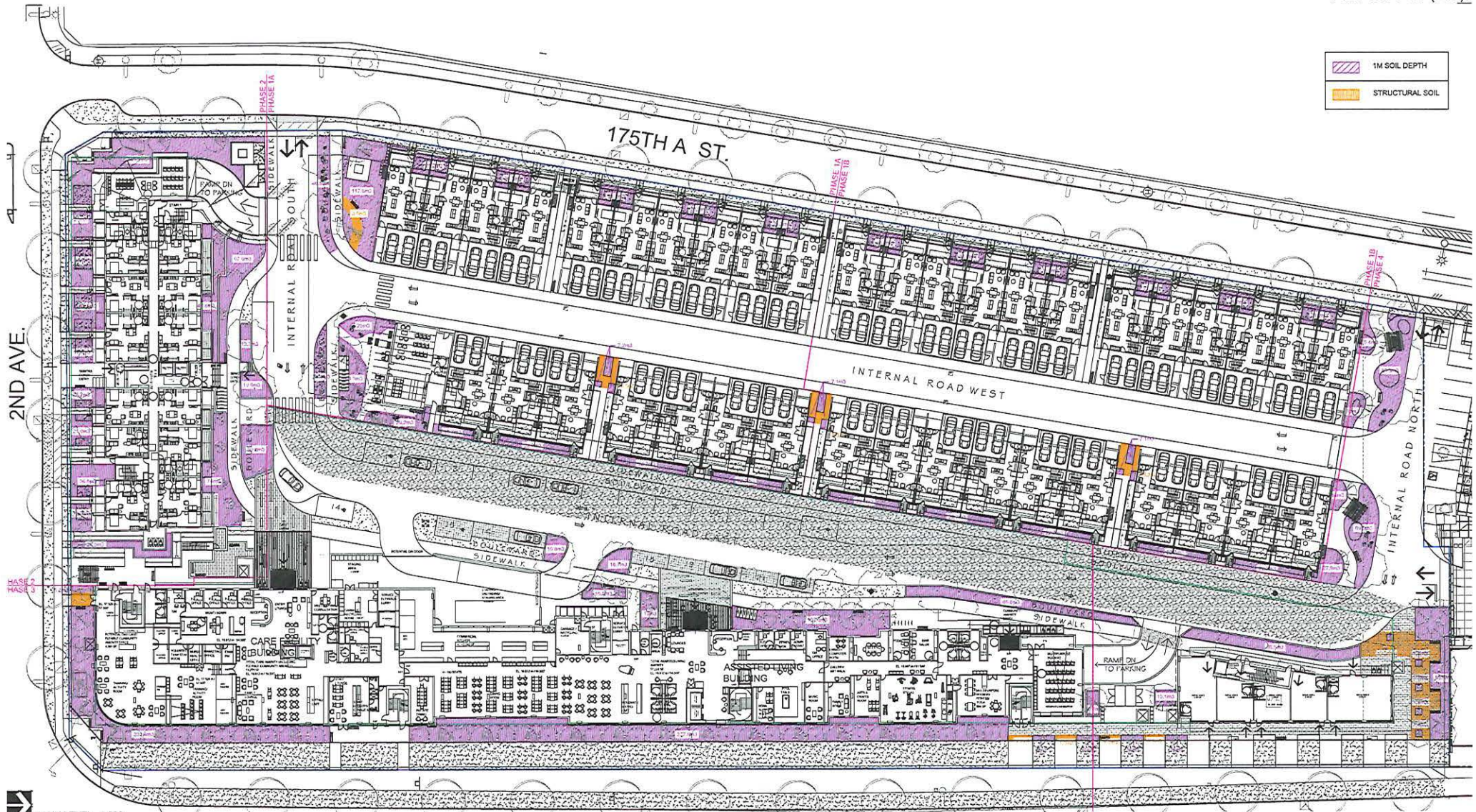
L19

PMG PROJECT NUMBER:

OF 24

18-001

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MAIN LEVEL 1:300



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	23 JUL 21	MARK COMMENTS	MM
15	23 MAR 21	AMPHIBY (2/21) (REVISED)	MM
12	23 APR 20	NEW VEST PLAN COMMENTS	MM
11	23 MAR 21	NEW VEST PLAN	MM
10	2021 JAN 22	NEW VEST PLAN	MM
9	2020 JAN 21	CITY COMMENTS	MM
8	2020 JAN 20	NEW VEST PLAN	MM
7	2020 JAN 23	NEW VEST PLAN & COMMENTS	MM
6	2020 MAR 23	NEW VEST PLAN & COMMENTS	MM
5	2020 MAY 23	NEW VEST PLAN & COMMENTS	MM
4	2020 MAY 23	NEW VEST PLAN & COMMENTS	MM
3	2020 MAR 22	REVISION	MM
2	2020 OCT 21	NEW VEST PLAN	MM
1	2020 MAY 22	NEW VEST PLAN	MM

PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

SOIL VOLUME
PLAN

DATE: 2018 FEB 15

SCALE: 1:300

DRAWN: YR

DESIGN: MCY

CHECK: MCY

DRAWING NUMBER:

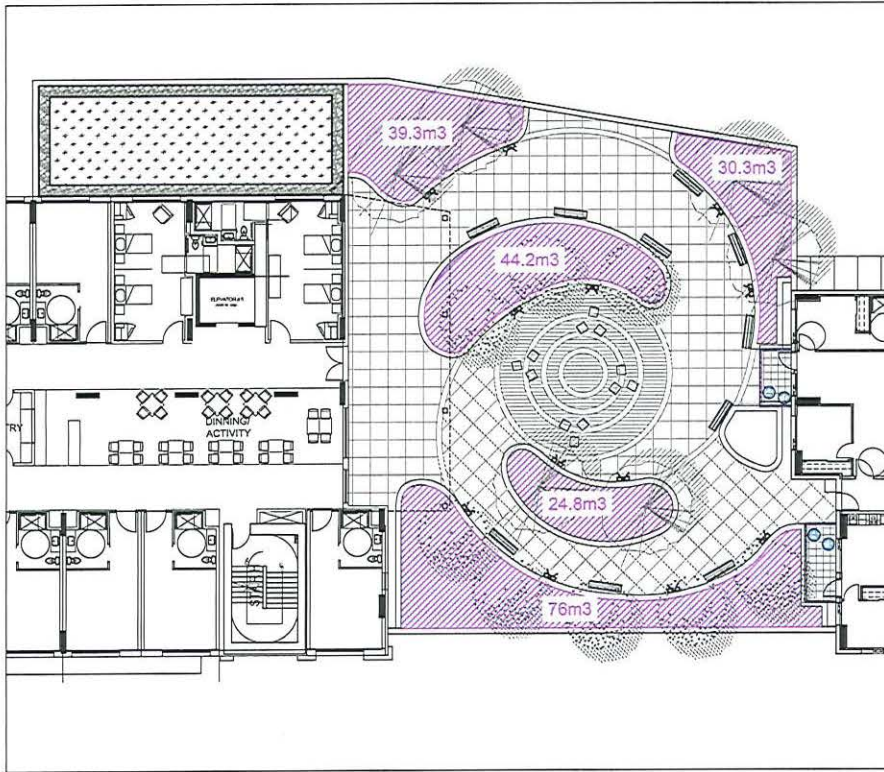
L20

PMG PROJECT NUMBER:

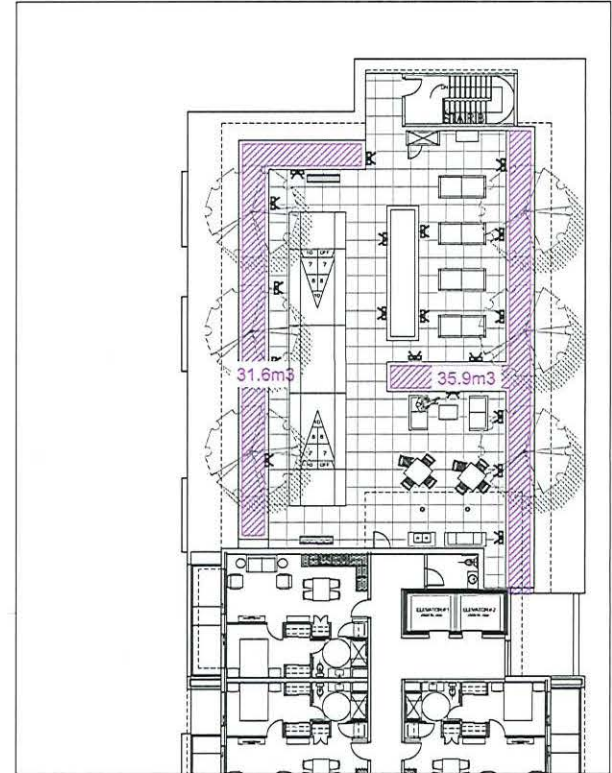
OF 24

18-001

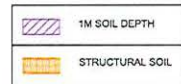
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SENIOR CARE BUILDING LEVEL 2 1:125



CONDO ROOF 1:125



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C9
p: 604 294-0011 | f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	21.03.09	NAIA COMMENTS	MM
11	21.03.02.18	AMENITY CALCULATIONS (SIP/1/18)	MM
12	21.04.09	NEW SITE PLAN COMMENTS	MM
11	21.03.02.15	NEW SITE PLAN	MM
10	20.12.16/01.23	NEW SITE PLAN	YS
9	20.10.09/01.21	CITY COMMENTS	YS
8	20.10.09/01.21	NEW SITE PLAN	YS
7	20.09.02/01.21	NEW SITE PLAN	YS
6	20.07.20/01.21	NEW SITE PLAN & COMMENTS	YS
5	20.05.26/01.21	NEW SITE PLAN & COMMENTS	YS
4	19.11.19/01.20	NEW SITE PLAN & NIM	YS
3	19.09.19/01.20	SECTIONS	YS
2	20.04.19/01.21	NEW SITE PLAN	YS
1	20.04.19/01.21	NEW SITE PLAN	YS

PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SEAL:

DRAWING TITLE:

SOIL VOLUME
PLAN

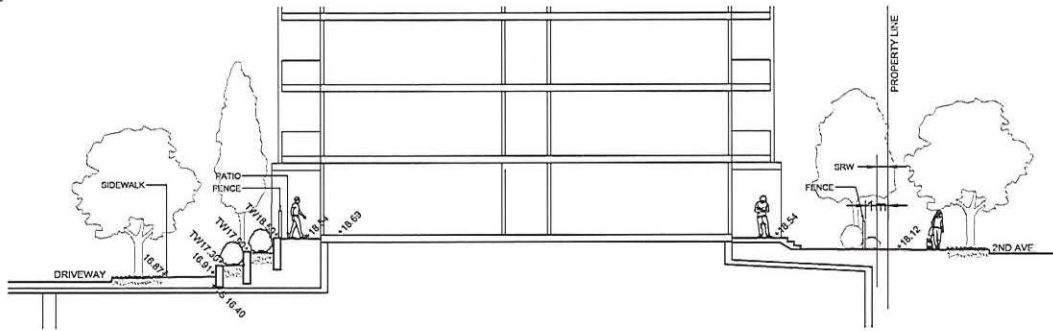
DATE: 2018 FEB.15
SCALE: 1:125
DRAWN: YR
DESIGN: YR
CHVD: MCY

DRAWING NUMBER

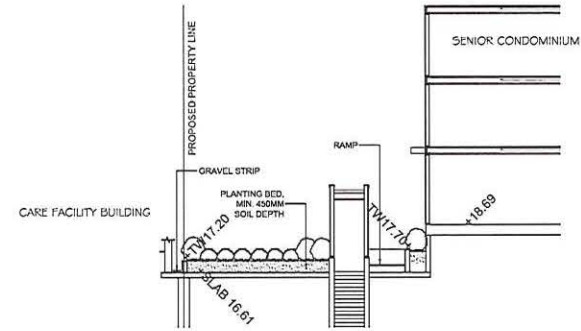
L21

PMG PROJECT NUMBER:

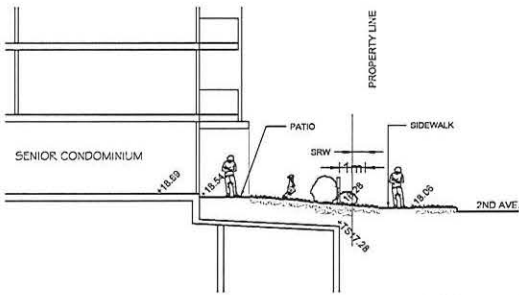
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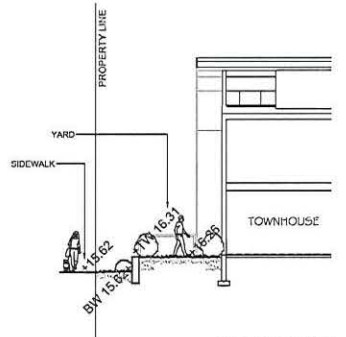
A-A SECTION 1:100



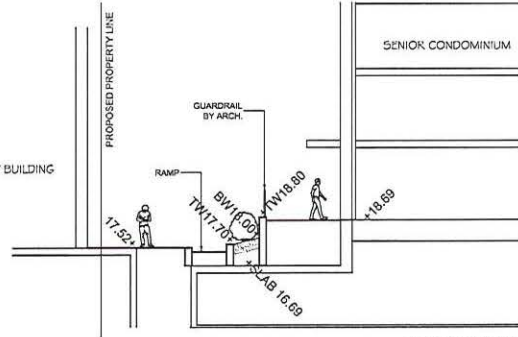
B-B SECTION 1:100



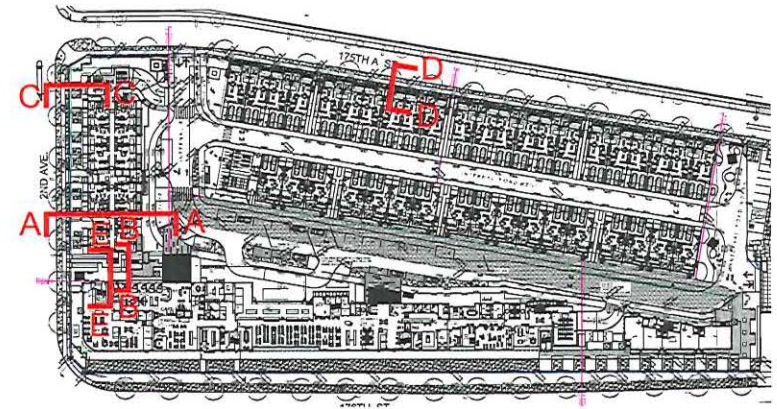
C-C SECTION 1:100



D-D SECTION 1:100



E-E SECTION 1:100



KEY PLAN



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
14	23 JUN 20	MAIN COMMENTS	MM
15	21 MAR 18	AMEND TO FULL DESIGN APPROVAL	MM
16	28 APR 20	REVISED PLAN COMMENTS	MM
17	21 MAR 20	NEW SET PLAN	MM
18	2023 JAN 22	NEW SET PLAN	PL
19	2023 MAR 22	CITY COMMENTS	PL
20	2023 MAR 29	NEW SET PLAN	PL
21	23 JUN 22	CITY COMMENTS	WR
22	21 MAR 23	REVISED PLAN	PL
23	23 OCT 23	CAL METALWORK UPDATED	RI
24	23 JUN 23	CITY COMMENTS	WR
25	21 MAR 23	REVISED PLAN	PL
26	21 MAY 23	REVISED CITY COMMENTS	JR
27	23 MAY 23	REVISED CITY COMMENTS	WR
28	22 APR 23	PROVIDE NEW CONSTRUCTION	MM
29	22 APR 23	NEW SET PLAN	PL
30	21 APR 23	REVISED PROPERTY LINE	MM

PROJECT:

WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE:

DRAWING TITLE:

SECTIONS

DATE: 2023 FEB 15
SCALE: 1:125
DRAWN: YR
DESIGN: MM
CHKD: MCV

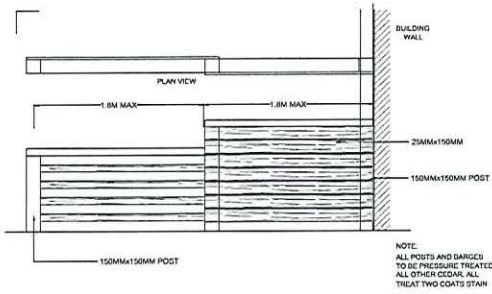
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L22

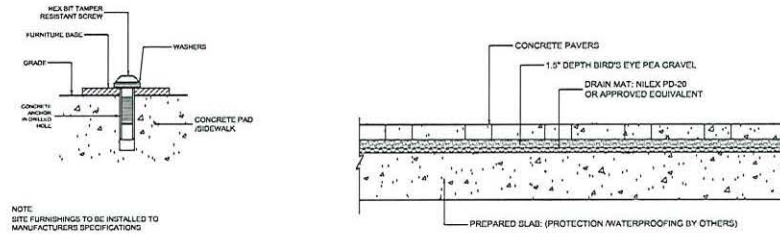
PMG PROJECT NUMBER:

OF 24
18-001

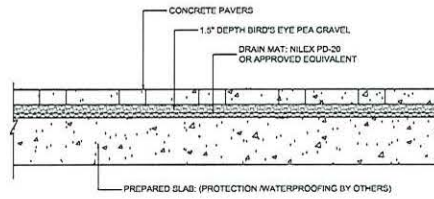
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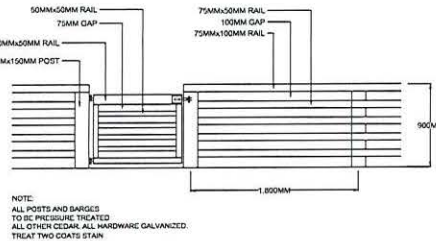
1 1.2M HT. PATIO SCREEN
SCALE 1:25



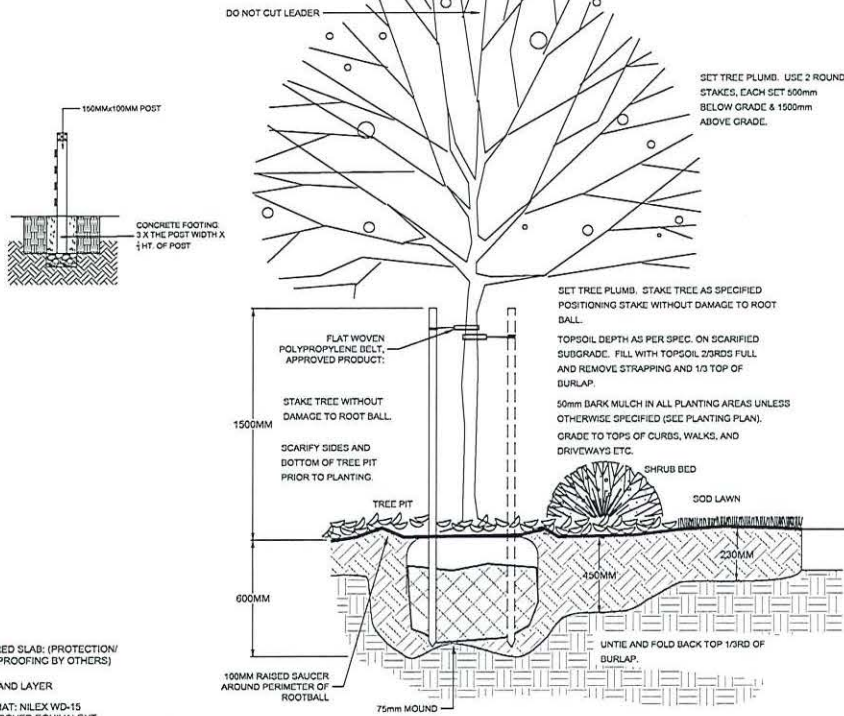
4 SITE FURNITURE MOUNTING
SCALE 2:1



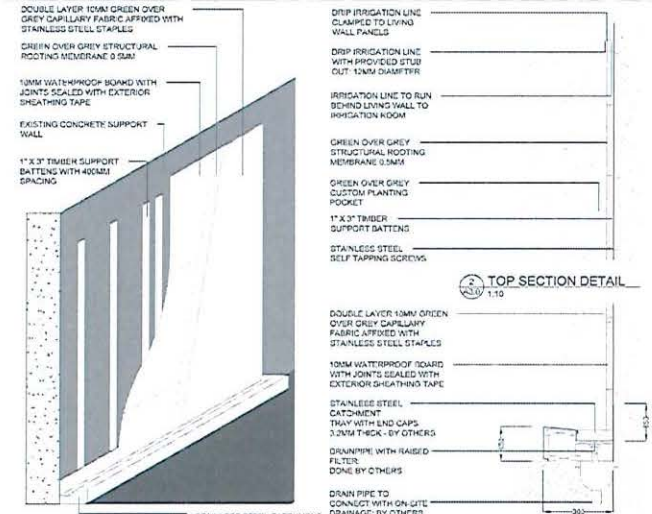
6 PAVERS ON SLAB
SCALE 1:10



2 0.9M HT. WOOD FENCE
SCALE 1:25



5 PLANTING DETAILS
SCALE 1:10



3 PERSPECTIVE CONCRETE WALL
SCALE 1:25

2 TOP SECTION DETAIL
SCALE 1:10

4 FASTENER DETAIL
SCALE 1:2

5 BASE SECTION DETAIL
SCALE 1:10



7 GREEN WALL DETAILS
SCALE 1:10

6 CONCRETE WALL PLAN
SCALE 1:10

3 ZENWALL ON SLAB
SCALE 1:10

pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 0C9
P: 604-294-0011 | F: 604-294-0022

CLIENT: -

PROJECT: WEAVE HOUSING
228-175A STREET
SURREY, BC

SCALE: -

DRAWING TITLE: DETAILS

DATE: 2018.FEB.15
SCALE: -
DRAWN: YR
DESIGN: YR
CHKD: MCY
DRAWING NUMBER: L23
PMG PROJECT NUMBER: 18-001

NO.	DATE	REVISION DESCRIPTION	DR.
18	21.OCT.08	MAIN COMMENTS	MM
17	21.MAY.10	ARMYNTY CALCULATIONS/REVISED	MM
16	21.JUN.10	REVISED PLANS/COMMENTS	MM
15	21.MAR.10	NEW SITE PLAN	MM
14	20.JAN.07	NEW SITE PLAN	MM
13	20.JAN.07	CITY COMMENTS	MM
12	20.JAN.07	NEW SITE PLAN	MM
11	20.JAN.07	REVISED PLANS/COMMENTS	MM
10	20.JAN.07	REVISED PLANS/COMMENTS	MM
9	20.JAN.07	NEW SITE PLAN & NOW	MM
8	20.JAN.07	SECTION	MM
7	20.JAN.07	NEW SITE PLAN	MM
6	20.JAN.07	NEW SITE PLAN	MM
5	20.JAN.07	NEW SITE PLAN	MM
4	21.JUN.12	NEW PROPERTY LINE	MM

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WISHBONE INDUSTRIES: BAYVIEW 2 SEATER TABLE WITH CHESS BOARD
TEXTURED SILVER FRAME WITH SAND SLATS



Wishbone 2 Seater Review Games and Coffee Table at the venue in Kelowna BC



MAGLIN
MLB720 BENCH WITH SIDE ARMS



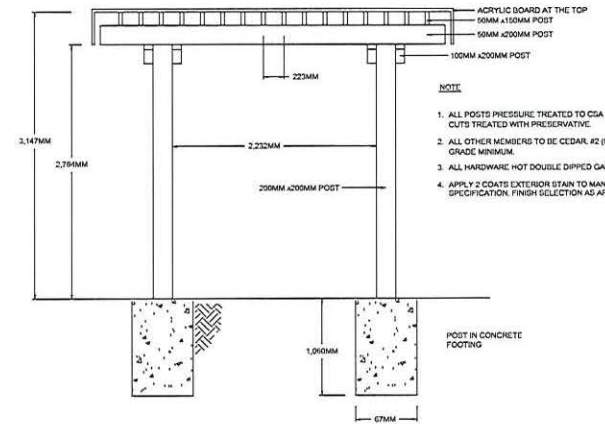
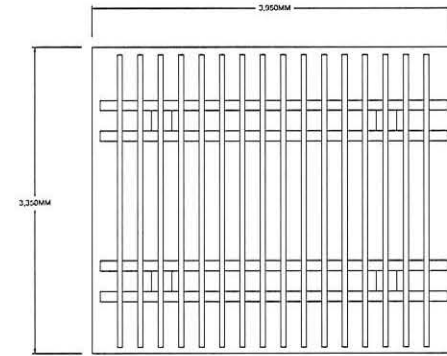
MAGLIN
MLB720L WALL-MOUNT BENCH WITH SIDE ARMS

NOTE: ALL FURNITURE SURFACE MOUNT TO CONCRETE BASE AS PER MANUFACTURER SPECIFICATIONS.

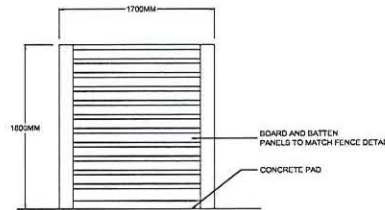
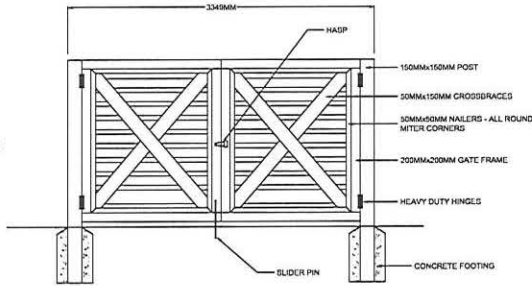
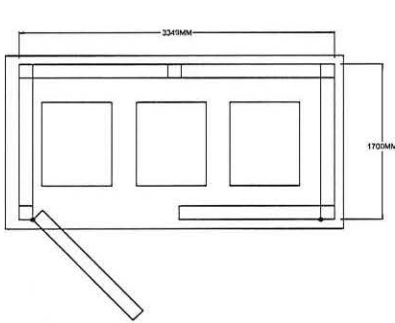


BOLLARD LIGHT;
LIGMAN;
LBX BOLLARD;
MATT SILVER

STEP LIGHT & WALL LIGHT;
LIGMAN; RADO 3; MATT SILVER



- NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE: HOT DOUBLE DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY OWNER.



8 GARBAGE ENCLOSURE
SCALE 1:25

9 PEDESTRIAN TRELLIS
SCALE 1:25

NO	DATE	REVISION DESCRIPTION	DR
14	21 JAN 09	MAIN COMMENTS	MM
13	21 MAY 09	AMENDITY CAPSULES/TIGERS LOGGED	MM
12	12 APR 09	NEW SITE PLAN/COMMENTS	MM
11	21 MAR 09	NEW SITE PLAN	MM
10	20 JAN 09	NEW SITE PLAN	MM
9	20 JAN 09	CITY COMMENTS	MM
8	20 JAN 09	NEW SITE PLAN	MM
7	20 JAN 09	NEW SITE PLAN	MM
6	20 JAN 09	NEW SITE PLAN/COMMENTS	MM
5	20 JAN 09	NEW SITE PLAN/COMMENTS	MM
4	20 JAN 09	NEW SITE PLAN/COMMENTS	MM
3	20 JAN 09	REVISION	MM
2	20 JAN 09	NEW SITE PLAN	MM
1	20 JAN 09	NEW SITE PLAN	MM

H - 5

ACTION REQUIRED: Approval

TYPE: DVP

PURPOSE: The applicant is requesting to reduce the minimum lot width from 24 metres to 23.5 metres for proposed Lot 2 and 21.3 metres for proposed Lot 3 in order to allow subdivision into 3 Lots.

LOCATION: 3548 and 3558 155A Street

PROCESSING DATES:

DEVELOPMENT VARIANCE PERMIT

February 12, 2024 - Supported: Carried RES.R24-299

January 29, 2024 - Proceed to Public Notification: Carried RES.R24-102

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning
Planning & Development Department**

DATE: **May 1, 2024**

FILE: **7923-0198-00**

RE: **Development Application No. 7923-0198-00**

ADDRESS: 3548 155A Street
3558 155A Street

OWNER: R. Lidder

AGENT: Roger Jawanda CitiWest Consulting Ltd.
Unit 101 - 9030 King George Boulevard
Surrey V3V 7Y3

PROPOSAL: Development Variance Permit No. 7923-0198-00.

NCP Amendment to redesignate a portion of the site (eastern portion) from
"Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential".

To permit subdivision into 3 lots.

After Public Notification, Development Variance Permit No. 7823-0198-00 received support from Council on January 29, 2024.

All of the conditions of approval that are associated with this application have now been completed.

It is now in order for Council to issue Development Variance Permit No. 7923-0198-00 and to authorize the Mayor and Clerk to execute the Permit.

It is now in order for Council to pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from Suburban ½ Acre Residential to Suburban ¼ Acre Residential.


Shawn Low
Director of Development Planning
P207311

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0198-00

Issued To:

(the Owner)

Address of Owner:

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

Parcel Identifier: 031-875-378
Lot 2 Section 26 Township 1 New Westminster Plan EPP114748
3548 155A St

Parcel Identifier: 031-875-581
Lot 3 Section 26 Township 1 New Westminster Plan EPP114750
3558 155A St

(the "Land")

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

Parcel Identifier:

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

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

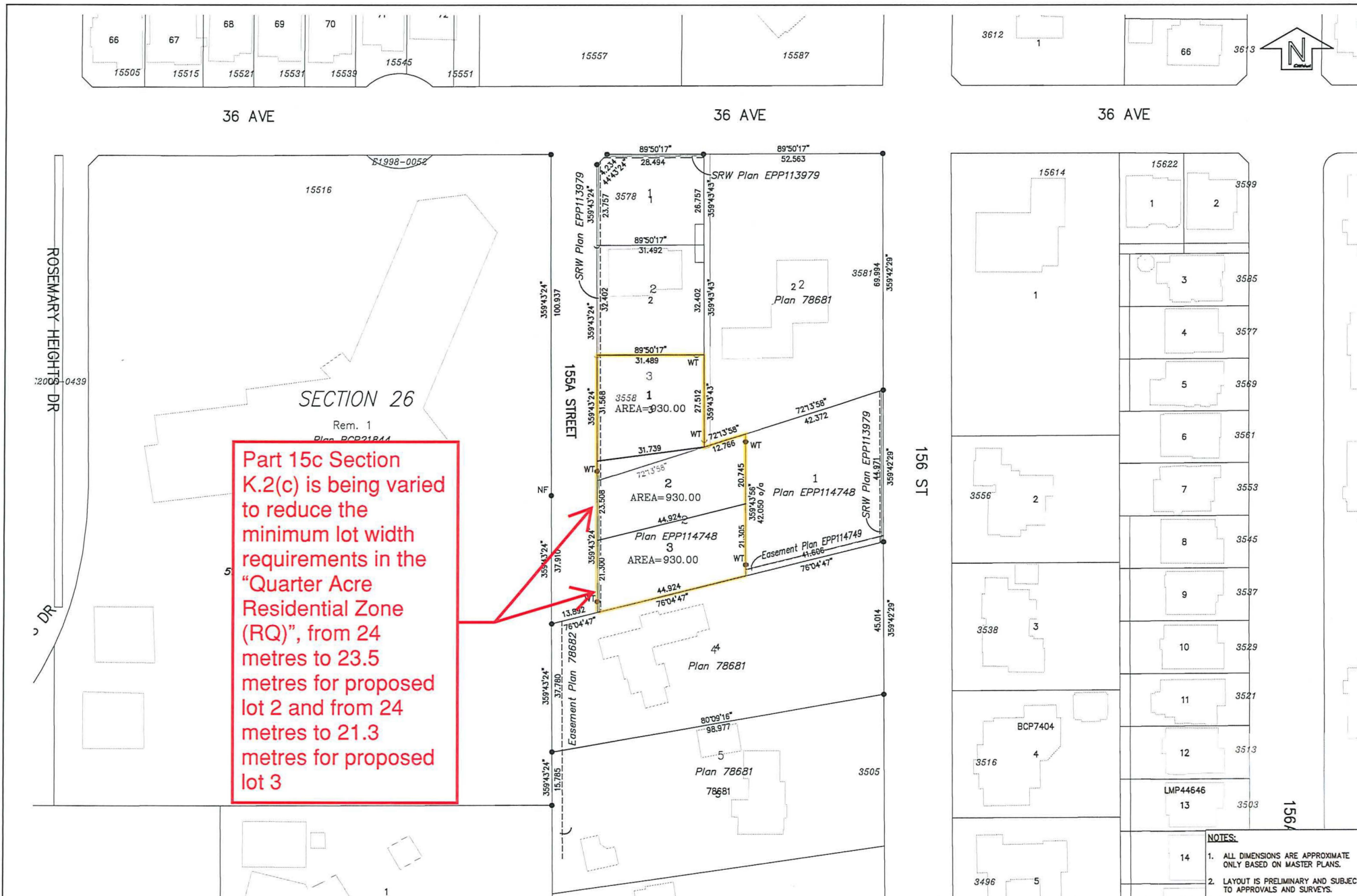
- o Part 15c Section K.2(c) is being varied to reduce the minimum lot width requirements in the "Quarter Acre Residential Zone (RQ)", from 24 metres to 23.5 metres for proposed lot 2 and from 24 metres to 21.3 metres for proposed lot 3.
- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 7. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL office@citiwest.com
 EGBC Permit to Practice #1001824



LION KING HOMES LTD.
 17075 - 16 AVENUE, SURREY, BC V3Z 9M5 PH. 604-505-5226
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 3548/3558 - 155A ST., SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: JC	Mun. Dwg. No.	A
Designed: RJ	Job No. 23-4893	of
P.W. P.U.	Date JUNE 2023	Revision
Approved:		

destroy all prints bearing previous number

H - 6

ACTION REQUIRED: Approval

TYPE: TUP

PURPOSE: The applicant is requesting to permit the operation of an auto services business on a historic auto services garage site.

LOCATION: 7855 King George Boulevard

PROCESSING DATES:

TEMPORARY USE PERMIT

April 22, 2024 - Supported: Carried RES.R24-778

April 8, 2024 - Proceed to Public Notification: Carried RES.R24-539

TO: City Clerk, Legislative Services Division

FROM: Director of Development Planning
Planning & Development Department

DATE: May 1, 2024

FILE: 7924-0057-00

RE: Development Application No. 7924-0057-00

ADDRESS: 7855 King George Boulevard

OWNER: S. Panesar

AGENT: Harvinder Sandhu
11825 80 Avenue
Surrey V4C 1Y1

PROPOSAL: Temporary Use Permit No. 7924-0057-00

To permit the operation of an auto services business for a duration of 3 years.

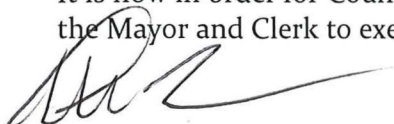
After Public Notification, Temporary Use Permit No. 7924-0057-00 received support from Council on April 22, 2024.

At the Regular Council – Public Hearing meeting on April 22, 2024, the Mayor recommended that staff speak to the owners of the property regarding disrepair of the awning and building wall facing King George Boulevard.

The owners have provided documentation to staff, including invoices and a timeline, demonstrating plans to repaint the building façade and repair the awning. The exterior renovations are proposed to follow the building’s historic and current red and white colour scheme.

The Planning Report advised that staff were to ensure that all engineering requirements were addressed to the satisfaction of the General Manager, Engineering. After further review, Engineering has confirmed that the requirements would not be associated with a Temporary Use Permit. These requirements would be associated with a future significant structural addition to the property. Engineering supports issuance of the Temporary Use Permit.

It is now in order for Council to issue Temporary Use Permit No. 7924-0057-00 and to authorize the Mayor and Clerk to execute the Permit.



Shawn Low, Director of Development Planning
P210006

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7924-0057-00

Issued To:

(the Owner)

Address of Owner:

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

Parcel Identifier: 011-195-886
PCL B BK 2&3 5 NE SEC 20 T2 EXP 16176 (EX 20712)
7855 King George Blvd

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be:
 - Automotive service uses, which means a business that provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs, auto detailing, autoglass repairs and car washing. Tire retail and associated servicing is also permitted. Automobile painting, body work and gasoline station uses are excluded, in accordance with the attached Schedule A.
5. The temporary use shall be carried out according to the following conditions:

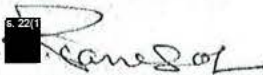
- On-site signage must conform with the Surrey Sign By-law, 1999, No. 13656; and
 - No signage is permitted on-site unless the owner first obtains a Sign Permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
 7. This temporary use permit is not transferable.
 8. This temporary use permit shall lapse on or before three (3) years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Brenda Locke

City Clerk - Jennifer Ficocelli

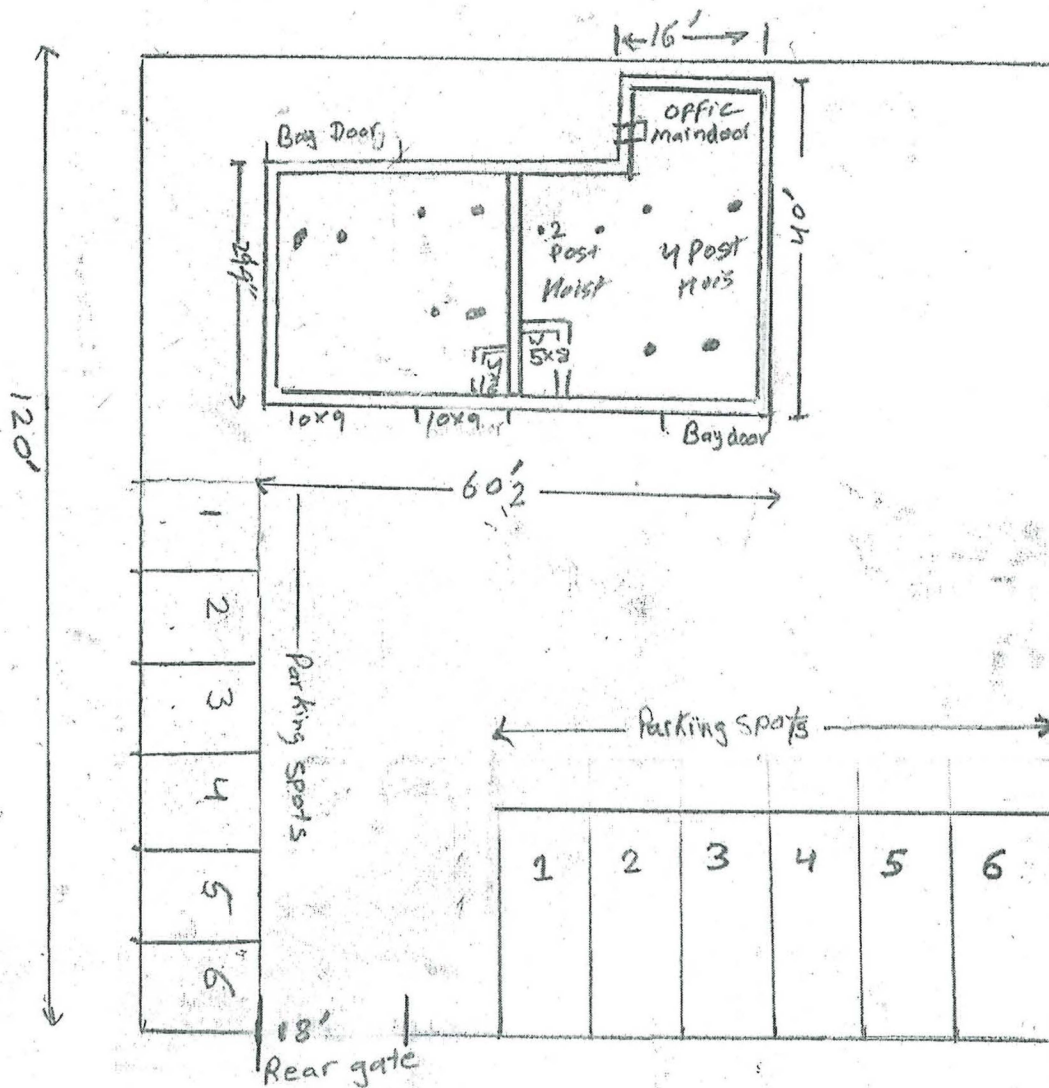
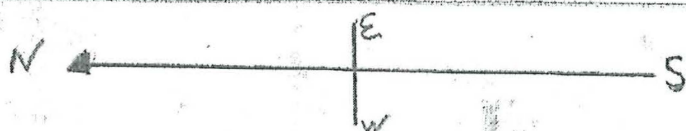
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

S. ⁶⁻²²¹ 

Owner: Signature

 PANESAR,

Name: (Please Print)



CITY OF SURREY

CLERK'S REPORT



OTHER BUSINESS

ADJOURNMENT