

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0088-00

Planning Report Date: July 11, 2022

PROPOSAL:

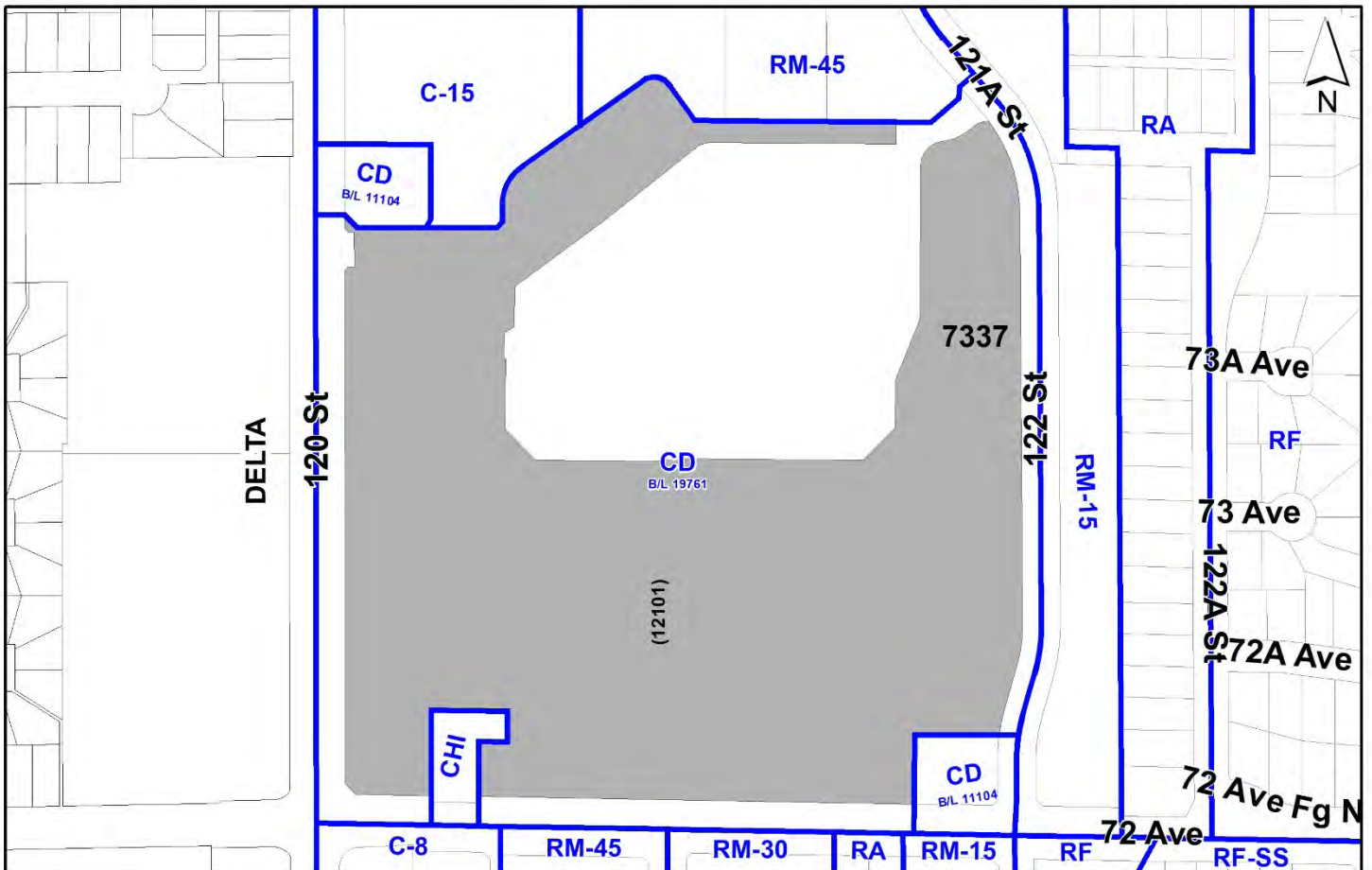
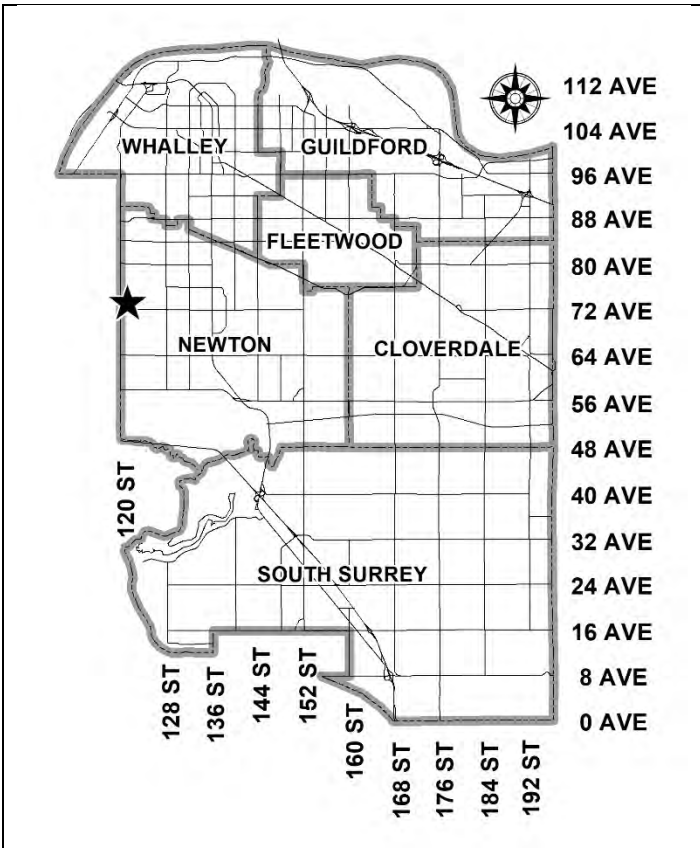
- **Development Permit**
- **Development Variance Permit**

to permit the development of a six-storey rental apartment building containing 123 one- and two-bedroom dwelling units.

LOCATION: 7337 - 122 Street (12101 - 72 Avenue)

ZONING: CD By-law No. 19761

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to increase the permitted building height and reduce the parking requirement for the proposed rental building.

RATIONALE OF RECOMMENDATION

- The proposed Development Permit is the re-issuance of the expired Development Permit No. 7919-0185-00, which was issued on April 20, 2020, and expired on April 20, 2022. The applicant faced delays due to the Covid-19 pandemic but is now ready to proceed with the proposed development.
- The Development Variance Permit involves the re-issuance of the expired Development Variance Permit No. 7919-0185-00, which was also issued on April 20, 2020, and expired on April 20, 2022. The DVP included a height and parking variance. The height variance, from 14 metres to 19.8 metres, remains the same. The parking variance has changed from a previous proposed reduction from 199 parking spaces to 170 spaces, to 149 spaces in the current proposal.
- The proposed revised parking variance is consistent with the rental housing parking rates presented in Corporate Report R115 (2021), which was endorsed by Council at the June 14, 2021, Regular Council – Public Hearing meeting (Res. R21-1120). The City-wide rate recommended in the Corporate Report for rental housing is 1.1 parking spaces per residential unit plus 0.1 space per unit for visitor parking. The number of parking stalls proposed in the applicant's revised proposal is consistent with this Council-endorsed parking rate.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Permit No. 7919-0185-00.
2. Council file Development Variance Permit No. 7919-0185-00.
3. Council authorize staff to draft Development Permit No. 7922-0088-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7922-0088-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 19761 from 14 metres to 19.8 metres; and
 - (b) to reduce the minimum number of on-site parking spaces from 199 to 149 for the six-storey rental apartment building.
5. 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) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects, and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure that the surface parking stalls that are allocated to the residential use are restricted to the residential use only.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Strawberry Hill Shopping Centre	Commercial	CD By-law No. 19761
North:	Townhouses, apartment building, commercial buildings and R.A. Nicholson Park	Commercial/Multiple Residential	RM-45, C-15, CD (By-law No. 11104)
East (Across 122 Street):	Townhouses	Multiple Residential	RM-15
South (Across 72 Avenue):	Commercial buildings, apartment buildings, townhouses, and single family dwellings.	Commercial/Multiple Residential	C-8, RM-45, RM-30, RA, RM-15
South (adjacent site):	Commercial building and gas station	Commercial	CHI, CD (By-law No. 11104)
West (Across 120 Street):	Commercial shopping mall in the City of Delta.	N/A	N/A

Context & Background

- The subject site, on which the Strawberry Hill Shopping Centre is located, is situated on 122 Street north of 72 Avenue, is designated Commercial in the Official Community Plan (OCP) and is zoned "Town Centre Commercial Zone (C-15)".
- The Strawberry Hill Shopping Centre was developed to serve as a retail, office, recreation, and service commercial facility serving a portion of the Newton community. The Shopping Centre currently contains 35 commercial units totaling approximately 21,710 square metres of floor area. The Scottsdale Transit Exchange and the Strawberry Hill Branch of Surrey Libraries are also located on the Shopping Centre site.
- The owner of the Strawberry Hill Shopping Centre, RioCAN Real Estate Investment Trust (REIT), is preparing for consumer needs and looking to redevelop the shopping centre into a vibrant mixed-use centre in the future. Their larger plans for redevelopment are still in the initial planning phases and will require a comprehensive planning process, including the rezoning of the site. The subject development application will allow for greatly needed rental housing to be constructed on the site without rezoning or plan amendments, while the more comprehensive redevelopment of the site is contemplated. The future redevelopment plans will complement the proposed rental apartment building.

- The subject application involves the re-issuance of Development Permit No. 7919-0185-00, which expired on April 20, 2022.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Form and Character Development Permit in order to construct a 6-storey purpose-built market rental building on the Strawberry Hill Shopping Centre site. The proposed six-storey rental apartment building is located fronting 122 Street, south of the existing Strawberry Hill Library.

	Proposed
Lot Area	
Net Site Area:	10.5 hectares
Number of Lots:	1
Building Height:	19.8 metres
Floor Area Ratio (FAR):	0.29
Floor Area	
Residential:	8,034 m ² (Proposed)
Commercial:	21,710 m ² (Existing)
Total:	29,744 m ²
Residential Units:	
1-Bedroom:	76
2-Bedroom:	47
Total:	123

Referrals

Engineering: The Engineering Department has no objection to the project. Engineering is supportive of the DVP for parking rate of 1.1 parking (plus 0.1 visitor) stalls/unit as the development is market rental.

School District: The School District has advised that there will be approximately 50 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

18 Elementary students at Westerman Elementary School
15 Secondary students at Princess Margaret Secondary School

(Appendix II)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2024.

Parks: The closest active park is R.A. Nicholson Park, which is 250 metres away, and the closest Natural Area is 60A Greenbelt which is 300 metres away.

Advisory Design Panel: The proposed building was reviewed by the Advisory Design Panel under previous Development Application No. 7919-0185-00. The proposed building is substantially the same as the building previously approved under Development Application No. 7919-0185-00 and therefore further Advisory Design Panel was not required.

Transportation Considerations

- The proposed building is to be accessed from 122 Street to the east, using the existing site entrances to the shopping centre.
- There are no road dedication requirements associated with the proposal.
- The Scottsdale Transit Exchange, which is a transit exchange providing bus routes to Surrey Central, Newton, Scott Road, Langley, Richmond, Ladner, and New Westminster, is located on the subject site.

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 (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Commercial designation in the Official Community Plan (OCP). The Commercial designation permits multi-unit residential uses in mixed-use developments. The multi-unit residential component would typically have ground-level uses that are exclusively commercial. In this case, there is no ground-level commercial proposed. However, the intent of the OCP is still being met. Of the 31,000 square metres of floor area on the site (including the proposed residential building), 70% of the floor area will be commercial space, with 30% being residential space (the proposed apartment building). The site will be mixed-use with the focus still on the commercial component.

Themes/Policies

- The proposal accommodates growth on an under-developed commercial location in an existing urban area, which is well-served by public transportation and existing community amenities and infrastructure (OCP Policies A1.3, B4.6).
- The proposal directs higher density residential along a Frequent Transit Corridor, served by the R6 RapidBus route (OCP Policies A2.1, B3.1).
- The proposal is for secured market rental apartments; the OCP encourages the development of affordable housing along transit corridors (OCP Policy B3.4).

CD Bylaw No. 19761

- The subject site was recently rezoned from "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" based on C-15, in order to permit arcades with a maximum of 20 machines as a permitted use associated with the existing entertainment use permitted on the property. CD By-law No. 19761 was granted Final Adoption on July 22, 2019.
- The table below provides an analysis of the development proposal in relation to the requirements of CD By-law No. 19761.

CD By-law No. 19761	Permitted and/or Required	Proposed (full site)
Floor Area Ratio:	1.5	0.29
Lot Coverage:	80%	23.6%
Yards and Setbacks		
North:	3.0 m	103 m
East:	2.0 m	6.2 m
South:	3.0 m	182 m
West:	7.5 m	8.1 m
Height of Buildings		
Principal buildings:	14 m	19.8 m (DVP required)
Amenity Space		
Indoor Amenity:	365.6 m ²	390.9 m ²
Outdoor Amenity:	365.6 m ²	381.9 m ²
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	1351	1758 (Existing)
Residential:	174	136
Residential Visitor:	25	13
Total Residential:	199	149 (DVP required)
Bicycle Spaces		
Residential Secure Parking:	148	148
Residential Visitor:	6	8

Height and Parking Variances

- The applicant is requesting the following variances:
 - to vary the maximum building height of CD By-law No. 19761 from 14 metres to 19.8 metres; and
 - to reduce the minimum number of on-site parking spaces from 199 to 149 for the six-storey rental apartment building.
- A variance is sought to increase the building height from 14 metres to 19.8 metres, in order to increase the proposed building height from 4 storeys to 6 storeys. This increase is supported in consideration of the need in rental housing and the opportunity to provide rental housing close to transit, shops, services, and community amenities. This height variance was previously supported via Development Variance Permit No. 7919-0185-00, which expired on April 20, 2022.
- The applicant is also seeking a variance to reduce the parking requirement from 199 stalls to 149 stalls. The proposed revised parking variance is consistent with the rental housing parking rates presented in Corporate Report R115 (2021), which was endorsed by Council at the June 14, 2021, Regular Council – Public Hearing meeting (Res. R21-1120). The City-wide rate recommended in the Corporate Report for rental housing is 1.1 parking spaces per residential unit plus 0.1 space per unit for visitor parking. The number of parking stalls proposed in the applicant's revised proposal is consistent with this Council-endorsed parking rate.

- 1,351 parking spaces are required for the site's commercial uses and 149 parking spaces are required for proposed residential uses, for a total of 1,500 parking spaces required on the site. The site has a total of 1,758 parking spaces, and therefore the site has sufficient parking.
- The applicant is proposing to provide 120 underground parking spaces, under the proposed apartment building, and to also utilize 29 existing surface parking spaces for the proposed apartment building.
- The site is well-served by transit, as the site contains the Scottsdale Transit Exchange and will also be on the proposed R6 RapidBus route, which will run along 120 Street and 72 Avenue, starting in Fall 2023.
- Staff support the requested variances to proceed for consideration.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements for terms and conditions agreed to by the owner and the local government regarding the occupancy of dwelling units.
- The Housing Agreement for this building was adopted by By-law under Development Application No. 7919-0185-00 (Housing Agreement By-law No. 20015). The agreement restricts the proposed 123 units in the apartment building to a rental tenure for a minimum period of 20 years from the date when an Occupancy Permit is issued for the building.
- The City may from time to time require that the owner of the building provide written proof of compliance with the Housing Agreement.
- Housing Agreement By-law No 20015 received Final Adoption on April 20, 2019.

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 not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units with a 20-year Housing Agreement. A Restrictive Covenant will be registered making CACs 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.
- As a rental project with a 20-year Housing Agreement, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.
- The Public Art contribution will not be required as the proposal includes 100% market rental units with a 20-year Housing Agreement but will be applicable if there is a future change in tenure from the market rental residential units.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on July 2, 2022. Staff did not receive any telephone calls or correspondence in response to the Development Proposal Sign.

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 architectural design concept for the project utilizes a contemporary design vocabulary. High quality materials and careful detailing are used to achieve a high quality building treatment, with brick as the feature element. The proposed red brick ties in with the brick colour that is used throughout the Strawberry Hill Shopping Centre.
- Main floor suites have a strong "townhouse" character, compatible with local residential uses to the east of the site. These units also provide a pedestrian-oriented streetscape. These are two-storey units with their own direct accesses from the street. These are larger units which may better accommodate the needs of families.

- The orientation and shape of the building massing creates a courtyard that can be used by residents as private space, and that mitigates the effect of the adjacent shopping centre uses.
- The unit mix was carefully considered by the applicant. Forty percent of the units are two-bedroom units, including 8 two-bedroom townhouse units. The remaining units are one-bedroom units.
- Parking is primarily provided underground, with 120 of the 149 parking spaces located under the proposed building. Twenty-nine (29) surface parking stalls are proposed, comprising of 13 visitor spaces and 16 resident spaces. The applicant is required to provide a Section 219 Restrictive Covenant to ensure that the surface parking stalls that are allocated to the residential use are restricted to the residential use only.
- The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors in stairwell and parkade lobbies.

Landscaping

- The project provides a coordinated approach to landscape elements. The landscape design incorporates environmentally friendly approaches through the minimization of stormwater run-off and reducing the impact of heat island effects, such as absorbent landscaping, pervious pavers, and infiltration/detention galleries.
- Street interfaces will help enrich the public realm by providing new sidewalks, distinctive landscape character elements, and street trees.

Indoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The subject proposal includes 391 square metres of indoor amenity space, exceeding the minimum required under the Zoning By-law. The indoor amenity area including a fitness room, kitchen, theatre area and washrooms, as well as a guest suite, all located on the first floor level. The applicant is also proposing a guest room as an amenity, which may be used by guests visiting residents of the apartment.

Outdoor Amenity

- The indoor amenity is directly adjacent to 222 square metres of outdoor amenity space on the ground floor level. This outdoor amenity includes a covered patio with seating and a fireplace, a natural play area with boulders and steppers amidst a maze of tough ornamental grasses, and a play lawn.
- An additional 160 square metres of outdoor amenity space is proposed on the second floor. This area includes community gardens and seating.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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)			
Katsura	5	5	0
Maple, Red	9	9	0
Plane, London	7	0	7
Total	21	14	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		50	
Total Retained and Replacement Trees			
		57	

- The Arborist Assessment states that there is a total of 21 mature trees on the site. It was determined that 7 trees can be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 28 replacement trees on the site. The applicant is proposing 50 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Coral Bark Maple, Autumn Brilliance Serviceberry, Japanese Maple, Katsura, Dawyck Beech, Serbian Spruce, London Plane, and Snowcone Japanese Snowbell.
- In summary, a total of 57 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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7922-0088-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

HK/cm

STRAWBERRY HILL RESIDENTIAL

ISSUED FOR DEVELOPMENT PERMIT

JUNE 25, 2022 - FILE No. 7919-0185-00



SHEET LIST

ARCHITECTURAL	
1. COVER	A000
2. PROJECT DATA	A001
3. EXISTING SURVEY	A100
4. CONTEXT SITE PLAN	A101
5. SITE PLAN	A102
6. TREE PROTECTION ZONE	A102A
7. CONNECTIVITY PLAN	A103
8. SETBACK DIAGRAM	A104
9. CONTEXT PHOTOS	A105
10. CONTEXT PHOTOS	A106
11. CONTEXT PHOTOS	A107
12. CONTEXT PHOTOS	A108
13. CONTEXT PHOTOS	A109
14. PARKING LEVEL 1 PLAN	A200
15. PARKING LEVEL 2 PLAN	A201
16. LEVEL 1 FLOOR PLAN	A202
17. LEVEL 2 FLOOR PLAN	A203
18. LEVEL 3 FLOOR PLAN	A204
19. LEVEL 4-5 FLOOR PLAN	A205
20. LEVEL 6 FLOOR PLAN	A206
21. ROOF PLAN	A207
22. UNIT FLOOR PLANS	A208
23. UNIT FLOOR PLANS	A209
24. EAST ELEVATION	A300
25. SOUTH ELEVATION	A301
26. WEST ELEVATION	A302
27. NORTH ELEVATION	A303
28. COURTYARD ELEVATIONS	A304
29. MATERIALS	A305
30. 122 nd STREETSCAPE	A306
31. SECTION 1	A400
32. SECTION 2	A401
33. SECTION 3	A402
34. SECTION 3a & 3b	A403
35. SECTION 4	A404
36. SCREEN DETAILS	A405
37. 3D IMAGE 01	A500
38. 3D IMAGE 02	A501
39. 3D IMAGE 03	A502
40. 3D IMAGE 04	A503
41. ENTRY PERSPECTIVES	A504
42. SHADOW STUDY	A600
GEOTECH	
43. SHORING EAST ELEV & SEC C	GS4
LANDSCAPE	
44. L1 LANDSCAPE PLAN	L1
45. TREE PROTECTION PLAN	L2
46. LANDSCAPE PLAN	L3
47. SHRUB PLAN	L4
48. SHRUB PLAN	L5
49. SHRUB PLAN	L6
50. SHRUB PLAN	L7
51. SHRUB PLAN	L8
52. L2 SHRUB PLAN	L5
53. LANDSCAPE DETAILS	L11
CIVIL	
54. SERVICING PLAN	A
55. GRADING PLAN	B
56. FUTURE SIDEWALK	C

PROJECT DATA

CIVIC ADDRESS	7300 BLOCK 122 STREET, SURREY
LEGAL DESCRIPTION	LOT 1, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP5880
ZONE (EXISTING)	C-15, TOWN CENTRE COMMERCIAL ZONE
PROPOSED USE	RESIDENTIAL

PROJECT INFORMATION TABLE

	ZONE STANDARD	PROPOSED
ZONE (EXISTING)	C-15	
SITE AREA (m ²)		104,870
TOTAL FLOOR AREA (m ²)		30,997
EXISTING (COMMERCIAL)		21,710
PROPOSED (RESIDENTIAL)		9,287
FLOOR SPACE RATIO (FULL SITE)	1.50	0.29
RESIDENTIAL FLOOR AREA (%)	467	30
LOT COVERAGE (m ²)		24,700
LOT COVERAGE (%)	480	23.6
BUILDING SETBACKS (m)		
FRONT YARD (E)	2.0	6.2
REAR YARD (W)	7.5	8.1
SIDE YARD (N)	3.0	103.2
SIDE YARD (S)	3.0	182.4
HEIGHT OF BUILDING (m)	414	**19.8**
UNIT MIX		123 UNITS
ONE BEDROOM		74 UNITS / 60.2%
TWO BEDROOM		41 UNITS / 33.3%
2 BED TOWNHOUSE		8 UNITS / 6.5%
OFF-STREET PARKING (DP AREA)		
PARKING COUNT	199	**149**
VISITOR (INCL.)	25	13
DISABILITY (INCL.)	2 + 2 VAN	2 + 2 VAN
PARKING LOCATION		B.GRADE (120)/SURFACE (29)
BICYCLE PARKING	148 + 6 VISITOR	148 + 6 VISITOR
AMENITY SPACES (m ²)		
INTERIOR (AMENITY RM. + GUEST SUITE)	365.6	390.9
EXTERIOR	365.6	381.9

VARIANCES REQUIRED FOR BUILDING HEIGHT & PARKING COUNT

AREA BREAKDOWN

	GROSS AREA	
LEVEL 1	19,449 S.F.	1,806.9M ²
LEVEL 2	17,919 S.F.	1,664.7M ²
LEVEL 3,4,5, (15,877 X 3)	47,631 S.F.	4,425.0M ²
LEVEL 6	14,968 S.F.	1,390.5M ²
TOTAL	99,967 S.F.	9,287.1M ²

UNIT BREAKDOWN

RESIDENTIAL	UNITS	PERC.
1 BED	60	48.8%
JUNIOR 1 BED	16	13.0%
2 BED 1 BATH	3	2.4%
2 BED 2 BATH (INCLUDES 2 BED TOWNHOUSE)	44	35.8%
3 BED	0	0.0%
UNIT TOTAL	123	

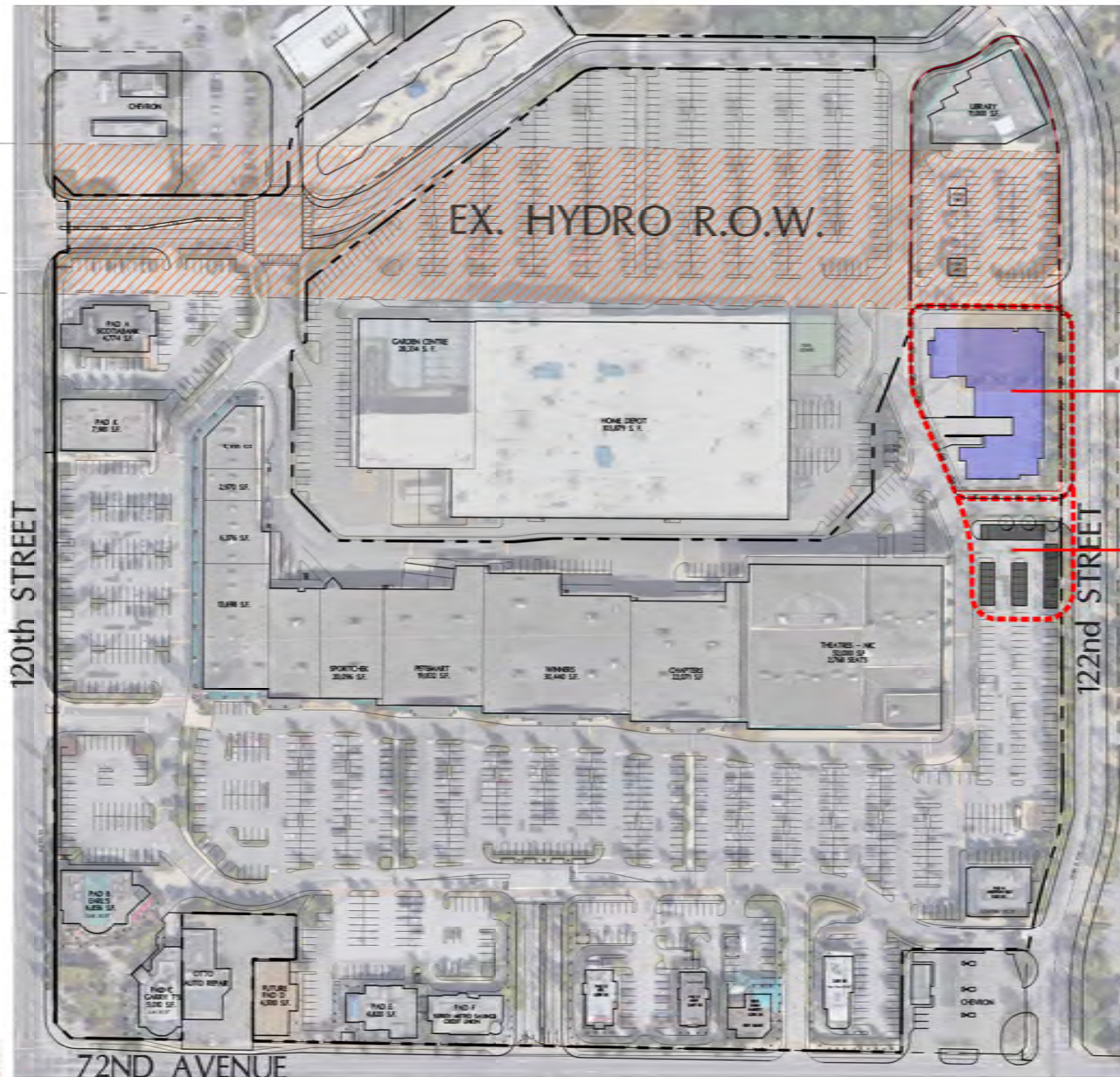
AMENITY

	REQUIRED	PROPOSED
INTERIOR 32 S.F. PER UNIT	3,936 S.F.	4,208 S.F.
EXTERIOR 32 S.F. PER UNIT	3,936 S.F.	4,111 S.F.
BICYCLE PARKING 1.2 UNIT	148 STALLS	148 STALLS

PARKING REQUIRED

RESIDENTIAL	UNITS	STALLS REQ.
1 BED/STUDIO 1.1 UNIT	76	84
2 BED 1.1 UNIT	39	43
TOWNHOUSE 1.1 UNIT	8	9
VISITOR .1 UNIT	123	13
TOTAL REQUIRED		149

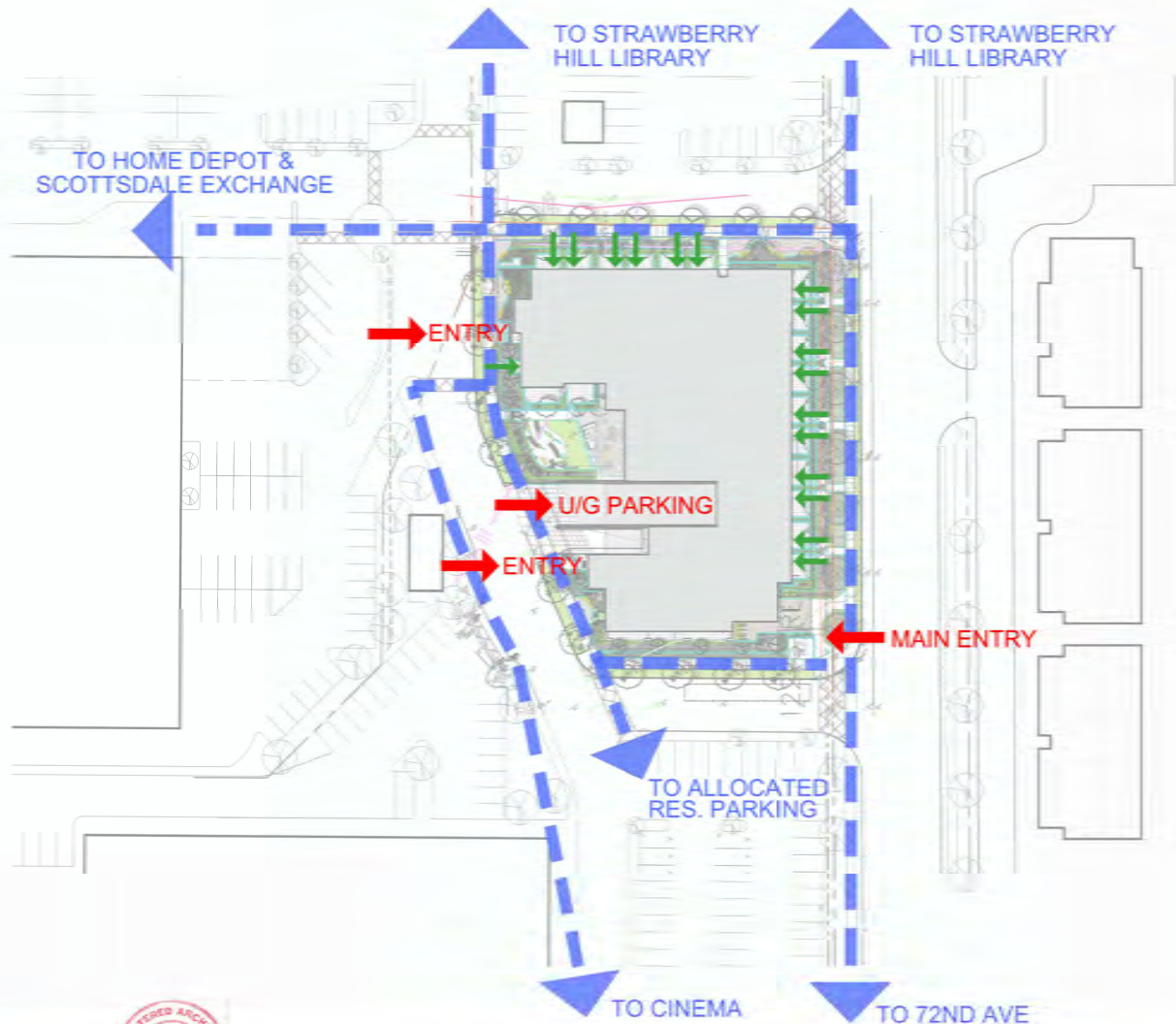
PARKING PROVIDED	PARKING SUPPLY	NEW PROPOSED
PARKING LEVEL 1		63
PARKING LEVEL 2		57
ALLOCATED SURFACE PARKING		29
TOTAL (RESIDENTIAL)		149
PARKING TOTAL (COMMERCIAL)	1683	-29 = 1654



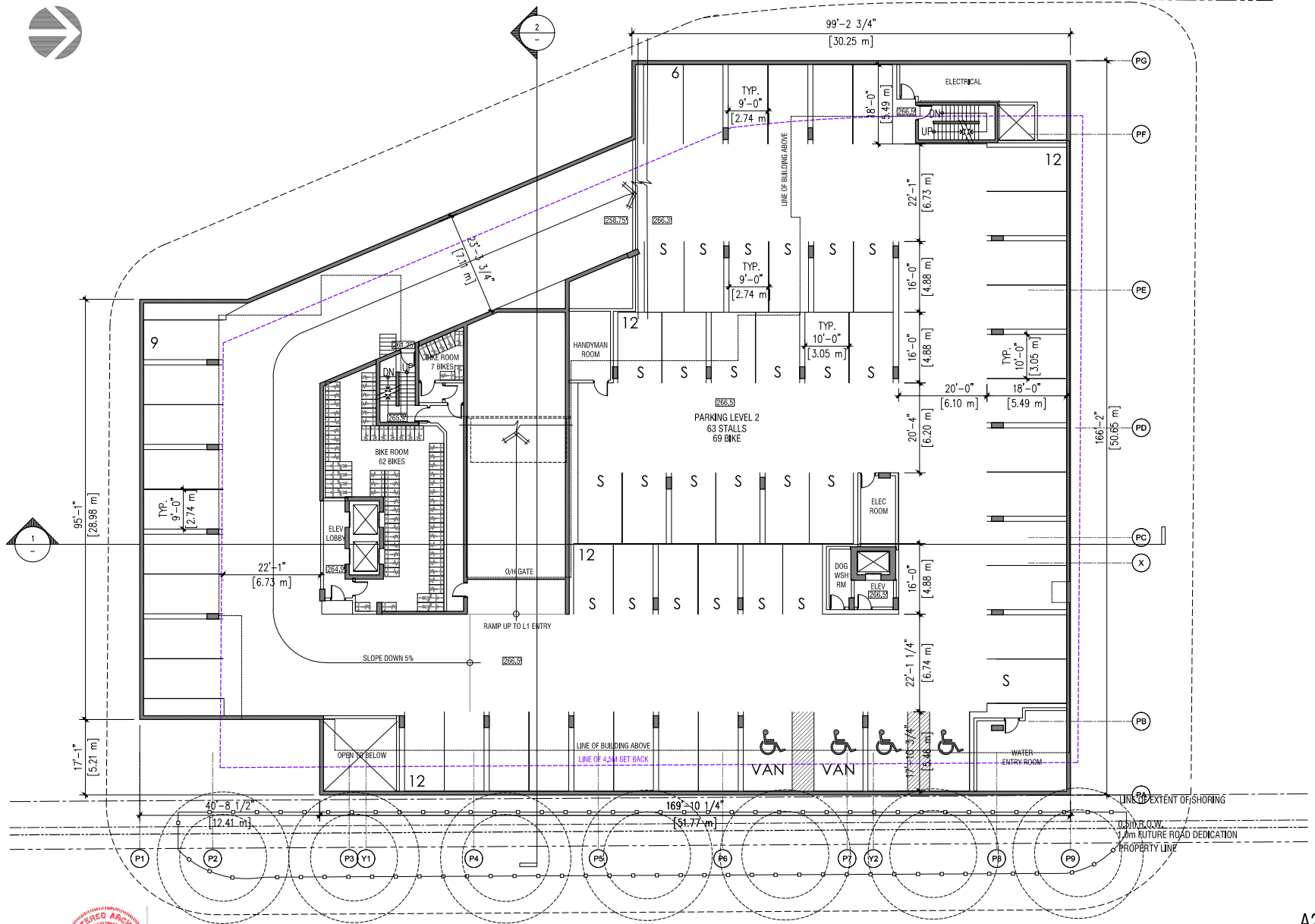
PROPOSED BUILDING

SURFACE PARKING ALLOCATED TO RESIDENTIAL





-  BUILDING ENTRY
-  INDIVIDUAL UNIT ENTRY
-  PEDESTRIAN PATHWAY



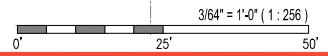


LEVEL -1
GROSS AREA 19,449 S.F.

1 BED	2
JR 1 BED	9
2 BED 1 BA	-
2 BED 2 BA	-
2 BED TH	8
TOTAL	19



122 ST
STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC



A202
LEVEL 1 FLOOR PLAN
JUNE 25, 2022

MATERIAL LEGEND:	COLOUR:
1. 12" STAND. LOCK METAL PANEL VERT.	CHARCOAL
2. CORRUGATED STEEL	BLACK
3. GALVALUME CORRUGATED SIDING VERT.	SILVER/GREY
4. METAL 6" CLADDING	WOODGRAIN & GREY
5. BRICK	RED
6. VINYL WINDOW	BLACK
7. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/CLEAR
8. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/YELLOW
9. SPANDREL GLASS	ORANGE
10. METAL 6" SOFFIT PERF.	WOODGRAIN
11. STEEL CANOPY W/ SPANDREL INSERT	BLACK/ORANGE

STRAWBERRY HILL

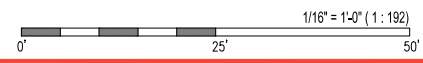
apartments

NOTE: STANDARD 5.25" CHANNEL LETTERS, BACKLIT MOUNTED DIRECTLY TO BUILDING FACE

BUILDING SIGNAGE



STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC



A300
ELEVATIONS
JUNE 25, 2022

MATERIAL LEGEND:	COLOUR:
1. 12" STAND. LOCK METAL PANEL VERT.	CHARCOAL
2. CORRUGATED STEEL	BLACK
3. GALVALUME CORRUGATED SIDING VERT.	SILVER/GREY
4. METAL 6" CLADDING	WOODGRAIN & GREY
5. BRICK	RED
6. VINYL WINDOW	BLACK
7. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/CLEAR
8. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/YELLOW
9. SPANDREL GLASS	ORANGE
10. METAL 6" SOFFIT PERF.	WOODGRAIN
11. STEEL CANOPY W/ SPANDREL INSERT	BLACK/ORANGE

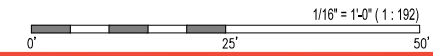


SOUTH ELEVATION

- 4
- 8
- 5
- 7



STRAWBERRY HILL RESIDENTIAL
 7300 BLOCK 122 STREET, SURREY, BC



MATERIAL LEGEND:

1. 12" STAND. LOCK METAL PANEL VERT.
2. CORRUGATED STEEL
3. GALVALUME CORRUGATED SIDING VERT.
4. METAL 6" CLADDING
5. BRICK
6. VINYL WINDOW
7. ALUMINUM FRAME GLASS GUARDRAIL
8. ALUMINUM FRAME GLASS GUARDRAIL
9. SPANDREL GLASS
10. METAL 6" SOFFIT PERF.
11. STEEL CANOPY W/ SPANDREL INSERT

COLOUR:

- CHARCOAL
- BLACK
- SILVER/GREY
- WOODGRAIN & GREY
- RED
- BLACK
- BLACK/CLEAR
- BLACK/YELLOW
- ORANGE
- WOODGRAIN
- BLACK/ORANGE



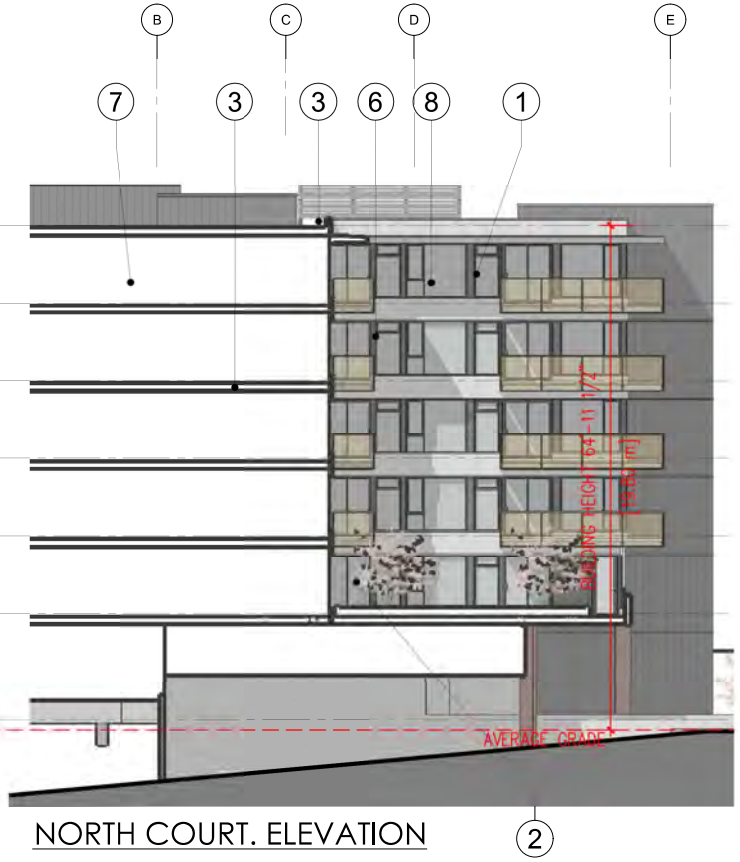
MATERIAL LEGEND:	COLOUR:
1. 12" STAND. LOCK METAL PANEL VERT.	CHARCOAL
2. CORRUGATED STEEL	BLACK
3. GALVALUME CORRUGATED SIDING VERT.	SILVER/GREY
4. METAL 6" CLADDING	WOODGRAIN & GREY
5. BRICK	RED
6. VINYL WINDOW	BLACK
7. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/CLEAR
8. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/YELLOW
9. SPANDREL GLASS	ORANGE
10. METAL 6" SOFFIT PERF.	WOODGRAIN
11. STEEL CANOPY W/ SPANDREL INSERT	BLACK/ORANGE



MATERIAL LEGEND:	COLOUR:
1. 12" STAND. LOCK METAL PANEL VERT.	CHARCOAL
2. CORRUGATED STEEL	BLACK
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4. METAL 6" CLADDING	WOODGRAIN & GREY
5. BRICK	RED
6. VINYL WINDOW	BLACK
7. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/CLEAR
8. ALUMINUM FRAME GLASS GUARDRAIL	BLACK/YELLOW
9. SPANDREL GLASS	ORANGE
10. METAL 6" SOFFIT PERF.	WOODGRAIN
11. STEEL CANOPY W/ SPANDELL INSERT	BLACK/ORANGE



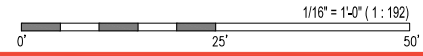
SOUTH COURT. ELEVATION



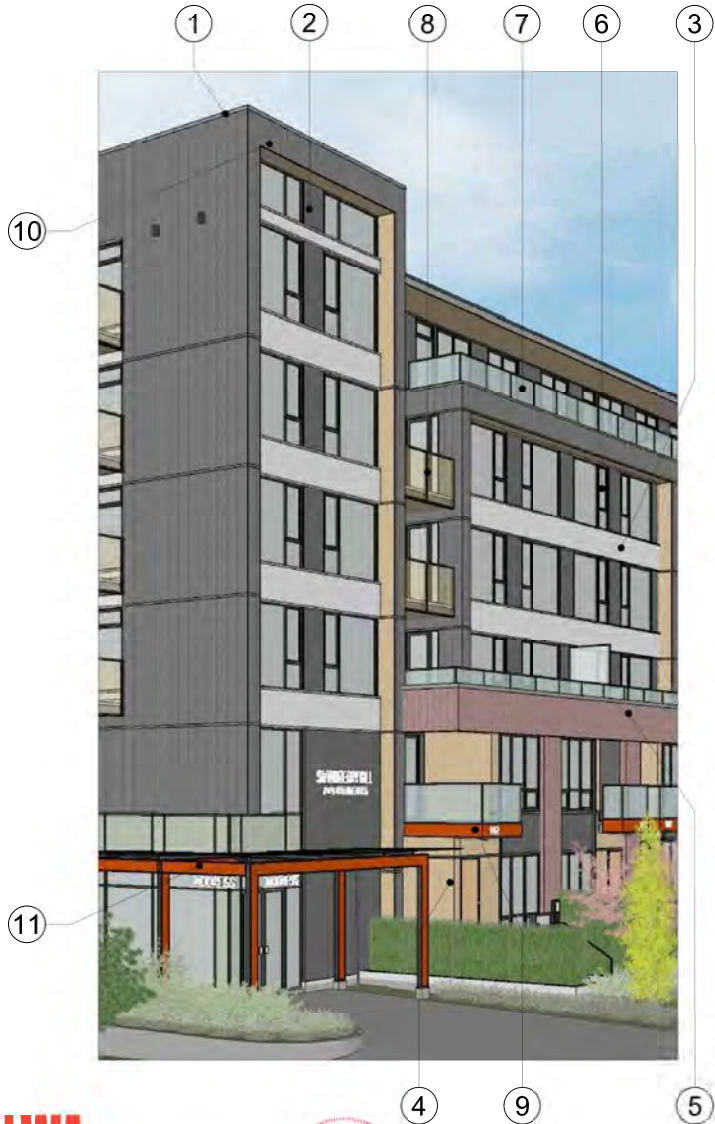
NORTH COURT. ELEVATION



STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC



A304 ELEVATIONS
JUNE 25, 2022



1. 12" STAND. LOC METAL PANEL VERT. - CHARCOAL



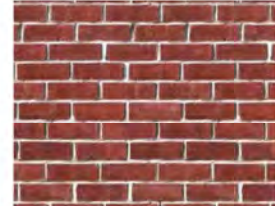
2. BLACK CORRUGATED STEEL - HORIZ.



3. GALVALUME CORRUGATED SIDING VERT. - SILVER/GREY



4. 6" METAL CLADDING - WOODGRAIN



5. RED BRICK



6. VINYL WINDOW - BLACK



7. BLACK ALUMINUM FRAME CLEAR GLASS GUARDRAIL



8. BLACK ALUMINUM FRAME YELLOW GLASS GUARDRAIL



9. ORANGE SPANDEL GLASS

11



10. 6" METAL PERF. SOFFIT - WOODGRAIN

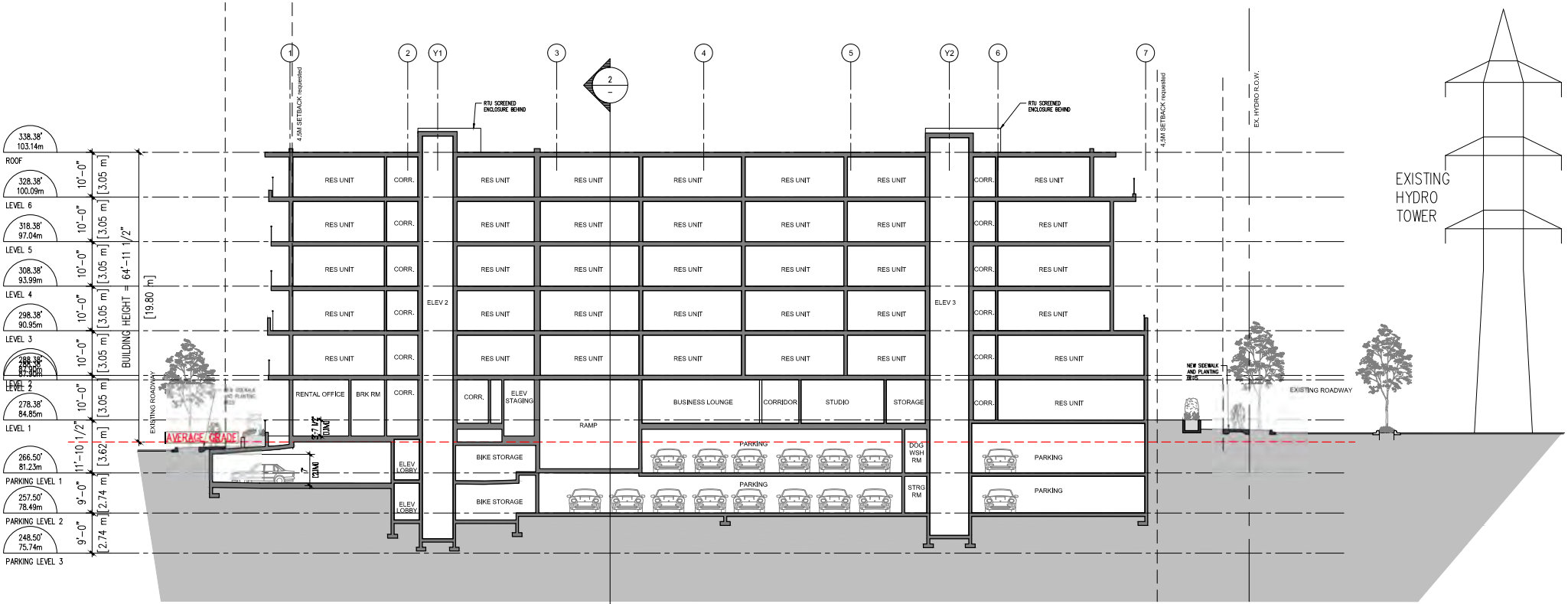


11. BLACK STEEL CANOPY WITH ORANGE SPANDEL INSERT

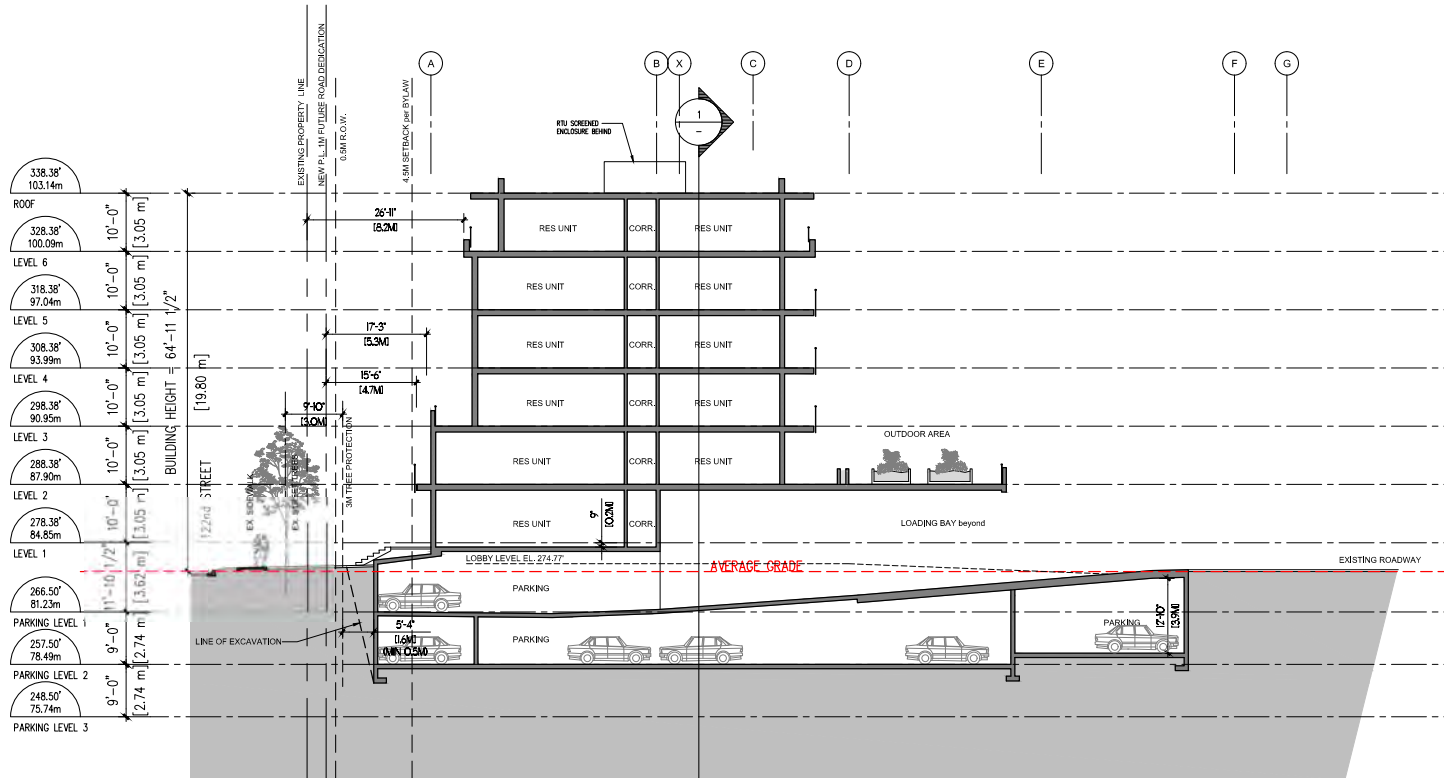
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9

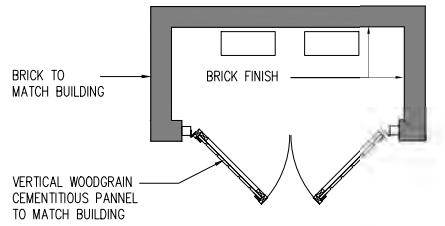
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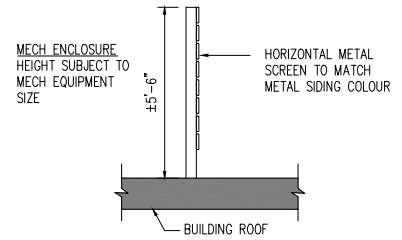
1 SECTION



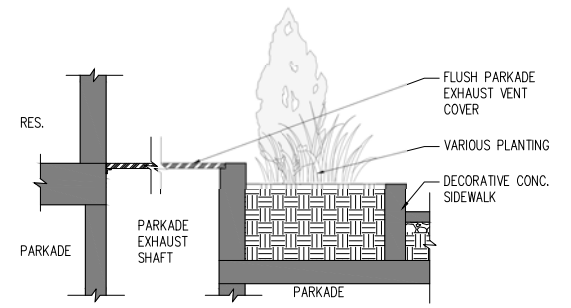
2 SECTION



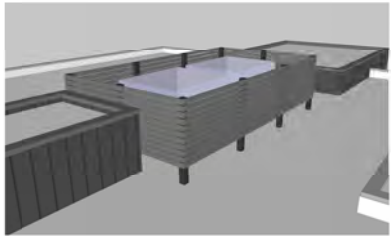
1 GAS METER ENCLOSURE PLAN
1/4"-1'-0"



3 ROOFTOP MECH SCREEN DETAILS
1/4"-1'-0"



4 PARKADE VENT SECTION DETAILS
1/4"-1'-0"



2 GAS METER ENCLOSURE ELEVATIONS
1/4"-1'-0"





STREETSCAPE ALONG 122ND



SOUTH WEST CORNER



NORTH EAST CORNER

IWA
ARCHITECTS



STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC

A501
3D IMAGE- 02
JUNE 25, 2022



SOUTH WEST CORNER

IWA
ARCHITECTS



STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC

A502
3D IMAGE-03
JUNE 25, 2022



NORTH WEST CORNER

IWA
ARCHITECTS



STRAWBERRY HILL RESIDENTIAL
7300 BLOCK 122 STREET, SURREY, BC

A503
3D IMAGE-04
JUNE 25, 2022

PROPOSED 6-STORY



EQUINOX

10AM



EQUINOX

NOON



EQUINOX

2PM

4-STORY MASS



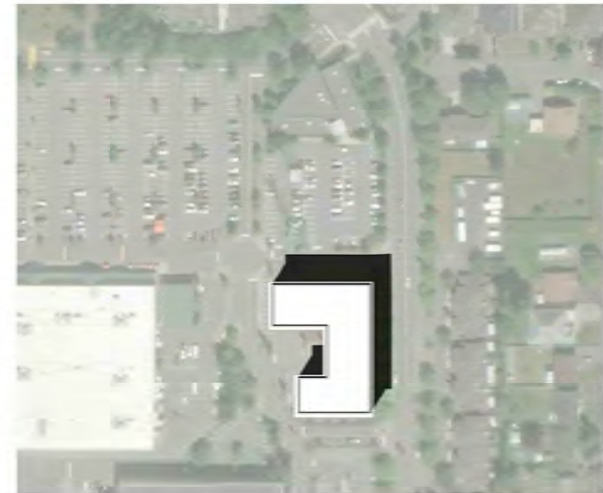
EQUINOX

10AM



EQUINOX

NOON



EQUINOX

2PM

A600

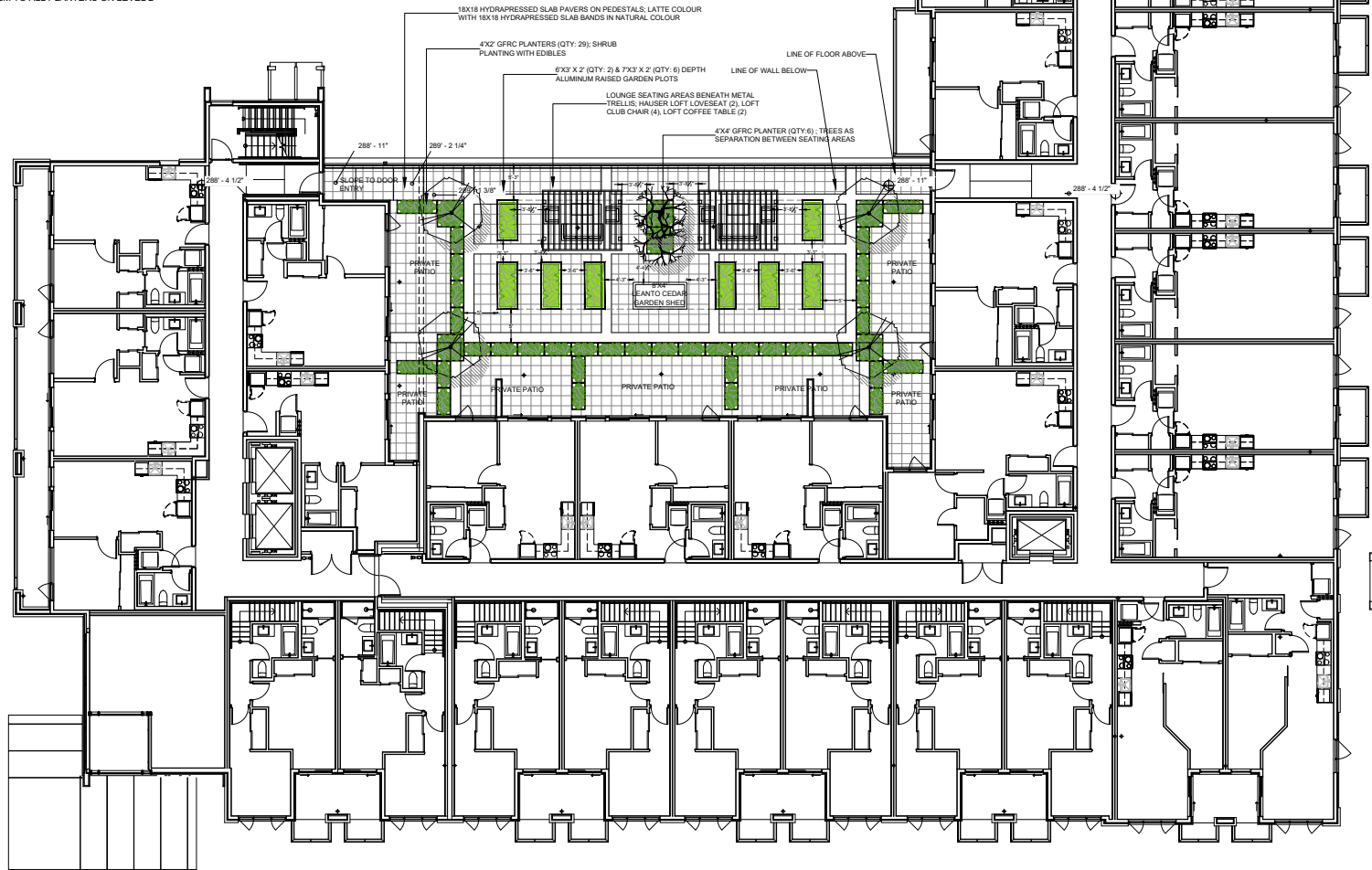
TREE SCHEDULE - LEVEL 2

PMG PROJECT NUMBER: 19-016

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4		ACER PALMATUM 'SANGO KANU'	CORAL BARK MAPLE	#7 POT, 1M SPRD
2		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	#10 POT

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

NOTE: DESIGN/ BUILD HIGH EFFICIENCY DRIP IRRIGATION SYSTEM TO ALL PLANTERS ON LEVEL 2



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5G 5G9
p. 604.294.0111 f. 604.294.0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
17	22.06.23	ISSUE FOR DP SUBMISSION	WZ
18	22.05.23	ISSUED FOR REVIEW	CW
15	22.APR.25	ISSUED FOR SP	CW
14	22.MAR.25	ISSUED FOR CP REVIEW	CW
13	22.MAR.25	REV. PART LOCATIONS OF BARNS	CW
12	22.FEB.24	REV. PER NEW SITE PLAN/CP AGREED	CW
11	21.JAN.26	REV. PER CITY COMMENTS	CW
10	20.OCT.24	ISSUED FOR SP	CW
9	20.OCT.18	REV. PER NEW BACKGROUND	CW
8	20.NOV.24	REV. PER GATE AND FRET CHANGES	CW
7	20.AUG.07	ISSUED FOR SIGN REVIEW	CW
6	20.FEB.25	REV. PER NEW CHAIRING	CW
5	20.JAN.23	REV. PER CITY COMMENTS	CW
4	20.JAN.24	REV. PER URBAN DESIGN COMMENTS/ NEW SITE PLAN	CW
3	19.NOV.17	REV. PER NEW SIGNAGE/CP COMMENTS	CW
2	19.AUG.25	ISSUED FOR ADP	CW
1	19.JUN.06	ISSUED FOR CP	CW

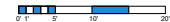
CLIENT:
RIO CAN
REAL VISION, SOLID GROUND.

PROJECT:
next
7337 122 STREET
SURREY

DRAWING TITLE:
**LANDSCAPE PLAN
LEVEL 2**

DATE: 19.APR.24 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CW
DESIGN: CW
CHKD: PCM

L3
OF 11





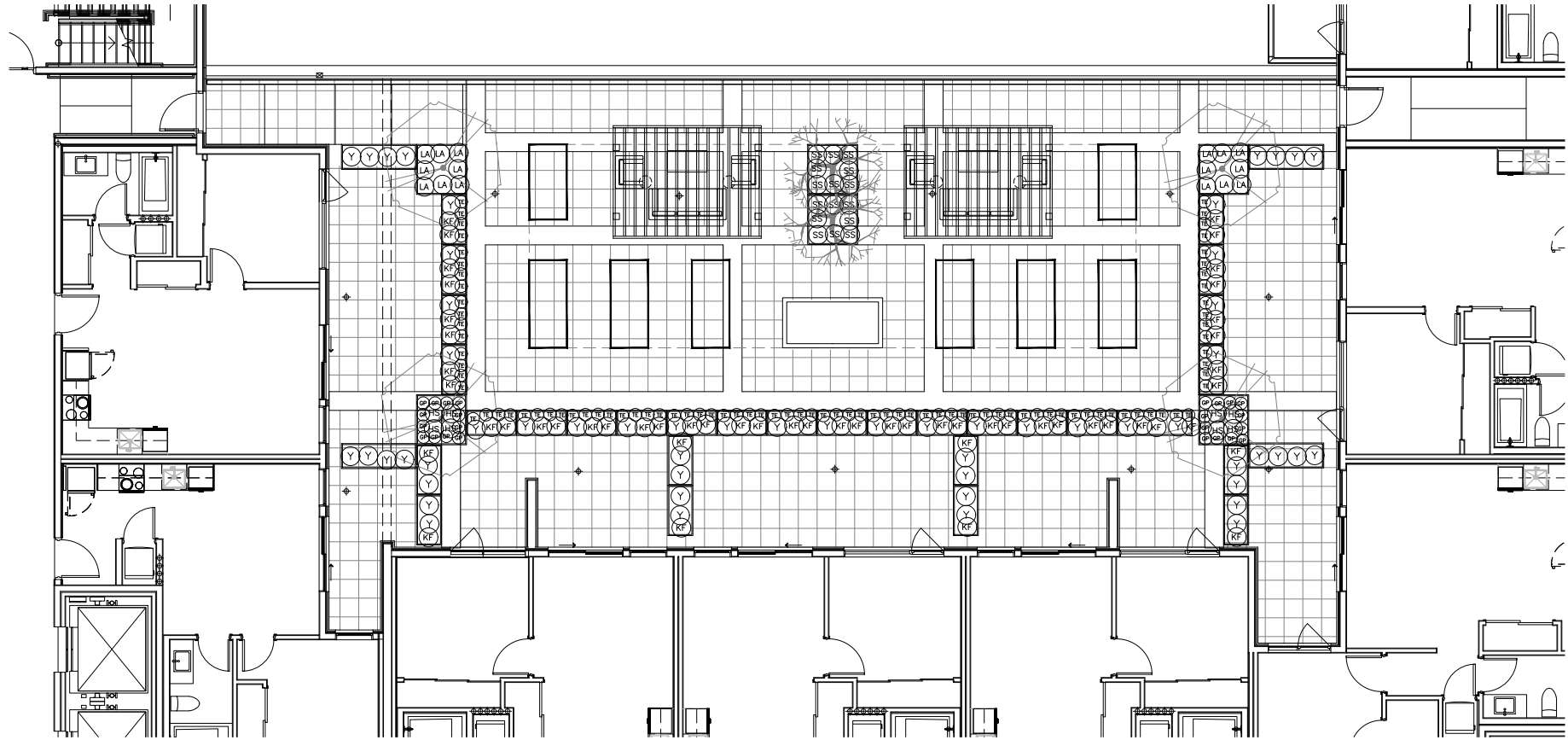
pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5G 6S9
p. 604 294-0311 - f. 604 294-0022

SEAL:

SHRUB SCHEDULE - LEVEL 2 PMG PROJECT NUMBER: 19-016

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(Y)	55	TAXUS MEDIA 'HICKSI'	HICK'S YEW	1.5M HT: B&B
GRASS				
(S)	53	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(S)	8	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
(L)	16	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
(L)	16	SALVIA OFFICINALIS 'PURPUREA'	PURPLE SAGE	#1 POT
CLIMBER				
(W)	24	GAULTHERIA PROCUMBENS	WINTERGREEN	#1 POT: 20CM
(W)	90	TEUCRIUM CHAMAEDRY'S 'PROSTRATUM'	CREEPING GERMANDER	#1 POT

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



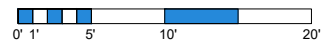
NO.	DATE	REVISION DESCRIPTION	DR.
17	22.06.23	ISSUE FOR CP RESUBMISSION	WZ
16	22.05.23	ISSUED FOR REVIEW	CW
15	22.APR.25	ISSUED FOR SP	CW
14	22.MAR.29	ISSUED FOR CP REVIEW	CW
13	22.MAR.03	REV. PLOT LOCATIONS OF ASERNO	CW
12	22.FEB.24	REV. PER NEW SITE PLAN/CP ASERNO	CW
11	21.JAN.26	REV. PER CFT COMMENTS	CW
10	20.OCT.24	ISSUED FOR SP	CW
9	20.OCT.18	REV. PER NEW BACKGROUND	CW
8	20.NOV.24	REV. PER GATE AND FRET CHANGES	CW
7	20.AUG.07	ISSUED FOR 90% REVIEW	CW
6	20.FEB.25	REV. PER NEW GRADING	CW
5	20.JAN.23	REV. PER CITY COMMENTS	CW
4	20.JAN.24	REV. PER URBAN DESIGN COMMENTS/NEW SITE PLAN	CW
3	19.NOV.23	REV. PER NEW URBAN DESIGN COMMENTS	CW
2	19.AUG.25	ISSUED FOR ADP	CW
1	19.JUN.06	ISSUED FOR CP	CW

CLIENT:
RIO CAN
REAL VISION, SOLID GROUND.

PROJECT:
next
7337 122 STREET
SURREY

DRAWING TITLE:
**SHRUB PLAN
LEVEL 2**

DATE: 19.APR.24 DRAWING NUMBER:
SCALE: 1/4" = 1'-0"
DRAWN: CW
DESIGN: PCM
CHKD: PCM **OF 11**



Appendix II



June 28, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0088 00

SUMMARY

The proposed 123 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	18
Secondary Students:	15

September 2021 Enrolment/School Capacity

Westerman Elementary	
Enrolment (K/1-7):	37 K + 325
Operating Capacity (K/1-7)	38 K + 466
Princess Margaret Secondary	
Enrolment (8-12):	1380
Capacity (8-12):	1500

Projected population of school-age children for this development: 50

Population: The projected population of children aged 0-19 Impacted by the development.

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

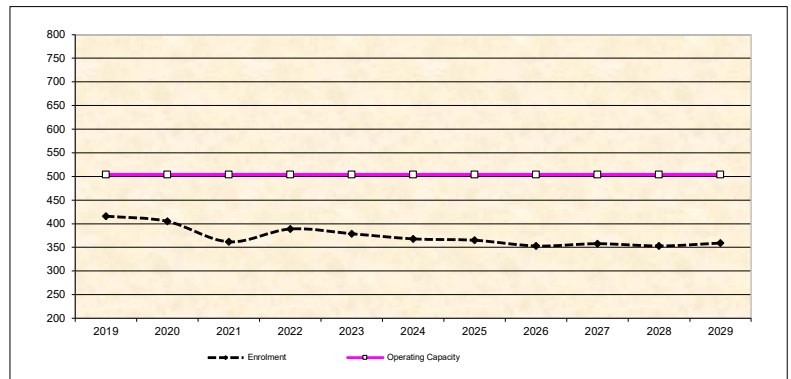
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

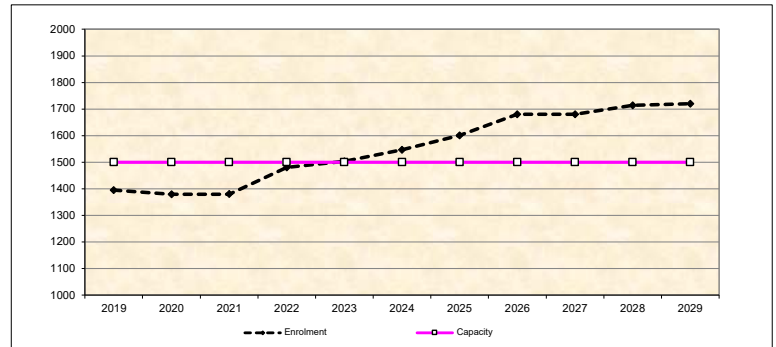
Westerman Elementary continues to operate below capacity. Their enrolment has dropped down from 470 (2014) to its current number of 405 (2020). The next 10-year enrolment projections indicate this declining trend will dip to the 360s by the end of the decade. There will be enough space in the coming years to anticipate potential future mixed use development along Scott Road.

Princess Margaret has also been operating below capacity; however, enrolment has been growing. There is no capital projects requests for this school; but this catchment is monitored to watch annual enrolment growth impacts and changes to the strength and steepness of the growth trend line.

Westerman Elementary



Princess Margaret Secondary



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

Tree Preservation Summary

Surrey Project No: 19-0185-00


Address: Strawberry Hill 7337– 122 Street

Registered Arborist: Tim Vandenberg

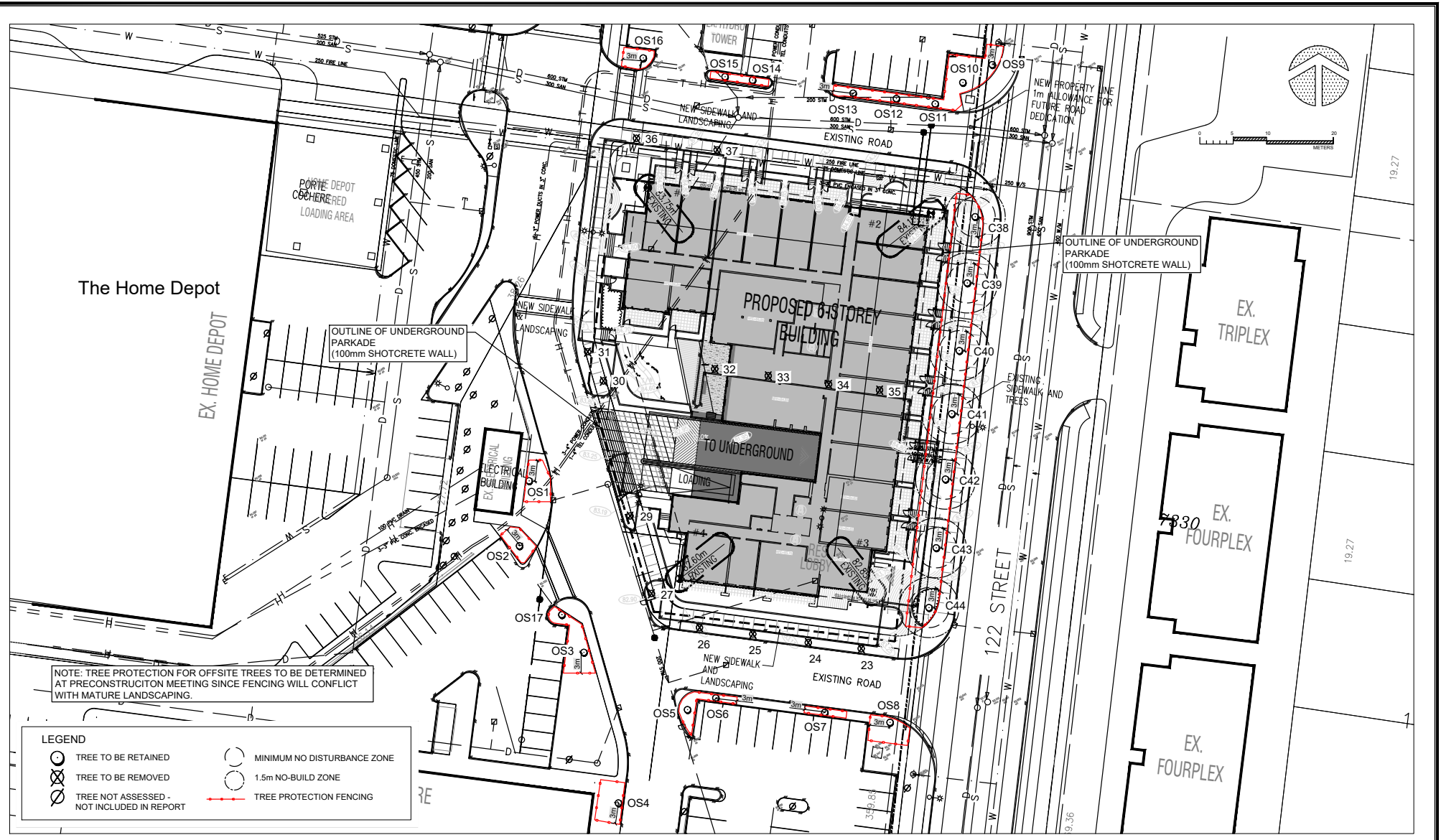
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	21
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = <u>28</u>	28
Replacement Trees Proposed	50
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist: 	Date: July 5, 2022
--	--------------------





LEGEND

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

NO.	DATE	BY	REVISION
1	NOV05/19	MK	SITE PLAN
2	FEB05/20	MK	CIVIL AND LANDSCAPE PLANS

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
STRAWBERRY HILL
122nd STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT _____

DATE _____

DRAWN MK
 SCALE AS SHOWN
 DATE APRIL 30, 2019

T-1
 SHEET 1 OF 1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0088-00

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: 017-964-075

Lot 1 Except: Part Subdivided by Plan LMP45199; Section 19 Township 2 New Westminster District Plan LMP5880

7337 - 122 Street (12101 - 72 Avenue)

(the "Land")

3. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19761 is varied as follows:
 - (a) In Section G.1, the maximum building height is increased from 14 metres to 19.8 metres.
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.1 of Part 5 "Off-Street Parking and Loading/Unloading", the minimum number of required off-street parking spaces is reduced from 199 spaces to 149 spaces, for the six-storey rental apartment building.

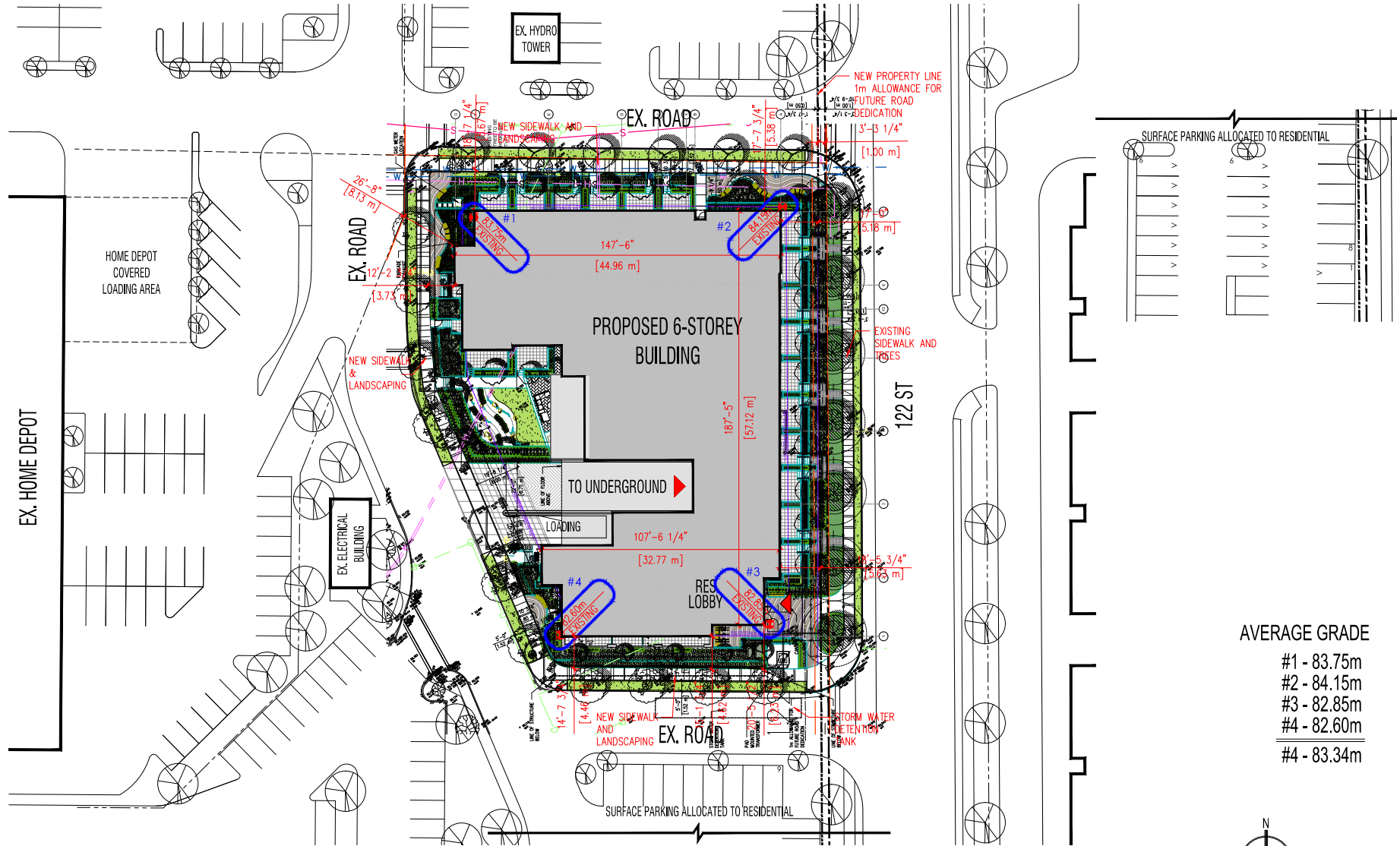
5. This development variance permit applies to the building labelled "Proposed 6-Storey Building" as shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, the building labelled "Proposed 6-Storey Building" as shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A



AVERAGE GRADE

- #1 - 83.75m
- #2 - 84.15m
- #3 - 82.85m
- #4 - 82.60m
- #4 - 83.34m