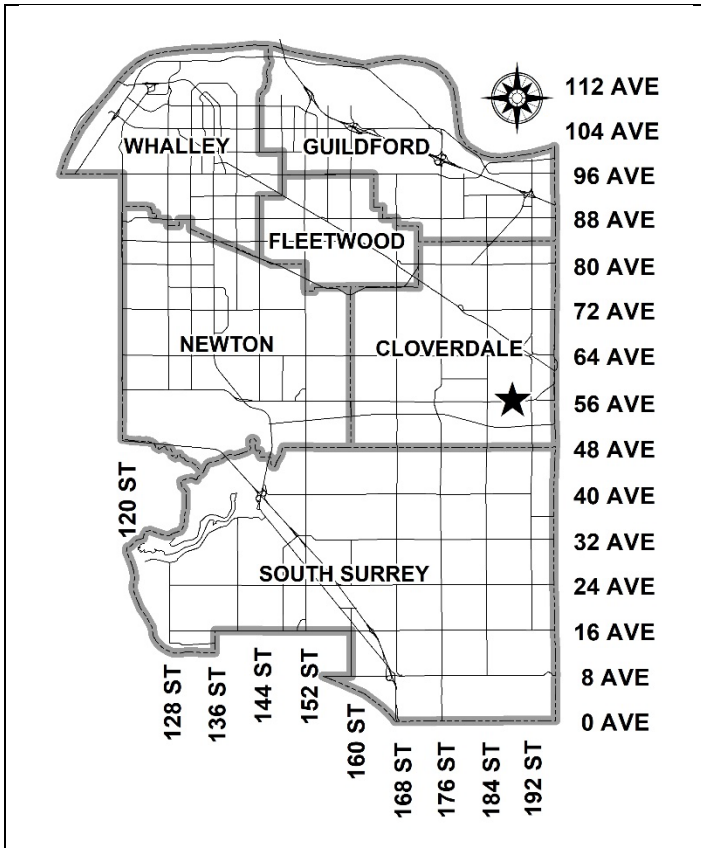


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0272-00

Planning Report Date: April 8, 2024



PROPOSAL:

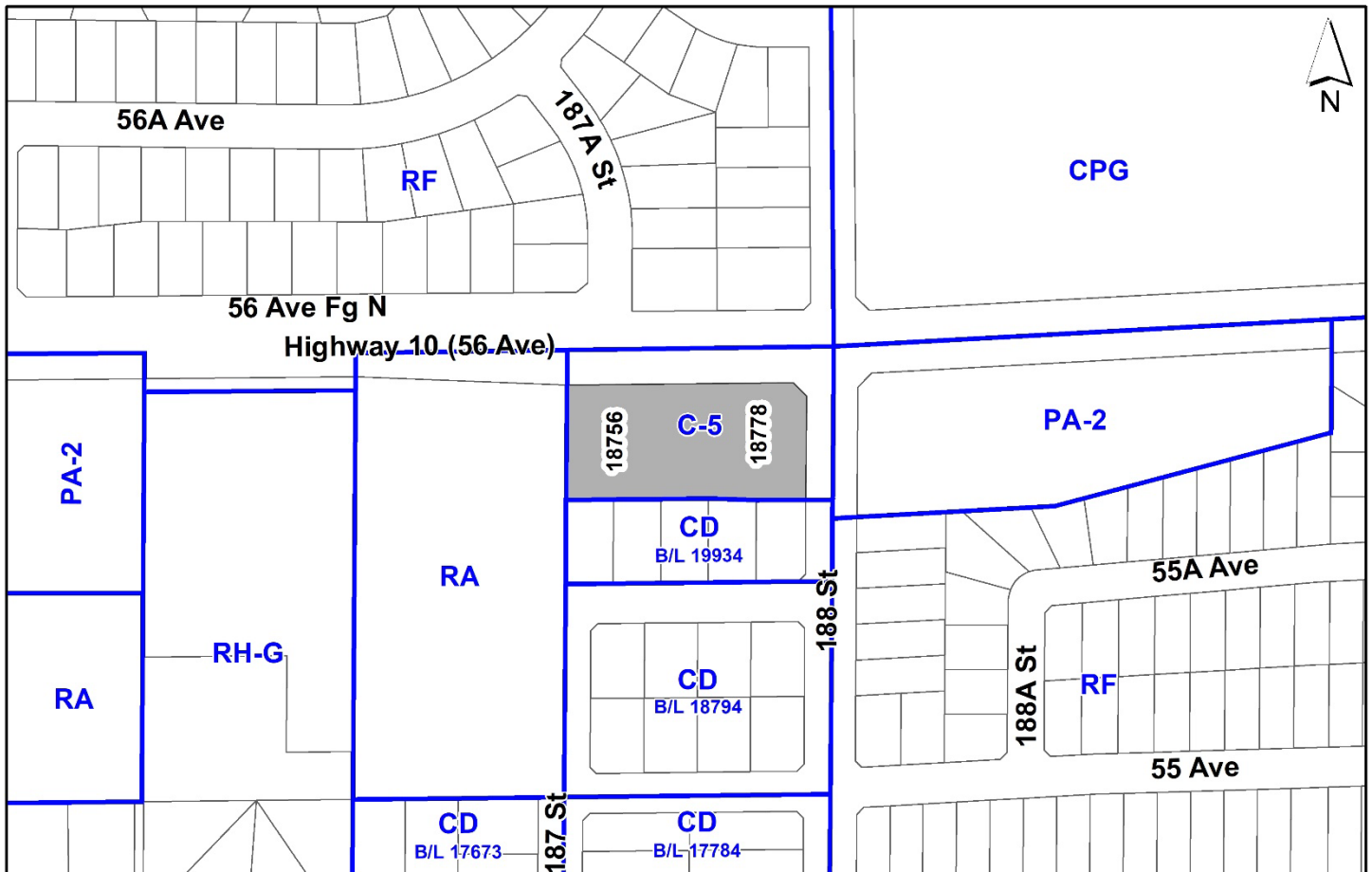
- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from C-5 to CD
- **Development Permit**

to permit the development of a 5-storey mixed-use building, with a total 74 dwelling units and 1,458 sq.m. of commercial/retail space.

LOCATION: 18756 No. 10 (56 Avenue) Highway
 (18778 No.10 (56 Avenue) Highway)

ZONING: C-5

OCP DESIGNATION: Suburban



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) “Figure 3: General Land Use Designations” from Suburban to Multiple Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposed density and building form (4 – 5 storeys) are appropriate for this part of Cloverdale and the development will provide convenient commercial services for the residential area around Highway No. 10 and 188 Street.
- The construction of the new Surrey Hospital approximately 1.5 kilometers to the west is expected to increase the demand for additional housing in the Cloverdale area.
- The proposed development is located in proximity to a bus route along Highway No. 10 that connects Newton/Cloverdale to Langley.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed mixed-use building provides a compatible residential design character to the surrounding neighbourhood, includes high quality materials, and is designed to taper in height to provide a transitional interface to single family homes to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0272-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) registration of a right-of-way for public rights-of-passage for the area between the breezeway, building face and the street edges;
 - (h) submission of an acoustical report for the units adjacent to Highway No. 10 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy

and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant lot.	Suburban	C-5
North (Across Highway No. 10):	Single family dwellings.	Urban	RF
East (Across 188 Street):	Church.	Suburban	PA-2
South:	Recently created vacant single family lots.	Suburban	CD (Bylaw No. 19934)
West:	Single family dwelling and farm business.	Suburban	RA

Context & Background

- The subject lot is 5,553 square metres in area and is designated Suburban in the OCP. The subject site was rezoned from One-Acre Residential Zone (RA) to Neighbourhood Commercial Zone (C-5) in 2020.
- In 2020, the applicant received a Development Permit for a pair of 2-storey commercial/office buildings that has since expired. The applicant has submitted a new application to include a residential component in the development.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the construction of a 4- to maximum 5-storey mixed-use (residential with ground floor commercial) building, containing 74 dwelling units and 1,458-sq.m. of commercial/retail space with underground parking, the following is required:
 - **OCP Amendment** from Suburban to Multiple Residential;
 - **Rezoning** from C-5 to CD (based on C-5 and RM-45); and
 - **Development Permit** for both Form and Character.

	Proposed
Lot Area	
Gross Site Area:	5,555 square metres
Road Dedication:	Nil
Undevelopable Area:	Nil
Net Site Area:	5,555 square metres

Proposed	
Number of Lots:	1
Building Height:	16.8 metres
Unit Density:	54 UPA (net)
Floor Area Ratio (FAR):	1.26 FAR
Floor Area	
Residential:	5,536 square metres
Commercial:	1,458 square metres
Total:	6,994 square metres
Residential Units:	
Studio:	
1-Bedroom:	48
2-Bedroom:	20
3-Bedroom:	6
Total:	

Referrals

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

School District: **The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

- 7 Elementary students at Sunrise Ridge Elementary School
- 3 Secondary students at Clayton 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 2026.

Parks, Recreation & Culture: Parks has no concerns with the project.

The closest active park is Sunrise Ridge Park, which also includes a natural area and is 460 metres away.

Ministry of Transportation & Infrastructure (MOTI): MOTI comments are pending. Under the previous application 7916-0441-00, MOTI indicated support for the location of the vehicle access to the site, which has not changed under the current proposal. The applicant has agreed to address any additional comments prior to Final Adoption.

Advisory Design Panel: At the Regular Council – Public Hearing on October 20, 2023, Council passed a motion that allows multi-family proposals that are 6-storeys or less to proceed to Council for by-law introduction without first proceeding to the Advisory Design Panel (ADP) for review and/or comment, provided that the proposal is generally supported by City staff.

The proposed development on the subject site is generally supported by staff and the applicant has agreed to resolve any outstanding items identified to date and through any post-Council design review process to the satisfaction of the Planning and Development Department prior to consideration of Final Approval of the associated Development Permit for Form and Character.

Transportation Considerations

- The subject site is located at the southwest corner of Highway No. 10 and 188 Street which has bus service that connects Newton/Cloverdale to Langley via Highway No. 10.
- All previous road dedications were completed as part of the previous subdivision on site (Development Application No. 7916-0441-00).
- Access for the site will be from 188 Street at the southern extent of the site.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that, as of March 2023, Sunrise Ridge Elementary School is operating at 127% capacity.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The applicant is proposing an amendment to the Official Community Plan (OCP) “Figure 3: General Land Use Designations” from Suburban to Multiple Residential.

Amendment Rationale

- The proposed amendment to Multiple Residential will allow mixed-use residential development including local, neighbourhood serving commercial, and community uses.
- The requested OCP Amendment has merit as it will permit the development of a mixed-use development along Highway No. 10 and provide amenities for residents within walking distance.
- With the construction of the new hospital approximately 1.5 kilometers to the west of the subject site, there is an anticipated need for additional housing, including apartments.
- Existing transit (Bus Route 342) exists along Highway No. 10 that connects Newton/Cloverdale with Langley.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed residential density greater than the OCP designation, as outlined in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per sq. ft. flat rate for the residential floor area above the existing Official Community Plan designation in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption

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.

OCP Themes/Policies

- Growth Management
 - Healthy Neighbourhoods: B.4.1 Develop complete, accessible and walkable green neighbourhoods through the planning and development of new neighbourhoods and through sensitive redevelopment within existing neighbourhoods (OCP Policy A3.1).

(The subject site is located between Cloverdale and Langley in an area which does not have any commercial centres. The proposed ground level commercial units will service a large residential area and will provide options for residents to avoid driving to other locations for their commercial needs.

Due to construction of the new Surrey hospital (1.5 kilometers to the west) there is an anticipated need for additional housing in the area)

- Healthy Neighbourhoods B4.19: Develop mini-parks and mini-plazas as outdoor gathering spaces in urban neighbourhoods. Design and locate these public places to front directly onto public streets and be clearly visible from adjacent residences.

(The proposed development includes a plaza within the breezeway area that will act as a node and gathering place for the surrounding residential neighbourhood.)

- Sensitive Infill A3.7: Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.

(The proposed commercial area is at the intersection of Highway No. 10 and 188 Street which is approximately the mid-point between Cloverdale and Langley. This area is anticipated to begin intensifying in the coming years as the new Surrey hospital is completed.)

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 5-storey mixed-use development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 45 Zone (RM-45)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-45 Zone (Part 23)	C-5 Zone (Part 35)	Proposed CD Zone
Unit Density:	111 uph (45 upa)	N/A	137 uph (55 upa)
Floor Area Ratio:	1.3	0.5	1.3
Lot Coverage:	45%	50%	33%
Yards and Setbacks	7.5 metres from all lot lines.	7.5 metres from all lot lines.	North: 4.1 m. East: 6.1 m. South: 11.5 m. West: 10.4 m.
Principal Building Height:	15.0 metres	9.0 metres	16.8 metres (max.)
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"> • Neighbourhood scale commercial uses (listed in detail in Section B of the C-5 Zone). • Indoor recreational facilities. • Community services. • Child care centres. 	<ul style="list-style-type: none"> • Multiple unit residential buildings. • All uses permitted under Section B. of the C-5 Zone except neighbourhood pub child care centres and a caretaker unit.

Amenity Space			
Indoor Amenity:	3.0 sq.m. per dwelling unit (222 sq.m. in total)	N/A	The proposed 231 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (222 sq.m. in total)	N/A	The proposed 237 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		44 spaces	45 spaces
Residential:		101 spaces	102 spaces
Residential Visitor:		15 spaces	15 spaces
Total:		160 spaces	161 spaces
Bicycle Spaces			
Residential Secure Parking:		89 residential spaces	91 residential spaces
Residential Visitor:		7 visitor spaces	20 visitor spaces

- The proposed CD Bylaw is based upon the RM-45 Zone and C-5 Zone with modifications to the permitted uses, density, minimum building setbacks, maximum building height, and the location of the underground parkade in relation to the lot lines.
- The proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 1.3, which is permitted in the “Multiple Residential “ designation in the OCP. The applicant is proposing 137 units per hectare, which is an increase from the 111 units per hectare permitted in the RM-45 Zone but is appropriate for this location and form of development.
- The inclusion of commercial uses is permitted within the OCP and appropriate for this location.
- The proposed setback reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape (see Form and Character Development Permit Requirements section for details).

On-site Parking and Bicycle Storage:

- The proposed development includes a total of 161 parking spaces, consisting of 44 commercial parking spaces, 36 at grade and 8 underground), 102 residential parking spaces and 15 parking spaces for visitors. In addition, the applicant will provide four (4) accessible parking spaces.
- The majority of parking spaces are provided in a single underground level of parking.
- In addition, the applicant is providing 111 bicycle parking spaces.
- All parking complies with the requirements of the Zoning Bylaw.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report

was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update was approved in April 2023, under Corporate Report No.R037;2023.

- 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 \$4,272, with rates anticipated to increase further in April 2024.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the current OCP designation (Suburban), at the rate in effect at the time of final adoption of the Rezoning Bylaw. The current rate for Cloverdale is \$57.48 per sq. m of residential floor area.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 16, 2024, and the Development Proposal Signs were installed on March 19, 2024. Staff received 1 response from a resident (*staff comments in italics*):
 - A resident is concerned about the privacy due to the height of the proposed apartment building.

(The building has been designed to taper in height from north to south to provide a transitional interface to single family homes. The applicant also proposes a row of oversized trees along the southern property line which will augment the existing buffer that has been planted on the lots to the south.)

- The subject development application was sent to the Cloverdale Community Association. No comments were received at the time of this report's completion.

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 applicant has worked with staff to ensure the grading and building massing provides an appropriate transition to neighbouring single-family dwellings to the south.

Building Design

- The applicant is proposing to construct a 5-storey mixed use apartment building consisting of 74 dwelling units and 1,458 square metres of commercial space. The residential units will have underground parking while the commercial units will have a mix of underground and surface parking.
- From Highway No. 10, the building appears as a 4-storey building as the top floor is stepped back 1.5 metres. The site naturally slopes from north to south, with the single-family homes to the south being 4 metres lower. To lessen this contrast of height, the southeast wing has been pulled back at the fifth floor to provide a transitional interface.
- The commercial ground floor is proposed to be clad with grey brick and substantial glazing.
- The residential floors are primarily white with red segments highlighting the residential entry, with the pedestrian breezeway modulating the length of the building. The stepped back top floor is clad in light grey cementitious paneling.
- The building is sited along the main streets (Highway No. 10 and 188 Street), with substantial commercial glazing at street level and a breezeway along Highway No. 10 to aid in the pedestrian experience.
- The site slopes substantially to the south. The 188 Street frontage requires special attention to accommodate the grade change; the applicant has used an internal set of stairs in the lobby and exterior stairs and retaining walls along the frontage.
- The proposed breezeway is approximately 10 metres wide and has an outdoor seating area for a future commercial unit and bike parking. The breezeway is connected to the lobby of the residential building. Lighter coloured building materials are proposed in the breezeway to make the area brighter and feel safer.
- The proposed building is an "L" shaped building located at the north and east portion of the site. The location of the building will screen the commercial surface parking from the streets. There is a landscape buffer along the south PL to screen the parking lot from the single-family residential properties.

- Each of the commercial units has space allocated for fascia signage above the units. Specific signage details will be subject to a review at the time of a Sign Permit application.

Access

- A single driveway access is provided from 188 Street along the southern extent of the property. Upon entry to the site the drive-aisle splits with an access to both the underground parking ramp and surface parking area.

Landscaping

- The applicant proposes substantial tree cover around the perimeter of the site and along both sides of the driveway entrance from 188 Street. The parking lot also has 7 trees proposed to break up the parking spaces.
- Two rows of trees are proposed along both Highway No. 10 and 188 Street, with one row of trees being street trees and one row being on-site trees.

Southern Landscape Buffer

- As a condition of the previous rezoning and subdivision (Development Application No. 7916-0441-00) a 5-metre wide buffer was planned. Approximately 3.4 metres to 4.4 metres of the buffer was to be located on the residential lots to the south (and secured by Restrictive Covenant) with 1.6 metres to 0.6 metres of the buffer located on the subject site. To offset privacy concerns from the neighbouring properties, the applicant will plant oversized trees along the southern property line.

Indoor Amenity

- The proposed indoor amenity area is located on the fourth floor in the northeast corner of the building and consists of seating and lounge areas. The indoor amenity area is located within 2 separate rooms that are separated by a hallway.
- The applicant is proposing 231 square metres of indoor amenity space exceeding Zoning bylaw requirements.

Outdoor Amenity

- The outdoor amenity area is located adjacent to the indoor amenity area on the fourth floor. The applicant is proposing 237 square metres of outdoor amenity space exceeding Zoning bylaw requirements.
- The outdoor amenity area includes a number of seating areas for different sized groups. The outdoor amenity area will have panoramic views towards the south.

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:
 - All Commercial Retail Units must be a functional height of 4.3 metres, City can consider raising the height of the building to ensure successful CRUs;
 - More details and photographs regarding building materials are needed;
 - The applicant is to ensure that the trim's colour matches; and
 - The applicant is to provide a colour palette that reflects the nearby Cloverdale character, using photos and precedents buildings to support colour choices.
- The applicant has been provided a 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

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The Arborist has confirmed that no mature trees are present on the subject site, but 7 off-site trees are on the neighbouring site to the west.
- The proposed site planning will retain all 7 offsite trees to the west. The applicant is proposing to plant 42 trees on-site.
- The new trees on the site will consist of a variety of trees including serviceberry, beech, sweet gum, ironwood, spruce and zelkova.
- In summary, a total of 42 trees are proposed to be planted on the site.
- The proposed tree planting 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, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. OCP Redesignation Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

Appendix I



AA MIXED-USE DEV.

18756, 18778 56 AVENUE, SURREY B.C.

RENDERING

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600
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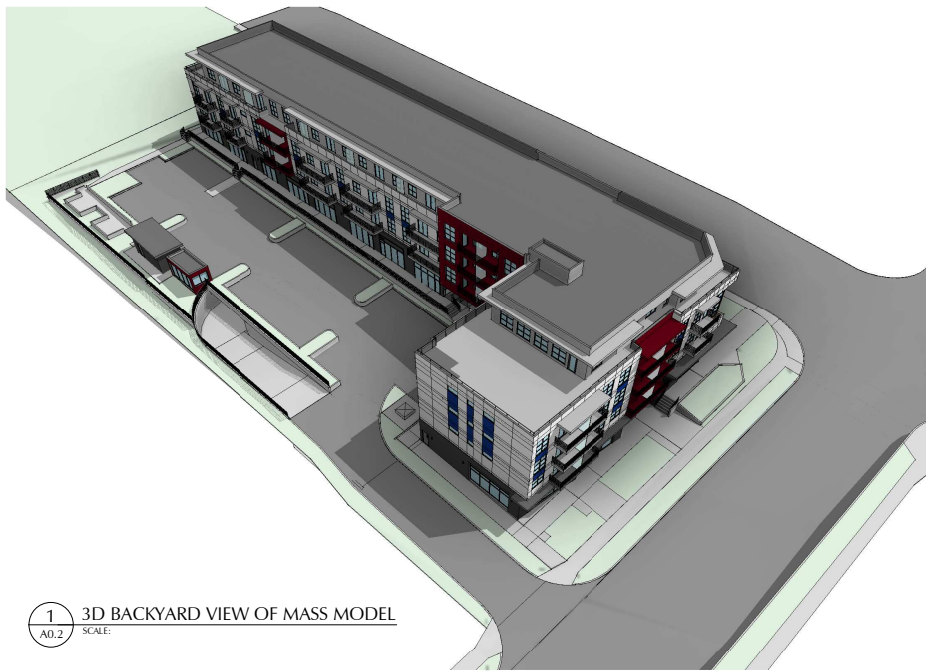
Development For 653699 BC LTD.

2101

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
	LID COMMENTS	DK
	ISSUED FOR DP	DK
REV	DATE	DESCRIPTION
		BY

SCALE:
MARCH 8, 2024

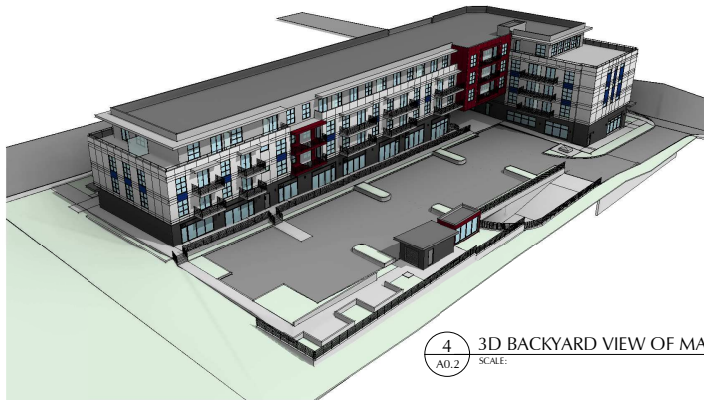
A0.1



1 3D BACKYARD VIEW OF MASS MODEL
SCALE: A0.2



3 3D STREET View OF MASS MODEL
SCALE: A0.2



4 3D BACKYARD VIEW OF MASS MODEL 2
SCALE: A0.2



2 3D View OF BREEZEWAY
SCALE: A0.2



MIXED-USE DEV.

18756, 18778 56 AVENUE, SURREY B.C.

MASS MODEL

Ankenman Associates Architects Inc.
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Development For 653699 BC LTD.

2101

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	LID COMMENTS	DK
DATE	ISSUED FOR DP	DK
	DESCRIPTION	BY

SCALE:
MARCH 8, 2024

A0.2



1 NORTH-EAST PERSPECTIVE
A0.3 SCALE:



2 SOUTH-EAST PERSPECTIVE
A0.3 SCALE:



3 NORTH-WEST PERSPECTIVE
A0.3 SCALE:

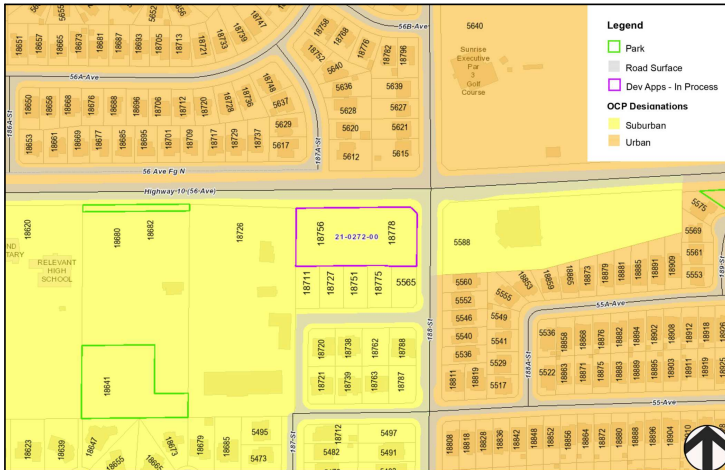


4 SOUTH-WEST PERSPECTIVE
A0.3 SCALE:

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	LID COMMENTS	DK
DATE	ISSUED FOR DP	BY
	DESCRIPTION	



CONTEXT MAP IMAGE



CONTEXT MAP LEGEND



1. SINGLE FAMILY RESIDENTIAL NORTH OF PROJECT SITE



4. SINGLE FAMILY RESIDENTIAL SE OF PROJECT SITE



2. GOLF COURSE & PUB NE OF PROJECT SITE



5. SINGLE FAMILY RESIDENTIAL SOUTH OF PROJECT SITE



3. CHURCH EAST OF PROJECT SITE



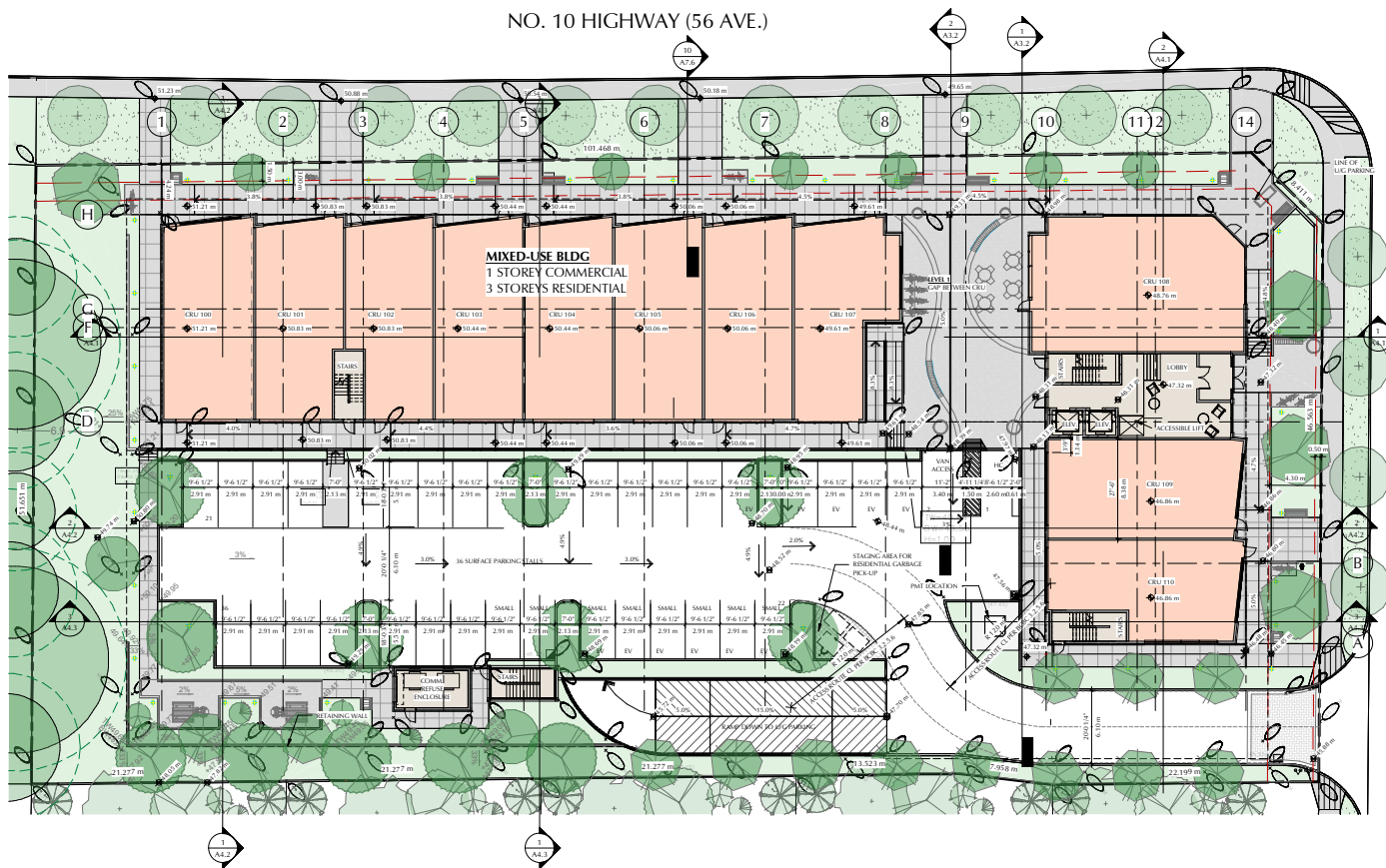
6. SINGLE FAMILY RESIDENTIAL NW OF PROJECT SITE

REV	DATE	DESCRIPTION	BY
	MAR. 8, 2024	CITY FILE #21-0272 RESPONSE TO 02-27-24 LID COMMENTS	EX
	JAN. 26, 2024	ISSUED FOR DP	EX

SCALE:
 MARCH 8, 2024



NO. 10 HIGHWAY (56 AVE.)



SITE SYNOPSIS

ZONING C5 / CD
SITE AREA 5,553.32 M² (59,775.46 F²)
 1.3722 ACRES 0.5553 Ha

SITE COVERAGE
 MAX. ALLOWABLE 50.0% (2,776.66 M²)

PROVIDED
 1,810.77 M² / 5,553.32 M² = **32.61%**

PROPOSED SETBACKS (SEE A1.2 SETBACK BASE PLAN)

FLOOR AREA (NOT INCL. INDOOR AMENITY)

LEVEL 1 1,603 SM (17,259 SF)
 LEVEL 1.5 398 SM (4,282 SF)
 LEVEL 2 1,810 SM (19,491 SF)
 LEVEL 3 1,810 SM (19,491 SF)
 LEVEL 4 1,373 SM (14,779 SF)
 TOTAL 6,994 SM (75,302 SF)

FLOOR AREA RATIO

6,994 / 5,553 = **1.26**

DENSITY

74 UNITS* / 1.3722 ACRES = **53.93 UPA**
 (*POINTS PER FLOOR: 1.1.5.5 + 1.2.26 + 1.3.26 + 1.4.17)

ADAPTABLE UNITS

11% OF 74 UNITS = 8 ADAPTABLE UNITS
 LOCATED AT SOUTHEAST CORNER OF LEVEL 1.5, 2&3

MAX. BLDG HEIGHT PROVIDED (TAKEN FROM AVERAGE FINISHED GRADE)

T/O PARAPET EL. 64.92M
 AVERAGE FINISHED GRADE EL. 49.14M
 MAX. BLDG HEIGHT 15.78 M

PARKING REQUIRED

COMMERCIAL:
 1,458.80 / 100 x 3.0 = 43.8 STALLS

(SMALL CARS = 5% OF TOTAL = 15 STALLS MAX)

RESIDENTIAL:
 1 BED = 48 x 1.3 = 62.4 STALLS
 2&3 BED = 26 x 1.5 = 39.0 STALLS
 101.4 STALLS

VISITOR:

74 x 0.2 = 14.8 STALLS
 (SMALL CARS = 35% OF TOTAL = 5 STALLS MAX)
 TOTAL **160 STALLS**

PARKING PROVIDED

45 STALLS
 (36 @ GRADE AND
 8 @ U/G PARKING)
 (12 STALLS SMALLS)

102 U/G PARKING

15 U/G PARKING
 (1 STALLS SMALLS)

4 STALLS

AMENITY

	REQUIRED	PROVIDED
INDOOR (I-4)	74UNITX3=222 SM	231.79 SM
OUTDOOR (O-4)	74UNITX3=222 SM	237.80 SM

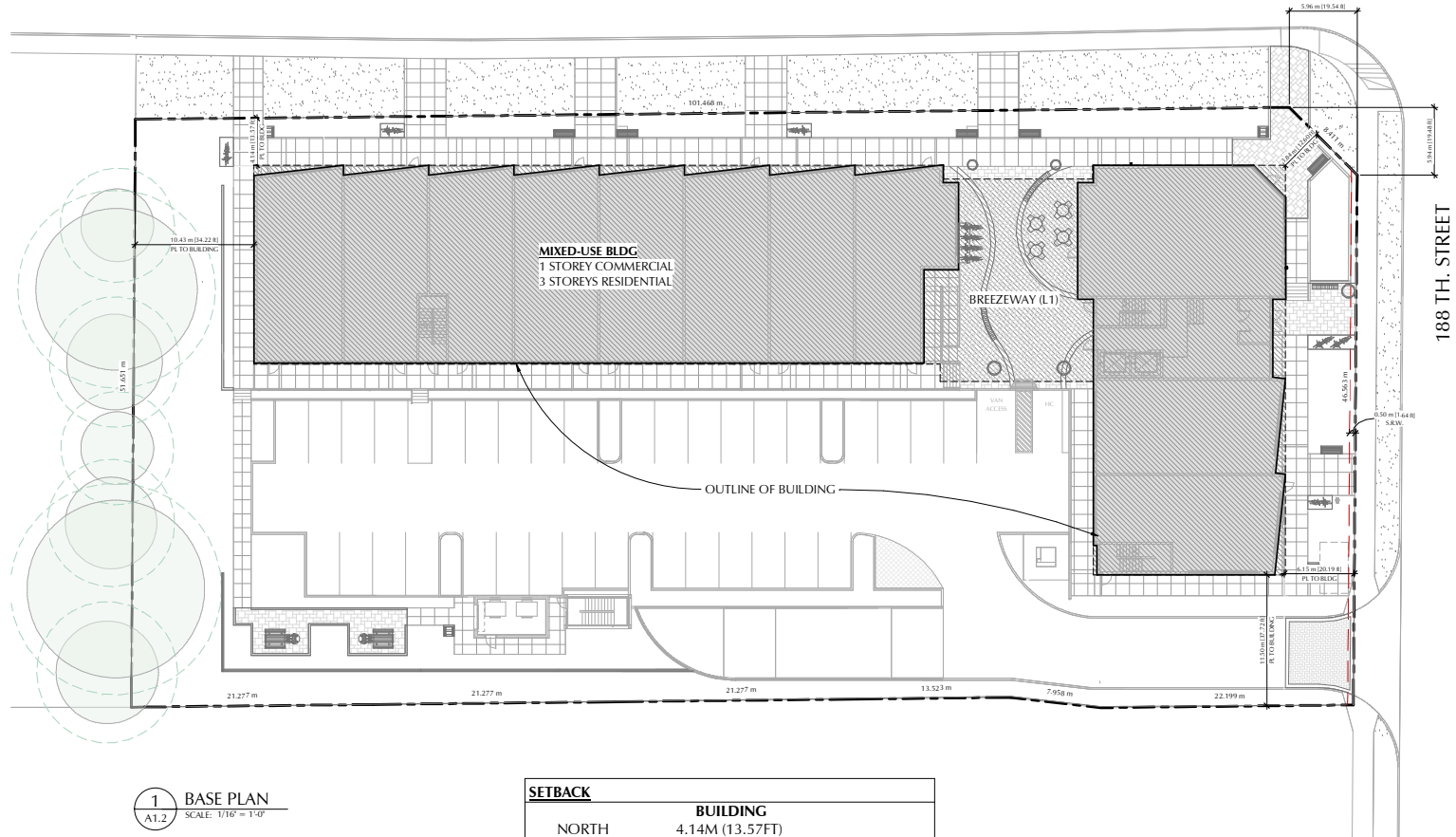
188 TH. STREET

1 SITE PLAN
 A1.1 SCALE: 1/16" = 1'-0"

MAR. 8, 2024	CITY FILE #21-0272	DK
	RESPONSE TO 02-27-24	
JAN. 26, 2024	LID COMMENTS	DK
	ISSUED FOR DP	
REV	DATE	DESCRIPTION
		BY



NO. 10 HIGHWAY (56 AVE.)



1 BASE PLAN
A1.2 SCALE: 1/16" = 1'-0"

SETBACK	BUILDING
NORTH	4.14M (13.57FT)
EAST	6.15M (20.19FT)
SOUTH	11.50M (37.72FT)
WEST	10.43M (34.22FT)
CORNER CUT	3.84M (12.60FT)

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Development For 653699 BC LTD.

BASE PLAN

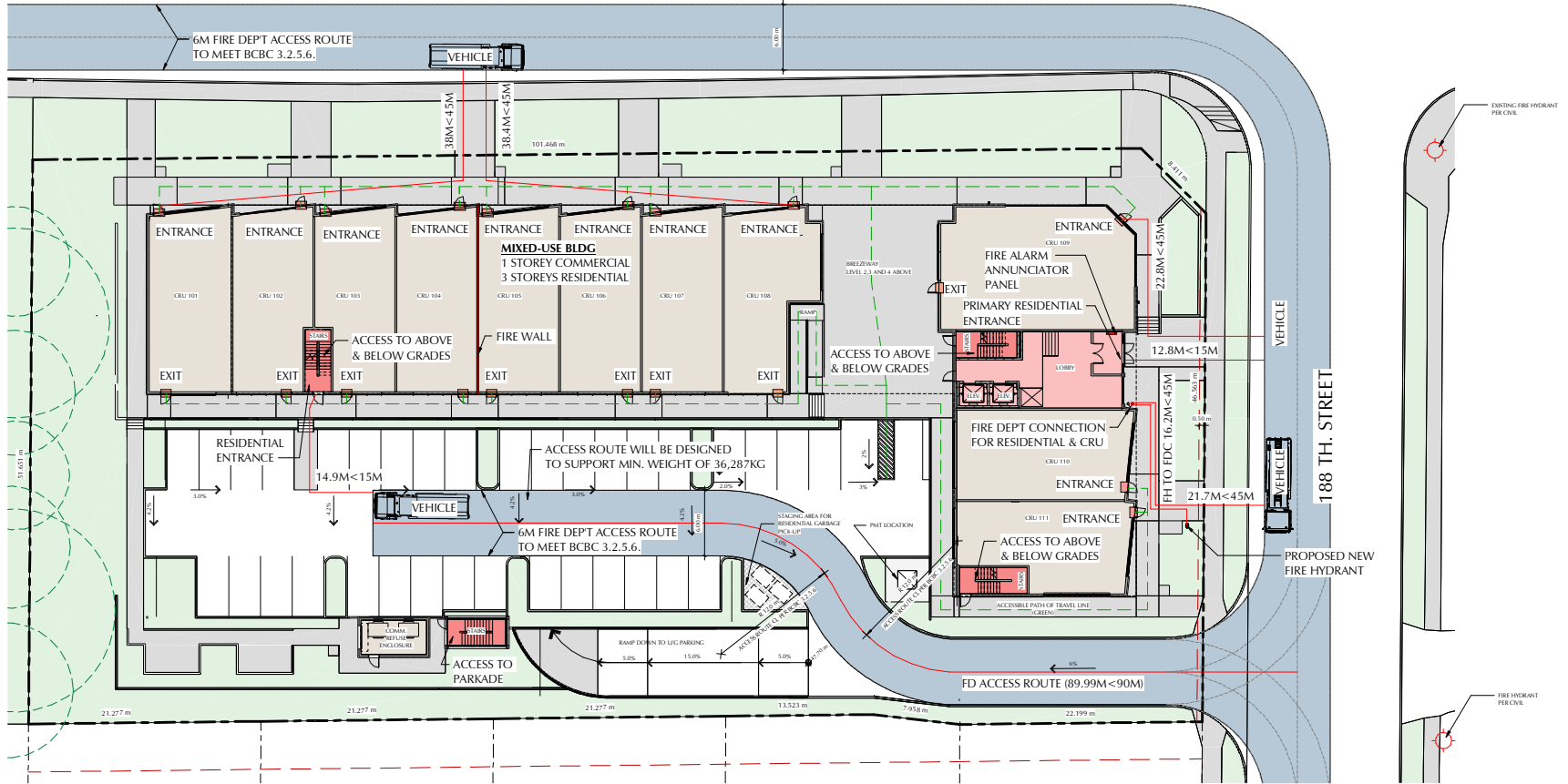
2101

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION

SCALE: 1/16" = 1'-0"
MARCH 8, 2024

A1.2

NO. 10 HIGHWAY (56 AVE.)



1 FIRE DEPT SITE PLAN
A1.3 SCALE: 1/16" = 1'-0"



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18756, 18778 56 AVENUE, SURREY B.C. FIRE DEPT SITE PLAN

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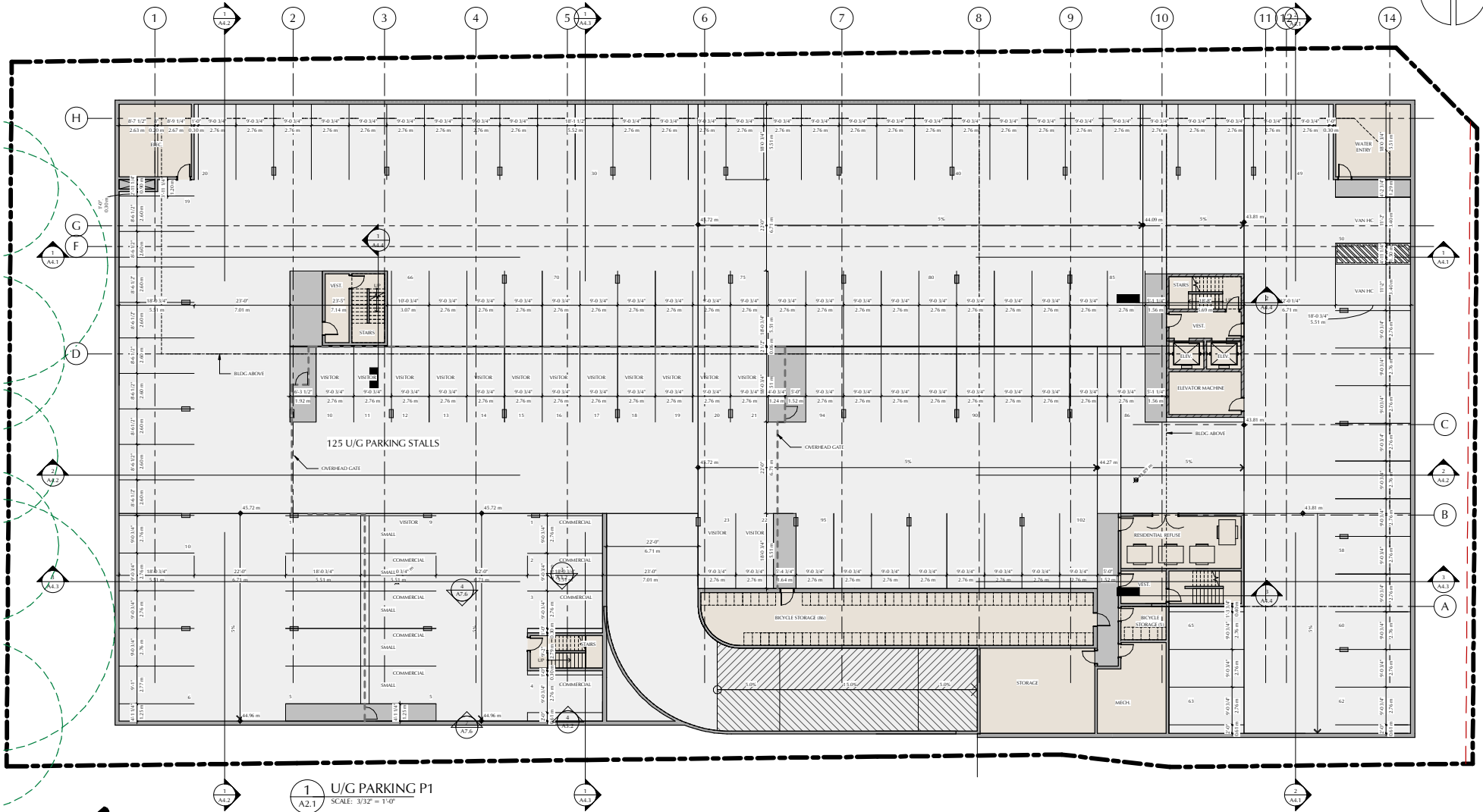
2101

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	LID COMMENTS	DK
DATE	ISSUED FOR DP	DK
	DESCRIPTION	BY

SCALE: 1/16" = 1'-0"
MARCH 8, 2024

A1.3

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1 U/G PARKING P1
SCALE: 3/32" = 1'-0"



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U/G PARKING

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION
2	1	ISSUED FOR DP
1	1	BY

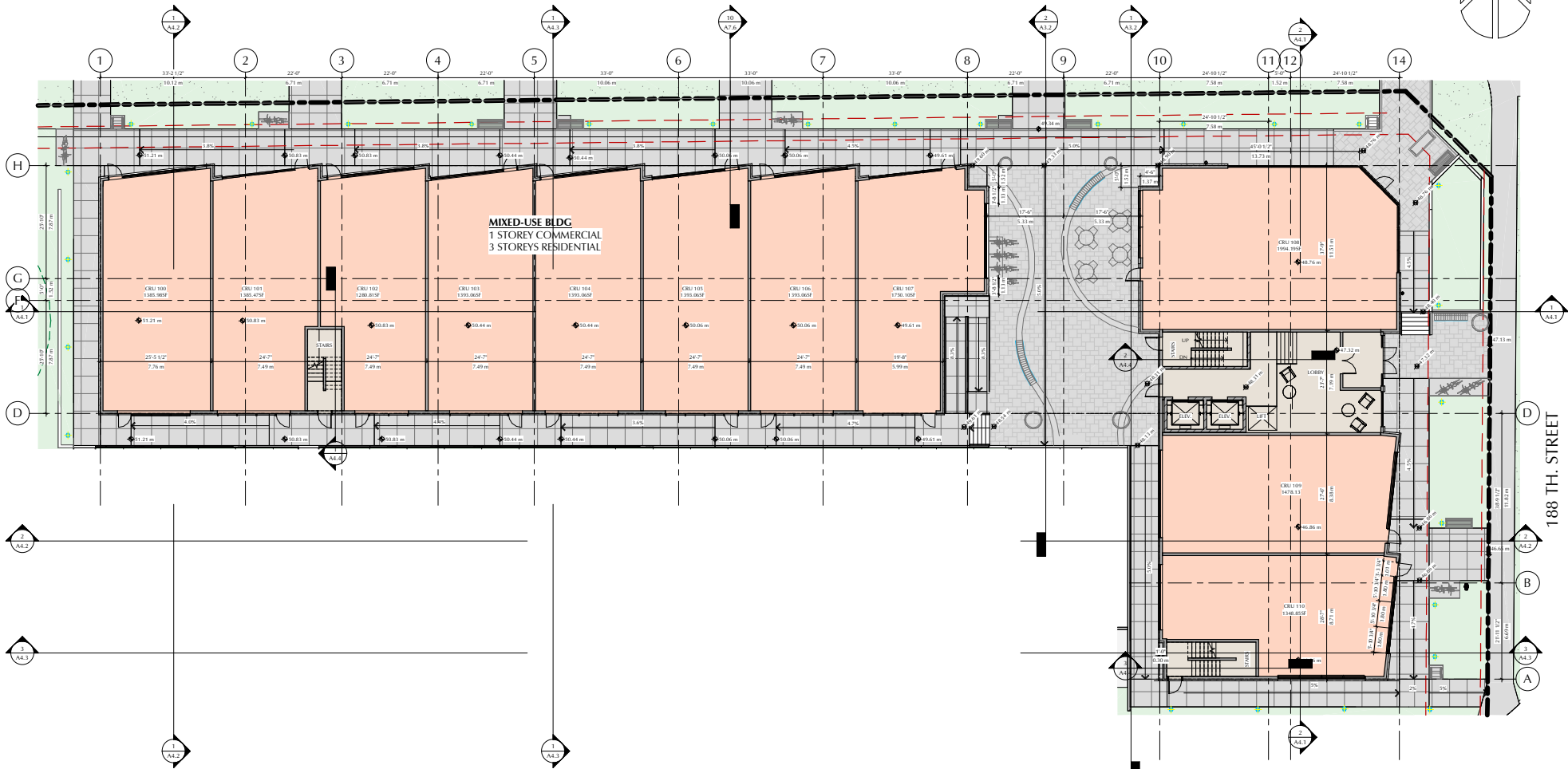
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2101

SCALE: 3/32" = 1'-0"
MARCH 8, 2024

A2.1



1 LEVEL 1
A2.2 SCALE: 3/32" = 1'-0"



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L1 FLOOR PLAN

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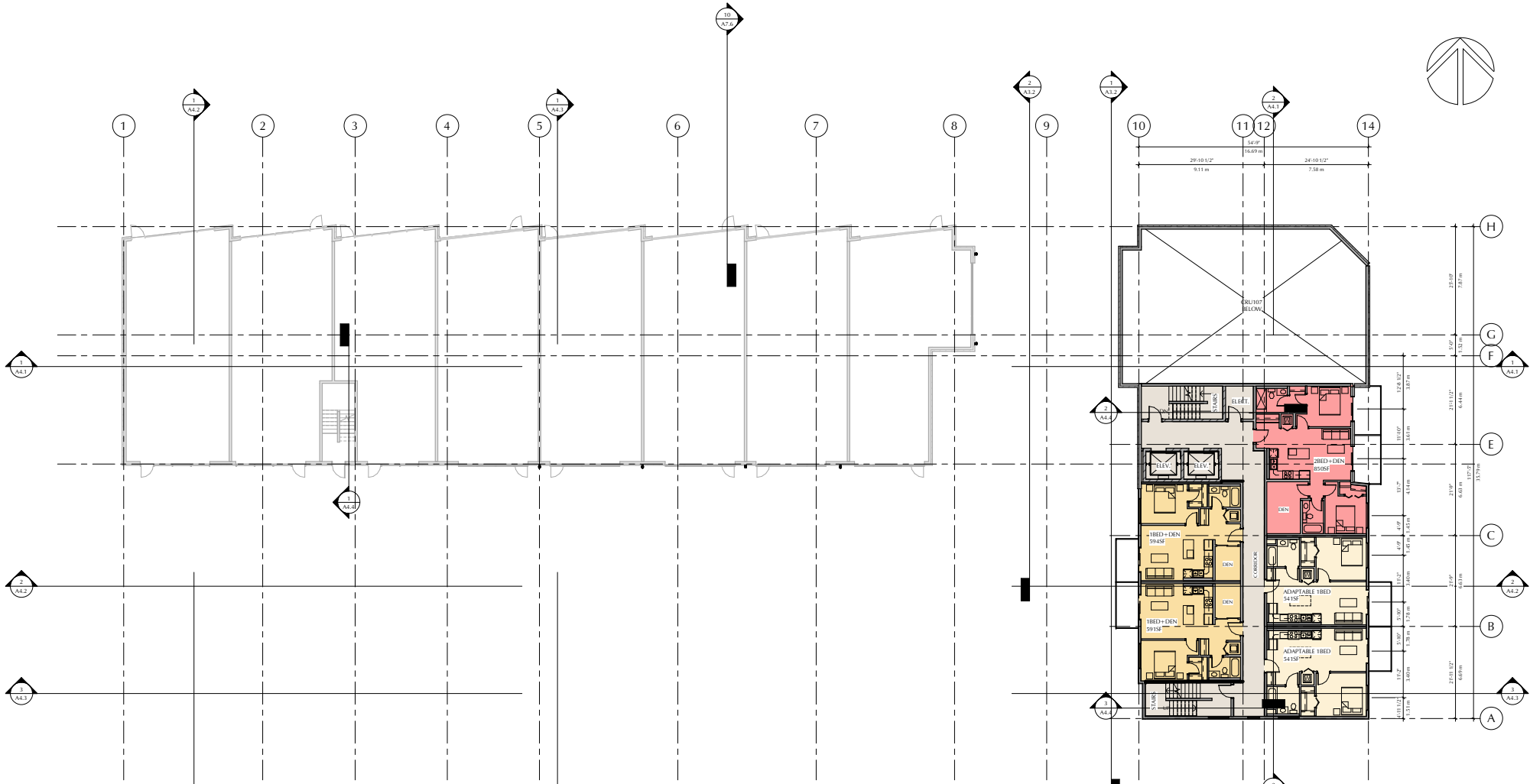
Development For 653699 BC LTD.

2101

MAR. 8, 2024	CITY FILE #21-0272	EK
JAN. 26, 2024	RESPONSE TO 02-27-24	EK
REV	ISSUED FOR DP	EK
DATE	DESCRIPTION	BY

SCALE: 3/32" = 1'-0"
MARCH 8, 2024

A2.2



UNIT COUNT

	1BED (428-530SF)	1BED+DEN (568-585SF)	2BED (643-799SF)	2BED+DEN (852SF)	3BED (868-916SF)	TOTAL
LEVEL 1.5	2	2	0	1	0	5
LEVEL 2	15	2	3	3	3	26
LEVEL 3	15	2	3	3	3	26
LEVEL 4	10	0	7	0	0	17
TOTAL UNIT	34	14	11	8	7	74

1 LEVEL 1.5

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

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L1.5 FLOOR PLANS

MAR. 8, 2024	CITY FILE #21-0272	EX
JAN. 26, 2024	RESPONSE TO 02-27-24	EX
REV	ISSUED FOR DP	EX
DATE	DESCRIPTION	BY

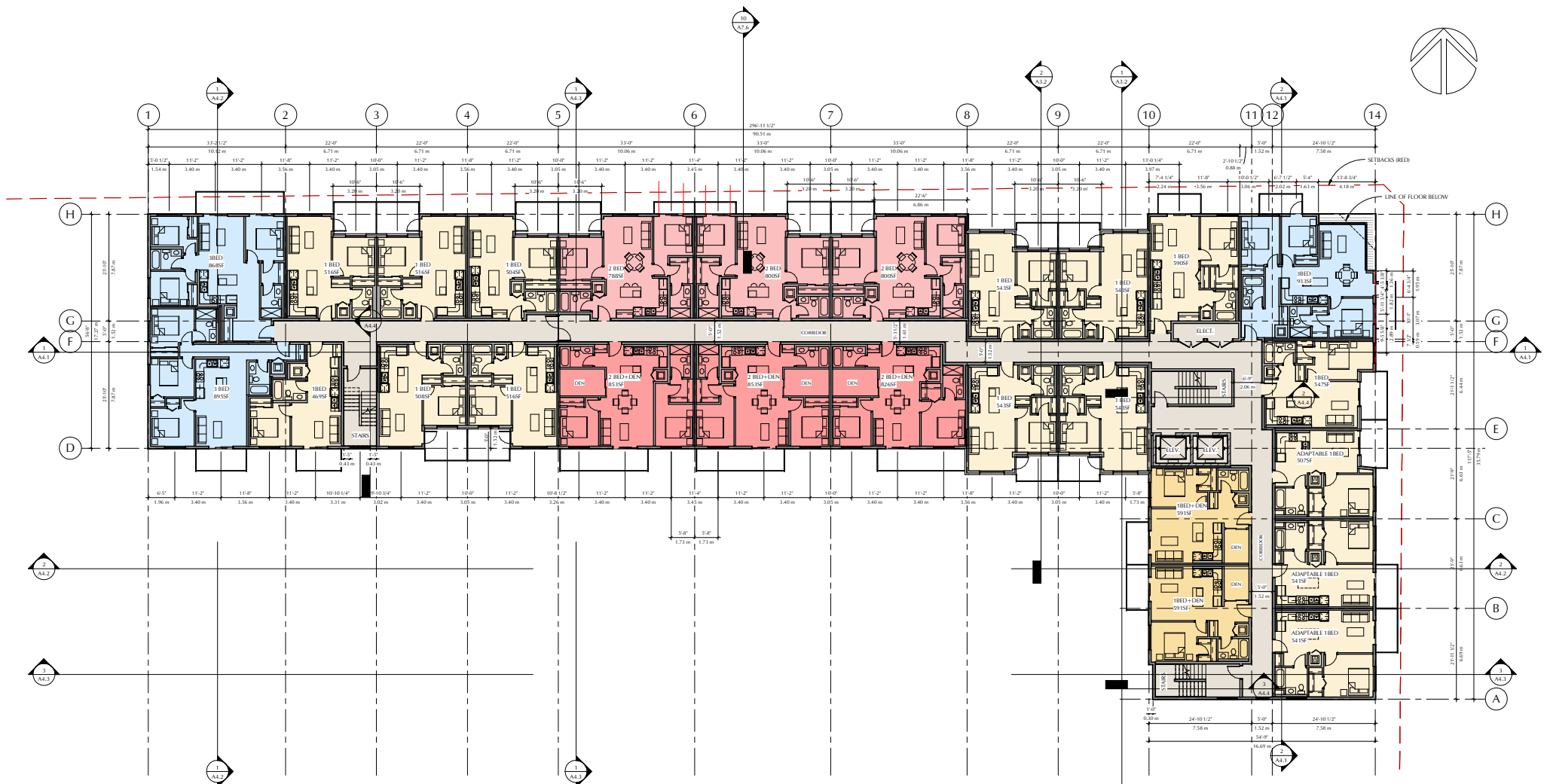
2101

SCALE: As indicated
MARCH 8, 2024

Development For 653699 BC LTD.

A2.3

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1 LEVEL 2
A2.4 SCALE: 3/32" = 1'-0"

UNIT COUNT

	1BED (428-530SF)	1BED+DEN (568-585SF)	2BED (643-799SF)	2BED+DEN (852SF)	3BED (868-916SF)	TOTAL
LEVEL 1.5	2	2	0	1	0	5
LEVEL 2	15	2	3	3	3	26
LEVEL 3	15	2	3	3	3	26
LEVEL 4	10	0	7	0	0	17
TOTAL UNIT	34	14	11	8	7	74



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L2 FLOOR PLAN

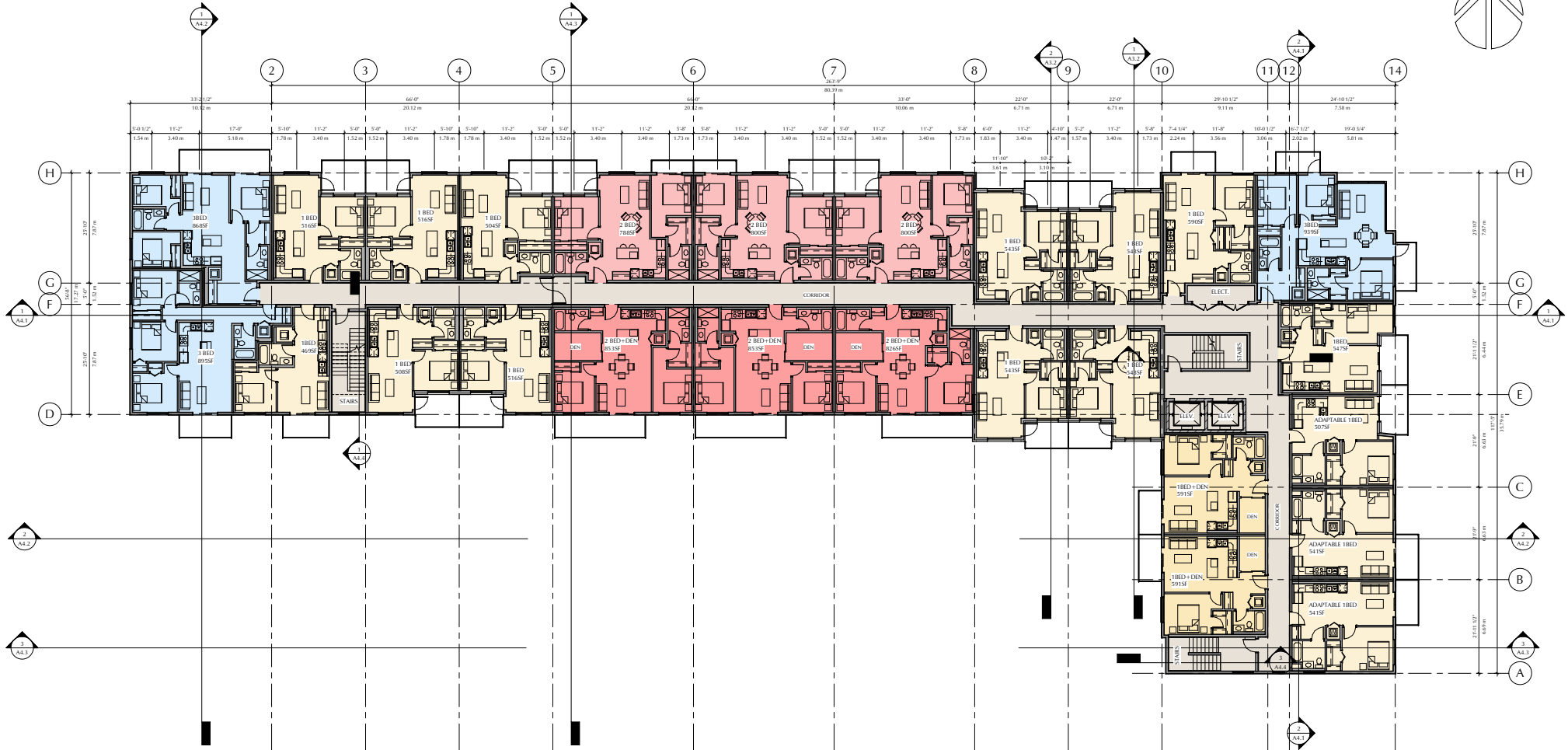
2101

MAR 8, 2024	CITY FILE #21-0272	DK
JAN 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION
		BY

SCALE: As indicated
MARCH 8, 2024



A2.4

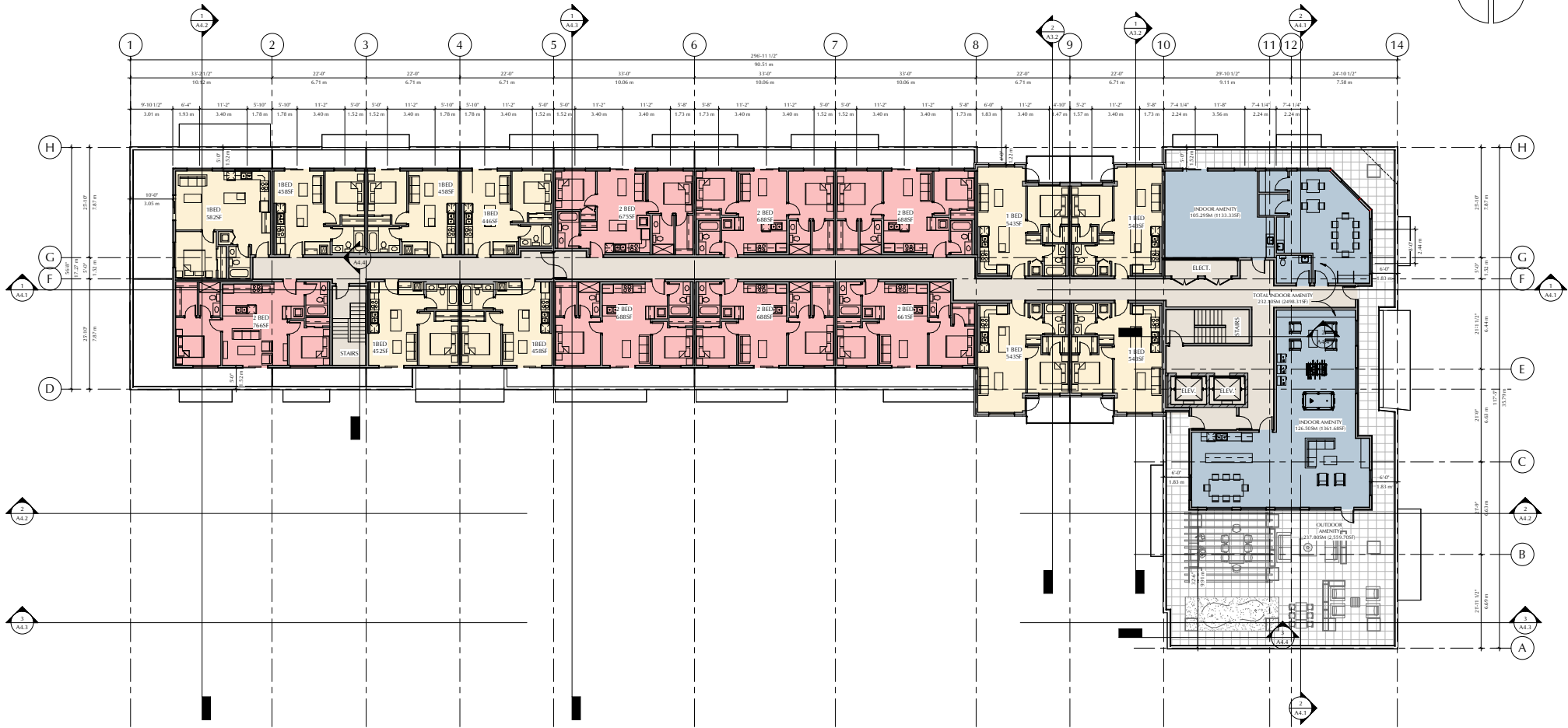


1 LEVEL 3
A2.5 SCALE: 3/32" = 1'-0"

UNIT COUNT

	1BED (428-530SF)	1BED+DEN (568-585SF)	2BED (643-799SF)	2BED+DEN (852SF)	3BED (868-916SF)	TOTAL
LEVEL 1.5	2	2	0	1	0	5
LEVEL 2	15	2	3	3	3	26
LEVEL 3	15	2	3	3	3	26
LEVEL 4	10	0	0	7	0	17
TOTAL UNIT	34	14	11	8	7	74

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	ISSUED FOR DP	DK
DATE	DESCRIPTION	BY



1 LEVEL 4
A2.6 SCALE: 3/32" = 1'-0"

UNIT COUNT

	1BED (428-530SF)	1BED+DEN (568-585SF)	2BED (643-799SF)	2BED+DEN (852SF)	3BED (868-916SF)	TOTAL
LEVEL 1.5	2	2	0	1	0	5
LEVEL 2	15	2	3	3	3	26
LEVEL 3	15	2	3	3	3	26
LEVEL 4	10	0	7	0	0	17
TOTAL UNIT	34	14	11	8	7	74



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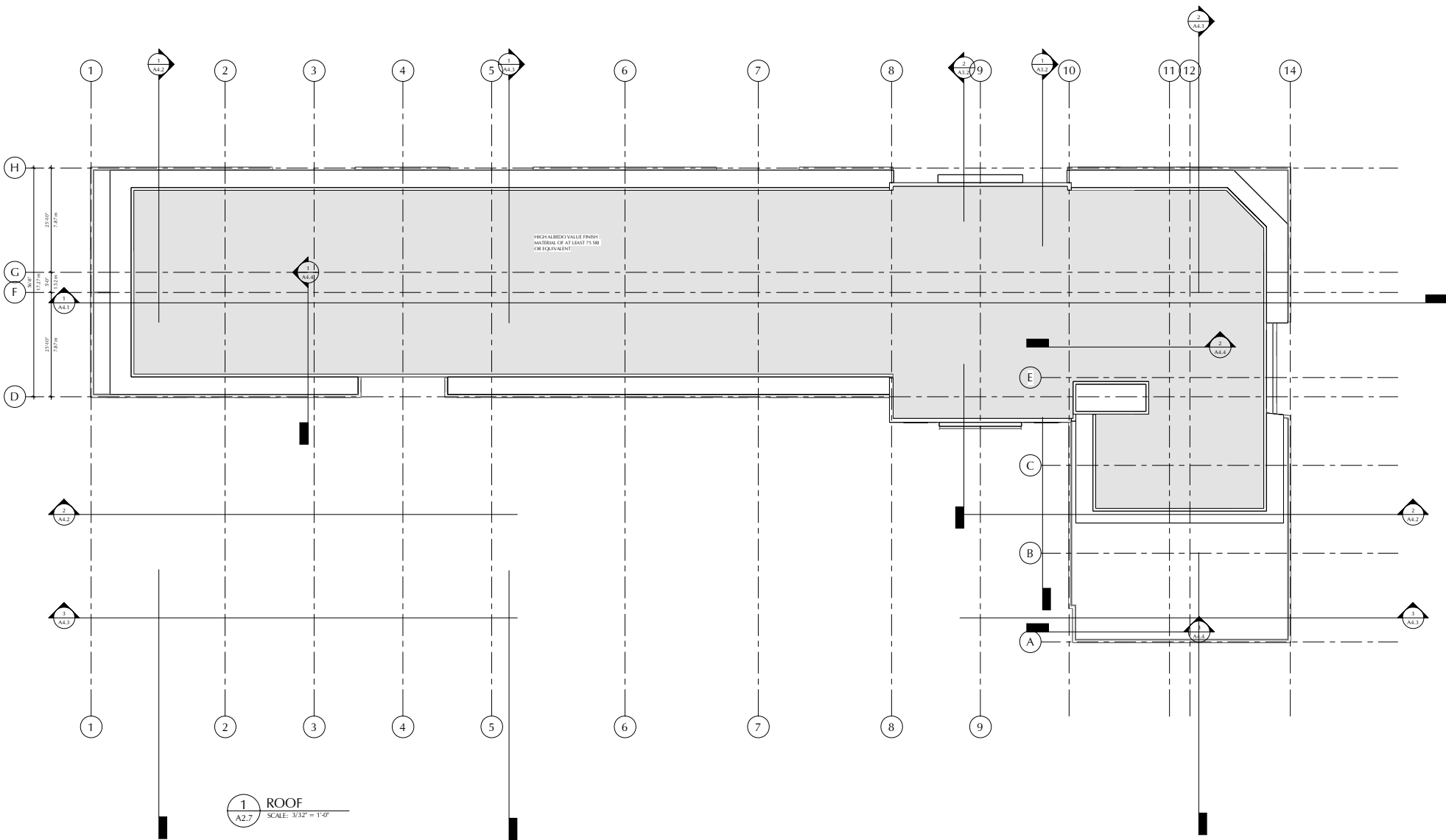
L4 FLOOR PLAN

2101

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION
		BY

SCALE: As indicated
MARCH 8, 2024

A2.6



MAR 8, 2024	CITY FILE #21-0272	DK
JAN 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION

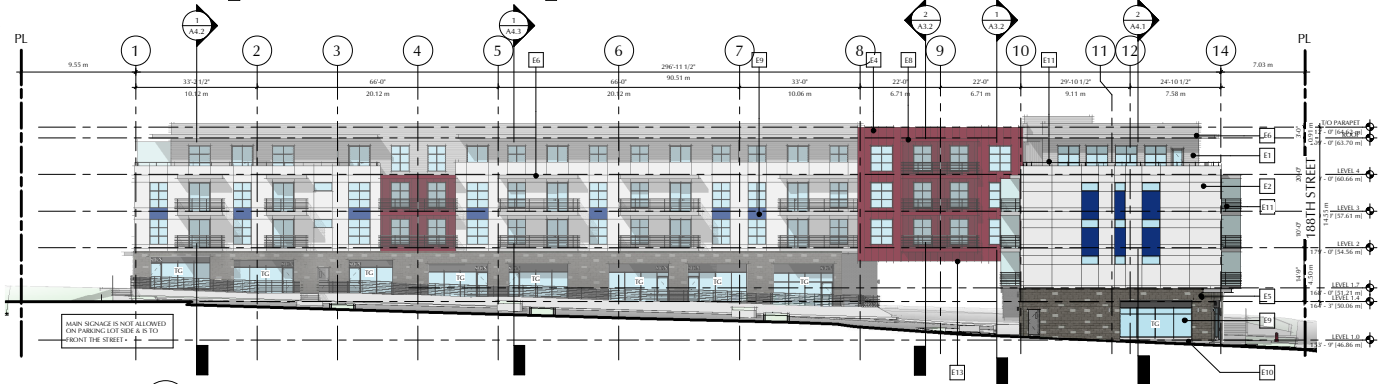
SCALE: 3/32" = 1'-0"
 MARCH 8, 2024



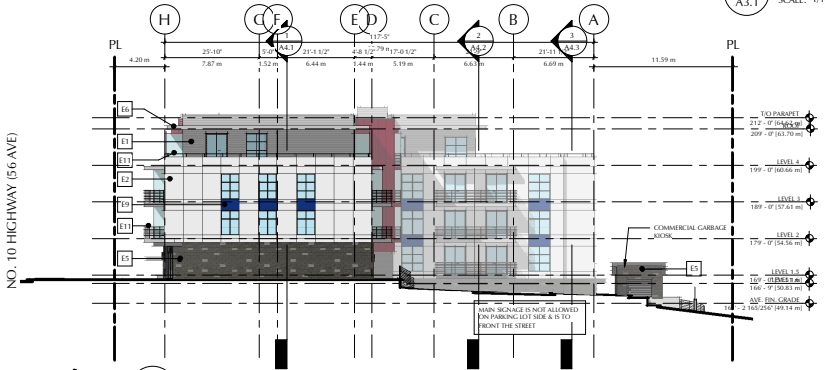
1 NORTH ELEVATION (NO. 10 HIGHWAY - 56 AVE.)
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND	
E1	MATERIAL: CEMENTITIOUS CLADDING; PANELS CW/1808 + FASTENERS COLOUR: LIGHT GRAY
E2	MATERIAL: CEMENTITIOUS CLADDING; PANELS CW/1808 + FASTENERS COLOUR: WHITE
E3	MATERIAL: METEORICAL ALUMINUM EXTERIOR WALL CLADDING; PANEL COLOUR: RED
E4	MATERIAL: BRICK COLOUR: CHAR COAL
E5	MATERIAL: PAINTED FASCIA + SOFFIT COLOUR: LIGHT GRAY
E6	MATERIAL: PAINTED FASCIA + SOFFIT COLOUR: MEDIUM GRAY
E7	MATERIAL: PAINTED FASCIA + SOFFIT COLOUR: RED
E8	MATERIAL: THERMALLY BROKEN ALUMINUM CURTAIN WALL SYSTEM CW/DOUBLE GLAZING COLOUR: FRAME/PANEL: BLACK + BLUE/WHITE/NOTED GLAZING: CLEAR/TRANSPARENT AND/FREE OF FIRM SCREENING OR SIGNS
E9	MATERIAL: UPSTAND CW/ANTICORROSION CLADDING
E10	MATERIAL: METAL SKINING; W/ GLASS BRICKING COLOUR: BRICKING: BLACK CLADDING: CLEAR
E11	MATERIAL: PAINTED STEEL CHANNEL SIGNAGE CW INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS OR LOGO CENTER MOUNTED ON VIBRANT ANODIZED COLOUR: BENDAMAN/ORE 2134-20 MEDIUM/NEIGHT
E12	MATERIAL: PAINTED SOFFIT COLOUR: WHITE

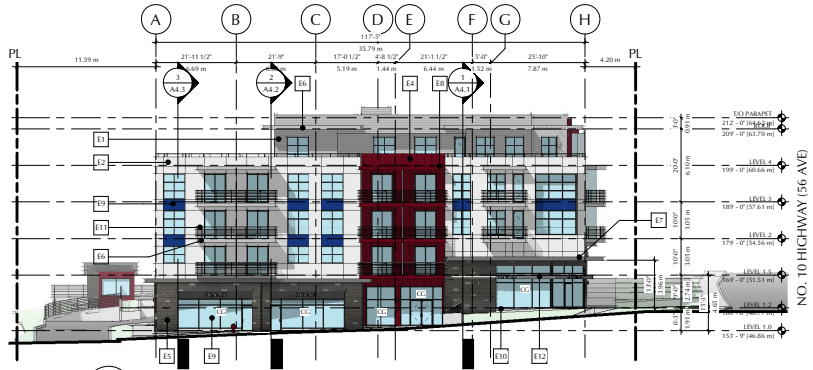
GLAZING LEGEND	
TC	TRANSLUCENT GLAZING
CC	CLEAR GLAZING



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION (188 TH STREET)
SCALE: 1/16" = 1'-0"

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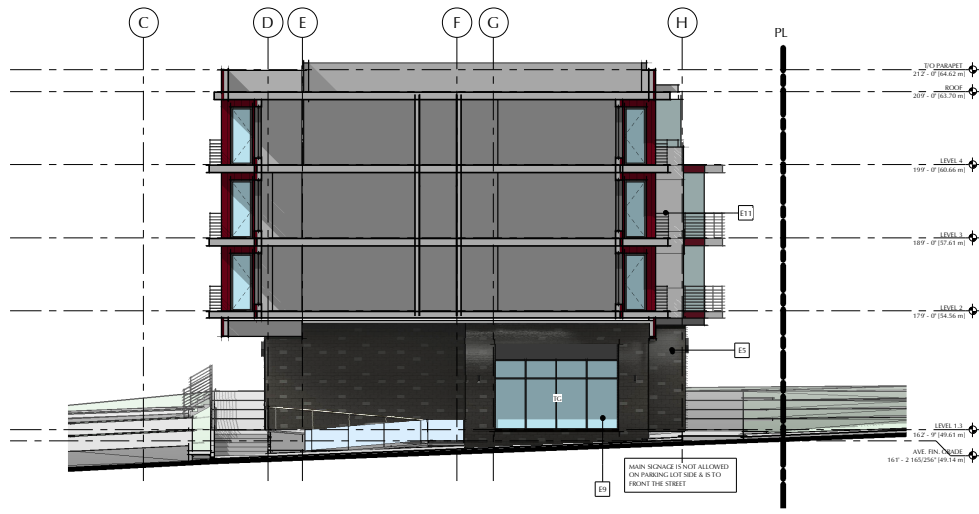
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ELEVATIONS

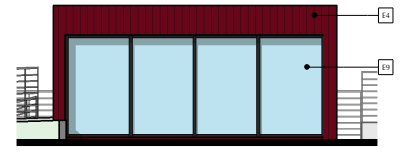
MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION

2101 SCALE: 1/16" = 1'-0"
MARCH 8, 2024

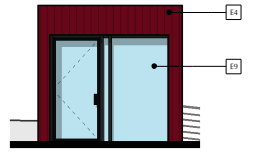
A3.1



2 BREEZEWAY WEST ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



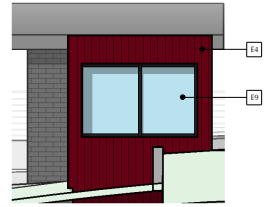
3 EXIT STAIR - NORTH
A3.2 SCALE: 1/4" = 1'-0"



6 EXIT STAIR - WEST
A3.2 SCALE: 1/4" = 1'-0"



4 EXIT STAIR - SOUTH
A3.2 SCALE: 1/4" = 1'-0"



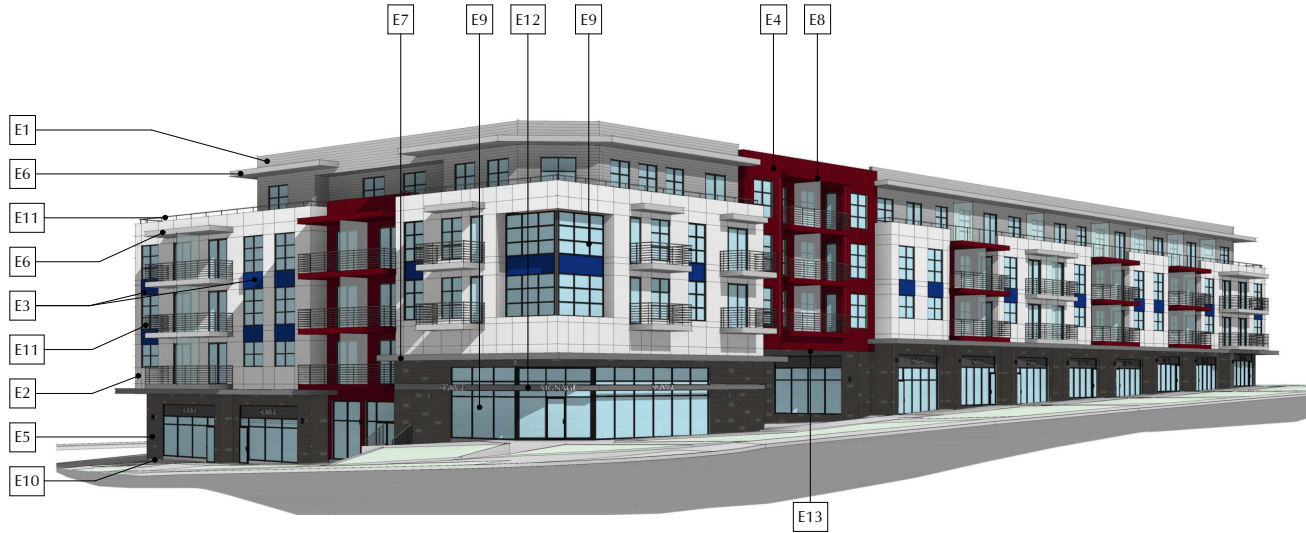
5 EXIT STAIR - EAST
A3.2 SCALE: 1/4" = 1'-0"

GLAZING LEGEND
TG - TRANSLUCENT GLAZING
CG - CLEAR GLAZING



1 BREEZEWAY EAST ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

MAR. 8, 2024	CITY FILE #21-0272	EX
JAN. 26, 2024	RESPONSE TO 02-27-24	EX
REV	LID COMMENTS	EX
DATE	ISSUED FOR DP	EX
	DESCRIPTION	BY



E1 MATERIAL: CEMENTITIOUS CLADDING PANELS
C/W TRIMS + FASTENERS
COLOUR: LIGHT GRAY



E2 MATERIAL: CEMENTITIOUS CLADDING PANELS
C/W TRIMS + FASTENERS
COLOUR: WHITE



E3 MATERIAL: CEMENTITIOUS CLADDING PANELS
C/W TRIMS + FASTENERS
COLOUR: BLUE



E4 MATERIAL: ARCHITECTURAL ALUMINUM
EXTERIOR WALL CLADDING PANEL
COLOUR: RED



E5 MATERIAL: BRICK
COLOUR: CHARCOAL (80%) & MEDIUM GRAY (20%)
BLENDED BRICK



E6 MATERIAL: PAINTED FASCIA + SOFFIT
COLOUR: LIGHT GRAY



E7 MATERIAL: PAINTED FASCIA + SOFFIT
COLOUR: MEDIUM GRAY



E8 MATERIAL: PAINTED FASCIA + SOFFIT
COLOUR: RED



E9 MATERIAL: THERMALLY BROKEN ALUMINUM CURTAIN WALL
SYSTEM C/W DOUBLE GLAZING
COLOUR: FRAME/SPANDREL: BLACK + BLUE WHERE NOTED
GLAZING: CLEAR/TRANSPARENT AND FREE OF
FILM SCREENING OR SIGNS



E10 MATERIAL: UPSTAND C/W ANTI-GRAFFITI COATING



E11 MATERIAL: METAL RAILING W/ GLASS BACKING
COLOUR: RAILING: BLACK
GLAZING: CLEAR



E12 MATERIAL: PAINTED STEEL CHANNEL SIGNBAND C/W
INDIVIDUAL INTERNALLY ILLUMINATED
CHANNEL LETTERS OR LOGO CENTER MOUNTED
ON WIRING RACEWAY
COLOUR: MEDIUM GRAY



E13 MATERIAL: SOFFIT
COLOUR: WHITE



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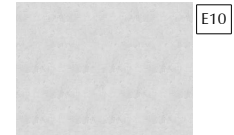
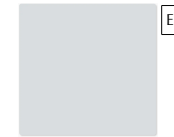
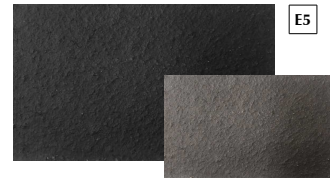
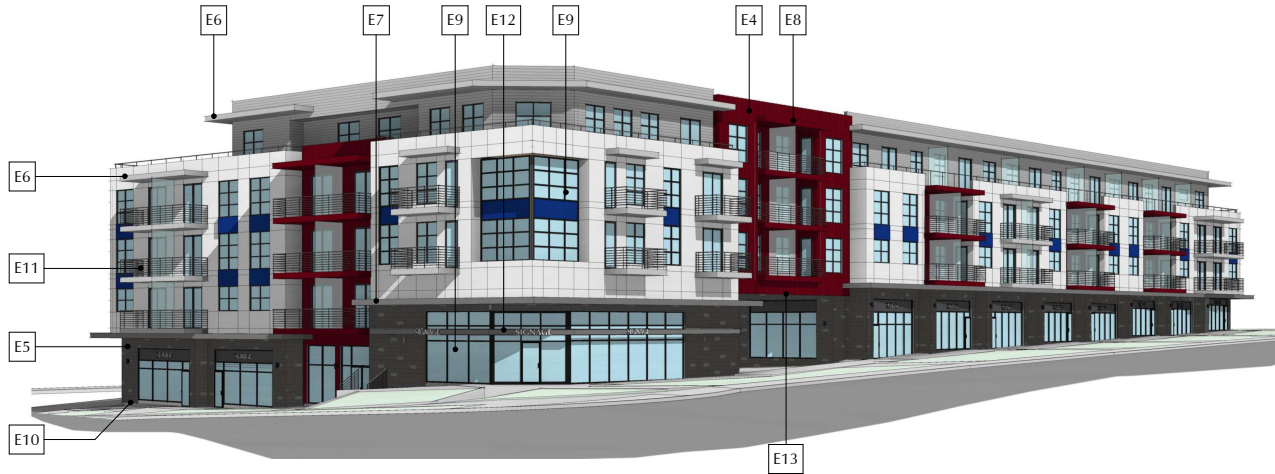
COLOUR BOARD

MAR 8, 2024	CITY FILE #21-0272	DK
JAN 26, 2024	RESPONSE TO 02-27-24	DK
REV	ISSUED FOR DP	DK
DATE	DESCRIPTION	BY

2101

SCALE: 1/2" = 1'-0"
MARCH 8, 2024

A3.3



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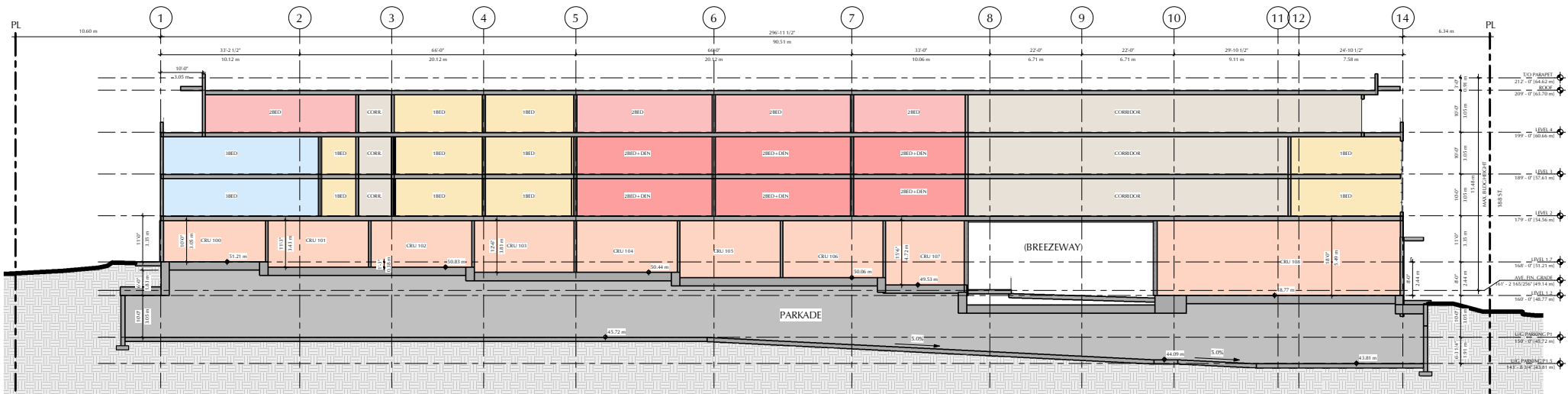
MATERIAL BOARD

2101

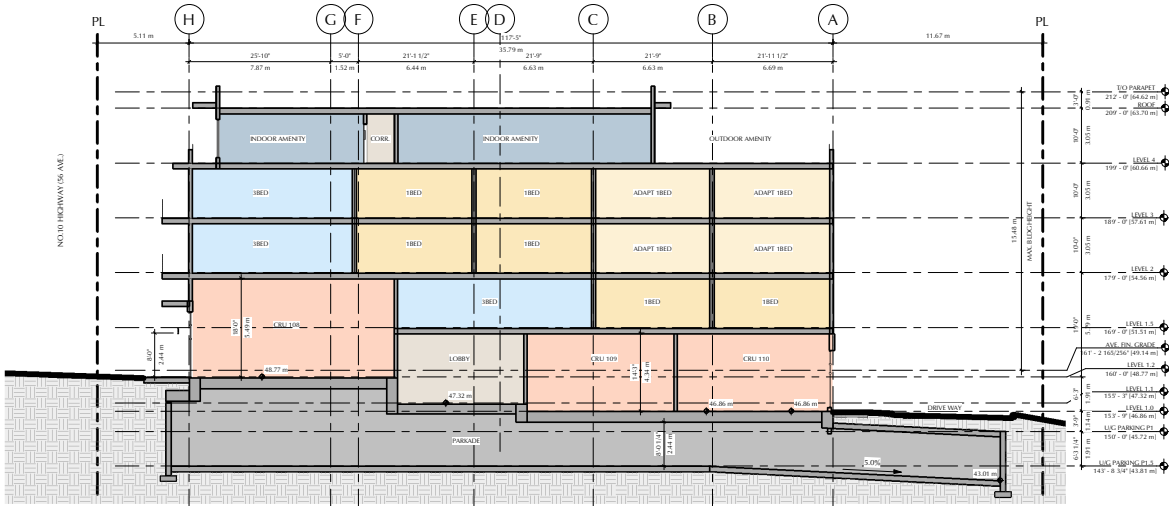
REV	DATE	DESCRIPTION	BY
	MAR. 8, 2024	CITY FILE #21-0272 RESPONSE TO 02-27-24 LIC COMMENTS	

SCALE: 12" = 1'-0"
MARCH 8, 2024

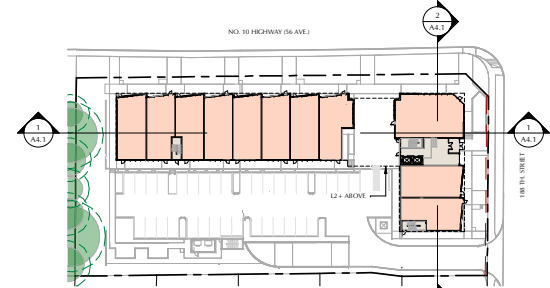
A3.4



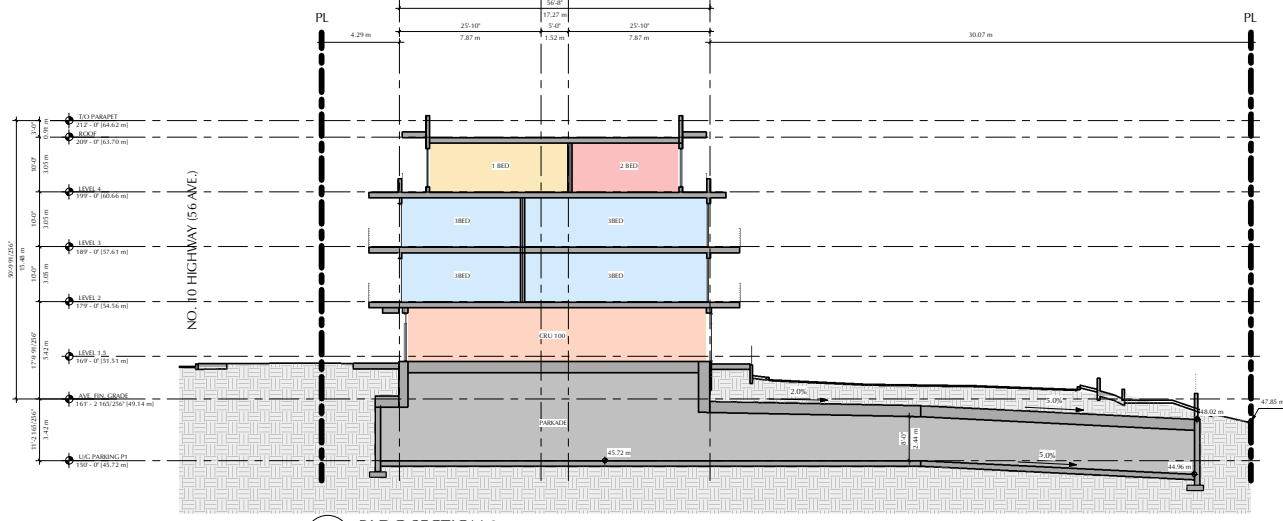
1 BLDG SECTION 1
A4.1 SCALE: 3/32" = 1'-0"



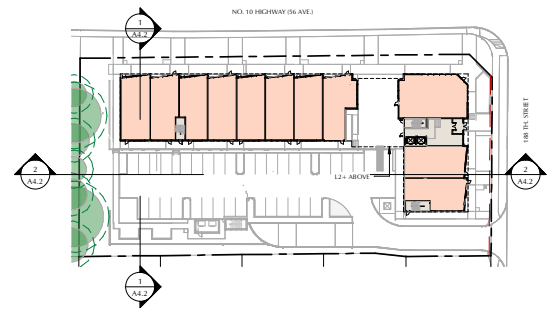
2 BLDG SECTION 2
A4.1 SCALE: 3/32" = 1'-0"



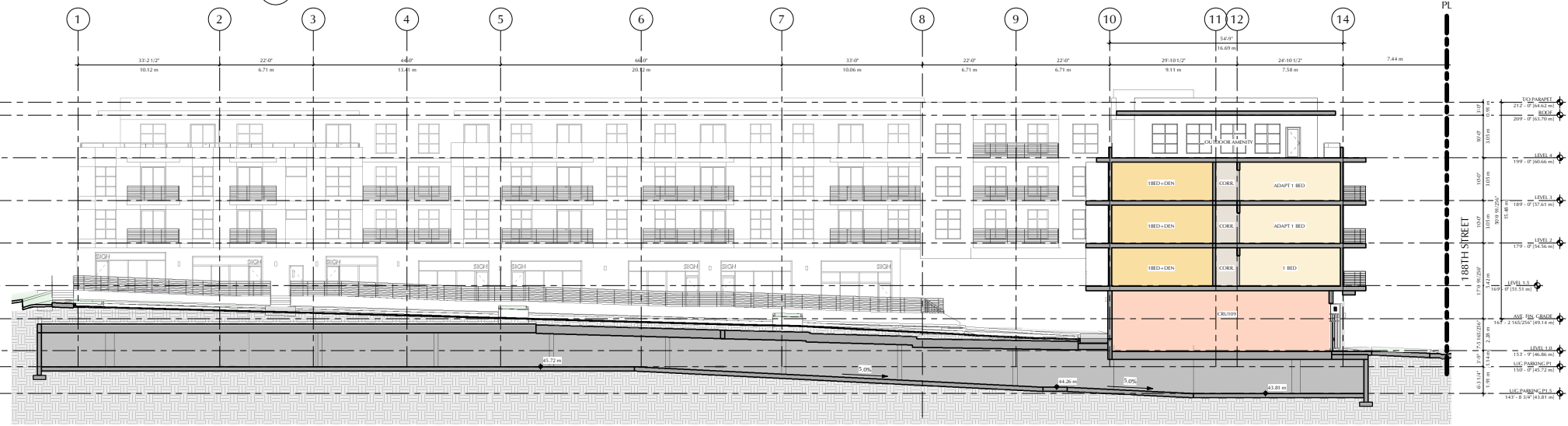
3 SECTION KEY PLAN
A4.1 SCALE: 1" = 50'-0"



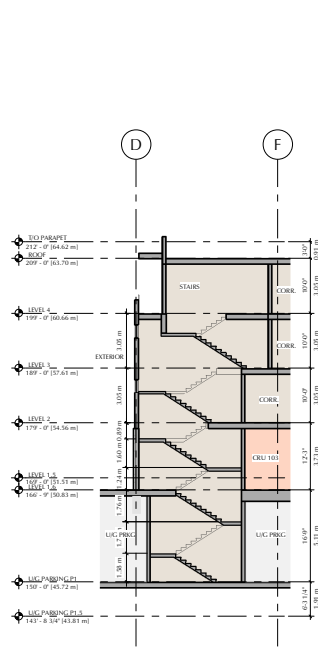
1 BLDG SECTION 3
SCALE: 3/32" = 1'-0"



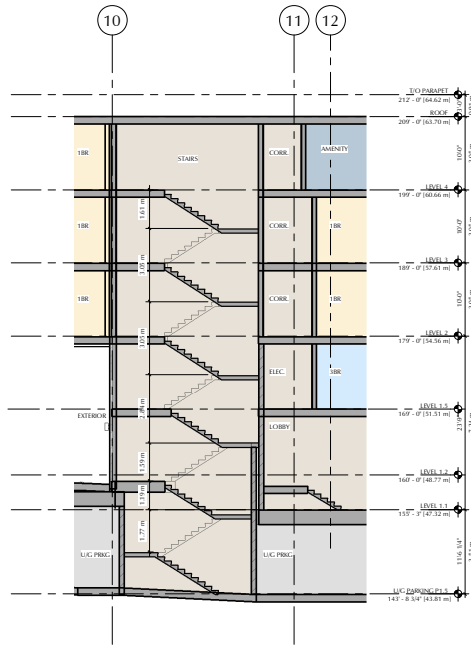
3 SECTION KEY PLAN
SCALE: 1" = 50'-0"



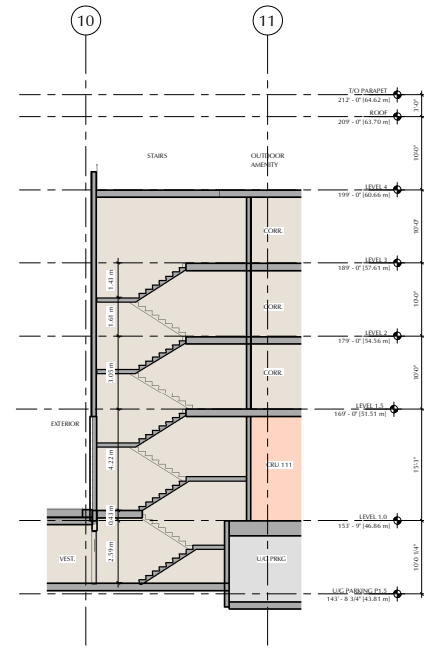
2 BLDG SECTION 4
SCALE: 3/32" = 1'-0"



1 STAIR SECTION 1
A4.4 SCALE: 3/32" = 1'-0"

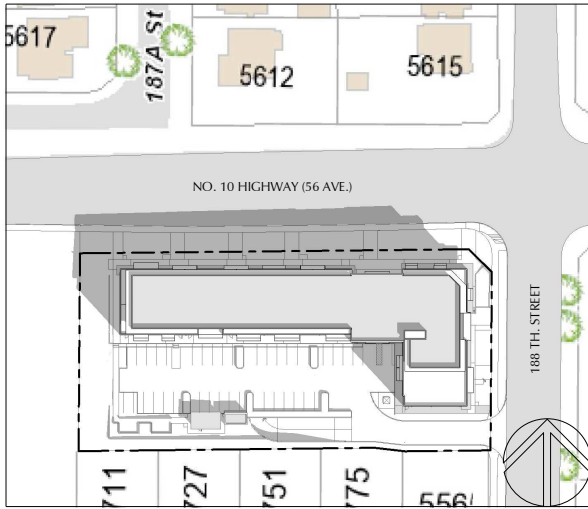


2 STAIR SECTION 2
A4.4 SCALE: 1/8" = 1'-0"

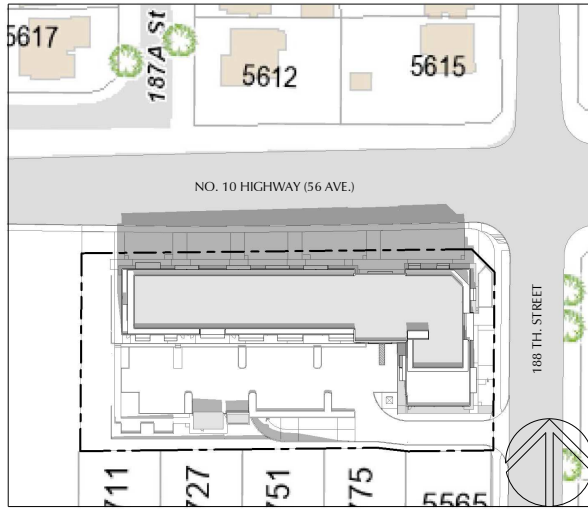


3 STAIR SECTION 3
A4.4 SCALE: 1/8" = 1'-0"

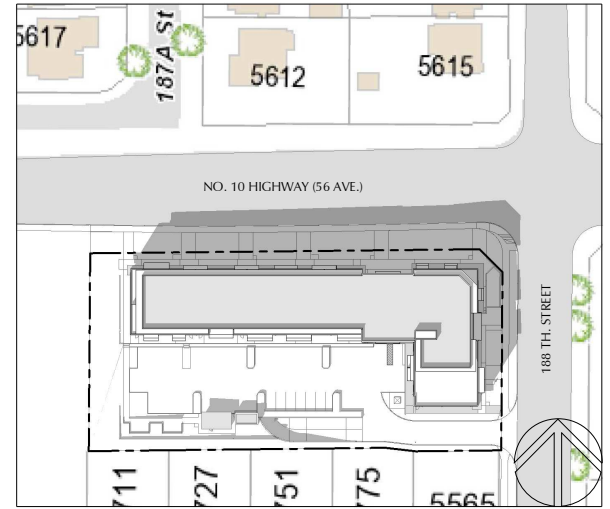
MAR. 8, 2024	CITY FILE #21-0272	EX
JAN. 26, 2024	RESPONSE TO 02-27-24	EX
REV	LID COMMENTS	EX
DATE	ISSUED FOR DP	EX
	DESCRIPTION	BY



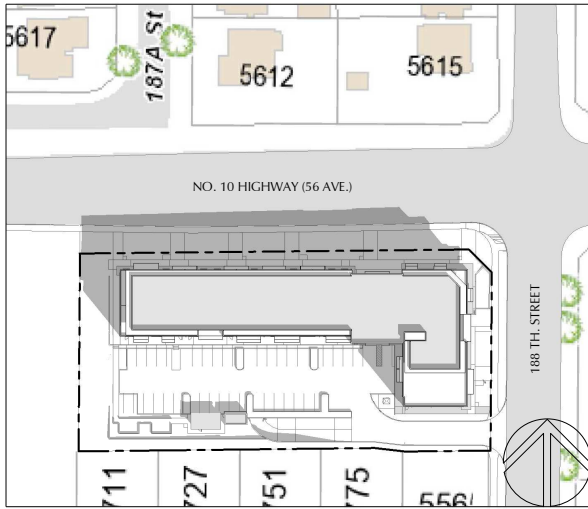
SPRING EQUINOX - MARCH 21ST 10AM



SPRING EQUINOX - MARCH 21ST 12PM



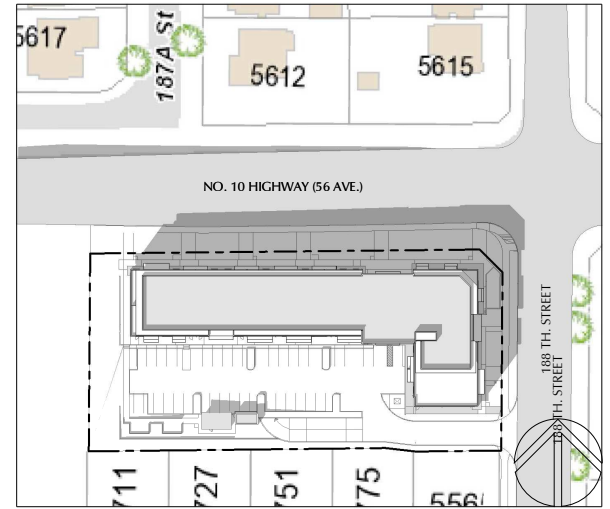
SPRING EQUINOX - MARCH 21ST 2PM



FALL EQUINOX - SEPT 21ST 10AM



FALL EQUINOX - SEPT 21ST 12PM



FALL EQUINOX - SEPT 21ST 2PM



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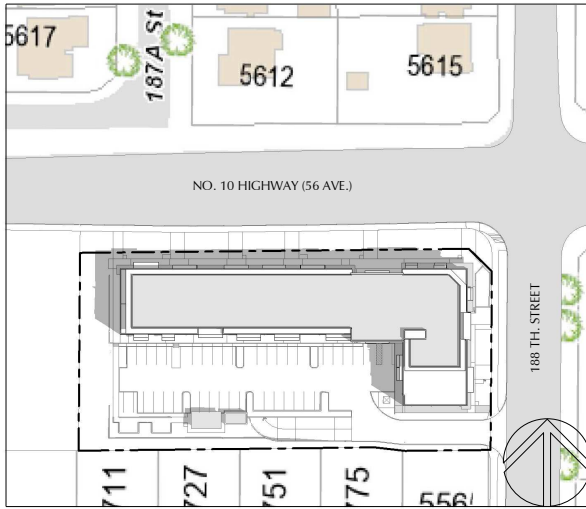
SHADOW STUDY

2101

MAR 8, 2024	CITY FILE #21-0272	DK
	RESPONSE TO 02-27-24	
JAN 26, 2024	LID COMMENTS	DK
REV	DATE	DESCRIPTION

SCALE: 1" = 50'-0"
MARCH 8, 2024

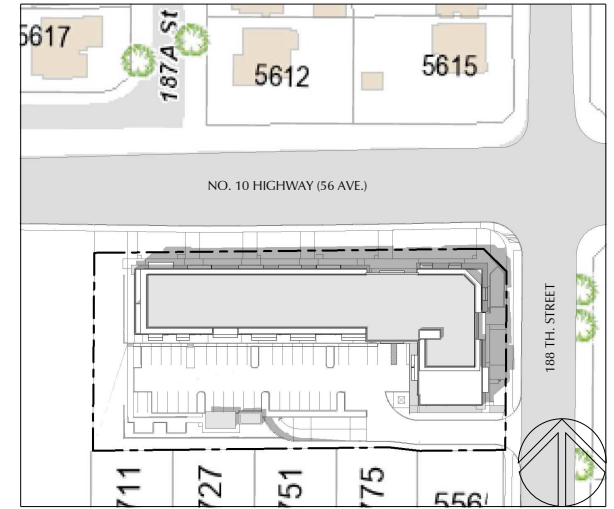
A7.1



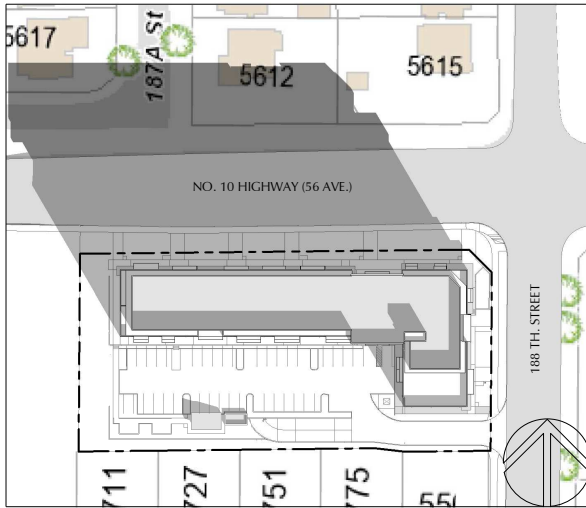
SUMMER SOLSTICE - JUNE 21ST 10AM



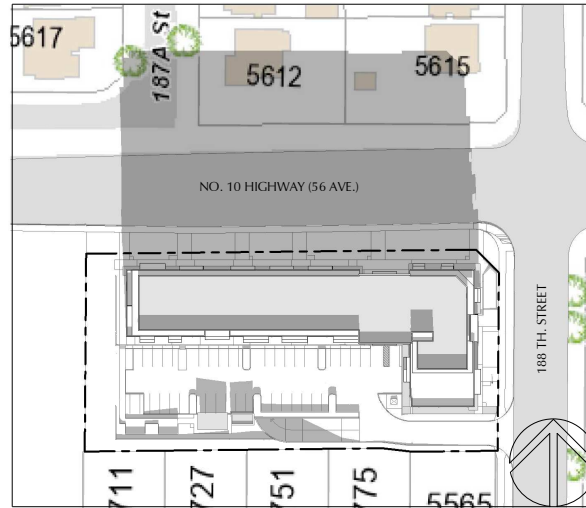
SUMMER SOLSTICE - JUNE 21ST 12PM



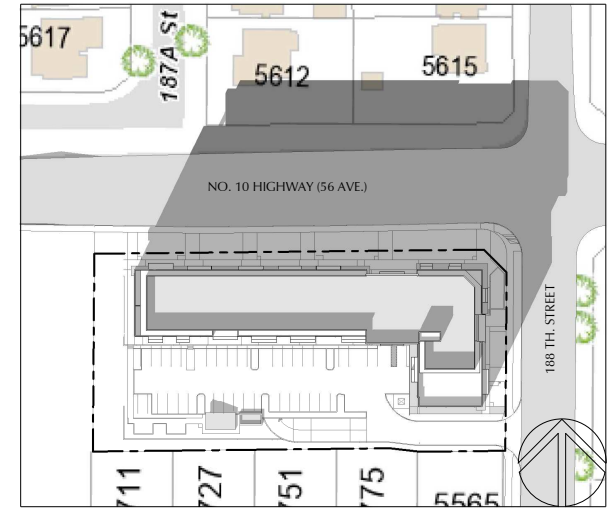
SUMMER SOLSTICE - JUNE 21ST 2PM



WINTER SOLSTICE - DEC 21ST 10AM



WINTER SOLSTICE - DEC 21ST 12PM



WINTER SOLSTICE - DEC 21ST 2PM



MIXED-USE DEV.

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600
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18756, 18778 56 AVENUE, SURREY B.C.

Development For 653699 BC LTD.

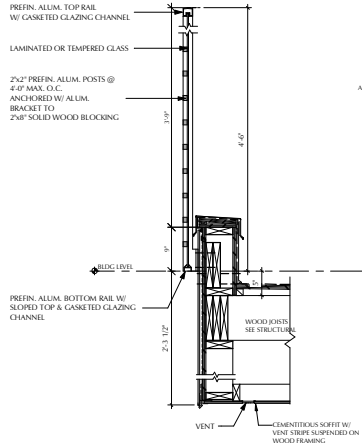
SHADOW STUDY

2101

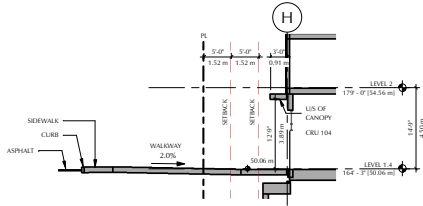
MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
	LID COMMENTS	DK
	ISSUED FOR DP	DK
	DATE	DESCRIPTION

SCALE: 1" = 50'-0"
MARCH 8, 2024

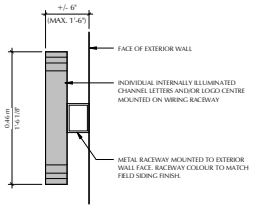
A7.2



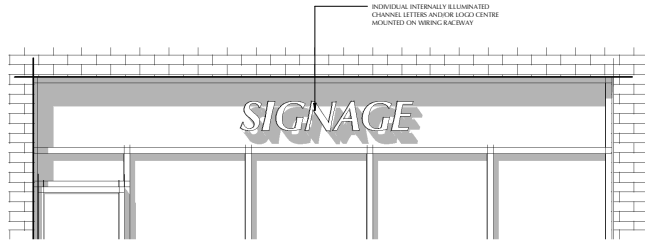
1 BALCONY GUARDRAIL
A7.6 SCALE: 1" = 1'-0"



10 SECTION - COMMERCIAL INTERFACE
A7.6 SCALE: 3/32" = 1'-0"



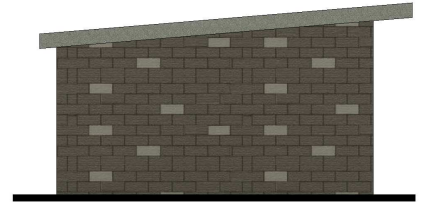
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A7.6 SCALE: 1 1/2" = 1'-0"



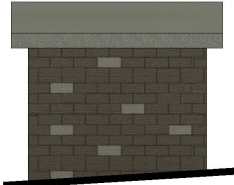
3 FACADE SIGNAGE
A7.6 SCALE: 1/2" = 1'-0"



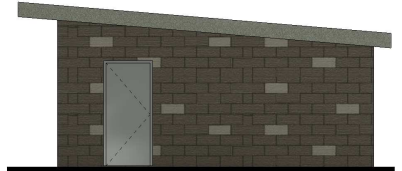
5 GARBAGE ENCLOSURE - SIDE
A7.6 SCALE: 1/4" = 1'-0"



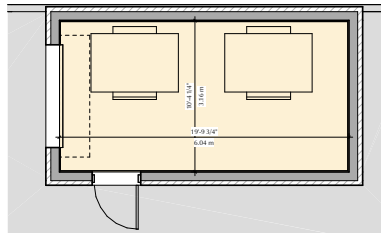
4 GARBAGE ENCLOSURE - FRONT
A7.6 SCALE: 1/4" = 1'-0"



6 GARBAGE ENCLOSURE - SIDE2
A7.6 SCALE: 1/4" = 1'-0"



7 GARBAGE ENCLOSURE - BACK
A7.6 SCALE: 1/4" = 1'-0"



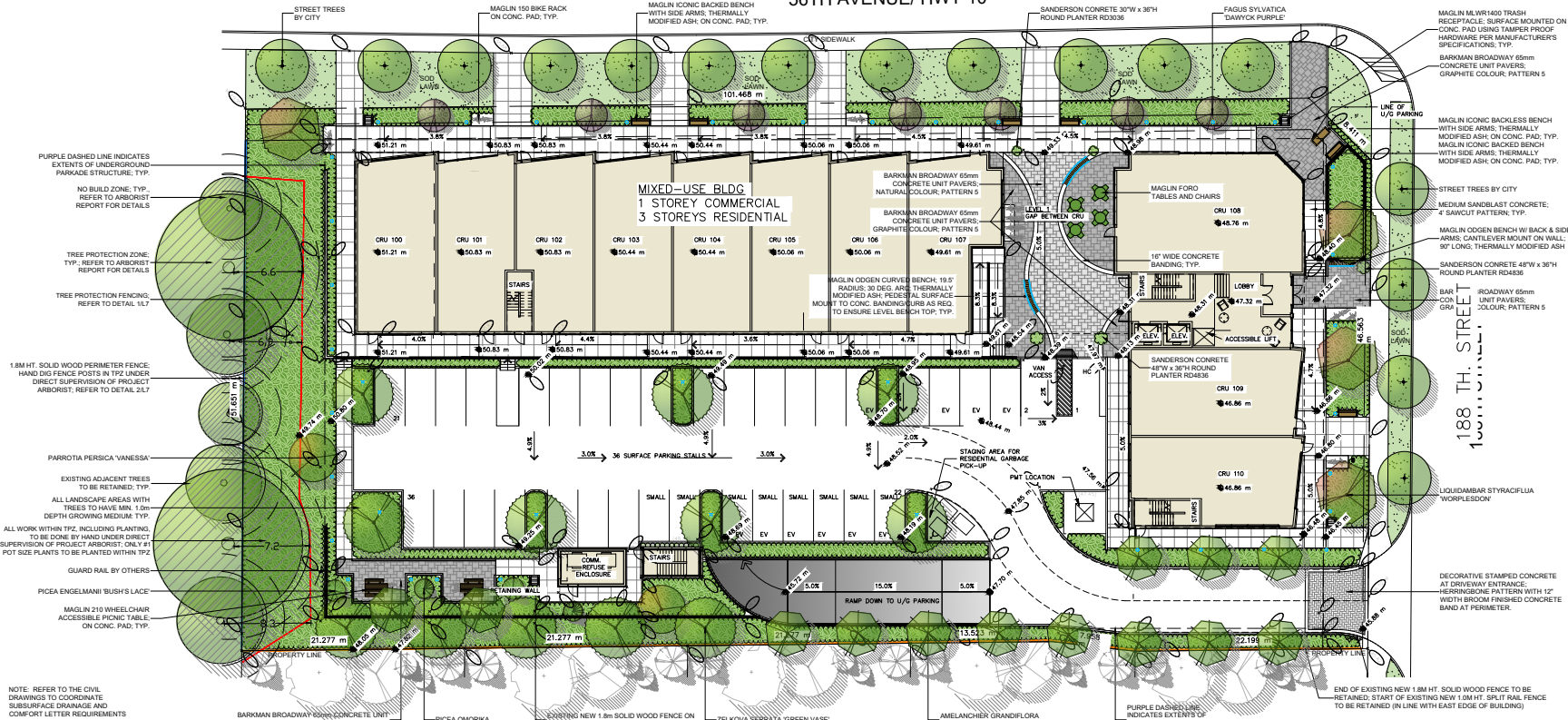
8 GARBAGE ENCLOSURE - PLAN
A7.6 SCALE: 1/4" = 1'-0"



9 GARBAGE ENCLOSURE - 3D VIEW
A7.6 SCALE:

MAR. 8, 2024	CITY FILE #21-0272	DK
JAN. 26, 2024	RESPONSE TO 02-27-24	DK
REV	DATE	DESCRIPTION
		ISSUED FOR DP
		BY

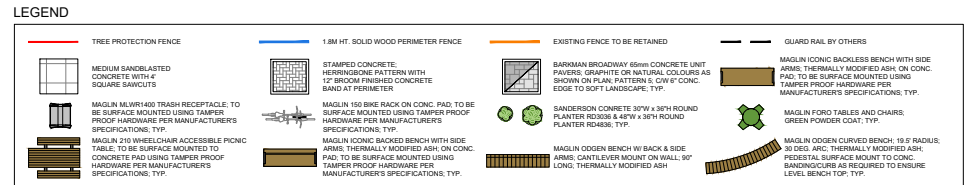
NO. 10 HIGHWAY (56 AVE.)
56TH AVENUE HWY 10



TREE SCHEDULE				PMG PROJECT NUMBER: 18-002
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	13	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	50M CAL: B&B
	7	FAGUS SYLVATICA 'DANWYK PURPLE'	DANWYK PURPLE BEECH	60M CAL: B&B
	4	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	60M CAL: 2M STD: B&B
	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRWOOD	60M CAL: 1.8M STD: B&B
	2	PICEA ENGELMANNI 'BUSH'S LACE'	BUSH'S LACE SPRUCE	3M HT: B&B
	2	PICEA OMORIKA	SERBIAN SPRUCE	3M HT: B&B
	12	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	60M CAL: 1.5M STD: B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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 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.

ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.I.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



CLIENT: _____ PROJECT: _____ SEAL: _____ DRAWING TITLE: _____ DATE: 17 DEC 22

SCALE: 1:200

DRAWN: CW

DESIGN: CW

CHKD: PCM

DRAWING NUMBER: _____

LANDSCAPE PLAN

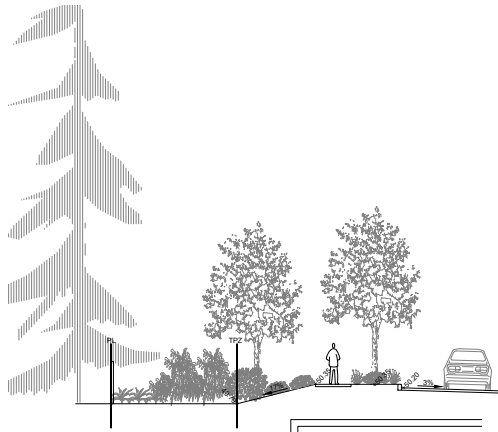
MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 04 20	REV. PER NEW SITE PLAN	CW
2	24 JAN 21	REV. PER NEW SITE PLAN / ADD LEVELS 4	CL
3	23 SEP 22	REV. PER NEW SITE PLAN	CL
4	23 SEP 22	REV. PER NEW SITE PLAN	CL
5	22 MAR 18	REV. AS PER NEW SITE PLANNING	CW
6	21 OCT 19	REV. NEW SITE PLANNING	CL
7	21 SEP 20	REV. AS PER NEW MCH SITE DESIGN	CL
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10	18 MAR 20	REV. PER NEW SITE PLAN	CW

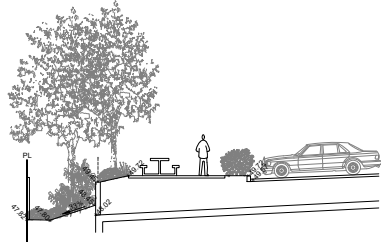
pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 f: 604 294-0022

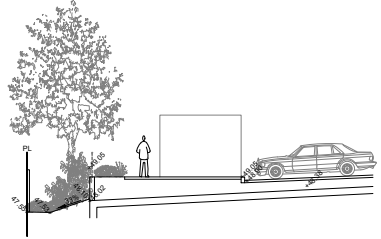
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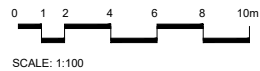


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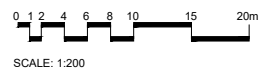


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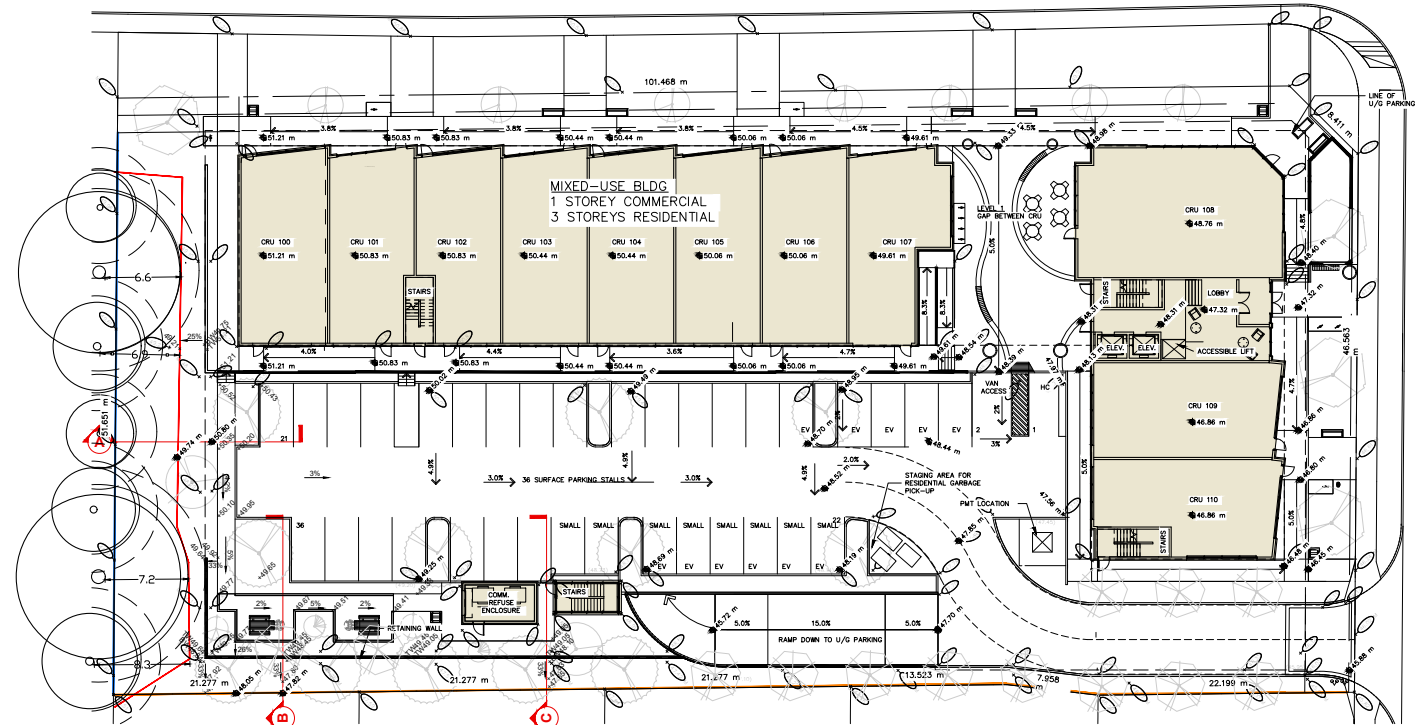
SITE SECTIONS



SITE GRADING PLAN



NO. 10 HIGHWAY (56 AVE.)
56TH AVENUE / HWY 10



188 TH. STREET
10000 0000 0000 0000



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
10	24 MAR 05	REV. PER NEW SITE PLAN	QVL
9	24 JAN 11	NEW SITE PLAN / ADD LEVEL 4	CI
8	23 SEP 27	REV. PER NEW SITE PLAN	CI
7	23 JUN 28	REV. PER NEW SITE LAYOUT	CI
6	22 MAR 18	REV. AS PER NEW SITE PLANNING	CI
5	21 OCT 09	NEW SITE PLANNING	CI
4	21 SEP 20	REV. AS PER NEW ARCHITECTURE DESIGN	CI
3	18 NOV 05	REVISION PER SFP	CW
2	18 OCT 10	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 05	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

SEAL:

DRAWING TITLE:

**LANDSCAPE
GRADING PLAN**

DATE: 17 DEC 22
SCALE: AS NOTED
DRAWN: CW
DESIGN: CW
CHKD: PCM

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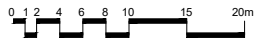
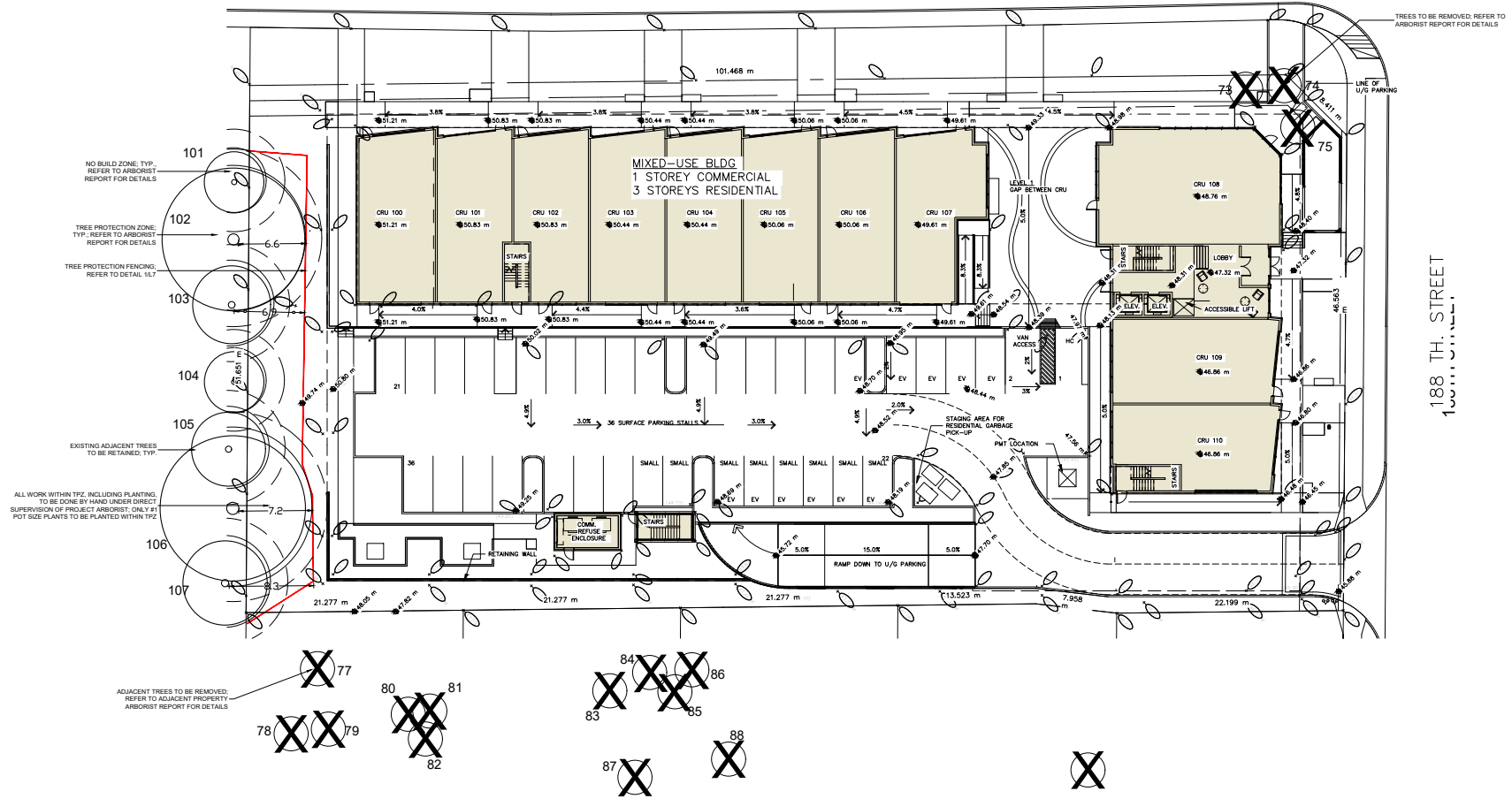
L2

OF 11

PMG PROJECT NUMBER:

18-002

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1800-21.2P



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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
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8	23 SEP 27	REV. PER NEW SITE PLAN	CL
7	23 JUN 09	REV. PER NEW SITE LAYOUT	CL
6	22 MAR 18	REV. AS PER NEW SITE PLANNING	CL
5	21 OCT 09	NEW SITE PLANNING	CL
4	21 SEP 20	REV. AS PER NEW ARCHITECTURE DESIGN	CL
3	18 NOV 05	REVISION PER I/P	CW
2	18 OCT 10	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 05	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

SEAL:

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 17 DEC 22
SCALE: 1:200
DRAWN: CW
DESIGN: CW
CHKD: PCM

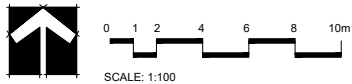
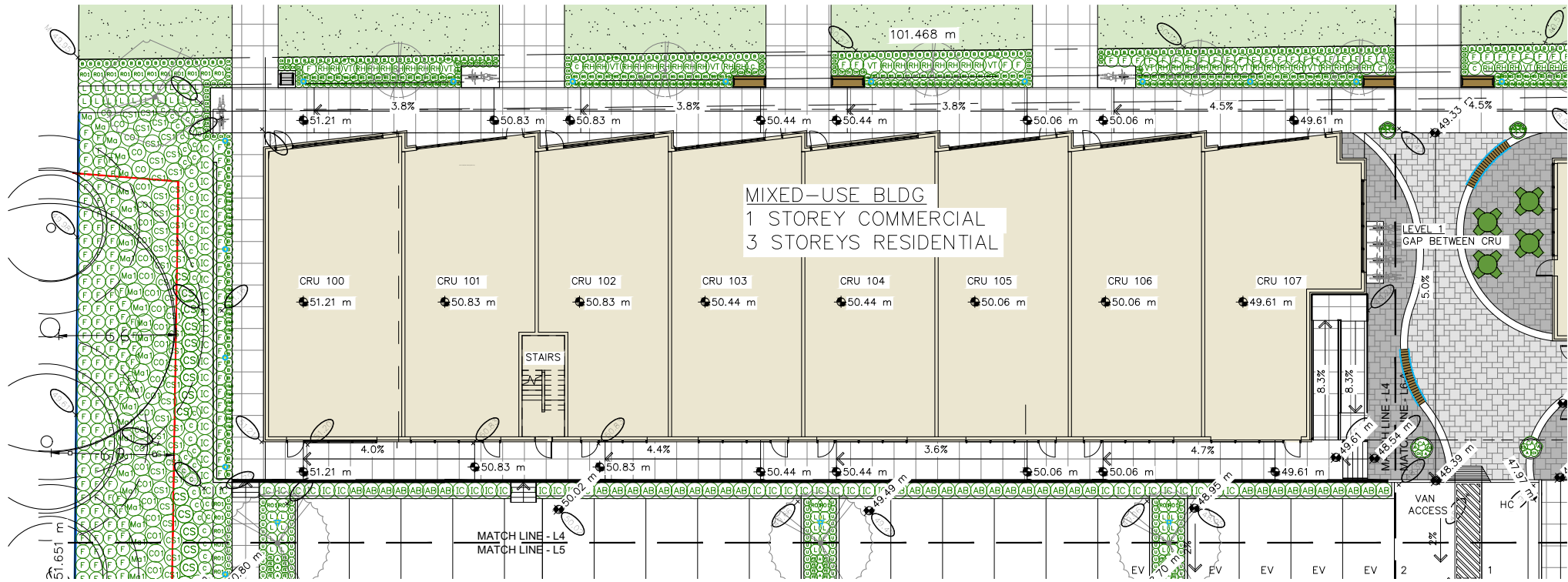
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OF 11

PMG PROJECT NUMBER:

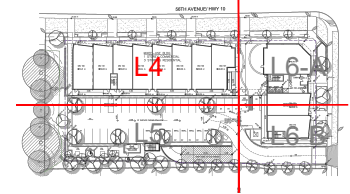
18-002



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	40	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#3 POT, 50CM	GRASS	47	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS	#1 POT
	85	ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 80CM		256	CAREX OSHIMENSES 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
	36	CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODY TWIG DOGWOOD	#2 POT, 50CM		110	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLDTAU TUFTED HAIR GRASS	#1 POT
	72	CORNUS SANGUINEA 'MIDWINTER FIRE' - TPZ	BLOODY TWIG DOGWOOD	#1 POT, 30CM, TPZ ONLY		94	FESTUCA IRAMENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	#1 POT
	5	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	#2 POT, 50CM		182	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
	40	CORNUS SERICEA 'FLAVIRAMEA' - TPZ	YELLOW TWIG DOGWOOD	#1 POT, 30CM, TPZ ONLY		86	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
	195	CORNUS SERICEA 'ICE SEV'	DWARF KEL SEY DOGWOOD	#1 POT, 30CM	PERENNIAL	62	ASTER x FRIKARTI 'MONCH'	FRIKART ASTER	15CM POT
	90	ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT, 50CM		288	BERGENIA BRESSINGHAM WHITE'	BERGENIA 'BRESSINGHAM WHITE'	15CM POT
	325	LONICERA PILEATA	PRIVET, HONEYSCUCKLE	#3 POT, 30CM		63	COREOPSIS VERTICILLATA 'MOOREBEAM'	MOOREBEAM COREOPSIS	15CM POT
	62	MAHONIA AQUIFOLIUM 'WINTER SUN'	HYBRID MAHONIA	#3 POT, 80CM		40	RUDBECKIA F. SULLIVANTI 'GOLDSTURM'	RUDBECKIA	#1 POT
	64	MAHONIA x MEDIA 'WINTER SUN' - TPZ	HYBRID MAHONIA	#1 POT, 30CM, TPZ ONLY	GC	470	ARCTOSTAPHYLOS UVAUURSIS	KINKICKINICK	#1 POT, 20CM
	64	RHOODODENDRON 'MARY FLEMING'	HYBRID RHODODENDRON, PINK TO CREAM	#3 POT, 50CM		126	BLECHNUM SPICATUM	DEER FERN	#1 POT, 20CM
	99	ROSA 'NOMEL'	CARESET ROSE, PINK	#2 POT, 40CM		125	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM
	45	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT, 40CM					
	62	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT, 88B					
	13	VIBURNUM TRINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3, POT, 50CM					

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 CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * DESIGNER AND REVIEWER 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 AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC 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.



KEY PLAN
NTS

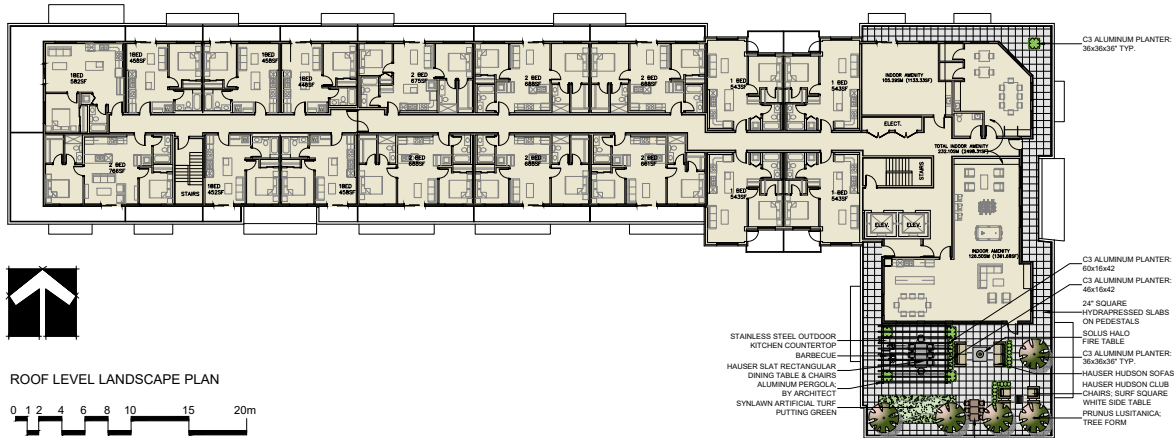


NO.	DATE	REVISION DESCRIPTION	DR.
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9	24 JAN 21	NEW SITE PLAN / ADD LEVEL 4	CL
8	23 SEP 22	REV. PER NEW SITE PLAN	CL
7	23 JUN 20	REV. PER NEW SITE LAYOUT	CL
6	22 MAR 18	REV. AS PER NEW SITE PLANNING	CL
5	21 OCT 16	NEW SITE PLANNING	CL
4	21 SEP 20	REV. AS PER NEW ARCHITECTURE DESIGN	CL
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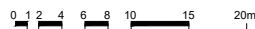
CLIENT: _____
PROJECT: **MIXED-USE DEVELOPMENT**
18756, 18778 - 56TH AVENUE
SURREY, BC

SEAL: _____
DRAWING TITLE: **SHRUB PLAN PLAN**
DATE: 17 DEC 22
SCALE: 1:100
DRAWN: CW
DESIGN: CW
CHKD: PCM
DRAWING NUMBER: _____
P.M.G. PROJECT NUMBER: **L4**
18-002

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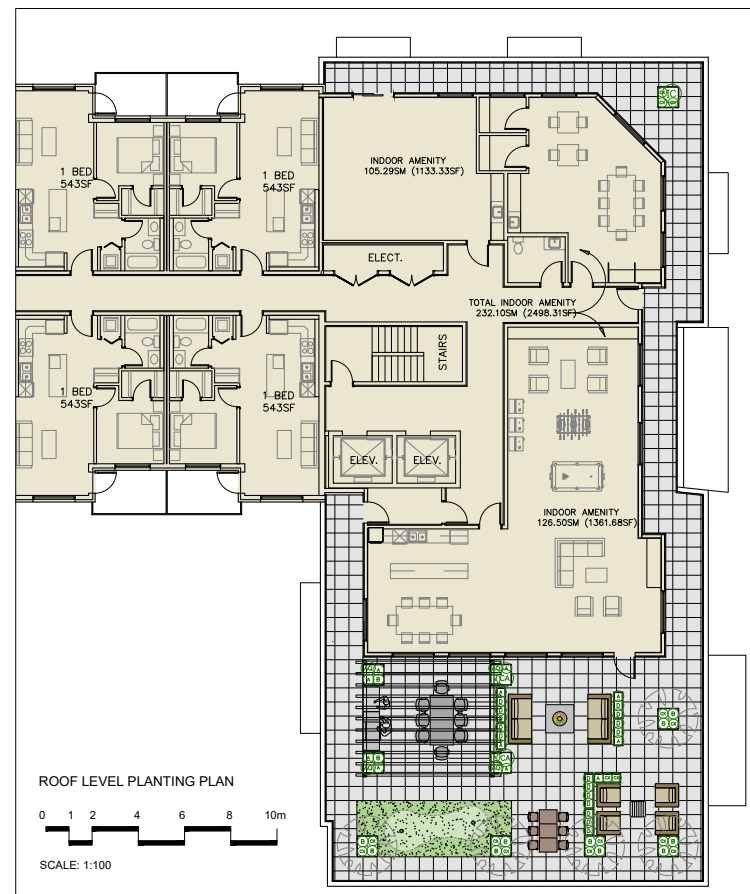
ROOF LEVEL LANDSCAPE PLAN



SCALE: 1:200

- STAINLESS STEEL OUTDOOR KITCHEN COUNTERTOP
- BARBECUE
- HAUSER SLAT RECTANGULAR DINING TABLES & CHAIRS
- ALUMINUM PERGOLA, BY ARCHITECT
- SYNLAWN ARTIFICIAL TURF
- PUTTING GREEN
- HAUSER JAVA BAR TABLES & AIR BAR STOOLS

- C3 ALUMINUM PLANTER: 36x36x33" TYP.
- C3 ALUMINUM PLANTER: 60x16x42
- C3 ALUMINUM PLANTER: 36x16x42
- 24" SQUARE HYDRO-PRESSED SLABS ON PEDESTALS
- SOLUS HALO FIRE TABLE
- C3 ALUMINUM PLANTER: 36x36x33" TYP.
- HAUSER HUDSON SOFAS
- HAUSER HUDSON CLUB CHAIRS: SURF SQUARE
- WHITE SIDE TABLE
- PRINUS LUSITANICA: TREE FORM



ROOF LEVEL PLANTING PLAN



SCALE: 1:100

PLANT SCHEDULE - LEVEL 4				PMG PROJECT NUMBER: 18-002
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	1	ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT: 50CM
	9	PRINUS LUSITANICA	PORTUGUESE LAUREL	20" HT., ON STANDARD
GRASS	2	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS	#1 POT
	15	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
	16	DESCHAMPSIA CESPYTOSA 'GOLDTAL'	GOLDTAL TUFTED HAIR GRASS	#1 POT
VINE	4	AKEBIA QUINATA	FIVELEAF AKEBIA	#3 POT: 75CM; STAKED
PERENNIAL	13	ASTER 'FRWARTS MOND'	FRKART ASTER	10CM POT
	12	BERGEMIA 'BRESSINGHAM WHITE'	'BRESSINGHAM WHITE' BERGENIA	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 CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER 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. * BOD-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
10	24 MAR 20	REV. PER NEW SITE PLAN	DWL
9	24 JAN 21	NEW SITE PLAN / ADD LEVEL 4	CI
8	23 SEP 22	REV. PER NEW SITE PLAN	CI
7	23 JUN 20	REV. PER NEW SITE LAYOUT	CI
6	22 MAR 18	REV. AS PER NEW SITE PLANNING	CI
5	21 OCT 16	NEW SITE PLANNING	CI
4	21 SEP 20	REV. AS PER NEW ARCHITECTURE DESIGN	CI
3	18 NOV 19	REV. PER PER SP	CW
2	18 OCT 18	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 08	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

MIXED-USE DEVELOPMENT

**18756, 18778 - 56TH AVENUE
SURREY, BC**

SEAL:

DRAWING TITLE:

**LEVEL 4 ROOF
LANDSCAPE PLAN**

DATE:

17 DEC 22

SCALE: AS NOTED

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DRAWING NUMBER:

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PMG PROJECT NUMBER:

18002 - 21.DWG

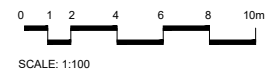
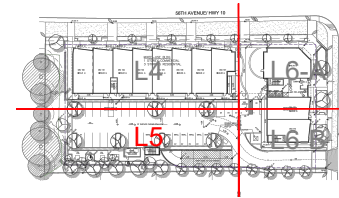
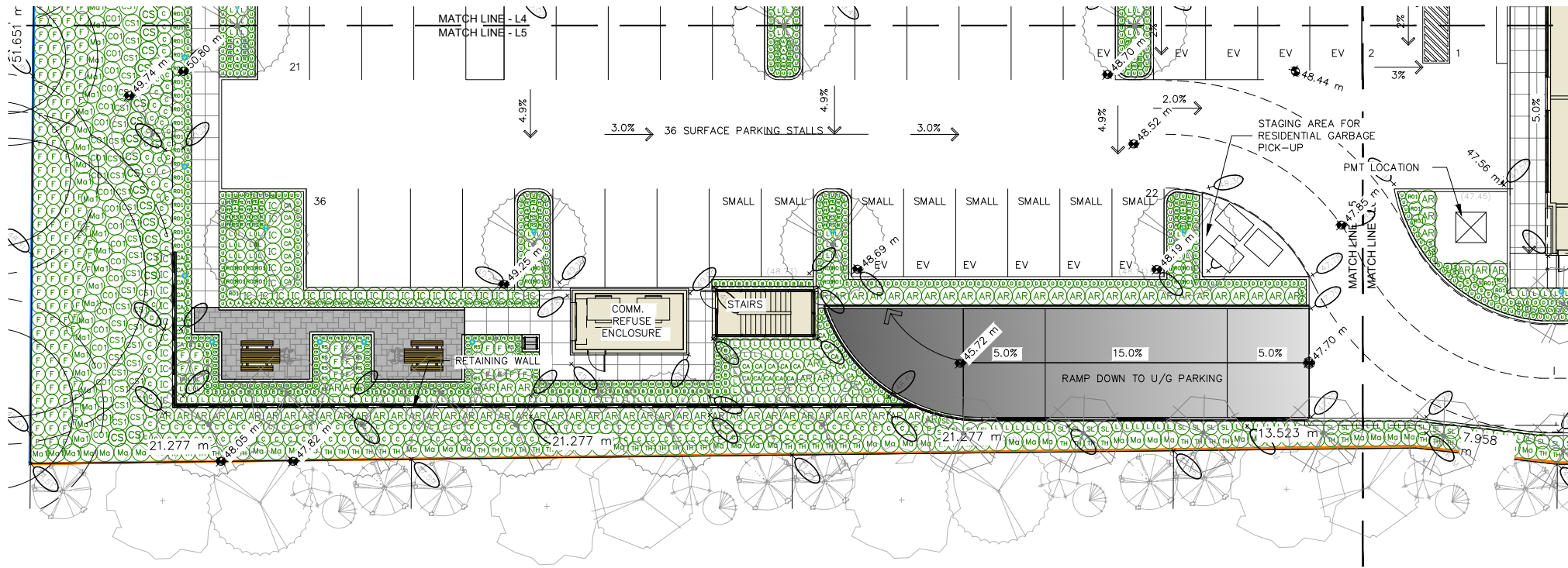
OF 11

18-002



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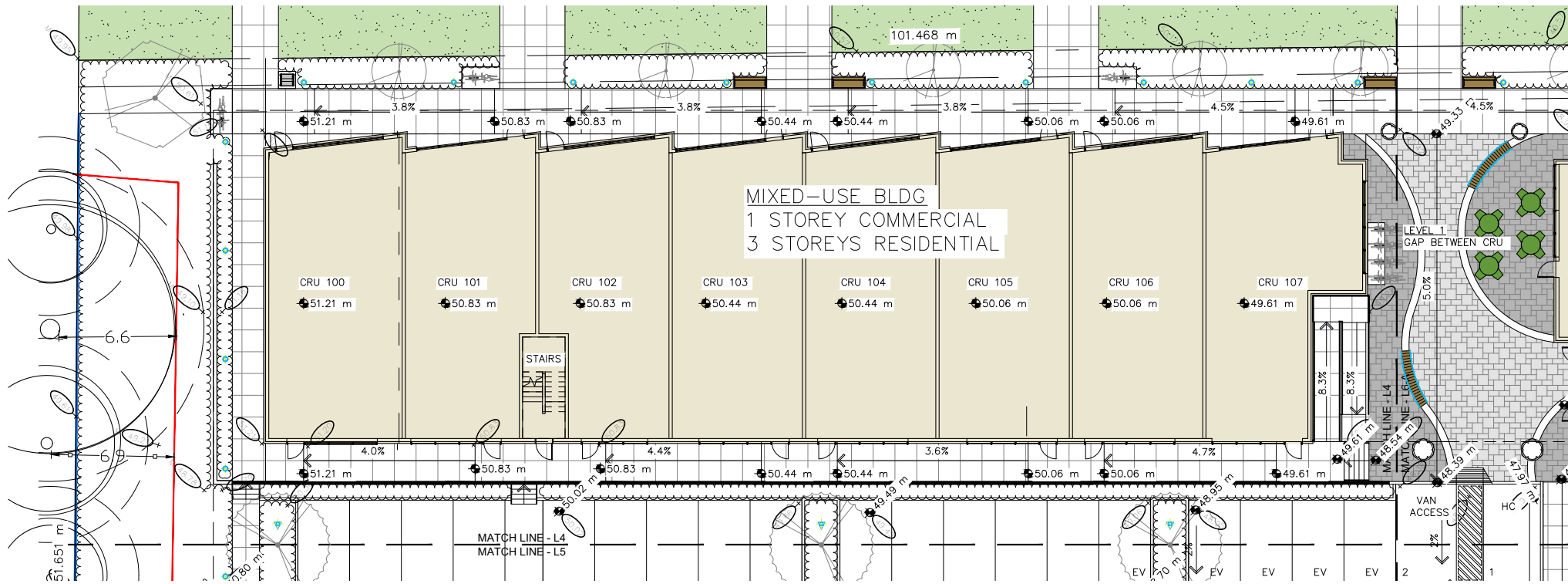
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9	24 JAN 21	NEW SITE PLAN / ADD LEVEL 4	CI
8	23 SEP 22	REV PER NEW SITE PLAN	CI
7	23 JUN 20	REV PER NEW SITE LAYOUT	CI
6	22 MAR 18	REV AS PER NEW SITE PLANNING	CI
5	21 OCT 16	NEW SITE PLANNING	CI
4	21 SEP 20	REV AS PER NEW ARCHITECTURE DESIGN	CI
3	18 NOV 19	REV PER PER SP	CW
2	18 OCT 18	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 08	REVISIONS PER NEW SITE PLAN	CW

PROJECT: **MIXED-USE DEVELOPMENT**
18756, 18778 - 56TH AVENUE
SURREY, BC

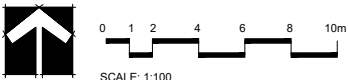
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DRAWING NUMBER: **L5**
OF 11
PMG PROJECT NUMBER: 18-002

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MIXED-USE BLDG
1 STOREY COMMERCIAL
3 STOREYS RESIDENTIAL



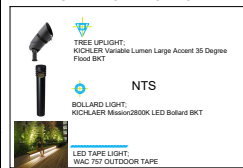
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PLANT SCHEDULE

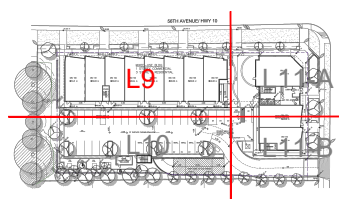
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SRUB	40	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#3 POT, 50CM	GRASS	47	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS	#1 POT
	85	ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 80CM		256	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
	36	CORNUS SANGUINEA 'MIDWINTER FIRE'	BLOODTWIG DOGWOOD	#2 POT, 50CM		110	DESCHAMPSIA CESPITOSA 'GOLDTAUF'	GOLDTAU TUFTED HAIR GRASS	#1 POT
	72	CORNUS SANGUINEA 'MIDWINTER FIRE' - TPZ	BLOODTWIG DOGWOOD	#1 POT, 30CM, TPZ ONLY		94	FESTUCA IRAMENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	#1 POT
	5	CORNUS SERICEA 'FLAVIRAMEA'	YELLOWTWIG DOGWOOD	#2 POT, 50CM		182	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
	45	CORNUS SERICEA 'FLAVIRAMEA' - TPZ	YELLOWTWIG DOGWOOD	#1 POT, 30CM, TPZ ONLY		86	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
	195	CORNUS SERICEA 'WILSEY'	DWARF WILSEY DOGWOOD	#1 POT, 30CM	PERENNIAL	60	ASTER x FRIKARTII 'MONCH'	FRIKART ASTER	15CM POT
	90	ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT, 50CM		288	BERGENIA BRESSINGHAM WHITE'	BERGENIA WHITE	15CM POT
	325	LONICERA PILEATA	PRIVET HONEYSCUCKLE	#2 POT, 30CM		60	COREOPSIS VERTICILLATA 'MOOREHAM'	THREALEAF COREOPSIS, YELLOW	15CM POT
	62	MAHONIA AQUIFOLIUM 'WINTER SUN'	HYBRID MAHONIA	#2 POT, 80CM		40	RUDBECKIA F. SULLIVANTI 'GOLDSTURM'	RUDBECKIA	#1 POT
	49	MAHONIA x MEDIA 'WINTER SUN' - TPZ	HYBRID MAHONIA	#1 POT, 30CM, TPZ ONLY	GC	470	ARCTOSTAPHYLOS UVA-URSIS	KINKINICK	#1 POT, 20CM
	64	RHODODENDRON 'MARY FLEMING'	PRIVET HONEYSCUCKLE	#2 POT, 40CM		126	BLECHNUM SPICATUM	DEER FERN	#1 POT, 20CM
	59	ROSA 'NOMEL'	CARPET ROSE, PINK	#2 POT, 40CM		326	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT, 20CM
	45	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT, 40CM					
	62	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT, 88B					
	13	VIBURNUM TRINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3, POT, 50CM					

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 CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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.

LANDSCAPE LIGHTING LEGEND



KEY PLAN



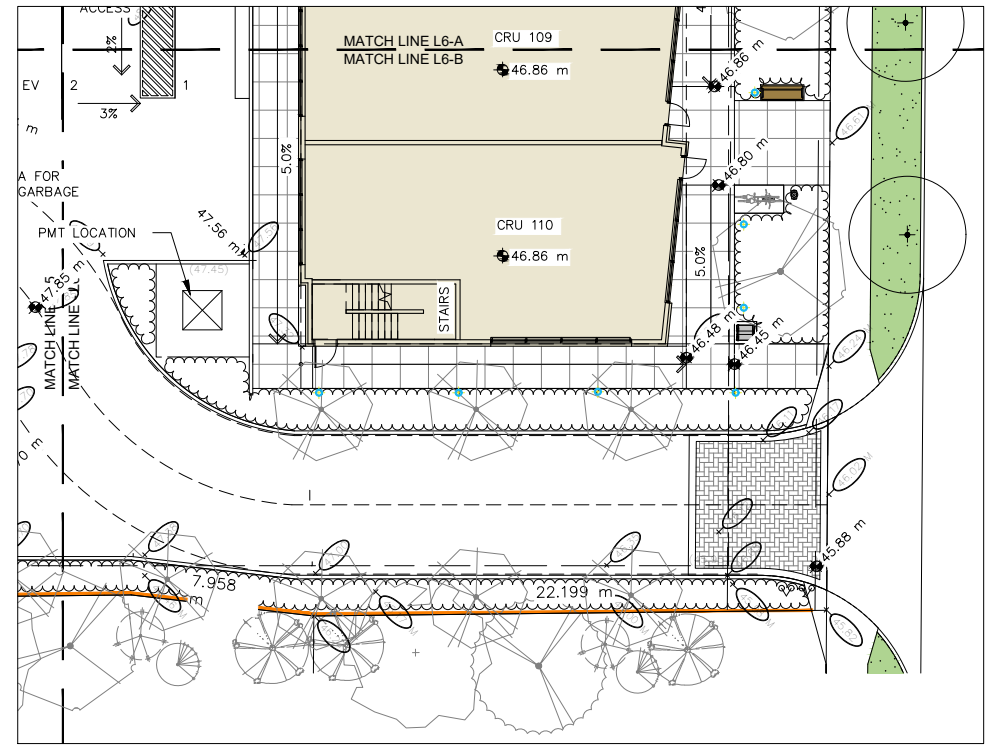
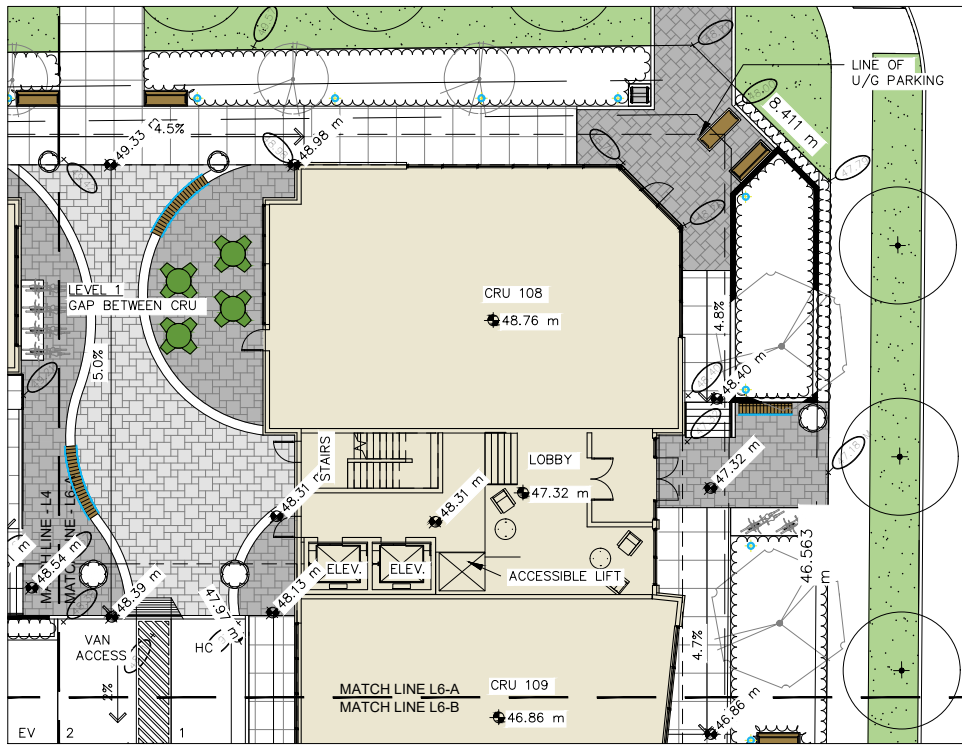
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CHKD:	PCM
DRAWING NUMBER:	
	L9
	OF 11
PMG PROJECT NUMBER:	18-002

NO.	DATE	REVISION DESCRIPTION	DR.
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9	24 JAN 21	NEW SITE PLAN / ADD LEVEL 4	CL
8	23 SEP 22	REV. PER NEW SITE PLAN	CF
7	23 SEP 22	REV. PER NEW SITE PLAN	CF
6	22 MAR 18	REV. AS PER NEW SITE PLANNING	CL
5	21 OCT 16	NEW SITE PLANNING	CF
4	21 SEP 20	REV. AS PER NEW ARCHITECTURE DESIGN	CF
3	18 NOV 17	REVISION PER ICP	CW
2	18 OCT 18	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 20	REVISIONS PER NEW SITE PLAN	CW

MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

LIGHTING PLAN

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L11-A

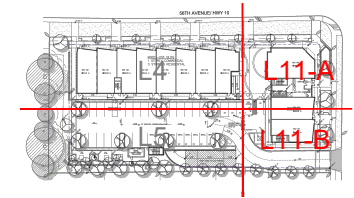
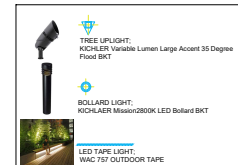
L11-B



SCALE: 1:100



LANDSCAPE LIGHTING LEGEND



KEY PLAN
NTS

CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
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9	24 JAN 21	NEW SITE PLAN / ADD LEVEL 4	CI
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5	21 OCT 16	NEW SITE PLANNING	CI
4	21 SEP 20	REV AS PER NEW ARCHITECTURE DESIGN	CI
3	18 NOV 19	REVISION PER SFP	CW
2	18 OCT 18	REVISIONS PER NEW SITE PLAN	CW
1	18 MAR 08	REVISIONS PER NEW SITE PLAN	CW

PROJECT:

MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

SEAL:

DRAWING TITLE:

LIGHTING PLAN

DATE: 17 DEC 22

SCALE: 1:100

DRAWN: CW

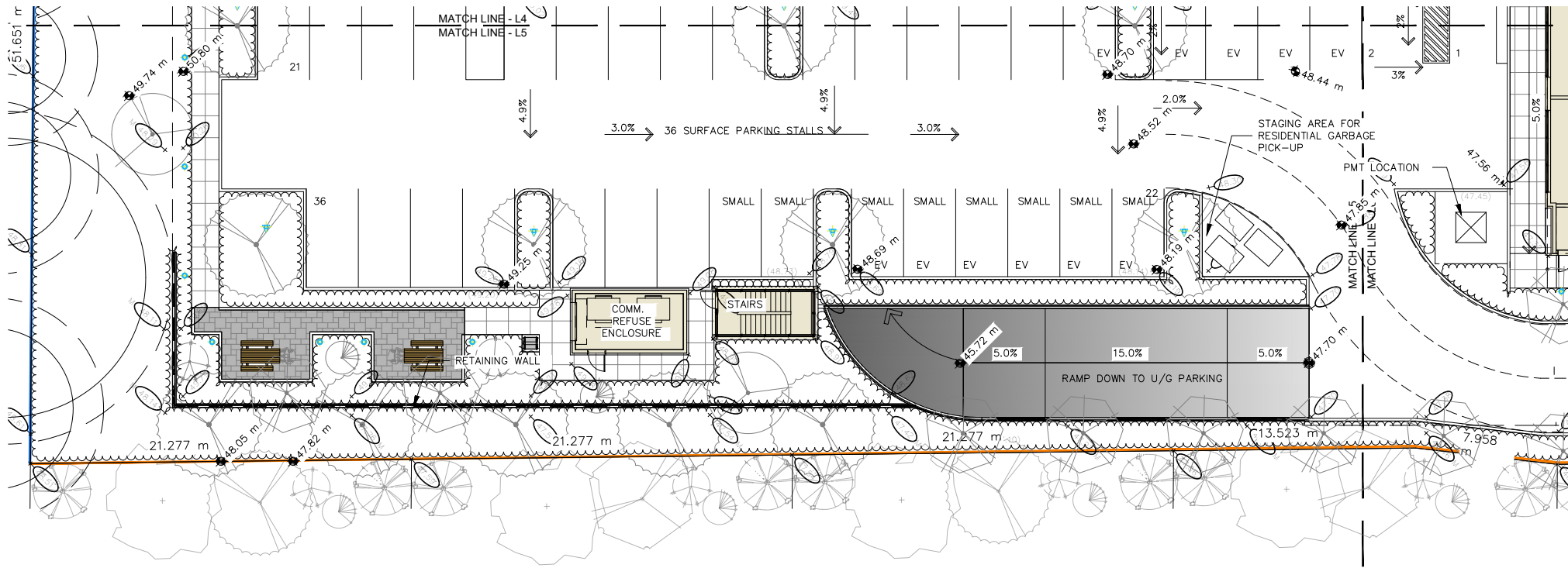
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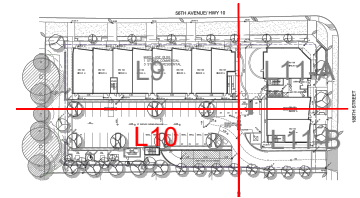
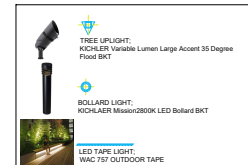
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SCALE: 1:100



LANDSCAPE LIGHTING LEGEND



KEY PLAN
NTS



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PROJECT:
MIXED-USE DEVELOPMENT
18756, 18778 - 56TH AVENUE
SURREY, BC

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DATE: 17 DEC 22
SCALE: 1:100
DRAWN: CW
DESIGN: CW
CHKD: PCM

DRAWING NUMBER:
L10
OF 11
PMG PROJECT NUMBER: 18-002

Appendix II

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

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

DATE: **April 02, 2024**

PROJECT FILE: **7821-0272-00**

RE: **Engineering Requirements
Location: 18756 No 10 (56 Ave) Hwy**

OCP AMENDMENT/NCP AMENDMENT/ALR EXCLUSION

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Works and Services

- Construct 200mm watermain along 56 Avenue.
- Provide adequately sized water, storm and sanitary service connection to each lot.
- Construct on-site stormwater mitigation as per the Cloverdale McLellan Creek ISMP.
- Register restrictive covenants for on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Janelle Frank, P.Eng.
Development Review Manager

RH

Department: **Planning and Demographics**
Date: **March 4, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0272 00**

The proposed development of **74** 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	12
---	----

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

Current Enrolment and Capacities:	
Sunrise Ridge Elementary	
Enrolment	355
Operating Capacity	286
# of Portables	3
Clayton Heights Secondary	
Enrolment	1304
Operating Capacity	1000
# of Portables	10

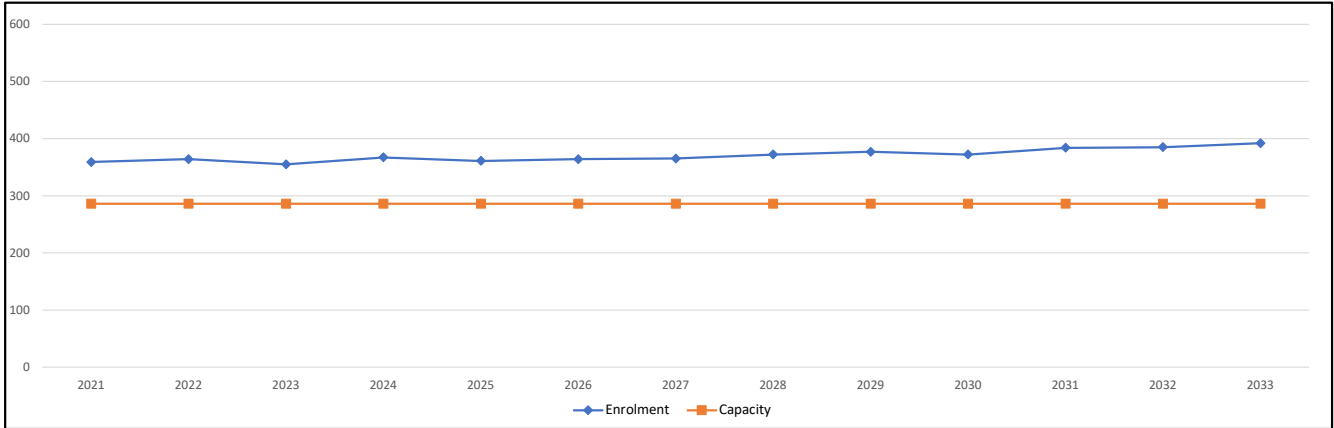
Summary of Impact and Commentary

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.

Sunrise Ridge elementary is currently operating at 127% capacity. Though development in the catchment is minimal, the birth rate has been slowly climbing over the last 10 years as more young couples are moving to this catchment. The 10 year enrolment projections are showing that the operating capacity for the school will rise to 143% by 2029. As of September 2022, Sunrise Ridge Elementary required 3 portables for enrolling classrooms. There are no current plans to construct new enrolling space to the school; the school will be monitored over the coming year. All future growth to this school will be captured by portables at this time.

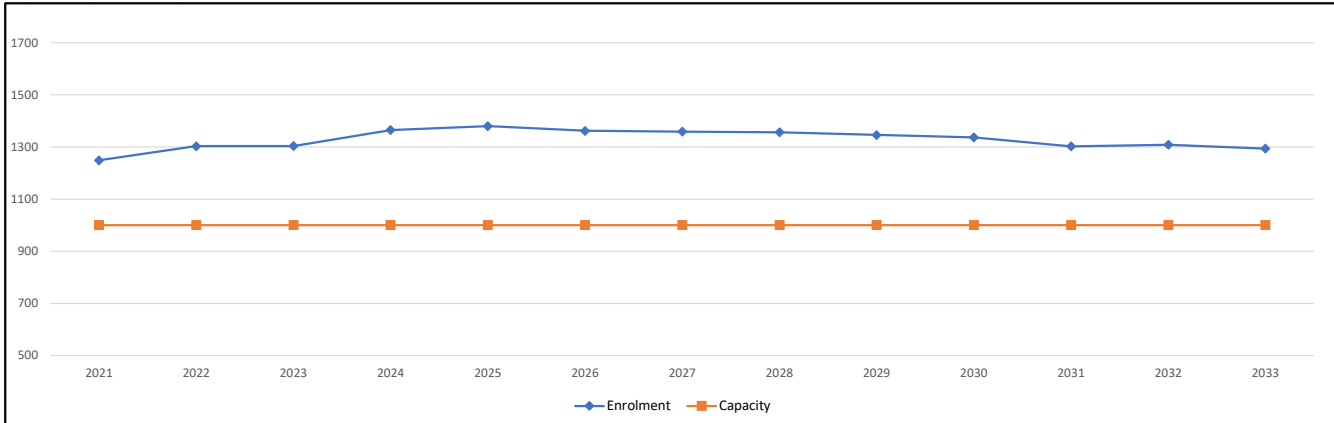
E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. The Ministry of Education supported the District to prepare a feasibility study for a 500 capacity addition for Clayton Heights Secondary. No funding has been approved to move the project into design and construction.

Sunrise Ridge 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.

Clayton Heights Secondary



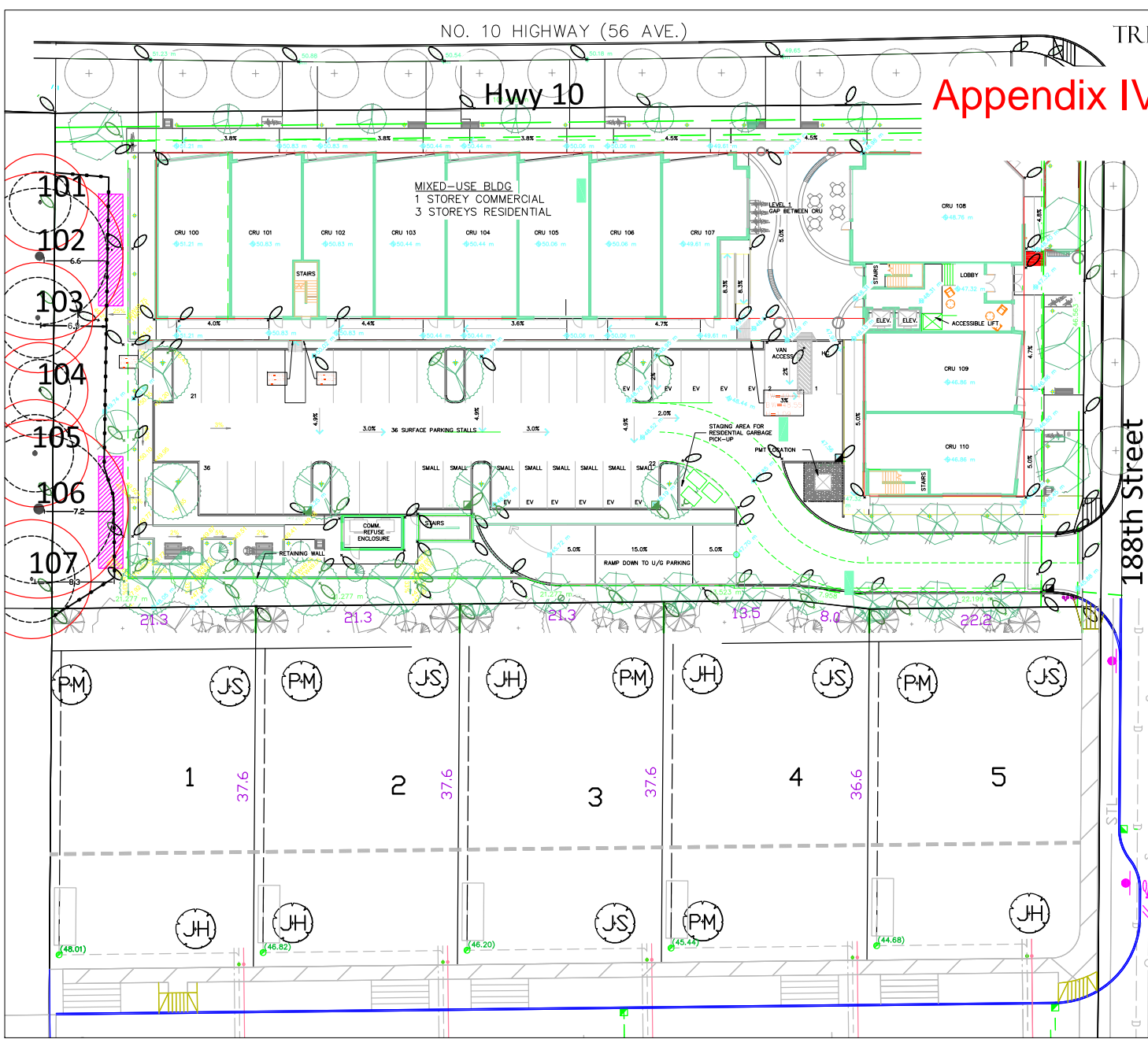
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

Hwy 10

Appendix IV

FIT
10
METRES



TREE INV

#	Type	A
101	Douglas Fir	F
102	Bigleaf Maple	F
103	Douglas Fir	F
104	Douglas Fir	F
105	Douglas Fir	F
106	Lombardy Poplar	F
107	Apple	F

DBH=trunk diameter, TPZ-p

TREE PROTECT

Minimum Radial Dist

#	Type	D
101	Douglas Fir	5
102	Bigleaf Maple	60
103	Douglas Fir	5
104	Douglas Fir	5
105	Douglas Fir	5
106	Lombardy Poplar	12
107	Apple	40

REPLACEMENT TREES

QTY	Type	Size
5	Paperbark Maple	6cm
5	Japanese Hornbeam	6cm
5	Japanese Snowbell	6cm

NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA/BCSLA STANDARD FOR CONTAINER GROWN PLANTS.

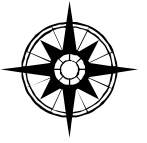
ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

ALL MEASUREMENTS ARE METRIC

7763 McGr
Telephone:
TR
FO
TR
THE DRAWING
RETENTION
PROTECTION
IN RELATION



Appendix V

URB

Amendment from "Suburban" to "Multiple Residential"

56 Ave Fg Rd N

187A St

Highway 10 (56 Ave)

SUB

55A Ave

188 St

URB

187 St

