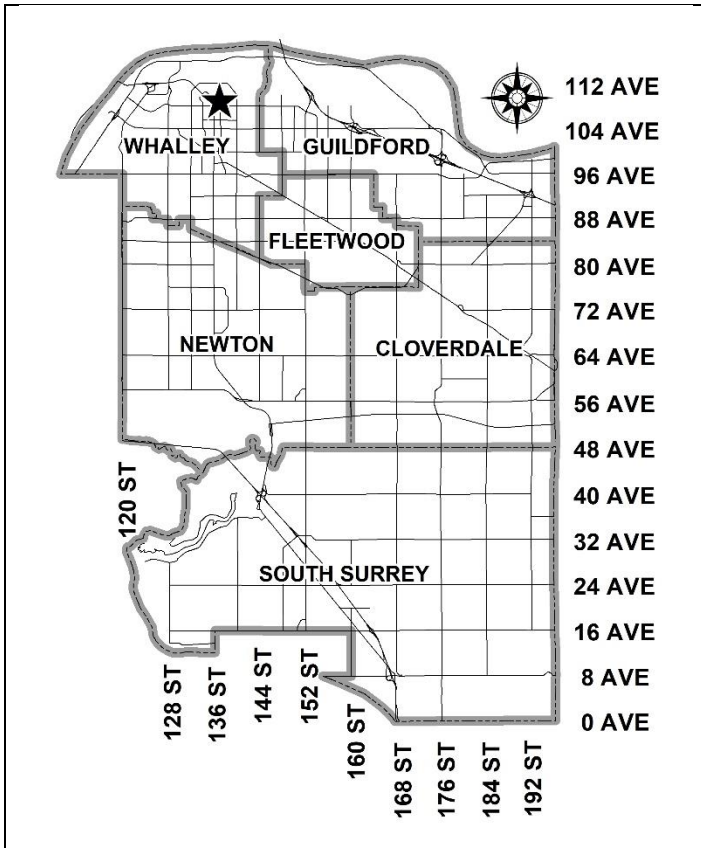


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0137-00

Planning Report Date: January 29, 2024



**PROPOSAL:**

- Rezoning from RF to CD
- Development Permit

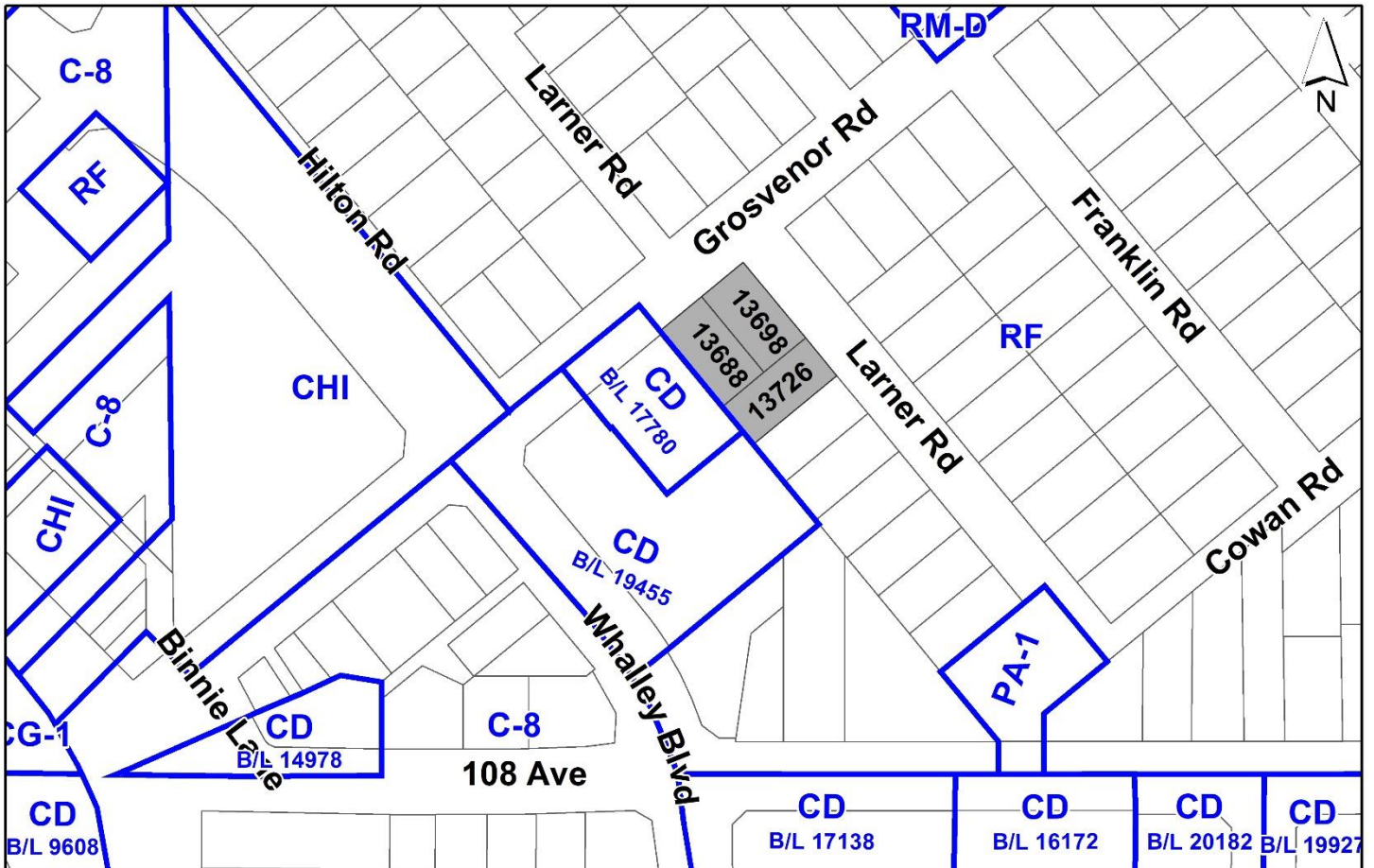
to permit the development of a 6-storey residential apartment building.

**LOCATION:** 13688 Grosvenor Road  
 13698 Grosvenor Road  
 13726 Larner Road

**ZONING:** RF

**OCF DESIGNATION:** Multiple Residential

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



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the " Multiple Residential" designation in the Official Community Plan (OCP).
- The proposal complies with the "Low Rise Residential – Type II" designation in the City Centre Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre.
- The proposed building has an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance (600 metres) of the Gateway SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0137-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a right-of-way for public rights-of-passage for proposed sidewalk along the southwest property line; and
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Single family lots	Low Rise Residential – Type II	RF
Northwest (Across Grosvenor):	Single family lots, including lots under Development Application No. 7922-0087-00 for a 6-storey apartment building (under initial review)	Low Rise Residential – Type II and Low to Mid Rise Residential	RF
Northeast (Across Larner):	Single family lots	Low Rise Residential – Type II	RF
Southeast:	Single family lot	Low Rise Residential – Type II	RF
Southwest (Across Lane):	4-storey apartment	Low to Mid Rise Residential	CD (Bylaw No. 17780)

### Context & Background

- The subject site is 2,202-square metres in size, consisting of 3 properties, located on the south side of Grosvenor Road at Larner Road in the Bolivar District of Surrey City Centre.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Residential – Type II” in the City Centre Plan and is zoned “Single Family Residential Zone (RF)”.
- The existing dwellings currently have access from Grosvenor Road and Larner Road

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey apartment building with 93 units, the applicant is proposing the following:
  - Rezoning the site from RF to CD (based on RM-70 Zone);
  - Consolidation of the existing 3 lots into 1 residential lot; and
  - Detailed Development Permit for Form and Character.
- The proposed development will consist of 93 residential dwelling units above two levels of underground parking.
- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,203 square metres
Road Dedication:	57 square metres
Net Site Area:	2,145 square metres
<b>Number of Lots:</b>	3
<b>Building Height:</b>	6 storeys / 22 metres
<b>Floor Area Ratio (FAR):</b>	2.50 (gross) and 2.57 (net)
<b>Floor Area</b>	
Residential:	5,511 square metres
Commercial:	
Total:	5,511 square metres
<b>Residential Units:</b>	
Micro Studio:	12
1-Bedroom:	54
2-Bedroom:	16
3-Bedroom:	11
Total:	93

## 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 Forsyth Road Elementary School  
3 Secondary students at Kwantlen Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2027.

Parks, Recreation & Culture:	Tom Binnie Park is the closest active park with amenities including outdoor sport courts, outdoor sport fields, skate park and playground, and is 875 metres walking distance from the subject site.  Future active parkland is proposed within 150 metres walking distance of the subject site as part of the City Centre Plan.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
Advisory Design Panel:	The subject proposal is generally supported by Urban Design staff and, therefore, the ADP review process can be waived.

## Transportation Considerations

### Road Network & Infrastructure

- The applicant will be providing the following improvements:
  - Construction of the west side of Lerner Road to the City Centre local road standard; and
  - Dedication and construction of the south side of Grosvenor Road to the City Centre collector road standard.

### Traffic Impacts

- The proposed development is anticipated to generate approximately one vehicle every one to two minutes, according to industry standard rates. A site-specific traffic impact assessment was not required as the proposal is consistent with the City Centre Plan and is below the City's typical threshold for triggering a traffic impact assessment.

### Access and Parking

- Access to the subject site is proposed via Lerner Road on the southeast side of the subject site.
- The Zoning Bylaw requires a minimum of 93 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 95 spaces on-site, which exceeds the minimum Zoning Bylaw requirements.

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

### Official Community Plan

#### Land Use Designation

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

#### Themes/Policies

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

### Secondary Plans

#### Land Use Designation

- The subject site is designated "Low Rise Residential – Type II" in the City Centre Plan.
- The "Low Rise Residential - Type II" designation permits up to 1.85 FAR (gross) and supports up to 4-6 storeys.
- The applicant is proposing a gross density of 2.50 FAR, which exceeds the maximum permitted under the designation.

- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low Rise Residential – Type II” designation and the 4- to 6-storey form envisioned within the designation.
- A re-designation is not required, however, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

#### Themes/Objectives

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

#### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:



Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	2.57
<b>Lot Coverage:</b>	33%	52%
<b>Yards and Setbacks</b>	7.5 metres	Northeast: 4.50 metres Southeast: 3.0 metres Southwest: 4.5 metres Northwest: 4.5 metres
<b>Principal Building Height:</b>	50 metres	22 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented Multiple Unit residential buildings</li> <li>Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented Multiple Unit residential buildings</li> </ul>
<b>Amenity Space:</b>		
Indoor Amenity:	291 square metres	The proposed 282 square metres [+ CIL] exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	291 square metres	The proposed 367 square metres exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
<b>Number of Stalls</b>		<b>Proposed (Block II)</b>
Residential:	84	86
Residential Visitor:	9	9
Total:	93	95
Accessible:	2	2
<b>Bicycle Spaces</b>		
Residential Secure Parking:	111	113
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey residential apartment building.
- If calculated on the net site area, the FAR is 2.57. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.57 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 52% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located 0.56 metre from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metre of the lot line along all street frontages.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation.
- The applicant will be required to provide the flat rate contribution for the residential floor area that is above the approved Secondary Plan. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate for the Whalley Community Area is \$459.85 per sq. m. for apartments.

### **Affordable Housing Strategy**

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

### **Public Art Policy**

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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 12, 2023, and the Development Proposal Signs were installed on December 14, 2023. Staff received two (2) responses from neighbours (*staff comments in italics*):

- One respondent expressed concern regarding the building height and the impact of their existing views from their neighbouring building.

*(Staff advised that the application is consistent with the City Centre Plan designation, however staff work with applicants to ensure a sensitive interface with existing buildings.*

*City staff worked with the applicant to provide appropriate step backs for Levels 5 and 6 on the southwest elevation in order to maintain a 4-storey visual expression and to provide a sensitive interface with the existing 4-storey building to the southwest. In addition, the applicant has provided an appropriate step back on Level 6 on the northwest, northeast and southeast elevations to reduce the massing at the pedestrian level.)*

- One respondent was seeking additional information but did not express any concerns with the proposal.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The applicant has worked with staff to:
  - provide appropriate step backs for levels 5 and 6 on the southwest elevation in order to maintain a 4-storey visual expression and to provide a sensitive interface to the existing 4-storey apartment building to the southwest;
  - provide an appropriate setback and step back for level 6 on the northwest, northeast and southeast elevations to reduce the massing at the pedestrian level;
  - refine the exterior elevations and materials;
  - emphasize the 2-storey townhome expression along Grosvenor Road and Lerner Road;
  - design an acceptable urban public realm interface, protection of off-site tree, and edge treatments, responding to the sloping site;
  - refine the overall building massing in order to ensure an attractive streetscape; and
  - to improve the indoor and outdoor amenity spaces.
- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.

- The proposed building façade is articulated by the interplay of frames and the use of brick to create a townhouse expression for the street-facing facades. The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The building orientation provides appropriate urban edges on Grosvenor Road and Lerner Road, and ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The unit mix is proposed to consist of 12 micro studio units, 54 one-bedroom, 16 two-bedroom units and 11 three-bedroom units.

### Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

### Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit and 4 square metres per micro unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 291 square metres of indoor amenity space to serve the residents of the proposed 93-unit apartment building. Of this 291-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 282 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 291 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$45,000 (based on \$3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.
- The applicant is proposing indoor amenity on the ground floor, including a gym, gaming room and yoga studio.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 291 square metres of outdoor amenity space to serve the residents of the proposed 93 units.
- The applicant is proposing 367 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the courtyard facing the lane and a rooftop amenity on Level 5.
- The amenities on the ground level include a children's play area, urban agriculture boxes, a picnic area and outdoor seating directly adjacent to the indoor amenity area.
- The Level 5 rooftop amenities include outdoor dining and barbeque area, and a lounge space.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

#### Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Coordinate and further develop the public realm interface, including patio grading, public plaza and on-site sidewalk on the west property line; and
  - Refinement to the materials and elevation details; further design development to the proposed townhouse expression.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b>			
Common cherry	3	3	0
Butternut	2	2	0
<b>Coniferous Trees</b>			
Lawson cypress	2	2	0
Western redcedar	4	4	0
Douglas fir	3	3	0
<b>Total</b>	<b>14</b>	<b>14</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>29</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>29</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees on the subject site. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 28 replacement trees on the site. The applicant is proposing 29 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Grosvenor Road and Larner Road. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 29 trees are proposed to be replaced on the site with no contribution to the Green City Program required.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

## CITY ENERGY

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

**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. District Energy Map

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

LM/ar



APPENDIX I

**SUBDIVISION PLAN OF LOTS 1, 2 AND 3  
ALL OF SECTION 14 BLOCK 5 NORTH  
RANGE 2 WEST NEW WESTMINSTER  
DISTRICT PLAN 13580**

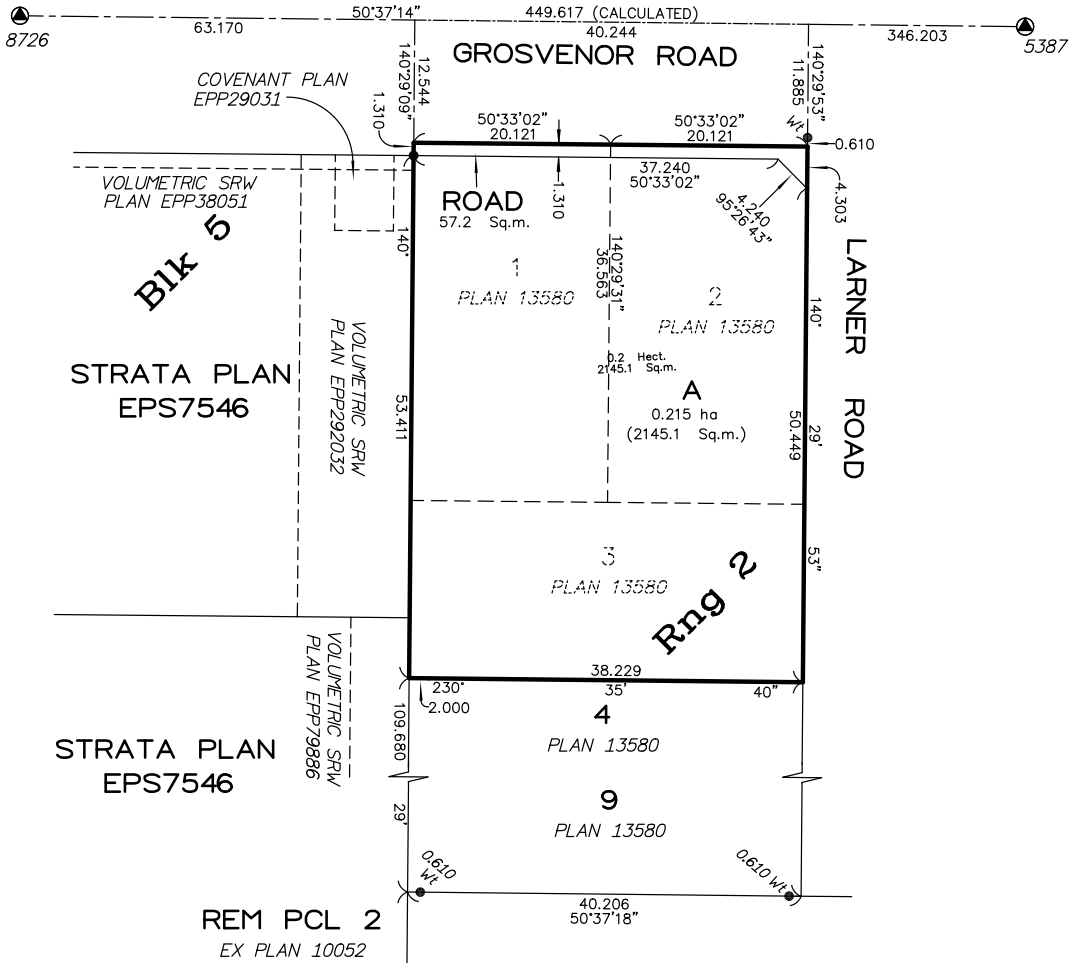
**PLAN EPP**

B.C.G.S. 926.026

**DRAFT 2024-01-24**

Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
UTM Zone: 10 N  
UTM Coordinates  
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E: 511401.71  
Absolute accuracy: +/-0.03

Datum: NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
UTM Zone: 10 N  
UTM Coordinates  
N: 544994.17  
E: 511749.10  
Absolute accuracy: +/-0.03



INTEGRATED SURVEY AREA  
No. 1, SURREY  
NAD 83 (CSRS) 4.0.0.BC.1.MVRD  
Grid bearings are derived from RTK GNSS observations to geodetic control monuments 8726 and 5387 and are referred to the central meridian of UTM Zone 10 N.

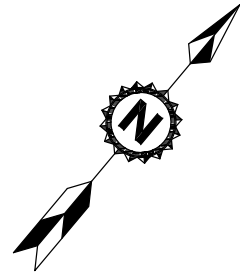
The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995900, which has been derived from control monument 8726.

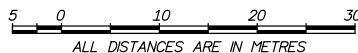
This plan lies within the jurisdiction of the Approving Officer for Surrey.

The field survey represented by this plan was completed on the \_\_\_th day of \_\_\_\_\_, 2024.  
Finny Philip, BCLS 995

REM PCL A  
EX PLAN 12535



SCALE 1 : 500



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.

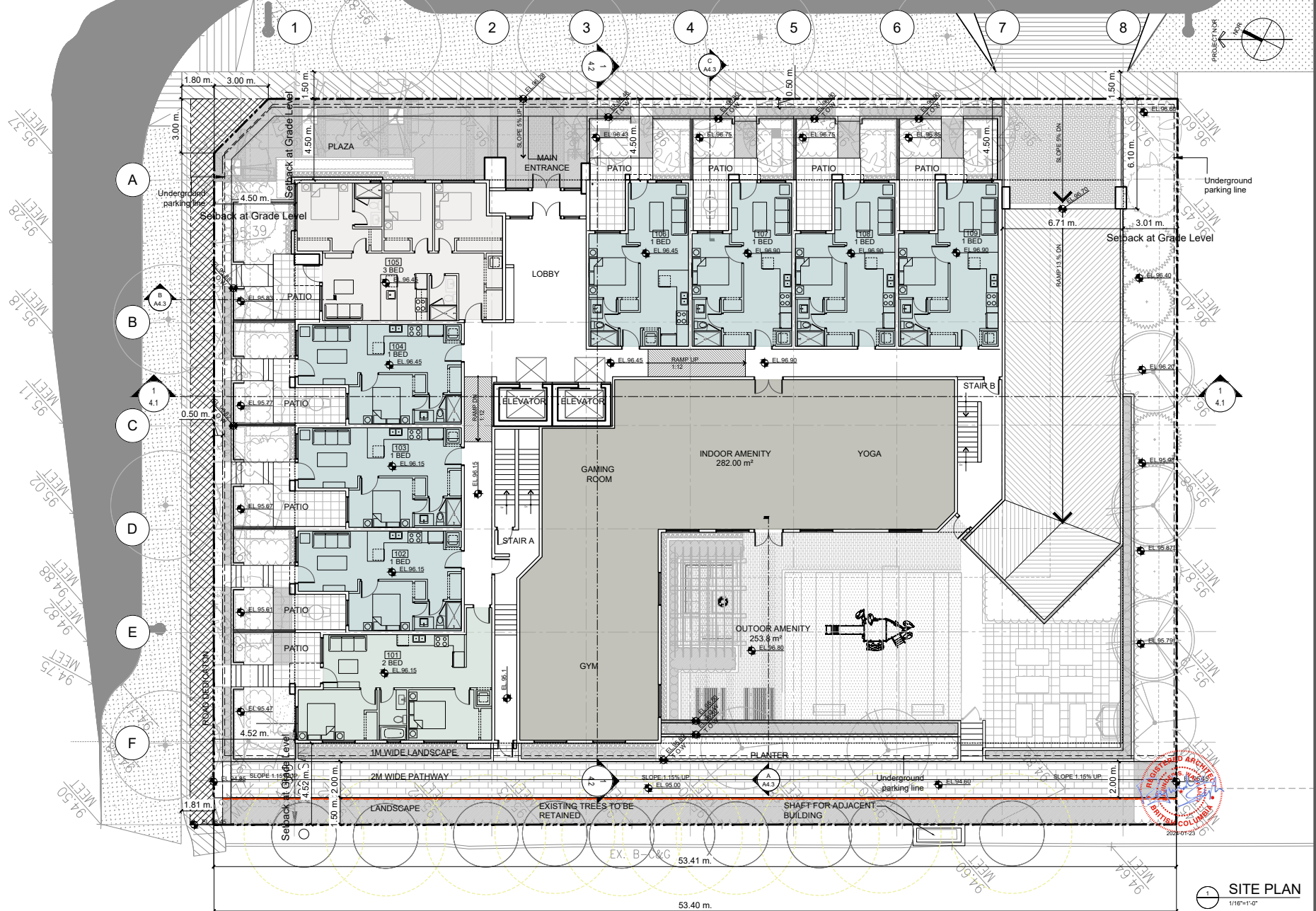
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



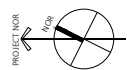
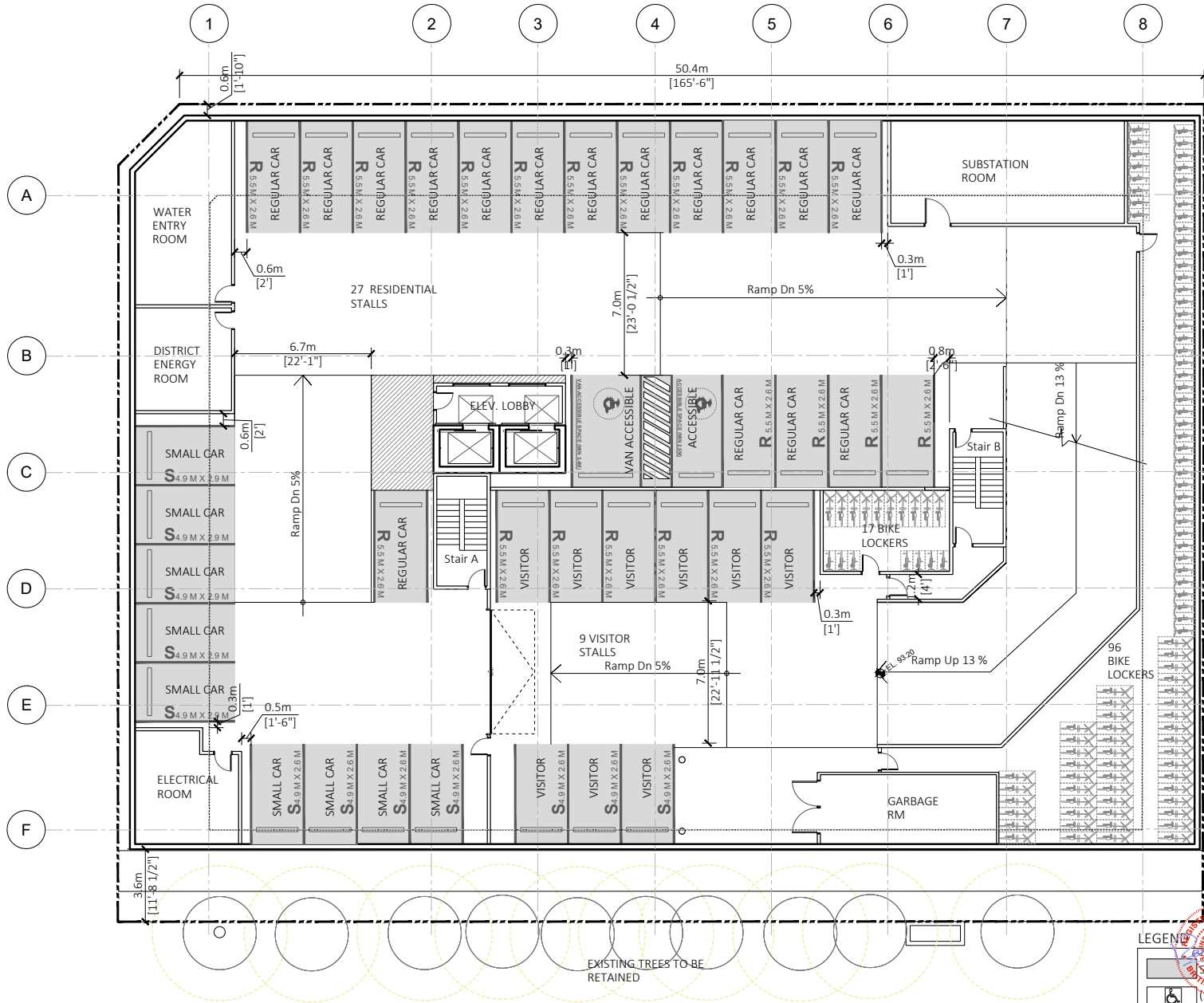
FILE:20-2077-SUB-R1

GROSVENOR ROAD

LARNER ROAD



REV	DESCRIPTION	BY	DATE



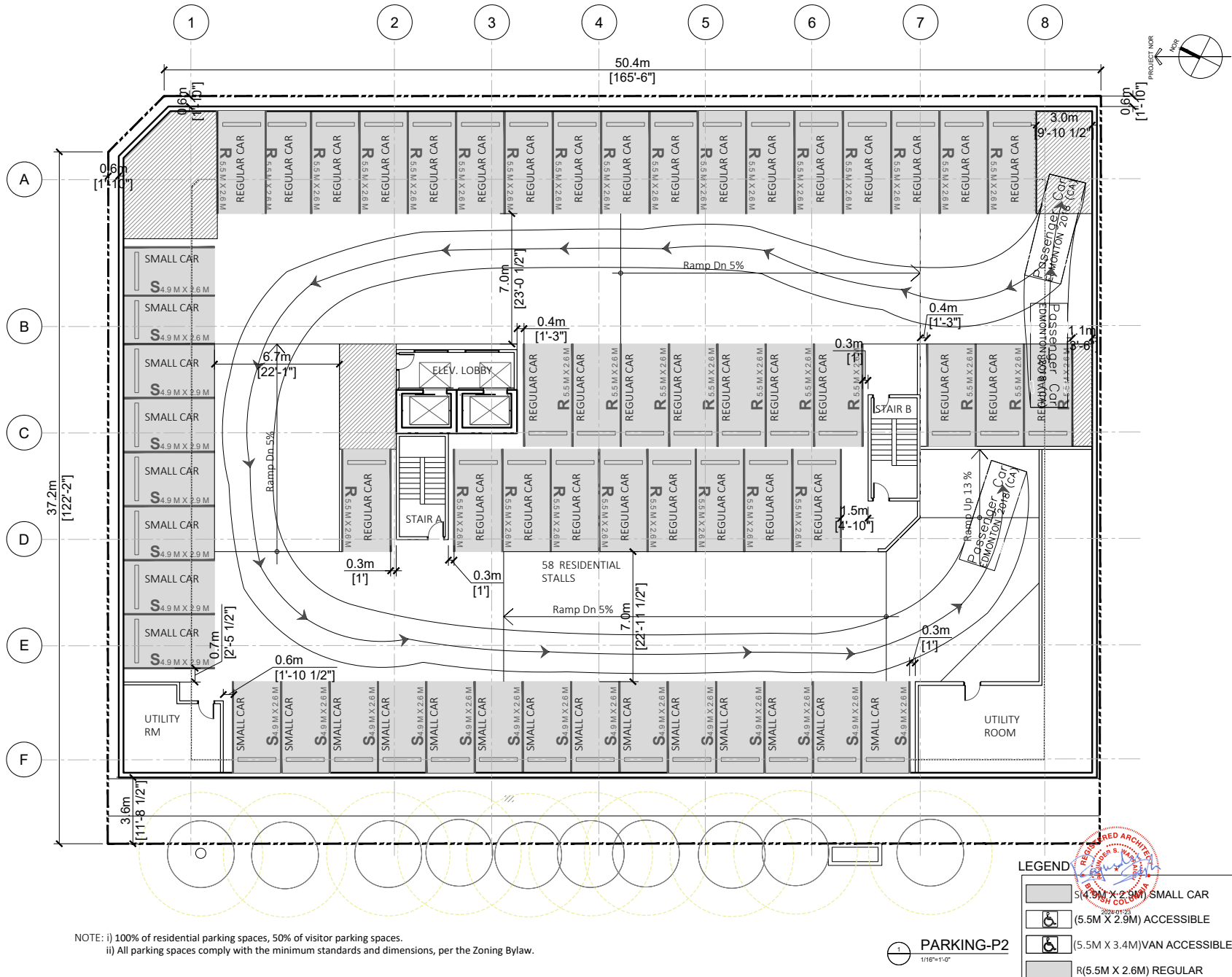
NOTE: i) 100% of residential parking spaces, 50% of visitor parking spaces.  
 ii) All parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.

**PARKING LEVEL-1**  
 1/16"=1'-0"

**LEGEND**

	(4.9M X 2.9M) SMALL CAR
	(5.5M X 2.9M) ACCESSIBLE
	(5.5M X 3.4M) VAN ACCESSIBLE
	R(5.5M X 2.6M) REGULAR

REV	DESCRIPTION	DATE



NOTE: i) 100% of residential parking spaces, 50% of visitor parking spaces.  
 ii) All parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.

**LEGEND**

- (4.9M X 2.9M) SMALL CAR
- (5.5M X 2.9M) ACCESSIBLE
- (5.5M X 3.4M) VAN ACCESSIBLE
- R(5.5M X 2.6M) REGULAR

**PARKING-P2**  
 1/16"=1'-0"

**PROJECT INFO:**  
 6 STORY APARTMENT DEV AT  
 13688 13698 GROSVENOR RD  
 SURREY BC  
 CLIENT: GENARIS PROPERTIES

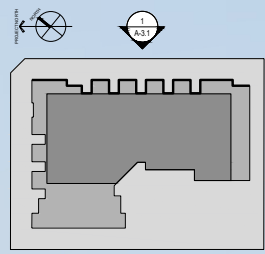
DATE: 19-Jan-24  
 PROJECT NO: 22-235

SCALE: 1/16"=1' V.K  
 DRAWN BY: V.K

REV	DESCRIPTION	DATE

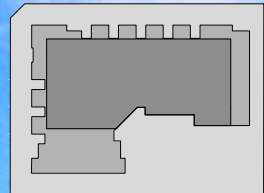
**PARKING P2**  
**PLAN**

A	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : DARK GRAY
B	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : (2108 - 50 SILVER FOX)
C	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : (2108 - 70 LACEY PEARL)
D	NEW TECH WOOD VERTICAL BELGIAN SIDING (U1158)
E	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-30 DEEP SILVER
F	ARCHITECTURAL FINISH CONCRETE (GREY)
G	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2111-40 TAOS TAUPE)



1 EAST ELEVATION / LARNER ROAD  
1/16"=1'-0"

REV	DESCRIPTION	BY	DATE



PROJECT INFO:  
6 STORY APARTMENT DEV AT  
13688, 13698 GROSVENOR RD  
SURREY BC  
CLIENT: GENARIS PROPERTIES

DATE: 12-Jan-24  
PROJECT NO: 22-235  
SCALE: 1/24"=1'  
DRAWN BY: P.B

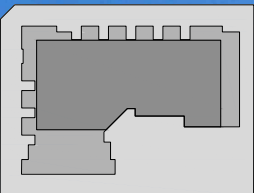
REV	DESCRIPTION	BY	DATE



VIEW - 1  
1/24"=1'



3



PROJECT INFO:  
6 STORY APARTMENT DEV AT  
13688, 13698 GROSVENOR RD  
SURREY BC  
CLIENT: GENARIS PROPERTIES

DATE: 12-Jan-24  
PROJECT NO: 22-235  
SCALE: 1/24"=1'  
DRAWN BY: P.B

REV	DESCRIPTION	BY	DATE



2024-01-23

1

VIEW-3  
1/24"=1'



SOLUS HALO FIRE TABLE



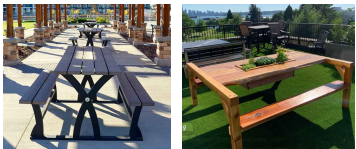
LIFESPACE GARDEN PLOTS MAGLIN 970 SERIES BENCH



MAGLIN 1700 SERIES TABLE BELGARD MODULINE PAVERS



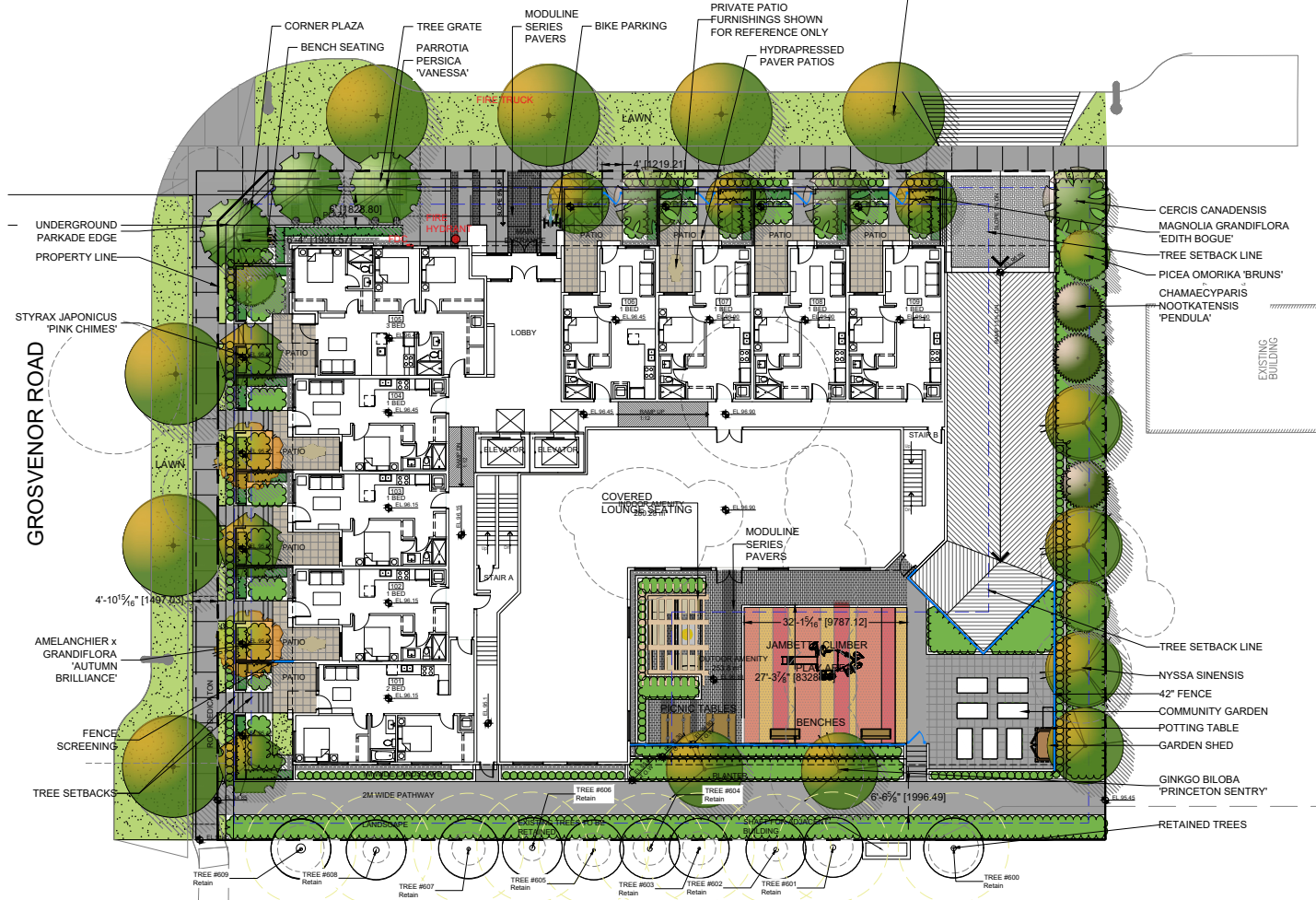
JAMBETTE - J3-19032-A CEDARSHED BAYSIDE 6X3



WISHBONE BAYVIEW TABLE LIFESPACE HARVEST TABLE

# LARNER ROAD

STREET TREES BY CITY OF SURREY



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Sill Creek Drive  
Burnaby, British Columbia V5C 6G8  
p. 604 294-0311 - f. 604 294-0022

SEAL:

CERCIS CANADENSIS  
MAGNOLIA GRANDIFLORA 'EDITH BOGUE'  
TREE SETBACK LINE  
PICEA OMORICA 'BRUNGS'  
CHAMAECYPARIS 'NOOTKATENSIS 'PENDULA'

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.JAN.05	NEW SITE PLAN PER CITY COMMENTS	WZ
4	23.OCT.20	NEW SITE PLAN	SA
5	23.OCT.20	REVISE PER NEW SITE PLAN, CITY COMMENTS	SA
2	23.AUG.20	REVISE LEVELS	SA
1	23.AUG.22	NEW SITE PLAN PER CITY COMMENTS	WZ

CLIENT:

PROJECT:

**6-STORY APARTMENT BLDG**  
13688 GROSVENOR ROAD,  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

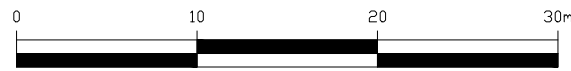
DATE: 23.MAR.29 DRAWING NUMBER:  
SCALE: 3/32" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHKD: RK

**L1**  
OF 8

TREE SCHEDULE: GROUND LEVEL				PMG PROJECT NUMBER: 23-057
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; B&B
	3	CERCIS CANADENSIS	EASTERN REDBUD	5CM CAL; B&B
	3	CHAMAECYPARIS 'NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	7CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	5CM CAL; B&B
	3	NYSSA SINENSIS	CHINESE TURTLEDO	7CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	3	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	7CM CAL; 1.5M STD; B&B
	3	PICEA OMORICA 'BRUNGS'	BRUNGS SERBIAN SPRUCE	3M HT; B&B
	3	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM 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 CMA 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.

TOTAL REPLACED TREE= 26



23-057-6-2P

PMG PROJECT NUMBER: 23-057



SEAL:



5	24 JAN 05	NEW SITE PLAN PER CITY COMMENTS	WZ
4	23 OCT 00	NEW SITE PLAN	SA
3	20 OCT 04	REVISE PER NEW SITE PLAN CITY COMMENTS	RM
2	23 SEP 05	REVISE LEVELS	RM
1	23 AUG 02	NEW SITE PLAN PER CITY COMMENTS	WZ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**6-STORY APARTMENT BLDG**  
**13688 GROSVENOR ROAD,**  
**SURREY**

DRAWING TITLE:  
**LANDSCAPE PLAN LEVEL 5**

DATE: 23.MAR.29 DRAWING NUMBER:  
SCALE: 3/32" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHKD: RK **L2**  
OF 8

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-067
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
SHRUB	48	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT; 25CM #3 POT; 40CM
	2	HYDRANGEA PANICULATA 'LITTLE LAMB'	LITTLE LAMB PANICLE HYDRANGEA	#3 POT; 80CM
	17	TANULX MEDIA 'WICKSI'	HICKS' YEW	#3 POT; 80CM 1.5M B&B
GRASS	3	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	4	FENISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PERENNIAL	10	ARTEMESIA STELLERIANA 'SILVER BROCADE'	DUTY MILLER	15CM POT
	4	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
GF	8	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINNICK	#1 POT; 20CM

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



23257-6.DWG

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

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

DATE: **January 23, 2024** PROJECT FILE: **7823-0137-00**

---

RE: **Engineering Requirements  
Location: 13688 & 13698 Grosvenor Rd.; and 13726 Larner Rd**

#### NCP AMENDMENT

The following requirements are to be addressed as a condition of the NCP Amendment:

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

#### REZONE/SUBDIVISION

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

- Dedicate 1.308 m on Larner Road.
- Dedicate 3 m x 3 m corner cut at the intersection of Grosvenor Road and Larner Road.
- Register 0.5 m statutory right-of-way (SRW) along road frontages as required for maintenance

##### ***Works and Services***

- Construct west side of Larner Road.
- Construct Grosvenor Rd to unique cross section.
- Construct 7.3 m concrete letdown to Larner Road.
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter, to the lot.
- Construct required servicing mains (drainage, water, and sanitary) along the site frontage in order to meet frontage requirements and to provide servicing to the development site.

#### DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.  
Development Services Manager

Department: **Planning and Demographics**  
Date: **October 26, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0137 00**

The proposed development of **92** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	12
---	----

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

<b>Current Enrolment and Capacities:</b>	
<b>Forsyth Road Elementary</b>	
Enrolment	427
Operating Capacity	317
# of Portables	6
<b>Kwantlen Park Secondary</b>	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

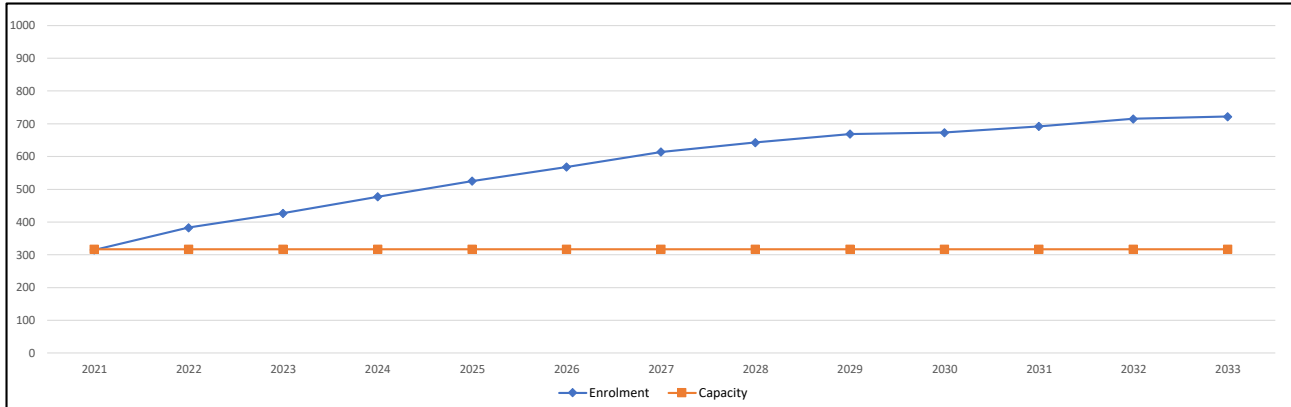
**Summary of Impact and Commentary**  
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

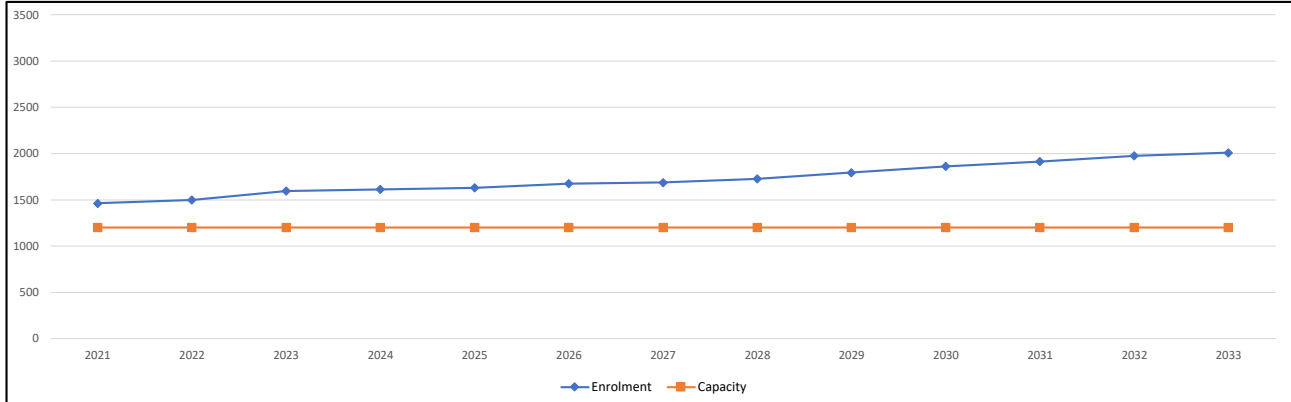
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

**Forsyth Road Elementary**



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

**Kwantlen Park Secondary**



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

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

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

**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 13688 - 13698 Grosvenor Rd & 13726 Larner Rd, Surrey

Registered Arborist: Francis Klimo

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

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	0
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Francis Klimo*

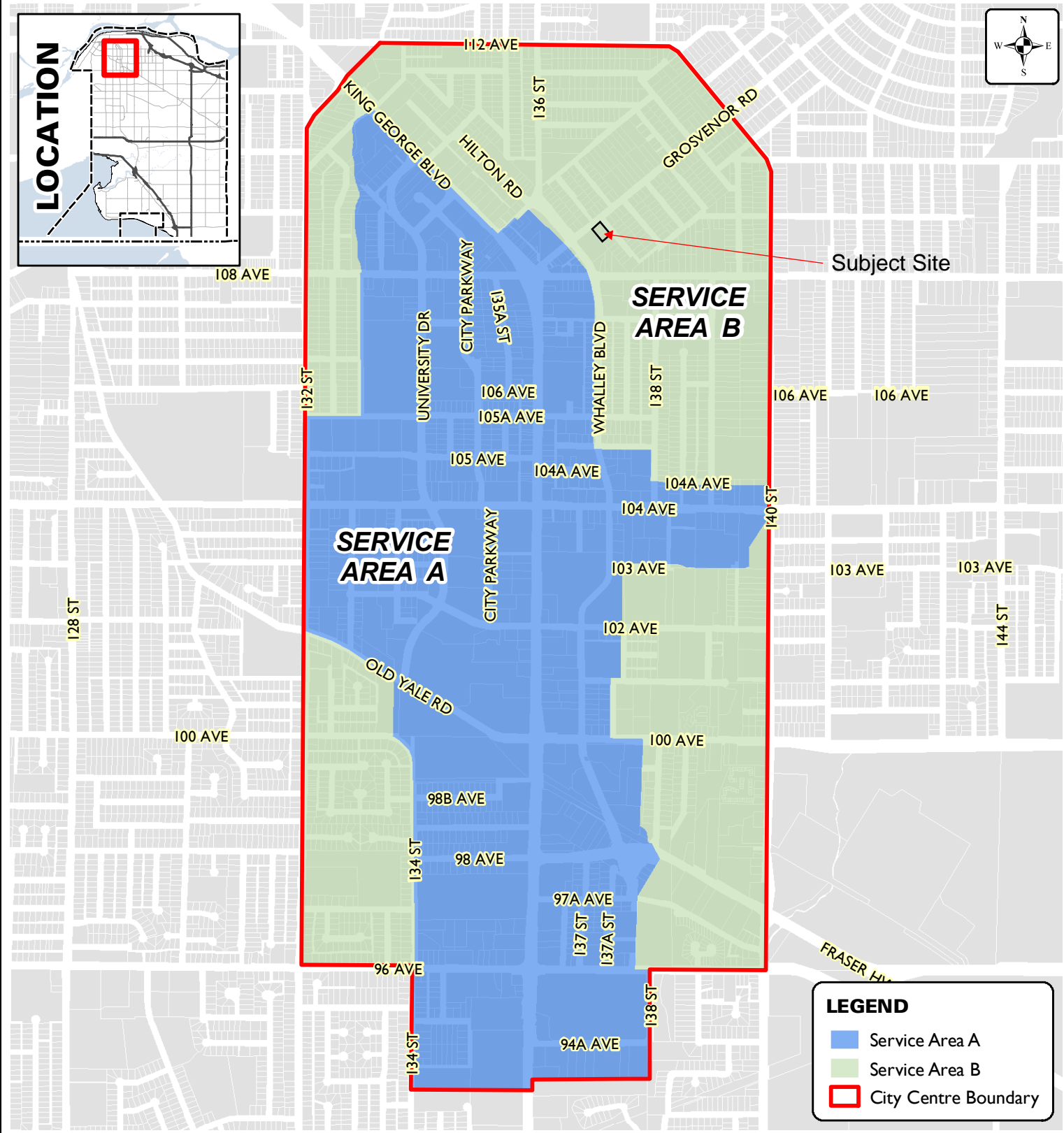
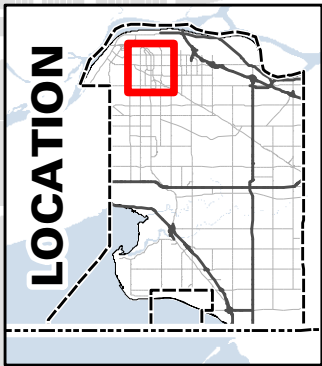
August 17, 2023

(Signature of Arborist)

Date



APPENDIX V



**LEGEND**

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

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



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

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.