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## A. ADOPTIONS

### 1. Adoption of the Agenda

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

### 2. Adoption of the Minutes

#### a. Special Council – April 22, 2024

Minutes to be adopted.

#### b. Council-in-Committee – April 22, 2024

Minutes to be adopted.

#### c. Regular Council - Land Use – April 22, 2024

Minutes to be adopted.

#### d. Regular Council - Public Hearing – April 22, 2024

Minutes to be adopted.

## B. DELEGATIONS - PUBLIC HEARING

- Planning Report - Application No. 7920-0325-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247"**  
**"Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248"**

CIVIC ADDRESS: 9269 - 163 Street

APPLICANT: Owner: Civitas Builders Inc. (Previously known as  
One Touch Restoration Ltd.) (Director Information: P. Dhaliwal)  
Agent: One Touch Restoration (Pawan Dhaliwal)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from Half-Acre Residential Zone to Comprehensive Development Zone in order to subdivide into two single family residential lots.

2. **Planning Report - Application No. 7922-0085-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251"**  
**"Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252"**

CIVIC ADDRESS: 13760, 13770, 13780, 13790 and 13806 - 101A Avenue

APPLICANT: Owner: Deer Lake Homes Ltd.  
(Director Information: R. Grewal, A. Ubhi  
Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations and Figure 16: Downtown Densities from Multiple Residential to Downtown 3.5 FAR for the subject site. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to allow the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

3. **Planning Report - Application No. 7923-0075-00**  
**"Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241"**

CIVIC ADDRESS: 11358 – 128 Street

APPLICANT: Owner: Calvary Worship Centre  
(Director Information: P. Addea-Akyea, P. Akagu-Jones, J. Ferrey, M. Mariani, J. Mcleod, B. Morris, R. Owusu, S. Owusu, P. Tran, J. Williamson)  
Agent: Citivest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from Assembly Hall 2 Zone to Comprehensive Development Zone in order to develop a 3-storey building with childcare, office and community service uses.

4. **Planning Report - Application No. 7922-0380-00**  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244"  
"Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245"

CIVIC ADDRESS: 6631 – 152 Street

APPLICANT: Owners: P. Sidhu, R. Sidhu  
Agent: Flat Architecture Inc. (Rajinder Warraich)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations from Urban to Multiple Residential for the subject site. The proposal also includes rezoning the same site from Half-Acre Residential Zone to Comprehensive Development Zone in order to develop a four-storey mixed-use building with 42 units and 756 square metres of commercial space.

5. **Planning Report - Application No. 7923-0374-00**  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199"

CIVIC ADDRESS: 13018 - 80 Avenue

APPLICANT: Owner: West-Bend Construction Ltd.  
(Director Information: R. Bellini, L. Bellini)  
Agent: Russell Brewing Company (Steve Schafer)

PURPOSE: The applicant is requesting to rezone the subject site from Comprehensive Development Zone (CD Bylaw No. 19295) to Light Impact Industrial Zone in order to allow an exterior patio addition for the lounge endorsement of an existing brewery.

In addition, the proposal includes an amendment to the liquor license to permit a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

## C. COMMITTEE REPORTS

1. **Public Safety Committee – February 28, 2024**

Minutes to be received.

**D. BOARD/COMMISSION REPORTS**

**1. Surrey Heritage Advisory Commission – February 14, 2024 Recommendation**

When the February 14, 2024 Surrey Heritage Advisory Commission minutes were brought forward for receipt by Council, a recommendation for Council's consideration was inadvertently missed. Council is requested to consider the recommendation.

**(a) Brother-in-Arms Military Memorial Considerations**

**E. MAYOR'S REPORT**

This section has no items to consider.

**F. GOVERNMENTAL REPORTS**

This section has no items to consider.

**G. CORPORATE REPORTS**

The following Corporate Reports to be considered:

- |                      |   |
|----------------------|---|
| <b>Item No. Ro76</b> | <b>Council Initiatives Funding Request – Penmar Community Arts Society<br/>File: 1850-20</b>  |
| <b>Item No. Ro77</b> | <b>Council Initiatives Funding Request – UNITI<br/>File: 1850-20</b>  |
| <b>Item No. Ro78</b> | <b>Council Initiatives Funding Request – Surrey Pride Society<br/>File: 1850-20</b>   |
| <b>Item No. Ro79</b> | <b>Closure of Road Adjacent to 10068, 10078, 10088 and 10098 – 133 Street<br/>(Step 1)<br/>File: 7923-0185-00</b>                           |
| <b>Item No. Ro80</b> | <b>Partnering Agreement and License Agreements with the<br/>Surrey Eagles Hockey (2022) LLP at the South Surrey Arena<br/>File: 0550-20</b> |

- Item No. Ro81**      **Award of Contract No. 1223-003-11**  
**Pressure Reducing Valve Station Upgrades**  
**File: 1223-003-11**
- Item No. Ro82**      **Award of Contract No. 1718-013-11**  
**80 Avenue Improvements from 132 Street to King George Boulevard**  
**File: 1718-013/11**
- Item No. Ro83**      **Funding Agreement with BC Hydro Award of Contract No. 5524-003**  
**Detailed Design for Sewer Heat Recovery Project**  
**File: 5524-003/01**
- Item No. Ro84**      **Acquisition of Property at 17515 - 18 Avenue for Parkland Purposes**  
**File: 0870-20/597A**
- Item No. Ro85**      **Acquisition of Property at 17547 - 18 Avenue for Parkland Purposes**  
**File: 0870-20/597A**
- Item No. Ro86**      **2023 Annual Consolidated Financial Statements**  
**File: 1880-20**

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report - Application No. 7920-0325-00  
9269 - 163 Street

Owner: Civitas Builders Inc. (Previously known as One Touch Restoration Ltd.)  
(Director Information: P. Dhaliwal)  
Agent: One Touch Restoration (Pawan Dhaliwal)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247"  
To amend OCP Figure 3: General Land Use Designations from Suburban to Urban.

**Third Reading**

"Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248"  
RH to CD - to subdivide into two single family residential lots.

**Third Reading**

2. Planning Report - Application No. 7922-0085-00  
13760, 13770, 13780, 13790 and 13806 - 101A Avenue

Owner: Deer Lake Homes Ltd. (Director Information: R. Grewal, A. Ubhi)  
Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251"  
To amend OCP Figure 3: General Land Use Designations and Figure 16: Downtown Densities  
from Multiple Residential to Downtown 3.5 FAR.

**Third Reading**

"Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252"  
RF to CD – to allow the phased development of two residential buildings including  
a 22-storey tower and a 6-storey low-rise building with a total of 318 residential  
dwelling units including 58 rental units secured with a Housing Agreement.

**Third Reading**

3. Planning Report - Application No. 7923-0075-00  
11358 – 128 Street

Owner: Calvary Worship Centre (Director Information: P. Addea-Akyea, P. Akagu-Jones,  
J. Ferrey, M. Mariani, J. Mcleod, B. Morris, R. Owusu, S. Owusu, P. Tran, J. Williamson)  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

"Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241"  
PA-2 to CD – to rezone a portion of the subject site in order to develop a 3-storey  
building with childcare, office and community service uses.

**Third Reading**

4. Planning Report - Application No. 7922-0380-00  
6631 – 152 Street

Owners: P. Sidhu, R. Sidhu  
Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244"  
To amend OCP Figure 3: General Land Use Designations from Urban to  
Multiple Residential.

**Third Reading**

"Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245"  
RH to CD – to develop a four-storey mixed-use building with 42 units and  
756 square metres of commercial space.

**Third Reading**

5. Planning Report - Application No. 7923-0374-00  
13018 - 80 Avenue

Owner: West-Bend Construction Ltd. (Director Information: R. Bellini, L. Bellini)  
Agent: Russell Brewing Company (Steve Schafer)

- \* See memorandum dated April 16, 2024.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199"  
CD to IL – to allow an exterior patio addition for the lounge endorsement of an  
existing brewery.

**Third Reading**

**Final Adoption**

Liquor License Amendment

To allow an addition of a 45 square metre patio as an extension of the lounge  
endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

At the April 22, 2024 Regular Council - Land Use Meeting, Council authorized the proposed  
Liquor License Amendment under Planning Report - Application No. 7923-0374-00 to  
proceed to Public Hearing to solicit neighbourhood feedback regarding the proposal.

If, after Public Hearing Council is in support of the proposed Liquor Application, it  
is in order for Council to pass the following resolution:

**"After taking into account the following criteria outlined in Application  
No. 7923-0374-00 dated April 22, 2024:**

- (a) the location of the establishment;**
- (b) the proximity of the establishment to other social or recreational  
facilities and public buildings;**
- (c) the person capacity and hours of liquor service of the establishment;**
- (d) the number and market focus or clientele of liquor-primary license  
establishments within a reasonable distance of the proposed location; and**
- (e) the impact of noise on the community if the application is approved; and**

after holding a Public Hearing on May 6, 2024, in accordance with City policy, to gather views of area residents and businesses with respect to the proposed patio and expansion of the lounge endorsement at Russell Brewing:

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the hours of operation for the patio are from 12:00 p.m. to 10:00 p.m., seven days a week; and
2. The applicant has entered into a Good Neighbour Agreement."

#### REZONING BYLAW – NO PUBLIC HEARING

6. Planning Report - Application No. 7924-0032-00  
16611, 16651 and 16681 - 20 Avenue

Owner: Marathon Homes Sunnyside Ltd. (Director Information: G. Gill, J. Gill)  
Agent: Marathon Homes Sunnyside Ltd. (Gurjot Gill)

Fifteen pieces of correspondence expressing support and two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21202"  
RA and RF-12 to RM-30 and RF-10 – to develop 194 townhouse units and two single family lots.

**First reading**

**Second reading**

**Third reading**

- \* Should Bylaw No. 21202 be supported, Council is requested to file Bylaw No. 20769 and close Planning Report - Application No. 7922-0149-00 and all applications associated with this project.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20769"

**That Council file Bylaw No. 20769**

**That Council close Application No. 7922-0149-00.**



Development Variance Permit No. 7924-0032-00

To reduce the minimum north front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22; to reduce the minimum north side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 18; to reduce the minimum west front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 17, 18, 30 and 31; to reduce the minimum west side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 15; to reduce the minimum south setback from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2; to reduce the minimum east side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 22; to reduce the minimum southeast side yard setback from 6.0 metres to 3.7 metres to the principal building face for Building 22; and to reduce the minimum east front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

**That Council support Development Variance Permit No. 7924-0032-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

7. Planning Report - Application No. 7920-0268-00  
15390 - 28 Avenue

Owners: K. Basraon, S. Basraon  
Agent: Terra Nobis Consulting (Jimmy Lee)

One piece of correspondence expressing support and two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21249"  
RF to RF-10 – to subdivide into 2 single family residential lots.

**First reading**

**Second reading**

**Third reading**

8. Planning Report—Application No. 7923-0209-00  
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

Owners: S. Kumar, S. Jubbal, T. Sohal, Ds 106 Developments Ltd.  
(Director Information: T. Dawson, S. Hooge)  
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

One piece of correspondence expressing support and two pieces of correspondence expressing opposition were received prior to the printing of this agenda.

"Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250"  
RF to CD – to develop a 6-storey residential building, containing 93 dwelling units  
over 2 levels of underground parking, on a consolidated site in Guildford.

**First reading**

**Second reading**

**Third reading**

9. Planning Report - Application No. 7923-0036-00  
14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)

Owner: 1212200 B.C. Ltd. (Director Information: V. Aujla, A. Ghuman)  
Agent: DF Architecture Inc. (Jessie Arora)

One piece of correspondence expressing support and two pieces of correspondence  
expressing opposition were received prior to the printing of this agenda.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21242"

To amend OCP Figure 3: General Land Use Designations from Urban to Multiple Residential.

**First reading**

**Second reading**

**Third reading**

Surrey Comprehensive Development Zone 209 (CD 209), Bylaw, 2024, No. 21243"  
RF to CD – to develop two 6-storey residential apartment buildings.

**First reading**

**Second reading**

**Third reading**

10. Planning Report - Application No. 7923-0053-00  
14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue; 10325 – 149 Street  
(10327 – 149 Street); Portion of unopened lane

Owner: 1386170 B.C. Ltd. (Director Information: J. Sidhu)  
Agent: Cre 8 Architecture Ltd. (Jaswinder Singh)

One piece of correspondence expressing support, two pieces of correspondence expressing opposition and one piece of correspondence expressing concerns were received prior to the printing of this agenda.

"Surrey Comprehensive Development Zone 205 (CD 205), Bylaw, 2024, No. 21246"  
RF to CD – to develop two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

**First reading**

**Second reading**

**Third reading**

## PERMITS

- ii. Planning Report - Application No. 7921-0174-01  
1788 - 168 Street

Owner: Dlj Development Ltd. (Director Information: B. Johal)  
Agent: Architecture Panel (Ruchir Dhall)

Development Variance Permit No. 7921-0174-01  
To reduce the minimum rear yard (east) setback from 6.0 metres to 4.5 metres to the principal building face and to allow parking within the required setback along the southern portion of the site to permit the development of 123 townhouse units, and a detention pond.

Three pieces of correspondence expressing opposition were received prior to the printing of this agenda.

**That Council support Development Variance Permit No. 7921-0174-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

**FINAL ADOPTIONS**

12. 2024 Development Cost Charge Bylaw - Corporate Report No. 2024-R032

Council direction received February 26, 2024

"Surrey Development Cost Charge Bylaw, 2024, No. 21174"

3900-20-21174

A new regulatory bylaw to impose development cost charges to assist the City in paying the capital cost of providing sewage, water, drainage and highway facilities as well as park land acquisition and improvements, for new subdivisions and the construction or alteration of buildings. This bylaw will also repeal Bylaw No. 20865.

**Final Adoption**

13. 2024 Five-Year (2024-2028) Financial Plan

"Surrey 2024 – 2028 Consolidated Financial Plan Bylaw, 2024, No. 21216"

3900-20-21216

To provide for the adoption of the Surrey 2024 – 2028 Consolidated Financial Plan

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey 2024 – 2028 General Operating Financial Plan Bylaw, 2024, No. 21217"

3900-20-21217

To provide for the adoption of the Surrey 2024 – 2028 General Operating Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218"

3900-20-21218

To provide for the adoption of the Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey 2024 – 2028 Capital Financial Plan Bylaw, 2024, No. 21219"

3900-20-21219

To provide for the adoption of the Surrey 2024 – 2028 Capital Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2024, No. 21220"

3900-20-21220

To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21221"

3900-20-20221

To amend Schedule A and Section 22 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Animal Responsibility Bylaw, 2017, No. 19105, Amendment Bylaw, 2024, No. 21222"

3900-20-20222

To amend Schedule B and C to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Electrical Safety By-law, 2004, No. 15596, Amendment Bylaw, 2024, No. 21223"  
3900-20-21223  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21224"  
3900-20-21224  
To amend Schedule A, B, D, E, F, G, H, I, J, K, L and N to incorporate a fee increase  
as approved in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Fire Service By-law, 1990, No. 10771, Amendment Bylaw, 2024, No. 21225"  
3900-20-21225  
To amend Sections 30, 34, 36 to incorporate a fee increase as approved in the  
2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Highway and Traffic By-law, 1997, No. 13007, Amendment Bylaw, 2024, No. 21226"  
3900-20-21226  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21227"  
3900-20-21227  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Plumbing By-law, 1981, No. 6569, Amendment Bylaw, 2024, No. 21228"  
3900-20-21228  
To amend Section 9 and 10 to incorporate a fee increase as approved in the 2024 -  
2028 Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024,  
No. 21229"  
3900-20-21229  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21230"  
3900-20-21230  
To amend Section 36, 37, 38, 39, 40 and 71 to incorporate a fee increase as approved  
in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Fireworks Regulation By-law, 1974, No. 4200, Amendment Bylaw, 2024, No. 21231"  
3900-20-21231  
To amend Section 6 to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Secondary Suite Service Fee By-law, 2011, No. 17356, Amendment Bylaw, 2024,  
No. 21232"  
3900-20-21232  
To amend Section 3 to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Vehicles for Hire By-law, 1999, No. 13610 Amendment By-law, 2024, No. 21233"  
3900-20-21233  
To amend Schedule G to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142,  
Amendment Bylaw, 2024, No. 21234"  
3900-20-21234  
To amend Schedule G to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

Approved by Council: April 22, 2024  
Corporate Report Item No. 2024-F002-F003

**Final Adoption**



"2024 Revenue Anticipation Bylaw, 2024, No. 21235"

3900-20-21235

Pursuant to Section 177 of the *Community Charter*, this annual revenue anticipation bylaw permits the City to incur an operating overdraft as may be necessary to optimize the City's overall return on its investment portfolio.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391, Amendment Bylaw, 2024, No. 21236"

3900-20-21236

To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey General Rates Levy Bylaw, 2024, No. 21237"

3900-20-21237

To levy rates for general City purposes and special services for the 2024 tax year in the City of Surrey.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Surrey Special Rates Levy Bylaw, 2024, No. 21238"

3900-20-21238

To levy rates in the City of Surrey to provide for the cost of special services therein for the year 2024.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"Roads and Traffic Safety Levy Bylaw, 2024, No. 21239"

3900-20-21239

To levy rates in the City of Surrey to provide for roads and traffic safety for the year 2024.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

"MVRD Tax Requisition Bylaw, 2024, No. 21240"

3900-20-21240

To levy rates in the City of Surrey to provide for the amounts requested by the Metro Vancouver Regional District for the year 2024.

Approved by Council: April 22, 2024

Corporate Report Item No. 2024-F002-F003

**Final Adoption**

**INTRODUCTIONS**

14. "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 10078, 10088 and 10098 – 133 Street, Bylaw 2024, No. 21197"  
3900-20-21197  
To remove the dedication of a 122.4 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7923-0185-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

**Note:** This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R079.

**First reading**

**Second reading**

**Third reading**

**I. CLERK'S REPORT**

1. **Discover Surrey - 2023 Annual Performance and Financial Report**

Council is requested to receive this report for information.

**J. NOTICE OF MOTION**

This section has no items to consider.

**K. OTHER BUSINESS**

**1. Surrey Tree Protection Bylaw**  
File: 6300-01

At the April 22, 2024 Regular Council - Public Hearing meeting, Councillor Kooner put forward the following notice of motion:

"That Council direct staff to bring forward a corporate report regarding potential amendments to Surrey Tree Protection Bylaw with the following:

- a. Improvement for permit processing timeline, tree protection guidelines, increased clarity, and improved equity; and
- b. Bring forward a pathway to increasing penalties for removing or damaging any city trees within one month if approved by Council."

**L. ADJOURNMENT**

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.

CITY OF SURREY

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# ADOPTIONS

# ADOPTION OF THE AGENDA

CITY OF SURREY

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# ADOPTION OF MINUTES



**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Stutt

**Absent:**

Councillor Nagra

**Staff Present:**

City Manager  
City Clerk and Director of Legislative Services  
General Manager, Social Infrastructure and  
Community Investments  
City Solicitor  
Director, Strategic Initiatives & Investments

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**A. MOTION TO HOLD A MEETING IN A CLOSED SESSION**

It was

Moved by Councillor Annis

Seconded by Councillor Bains

That Council close the meeting to the public pursuant to Section 90(1)(a), (d), (e), (i), (k) and (m) and Section 90(2)(b) *Community Charter*, which states:

- "(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
  - (d) the security of property of the municipality;
  - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interest of the municipality;
  - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
  - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interest of the municipality if they were held in public;
  - (m) a matter that, under another enactment, is such that the public may be excluded from the meeting.

- (2) A part of a council meeting must be closed to the public if the subject matter being considered relates to one or more of the following:
  - (b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party."

RES.R24-662

Carried

**B. ADJOURNMENT**

It was

Moved by Councillor Annis  
Seconded by Councillor Bains  
That the April 22, 2024 Special Council

meeting be adjourned.

RES.R24-663

Carried

The Special Council adjourned at 3:37pm.

Certified correct:

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Jennifer Ficocelli, City Clerk and  
Director of Legislative Services

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Mayor Brenda Locke



**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Nagra  
Councillor Stutt

**Absent:****Staff Present:**

City Manager  
City Clerk  
General Manager, Social Infrastructure &  
Community Investment  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Director Development Planning  
Chief Development Approvals Officer

**A. DELEGATIONS****1. Sheila Raikadroka, Executive Board Member & Surrey Resident  
New Westminster & District Labour Council**

The delegation provided a presentation regarding the CLC's 2024 theme Safe Work Now! and an update on workers' health and safety issues, WorkSafe BC regulatory reviews and changes that have impacted BC's workplace accident and fatality rates. The following information was highlighted:

- Each year, the New Westminster & District Labour Council (NWDLC) presents to City Councils and school boards to seek their support and recognition of April 28 as the day of mourning for workers killed and injured on the job. Annually almost a thousand people in Canada die due to work-related incidents and diseases. This only counts fatalities accepted by the workers compensation system. Cases of workplace injuries, accidents, and illnesses remain under-reported.
- Construction is one of the industries with the highest reported crane deaths and the International Union of Operating Engineers is sounding the alarm following four recent incidents involving tower cranes. There is still work to be done regarding crane safety. There is an opportunity to become a leader in tower crane safety and prevent future accidents.
- The NWDLC highlights prevention measures, such as creating a national plan to remove toxic substances like asbestos, strengthen laws and protect workers from violence and harassment, and ensure workers know their rights and have the tools to be safe on the job. The NWDLC encourages government at all levels to remove barriers to joining a union, and ensuring workers have protection and rights that come with a union as strong unions make safe workplaces.

**B. ADJOURNMENT**

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That the Council-in-Committee meeting be

adjourned.

Carried

The Council-in-Committee adjourned at 5:28 p.m.

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Stephanie Nichols, Deputy City Clerk

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Mayor Brenda Locke, Chairperson

**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Nagra  
Councillor Stutt

**Absent:****Staff Present:**

City Manager  
Deputy City Clerk  
General Manager, Social Infrastructure & Community  
Investments  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Chief Development Approvals Officer  
Director, Development Planning

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the agenda of the April 22, 2024,

Regular Council Land Use meeting be adopted.

RES.R24-664

Carried

**B. PLANNING REPORTS****1. Planning Report - Application No. 7923-0374-00  
13018 - 80 Avenue**

Owner: West-Bend Construction Ltd.

Director Information: R. Bellini, L. Bellini

Officer Information as at March 2, 2022: R. Bellini (President),  
L. Bellini (Secretary)

Agent: Russell Brewing Company (Steve Schafer)

**Rezoning from CD (Bylaw No. 19295) to IL  
Liquor License Amendment (patio addition)**

*to permit an exterior patio addition for the lounge endorsement of an existing brewery.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19295)" to "Light Impact Industrial Zone (IL)", and a date be set for Public Hearing.
2. a Public Information Meeting in the form of a Public Hearing be set to solicit feedback from area residents and business owners' regarding the proposed liquor license amendment with the following limitations:

- (a) the addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

RES.R24-665 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-666 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199" pass its second reading.  
Carried

RES.R24-667 It was then Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199" and the Public Input for the Liquor License Amendment be held at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

**2. Planning Report - Application No. 7923-0075-00  
 11358 - 128 Street**

Owner: Calvary Worship Centre  
Director Information: P. Addea-Akyea, P. Akagu-Jones, J. Ferrey, M. Mariani, J. Mcleod, B. Morris, R. Owusu, S. Owusu, P. Tran, J. Williamson  
No Officer Information Filed.

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

**Rezoning a portion from PA-2 to CD  
 Development Permit**

*to permit the development of a 3-storey building with childcare, office and community service uses.*

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That:

- 1. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II), and the finalized geotechnical report.
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and
  - (j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R24-668

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development

Zone 210 (CD 210), Bylaw, 2024, No. 21241" pass its first reading.

RES.R24-669

Carried

The said Bylaw was then read for the second time.

RES.R24-670 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development  
 Zone 210 (CD 210), Bylaw, 2024, No. 21241" pass its second reading.  
Carried

RES.R24-671 It was then Moved by Councillor Hepner  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241" be held at  
 City Hall on May 6, 2024, at 7:00 p.m.  
Carried

**3. Planning Report - Application No. 7923-0036-00  
 14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)**  
 Owner: 1212200 B.C. Ltd.  
Director Information: V. Aujla, A. Ghuman  
No Officer Information Filed as at June 11, 2023.  
 Agent: DF Architecture Inc (Jessie Arora)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**Rezoning from RF to CD**  
**Development Permit**  
*to permit the development of two, 6-storey residential apartment buildings.*

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That:

1. Council file Bylaw Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for Bylaw No. 21242 to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. Council endorse the Public Notification to proceed for Bylaw No. 21243 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).

- 6. 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) final approval from TransLink;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (i) 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;
  - (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; and
  - (k) Stage 2 approval of the Fleetwood Plan.

RES.R24-672

Carried

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19543" be filed.

RES.R24-673

Carried

RES.R24-674 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19544" be filed.  
Carried

RES.R24-675 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Planning Report - Application  
No. 7916-0673-00 be closed.  
Carried

4. **Planning Report - Application No. 7922-0380-00  
6631 - 152 Street**  
Owners: P. Sidhu, R. Sidhu  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**NCP Amendment from "Townhouses (max 15 u.p.a.)" to "Mixed -Use  
Commercial/Residential"**  
**Rezoning from RH to CD (based on RM-70 and C-5)**  
**Development Permit**  
*to permit the development of a four-storey mixed-use building with 42 units and  
756 square metres of commercial space.*

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:



- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

RES.R24-676

Carried

RES.R24-677 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21244" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-678 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21244" pass its second reading.  
Carried

RES.R24-679 It was then Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244" be  
held at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

RES.R24-680 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 206 (CD 206), Bylaw, 2024, No. 21245" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-681 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 206 (CD 206), Bylaw, 2024, No. 21245" pass its second reading.  
Carried

RES.R24-682 It was then Moved by Councillor Hepner  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245" be held  
at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

5. **Planning Report - Application No. 7923-0053-00**  
**14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue;**  
**10325 – 149 Street (10327 – 149 Street); Portion of unopened lane**  
 Owner: 1386170 B.C. Ltd.

Director Information: J. Sidhu

No Officer Information Filed.

Agent: Cre 8 Architecture Ltd. (Jaswinder Singh)

**Rezoning from RF to CD (based on RM-70)**

**Development Permit**

*to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.*

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21246 to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;
- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and
- (k) 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.

RES.R24-683

Carried

**6. Planning Report - Application No. 7920-0325-00  
9269 - 163 Street**

Owner: Civitas Builders Inc. (Previously known as One Touch Restoration Ltd.)

Director Information: P. Dhaliwal

Officer Information as at October 1, 2023: P. Dhaliwal (President)

Agent: One Touch Restoration (Pawan Dhaliwal)

**OCP Amendment from "Suburban" to "Urban"**

**Rezoning from RH to CD (Based on RF Zone)**

*to allow subdivision into two single family residential lots.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

- 3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
- 4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

RES.R24-684

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247" pass its first reading.

RES.R24-685

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247" pass its second reading.

RES.R24-686

Carried

RES.R24-687 It was then Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247" be  
 held at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

RES.R24-688 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development  
 Zone 203 (CD 203), Bylaw, 2024, No. 21248" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-689 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development  
 Zone 203 (CD 203), Bylaw, 2024, No. 21248" pass its second reading.  
Carried

RES.R24-690 It was then Moved by Councillor Kooner  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248" be held  
 at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

- 7. **Planning Report - Application No. 7920-0268-00  
 15390 - 28 Avenue**  
 Owners: K. Basraon, S. Basraon  
 Agent: Terra Nobis Consulting (Jimmy Lee)  
**LAP Amendment from "Single Family Residential (6 u.p.a.)" to "Single Family  
 Small Lots"**  
**Rezoning from RF to RF-10**  
*to allow subdivision into 2 single family residential lots.*

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21249 to  
 rezone the subject site from "Single Family Residential Zone (RF)" to  
 "Single Family Residential 10 Zone (RF-10)".

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
  
3. Council pass a resolution to amend the King George Highway Corridor Neighbourhood Concept Plan to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots", when the project is considered for Final Adoption.

RES.R24-691

Carried

8. **Planning Report - Application No. 7923-0209-00  
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street**  
 Owners: S. Kumar, S. Jubbal, T. Sohal,  
 Ds 106 Developments Ltd.  
Director Information: T. Dawson, S. Hooge  
No Officer Information as at March 29, 2023.  
 Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)  
**NCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"**  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.*

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21250 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. 7923-0209-00 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and



- (k) 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.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential", when the project is considered for Final Adoption.

RES.R24-692

Carried

9. **Planning Report - Application No. 7922-0085-00  
13760, 13770, 13780, 13790 and 13806 - 101A Avenue**

Owner: Deer Lake Homes Ltd.

Director Information: R. Grewal, A. Ubhi

Officer Information as at January 29, 2024: R. Grewal (Secretary),  
A. Ubhi (President)

Agent: Flat Architecture Inc. (Rajinder Warraich)

**OCP Amendment to Figures 3 and 16 from "Multiple Residential" to  
"Downtown 3.5 FAR".**

**City Centre Plan Amendment from "Low to Mid Rise Residential" to  
"Mid to High Rise Residential".**

**Rezoning from RF to CD**

**Development Permit**

**Housing Agreement**

*to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown 3.5 FAR" and to Figure 16: Downtown Densities to include the site, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).
6. 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 plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;
  - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant for the residential tower 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;
  - (j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
  - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;

- (l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;
- (m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and
- (n) 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.

7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential", when the project is considered for final adoption.

RES.R24-693

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251" pass its first reading.

RES.R24-694

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251" pass its second reading.

RES.R24-695

Carried

It was then

Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251" be held at City Hall on May 6, 2024, at 7:00 p.m.

RES.R24-696

Carried

It was

Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252" pass its first reading.

RES.R24-697

Carried

The said Bylaw was then read for the second time.

RES.R24-698 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 207 (CD 207), Bylaw, 2024, No. 21252" pass its second reading.  
Carried

RES.R24-699 It was then Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252" be held  
at City Hall on May 6, 2024, at 7:00 p.m.  
Carried

RES.R24-700 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "The Deer Lake Homes Ltd. Housing  
Agreement, Authorization Bylaw, 2024, No. 21253" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-701 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "The Deer Lake Homes Ltd. Housing  
Agreement, Authorization Bylaw, 2024, No. 21253" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-702 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "The Deer Lake Homes Ltd. Housing  
Agreement, Authorization Bylaw, 2024, No. 21253" pass its third reading.  
Carried

- 10. Planning Report - Application No. 7924-0032-00  
16611, 16651, and 16681 - 20 Avenue**  
Owner: Marathon Homes Sunnyside Ltd.  
Director Information: G. Gill, J. Gill  
No Officer Information Filed as at October 1, 2023.  
Agent: Marathon Homes Sunnyside Ltd.  
**NCP Amendment from "Cluster Residential 6-10 upa" and "Low Density  
Residential 6-10 upa" to "Multiple Residential 15-25 upa".**  
**NCP Amendment to eliminate flex road and drainage corridor.**  
**Rezoning from RA and RF-12 to RM-30 and RF-10**  
**Development Permit / Development Variance Permit**  
*to permit the development of 194 townhouse units and two single family lots.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21202 to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V, from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).
3. should Council grant First and Second Reading to the subject application, Council file Bylaw No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.
4. Council approve Development Variance Permit No. 7924-0032-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and

- (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
  - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
  - (l) 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 Department.

6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.

RES.R24-703

Carried

### C. ADDITIONAL PLANNING COMMENTS

#### 1. **Planning Report - Application No. 7921-0174-01 1788 - 168 Street**

Owner: Dlj Development Ltd.

Director Information: B. Johal,

No Officer Information Filed as at March 19, 2023.

Agent: Architecture Panel (Ruchir Dhall)

**NCP Amendment from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network.**

**Development Variance Permit**

*to permit the development of 123 townhouse units, and a detention pond.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council approve Development Variance Permit No. 7921-0174-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
  - (b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
  - (i) 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;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (l) 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; and
  - (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.
3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

RES.R24-704

Carried



**D. ITEMS REFERRED BACK**

This section had no items to consider.

**E. CORPORATE REPORTS**

This section had no items to consider.

**F. CORRESPONDENCE**

This section had no items to consider.

**G. NOTICE OF MOTION**

This section had no items to consider.

**H. BYLAWS AND PERMITS**

**BYLAWS**

1. Planning Report - Application No. 7921-0131-00  
7140 - 141A Street (7138 - 141A Street)

Owners: S. Uppal, A. S. Uppal, A. K. Uppal  
Agent: Arcotech Development Inc. (Daoud Nouri)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20533"  
RM-D to RF - to permit the construction of one single family dwelling.

Council direction received December 6, 2021

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2021, No. 20533" be finally adopted.

RES.R24-705

Carried

**BYLAWS WITH PERMITS**

- 2. Planning Report - Application No. 7916-0258-00  
13941 - 64 Avenue

Owner: 1069455 B.C. Ltd. (Director Information: I. Dhaliwal, P. Dhaliwal, T. Paul, K. Rai)

Agent: Hub Engineering Inc. (Mike Kompter)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19763"  
RA to RF-13, RF-SD and RM-23 - in order to subdivide into 4 single family small lots, 10 semi-detached residential units and 3 row housing units.

Council direction received January 14, 2019

- \* See memorandum dated April 16, 2024

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council amend the South Newton  
 Neighbourhood Concept Plan to redesignate portions of the site from Townhouses  
 (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to  
 Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks.

RES.R24-706

Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19763" be finally adopted.

RES.R24-707

Carried

Development Variance Permit No. 7916-0258-00  
 To reduce the minimum lot depth for proposed Lots 6 and 7; reduce the minimum  
 separation distance between the principal dwelling and an accessory building for  
 proposed Lot 7; allow front facing double garages on proposed Lots 15, 16 and 17;  
 and reduce the minimum rear yard setback for proposed Lot 14.

Supported by Council April 1, 2019

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council authorize the issuance of  
 Development Variance Permit No. 7916-0258-00.

RES.R24-708

Carried

Development Permit No. 7916-0258-00  
To issue Development Permit for Form and Character and for Sensitive Ecosystems (Streamside Areas).

Council authorized to draft January 14, 2019

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of  
Development Permit No. 7916-0258-00.

RES.R24-709 Carried

- 3. Planning Report - Application No. 7918-0132-00  
14188 - 62 Avenue

Owner: Sabremark Developments Inc. (Director Information: R. Shoker)  
Agent: Sabremark Developments Inc. (Rikki Shoker)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162"  
RH to CD - to permit the development of a three-storey mixed use building  
consisting of 18 rental apartment units and 477 square metres of ground-floor  
commercial space.

Council direction received September 14, 2020

- \* See memorandum dated April 16, 2024

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council amend South Newton  
Neighbourhood Concept Plan (NCP) to redesignate the land from "Mixed  
Commercial - Residential (Townhouses)" to "Mixed Commercial-Residential  
(Apartments)".

RES.R24-710 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20162" be finally adopted.

RES.R24-711 Carried

"The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020,  
No. 20163"  
To enter into a Housing Agreement to secure the rental apartment units for a  
period of 20 years for the site located at 14188 - 62 Avenue.

Council direction received September 14, 2020

RES.R24-712	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020, No. 20163" be finally adopted. <u>Carried</u>
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Development Permit No. 7918-0132-00  
 To issue Development Permit for Form and Character.

Council authorized to draft September 14, 2020

RES.R24-713	It was	Moved by Councillor Kooner Seconded by Councillor Stutt That Council authorize the issuance of Development Permit No. 7918-0132-00. <u>Carried</u>
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4. Planning Report - Application No. 7919-0177-00  
 11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street

Owner: Quadra Holdings (King George) Ltd. (Director Information: M. Redekop, P. Warkentin)

Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958"

To amend OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.7 FAR.

Council direction received May 15, 2023

RES.R24-714	It was	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958" be finally adopted. <u>Carried</u>
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"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959"  
 RF and RM to CD - to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

Council direction received May 15, 2023

RES.R24-715

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Comprehensive Development  
 Zone 119 (CD 119), Bylaw, 2023, No. 20959" be finally adopted.  
Carried

Development Variance Permit No. 7919-0177-00  
 To vary the requirement in Section 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a gross floor area ratio of up to 2.7, will not be required to utilize hydronic systems for space heating within individual units in order to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre

Supported by Council December 18, 2023

RES.R24-716

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That Council authorize the issuance of  
 Development Variance Permit No. 7919-0177-00.  
Carried

Development Permit No. 7919-0177-00  
 To issue Development Permit for Form and Character.

Council authorized to Draft May 15, 2023

RES.R24-717

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council authorize the issuance of  
 Development Permit No. 7919-0177-00.  
Carried

- 5. Planning Report - Application No. 7921-0063-00  
 14683 - 104 Avenue

Owner: RDG Guilden Development Ltd. (Director Information: R. Elliott, M. Rempel)  
 Agent: Focus Architecture (Colin A. Hogan)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20759"  
 To amend OCP Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site 14683 - 104 Avenue to allow density up to 2.29 FAR.

Council direction received October 3, 2022

\* See memorandum dated April 16, 2024



RES.R24-721	<p>It was</p> <p>Housing Agreement, Authorization Bylaw, 2023, No. 21084" be finally adopted.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Bains          That "The Surrey Gardens Holdings Ltd.  <u>Carried</u></p>
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Development Variance Permit No. 7923-0273-00  
 To reduce the required off-street parking from 0.9 to 0.65 parking spaces per dwelling unit in Block B; to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Block B); and to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Blocks A and D) in order to reduce the residential off-street parking requirements for three proposed market rental apartment buildings.

Supported by Council November 20, 2023

RES.R24-722	<p>It was</p> <p>Development Variance Permit No. 7923-0273-00.</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Bains          That Council authorize the issuance of  <u>Carried</u></p>
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**PERMITS**

- 7. Planning Report - Application No. 7915-0238-00, 7915-0238-01  
 6292 - 148 Street

Owner: 0875510 B.C. Ltd. (Director Information: J. Dhaliwal, A. Sahota)  
 Agent: WSP Group Canada/Hunter Laird (Dexter Hirabe)

Development Variance Permit No. 7915-0238-01  
 To reduce the minimum lot depth on proposed Lot 1 from 22.0 metres to 11.4 metres; to reduce the minimum rear yard setback on proposed Lot 1 from 7.5 metres to 2.0 metres; and to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" from 15 metres to 8.8 metres in order to subdivide into one single family lot and one open space lot for conveyance to the City.

Supported by Council October 30, 2023

RES.R24-723	<p>It was</p> <p>Development Variance Permit No. 7915-0238-01.</p>	<p>Moved by Councillor Bains          Seconded by Councillor Stutt          That Council authorize the issuance of  <u>Carried</u></p>
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Development Permit No. 7915-0238-00  
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft October 16, 2023

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council authorize the issuance of

Development Permit No. 7915-0238-00.

RES.R24-724

Carried

**I. CLERKS REPORT**

This section had no items to consider.

**J. OTHER BUSINESS**

This section had no items to consider.

**K. ADJOURNMENT**

It was  
Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the April 22, 2024 Regular Council –

Land Use meeting be adjourned.

RES.R24-725

Carried

The Regular Council - Land Use meeting adjourned at 5:48 p.m.

Certified correct:

\_\_\_\_\_  
Stephanie Nichols, Deputy City Clerk

\_\_\_\_\_  
Mayor Brenda Locke



**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Nagra  
Councillor Stutt

**Absent:**

**Staff Present:**

City Manager  
City Clerk and Director of Legislative Services  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
General Manager, Social Infrastructure & Community Investments  
City Solicitor  
Chief Development Approvals Officer  
Director, Development Planning  
Fire Chief

**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the agenda of the April 22, 2024,  
Regular Council Public Hearing meeting be adopted.  
RES.R24-726 Carried

**2. Adoption of the Minutes**

**a. Special Council – April 2, 2024**

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the minutes of the Special Council  
meeting held on April 2, 2024, be adopted.  
RES.R24-727 Carried

**b. Special Council – April 8, 2024**

It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the minutes of the Special Council  
meeting held on April 8, 2024, be adopted.  
RES.R24-728 Carried

**c. Council-in-Committee – April 8, 2024**

RES.R24-729 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the  
Council-in-Committee meeting held on April 8, 2024, be received.  
Carried

**d. Regular Council - Land Use – April 8, 2024**

RES.R24-730 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the minutes of the Regular Council –  
Land Use meeting held on April 8, 2024, be adopted.  
Carried

**e. Regular Council - Public Hearing – April 8, 2024**

RES.R24-731 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Regular Council -  
Public Hearing meeting held on April 8, 2024, be adopted.  
Carried

**B. DELEGATIONS - PUBLIC HEARING**

- 1. Planning Report - Application No. 7921-0272-00**  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21208"  
"Surrey Comprehensive Development Zone 202 (CD 202), Bylaw, 2024, No. 21209"

CIVIC ADDRESS: 18756 No. 10 (56 Avenue) Highway  
(18778 No. 10 (56 Avenue) Highway)

APPLICANT: Owner: 653699 B.C. Ltd. (Director Information: H. Johal, M. Johal)  
Agent: Ankenman Associates Architects Inc. (Emily Kearns)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the site from Suburban to Multiple Residential. The proposal also includes rezoning the same site from Neighbourhood Commercial Zone to Comprehensive Development Zone in order to develop a 5-storey mixed-use building, with a total of 74 dwelling units and 1,458 square metres of commercial/retail space.

The Notice of the Public Hearing was read by the City Clerk.

P. Samra, Cloverdale: The delegation expressed opposition to the proposal citing infrastructure, road safety, traffic, access and egress to the site, road safety, congestion, parking, and school.

B. Khaira, Cloverdale: The delegation expressed opposition to the proposal citing noise, character of neighborhood, road safety, traffic, parking, privacy, and building height.

J. Basra, Cloverdale: The delegation expressed support for the proposal citing community consultation, affordable housing, commercial plaza, traffic, economic development, and neighbourhood vitality.

T. Rana, Cloverdale: The delegation expressed opposition to the proposal citing building height, privacy, congestion, access and egress to the site, road safety, parking, and lack of consultation.

P. Samra, South Surrey/Surrey Resident: The delegation expressed opposition to the proposal citing congestion, traffic, and road safety.

D. Sharma, Fleetwood: The delegation expressed opposition to the proposal citing building height, lack of community plan, public consultation, and neighbourhood character.

J. Sidhu, Cloverdale: The delegation expressed support for the proposal citing building design, commercial plaza, traffic, economic growth, additional housing, proximity to transit, and parking.

H. Sahi, Cloverdale: The delegation expressed support for the proposal citing commercial plaza, walkability, and proximity to transit and the future hospital.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, green roof, biodiversity, and habitat.

J. Dhaliwal, Surrey Resident: The delegation expressed support for the proposal citing mixed-use development in Cloverdale, additional housing, economic development, and proximity to Campbell Heights Business Center, future hospital and future Cloverdale Sports and Ice Complex.

H. Johal, Cloverdale: The delegation expressed support for the proposal citing neighborhood enhancement, amenities, vibrant and livable environment, parking, commercial plaza, economic growth, spaces for social interaction, diversity, proximity to transit and future hospital, traffic, environment, and urban design and landscape.

E. Kearns, Architect: The delegation expressed support for the proposal citing additional housing, adaptable housing, accessibility features, commercial retail units, buffer for highway noise, oversized trees to protect privacy, amenity space, trees, parking, proximity to transit, and sustainability.

M. Dee, Cloverdale: The delegation expressed opposition to the proposal citing congestion, building height, and community consultation.

S. Pelia, Cloverdale: The delegation expressed opposition to the proposal citing building height, traffic congestion, road safety, privacy, and requested that a hedge be planted on the property.

N. Singh, Cloverdale: The delegation expressed opposition to the proposal citing traffic congestion, privacy, building height, and consultation.

N. Gill, Cloverdale: The delegation expressed opposition to the proposal citing traffic and congestion.

M. Garcha, Cloverdale: The delegation expressed opposition to the proposal citing road safety, traffic, privacy, and consultation.

A. Manji, Cloverdale: The delegation expressed opposition to the proposal citing consultation, traffic, access and egress to the site, and suggested an alternate exit on 187 Street.

J. Dar, Cloverdale: The delegation expressed opposition to the proposal citing privacy, congestion, road safety, and requested additional consultation.

J. Sandhu, Cloverdale: The delegation expressed opposition to the proposal citing consultation, building height, traffic, parking, road safety, and property value.

T. B, Cloverdale: The delegation expressed concern for the proposal citing lack of information and public consultation.

The following expressed opposition for the proposal but did not wish to speak:

- R. Gill, Cloverdale

Written submissions were received as follows:

- S. Bains expressing opposition for the proposal citing traffic.
- T. Rana expressing opposition for the proposal citing traffic congestion, privacy, safety hazards for pedestrians and cyclists and security in the neighbourhood.
- J. Pelia expressing opposition for the proposal citing privacy, traffic, safety risks for pedestrians and noise.
- M. Dhir expressing opposition for the proposal citing privacy, traffic, parking, noise, dust, quality of life, neighbourhood and pedestrian safety.
- S. Pelia expressing opposition for the proposal citing privacy, noise, quality of life, traffic, parking and safety.
- T. Atkinson expressing opposition for the proposal citing character of neighbourhood, width of the new roadway and traffic.
- S. Pelia expressing opposition for the proposal citing traffic, current infrastructure, community safety and quality of life.

- N. Singh expressing opposition for the proposal citing privacy, views, traffic and parking.
- B. Rana expressing opposition for the proposal citing traffic, privacy, pedestrian safety and tranquil environment.
- G. Jatt expressing opposition for the proposal.
- K. Pelia expressing opposition for the proposal citing safety and security, increased theft and crime in the area and high foot traffic.
- M. Singh expressing opposition for the proposal.
- K. Purba expressing opposition for the proposal.
- H. Pelia expressing opposition for the proposal.
- P. Lidder expressing opposition for the proposal.
- S. Nagra expressing opposition for the proposal citing overcrowding, lower quality of life, density, infrastructure, transportation, parking, public services, congestion and character of the community.
- S. Nagra expressing opposition for the proposal.
- R. Nagra expressing opposition for the proposal.
- S. Kaur expressing opposition for the proposal citing adjustment of entrance location, traffic and safety issues.
- M. Dhir expressing opposition for the proposal.
- P. Lidder expressing concern for the proposal citing traffic and safety of cyclists and pedestrians.
- K. Sambhi expressing concern for the proposal citing this should not go through.
- A. Huang expressing support for the proposal.
- K. Sk expressing opposition for the proposal.
- A. Manji expressing opposition for the proposal citing traffic infrastructure, safety concerns for pedestrians and vehicles and street parking.
- R. Kurian expressing opposition for the proposal citing safety risk for pedestrians and vehicles, privacy, and parking.
- G. Gill expressing opposition for the proposal.
- D. Gill expressing opposition for the proposal.
- L. Robichaud expressing opposition for the proposal citing congestion.
- P. Sandhu expressing opposition for the proposal.
- J. Sidhu expressing opposition for the proposal.
- R. Sidhu expressing opposition for the proposal.
- S. Rai expressing opposition for the proposal.
- S. Rai expressing opposition for the proposal.
- J. Grewal expressing opposition for the proposal.
- P. Sawal expressing opposition for the proposal citing traffic, safety risks of pedestrians, parking and privacy.
- M. Singh expressing opposition for the proposal.
- G. Gill expressing opposition for the proposal citing congestion, privacy and infrastructure.
- G. Gill expressing opposition for the proposal citing congestion, privacy and infrastructure.
- S. Sandhu expressing opposition for the proposal citing congestion and traffic.
- S. Sandhu expressing opposition for the proposal citing privacy and congestion.
- S. Sandhu expressing opposition for the proposal citing infrastructure and character of neighbourhood.

- J. Mudhar expressing opposition for the proposal citing congestion, traffic and privacy.
- N. Sandhu expressing opposition for the proposal citing privacy and traffic.
- H. Kang expressing opposition for the proposal.
- H. Kang expressing opposition for the proposal.
- H. Kalirai expressing opposition for the proposal.
- D. Lidhar expressing opposition for the proposal citing no neighbourhood consultation, privacy and congestion.
- B. Kang expressing opposition for the proposal.
- I. Kang expressing opposition for the proposal.
- J. Kang expressing opposition for the proposal.
- S. Lidhar expressing opposition for the proposal citing space, congestion and traffic.
- S. Kaur expressing opposition for the proposal.
- T. Kalirai expressing opposition for the proposal.
- T. Kalirai expressing opposition for the proposal.
- T. Kalirai expressing opposition for the proposal.
- A. Sandhu expressing opposition for the proposal citing parking, traffic, risk of pedestrian safety, privacy, schools and more portables and congestion.
- K. Hundal expressing opposition for the proposal citing children’s safety, increased traffic and congestion.
- H. Parhar expressing opposition for the proposal citing character of neighbourhood and traffic.
- S. Parhar expressing opposition for the proposal citing character of neighbourhood and traffic.
- S. Mangat expressing opposition for the proposal citing parking, safety risks for pedestrians and traffic.
- C. Harper expressing opposition for the proposal citing traffic, safety risks of residents and pedestrians, increase in number of accidents, parking and privacy.
- C. Keen expressing opposition for the proposal citing character of neighbourhood.
- J. Sangha expressing opposition for the proposal.
- J. Sangha expressing opposition for the proposal.
- C. Chung expressing opposition for the proposal.
- C. Sangha expressing opposition for the proposal.
- S. Sidhu expressing opposition for the proposal.
- J. Sidhu expressing opposition for the proposal.
- N. Kaur expressing opposition for the proposal.
- S. Sidhu expressing opposition for the proposal.
- A. Sekhon expressing opposition for the proposal citing privacy, congestion, and traffic.
- P. Hans expressing opposition for the proposal citing traffic, congestions, privacy and buffer zone trees is not sufficient.
- P. Hans expressing opposition for the proposal citing traffic, privacy and congestion.
- A. Ramakrishnan expressing opposition for the proposal citing traffic, safety risk for pedestrians, parking and privacy.
- A. Bhagtana expressing opposition for the proposal.
- D. Gill expressing opposition for the proposal.

- J. Bhagtana expressing opposition for the proposal.
- M. Sanghera expressing opposition for the proposal.
- R. Kingra expressing opposition for the proposal citing traffic and crowding with street parking.
- D. Lavoie expressing opposition for the proposal citing congestions, parking, traffic and pedestrian safety.
- B. Kingra expressing opposition for the proposal.
- G. Kingra expressing opposition for the proposal citing traffic and parking.
- S. Kingra expressing opposition for the proposal.
- V. Kingra expressing opposition for the proposal.
- R. Whitbread and G. Whitbread expressing opposition for the proposal citing traffic, safety issues, parking and plenty of existing commercial services.
- P. Dhaliwal expressing opposition for the proposal citing character of neighbourhood.
- M. Sanghera expressing opposition for the proposal.
- S. Sandal expressing opposition for the proposal citing privacy and safety concerns.
- P. Samra expressing opposition for the proposal citing aesthetic of community, infrastructure, safety, traffic, congestion, transit, parking, school, hospital, and transparency.
- A. Azrawat expressing opposition for the proposal citing lack of discussion, noise, traffic, and safety.
- M. Sanghera expressing opposition for the proposal citing congestion, privacy, infrastructure, safety, traffic, noise, and disruption.
- A. Azrawat expressing opposition for the proposal citing lack of discussion, noise, traffic, and safety.
- P. Sanghera expressing opposition for the proposal.
- J. Singh expressing opposition for the proposal citing safety, school, and infrastructure.
- K. Thomasson expressing opposition for the proposal citing traffic, parking, school, and green space.
- S. Samra expressing opposition for the proposal citing congestion and safety.
- P. Samra expressing opposition for the proposal citing safety.
- B. Khaira, K. Khaira, I. Khaira and M. Khaira expressing opposition for the proposal citing traffic, parking, forest, views, and privacy.
- R. Landale expressing opposition for the proposal.
- R. Winston expressing opposition for the proposal.
- T. Rana expressing concerns for the proposal citing congestion, privacy, and character of neighbourhood.
- S. Pelia expressing concerns for the proposal citing privacy and tranquility.
- 165 petition signatures received on April 22, 2024 in support of the proposal.
- S.K expressing opposition for the proposal citing traffic, parking, residential area, not for business, road safety, children’s safety, density, environment, aesthetic of neighbourhood and character of neighbourhood.
- D. Sharma expressing opposition for the proposal.

2. **Planning Report - Application No. 7921-0170-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206"**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21207"**

CIVIC ADDRESS: 10162 and 10188 - 172 Street

APPLICANT: Owner: 1334718 B.C. Ltd. (Director Information: M. Natt)  
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide into 13 residential lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 15 metres to 14.5 metres for proposed Lots 2-4 and 10-12.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, valuation of mature trees, and biodiversity.

Written submissions were received as follows:

- D. Thomson expressing opposition for the proposal citing over capacity of traffic, schools, hospital and other area infrastructures and parking.
- D. Gourlie expressing concerns for the proposal.
- J. Gill expressing opposition for the proposal citing number of lots proposed, traffic, parking, wider streets, sidewalks and more schools.
- R. Landale expressing opposition for the proposal citing trees.
- R. Winston expressing opposition for the proposal citing trees.

3. **Planning Report - Application No. 7923-0134-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21203"**  
**"Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204"**

CIVIC ADDRESS: 16453 - 18 Avenue

APPLICANT: Owner: 1441172 B.C. Ltd. (Director Information: H. Dhillon,  
 D. Dhillon, I. Nagra, G. Sandhu, A. Villing)  
 Agent: Flat Architecture Inc. (Rajinder Warraich)



**PURPOSE:** The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations from Mixed Employment to Multiple Residential for a portion of the subject site and amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation for the same portion of the site and to amend OCP Table 7A: Land Use Designation Exceptions to allow a FAR of 2.5 on the subject site within the Multiple Residential land use designation. The proposal also includes rezoning the entire site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop a 6 storey mixed-use building.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees, valuation of mature trees, wildlife, proximity to a natural area, and filling of a Class B ditch.

R. Warraich, Architect: The delegation expressed support for the proposal citing rental units and daycare.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.
- R. Winston expressing opposition for the proposal citing trees.

**4. Planning Report - Application No. 7920-0040-00  
"Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200"**

**CIVIC ADDRESS:** 19585 - 32 Avenue

**APPLICANT:** Owner: 1242852 B.C. Ltd. (Director Information: N. Singh, M. Wahla)  
Agent: Architecture Panel Inc. (Ruchir Dhall)

**PURPOSE:** The applicant is requesting to rezone the subject site from General Agriculture Zone to Comprehensive Development Zone in order to develop a two-storey 3,092 square-metre commercial building on the subject site.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation expressed opposition for the proposal citing sustainable development criteria, trees, valuation of mature trees, green roof, and habitat.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees.
- R. Winston expressing opposition for the proposal citing trees.
- N. Singh expressing support for the proposal.

**5. Planning Report - Application No. 7924-0020-00  
Liquor Notice for Royal Canadian Legion Branch #240**

CIVIC ADDRESS: 2643 - 128 Street

APPLICANT: Owner: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion  
Agent: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion (C. Schoch)

PURPOSE: The applicant is requesting to allow for a conversion of an existing licensed establishment from liquor primary club to a liquor primary license in order to provide liquor service to a wider range of patrons, including the general public.

The Notice of the Public Hearing was read by the City Clerk.

M. Messcu, South Surrey, Member of (Pacific No. 240) Branch of the Royal Canadian Legion: The delegation expressed support for the proposal citing reduced number of social members due to aging veteran population, increase profits from serving non member patrons, and attracting new volunteer members.

Written submissions were received as follows:

- K. Sollied expressing opposition for the proposal.
- R. Landale expressing opposition for the proposal.
- R. Winston expressing opposition for the proposal.
- A. Chen expressing concerns for the proposal citing noise.
- J. Butler Smythe and L. Boni expressing concerns for the proposal citing noise, speeding, parking and quiet neighbourhood.

**6. Darts Hill Neighbourhood Concept Plan Amendments – Corporate Report  
No. 2024-R058  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21215"**

PURPOSE: To align Official Community Plan (OCP) with amended land use designations of the Darts Hills Neighbourhood Concept Plan.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation expressed support for the proposal.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees and future negative environmental impacts.
- R. Winston expressing opposition for the proposal citing trees and future negative environmental impacts.



**Item No. Foo4 City Grants for 2024  
File: 1850-20**

The question was divided as follows:

Councillor Annis declared a conflict of interest and recused herself from the meeting at 8:43 p.m.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

1. Remove Items 14, 15, and 16; from the proposed list of grants as provided in Appendix "I", attached to Corporate Report Foo4.  
RES.R24-734 Carried by members remaining.  
With Councillors Bose, Elford, and Nagra opposed.

Items 14, 15, and 16 were removed from the list of proposed grants for consideration by Council. These items are suspended until Council has had the opportunity to reevaluate the utilization and magnitude of the funding provided by the City to these organizations.

Councillor Annis rejoined the meeting at 8:50 p.m.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council:

2. Approve the proposed 2024 City Grants as recommended by the Grants Evaluation Committee, as provided in Appendix "I", with Items 14, 15, and 16 of Appendix "I" removed, Appendix "II", and Appendix "III" attached to Corporate Report Foo4; and
3. Receive for information, a list of Council approved long-term lease-in-kind arrangements between the City and community organizations, as included in Appendix "IV" of Corporate Report Foo4.  
RES.R24-735 Carried

**2. Livability and Social Equity Committee – November 15, 2023**

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Livability and Social  
Equity Committee meeting held on November 15, 2023, be received.  
RES.R24-736 Carried

**3. Arts and Culture Advisory Committee – February 20, 2024**

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the Arts and Culture  
Advisory Committee meeting held on February 20, 2024, be received.  
RES.R24-737 Carried



3. **Surrey Heritage Advisory Commission – April 15, 2024 Recommendations**

Council was requested to consider the following recommendations of the April 15, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes:

- (a) Rothwell House (2598 O’Hara Lane) – Application for Financial Assistance for Painting

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council:

- 1. Receive the report dated March 26, 2024, regarding a financial assistance application that has been received for the Rothwell House located at 2598 O’Hara Lane as information (Appendix I);
- 2. Approve financial assistance in the amount of \$4,600.00 which represents 50% of the value of the works as per the quote provided by Peter Pieniazek DBA Preferred Renovations, and
- 3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

RES.R24-742

Carried

- (b) Rothwell House (2598 O’Hara Lane) – Application for Financial Assistance for Roof Repair

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

- 1. Receive the report dated March 28, 2024, regarding a financial assistance application for roof repair that has been received for the Rothwell House located at 2598 O’Hara Lane as information (Appendix II);
- 2. Approve financial assistance in the amount of \$3,655.00 which represents 50% of the value of the works as per the quote provided by South-West Restoration, and
- 3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

RES.R24-743

Carried

**E. MAYOR'S REPORT****2. Community Updates**

Mayor Locke provided the following updates:

- The Mayor attended the Surrey Vaisakhi Parade, recognizing its status as the largest outside of India, with over half a million attendees. The event highlighted unity, diversity, and values like equality and community service. Gratitude was expressed to first responders for their efficient handling of an incident, ensuring safety and demonstrating professionalism. The message encouraged reflecting on Vaisakhi's values and their application in daily life.
- The Mayor acknowledged Earth Day and invited everyone to join the 13th annual Party for the Planet, the largest free Earth Day event in Western Canada, held at City Hall on April 27 from 11 a.m. to 7 p.m.. Reflecting on environmental impact and considering ways to make a difference for future generations, the event offers a great opportunity for everyone to participate and learn.
- Last Friday, the City launched the 2024 "Our City" campaign with students at L.A. Matheson Secondary School, highlighting their passion and involvement in neighborhood improvement projects. "Our City" empowers residents to participate in beautification initiatives for a cleaner, more vibrant Surrey, offering resources such as free clean-up kits, grants up to \$3,000, and opportunities to plan block parties. Details are available at [surrey.ca/OurCity](https://surrey.ca/OurCity).
- The City is unveiling the Focus Newton Action Plan tonight, led by the Focus Newton Task Force, aimed at enhancing livability in the community. Through collaborative efforts, innovative recommendations have been developed to transform Newton into a dynamic focal point, focusing on green space enhancement and major facility improvements for a thriving and vibrant community to be proud of.
- The Mayor thanked Surrey Football Club for their efforts in organizing the Surrey Mayor's Cup, a premier tournament with a rich history spanning over 12 years. This year's event, held at top-notch athletic parks across the city, saw a resounding success with 389 teams from 51 different cities and towns participating.
- The Mayor sends best wishes to the Surrey Eagles for tonight's game in the BCHL Playoffs Round 2, tied at 1-1. Encouraging the team to showcase their talent, play with heart, and play smart, the City stands behind them, cheering every step of the way.

**1. Proclamations**

File: 0630-02

Mayor Locke read the following proclamations:

- (a) Annual Day of Mourning for Workers Killed and Injured on the Job – April 28, 2024
- (b) Emergency Preparedness Week – May 5 – 11, 2024
- (c) International Celiac Awareness Month – May 2024

**F. COUNCILLORS' REPORTS**

Councillors provided the following verbal updates:

- Councillor Elford attended the grand opening of Whalley Ball Park and the Surrey Vaisakhi Parade, suggesting a future bike valet service for the parade event. He also commended the team from Princess Margaret Secondary School, for winning the Best Community Engagement in STEM award at the NASA Human Exploration Rover Challenge.
- Councillor Bose attended the Surrey Vaisakhi Parade and noted that the Cloverdale Rodeo is approaching soon. Preparations are underway for the expanded Cloverdale Rodeo and Country Fair. Activities include a BBQ Chicken Dance on May 4, Cloverdale Bed Races on May 16, and Cloverdale Tricycle Races on May 17. The rodeo begins May 17 with headline performances on May 19 such as 54.40 and Chris Buck Band.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of April 22, 2024, were considered and dealt with as follows:

**Item No. Ro70                      E-Comm 9-1-1 – Nomination to the Board of Directors and Representative for the Annual General Meeting - 2024 to 2025 Term  
File: 0540-20**

The General Manager, Corporate Services submitted a report to request Council's approval to designate a City of Surrey representative for election to the Board, endorse the individual chosen by the Township of Langley as a designate for election to the Board and designate a City of Surrey representative to the 2024 Annual General Meeting (AGM) of the Shareholders of E-Comm, and to represent the City generally for any required business prior to the 2025 AGM.



It was  
Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council:

1. Approve Terry Waterhouse, General Manager, Social Infrastructure and Community Investments, as a designate for election to the E-Comm Board of Directors;
2. Endorse the individual chosen by the Township of Langley as a designate for election to the Board;
3. Designate Terry Waterhouse, General Manager, Social Infrastructure and Community Investments, as the City of Surrey's representative to the 2024 Annual General Meeting (AGM) and generally for any required business prior to the 2025 AGM of the Shareholders of E-Comm; and
4. Authorize the City Clerk to forward a copy of the resolution to E-Comm, the City of Langley, City of White Rock and the Township of Langley.

RES.R24-744

Carried

**Item No. R071      Award of Contract No.1220-020-2023-003  
Guildford Recreation Centre Flat Roofs Replacement (Phase 2)  
File: 0710-60**

The General Manager, Corporate Services submitted a report to obtain Council's approval to award additional work under the contract related to replacement of Guildford Recreation Centre Flat Roofs Phase 2 to Flynn Canada Ltd.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Award additional work (Phase 2) under Contract No. 1220-020-2023-003 (Phase 1 Corporate Report No. R109; 2023, attached as Appendix "I" to the report) to Flynn Canada Ltd for \$835,075.50 (including all applicable taxes);
2. Set the expenditure authorization limit for Phase 2 of Contract No. 1220-020-2023-003 to \$1,002,090.00 (including applicable taxes and contingency); and
3. Authorize the General Manager, Corporate Services to execute Phase 2 of Contract No. 1220-020-2023-003.

RES.R24-745

Carried

**Item No. R072 Updated Governance and Funding Model for Tourism in Surrey**  
**File: 6750-01**

The General Manager, Social Infrastructure & Community Investments, General Manager, Parks, Recreation & Culture, and General Manager, Finance submitted a report to provide Council with information on the Municipal and Regional District Tax (MRDT) and to seek Council endorsement of the renewal conditions and the amended MRDT distribution model which includes a 0.4% allocation to the City.

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council:

1. Receive Corporate Report R072 for information;
2. Endorse the conditions for renewal for the Municipal and Regional District Tax, as described in the report; and
3. Endorse the new revenue distribution model, as described in the report.

RES.R24-746

Carried

**Item No. R073 Focus Newton Action Plan**  
**File: 0350-01**

The General Manager, Parks, Recreation & Culture, General Manager, Engineering, General Manager, Social Infrastructure & Community Investments, General Manager, Corporate Services, and Chief Librarian, Surrey Libraries submitted a report to provide Council with information related to the Focus Newton Task Force and seek Council endorsement of the resulting Focus Newton Action Plan.

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council:

1. Receive Corporate Report R073 for information; and
2. Endorse the Focus Newton Action Plan, attached as Appendix "I" to the report.

RES.R24-747

Carried

**Item No. R074 Update on the Bear Creek Park Improvements**  
**File: 1721-011/11**

The General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council's endorsement for next steps of improvements to Bear Creek Park.

It was  
Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council:

1. Receive Corporate Report R074 for information; and
  2. Endorse the next steps for improvements to Bear Creek Park as described in the report.
- RES.R24-748 Carried

**Item No. R075 Crescent Beach Parking and Walking Enhancements Update  
File: 5460-90 (Gen)**

The General Manager, Engineering, General Manager, Parks, Recreation & Culture, General Manager, Corporate Services submitted a report to provide Council with updates on unauthorized signage and encroachments in Crescent Beach and feedback received through public consultation on proposed parking and walking enhancements, as well as to seek Council’s approval of next steps.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council:

1. Receive Corporate Report R075 for information; and
  2. Authorize staff to proceed with limited parking and walking enhancements in focused locations in Crescent Beach, as described in the report.
- RES.R24-749 Carried  
With Councillors Annis, Elford, and Nagra opposed.

The Mayor recessed the meeting from 9:30 p.m. for 5 minutes.

The meeting reconvened at 9:36 p.m. with all members of Council in attendance.

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report - Application No. 7921-0272-00  
18756 No. 10 (56 Avenue) Highway (18778 No. 10 (56 Avenue) Highway)  
  
Owner: 653699 B.C. Ltd. (Director Information: H. Johal, M. Johal)  
Agent: Ankenman Associates Architects Inc. (Emily Kearns)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21208"  
To amend OCP Figure 3: General Land Use Designations for the subject site from Suburban to Multiple Residential.

RES.R24-750  
It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21208" pass its third reading.  
Carried  
With Councillors Bains, Hepner, Stutt, and Mayor Locke opposed.

"Surrey Comprehensive Development Zone 202 (CD 202), Bylaw, 2024, No. 21209"  
C-5 to CD – to develop a 5-storey mixed-use building, with a total 74 dwelling units and 1,458 sq. m. of commercial/retail space.

RES.R24-751  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development Zone 202 (CD 202), Bylaw, 2024, No. 21209" pass its third reading.  
Carried  
With Councillor Bains and Mayor Locke opposed.

2. Planning Report - Application No. 7921-0170-00  
10162 and 10188 - 172 Street

Owner: 1334718 B.C. Ltd. (Director Information: M. Natt)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206"  
To amend OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban.

RES.R24-752  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206" pass its third reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21207"  
RA to RF – to subdivide into 13 residential lots.

RES.R24-753  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21207" pass its third reading.  
Carried

Development Variance Permit No. 7921-0170-00  
To reduce the minimum lot width from 15 metres to 14.5 metres for proposed  
Lots 2-4 and 10-12.

RES.R24-754  
It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7921-0170-00 and consider issuance of the Permit upon final adoption  
of the associated bylaws.  
Carried

3. Planning Report - Application No. 7923-0134-00  
16453 - 18 Avenue

Owner: 1441172 B.C. Ltd. (Director Information: H. Dhillon, D. Dhillon, I. Nagra,  
G. Sandhu, A. Villing)  
Agent: Flat Architecture Inc. (Rajinder Warraich)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21203"  
To amend OCP Figure 3: General Land Use Designations from Mixed Employment to  
Multiple Residential for a portion of the subject site, to amend OCP Figure 42: Major  
Employment Areas by removing the Mixed Employment designation for the same  
portion of subject site and to amend OCP Table 7a: Land Use Designation Exceptions  
to allow a FAR of 2.5 on the subject site within the "Multiple Residential" designation.

RES.R24-755  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21203" pass its third reading.  
Carried

"Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204"  
RA to CD – to develop a 6-storey mixed-use building.

RES.R24-756	It was  Zone 198 (CD 198), Bylaw, 2024, No. 21204" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204" pass its third reading. <u>Carried</u>
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4. Planning Report - Application No. 7920-0040-00  
19585 - 32 Avenue

Owner: 1242852 B.C. Ltd. (Director Information: N. Singh, M. Wahla)  
Agent: Architecture Panel Inc. (Ruchir Dhall)

"Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200"  
A-1 to CD – to develop a two-storey 3,092-square-metre commercial building.

RES.R24-757	It was  Zone 197 (CD 197), Bylaw, 2024, No. 21200" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200" pass its third reading. <u>Carried</u>
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5. Planning Report - Application No. 7924-0020-00  
2643 - 128 Street

Owner: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion  
Agent: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion (C. Schoch)

Liquor Notice for Royal Canadian Legion Branch #240  
To allow for a conversion of an existing licensed establishment from liquor  
primary club to a liquor primary license in order to provide liquor service to a  
wider range of patrons, including the general public.

At the April 8, 2024 Regular Council - Land Use Meeting, Council authorized the  
proposed New Liquor Primary License Application under Development  
Application No. 7924-0020-00 to proceed to Public Hearing to solicit  
neighbourhood feedback regarding the proposal.

\* See memorandum dated April 16, 2024.

It was  
Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council:

"After taking into account the following criteria outlined in the attached Planning Report dated April 8, 2024:

- (a) The impact of noise on the community if the application is approved;
- (b) The location of the establishment;
- (c) The person capacity and hours of liquor service of the establishment;
- (d) The proximity of the establishment to other social or recreational facilities and public buildings;
- (e) The number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location; and

After holding a Public Hearing on April 22, 2024, in accordance with City policy, to gather views of area resident and business with respect to the proposed Liquor Primary License at the Royal Canadian Legion Branch #240; and

After hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

- 1. The applicant has entered into a Good Neighbour Agreement with the City; and
- 2. The hours of operation for the Liquor Primary License Endorsement are from 11:00 am to 1:00 am from Monday to Saturday and 11:00 am to midnight on Sunday."

RES.R24-758

Carried

- 6. Darts Hill Neighbourhood Concept Plan Amendments - Corporate Report No. 2024-R058

Council direction received April 8, 2024

- \* See memorandum dated April 5, 2024.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21215"

To align OCP with amended land use designations of the Darts Hills Neighbourhood Concept Plan, as described in Corporate Report R058.

RES.R24-759  
 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21215" pass its third reading.  
Carried

RES.R24-760  
 It was Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21215" be finally adopted.  
Carried

#### REZONING BYLAW – NO PUBLIC HEARING

7. Planning Report – Application No. 7923-0020-00  
 14040, 14048, 14058 and 14064 - 100A Avenue

Owners: B. Johal, J. Johal, Mortise (100a) Titleco Ltd. (Director Information: B. Johal)  
 Agent: Mortise Construction Ltd. (Travjit Johal)

Two pieces of correspondence expressing opposition were received for this proposal.

"Surrey Comprehensive Development Zone 195 (CD 195), Bylaw, 2024, No. 21201"  
 RF to CD – to develop a 6-storey apartment building, containing approximately 120 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

RES.R24-761  
 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development Zone 195 (CD 195), Bylaw, 2024, No. 21201" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-762  
 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development Zone 195 (CD 195), Bylaw, 2024, No. 21201" pass its second reading.  
Carried



The said Bylaw was then read for the third time.

RES.R24-763 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 195 (CD 195), Bylaw, 2024, No. 21201" pass its third reading.  
Carried

8. Planning Report – Application No. 7922-0073-00  
13773, 13753 and 13733 – 108 Avenue; 13758 and 13764 Larner Road

Owners: City of Surrey, Larner Developments Ltd. (Director Information: M. Redekop,  
P. Warkentin)  
Agent: Flat Architecture Inc. (Rajinder Warraich)

Two pieces of correspondence expressing opposition were received for this proposal.

"Surrey Comprehensive Development Zone 199 (CD 199), Bylaw, 2024, No. 21198"  
RF and PA-1 to CD – to develop a 6-storey residential apartment building.

RES.R24-764 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 199 (CD 199), Bylaw, 2024, No. 21198" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-765 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 199 (CD 199), Bylaw, 2024, No. 21198" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-766 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 199 (CD 199), Bylaw, 2024, No. 21198" pass its third reading.  
Carried

9. Planning Report – Application No. 7923-0012-00  
6280 and 6292 – 192 Street

Owner: BMG Projects Cloverdale Inc. (Director Information: M. Chatha, B. Mann)  
Agent: BMG Projects Cloverdale Inc. (Milan Mann)

Two pieces of correspondence expressing opposition were received for this proposal.



The said Bylaw was then read for the third time.

It was	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That "Surrey Comprehensive Development
Zone 201 (CD 201), Bylaw, 2024, No. 21211" pass its third reading.	
RES.R24-772	<u>Carried</u>

**PERMITS**

- 10. Planning Report – Application No. 7923-0295-00  
4311 King George Boulevard

Owner: Mud Bay Nurseries Ltd. (Director Information: J. Vanderzalm, L. Vanderzalm)  
Agent: Freedom Mobile C/O Cpyress Land Services Inc. (Tawny Verigin)

Two pieces of correspondence expressing opposition were received for this proposal.

Development Variance Permit No. 7923-0295-00  
To increase the maximum height of a free-standing telecommunications antenna system from 12 metres to 41 metres in order to provide increased service to the surrounding area.

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That Council authorize the issuance of
Development Variance Permit No. 7923-0295-00.	
RES.R24-773	<u>Carried</u>

- 11. Planning Report – Application No. 7923-0022-00  
12129 - 100 Avenue

Owners: J. Mann, L. Kaur, A. Mann  
Agent: Mainland Engineering Design Corp. (Avnash Banwait)

One piece of correspondence expressing concerns and two pieces of correspondence expressing opposition were received for this proposal.

Development Variance Permit No. 7923-0022-00  
To reduce the minimum lot depth from 28 metres to 25 metres for proposed Lot 2 and to reduce the minimum front yard setback from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2 in order to subdivide into two single family lots.

RES.R24-774

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7923-0022-00 and consider issuance of the Permit upon final approval  
of the associated Development Permit.

Carried

12. Planning Report – Application No. 7923-0045-00  
17854 - 96 Avenue

Owner: 1127022 B.C. Ltd. (Director Information: M. Virk)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Two pieces of correspondence expressing opposition were received for this proposal.

Temporary Use Permit No. 7923-0045-00

To permit the temporary use of the site for truck parking for a period not to exceed  
three years.

RES.R24-775

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Temporary Use Permit  
No. 7923-0045-00 and consider issuance of the Permit once all outstanding  
conditions have been met.

Carried

13. Planning Report – Application No. 7924-0042-00  
13307 King George Boulevard

Owner: 1333828 B.C. Ltd. (Director Information: N. Bains, K. Dhamrai, A. Mann)  
Agent: Oviedo Properties Ltd. (Kanwar Dhamrait)

- \* See memorandum dated April 16, 2024.

Two pieces of correspondence expressing opposition were received for this proposal.

Temporary Use Permit No. 7924-0042-00

To permit the development of a temporary real estate sales centre for a duration  
not to exceed 3 years and to permit temporary on-site real estate development  
marketing signage for a mixed-use-high-rise development.

RES.R24-776

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council authorize the issuance of  
Temporary Use Permit No. 7924-0042-00.

Carried

Development Variance Permit No. 7924-0042-00

To increase the maximum number of temporary on-site real estate development/construction signs from 2 to 8; to increase the maximum allowable sign area for hoarding signs from 14 square metres to a maximum of 103 square metres; to increase the maximum allowable sign area for a fascia signs from 14 square metres to a maximum of 39 square metres and to increase the maximum allowable sign area from 14 square metres to a maximum of 23 square metres and the maximum sign height from 4.5m to 5.6m for free standing signs.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council authorize the issuance of

Development Variance Permit No. 7924-0042-00.

RES.R24-777

Carried

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

Owner: S. Panesar  
Agent: H. Sandhu

One piece of correspondence expressing support and two pieces of correspondence expressing opposition were received for this proposal.

Temporary Use Permit No. 7924-0057-00

To permit the operation of an auto services business on a historic auto services garage site.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council support Temporary Use Permit

No. 7924-0057-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-778

Carried

With Councillor Elford opposed.

**FINAL ADOPTIONS**

- 15. Housekeeping Amendments to Fee-Setting and Municipal Ticket Information Utilization Bylaws

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21212"  
3900-20-21212

To amend Schedule D to incorporate new erosion and sediment control application and authorization fees.

Council direction received April 8, 2024  
Corporate Report Item No. 2024-R062

\* See memorandum dated April 22, 2024.

<p>RES.R24-779</p>	<p>It was  No. 21212, granted by resolution No. R24-644 at the April 8, 2024 Regular Council – Public Hearing meeting.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That Council rescind Third Reading of Bylaw</p> <p><u>Carried</u></p>
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<p>RES.R24-780</p>	<p>It was  removing the word Fee and Unit as described in Appendix "I".</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That Council amend Bylaw No. 21212 by</p> <p><u>Carried</u></p>
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<p>RES.R24-781</p>	<p>It was  No. 14577, Amendment Bylaw, 2024, No. 21212" pass its third reading as amended.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Fee-Setting By-law, 2001,</p> <p><u>Carried</u></p>
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<p>RES.R24-782</p>	<p>It was  No. 14577, Amendment Bylaw, 2024, No. 21212" be finally adopted.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Fee-Setting By-law, 2001,</p> <p><u>Carried</u></p>
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"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21213"  
3900-20-21213  
To amend the designated by-law enforcement officers and by law fines related to erosion and sediment control.

Council direction received April 8, 2024  
Corporate Report Item No. 2024-R062

<p>RES.R24-783</p>	<p>It was  Utilization By-law, 1994, No. 12508, Amendment Bylaw, 2024, No. 21213" be finally adopted.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Municipal Ticket Information</p> <p><u>Carried</u></p>
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"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214"  
 3900-20-21214  
 To amend Schedule A regarding the contraventions and penalties related to erosion and sediment control.

Council direction received April 8, 2024  
 Corporate Report Item No. 2024-R062

RES.R24-784	It was  Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214" be finally adopted.	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21214" be finally adopted. <u>Carried</u>
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**INTRODUCTIONS**

16. 2024 Five-Year (2024-2028) Financial Plan

Earlier in the meeting, Council approved the recommendations of Corporate Report No. Foo2 and Foo3. Bylaws Numbers 21216 to 21240 are therefore in order for consideration.

"Surrey 2024 – 2028 Consolidated Financial Plan Bylaw, 2024, No. 21216"  
 3900-20-21216  
 To provide for the adoption of the Surrey 2024 – 2028 Consolidated Financial Plan.

RES.R24-785	It was  Financial Plan Bylaw, 2024, No. 21216"	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey 2024 – 2028 Consolidated Financial Plan Bylaw, 2024, No. 21216" pass its first reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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The said Bylaw was then read for the second time.

RES.R24-786	It was  Financial Plan Bylaw, 2024, No. 21216"	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey 2024 – 2028 Consolidated Financial Plan Bylaw, 2024, No. 21216" pass its second reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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The said Bylaw was then read for the third time.

RES.R24-787 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2024 – 2028 Consolidated  
Financial Plan Bylaw, 2024, No. 21216" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey 2024 – 2028 General Operating Financial Plan Bylaw, 2024, No. 21217"  
3900-20-21217  
To provide for the adoption of the Surrey 2024 – 2028 General Operating Financial Plan.

RES.R24-788 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey 2024 – 2028 General Operating  
Financial Plan Bylaw, 2024, No. 21217" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-789 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2024 – 2028 General Operating  
Financial Plan Bylaw, 2024, No. 21217" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-790 It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey 2024 – 2028 General Operating  
Financial Plan Bylaw, 2024, No. 21217" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.



"Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218"  
3900-20-21218  
To provide for the adoption of the Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan.

RES.R24-791 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-792 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-793 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

"Surrey 2024 – 2028 Capital Financial Plan Bylaw, 2024, No. 21219"  
3900-20-21219  
To provide for the adoption of the Surrey 2024 – 2028 Capital Financial Plan.

RES.R24-794 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey 2024 – 2028 Capital Financial Plan Bylaw, 2024, No. 21219" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-795 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey 2024 – 2028 Capital Financial  
Plan Bylaw, 2024, No. 21219" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-796 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey 2024 – 2028 Capital Financial  
Plan Bylaw, 2024, No. 21219" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2024, No. 21220"  
3900-20-21220  
To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-797 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2024, No. 21220" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-798 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2024, No. 21220" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Building Bylaw, 2012, No. 17850,  
Amendment Bylaw, 2024, No. 21220" pass its third reading.  
RES.R24-799 Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21221"  
3900-20-21221  
To amend Schedule A and Section 22 to incorporate a fee increase as approved in  
the 2024 - 2028 Financial Plan.

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21221" pass its first reading.  
RES.R24-800 Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21221" pass its second reading.  
RES.R24-801 Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21221" pass its third reading.  
RES.R24-802 Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Animal Responsibility Bylaw, 2017, No. 19105, Amendment Bylaw, 2024, No. 21222"  
3900-20-21222  
To amend Schedule B and C to incorporate a fee increase as approved in the  
2024 - 2028 Financial Plan.

RES.R24-803 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Animal Responsibility Bylaw, 2017,  
No. 19105, Amendment Bylaw, 2024, No. 21222" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-804 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Animal Responsibility Bylaw, 2017,  
No. 19105, Amendment Bylaw, 2024, No. 21222" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-805 It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Animal Responsibility Bylaw, 2017,  
No. 19105, Amendment Bylaw, 2024, No. 21222" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Electrical Safety By-law, 2004, No. 15596, Amendment Bylaw, 2024, No. 21223"  
3900-20-21223  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-806 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Electrical Safety By-law, 2004,  
No. 15596, Amendment Bylaw, 2024, No. 21223" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-807	It was No. 15596, Amendment Bylaw, 2024,	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Electrical Safety By-law, 2004, No. 21223" pass its second reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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The said Bylaw was then read for the third time.

RES.R24-808	It was No. 15596, Amendment Bylaw, 2024,	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Electrical Safety By-law, 2004, No. 21223" pass its third reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21224"  
3900-20-21224  
To amend Schedule A, B, C, D, E, F, G, H, I, J, K, L and N to incorporate a fee  
increase as approved in the 2024 - 2028 Financial Plan.

RES.R24-809	It was No. 14577, Amendment Bylaw, 2024,	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Fee-Setting By-law, 2001, No. 21224" pass its first reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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The said Bylaw was then read for the second time.

RES.R24-810	It was No. 14577, Amendment Bylaw, 2024,	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Fee-Setting By-law, 2001, No. 21224" pass its second reading. <u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.
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The said Bylaw was then read for the third time.

RES.R24-811  
It was  
No. 14577, Amendment Bylaw, 2024, No. 21224" pass its third reading.  
Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Fee-Setting By-law, 2001,  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Fire Service By-law, 1990, No. 10771, Amendment Bylaw, 2024, No. 21225"  
3900-20-21225  
To amend Sections 30, 34, 36 to incorporate a fee increase as approved in the  
2024 - 2028 Financial Plan.

RES.R24-812  
It was  
No. 10771, Amendment Bylaw, 2024, No. 21225" pass its first reading.  
Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Fire Service By-law, 1990,  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-813  
It was  
No. 10771, Amendment Bylaw, 2024, No. 21225" pass its second reading.  
Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Fire Service By-law, 1990,  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-814  
It was  
No. 10771, Amendment Bylaw, 2024, No. 21225" pass its third reading.  
Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Fire Service By-law, 1990,  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Highway and Traffic By-law, 1997, No. 13007, Amendment Bylaw, 2024, No. 21226"  
3900-20-21226  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-815 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Highway and Traffic By-law, 1997,  
No. 13007, Amendment Bylaw, 2024, No. 21226" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-816 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Highway and Traffic By-law, 1997,  
No. 13007, Amendment Bylaw, 2024, No. 21226" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-817 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Highway and Traffic By-law, 1997,  
No. 13007, Amendment Bylaw, 2024, No. 21226" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21227"  
3900-20-21227  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-818 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Development Application Fees Bylaw, 2016,  
No. 18641, Amendment Bylaw, 2024, No. 21227" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-819      It was  
   Moved by Councillor Kooner  
   Seconded by Councillor Hepner  
   That "Development Application Fees Bylaw, 2016,  
   No. 18641, Amendment Bylaw, 2024, No. 21227" pass its second reading.  
   Carried  
   With Councillors Annis, Bose, Elford, and  
   Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-820      It was  
   Moved by Councillor Kooner  
   Seconded by Councillor Hepner  
   That "Development Application Fees Bylaw, 2016,  
   No. 18641, Amendment Bylaw, 2024, No. 21227" pass its third reading.  
   Carried  
   With Councillors Annis, Bose, Elford, and  
   Nagra opposed.

"Surrey Plumbing By-law, 1981, No. 6569, Amendment Bylaw, 2024, No. 21228"  
3900-20-21228  
To amend Section 9 and 10 to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-821      It was  
   Moved by Councillor Kooner  
   Seconded by Councillor Bains  
   That "Surrey Plumbing By-law, 1981, No. 6569,  
   Amendment Bylaw, 2024, No. 21228" pass its first reading.  
   Carried  
   With Councillors Annis, Bose, Elford, and  
   Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-822      It was  
   Moved by Councillor Stutt  
   Seconded by Councillor Kooner  
   That "Surrey Plumbing By-law, 1981, No. 6569,  
   Amendment Bylaw, 2024, No. 21228" pass its second reading.  
   Carried  
   With Councillors Annis, Bose, Elford, and  
   Nagra opposed.



The said Bylaw was then read for the third time.

RES.R24-823  
It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Plumbing By-law, 1981, No. 6569,  
Amendment Bylaw, 2024, No. 21228" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024,  
No. 21229"  
3900-20-21229  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-824  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Subdivision and Development  
By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21229" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-825  
It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Subdivision and Development  
By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21229" pass its second  
reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-826  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Subdivision and Development  
By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21229" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21230"  
3900-20-21230  
To amend Section 36, 37, 38, 39, 40 and 71 to incorporate a fee increase as approved  
in the 2024 - 2028 Financial Plan.

RES.R24-827 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21230" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-828 It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21230" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-829 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21230" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Fireworks Regulation By-law, 1974, No. 4200, Amendment Bylaw, 2024, No. 21231"  
3900-20-21231  
To amend Section 6 to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-830 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Fireworks Regulation By-law,  
1974, No. 4200, Amendment Bylaw, 2024, No. 21231" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-831 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Fireworks Regulation By-law,  
1974, No. 4200, Amendment Bylaw, 2024, No. 21231" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-832 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Fireworks Regulation By-law,  
1974, No. 4200, Amendment Bylaw, 2024, No. 21231" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Secondary Suite Service Fee By-law, 2011, No. 17356, Amendment Bylaw, 2024,  
No. 21232"  
3900-20-21232  
To amend Section 3 to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-833 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Secondary Suite Service Fee  
By-law, 2011, No. 17356, Amendment Bylaw, 2024, No. 21232" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-834 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Secondary Suite Service Fee  
By-law, 2011, No. 17356, Amendment Bylaw, 2024, No. 21232" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-835  
It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey Secondary Suite Service Fee  
By-law, 2011, No. 17356, Amendment Bylaw, 2024, No. 21232" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Vehicles for Hire By-law, 1999, No. 13610 Amendment By-law, 2024, No. 21233"  
3900-20-21233  
To amend Schedule G to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-836  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Vehicles for Hire By-law, 1999,  
No. 13610 Amendment By-law, 2024, No. 21233" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-837  
It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Vehicles for Hire By-law, 1999,  
No. 13610 Amendment By-law, 2024, No. 21233" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-838  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Vehicles for Hire By-law, 1999,  
No. 13610 Amendment By-law, 2024, No. 21233" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment Bylaw, 2024, No. 21234"  
3900-20-21234  
To amend Schedule G to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

RES.R24-839 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment Bylaw, 2024, No. 21234" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-840 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment Bylaw, 2024, No. 21234" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-841 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment Bylaw, 2024, No. 21234" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

"2024 Revenue Anticipation Bylaw, 2024, No. 21235"  
3900-20-21235  
Pursuant to Section 177 of the *Community Charter*, this annual revenue anticipation bylaw permits the City to incur an operating overdraft as may be necessary to optimize the City's overall return on its investment portfolio.

RES.R24-842 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "2024 Revenue Anticipation Bylaw, 2024, No. 21235" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-843 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "2024 Revenue Anticipation Bylaw, 2024,  
No. 21235" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-844 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "2024 Revenue Anticipation Bylaw, 2024,  
No. 21235" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391,  
Amendment Bylaw, 2024, No. 21236"  
3900-20-21236  
To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028  
Financial Plan.

RES.R24-845 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Parks, Recreation and Culture  
Fee Setting By-law, 2004, No. 15391, Amendment Bylaw, 2024, No. 21236" pass its  
first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-846 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Parks, Recreation and Culture  
Fee Setting By-law, 2004, No. 15391, Amendment Bylaw, 2024, No. 21236" pass its  
second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-847	It was  Fee Setting By-law, 2004, No. 15391, Amendment Bylaw, 2024, No. 21236" pass its third reading.	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Parks, Recreation and Culture 3900-20-21237 To levy rates for general City purposes and special services for the 2024 tax year in the City of Surrey.
		<u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.

RES.R24-848	It was  No. 21237" pass its first reading.	"Surrey General Rates Levy Bylaw, 2024, No. 21237" 3900-20-21237 To levy rates for general City purposes and special services for the 2024 tax year in the City of Surrey.
		Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey General Rates Levy Bylaw, 2024,
		<u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-849	It was  No. 21237" pass its second reading.	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey General Rates Levy Bylaw, 2024,
		<u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-850	It was  No. 21237" pass its third reading.	Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey General Rates Levy Bylaw, 2024,
		<u>Carried</u> With Councillors Annis, Bose, Elford, and Nagra opposed.

"Surrey Special Rates Levy Bylaw, 2024, No. 21238"

3900-20-21238

To levy rates in the City of Surrey to provide for the cost of special services therein for the year 2024.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Special Rates Levy Bylaw, 2024,

No. 21238" pass its first reading.

RES.R24-851

Carried

With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That "Surrey Special Rates Levy Bylaw, 2024,

No. 21238" pass its second reading.

RES.R24-852

Carried

With Councillors Annis, Bose, Elford, and Nagra opposed.

The said Bylaw was then read for the third time.

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That "Surrey Special Rates Levy Bylaw, 2024,

No. 21238" pass its third reading.

RES.R24-853

Carried

With Councillors Annis, Bose, Elford, and Nagra opposed.

"Roads and Traffic Safety Levy Bylaw, 2024, No. 21239"

3900-20-21239

To levy rates in the City of Surrey to provide for roads and traffic safety for the year 2024.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Roads and Traffic Safety Levy Bylaw, 2024,

No. 21239" pass its first reading.

RES.R24-854

Carried

With Councillors Annis, Bose, Elford, and Nagra opposed.



The said Bylaw was then read for the second time.

RES.R24-855 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Roads and Traffic Safety Levy Bylaw, 2024,  
No. 21239" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

RES.R24-856 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Roads and Traffic Safety Levy Bylaw, 2024,  
No. 21239" pass its third reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

"MVRD Tax Requisition Bylaw, 2024, No. 21240"  
3900-20-21240

To levy rates in the City of Surrey to provide for the amounts requested by the  
Metro Vancouver Regional District for the year 2024.

RES.R24-857 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "MVRD Tax Requisition Bylaw, 2024,  
No. 21240" pass its first reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the second time.

RES.R24-858 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "MVRD Tax Requisition Bylaw, 2024,  
No. 21240" pass its second reading.  
Carried  
With Councillors Annis, Bose, Elford, and  
Nagra opposed.

The said Bylaw was then read for the third time.

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "MVRD Tax Requisition Bylaw, 2024,

No. 21240" pass its third reading.

RES.R24-859

Carried

With Councillors Annis, Bose, Elford, and  
Nagra opposed.

**I. CLERK'S REPORT**

This section had no items to consider.

**J. NOTICE OF MOTION**

**1. Surrey Tree Protection Bylaw**

File: 6300-01

Councillor Kooner put forward the following notice of motion to be considered at the next Regular Council – Public Hearing Meeting:

"That Council direct staff to bring forward a corporate report regarding potential amendments to Surrey Tree Protection Bylaw with the following:

- a. Improvement for permit processing timeline, tree protection guidelines, increased clarity, and improved equity; and
- b. Bring forward a pathway to increasing penalties for removing or damaging any city trees within one month if approved by Council."

**K. OTHER BUSINESS**

**1. Priority Access for Surrey Residents to City of Surrey Recreation Programs**

File: 8000-30

At the April 8, 2024 Regular Council - Public Hearing meeting, Councillor Bains put forward the following notice of motion:

"That Council direct staff to:

- a. Create a plan which will give the residents of Surrey priority access to all lessons and recreation programs in the City of Surrey facilities, which shall include swimming and skating lessons, with such priority access being in place for a minimum of two weeks before the lessons and programs are offered to residents of other cities; and
- b. Report back to Council at the earliest possible opportunity with details of the plan and implementation timeline, with an aim to implement it as soon as reasonably possible."

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council direct staff to:

- a. Create a plan which will give the residents of Surrey priority access to all lessons and recreation programs in the City of Surrey facilities, which shall include swimming and skating lessons, with such priority access being in place for a minimum of two weeks before the lessons and programs are offered to residents of other cities; and
- b. Report back to Council at the earliest possible opportunity with details of the plan and implementation timeline, with an aim to implement it as soon as reasonably possible."

RES.R24-860

Carried

Mayor Locke requested that the City Manager undertake a value for money audit on a department by department basis to ensure that the City is spending the tax dollars in the most responsible way possible; and report back to Council with a plan by the end of the second quarter of 2024 if possible.

**L. ADJOURNMENT**

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the April 22, 2024 Regular Council -  
Public Hearing meeting be adjourned.

RES.R24-861

Carried

The Regular Council - Public Hearing meeting adjourned at 10:35 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli  
City Clerk and  
Director of Legislative Services

\_\_\_\_\_  
Mayor Brenda Locke

CITY OF SURREY

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# DELEGATIONS

# NOTICE OF PUBLIC HEARING

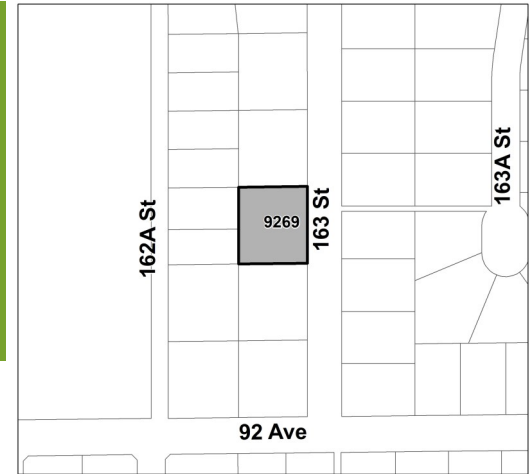
Surrey City Council will hold a Public Hearing

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall  
13450 —104 Avenue

MEETING DATE

MONDAY  
MAY 6, 2024

STARTING AT 7PM  
PUBLIC HEARING



"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247"

"Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248"

**Planning Report—Application No. 7920-0325-00**

**Location:** 9269 - 163 Street

**Purpose of Bylaws:** The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the site shown shaded in grey on the location map from Suburban to Urban. The proposal also includes rezoning the same site from Half-Acre Residential Zone to Comprehensive Development Zone in order to subdivide into two single family residential lots.

## IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this application at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### SUBMIT YOUR COMMENTS:

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**Written submissions will be made public on the City's website and distributed to Council.**

**Submissions must be received by 12:00 noon on the day of the Public Hearing.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

**To pre-register:** register between 8:30am and 4:00pm on the day of the Public Hearing at [surrey.ca](http://surrey.ca), or by calling (604) 591-4132

**To register in person:** register beginning at 6:30pm in person at City Hall.

Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

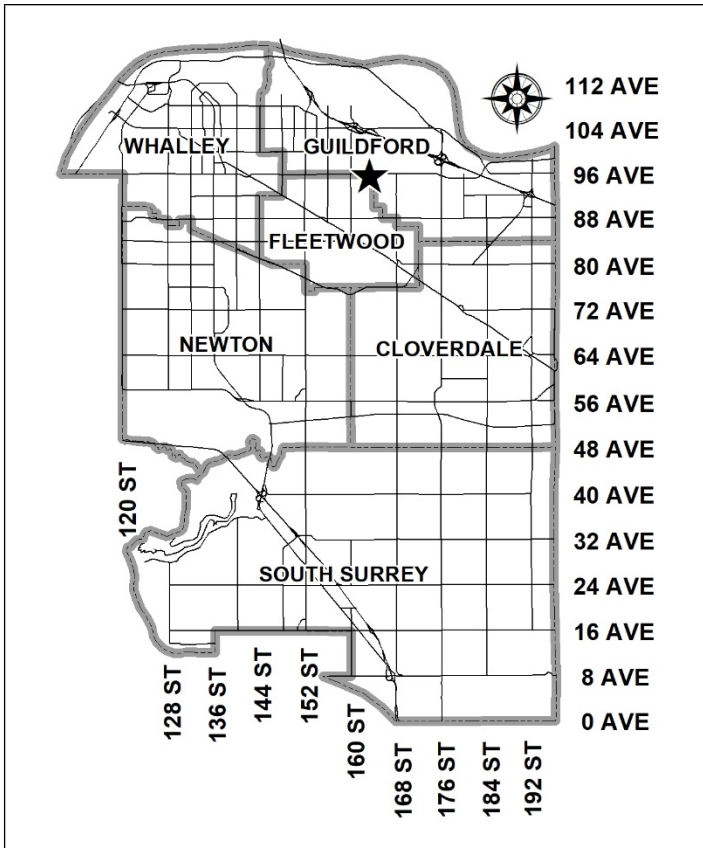
### WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0325-00

Planning Report Date: April 22, 2024



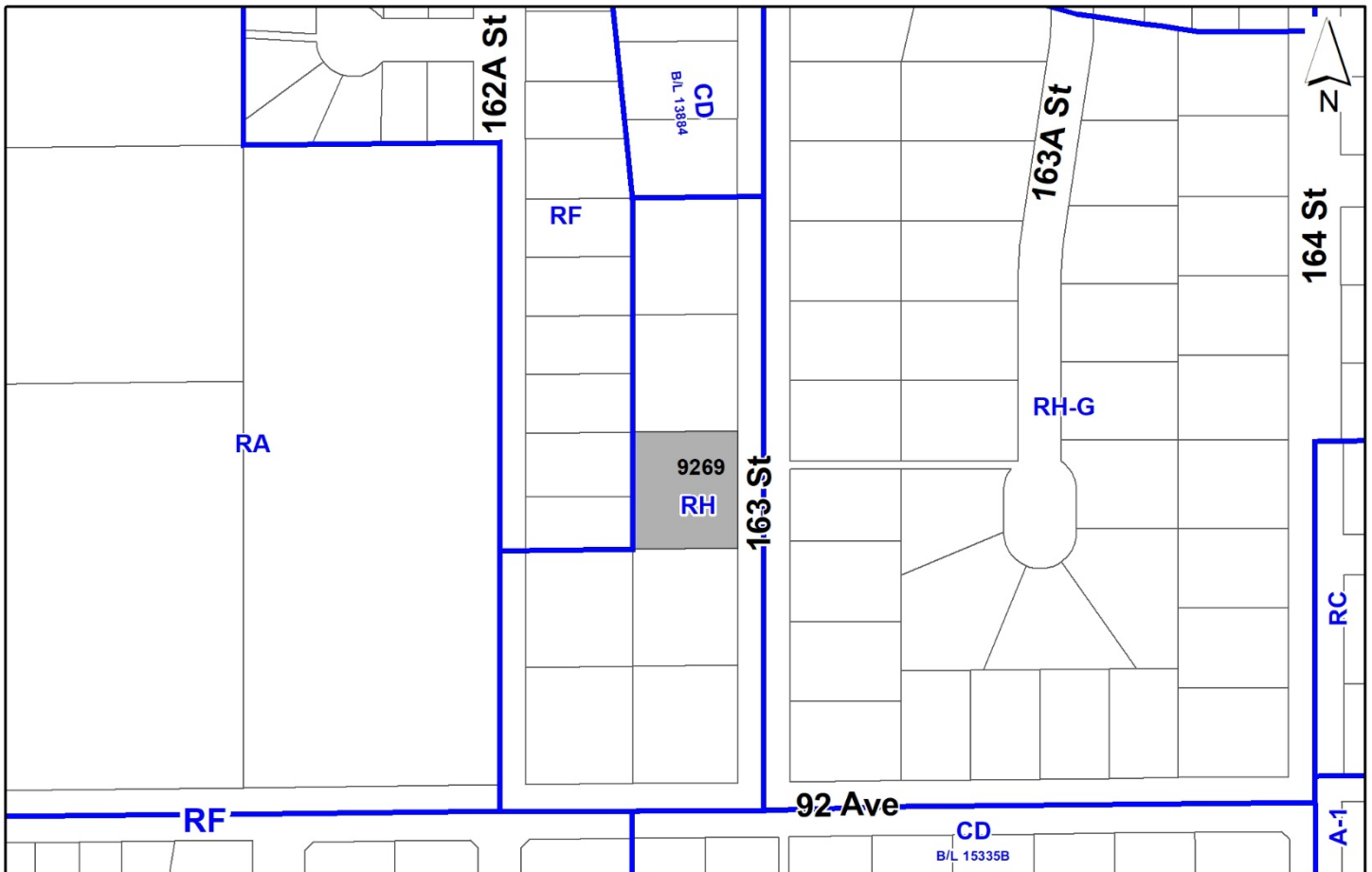
**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
  - **Rezoning** from RH to CD (Based on RF Zone)
- to allow subdivision into two single family residential lots.

**LOCATION:** 9269 - 163 Street

**ZONING:** RH

**OCF DESIGNATION:** Suburban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.

**RATIONALE OF RECOMMENDATION**

- The proposed two lot subdivision cannot be accommodated under the existing Suburban OCP designation and therefore a redesignation to Urban is proposed.
- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.
- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 93 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.
- 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. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family lot	Suburban	RH
North:	Single family dwelling	Suburban	RH
East (Across 163 Street):	Single family dwellings	Suburban	RH-G
South:	Single family dwelling	Suburban	RH
West:	Single family Dwellings	Urban	RF

### Context & Background

- The 1,817 square metre subject property is located at 9269 – 163 Street in Fleetwood. The subject lot is approximately 45 metres in width and 40 metres in depth.
- The subject lot is designated “Suburban” in the Official Community Plan (OCP) is zoned “Half Acre Residential Zone (RH)”, and is located in a transition area between Urban and Suburban lands in the OCP.
- Properties immediately west of the subject site, on the east side of 162A Street, have been rezoned and subdivided under the RF Zone, whereas properties to the north, south and east of the subject site have remained as larger suburban lots with some new house construction on the existing lots.
- The proposed OCP Amendment to Urban, rezoning, and subdivision into two single family lots will be the first along the west side of 163 Street, between 92 Avenue and 94 Avenue, and will establish a precedent along this block. For this reason, the applicant has undertaken neighbourhood canvassing, which has demonstrated some neighbourhood support for the proposal.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an OCP amendment to redesignate the subject site from “Suburban” to “Urban” (see Appendix VI) and rezoning from “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)”, based on the “Single Family Residential Zone (RF)”, in order to allow subdivision from one (1) lot into two (2) lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.18 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A

	Proposed
Net Site Area:	0.18 hectares
Number of Lots:	2
Unit Density:	11.1 UPH
Range of Lot Sizes	886 – 930 square metres
Range of Lot Widths	20.4 – 23.3 metres
Range of Lot Depths	40.3 – 40.4 metres

## Referrals

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

School District: The School District has advised that there will be approximately 2 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Serpentine Heights Elementary School  
1 Secondary student at North Surrey 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 Summer 2025.

BC Hydro: BC Hydro has no objection to the project.

Parks, Recreation & Culture: Parks supports retention of one city tree.

The closest active park is Serpentine Heights Park and is approximately 150 metres away and includes a natural area.

## Transportation Considerations

- The applicant is required to construct the west side of 163 Street to the City's local road standard to service the subject proposal.
- Access to the proposed lots will be via 163 Street.

## 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 designated “General Urban” in the Regional Growth Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Suburban" in the Official Community Plan (OCP). The resultant unit density from the proposed subdivision into 2 lots cannot be accommodated under the Suburban OCP designation. An OCP amendment to Urban is proposed to accommodate the subdivision.

#### Amendment Rationale

- The proposed Official Community Plan (OCP) amendment, from Suburban to Urban (Appendix VI), is generally consistent with recent development in the general area. The properties to the immediate west fronting 162A Street, and further north, along the west and east side of 162A Street, are designated Urban.
- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.
- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 94 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.

### Public Consultation for Proposed OCP Amendment

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

### Themes/Policies

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

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two proposed single family residential lots. 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 "Single Family Residential Zone (RF)".
- The proposed CD Zone is identical to the RF Zone except for minimum lot sizes and dimensions, which are all larger in the proposed CD Zone than in the RF Zone, as illustrated in the following table:

<b>Zoning</b>	<b>RF Zone (Part 16)</b>	<b>Proposed CD Zone</b>
<b>Dimensions:</b>		
Lot Size:	560 square metres	886 square metres
Lot Width:	15 metres	20.4 metres
Lot Depth:	28 metres	40.3 metres

- Density, lot coverage, setback and parking provisions are all consistent with the RF Zone, which will ensure compatibility of house size and design with adjacent single family residential homes in the surrounding neighbourhood.

### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Design consultants Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- The Character Study involved reviewing several existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision. The study found that the neighbourhood is relatively new with a similar character for each dwelling. The surrounding established residential area is considered as acceptable architectural context for the subject site. These homes meet massing design standards and modern roofing and construction material standards. The Design Consultant has proposed a set of building design guidelines that will ensure compatible interface with existing neighboring properties with new homes that will feature similar massing characteristics, roof types, roof pitches, roofing materials and siding materials.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated September 10, 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,455.70.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 30, 2021, and the Development Proposal Signs were installed on May 6, 2021 and again on March 21, 2024. Staff received 9 responses from

neighbouring property owners, in addition to a petition of support from the applicant (*staff comments in italics*):

- Seven (7) residents inquired about the feasibility of the subject proposal and other subdivisions in the area.
  - *The subject proposal will establish a precedent for other properties on the west side of 163 Street, between 92 Avenue and 94 Avenue, to develop in a similar fashion, subject to Council approval.*
- Two (2) residents expressed concern about an increase traffic, density, and decreased property value.
  - *The proposed subdivision into two lots is not anticipated to result in an observable difference in traffic volumes.*
  - *The proposed lots can accommodate a minimum of 3 off-street parking spaces in accordance with the Zoning Bylaw.*
  - *The proposal is to create two oversized Urban lots that will provide a transition from existing Suburban lots to the east and existing Urban lots to the west.*
- The applicant has provided staff with canvassing results which included nineteen (19) signatures in support of the proposal from residents located along 162A Street, 163 Street and 163A Street in the vicinity of the subject site.
- The subject development application was reviewed by the Fleetwood Community Association who have no concerns with the proposal.

## TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	2	0	2
<b>Coniferous Trees</b>			
Western Red Cedar	5	0	5
Cypress	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>0</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>10</b>	

- The Arborist Assessment states that there are a total of 10 mature trees on the site. The applicant proposes to retain all 10 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.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

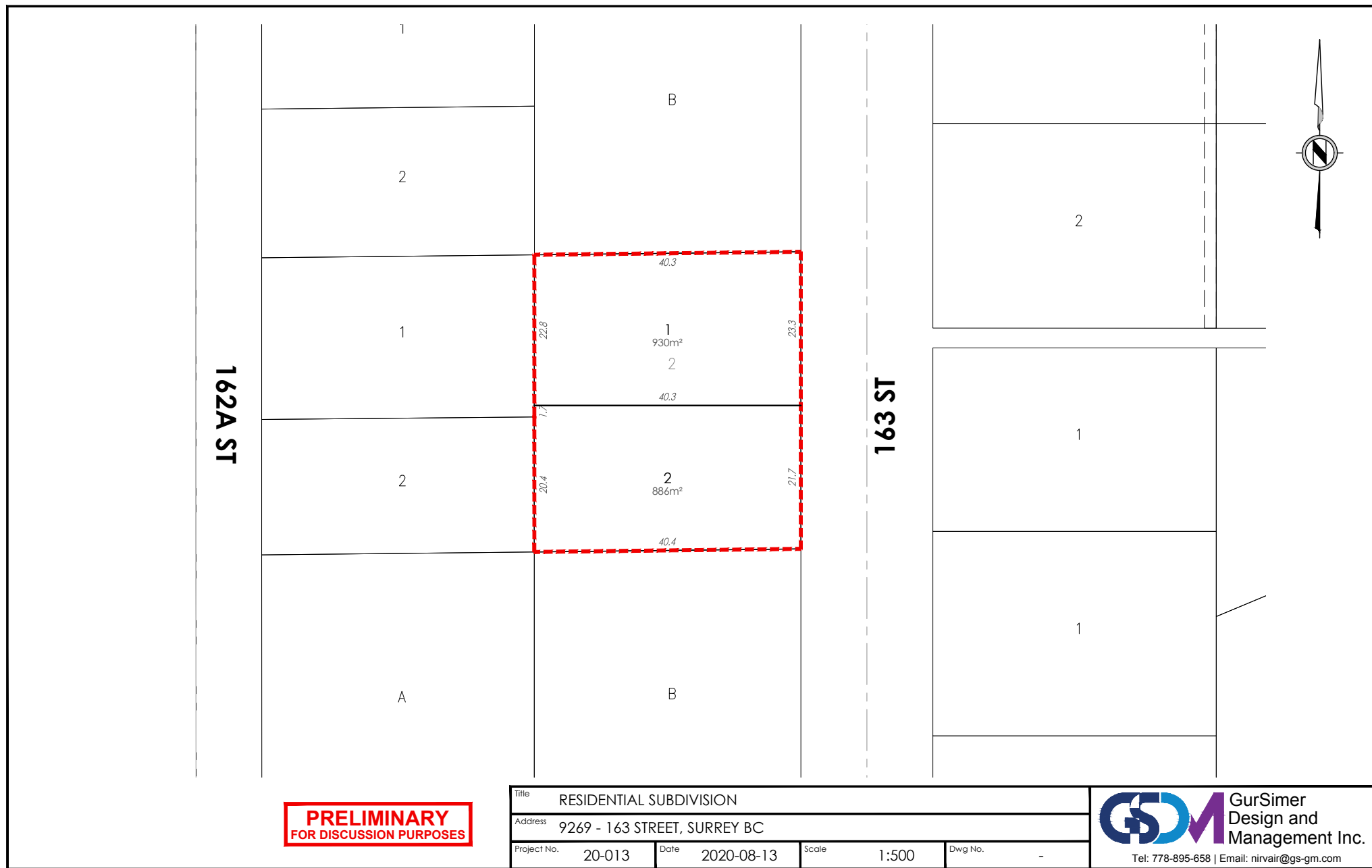
Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	OCP Redesignation Map

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

EM/ar





**PRELIMINARY**  
FOR DISCUSSION PURPOSES

# INTER-OFFICE MEMO

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

FROM: **Daniel Sohn, Development Process Manager, Engineering Department**

DATE: **April 09, 2024** PROJECT FILE: **7820-0325-00**

---

RE: **Engineering Requirements  
Location: 9269 163 St**

## OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

## REZONE/SUBDIVISION

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

- Register 0.5 m SRW along the frontage of 163 Street
- Register 1.5 m SRW for sanitary main if required

### *Works and Services*

- Construct the west side of 163 Street
- Construct sanitary, storm, and water service connections to each lot
- Implement onsite sustainable drainage features
- Register applicable legal documents on title as determined through detailed design

A Servicing Agreement is required prior to Rezone/Subdivision.



Daniel Sohn, P.Eng.  
Development Process Manager

DYC

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

**Development Impact Analysis on Schools For:**

Application #: **20 0235 00 (update April 2024)**

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

<b>School-aged children population projection</b>	<b>2</b>
---	----------

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

<b>Current Enrolment and Capacities:</b>	
<b>Serpentine Heights Elementary</b>	
Enrolment	399
Operating Capacity	434
# of Portables	0
<b>North Surrey Secondary</b>	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

**Summary of Impact and Commentary**

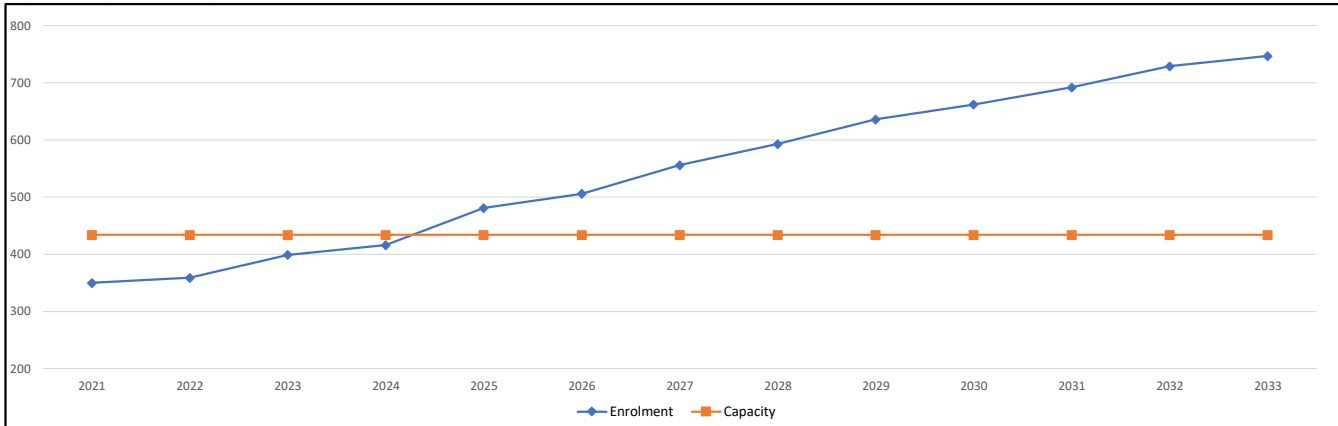
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

This school will serve the future Anniedale/Tynehead community. The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway and the has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, to build a new 605 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

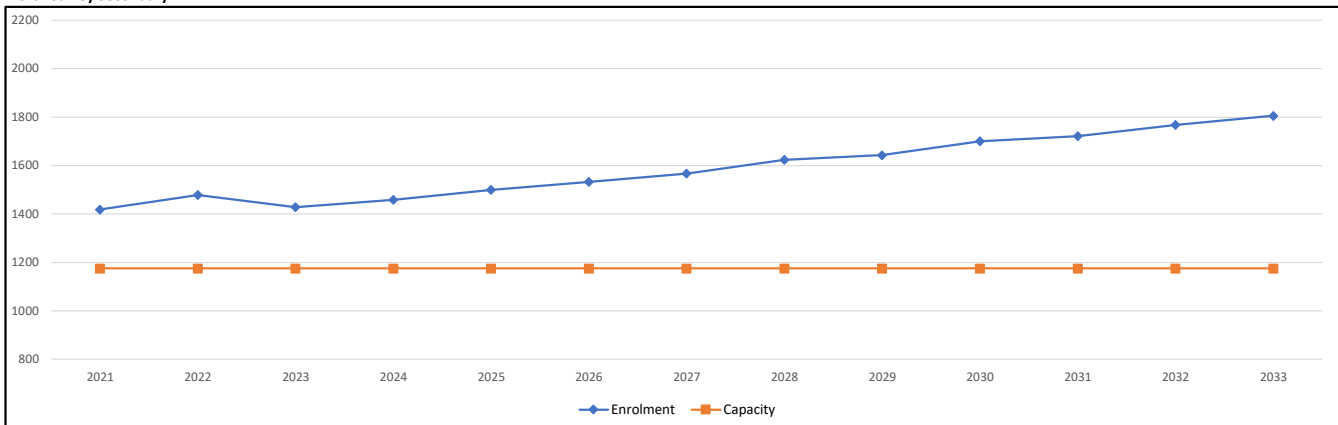
North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

**Serpentine Heights 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.

**North Surrey Secondary**



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

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

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0325-00  
Project Location: 9269 - 163 Street, Surrey, BC  
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD,  
at.aibc)

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

### 1. Residential Character

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

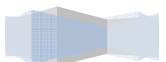
The neighborhood of this subdivision is imbedded within an older half-acre subdivision. All the homes surrounding the subject property are homes that are older half-acre, three storey split-level homes.

Homes in the neighborhood include the following:

- The homes surrounding the property are all majority are older half-acre, three storey split-level homes that are approximately 20 years old. The roof styles are versatile with low modest hip roofs along with steep slopes and articulate gables accents and street projections. Roof surfaces are primarily asphalt shingles and concrete tiles with various cladding materials such as hardi siding and stucco with stone or brick accents.

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

- 1) Context styles of homes for the proposed building scheme are modern and west coast modern and craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a 12:12 for the newer context homes.



**Dwelling Types/Locations:** 2 or 3 storey split levels.

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

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

**Window/Door Details:** Rectangle or arched.

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

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

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

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

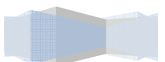
**Restrictions on Dwellings** Basement entry homes not permitted.

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

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

**Roof Pitch:** Minimum roof pitch is 4:12 and maximum of 12:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey,



Brown, or Black.

**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".

**Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

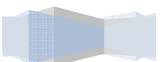
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: March 6, 2021

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

\_\_\_\_\_  
Date: March 6, 2021



**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: **9269 163 St, 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>	<b>10</b>
Protected Trees to be Removed	<b>0</b>
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	<b>10</b>
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	<b>0</b>
All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

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



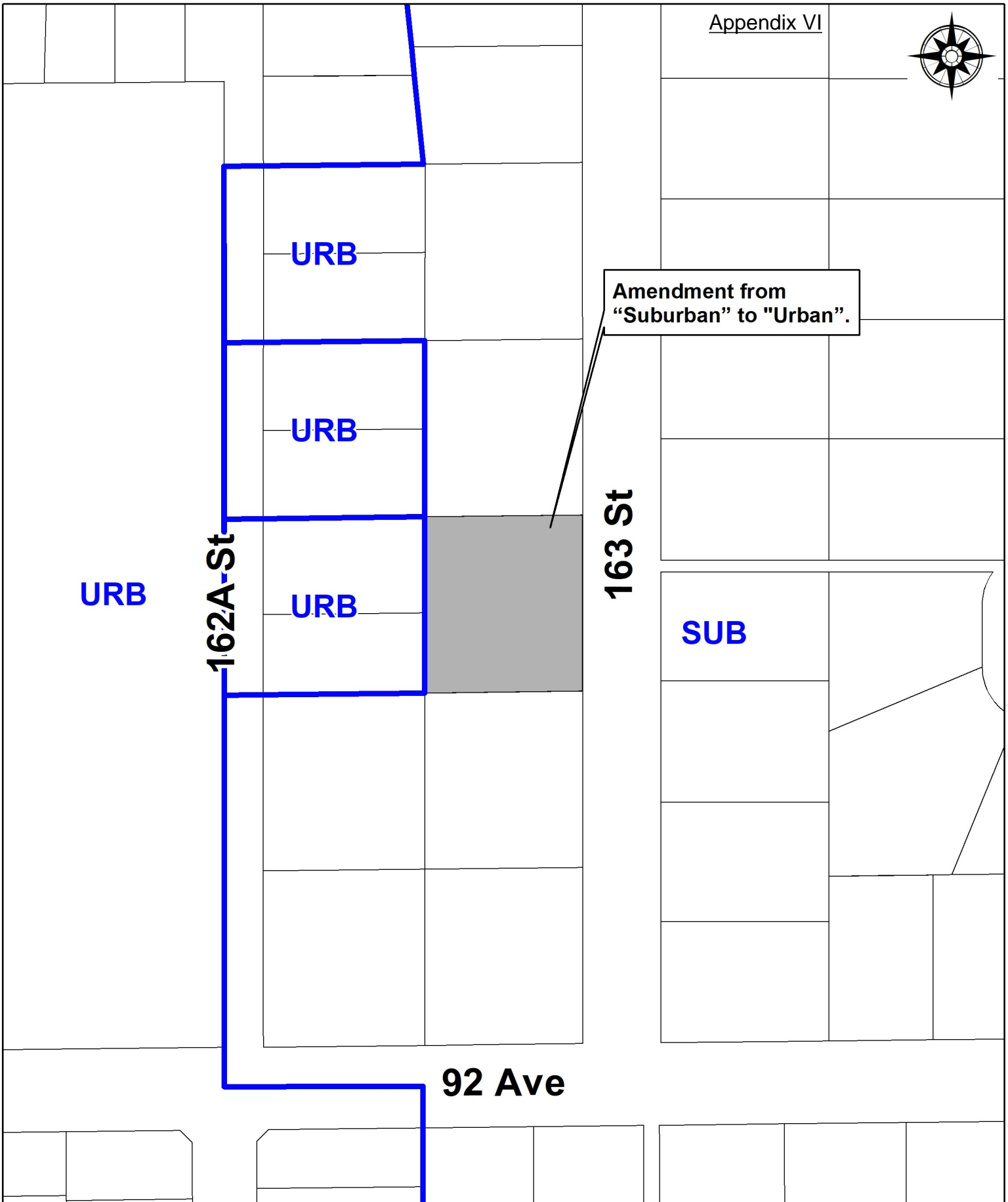
April 11, 2024

*(Signature of Arborist)*

Date







CITY OF SURREY

BYLAW NO. 21247

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: SUBURBAN (SUB)

TO: URBAN (URB)

PID: 017-465-770

Lot 2 Section 36 Township 2 New Westminster District Plan LMP1446

(9269 – 163 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

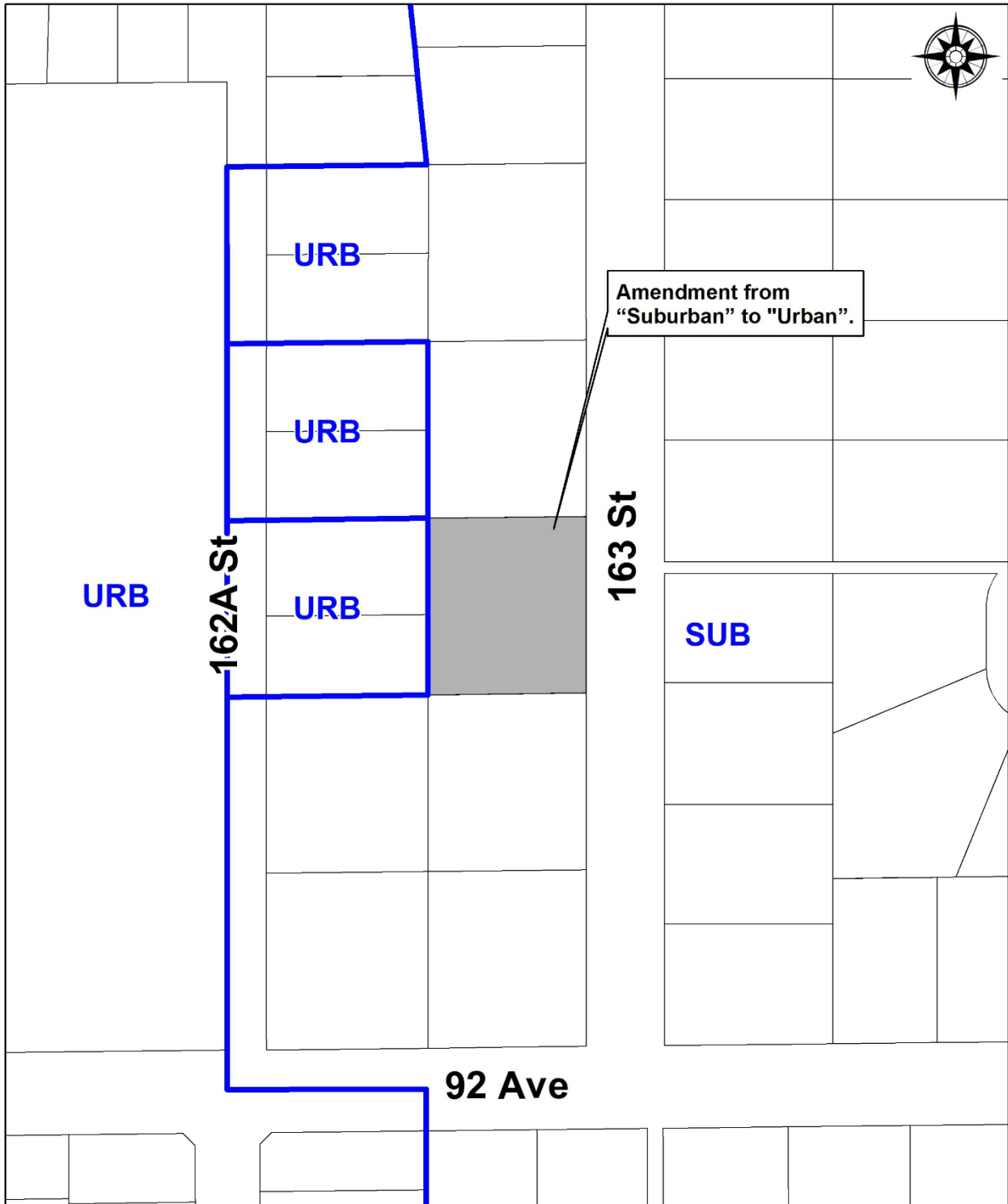
PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE A**



CITY OF SURREY

BYLAW NO. 21248

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 203 (CD 203), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
 FROM: HALF-ACRE RESIDENTIAL ZONE (RH)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 203" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 203	9269 – 163 Street	Lot 2, Plan LMP1446	21248	N/A"

- 2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 203 (CD 203)**

In this Comprehensive Development Zone 203 (CD 203), **Part 16, Single Family Residential Zone (RF)** as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
9269 – 163 Street	Lot 2 Section 36 Township 2 NWD Plan LMP1446	017-465-770

(collectively the "*Lands*")

**except as follows:**

**1. Subdivision**

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

**"K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area:* Minimum 886 sq. m;
- (b) *Lot Width:* Minimum 20 m; and
- (c) *Lot Depth:* Minimum 40 m."

# NOTICE OF PUBLIC HEARING

Surrey City Council will hold a Public Hearing

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall  
13450 —104 Avenue

MEETING DATE

MONDAY  
MAY 6, 2024

STARTING AT 7PM  
PUBLIC HEARING



"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251"

"Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252"

**Planning Report—Application No. 7922-0085-00**

**Location:** 13760, 13770, 13780, 13790 and 13806 - 101A Avenue

**Purpose of Bylaws:** The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations and Figure 16: Downtown Densities from Multiple Residential to Downtown 3.5 FAR for the site shown shaded in grey on the location map. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to allow the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

## IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this application at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### SUBMIT YOUR COMMENTS:

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**Written submissions will be made public on the City's website and distributed to Council.**

**Submissions must be received by 12:00 noon on the day of the Public Hearing.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

**To pre-register:** register between 8:30am and 4:00pm on the day of the Public Hearing at [surrey.ca](http://surrey.ca), or by calling (604) 591-4132

**To register in person:** register beginning at 6:30pm in person at City Hall.

Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

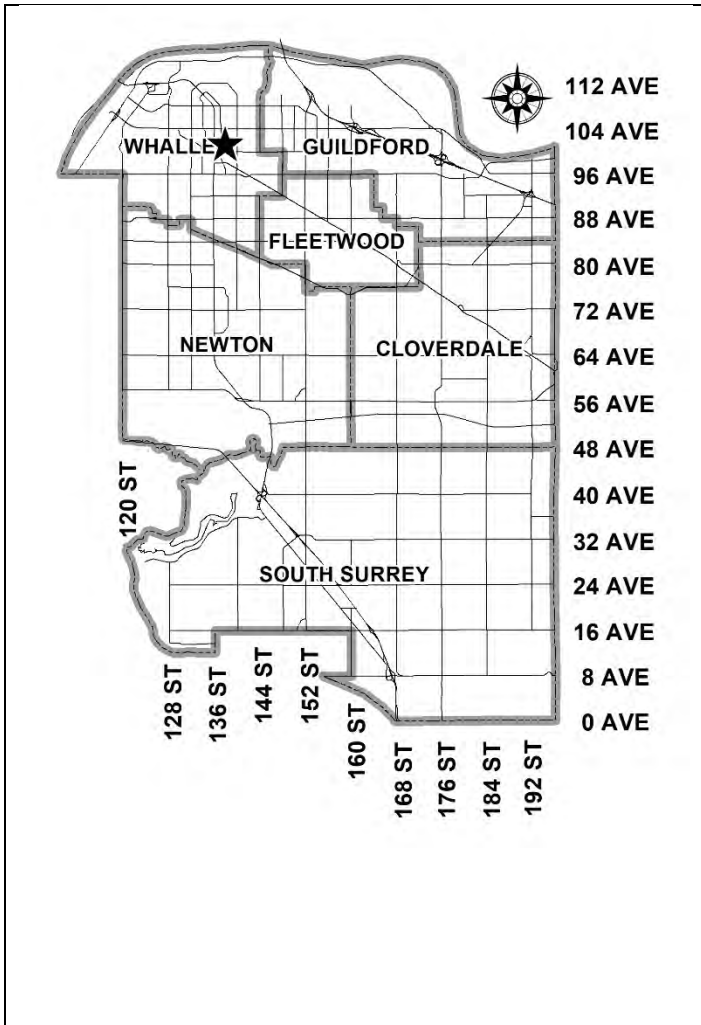
### WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0085-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **OCP Amendment** to Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR
- **City Centre Plan Amendment** from Low to Mid Rise Residential to Mid to High Rise Residential
- **Rezoning** from RF to CD
- **Development Permit**
- **Housing Agreement**

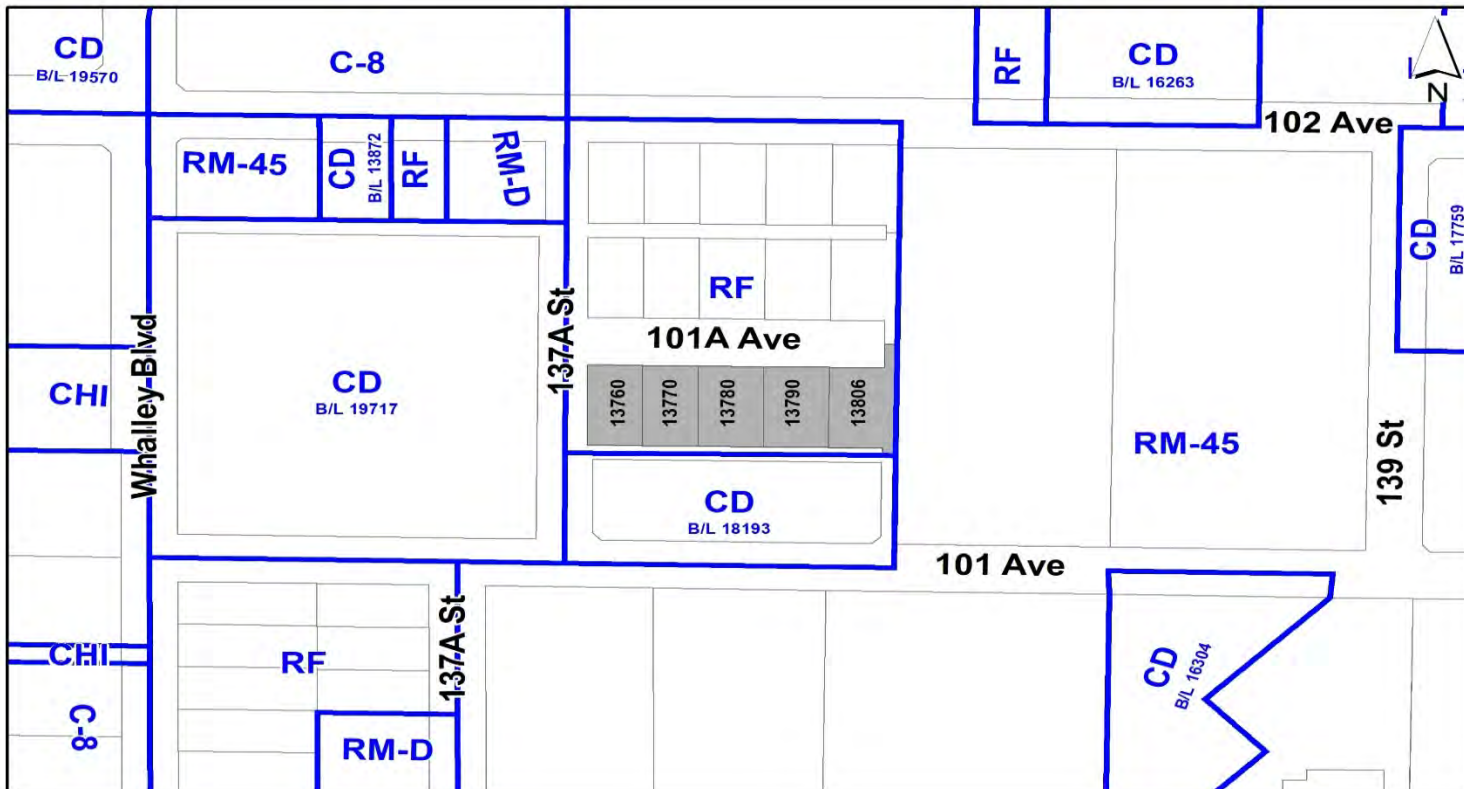
to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

**LOCATION:** 13760 101A Avenue, 13770 101A Ave,  
 13780 101A Ave, 13790 101A Ave,  
 13806 101A Ave

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

**CITY CENTRE PLAN DESIGNATION:** Low to Mid Rise Residential





## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP). Proposing an amendment to the Official Community Plan (OCP) from Multiple Residential to Downtown
- The proposal does not comply with the Low to Mid Rise Residential designation in the Surrey City Centre Plan. Proposing an amendment to the Surrey City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging medium to high-density hub that will be complementary to the Green Timbers Neighbourhood.
- The provincial legislation introduced in December 2023, designates the site within a Skytrain Station Transit Oriented Area (TOA), Tier 3, which allows for a minimum FAR of 3.0 and a minimum height of 8-storeys.
- The proposed development conforms to the goal of achieving higher-density development nodes around SkyTrain Stations. The proposed residential tower with 5-storey podium and 6-storey purpose-built rental apartment building are located approximately 550 metres (approximately 7 minutes) from both the Surrey Central and King George Skytrain Stations.
- The proposed setbacks 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 street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, including the future park north across 101A Avenue, with a publicly accessible plaza space.

- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal includes 58 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 40-year duration.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown 3.5 FAR and to Figure 16: Downtown Densities to include the site and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).
6. 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 plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;
  - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant for the residential tower 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;

- (j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
  - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;
  - (l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;
  - (m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and
  - (n) 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.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential" when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Single family homes	Low to Mid-Rise Residential	RF
North (Across 101A Avenue):	Single family homes	Park	RF

Direction	Existing Use	City Centre Designation	Existing Zone
East (Across future long-term road):	Two-storey townhouses	Low to Mid-Rise Residential	RM-45
South (Across the lane):	6-storey apartment buildings	Low to Mid-Rise Residential	CD (Bylaw No. 18193)
West (Across 137A Street):	3-storey rental apartment buildings with an approved mixed-use development (Application No. 18-0289-00) consisting of multiple high-rise, mid-rise and low rise buildings.	High-Rise Mixed Use Type I	CD (Bylaw No. 19717)

### Context & Background

- The subject site is located at 13760 to 13806 101A Avenue in the City Centre Plan. The subject site is approximately 3,817 square metres in area with existing single-family homes.
- The subject site is zoned "Single Family Residential Zone (RF)" and is designated "Low to Mid Rise Residential" in the City Centre Plan and "Multiple Residential" in the Official Community Plan (OCP).
- The applicant has applied for an OCP Amendment, a rezoning from RF to "Comprehensive Development Zone (CD)", a Housing Agreement and a Development Permit (Form and Character), to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise building, with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing the following:
  - Rezoning from RF to CD Zone based on the RM-70 and RM-135 Zones;
  - OCP Amendment to Figures 3 and 16 from Multiple Residential to Downtown;
  - Detailed Development Permit for Form and Character; and
  - Housing Agreement to secure 58 market rental units for a period of 40 years.

to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

- Development data is provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,817 square metres
Road Dedication:	323 square metres
Net Site Area:	3,492 square metres
<b>Number of Existing/Proposed Lots:</b>	5 existing/1 proposed
<b>Building Height:</b>	80 metres
<b>Gross Floor Area Ratio (FAR):</b>	5.3 FAR
<b>Floor Area</b>	
Residential:	20,279 square metres
Total:	20,279 square metres
<b>Residential Units:</b>	
<u>Building 1 (Rental)</u>	
Studio:	9
1-Bedroom:	6
1-Bedroom + Den	26
2-Bedroom:	11
3-Bedroom:	<u>6</u>
Total:	<b>58</b>
<u>Building 2 (Strata)</u>	
Studio:	37
1-Bedroom:	97
1-Bedroom + Den	43
2-Bedroom:	70
2-Bedroom:	1
3-Bedroom:	<u>12</u>
Total:	<b>260</b>

## Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: The School District has advised that there will be approximately 31 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

18 Elementary students at Lena Shaw School  
8 Secondary students at Guildford Park 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.

Parks, Recreation & Culture: Parks has no concerns for the proposed development and recommends the retention of City tree C7.

Green Timbers is the closest park with natural area and is 675 metres walking distance from the site. Future active parkland is proposed within 20 metres walking distance of the development as part of the Surrey City Centre Plan.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. There are items required to be addressed as part of the final Development Permit and Building Permit application.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) and enabled multi-family proposals that are greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

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

### Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:
  - Construction of the south side of 101A Avenue to the City’s local road standard;
  - Dedication and construction of 137A Street to the City’s local road standard;

- Dedication towards the future 138 Street and construction of the west side sidewalk; and
- Construction of the lane along the south side of the subject site.
- The subject proposal is anticipated to generate approximately one vehicle per minute in the peak hour, based on industry standard rates. A site-specific transportation impact assessment (“TIA”) was not required as the number of trips anticipated to be generated is below the City’s requirement for a TIA. In addition, an area-wide TIA was conducted as part of the City Centre Plan to inform the required infrastructure improvements for the Plan area based on a comprehensive analysis of ultimate redevelopment.
- Access to the subject site is proposed via the lane.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Proximity to the Skytrain and multiple bus stops will reduce the number of vehicular trips to and from the building.
  - The proposed development is also located within close proximity to King George Hub, grocery stores, shopping, playgrounds and parks, schools and community services and amenities that are easily accessible via walking and cycling as healthy transportation options.
  - The building will be connected to the City’s District Energy system.
  - Maximizing indoor and outdoor amenity areas, development density and community connectivity.
  - Reduction of waste to landfill through access to recycling and organic waste on-site.

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

#### **Regional Growth Strategy**

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

#### **Official Community Plan**

##### Land Use Designation

- The subject site is designated Multiple Residential in the Official Community Plan, with a permitted maximum density of 2.5 FAR, as noted in Figure 3 of the OCP.
- The applicant is proposing to amend Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR.

##### Amendment Rationale



- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging mid to high-density neighbourhood within the Green Timbers District in City Centre.
- The proposed development conforms to the goal of achieving high density development around the three SkyTrain Stations. The King George and Surrey Central Skytrain Stations are located less than 600 metres and 800 metres walking distance, respectively, from the subject site.
- The proposed tower forms are appropriate within the context of the approved mixed-use development inclusive of high, mid and low-rise buildings to the west (Application No. 18-0289-00) and the with the existing 6-storey buildings south across the lane.
- The application will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which was endorsed by Council at the December 16, 2019, Regular Council - Land Use Meeting.

#### Public Consultation for Proposed OCP Amendment

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

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.
  - Centres, Corridors and Neighbourhoods:
    - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
    - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas.
    - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
    - Urban Design: Encourage beautiful and sustainable urban design.
  - Ecosystems
    - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment.
  - Economy
    - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

#### **Secondary Plans**

#### Land Use Designation

- The subject site is designated Low to Mid Rise Residential in the City Centre Plan.
- The application proposes to amend the City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

#### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre and will complement higher density developments nearby to the south and west.
- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption from Council at the December 16, 2019, Regular Council – Land Use Meeting.

#### Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
  - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
  - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
  - Promote Identity and Sense of Place, with a unique blend of interconnected, amenity and residential spaces.

#### **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, that pertain to the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement with the City of Surrey that will allocate all 58 dwelling units within the low-rise building (Building 1) created under this development proposal as market rental units for a period of 40 years.
- The applicant will be required to enter into a Housing Agreement, as part of the subject development application (Appendix VI).

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

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a new "Comprehensive Development Zone (CD)" to accommodate:
  - one 22-storey residential tower with a 5-storey podium and 260 dwelling units; and
  - one, 6-storey purpose-built rental apartment building consisting of 58 rental dwelling units.

- The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone (Part 25)	Proposed CD Zone
<b>Floor Area Ratio:</b>	2.5 FAR	5.8 FAR
<b>Lot Coverage:</b>	33%	63%
<b>Yards and Setbacks</b>	7.5 metres or 50% the height of the building	North: 5.0 metres East: 4.5 metres South: 4.5 metres West: 4.5 metres
<b>Principal Building Height:</b>	N/A	80 metres/22-storeys
<b>Permitted Uses:</b>	The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.	The proposed uses are consistent with the RM-135 Zone.
Indoor Amenity:	Building 1: 185 square metres	The proposed 150 m <sup>2</sup> [+ CIL of \$32,000] meets the Zoning By-law requirement.
	Building 2: 740 square metres	
Outdoor Amenity:	Building 1: 185 square metres	
	Building 2: 816 square metres	
		The proposed 500 m <sup>2</sup> [+ CIL of \$240,000] meets the Zoning By-law requirement.
		The proposed 190 square metres exceeds the requirement.
		The proposed 820 square metres exceeds the requirement
<b>Parking (Part 5)</b>		<b>Proposed</b>
Building 1 Residential: 38 Residential Visitor: 6 Building 2		Building 1 Residential: 38

Residential: 234	Residential Visitor: 6
Residential Visitor: 26	Building 2
Total: 304	Residential: 268
	Residential Visitor: 26
	Total: 338
Residential Secure Bike Parking: 394	418

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone.
- The proposed floor area ratio (FAR) of the development is 5.8 net FAR (5.3 gross FAR), and the lot coverage is proposed to be 63%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- Given the site’s location in City Centre and proximity to Skytrain stations and public transit options, the proposed density is supportable, and the proposed lot coverage is consistent with other similar high-rise developments in City Centre.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area, and the setbacks are consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.
- The proposed building height is consistent with other existing and proposed high-rises and 6-storey apartments in the area.

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

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- The proposed development includes 58 market rental units that will be secured through a Housing Agreement. As such, these units within the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in residential tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.
- The proposed market strata residential use will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new unit.

- The proposed development is seeking an overall gross density of 5.3 FAR. Purpose-built market rental units (when secured through a Housing Agreement) are exempt from the density bonus amenity provisions of the policy.
- The market strata building represents a gross density of 4.2 FAR, which exceeds the allowable 2.5 FAR by 1.7 FAR.
- Therefore, the proposed development will be subject to the Tier 2 Capital Plan Project CACs as the proposal does not comply with the densities in the Secondary Plan designation for the portion of the site developed as market, non-rental, strata residential.

### **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 \$113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy for the proposed 22-storey tower.
- As secured rental, the proposed 6-storey building is exempt from the provisions in 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 applicant will be required to resolve this requirement prior to consideration of Final Adoption.
- The Public Art contribution will not be required for the proposed 58 purpose-built market rental units. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 5, 2024, and the Development Proposal Signs were installed on April 5, 2024. Staff received two responses from a neighbouring owner with concerns regarding the additional traffic within the existing lane adjacent to the south. The owner also expressed concern regarding the additional vehicle access within the lane to the future buildings.

- *(As per the City's Engineering Design Criteria Manual, access is to be taken from the lowest classified road, which in this case is the lane, with the primary function of a lane being to provide direct access to properties. The additional traffic generated from the subject site is anticipated at approximately one vehicle per minute in the afternoon peak hour, based on industry standard rates, and less during other times of the day).*

## DEVELOPMENT PERMIT

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan in terms of form, however changes to the character of the building are anticipated.
- The applicant has worked with staff towards developing a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface, and grading considerations, however further design development is required.
- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.
- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.
- The applicant and staff will continue to work on the following items prior to final adoption of the development:
  - General design refinements to address ADP and staff comments;
  - Provision of additional drawing details to illustrate intent;
  - Coordination of all drawings to accurately describe the design intent;
  - Refinement of the tower material and fenestration arrangements in particular to improve the relationship to the podium and sloping ground plane;
  - Designing interface improvements between the public realm, landscape design and ground floor activities and programs;
  - Reviewing and refining the balcony expressions considering their significance as features of the tower appearance;
  - Further tapering the tower's uppermost storeys to create interest, integrating mechanical structures and reducing shadowing of the future park;
  - Continuing to refine the low-rise building's main lobby's sense of identity, reflecting the scale of the development.

- Provision of design development of the publicly accessible open spaces and coordination of services at the ground plane that do not negatively impact the public realm .
- The proposed tower is located on the mid-west portion of the site towards the westerly neighbour's approved tower development. The tower maintains a 50-metre separation from that future westerly tower for adequate privacy, light, air circulation and distribution of massing in the neighbourhood. It is also sited to avoid the courtyard opening on the south neighbour's development.
- The tower rises both from the ground and the lower storeys of the podium. This arrangement of two origins simultaneously plants the tower to the ground while also connecting its massing to the podium, which staggers along the sloped site, giving balance to the massing.
- The tower is composed of glass curtain wall and long vertical bands of solid cladding to sculpt the form differently on its different sides.
- The purpose-built 6-storey rental building is located on the east portion of the site and has recessed 5<sup>th</sup> and 6<sup>th</sup> floors along the east portion of the building to respond to the existing 2-storey townhouses to the east.
- There are separate lobbies for each building, both located along 101A Avenue. The tower has a through-lobby design with the primary lobby located along 101A Avenue and the secondary lobby from the lane. This lobby design adds functionality, light, and increased opportunities for social interaction.
- The massing responds to the neighbouring easterly townhouses as it creates a strong line with its 4-storey expression which steps back from 138 street at the 5<sup>th</sup> and 6<sup>th</sup> storey.
- The buildings have a separation above the lowest level of 6 meters which increases to 10 m in width above the 4<sup>th</sup> level. This permits a view cone and sunlight through these storeys which benefits the subject development and the south neighbour.
- Both buildings on the site anchor the development at the base by having 2-storey townhouses along the streets and lane to present a stronger pedestrian oriented relationship. It also helps the building respond to the steep grade by stepping each unit along its own frontage. These units are expressed in a light-coloured grey brick cladding for durability and visual weight and are organized with individual front doors with weather protection canopy that bolsters the focus of the townhouse appearance and enlivens the streetscape.
- On the lane side, building separations of 16 m to 20 m are provided, depending on the unit orientations, to allow adequate privacy separation from each other.

### Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space. The overall design considers the relationship between the buildings and their location, and incorporates an inclusive interface between the public and private realm.

- Each individual ground-oriented unit will have a small private patio enclosed by an individual gate with layered planting and a tree.
- Edge landscaping, seating, low retaining walls and specialty paving are proposed along the periphery at the base of the site.
- Additional landscaping is proposed in all the outdoor amenity spaces, both podium and roof levels.

### Indoor Amenity Space

#### *High-Rise Tower*

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, high-rise towers must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's Zoning Bylaw requirement, the proposed high-rise tower must provide a total of 740 square metres of indoor amenity space for the proposed 260 residential units.
- The applicant is proposing 500 square metres of indoor amenity space located throughout the building, which is a shortfall of 240 square metres as required under the Zone.
- The proposed indoor amenity space exceeds the minimum requirement of 330 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.



- The applicant will be required to address the cash-in-lieu contribution in advance of final adoption.
- Indoor amenity spaces are proposed on level 7 and on the roof (level 23). The indoor spaces are intended to provide for a wide range of activities and include a meeting room, co-working/study room, lounge and a fitness area. Some of the indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.
- Indoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption. 6-storey Rental Apartment
- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, low rise residential buildings must provide 3 square metres of indoor amenity space per unit and 4 square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed 6-storey apartment building must provide a total of 185 square metres of indoor amenity space for the proposed 58 residential units.
- The applicant is proposing 150 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone but exceeds the minimum requirement of 118 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.
- The applicant will be required to pay cash-in-lieu for the shortfall of square metres of indoor amenity space prior to final adoption in accordance with City policy.
- The indoor amenity space proposed on the main floor, level 1, faces the lane and will include a lounge room with a kitchen and a fitness room. The indoor space is connected to an outdoor amenity deck spaces with its own programing. There is additional amenity space on level 5 connected to an outdoor area.

### Outdoor Amenity Space

#### *High-Rise Tower*

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit of outdoor amenity space, a total of 816 square metres of outdoor amenity space is required for the proposed residential high-rise tower.
- The applicant is proposing 820 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- Outdoor amenity spaces are proposed on level 7 and on the roof (Level 23). The Level 7 outdoor amenity area consists of a turf and paving surfaces, lounge seating, dining tables and covered areas.

- The outdoor amenity space proposed on the rooftop (Level 23) includes turf and paving surfaces, seating area with table and chairs as well as bench seating area and community garden space.

#### *6-storey Rental Apartment*

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres for each micro unit of outdoor amenity space, a total of 185 square metres of outdoor amenity space is required for the proposed 6-storey apartment building.
- The applicant is proposing 190 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- The outdoor amenity space proposed on the main floor (Level 1) is adjacent to the lane and the indoor amenity area. The outdoor patio is proposed for lounge and table and chair seating.
- The outdoor space on level 5 includes a children's play area, lounge seating and workstations and open and shaded spaces.
- Outdoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption.

#### **TREES**

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the 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> (excluding Alder and Cottonwood Trees)			
Birch, Paper	1	1	0
Maple, Japanese	1	1	0
Cherry	4	4	0
Lilac, Common	1	1	0
<b>Coniferous Trees</b>			
Spruce, Dwarf	1	1	0
Pine, Shore	1	1	0
Sawara, False Cypress Plumosa	1	1	0
Sawara, False Cypress	1	1	0
Lawson, False Cypress	1	1	0
Douglas-Fir	7	7	0
Cedar, Western Redcedar	6	6	0
Hemlock, Western	1	1	0
Spruce, White	1	1	0

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>27</b>	<b>27</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>44</b>		
<b>Total Retained and Replacement Trees Proposed</b>	<b>44</b>		
<b>Estimated Contribution to the Green City Program</b>	<b>\$5,500</b>		

- The Arborist Assessment states that there are a total of 27 mature trees on the site, excluding Alder and Cottonwood trees. Of the 27 existing trees, none (0 %) of the total trees on the site are Alder and Cottonwood trees. The applicant proposes to retain no trees 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. This will require a total of 54 replacement trees on the site. Forty-four (44) replacement trees can be accommodated and will require an estimated cash-in-lieu payment of \$5,500 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 101A Avenue and 137A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple and Japanese Stewartia.
- In summary, a total of 44 trees are proposed to be replaced on the site with an estimated contribution of \$5,500 to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII 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.

- These Aervice Area B buildings will not be connected to District Energy system at the time of building completion. However, this building is considered as a future DE connection and the building would require:
  - Dedicated district energy room (ideally fronting 137A Street);
  - Site servicing plan to reflect District Energy alignment; and
  - 6 metre District Energy statutory-right-of-way and Section 219 covenant.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Proposed Housing Agreement By-law and Housing Agreement
Appendix VII.	District Energy Location

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

IM/ar



**FLAT** INC  
**ARCHITECTURE**

DP APPLICATION FOR TWO BUILDINGS :  
29-01-2024



# PROPOSED RESIDENTIAL TOWER DEVELOPMENT AT 13760,70,80,90,13806 101A AVENUE

SITE STATISTICS				
CIVIC ADDRESS:	13760,70,80,90 13806 101 Ave Surrey BC			
LEGAL DISCRPTION				
ZONING	RF TO CD BASED ON RF 135			
GROSS SITE AREA:	41096 ft2	3817 m2	.943 Acre	
ROAD DEDICATIONS:	3477 ft2	323 m2		
NET AREA	37618 ft2	3494 m2	.88 Acre	
ZONING	CD BASED OR RM 135			
	BUILDING HEIGHT	ALLOWED	PROVIDED	
			80m	
	SETBACKS			
	NORTH - 101 a st		5.0 m	
	SOUTH - LANE		4.5 m	
	EAST:		4.5 m	
	WEST		4.5 m	
LOT COVERAGE	PROPOSED 62%			
DENISTY	PROPOSED FSR 5.30 on gross 5.80 on net (EXCLUDING PARKING)			
BUILDING FLOOR AREA	MIX USE BUILDING			
	RESIDNETIAL	RESIDNETIAL	RESIDNETIAL	
LEVELS	BUILDING 2 WITH TOWER	UNITS	BUILDING 1	UNITS
LEVEL 1	981 m2	16 UNITS	604 m2	6 UNITS
LEVEL 2A	569 m2	3 UNITS		
LEVEL 2	1240 m2	17 UNITS	750 m2	6 UNITS
LEVEL 3	1157 m2	18 UNITS	767m2	12 UNITS
LEVEL 4	1157 m2	18 UNITS	767 m2	12 UNITS
LEVEL 5	181.31 m2	3 UNITS	620m2	11 UNITS
			620m2	11 UNITS
LEVEL 6-18 (tower)	8450 m2	143 UNITS		
LEVEL 19- 22 (tower)	2416 m2	42 UNITS		
	16151.31 m2	260 UNITS	4128 m2	58 UNITS
TOTAL AREA	20279.31 m2			
TOWER PLATE	650 m2	620 m2		
AMENITY SPACE	INDOOR AMENITY	REQUIRED	PROVIDED	
BUILDING 1	58 x 3sq. m + 4 sq. m per micro unit x 11 = (185 sq.mt.)	185 Sq.mt.	150 Sq.mt.	variance required
BUILDING 2	186 x 3sq. m + 4 sq. m per micro unit x 36 + 38 x 1sq. mt.= 740 sq.mt.	740 Sq.mt.	500 Sq.mt.	variance required
	OUTDOOR AMENITY	741 Sq.mt.		
BUILDING 1		185 Sq.mt.	190 Sq.Mt.	
BUILDING 2		816 Sq.mt.	820 Sq.Mt.	
PARKING	BUILDING 1 ( RENTAL)	CALCULATING ON THE BASIS THEIR OF	PROVIDED	
	TOTAL UNITS 58	.65 PER UNIT = 38 STALLS	38 STALLS	
	BUILDING 2 ( PODIUM C/W TOWER)			
	TOTAL UNITS - 260	.90 PER UNIT = 234 STALLS	268 STALLS	
VISITOR PARKING,HANDICAP AND BIKE PARKING		REQUIRED	PROVIDED	
TOTAL UNITS : 281	TOTAL VISITOR PARKING	318 X .1 = 32 STALLS	32 STALLS	
	H/C 2% of total parking	240x 2%= 7	7 STALLS	
	BIKE PARKING @ 1.2 PER UNIT	318X 1.2 = 382	406 STALLS	
	BIKE PARKING PER BUILDING 6	2 X 6 = 12	12 STALLS	

1 SITE STATISTICS  
480 N.T.S.



Unit 209- 6321 King George Bl  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca  
Ph: 604-603-4484

PROJECT INFO:  
Apartment Building at 13760, 70, 80,  
90 13806 101 A AVE. SURREY B.C.  
CLIENT:  
Amarjeet Ubhi

DATE  
05/02/23

PROJECT NO:  
22-238

SCALE: 12" = 14'  
DRAWN BY: U.S.

NO	DATE	BY	DESCRIPTION

DATA SHEET

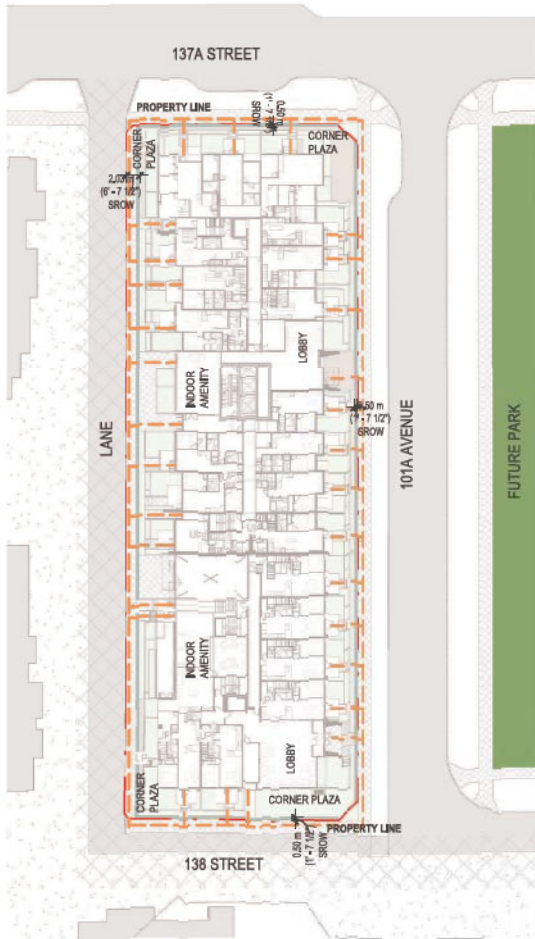
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NO	DATE	BY

LEVELS	1	2A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	TOTAL
<b>BUILDING 1</b>																								
1 BED UNIT	0		2	1	1	1	1																	6
1 BED + DEN UNIT	0		2	7	7	6	4																	26
2 BED UNIT	0		1	2	2	3	3																	11
2BED + DEN UNIT	0		0	0	0	0	0																	0
3BED /TH/LJ	6		0	0	0	0	0																	6
STUDIO	0		1	2	2	1	3																	9
	6		6	12	12	11	11																	58
<b>BUILDING 2</b>																								
1 BED UNIT	3		7	8	8	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	0	0	0	3
1 BED + DEN UNIT	5		6	6	5	5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2 BED UNIT	2	2	2	2	2	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	2	2	2	2
2BED + DEN UNIT	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
3BED /TH/LJ	8	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
STUDIO	0		1	1	1	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	16	3	17	18	18	3	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	9
<b>TOTAL NUMBER OF UNITS</b>	<b>22</b>	<b>3</b>	<b>23</b>	<b>30</b>	<b>30</b>	<b>14</b>	<b>22</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>9</b>	<b>318</b>

1 UNIT MATRIX  
A 003 N.T.S.





**1** **CONTEXT SITE PLAN**  
SCALE: 1" = 60'-0"



**2** **CONTEXTUAL AERIAL VIEW**  
SCALE: 3" = 1'-0"

**LOCATION**

- THE SITE IS LOCATED AT THE GREEN TIMBERS NEIGHBORHOOD IN THE JURISDICTION OF CITY OF SURREY.
- THE SITE IS LOCATED IN A TRANSITIONING NEIGHBORHOOD. AS THE URBAN FABRIC TRANSITIONS TO HIGHER DENSITY , HIGH RISE . THE SITE OFFERS A POTENTIAL TO DEVELOP A PROPOSAL , THAT ACTS AS AN ANCHOR TO NEIGHBORHOOD FABRIC. AS A TRANSITIONING PROJECT. THAT HUMANIZES THE SCALE OF THE BUILT ENVIRONMENT.
- THE SITE LOCATED NEAR TRANSIT HUB AND OTHER CONVENIENCES ,IT IS AN APT. LOCATION FOR HIGHER DENSITY.
- IN ADDITION THE SITE IS LOCATED IN CLOSE PROXIMITY TO THE PROPOSED GREEN INFRASTRUCTURE. PROVIDING A BALANCED URBAN FABRIC



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

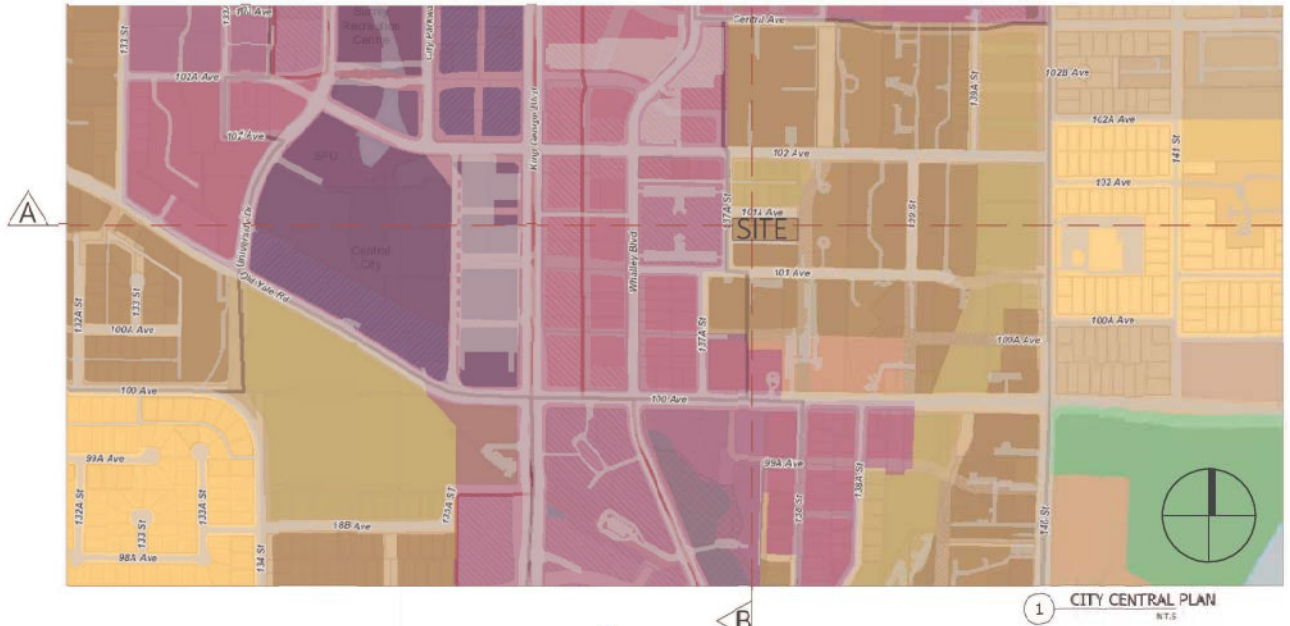
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**DRAWN BY:** U.S.

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02			DEVELOPMENT PERMIT TO THE CITY
03			DEVELOPMENT PERMIT TO THE CITY

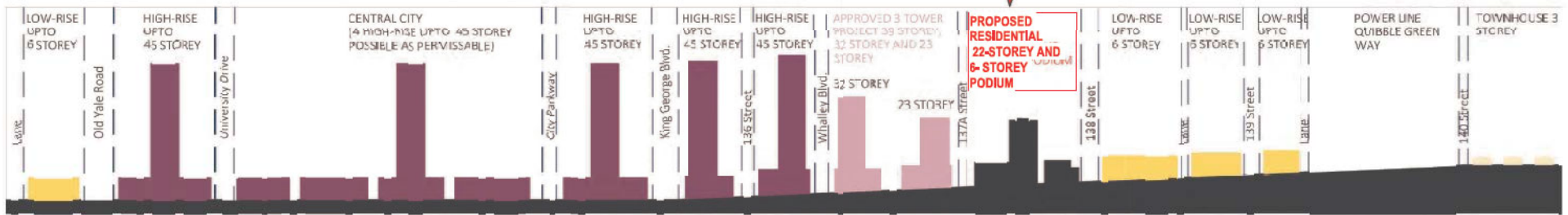
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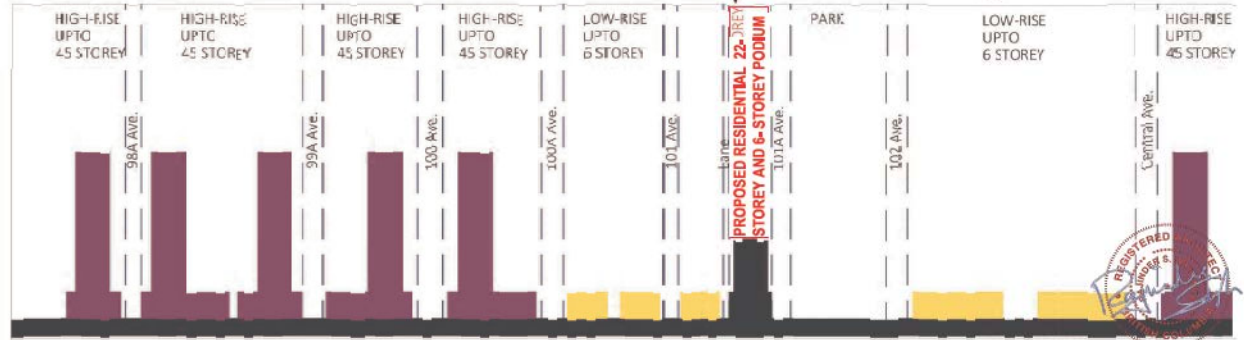
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02	DEVELOPMENT AGREEMENT TO THE CITY		U.S.	
03	REVISION		U.S.	



1 CITY CENTRAL PLAN  
N.T.S.

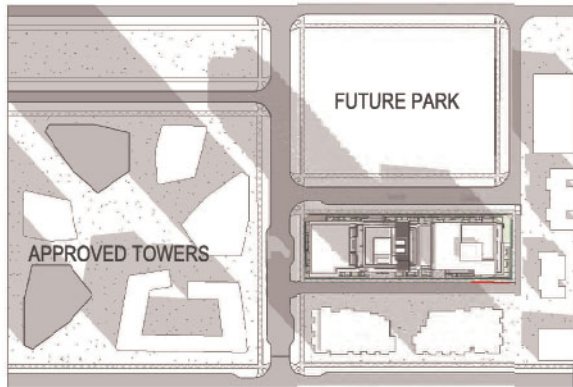


2 SECTION A  
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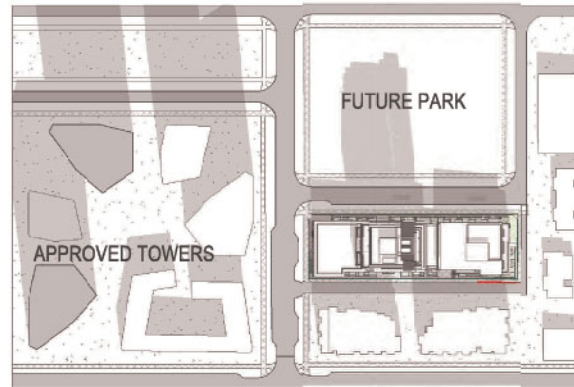


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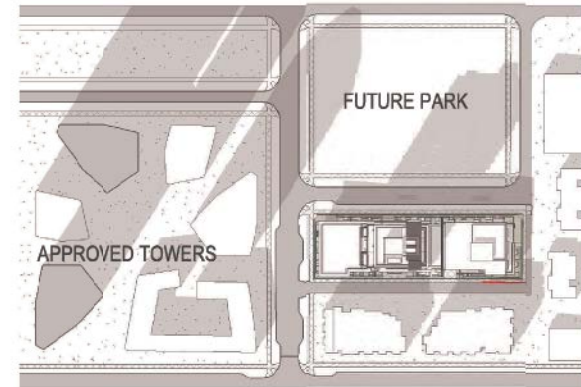




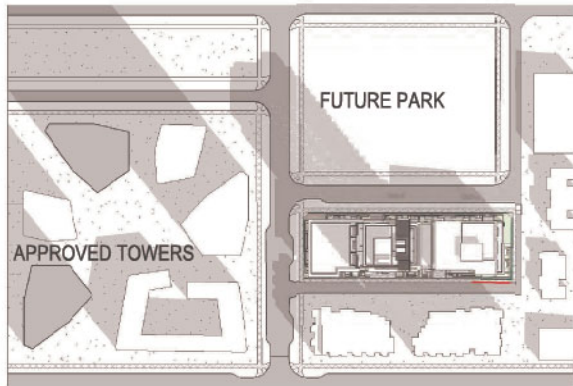
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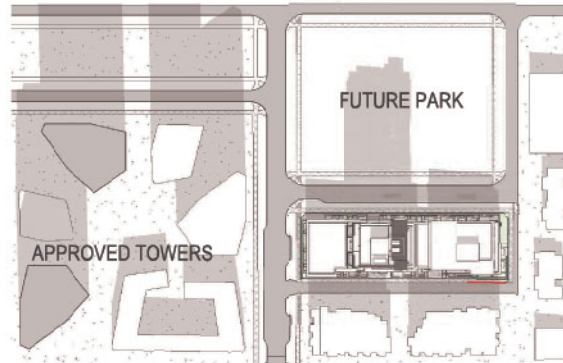
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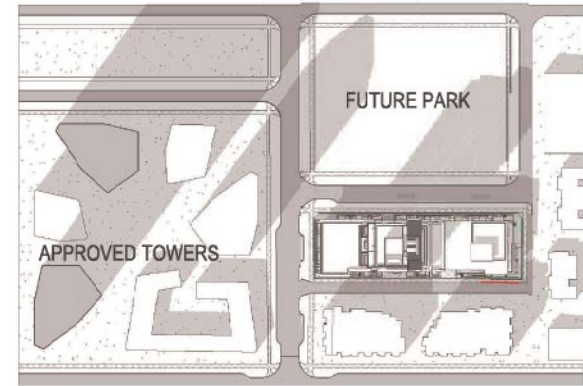
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4 **22 SEP 10 AM**  
SCALE: 1" = 200'-0"



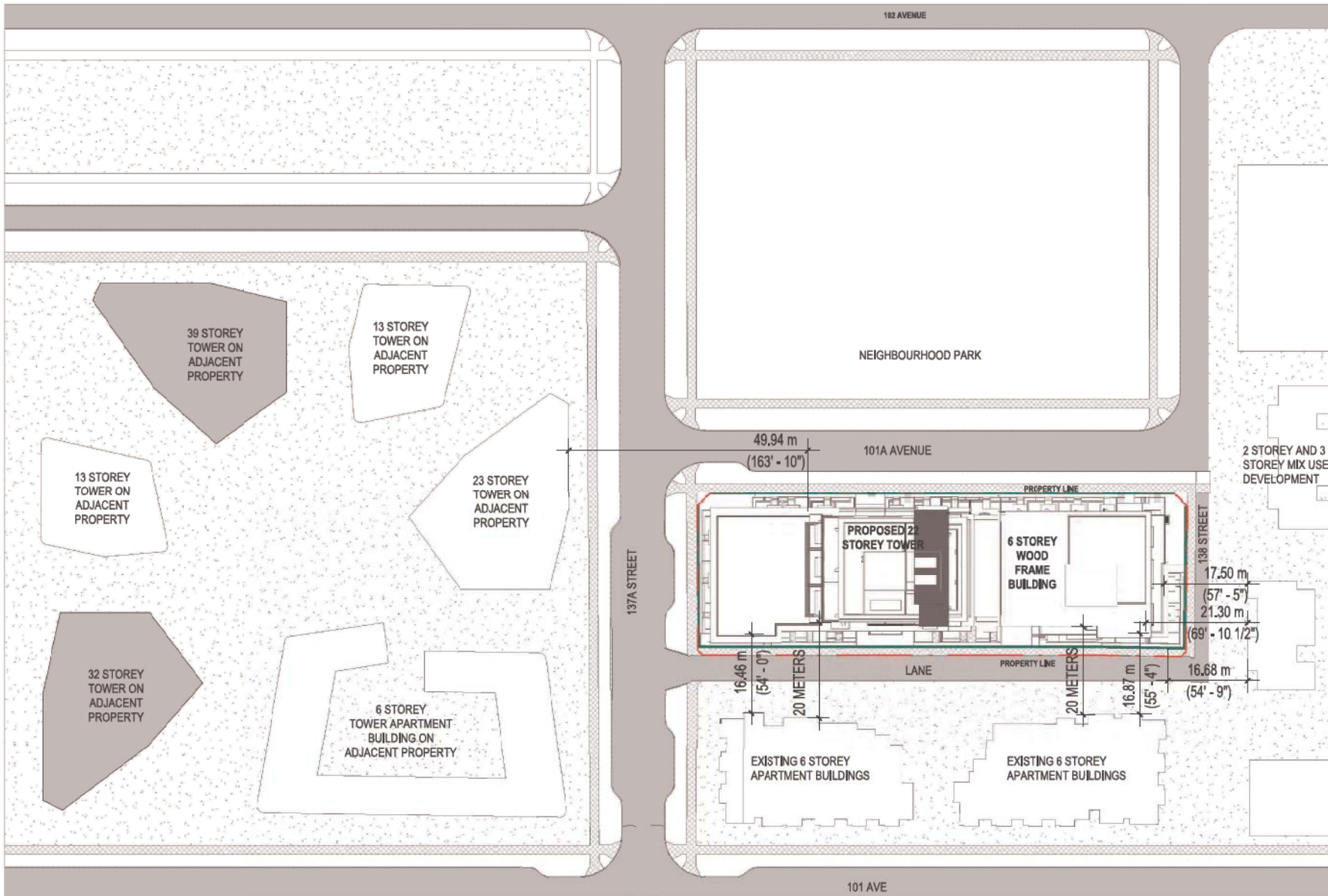
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6 **22 SEP 2 PM**  
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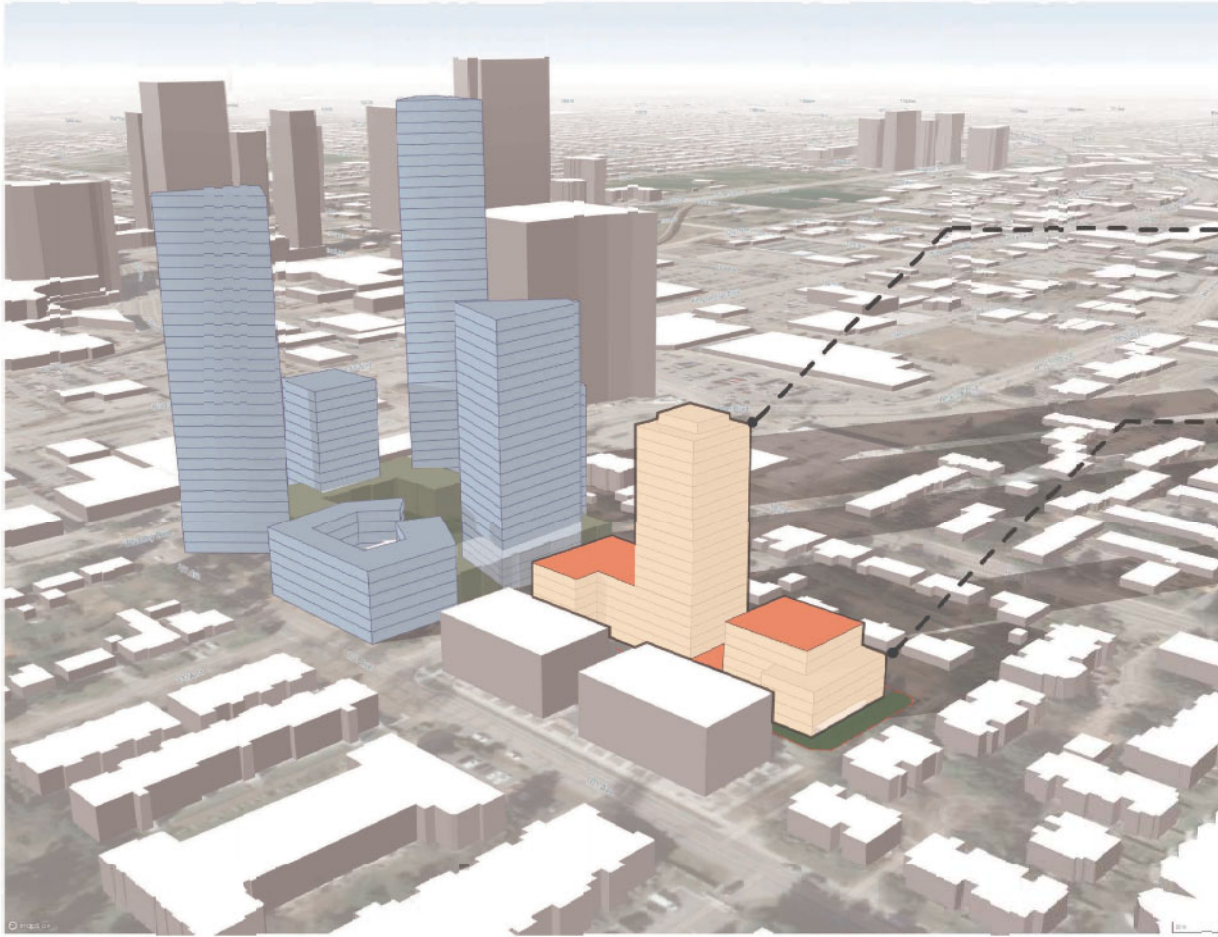


NO.	REVISION / DESCRIPTION	DATE	BY	DATE
01	ISSUED FOR PERMIT TO THE CITY			
02	DEVELOPMENT PERMIT TO THE CITY			
03	REVISION			



NO.	REVISION/DESCRIPTION	DATE	BY	DATE
01	DEVELOPMENT APPROVED TO THE CITY			
02	DEVELOPMENT APPROVED TO THE CITY			
03	REVISED			





**5-STOREY PODIUM AND  
22 STOREY TOWER**

**6 -STOREY WOOD BUILDING**



**RESIDENTIAL BUILDING**



**OUTDOOR AMENITY**

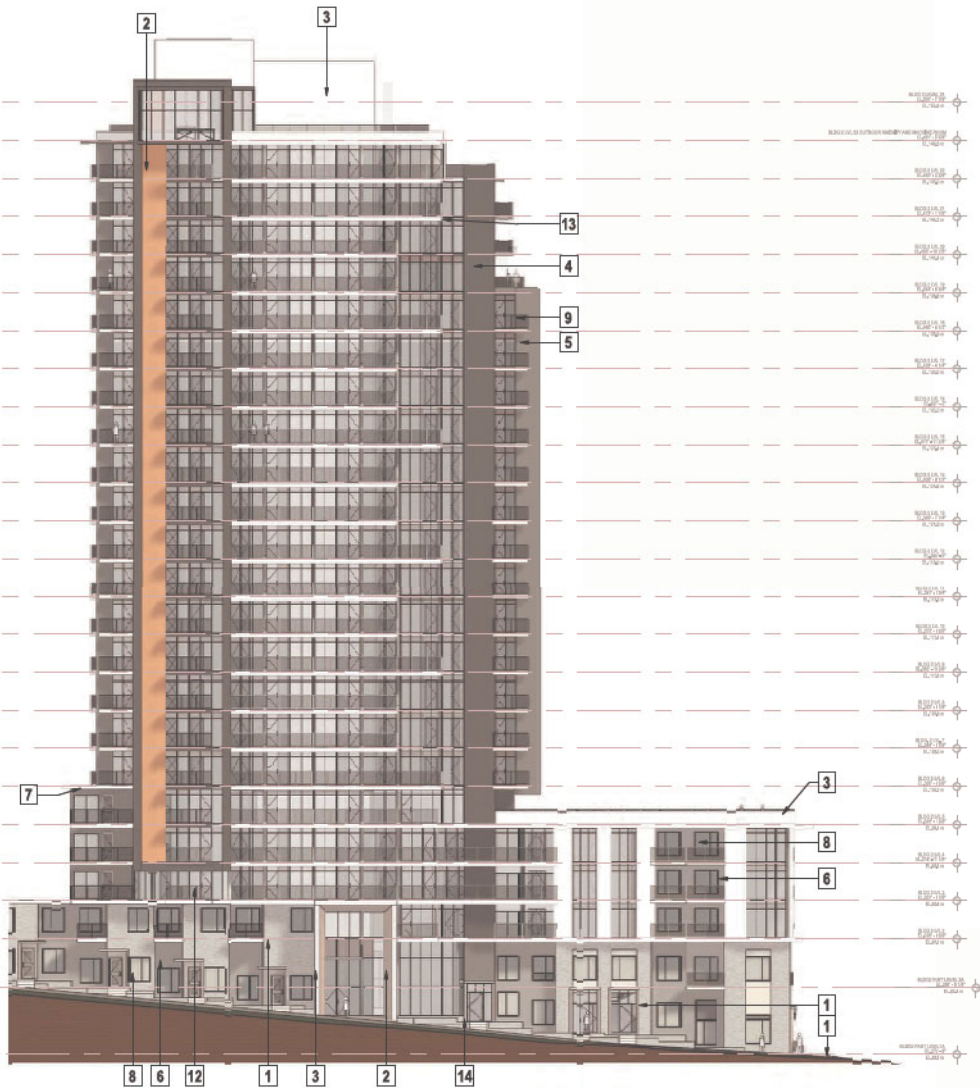


**APPROVED ADJACENT  
TOWER CLUSTER**

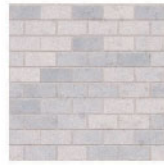







**1 MASSING AND PROGRAMMING**  
SCALE: 6" = 1'-0"



NO.	REVISION / DESCRIPTION	DATE	BY	DATE
01	ISSUED FOR PERMIT TO THE CITY			
02	DEVELOPMENT AGREEMENT TO THE CITY			
03	DEVELOPMENT AGREEMENT TO THE CITY			
04	REV			



**1 BUILDING 2 101A AVENUE ELEVATION**  
SCALE: 1" = 30'-0"

 <b>1</b> CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm	 <b>2</b> METAL PANEL; COLOR: DARK BROWN WOOD SIDING	 <b>12</b> WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
 <b>17</b> EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE	 <b>14</b> CONCRETE SAND BLASTED FINISH	 <b>19</b> SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
 <b>18</b> METAL PANEL; COLOR: COOPER TONE	 <b>19</b> METAL PANEL; COLOR: DARK BROWN WOOD PANEL	

**MATERIAL LEGEND:**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Ama/jeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 30'-0"  
**DRAWN BY:** U.S.

NO.	REVISION/DATE	BY	DATE

MATERIAL BOARD

A 016



**1** 101A AVE. AND 137A STREET CLOSE UP  
N.T.S.



**2** 101A AVE. RENTAL BUILDING CLOSE UP  
N.T.S.



**3** 101A AVE. TOWER BUILDING CLOSE UP  
N.T.S.

**MATERIAL LEGEND:**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
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13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRSTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

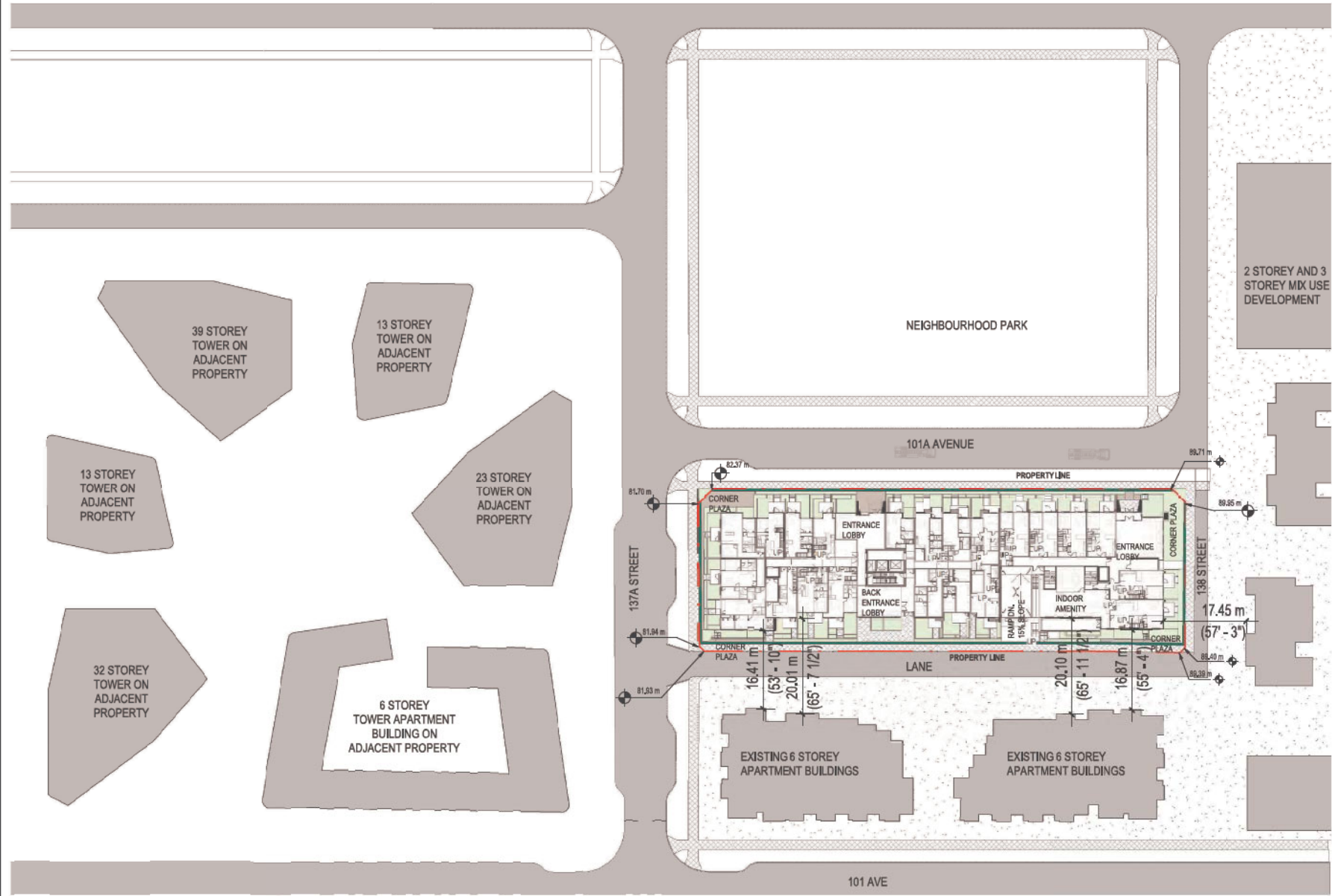


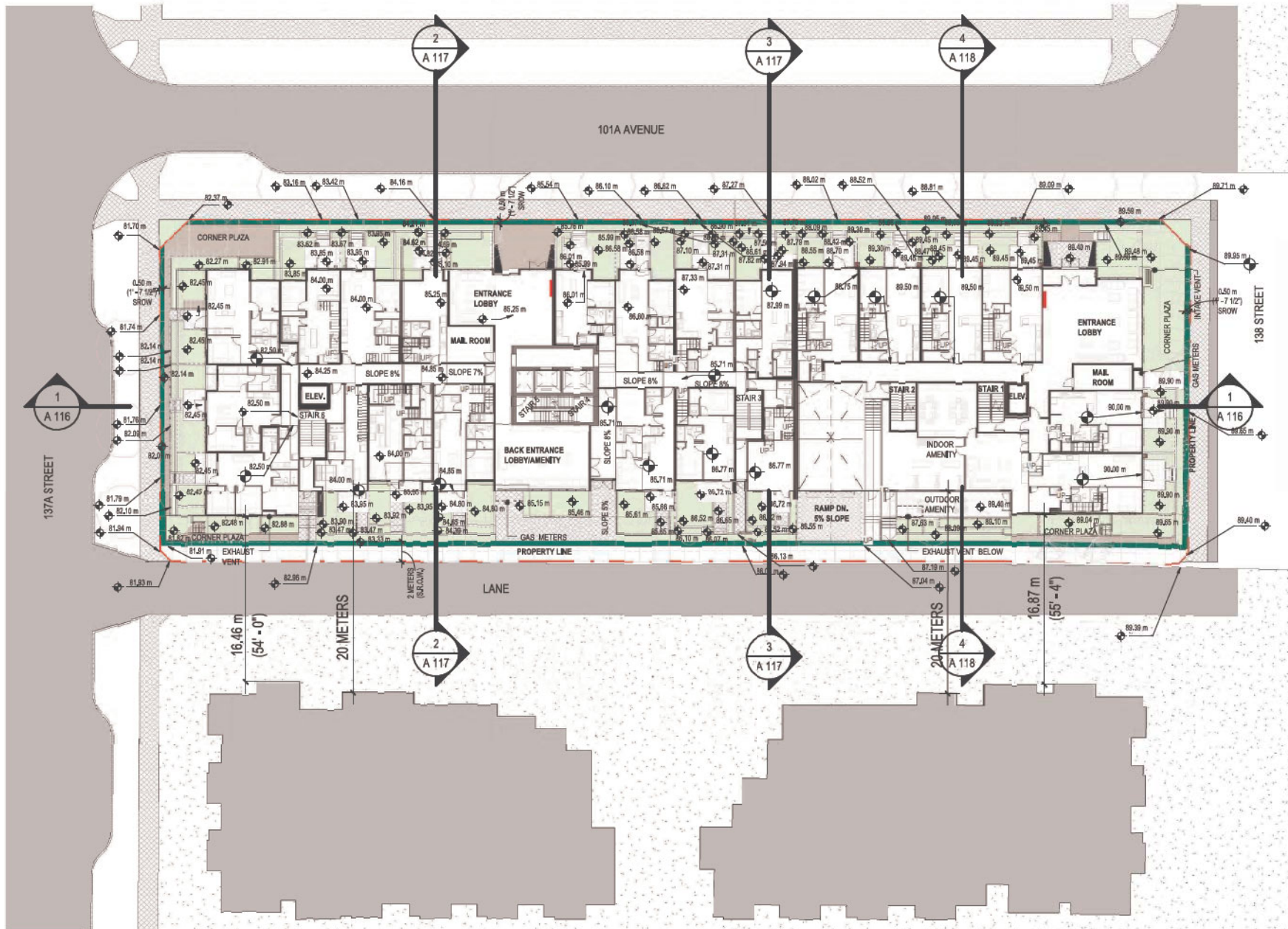
NO.	REVISIONS	DATE	BY	CHK	DATE

NO.	REVISION	DATE	BY
01	DEVELOPMENT PERMIT TO THE CITY		
02	DEVELOPMENT PERMIT TO THE CITY		
03	DEVELOPMENT PERMIT TO THE CITY		
04	DEVELOPMENT PERMIT TO THE CITY		
05	DEVELOPMENT PERMIT TO THE CITY		
06	DEVELOPMENT PERMIT TO THE CITY		
07	DEVELOPMENT PERMIT TO THE CITY		
08	DEVELOPMENT PERMIT TO THE CITY		
09	DEVELOPMENT PERMIT TO THE CITY		
10	DEVELOPMENT PERMIT TO THE CITY		



**1** **CONTEXT PLAN**  
SCALE: 1/64" = 1'-0"





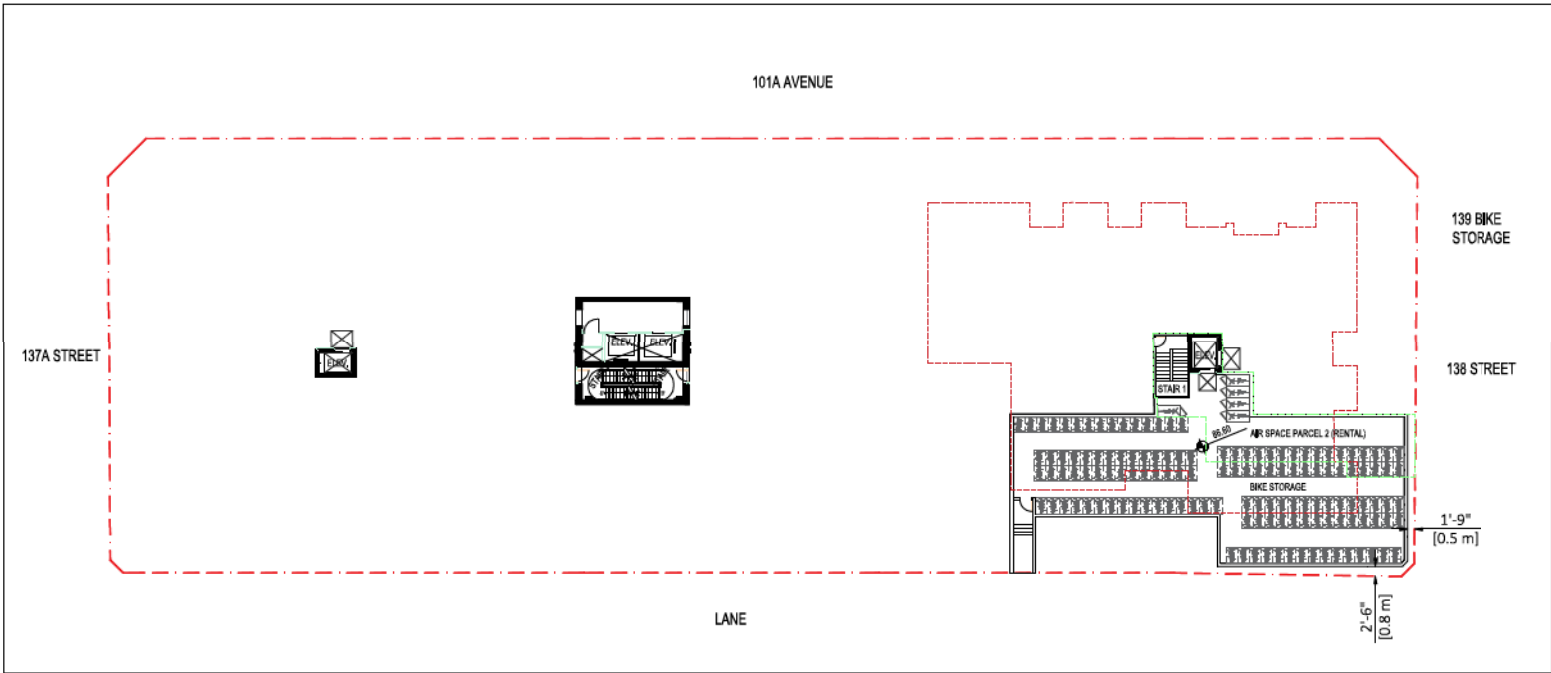
**1 SITE PLAN**  
SCALE: 1" = 30'-0"



NO.	REVISION	DATE	BY
01	DEVELOPMENT APPROVED TO THE CITY		U.S.
02	DEVELOPMENT APPROVED TO THE CITY		U.S.
03	REVISION		U.S.



NO.	DESCRIPTION	BY	DATE

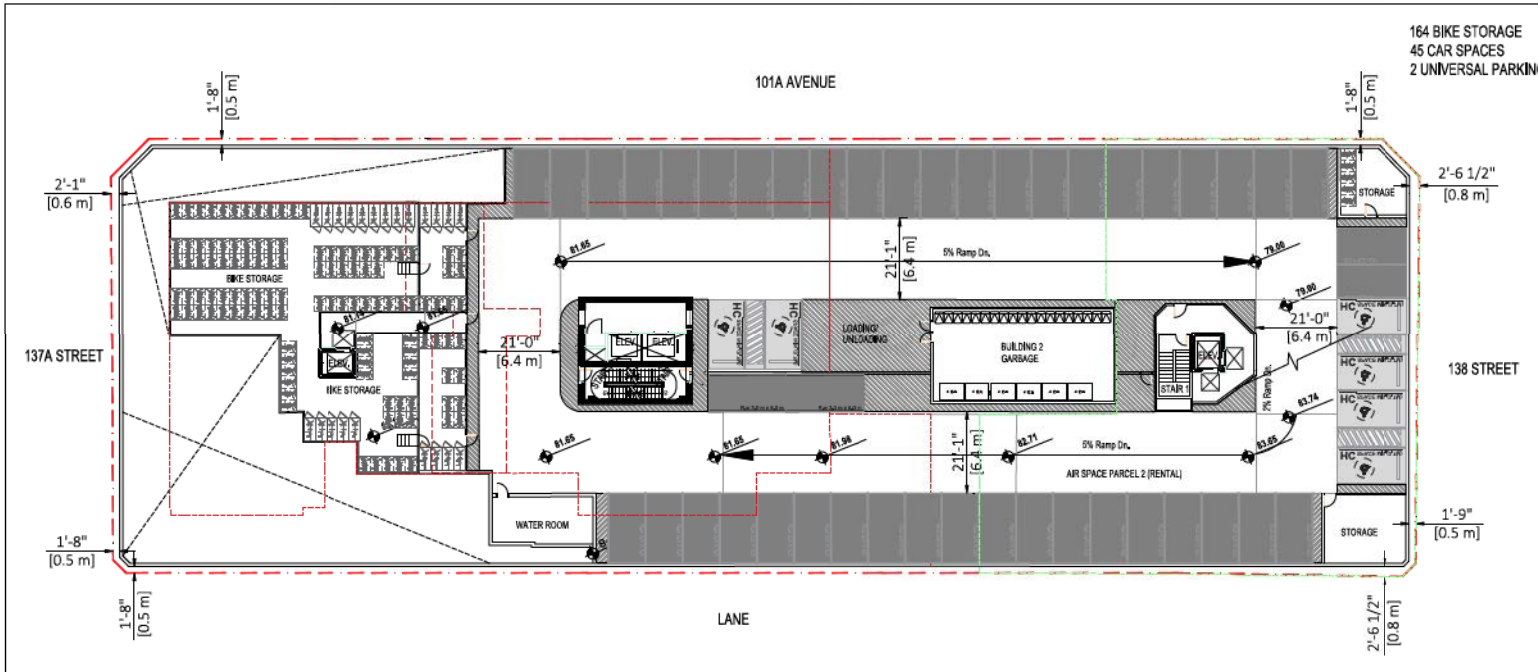


UPPER PARKADE P1  
1/32"=1'



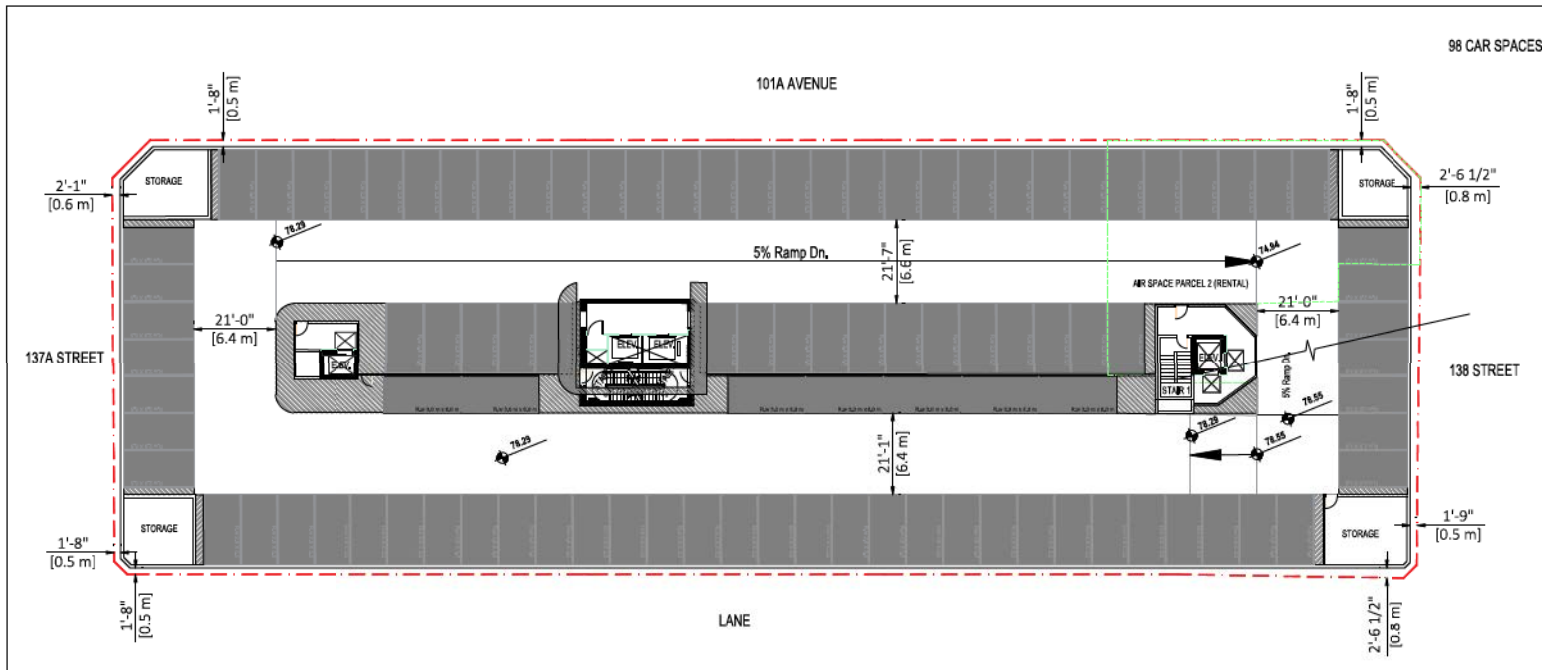



REV	DESCRIPTION	BY	DATE



1  
4 1/4" = 1'  
PARKADE P2  
1/32"=1'






**PARKADE P3**  
 1/32" = 1'



**PROJECT INFO:**  
 Apartment Building at 13760, 70, 80,  
 90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
 Amarjeet Ubhi

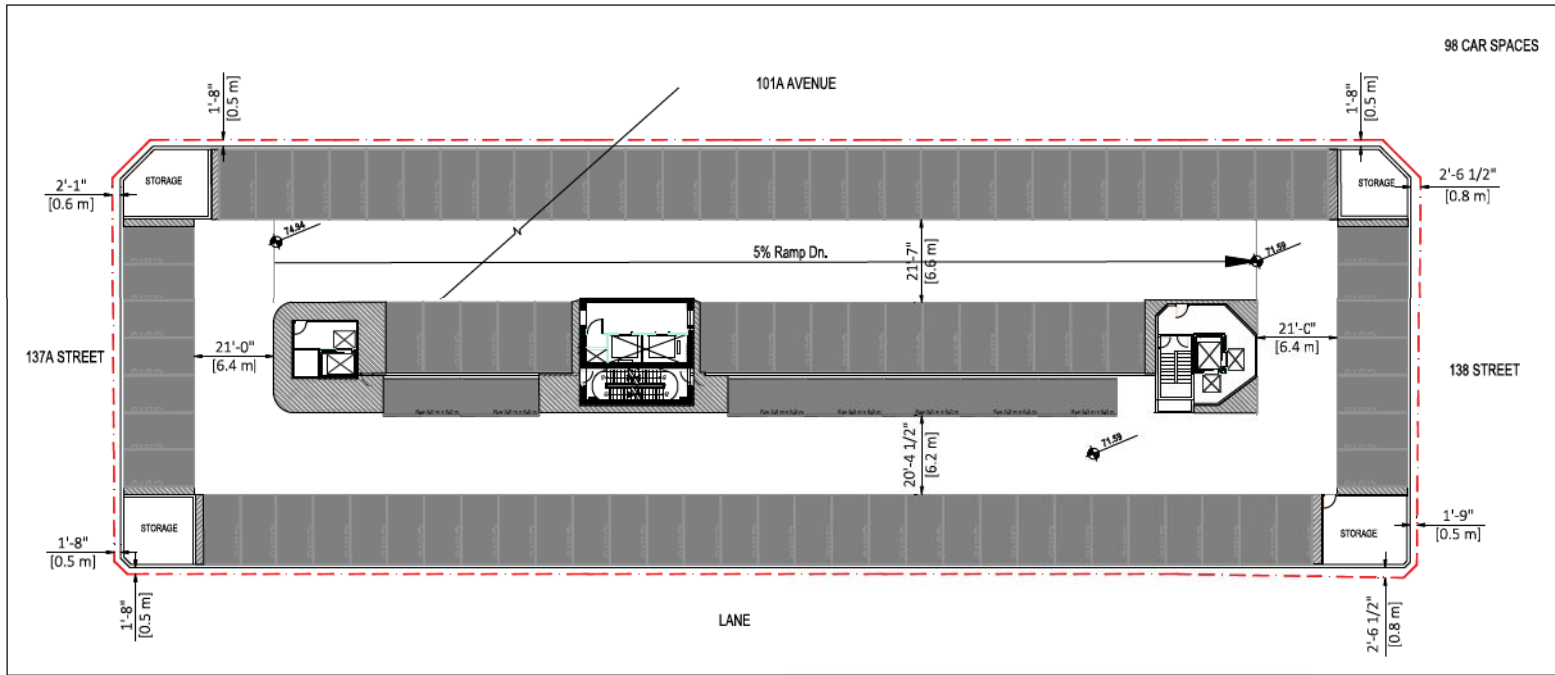
**DATE:**  
 05/02/23

**PROJECT NO:**  
 22-238

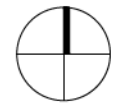
**SCALE:** DRAWN BY:  
 U.S.

REV	DESCRIPTION	DATE

U/G PARKADE P3



NO.	DESCRIPTION	BY	DATE



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

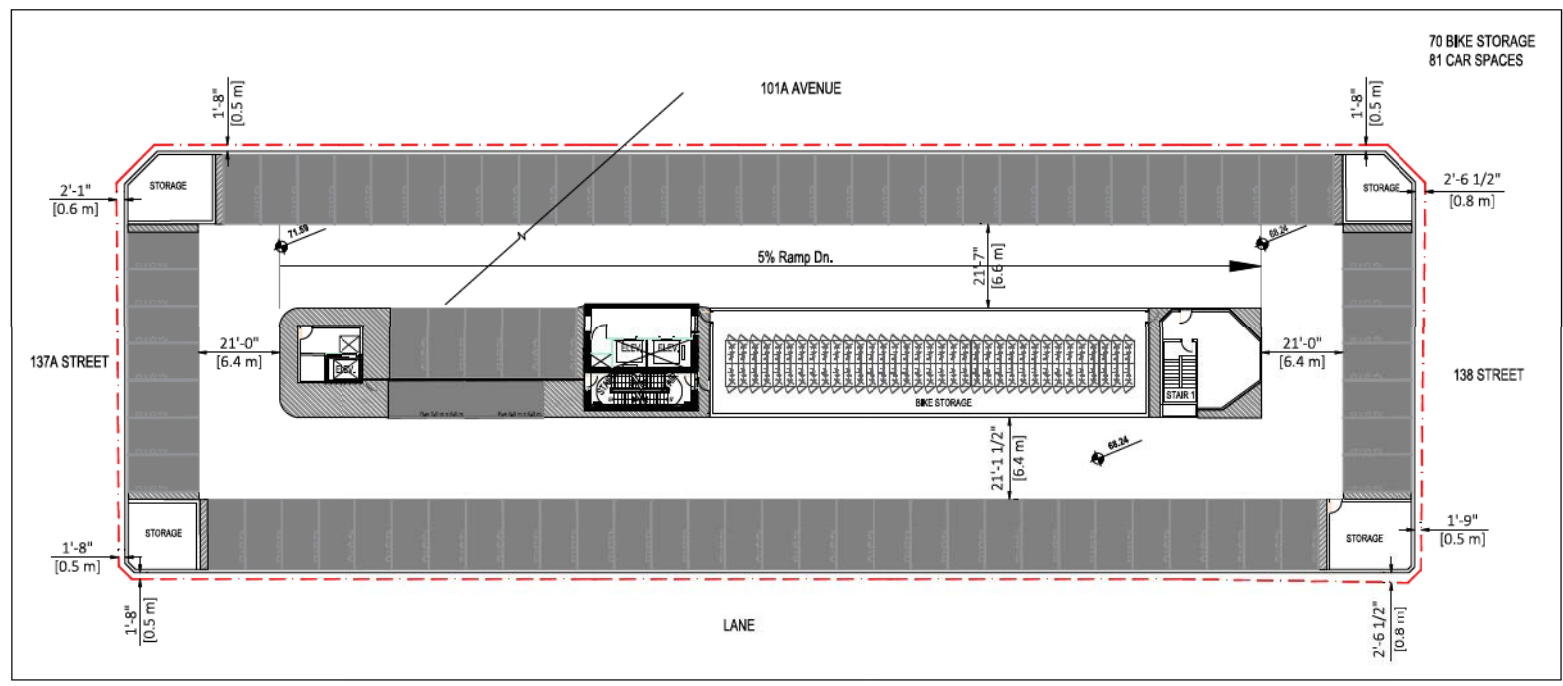
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05/02/23

**PROJECT NO:**  
22-238

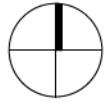
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U.S.

REV	DESCRIPTION	DATE

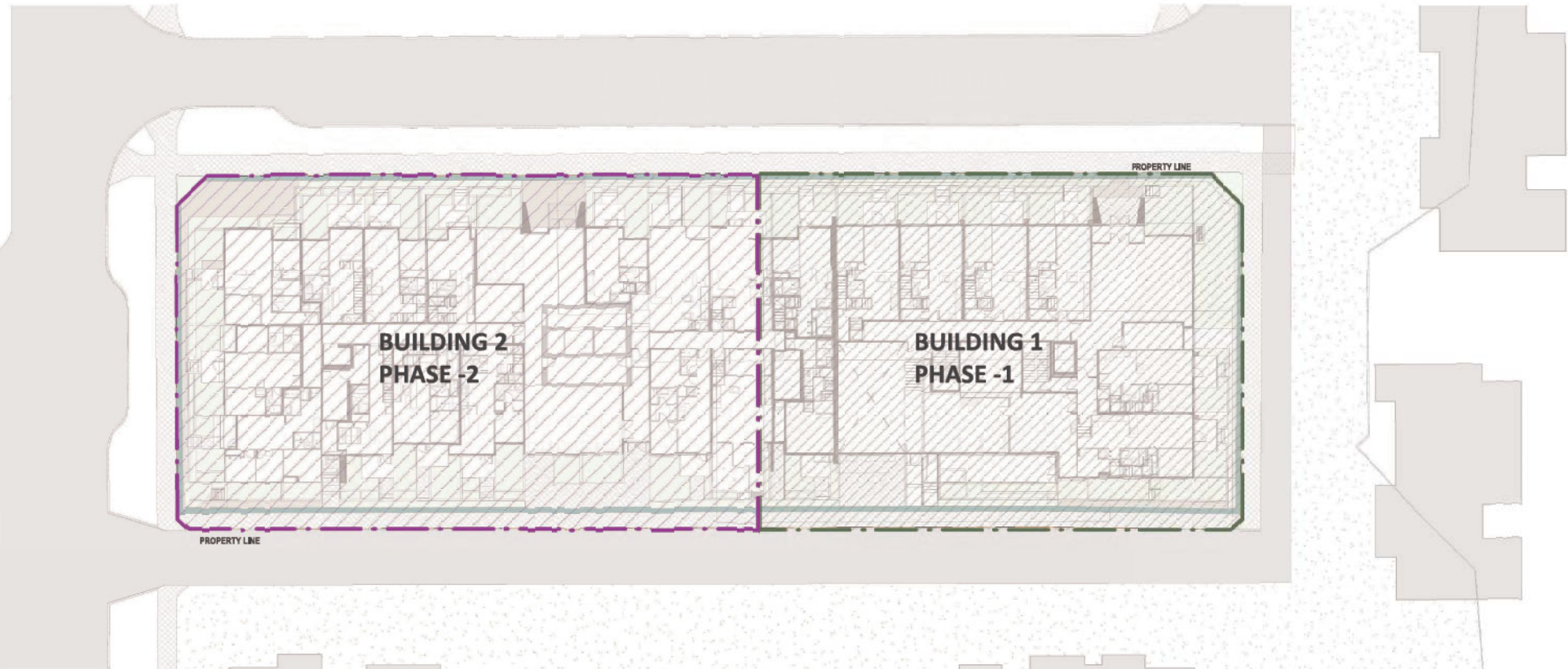
U/G PARKADE P5



① UPPER PARKADE P5  
1/32"=1'

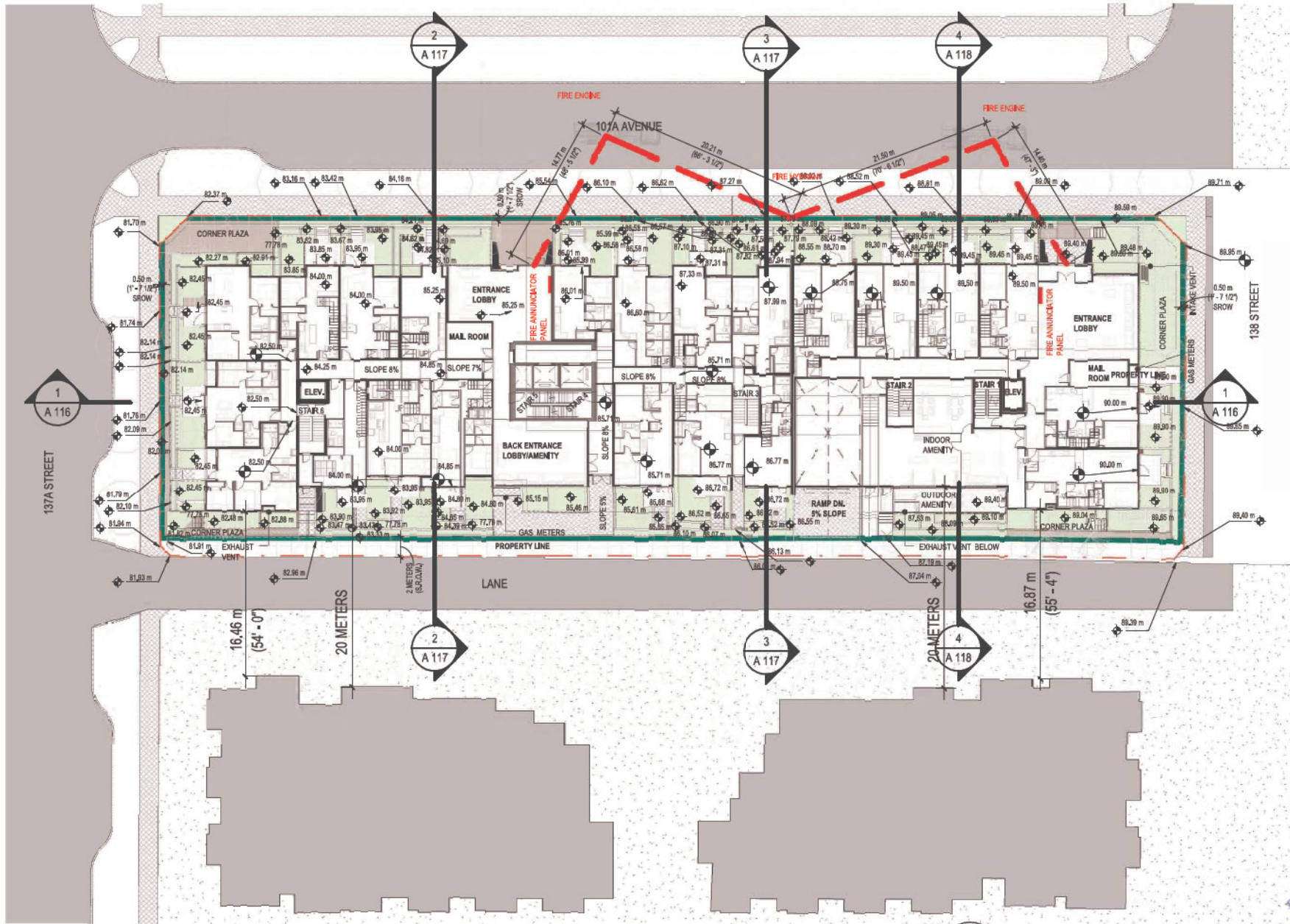


NO	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	ISSUED FOR PERMIT TO THE CITY		
03	ISSUED FOR PERMIT TO THE CITY		
04	ISSUED FOR PERMIT TO THE CITY		
05	ISSUED FOR PERMIT TO THE CITY		
06	ISSUED FOR PERMIT TO THE CITY		
07	ISSUED FOR PERMIT TO THE CITY		
08	ISSUED FOR PERMIT TO THE CITY		
09	ISSUED FOR PERMIT TO THE CITY		
10	ISSUED FOR PERMIT TO THE CITY		



**1 PHASING PLAN**  
SCALE: 1/32" = 1'-0"



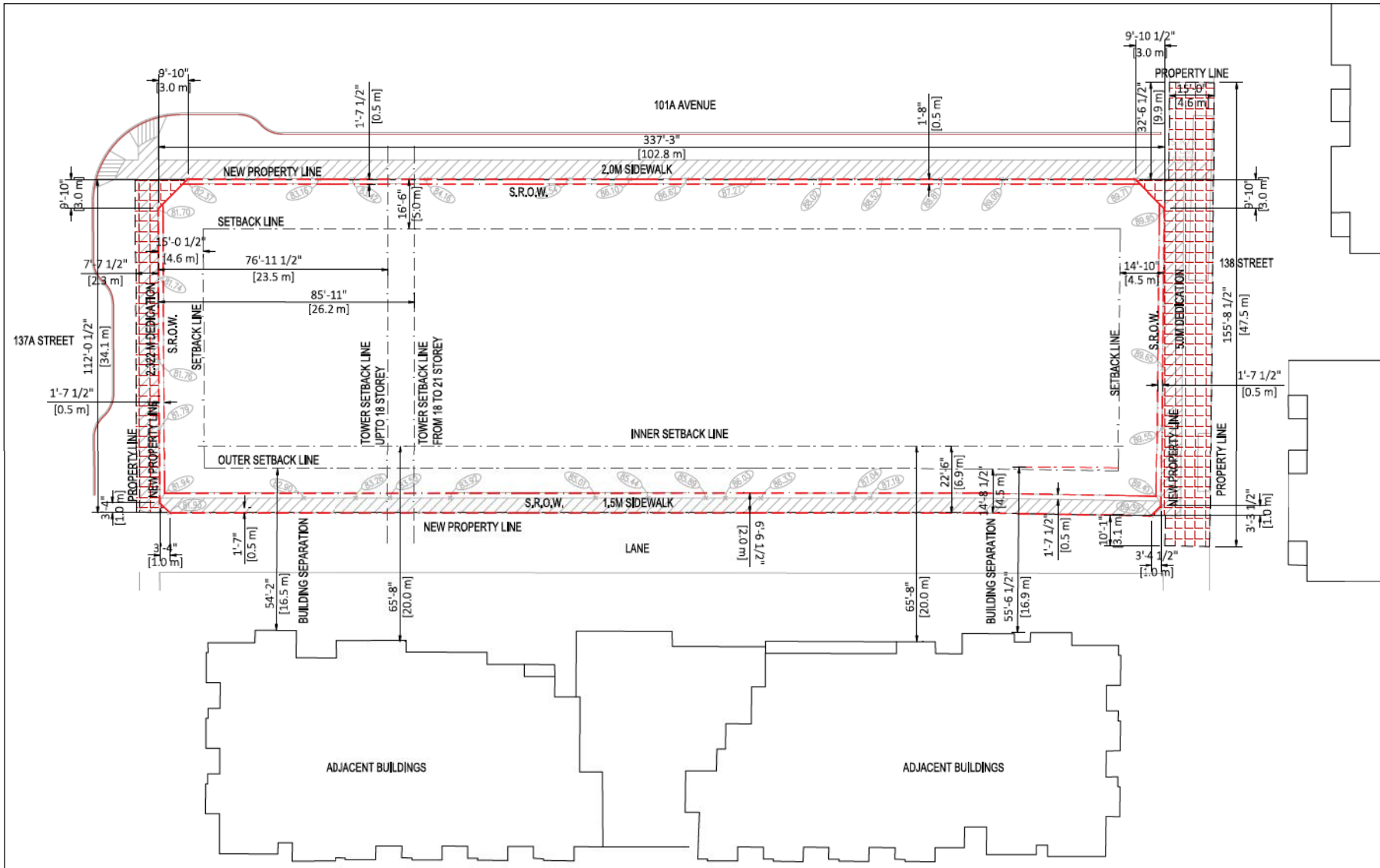


1 **SITE PLAN - FIRE PLAN**  
SCALE: 1" = 30'-0"

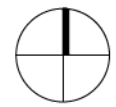


NO	REVISION	DATE	BY
01	DEVELOPMENT APPROVED TO THE CITY		UNA. (AMARJEET)
02	DEVELOPMENT APPROVED TO THE CITY		UNA. (AMARJEET)
03	REV		REVISION





BASE PLAN  
1/32"=1'



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubbi

**DATE:**  
05/02/23

**PROJECT NO:**  
22-238

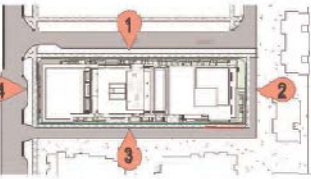
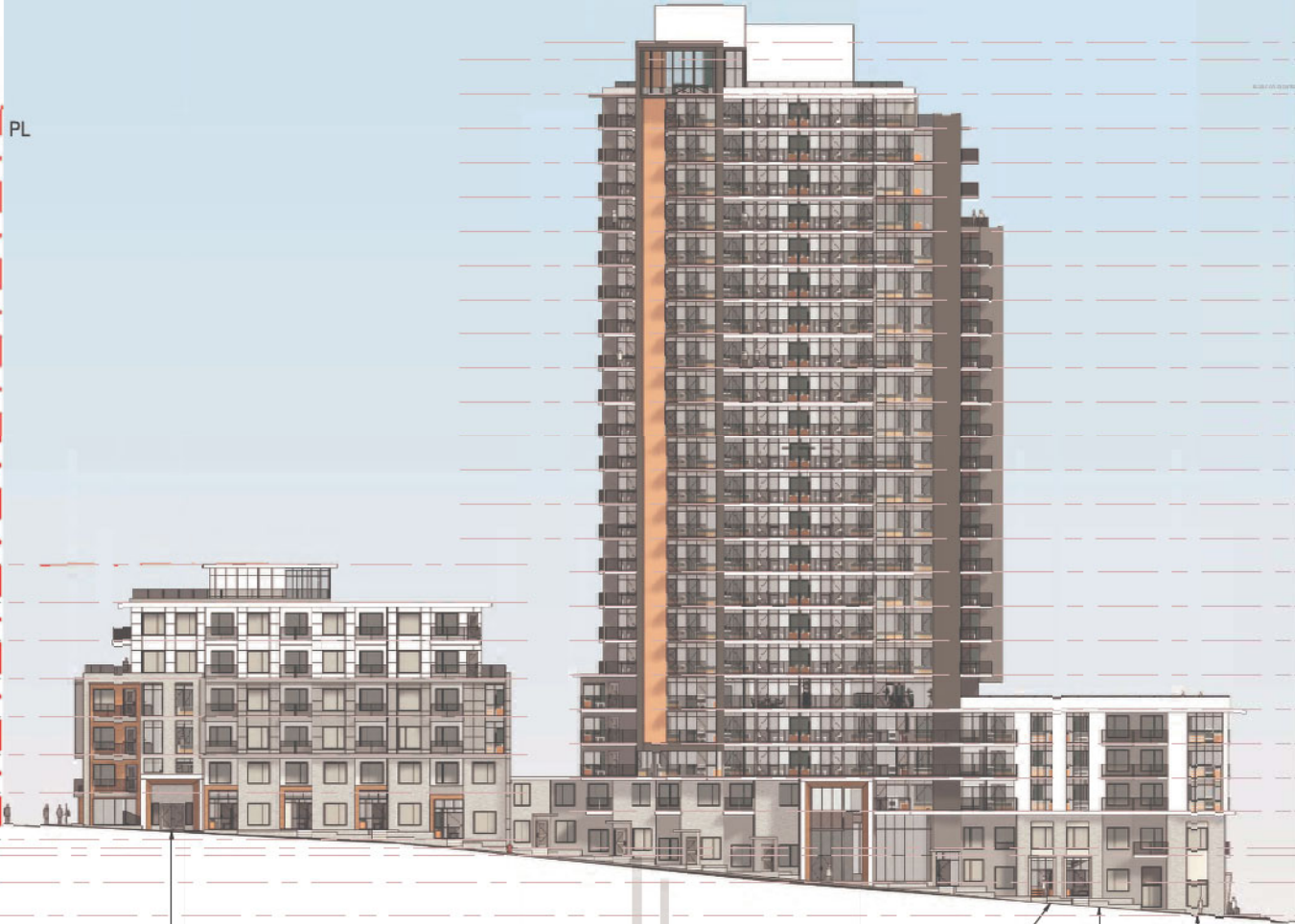
**SCALE:** DRAWN BY:  
U.S.

NO.	DESCRIPTION	DATE

BASE PLAN

138 STREET

PL



KEY PLAN

137A STREET

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

PL

88.40 m  
(290'-3 11/16")

83.44 m  
(274'-9 1/8")

83.13 m  
(272'-9")

82.52 m  
(270'-8 25/32")

1 ELEVATION - 101A AVENUE(NORTH)  
SCALE: 1/32" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat3onarchitecture.ca  
contact@flat3onarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
CLIENT:  
Amarteet Ubbi

DATE  
28/01/2024

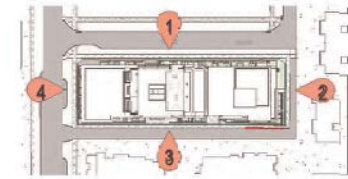
PROJECT NO:  
22-238

SCALE: As Indicated  
DRAWN BY: U.S.

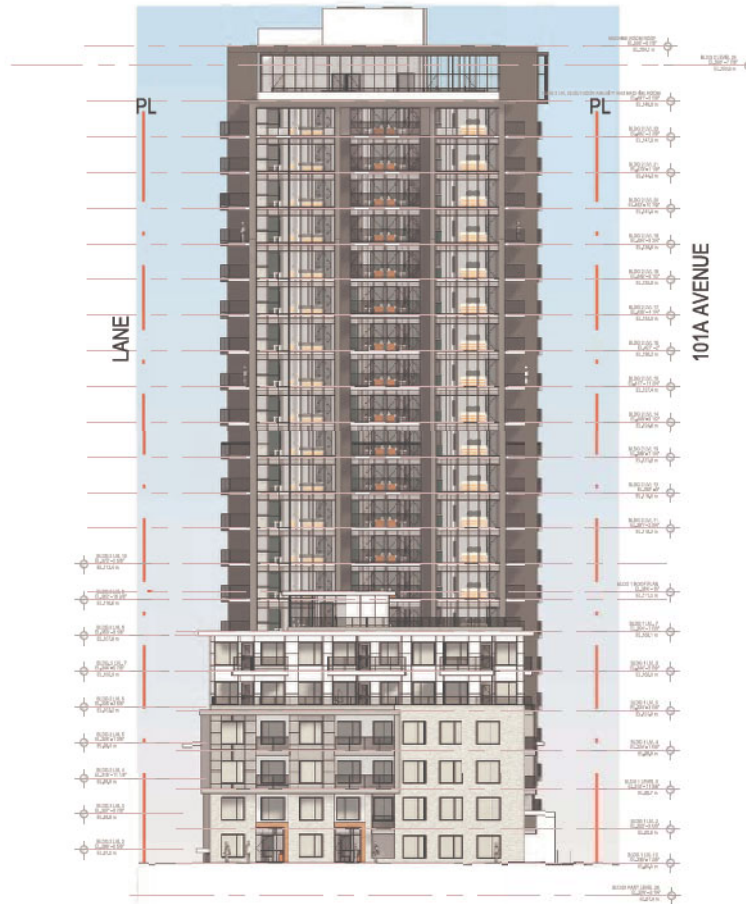
NO	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	REVISION FOR PERMIT TO THE CITY		
03	REVISION FOR PERMIT TO THE CITY		

SITE ELEVATION

A 112



**KEY PLAN**



**2 ELEVATION - 138 STREET (EAST)**  
SCALE: 1/32" = 1'-0"

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

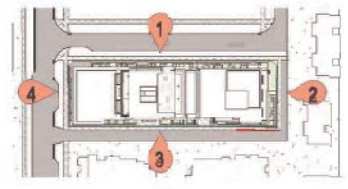
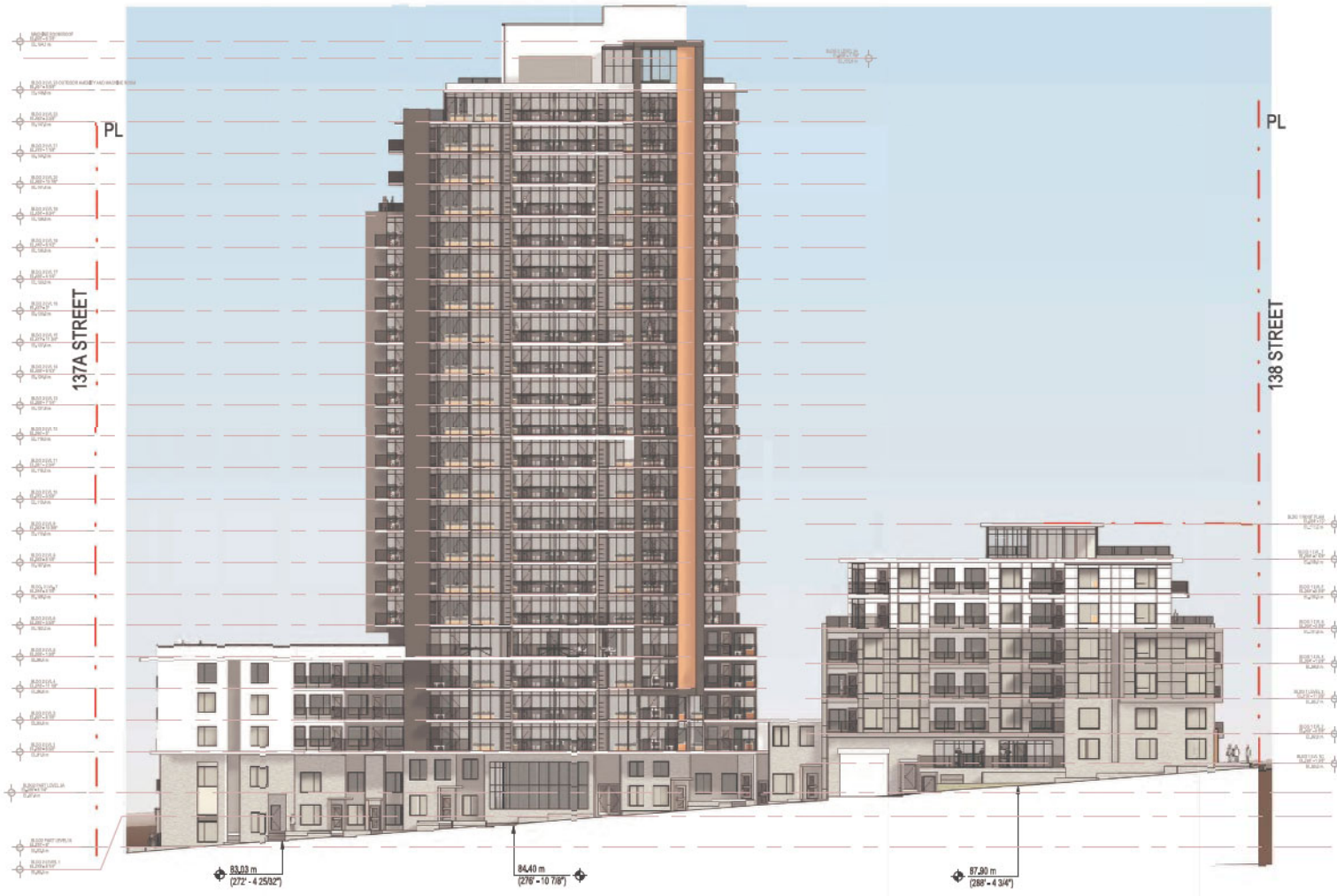
**SCALE:** As Indicated  
**DRAWN BY:** U.S.

NO.	REVISION	DATE	BY
01	ISSUE FOR PERMIT TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	REVISION		



**SITE ELEVATION**

**A 113**



**KEY PLAN**

**3**  
A 114 **ELEVATION - LANE (SOUTH)**  
1/32" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Ama/feet Ubhi

**DATE**  
28/01/2024

**PROJECT NO:**  
22-238

**SCALE:** As Indicated  
**DRAWN BY:** U.S.

NO	REVISION	DATE	BY
01	ISSUE FOR PERMIT TO THE CITY	USA	IMMANSURE
02	DEVELOPMENT AGREEMENT TO THE CITY	USA	IMMANSURE
03	REVISION	USA	IMMANSURE

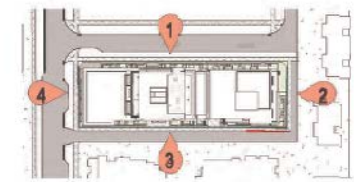
**SITE ELEVATION**



4  
A 115

**ELEVATION - 137A STREET (WEST)**

1/32" = 1'-0"



**KEY PLAN**



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE**  
28/01/2024

**PROJECT NO:**  
22-238

**SCALE:** As Indicated  
**DRAWN BY:** U.S.

NO	REVISION	DATE	BY
01	DEVELOPMENT APPROVED TO THE CITY	2024-04-10	U.S.
02	DEVELOPMENT APPROVED TO THE CITY	2024-04-10	U.S.
03	REVISION		

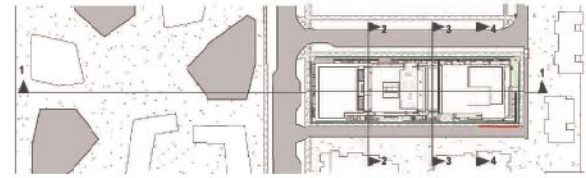
SITE ELEVATION

A 115

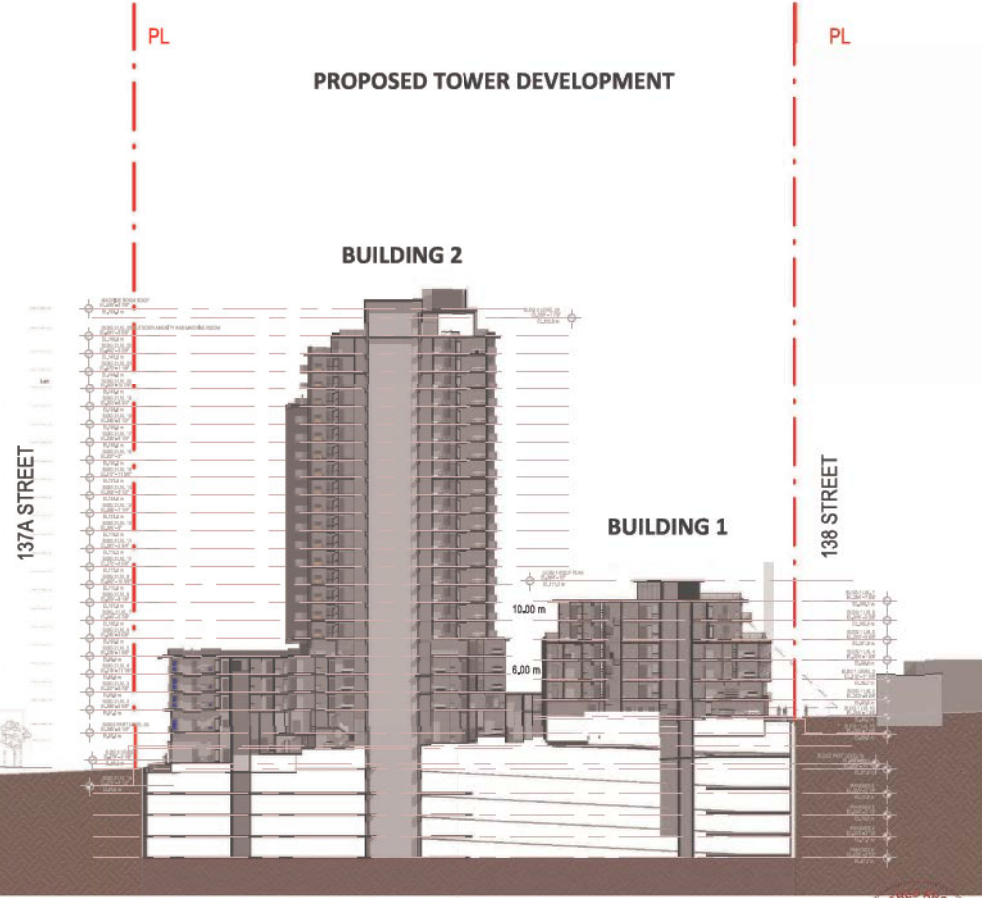
WHALLEY BLVD.



KEY PLAN



PROPOSED TOWER DEVELOPMENT



1 SITE SECTION  
SCALE 1/64" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
CLIENT:  
Amajfeet Ubhi

DATE  
28/01/2024

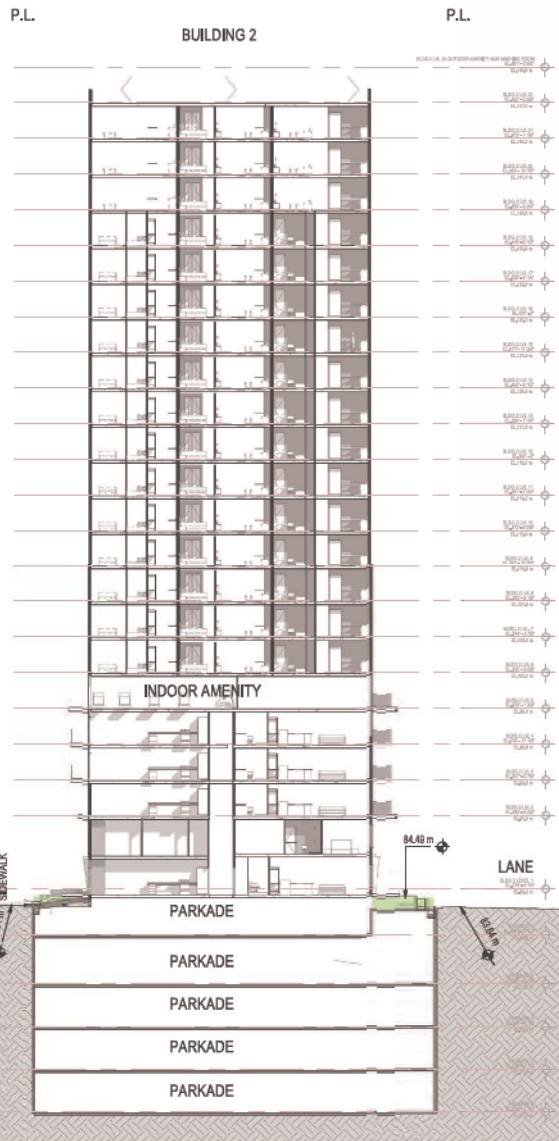
PROJECT NO:  
22-238

SCALE: As Indicated  
DRAWN BY: A.R.C.

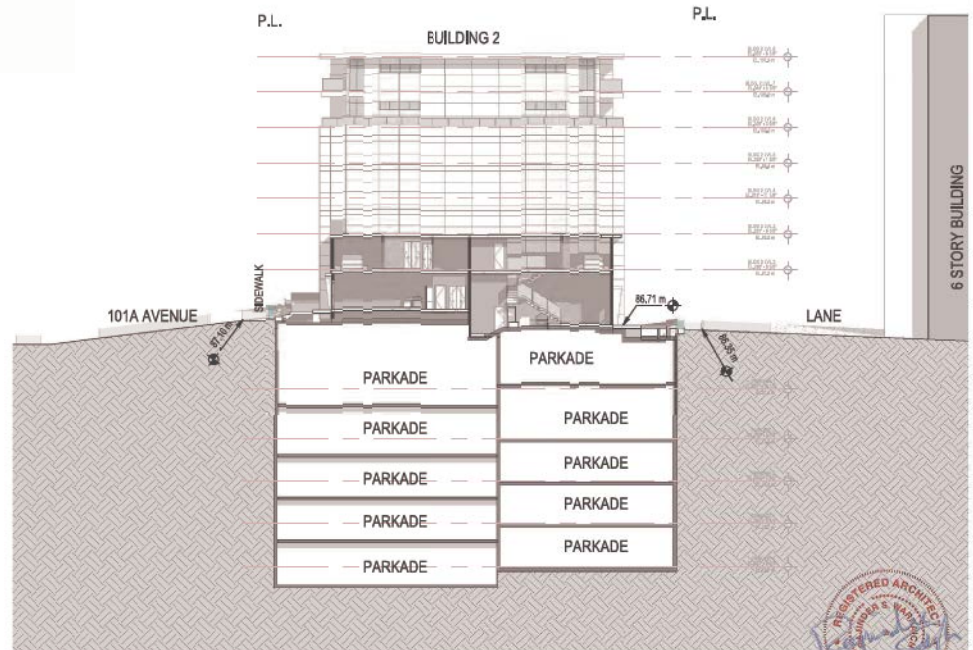
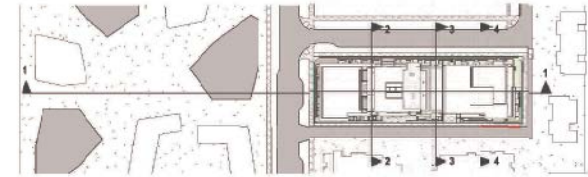
REV	DESCRIPTION	DATE	BY	CHK
01	DEVELOPMENT PERMIT TO THE CITY	UNL.	AMAJFEET	UBHI
02	DEVELOPMENT PERMIT TO THE CITY	UNL.	AMAJFEET	UBHI
03	DEVELOPMENT PERMIT TO THE CITY	UNL.	AMAJFEET	UBHI

SITE SECTION

A 116



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



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



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amartej Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:**  
As Indicated

**DRAWN BY:**  
A.R.C.

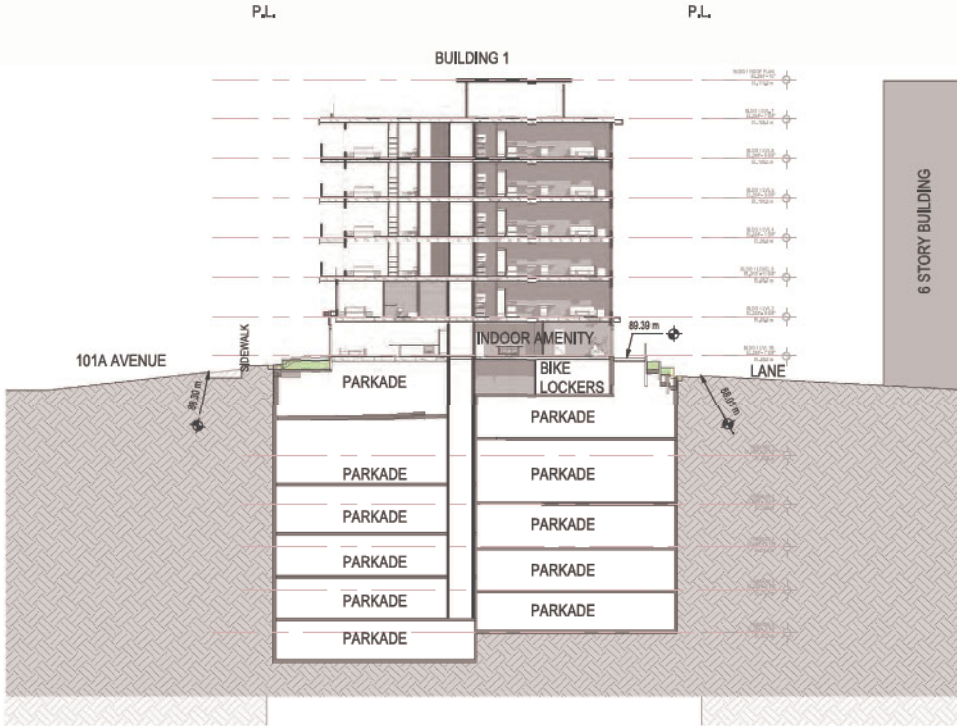
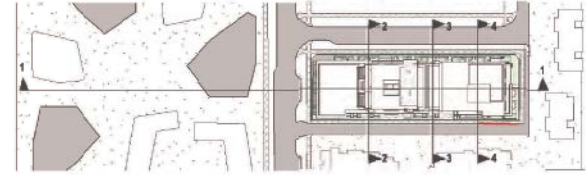
NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	REVISION FOR PERMIT TO THE CITY		
03	REVISION FOR PERMIT TO THE CITY		
04	REVISION FOR PERMIT TO THE CITY		
05	REVISION FOR PERMIT TO THE CITY		
06	REVISION FOR PERMIT TO THE CITY		
07	REVISION FOR PERMIT TO THE CITY		
08	REVISION FOR PERMIT TO THE CITY		
09	REVISION FOR PERMIT TO THE CITY		
10	REVISION FOR PERMIT TO THE CITY		

**SITE SECTION**

A 117



KEY PLAN



**4 BLDG. 1 SECTION 4**  
SCALE: 1/32" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** As Indicated  
**DRAWN BY:** A.R.C.

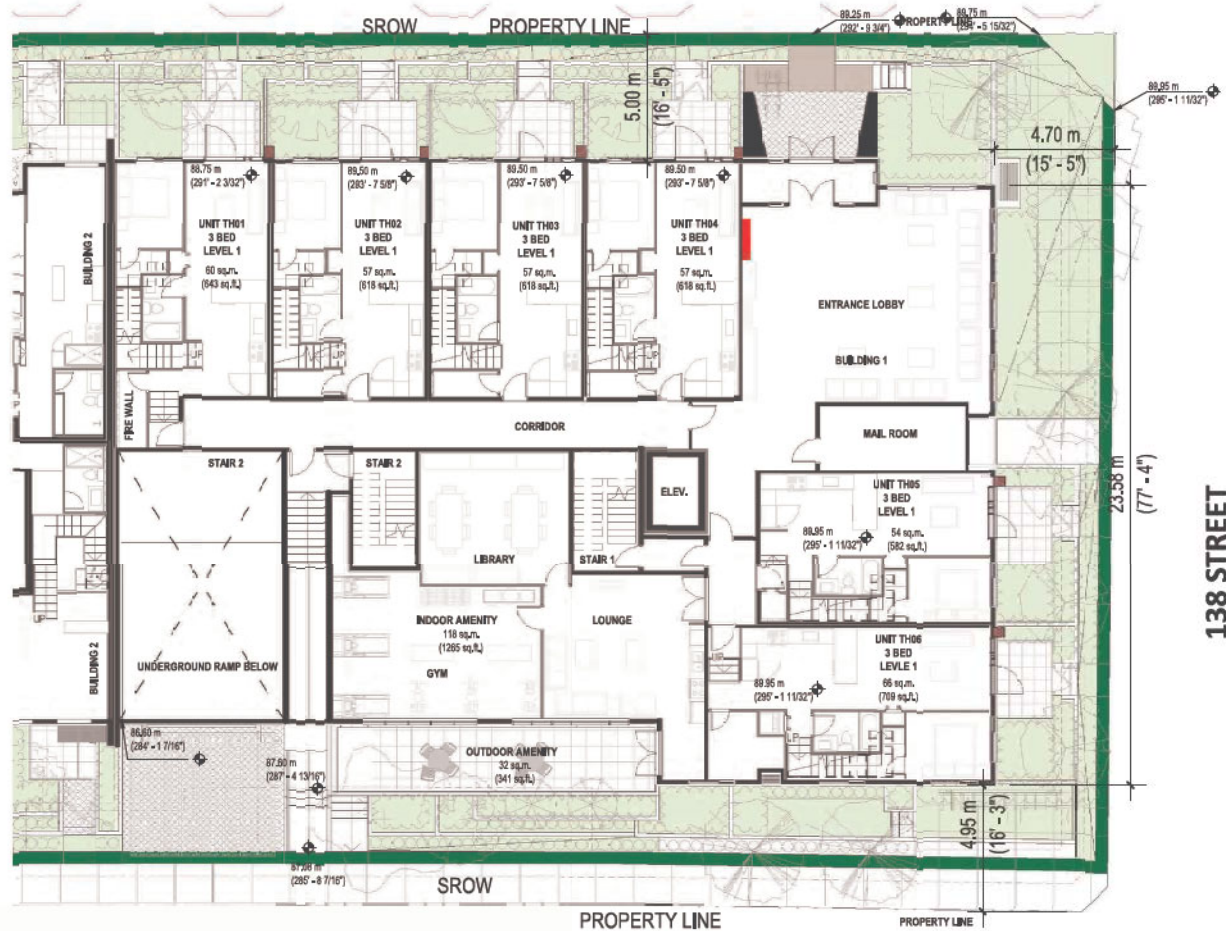
NO.	REVISION/DESCRIPTION	DATE	BY	DATE
01	DEVELOPMENT APPROVED TO THE CITY			
02	DEVELOPMENT APPROVED TO THE CITY			
03	DEVELOPMENT APPROVED TO THE CITY			
04	DEVELOPMENT APPROVED TO THE CITY			
05	DEVELOPMENT APPROVED TO THE CITY			
06	DEVELOPMENT APPROVED TO THE CITY			
07	DEVELOPMENT APPROVED TO THE CITY			

SITE SECTION

A 118



101A AVENUE



LANE

1  
AB1 201

**BLDG 1 LVL. 1 FLOOR PLAN**

1/16" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-603-4484

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Ama/jeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0" **DRAWN BY:** U.S.

NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	2024-04-10
02	DEVELOPMENT APPROVED TO THE CITY	
03	DEVELOPMENT APPROVED TO THE CITY	
04	REV	

**BUILDING 1 LEVEL 1  
FLOOR PLAN**

AB1 201



1  
AB1 202

**BLDG 1 LVL. 2 FLOOR PLAN**

1/16" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 804-503-4484

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** U.S.

NO	REVISION	DATE	BY
01	DEVELOPMENT APPROVED TO THE CITY		
02	DEVELOPMENT APPROVED TO THE CITY		
03	DEVELOPMENT APPROVED TO THE CITY		

**BUILDING 1 LEVEL 2  
FLOOR PLAN**

AB1 202

# 101A AVENUE



1  
AB1 203

## BLDG 1 LEVEL 3 TO LEVEL FLOOR PLAN

1/16" = 1'-0"



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Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

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Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubbi

**DATE:**  
28/01/2024

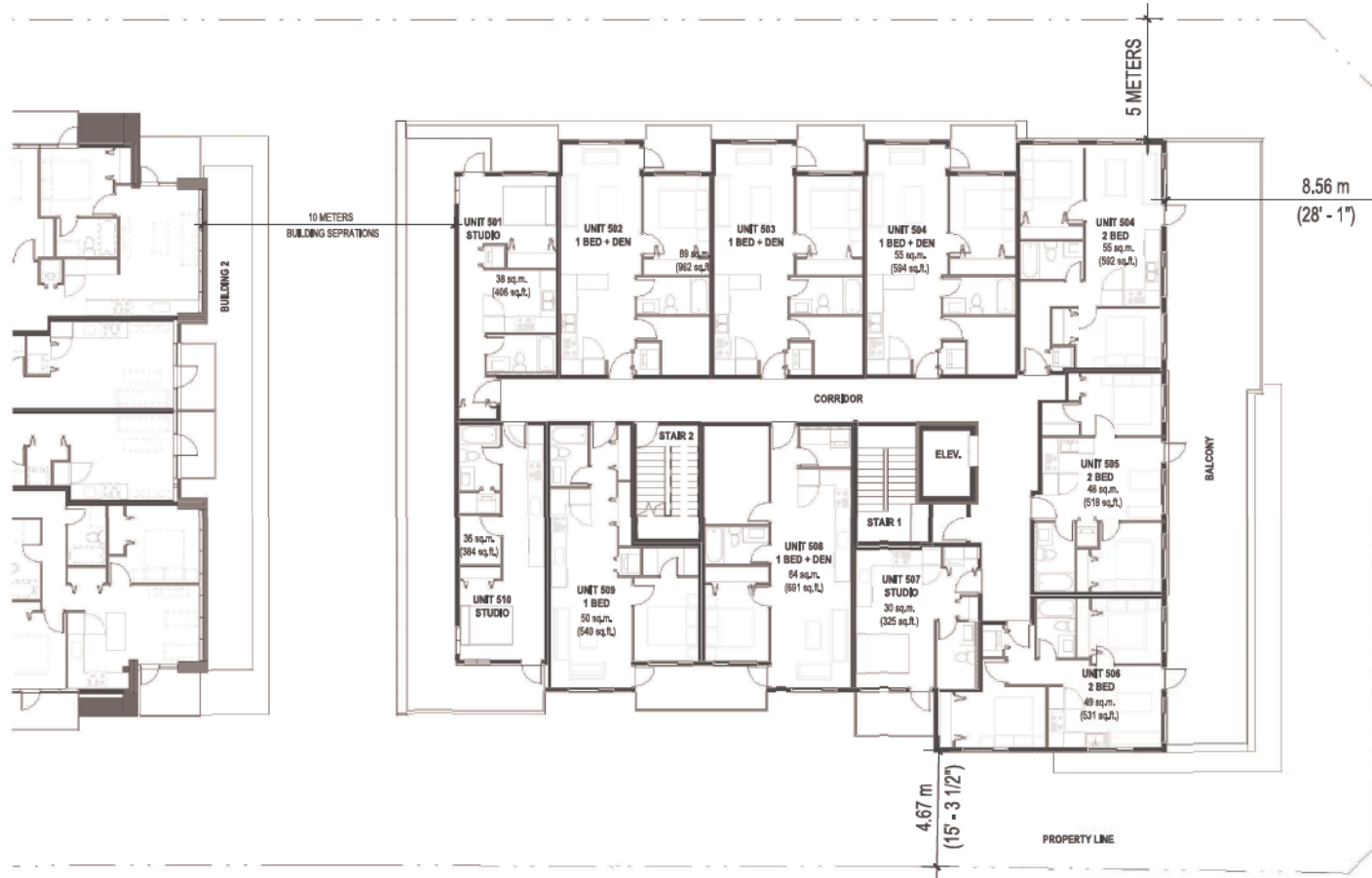
**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** U.S.

NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	2024-01-10
02	DEVELOPMENT PERMIT TO THE CITY	
03	DEVELOPMENT PERMIT TO THE CITY	
04	REV	

**BUILDING 1 LEVEL 3  
TO LEVEL 4 FLOOR  
PLAN**

AB1 203



1  
AB1 204

**BLDG 1 LVL. 5 FLOOR PLAN**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

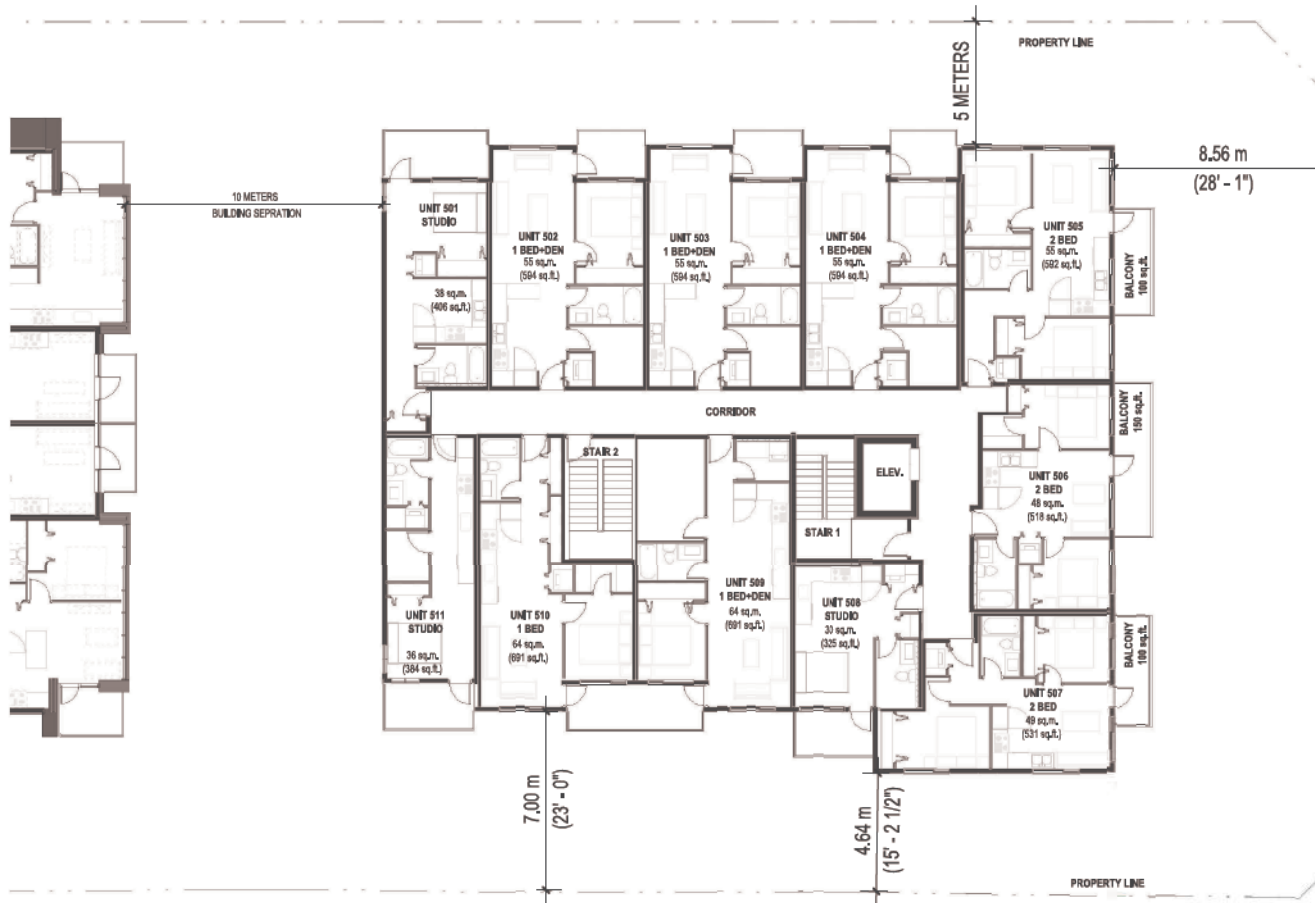
**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0" **DRAWN BY:** U.S.

NO.	REVISION/DESCRIPTION	DATE	BY	DATE
01	DEVELOPMENT APPROVED TO THE CITY	UNL.	UNL.	
02	DEVELOPMENT APPROVED TO THE CITY	UNL.	UNL.	
03	REVISION			

**BUILDING 1 LEVEL 5  
FLOOR PLAN**

AB1 204



1  
AB1 205

**BLDG 1 LVL. 6 FLOOR PLAN**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

**DATE:**  
28/01/2024

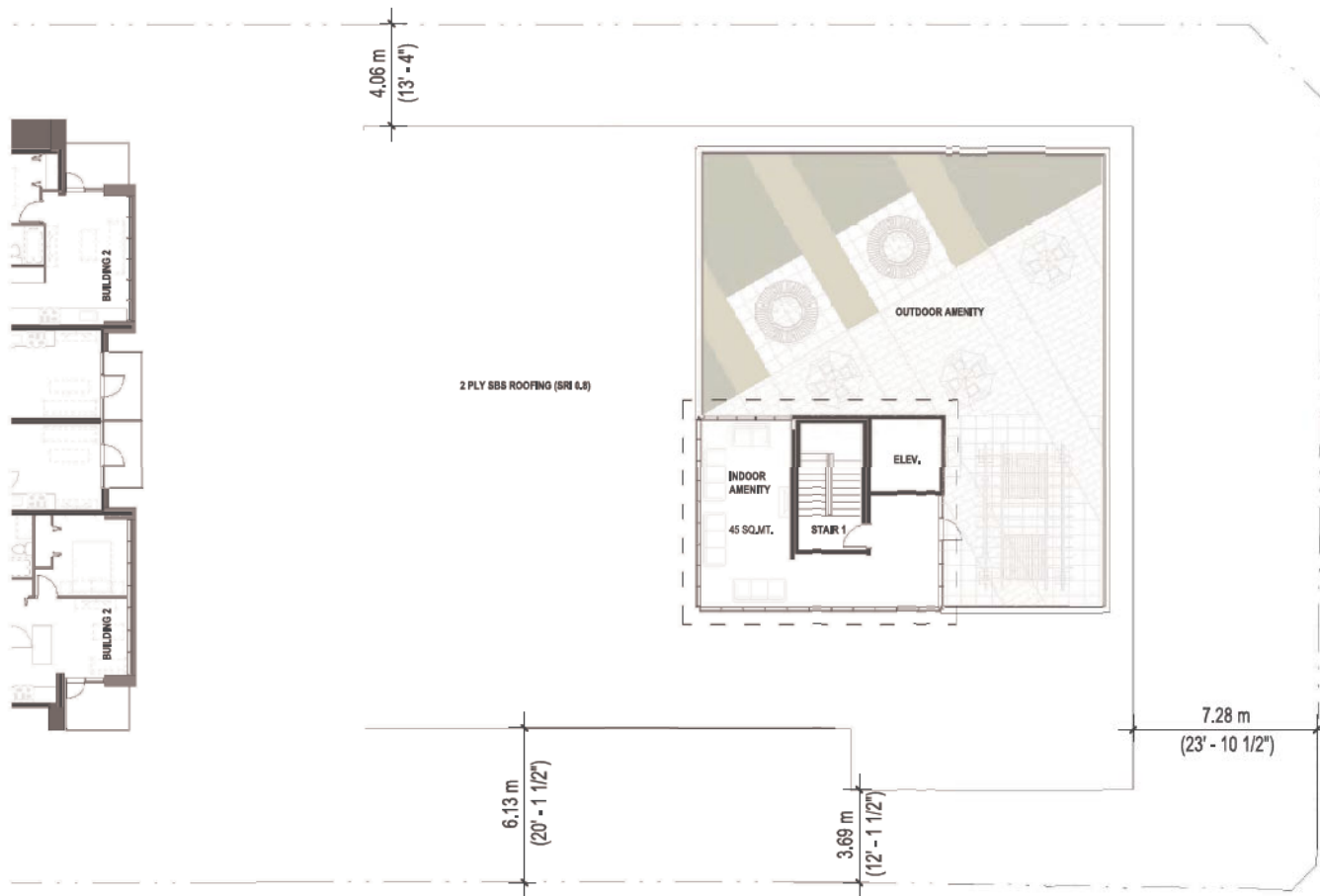
**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0" **DRAWN BY:** U.S.

NO.	REVISION	DATE
01	DEVELOPMENT APPROVED TO THE CITY	U.S.
02	DEVELOPMENT APPROVED TO THE CITY	U.S.
03	DEVELOPMENT APPROVED TO THE CITY	U.S.
04	REVISION	U.S.
05	REVISION	U.S.

**BUILDING 1 LEVEL 6  
FLOOR PLAN**

AB1 205



1  
AB1 206

**BLDG 1 LVL. 7 FLOOR PLAN**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

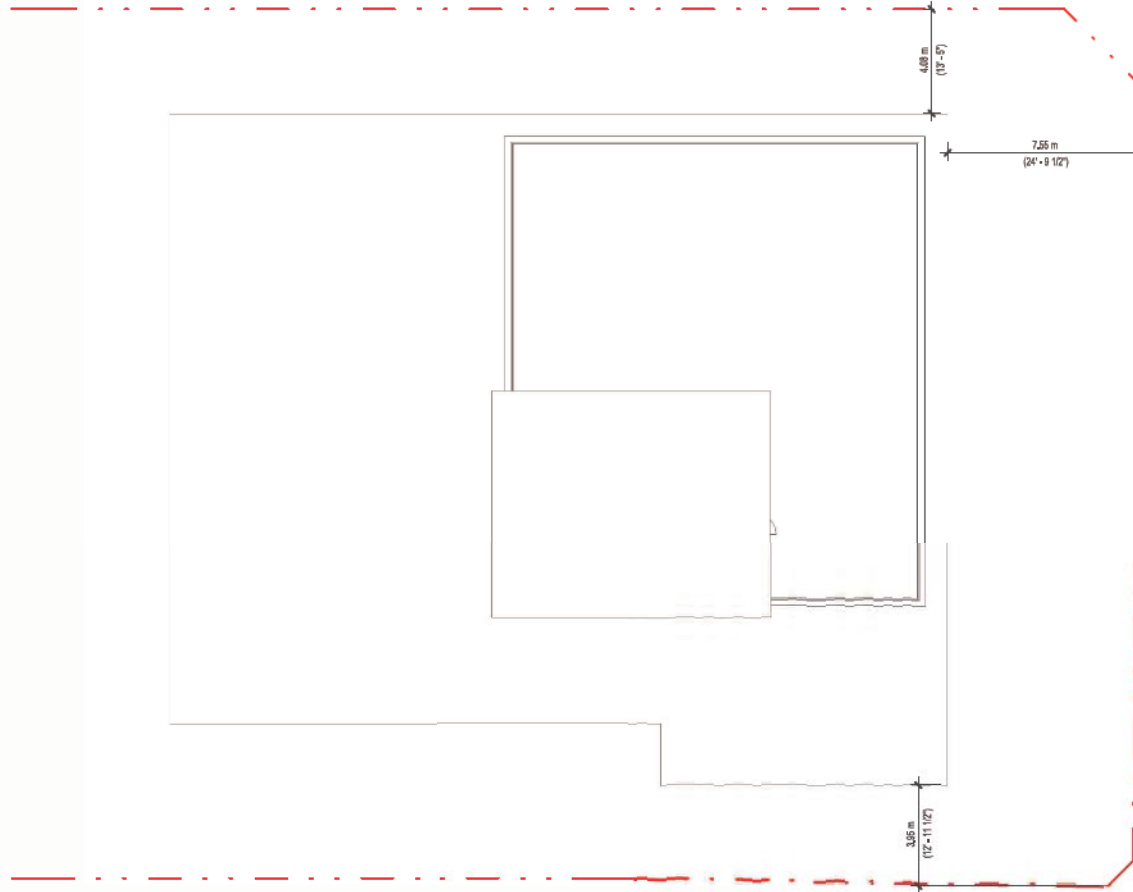
**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** U.S.

NO.	REVISION	DATE	BY	DATE
01	ISSUED FOR PERMIT TO THE CITY		U.S.	
02	DEVELOPMENT PERMIT TO THE CITY		U.S.	
03	DEVELOPMENT PERMIT TO THE CITY		U.S.	
04	REVISION		U.S.	

**BUILDING 1 LEVEL 7  
FLOOR PLAN**

AB1 206



1  
AB1 207

**BLDG 1 ROOF PLAN**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

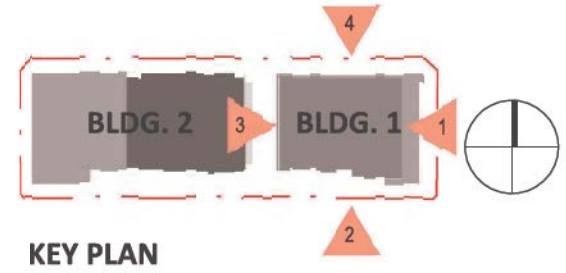
**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** U.S.

NO	REVISION	DATE	BY
01	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
02	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
03	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
04	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
05	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
06	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
07	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
08	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
09	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.
10	ISSUE FOR PERMIT TO THE CITY	U.S.	U.S.

**BUILDING 1 LEVEL**  
**ROOF FLOOR PLAN**

AB1 207

NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	2024-04-10
02	ISSUED FOR PERMIT TO THE CITY	
03	ISSUED FOR PERMIT TO THE CITY	
04	ISSUED FOR PERMIT TO THE CITY	
05	ISSUED FOR PERMIT TO THE CITY	
06	ISSUED FOR PERMIT TO THE CITY	
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08	ISSUED FOR PERMIT TO THE CITY	
09	ISSUED FOR PERMIT TO THE CITY	
10	ISSUED FOR PERMIT TO THE CITY	
11	ISSUED FOR PERMIT TO THE CITY	
12	ISSUED FOR PERMIT TO THE CITY	
13	ISSUED FOR PERMIT TO THE CITY	
14	ISSUED FOR PERMIT TO THE CITY	
15	ISSUED FOR PERMIT TO THE CITY	
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17	ISSUED FOR PERMIT TO THE CITY	
18	ISSUED FOR PERMIT TO THE CITY	
19	ISSUED FOR PERMIT TO THE CITY	



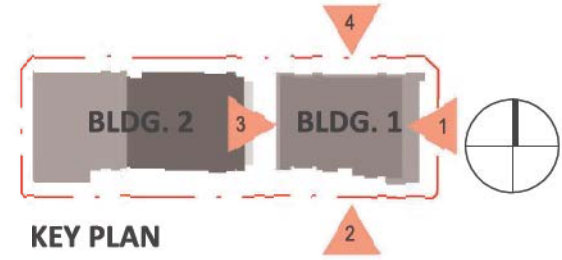
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1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



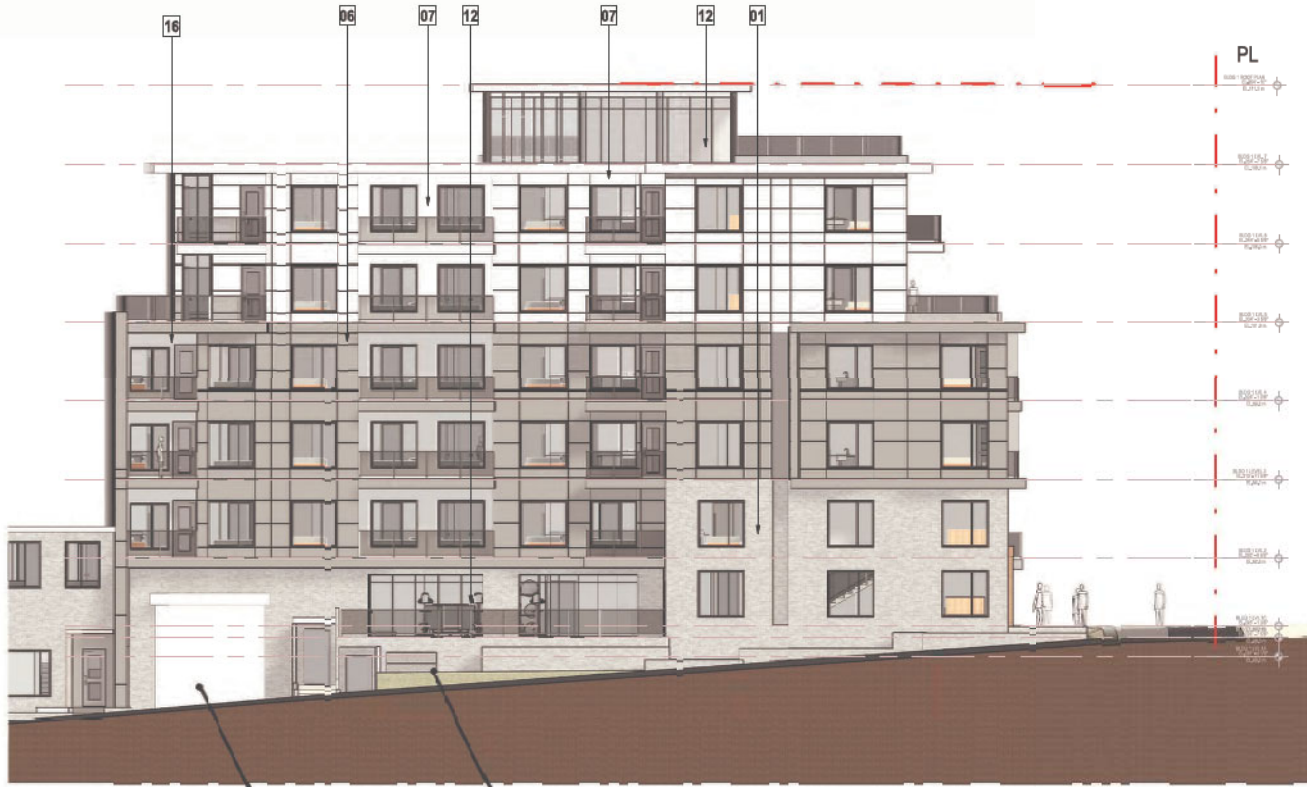


NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	
02	ISSUED FOR PERMIT TO THE CITY	
03	ISSUED FOR PERMIT TO THE CITY	
04	ISSUED FOR PERMIT TO THE CITY	
05	ISSUED FOR PERMIT TO THE CITY	
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23	ISSUED FOR PERMIT TO THE CITY	
24	ISSUED FOR PERMIT TO THE CITY	
25	ISSUED FOR PERMIT TO THE CITY	
26	ISSUED FOR PERMIT TO THE CITY	
27	ISSUED FOR PERMIT TO THE CITY	
28	ISSUED FOR PERMIT TO THE CITY	
29	ISSUED FOR PERMIT TO THE CITY	
30	ISSUED FOR PERMIT TO THE CITY	



**KEY PLAN**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



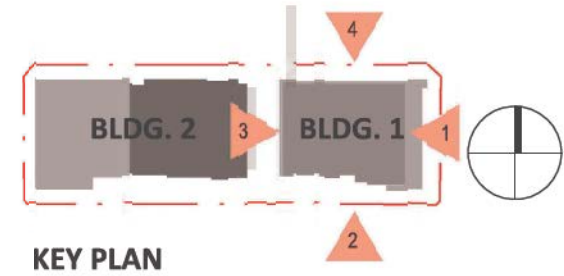
RAMP TO PARKADE

EXHAUST VENT

**2 BUILDING 1 ELEV. LANE(SOUTH)**  
SCALE: 1/16" = 1'-0"

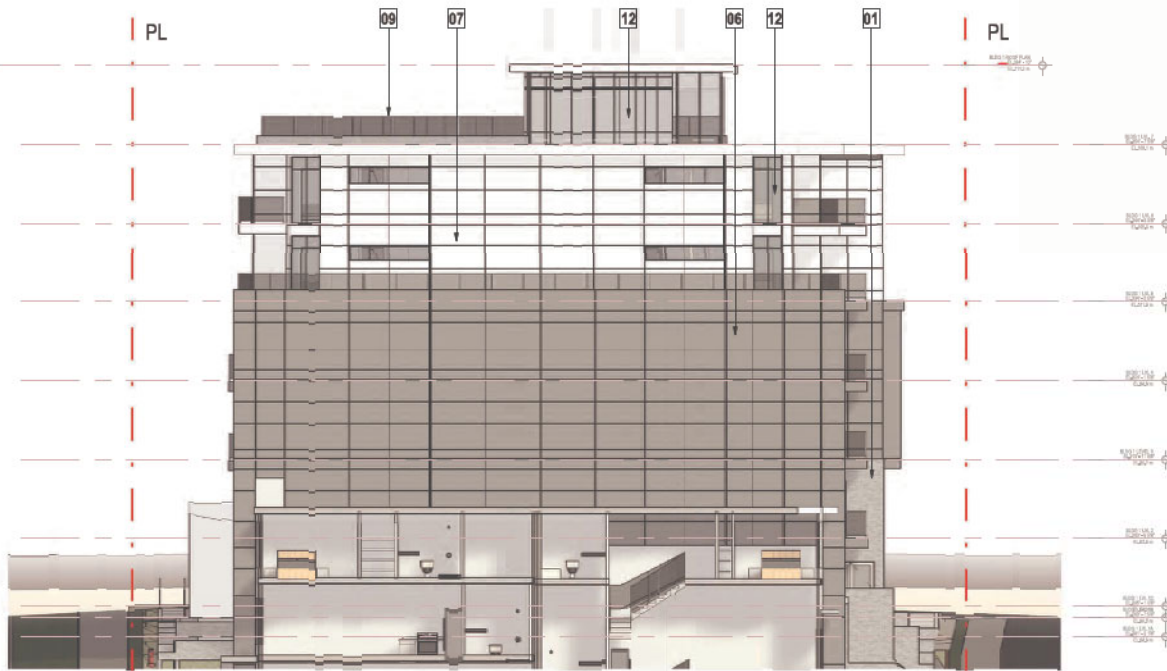


NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	2024-04-10
02	ISSUED FOR PERMIT TO THE CITY	
03	ISSUED FOR PERMIT TO THE CITY	
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06	ISSUED FOR PERMIT TO THE CITY	
07	ISSUED FOR PERMIT TO THE CITY	
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16	ISSUED FOR PERMIT TO THE CITY	
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19	ISSUED FOR PERMIT TO THE CITY	



**MATERIAL LEGEND:**

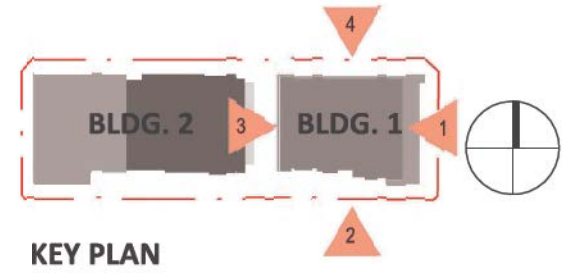
1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
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13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
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16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



**3 BUILDING 1 ELEVATION FIRE WALL (WEST)**  
SCALE: 1/16" = 1'-0"



NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	DEVELOPMENT PERMITIVE TO THE CITY		
03	DEVELOPMENT PERMITIVE TO THE CITY		
04	REV		



**MATERIAL LEGEND:**

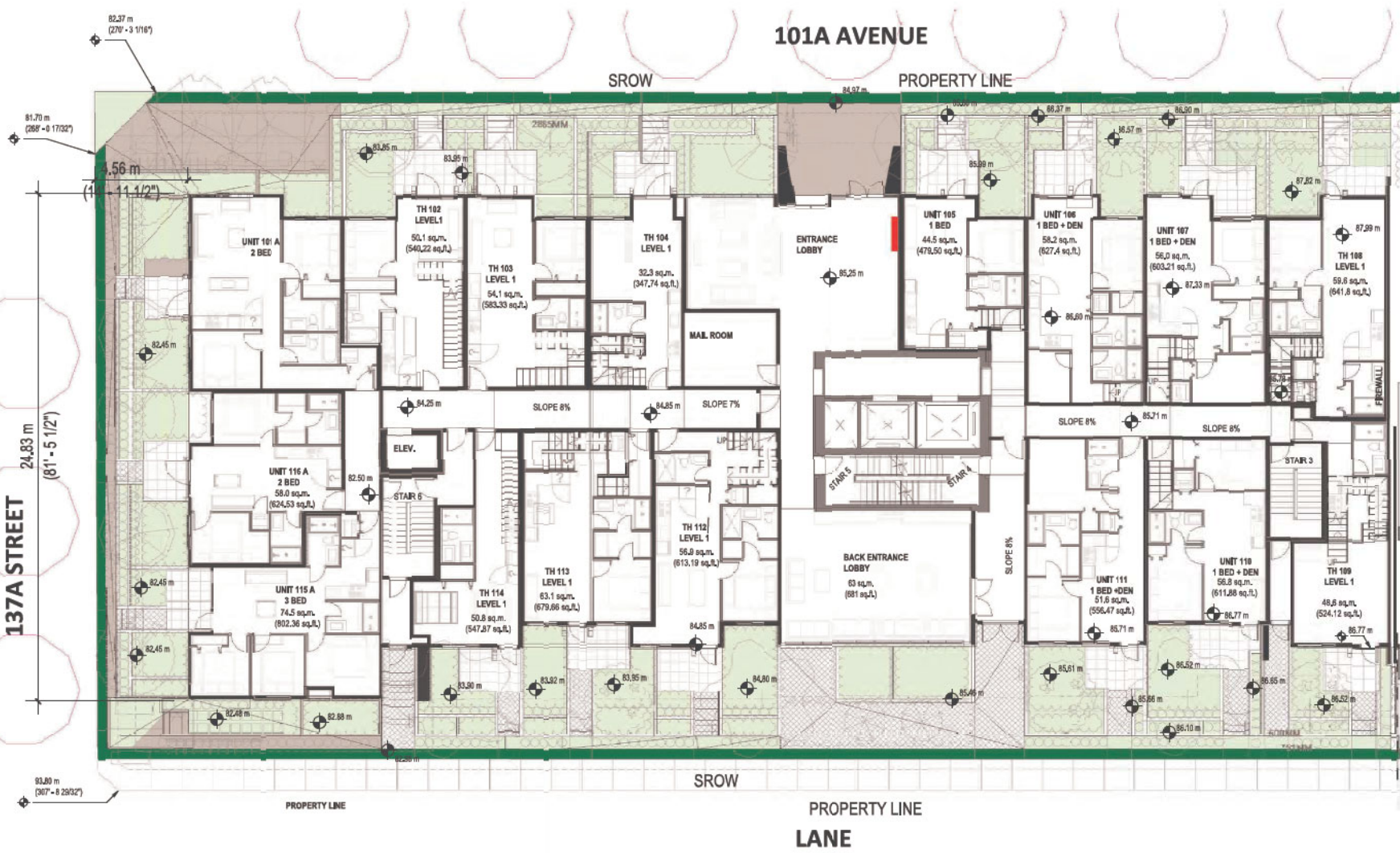
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2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
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18. METAL PANEL; COLOR: COOPER TONE
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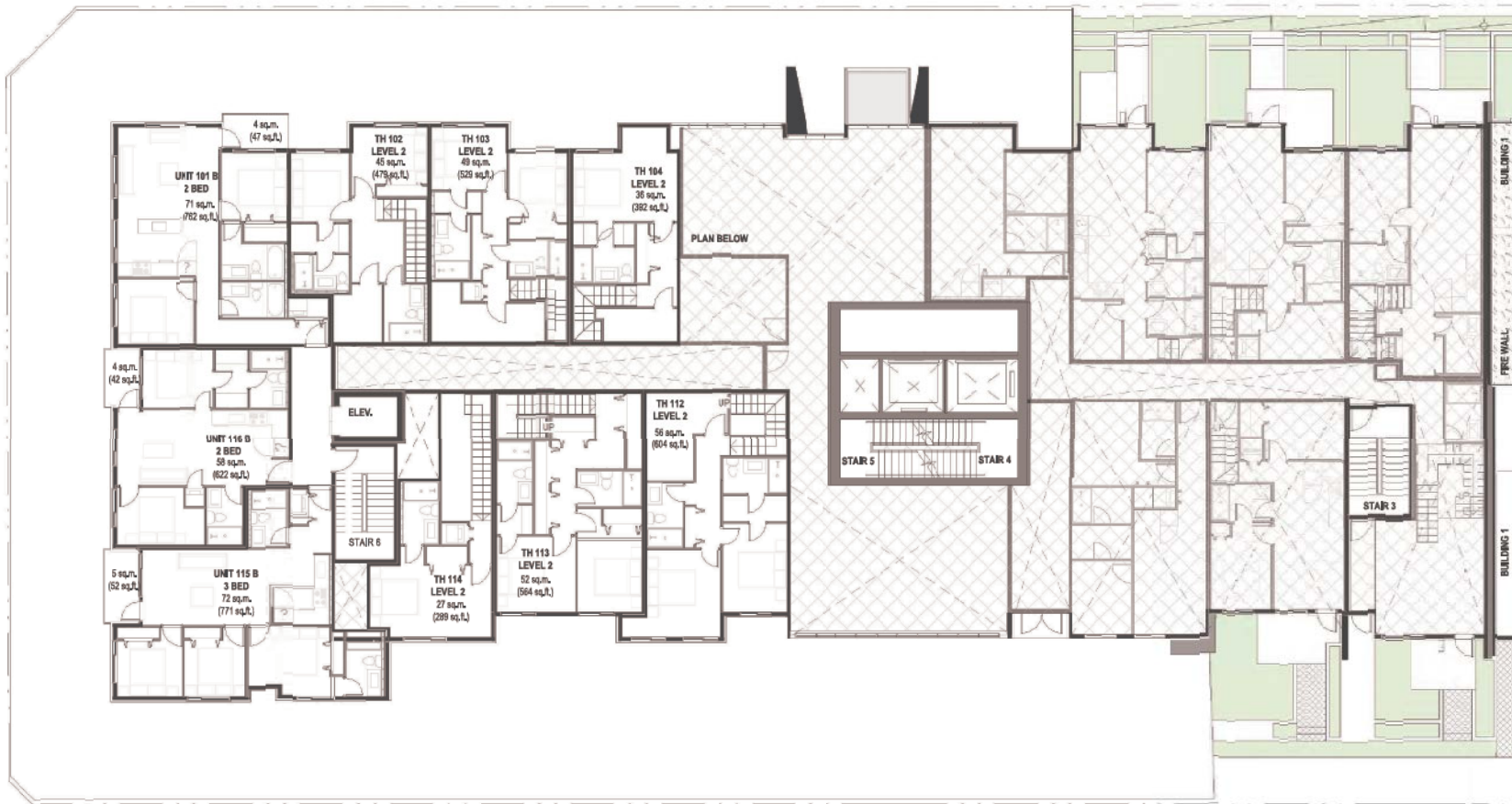
**4 BUILDING 1 ELEV. 101A AVENUE(NORTH)**  
SCALE: 1/16" = 1'-0"



NO.	REVISION / COMMENTS TO THE SET	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		U.S.
02	REVISION FOR PERMIT TO THE CITY		U.S.
03	REVISION FOR PERMIT TO THE CITY		U.S.
04	REVISION FOR PERMIT TO THE CITY		U.S.
05	REVISION FOR PERMIT TO THE CITY		U.S.
06	REVISION FOR PERMIT TO THE CITY		U.S.
07	REVISION FOR PERMIT TO THE CITY		U.S.
08	REVISION FOR PERMIT TO THE CITY		U.S.
09	REVISION FOR PERMIT TO THE CITY		U.S.
10	REVISION FOR PERMIT TO THE CITY		U.S.



**1** **BLDG 2 LEVEL 1 FLOOR PLAN**  
AB2 201 1/16" = 1'-0"



1  
AB2 202

**BLDG2 PART LEVEL 2A**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Uphi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

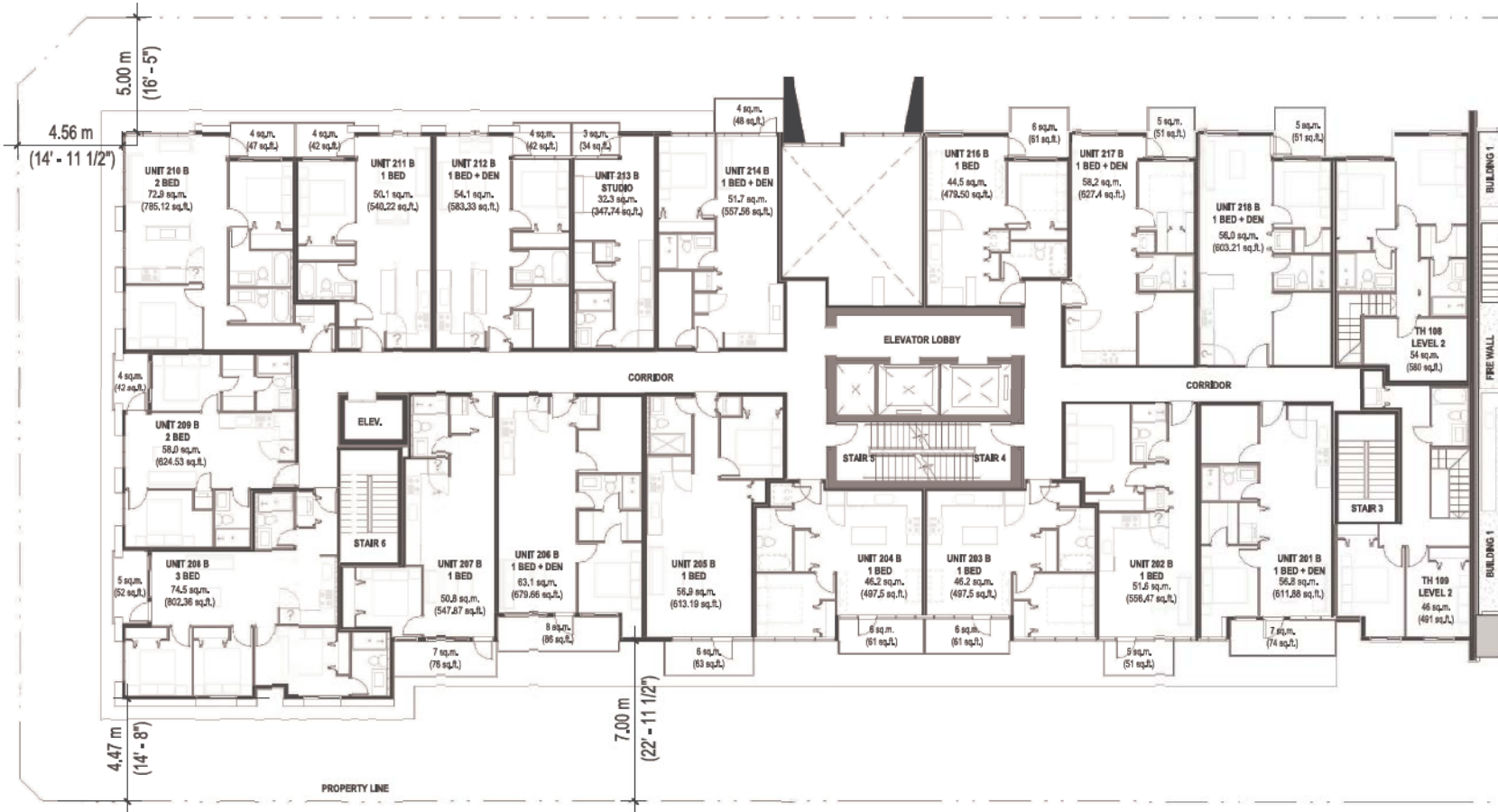
**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** U.S.

NO.	REVISION	DATE	BY
01	DEVELOPMENT PERMITIVE TO THE CITY		U.S.
02	DEVELOPMENT PERMITIVE TO THE CITY		U.S.
03	DEVELOPMENT PERMITIVE TO THE CITY		U.S.

**BUILDING 2 LEVEL 2A**  
FLOOR PLAN

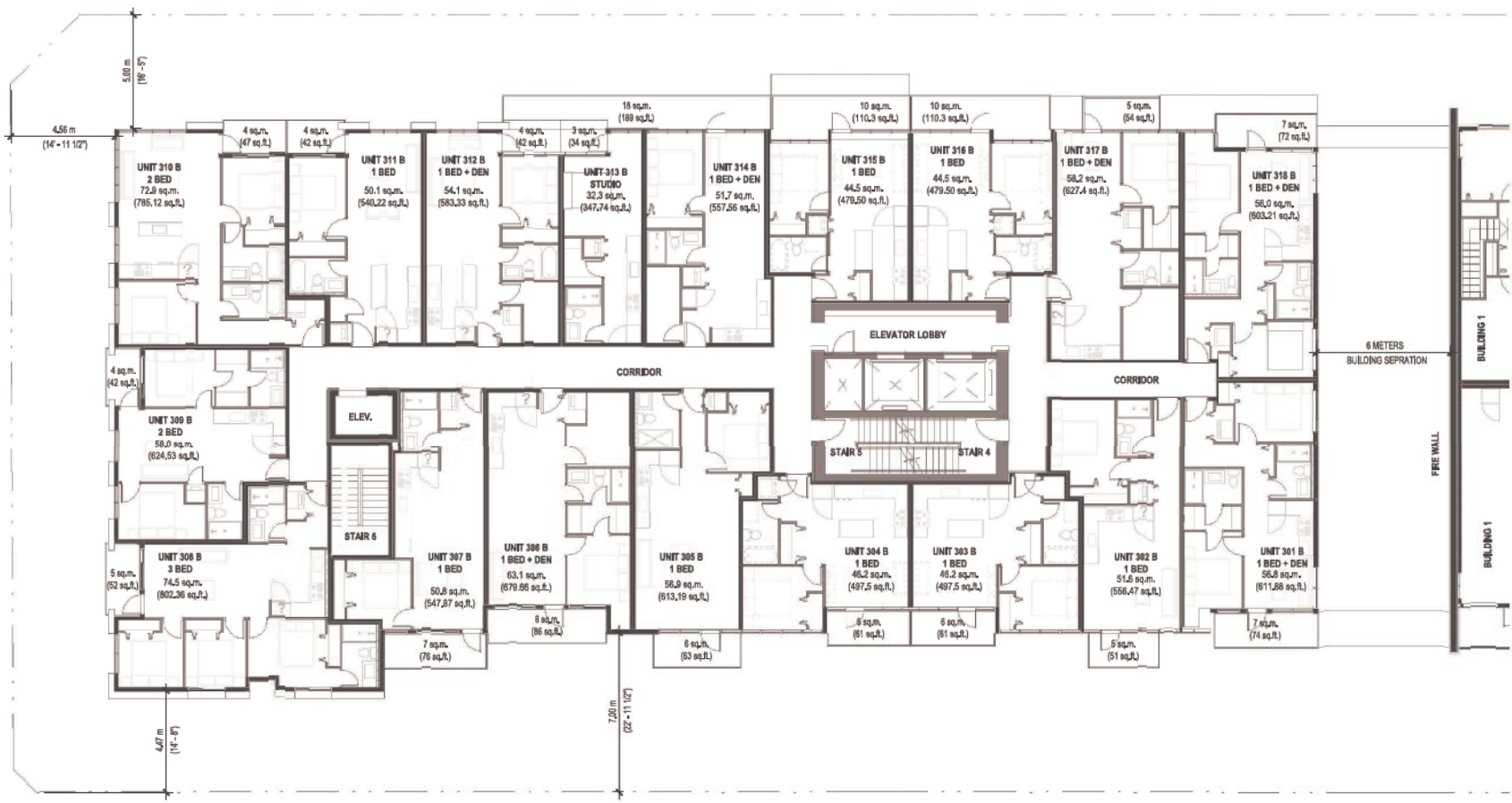
AB2 202

NO.	REVISION	DATE	BY
01	REVISION		
02	REVISION		
03	REVISION		
04	REVISION		
05	REVISION		
06	REVISION		
07	REVISION		
08	REVISION		
09	REVISION		
10	REVISION		



**1 BLDG 2 LVL. 2 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"





1 TYPICAL BLDG. 2 LVL. 3 TO LVL. 4 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



PROJECT INFO:  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
CLIENT:  
Amafeet Ubhi

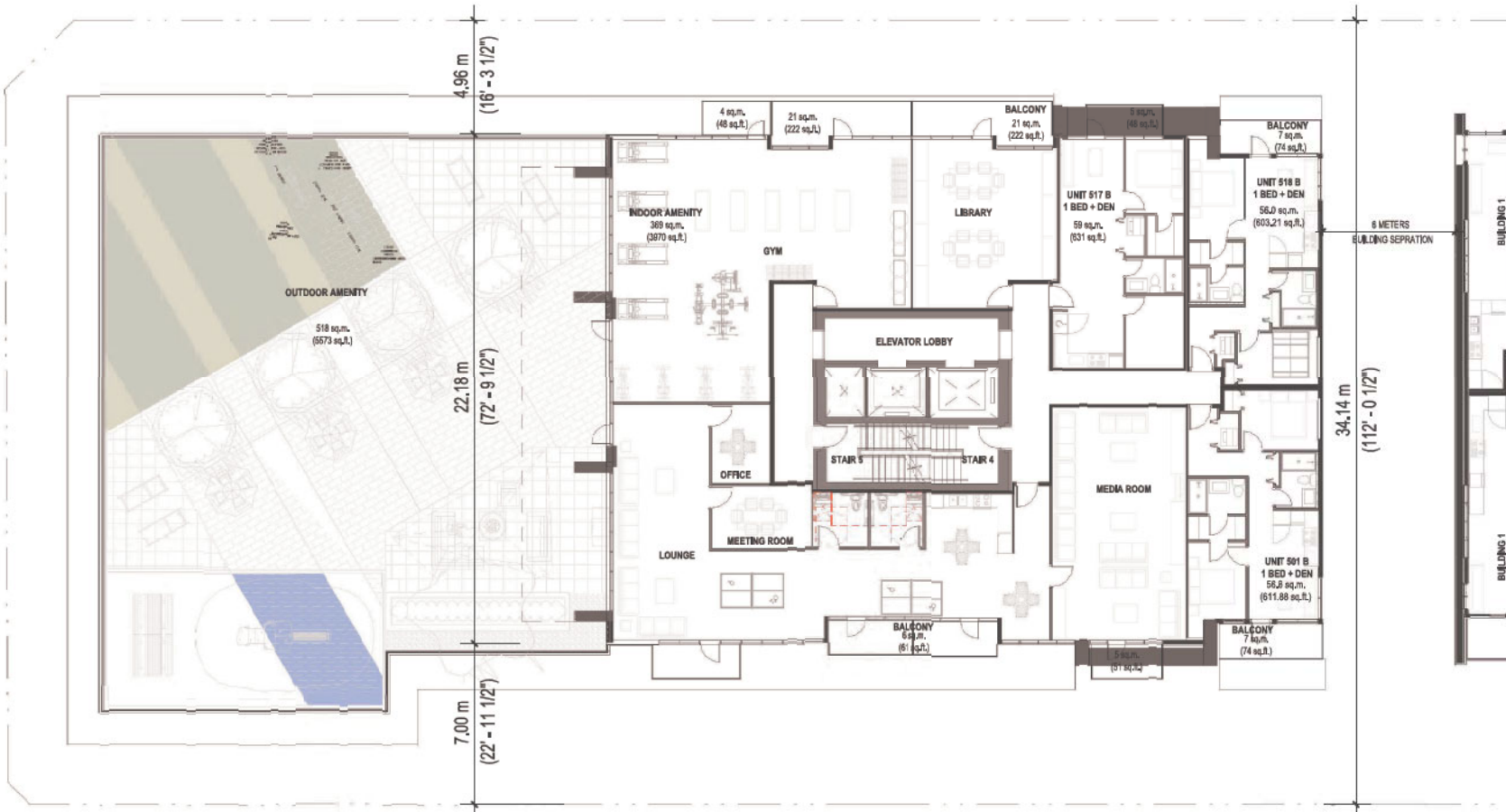
DATE  
28/01/2024

PROJECT NO:  
22-238

SCALE: 1/16" = 1'-0"  
DRAWN BY:  
A.R.C.

NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	DEVELOPMENT APPROVED TO THE CITY		
03	DEVELOPMENT APPROVED TO THE CITY		
04	ISSUED FOR PERMIT TO THE CITY		
05	ISSUED FOR PERMIT TO THE CITY		

BUILDING 2 LEVEL 3  
TO LEVEL 4 FLOOR  
PLAN



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

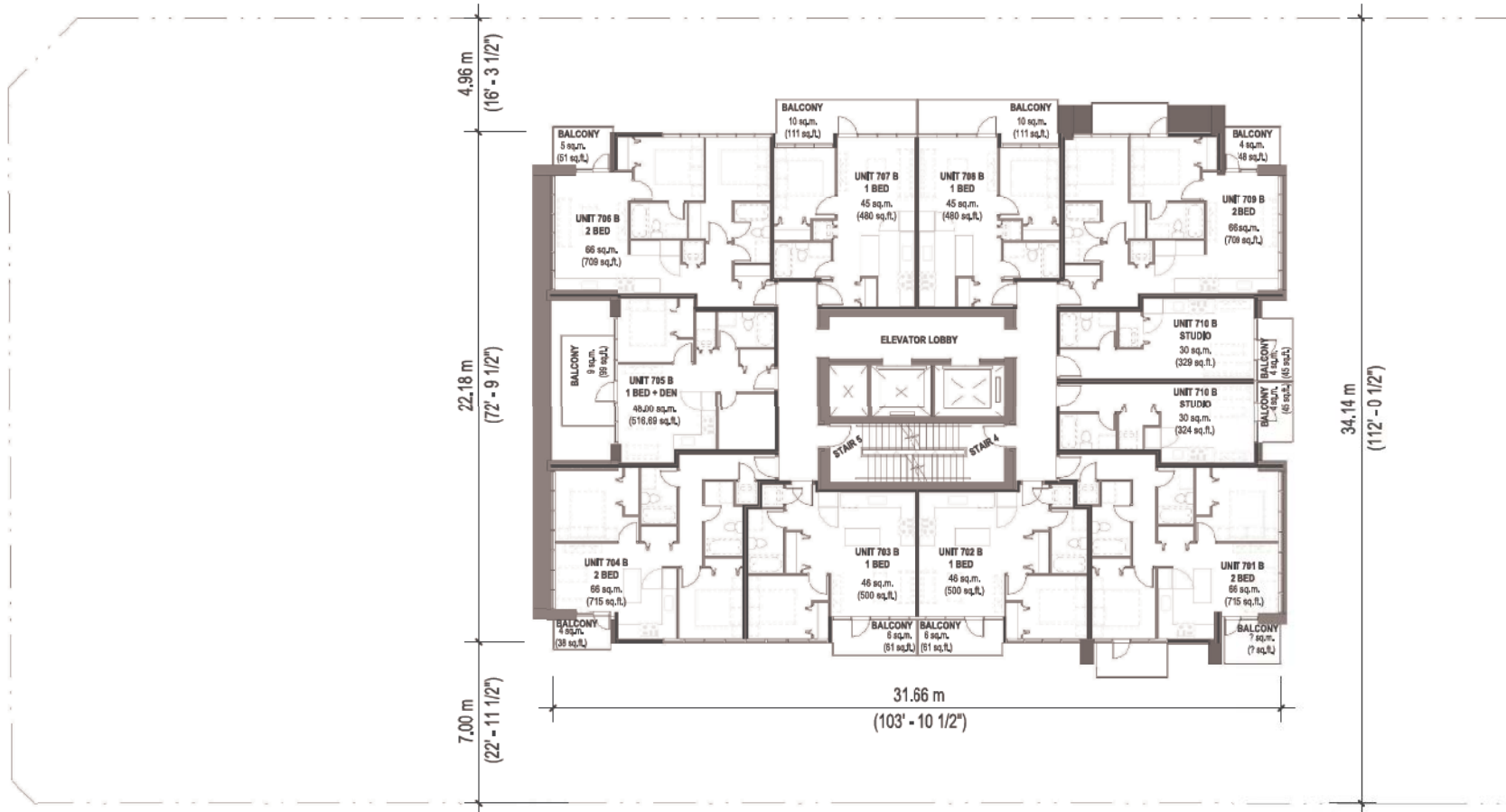
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**DRAWN BY:** A.R.C.

NO.	REVISION	DATE
01	ISSUED FOR PERMIT TO THE CITY	2024-01-28
02	FOR DEVELOPMENT APPROVAL TO THE CITY	
03	FOR DEVELOPMENT APPROVAL TO THE CITY	
04	FOR DEVELOPMENT APPROVAL TO THE CITY	
05	FOR DEVELOPMENT APPROVAL TO THE CITY	
06	FOR DEVELOPMENT APPROVAL TO THE CITY	
07	FOR DEVELOPMENT APPROVAL TO THE CITY	
08	FOR DEVELOPMENT APPROVAL TO THE CITY	
09	FOR DEVELOPMENT APPROVAL TO THE CITY	
10	FOR DEVELOPMENT APPROVAL TO THE CITY	

**BUILDING 2 LEVEL 5  
FLOOR PLAN**

**AB2 205**





1 TYPICAL BLDG. 2 LVL. 6 TO LVL. 18 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

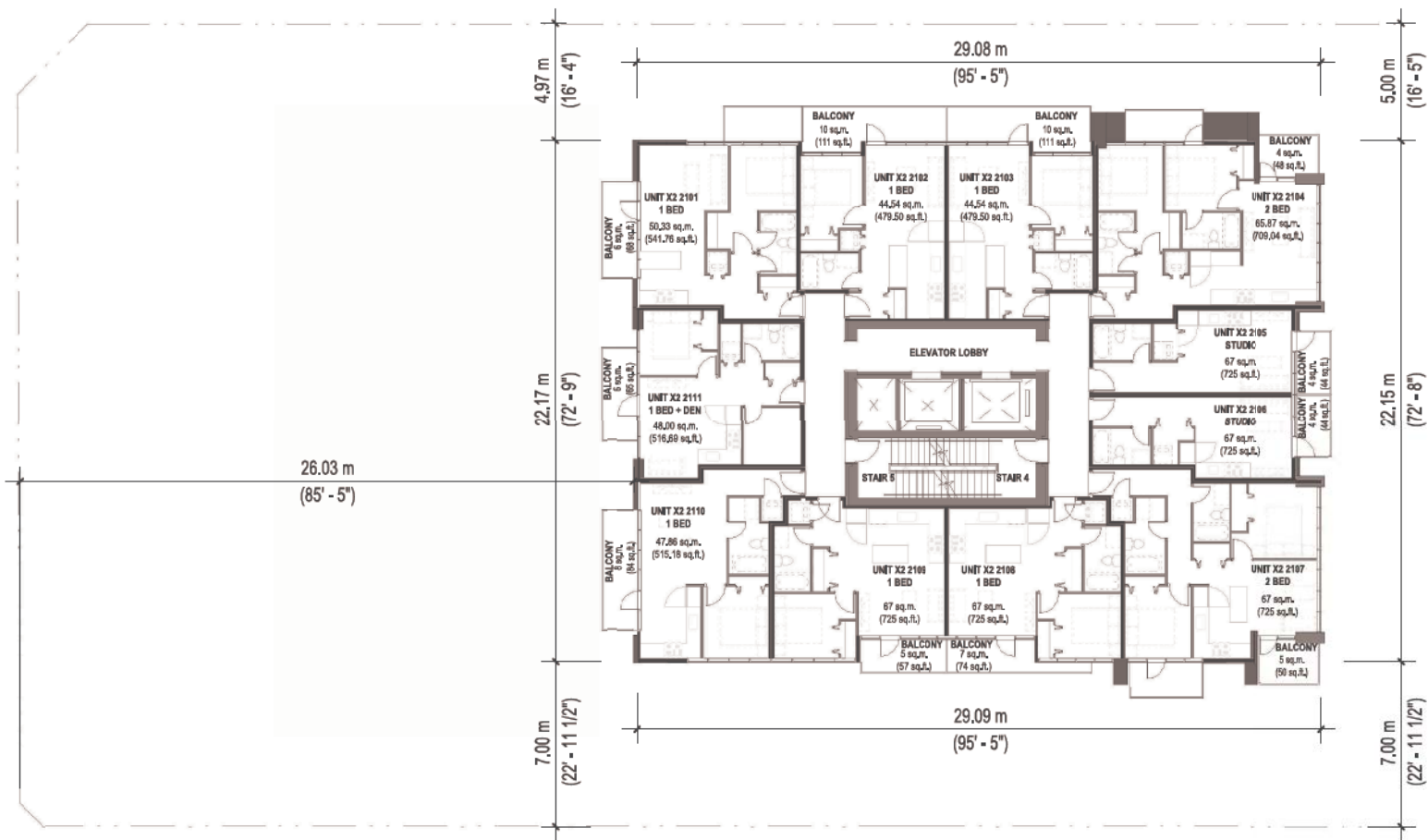
**PROJECT NO:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	DEVELOPMENT APPROVED TO THE CITY		
03	DEVELOPMENT APPROVED TO THE CITY		
04	REVISION		

**BUILDING 2 LEVEL 6  
TO LEVEL 18 FLOOR  
PLAN**

AB2 206



1 **TYPICAL BLDG. 2 LVL. 19 TO LVL. 21 FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



BUILDING 2 LEVEL 19  
TO 21 FLOOR PLAN

AB2 207



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca

Ph: 604-603-4484

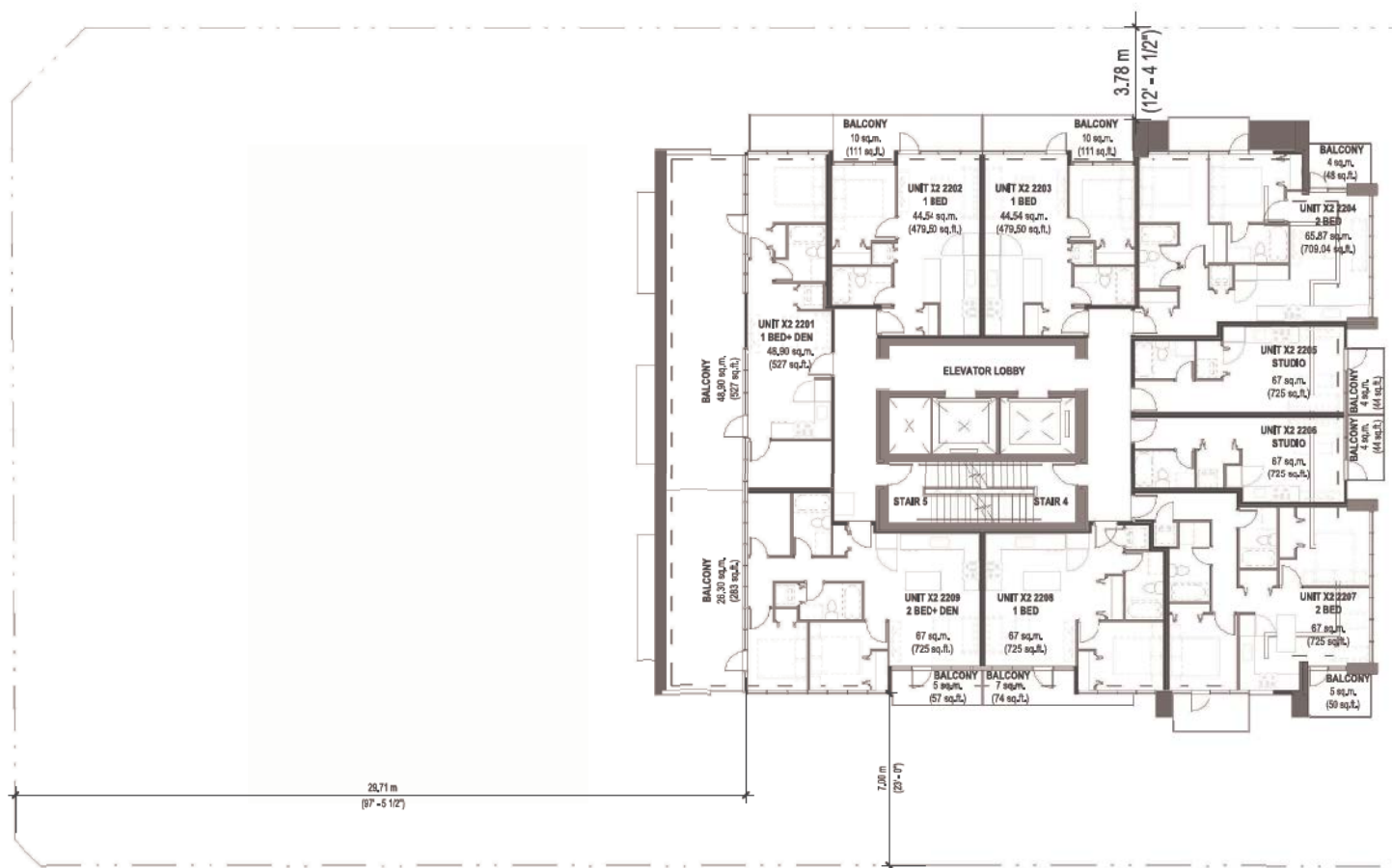
**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** A.R.C.

REV	DESCRIPTION	DATE
01	ISSUED FOR PERMIT TO THE CITY	
02	DEVELOPMENT AGREEMENT TO THE CITY	
03	ISSUED FOR PERMIT TO THE CITY	
04	ISSUED FOR PERMIT TO THE CITY	
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18	ISSUED FOR PERMIT TO THE CITY	
19	ISSUED FOR PERMIT TO THE CITY	
20	ISSUED FOR PERMIT TO THE CITY	
21	ISSUED FOR PERMIT TO THE CITY	



1  
AB2 208

**BLDG 2 LVL 22 FLOOR PLAN**

1/16" = 1'-0"



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 604-503-4484

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

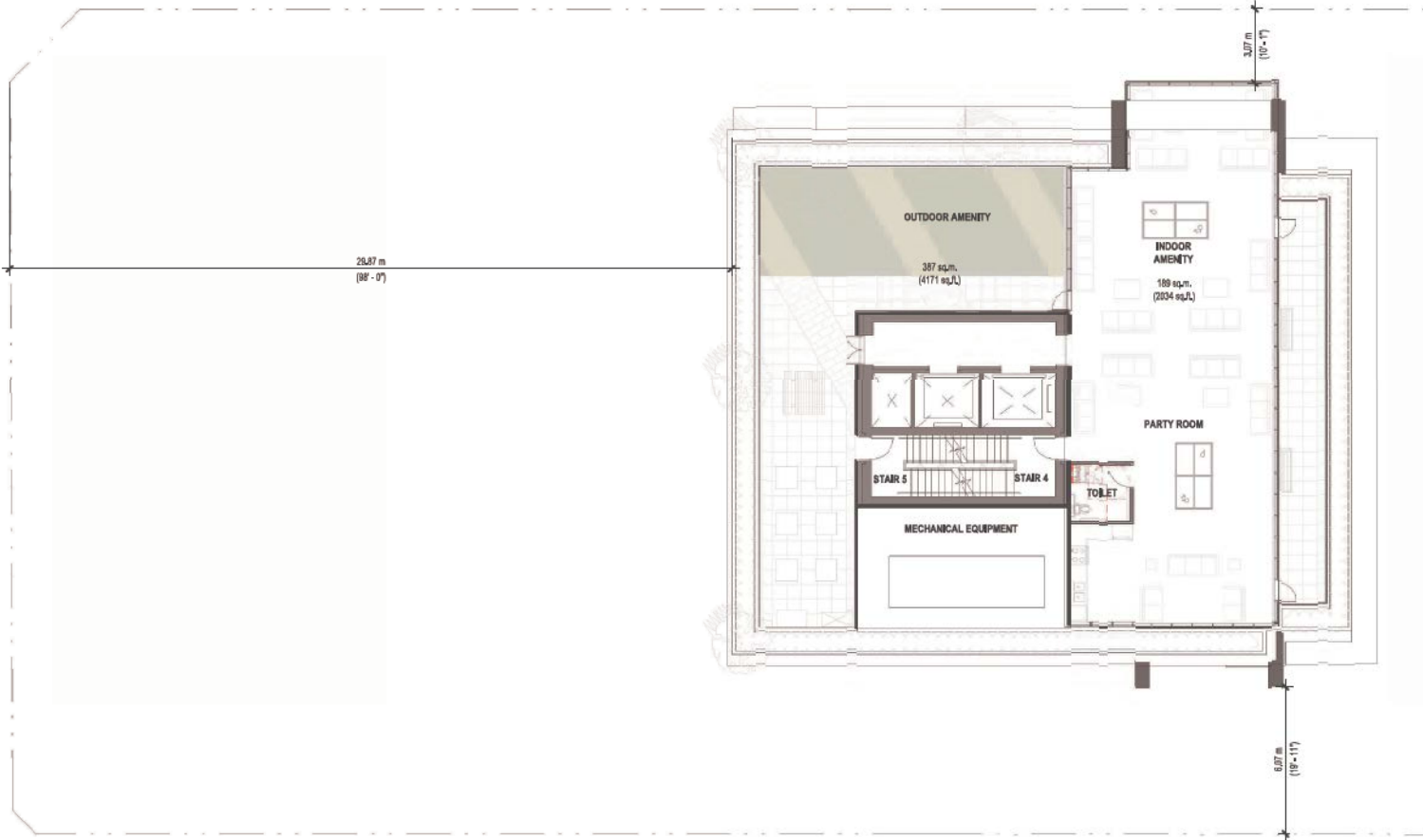
**PROJECT NO:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** A.R.C.

NO	REVISION/DESCRIPTION	DATE	BY	DATE
01	ISSUED FOR PERMIT TO THE CITY			
02	DEVELOPMENT PERMIT TO THE CITY			
03	REVISION			

**BUILDING 2 LEVEL 22  
FLOOR PLAN**

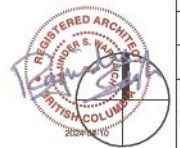
AB2 208



1  
AB2 209

**BLDG 2 LVL 23 OUTDOOR AMENITY AND MACHINE ROOM**

1/16" = 1'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE
01	DEVELOPMENT APPROVED TO THE CITY	2023-02-16
02	DEVELOPMENT APPROVED TO THE CITY	2023-02-16
03	DEVELOPMENT APPROVED TO THE CITY	2023-02-16
04	REVISION	

**BUILDING 2 LEVEL 23**  
**OUTDOOR AMENITY**  
**FLOOR PLAN**

AB2 209

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

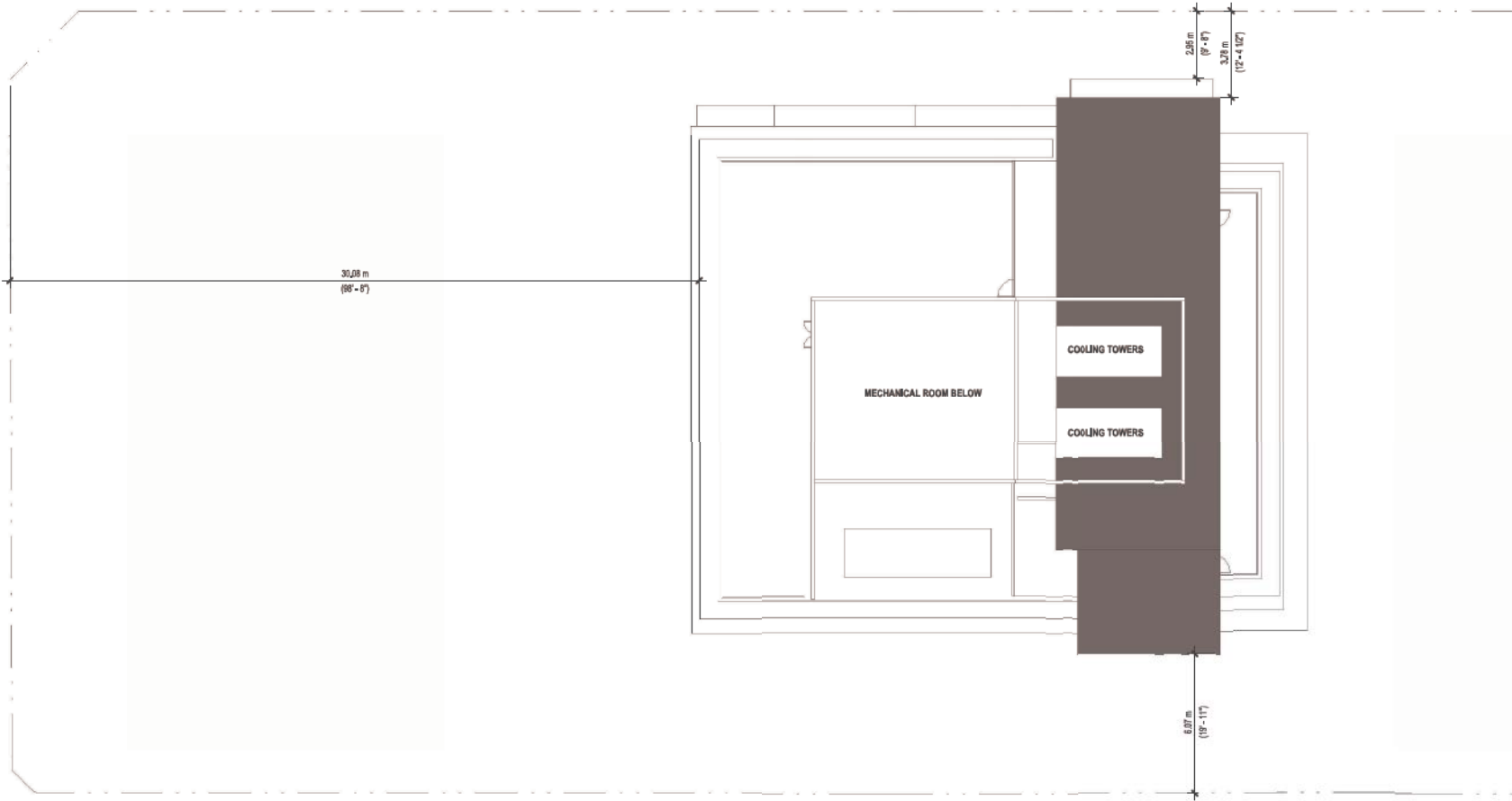
**PROJECT NO.:**  
22-238

**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** A.R.C.

NO	REVISION / DESCRIPTION	DATE	BY	CHK
01	ISSUED FOR PERMIT TO THE CITY			
02	ISSUED FOR PERMIT TO THE CITY			
03	ISSUED FOR PERMIT TO THE CITY			
04	ISSUED FOR PERMIT TO THE CITY			
05	ISSUED FOR PERMIT TO THE CITY			
06	ISSUED FOR PERMIT TO THE CITY			
07	ISSUED FOR PERMIT TO THE CITY			
08	ISSUED FOR PERMIT TO THE CITY			
09	ISSUED FOR PERMIT TO THE CITY			
10	ISSUED FOR PERMIT TO THE CITY			
11	ISSUED FOR PERMIT TO THE CITY			
12	ISSUED FOR PERMIT TO THE CITY			
13	ISSUED FOR PERMIT TO THE CITY			
14	ISSUED FOR PERMIT TO THE CITY			
15	ISSUED FOR PERMIT TO THE CITY			
16	ISSUED FOR PERMIT TO THE CITY			
17	ISSUED FOR PERMIT TO THE CITY			
18	ISSUED FOR PERMIT TO THE CITY			
19	ISSUED FOR PERMIT TO THE CITY			
20	ISSUED FOR PERMIT TO THE CITY			

**BUILDING 2 ROOF  
LEVEL PLAN**

AB2 210

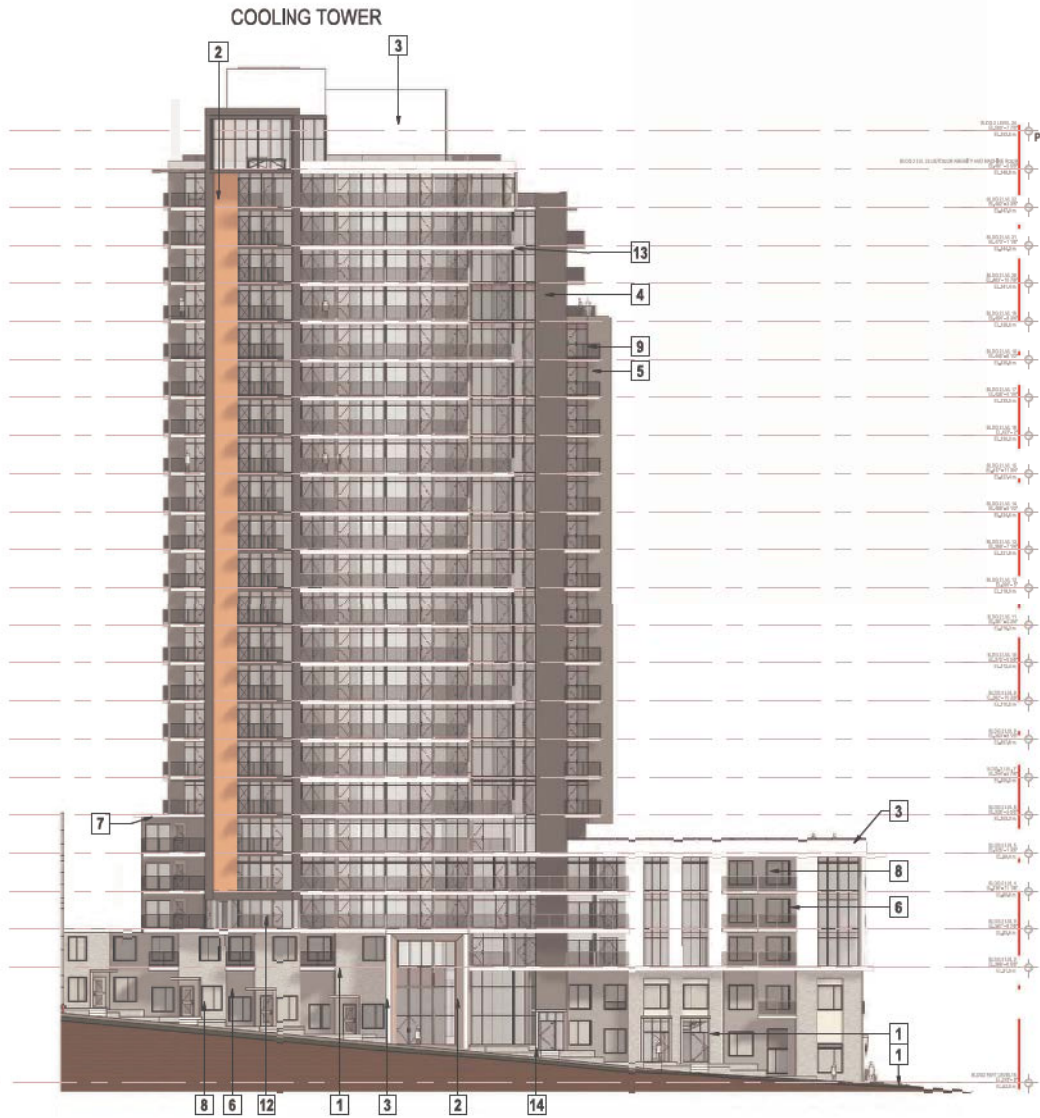


1  
AB2 210

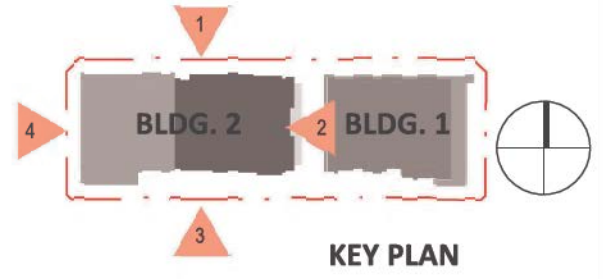
**MACHINE ROOM ROOF**

1/16" = 1'-0"





1 **BLDG. 2 ELEVATION ALONG 101A AVENUE (NORTH)**  
SCALE: 1" = 30'-0"



**KEY PLAN**

- MATERIAL LEGEND:**
1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
  2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
  3. METAL PANEL; COLOR: WHITE
  4. METAL PANEL; COLOR: BLACK
  5. METAL PANEL; COLOR: GREY
  6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
  7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
  8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
  9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
  10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
  11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
  12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
  13. SPANDREL GLASS PANEL; COLOR: GREY
  14. CONCRETE SAND BLASTED FINISH
  15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
  16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
  17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
  18. METAL PANEL; COLOR: COOPER TONE
  19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Ama/feet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

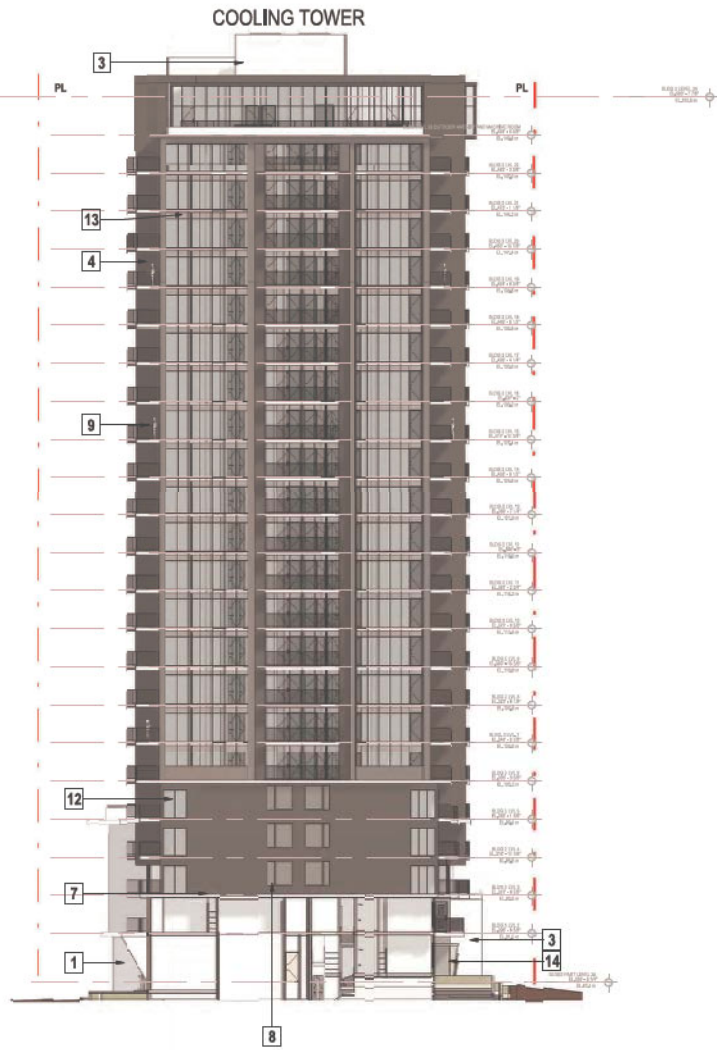
**SCALE:** As Indicated  
**DRAWN BY:** A.R.C.

NO.	REVISION/DESCRIPTION	DATE	BY
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02	DEVELOPMENT PERMIT TO THE CITY		
03	REVISION		

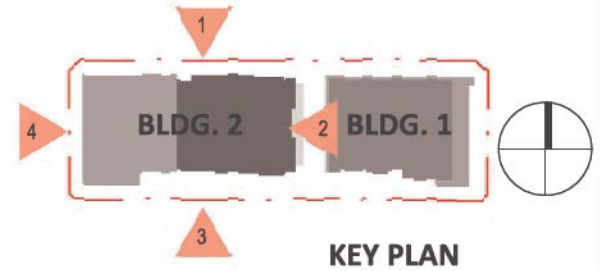
**BUILDING 2**  
ELEVATION

AB2 301





**2** BLDG. 2 ELEVATION FIRE WALL (EAST)  
SCALE: 1" = 30'-0"



**MATERIAL LEGEND:**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTITION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amafeet Ubhi

**DATE**  
28/01/2024

**PROJECT NO:**  
22-238

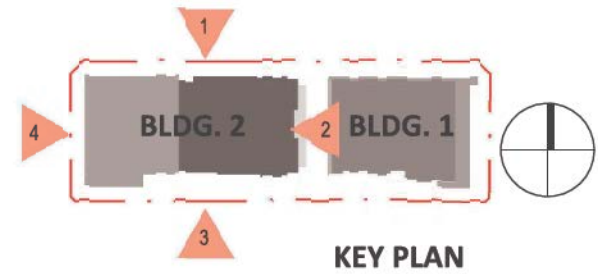
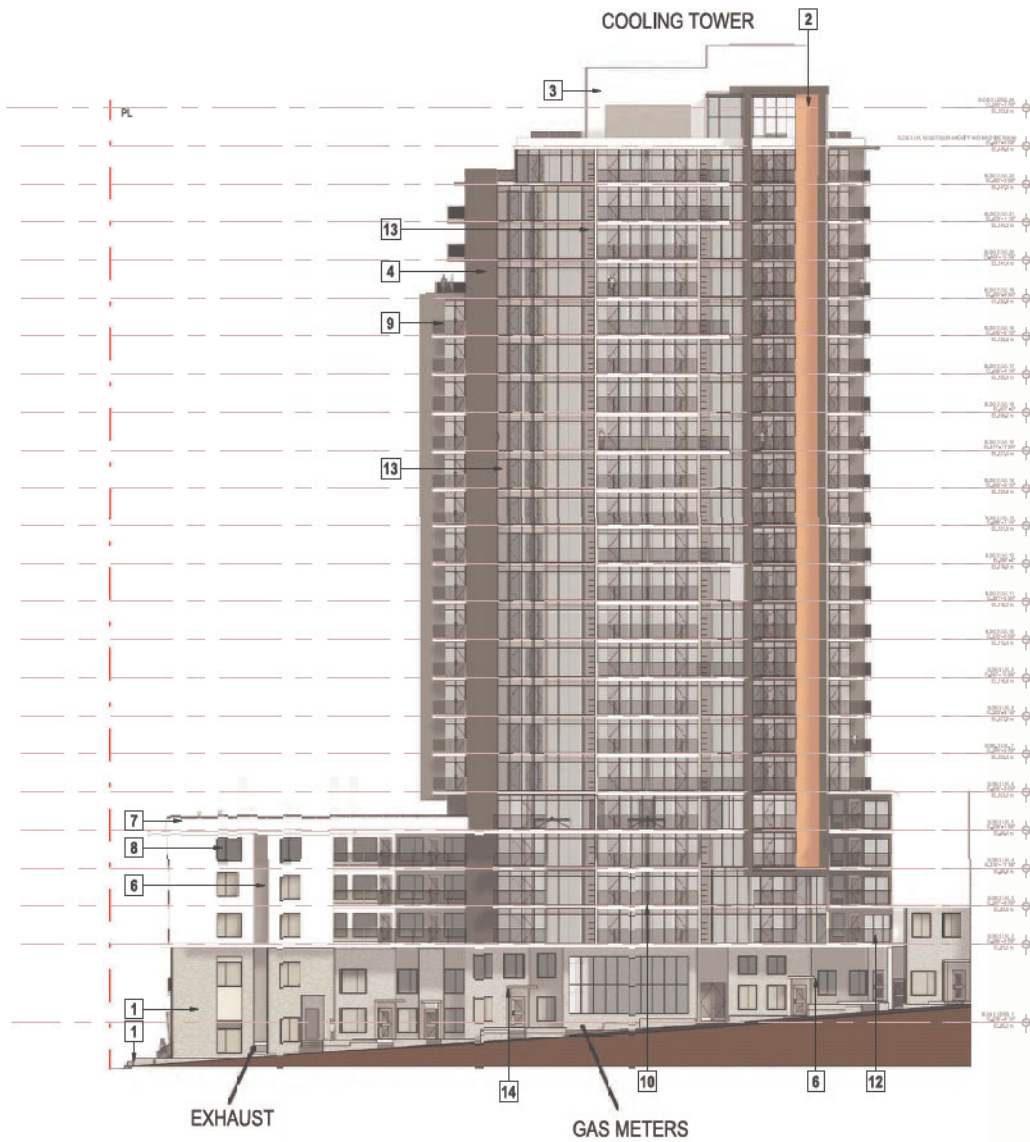
**SCALE:** As Indicated  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE

**BUILDING 2**  
**ELEVATION**

**AB2 302**





**MATERIAL LEGEND:**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTITION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

**3 BLDG. 2 LANE ELEVATION (SOUTH)**  
SCALE: 1" = 30'-0"



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

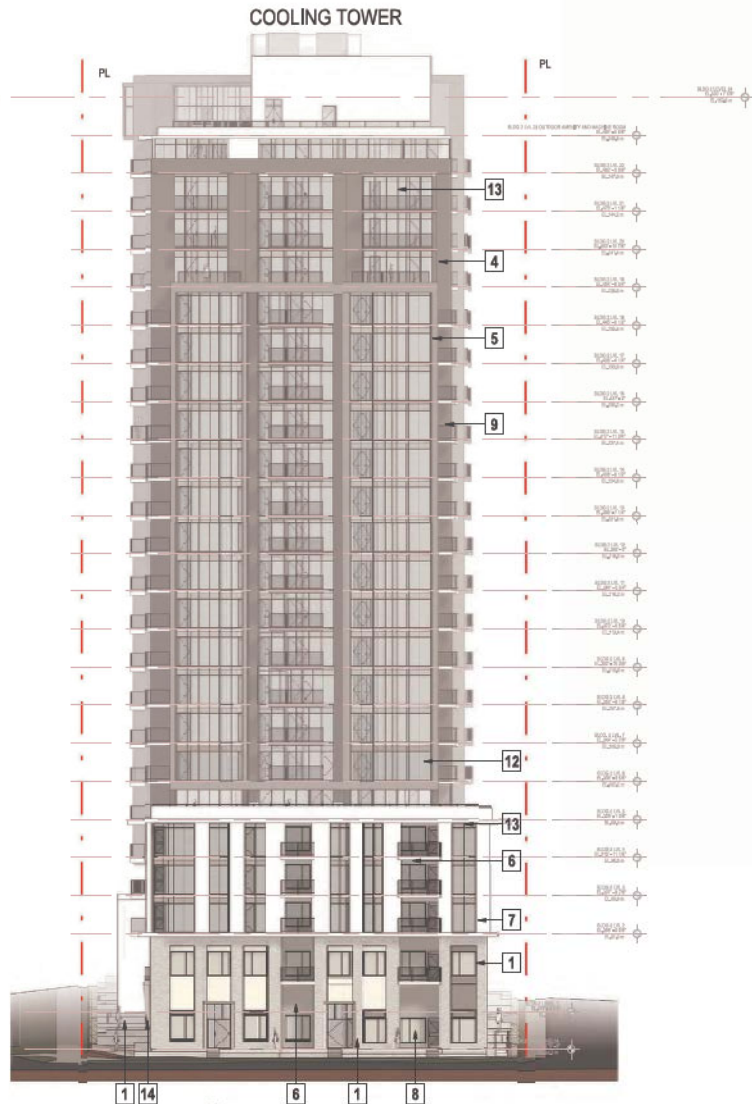
**SCALE:** As Indicated  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE

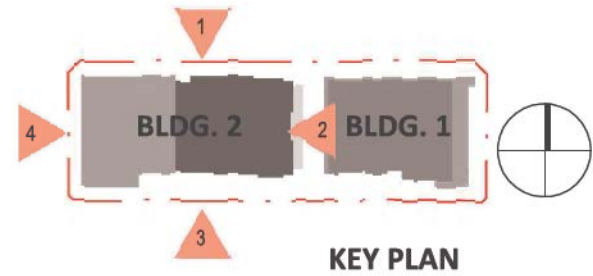
**BUILDING 2**  
ELEVATION

AB2 303





4 **BLDG. 2 137A STREET ELEV.(WEST)**  
SCALE: 1" = 30'-0"



**KEY PLAN**

**MATERIAL LEGEND:**

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTITION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** As Indicated  
**DRAWN BY:** A.R.C.

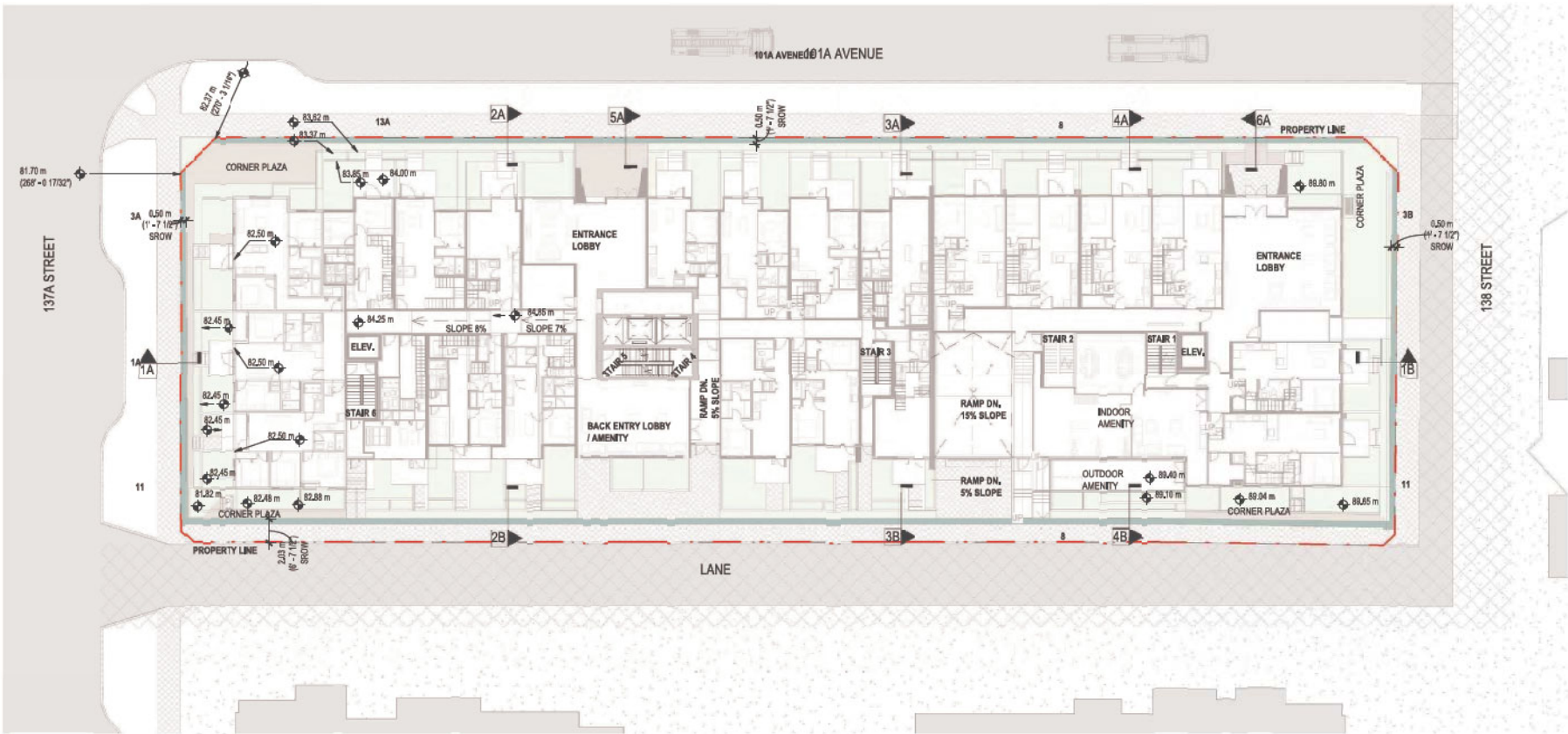
NO.	REVISION/DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT TO THE CITY		
02	DEVELOPMENT PERMIT TO THE CITY		
03	DEVELOPMENT PERMIT TO THE CITY		
04	REV		



**BUILDING 2**  
**ELEVATION**

**AB2 304**

NO	REVISION	DATE	BY
01	DEVELOPMENT PERMIT TO THE CITY		
02	DEVELOPMENT PERMIT TO THE CITY		
03	DEVELOPMENT PERMIT TO THE CITY		
04	REVISION		

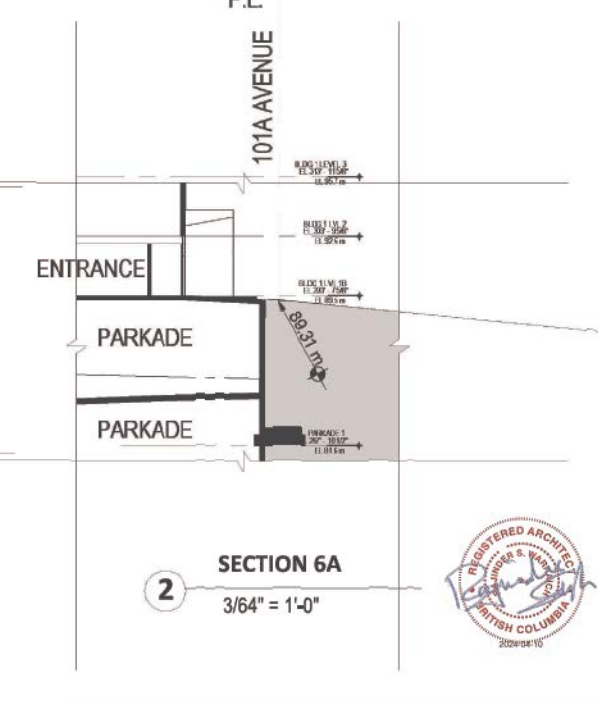
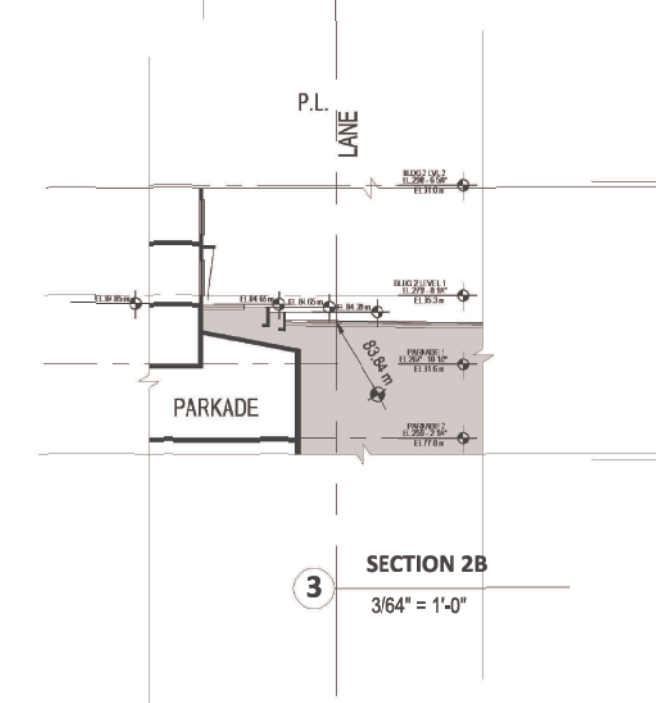
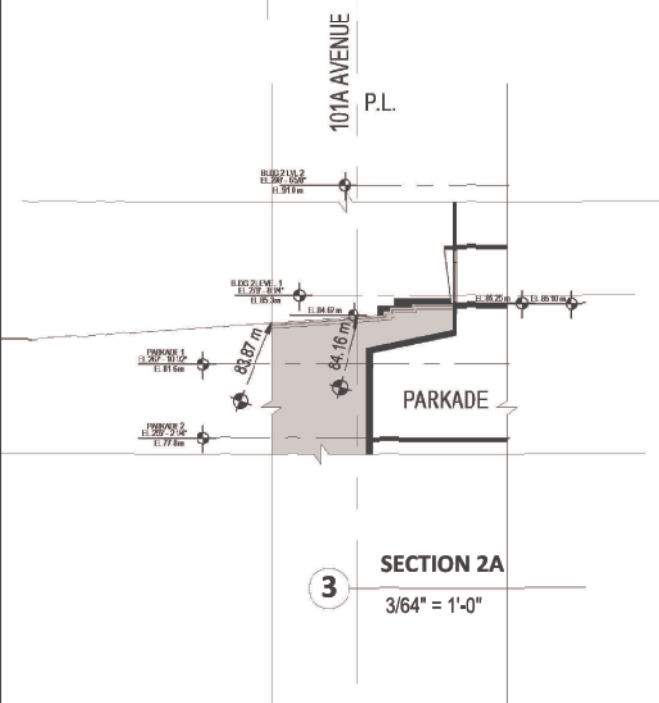
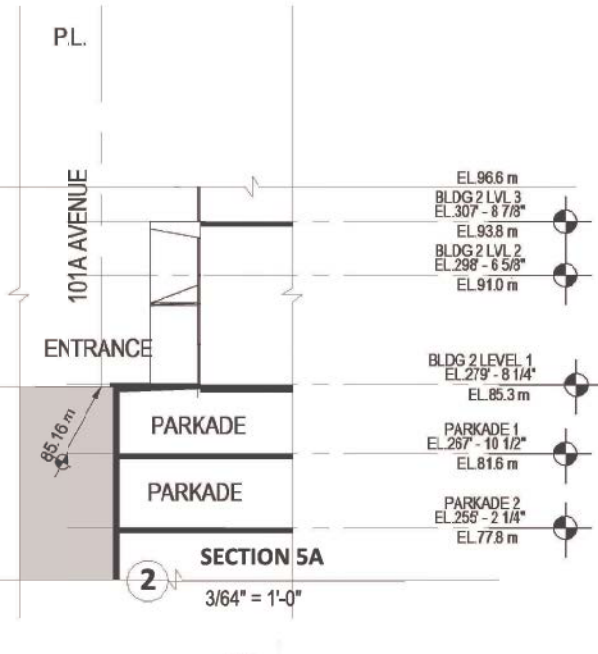
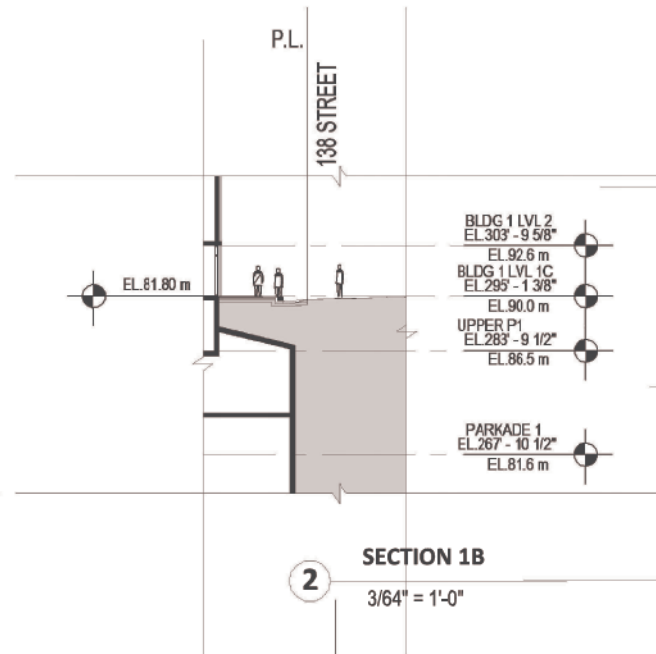
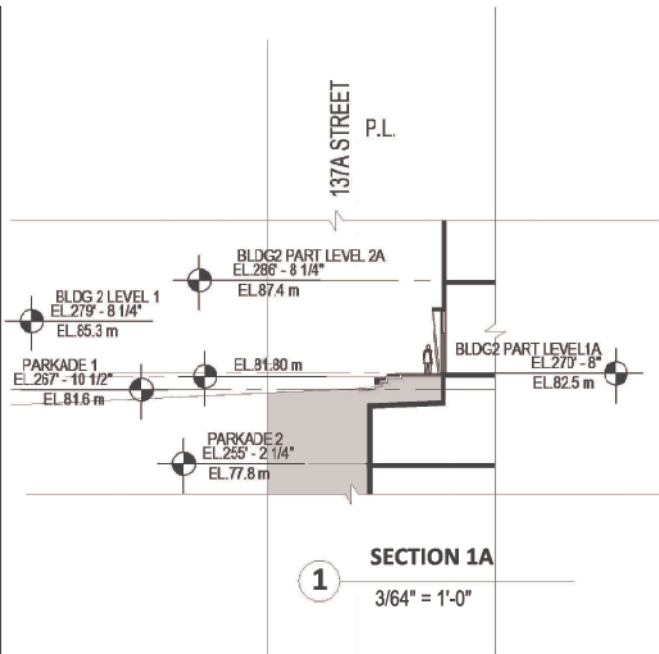


1  
A 501

**PART SECTION KEY PLAN**

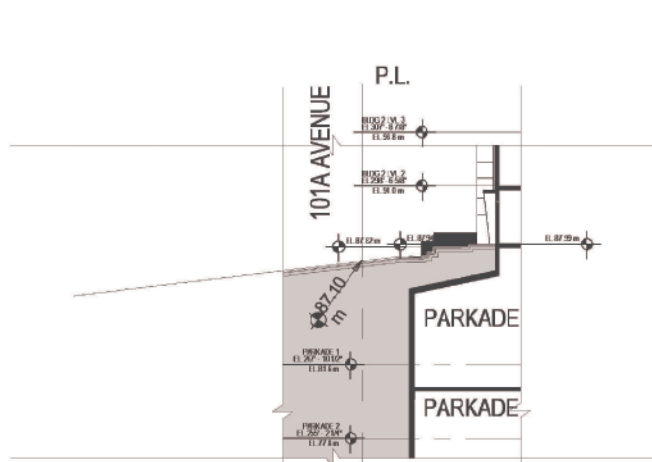
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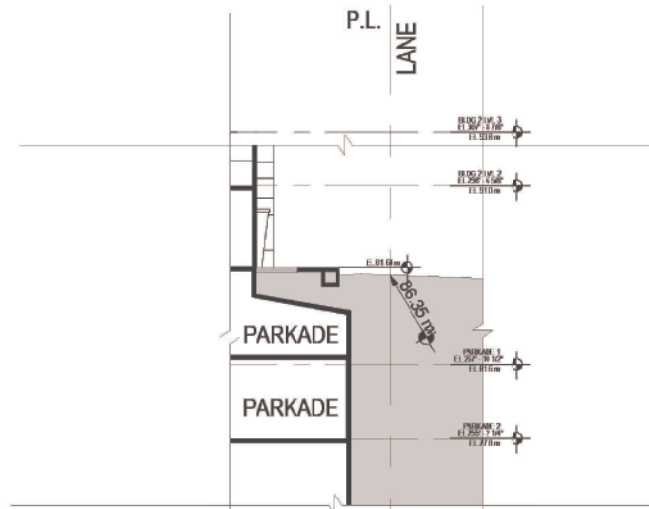


NO.	REVISION	DATE	BY
01	ISSUE FOR PERMIT TO THE CITY		
02	DEVELOPMENT PERMIT TO THE CITY		
03	DEVELOPMENT PERMIT TO THE CITY		
04	REVISION		
05	REVISION		

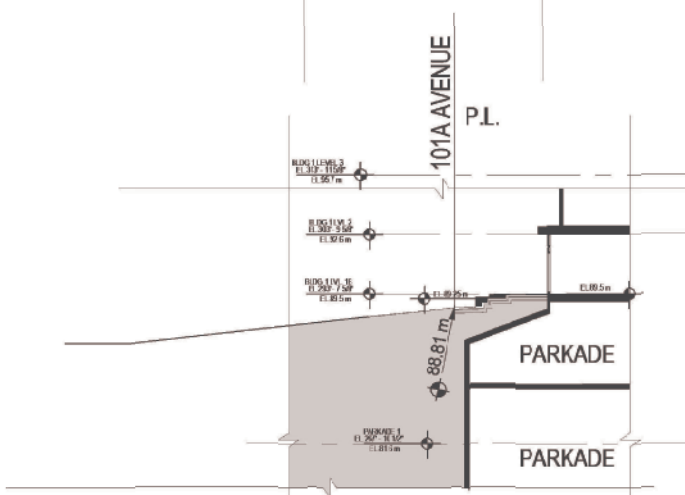




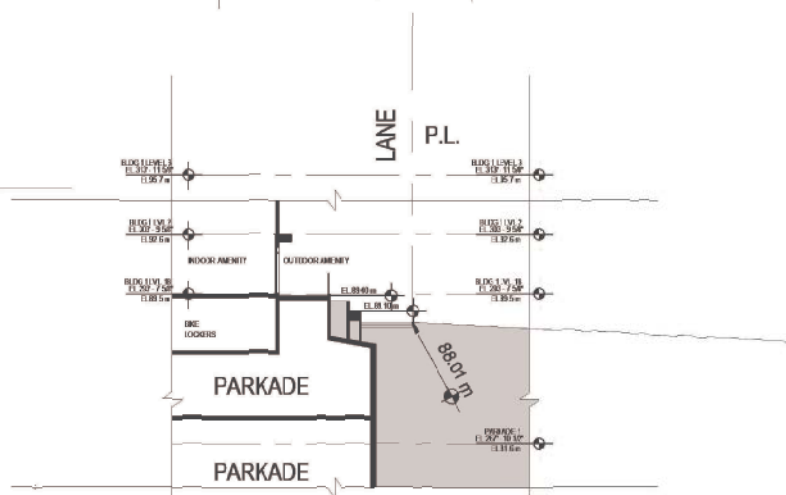
**1** SECTION 3A  
1" = 30'



**2** SECTION 3B  
1" = 30'



**3** SECTION 4A  
1" = 30'



**4** SECTION 4B  
1" = 30'



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 3/64" = 1'-0"  
**DRAWN BY:** R.J.W.

NO.	REVISION	DATE	BY
01	ISSUE FOR PERMIT TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		
04	REVISION		

**PART-SECTIONS**

**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE	BY
01	ISSUANCE FOR PERMIT TO THE CITY		
02	ISSUANCE FOR PERMIT TO THE CITY		
03	ISSUANCE FOR PERMIT TO THE CITY		
04	ISSUANCE FOR PERMIT TO THE CITY		
05	ISSUANCE FOR PERMIT TO THE CITY		
06	ISSUANCE FOR PERMIT TO THE CITY		
07	ISSUANCE FOR PERMIT TO THE CITY		
08	ISSUANCE FOR PERMIT TO THE CITY		

CONCEPTUAL 3D  
ILLUSTRATION

A 601





**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE., SURREY B.C.  
**CLIENT:**  
Amarjeet Ubhi

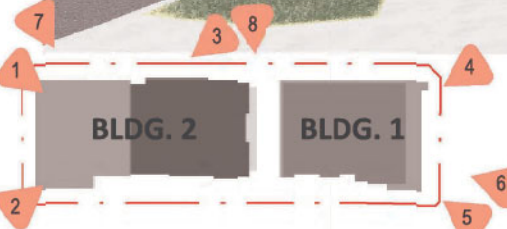
**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / COMMENTS TO THE SET	DATE	BY
01	ISSUANCE		
02	DEVELOPMENT APPROVED TO THE SET		
03	DEVELOPMENT APPROVED TO THE SET		
04	ISSUANCE		
05	ISSUANCE		
06	ISSUANCE		
07	ISSUANCE		
08	ISSUANCE		

CONCEPTUAL 3D  
ILLUSTRATION



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE. SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / DESCRIPTION	DATE	BY

CONCEPTUAL 3D  
ILLUSTRATION



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amartej Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / DESCRIPTION	DATE	BY	DATE
01	ISSUANCE			
02	DEVELOPMENT PERMIT TO THE CITY			
03	DEVELOPMENT PERMIT TO THE CITY			
04	ISSUANCE			
05	ISSUANCE			
06	ISSUANCE			
07	REVISION			



CONCEPTUAL 3D  
ILLUSTRATION

A 604





**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE., SURREY B.C.  
**CLIENT:**  
Amajfeet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / DESCRIPTION	DATE	BY	DATE
01	ISSUANCE FOR PERMIT TO THE CITY			
02	ISSUANCE FOR PERMIT TO THE CITY			
03	ISSUANCE FOR PERMIT TO THE CITY			
04	ISSUANCE FOR PERMIT TO THE CITY			
05	ISSUANCE FOR PERMIT TO THE CITY			
06	ISSUANCE FOR PERMIT TO THE CITY			
07	ISSUANCE FOR PERMIT TO THE CITY			
08	ISSUANCE FOR PERMIT TO THE CITY			

5



CONCEPTUAL 3D  
ILLUSTRATION

A 605



6



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE., SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / DESCRIPTION	DATE	BY
01	ISSUANCE FOR PERMIT TO THE CITY		
02	ISSUANCE FOR PERMIT TO THE CITY		
03	ISSUANCE FOR PERMIT TO THE CITY		
04	ISSUANCE FOR PERMIT TO THE CITY		
05	ISSUANCE FOR PERMIT TO THE CITY		
06	ISSUANCE FOR PERMIT TO THE CITY		
07	ISSUANCE FOR PERMIT TO THE CITY		
08	ISSUANCE FOR PERMIT TO THE CITY		

CONCEPTUAL 3D  
ILLUSTRATION

A 606



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarjeet Ubbi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION / DESCRIPTION	DATE	BY	DATE
01	ISSUANCE			
02	DEVELOPMENT PERMITIVE TO THE CITY			
03	DEVELOPMENT PERMITIVE TO THE CITY			
04	REV			



CONCEPTUAL 3D  
ILLUSTRATION

A 607



**PROJECT INFO:**  
Apartment Building at 13760, 70, 80,  
90 13806 101A AVE, SURREY B.C.  
**CLIENT:**  
Amarteet Ubhi

**DATE:**  
28/01/2024

**PROJECT NO.:**  
22-238

**SCALE:** 1" = 100'-0"  
**DRAWN BY:** A.R.C.

NO.	REVISION	DATE	BY
01	ISSUANCE FOR PERMIT TO THE CITY		
02	ISSUANCE FOR PERMIT TO THE CITY		
03	ISSUANCE FOR PERMIT TO THE CITY		
04	ISSUANCE FOR PERMIT TO THE CITY		
05	ISSUANCE FOR PERMIT TO THE CITY		
06	ISSUANCE FOR PERMIT TO THE CITY		
07	ISSUANCE FOR PERMIT TO THE CITY		
08	ISSUANCE FOR PERMIT TO THE CITY		

CONCEPTUAL 3D  
ILLUSTRATION

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 36th St W  
Burnaby, British Columbia V5C 6S9  
p: 604-294-0001 f: 604-294-0222

SCALE:

4	JAGRELL	REVISED PLAN	DL
3	24 AUG 20	REVISED PLAN	DL
2	24 JUL 20	REVISED PLAN	RW/D
1	23 SEP 19	URBAN REQUIREMENTS	CL
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

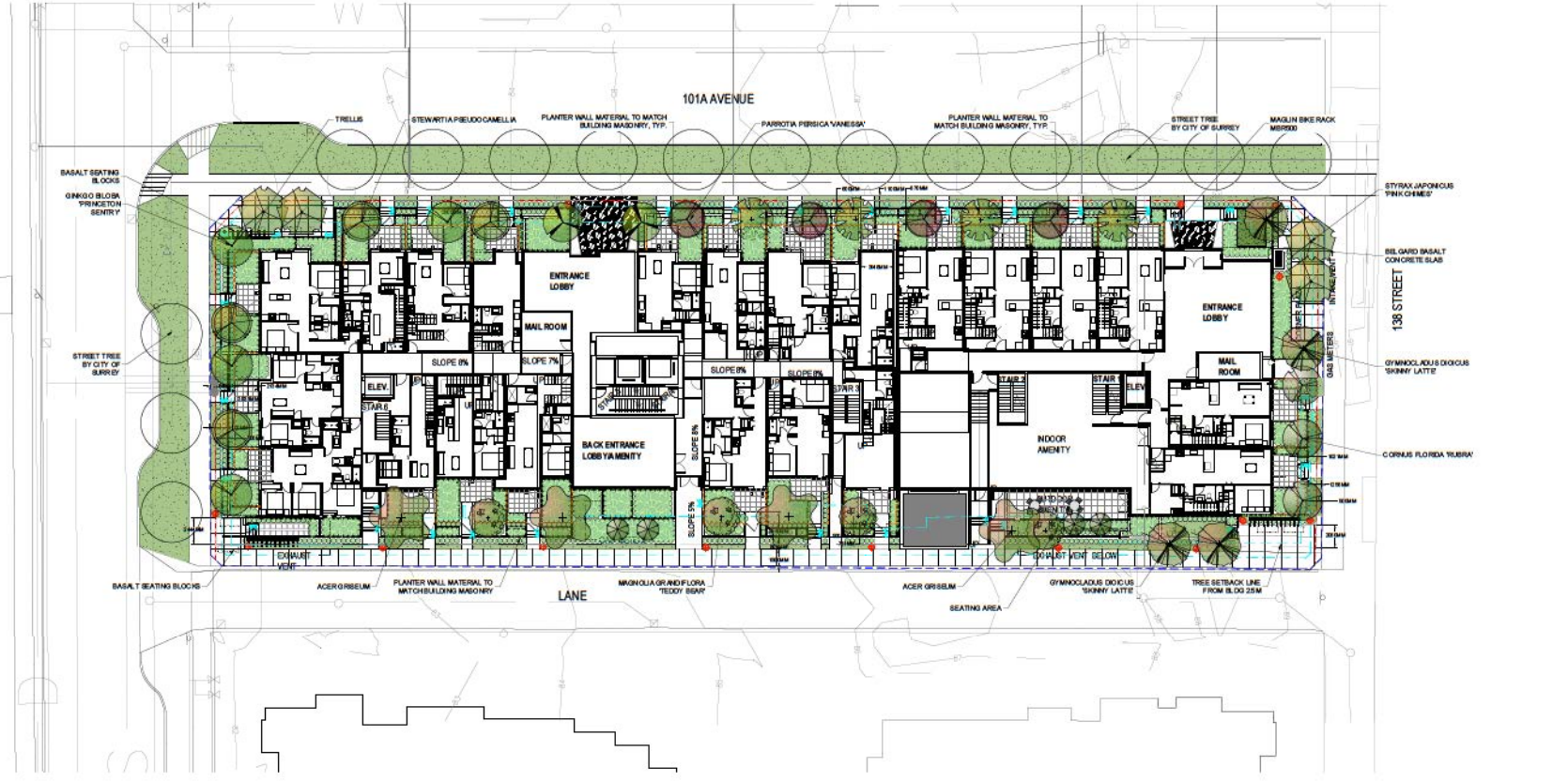
**RESIDENTIAL/COMMERCIAL TOWER**

13760/70/80 23860 101A AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 23 JUL 18 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: JU **L1**  
DESIGN: JU  
CHK'D: CG **OF 5**

PMG PROJECT NUMBER: 23-137



TREE SCHEDULE					PMG PROJECT NUMBER: 23-137
KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	10%	ACER GRISEUM	PAPERBARK MAPLE	SCM CAL, BAR, CLIMATE RESILIENT
	4	10%	CERCIS CANADENSIS 'FORBIST PANBY'	FORBIST PINK B' REDBUD	SCM CAL, BAR, CLIMATE RESILIENT
	10%	CHAMAECIPARUS ORITUM 'VIRGOLUS'	SLENEER IRINDO FALSE CYPRESS	3M HT, BAR, CLIMATE RESILIENT	
	7%	CORNUS FLORIDA 'SILBERA'	PINK FLOWERING DOGWOOD	SCM CAL, 3.5M HT, BAR, CLIMATE RESILIENT	
	3	0%	GINKGO BILOBA 'PRINCE OF WENTON SENTRY'	PRINCE OF WENTON SENTRY MAIDENHAIR	SCM CAL, 1.5M STD, BAR, CLIMATE RESILIENT
	4	10%	GYMNOCALOUS DIOICUS 'SUNNY LATTICE'	COLUMBIAN REDWOOD COFFEE SEAM TREE	SCM CAL, BAR, CLIMATE RESILIENT
	4	10%	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA	SCM CAL, BAR, CLIMATE RESILIENT
	4	10%	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	SCM CAL, BAR, CLIMATE RESILIENT
	4	10%	STREWITIA PSEUDOCAMELLIA	JAPANESE STEWITIA	SCM CAL, BAR, CLIMATE RESILIENT
	4	10%	STRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERING JAPANESE SNOWBELL	SCM CAL, BAR, CLIMATE RESILIENT
	5%	SYRINGA PEKINENSIS 'GREAT WALL'	CHINESE TREE LILAC GREAT WALL	SCM CAL, 1.5M STD, BAR, CLIMATE RESILIENT	
	41		TOTAL		

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 CAN STAND AND. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR REQUIRED 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 BLANKS 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 AND OBTAINMENT 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.

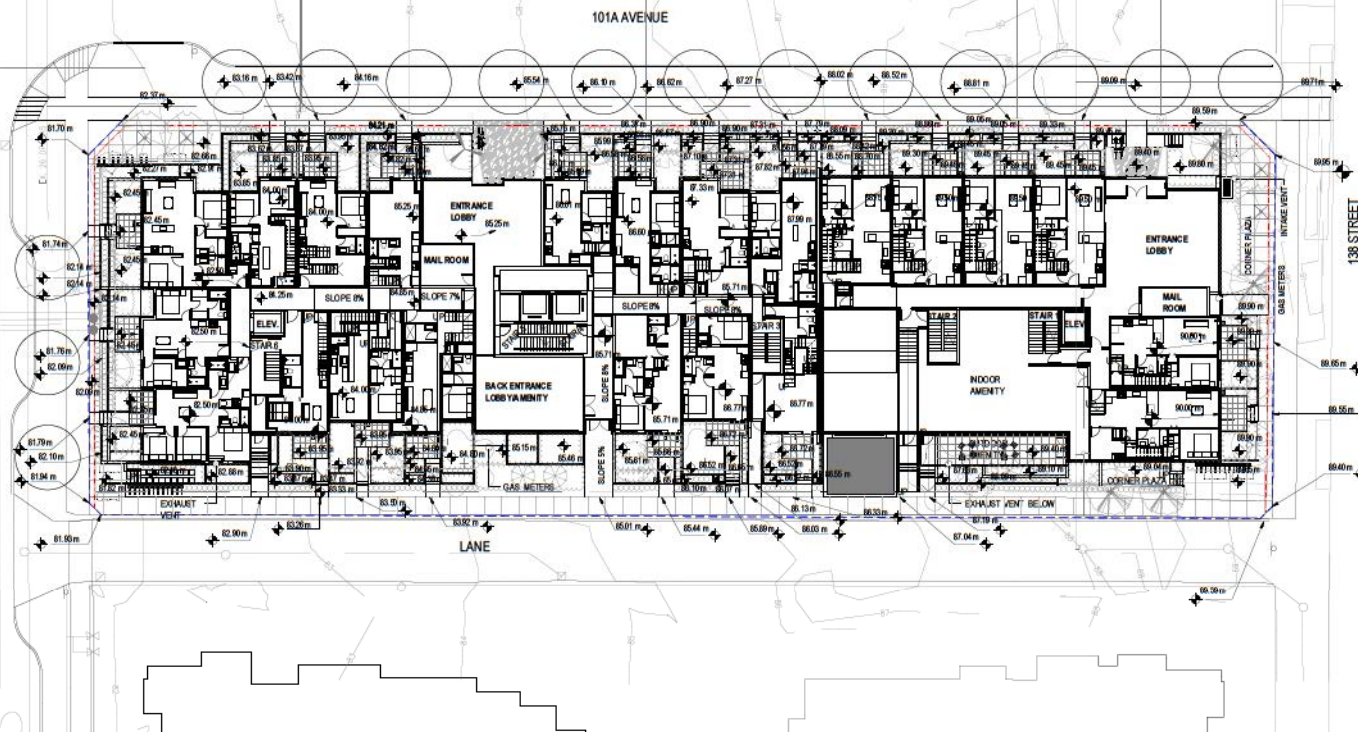
**LIGHT LEGEND**

	BOLLARD LIGHT DARK SKY CERTIFIED
	STEP LIGHT DARK SKY CERTIFIED



23.137-32.P

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
4	24.06.24	REVISE PLAN	CG
3	24.06.24	REVISE PLAN	CG
2	24.06.24	REVISE PLAN	RMG
1	13.07.23	UPDATE REQUIREMENTS	CG

CLIENT:

PROJECT:  
**RESIDENTIAL/COMMERCIAL TOWER**

**13760/70/80 23860 101A AVENUE  
SURREY, BC**

DRAWING TITLE:  
**GRADING  
PLAN**

DATE: 23.JUL.23 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: JU  
DESIGN: JU  
CHK'D: CG

**L2**  
OF 5

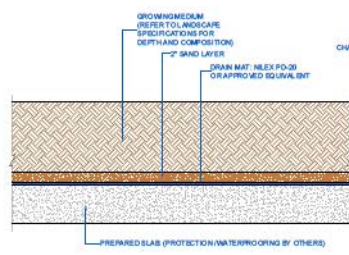




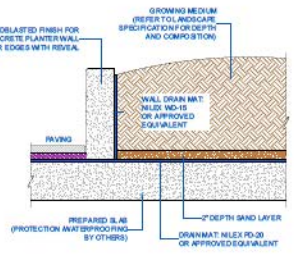




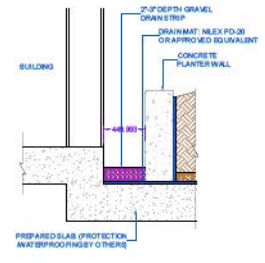
SCALE:



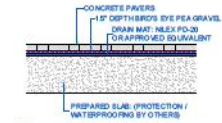
1 PLANTING ON SLAB  
1/2\"/>



2 PLANTER WALL ON SLAB  
1/2\"/>

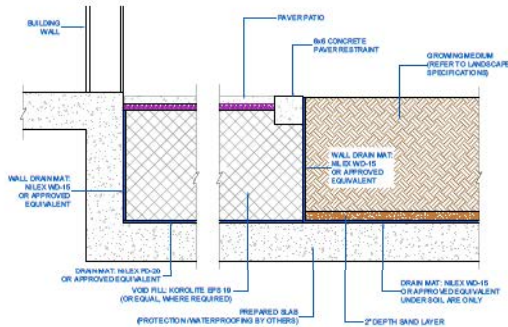


3 DRAIN ROCK STRIP AT BUILDING ON SLAB  
1/2\"/>

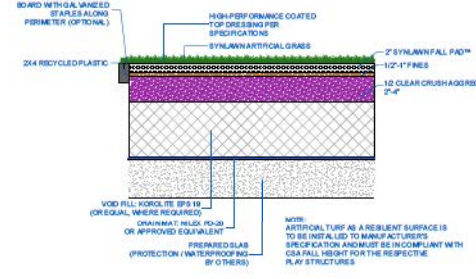


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS. PAVERS NOT TO BE CUT MORE THAN HALF SIZE. ALL PAVERS TO BE DIAMOND CUT. ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND. ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE.

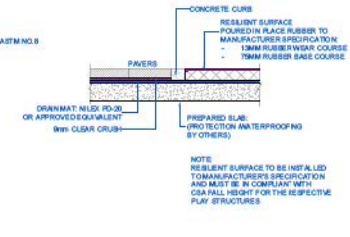
4 PAVERS OVER SLAB  
1/2\"/>



5 PATIO/LANDSCAPE AT SLAB DROP  
1/2\"/>



6 ARTIFICIAL TURF ON SLAB  
1/2\"/>



7 POURED PLAY SURFACE EDGE  
1/2\"/>

NO.	DATE	REVISION DESCRIPTION	DR.
4	14.08.18	REVISED PLAN	DL
3	14.08.18	REVISED PLAN	DL
2	14.04.18	REVISED PLAN	R/W/D
1	13.09.17	UPDATES REQUIREMENTS	DL

CLIENT:

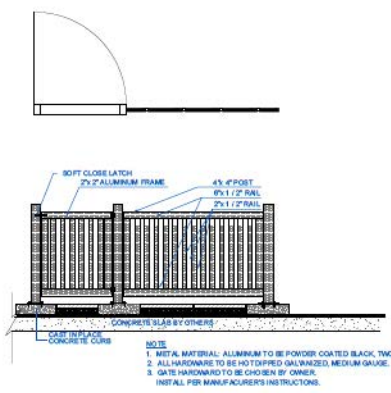
PROJECT:  
RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE  
SURREY, BC

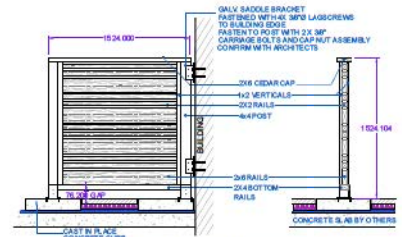
DRAWING TITLE:  
LANDSCAPE DETAILS

DATE: 23 JUL 18 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: JU  
DESIGN: JU  
CHK'D: CG OF 5

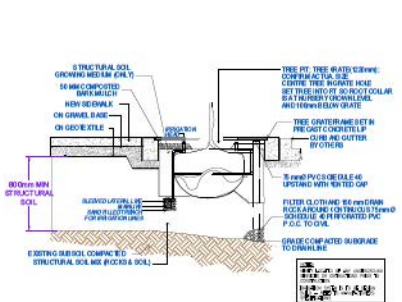
L5



8 ALUMINUM PICKET FENCE ON SLAB  
1/2\"/>



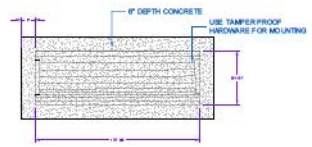
9 PATIO SCREEN ON SLAB  
1/2\"/>



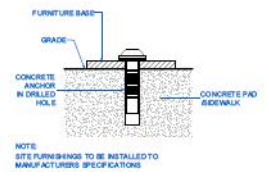
10 STRUCTURAL SOIL, TREE GRATE  
1/2\"/>

- ALL POSTS PRESSURE TREATED TO CMA 37 STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE GRADE 60 INSTRUCTIONS GRADE MINIMUM.
- ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATS EPOXY SEAM TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12-14\"/>

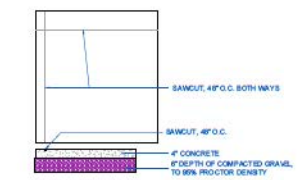
SEAL:



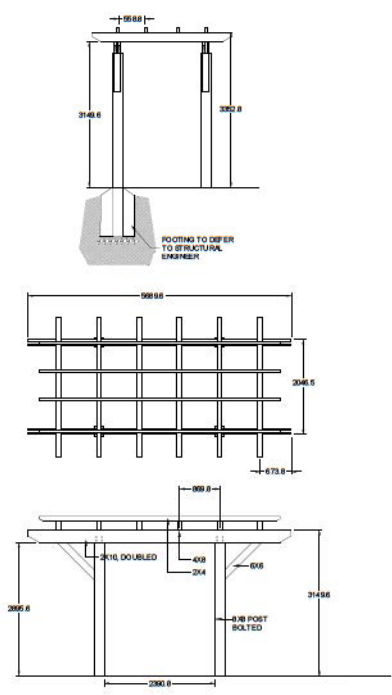
**1 BENCH ON CONCRETE PAD**  
 1:25



**2 SITE FURNITURE MOUNTING**  
 N.T.S.



**3 CONCRETE SAW CUTS**  
 N.T.S.



NOTE:  
 1. ALL WOOD TO BE CEDAR 4x4  
 2. STAIN TO MATCH ARCHITECTURE. TWO COATS PREMIUM WEATHER PROOFING STAIN COLOUR TO BE PRE-APPROVED BY OWNER. PROVIDE COLOUR SAMPLE TO OWNER  
 3. CONCRETE FOOTING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION  
 4. ALL HARDWARE GALVANIZED STAINLESS  
 5. PROVIDE SHOP DRAWINGS

**4 STRUCTURAL SOIL, TREE GRATE**  
 1:30


NO.	DATE	REVISION DESCRIPTION	DR.
4	24.FEB.23	REVISED PLAN	CU
3	24.FEB.23	REVISED PLAN	CU
2	24.FEB.23	REVISED PLAN	RU/NO
1	23.FEB.23	UPDATE REQUIREMENTS	CU

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL/COMMERCIAL TOWER**

13760/70/80 23860 101A AVENUE  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE**  
**DETAILS**

DATE: 23.JUL.23 DRAWING NUMBER:  
 SCALE: AS SHOWN  
 DRAWN: RU  
 DESIGNED: RU  
 CHECKED: CU  
**L6**  
 OF 5

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

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

**DATE: April 16, 2024** PROJECT FILE: **7822-0085-00**

---

**RE: Engineering Requirements  
Location: 13760 101A Ave**

**NCP AMENDMENT/ OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

The following issues 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 5.00 m along 138 Street;
- Dedicate 2.322 m along 137A Street;
- Dedicate 1.0 m x 1.0 m corner cut at 137A Street and E-W lane;
- Dedicate 1.0 m x 1.0 m corner cut at 138 Street and E-W lane;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 137A Street;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 138 Street; and
- Register 0.5 m statutory right-of-way along 137A Street, 138 Street, and 101A Avenue.

***Works and Services***

- Construct all road and lane frontages;
- Construct proposed driveway access;
- Construct an adequately-sized service connections (drainage, water and sanitary), complete with inspection chambers and water meter, to service the site;
- Construct/upgrade fronting mains as required to service the proposed development;
- Construct on-lot stormwater mitigation features;
- Provide stormwater control plan and resolve any downstream constraints; and
- Register legal documents as applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Janelle Frank, P.Eng.  
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



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

**Development Impact Analysis on Schools For:**  
 Application #: **22-0085**

The proposed development of **259** High Rise Apartment units and **58** 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>	<b>31</b>
---	-----------

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	18
Secondary School =	8
<b>Total Students =</b>	<b>26</b>

<b>Current Enrolment and Capacities:</b>	
<b>Lena Shaw Elementary</b>	
Enrolment	664
Operating Capacity	569
# of Portables	5
<b>Guildford Park Secondary</b>	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

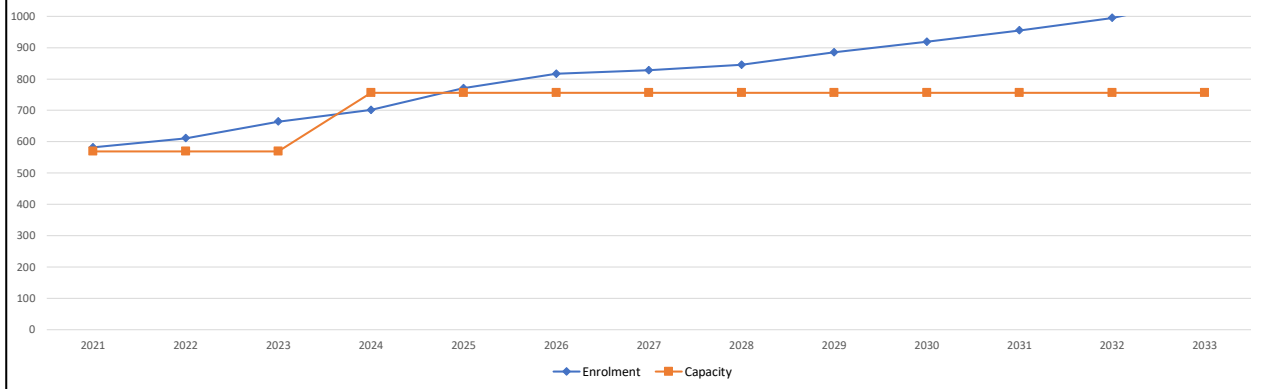
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Significant redevelopment in this neighbourhood is expected with the approval of Skytrain and Transit Oriented Development. The timing of these future developments could impact the enrolment growth upwards even more from the projections below.

Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 830 students. In anticipation of further growth associated with the proposed transit oriented housing mentioned above, the Ministry approved in November 2023 the installation of 8 modulars to open in September 2024 tentatively. Additional projects to relieve capacity have been requested, but are as of yet unapproved.

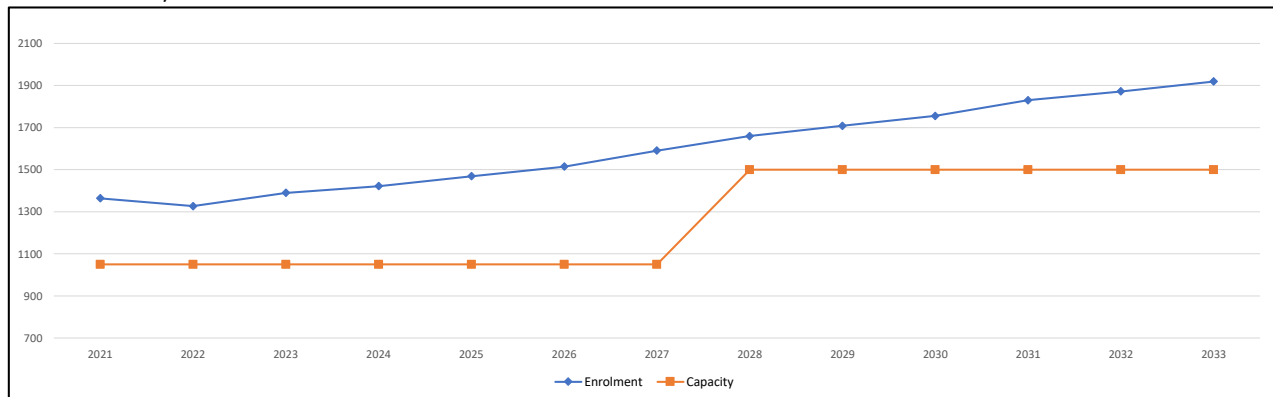
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

**Lena Shaw Elementary**



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

**Guildford Park Secondary**



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

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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: TBD

Address: 13760 13770, 13780, 13790, 13806 101A Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
<b>Protected Trees to be Removed</b>	27
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54</li> </ul>	54
<b>Replacement Trees Proposed</b>	44
<b>Replacement Trees in Deficit</b>	10
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist:

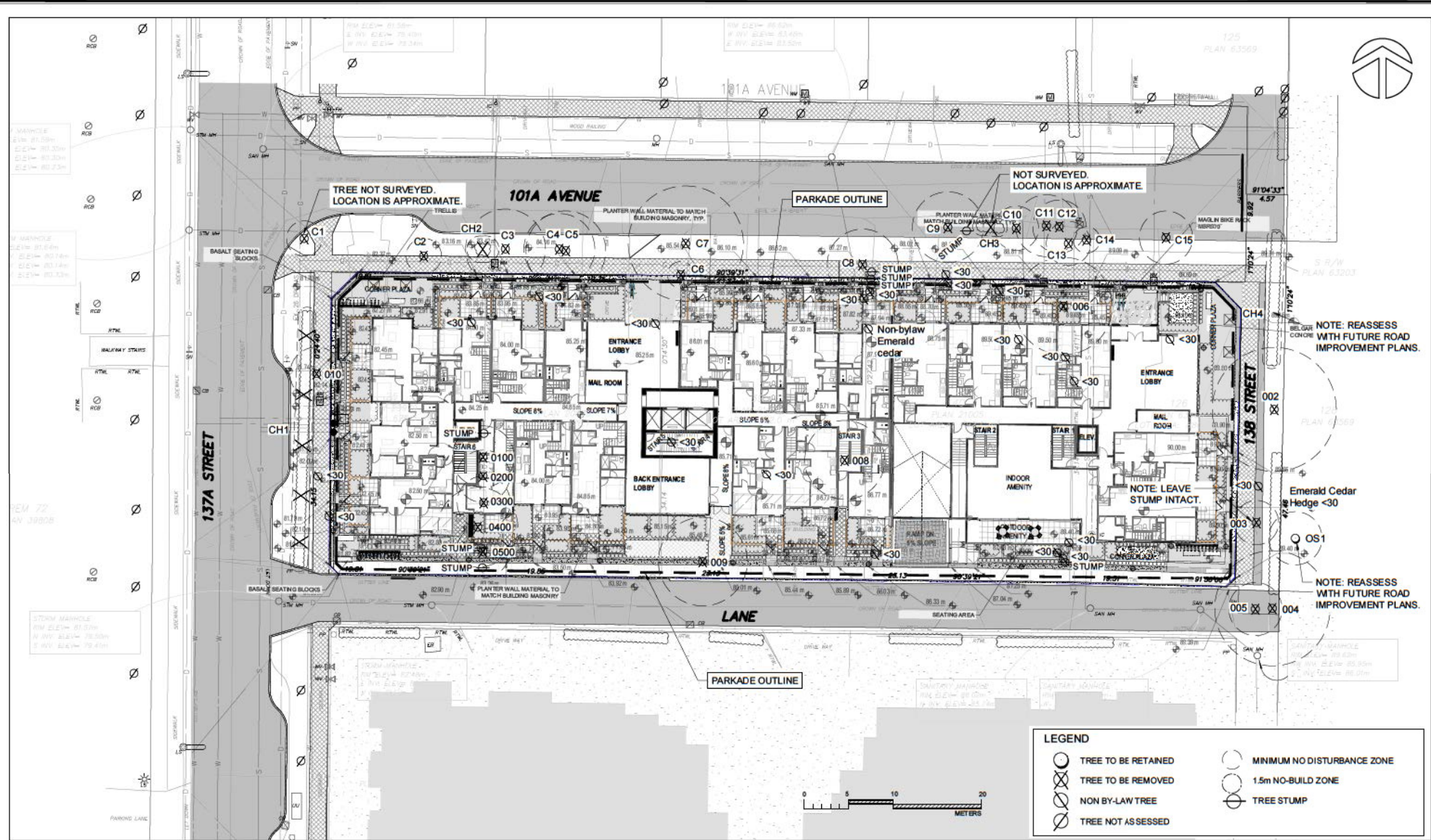


Date: April 15, 2024



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





NO.	DATE	BY	REVISION
1	AUG31/23	MK	UPDATED SURVEY
2	SEP10/23	MK	SITE PLAN
3	APR04/24	MK	SITE PLAN
4	APR15/24	MK	LANDSCAPE PLAN

**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: m.fadum@fadum.ca

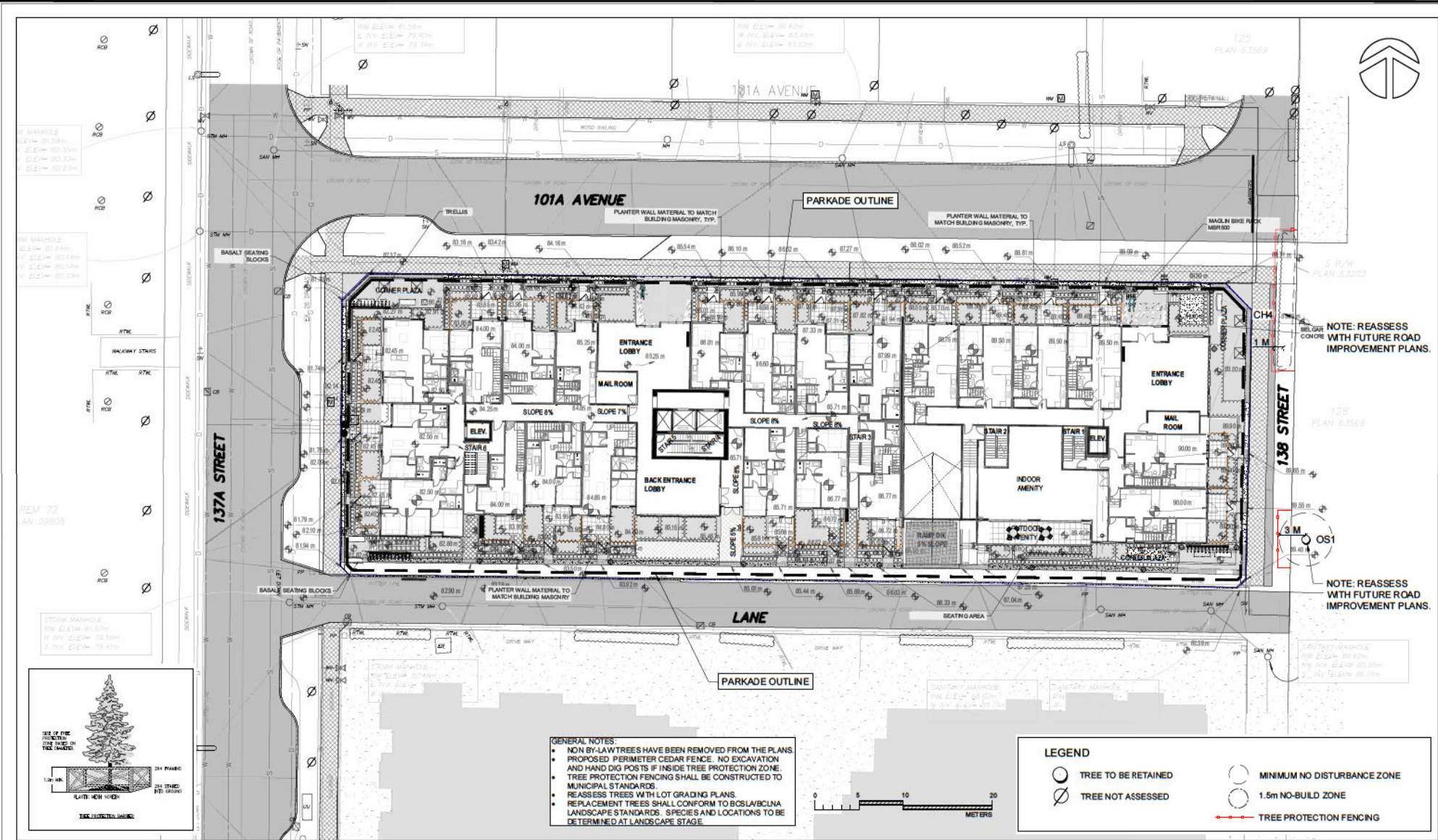
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PROJECT TITLE  
 13760, 13770, 13780,  
 13790, 13806  
 101A AVENUE  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND  
 PRESERVATION PLAN  
 CLIENT

DRAWN MK  
 SCALE AS SHOWN  
 DATE OCTOBER 5, 2021

**T-1**  
 SHEET 1 OF 2



NOTE: REASSESS WITH FUTURE ROAD IMPROVEMENT PLANS.

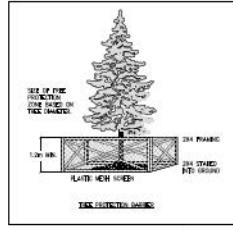
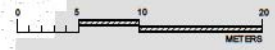
NOTE: REASSESS WITH FUTURE ROAD IMPROVEMENT PLANS.

**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
- PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS
- REASSESS TREES WITH LOT GRADING PLANS
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCUNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE

**LEGEND**

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



NO.	DATE	BY	REVISION
1	AUG31/23	MK	UPDATED SURVEY
2	SEPT06/23	MK	SITE PLAN
3	APR04/24	MK	SITE PLAN
4	APR19/24	MK	LANDSCAPE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#106, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
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Email: mfadum@fadum.ca

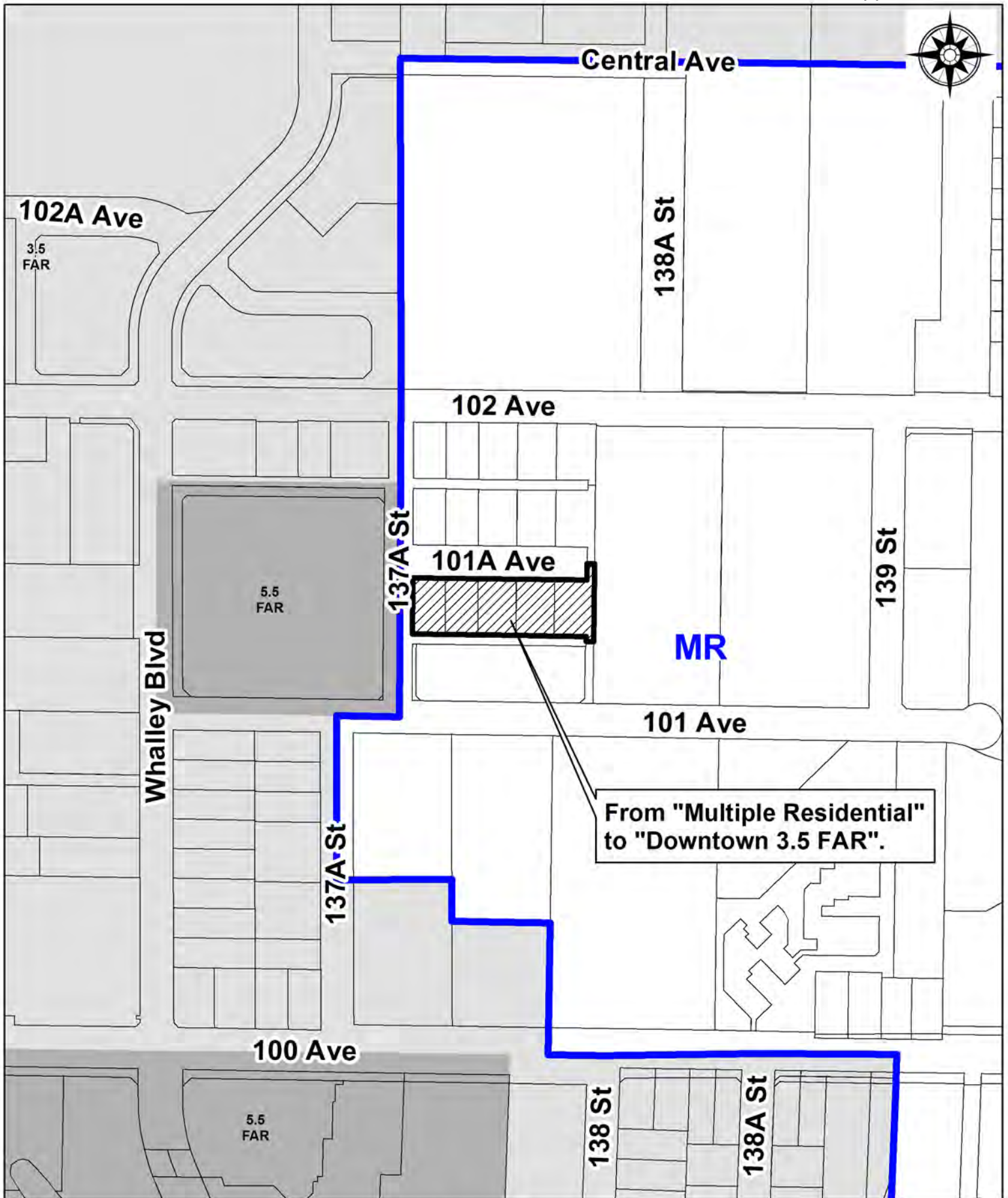
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PROJECT TITLE  
13760, 13770, 13780,  
13790, 13806  
101A AVENUE  
SURREY, B.C.

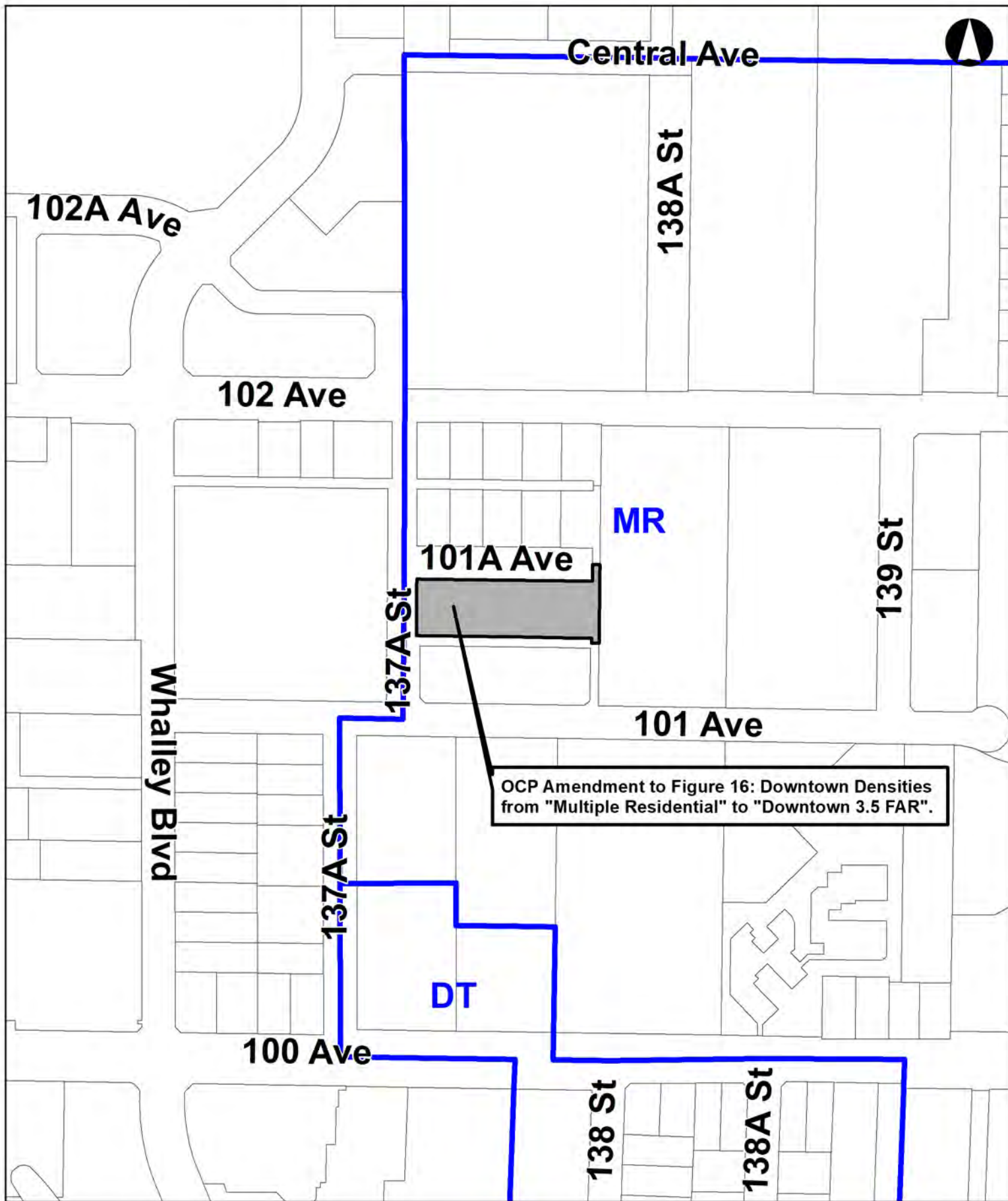
SHEET TITLE  
T2 - TREE PROTECTION PLAN  
CLIENT

DRAWN MK  
SCALE AS SHOWN  
DATE OCTOBER 5, 2021

**T-2**  
SHEET 2 OF 2







**CITY OF SURREY**

**HOUSING AGREEMENT**  
**(Residential Only)**

THIS HOUSING AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 2024.

BETWEEN:

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

(the “City”)

OF THE FIRST PART

AND:

**DEER LAKE HOMES LTD., INC.NO. BC0992289**, a  
corporation having its offices at 7875 118 Street, Delta B.C. V4C  
6G9

(the “Owner”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 010-130-705

Legal Description: Lot 25 Section 26 Block 5 North Range 2 West New Westminster  
District Plan 20979

Parcel Identifier: 010-130-713

Legal Description: Lot 26 Section 26 Block 5 North Range 2 West New Westminster  
District Plan 20979

Parcel Identifier: 010-169-083

Legal Description: Lot 39 Section 26 Block 5 North Range 2 West New Westminster  
District Plan 21005

Parcel Identifier: 010-169-130

Legal Description: Lot 40 Section 26 Block 5 North Range 2 West New Westminster  
District Plan 21005

Parcel Identifier: 003-335-950

Legal Description: Lot 126 Section 26 Block 5 North Range 2 West New Westminster  
District Plan 63569

(collectively, the “Lands”);

- B. The Owner wishes to develop a residential development on the Lands consisting of a market condominium component (the “**Market Strata Component**”) and a rental component consisting of market rental units (the “**Market Rental Component**”) as depicted in Schedule “A” attached hereto;
- C. Upon completion of the construction, the Owner intends to deposit an airspace subdivision plan (the “**Subdivision Plan**”) under the Land Title Act in the Land Title Office subdividing the Market Strata Component and the Market Rental Component (the “**Market Rental Development**”) into separate parcels; and
- D. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

## 1. **DEFINED TERMS**

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

- (h) “**Rental Units**” means 58 dwelling units within the Market Rental Development, which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (i) “**Term**” means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Market Rental Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.
- 2.5 The Owner may sell or transfer the Rental Units individually or together but will not sell one of more Rental Units separately in a single or related series of transactions with the result that when the purchaser or transferee of the Rental Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Rental Units. For the avoidance of doubt, any purchaser or transferee must be the legal and beneficial owner of all of the Rental Units.

## **3. LIABILITY**

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

**4. NOTICE**

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

(a) As to the City:

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

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Amarjeet Singh Ubhi and Harkurn Singh Ubhi  
7875 118 Street, Delta B.C. V4C 6G9

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

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

**5. GENERAL**

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

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

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

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

5.5 The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement

- preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

*[Remainder of page left intentionally blank; execution page follows]*

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk  
City of Surrey

**DEER LAKE HOMES LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
*Name:*  
*Title:*

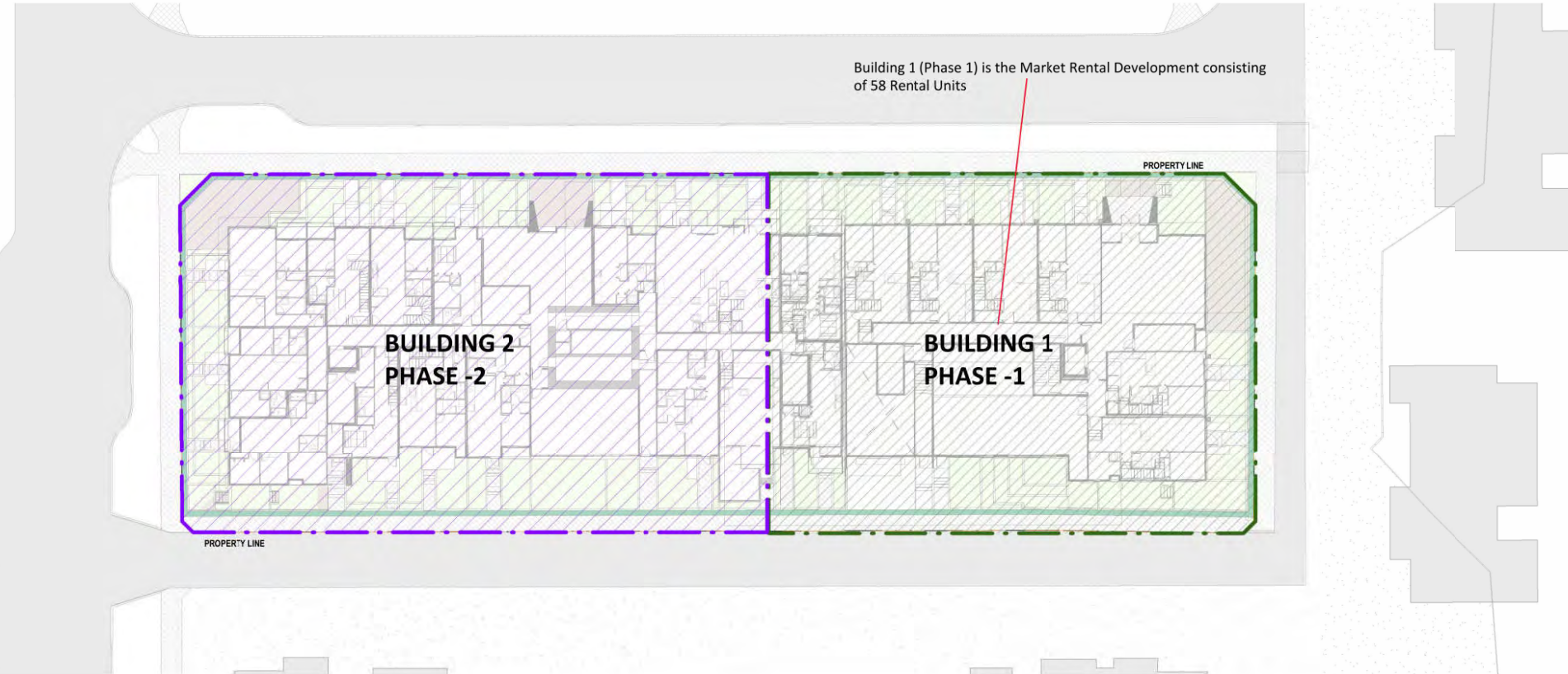
**SCHEDULE "A"**

*See attached.*



Schedule "A"

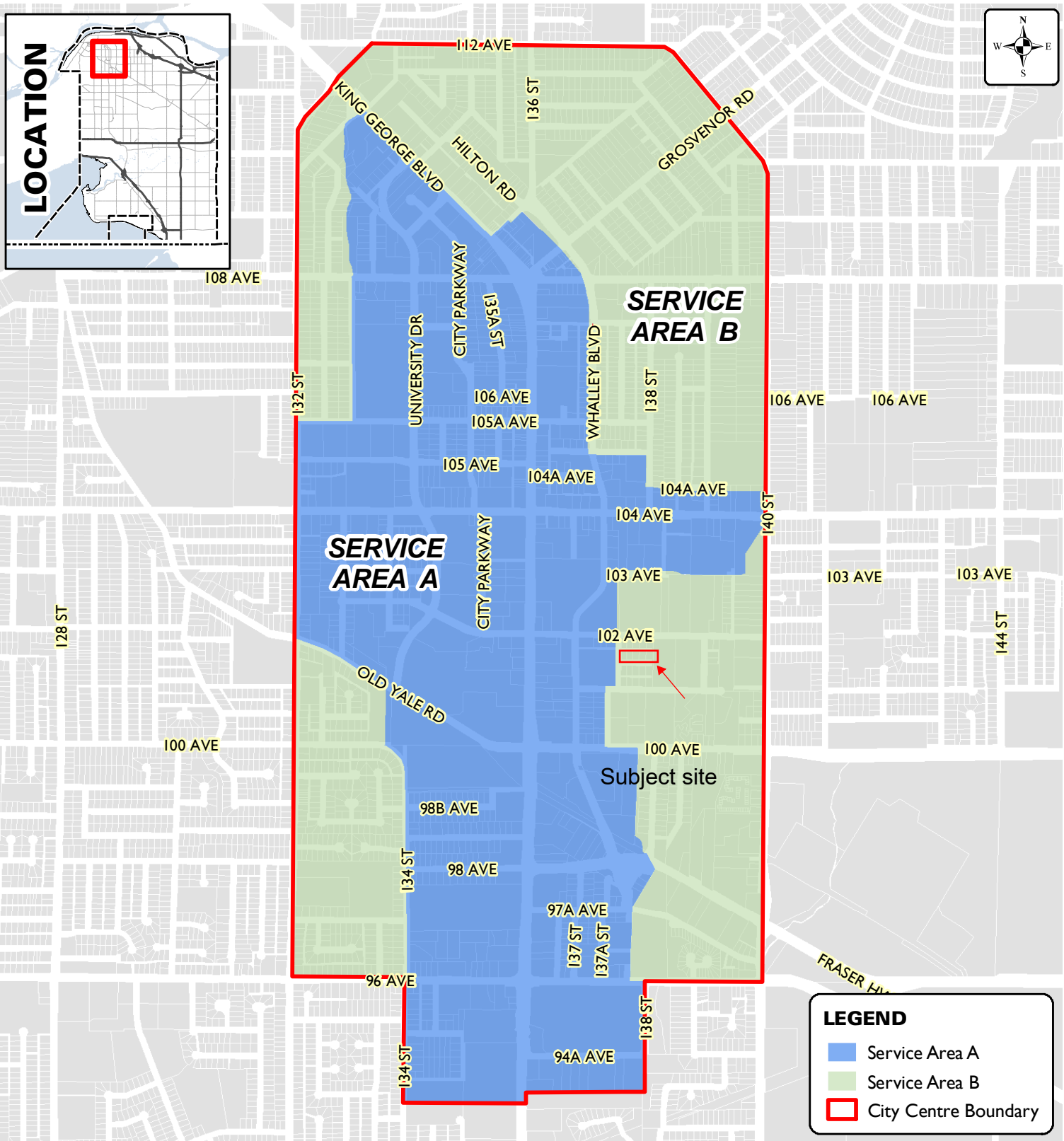
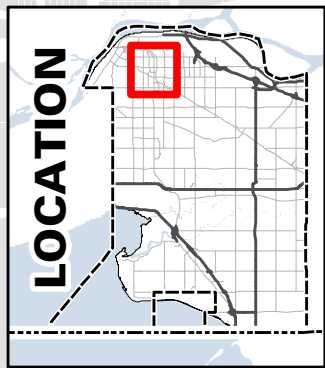
REV	DESCRIPTION	DATE



Building 1 (Phase 1) is the Market Rental Development consisting of 58 Rental Units

**1 PHASING PLAN**  
SCALE: 1/32" = 1'-0"

# FIGURE 1



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



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

## ENGINEERING DEPARTMENT

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

CITY OF SURREY

BYLAW NO. 21251

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: MULTIPLE RESIDENTIAL (MR)

TO: DOWNTOWN 3.5 FAR

PID: 010-130-705

Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13760 - 101A Avenue)

PID: 010-130-713

Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13770 - 101A Avenue)

PID: 010-169-083

Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13780 - 101A Avenue)

PID: 010-169-130

Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13790 - 101A Avenue)

PID: 003-335-950  
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569  
(13806 - 101A Avenue)

b. "Figure 16: Downtown District" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule B, attached hereto as follows:

FROM: MULTIPLE RESIDENTIAL (MR)  
TO: DOWNTOWN 3.5 FAR

PID: 010-130-705  
Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979  
(13760 - 101A Avenue)

PID: 010-130-713  
Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979  
(13770 - 101A Avenue)

PID: 010-169-083  
Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005  
(13780 - 101A Avenue)

PID: 010-169-130  
Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005  
(13790 - 101A Avenue)

PID: 003-335-950  
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569  
(13806 - 101A Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

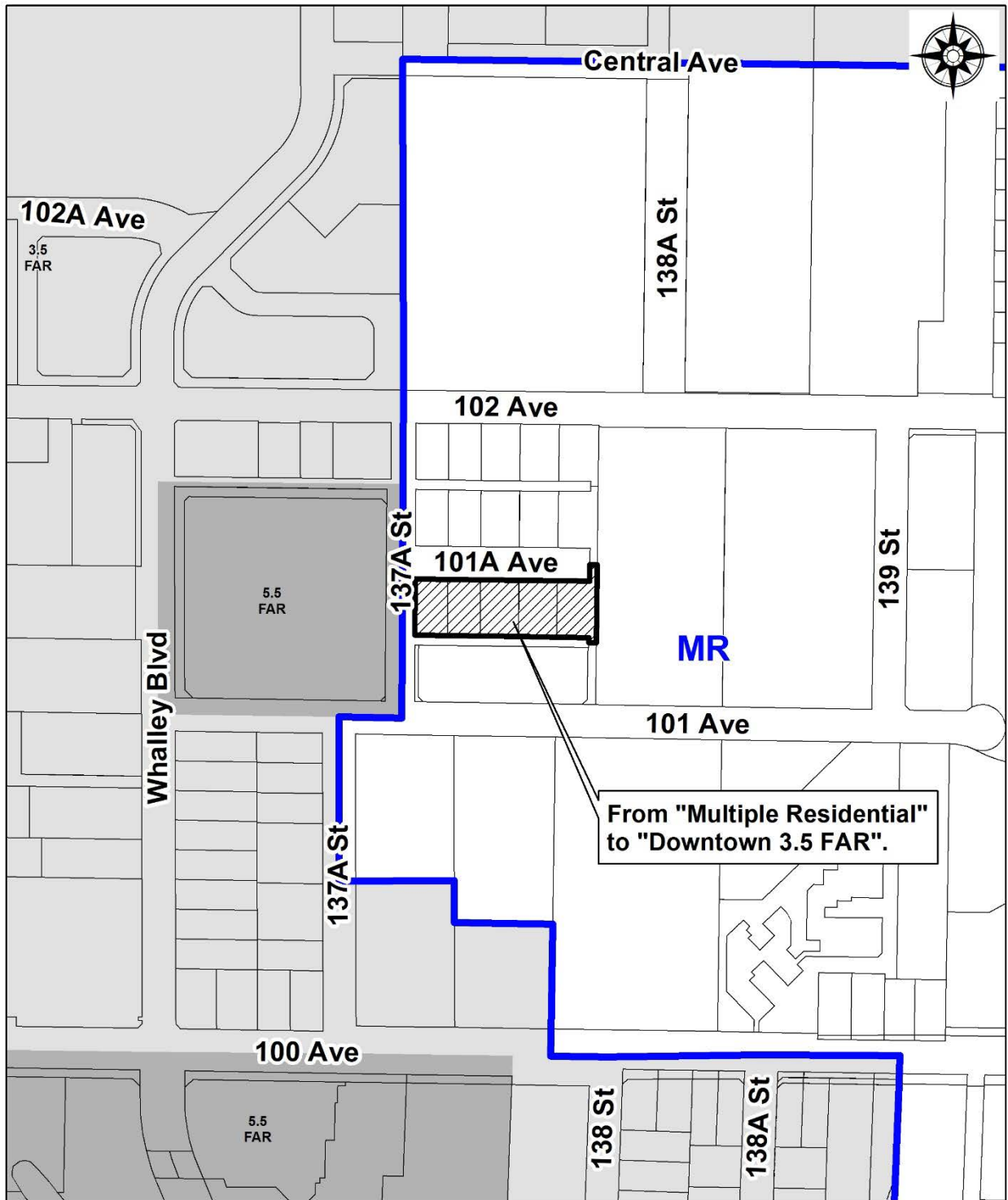
PUBLIC HEARING HELD thereon on the th day of , 20\_\_.

PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR

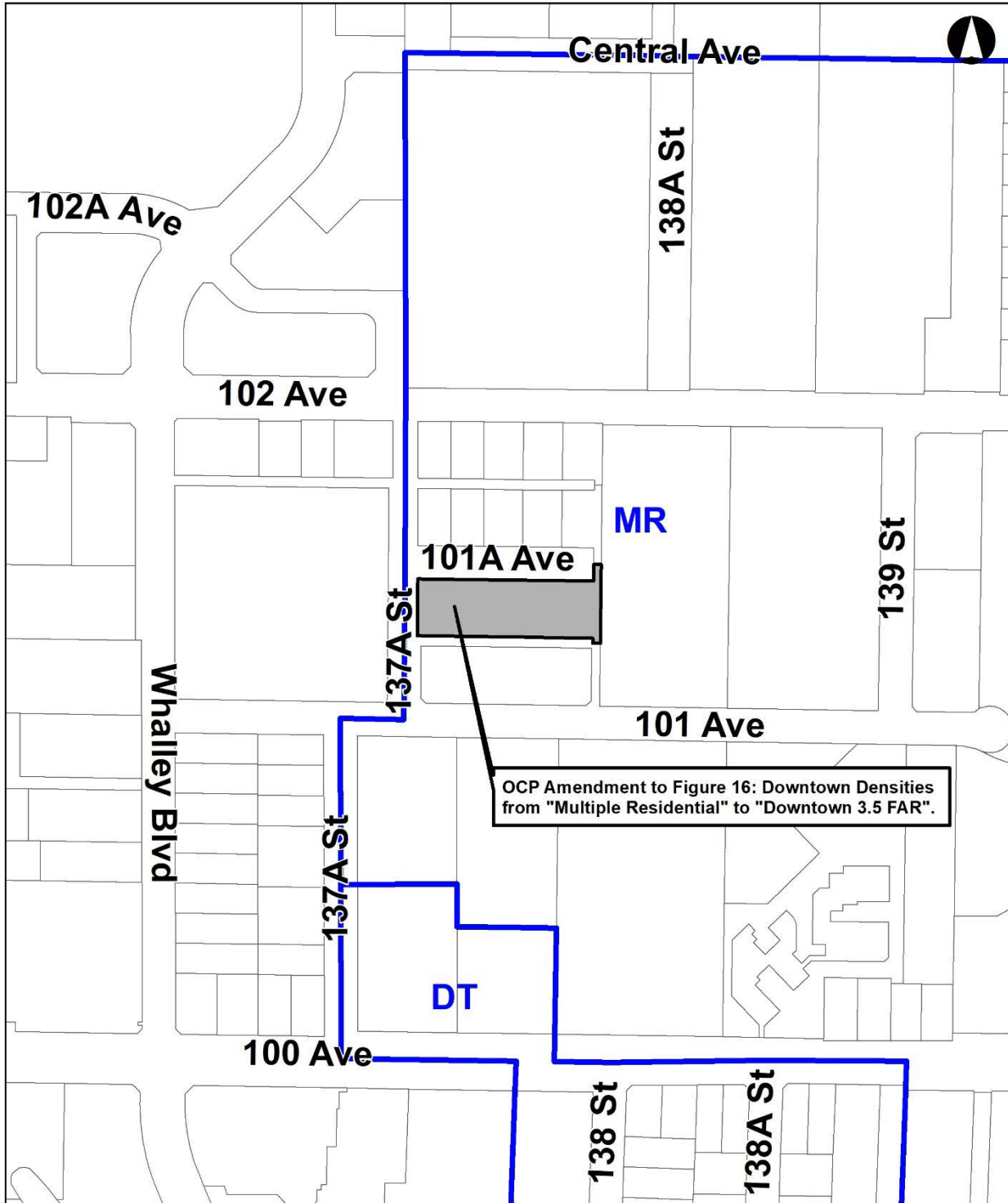
\_\_\_\_\_CLERK



**OCP Amendment 22-0085-00**

Figure 3  
From "Multiple Residential" to "Downtown 3.5 FAR".





**OCP Amendment 22-0085-00**

OCP Amendment to Figure 16: Downtown Densities from "Multiple Residential" to "Downtown 3.5 FAR".



CITY OF SURREY

BYLAW NO. 21252

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 207 (CD 207), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 207" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 207"	(a) 13760 - 101A Avenue (b) 13770 - 101A Avenue (c) 13780 - 101A Avenue (d) 13790 - 101A Avenue (e) 13806 - 101A Avenue	(a) Lot 25, Plan 20979 (b) Lot 26, Plan 20979 (c) Lot 39, Plan 21005 (d) Lot 40, Plan 21005 (e) Lot 126, Plan 63569	21252	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 207 (CD 207)**

This Comprehensive Development Zone 207 (CD 207) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
13760 - 101A Avenue	Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-705
13770 - 101A Avenue	Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-713
13780 - 101A Avenue	Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-083
13790 - 101A Avenue	Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-130
13806 - 101A Avenue	Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569	003-335-950

(collectively the "Lands")

**A. Intent**

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

**B. Permitted Uses**

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

Principal Uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

Accessory Uses:

2. *Child care centres*, provided that such *centres*:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Act Regulation, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

- (a) Maximum *floor area ratio* of 5.8, excluding:
  - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
  - ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

**E. Lot Coverage**

- 1. The maximum *lot coverage* for all *buildings* and *structures* shall be 63%.
- 2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

**F. Yards and Setbacks**

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

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Building and Accessory Buildings and Structures</i>	5.0 m	4.5 m	4.5 m	4.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.0 m of any *lot line*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section F. of this Zone, canopies, architectural frames and roof overhangs may encroach into the *setbacks*.

**G. Height of Buildings**

1. Principal Buildings:

*Principal building height* shall not exceed 80 m.

2. Accessory Buildings:

*Accessory building height* shall not exceed 4.5 m.

3. Structures:

*Structure height* shall not exceed 4.5 m.

## H. Off-Street Parking and Loading/Unloading

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

## I. Landscaping and Screening

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

## J. Special Regulations

1. Amenity Spaces:  
*Amenity space*, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*;
  - (b) Indoor *amenity space*, for *multiple unit residential buildings* of 6-storeys in height or less, in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*; and
  - (c) Indoor *amenity space*, for *multiple unit residential buildings* greater than 6-storeys in height, in the amount of:
    - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
    - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
    - iii. 1.0 sq. m per *lock-off suite*; and
    - iv. 4.0 sq. m per *micro unit*.
2. Child Care Centres:  
*Child care centres* shall be located on the *lot* such that these *centres* have direct access to an *open space* and play area within the *lot*.
3. Balconies:  
*Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

**K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 3,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

Additional land use regulations may apply as follows:

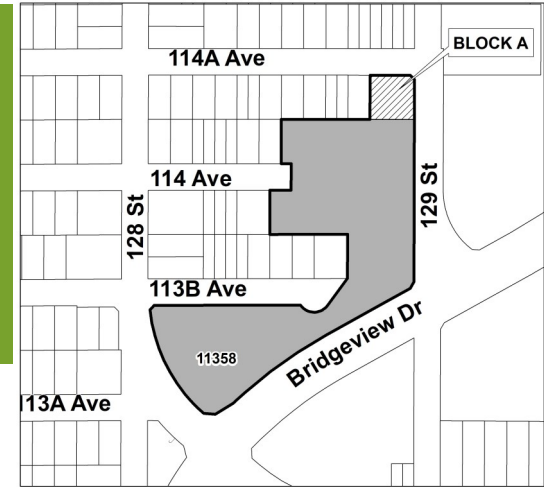
- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2022, No. 20560, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for *multiple unit residential buildings* 6-storeys in height or less, and the RM-135 Zone for *multiple unit residential buildings* greater than 6-storeys in height.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

# NOTICE OF PUBLIC HEARING

Surrey City Council will hold a Public Hearing

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall  
13450 — 104 Avenue

MEETING DATE  
-----  
**MONDAY**  
**MAY 6, 2024**  
-----  
STARTING AT 7PM  
-----  
PUBLIC HEARING



"Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241"

Planning Report—Application No. 7923-0075-00

Location: 11358 – 128 Street

**Purpose of Bylaw:** The applicant is requesting to rezone a portion of the site shown hatched and labelled Block A on the location map from Assembly Hall 2 Zone to Comprehensive Development Zone in order to develop a 3-storey building with childcare, office and community service uses. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaw.

## IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this application at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### SUBMIT YOUR COMMENTS:

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**Written submissions will be made public on the City's website and distributed to Council.**

**Submissions must be received by 12:00 noon on the day of the Public Hearing.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

**To pre-register:** register between 8:30am and 4:00pm on the day of the Public Hearing at [surrey.ca](http://surrey.ca), or by calling (604) 591-4132

**To register in person:** register beginning at 6:30pm in person at City Hall.

Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

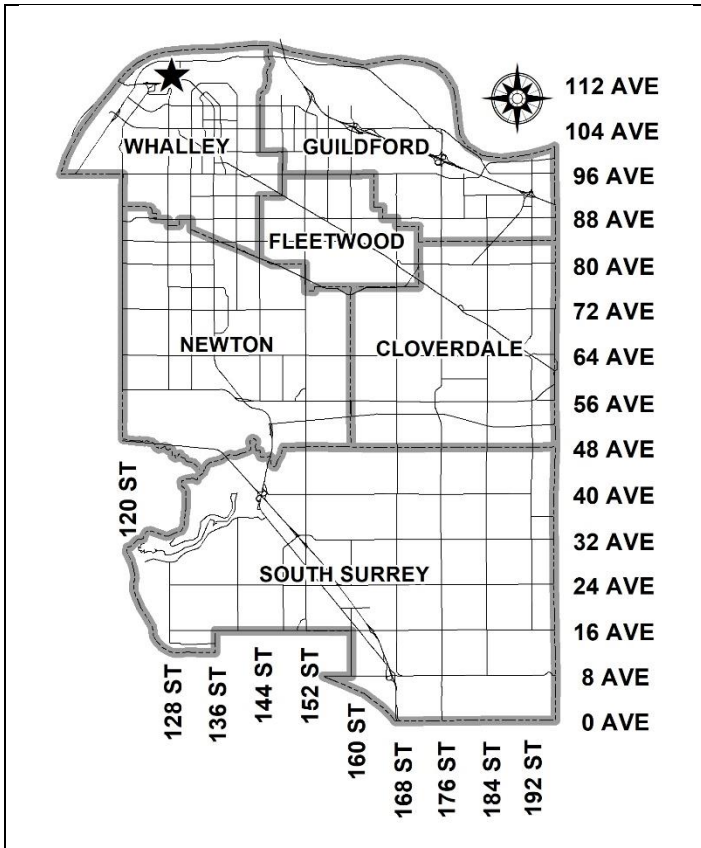
### WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0075-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

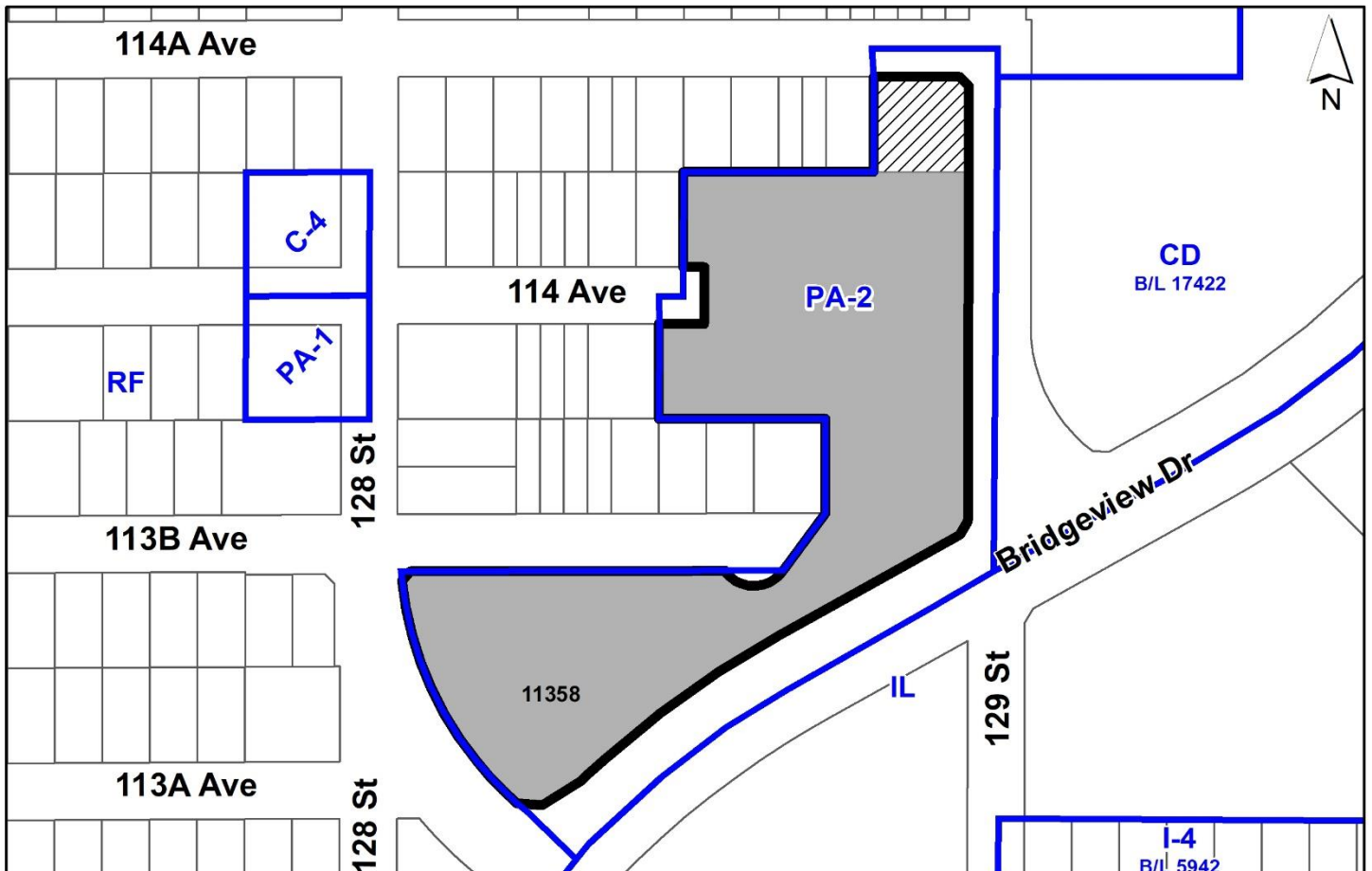
- Rezoning a portion from PA-2 to CD
- Development Permit

to permit the development of a 3-storey building with childcare, office and community service uses.

**LOCATION:** 11358 - 128 Street

**ZONING:** PA-2

**OCF DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Hazard Lands.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building and uses will be complementary to the church to the south (currently under construction) and will provide a good transition between industrial to the east and residential uses to the west in Bridgeview.
- The built form and setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal will provide additional needed child care spaces in the Bridgeview neighbourhood.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II) and the finalized geotechnical report.
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and
  - (j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Cavalry Church and parking lot under construction	Urban	PA-2
North (Including across 114A Avenue):	Single family dwellings	Urban	RF
East (Across unopened 129 Street):	Central City Brewery	Industrial	CD (By-law No. 17422)
South (Across Bridgeview Drive):	Vacant industrial lot (application No. 7923-0348-00 for a trucking parking facility)	Industrial	IL
West (Including across 128 Street):	Single family dwellings	Urban	RF

### Context & Background

- The site is irregular in shape and is bounded by 114A Avenue to the north, Bridgeview Drive to the south, 128 Street to the west and 129 Street (unconstructed road) to the east.
- The site is designated “Urban” in the Official Community Plan (OCP).
- The site was consolidated and rezoned from “Single-Family Residential (RF) Zone” to “Assembly Hall 2 (PA-2)” in 2016 (under Development Application No. 7916-0163-00) in order to construct a church (Calvary Worship Centre). The church is currently under construction. The proposal for the church included the church building in the southwest corner, and surface parking throughout the rest of the site.
- Under the previous application, the northeast corner of the site, which is the location of the proposed building, was shown as partially developed into parking spaces, and the rest to be left undeveloped.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a rezoning, development permit and subdivision in order to construct a 3-storey building in the northeast corner of the site (see Appendix III for aerial photo).

- The site is proposed to be subdivided into 2 lots. The church and surface parking lot is proposed as “Lot 1” and the northeast corner, where the subject 3-storey building is intended to be constructed, is proposed as “Lot 2”.
- The northeast portion of the site (Lot 2) is proposed to be rezoned to “Comprehensive Development Zone (CD)” to accommodate a 3-storey building.
- The proposed new building includes parking at the first level, daycare at the second level, and office and community service uses at the third level.
- As the site is located within a floodplain, there is no habitable floor area permitted below the minimum flood elevation. For this reason, the applicant has located parking and storage at the first level.
- The second level includes 460 square metres of child care space, and is proposed to accommodate approximately 49 children of different ages from infants to school-age. The exact number of children and their age groups will be determined once a child care operator is selected.
- The child care will have access to an outdoor play area located at the front of the property (along 114A Avenue).
- The third level will accommodate office and community services uses. The applicant has indicated that the target tenants for the third level include:
  - Tutoring/homework and after-school programs for children;
  - Immigrant and refugee resettlement and advisory services; and
  - Subsidized office space/meeting rooms for non-profit organizations.
- The subject site is within a Development Permit Area for Hazard Lands (Flood Prone Areas) and will be required to build to the flood construction level (FCL) of 4.6 metres geodetic, as well as follow the floodproofing provisions in the Zoning Bylaw.
- Development details are provided in the following table:

	<b>Proposed</b>
<b>Lot Area</b>	
Gross Site Area:	Lot 1: 15,866 square metres Lot 2: 925.3 square metres
Road Dedication:	NA
Undevelopable Area:	NA
Net Site Area:	Lot 1: 15,866 square metres Lot 2: 925.3 square metres
<b>Number of Lots:</b>	2
<b>Building Height:</b>	11 metres
<b>Floor Area Ratio (FAR):</b>	1.0 FAR

## Referrals

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Fraser Health Authority:	The proposal will be subject to review by Fraser Health to ensure that the childcare centre meets the requirements of the Provincial Child Care Licensing Regulation.
Surrey Fire Department:	No concerns.
BC Hydro:	No concerns.
Telus:	No concerns.
Advisory Design Panel:	<p>At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits commercial development less than 3 storeys to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.</p> <p>The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.</p>

## Transportation Considerations

- The main entrance to the building will be located along 114A Avenue. Access to the at-grade parkade, and additional parking spaces shared by the church will be via 129 Street, with an easement ensuring access to the site is permitted across the church parking lot.
- According to the Zoning Bylaw, a total of 26 parking spaces are required to be provided for the proposed uses. The applicant is proposing 9 parking spaces to be located at-grade within the building. A total of 25 parking spaces, located on the adjacent church lot, are proposed to be shared with the proposed new building. A total of 34 parking spaces will be allocated to the child care/commercial building, exceeding the Zoning Bylaw requirement by 8 spaces.
- The church lot is required to have 248 parking spaces, per the Zoning Bylaw, and is providing a surplus of 50 parking spaces, for a total of 298 spaces provided.

- In general, the church and the child care/office building will have different hours of operation, with the child care and community service/office uses not being open on the weekends and the church generally operating predominantly on the weekends.
- Staff support the shared parking arrangement between the subject properties. A restrictive covenant/easement protecting the shared parking spaces for the child care/commercial building will be required to be registered on title.
- The nearest transit stop is located at 114 Ave and 128 Street and is approximately a 5-minute walk. This transit stop is serviced by bus route #371 to Scott Road Station and Surrey Central Skytrain Station.

### **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

- The site is designated General Urban in the Regional Growth Strategy (RGS). The proposed development complies with the General Urban designation.

### **Official Community Plan**

#### Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP). The proposal complies with the Urban designation and is consistent with the following OCP Themes/Policies:

#### Themes/Policies

- Theme B4.14 ensures that neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, child-care centres, neighbourhood parks, and amenities specifically geared to youth.
- Theme F6.15 ensures that the City's child care policies and regulations do not create unnecessary operational barriers.
- DP1.1 Form and Character Development Permit guidelines were taken into consideration in accordance with the Official Community Plan.

### **CD By-law**

- The applicant proposes to rezone a portion of the subject site from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)" (based on C-5).

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

Zoning	C-5 Zone (Part 35)	Proposed CD Zone
<b>Floor Area Ratio:</b>	0.5	1.0
<b>Lot Coverage:</b>	50%	50%
<b>Yards and Setbacks</b>	Front: 7.5 m Rear: 7.5 m Side: 7.5 m	Front: 7 m Rear: 3 m Side (East): 3 m Side (West): 5 m
<b>Principal Building Height:</b>	9 m	11 m
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Retail stores, excluding adult entertainment stores, auction houses, and secondhand stores and pawnshops;</li> <li>• Personal services uses, limited to barbershops, beauty parlours, cleaning and repair of clothing, shoe repair shops;</li> <li>• Eating establishments, excluding drive-through restaurants;</li> <li>• Neighbourhood pub;</li> <li>• Office uses, excluding social escort services;</li> <li>• General services uses, excluding funeral parlours, drive-through banks, and vehicle rentals;</li> <li>• Indoor recreational facilities;</li> <li>• Community centres;</li> <li>• Child care centres;</li> <li>• One dwelling unit per lot provided that the dwelling unit is contained within the principal building and occupied by the owner or owner's employee</li> </ul>	<ul style="list-style-type: none"> <li>• Office uses, excluding social escort services, marijuana dispensaries, and methadone clinics;</li> <li>• Child care centres;</li> <li>• General service uses, limited to tutoring and youth learning centres, and</li> <li>• Community services.</li> </ul>
<b>Parking (Part 5)</b>		<b>Proposed</b>
Child care Commercial: Total:		34 stalls

- The proposed bylaw is based on the “Neighbourhood Commercial Zone (C-5)”, with modifications to the permitted uses, floor area ratio (FAR), building height, and minimum building setbacks.
- The proposed permitted uses have been modified from those allowed under the C-5 zone to restrict the future principal uses of the subject site to child care, office, general service and community service uses.
- The applicant has expressed that the target users for the third level include:
  - Homework and after school programs;
  - Immigrant and refugee resettlement and advisory services;
  - Subsidized office space/meeting rooms for non-profit organizations.
- These uses could be considered office, general service, or community service uses, under the Zoning Bylaw, depending on the operator. These uses are complementary to the child care use on site, as well as the adjacent church.
- The proposed floor area ratio (FAR) of 1.0 differs from C-5, which permits 0.5 FAR. The FAR is a result of the small lot size area, which is a function of the irregular shaped lot.
- The building height is proposed to be 11 metres, which differs from the permitted height in the C-5 Zone (9 metres). As the site is located within a floodplain area, development is subject to minimum Flood Construction Levels (FCL). No habitable area is permitted below the FCL. For this reason, the building has been designed to have parking at-grade on the first level, as parking is not considered habitable area. The childcare, office and community service space is only permitted on the second and third floors. The building height above the FCL (parkade level) is 8.2 metres, which complies with the C-5 Zone.
- The proposed setbacks respond to the surrounding context. A 5-metre setback on the west side of the proposed building, which includes a 3-metre landscape buffer, will provide screening and privacy between the single-family house to the west and the commercial building.

### **Surrey Child Care Guidelines**

- In June 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licensed child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor space, and parking requirements related to Child Care Centres:
  - Location in Community
    - The subject site is located close to other community facilities such as Bridgeview Elementary School and Bridgeview Park.
    - The childcare is located at a corner between residential and light industrial, reducing the impact on adjacent residential uses.
  - Adjacent Uses & Safety Considerations
    - Landscaping, including hedges and fencing will contribute to screening the use from neighbouring properties.



- Arterial Roads
    - Not applicable
  - Access & Parking
    - The building will be accessible to pedestrians from 114A Avenue, 129 Street (unopened road) and from the adjacent Church parking lot.
    - Bicycle parking is provided on site.
  - Trees & Landscaping
    - A variety of landscape design features have been incorporated including a 3-metre landscape buffer between the adjacent residential use and the proposed building, and landscaping all around the perimeter of the property. The outdoor play area is screened by landscaping and fencing.
  - Purpose-built child care facilities
    - The proposed building provides a good transition between the light industrial uses to the east and the residential neighbourhood to the west.
    - Natural and textured materials are incorporated into the design. The furniture and equipment in the outdoor play area incorporates colour.
    - Garbage/recycling and electric facilities have been incorporated into the first level parkade floor.
  - Fencing & Screening
    - The outdoor play area and perimeter of the property is screened from adjacent uses with landscaping and fencing.
    - Fencing proposed is non-climbable, secure and 1.8 metres in height.
  - Relationship to grade
    - The childcare is located on the second level of the building and will be primarily accessed by elevator.
  - Natural light and views
    - The proposed building incorporates glazing and windows which will provide natural light into the child care spaces.
  - Outdoor play areas
    - The outdoor play area will be required to meet the Fraser Health licensing requirements including requirements for outdoor play areas.
    - The outdoor play area is located within the front yard area of the building at the end of 114A Avenue. As 114A Avenue ends adjacent to the site, there is no through-fare traffic and is therefore not a busy road.
    - The outdoor play area incorporates covered areas for shade or rain cover.
    - A variety of soft materials are used in the outdoor play area including grass, wood chips and rubberized mats.
- All signage proposed must comply with the Sign Bylaw.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 19, 2023, and the Development Proposal Signs were installed on June 21, 2023. To date, staff have received no responses from neighbouring residents.

## DEVELOPMENT PERMITS

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

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B watercourse on the north side of 114A Avenue (across the street from the subject site).
- A Sensitive Ecosystems Development Permit is not required unless undertaking roadworks that would engage the Class B watercourse on the north side of 114A Avenue. Roadworks are to be designed to avoid impacts to the watercourse on the north side. The applicant has agreed to addressing this during the detailed design stage.

### Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A feasibility study, prepared by Kevin Bodnar *P. Eng.*, of GeoPacific Consultants Ltd. and dated July 25, 2023, was reviewed by staff and found to meet the OCP submission guidelines. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.6 metres geodetic is required. The applicant is proposing a main floor elevation of 5.6 metres geodetic elevation, which is approximately 1 metre above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. The recommendations relate to site preparation, piled foundations and settlement, suspended floor slabs, slabs and footings reinforcement, soil stripping and peat removal, filling, and supervision/field reviews by the Geotechnical Engineer.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The applicant has been responsive and adaptable to all previous urban design comments regarding the public realm interfaces, setbacks, and sensitive buffering to the single-family homes to the west.
- There is a strong and clear architectural design character that engages pedestrian interest.
- The design showcases a well-composed building using high-quality materials.
- The building responds well to its context, with scale, form, materials, and colours and blends residential and industrial.
- The building successfully hides the undercroft parking, without creating blank walls due to high water table in the area.
- The outdoor play area is 145 square metres in size and is proposed to be located within the front yard of the building. The outdoor play area features high-quality play structures and a mixture of play surfaces.
- A 1.8-metre black metal fence is proposed around the front yard perimeter, with an access gate to 114A Avenue, and access gates on both sides of the building, making the outdoor play area secure.
- The 1.8-metre black fence will continue around the perimeter of the property, except on the east side, where the fence is reduced to 1.2 metres along the future 129 Street (currently unopened road).
- Alongside the fencing, there will be 1 metre of landscaping, except for the west side, where the landscaping is proposed to be 3 metres in width, in order to provide screening and privacy for the adjacent residential use.
- A 2-metre walkway on both sides of the building is proposed for circulation and access.
- The at-grade parkade level will be accessed from the Church parking lot, through a secure gate.

**TREES**

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the 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>Alder and Cottonwood Trees</b>			
Alder	3	3	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		14	
<b>Total Retained and Replacement Trees Proposed</b>		15	
<b>Estimated Contribution to the Green City Program</b>		NA	

- The Arborist Assessment states that there is 1 mature tree on the site, excluding Alder and Cottonwood trees. Of the existing trees on site, 3 are Alder and Cottonwood trees. There are no trees being retained.
- 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 5 replacement trees on the site. The applicant is proposing 14 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including vine maple, red maple, Dogwood and spruce.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Rezoning Block Plan / Survey Plan
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspectives
- Appendix III. Aerial Photo
- Appendix IV. Engineering Summary
- Appendix V. Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Ron Gill*

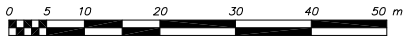
Don Luymes  
General Manager  
Planning and Development

MS/ar

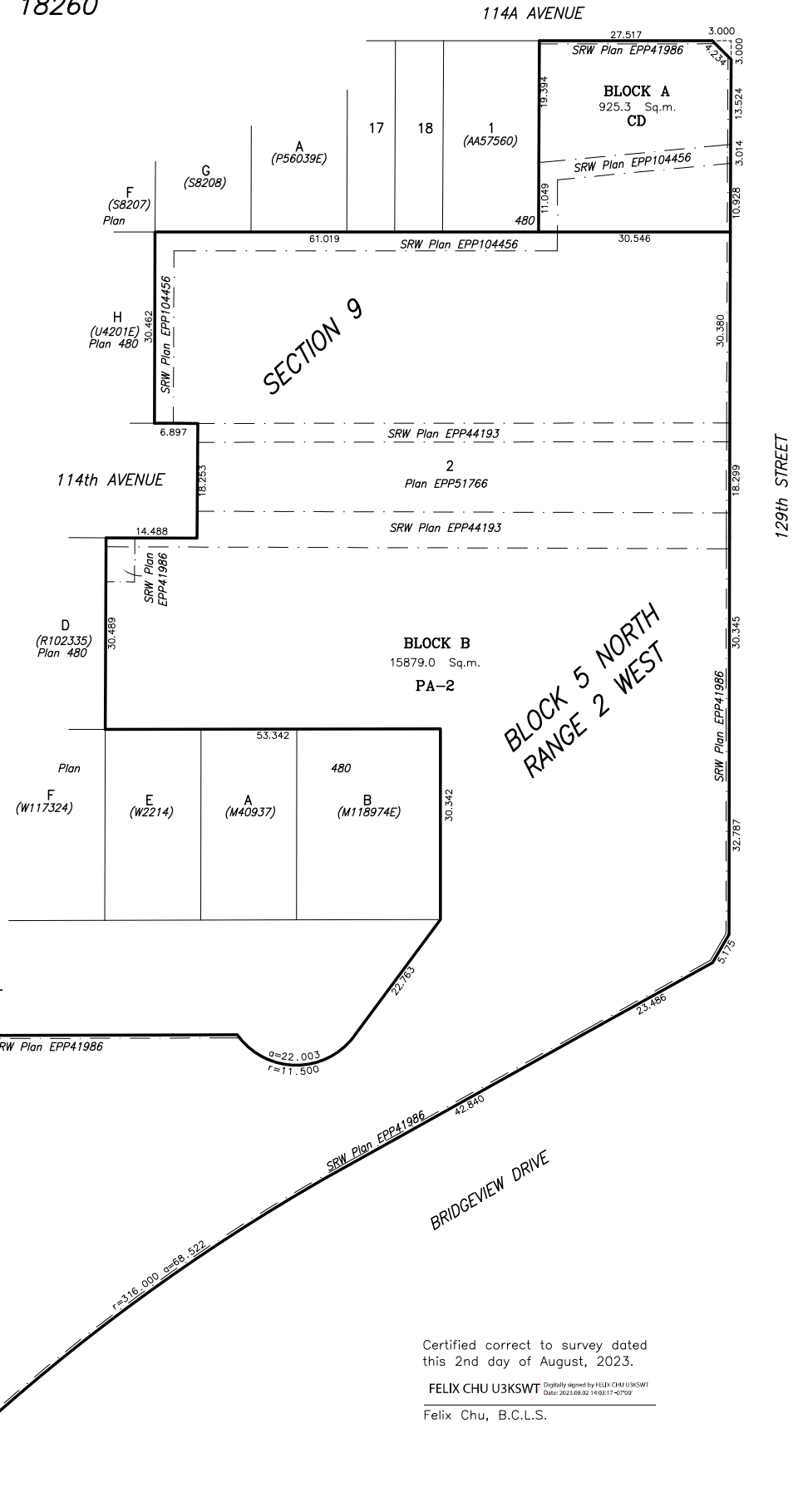
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW NO. \_\_\_\_\_ OF LOT 2, SECTION 9,  
 BLOCK 5 NORTH RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT, PLAN 18260**

**APPENDIX I**

City of Surrey B.C.G.S. 92G.026



SCALE - 1 : 500  
 All distances are in metres



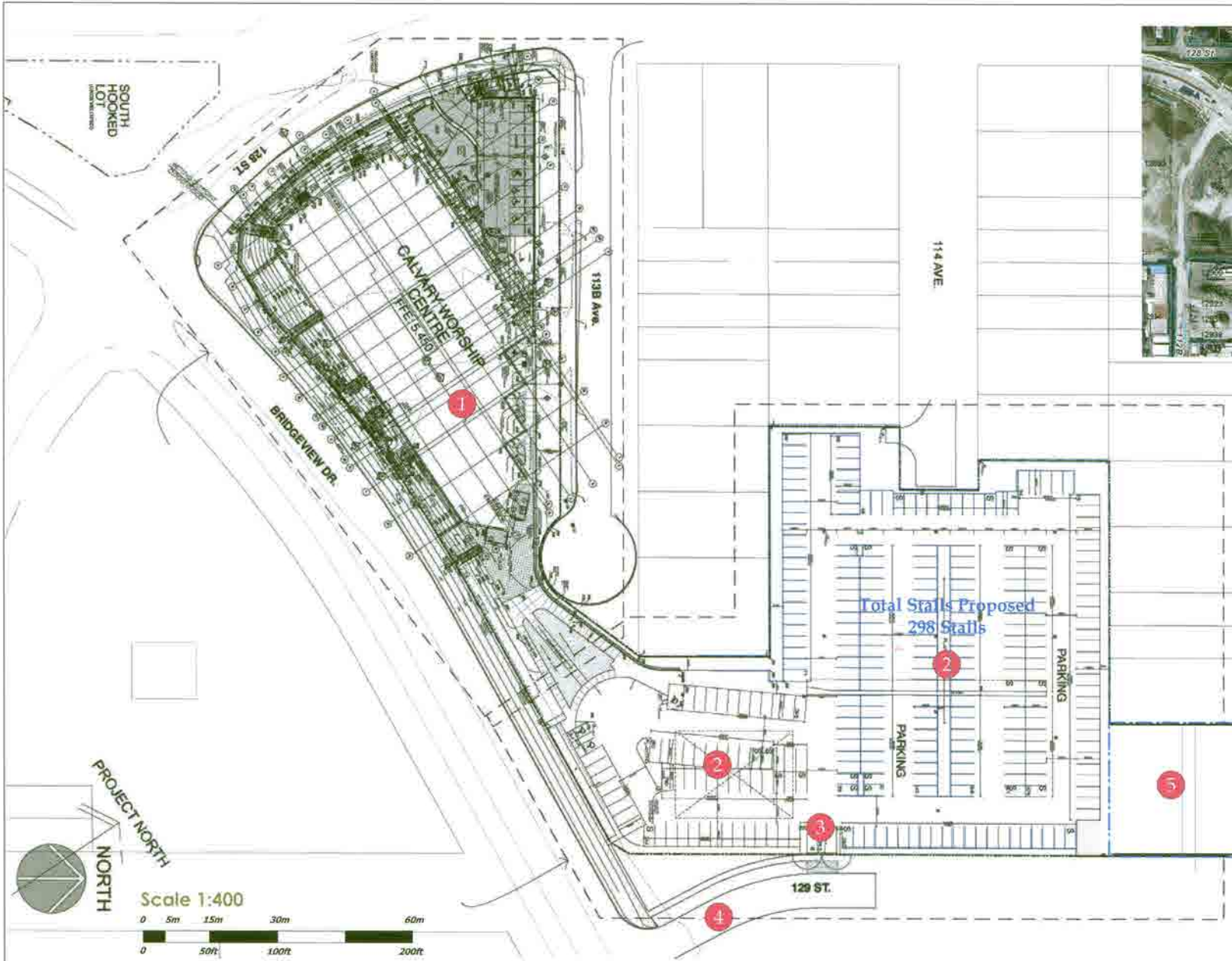
Certified correct to survey dated  
 this 2nd day of August, 2023.

FELIX CHU U3KSWT Digitally signed by FELIX CHU U3KSWT  
 Date: 2023.08.02 14:03:17 -0700'

Felix Chu, B.C.L.S.


Cameron Land Surveying Ltd.  
 B.C. Land Surveyors  
 Unit 234-18525 53 Avenue  
 Surrey, B.C. V3S 7A4  
 Phone: 604-597-3777  
 File: 7091-Rezoning

This plan lies within the Metro Vancouver Regional District



- 1 New Church Facility
- 2 Parking
- 3 Access Gate
- 4 Access Road
- 5 Proposed Dare & Offices

DATE	NOISE	REVISION

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SEAL: \_\_\_\_\_  
  
 MAR - 5, 2024



### Site Data:

SITE DATA:	REQUIRED	PROPOSED	
Lot A - AREA :	9,960.17 sq. ft. ( 925.3m <sup>2</sup> )		
ZONING :	Existing PA-2	Site Specific CD	
Max Height :	29.52 ft ( 9.0m ) Above Flood Level	Site Specific	
Building Height : From Average exist. Grade:	36.09 ft (11.0m)	Site Specific	
Max Site Coverage : at Grade Level	Site Specific	460/925.3 49.71 %	
Setbacks:			
Front (114A Ave.)	7.0m (23'-0")	7.0m (23'-0")	
Back:	3.0m (10'-0")	3.0m (10'-0")	
Side-East:	3.0m (10'-0")	3.0m (10'-0")	
Side-West:	5.0m (16'-5")	5.0m (16'-5")	
<b>FLOOR AREAS</b>			
Parkade Usable area:	Main Floor	Second Floor	Total
810 sq.ft ( 75m <sup>2</sup> )	4952 sq.ft ( 460m <sup>2</sup> )	4575 sq.ft ( 425m <sup>2</sup> )	6377 sq.ft ( 590 m <sup>2</sup> )
Total Proposed GFA:	9903 sq. ft ( 920m <sup>2</sup> )		
Total Lot Area	10,002ft ( 929.15 m <sup>2</sup> )		
Proposed FAR:	10334/10,002		1.0
Total Area Playground	1560 sq. ft ( 145m <sup>2</sup> )		
Required	7m <sup>2</sup> of Outdoor Space per Child		
	Groups of 20 Kids to use Playground at a time.		
<b>ADDRESS</b>			
Legal Description:	Lot 2 Block 5N Section 9 Range 2W Plan EPT51766 NWD		
Civic Address:	11358 128 Street Surrey , B.C.		

### Project Data:

PROPOSED OCCUPANCY		DAYCARE			
Proposed Number of Children		Infants	Toddlers	Pre-School	Total
		12	12	25	49
Total Staff Required	i) Ratio of 1:4 for Group Child Care under 18 months Staff required for 12 Children = 3 ii) Ratio of 1:6 for Group Child Care 18-36 months Staff required for 12 Children = 2 iii) Ratio of 1:10 for Group Child Care of 3-5 Years to School Age Staff required for 24 Children = 3				
Total Occupancy Daycare	8 Staff + 49 Children = 57				
PROPOSED OCCUPANCY		OFFICES			
Total Area Offices	Second Floor				Total
	4952 sq.ft ( 460m <sup>2</sup> )				4952 sq.ft ( 460 m <sup>2</sup> )
REQUIRED	9.30M <sup>2</sup> / PERSON				
PROPOSED	460/9.30 = 50 PEOPLE				
PARKING					
Daycare	i) 0.70 Parking Spaces per Employee and ii) 0.15 Parking Spaces per Licensed Child for drop off.				
	STAFF	CHILDREN	Total		
	8 X 0.70 = 6 Stalls	49 X 0.15 = 8 Stalls	14 Stalls		
OFFICES	2.5 Parking Stalls per 100 sq. m of G.F.A.				
	Required	460/100 x 2.5			12 Stalls
Total Stalls Required	26 Stalls				
Total Stalls Provided for New Building	9 Stalls at Parkade & 25 Stalls @ Grade				
Total Stalls Allocated	34 Stalls				

#### Original Church's Parking Calculation:

- Level-1: Sanctuary. A-2 Classification. Area: 2,787.50m<sup>2</sup>  
Parking Req'd as per By-Law 12000; 7.5m<sup>2</sup>/100m<sup>2</sup>  
2,787.50/100 X 7.5 = 209 stalls
- Level-2: Community Service. A-2. Classification. Area: 1,022.50m<sup>2</sup>  
Parking Req'd as per By-Law 12000; 3.5m<sup>2</sup>/100m<sup>2</sup>  
1,022.50/100 X 3.5 = 36 stalls
- Level-3: Community Sewer services. A2. Classification. Area: 181m<sup>2</sup>  
Parking Req'd as per By-Law 12000; 3.5m<sup>2</sup>/100m<sup>2</sup>  
181/100 X 3.5 = 3 stalls

Total Number of Parking Stalls req'd  
= 209 + 36 + 3 = 248 Stalls

Total Number of Parking Provided  
= 298 Stalls

Excess stalls from Church's Stalls  
= 298 - 248 = 50 Stalls

Required Parking Stalls for  
New Development  
= 26 Stalls

Parking Complies

#### CD Rezoning based on C-5 zone

- B. Principal Use of Child Care Centre is permitted.
- D. Increased Density to 0.5. No caretaker's Unit.
- E. Maximum Lot Coverage is 49.5%. Building complies.
- F. Yards and Setbacks:  
North: 7m; East: 3m; South: 3m and West: 5m have previously been supported.
- G. Principal Height from flood plain is 8.20m from flood Plain.  
Allowable height above flood plain is 9.0m.  
Building complies.  
Total Building Height is 10.8m  
Average = 9.5m ( Variance Required )  
Area below flood plain complies with permitted use.

- G.2 No accessory buildings on site
- H. Total parking required = 26 stalls  
Total provided = 54 stalls  
Building complies
- J. I. Garbage containers are provided within the building footprint.  
2. No outdoor storage provided.  
3. Direct access is provided to play area.

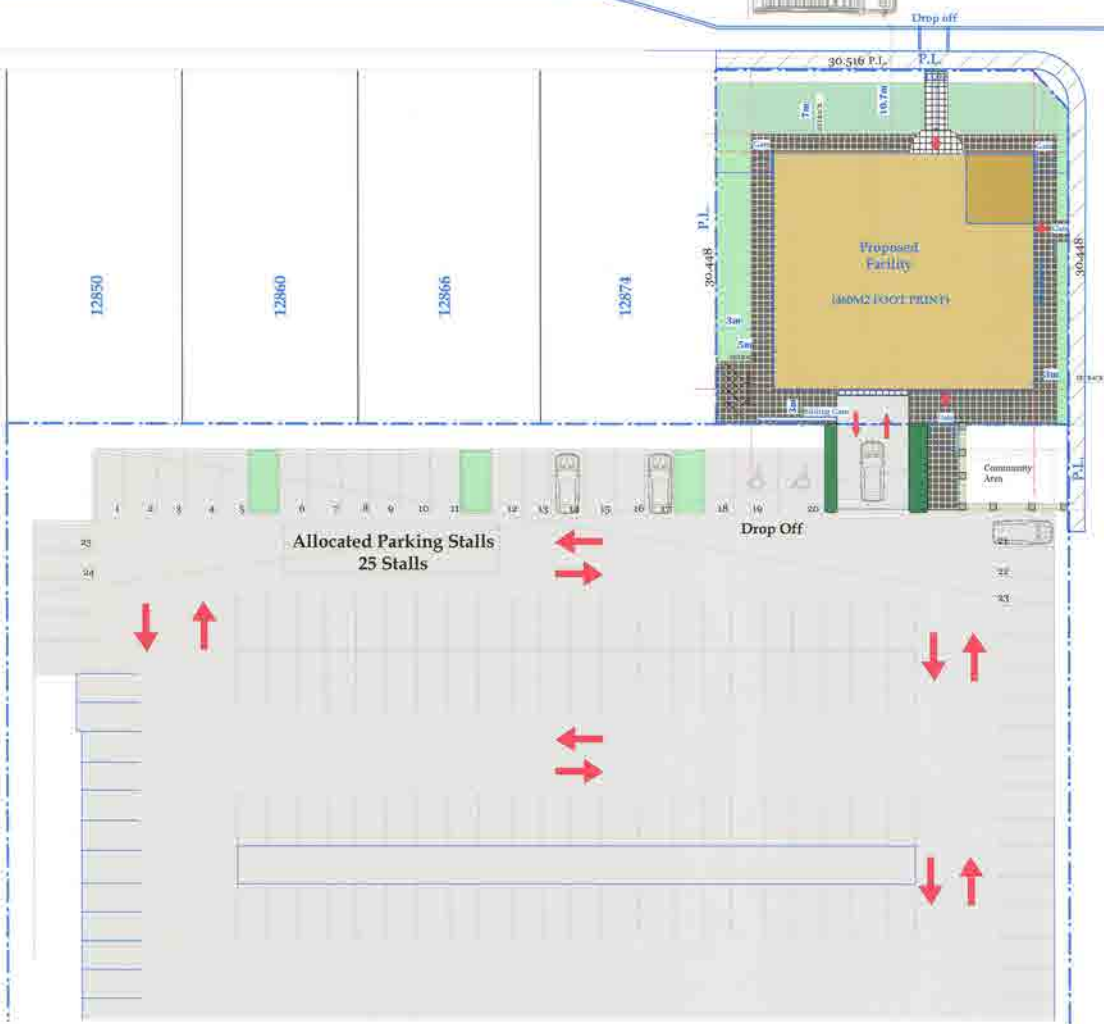
DATE	NOTES	REVISION

Prepared by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Date: \_\_\_\_\_

MR - S - 2025



114A Avenue

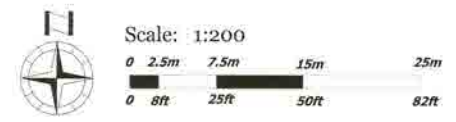


**LEGEND:**

- XX.XX EXISTING SPOT ELEVATION
- X.XX PROPOSED SPOT ELEVATION
- PROPERTY LINE
- PAVERS
- CONC. PAVERS
- SLOPE RESTRICTION

NOTES REGARDING ACCESS ROUTES AS REQUIRED BY BCBC 1.2.5.4, 1.2.5.5 & 3.3.5.4

1. THE ACCESS ROUTE IS LOCATED NOT MORE THAN 15 METRES FROM THE MAIN ENTRY.
2. THE CLEAR WIDTH OF THE ACCESS ROUTE IS NOT LESS THAN 4 METRES.
3. THE CENTRE LINE RADIUS OF THE ACCESS ROUTE IS NOT LESS THAN 12 METRES.
4. THE CHANGE OF GRADIENT IS NOT MORE THAN 1 IN 25 OVER A MINIMUM DISTANCE OF 13 METRES.
5. THE ACCESS ROUTE LOADING REQUIREMENTS AS PER CITY'S REQUIREMENTS.



DATE	NUMBER	REVISION

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SCALE:



1 Shaded Area



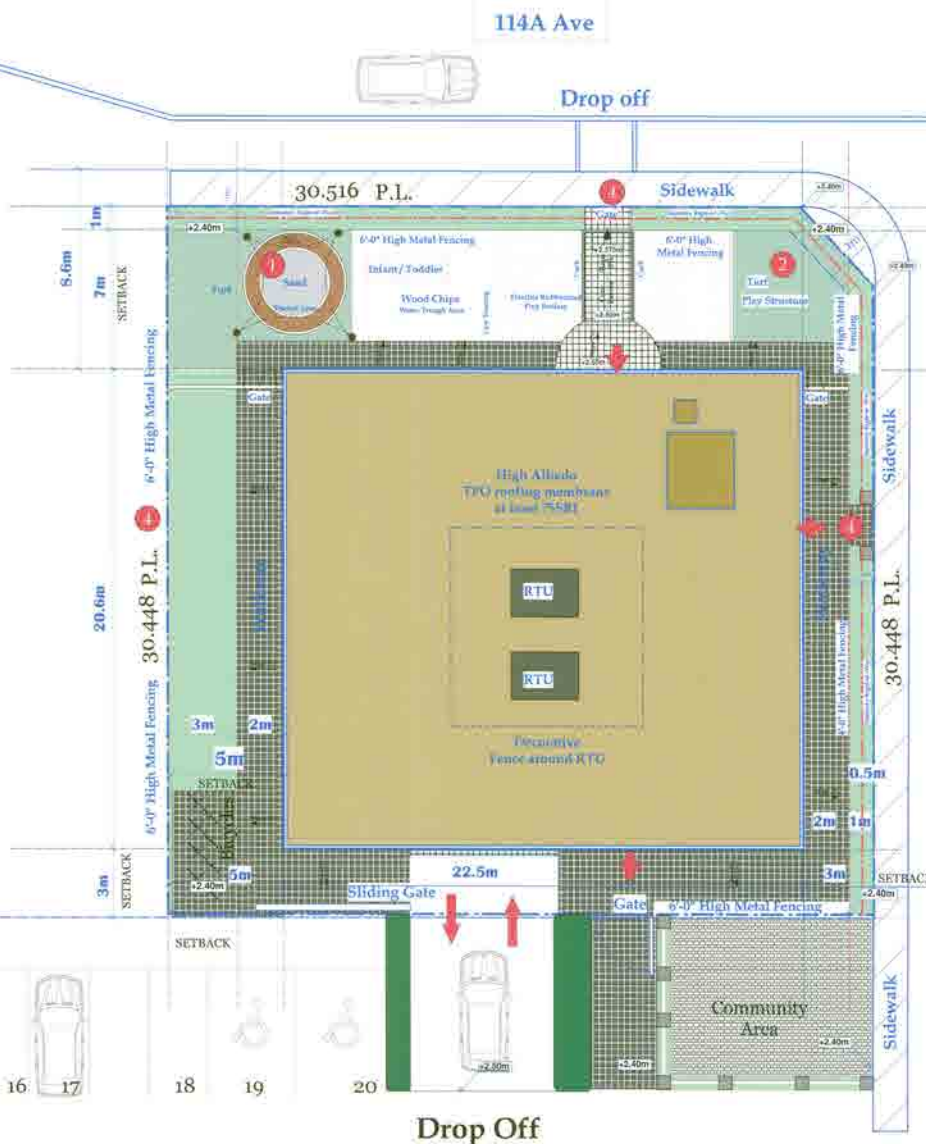
2 Play Structure



3 South Entrance

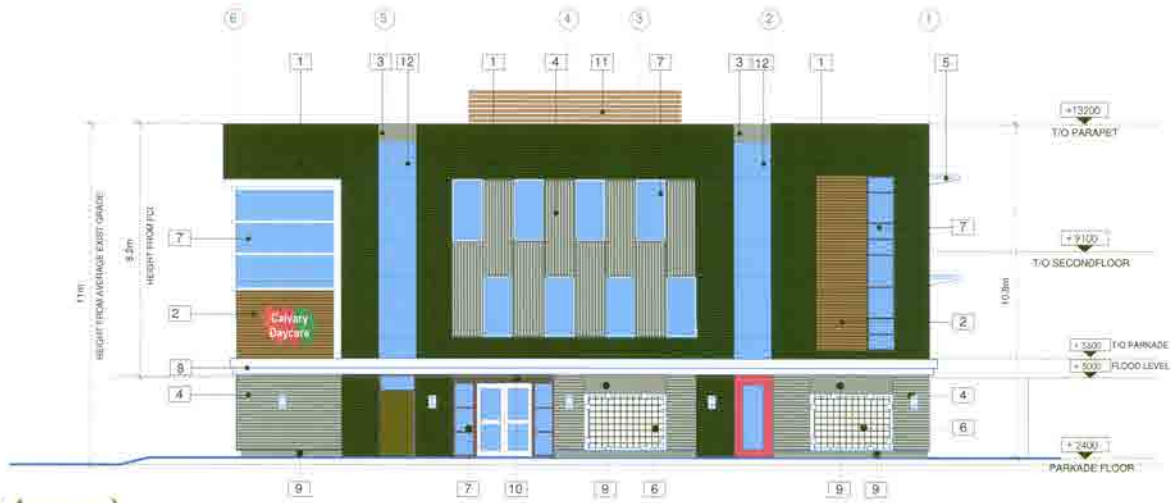


4 Side Fence & Trees



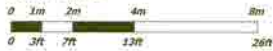
Scale: 1:100  
 0 1.5m 4.5m 9.0m  
 0 5ft 15ft 30ft

DATE	NOTES	REVISION



North Elevation ( 114A Avenue )

Scale: 1:100



LEGEND:

- 1 BRICK VENEER
- 2 TRESPA OR CERACLAD PANELS
- 3 PREFORMED METAL PANEL
- 4 CORRUGATED METAL PANELS
- 5 SUNSHADE
- 6 GALVANISED METAL FENCE
- 7 GLAZING
- 8 BUILD OUT CORNICE
- 9 EXPOSED CONCRETE
- 10 METAL CANOPY
- 11 LONG BOARD - RTV ENCLOSURE
- 12 SPANDREL GLAZING



East Elevation ( 129th Street )

Scale: 1:100

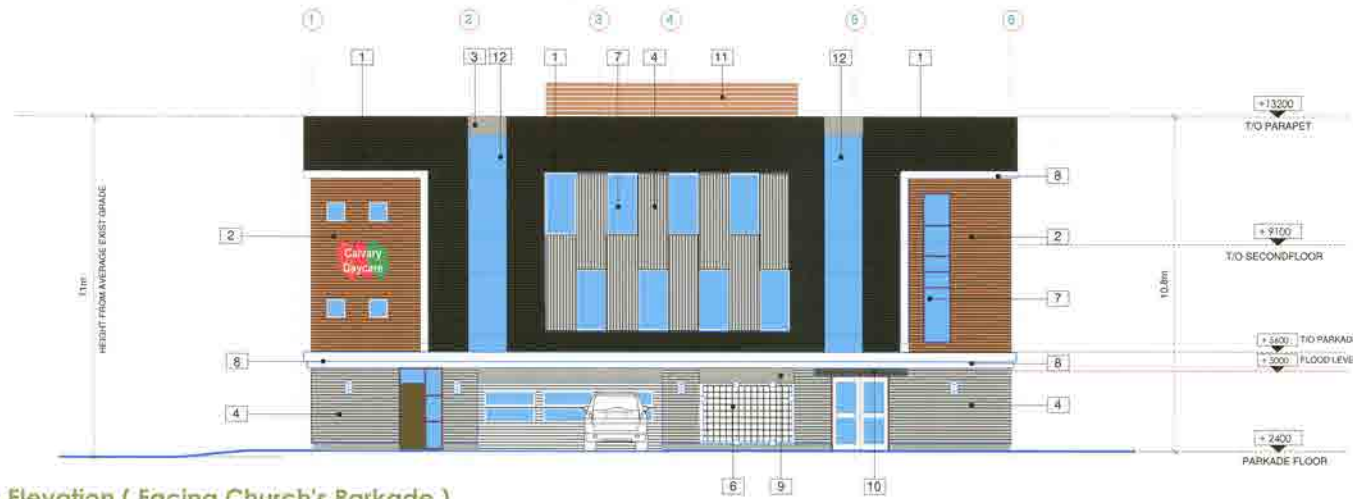


DATE: \_\_\_\_\_ NOTED: \_\_\_\_\_ REVISION:


PROJECT: \_\_\_\_\_ SHEET: \_\_\_\_\_ OF \_\_\_\_\_ DRAWING: \_\_\_\_\_

DATE: \_\_\_\_\_

MAR -5 2024



- LEGEND:**
- 1 BRICK VENEER
  - 2 TRESPA OR CERACLAD PANELS
  - 3 PREFORMED METAL PANEL
  - 4 CORRUGATED METAL PANELS
  - 5 SUNSHADE
  - 6 GALVANISED METAL FENCE
  - 7 GLAZING
  - 8 BUILD OUT CORNICE
  - 9 EXPOSED CONCRETE
  - 10 METAL CANOPY
  - 11 LONG BOARD - RTU ENCLOSURE
  - 12 SPANDREL GLAZING

**South Elevation ( Facing Church's Parkade )**



DATE:	AGES:	REVISION:

DESIGN BY: *[Signature]*

DATE: MAR - 5 2024

**West Elevation ( Facing Adjacent Property )**



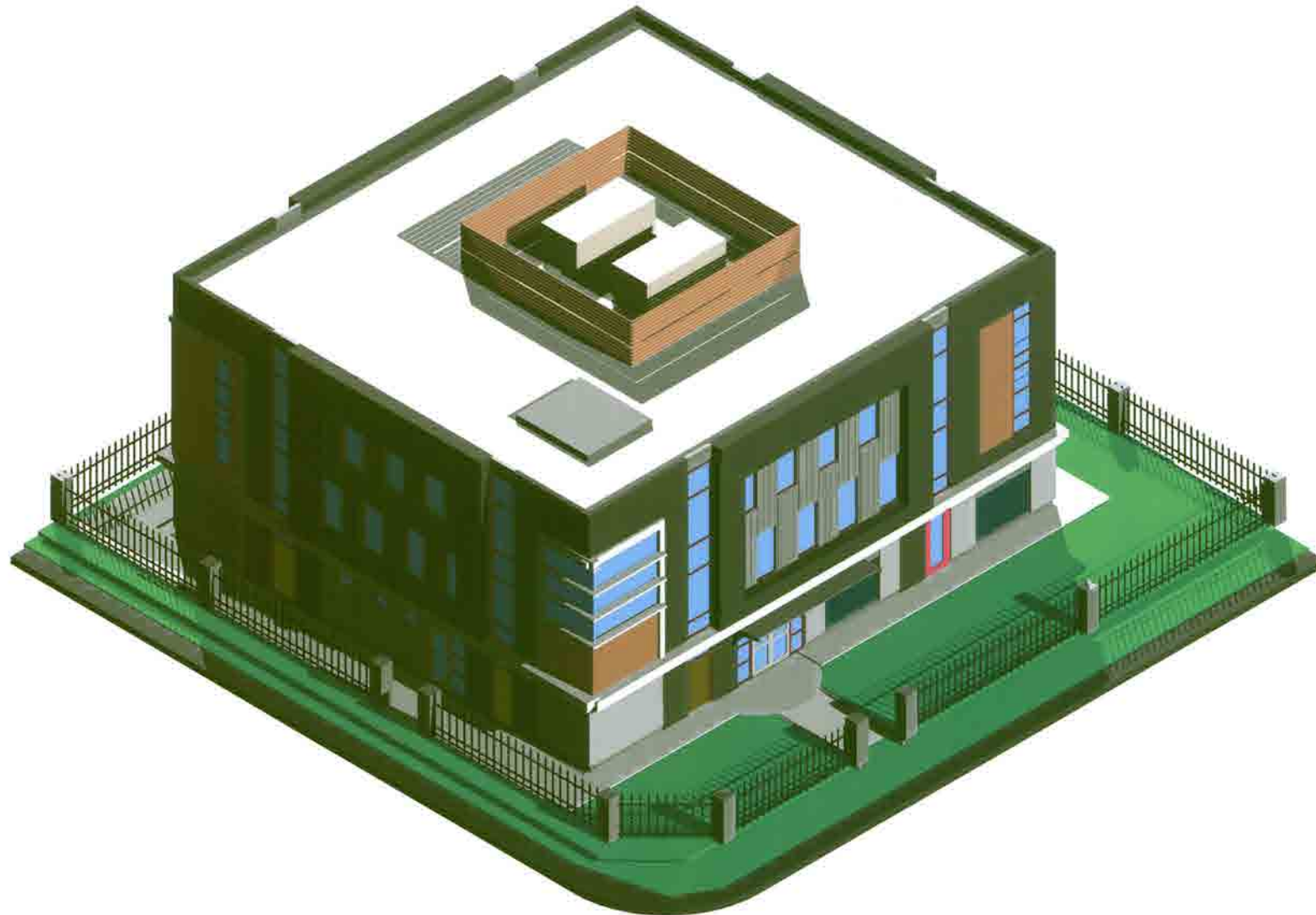


Streetscape along 114A Ave.

DATE	NOTES	REVISION

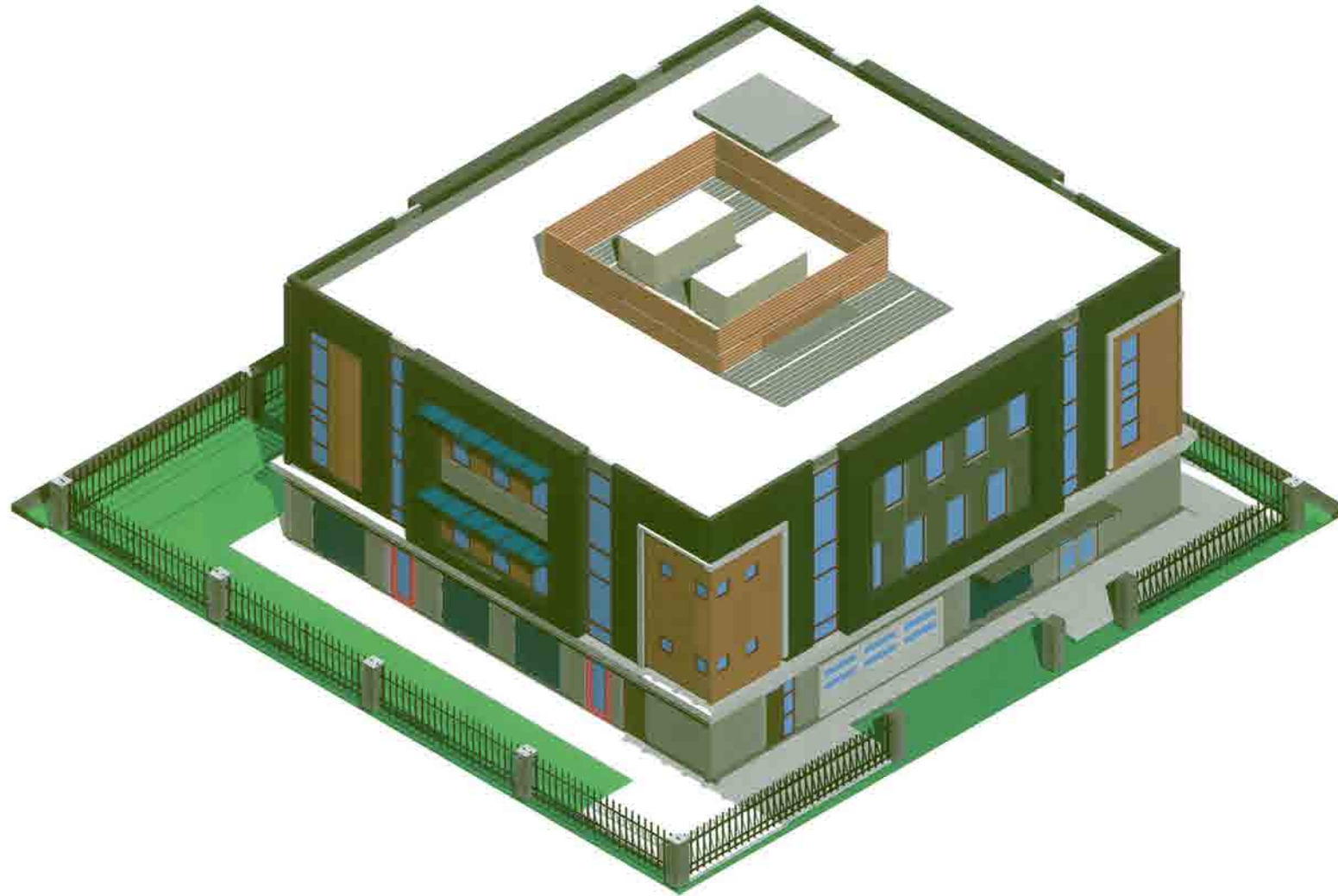
Drawn by: \_\_\_\_\_  
 Scale: \_\_\_\_\_

  
 MAR - 5 2024



DATE	NOTES	REVISION

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: MAR - 5 2024



DATE	NOTES	REVISION

Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Project: \_\_\_\_\_  
 Sheet: \_\_\_\_\_ of \_\_\_\_\_



R. Amenyo  
 P. Eng.  
 No. 12345  
 B.C. Professional Engineers Association  
 M.A.E. - 1/2021



DATE	NOTES	REVISION

SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_





DATE: \_\_\_\_\_ NOTED: \_\_\_\_\_ REVISION: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Scale: 1/8" = 1'-0" (As Shown)

SEALED

RAF - 1.303



Roger Amenyo  
 Architect  
 2504 - 6888 Statton Hill Drive  
 Burnaby, BC Canada V7N 4X5  
 Tel: (604) 805-8621  
 E-Mail: raa@raa-architect.com

**Daycare & Community Office Development**

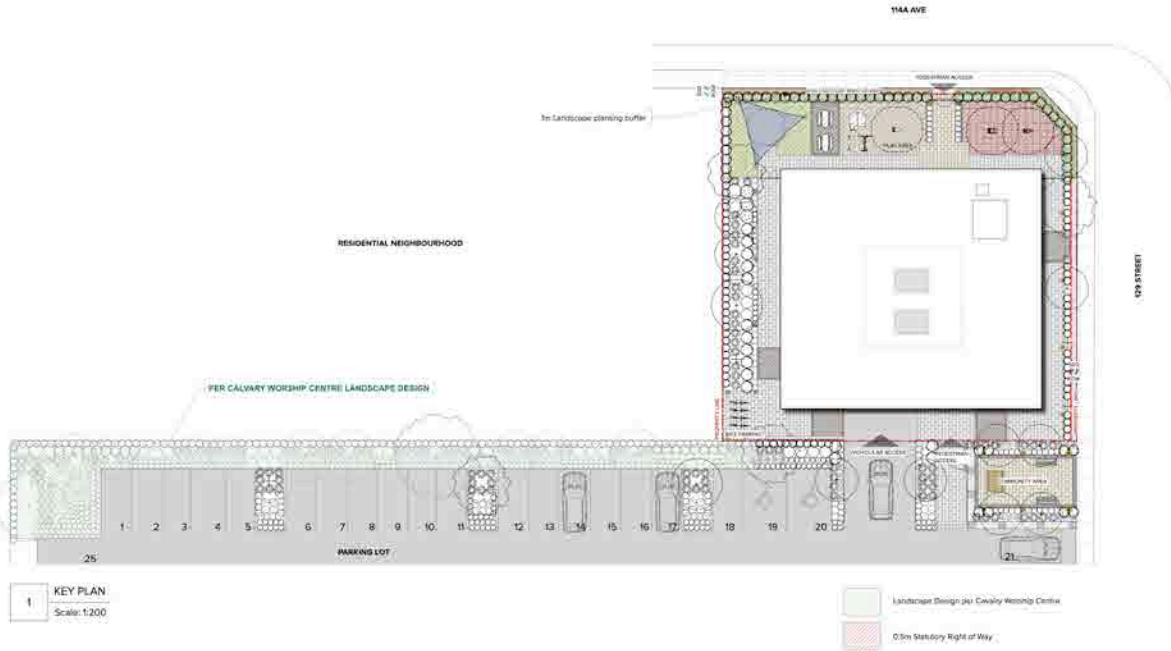
Surrey, British Columbia

View from Church's Parkade

**Issued for Rezoning**

March 2024

Prepared for  
 Mr. Larry Cope  
 Ms Susan Cope



**GENERAL NOTES**

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standards latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optimal review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the "Canadian Landscape Standard". Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for "Ground Areas", except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, weed including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape/planting.

**All soft landscape areas to be serviced by High Efficiency Irrigation System.**

REFER L3 FOR SHRUBS AND TREE SPECIES

REFER L4/L5 FOR HARDSCAPE SPECIFICATIONS

**DESIGN RATIONALE AND SUMMARY**

This childcare facility is located in close vicinity to the Bridgeview Elementary School, and can be accessed from 134 Ave. The site has access from the parking lot in the South, and has a main pedestrian access from the North. The access to the community area is from the sidewalk that runs along 129 Street. There's a common access for the daycare and the office spaces, but the daycare play area is guarded from the rest of the site by a fence on both sides of the Site - East and West. A one meter planting buffer is proposed with a metal fence along 134 Ave. A 6' metal fence along with Vaccinium Ovatum is proposed along the property line for privacy and security.

The frontyard of the site is designed such that kids have an interactive playground area and playful learning experience by using the carefully selected instruments. Site landscape has been designed to meet the city requirements of daycare play area ( approx. 145 sqm) and various surface configurations are proposed including Rubberized play tiles, woodchips, sodded areas and sand pit, therefore developing and enhancing their sensory system. The playground also offers tangible instruments for the kids, and the flowering shrubs add interesting and vibrant colours to the surrounding. Designed to meet the needs functionally, the design is also visually appealing and caters to the demographics of young children and toddlers. Utmost consideration with regards to safety is considered, such that the kids are safe from toxic plants, and have a soft landing material in the fall-zone. Landscaping elements are used for space definition and a more pleasant environment for the infants, toddlers and the preschool kids.

Native plants are proposed along the site and the adjoining parking lot for minimum maintenance in the future. Native shrub species like Mahonia Aquifolium, Mahonia Nervosa, Rosa Rugosa, Vaccinium Ovatum, and Kiriakimick are proposed for this site. Distinct paving patterns are proposed for defining the access points owing to their functionality.



Mahonia Aquifolium



Rosa Rugosa



Hosta Blue Angel



Kiriakimick



Vaccinium Ovatum



Sarcococca Ruschii

**3 EXAMPLES OF PROPOSED SHRUBS**

Scale: NTS



Acer Citrinum



Acer Rubrum "Bowhall"



Cornus Nuttallii "Nakonal"



Picea Omorika

**4 EXAMPLES OF PROPOSED TREES**

Scale: NTS



**ARCHITECTURE PANEL INC.**

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster St. WhiteRock, BC, Canada BC V4B 0C4 | 6047831450 | ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

**Project**  
**Daycare and Community Centre Development**

**Owner**  
**Larry and Sue Cope**

**Sheet Title**  
**Key Plan**

**Total Sheets**  
5

**Sheet No**  
L1

**Contractor**  
A-H-U  
City of Surrey

**Consultant**  
Roger Amenyogbe  
Architect

**Document**

**Drawn By**  
BB

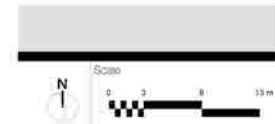
**Checked By**  
RD

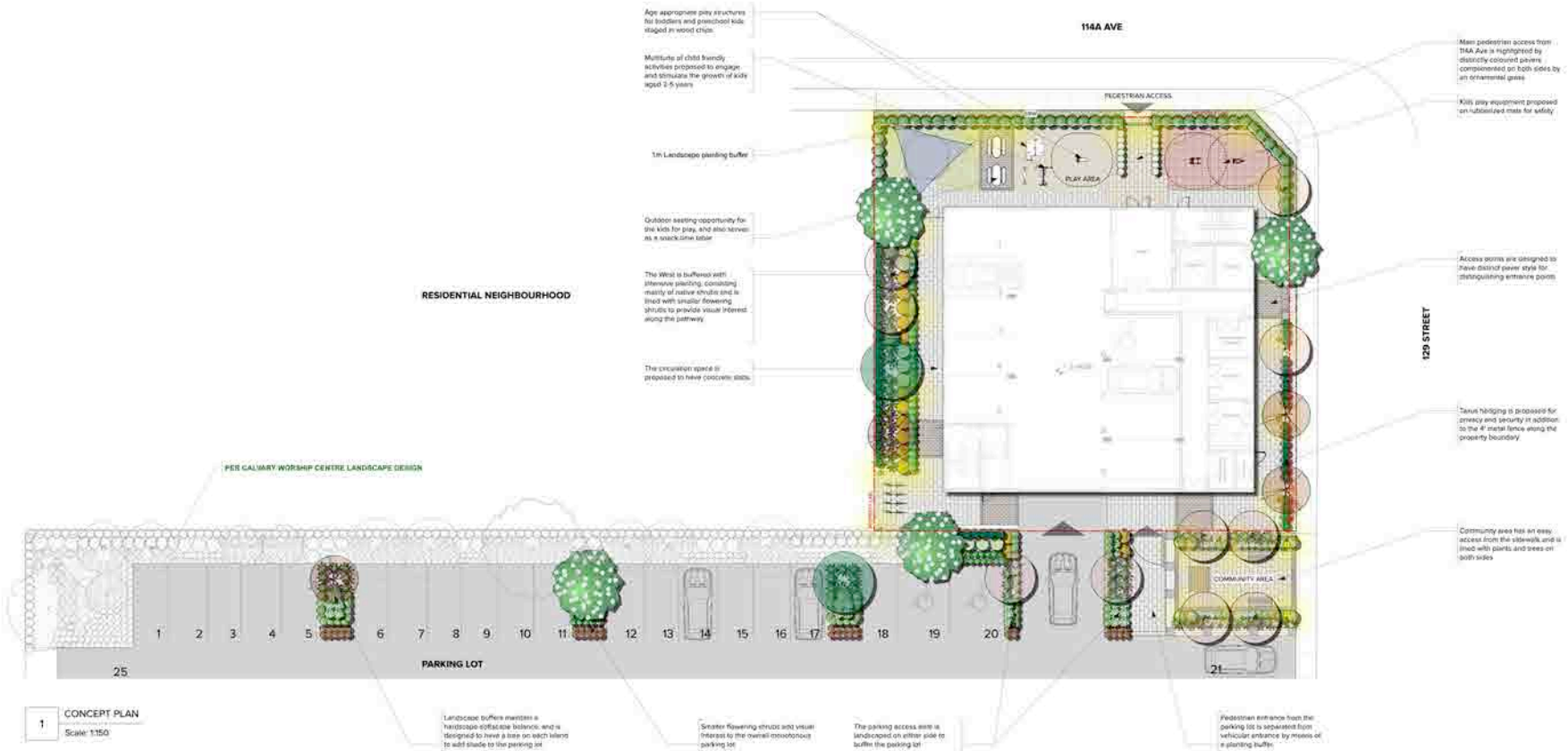
**Reviewed By**  
RD

**Status**  
DP Application



No	Date	Issue Notes
A	24-09-2023	DP Application
B	27-11-2023	DP Re-Submission
C	12-02-2024	DP Re-Submission
D	04-03-2024	DP Re-Submission





**ARCHITECTURE PANEL INC.**

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster St. WhiteRock, BC, Canada BC V4B 0C4 | 6047831450 | [rachel@architecturepanel.com](mailto:rachel@architecturepanel.com)

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**Project**  
**Daycare and Community Centre Development**

**Owner**  
**Larry and Sue Cope**

**Sheet Title**  
**Concept Plan**

**Total Sheets**  
**5**

**Sheet No**  
**L2**

**Contractor**

**Consultant**  
**Roger Amenyogbe Architect**

**Drawn By**  
**BB**

**Checked By**  
**RD**

**City of Surrey**

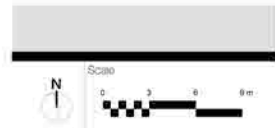
**Documents:**

**Reviewed By**  
**RD**

**Status**  
**DP Application**



No	Date	Issue Notes
A	24-09-2023	DP Application
B	27-11-2023	DP Re-Submission
C	12-02-2024	DP Re-Submission
D	04-03-2024	DP Re-Submission





Location of proposed child care and commercial building

Surface parking to be constructed (under development application no. 7916-0163-00)

Church under construction (approved under development application no. 7916-0163-00)

---

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

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

DATE: **March 04, 2024** PROJECT FILE: **7823-0075-00**

---

RE: **Engineering Requirements  
Location: 11358 128 St**

#### REZONE/SUBDIVISION


##### *Works and Services*

- Construct south side of 114A Avenue complete with turnaround facility.
- Construct storm, sanitary and water service connections to service the development.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

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

  
Daniel Sohn, P.Eng.  
Development Process Manager

BD

## Tree Preservation Summary

Surrey Project No:

Address: 11358 128 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	4	<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	4	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0	<b>Protected Trees to be Retained</b>	0
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 3 X one (1) = 3</li> <li>- All other species to be removed (2:1) 1 X two (2) = 2</li> </ul>	5	<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwoods to be removed (1:1) 0 X one (1) = 0</li> <li>- All other species to be removed (2:1) 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	14	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	0	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

October 31, 2022

Date



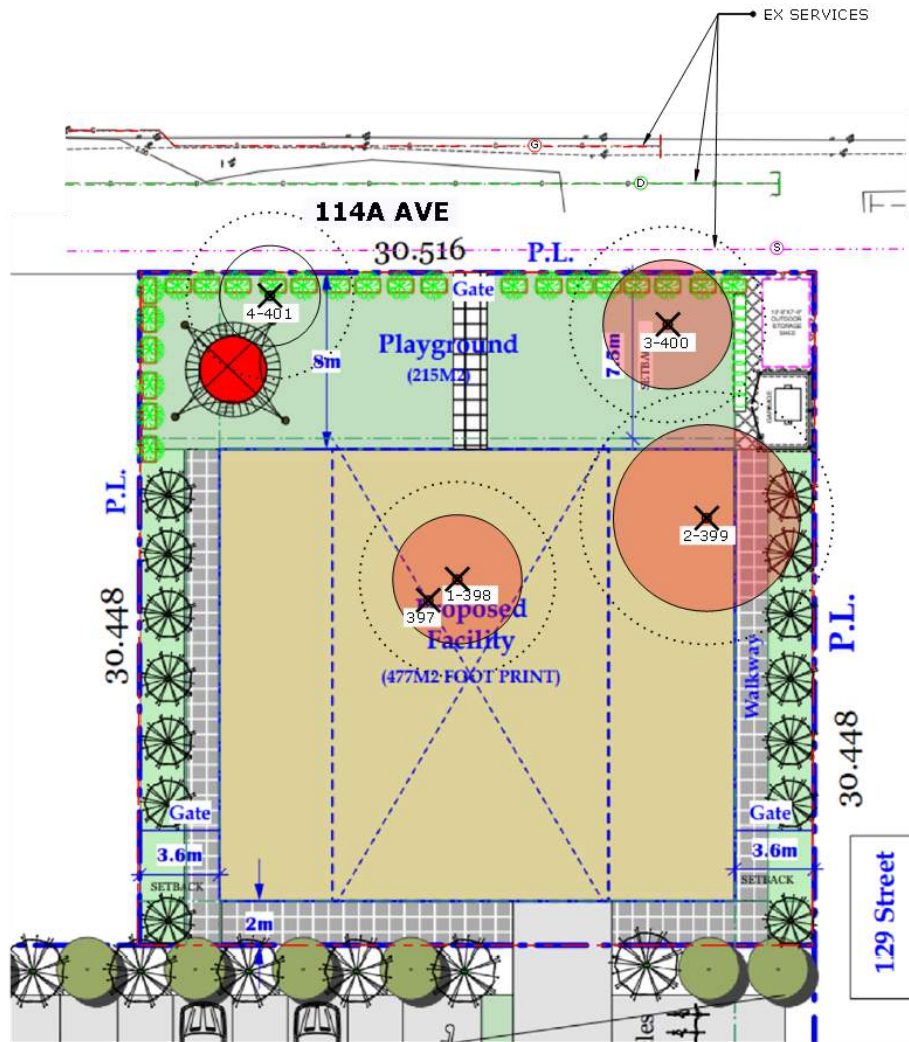
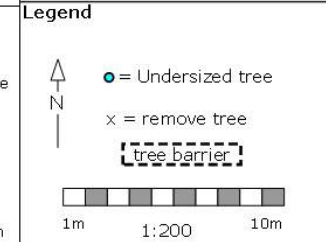
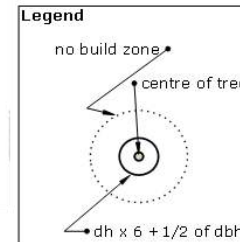
Tree Plan for Construction at  
11358 128 Street,  
Surrey

Date: October 31, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
397	Red Alder	28	n/a
1-398	Red Alder	45	2.70
2-399	Red Alder	65	3.90
3-400	Red Alder	45	2.70
4-401	Cherry Tree	35	2.10

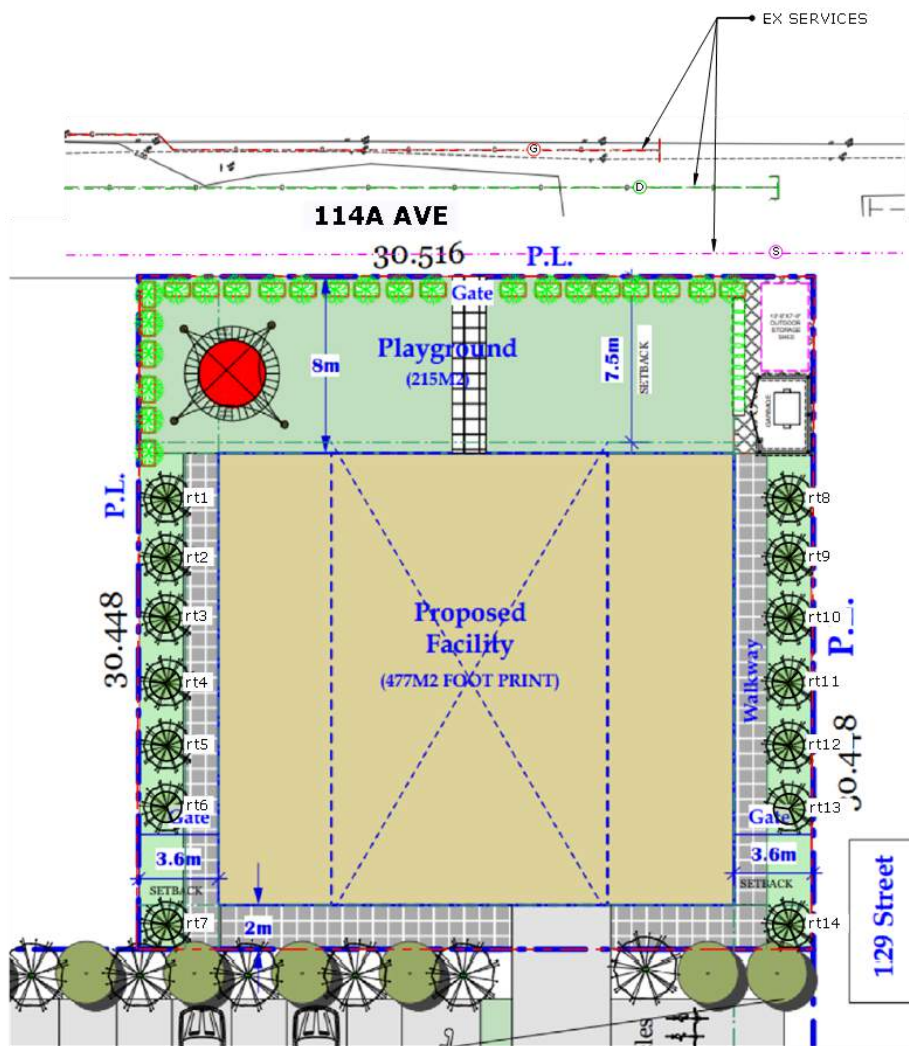
Notes  
 -Trees 3-400 & 4-401 DBH are estimated, due to access constraints  
 -Trees with red TPZ are Poor retention suitability. All others are Moderate





Tree Replacement Plan for  
Construction at  
11358 128 Street,  
Surrey

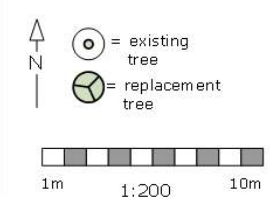
Date: October 31, 2022



Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Replacement trees to be a minimum 5cm caliper if deciduous, or a minimum 3m tall if coniferous

**Legend**





CITY OF SURREY

BYLAW NO. 21241

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 210 (CD 210), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: ASSEMBLY HALL 2 ZONE (PA-2)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 210" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 210	Portion of 11358 – 128 Street	Lot 2, Plan Epp51766	21241	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of , 20 .

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

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 210 (CD 210)**

In this Comprehensive Development Zone 210 (CD 210), **Part 35, Neighbourhood Commercial (C-5) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Block A</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
11358 – 128 Street (portion of)	That Portion of Lot 2 Section 9 Block 5 North Range 2 West NWD Plan EPP51766 as shown outlined in bold, labelled as Block A on the Survey Plan attached hereto as Schedule A, certified correct by Felix Chu, B.C.L.S. on the 2nd day of August 2023, containing 925.3 square metres	030-367-441 (portion of)

(collectively the "Lands")

**except as follows:**

**1. Intent**

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

**"A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development an office *building* with a *child care centre* and limited service uses."

**2. Permitted Uses**

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

**"B. Permitted Uses**

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

Principal Uses:

1. Office uses, excluding the following:
  - i. *Social escort services*;
  - ii. Marijuana dispensaries; and
  - ii. *Methadone clinics*.
2. *General service uses*, limited to tutoring and youth learning centres.
3. *Community services*
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

**3. Density**

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

**"D. Density**

1. Maximum Density:  
Maximum *density* shall be as follows:
  - (a) 1 *dwelling unit*; and
  - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.0."

**4. Yards and Setbacks**

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

**"F. Yards and Setbacks**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	West Side Yard	East Side Yard
<i>Principal Building<sup>1</sup></i>	7.0 m	3.0 m	5.0 m	3.0 m

<sup>1</sup> Notwithstanding the definition of *setback* in Part 1, Definitions, overhangs and canopies may encroach into the required *setbacks*."

**5. Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

**"G. Height of Buildings**

1. Principal Buildings:  
*Principal building height shall not exceed 11 m.*
2. Accessory Buildings:  
*Accessory building height shall not exceed 4 m.*
3. Structures:  
*Structure height shall not exceed 4 m."*

**6. Off-Street Parking and Loading/Unloading**

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

**"H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, a minimum of 9 *parking spaces* shall be provided on site, located at-grade within the *building envelope*."

**7. Subdivision**

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

**"K. Subdivision**

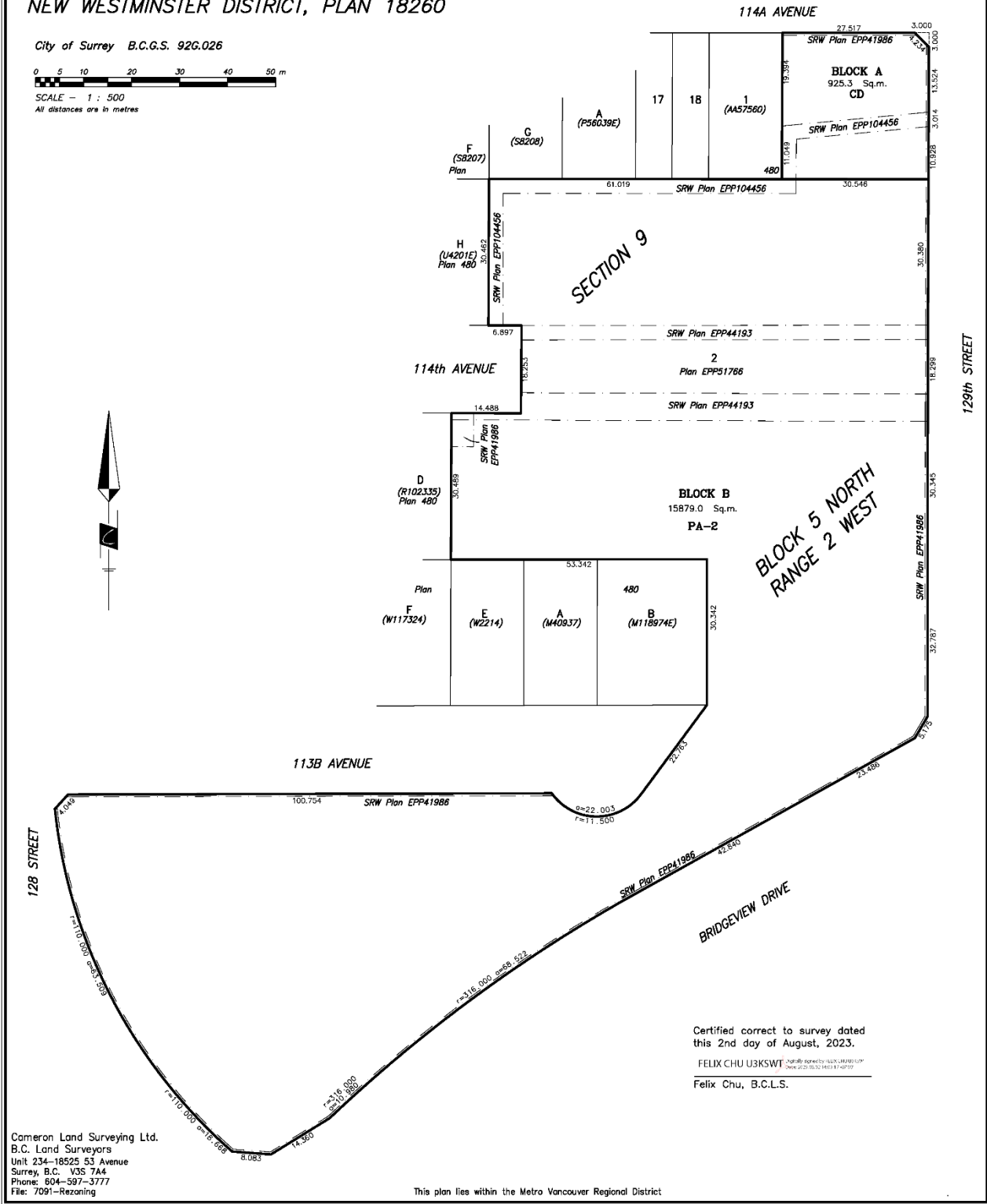
1. Minimum Lot Sizes:  
*Lots created through subdivision except strata lots, shall conform to the following minimum standards:*
  - (a) *Lot Area: Minimum 920 sq. m;*
  - (b) *Lot Width: Minimum 25 m; and*
  - (c) *Lot Depth: Minimum 30 m."*

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. 21241 OF LOT 2, SECTION 9,  
BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT, PLAN 18260**

City of Surrey B.C.G.S. 92G.026



SCALE - 1 : 500  
All distances are in metres



Certified correct to survey dated  
this 2nd day of August, 2023.  
FELIX CHU U3KSWF  
Felix Chu, B.C.L.S.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234-18525 53 Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 7091-Rezoning

This plan lies within the Metro Vancouver Regional District

# NOTICE OF PUBLIC HEARING

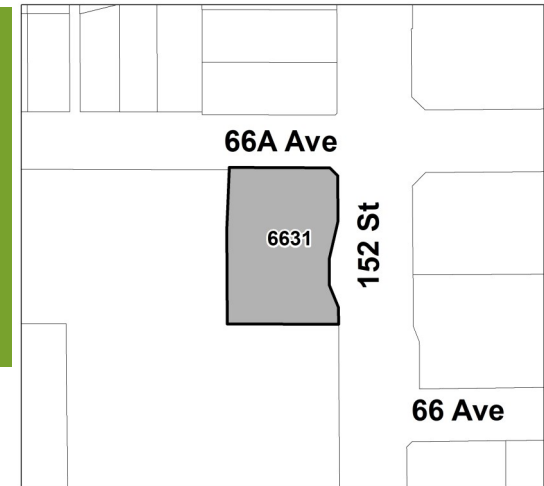
Surrey City Council will hold a Public Hearing

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall  
13450 —104 Avenue

MEETING DATE

**MONDAY  
MAY 6, 2024**

STARTING AT 7PM  
PUBLIC HEARING



"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244"

"Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245"

**Planning Report—Application No. 7922-0380-00**

**Location:** 6631 – 152 Street

**Purpose of Bylaws:** The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Urban to Multiple Residential for the site shown shaded in grey on the location map. The proposal also includes rezoning the same site from Half-Acre Residential Zone to Comprehensive Development Zone in order to develop a four-storey mixed-use building with 42 units and 756 square metres of commercial space.

## IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this application at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### SUBMIT YOUR COMMENTS:

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**Written submissions will be made public on the City's website and distributed to Council.**

**Submissions must be received by 12:00 noon on the day of the Public Hearing.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

**To pre-register:** register between 8:30am and 4:00pm on the day of the Public Hearing at [surrey.ca](http://surrey.ca), or by calling (604) 591-4132

**To register in person:** register beginning at 6:30pm in person at City Hall.

Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

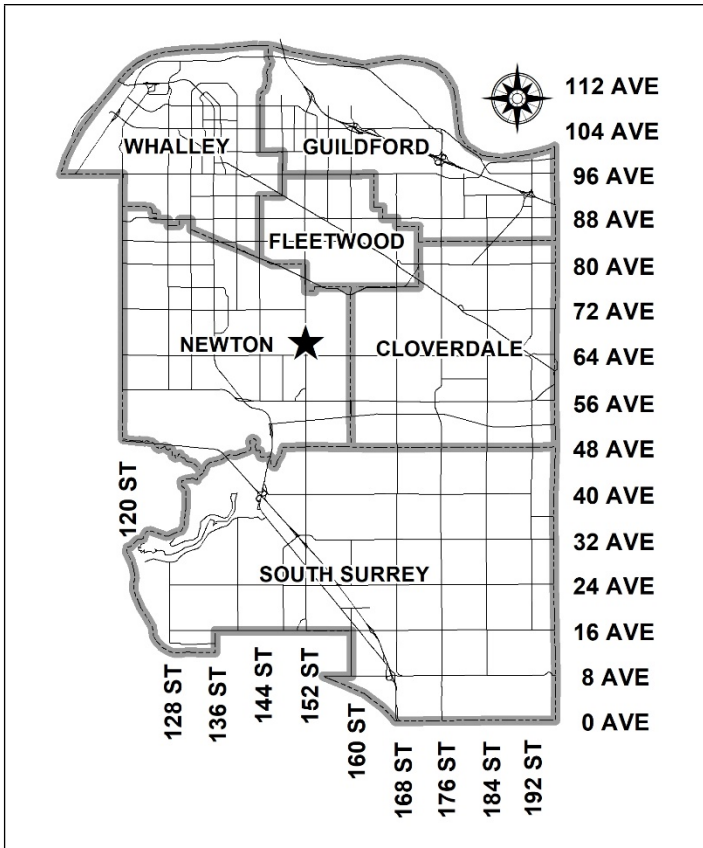
### WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0380-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential"
- **Rezoning** from RH to CD (based on RM-70 and C-5)
- **Development Permit**

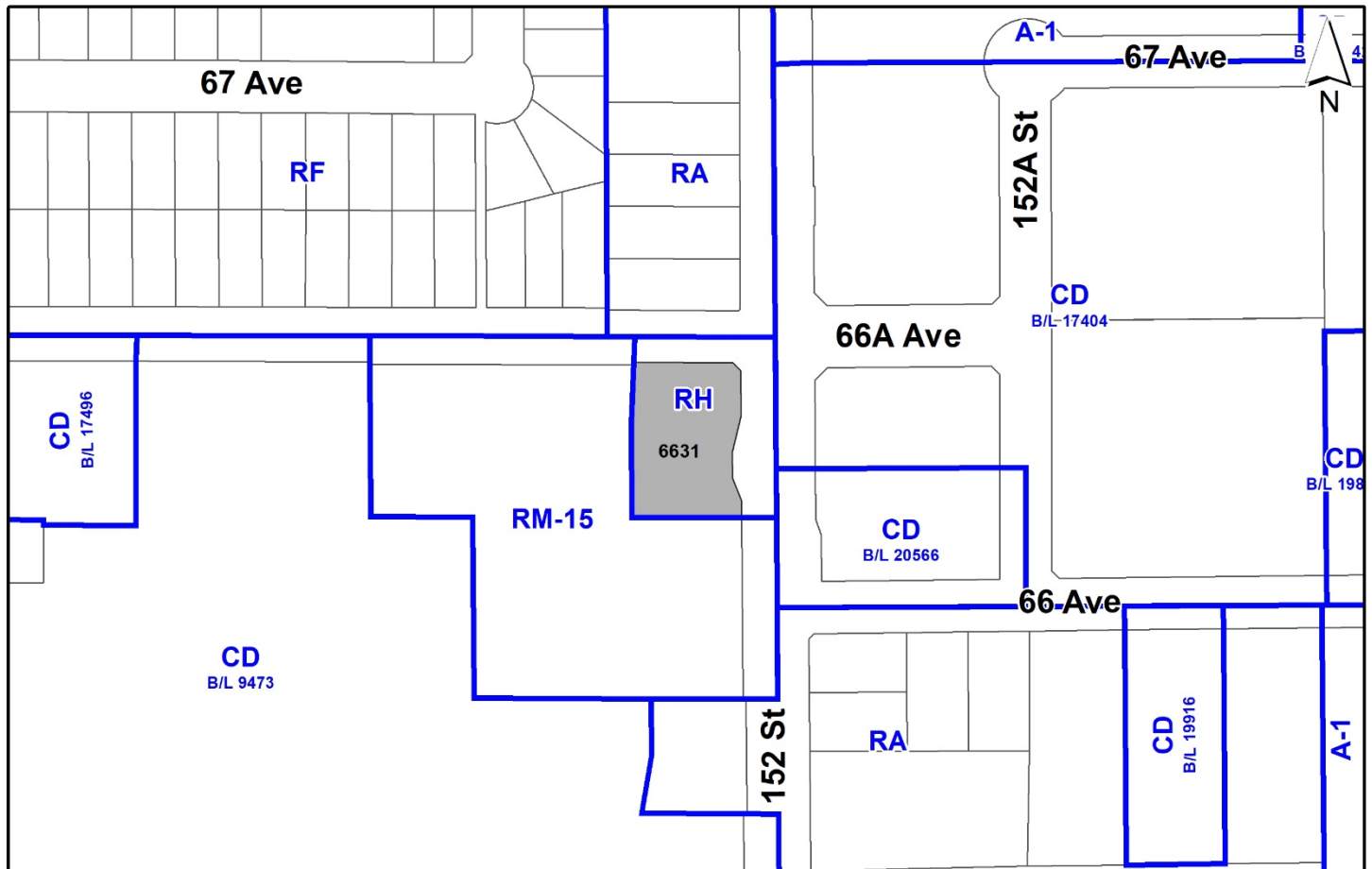
to permit the development of a four-storey mixed-use building with 42 units and 756 square metres of commercial space

**LOCATION:** 6631 – 152 Street

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouses (max 15 u.p.a.)



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential".

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the Urban designation in the Official Community Plan (OCP); however, the proposed density and building form are appropriate for this part of East Newton South and provides local commercial amenities for area residents.
- The proposed development is situated at an intersection on 152 Street, which is an arterial road with transit connections to King George Station, Guildford Town Centre, and Semiahmoo Town Centre.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape 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.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-detached dwelling	Townhouses (max 15 upa) and Landscape Buffer Strips	RH
North (Across): 66A Avenue	Single-detached dwellings	Urban Single Family Residential	RA
East (Across): 152 Street	Two-storey commercial business park building and proposed four-storey business park building under Development Application No. 7919-0347-00, which received Final Adoption on October 3, 2022.	East Newton Business Park: Local Commercial, Business Park, and Buffers/Natural Areas	CD (Bylaw Nos. 17404 and 20566)
South:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15
West:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15

### Context & Background

- The subject site is 2,391 square metres in size and located in the East Newton South Neighbourhood Concept Plan (NCP). The site is designated "Townhouses (max 15 upa)" and "Landscape Buffer Strips" in the East Newton South NCP and designated "Urban" in the Official Community Plan (OCP).

- The site is located at the southwest corner of the intersection of 152 Street and 66A Avenue.
- The site is generally flat and abuts an existing two-storey townhouse complex.
- The site is opposite a commercial business park building in East Newton Business Park.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an amendment to the Official Community Plan from “Urban” to “Multiple Residential,” an amendment to the East Newton South NCP from “Townhouses (max 15 upa)” and “Landscape Buffer Strips” to “Mixed-Use Commercial/Residential” and rezoning from “Half Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD) based on the “Multiple Residential 70 Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5),” and a Development Permit for Form and Character.
- The proposed “Comprehensive Development Zone (CD) will be based on the “Multiple Residential 70 Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5)”.
- The proposed development will be four storeys and have 42 apartments units and 756 square metres of commercial/retail space at the ground level.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,440 square metres
Road Dedication:	49 square metres
Net Site Area:	2,391 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	16.9 metres (four-storeys)
<b>Floor Area Ratio (FAR):</b>	1.46
<b>Floor Area</b>	
Residential:	2,742 square metres
Commercial:	756 square metres
Total:	3,498 square metres
<b>Residential Units:</b>	
Studio:	n/a
1-Bedroom:	29 (69%)
2-Bedroom:	12 (29%)
3-Bedroom:	1 (2%)
Total:	42

## 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 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

4 Elementary students at T.E. Scott Elementary School  
2 Secondary students at Frank Hurt 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 December 2026.

**Parks, Recreation & Culture:**

No concerns.

Sullivan Park is the closest active park with amenities including, outdoor sport fields, outdoor sport courts, walking trails and is 700 metres walking distance from the development. 63A Neighbourhood Park is the closest park with a natural area and is 645 metres walking distance from the development.

**Surrey Fire Department:**

No concerns.

**Advisory Design Panel:**

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

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

## Transportation Considerations

### Transit & Active Transportation

- The subject site abuts a transit stop with the following services:
  - No. 345: King George Station/White Rock Centre; and
  - No. 375: White Rock/White Rock South/Guildford.
- The subject site is also approximately 420 metres away from another transit stop on 64 Avenue with following services:
  - No. 364: Langley Centre/Scottsdale.
- The Johnston Greenway multi-use pathway runs north-south along the east side of 152 Street. While parts of the multi-use pathway have not been completed, the greenway is intended to connect Fleetwood with East Newton South. The Johnston Greenway connects with other multi-use pathways, including the Interurban Greenway, Fleetwood Greenway, and Bose Greenway, which, collectively, provide connections north, south, east, and west throughout Surrey.

### Traffic Impacts

- The subject proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.

### Road Network and Infrastructure

- The applicant is required to dedicate road right-of-way along 152 Street and construct the sidewalk. The applicant is also required to construct the 66A Avenue frontage. Construction on 66A Avenue will include pavement, sidewalks, streetlights, and boulevard.

### Access

- All vehicle access to the surface parking and underground parking will come from 66A Avenue.

### Parking

- The applicant is proposing to provide a total of 69 spaces for the residential component, including 8 visitor spaces, and 23 spaces for the commercial component, which complies with the parking requirements in the Zoning By-law.
- With the exception of three parking spaces at surface level, all parking spaces will be accessed via the underground parkade.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. In addition, the applicant proposes a high albedo roof with a minimum Solar Radiance Index (SRI) value of 80.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The site is designated “General Urban” in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

### Official Community Plan

#### Land Use Designation

- The site is designated “Urban” in the Official Community Plan.
- The proposal includes an amendment to the OCP designation from “Urban” to “Multiple Residential”.

#### Amendment Rationale

- The proposed amendment will help provide a diverse mix of housing options in East Newton South, while also delivering local-serving commercial amenities within walking distance.
- The proposed commercial uses at the ground level will reduce pressure on the adjacent East Newton Business Park to provide commercial uses, thereby retaining its principal function as an industrial business park.
- The proposed density and building design are sensitive to the adjacent low-rise townhouses to the west through the use of a substantial landscape buffer, tree retention, and upper storey step-backs.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit or per sq. ft. flat rate for the floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:
  - Growth Management:
    - *Growth Priorities*: Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
    - *Sensitive Infill*: Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
  - Centres, Corridors and Neighbourhoods:
    - *Housing*: Plan and design new neighbourhoods to accommodate a wide range of diverse households through their lifecycle by encouraging innovative and flexible forms of housing to support a diversity of household sizes and composition and rental opportunities.
    - *Neighbourhood Services*: Create mixed-use neighbourhood centres that support the needs of local residents by including local-oriented shopping, services, schools and amenities within easy walking distance in order to reduce dependency on private vehicles.

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated “Townhouses (max 15 upa)” and “Landscape Buffer Strips” in the East Newton South NCP. The applicant’s proposal for a four-storey mixed-use building requires an amendment to the East Newton South NCP to “Mixed-use Commercial/Residential”.

#### Amendment Rationale

- The proposed increase in density and change in housing form from townhouse to multiple residential – apartment, provides a diversity of housing in this area of East Newton South.
- The proposed four-storey building is sensitively designed to integrate into the existing residential neighbourhood through a 5.0 wide landscape buffer and an upper storey step-back on the southern façade adjacent to the townhouse complex to the west.
- The proposed mixed-use building at this location provides additional local serving commercial services to East Newton South, where commercial uses are currently limited.
- 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.

- The applicant will be required to provide the per sq. ft. flat rate for the floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

### **CD By-law**

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



Zoning	RM-70 Zone (Part 24)	C-5 Zone (Part 35)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.50	0.50	1.50
<b>Lot Coverage:</b>	33%	50%	45%
<b>Yards and Setbacks</b>	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 4.0 m Rear Yard: 5.4 m (reduced to 4.8 m for levels 2-3; increased to 7.5 m for level 4) Side Yard: 7.5 m Flanking Side Yard: 4.0 m
<b>Principal Building Height:</b>	50 m	9 m	16.9 m
<b>Permitted Uses:</b>	<u>Principal uses:</u> <ul style="list-style-type: none"> <li>Multiple-unit residential buildings</li> </ul> <u>Accessory uses:</u> <ul style="list-style-type: none"> <li>Child care centres</li> </ul>	<u>Principal uses:</u> <ul style="list-style-type: none"> <li>Retail stores</li> <li>Personal service uses</li> <li>Eating establishments</li> <li>Neighbourhood pub</li> <li>Office uses</li> <li>Indoor recreational facilities</li> <li>Community services</li> <li>Child care centres</li> </ul> <u>Accessory uses:</u> <ul style="list-style-type: none"> <li>Caretaker unit</li> </ul>	<u>Principal uses:</u> <ul style="list-style-type: none"> <li>Multiple-unit residential buildings</li> </ul> <u>Accessory uses:</u> <p>Restricted to ground floor and limited to no larger than 320 sq. m.</p> <ul style="list-style-type: none"> <li>Retail stores</li> <li>Personal service uses</li> <li>General service uses</li> <li>Indoor recreational facilities</li> <li>Community services</li> <li>Child care centres</li> <li>Eating establishments (restricted to 150 sq. m.</li> </ul>
<b>Amenity Space</b>			
Indoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 116 m <sup>2</sup> + CIL of \$9,000 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 130 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Commercial:		23	23

Residential:	58	61
Residential Visitor:	8	8
Total:	89	92
<b>Bicycle Spaces</b>		
Residential Secure Parking:	60	70
Residential Visitor:	6	10

- The CD Zone proposes the same maximum floor area ratio (FAR) at 1.50 as is permitted under the RM-70 Zone. The proposed 1.50 FAR is consistent with the proposed “Mixed-use Commercial/Residential” designation in the East Newton South NCP, and with the proposed “Multiple Residential” designation in the OCP.
- The RM-70 Zone has a maximum lot coverage of 33%. The CD Bylaw proposes a higher lot coverage of 45%.
- The reduced setbacks on 152 Street and 66A Avenue are in keeping with the OCP Form and Character design guidelines for creating an active retail streetscape. A reduced setback on the southern elevation allows for a more efficient development, while the fourth storey setback is at the minimum 7.5 metres, as identified in the RM-70 and C-5 zones.
- The CD Zone proposes a building height at 16.9 metres, which is less than the 50 metres that is permitted in the RM-70 Zone. The increased building height will facilitate the provision of ground floor commercial, which requires taller clear height to remain viable. The ground floor commercial units are approximately 1.4 metres taller in ceiling height than typical residential.
- The CD Bylaw proposes to maintain the majority of commercial uses under the C-5 Zone, however excludes “neighbourhood pub” and “office uses”. The exclusion of neighbourhood pub will minimize potential nuisance impacts to the existing residential neighbourhood, with a focus on neighbourhood serving retail instead. Similarly, the exclusion of office uses will ensure that neighbourhood serving retail remains the principal commercial use, with office uses directed to the adjacent East Newton Business Park.
- The accessory commercial uses will be restricted to the ground floor and limited to no greater than 320 square metres each in size. This will ensure there is a variety of commercial services in the development. Similarly, eating establishments shall be restricted to a maximum of 150 square metres.

### Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the flat rate for the square feet above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Newton is \$11.14 per square foot 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 \$1,000 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.
- 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 May 11, 2023 and the Development Proposal Signs were installed on June 2, 2023. Staff received one response from neighbouring residents (*staff comments in italics*):

- Concerns about potential noise and traffic.

*(The proposed development includes a 5.0 metre wide landscape buffer along the western property line to buffer the proposed development from the adjacent low-rise townhouse complex. The building will further buffer the adjacent residential area from 152 Street.*

*The proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.)*

- Concerns about security for adjacent residents.

*(The applicant proposes to erect a 1.8 metre tall wooden fence along the southern and western property lines, buffering the adjacent low-rise townhouse complex. The addition of residents within the 42 units will support observation (eyes on the street) for the neighbourhood, contributing to neighbourhood safety.)*

- The subject development application was reviewed by the Sullivan Amateur Athletic and Community Association. No comments were received.

## 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 East Newton South Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton South Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide an appropriate buffer to adjacent low-rise townhouse complex, including the provision of a landscape buffer with tree retention, new planting and substantial building setbacks with upper storey stepback.
- The design of the building is contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. The ground floor commercial retail units are delineated with a high quality natural material (brick) while the upper three storeys that are reserved for residential include a mixture of fibre cementitious panel and cedar wood cladding at the corner of 152 Street and 66A Avenue. The cedar cladding provides an attractive feature for this intersection. Level four is stepped-back at the southern elevation by 7.5 metres, which reduces the overall massing towards the adjacent townhouse complex.
- The site plan proposes a significant west yard building setback of 12.9 metres and a 5.0 metre wide landscape buffer to provide an appropriate transition between the proposed development and the adjacent low-rise townhouse complex. Garbage and recycling facilities are located at surface level adjacent to the drive-aisle. The facility includes a roofed enclosure.
- The proposed residential lobby entrance is at the northwest corner of the building, where there is a lobby area and mail pick-up area. The design incorporates CPTED principles including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors and windows.
- The applicant is proposing to provide two levels of underground parking, which will provide the majority of parking for the development. The underground parkade is accessed via the west side of the building where a drive-aisle connects to 66A Avenue. An additional three parking stalls, two of which are accessible stalls, are provided along the surface drive-aisle. The stalls are screened from view along the 152 Street commercial frontage and partially screened along 66A Avenue.

- The frontage of the building along 152 Street and wrapping the 66A Avenue frontage will consist of eight (8) commercial retail units (CRU) with large window exposure. The CRUs are anticipated to range in size from 67 square metres to 108 square metres. The units can be combined to create larger commercial retail units at the time of a tenant improvement/building permit application, if desired.
- Signage for the CRUs is proposed to be provided as fascia signs in individual channel letters above the entrance. No window signage or screening that would obscure the glazing is permitted on all CRU glazing. No signage for the CRUs will be permitted from the drive-aisle side, other than to denote the address. This will help maintain 152 Street as the principal entrance.
- The proposed residential units range in size from 44 square metres for a 1-bedroom unit to 62 square metres for a 2-bedroom unit, and to 101 square metres for a 3-bedroom unit.

### Landscaping

- The landscaping proposes a total of 16 trees to be planted on the site, including six trees within the western landscape buffer, and a significant number of shrubs and ground cover species.
- The 152 Street commercial frontage will have a split sidewalk design, comprised of a walkway adjacent to the storefronts, flanked with alternating in-ground shrubbed planters, landscape furnishing (seating and bicycle racks) and paved walk-throughs to the City sidewalk. Walkways on private property will feature specialty paving.
- The applicant is proposing a 5.0-metre-wide landscape buffer along the western boundary to transition the adjacent low-rise townhouse complex to the subject apartment proposal. The landscape buffer consists of a collection of coniferous and deciduous trees and shrubs and ground cover. The buffer also includes space for the retention of off-site trees that are located on the adjacent townhouse complex.

### Indoor Amenity

- The total required indoor amenity space is 126 square metres while the applicant is providing a total of 116 square metres, plus a \$9,000 contribution to account for the physical space shortfall. This meets the requirements of the Zoning By-law.
- The indoor amenity space is located on level four at the northwest corner of the building. The indoor amenity space is divided into several rooms, with spaces for a lounge, gym, and yoga room.

### Outdoor Amenity

- The total required outdoor amenity space is 126 square metres while the applicant is providing a total of 130 square metres, thus exceeding the requirements.
- The outdoor amenity space is located entirely on the rooftop, accessed from the indoor amenity space and is proposed to include garden plots, lounge areas with a barbeque, and a turfed bocce court.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. This includes coordination of the drawings.

### TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Japanese Maple	2	2	0
Scarlet Oak	2	1	1
<b>Coniferous Trees</b>			
Western Red Cedar	4	2	2
Douglas Fir	2	0	2
Grand Fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>6</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>16</b>	
<b>Total Retained and Replacement Trees</b>		<b>21</b>	
<b>Contribution to the Green City Program</b>		<b>\$550</b>	

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. Five existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. In addition, one City tree at the northwest corner of the site along 66A Avenue is proposed to be removed to accommodate the site's drive aisle access.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 17 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site, the deficit of one replacement tree will require a cash-in-lieu payment of \$550 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, False Cypress, Japanese Snowbell, and Persian Ironwood.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$550 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	OCP Redesignation Map

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KS/ar



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## PROJECT TEAM

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**ARBORIST:**  
**HUCKLEBERRY Landscape Design.**  
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T: 604-724-3025  
E: www.huckleberrylandscape.ca

**LANDSCAPE ARCHITECT:**  
**PMG LANDSCAPE ARCHITECTS LTD.**  
C100 - 4185 STILL CREEK DR,  
BURNABY, B.C. V5C 6G9  
CONTACT: CAELAN GRIFFITHS  
T : 604 294 0011 EXT. 116  
E: caelan@pmglandscape.com

## DRAWING LIST

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SITE STATISTICS- PROPOSED MIX-USE BUILDING

CIVIC ADDRESS:	6631 152 St Surrey BC		
LEGAL DISCRPTION			
ZONING	RM to CD		
OCP:	URBAN TO MIXUSE MULTIFAMILY		
GROSS SITE AREA:	26,261.00	ft2	2439.7 M2 60 Acre
ROAD DEDICATIONS:	523.00	ft2	48.5 m2
NET AREA:	25,738.00	ft2	2391.1 m2
<b>ZONING</b>			
BUILDING HEIGHT	15.4 M		
SETBACKS	PROVIDED		
NORTH	4.00 m		
SOUTH	5.40 M		
EAST	4.00 m		
WEST	12.9 m		
<b>LOT COVERAGE</b>			
ALLOWED	33%		
PROPOSED	96%		
<b>DENISTY</b>			
PROPOSED PSR on net @ 1.48 fsr	106455 ft2 / 989 m2	1.5 on net	
<b>BUILDING FLOOR AREA</b>			
	(EXCLUDING PARKING)		TOTAL
	COMMERCIAL	UTILITI ROOM	RESI
LEVELS-1	8,137.00 Sq.Ft.	755.95 M.	29.30 M.
LEVELS-2			1,086.10 Sq.Ft.
LEVELS-3			100.90 M.
LEVELS-4			10,040.10 Sq.Ft.
			932.76 M.
			10,040.10 Sq.Ft.
			932.76 M.
			8,353.50 Sq.Ft.
			776.07 M.
	8,137.00 Sq.Ft.	755.95 M.	29.30 M.
			29,519.80 Sq.Ft.
			2742.48 M.
			3527.73 M.
TOTAL AREA			
<b>OUTDOOR AMENITY:</b>			
REQUIRED			PROVIDED
42 x 3m2	126 m2		130.7 m2
<b>INDOOR AMENITY LOCATED AT 5TH FLOOR</b>			
REQUIRED			PROVIDED
42 x m2	126 m2		115.5 m2
<b>OFF STREET PARKING:</b>			
		REQUIRED	PROVIDED
COMMERCIAL AREA	755.90 M.	3 car/100m2	755.90x3/100=22.6 STALLS
RESIDENTIAL	PARKING OR 1BD & 1BD + DEN UNITS		29 x 1.30
	PARKING FOR 2BD + UNITS		13 x 1.50
	TOTAL PARKING FOR RESIDENTIAL		42
VISITOR	APARTMENT		2% OF TOTAL UNIT
	TOTAL INCLUDING COMMERCIAL VISITOR AND RESIDENTIAL		88.2 SPACES
			92.0 SPACES
<b>H/C PARKING</b>			
	If required Parkign spaces are between 50 & 100, then 1 Parking space is required.		
	If required Parkign spaces are between 100 & 200, then 2 Parking spaces are required.		
			3
			6
<b>BICYCLE PARKING</b>			
	CLASS A	CLASS B	
	REQUIRED 1:	1.2 STALLS PER RES UNIT = 50.4 STALLS	
	PROVIDED:	70	

RESI.UNIT SCHEDULE

TYPES	ON LEVELS	AREA(SQ.FT)	AREA(SQ.M)	TOTAL UNITS
A1(1B)	2,3,4	550	51.09	6
A2(1B)	2,3,4	476	44.22	8
A3(1B)	2,3,4	581	53.97	6
A4(1B)	2,3,4	510	47.38	3
A5(1B)	2,3	681	63.26	2
A6(1B)	2,3,4	526	48.86	3
A7(1B)	2,3,4	495	45.98	3
B1(2B)	2,3	780	72.46	4
B2(2B)	2,3,4	669	62.2	3
B3(2B)	2,3,4	796	73.99	3
C1(3B)	4	1088	101.12	1
<b>TOTAL NO OF UNITS</b>				42

C.R.UNIT SCHEDULE

TYPES	ON LEVELS	AREA(SQ.FT)	AREA(SQ.M)	TOTAL UNITS
101	1	716.18	66.53	1
102	1	851.06	79.06	1
103	1	839.28	77.97	1
104	1	1052.2	97.75	1
105	1	1161.54	107.91	1
106	1	1121.19	104.16	1
107	1	973.11	90.4	1
108	1	850.52	79.01	1
		7565.08	702.79	8
<b>Additional commerical Area</b>		572.2	53.16	
		8,137.00 Sq.Ft.	755.95	

UNIT MIX SCHEDULE

LEVELS	C.R.U	1 BD	2 BD	3 BD	T. UNITS PER FLOOR
LVL 1	8	0	0	0	8
LVL 2		10	5	0	15
LVL 3		10	5	0	15
LVL 4		9	2	1	12
TOTAL	8 UNITS	29 UNITS	12 UNITS	1 UNITS	50 UNITS



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PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST  
SURREY, B.C  
CLIENT:

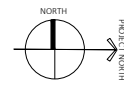
DATE  
22-Mar-24

PROJECT NO:

SCALE: DRAWN BY:  
As Noted RW

	DATE	BY	REV

DATA SHEET



PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT:

DATE:  
22-Mar-24

PROJECT NO:

SCALE: As Noted  
DRAWN BY: BS

REV	BY	DATE

STREET SCAPE

Neighboring property 15168 152 St.

Subject site along with 152 St.

66a Ave.

KEY PLAN  
A300 Scale N.T.S.



STREET SCAPE FROM 152 STREET  
A300 Scale N.T.S.

Neighboring property 6645 66a ave

152 street

Subject site along with 66a Ave.

Neighboring property PL15168 , 66a Ave

Neighboring property 6651 152 St.



STREET SCAPE FROM 66A AVE  
A300 Scale N.T.S.



# NORTH ELEVATION

1  
A-008

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

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DARK GRAY )
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MORA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH)GLASS TRANSPARENCY 85%
10	THERMALLY - BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY - BROKEN, DOUBLE - GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINIUM SORT IN WOODEN FINISH

1	2	3	4	5
6	7	8	9	12

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CLIENT:

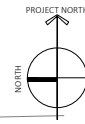
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22-Mar-24  
PROJECT NO:

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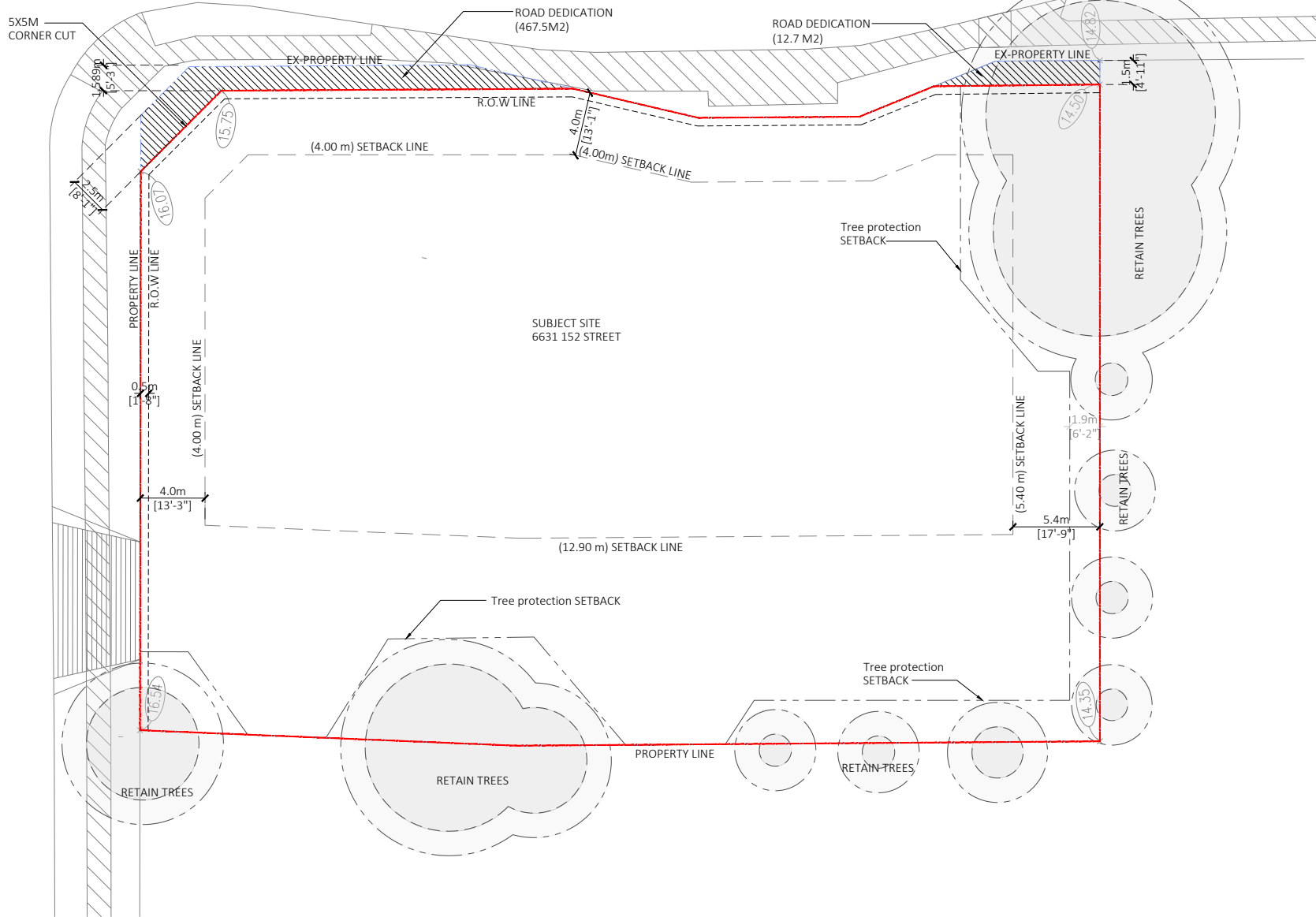
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MATERIAL BOARD

# 152 STREET



# 66A AVENUE



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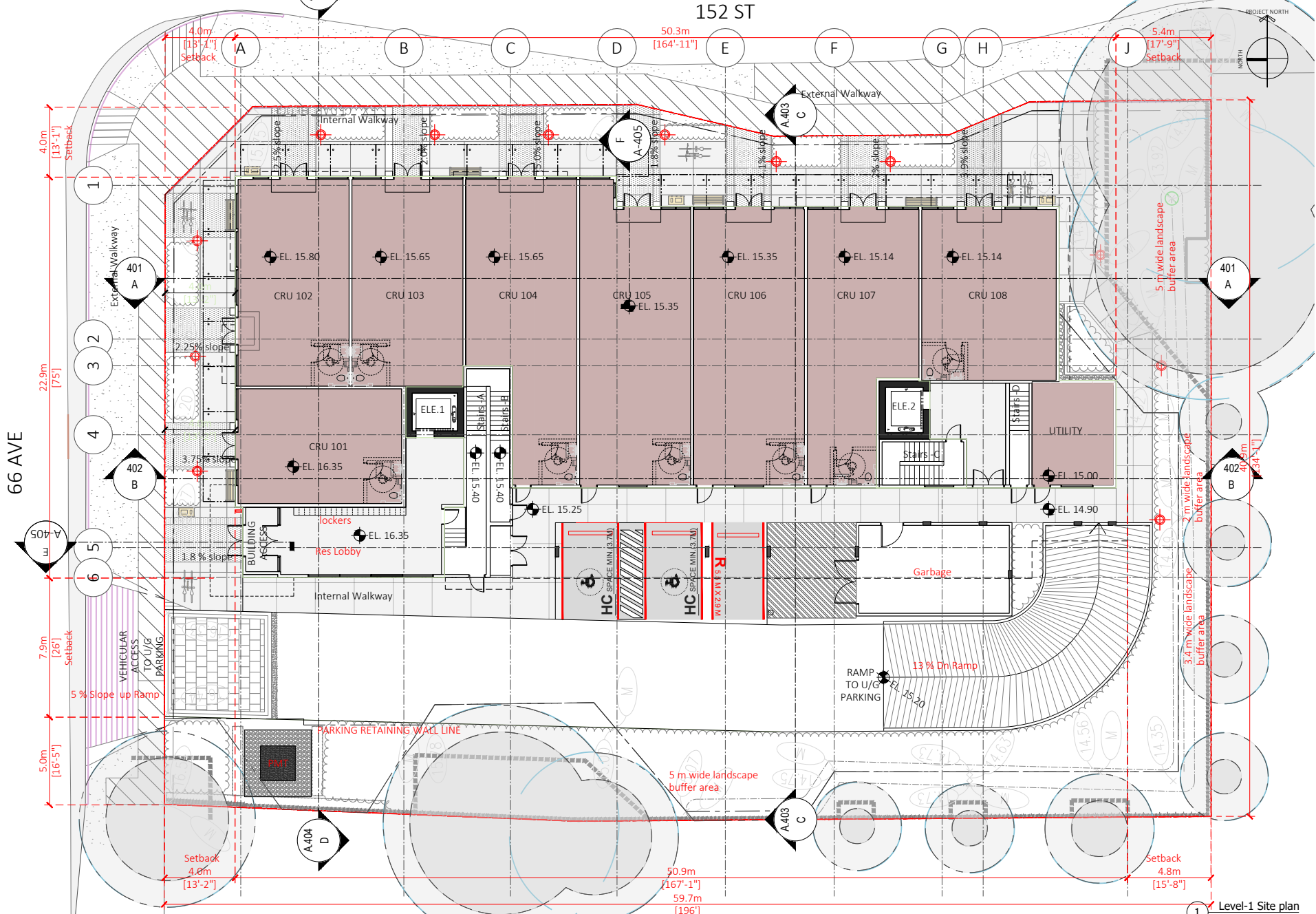
**PROJECT INFO:**  
 MIX USE DEVELOPMENT  
 AT 6631 152 ST SURREY BC  
**CLIENT:**

**DATE**  
 19-Oct-23  
**PROJECT NO.:**

**SCALE:** 1/20"=1'-0" BS  
**DRAWN BY:**

NO.	DATE	BY	REV.

ARCH.BASE PLAN



**PROJECT INFO:**  
**MIX USE DEVELOPMENT**  
**AT 6631 152 ST SURREY BC**

**CLIENT:**

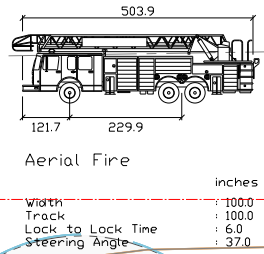
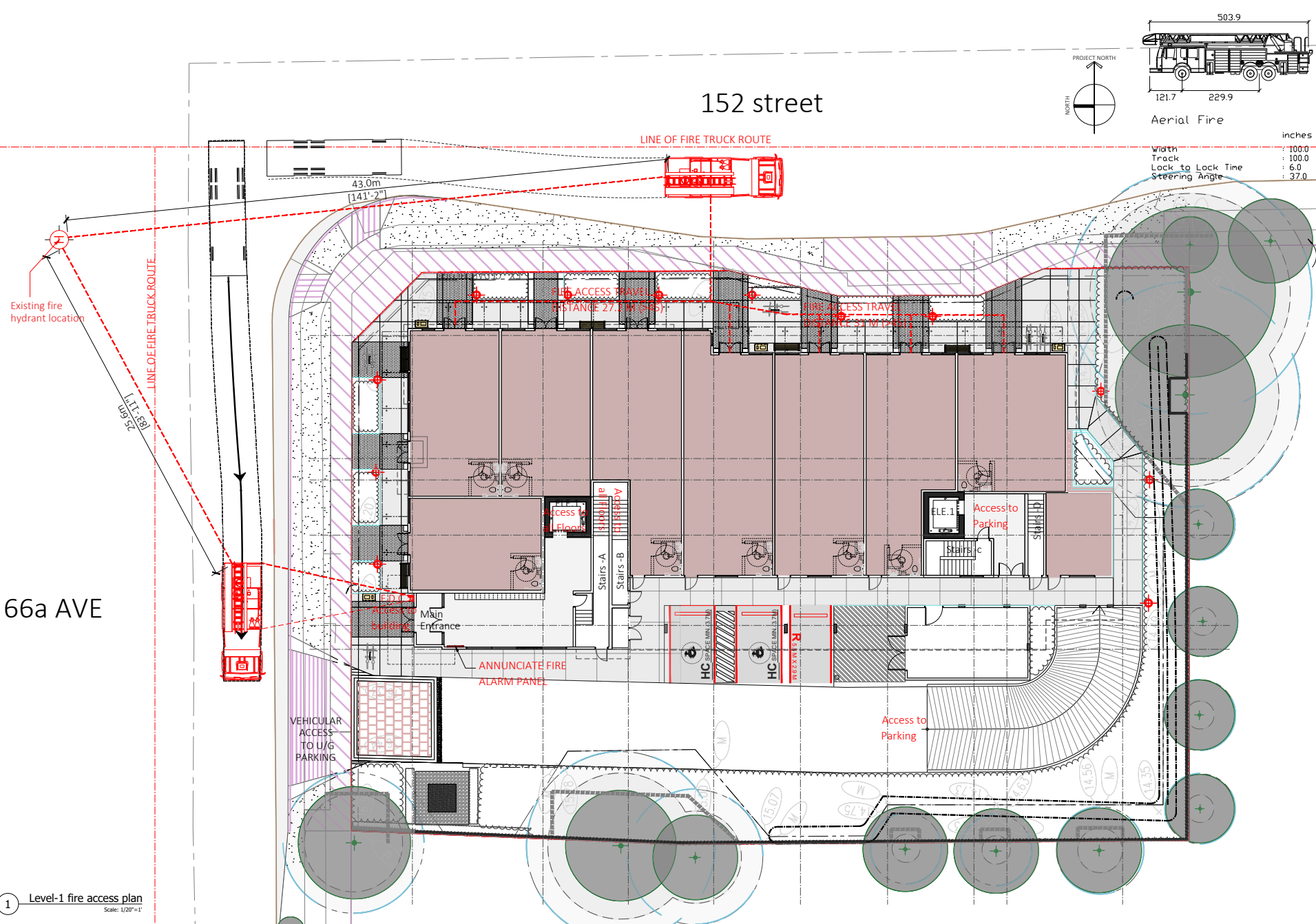
**DATE:** 5-Apr-24  
**PROJECT NO.:**

**SCALE:** As Noted  
**DRAWN BY:** RW/BS

REP	BY	DATE

**SITE PLAN**

**1** **Level-1 Site plan**  
 Scale: 1/16"=1'



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 Ph: 604-503-4484



**PROJECT INFO:**  
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 AT 6631 152 ST SURREY BC  
 CLIENT: **RANJIT SIDHU**

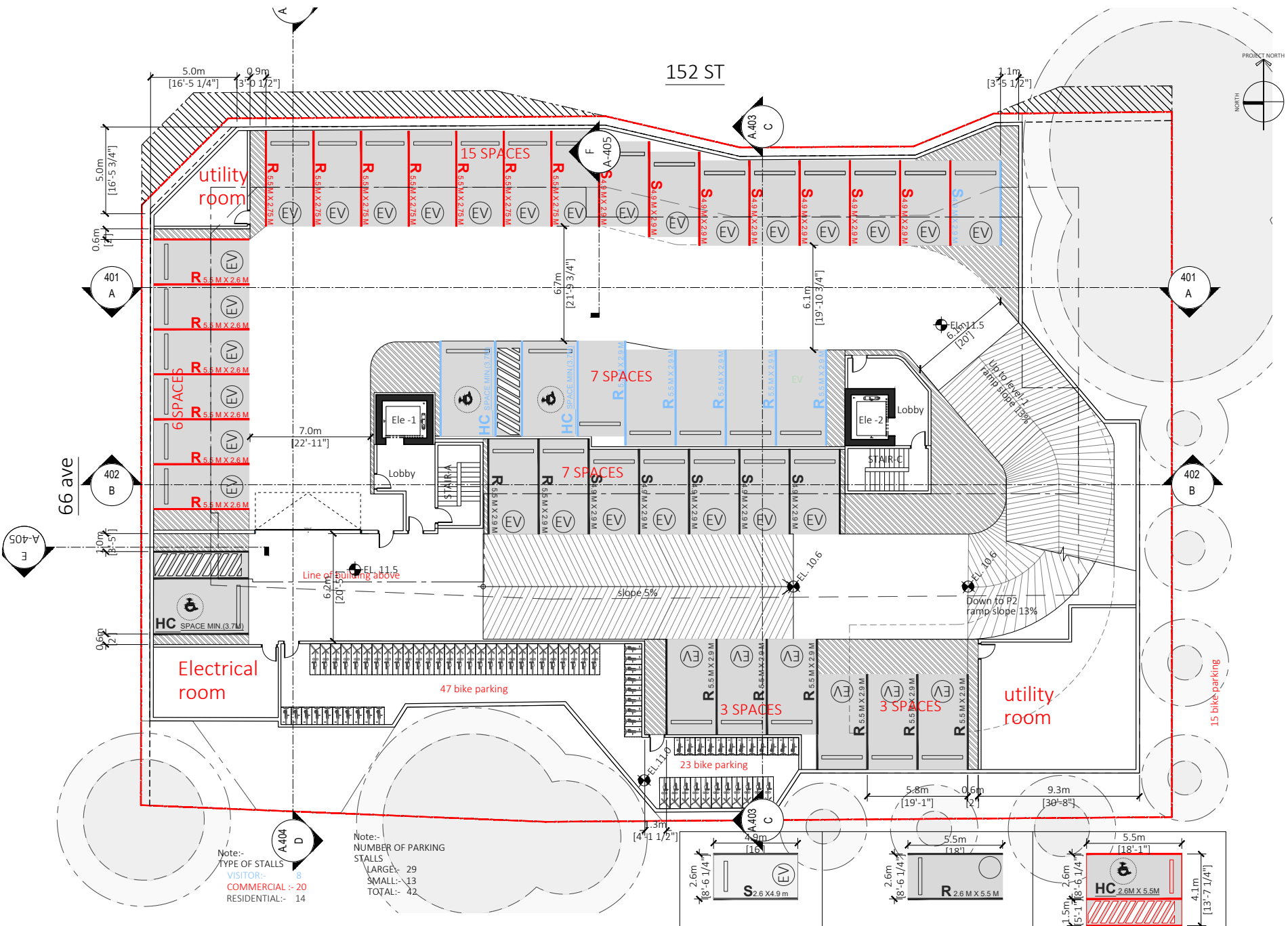
**DATE:** 19-Oct-23  
**PROJECT NO.:**

**SCALE:** As Noted  
**DRAWN BY:** RW/BS

NO.	DATE	BY	REV.

**FIRE ACCESS PLAN LEVEL-1**

1 Level-1 fire access plan  
 Scale: 1/20" = 1'



Note:-  
 TYPE OF STALLS  
 VISITOR:- 8  
 COMMERCIAL:- 20  
 RESIDENTIAL:- 14

Note:-  
 NUMBER OF PARKING STALLS  
 LARGE:- 29  
 SMALL:- 13  
 TOTAL:- 42

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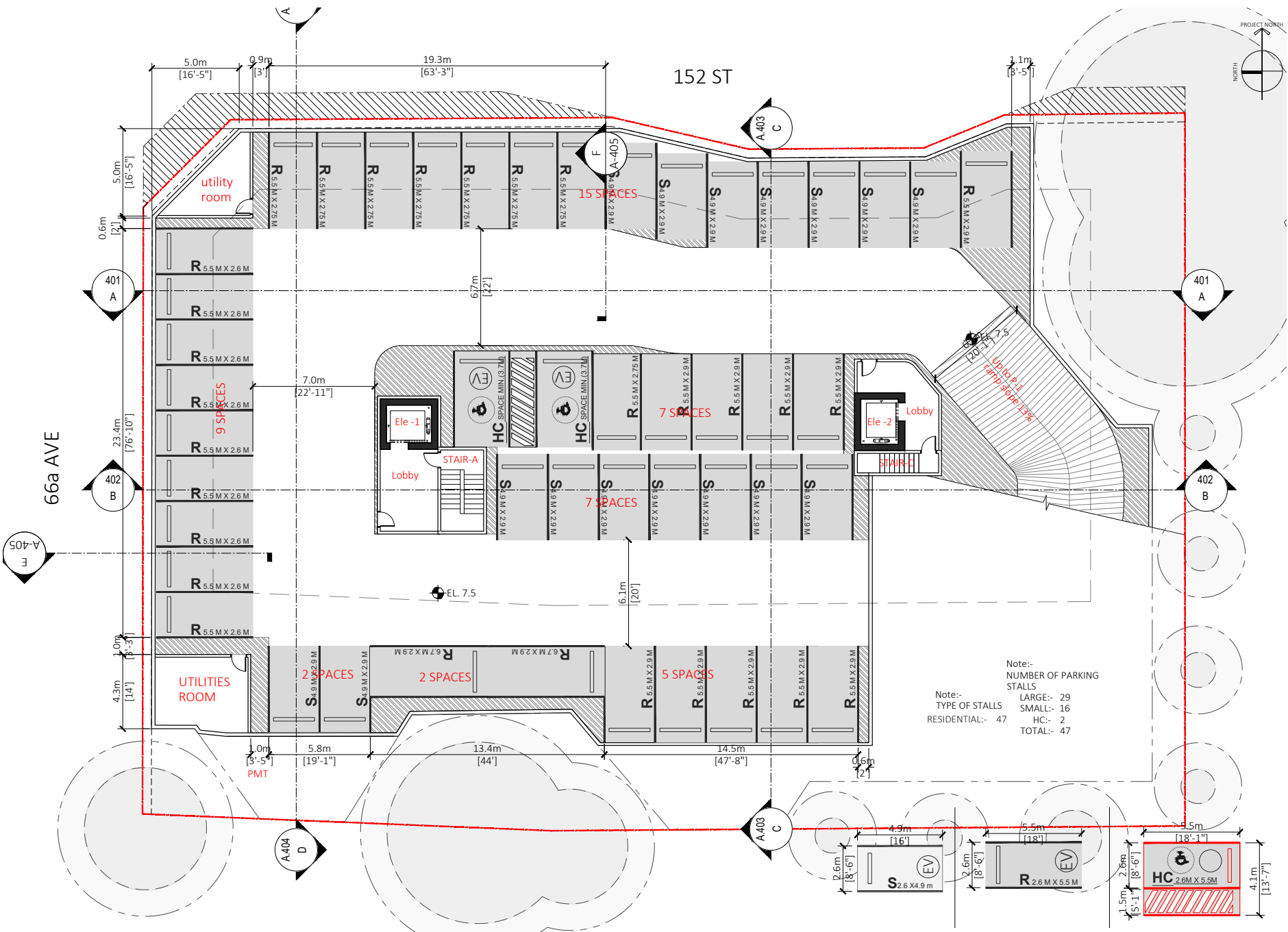


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 CLIENT:

DATE: 5-Apr-24  
 PROJECT NO:

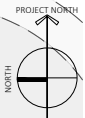
SCALE: As Noted  
 DRAWN BY: BS

REV	BY	DATE



66a AVE

152 ST



Note:-  
 NUMBER OF PARKING STALLS  
 LARGE:- 29  
 SMALL:- 16  
 RESIDENTIAL:- 47  
 HC:- 2  
 TOTAL:- 47



PROJECT INFO:  
 MIX USE DEVELOPMENT  
 AT 6631 152 ST SURREY BC  
 CLIENT:

DATE:  
 20-Oct-23  
 PROJECT NO:

SCALE: As Noted  
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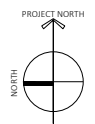
REV	DATE	BY



66a AVE



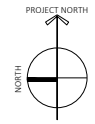
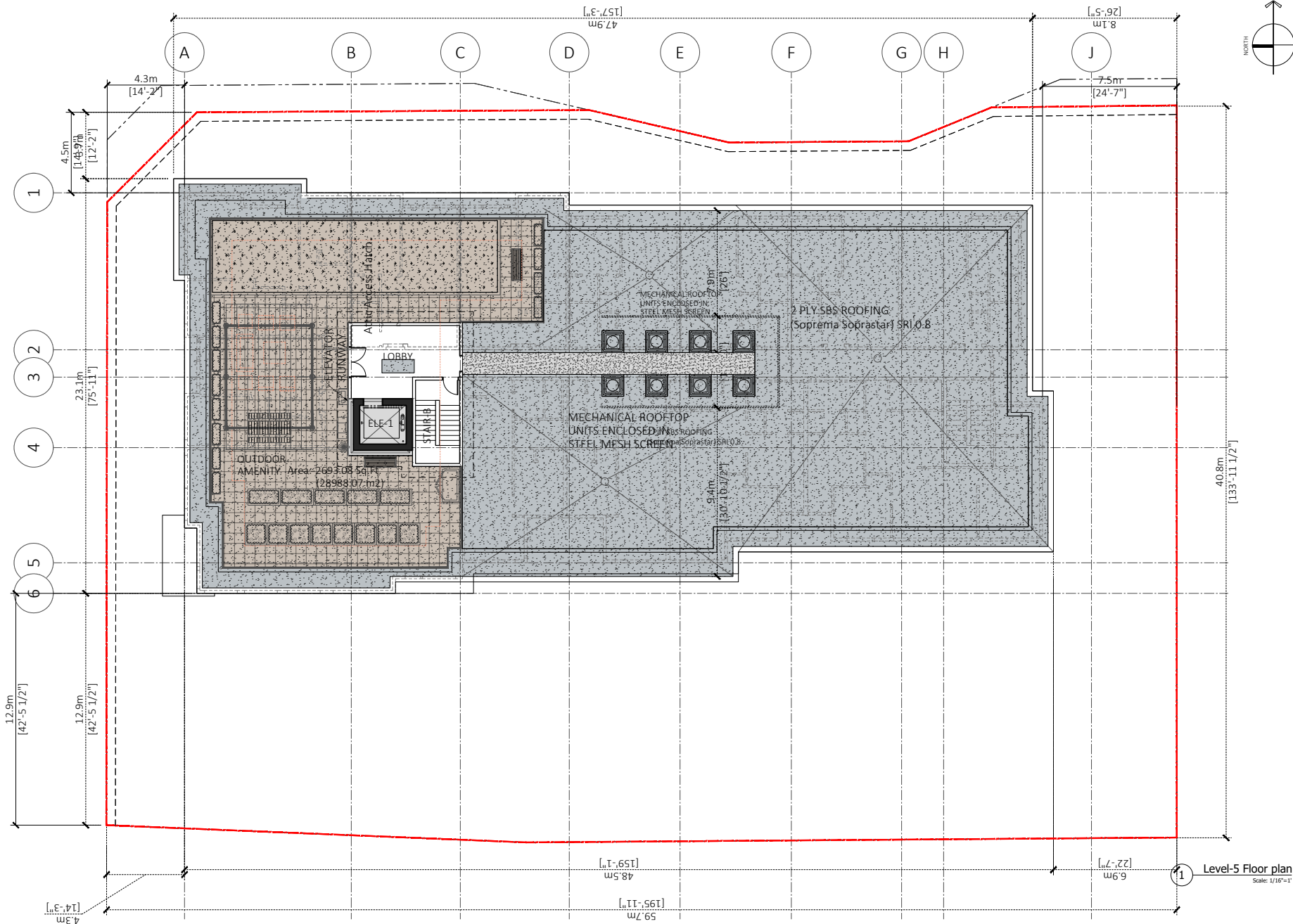
1 Bed units :- 9  
 2 Bed units :- 2  
 3 Bed units :- 1  
 Number of total units :- 12



REV	DATE	BY	DATE

LEVEL 4

1 Level-4 Floor plan  
 Scale: 1/16"=1'



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REV	BY	DATE

LEVEL 5

1 Level-5 Floor plan  
Scale: 1/16"=1'



**FLAT**  
ARCHITECTURE

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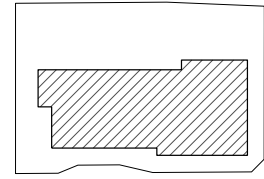
DATE:  
5-Apr-24  
PROJECT NO:

SCALE: DRAWN BY:  
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REV	BY	DATE

ELEVATION  
AS NOTED

A-301

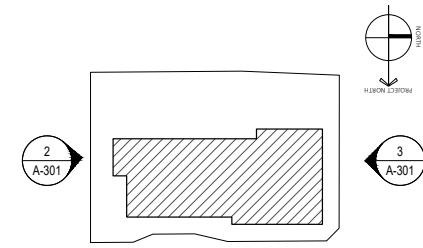
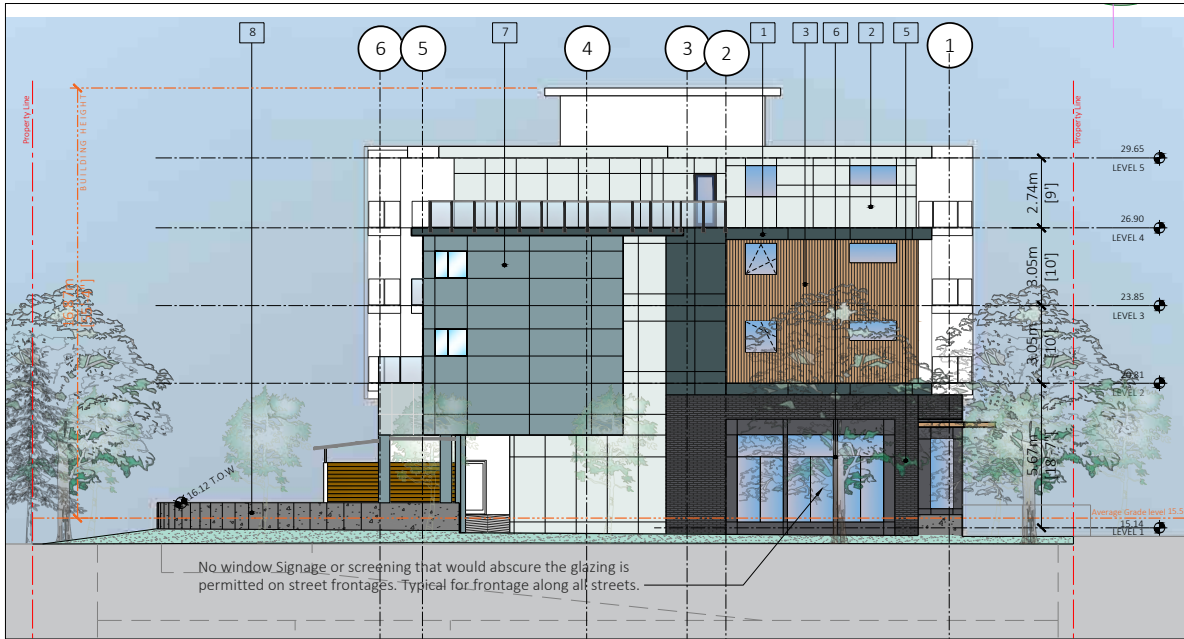


1  
A-301

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDEE OR SIMILAR) COLOR - DARK GRAY
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDEE OR SIMILAR) COLOR - PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MOIRA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDEE OR SIMILAR) COLOR - RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDEE OR SIMILAR) COLOR - Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDEE OR SIMILAR) COLOR - PROVINCE BLUE 2135-40
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GLIARD RAILING (CHARCOAL FINISH) GLASS TRANSPARENCY 85%
10	THERMALLY - BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY - BROKEN, DOUBLE - GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINIUM SOFIT IN WOODEN FINISH



1 East Elevation along 152 st  
Scale: 1/16"=1'



2 South Elevation  
Scale: 1/16"=1'

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DARK GRAY )
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-30
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MOIRA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
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10	THERMALLY - BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY - BROKEN, DOUBLE - GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINIUM SPLIT IN WOODEN FINISH



3 North Elevation Along 66A Ave  
Scale: 1/16"=1'



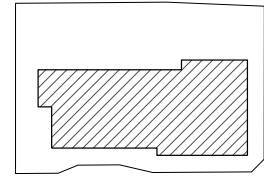
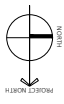
PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT: RANJIT SIDHU

DATE: 5-Apr-24  
PROJECT NO:

SCALE: As Noted  
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ELEVATION AS NOTED



PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
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RANJIT SIDHU

DATE  
5-Apr-24  
PROJECT NO:

SCALE: DRAWN BY:  
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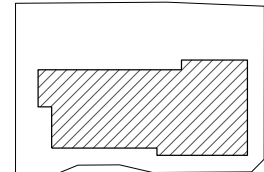
REV	BY	DATE

ELEVATION  
WEST

[1]	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DARK GRAY 1
[2]	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
[3]	NETWIC WOOD CLADDING
[4]	GREY CLINKER BY MORA BRICKS
[5]	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RASIN TORTE
[6]	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DUSK GRAY 2133-50
[7]	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
[8]	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
[9]	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH) GLASS TRANSPARENCY 85%
[10]	THERMALLY-BROKEN, DOUBLE- GLAZED VINYL WINDOWS (WHITE FINISH)
[11]	THERMALLY-BROKEN, DOUBLE- GLAZED ALUMINIUM WINDOWS (WHITE FINISH)
[12]	ALUMINIUM SCHR IN WOODEN FINISH



4 West Elevation  
Scale: 1/16"=1'



3  
A-306



**FLAT**  
ARCHITECTURE 2

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Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT  
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RANJIT SIDHU

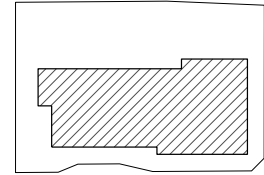
DATE  
5-Apr-24  
PROJECT NO:

SCALE: DRAWN BY:  
As Noted BS

NO.	DATE	BY	REV.

3D VIEW  
VIEW-1

A-304



2  
A-305

**FLAT**  
ARCHITECTURE 2

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Surrey BC, V3X 1G1  
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Ph: 604-503-4484



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MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT: RANJITT SIDHU

DATE: 5-Apr-24  
PROJECT NO:

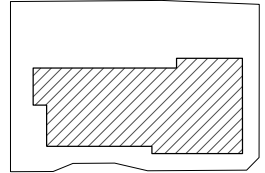
SCALE: As Noted  
DRAWN BY: BS

NO.	DATE	BY	REV.

3D-VIEW  
VIEW-2

A-305

1  
A-304



# FLAT! ARCHITECTURE 2

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Surrey BC, V3X 1G1  
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AT 6631 152 ST SURREY BC  
**CLIENT:**  
RANJIT SIDHU

**DATE:**  
5-Apr-24  
**PROJECT NO.:**

**SCALE:** As Noted  
**DRAWN BY:** BS

NO.	DATE	BY	REV

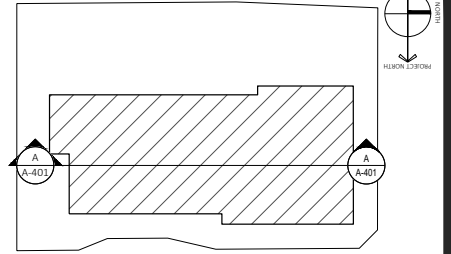
3D VIEW  
VIEW-3

A-306

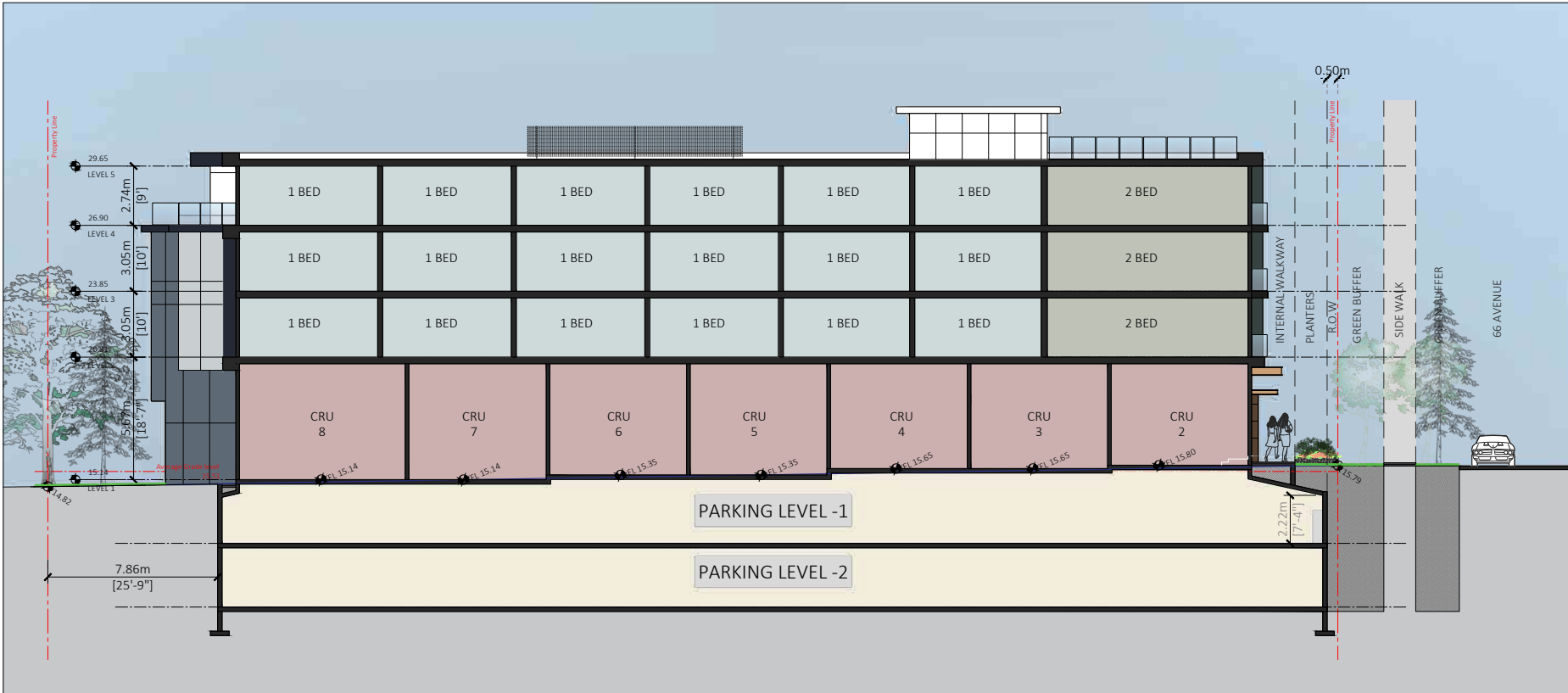




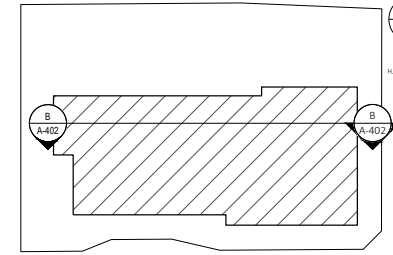
REV	DATE	BY



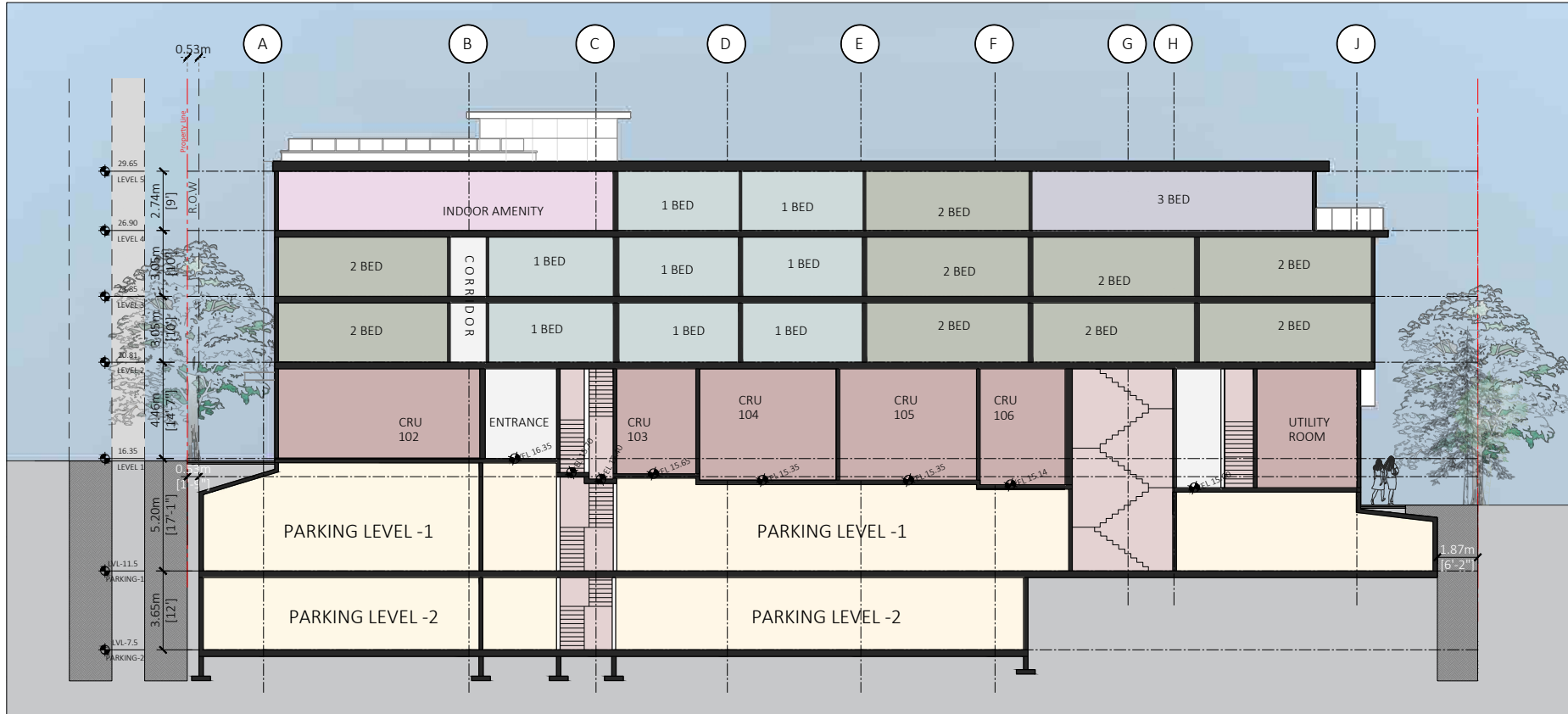
① KEY PLAN  
Scale: N.T.S



① Section - A-A  
Scale: 1/16"=1'



1 KEY PLAN  
Scale: N.T.S.



1 Section - B-B'  
Scale: 1/16"=1'



PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT:

DATE:  
5-Apr-24

PROJECT NO:

SCALE: DRAWN BY:  
As Noted BS

NO	DATE	BY	REV

Section AS NOTED



PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT:  
RANJIT SIDHU

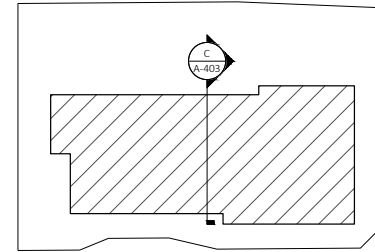
DATE:  
5-Apr-24

PROJECT NO:

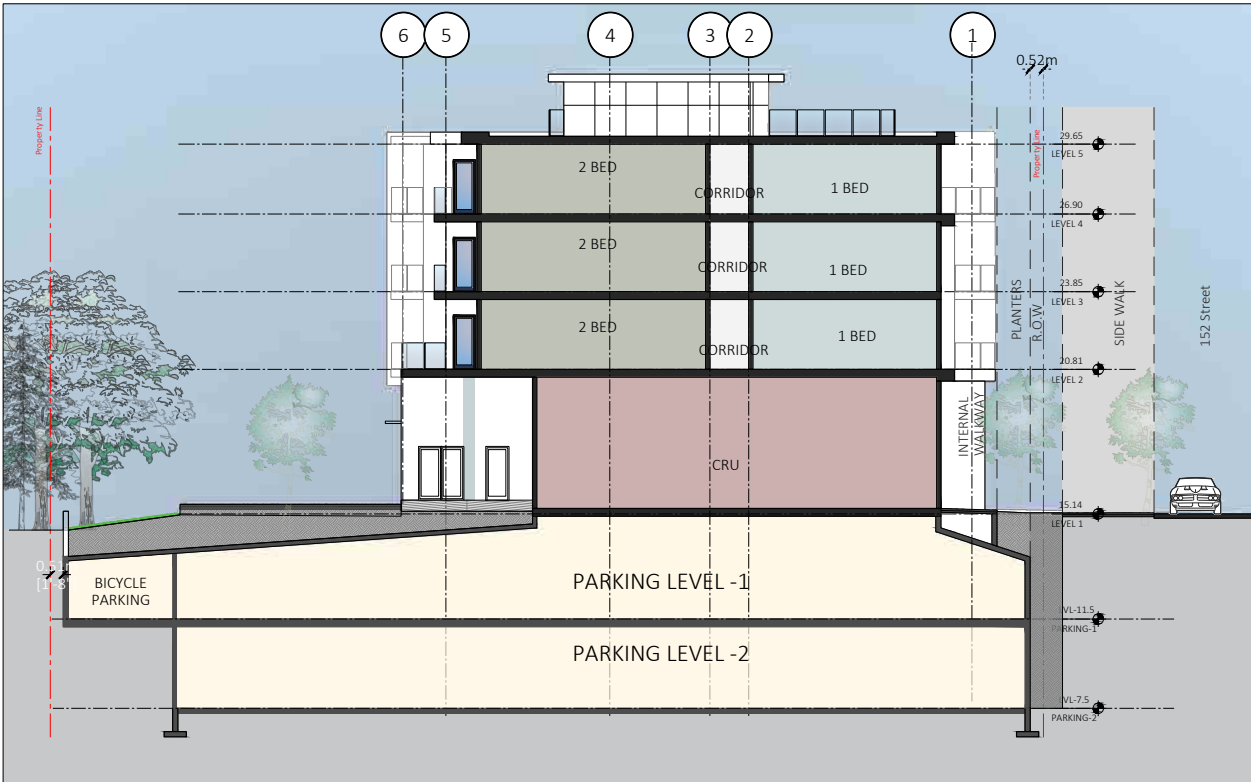
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As Noted BS

NO.	DATE	BY	REV.

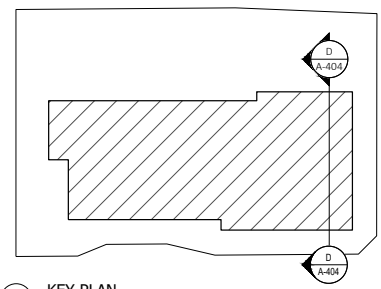
DETAIL SECTION



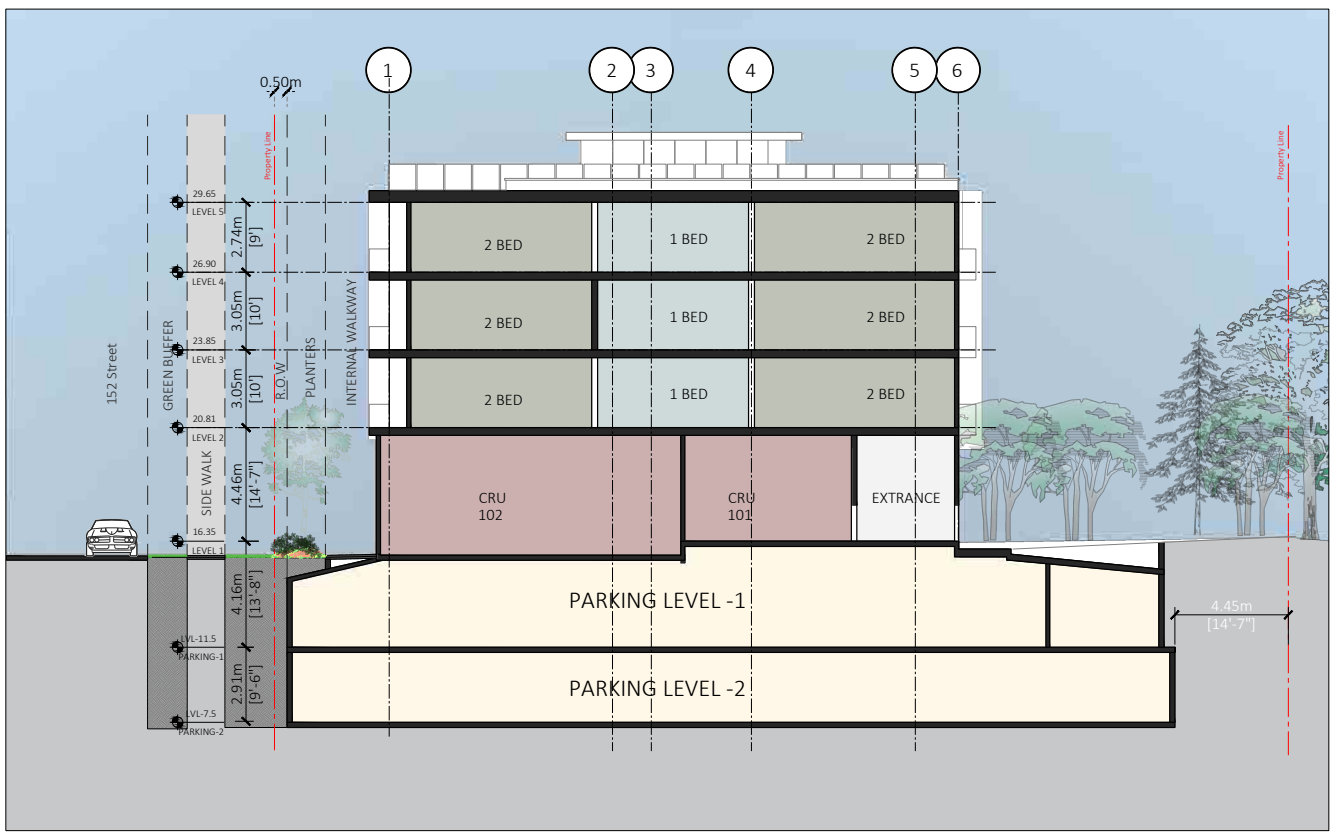
1 KEY PLAN  
Scale: N.T.S



3 Section - C  
Scale: 1/16"=1'



1 KEY PLAN  
Scale: N.T.S



3 Section -D'  
Scale: 1/8"=1'



**FLAT!**  
ARCHITECTURE 2

Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca  
Ph: 604-503-4484



PROJECT INFO:  
MIX USE DEVELOPMENT  
AT 6631 152 ST SURREY BC  
CLIENT:

DATE:  
5-Apr-24

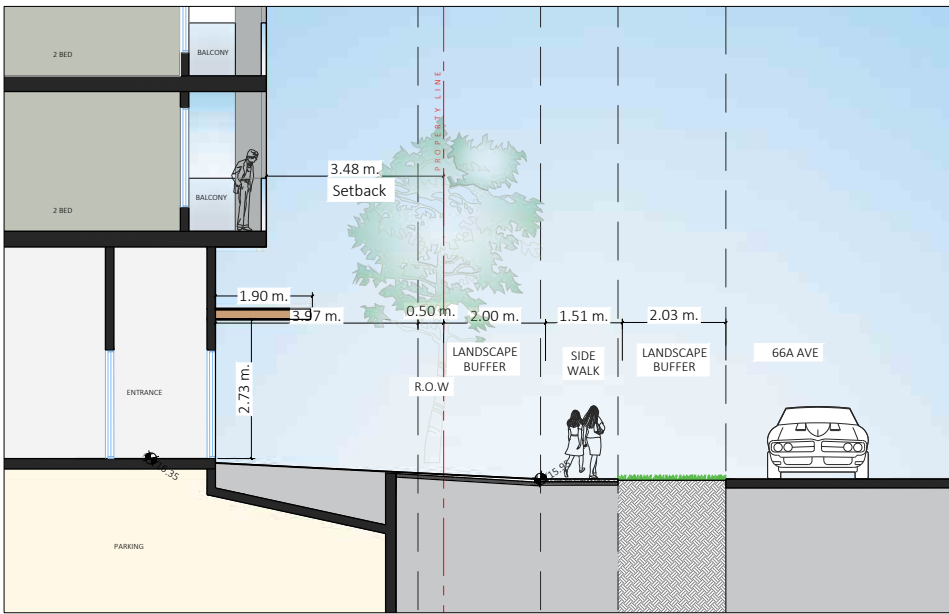
PROJECT NO.:

SCALE: DRAWN BY:  
As Noted BS

DATE	BY	REV

DETAIL SECTION

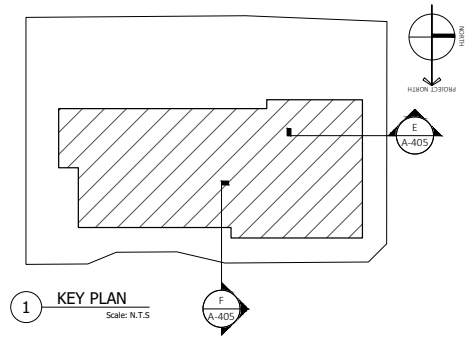
A-404



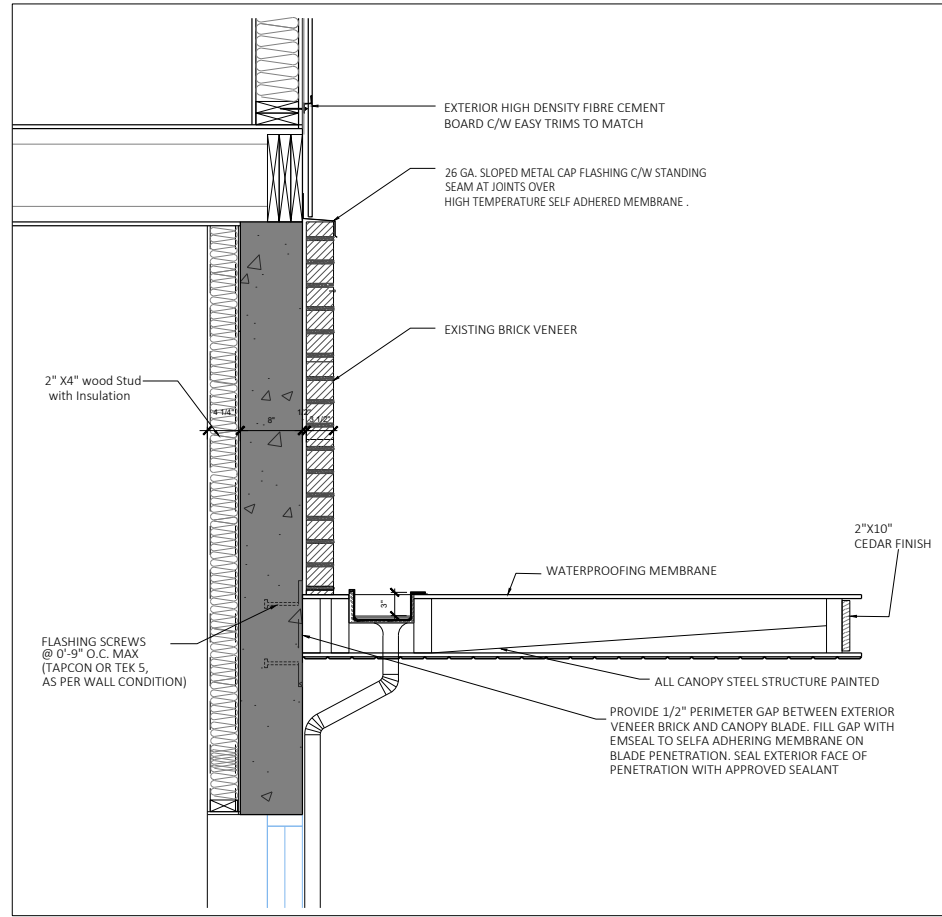
1 Section - E  
Scale: 1/8"=1'



2 Section - F  
Scale: 1/8"=1'



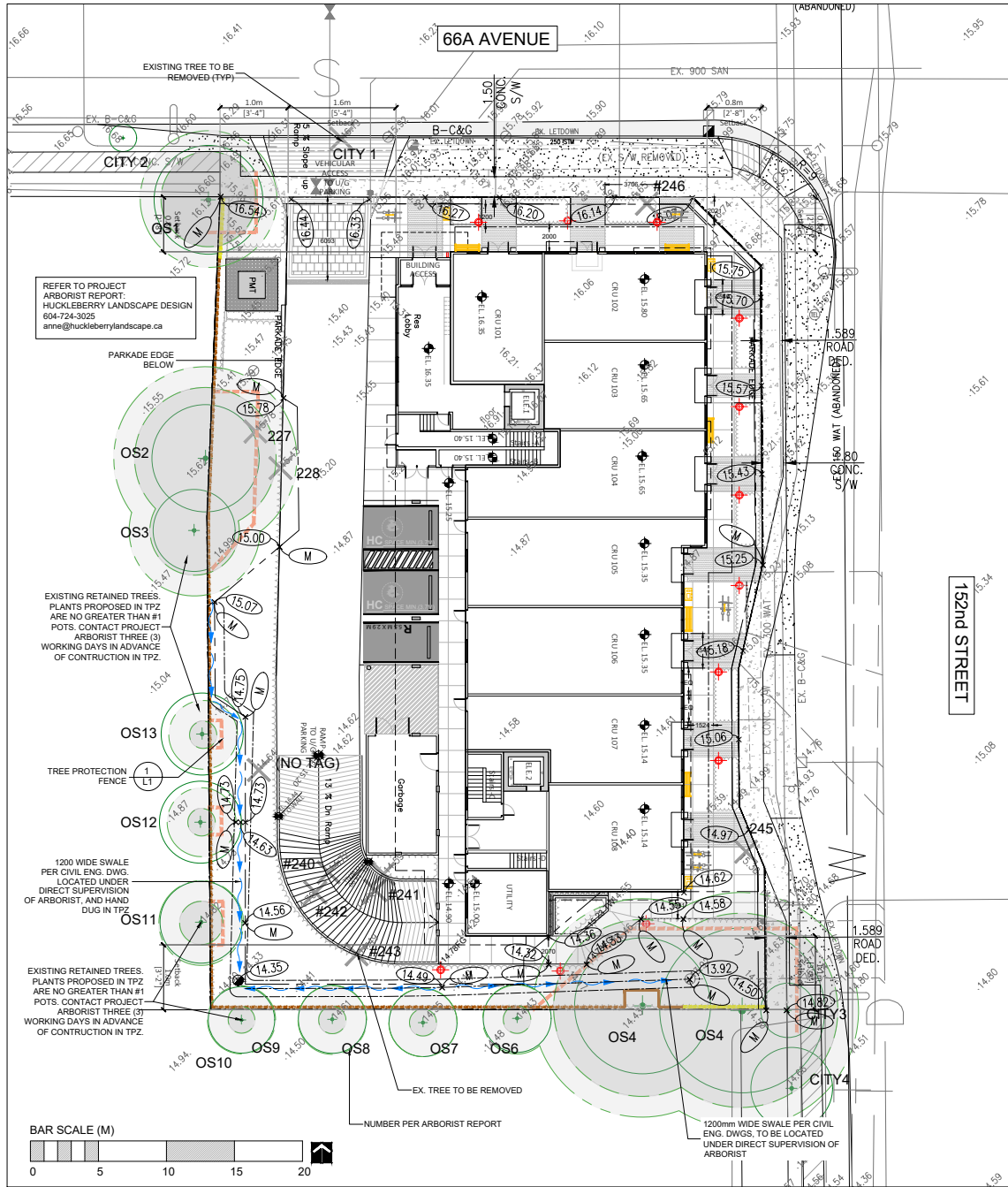
1 KEY PLAN  
Scale: N.T.S.



3 Material transitions detail  
Scale: 3/4"=1'



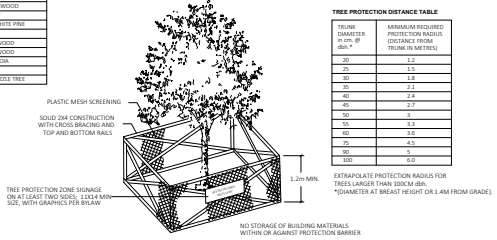
DATE	BY	REV



**TREE PROTECTED BY SPECIES**

EMERALD
LARRY OAK
NETLE BERRY
PACIFIC VINE
WESTERN WHITE PINE
GAMMEL PER
DOUNT REDWOOD
EMERALD REDWOOD
GIANT SISKIYOU
HONEY
HONEYBUCKLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS



**TREE PROTECTION DISTANCE TABLE**

TREE DIAMETER AT 1.0m Ø ABOVE	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TREE IN METERS)
20	1.5
30	2.0
40	2.5
50	3.0
60	3.5
70	4.0
80	4.5
90	5.0
100	5.5

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**pmg**  
**LANDSCAPE ARCHITECTS**

SEAL:

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
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NO.	DATE	REVISION DESCRIPTION	DR.
1	24.APR.05	CIVIL OFFSET REV.	BJ
2	24.MAR.22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
3	24.FEB.05	UPDATE PER CITY COMMENTS	CLG
4	23.OCT.08	REV PER CITY COMMENTS	BJ
5	22.DEC.14	1200FIP CONCEPT/ISSUE FOR SUBMISSION	CLG
6	22.DEC.05	REVIS PER NEW SITE PLAN	CL

PROJECT: **MIXED USE DEVELOPMENT**

**6631-152 STREET SURREY**

DRAWING TITLE: **TREE MANAGEMENT PLAN**

DATE: 22.OCT.10 DRAWING NUMBER:

SCALE: 1:150

DRAWN: CLG

DESIGN: CLG

CHKD: CG

PMG PROJECT NUMBER: 2228-6-ZIP

**L1**  
**OF 5**

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	24 APR 05	CIVIL OFFSHO REV.	BJ
5	24 MAR 22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24 FEB 05	UPDATE PER CITY COMMENTS	CLG
3	23 OCT 06	REV PER CITY COMMENTS	BJ
2	22 DEC 14	ROOFTOP CONCEPT/ISSUE FOR SUBMISSION	CLG
1	22 DEC 05	REVIS PER NEW SITE PLAN	CL

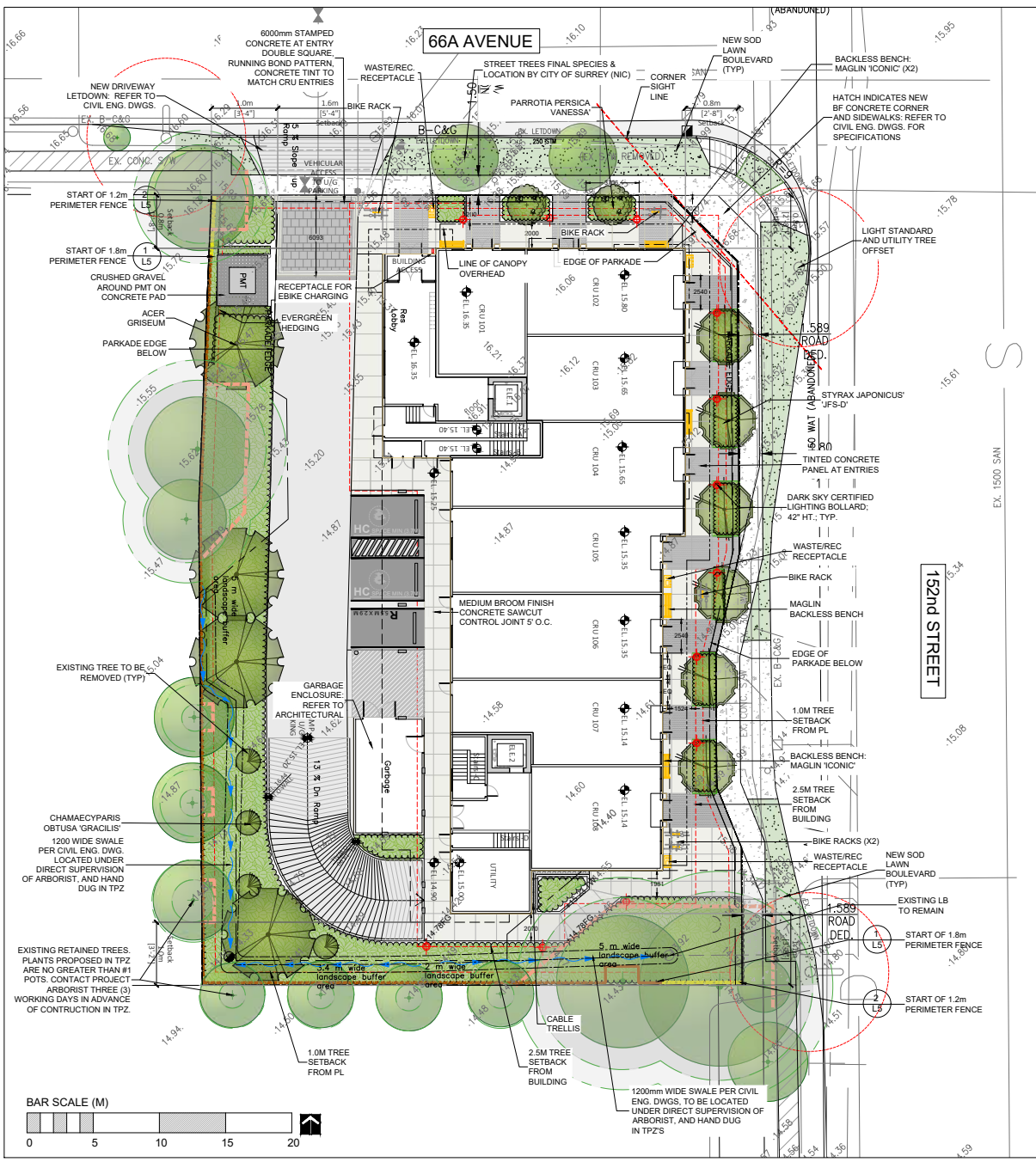
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
6631-152 STREET  
SURREY

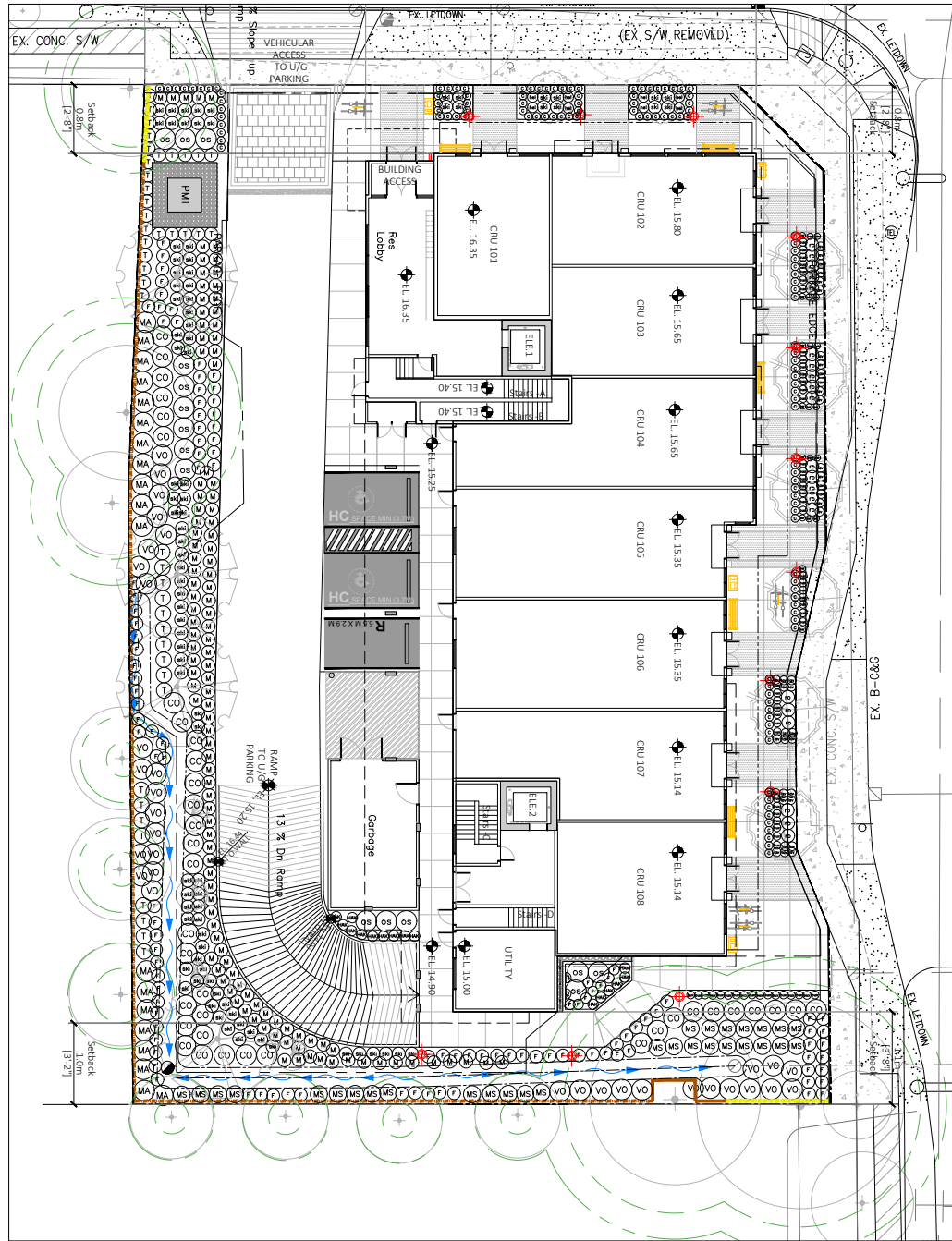
DRAWING TITLE:  
**LANDSCAPE PLAN  
LEVEL 1**

DATE: 22.OCT.10 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: CLG  
DESIGN:  
CHKD: CG OF 5



PLANT SCHEDULE			PMG PROJECT NUMBER: 22-228
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE - REMARKS
<b>TREE</b>			
4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
4	CHAMAECYPARIS OBTUSA 'GRACILES'	SLENDER HORN FALSE CYPRESS	2.0M HT; B&B; CLIMATE RESILIENT
2	PARROTTIA PERSCICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT
6	STYRAX JAPONICUS 'JF-S-D'	SNOWCONE JAPANESE SNOWBELL	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT
<b>SHRUB</b>			
39	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM
37	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#3 POT; 80CM
19	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
15	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
21	ROSA 'NOISE'	CARPET ROSE, RED	#2 POT; 40CM
91	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
44	TAXUS X MEDIA 'NOCKII'	HACK'S YEW	1.5M B&B
33	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
<b>GRASS</b>			
36	CALAMAGROSTIS A. 'KARL FOENSTER'	KARL FOENSTER FEATHERSEED GRASS	#2 POT
125	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
16	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
<b>WINE</b>			
2	PARTHENOCCISSUS TROUSPIDATA 'VEITCHII'	BOSTON IVY	#3 POT; 75CM; STAKED
<b>PERENNIAL</b>			
20	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
8	HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
38	LAVALDULA ANGSTFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
118	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
30	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT; FULL
1111	PODYSTICHUM MONTANUM	WESTERN SWORD FERN	#2 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 CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* 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.



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0111 f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	24 APR 05	CIVIL OFFSITE REV.	BJ
5	24 MAR 22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24 FEB 06	UPDATE PER CITY COMMENTS	CLG
3	23 OCT 06	REV PER CITY COMMENTS	BJ
2	22 DEC 14	RCOPIED CONCEPT ISSUE FOR SUBMISSION	CLG
1	22 DEC 05	REVIS PER NEW SITE PLAN	CL

CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
6631-152 STREET  
SURREY

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 22.OCT.10 DRAWING NUMBER:  
SCALE: 1:125  
DRAWN: CLG  
DESIGN:  
CHKD: CG OF 5

**L3**

PMG PROJECT NUMBER: 22-228



SEAL:


6	24.APR.05	CIVIL OFFSET REV.	BJ
5	24.MAR.22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24.FEB.05	UPDATE PER CITY COMMENTS	CLG
3	23.OCT.08	REV PER CITY COMMENTS	BJ
2	22.DEC.14	ROOFTOP CONCEPT ISSUE FOR SUBMISSION	CLG
1	22.OCT.05	REVISE PER NEW SITE PLAN	CL
NO.	DATE	REVISION DESCRIPTION	DR.

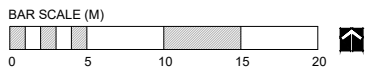
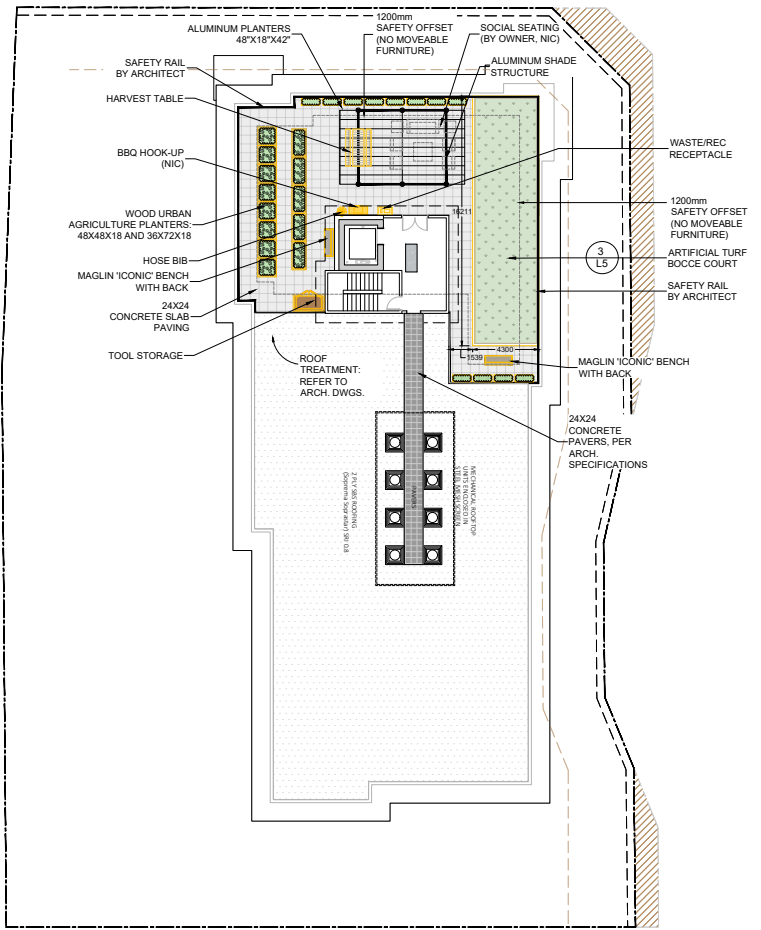
CLIENT:

PROJECT:  
**MIXED USE DEVELOPMENT**  
6631-152 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN:  
ROOF**

DATE: 22.OCT.10 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: CLG  
DESIGN:  
CHKD: CG **OF 5**

**L4**



**PROPOSED TREES**



ACER GRISEUM



CHAMAECYPARIS  
OBTUSA 'GRACILIS'



PARROTIA PERSICA  
'VANESSA'



STYRAX JAPONICUS 'JFD'

PROPOSED LANDSCAPE ELEMENTS



MAGLIN 'ICONIC' BENCH - WITH BACK



MAGLIN 'ICONIC' BENCH - BACKLESS



MAGLIN 'ICONIC' BIKE RACK



MAGLIN 'LEXICON' 2-STREAM WASTE/RECYCLING CONTAINER



LIFESPAC E WOOD PLANTERS



LIFESPAC E 8'-0" HARVEST TABLE



TOOL STORAGE 6X3 CEDARSHED BAYSIDE SHED



SYNLAWN BOCC E COURT



ALUMINUM PERGOLA

PAVING



SCORED BROOM FINISH CONCRETE




CHARCOAL TINTED CONCRETE



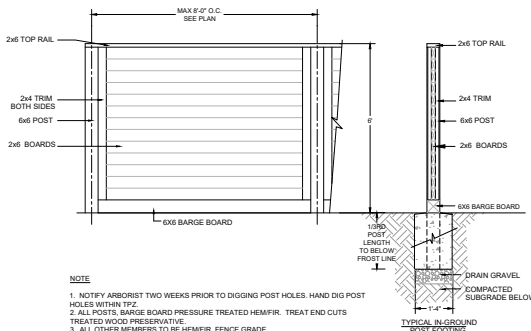
ROOF DECK: 600x600x20mm PORCELAIN SLABS 'ARCTIC WIND' - BC BRICK; STACKED WIND PATTERN

LIGHTING LEGEND



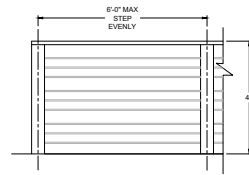
SYMBOL	MODEL
	LIGHTING BOLLARD* LITHONIA RADEAN LIGHTING BOLLARD; DARK SKY CERTIFIED

\* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT REQUIRED.



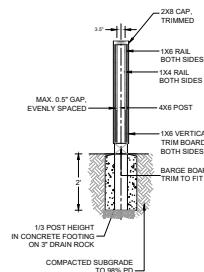
- NOTE
1. NOTIFY ARBORIST TWO WEEKS PRIOR TO DIGGING POST HOLES. HAND DIG POST HOLES WITHIN TPZ.
  2. ALL POSTS, BARGE BOARD PRESSURE TREATED HEMFIR. TREAT END CUTS TREATED WOOD PRESERVATIVE.
  3. ALL OTHER MEMBERS TO BE HEMFIR, FENCE GRADE.
  4. USE SCREW FASTENERS, NOT DRIPPED GALVANIZED.
  5. APPLY 2 COATS STAIN PER MANUFACTURER'S SPECIFICATIONS, COLOUR AS PRE-APPROVED BY ARCHITECT. PROVIDE SAMPLE.
  6. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP 3" TO 6".
  7. LOCATE FENCE WITHIN PROPERTY LINE.

1 PERIMETER FENCE - 1.8m/72"  
1:25

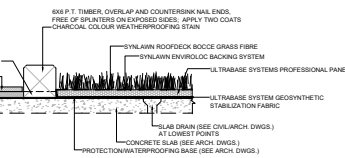


- NOTE
1. NOTIFY ARBORIST TWO WEEKS PRIOR TO DIGGING POST HOLES. HAND DIG POST HOLES WITHIN TPZ.
  2. ALL POSTS, BARGE BOARD PRESSURE TREATED HEMFIR. TREAT END CUTS TREATED WOOD PRESERVATIVE.
  3. ALL OTHER MEMBERS TO BE HEMFIR, FENCE GRADE.
  4. USE SCREW FASTENERS, NOT DRIPPED GALVANIZED.
  5. APPLY 2 COATS STAIN PER MANUFACTURER'S SPECIFICATIONS, COLOUR AS PRE-APPROVED BY ARCHITECT. PROVIDE SAMPLE.
  6. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP 3" TO 6".
  7. LOCATE FENCE WITHIN PROPERTY LINE.

2 PERIMETER FENCE - 1.2m/48"  
1:25



- NOTE
1. NOTIFY ARBORIST TWO WEEKS PRIOR TO DIGGING POST HOLES. HAND DIG POST HOLES WITHIN TPZ.
  2. ALL POSTS, BARGE BOARD PRESSURE TREATED HEMFIR. TREAT END CUTS TREATED WOOD PRESERVATIVE.
  3. ALL OTHER MEMBERS TO BE HEMFIR, FENCE GRADE.
  4. USE SCREW FASTENERS, NOT DRIPPED GALVANIZED.
  5. APPLY 2 COATS STAIN PER MANUFACTURER'S SPECIFICATIONS, COLOUR AS PRE-APPROVED BY ARCHITECT. PROVIDE SAMPLE.
  6. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP 3" TO 6".
  7. LOCATE FENCE WITHIN PROPERTY LINE.



- NOTES
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR ULTRABASE SYSTEMS AND SYNLAWN, AND INSTALLED BY AUTHORIZED INSTALLERS.
  2. GRASS TO BE RECALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
  3. SEAMS TO BE GLED WITH SUITABLE SEAMING GLE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
  4. PRODUCT ALTERNATIVES FOR BASE AND DRAINAGE LAYERS AT THE DISCRETION OF THE ARCHITECT.

3 BOCC E COURT  
1:10

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	24.APR.05	CIVIL OFFSET REV.	BJ
5	24.MAR.22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24.FEB.05	UPDATE PER CITY COMMENTS	CLG
3	23.OCT.06	REV PER CITY COMMENTS	BJ
2	22.DEC.14	ROOFTOP CONCEPT/ISSUE FOR SUBMISSION	CL
1	22.DEC.05	REVISE PER SITE PLAN	CL

CULET:

PROJECT:  
**MIXED USE DEVELOPMENT**  
6631-152 STREET SURREY

DRAWING TITLE:  
**DETAILS**

DATE:	22.OCT.10	DRAWING NUMBER:	
SCALE:	VARIABLES		
DRAWN:	CLG		
DESIGN:	CLG		
CHKD:	CG		

**L5**  
OF 5

---

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

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

DATE: **August 23, 2023** PROJECT FILE: **7822-0380-00**

---

RE: **Engineering Requirements  
Location: 6631 152 St**

**OCP/NCP AMENDMENT/DEVELOPMENT PERMIT**

There are no engineering requirements relative to the OCP/NCP Amendment and Development Permit beyond those below.

**REZONE/SUBDIVISION**

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

- Dedicate approximately 1,589 m towards 152 Street.
- Dedicate 5.0 m x 5.0 m corner cut at 152 Street and 66A Avenue.
- Register 0.5 m SRW along 152 Street, and 66A Avenue.

***Works and Services***

- Construct south side of 66A Avenue.
- Construct west side of 152 Street.
- Provide water, storm and sanitary service connections, along with driveway letdown.
- Provide water quality/sediment control inlet chamber for each lot.
- Register applicable legal documents as determined through the Servicing Agreement process.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

Department: **Planning and Demographics**  
Date: **April 2, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0380 00 (Updated Apr 2, 2024)**

The proposed development of **42** 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>	7
---	---

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	4
Secondary School =	2
<b>Total Students =</b>	<b>6</b>

<b>Current Enrolment and Capacities:</b>	
<b>T E Scott Elementary</b>	
Enrolment	538
Operating Capacity	444
# of Portables	4
<b>Frank Hurt Secondary</b>	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

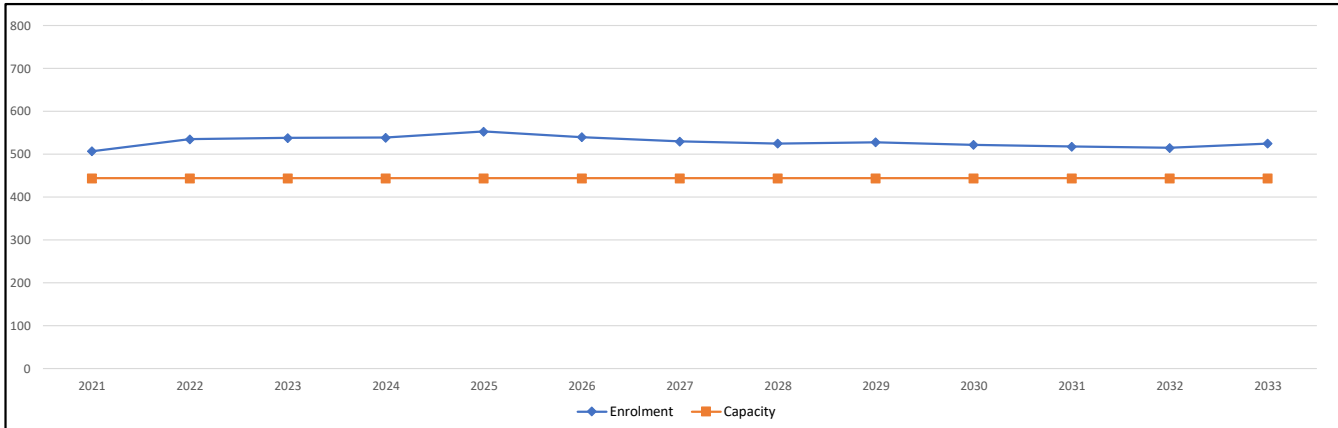
**Summary of Impact and Commentary**

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

In 2012, a 200 capacity addition was added to T E. Scott. As of September 2022, there are 4 portables on-site used as enrolling spaces. The school's current operating capacity is 444. There is currently no future additions in the 2023/2024 Capital Plan planned for T. E. Scott.

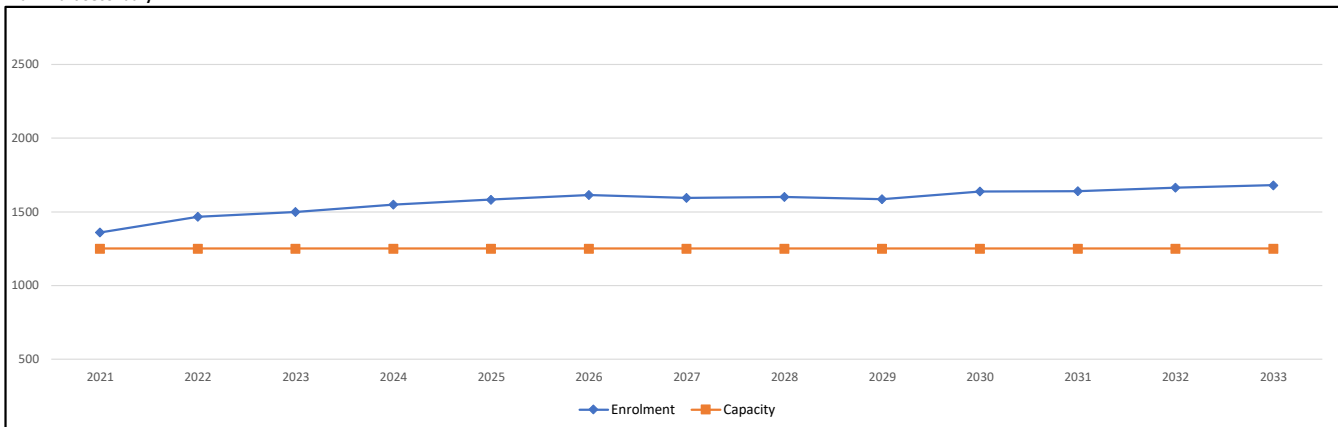
Frank Hurt Secondary is operating at 119% and it is projected to grow to 136% over the next 10 years. As a result, as part of the District's 2024/25 Capital Plan submission to the Ministry of Education, there is a capital request to construct 750-capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

**T E Scott 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.

**Frank Hurt 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.

## Tree Preservation Summary

Surrey Project No: 22-0380

Address: 6631 152 Street, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

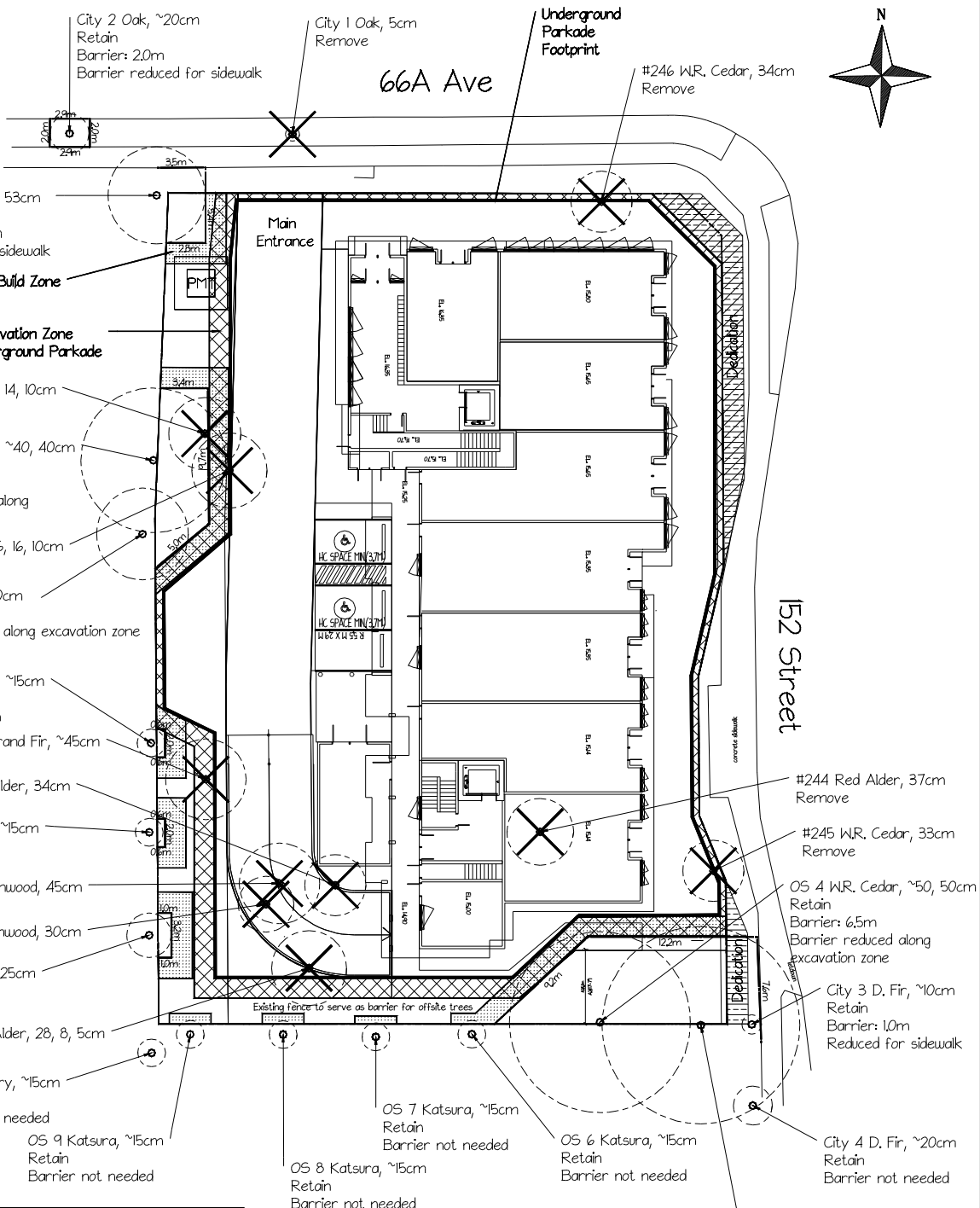
On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>16</b>
<b>Protected Trees to be Removed</b>	<b>11</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12</li> </ul>	<b>17</b>
<b>Replacement Trees Proposed</b>	<b>16</b>
<b>Replacement Trees in Deficit</b>	<b>1</b>
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Numbers of Trees
<b>Protected Off- Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = ___</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = ___</li> </ul>	<b>0</b>
<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:



Anne Kulla

Certified ISA Arborist PN-6263A Certified Tree Risk Assessor no. 334




- City 2 Oak, ~20cm Retain  
Barrier: 2.0m  
Barrier reduced for sidewalk
- City 1 Oak, 5cm Remove
- OS 1 Cherry, 53cm Retain  
Barrier: 3.5m  
Reduced for sidewalk
- #227 J. Maple, 16, 14, 10cm Remove
- OS 2 WR. Cedar, ~40, 40cm Retain  
Barrier: 5.2m  
Barrier reduced along excavation zone
- #228 J. Maple, 16, 16, 10cm Remove
- OS 3 Maple, ~50cm Retain  
Barrier: 3.3m  
Barrier reduced along excavation zone
- OS 13 Maple, ~15cm Retain  
Barrier: 1.0m
- No Tag 1 Grand Fir, ~45cm Remove
- #241 Red Alder, 34cm Remove
- OS 12 Maple, ~15cm Retain  
Barrier: 1.0m
- #240 Cottonwood, 45cm Remove
- #242 Cottonwood, 30cm Remove
- OS 11 Maple, ~25cm Retain  
Barrier: 1.6m
- #243 Red Alder, 28, 8, 5cm Remove
- OS 10 Cherry, ~15cm Retain  
Barrier not needed
- OS 9 Katsura, ~15cm Retain  
Barrier not needed
- OS 7 Katsura, ~15cm Retain  
Barrier not needed
- OS 8 Katsura, ~15cm Retain  
Barrier not needed
- OS 6 Katsura, ~15cm Retain  
Barrier not needed
- OS 5 WR. Cedar, ~40, 40, 30cm Retain  
Barrier: 7.2m  
Barrier reduced along excavation zone

- #246 WR. Cedar, 34cm Remove
- #244 Red Alder, 37cm Remove
- #245 WR. Cedar, 33cm Remove
- OS 4 WR. Cedar, ~50, 50cm Retain  
Barrier: 6.5m  
Barrier reduced along excavation zone
- City 3 D. Fir, ~10cm Retain  
Barrier: 1.0m  
Reduced for sidewalk
- City 4 D. Fir, ~20cm Retain  
Barrier not needed

**LEGEND**

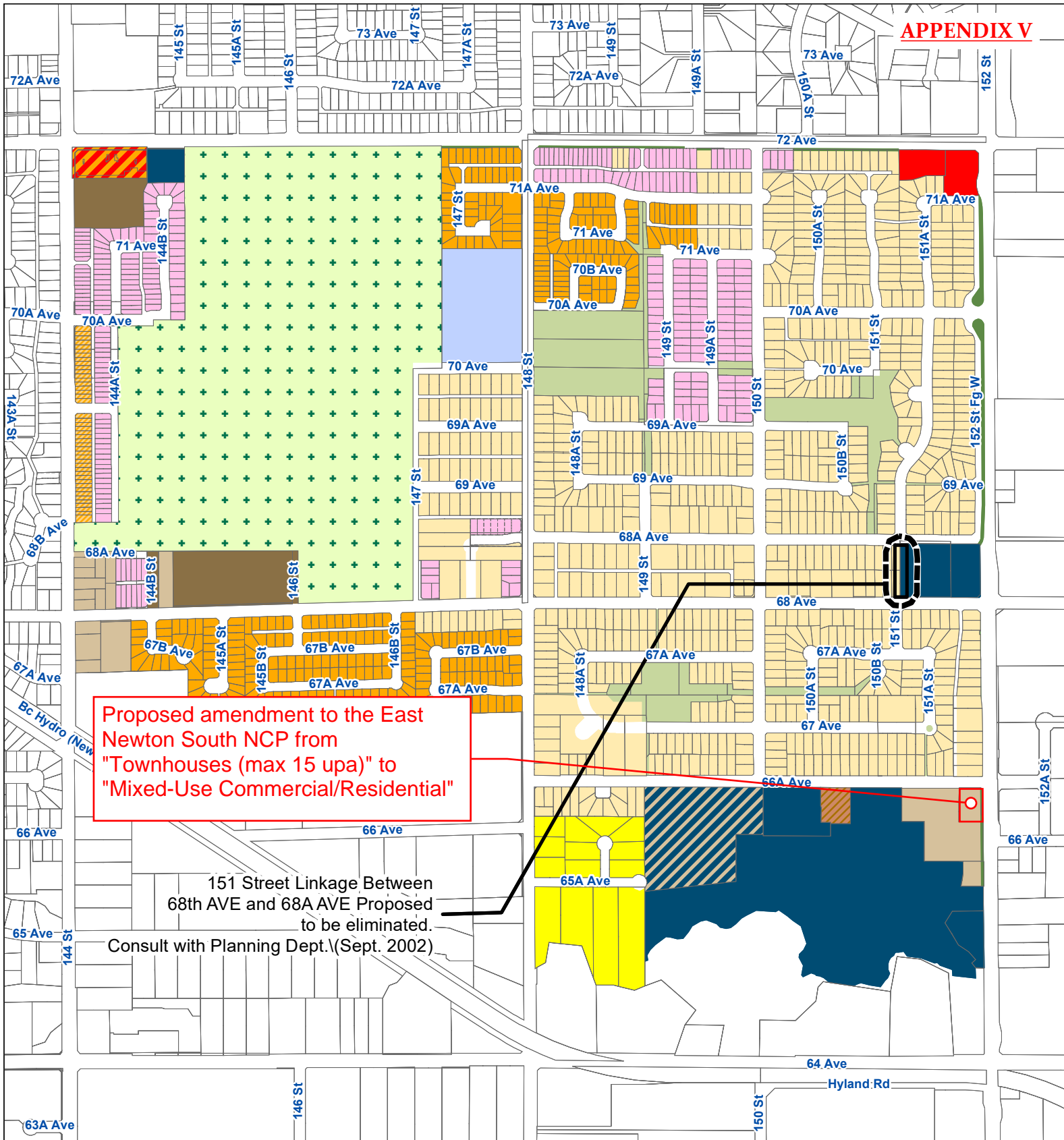
- Retained Tree
- Removed Tree
- Critical Root Zone
- Tree Protection Barrier
- Excavation Zone
- 15m No Build Zone



**Huckleberry**  
Landscape Design

604-724-3025  
www.huckleberrylandscape.ca

Address: 6631 152 Street, Surrey	
Client Name: Ranjit Sidhu	Project: New Development
Drawing: Tree Plan	Drawing no: 1 of 1      Revision no:
Scale: 1 : 300	Date: Mar 23, 2023      Drawn by: TZ



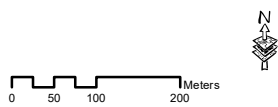
**Proposed amendment to the East Newton South NCP from "Townhouses (max 15 upa)" to "Mixed-Use Commercial/Residential"**

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

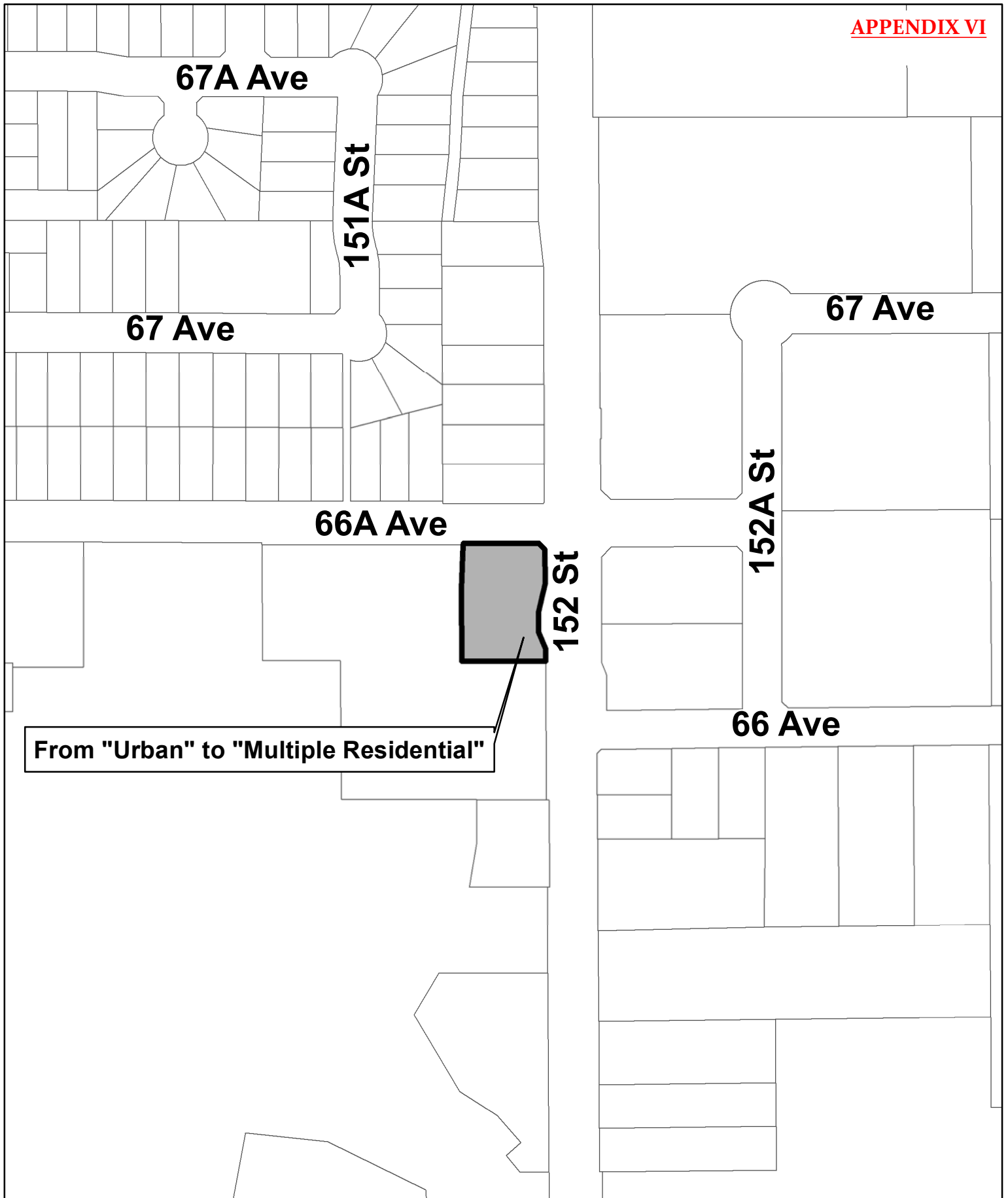
- Half Acre Single Family Residential
- Low Density Compact Housing (max. 10 u.p.a.)
- Urban Single Family Residential
- Single Family Small Lots
- Semi-Detached
- Townhouses (max. 15 u.p.a.)
- Townhouses (max. 20 u.p.a.)
- Medium-High Density Townhouses

- Mixed-Use Commercial / Residential
- Institutional
- Institutional/Townhouses
- Neighbourhood/Local Commercial
- Schools
- Parks and Open Space
- Cemetery
- Landscape Buffer Strips

**EAST NEWTON SOUTH LAND USE PLAN**  
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT  
 Approved By Council December 15, 1997 Amended 11 May 2022



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



From "Urban" to "Multiple Residential"





CITY OF SURREY

BYLAW NO. 21244

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: URBAN (URB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 017-629-802

Lot 2, Except Part in Plan LMP20330 Section 15 Township 2 NWD Plan LMP2748

(6631 – 152 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

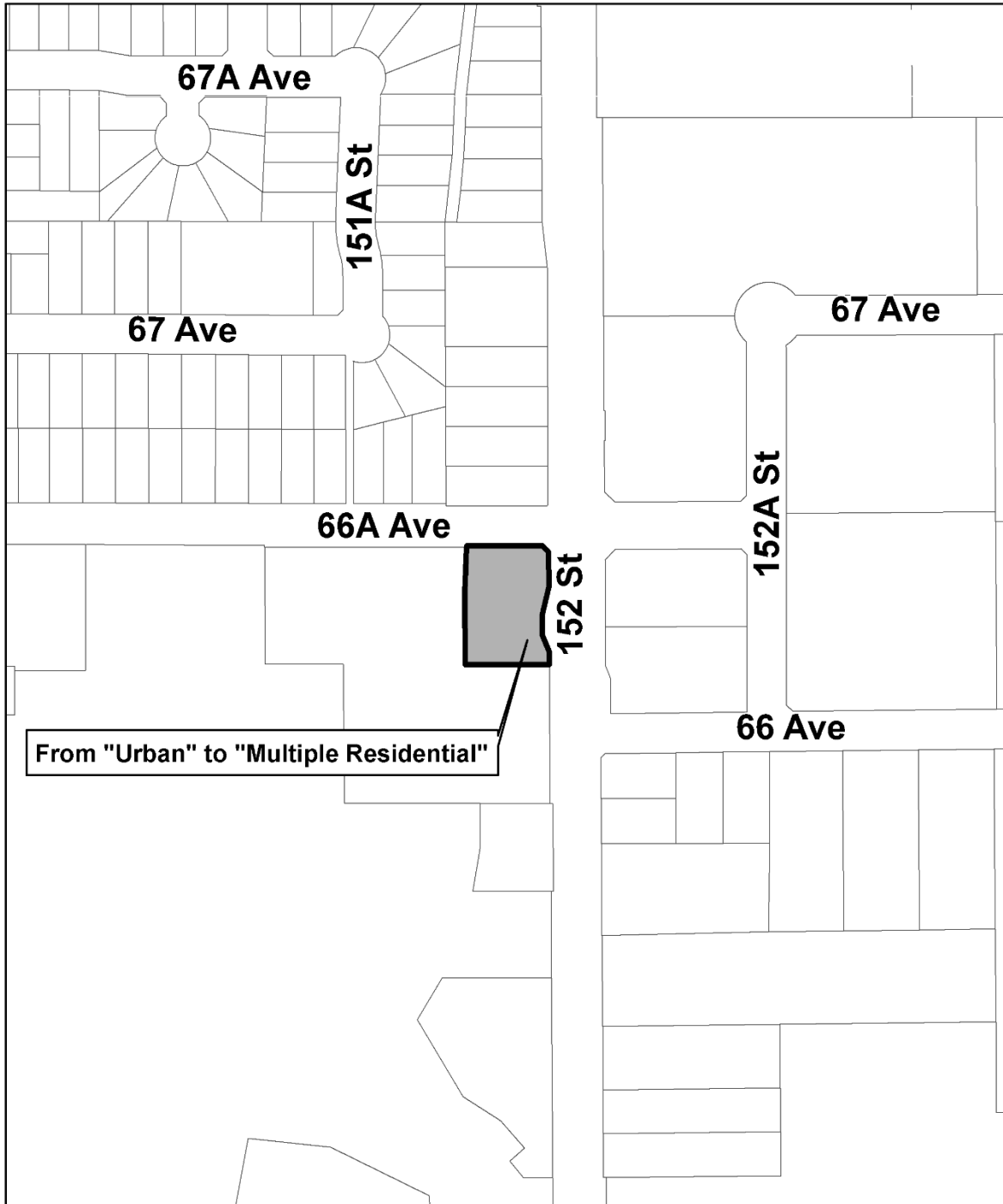
PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE A**



**OCP Amendment 22-0380-00**  
Proposed amendment from Urban to Multiple Residential"



CITY OF SURREY

BYLAW NO. 21245

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 206 (CD 206), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: HALF-ACRE RESIDENTIAL ZONE (RH)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 206" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 206"	6631 - 152 Street	Lot 2, Plan LMP2748	21245	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 206 (CD 206)**

This Comprehensive Development Zone 206 (CD 206) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
6631 – 152 Street	Lot 2, Except Part in Plan LMP20330, Section 15, Township 2, NWD, Plan LMP2748	017-629-802

(collectively the "Lands")

**A. Intent**

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

**B. Permitted Uses**

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

Principal Uses:

*Multiple unit residential buildings*, provided that no residential uses are located on the ground floor.

Accessory Uses:

1. The following uses are permitted, provided they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 320 sq. m.
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
  - (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
  - (c) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
  - (d) *Indoor recreational facilities*, excluding a gymnasium;
  - (e) *Community service*; and
  - (f) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
2. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 sq. m.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
  - (a) Maximum *floor area ratio* of 1.50, excluding:
    - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
    - ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone).
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 45%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

**F. Yards and Setbacks**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i> <sup>1, 4, 5, 6</sup>	4.0 m	5.4 m <sup>2, 3</sup>	7.5 m	4.0 m

- 1 Notwithstanding Section F. of this Zone, canopies and *balconies* may encroach into the *setbacks*.
- 2 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storeys two and three may be reduced to 4.8 m.
- 3 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storey four is 7.5 m.
- 4 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 5 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 0.5 m of any *lot line*.
- 6 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

**G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 16.9 m.
2. Accessory Buildings and Structures:  
Excluding indoor *amenity space buildings*, *accessory building* and *structure height* shall not exceed 6 m.

**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:  
*Tandem parking* is not permitted.
3. Underground Parking:  
All required resident *parking spaces* shall be provided as *parking – underground*.

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

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

## I. Landscaping and Screening

1. General Landscaping:
  - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
  - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
  - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

## J. Special Regulations

1. Amenity Spaces:

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

  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*;
  - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
  - (c) Indoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*; and
2. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres:

  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B. of this Zone;
  - (b) Have direct access to an *open space* and play area within the *lot*; and
  - (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:

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

**K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 2,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

# NOTICE OF PUBLIC HEARING

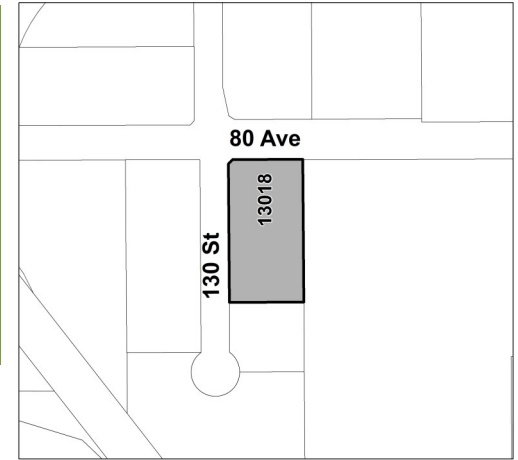
Surrey City Council will hold a Public Hearing

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall  
13450 —104 Avenue

MEETING DATE

MONDAY  
MAY 6, 2024

STARTING AT 7PM  
PUBLIC HEARING



"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199"

**Planning Report—Application No. 7923-0374-00**

**Location:** 13018 - 80 Avenue

**Purpose of Bylaw and Liquor License Amendment:** The applicant is requesting to rezone the site shown shaded in grey on the location map from Comprehensive Development Zone (CD Bylaw No. 19295) to Light Impact Industrial Zone in order to allow an exterior patio addition for the lounge endorsement of an existing brewery. The proposal also includes the addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.



## IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this application at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### SUBMIT YOUR COMMENTS:

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**Written submissions will be made public on the City's website and distributed to Council.**

**Submissions must be received by 12:00 noon on the day of the Public Hearing.**

### REGISTER TO SPEAK AT THE PUBLIC HEARING:

**To pre-register:** register between 8:30am and 4:00pm on the day of the Public Hearing at [surrey.ca](http://surrey.ca), or by calling (604) 591-4132

**To register in person:** register beginning at 6:30pm in person at City Hall.

Please note that speakers are provided 3 minutes to make comments to Council regarding the bylaws being considered at a Public Hearing

### WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0374-00

Planning Report Date: April 22, 2024

**PROPOSAL:**

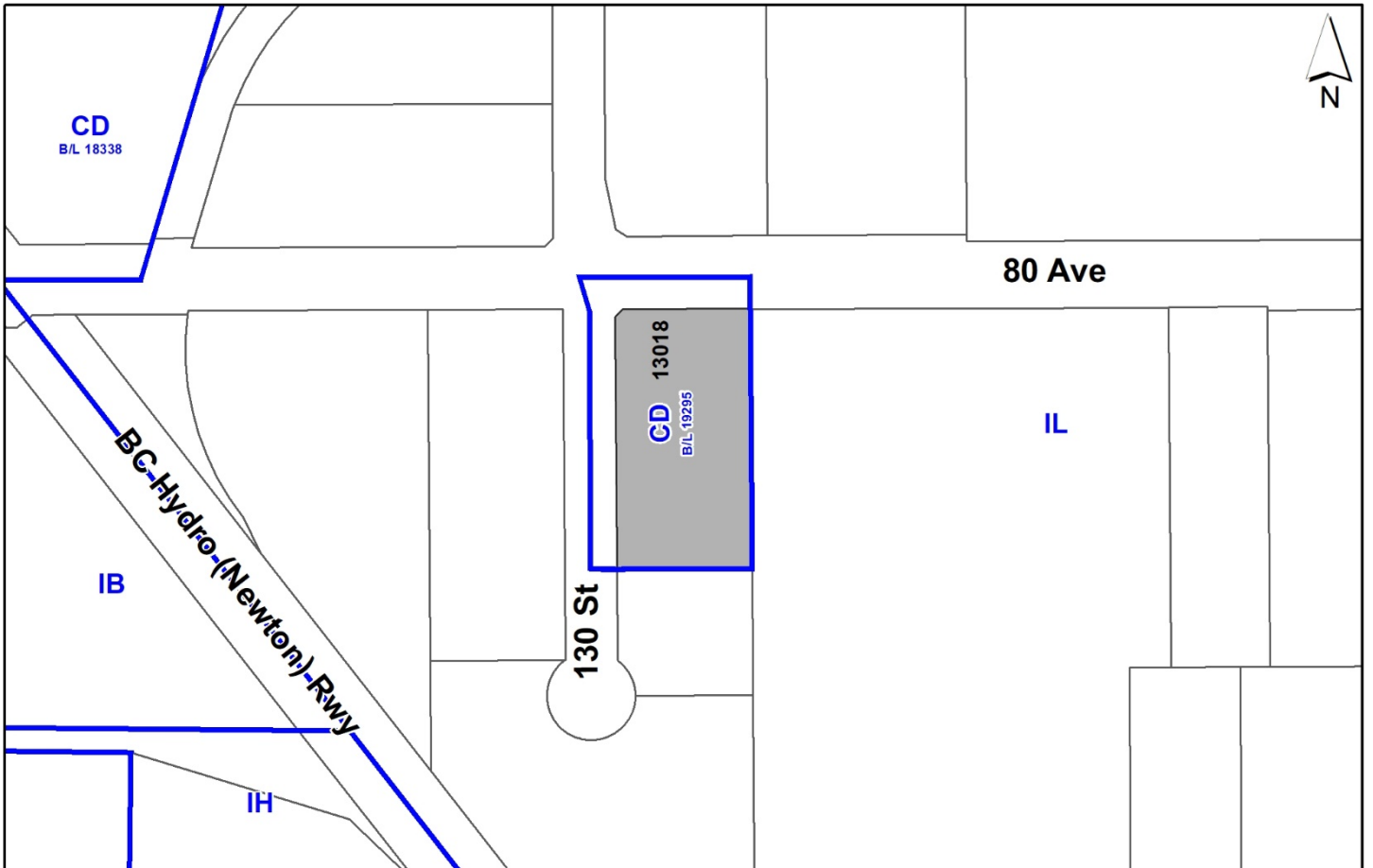
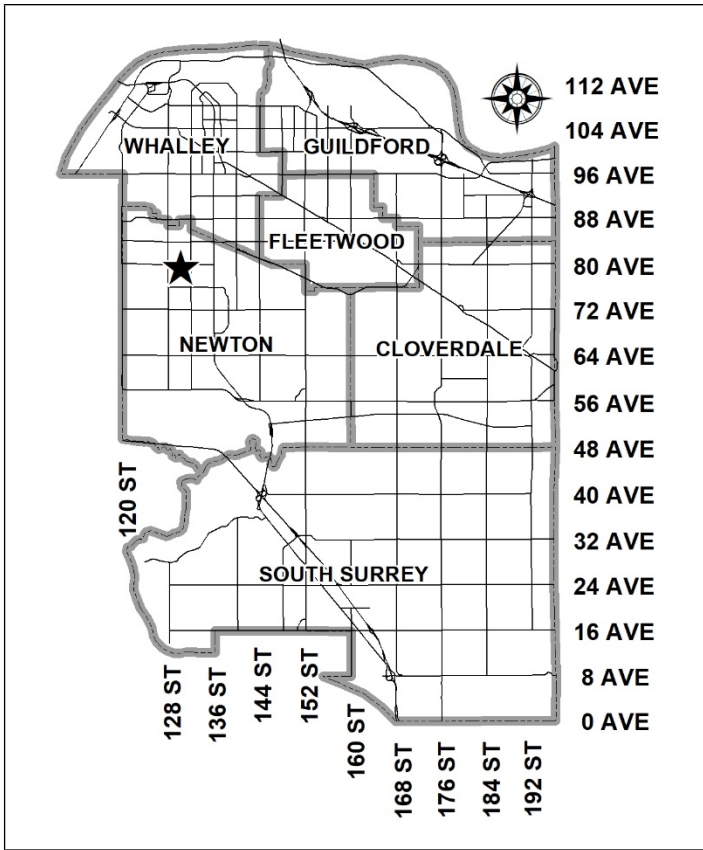
- **Rezoning** from CD (By-law No. 19295) to IL
- **Liquor License Amendment (patio addition)**

to permit an exterior patio addition for the lounge endorsement of an existing brewery.

**LOCATION:** 13018 – 80 Avenue

**ZONING:** CD (Bylaw No. 19295)

**OCP DESIGNATION:** Industrial



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval of the proposed liquor license amendment to proceed to a Public Information meeting in the form of a Public Hearing to solicit resident and business owners' feedback on the proposed liquor license amendment.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed rezoning from “Comprehensive Development Zone (CD By-law No. 19295)” to “Light Impact Industrial Zone (IL)” will facilitate the addition of an exterior patio associated with the lounge endorsement (liquor tasting lounge) for an existing brewery. Under the current CD Zone, the lounge is restricted to interior only.
- The subject site was previously rezoned from IL to CD under Development Application No. 7916-0120-00 to facilitate a brewery and lounge endorsement. At that time, a lounge was not permitted as part of a liquor manufacturing use and so a rezoning was required.
- Subsequent to changes in 2022 under Corporate Report No. Ro87, the IL Zone was amended to allow for an expanded liquor tasting lounge (lounge endorsement), including both interior and exterior areas. The applicant proposes to rezone back to IL Zone to utilize the provisions that would have been available had the site not been originally rezoned in 2016. This will facilitate the addition of a 45 square metre exterior patio to expand the lounge endorsement area in support of the brewery manufacturing business.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 19295)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
2. A Public Information Meeting in the form of a Public Hearing be set to solicit feedback from area residents and business owners' regarding the proposed liquor license amendment with the following limitations:
  - (a) The addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00pm to 10:00pm, seven days a week.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Two one-storey multi-tenant industrial buildings	Industrial	CD (By-law No. 19295)
North (Across 80 Ave):	Industrial building	Industrial	IL
East:	Industrial buildings	Industrial	IL
South:	Industrial building	Industrial	IL
West (Across 130 Street):	Industrial buildings	Industrial	IL

### Context & Background

- The 5,210 square metre subject site is located on 80 Avenue within the Newton Industrial area. The site is designated "Industrial" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (By-law No. 19295).
- The subject site was rezoned to CD (By-law No. 19295) under Development Application No. 7916-0120-00, which was adopted on May 7, 2018. The 2016 application sought a rezoning from IL to CD to allow for the serving of liquor within a lounge (lounge endorsement/liquor tasting lounge) in conjunction with the principal brewery manufacturing business. At that time, the IL Zone only permitted manufacturing but did not permit the serving of liquor as part of a lounge.

- In 2022, Corporate Report No. Ro87 was brought forward and adopted by Council on May 9, 2022, which introduced several new definitions, including liquor tasting lounge (lounge endorsement) and amended several industrial, business park, and commercial zones to allow for liquor tasting lounges in conjunction with a principal brewery manufacturing operation, with restrictions. This included allowances for both indoor and outdoor lounges as part of a patio.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- Russell Brewing has been brewing for over 25 years and has operated an indoor lounge (lounge endorsement) at this location since June 2022. Under the current CD By-law (No. 19295), the lounge size is restricted to 70 square metres and can only be located inside.
- The applicant wishes to add a 45 square metre outdoor patio as an extension of the lounge endorsement. This would allow Russell Brewing to serve liquor both indoors and outdoors within the lounge service area. Russell Brewing occupies Unit 100 in Building 100 in the northwest portion of the site (see Appendix I).
- Given the outdoor lounge and expansion to the lounge area is not permitted under the existing CD Zone, Russell Brewing proposes to rezone the property back to IL Zone, which regulated the property prior to the rezoning that was undertaken with Development Application No. 7916-0120-00.
- The proposed rezoning will not impact any of the existing businesses on the site other than allowing Russell Brewing to utilize the lounge provisions that would have been available had the site not been rezoned under Development Application No. 7916-0120-00.
- The proposed patio complies with the IL Zone maximum patio size for a liquor tasting lounge.
- The proposed patio was deemed to be a minor change to the existing building and therefore, is only subject to a Minor Development Permit amendment at the time of Building Permit. No Development Permit is required at this time.

### Referrals

Engineering: The Engineering Department has no objection to the project.

Surrey RCMP: No concerns.

Surrey Fire Department: No concerns.

## Transportation Considerations

- The site is to be accessed via the existing driveway on 130 Street to the west.
- There are 52 existing surface parking spaces on-site, three of which will be removed to accommodate the proposed patio. The net result is 49 parking spaces on-site. The site requires 48 parking spaces, inclusive of the two required parking spaces to accommodate the patio and therefore, the parking requirements for the site will still be met.
- Alternative transportation options to and surrounding the site are currently limited. Public transportation options include a bus service via 128 Street to the west and 132 Street to the east, with the following service:
  - TransLink Route No. 323 – Newton Exchange/Surrey Central (450 metres west)
  - TransLink Route No. 324 – Newton Exchange/Surrey Central (500 metres east)
- A separated bicycle path exists on 80 Avenue with connections east and west.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

- The applicant proposes to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 19295)" to "Light Impact Industrial Zone (IL)".
- The site was previously zoned IL prior to a rezoning to the aforementioned CD under Development Application No. 7916-0120-00. The existing and proposed uses can be accommodated under the IL Zone.

### Liquor License Amendment Approval Requirements – see 14-0042

- The Liquor and Cannabis Regulation Branch (LCRB) requests that the applicant secure local government endorsement before the application can be considered for approval by the LCRB.
- Additionally, the LCRB requires that Council comment on how the site satisfies specified criteria to ensure that adequate consideration has been given to the application by the local government. The analysis of the criteria for this site is provided as follows:

#### (a) The location of the establishment

- The City's long-standing locational guidelines for liquor primary establishments are as follows:
  - Select a site close to a residential area but not surrounded by residential area;
  - Select a site that is adjacent to or in a local commercial node;
  - Do not select a site on a provincial highway; and
  - Locate further than 400 metres from a school, children's park or playground.

- The subject site is located at the corner of 80 Avenue and 130 Street, in the centre of an established industrial area. Residential areas are located to the west of the subject site (approximately 585 metres away) and to the east of the subject site (approximately 330 square metres away);
- The site is located more than 700 metres from the closed park (Hunt Road Park) located in the 12600 block of 80 Avenue and more than 600 metres from the closest school (Newton Elementary School);
- The site is not located on a provincial highway; and
- Under the locational criteria established by the City, a liquor primary licensed facility should not be located within 1.6 kilometres of an existing liquor primary license. While the subject establishment holds a manufacturing license with a lounge endorsement (not a liquor primary license), the only liquor primary license that is within the vicinity of the subject site is 5 Tara Pub, located approximately 1.6 kilometres from the subject site at 8533 – 132 Street.

**(b) The proximity of the establishment to social and recreational facilities and public buildings**

- The site is located in an industrial area, away from residential uses;
- The site is located more than 700 metres from the closest park (Hunt Road Park) located in the 12600 block of 80 Avenue and more than 600 metres from the closest school (Newton Elementary School); and
- The proposed expansion of the lounge endorsement to an outdoor patio should not have any negative impact on the existing parks or schools in the area.

**(c) The hours of liquor service and person capacity of the establishment**

- The proposed hours of operation for the proposed patio are from 12:00 pm to 10:00pm, seven days a week. The proposed hours are consistent with Business License By-law for patio hours; and

**(d) The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location**

- The intent of the proposed expansion to the lounge endorsement is to promote the products manufactured on the site. The current proposal is in keeping with the regulations for lounge endorsements and recent changes to Surrey Zoning By-law to allow for both indoor and outdoor liquor tasting lounges (lounge endorsement).

**(e) The impact of noise on the community in the immediate vicinity of the establishment**

- The site already operates with a manufacturing license and lounge endorsement for indoor service of Russell Brewing Company beer products;

- The site is located in an industrial area, away from residential uses; and
- While some additional noise may be anticipated by the outdoor patio, the applicant has agreed to enter into a Good Neighbour Agreement in accordance with City Policy No. M-25 (Appendix II).

**(f) The impact on the community if the application is approved**

- It is expected that, if the patio addition to the existing lounge endorsement is approved, there will be no or little community impact given that Russell Brewing already operates a lounge endorsement area;
- The RCMP and Surrey Fire Services have no concerns with the proposed patio addition; and
- The applicant will enter into a Good Neighbour Agreement that will help prevent potential negative issues, including noise, litter, and untidiness.

**PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 18, 2024 and the Development Proposal Sign was installed on March 21, 2024. No concerns have been expressed concerning the development proposal.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Site Plan  
Appendix II.      Good Neighbour Agreement

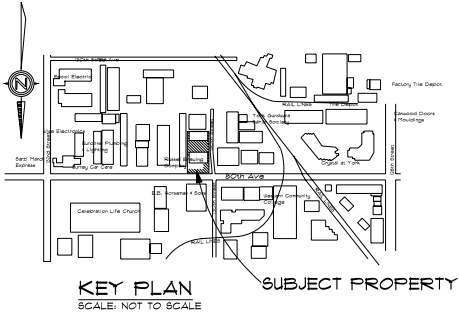
*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KS/ar



**APPENDIX I**



<b>BUILDING 100</b>	
UNIT 100.....	RUSSELL BREWING
UNIT 101.....	RUSSELL BREWING
UNIT 102.....	BUSY BOYS ELECTRICAL
UNIT 103.....	SECURAL LOCKS AND HARDWARE
<b>BUILDING 200</b>	
ENTIRE BUILDING.....	RUSSELL BREWING

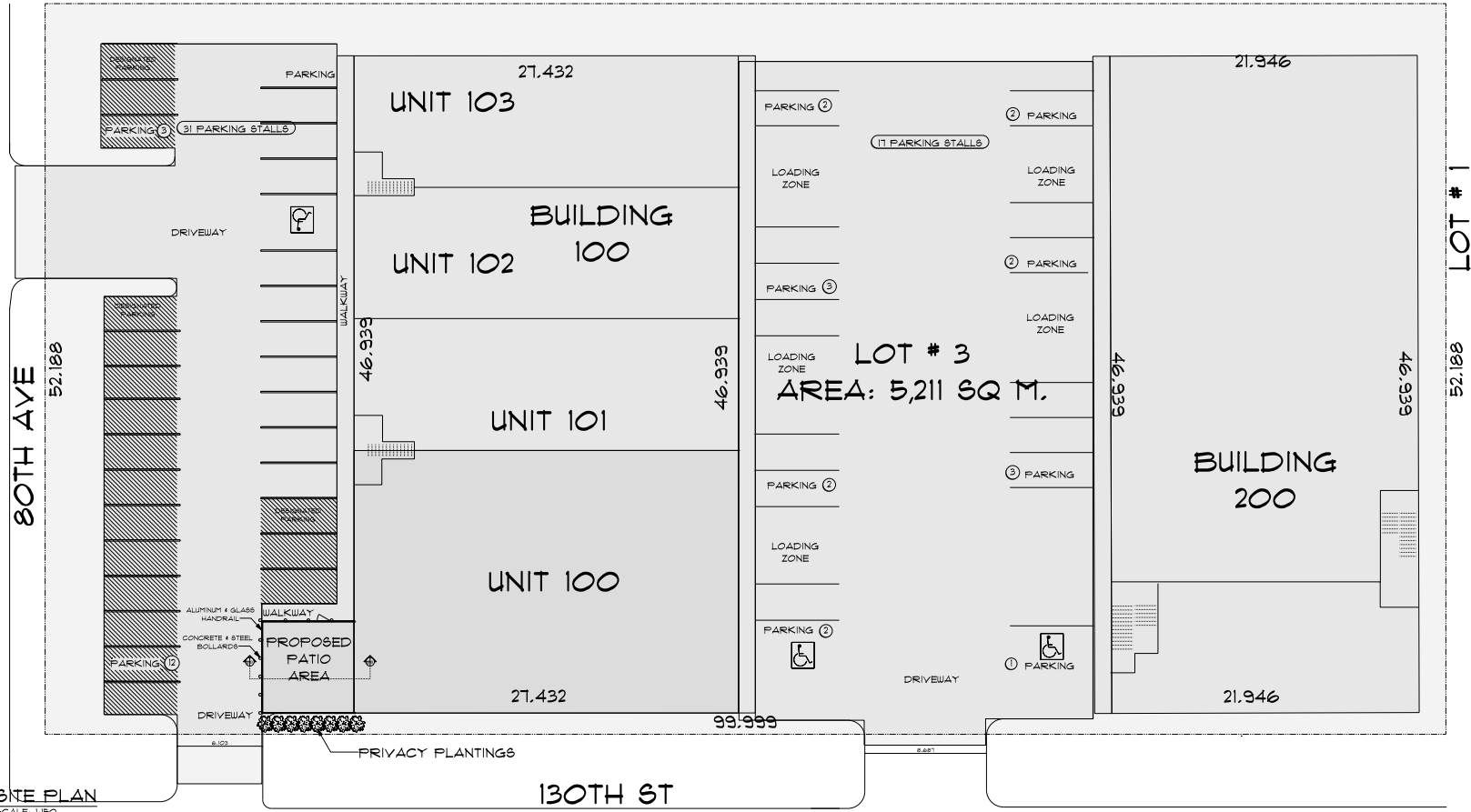
<b>DRAWING SCHEDULE</b>	
SITE PLAN.....	1
OCCUPANCY ANALYSIS.....	2
PROPOSED 1ST FLOOR.....	3
CROSS SECTIONS.....	4
ELEVATIONS.....	5
PART 3.....	6
EXISTING FLOOR PLANS.....	7

**DAVE NICOL DESIGN**

3876-204a Street  
Langley B.C.  
CANADA V3A4X2  
PHONE:  
(604) 810-2867  
EMAIL:  
davenicoldesign@gmail.com

THIS DOCUMENT IS NOT  
A LEGAL SURVEY AND  
IS NOT INTENDED AS ONE

**LOT # A 99.999**



**SITE PLAN**  
SCALE: 1:50

**UNIT 100**

1308-80 Ave.  
Surrey  
BC

PHONE:

**LEGAL DESCRIPTION:**  
LOT 3  
SECTION 20  
TOWNSHIP 2  
PLAN NUP76694 NUD  
**ZONING:**  
CD 100  
**LOT AREA:**  
8,211 m<sup>2</sup>

**CONTRACTOR:**  
Russell Brewing Company  
1308-80 Ave.  
Surrey  
BC

**ON SITE CONTACT:**

**BUILDING CODE:**  
These plans conform to the 2018 British Columbia Building Code (BCBC) 2018.

WRITTEN PERMISSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

**COPYRIGHT RESERVED**

THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CANNOT BE REPRODUCED OR REPRINTED WITHOUT WRITTEN CONSENT. ALL DESIGN INFORMATION SHOWN IN THE DRAWING IS FOR USE IN THE SPECIFIED PROJECT ONLY.

**PRINT ON 24 X 36**

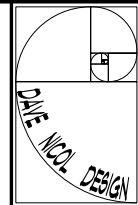
**SITE PLAN**

**SCALE: AS NOTED:**

**DATE:**  
December 1, 2022

**PAGE:**  
1/1

**Drawing #**  
1902-19CD-A



3816-204a Street  
Langley B.C.  
CANADA V3A4X2  
PHONE:  
(604) 910-2861  
EMAIL:  
davenicoldesign@gmail.com

UNIT 100  
  
13018-80 Ave.  
Surrey  
BC  
  
PHONE:

LEGAL DESCRIPTION:  
LOT 3  
SECTION 20  
TOWNSHIP 2  
PLAN NUP16694 NUD  
ZONING:  
CD 100  
LOT AREA:  
8211 m<sup>2</sup>

CONTRACTOR:  
Russell Brewing Company  
13018-80 Ave.  
Surrey  
BC

ON SITE CONTACT:

**BUILDING CODE:**  
These plans conform to the 2018  
British Columbia Building Code  
VERS. 2018  
  
WRITTEN PERMISSION SHALL  
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SCALED DIMENSIONS.  
CONTRACTORS SHALL VERIFY  
AND BE RESPONSIBLE FOR  
ALL DIMENSIONS AND  
CONDITIONS ON THE JOB AND  
THIS OFFICE SHALL BE INFORMED  
OF ANY VARIATIONS FROM THE  
DIMENSIONS AND CONDITIONS  
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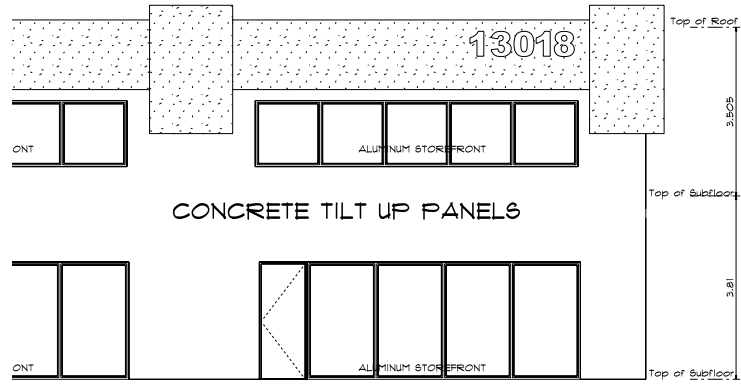
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PROJECT ONLY.

**PRINT ON 24 X 36**  
  
ELEVATIONS

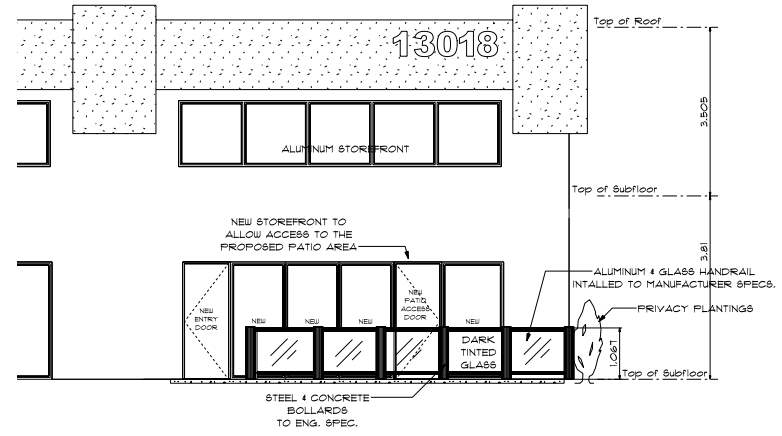
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DATE:  
December 1, 2022

PAGE:  
5/1

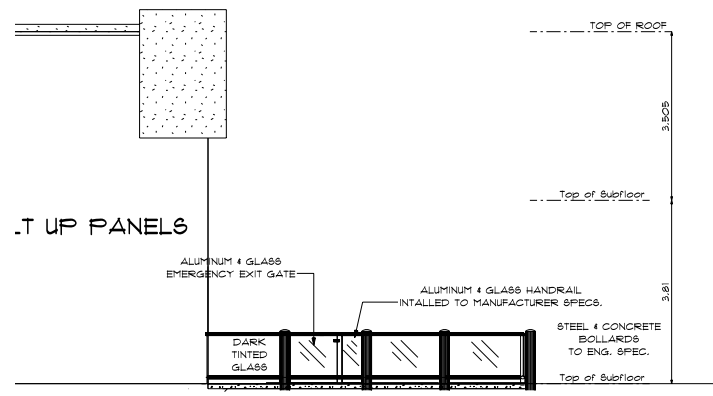
Drawing #  
1902-19CD-A



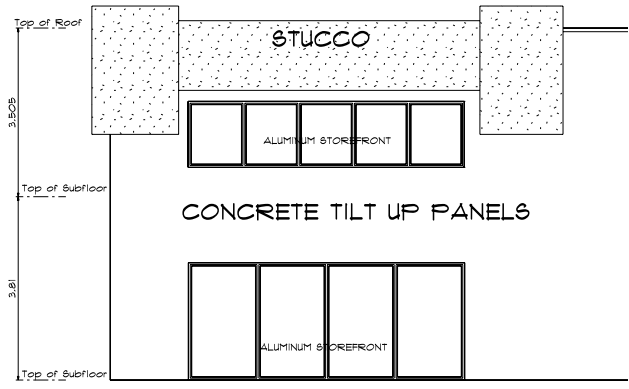
**EXISTING FRONT (NORTH)**  
SCALE: 1:48



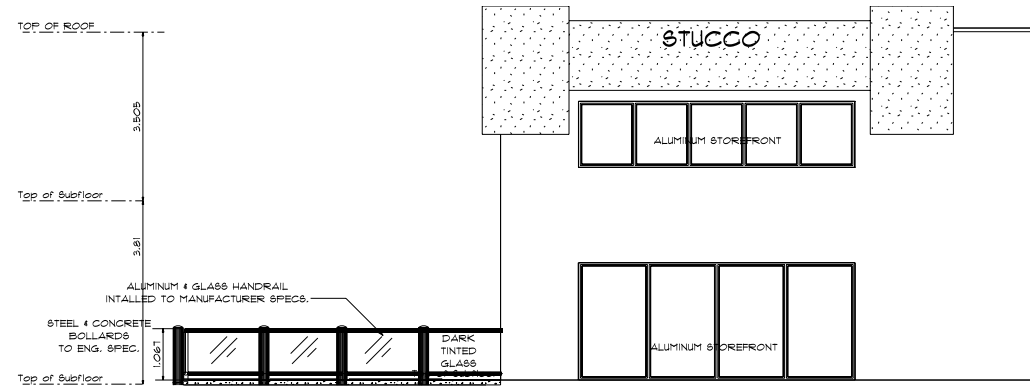
**PROPOSED NORTH ELEVATION**  
SCALE: 1:48



**PROPOSED EAST ELEVATION**  
SCALE: 1:48



**EXISTING RIGHT (WEST)**  
SCALE: 1:48



**PROPOSED WEST ELEVATION**  
SCALE: 1:48

**CITY OF SURREY  
GOOD NEIGHBOUR  
AGREEMENT**

BETWEEN:

(the "Owner")

AND: CITY OF SURREY  
13450 - 104 Avenue  
Surrey, BC V3T 1V8

(the "City")

WHEREAS the Owner of the brewery and lounge area at 13018 - 80 Avenue (the "Lounge Endorsement") and the City (collectively the "Parties"), recognize that all establishments with a Lounge Endorsement, enter into this agreement in addition to the requirements of the *Liquor Control and Licensing Act*, to control the conduct of their patrons;

AND WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen;

AND WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE the Owner agrees with the City to enter into this Good Neighbour Agreement, the terms and conditions of which follow:

1. **Noise and Disorder**

- (a) The Owner undertakes to ensure that noise emissions from the Lounge Endorsement do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044, as amended;

- (b) The Owner shall train and assign staff to monitor the activity of patrons in areas outside of the Lounge Endorsement to promote the orderly dispersal of patrons, and to discourage patrons from engaging in behaviour that may disturb the peace, quiet and enjoyment of the neighbourhood;
- (c) The Owner undertakes to take commercially reasonable measures to ensure disturbances are prevented. The Owner must take reasonable measures to make sure the Lounge Endorsement is not operating contrary to the public interest and does not disturb people near the establishment. Examples of reasonable measures include installing adequate lighting outside the establishment and in the parking lot, supervising parking areas, making structural changes to allow indoor line-up areas, and posting signs at the exit doors asking the patrons not to disturb the neighbours;
- (d) In those instances where patrons are lining up on the public sidewalks the Owner shall ensure that the patrons are lined up in an orderly fashion allowing for the free flow of pedestrians along the sidewalk, not blocking laneways or driveways and not spilling onto the roadway; and
- (e) In cases where the presence of employees does not facilitate an orderly dispersal of patrons, the Owner shall contact the RCMP to request assistance in dealing with any persons or crowds.

## 2. **Criminal Activity**

- (a) The Owner shall not tolerate any criminal activity within the Lounge Endorsement; and
- (b) The Owner shall make commercially reasonable effort to scrutinize patrons as they enter the building to ensure that no items of contraband, including weapons and controlled substances, are brought onto the premises.

## 3. **Minors**

- (a) The Owner shall not serve alcohol to any person under the age of 19 years of age; and
- (b) The Owner shall check two pieces of identification when verifying that a customer is at least 19 years of age, one piece of which must be picture identification and may be a driver's license, a government identification card or a passport.

## 4. **Sale and Consumption of Alcohol**

- (a) While it is recognized that there may be occasional price reductions or promotions for specific alcoholic beverages, the Owner shall offer no deep discounts (i.e., "cheap drinks") or across-the-board discounts;

- (b) When offering price reductions and promotions, the Owner shall be particularly mindful of its legal obligation to refuse service to persons who may, based on appearance or amount of alcohol consumed, be intoxicated; and
- (c) The Owner shall not allow patrons to carry or consume open beverages in areas that are not licensed for such purposes, including areas outside of the Lounge Endorsement.

5. **Hours of Operation and Liquor Service**

- (a) The Owner shall not allow the service of alcohol to extend beyond 12:00 am, and 10:00 pm for the exterior patio, Monday through Sunday and the service of liquor must at all times be done in accordance with the terms and conditions of the Liquor Control and Licensing Branch; and
- (b) The Owner shall be permitted an extra 30 minutes to clear the Lounge Endorsement at the time of closing in order to facilitate the orderly dispersal of patrons.

6. **On-Duty Employees**

- (a) The Owner shall ensure that each on-duty employee of the Lounge Endorsement is clearly identified; and
- (b) The Owner shall ensure that the on-duty manager of the Lounge Endorsement maintains a list showing the full identification of each on-duty employee, and shall make the list available to the Officer In Charge of the RCMP on request.

7. **Cleanliness**

- (a) The Owner shall assign staff to inspect the outside of the Lounge Endorsement to ensure that there is no litter, garbage, broken glass or other foreign objects; and
- (b) The Owner shall undertake to remove, as soon as is practical, any graffiti from the building's exterior.

8. **Safety**

- (a) The Owner shall ensure the occupant load sign is visibly posted near the entrance to ensure overcrowding does not take place.

9. **Other Agencies and Programs**

- (a) The Owner agrees to work with the City and its departments, including the RCMP and Fire Department, to resolve any concerns that arise with respect to the operation of the Lounge Endorsement;

- (b) The Owner agrees to attend a formal meeting, as and when required by the City, with the City and the RCMP to discuss issues and concerns;
- (c) The Owner shall demonstrate complete support for the RCMP and its members;
- (d) When incidents occur which require RCMP involvement, the Owner shall ensure that all personnel of the Lounge Endorsement cooperate fully with RCMP members and do not impede or obstruct members in performing their duties;
- (e) If the Lounge Endorsement is located within a Business Improvement area, the Owner shall participate in any Business Improvement Area Watch Program, if such a program is created;
- (f) The Owner shall accommodate programs which aim to eliminate occurrences of drinking and driving;
- (g) The Owner shall make a free telephone available to patrons for the purpose of contacting a taxi or arranging other transportation from the Lounge Endorsement; and
- (h) The Owner shall provide non-alcoholic beverages at prices which are below those set for alcoholic beverages.

10. **Enforcement**

- (a) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend the owner's business license or impose additional terms and conditions; and
- (b) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and the RCMP or Surrey Police under provincial and federal statutes and regulations, and City bylaws.

Executed the \_\_\_\_ day of \_\_\_\_\_, 2024 in Surrey, British Columbia,

**Russell Brewing Company Ltd.**

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Name (*please print*)

**City of Surrey**

\_\_\_\_\_  
Ron Gill, Chief Development Approvals Officer

CITY OF SURREY

BYLAW NO. 21199

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BYLAW NO. 19295)  
TO: LIGHT IMPACT INDUSTRIAL ZONE (IL)

PID: 009-646-493  
Lot 3 Section 20 Township 2 NWD Plan 76694 Except Plan EPP67033  
(13018 – 80 Avenue)

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19295", is hereby repealed.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



CITY OF SURREY

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# COMMITTEE REPORTS



**Present:**

Councillor Stutt, Chair  
Councillor Kooner, Vice Chair  
P. McEvoy  
P. Richards  
R. Rai  
S. Dooley

**Absent:****Staff Present:**

B. Aasebo, Community Safety Manager, Community Services  
A. Ordeman, Director, Police Support Services, Community Services  
B. Edwards, Assistant Commissioner, Surrey RCMP  
L. Thomas, Fire Chief, Surrey Fire Service  
R. Element, Proactive Enforcement Officer  
J. Cairney, Deputy Fire Chief  
S. Morris, Deputy Fire Chief  
J. Sung, Administrative Assistant

**Guests:**

G. Dhaliwal, Goldrock Enterprise

**A. ADOPTION OF THE AGENDA****1. Adoption of the Agenda**

It was

Moved by S. Dooley

Seconded by P. McEvoy

That the agenda of the Public Safety Committee

(PSC) meeting of February 28, 2024, be adopted.

Carried

**2. Adoption of the Minutes – January 24, 2024**

It was

Moved by P. Richards

Seconded by S. Dooley

That minutes of the Public Safety Committee

meeting of January 24, 2024, be adopted.

Carried

**B. DELEGATION**

**1. G. Dhaliwal, Goldrock Enterprise**

The delegation provided a presentation regarding the rise of criminal activity within schools and the youth population, and possible solutions to the issue. The following information was highlighted:

- Factors that increase crime in a community include socioeconomic challenges, vulnerable youth, and cultural stigma against mental health. Arts and culture, mental health awareness, fitness, nutrition, and youth entrepreneurship may reduce community crime rate. Delegation proposed healthy diet, sports involvement, arts, and entrepreneurship to lower crime rate.
- Healthy food increases serotonin production, which increases general community happiness. Fast food could cause mental health issues, bodily problems, and insecurity. Sport tournament and leagues can increase youth involvement and foster community engagement. Delegation suggested that Brownsville Park and Chuck Bailey are locations that are suitable to develop for outdoor sports activities. The City can promote sports activities via partnerships and social media video content.
- Art murals can beautify the city while promoting fitness, unity, healthy living, and love. High traffic unused spaces such as City Hall Plaza may be used to host young entrepreneurship events and farmers market. High traffic space is ideal to allow young entrepreneurs to sell products or services.
- The delegation suggested that using a community app to connect individuals, entrepreneurs, and organizations may promote mental health, fitness, and entrepreneurship. The app could be in collaboration with the City, used to track interaction and reward participants.

**C. STAFF PRESENTATIONS**

**1. R. Element, Proactive Enforcement Officer**

The staff provided a screening of the Shattering the Image Anti-Gang Presentation. The following information was highlighted:

- The mandate of the Surrey Gang Enforcement Team (SGET) is to investigate gang crime and to break up gang activity, as well as provide education and outreach to prevent gang involvement. SGET programming, including the Shattering the Image presentation, is permanently in progress, changing based on current situation, recruitment method, realities of gang life, and evolving prevention strategies. The program is currently deployed in high schools and key elementary schools, aiming to bridge the knowledge gap between police and civilians. It is also available to community groups upon request.

- The video presented stories of an incarcerated gang member and a grieving mother. The gang member sought inclusion and belonging that resulted in loss of life. The grieving mother lost her son as a bystander caught in violent exchange. The video emphasized that the glamorous lifestyle is only a front; gang loyalty switches frequently, and ultimately everyone is out for themselves.

In response to questions from the Committee, the staff provided the following information:

- The impact of the video requires short-term and long-term studies to assess. Long-term study for youths after 18 would be the most impactful as social support and school system are removed after 18.
- There has been positive feedback from organizations but no feedback from youths yet as the video has only been shown for one month. The video can be requested for showing through the Surrey RCMP office.
- True Calling Media produced the video. The video will be dubbed in Punjabi but will not be posted online. The RCMP is looking to create similar videos with localized stories for presentation across Canada.
- There is a plan to review and revamp Project Lavender, originally a female oriented program that is expanding to males. A new project will look to educate and raise awareness on sextortion.
- Originally the Shattering the Image program was targeting high school students. It has expanded to include lower age brackets as they are becoming more exposed to different information at a younger age.
- Glamourization of gang lifestyle is difficult to counter especially when it is present in music and fashion, but they do not present the stressful side of that lifestyle.

The Committee noted the following comments:

- The story selection process was stringent to present a more forthright story of the criminal lifestyle.
- School crime rate statistic shows that crime was highest in 2019 and it has been trending downwards since then. The demographic characteristics of gang members has changed over time. Immigrant youths may be at higher risk for gang recruitment.
- Fire Service found that educational messages given last two to three years in effectiveness. Message reinforcement is required for upkeeping fire safety, which gang prevention message may need.

- The gang prevention message may be more effective on a younger audience because they are more receptive. Grade seven is thought to be a good age group to start.
- Councillor Stutt invited Community Safety Manager of Community Services to speak. Educational message should be targeting younger audience as kids are exposed to more information at a younger age now. Without strong family support there is a higher risk of youths going astray. Transition periods of elementary to high school and high school to adulthood are generally difficult periods for people, those times are where support and education are most needed.

2. **J. Cairney, Deputy Fire Chief**

The staff provided an overview of the Dry Season Action Plan. The following information was highlighted:

- In Surrey the dry season is May 1 to October 31. Brush fire and burning complaint numbers increased in recent years during dry season. The Dry Season Action Plan was created in 2017 to reduce fire risk due to the extreme warm and dry conditions.
- Each dry season an updated Dry Season Action Plan is implemented based on forecast made by Natural Resources Canada. The goals are to: protect citizens, protect natural parkland, educate the public, and coordinate effort between Surrey parks, Fire Service, RCMP, and bylaw services. The plan is designed to ensure specific fire concerns are addressed by the appropriate department as they have the knowledge and follow-up responsibility.
- BC Wildfire Service provides provincial fire danger rating with data from weather stations. The provincial fire rating is then used to guide the Dry Season Action Plan. Surrey Parks provide a fire risk ranking of city parks and urban forests for action prioritization. A weekly report of brush fire incidents is recorded on COSMOS to identify hotspots.
- Fire Service provides emergency response and fire suppression, while Surrey Parks provide final clean up and situation assessment afterwards. Fire Service and parks staff send out fire education, media messages, and fire warning signages to the public. Bylaw patrol locations based on complaint, camping activity, and parks fire risk. Camps on city parks are removed when found.

In response to questions from the Committee, the staff provided the following information:

- Local fire services will reach out to BC Wildfire Service if the fire becomes uncontrollable. Operation centre is established for large incidents to rotate staff.

- Outdoor burning ban signage outside of Crescent Beach has been effective in reducing outdoor burning during dry season. Businesses can continue to sell firewood during dry season.
- There is a fire boat in Vancouver that can provide fire suppression for crown land.

3. **S. Morris, Deputy Fire Chief**

The staff provided an overview of the Surrey Extreme Heat Response Guideline. The following information was highlighted:

- The Surrey Extreme Heat Response Guideline was developed after the 2021 heat dome event to coordinate all heat related activities in Surrey. The 2021 event had the most impact on population 70 years and older, homes without heat management, and low-income areas.
- Environment Canada developed initiation triggers for heat plans. The triggers are: special weather alert, heat warning, and extreme heat emergency. Special weather alerts are issued when there is temperature increase in forecast to allow planning and public education. Heat warnings are activated when life and health of a community is threatened by present conditions. Extreme heat emergency occurs when there's a three-day continuous increase in temperature above heat warning threshold.
- In Surrey, a heat warning is triggered by temperatures that reach a daytime high of 33 and a low of 17 degrees for two consecutive days. If these conditions were to increase for more than 3 days, it would then trigger a heat emergency.
- Fraser Health distributes tips for staying cool for vulnerable population and monitor patients in their facilities. BC Ministry of Emergency Management and Climate Readiness will coordinate local organizations, provide logistic assistance, and financial reimbursement. BC Housing and Homelessness Services Association of BC will provide cooling rooms and refuge areas to vulnerable demographic groups.
- Surrey prepares for the summer season by updating Extreme Heat Response Guideline, performing regional response exercise, preparing media messages, assessing public facility cooling, and identifying vulnerable groups.
- Once heat warning has been issued, the City will distribute messages across multiple channels regarding refuge facilities and heat management tips. Staff will provide water and bus transportation as needed.
- Heat emergency will trigger the coordination with subject experts. The City will then reach out to high-risk populations, extend operation of heat relief sites, increase available responders, increase water distribution to at-risk individuals, and send messages to address the increased risk to life.

- Once Environment and Climate Change Canada issues a cancellation alert, the City will scale down heat related activities and analyze the recent event to adjust the Extreme Heat Response Guideline.

In response to questions from the Committee, the staff provided the following information:

- Social service providers solicit facilities to provide relief in extreme weather events. Simon Fraser University is a candidate for public respite facility.
- Electronic billboards are useful to spread messages. There is no data on how effective the messages are in each location, but in an emergency the message is pushed to everywhere.
- Demographic that was most impacted in the 2021 heat dome event was also the least informed. There is a push to use the Alertable app that informs families to check on seniors in extreme weather events. QR code will be posted on public messages to allow more users to use the app.

**D. OTHER BUSINESS**

This section had no items to consider.

**E. NEXT MEETING**

The next meeting of the Public Safety Committee is scheduled for Wednesday, April 24, 2024.

**F. MOTION TO HOLD A MEETING IN A CLOSED SESSION**

It was  
Moved by P. McEvoy  
Seconded by Councillor Kooner  
That Public Safety Committee close the meeting to the public pursuant to Section 90 (1) (k) of the *Community Charter*, which states:

- “(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.”

Carried

G. ADJOURNMENT

It was

Moved by S. Dooley  
Seconded by P. McEvoy  
That the Public Safety Committee meeting

be adjourned.

Carried

The Public Safety Committee adjourned at 7:35 p.m.

---

Jennifer Ficocelli, City Clerk

---

Councillor Stutt, Chairperson



CITY OF SURREY

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BOARD/ COMMISSION  
REPORTS



**1. Brother-in-Arms Military Memorial Considerations**

That Council:

1. Receive the on-table report dated January 11, 2024 regarding a "Brothers-in-Arms" military memorial for information (Appendix I); and
2. Allocate up to \$15,000 from the Unrestricted Reserve to engage communities and advance the opportunities identified in the report dated January 11, 2024 regarding a "Brothers-in-Arms" military memorial.

**Present:**

Councillor Stutt, Chair  
M. Himler  
F. Lou  
P. Priddy  
J. Ring

**Absent:****Staff Present:**

K. Hardie, Manager, Heritage Services  
K. Baglo, Heritage Planner  
L. Blake, Assistant City Clerk

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**D. NEW BUSINESS****2. PARKS, RECREATION & CULTURE****(b) Brother-in-Arms Military Memorial Considerations**

The Manager, Heritage Services, summarized the on-table report dated January 11, 2024 regarding a "Brothers-in-Arms" military memorial in Veterans Square as presented by Steven Purewal, Managing Director, Indus Media Foundation at the November 7, 2023 meeting. The memorial is intended to remember the shared accomplishments of the Canadian and Indian armies during World War II. The Commission had directed staff to report back regarding the proposal. The following information was highlighted:

- Veterans Square is a purpose-built civic plaza that includes the Municipal Cenotaph and public art *Kneeling in Remembrance* by André Gautier, the names of Surrey residents who died in World Wars I and II, a large civic clock and the public artwork *The Rivers That Connect Us* by k'wy'i'y'e Spring Salmon Studio. Veterans Square hosts the Surrey Remembers ceremony annually on November 11, as well as other museum, heritage and community events.
- As per Surrey Heritage Advisory Commission Establishment By-law, 1997, No. 13282, the Commission is mandated to:
  - Creating and maintaining a Surrey Heritage Register;
  - Identifying Surrey heritage properties and features for possible designation as a City heritage site;
  - Creating and maintaining significant Surrey heritage features or heritage properties through the installation of markers, plaques and cairns;
  - Supporting awareness of and appreciation of Surrey heritage through varied information formats and media; and

- Supporting Surrey heritage activities and programs undertaken by the City and community in the areas of environmental, built, and cultural preservation and interpretation.
- While the proposal as presented at the November 7 SHAC meeting may not specifically align with the Commission's mandate, there are elements of the proposal that the Commission could support through other opportunities, such as:
  - Inclusive Remembrance Day ceremonies: Staff will continue to encourage leadership to hold events inclusive to all. Additional remembrance ceremonies could also be held at Veterans Square.
  - Update the existing cenotaph storyboard at Veteran's Square: Storyboards contextualize and elaborate on historical facts. There is an opportunity to expand upon this storyboard to further share that the site is a gathering place for Surrey residents and veterans from diverse backgrounds.
  - Public art opportunities: Through the Arts & Culture Advisory Committee, public art staff can work towards an artist call(s) for public art that speaks to Punjabi cultural heritage in Surrey. Community engagement and a community selection panel would be a key part of such a process.
  - Identify more heritage opportunities: staff can engage with communities for a process to gather information and identify opportunities to help SHAC add more to the Community Heritage Register and the storyboard inventory, and to propose commemorative street or park names that will reflect Punjabi cultural heritage in Surrey.
  - Ongoing programming at City-owned museum and heritage facilities: Through the SHAC-designated chair at the Heritage Services Community Advisory Board, provide input and guidance on expanding upcoming programs and initiatives.

The Commission noted that it is important to keep its mandate in mind and focus on Surrey-based stories. The Commission also noted that staff have identified new opportunities that can build upon the work the City is already doing.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Lou  
That the Surrey Heritage Advisory  
Commission receive the on-table report dated January 11, 2024 regarding a  
"Brothers-in-Arms" military memorial for information.  
Carried

It was Moved by Commissioner Priddy  
Seconded by Commissioner Lou  
That the Surrey Heritage Advisory  
Commission direct staff to respond to the Brothers-in-Arms proposal in  
accordance with the mandate of the Commission and the considerations  
identified in the report dated January 11, 2024 regarding a  
"Brothers-in-Arms" military memorial.  
Carried

It was Moved by Commissioner Hilmer  
Seconded by Commissioner Ring  
That the Surrey Heritage Advisory  
Commission recommend that Council allocate up to \$15,000 from the  
Unrestricted Reserve to engage communities and advance the  
opportunities identified in the report dated January 11, 2024 regarding a  
"Brothers-in-Arms" military memorial.  
Carried

It was Moved by Commissioner Priddy  
Seconded by Commissioner Hilmer  
That the Surrey Heritage Advisory  
Commission direct staff to consult with the British Columbia/Yukon Royal  
Canadian Legion and Cloverdale branch of the Royal Canadian Legion on  
the proposals as outlined in the report dated January 11, 2024 regarding a  
"Brothers-in-Arms" military memorial.  
Carried



## INTER-OFFICE MEMO

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**TO: Surrey Heritage Advisory Commission**

**FROM: Manager, Heritage Services**

**DATE: January 11, 2024**

**FILE:**

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**RE: Brothers-in-Arms Military Memorial Considerations**

### RECOMMENDATION

The Parks, Recreation & Culture Department recommends that the Surrey Heritage Advisory Commission (SHAC):

1. Receive this report for information;
2. Direct staff to respond to the Brothers-in-Arms proposal in accordance with the mandate of the Commission and the considerations identified in this report; and
3. Allocate up to \$15,000 to engage communities and advance the opportunities outlined below.

### BACKGROUND

As per the By-law to establish the Commission (By-law 13282), SHAC exists primarily to advise Council on Surrey heritage matters outlined in the Local Government Act (Community Charter). These include, but are not limited to:

- Creating and maintaining a Surrey Heritage Register;
- Identifying Surrey heritage properties and features for possible designation as a City heritage site;
- Creating and maintaining significant Surrey heritage features or heritage properties through the installation of markers, plaques and cairns;
- Supporting awareness of and appreciation of Surrey heritage through varied information formats and media; and
- Supporting Surrey heritage activities and programs undertaken by the City and community in the areas of environmental, built, and cultural preservation and interpretation.

On November 7<sup>th</sup>, 2023, SHAC received a delegation presentation from Steven Purewal, Managing Director of Indus Media Foundation. The delegation proposed creating a 'Brothers-in-Arms' military memorial in Veterans Square (next to Museum of Surrey), adjacent to the existing Municipal Cenotaph, erected in 1921. The military memorial is intended to mark the history of accomplishments, victories, and values shared between the Indian and Canadian Armies.

The memorial is proposed to be a 12-foot-tall concrete and metal structure featuring uniformed Indian and Canadian infantrymen holding weapons, and four information panels (see Appendix I) that address:

- Brothers-in-Arms in Flanders
- The Poppy Story
- Komagata Maru
- WWII

Mr. Purewal further stated that the proposed military memorial would help the City address the following points:

- Showcase the City of Surrey's commitment to diversity, inclusivity, and education by implementing a culturally authentic initiative to dismantle the status quo;
- Symbolize the City's respect for the diversity of its residents and improve community engagement;
- Celebrate diversity by bringing Canadians together with immigrants in adopting Canadian traditions through a more welcoming public space;
- Instill a better sense of belonging for marginalized youth;
- Support local school educational efforts; and
- Gain international recognition and improve the City's branding and make the memorial a point of pride for all residents and attract visitors to the City.

Following the delegation's presentation, the Commission requested staff prepare a report for its consideration in response to the delegation's proposal.

## **DISCUSSION**

The delegation's proposal reminds SHAC of the importance of ensuring diversity and representation in Surrey. By showcasing diverse perspectives and narratives, heritage features can become powerful tools for education, empathy, and social cohesion. They challenge stereotypes, promote understanding, and encourage dialogue, creating a more vibrant and harmonious environment that values the diversity of its residents. The Parks, Recreation & Culture Department is committed to this work.

Of interest to SHAC is the delegation's related exhibition "Duty, Honour & Izzat," which shares the sacrifices made by Punjabis serving in the British Indian Army during WWI. This exhibition has been hosted at Museum of Surrey five times, and once each at Surrey Archives and City Centre Library. The Surrey School District has also engaged extensively with the delegation on this subject matter.

### **Review of Veterans Square Site**

Constructed in 2005 and updated in 2018, Veterans Square is a purpose-built civic plaza, with the Municipal Cenotaph and public artwork *Kneeling in Remembrance* by André Gautier serving as its focal point (see Appendix II). It names and honours Surrey residents who died in WWI and WWII. Veterans Square is surrounded by Museum of Surrey, Surrey Libraries - Cloverdale Branch, and Surrey Archives. In 2021, the southeast side of the grounds welcomed a new Indigenous public artwork, *The Rivers That Connect Us* by k'wy'i'y'e Spring Salmon Studio, while a large

civic clock has adorned the southwest portion since 2005. Overall, the site is already well served with heritage and public art features.

The site is home to the large annual Surrey Remembers ceremony held every November 11<sup>th</sup>, as well as other museum, heritage, and community events. When the plaza was expanded in 2018, design goals were to improve sightlines and the useability of the space, and to add a grass hill and new benches to encourage passive community use and viewing for events and gatherings. Locating a new military memorial in this location will require redesigning the space, which may constrain its use and require the removal of some of the amenities added in 2018.

### **Opportunities Aligned with SHAC Mandate**

Although the proposal, as submitted, may not be specifically aligned to SHAC's Surrey-specific mandate, there are elements of the proposal that SHAC could support by endorsing some of the opportunities detailed below. In addition, SHAC should continue to receive delegations from Museums, Heritage Sites, non-profit organizations, and residents to support them to create inclusive heritage programming that shares the Surrey's stories.

#### Inclusive Remembrance Ceremonies

The Remembrance Day ceremony at Veterans Square is organized and executed by the Royal Canadian Legion. As stated on their website: "Remembrance is the sacred sentiment which bonds all citizens, bringing everyone together to share in moments of reflection, sorrow, fellowship, and gratitude." Staff will continue to encourage leadership to hold events inclusive to all. Additional remembrance ceremonies could also be held at Veterans Square.

#### Update Existing Cenotaph Storyboard at Veterans Square

The storyboard adjacent to the cenotaph shares information about Surrey residents who served in WWI and WWII and outlines the creation of the existing cenotaph and alterations made to it since its installation in 1921. Storyboards contextualize and elaborate on historical facts. There is an opportunity to expand upon this storyboard to further share that the site is a gathering place for Surrey residents and veterans from diverse backgrounds.

#### Public Art Opportunities

Surrey's Public Art Program is guided by the Public Art Master Plan 2020-2029, which was built on extensive community consultation. Part of the program's vision includes reflecting community identity, values, and cultural diversity. Through the Arts & Culture Advisory Committee, public art staff can work towards an artist call(s) for public art that speaks to Punjabi cultural heritage in Surrey. Community engagement and a community selection panel would be a key part of such a process.

#### Identify More Heritage Opportunities

SHAC has expressed interest in identifying more places, people, and events of significance that can be highlighted to broaden the heritage narrative in Surrey. As such, staff can engage with communities for a process to gather information and identify opportunities to help SHAC add more to the Community Heritage Register and the storyboard inventory, and to propose commemorative street or park names that will reflect Punjabi cultural heritage in Surrey.



This work would build upon existing Museum and Heritage facilities' initiatives and their resulting community stakeholder relationships. It would also be a practical application of the SHAC-funded research undertaken in 2019 to identify early South Asian settlers in Surrey.

#### Ongoing Programming at Museum and Heritage Facilities

Annual plans and programming from City-operated Museum and Heritage facilities are guided by the Heritage Services Community Advisory Board, for which there is a designated seat for a SHAC Commissioner. SHAC should continue to receive regular updates from City-operated Museum and Heritage facilities and services and to provide input and guidance on their planning and implementation.

Of interest, existing relevant programming and initiatives include Museum of Surrey's school programs *Surrey's Punjabi Community* and *Surrey's Home Front* that discuss the Komagata Maru incident, and the collaboration between Surrey Archives and the South Asian Canadian Digital Archives to increase access to historical photographs and documents for researchers.

Opportunities to expand upon upcoming initiatives include:

- Temporary exhibits at all sites, including during Remembrance Day, to encourage inclusive commemorative events.
- *Being Punjabi* virtual exhibit in development by Museum of Surrey. This youth-focused exhibition is based on the award-winning 2019 temporary exhibit of the same name.
- Museum of Surrey is undertaking a major revamp of its *Surrey Stories Gallery*. Currently, staff are working to refine the Interpretive Plan through community engagement.
- A new, interactive online heritage tool is being developed that will share community heritage and will allow users to submit their own Surrey memories.

Additionally, new programs and tours, acquisitions to the civic archives and artifact collections, and additional dedicated research projects are tools to bring traditionally underrepresented stories to light and to increase the understanding of and appreciation for heritage in Surrey.

## CONCLUSION

The Parks, Recreation & Culture Department recommends that the Surrey Heritage Advisory Commission

1. Receive this report for information;
2. Direct staff to respond to the Brothers-in-Arms proposal in accordance with the mandate of the Commission and the considerations identified in this report; and
3. Allocate up to \$15,000 to engage communities and advance the opportunities outlined.

Kristin Hardie  
Manager, Heritage Services  
Parks, Recreation & Culture Department

## Appendix I

**The Request: Inclusive Remembrance Memorial Dedicated to Brotherhood & Friendship**

**Back to Back Turbaned & Canadian Infantrymen**


**Memorialising Missing Patriotic History  
A Flanders Friendship Memorial**

**The Friendship Memorial Themes  
4 Brass Panels**

- 1: Brothers-in-Arms in Flanders**
- 2: Poppy Story**
- 3: Komagata Maru**
- 4: WW2**

**A shared history of Brothers-In-Arms accomplishments & Victory**

**A shared heritage of common values**



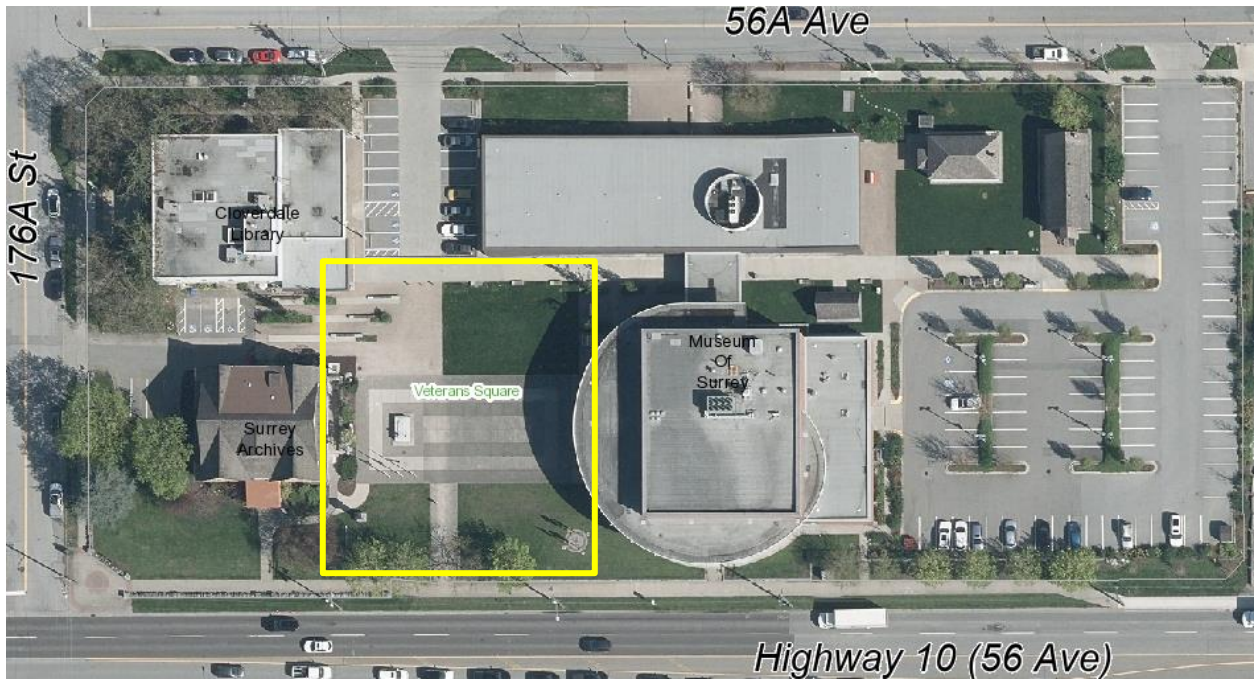
12 foot

Concrete Base  
Plinth  
4.5 by 4.5 foot

Tapering to mid  
column  
3\*3 foot Brass  
panels

Depiction of proposed memorial. Excerpt from Delegate's proposal presented in November 2023.

Appendix II



Aerial view of Cloverdale Library, Surrey Archives, and Museum of Surrey. Veterans Square outlined in yellow.



Aerial view of Veterans Square

CITY OF SURREY

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# MAYOR'S REPORT



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CITY OF SURREY

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# COUNCILLORS' REPORTS



CITY OF SURREY

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# CORPORATE REPORTS



NO: R076

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Finance**

FILE: **1850-20**

SUBJECT: **Council Initiatives Funding Request – Penmar Community Arts Society**

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## RECOMMENDATION

The Finance Department recommends that Council:

1. Receive this report for information; and
2. Approve a sponsorship of \$15,000 from the Council Initiatives Fund towards the second annual Salmon Sessions Music Festival to be held in Surrey on Saturday, August 24, 2024.

## INTENT

The City received a sponsorship request from Penmar Community Arts Society and Semiahmoo Fish & Game Club for their second annual Salmon Sessions Music Festival event to be held at the Semiahmoo Fish & Game Club (the “SFGC”) Clubhouse on Saturday, August 24, 2024.

## BACKGROUND

The Penmar Community Arts Society and SFGC hosted their first Salmon Sessions Music Festival event in 2023 to raise funds for the new hatchery building at the Little Campbell Salmon Hatchery. The current hatchery building has been subjected to years of flooding over its nearly 40-year history, and a new building on higher ground, with modernized equipment, is planned and will enable SFGC to expand its conservation work into the future. The Music Festival event will also provide an opportunity for a cultural celebration where the community can come together to support local musicians and learn about the SFGC’s mission.

## DISCUSSION

This year’s Salmon Sessions Music Festival event will be held at the SFGC Clubhouse on Saturday, August 24, 2024. Last year’s event attracted over 400 people, and the organizers expect to increase attendance to 1,000 people this year. The Penmar Community Arts Society is requesting that the City consider supporting the event by providing a sponsorship of \$15,000 to offset the event costs. With a “Sockeye” sponsorship of \$15,000, the City will receive twelve complimentary passes which will be allocated to members of Council who plan to attend the event. The City’s logo will be included in event promotional materials. Full details of the sponsorship opportunity are attached in Appendix “I”.

## **FUNDING**

Staff have evaluated the current request to ensure it is compliant with the Council Initiatives Fund Utilization Policy. Staff recommend that Council support the second annual Salmon Sessions Music Festival event by providing a sponsorship contribution of \$15,000 from the Council Initiatives Fund. Appendix "II" attached to this report documents the balance in the Council Initiatives Fund based on an assumption that Council will approve the recommendation of this report.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council approve, from the Council Initiatives Fund, a sponsorship of \$15,000 in support of the second annual Salmon Sessions Music Festival event to be held in Surrey on Saturday, August 24, 2024.

Kam Grewal  
CFO/General Manager  
Finance

Appendix "I": Salmon Sessions Music Festival Sponsorship Package 2024  
Appendix "II": Council Initiatives – Allocations for 2024



# MUSIC FESTIVAL

All Ages!



# 2024 Salmon SESSIONS

Saturday, August 24, 2024

4:00 pm - 11:00 pm

Semiahmoo Fish and Game Club

1284 184 St, Surrey, BC V3Z 9R9

in support of the Little Campbell Hatchery

**SPONSORSHIP OPPORTUNITIES**



# MUSIC FESTIVAL

Saturday, August 24, 2024

## ABOUT

For the second year in a row, the **Semiahmoo Fish and Game Club (SFGC)** has teamed up with **Penmar Community Arts Society (Penmar)** to raise funds for a new hatchery building through the Salmon Sessions Music Festival.

The current hatchery building has been subjected to years of flooding over its nearly 40-year history. During the devastating atmospheric river floods of 2021, the hatchery was further damaged and tens of thousands of fish eggs were destroyed when the building was under three feet of water.

SFGC is planning to construct a new building on higher ground – safe from the flooding hazards of the future. As well, it will modernize its equipment and operating systems to grow even more. It is estimated that each year, the SFGC hatchery releases an additional 100,000 salmon into the river system – over the past 40 years that equates to approximately **35 - 40 million salmon**.

**Now that's a conservation story!**

### **Salmon Sessions Music Festival, August 24, 2024**

Salmon Sessions is a vibrant Music Festival supporting the SFGC's vital salmon hatchery initiative. As a dedicated volunteer-driven, non-profit society for 66 years, SFGC has sustained the Little Campbell Salmon Hatchery, a key component of British Columbia's food security. With the current hatchery approaching the end of its life cycle, urgent support is needed to construct a new facility.

Festival attendees will not only have an amazing music experience but will also learn about Little Campbell Hatchery's fascinating operations. Enjoy the serene beauty of the property with a leisurely walk along the river, and enthusiastic volunteers will be providing guided hatchery tours. Bring your lawn chairs and dancing shoes for a memorable day!

**Lineup Announcement on May 1, 2024**

**Festival Tickets go on sale May 3, 2024**

**Join us in supporting a cause that sustains both the local environment and BC's food security.**



# MUSIC FESTIVAL

Saturday, August 24, 2024

## EVENT HIGHLIGHTS

### **Live Music:**

Enjoy the sounds of rock, country, and funk performed by outstanding live BC bands on an outdoor stage. The lineup will be announced on May 1, 2024.

### **Food Carts:**

Delicious food from Primo's Mexican (their full Mexican lineup of tacos, burritos and churros with hot dogs, burgers and fries also added). Additional choices to be announced.

### **Beverage Garden**

Raise a toast to a great cause with an array of beers, wines, ready- to-drink, and non-alcoholic options.

### **50/50 Raffle**

The online raffle will run all summer from June to the end of August. One lucky winner will take home half the jackpot and the remainder will benefit the hatchery.

### **Scenic Atmosphere**

Settle in with your lawn chair and blanket on the concert lawn, near the picturesque Little Campbell River.

### **Guided Tours:**

SFGC's dedicated volunteers will be on hand to guide you through the hatchery facilities and share insights into their crucial conservation efforts.

### **Sponsorship Opportunities**

Become a corporate partner and enjoy key benefits and recognition including VIP access to the festival and prominent brand placement on all event marketing materials.



# MUSIC FESTIVAL

Saturday, August 24, 2024

## WHO IS COMING TO THE SALMON SESSIONS MUSIC FESTIVAL



### Support for this event is growing across South Surrey White Rock, the Peninsula and Langley

- Local Neighborhoods:
- Grandview/Pacific Douglas
- Morgan Creek
- Ocean Park/Crescent Beach
- Elgin/Chantrell Creek/Sunnyside
- Campbell Heights/Hazlemeare
- Langley

We expect to draw on the hyper local audience as well as reaching further into Surrey, Langley and surrounding areas. to **over 1 million music fans** South of the Fraser as well as reaching throughout the Lower Mainland.



LOCAL NEIGHBOURHOODS & BEYOND



# MUSIC FESTIVAL

Saturday, August 24, 2024

## THE LOCATION - PART OF SURREY'S HISTORY

The Semiahmoo Fish & Game Club was incorporated in 1957 by a group of conservation-minded people who resided in the White Rock, Surrey and Langley area.

The primary focus of the group was the restoration of the local Little Campbell River, which had been damaged by years of unregulated gravel removal in the watershed. For the next 23 years, club volunteers not only worked to restore the river and its tributaries, but also raised funds with the vision of acquiring land on their beloved river.

The Clubhouse is very popular for hosting weddings and celebrations of life in addition to other special events. The goal is to grow Salmon Sessions as an annual event.



**CLICK HERE FOR A VIRTUAL TOUR**

or go to: [vimeo.com/141081711](https://vimeo.com/141081711)



# MUSIC FESTIVAL

Saturday, August 24, 2024

## DEMOGRAPHICS — OUR MEDIA REACH

**225,000+**



including Lower  
Mainland  
Markets

**print & digital**

*DID YOU KNOW?*

**1 MILLION+**  
MUSIC FANS IN THE  
**FASTEST GROWING**  
REGION BASE IN BC

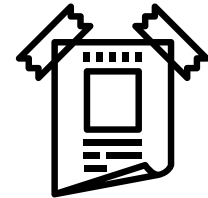
**15,000+**



**EMAIL  
NEWSLETTERS**

**150,000+**

**Social media  
post reach  
on Facebook,  
Instagram, Twitter,  
and Linked In**



**POSTERS AND FLYERS IN  
LOCAL BUSINESSES AND  
HIGH TRAFFIC AREAS**

+ reach through our marketing partners such as Musicians, Vendors, Manager & Agents

## EVENT DAY

- **1,000 attendees, 100 VIP's**
- **on site activations**
- **digital and print branding signage**
- **news coverage**
- **live social media**
- **professional photography and video**





# MUSIC FESTIVAL

Saturday, August 24, 2024

## WHO ARE WE TARGETING?

### Age 35+

- **Primary: 38-55**
- **Secondary: 25-37**
- **Tertiary: 56+**
- **Live music fans**
- **Families, the event is all ages**
- **Environmentally-conscious**
- **Values sustainability and ecological responsibility**

The inaugural Salmon Sessions Music Festival in 2022 attracted over 400 attendees and dozens of VIP's. The festival was successful in raising funds for the Semiahmoo Fish and Game Club, raising awareness of the SFGC, it's operations and the hatchery and increasing its membership.





# MUSIC FESTIVAL

Saturday, August 24, 2024

PRESENTED BY TWO UNIQUE,  
COMMUNITY-ORIENTED  
NON-PROFITS

## **PENMAR COMMUNITY ARTS SOCIETY**

Our mission is to fund and facilitate the future of live music and we do that by creating great live music experiences for the benefit of artists and audiences and the local economy. We work with various community partners and advisors in the live music industry in BC and Canada. A registered charity, we also provide job opportunities for youth interested in gaining work experience in the business of arts and culture.

Since 2017 we have produced and supported over 200 community concerts and events. We want to establish an annual event for the South Surrey market that has room to grow and provide a great day out as well as support a community service.

## **SEMAHMOO FISH AND GAME CLUB**

On June 23, 2023, the Semiahmoo Fish and Game Club ~ and its Little Campbell Hatchery, celebrated 66 years since it was incorporated as a not-for-profit Society.

What started out as a dream for a group of conservation-minded people interested in the outdoors has evolved into an active volunteer-run organization with over 700 members that features a hatchery, indoor firearms range as well as indoor and outdoor archery target ranges.

There is also a banquet-styled hall that over the decades has been a favoured choice for many a wedding and other celebrations. There are well-signed nature trails along the Little Campbell River that runs through the Club's **29-acre property**.







# MUSIC FESTIVAL

Saturday, August 24, 2024

## WHY SPONSOR

- **Promote community support and spirit**
- **Promote your brand**
- **Offer incentives**
- **Host and entertain your employees and your customers**
- **Engage with fans**
- **Build new partnerships**
- **A tailored opportunity for you**

We can work together to make this year a success and grow this into a premier, annual event in South Surrey.

We can grow Salmon Sessions to more days and more locations and draw top quality popular bands. South Surrey can make a name for itself on the concert stage — both locally and within the Region. By increasing it's visibility on the cultural map, we open a valuable channel for increased tourism and commerce which benefits the entire community.

### COMMUNITY PARTNERSHIPS



PROMOTE YOUR  
**BRAND**

**ENGAGE**  
WITH FANS



**HOST AND  
ENTERTAIN**  
YOUR EMPLOYEES  
AND CUSTOMERS



**A TAILORED  
OPPORTUNITY  
FOR YOU**



# MUSIC FESTIVAL

Saturday, August 24, 2024

## SPONSORSHIP OPPORTUNITIES

### Salmon Sessions - Zones

- Stage
- VIP Tent
- Picnic Area
- Beverage Garden *(inside hall)*
- Band Headquarters
- Hatchery Tours
- Sponsor Lounge
- Vendor Alley

### Opportunities on site:

- Expedited entry for you and your guests
- Exclusive VIP Area for your group
- Premium Viewing areas
- Dedicated food and beverage service
- Signage/banners - multiple buildings, the stage, fencing
- Vendor booth 10 x 10 or 10 x 20
- Recognition from the stage
- Host an activation

*We want to work with you on unique ideas that will set this event and your brand apart.*





# MUSIC FESTIVAL

Saturday, August 24, 2024

## PRESENTING SPONSOR

**Level: CHINOOK, the largest and most valuable species of Pacific salmon**

**Own the show!**

- Only one available, opportunity for multi-year contract
- Recognized as the Presenting Sponsor of the Salmon Sessions Music Festival
- Presented by YOUR BRAND across all marketing and advertising
- 10 x 30 space for a corporate tent and branding at the Festival
- Exclusive access to designated area with premium viewing
- VIP FESTIVAL passes (25) - \$3,750 value
- VIP parking passes (12) - \$240 value
- 40 Beverage Tickets - \$240 value
- Banquet Hall Rental - \$2,000 value
- Two Annual Family Memberships with SFGC - \$280 value
- Inclusion on Donor Recognition Wall of the new hatchery (permanent) Priceless!
- Prominent logo placement on stage banners
- Speaking opportunity
- Opportunity for sponsor signage on site
- Opportunity to provide a 30-second promo video of your brand
- Corporate logo, link and bio on event website
- Recognition from the stage
- Prominent logo placement on stage banners
- Social Media mentions and tags (Facebook, Instagram, Twitter) minimum twelve (12)
- Your brand featured in an email to all VIP's
- Corporate logo and link in SFGC newsletters to members, minimum three
- Corporate logo and link in e-blasts from marketing partners
- Corporate logo included on print posters and flyers distributed throughout South Surrey, White Rock and Langley
- Sponsorship highlighted in Peace Arch News print ads
- Included in digital banner ads and customized graphics
- Included in Sponsor Thank You, digital and print

**Exclusive Opportunity!**





# MUSIC FESTIVAL

Saturday, August 24, 2024

## STAGE SPONSOR

Level: **SOCKEYE**, intense, distinct and delicious

### STAGE SPONSOR

- Recognised as **SOCKEYE**, Stage Sponsor
- 10 x 20 space for a corporate tent and branding at the Festival
- Prominent logo placement on stage banners
- Speaking opportunity
- Opportunity for sponsor signage on site
- Corporate logo, link and bio on event website
- Recognition from the stage
- Your brand featured in an email to all VIP's
- Corporate logo and link in SFGC newsletters to members, minimum three
- Corporate logo and link in e-blasts from marketing partners
- Corporate logo included on print posters and flyers distributed throughout South Surrey, White Rock and Langley
- Sponsorship highlighted in Peace Arch News print ads
- Included in digital banner ads and customized graphics
- Included in Sponsor Thank You, digital and print
- Prominent logo placement on stage banners
- Speaking opportunity to introduce headliner
- Logo and company bio on event site
- Social media mentions and tags (Facebook, Instagram, Twitter), minimum ten (10) posts
- Recognition as 2024 Sponsor on site year round and in 2025 Sponsorship Package
- Use of "Proud Supporter" email signature (graphic provided)
- Premium viewing location
- VIP passes (10) \$2,000 value
- VIP parking passes (5)
- Opportunity for artist meet and greet with select artists (2 people)





# MUSIC FESTIVAL

Saturday, August 24, 2024

## MAJOR SPONSOR

**Level: COHO, the silver salmon**

- **Recognised as COHO, Major Sponsor**
- **10 x 10 space for a corporate tent and branding at the Festival**
- **Opportunity for sponsor signage on site**
- **Corporate logo, link and bio on event website**
- **Recognition from the stage**
- **Your brand featured in an email to all VIP's**
- **Corporate logo and link in SFGC newsletters to members, minimum three**  
**Corporate logo and link in e-blasts from marketing partners**
- **Corporate logo included on print posters and flyers distributed throughout South**  
**Surrey, White Rock and Langley**
- **Sponsorship highlighted in Peace Arch News print ads**
- **Included in digital banner ads and customized graphics**
- **Included in Sponsor Thank You, digital and print**
- **Prominent logo placement on stage banners**
- **Logo and company bio on event site**
- **Social media mentions and tags (Facebook, Instagram, Twitter), minimum eight**  
**(8) posts**
- **Recognition as 2024 Sponsor on site year round and in 2025 Sponsorship Package**
- **Use of "Proud Supporter" email signature (graphic provided)**
- **Premium viewing location**
- **Opportunity for live interview on social media pre-event and during**
- **VIP Festival passes (5) \$1,000 value**
- **VIP parking passes (2)**
- **Opportunity for artist meet and greet with select artists (2 people)**





# MUSIC FESTIVAL

Saturday, August 24, 2024

## MORE PARTNERSHIP OPPORTUNITIES 2024

- **Volunteer Sponsor (Pink/Bronze) Media Partner**
- **Beverage Garden Sponsor Band Sponsor**
- **VIP Lounge Sponsor**
- **Shuttle/transportation**
- **Beer Partner**
- **RTD Partner**
- **Cocktail partner**
- **Energy Drink Partner**
- **Soft Drink Partner**
- **Water station partner**
- **Non alcoholic drink partner**
- **Copy and Print partner**

**Let's have a conversation and discover what has the most value for your business.**

## INCLUDED FOR ALL:

- **Logo and link on Salmon Sessions Music Festival event site**
- **Social media mentions and tags (Facebook, Instagram, Twitter)**
- **Recognition as 2024 Sponsor on site year round and in 2025 Sponsorship Package Use of "Proud Supporter" email signature (graphic provided)**
- **Corporate logo and link in SFGC newsletter to members**
- **Included in Sponsor Thank You, digital and print**
- **Festival passes**
- **Parking passes**





# MUSIC FESTIVAL

Saturday, August 24, 2024

## CONTACT US!

We would love to discuss sponsorship and other opportunities with your organization. We are looking forward to building on the success of the 2023 Salmon Sessions Music Festival and making the 2024 Festival bigger and brighter! Please contact us at either of the below numbers for more information.

### **Dione Costanzo**

Strategy & Planning, Partnership Opportunities  
Penmar Community Arts Society  
dionecostanzo@gmail.com  
604-817-1526

### **Diana Barkley**

President, Semiahmoo Fish and Game Club  
sfgcppresident@gmail.com  
604-535-8366

**Let's have a  
conversation and  
discover what has the  
most value for your  
business.**



# Appendix "II"



## 2024 FINANCIAL PLAN COUNCIL INITIATIVES

Description	Amount	Allocation to date	Remaining
Carried Forward from Prior Year	240,000		
<b>2024 Proposed Budget</b>	<u>260,000</u>		<b>\$ 500,000</b>
Surrey Hospitals Foundation - Celebration of Care Gala		12,500	
SFU President's Surrey Community Mixer		5,000	
Immigrant Link Centre Society		5,000	
Princess Margaret Secondary School - LeoCraft Design Team		15,000	
Balsar Community Foundation - Run Surrey Run		20,000	
<b>Penmar Community Arts Society - Salmon Sessions Music Festival (Proposed)</b>		<b>15,000</b>	
Surrey Pride Society - Rainbow Gala and Awards Night (Proposed)		4,000	
UNITI - Celebrating You (Proposed)		8,000	
<b>Allocations for 2024</b>		<u><b>\$ 84,500</b></u>	<u><b>\$ 415,500</b></u>

NO: R077

COUNCIL DATE: May 6, 2024

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Finance**

FILE: **1850-20**

SUBJECT: **Council Initiatives Funding Request – UNITY**

---

## RECOMMENDATION

The Finance Department recommends that Council:

1. Receive this report for information; and
2. Approve a funding contribution of \$8,000 from the Council Initiatives Fund in support of UNITY's annual Celebrating You event to be held on May 16, 2024.

## INTENT

The City received a funding request from UNITY for their annual event "Celebrating You" to be held on May 16, 2024 in Surrey.

## DISCUSSION

UNITY is a collaboration between three societies: Semiahmoo House Society, The Semiahmoo Foundation and Peninsula Estates Housing Society. UNITY's non-profit mission revolves around delivering community and employment services to individuals with disabilities and their families, while also providing affordable and inclusive housing solutions in Surrey and White Rock. Since 2010, UNITY's Wise Employment Solutions has been dedicated to offering a comprehensive suite of support services, including pre-employment skills, job-specific and short-term training, job search support, on-the-job coaching, and job maintenance.

UNITY hosts an annual event, "Celebrating You", to celebrate and facilitate youth and adults with intellectual disabilities who have obtained and sustained meaningful employment in the community. UNITY is requesting that the City consider supporting this annual event by providing a funding contribution of \$8,000 to offset costs of catering, equipment rental and honorariums to guest speakers and volunteers.

## FUNDING

Staff have evaluated the current request to ensure it is compliant with the Council Initiatives Fund Utilization Policy. Staff recommend that Council support UNITY's annual event, Celebrating You, through a funding contribution of \$8,000 from the Council Initiatives Fund.

Appendix "I" attached to this report documents the balance in the Council Initiatives Fund based on an assumption that Council will approve the recommendations of this report.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council approve from the Council Initiatives Fund, a funding contribution of \$8,000 in support of UNITY's annual Celebrating You event to be held on May 16, 2024.

Kam Grewal  
CFO/General Manager  
Finance

Appendix "I": Council Initiatives Fund – Allocations for 2024

# Appendix "I"



## 2024 FINANCIAL PLAN COUNCIL INITIATIVES

Description	Amount	Allocation to date	Remaining
Carried Forward from Prior Year	240,000		
<b>2024 Proposed Budget</b>	<u>260,000</u>		<b>\$ 500,000</b>
Surrey Hospitals Foundation - Celebration of Care Gala		12,500	
SFU President's Surrey Community Mixer		5,000	
Immigrant Link Centre Society		5,000	
Princess Margaret Secondary School - LeoCraft Design Team		15,000	
Balsar Community Foundation - Run Surrey Run		20,000	
Penmar Community Arts Society - Salmon Sessions Music Festival (Proposed)		15,000	
Surrey Pride Society - Rainbow Gala and Awards Night (Proposed)		4,000	
<b>UNITI - Celebrating You (Proposed)</b>		<b>8,000</b>	
<b>Allocations for 2024</b>		<u><b>\$ 84,500</b></u>	<u><b>\$ 415,500</b></u>

NO: R078

COUNCIL DATE: May 6, 2024

---

## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Finance**

FILE: **1850-20**

SUBJECT: **Council Initiatives Funding Request – Surrey Pride Society**

---

## RECOMMENDATION

The Finance Department recommends that Council:

1. Receive this report for information; and
2. Approve a sponsorship request from the Council Initiatives Fund of \$4000 from Surrey Pride Society towards the inaugural Rainbow Gala and Awards Night to be held on June 1, 2024.

## INTENT

The City received a sponsorship request from Surrey Pride Society (the “Society”) for their inaugural Rainbow Gala and Awards Night to be held at Surrey City Hall on Saturday, June 1, 2024.

## BACKGROUND

The Society is a non-profit organization that promotes awareness, acceptance and pride for the 2SLGBTQ+ community in Surrey and surrounding areas. The Society organizes various events and programs throughout the year, such as the annual Surrey Pride Festival, the Surrey Pride Awards, and the Surrey Pride Youth Leadership Program. The Society also advocates for 2SLGBTQ+ rights and issues and provides education and resources to the community.

## DISCUSSION

The Society is planning to host their inaugural Rainbow Gala and Awards Night on June 1, 2024 at Surrey City Hall. The event will celebrate 25 years of advocacy and leadership within the Rainbow Community of Surrey. The event will feature live entertainment, dinner, and an awards ceremony. The event is expected to attract over 150 guests, including dignitaries, community leaders, sponsors, media, and members of the public. The Society is requesting a Council Initiatives Funding sponsorship of \$4,000 to support the event. The sponsorship will help cover the costs of venue rental, catering, security, marketing, and awards. The sponsorship will also demonstrate the City's commitment and support to the 2SLGBTQ + community and diversity and inclusion in Surrey.

## **FUNDING**

Staff have evaluated the current request to ensure it is compliant with the Council Initiatives Fund Utilization Policy. Staff recommend that Council support the Society's inaugural gala and awards night by providing a sponsorship contribution of \$4,000 from the Council Initiatives Fund. Appendix "I" attached to this report documents the balance in the Council Initiatives Fund based on an assumption that Council will approve the recommendation of this report.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council approve, from the Council Initiatives Fund, a sponsorship contribution of \$4,000 in support of Surrey Pride Society's inaugural Rainbow Gala and Awards Night to be held on June 1, 2024.

Kam Grewal  
CFO/General Manager  
Finance

Appendix "I": Council Initiatives – Allocations for 2024

# Appendix “I”



## 2024 FINANCIAL PLAN COUNCIL INITIATIVES

Description	Amount	Allocation to date	Remaining
Carried Forward from Prior Year	240,000		
<b>2024 Proposed Budget</b>	<u>260,000</u>		<b>\$ 500,000</b>
Surrey Hospitals Foundation - Celebration of Care Gala		12,500	
SFU President's Surrey Community Mixer		5,000	
Immigrant Link Centre Society		5,000	
Princess Margaret Secondary School - LeoCraft Design Team		15,000	
Balsar Community Foundation - Run Surrey Run		20,000	
Penmar Community Arts Society - Salmon Sessions Music Festival (Proposed)		15,000	
<b>Surrey Pride Society - Rainbow Gala and Awards Night (Proposed)</b>		<b>4,000</b>	
UNITI - Celebrating You (Proposed)		8,000	
<b>Allocations for 2024</b>		<u><b>\$ 84,500</b></u>	<u><b>\$ 415,500</b></u>

NO: R079

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Engineering**

FILE: **7923-0185-00**

SUBJECT: **Closure of Road Adjacent to 10068, 10078, 10088 and 10098 – 133 Street (Step 1)**

---

## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 122.4 m<sup>2</sup> portion of road allowance adjacent to 10068, 10078, 10088 and 10098 – 133 Street as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*.

## INTENT

The purpose of this report is to seek Council’s approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent properties to permit the development of 98 market strata dwelling units and a remnant RF-10 lot under Development Application No. 7923-0185-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 122.4 m<sup>2</sup> portion of road (the “Road Closure Area”) adjacent to 10068, 10078, 10088 and 10098 – 133 Street (the “Adjacent Properties”) that will be consolidated to permit the development of 98 market strata dwelling units and a remnant RF-10 lot.

### Zoning, Plan Designations and Land Uses

The Adjacent Properties and the Road Closure Area are zoned Single Family Residential (RF) Zone, designated “Multiple Residential” in the Official Community Plan and designated “Low to Mid Rise Residential” in the City Centre Plan.



## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7923-0185-00. This Development Application is seeking approval to permit the development of 98 market strata dwelling units, over two levels of underground parking in City Centre as well as a remnant RF-10 lot as generally illustrated in Appendix "II" attached to this report.

The proposed road closure proposal was referenced in the January 29, 2024 Planning Report to Council related to Development Application No. 7923-0185-00, and the related Preliminary Layout Approval was issued on February 13, 2024.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

The cul-de-sac on the west side of 133 Street is being closed and incorporated into other development applications (19-0096-00 & 21-0090-00).

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none have expressed any objections.

### Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area, as determined by an internal staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

## CONCLUSION

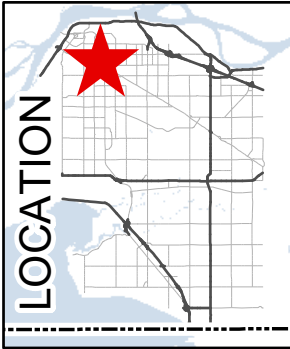
The Road Closure Area is surplus to the City's needs. The Road Closure Area will be incorporated into the Adjacent Properties as part of the development process. The consolidation of the Road Closure Area with the Adjacent Properties will assist in facilitating the pattern of redevelopment in this neighbourhood by providing 98 market strata dwelling units above two levels of underground parking in City Centre, as well as a remnant RF-10 lot.

Scott Neuman, P.Eng.  
General Manager, Engineering

PK/kd/bn

Appendix "I" – Aerial Photograph of Site  
Appendix "II" – Development Application 7923-0185-00 Site Plan

# AERIAL PHOTOGRAPH OF SITE APPENDIX "I"






Development Application  
7923-0185-00

Subject Properties  
10068, 10078, 10088  
and 10098 - 133 St

Road Closure Area  
122.4 m<sup>2</sup>

**LEGEND**

-  Subject Property
-  Road Closure Area
-  Development Application

Produced by GIS Section: 16-Apr-2024

Date of Aerial Photograph: 2023

Scale: 1:1,000



**Subject Properties  
10068, 10078, 10088  
and 10098 - 133 Street**

**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.

DEVELOPMENT APPLICATION 7923-0185-00 SITE PLAN

2200-200 Cervinle Street  
 BC V3C 1S4  
 www.integra.arch.com  
 Telephone: 604 688 4220

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**ZENTERRA**  
 REGISTERED ARCHITECT  
 BRITISH COLUMBIA  
 REG. NO. 10000

PROJECT: Zenterra Developments

10068/ 10078/ 10088/  
 10098 133 Street,  
 Surrey, BC, V3T 3Y5

TITLE: Site Plan

PROJECT NO: 22592

DATE: 1:26

DATE: Monday, April 15, 2024

ISSUE: Issue 4.0 - RZDP Resubmission

DRAWING: **A-1.201**



## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 1, 2024**

FROM: **General Manager, Parks, Recreation & Culture** FILE: **0550-20**

SUBJECT: **Partnering Agreement and License Agreements with the Surrey Eagles Hockey (2022) LLP at the South Surrey Arena**

---

## RECOMMENDATION

The Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and the Surrey Eagles Hockey (2022) LLP, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, and as approved by the City Solicitor, all as generally described in this report.; and
3. Approve the execution by the General Manager of Parks, Recreation & Culture of two License Agreements between the City and the Surrey Eagles, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, and as approved by the City Solicitor, all as generally described in this report.

## INTENT

The purpose of this report is to obtain Council's approval to enter into a Partnering Agreement and two License Agreements with the Surrey Eagles Hockey (2022) LLP (the "Organization") for the use of ice and facility amenities for the Surrey Eagles Junior Hockey Team, a member of the British Columbia Hockey League "BCHL", at the South Surrey Arena.

## BACKGROUND

The South Surrey Arena has been home to the Surrey Eagles Junior Hockey Team since 1992. In 2011, the City negotiated an additional subsidy for the owners of the Surrey Eagles Junior Hockey Team through an assigned ice rate for use of the arena amenities. The owners of the Surrey Eagles Junior Hockey Team have also received assistance through lease in kind for advertising space, office space, storage, dedicated public space for use of merchandise and sales booths, and dressing rooms. The owners of the Surrey Eagles Junior Hockey Team have historically been active members of the community, ensuring the participation of the Surrey Eagles Junior Hockey team in civic celebrations. The Organization, the current owner of the Surrey Eagles Junior Hockey Team, is committed to expanding their community involvement, as described in Appendix "I" of this report.

## **DISCUSSION**

The current License Agreement with the Organization expired on August 31, 2023 and as such staff are recommending new License Agreements. Staff presented an earlier report to Council on September 25, 2023 that was referred back to staff.

### **The Partnering Agreement and License Agreements**

The Partnering Agreement authorizes the City to provide "assistance" to the Organization provided that notice is given (in accordance with both section 24 and section 94 of the *Community Charter*). The proposed Partnering Agreement and License Agreements with the Organization would include an annual assistance in the form of a cash payment, access to pre-approved advertising spaces, reduced ice booking rates for Non BCHL activities, and a lease in kind for the dressing room, storage and dedicated public space areas, all as described in the attached Appendix "II".

### **The License Agreements**

Two License Agreements are proposed. One license agreement will govern the terms and conditions associated with the Organization's use of the South Surrey Arena ice and amenities and ice bookings at other City locations for a three-year term. The second license agreement will govern the terms and conditions of the Organization's use of administrative office space at the South Surrey Arena for a term of one-year and is also described in Appendix "III".

## **FUNDING**

Under the proposed new License Agreements, the City will provide financial assistance in the amount of \$92,500 per year to the Organization. This annual financial assistance is equivalent to the previous 2022/2023 subsidy provided through the discounted ice rental rate. Provision of this financial assistance will be offset by increased revenues based on non-subsidized rates collected from the Organization in accordance with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391*, resulting in a net zero budget impact.

Based on an internal evaluation, the annual rent for the proposed lease of office space, storage, and dressing room area is estimated to be \$58,432 and the annual value of advertising space is estimated to be \$914,100. Examples of team advertising are shown in Appendix "IV". Digital display advertising is estimated at approximately \$170,000. Installation of arena board advertisement is estimated at \$7,095. The Organization may also be provided up to a maximum of \$5,000 of in-kind products through the City's Beverage Contract and \$87,101 in reduced ice booking fees for Non BCHL activities. The Organization will need to apply to Council for an annual grant in lieu of rent for the dressing room, storage, and office space areas for the duration of their License Agreement. Funding for the lease-in kind portion of the assistance will be included in the annual City Grants budget. The total annual assistance to the Organization is valued at \$1,344,228. See Appendix "II" for details of both cash and in-kind assistance.

### **Legal Services Review**

This report has been reviewed by Legal Services.

## **Finance Review**

This report has been reviewed by Finance.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council authorize staff to proceed with a Partnering Agreement and two License Agreements with the Organization.

Laurie Cavan  
General Manager  
Parks, Recreation & Culture

Appendix "I": Surrey Eagles Junior Hockey Team Community Engagement (Additional Information)

Appendix "II": Assistance to the Organization (Additional Information)

Appendix "III": The Organization's License Agreements (Additional Information)

Appendix "IV": Surrey Eagle's Advertising and Team Branding Examples

## **Surrey Eagles Junior Hockey Team Community Engagement (Additional Information)**

The Surrey Eagles Junior Hockey Team has been an important part of providing hockey entertainment to the community for over 30 years. During this time, the owners of the Surrey Eagles Junior Hockey Team have also supported hockey development for Surrey and BC youth and continue to serve as a pathway for players to access National Collegiate Athletic Association (NCAA) scholarships.

The Surrey Eagles Junior Hockey Team has historically been active in the community, participating in civic celebrations and other local events. The Organization has committed to work with City staff to add to this level of community involvement during the proposed new License term.

### **Community Involvement**

The Surrey Eagles Junior Hockey Team players participate in civic celebrations including Canada Day and other local events. Through the generous support of local businesses, hundreds of sponsored game tickets are provided throughout the year. The Organization also demonstrated support to the community through preparation of 200 Christmas Hampers for families in 2022.

The Surrey Eagles Junior Hockey Team players volunteered at local events and school visits. Skate with the Eagles events followed several Sunday game times and fans were invited to meet their favorite players. The program reached many young skaters and the team provided live hockey entertainment to over 29,000 fans last season.

City staff will be working closely with the Organization to establish a robust Surrey Eagles Junior Hockey Team volunteer engagement program that will provide a minimum of 500 volunteer hours for autograph signing and hockey activation programming at the City, Surrey School District and Community events annually.

### Event Participation 2022/2023

- Surrey Canada Day
- RCMP Open House
- Surrey School District Visits
- Para Hockey Night
- Kids Play Foundation – Drug and Gang Forum attendees

The Surrey Eagles hosted a pumpkin patch event in October 2023 that they intend to host annually providing 1000 pumpkins to families.

## APPENDIX "II"

### Assistance to the Organization (Additional Information)

In 2011, under direction from Council, staff introduced an "assigned" ice rental rate that would provide the owners of the Surrey Eagles Junior Hockey Team with 550 hours of ice for an annual subsidized fee of \$25,000 (or \$45.45 per hour). In the 2022/2023 season, they received 550 hours for an annual subsidized fee of \$32,802 (or \$59.64 per hour).

The annual subsidy provided to the Organization under the assigned ice rate for the 2022/2023 season was as follows:

	Annual Hours	Hourly Subsidy	Total Subsidy
<b>Game</b>	150	\$ 270	\$ 40,500
<b>Practice</b>	400	\$ 130	\$ 52,000
<b>Camps &amp; Programs</b>	65	No subsidy	No Subsidy
<b>Total</b>	<b>550</b>		<b>\$ 92,500</b>

The annual assistance proposed for the new License Agreement introduces a cash payment provided to the Organization in the amount of \$92,500, which over the three-year term totals \$277,500. This annual financial assistance is equivalent to the previous 2022/2023 subsidy level provided through the discounted ice rate. The new annual assistance is to be provided to the Organization in two equal installments. The first installment will be made by September 30th and the remaining amount by January 30th of each License year.

All BCHL ice bookings in the newly proposed three-year term License Agreement with the Organization will be charged in accordance with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391*. The 2024/2025 By-law rates for BCHL Junior Hockey are shown below:

<b>BCHL Junior Hockey</b>	2024/25 Base	2024/25 Fee (Inc. Taxes)
Games	\$349.28	\$366.75
Practices	\$201.93	\$212.03
Camps and Programs	\$221.84	\$232.93

Additional non BCHL ice bookings up to a maximum of 350 hours per License year, will be charged at the BCHL Junior Hockey Camps and Programs rate in accordance with the new License Agreement, providing assistance in the amount of \$87,101 annually.

#### Lease-In Kind/ Staff Costs/Revenue Loss

The Organization will be provided "assistance" for each year of the License and term through a lease in kind for use of 4,234 ft<sup>2</sup> of dressing room, office, and storage areas. Additional lease in kind areas will include multi-purpose room space for staff and volunteers on game nights, staff time and materials for the installation of 60 rink boards. The Organization will also be provided "assistance"



through the inclusion of the City’s Beverage Contract and will be allowed to generate revenue independently through advertising sales and team branding opportunities. The potential advertising assistance is based on current market value and at the maximum space available.

**Advertising/ Team Branding**

The Organization may sell up to a maximum of 187 advertising spaces in locations pre-approved by the City. The advertising spaces are sold annually from September 1<sup>st</sup> to August 31<sup>st</sup>. The total estimated annual value of "assistance" for the new term is as follows:

**Annal Assistance Categories**

<b>Annual "Assistance"</b>	<b>Estimated Annual Value (Cash)</b>	<b>Estimated Annual Value (In-kind)</b>
Cash payment (subsidy for BCHL game and practice rates)	\$92,500	
Advertising Sales		\$914,100
Digital Display Board Advertising		\$170,000
In Kind Non-BCHL League rates charged outside Fee By-law (350 hours)		\$87,101
Lease In Kind (Dressing rooms, meeting space, storage, coaching offices, MP room and team structures)		\$58,432
Team Signage (In Kind Team Branding/ Signage)		\$10,000
In Kind Rink Board Advertising Installation		\$7,095
Organization sponsorship incorporated into City Beverage Contract (consideration for 2024)		\$5,000
<b>Total</b>	<b>\$92,500</b>	<b>\$1,251,728</b>

**The Organization’s License Agreements  
(Additional Information)**

**License For Use of Ice Time at South Surrey Arena**

Staff recommend a three-year term for the new License Agreement with the Organization for the 2023/2024, 2024/2025, and 2025/2026 ice seasons. The proposed License Agreement will include the following additions:

- Introduction of an annual financial assistance of \$92,500 that is equivalent to the subsidy provided by the 2022/ 2023 discounted ice rate. The annual assistance will be provided to the Organization by the City in the form of a cash payment that will be made in two equal installments. The first payment will be issued by September 30 and the remaining amount will be issued by January 30 of each License year. All ice bookings in the proposed License Agreement will be charged in accordance with the *Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391* in effect.
- 350 hours of potential ice bookings for Non BCHL activities charged at the BCHL development camp rate, to a maximum annual assistance of \$87,101. These bookings may be provided at any City of Surrey arena facility depending on available ice.
- Requirement to annually submit the Organization’s financial statements with an independent practitioner’s review engagement report.

**License For Use of Dressing Room & Administrative Office Space**

The Surrey Eagles Junior Hockey Team has exclusive use of approx. 4,234 ft<sup>2</sup> of dressing room area, including coaches' office and storage. This space also includes the gross area required to store sixteen (16) single-purpose team structures placed in the general use areas of the arena. These spaces are provided to the Organization as in-kind assistance calculated at market value. In addition, the Organization currently pays a lease for one of the front administration offices at market value. The lease of one front administration office for the 2023/2024 season does not negatively impact the City operations at this time. Staff recommend entering into a one-year License Agreement for the use of one office space within the arena administration area.

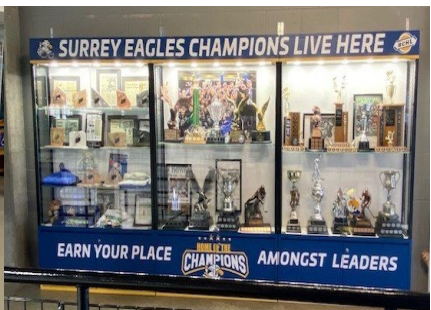
Surrey Eagle's Advertising and Team Branding Examples



South Arena Entrance



Merchandise Booth



Trophy Cases



Beer Gardens



Team banners and banner advertisements (East end)



Advertising



Centre ice / Zamboni ads



Merchandise/ Sales



Team banners (East and West ends)



Scoreclock advertising and team branding

NO: R081

COUNCIL DATE: May 6, 2024

**REGULAR COUNCIL**

TO: **Mayor & Council** DATE: **April 30, 2024**  
 FROM: **General Manager, Engineering** FILE: **1223-003/11**  
 SUBJECT: **Award of Contract No. 1223-003-11**  
**Pressure Reducing Valve Station Upgrades**

**RECOMMENDATION**

The Engineering Department recommends that Council:

1. Award Contract No. 1223-003-11 to Clearway Construction Inc. in the amount of \$2,035,093.20 (including GST) for Pressure Reducing Valve Station Upgrades;
2. Set the expenditure authorization limit for Contract No. 1223-003-11 at \$2,239,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1223-003-11.

**INTENT**

The intent of this report is to seek Council’s approval to award a contract for the construction of pressure reducing valve (“PRV”) station upgrades at 4 locations.

**DISCUSSION**

**Scope of Work**

The construction package related to this contract consists of four above ground PRV at the locations listed in the following table, which are also illustrated on the map attached to this report as Appendix “I”:

Map Reference Number	Project #	Project Description	Location
1	W-19802	PRV Station Supply and Installation	Surrey Road and Wallace Drive
2	W-19802	PRV Station Supply and Installation	168 Street and 30A Avenue
3	W-19802	PRV Station Supply and Installation	168 Street and 28 Avenue
4	W-19802	PRV Station Supply and Installation	60 Avenue and 182 Street

The contract permits construction from 9:00 a.m. to 10:00 p.m., Monday through Friday, in compliance with the *Surrey Noise Control Bylaw, 1982, No. 7044*.

### Invitation to Tender Results

An Invitation to Tender followed the City’s Purchasing Bylaw and was publicly posted on the BC Bid and City of Surrey websites. Tenders for the subject contract were opened on April 12, 2024 with the following results:

<i>Contractor</i>	<i>Tendered Amount with GST</i>	<i>Corrected Amount</i>
1. Clearway Construction Inc.	\$2,035,093.20	No Change
2. Richco Contracting Ltd.	\$2,172,265.20	2,170,192.50
3. Drake Excavating (2016) Ltd.	\$2,289,950.25	No Change

The Engineer’s (McElhanney Ltd.) pre-tender estimate was \$2,286,196.82 (including GST).

### Evaluation

The submissions were reviewed for accuracy and completeness. There was one arithmetic error that had no bearing on the outcome of the tender process. All submissions included the required 10% bid bond, and were signed on the Tender Form.

The low bidder, Clearway Construction Inc., has provided a Consent of Surety for a Performance Bond and a Labour & Materials Bond, and agreed to have substantial completion by November 29, 2024, as stipulated in the contract. Clearway Construction Inc.’s past performance on previous work has been satisfactory. They have no outstanding legal claims against the City. It is recommended that Clearway Construction Inc. be awarded Contract No. 1223-003-11.

### Project Schedule

The contract work is expected to start in May 2024, and be completed by November 29, 2024.

### FUNDING

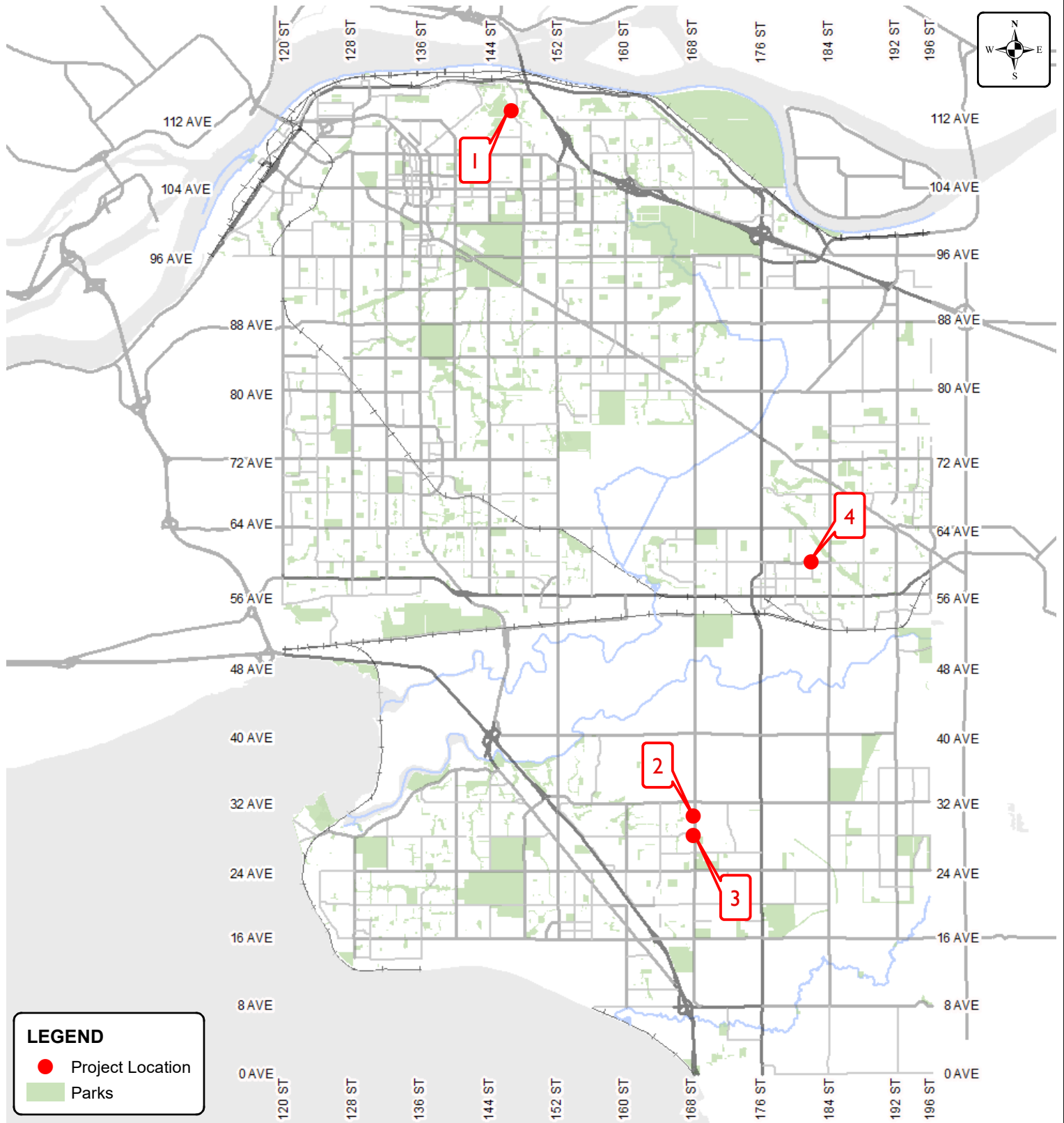
Funding for this contract is available in the approved 2024 Utility budget.

Scott Neuman, P.Eng.  
General Manager, Engineering

VJ/bn

### Appendix “I” – Map of Locations – Contract No. 1223-003-11 PRV Station Upgrades

# APPENDIX "I"



## Contract No. 1223-003-11 PRV Station Upgrades

ENGINEERING  
DEPARTMENT

NO: R082

COUNCIL DATE: May 6, 2024

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**REGULAR COUNCIL**

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Engineering**

FILE: **1718-013/11**

SUBJECT: **Award of Contract No. 1718-013-11  
80 Avenue Improvements from 132 Street to King George Boulevard**

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**RECOMMENDATIONS**

The Engineering Department recommends that Council:

1. Award Contract No.1718-013-11 to United Earth Contractors Corp. in the amount of \$10,554,766.68 (including GST) for 80 Avenue Improvements from 132 Street to King George Boulevard;
2. Set the expenditure authorization limit for Contract No. 1718-013-11 at \$11,600,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1718-013-11.

**INTENT**

The intent of this report is to seek Council's approval to award a construction contract for the 80 Avenue Improvements from 132 Street to King George Boulevard.

**BACKGROUND**

On May 15, 2023, Council endorsed, through Corporate Report No. R071; 2023 attached to this report as Appendix "I", the strategic transportation short-term projects which identified and prioritized developing specific transportation projects to support the City's growth. One of the key major goods movement corridors identified includes the 80 Avenue Improvements from 132 Street to King George Boulevard.

**DISCUSSION**

**Scope of Work**

This contract represents the final phase of a multi-phased program for congestion relief and goods movement in Newton and providing multimodal infrastructure on 80 Avenue from 120 Street to King George Boulevard.

The construction package related to this contract consists of the widening of 80 Avenue from 132 Street to King George Boulevard from two lanes to four lanes, including pedestrian and cycling infrastructure, to support growth and increased traffic volumes along this major road network

("MRN") truck route. The project locations are listed in the following table, and are also illustrated on the map attached to this report as Appendix "II":

<b>Map Reference Number</b>	<b>Project #</b>	<b>Project Description</b>	<b>Location</b>
1	R-7439	Arterial Widening	80 Ave: 132 Street to King George Blvd.
2	R-15555	New Traffic Signal	134 Street and 80 Avenue
3	R-19328	Intersection Improvement	King George Blvd. and 80 Avenue
4	D-17472	440m of 750mm diameter storm sewer	80 Avenue from 134 Street to King George Blvd.

The contract permits construction from 7:00 a.m. to 10:00 p.m., Monday through Friday, in compliance with the *Surrey Noise Control Bylaw, 1982, No. 7044*.

### **Invitation to Tender Results**

An Invitation to Tender followed the City's Purchasing Bylaw and was publicly posted on the BC Bid and City of Surrey websites. Tenders for the subject contract were opened on April 4, 2024, with the following results:

<b>Contractor</b>	<b>Tendered Amount with GST</b>	<b>Corrected Amount</b>
1. United Earth Contractors Corp.	\$10,554,766.68	No Change
2. B&B Heavy Civil Construction Ltd.	\$11,576,600.00	No Change
3. Jack Cewe Construction Ltd.	\$12,568,563.00	No Change
4. Lafarge Canada Inc.	\$12,817,264.95	No Change
5. B.A. Blacktop Infrastructure Inc.	\$14,296,859.20	No Change

The Engineer's (Aplin & Martin Consultants Ltd.) pre-tender estimate was \$13.8 million (including GST).

### **Evaluation**

The submissions were reviewed for accuracy and completeness. No errors were found. All submissions included the required 10% bid bond and were signed on the Tender Form.

The low bidder, United Earth Contractors Corp., has provided a Consent of Surety for a Performance Bond and a Labour & Materials Bond, and agreed to complete the work within 160 working days, as stipulated in the contract. United Earth Contractors Corp. has limited experience undertaking municipal roadworks; however, their past performance on related projects such as local road work and utility and earthwork projects for private land development projects has been satisfactory, as confirmed by reference checks. Furthermore, United Earth Contractors Corp. will utilize sub-contractors who have experience undertaking roadworks for key elements of the project. It is recommended that United Earth Contractors Corp. be awarded Contract No. 1718-013-11.



## **Project Schedule**

The contract work is expected to start in May, 2024, and be completed by December, 2025, dependent on weather.

## **FUNDING**

Funding for this contract is available in the approved 2024 Transportation Budget.

Scott Neuman, P.Eng.  
General Manager, Engineering

Appendix "I" – Corporate Report No. R071; 2023  
Appendix "II" - Map of Locations – Contract No. 1718-013-11

/VJ/bn

[https://surreybc.sharepoint.com/sites/eng\\_administration/gm\\_administration/corporate\\_reports/2024/may\\_6/award\\_of\\_contract\\_no.\\_1718-013-11\\_80\\_avenue\\_widening/award\\_of\\_contract\\_1718-013-11\\_80\\_ave\\_widening\\_\(05012024\)\\_final.docx](https://surreybc.sharepoint.com/sites/eng_administration/gm_administration/corporate_reports/2024/may_6/award_of_contract_no._1718-013-11_80_avenue_widening/award_of_contract_1718-013-11_80_ave_widening_(05012024)_final.docx)



## CORPORATE REPORT

NO: R071

COUNCIL DATE: May 15, 2023

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### REGULAR COUNCIL

TO: Mayor & Council

DATE: May 11, 2023

FROM: General Manager, Engineering

FILE: 5260-07

SUBJECT: Short-Term Transportation Priorities

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### RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report as information;
2. Endorse the proposed strategic Transportation short-term projects, as presented in this report;
3. Endorse staff to develop a strategy for advocating for increased transit service in Surrey; and
4. Direct staff to assess the feasibility, costs, benefits, and impacts of extending 72 Avenue between 152 Street and Highway 15.

### INTENT

The intent of this report is to obtain Council endorsement of the short-term transportation priorities to support the City's growth, including direction on proceeding with a feasibility study of extending 72 Avenue east of 152 Street.

### BACKGROUND

The Engineering Department's 10-Year Servicing Plan (2023-2032) was approved by Council at the Regular Council Meeting on March 6, 2023 through Corporate Report No. R031; 2023. The plan identifies the infrastructure investments required to support the City's anticipated population growth over the next ten years. At the March 6, 2023 Council Meeting, questions were raised by Council as to the ability to prioritize particular transportation projects in the short-term and the feasibility of extending 72 Avenue east of 152 Street. This report highlights the City's strategic transportation priorities and capital programming over the next few years.

### DISCUSSION

Transportation's short-term capital program focuses on delivering \$300 million in transportation investments over the next four years, primarily funded through Development Cost Charges and the recently approved increase in Road and Traffic Levy. City funds are complemented by

financial support from TransLink for major road, bike and transit networks, and the Ministry of Transportation and Infrastructure for Highway 99 interchange improvements.

The following summarizes the recommended direction for key areas of investment:

1. Developing the arterial network to improve traffic movement, safety and integrated cycling-walking facilities where possible. The priority arterials are 20 Avenue, 32 Avenue, 72 Avenue, 80 Avenue, 132 Street, and 152 Street, as outlined in Appendix "I";
2. Prioritizing protected cycling around SkyTrain stations and connecting City Centre to Guildford and Fleetwood, as outlined in Appendix "II";
3. Working with TransLink and the Province to implement improved transit services essential for sustaining Surrey's continuous growth, focusing on the Surrey-Langley SkyTrain Project, Bus Rapid Transit to Newton, and RapidBus on Scott Road, as outlined in Appendix "III"; and
4. Advocating for strategic regional connections to Highway 99 in South Surrey, as outlined in Appendix "IV", to support population growth and manage congestion.

### **72 Avenue between 152 Street and Highway 15 (176 Street)**

Over the past year, staff have received inquiries from both the public and Council regarding the need for additional east-west connectivity across the City, particularly the feasibility of connecting 72 Avenue. Two segments of 72 Avenue, 144 Street to 152 Street and Fraser Highway to 188 Street, are planned to be widened as part of the approved 10-Year Servicing Plan.

The central segment, between 152 Street and Highway 15, is not within the City's 10-Year Servicing Plan. Along this 5 km segment, a 20m wide unopen road allowance exists through the Agricultural Land Reserve; however, a road through this area would require lengthy preloading, raising above the floodplain, and a bridge across Serpentine River. The estimated cost for this road segment is \$75 to \$95 million.

If Council desires, staff could commence a feasibility study of the costs, benefits, impacts, permit requirements, and project timeline for extending 72 Avenue east of 152 Street. This study would be completed by Q1 2024 and presented to Council.

### **CONCLUSION**

Council's approval of the proposed transportation short-term capital priorities will benefit residents and support growth across the City.



Scott Neuman, P.Eng.  
General Manager, Engineering

RV/KS/AM/PK/BH/cc

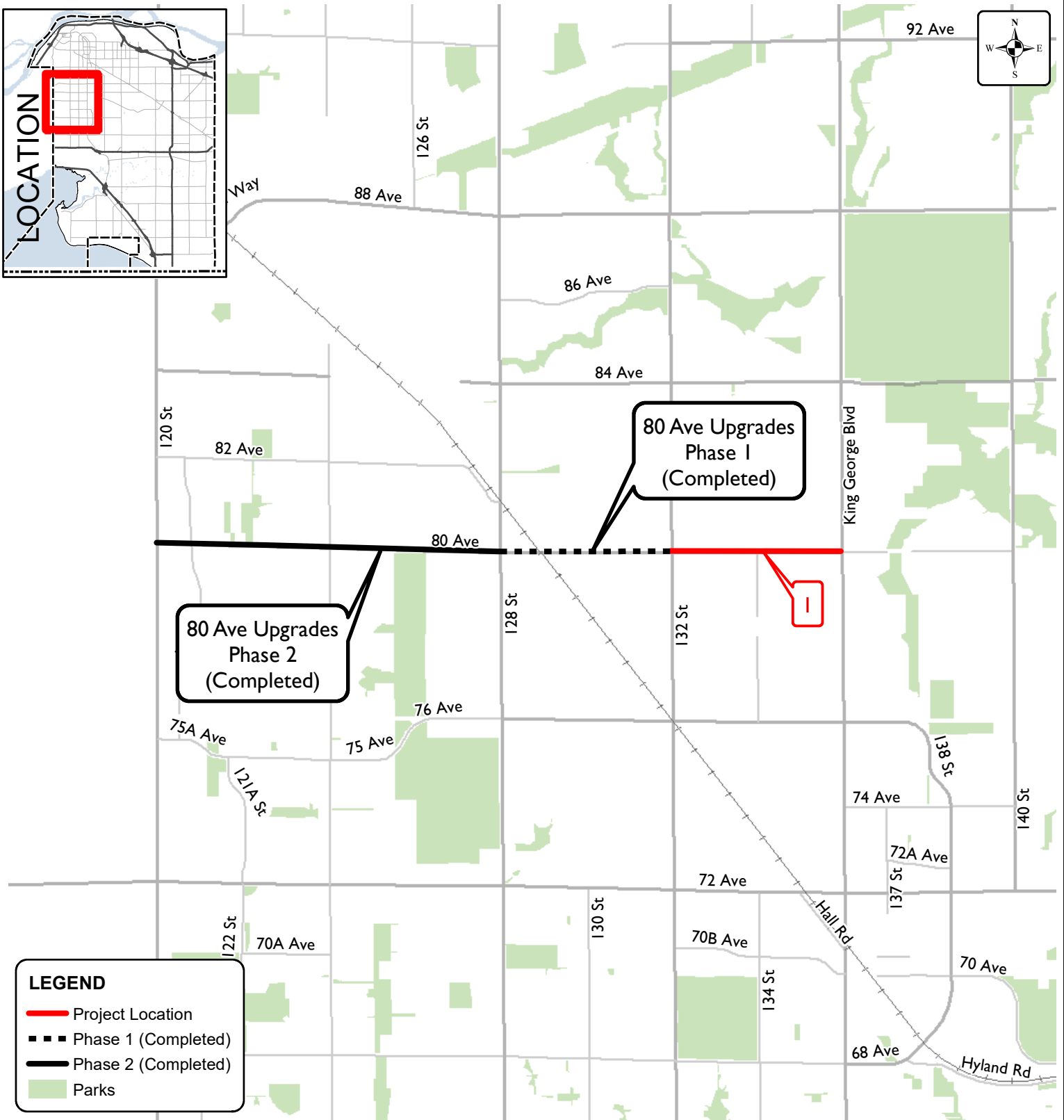
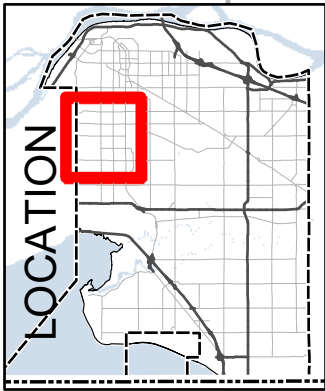
**Appendices available upon request.**

Appendix "I" – Major Arterial Improvements





Appendix "II" – Cycling Connections

Appendix "III" – Rapid Transit

Appendix "IV" – Regional Projects



**LEGEND**

-  Project Location
-  Phase 1 (Completed)
-  Phase 2 (Completed)
-  Parks

Produced by GIS Section: 04-Apr-2024

Scale: 1:25,000 



**Contract No. 1718-013-11  
80 Avenue Improvements:  
132 Street to King George Boulevard**

**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.

**REGULAR COUNCIL**

TO: **Mayor & Council** DATE: **April 30, 2024**  
 FROM: **General Manager, Engineering** FILE: **5524-003/01**  
 SUBJECT: **Funding Agreement with BC Hydro and Award of Contract No. 5524-003 Detailed Design for Sewer Heat Recovery Project**

**RECOMMENDATIONS**

The Engineering Department recommends that Council:

1. Authorize the Mayor to execute the funding agreement for \$5,000,000.00 with BC Hydro for the Surrey City Energy’s Sewer Heat Recovery Project;
2. Award Contract No. 5524-003 to Kerr Wood Leidal Associates Ltd. in the amount of \$3,998,975 (including GST) for the design of the Sewer Heat Recovery Project;
3. Set the expenditure authorization limit for Contract No. 5524-003 at \$4,400,000 (including contingencies and GST);
4. Authorize the General Manager, Engineering to execute Contract No. 5524-003; and
5. Authorize the General Manager, Engineering to award and execute a Consultant Construction Agreement with Kerr Wood Leidal Associated Ltd. for the optional construction services at an estimated fee of \$1,910,000 (including contingencies and GST) for the Sewer Heat Recovery Facility, should the optional construction services to retain Kerr Wood Leidal Associates Ltd. be undertaken.

**INTENT**

The intent of this report is to obtain Council’s approval to execute a funding agreement with BC Hydro and award a contract for the Sewer Heat Recovery Project for Surrey’s District Energy System, as illustrated on the map attached to this report as Appendix “I” and as detailed below in the following table:

<b>Map Reference Number</b>	<b>Project Description</b>	<b>Location</b>
1	Sewer Tie-in and Heat Recovery Facility	11010 128 St.
2	Ambient Line	11010 128 St. to 13439 94A Avenue
3	West Village Energy Centre	13439 94A Avenue

## **DISCUSSION**

The Sewer Heat Recovery Project is a 6-megawatt (“MW”) renewable energy plant which will generate heat by harnessing waste heat extracted from Metro Vancouver’s regional trunk sewer. In 2023, the City approached BC Hydro for funding under the BC Hydro Incentive Fund for Low-Carbon Electrification and received approval for \$5 million in funding for design and construction of the Sewer Heat Recovery Project. This agreement provides funding up until completion of the project in 2027, and is attached as Appendix “II”.

### **Scope of Work**

The first phase of the project is the multi-disciplinary engineering services for the detailed design of the Sewer Heat Recovery Project. The detailed design services include necessary upgrades at the existing West Village Energy Centre, piping to the sewer heat recovery facility, new infrastructure connections to Metro Vancouver’s interceptor, archaeological and environmental assessments and support for City’s rezoning and permitting process.

The design phase involves overall project management, design works, coordination with Metro Vancouver and tendering. The construction phase includes contract administration, inspection, commissioning support and post-construction services.

At this time, a contract will be awarded for the design services only, with the option to award construction services upon successful completion of the design phase.

The total capital value of the completed project is estimated to be \$70 million, of which the City has received \$32.2 million in external funding to date. The project is planned to be completed in 2026 and 2027.

### **Evaluation**

The City invited three qualified engineering consultants to respond to a Request for Proposals (“RFP”); Kerr Wood Leidal Associates Ltd., AECOM and Stantec.

The evaluation included consideration of the understanding of the project scope, previous and recent performance on projects of a similar nature, strength of the project team, demonstrated capability to deliver on project objectives, work plan and schedule, and financial submission.

Kerr Wood Leidal’s proposal demonstrated a thorough understanding of the scope of work and a strong proposed work plan. Furthermore, Kerr Wood Leidal has substantial experience with district energy projects in Surrey and the region, and a strong understanding of the Project’s opportunities and constraints. Collectively, they have put forth a team, including Associated Engineering as a subcontractor, with considerable experience related to similar work. Their total engineering fee is competitive, is considered appropriate for this type of engineering assignment and represents best value for the City. Staff therefore recommend that Contract 5524-003 be awarded to Kerr Wood Leidal Associates Ltd.

## **Project Schedule**

The design work is expected to start in May 2024 and be completed by April 2025. Construction of this project is anticipated to be completed in two phase, beginning in 2024 and ending in Fall 2027.

## **FUNDING**

Funding for this contract is available within the 2024 District Energy Budget.

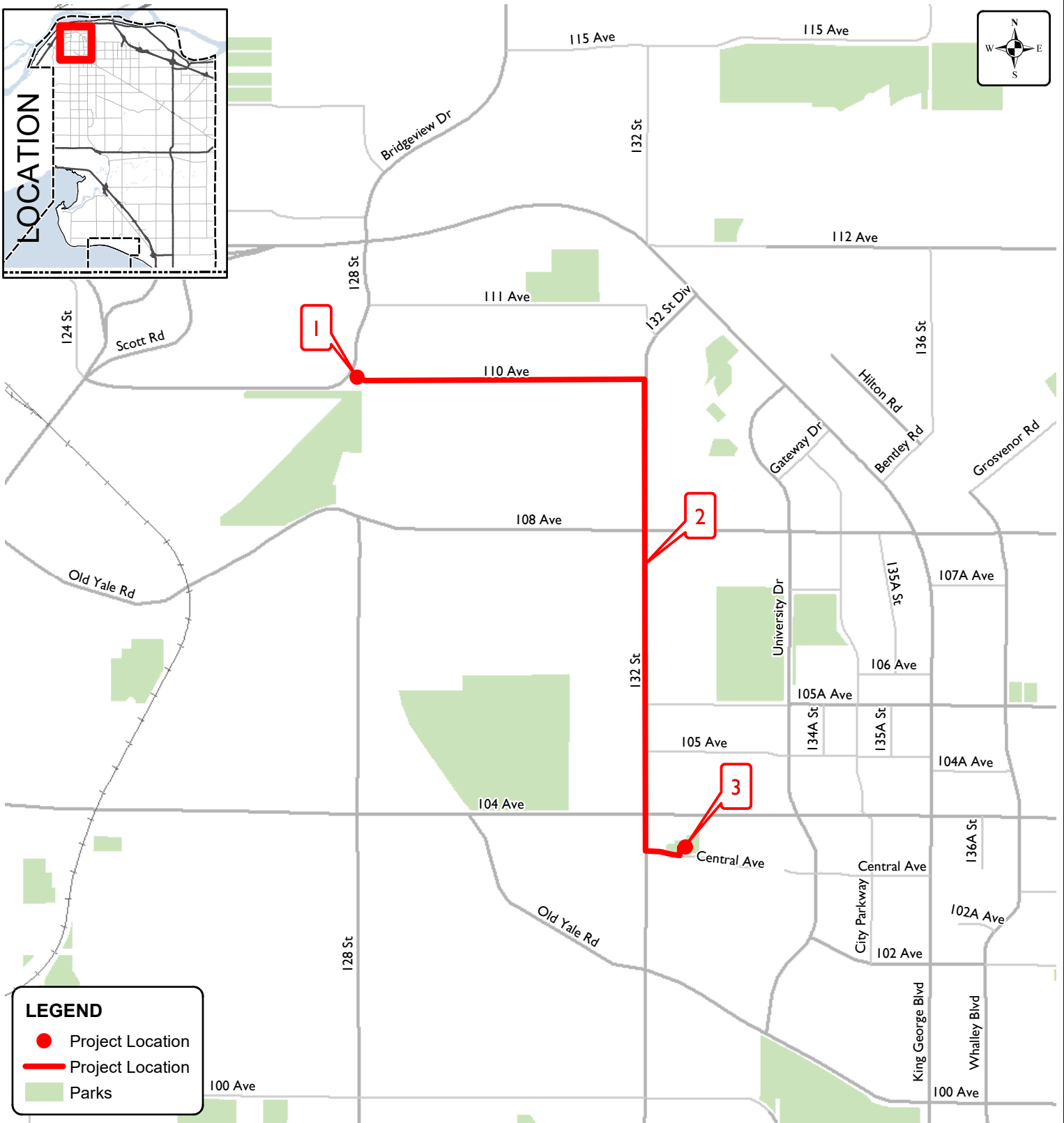
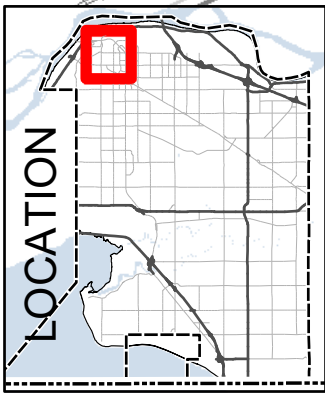
Scott Neuman, P.Eng.  
General Manager, Engineering

DM/EK/bn

Appendix "I" – Map of Location – Contract No. 5524-003

Appendix "II" – BC Hydro Incentive Fund Agreement Low-Carbon Electrification

[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/may 6/award of contract no. 5524-003 sewer heat recovery facility design/award of contract 5524-003 sewer heat recovery facility design \(05012024\) final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/may%206/award%20of%20contract%20no.%205524-003%20sewer%20heat%20recovery%20facility%20design/award%20of%20contract%205524-003%20sewer%20heat%20recovery%20facility%20design%20(05012024)%20final.docx)



Produced by GIS Section: 11-Apr-2024

Scale: 1:15,000 0 100 M



## Contract No. 5524-003 Sewer Heat Recovery Project

ENGINEERING  
DEPARTMENT



# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



**Between:**

**BRITISH COLUMBIA HYDRO AND POWER AUTHORITY**, a Crown Corporation in the Province of British Columbia having an office at 333 Dunsmuir Street, Vancouver, British Columbia, V6B 5R3,

(“**BC Hydro**”)

**And:**

**CITY OF SURREY**, having an office at 1<sup>st</sup> Floor – 13450 104 Avenue, Surrey, British Columbia, V3T 1V8,

(the “**Applicant**”)

**WHEREAS:**

- A. BC Hydro wishes to encourage existing or potential customers to use electricity to power certain parts or all of their facility(s) instead of using other sources of energy that produce greenhouse gas emissions as contemplated in the *Greenhouse Gas Reduction (Clean Energy) Regulation* pursuant to the *Clean Energy Act* (British Columbia),
- B. The Applicant wishes to receive an incentive from BC Hydro to allow it to fund the acquisition, installation and operation of equipment identified as necessary for the electrification of certain Applicant sites in order to reduce its greenhouse gas emissions (the “**Project**”); and
- C. Based on the Project details and, if applicable, the reports and information provided to BC Hydro prior to the date of this Agreement (“**Project Information**”), BC Hydro expects that the Project meets its required terms and conditions for funding and, as a result, BC Hydro intends to provide the Incentive Funds (defined below) to the Applicant in accordance with the terms and conditions set out in this Agreement.

**NOW THEREFORE**, in consideration of BC Hydro and the Applicant entering into this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. Conditions Precedent**

- 1.1 BC Hydro’s obligations under this Agreement are subject to the following conditions:
  - a) The Applicant having a credit rating acceptable to BC Hydro, or if required by BC Hydro, the Applicant having provided a letter of credit in a form and amount acceptable to BC Hydro,

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



- b) The Applicant having not entered into any agreement with any contractors, consultants, or advisors (collectively, the “**Project Contractors**”), or ordered or purchased any equipment for use, in each case in relation to the Project without the prior written consent of BC Hydro; and
- c) The Applicant having provided information describing the Project in sufficient detail for BC Hydro to determine eligibility for funding hereunder (as determined by BC Hydro acting reasonably), including information concerning the estimated capital and operating costs of the Project, the Anticipated Consumption Increase and Anticipated Average Peak Demand Increase (defined in Schedule B) and the Anticipated Greenhouse Gas Emissions Reduction.
- d) The Applicant having satisfied the Payment Conditions set out in [Section 3.1](#).

## 2. Incentive Funds – Amount, Adjustments and Repayments

- 2.1 Subject to the terms of this Agreement, BC Hydro will pay the Applicant an amount up to **\$5,000,000.00** (the “**Incentive Funds**”). The Incentive Funds will be paid in accordance with the payment schedule specified in Schedule A. If the Applicant receives funding towards the Project from another person or organization (“**Other Funding**”), such funding will be deemed to be paid first and BC Hydro will contribute the Incentive Funds towards the remaining eligible cost of the Project.
- 2.2 The actual amount of the Incentive Funds will be determined by BC Hydro, in its sole discretion acting reasonably, in consideration of the anticipated increase in annual electricity use by the Project for each applicable Applicant site for the Term of the Agreement, which as of the date of the Agreement is as specified in the Project Information.
- 2.3 If the Post-Implementation Review, the Site Inspection, the M&V Report and/or the Independent Review (each of which are defined below in [Section 4](#)) reflect that the actual increase in annual electricity use by the Project (“**Actual Energy Consumption Increase**”) is less than 100% of the Anticipated Energy Consumption Increase provided in the Project Information and/or the Evidence, as the case may be, BC Hydro may reduce the amount of the Incentive Funds, in its sole discretion acting reasonably, to reflect the Actual Energy Consumption Increase. For certainty, BC Hydro will not be obligated in any circumstances whatsoever to pay to the Applicant any Incentive Funds in excess of the amount specified in [Section 2.1](#) to reflect an Actual Energy Consumption Increase and Actual Average Peak Demand Increase greater than the Anticipated Energy Consumption Increase and Anticipated Average Peak Demand Increase respectively.
- 2.4 GST is not applicable on Incentive Funding.
- 2.5 The Incentive Funds will be paid by BC Hydro by way of direct deposit to a bank account designated by the Applicant. The Applicant will provide written confirmation of the bank account to which the Incentive Funds are to be deposited. The Applicant will be responsible for any direct deposit fees charged by its financial institution.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



- 2.6 If the Applicant is required to repay any portion of the Incentive Funds to BC Hydro as a result of any recalculation or adjustments under, or termination of this Agreement, then the Applicant will make such payment within 45 days of receiving an invoice from BC Hydro.
- 2.7 The Applicant shall pay interest to BC Hydro on any amount payable from and after the date on which the amount becomes due and payable at BC Hydro's standard interest rate, and in accordance with BC Hydro's standard invoice terms.
- 3. Payment Conditions**
- 3.1 BC Hydro will pay the Incentive Funding in accordance with the terms of this Agreement so long as the following conditions are satisfied by the Applicant:
- a) The Applicant will confirm to BC Hydro that it has reached normal operations such that the Project is deemed capable of achieving its Anticipated Energy Consumption Increase and Anticipated Average Peak Demand Increase, which confirmation must happen by no later than **October 31, 2027**. In this Agreement, the date on which the Applicant provides this confirmation to BC Hydro is referred to as the **"In Service Date" or "ISD"**,
  - b) The Applicant provides the following evidence (the **"Evidence"**) in a form acceptable to BC Hydro by no later than 30 days following ISD:
    - (i) A completed Schedule B,
    - (ii) A completed Schedule C, together with all supporting documentation for purchase and installation of the equipment installed in connection with the Project; and,
    - (iii) Other Project related records, including but not limited to accounting and permit documentation that BC Hydro may request,
  - c) If required, the Applicant taking all commercially reasonable actions to assist BC Hydro in completing the Site Inspection in accordance with [Section 4.2](#) below.
- 3.2 If any of the conditions in [Section 3.1](#) are not satisfied as required, BC Hydro has no further obligation to pay any of the Incentive Funds to the Applicant.
- 3.3 Notwithstanding any other provision of this Agreement, and without limiting [Section 3.2](#), in the event the Applicant fails to comply with any of the terms of this Agreement, BC Hydro may withhold the Incentive Funds until the Applicant is in compliance with this Agreement.
- 3.4 BC Hydro may set-off against any Incentive Funds due to the Applicant any amounts owed by the Applicant to BC Hydro which are due and payable to the Applicant under any other agreements in force between BC Hydro and the Applicant.
- 3.5 If BC Hydro requests a letter of credit from the Applicant as permitted by the terms of this Agreement, the terms and conditions set out in Schedule F attached hereto shall apply.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



## 4. Review and Validation Activities

- 4.1 As soon as reasonably practicable following its receipt of the Evidence under [Section 3.1](#), BC Hydro will review and verify the Evidence ("**Post Implementation Review**"). The Applicant must submit accurate and truthful Evidence to BC Hydro. BC Hydro reserves the right, acting reasonably, to accept, verify, and reject any and all Evidence.
- 4.2 Upon reasonable notice, BC Hydro may attend at the location where the Project is installed ("**Site Inspection**") and may inspect the Project within 90 days of the ISD to ensure that the Project conforms to the Project Information and the Evidence.
- 4.3 BC Hydro may evaluate the Project to ensure it meets the terms and conditions contemplated herein using the Measurement and Verification ("**M&V**") plan attached as Schedule D (the "**M&V Plan**") and, in such a case, BC Hydro will provide an M&V Report (defined below) as required to the Applicant.
- 4.4 Where BC Hydro evaluates the Project pursuant to [Section 4.3](#), BC Hydro will complete an M&V report (the "**M&V Report**") subject to the following:
- a) The Applicant will maintain and submit to BC Hydro a record of changes in the facility that would impact the Actual Energy Consumption Increase arising from the Project after the ISD.
  - b) Following ISD, BC Hydro will conduct M&V activities in accordance with the M&V Plan (including at the time intervals so specified herein) as well as the International Performance MV Verification Protocol and may use the results to prepare an M&V Report that will specify the Actual Energy Consumption Increase attributed to the Project.
  - c) If an M&V Report indicates that the Project's actual electricity use over a particular period is less than the anticipated electricity use of the Project over that same period as specified in the Evidence, then within 14 days of completion of the M&V Report the Applicant may notify BC Hydro that it wishes to have an independent consultant review, verify, and prepare a written report concerning the contents and conclusions of the M&V Report ("**Independent Review**"). At BC Hydro's discretion, BC Hydro may contribute funding towards the Applicant's cost of any Independent Review.
  - d) Where the Applicant notifies BC Hydro that it wishes to have an Independent Review, the parties will agree upon one independent consultant to conduct the Independent Review ("**Independent Consultant**").
  - e) The Applicant will provide BC Hydro and the Independent Consultant with any information reasonably required by BC Hydro to complete any M&V Report and the Independent Consultant to complete any Independent Review, as applicable.
  - f) The Applicant will maintain suitable personnel and financial records related to the Project, recording the work performed and findings determined from the Project, and will permit BC Hydro's representatives and the Independent Consultant, as applicable, access to the Project during normal business hours, including access to the Applicant's

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



offices, research facilities and test sites, and any books and records related to the Project. The Applicant will make available key personnel for consultations (including any Project Contractors), and provide such further information, as BC Hydro or the Independent Consultant may reasonably request.

## 5. Project Details

- 5.1 The Applicant will be responsible and bear the risk for all Project commitments, costs, and cost overruns.
- 5.2 BC Hydro representatives may communicate with the Applicant's Project Contractors.
- 5.3 If the Applicant receives Other Funding, then the Applicant will advise BC Hydro concerning the nature and the amount of the Other Funding as soon as reasonably possible. If BC Hydro has already paid the Incentive Funds to the Applicant prior to receiving the aforementioned notice, BC Hydro may recalculate the amount of the Incentive Funds in accordance with [Section 2.1](#), and [Section 2.6](#) shall apply.
- 5.4 BC Hydro will keep confidential any business, technical or financial information or records of the Applicant that are marked as confidential and made available to BC Hydro in connection with this Agreement, and will not disclose such confidential information except as may be required by law or with the prior consent of the Applicant; provided, however, that BC Hydro may share such confidential information or records of the Applicant with the Province of British Columbia, the British Columbia Utilities Commission and, upon request, with the Government of Canada. In addition, the Applicant consents to BC Hydro disclosing publicly the fact that BC Hydro paid the Incentive Funds, the Applicant's name and industry, Project location, the estimated potential electrical load additions in GWh and MW, as well as the estimated potential reduction of greenhouse gas emissions.
- 5.5 Neither the Applicant nor BC Hydro will use any logos, copyright, trademarks or trade names of the other without first obtaining the written consent of that party.
- 5.6 The installation, operation and maintenance of the Project must meet or exceed all requirements set out in applicable laws, regulations and codes in British Columbia.
- 5.7 The Applicant will make all commercially reasonable efforts to maintain and operate the Project during the Term (defined in [Section 8.1](#) below). To the extent that the Project is not operated or maintained to ensure the Anticipated Energy Consumption Increase is realized, BC Hydro may recalculate the amount of the Incentive Funds in accordance with [Section 2.2](#) and the Applicant will repay any overpayments to BC Hydro in accordance with [Section 2.6](#).
- 5.8 The Applicant may make improvements to the Project without the prior written consent of BC Hydro, provided that the improvements do not reduce the actual electricity consumption of the Project, or emissions reductions attributable to the Project. Notwithstanding the foregoing, the Applicant will not make any material changes to the Project scope, objectives, schedule and costs, without the prior written consent of BC Hydro.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



5.9 If the Project is decommissioned, taken out of service for an extended period, lost or destroyed following ISD, or sells if the Applicant sells any of the sites and fails to provide evidence that the new purchaser has assumed the obligations of the Applicant, then BC Hydro may recalculate the amount of the Incentive Funds on a pro rata, annual basis and the Applicant will repay any overpayments to BC Hydro in accordance with [Section 2.6](#).

## 6. Shortfall Payments

6.1 Annual Electrical Shortfall - A Shortfall Payment (defined in [Section 6.1a](#)) below) obligation will arise for the Applicant if the aggregate Actual Energy Consumption Increase at each site is less than 95% of the aggregate Anticipated Energy Consumption Increase for any reason whatsoever, other than Force Majeure, at BC Hydro's sole discretion acting reasonably. For greater certainty, no incremental Shortfall Payment obligation arises, and no Shortfall Energy is created if the aggregate quantity of Actual Energy Consumption Increase by the Project that has reached ISD in a Contract Year is between 95% and 100% of the aggregate Anticipated Energy Consumption Increase for the Project In any Contract Year:

- a) Within 45 days after the end of the Contract Year in which a Shortfall Payment obligation arises pursuant to [Section 6.1](#)), BC Hydro will invoice the Applicant for a Shortfall Payment amount ("**Shortfall Payment**") which will be payable within 45 days of the date of the invoice and will be calculated as a *pro rata* portion of the Incentive Funds to BC Hydro based on the actual energy consumed within that Contract Year. The formula will be as follows:

$$\text{Energy Shortfall Payment} = (\text{Incentive Funds}) \times \left[ 1 - \left( \frac{\text{Actual Energy Consumption Increase}}{\text{Anticipated Energy Consumption Increase}} \right) \right]$$

- b) For greater certainty:
- (i) any payment under this [Section 6.1](#) will not be considered an adjustment to the Incentive Funds for the purposes of any other section of this Agreement; and
  - (ii) if the Agreement is terminated during a Contract Year, the Shortfall Energy will be determined by comparing Actual Energy Consumption Increase during the period from the start of that Contract Year and the date of termination of the Agreement to the Anticipated Energy Consumption Increase for that Contract Year. The Applicant will not be entitled to defer any Annual Electrical Shortfall and will be required to make a Shortfall Payment as contemplated above.

"**Incentive Funds**" means, at any given time, the incentive amounts attributable to the Project and the Project as determined pursuant to [Section 2.2](#) and as adjusted pursuant to [Section 2.3](#).

"**Contract Year**" means a full year, initially measured from the ISD to the first anniversary of the ISD, and to and from successive anniversaries thereafter. For greater certainty, the partial year following any anniversary of the first ISD until the date of the expiry or earlier termination of this Agreement is a "Contract Year".

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



**"Repayment Term"** means the period of time between the ISD and the date that is the 10th anniversary of the ISD.

## 7. Site Visit During Term

7.1 On reasonable notice to the Applicant, BC Hydro may conduct a site visit at any point during the Term to monitor Project performance and to audit the Project for the purpose of ensuring its ongoing operation in compliance with this Agreement.

## 8. Term and Termination

8.1 Unless terminated sooner in accordance with the terms of this Agreement, the term of this Agreement shall commence from the Effective Date of the Agreement and will expire on the expiry of the Repayment Term, which means the period of time between the ISD and the date that is the 10th anniversary of the ISD.

8.2 If the Applicant fails to comply with any term or condition of this Agreement, or becomes insolvent or bankrupt, or is dissolved or struck, or fails to provide a letter of credit in a form and amount that is acceptable to BC Hydro during the term of the Agreement if requested by BC Hydro, or if BC Hydro (acting reasonably) is of the view that any other event or circumstance pertaining to the Applicant or the Project warrants withdrawal of its financial assistance, then BC Hydro may, in addition to any other right or remedy available to it, terminate this Agreement immediately by giving notice to the Applicant.

8.3 If the Agreement is terminated prior to the end of the Term, BC Hydro, in its sole discretion acting reasonably, may require the Applicant to repay a *pro rata* portion of the Incentive Funds to BC Hydro based on the number of years left in the Term.

## 9. Consent

9.1 Except for an Independent Review, the Applicant consents and agrees that all decisions made by BC Hydro relating to the Project, the ISD, the Incentive Funds, the Evidence, Post-Implementation Review, Site Inspection, the M&V Report, Anticipated Energy Consumption Increase, Actual Energy Consumption Increase, greenhouse gas emissions, repayment, or any other matter related to this Agreement will be final and binding on the parties.

## 10. Representations, Warranties and Indemnity

10.1 If the Applicant is not the registered owner of a site on which the Project will be completed, the Applicant represents and warrants that it has the authority from the registered, legal owner to install the Project and the Applicant will provide BC Hydro with evidence of the Applicant's authority upon request.

10.2 BC Hydro makes no representations or warranties of merchantability and fitness, including design, or the capability of the equipment, installation, or workmanship related to the Project, or the Anticipated Consumption Increase, or that any aspect of the Project will satisfy legal requirements or specifications.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



- 10.3 The Applicant is responsible for all actions and omissions and wilful misconduct (and the consequences thereof) of the Applicant in connection with this Agreement and the Project. The Applicant will indemnify and save harmless BC Hydro, its directors, officers, agents, and employees from all liability, damages, claims, demands, expenses and costs for claims, arising from or occurring by reason of this Agreement and the Project, including any actions, omissions or wilful misconduct by the Applicant and any of its Project Contractors.
- 10.4 BC Hydro will not be responsible for any tax liability imposed on the Applicant as a result of any Incentive Funds given pursuant to this Agreement.

## 11. Force Majeure

- 11.1 In this Agreement, the term Force Majeure means any event or circumstance beyond the reasonable control of a party, and which could not, with reasonable foresight, have been anticipated and avoided by the party. Force Majeure includes, but is not limited to, the following:
- a) fire, explosion, flood, storm or other natural catastrophe or Act of God;
  - b) war (declared or non-declared), riot, civil disturbance or disobedience,
  - c) strikes (legal or illegal), legal lockouts, or other labour disturbances (including exercise of non-affiliation rights but excluding illegal lockouts),
  - d) curtailment, shortage, rationing, allocation, or failure of normal sources of supply of labour, materials, transportation, energy or utilities, including (without limitation) delay or failure to perform by tunnel contractors or other contractors, or suppliers of materials, beyond the reasonable control of the Customer,
  - e) extraordinary breakdowns of plant or equipment,
  - f) action or inaction of governmental, legislative, judicial or regulatory agencies or bodies, including but not limited to unavailability of or restrictions in any environmental or other permits or authorizations necessary for or applicable to a party's operations.

In no event shall lack of finances, loss of markets or inability to perform due to the financial condition of either party constitute Force Majeure.

- 11.2 Neither party will be liable to the other for any non-performance, or delay or interruption in the performance of its obligations under this Agreement caused by an event of Force Majeure.



# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



- 11.3 If an event of Force Majeure occurs or is likely to occur, the party directly affected will notify the other party promptly in writing, stating the nature of the event, its anticipated duration and any action being taken to avoid or minimize its effect. The party claiming Force Majeure will use all reasonable efforts to resume performance of its obligations with the least possible delay and shall suspend performance only to the extent and for such period as is necessary as a result of the Force Majeure. Nothing herein, however, shall be construed to require a party to settle any strike or other labour disturbance, nor to require a party to test the validity of any law, rule, regulation or order of any apparently duly constituted court or governmental authority.
- 11.4 If in any Contract Year the quantity of Actual Energy Consumption Increase and Actual Average Peak Demand Increase by the Project that has then reached ISD is less than the Anticipated Energy Consumption Increase and Anticipated Average Peak Demand Increase due to an event or events of Force Majeure affecting the Project, the Applicant may, by exercising the election described in [Section 11.4a](#)), elect to be excused from the obligation to make a payment to BC Hydro pursuant to Section 6.1 in respect of the Energy and Demand that could not be consumed due to the event or events of Force Majeure, subject to the following:
- a) The Applicant may only exercise its election to be excused from the obligation to make a payment to BC Hydro pursuant to [Section 6.1](#) in respect of a Contract Year by delivering a written notice to BC Hydro by not later than 30 days after the last day of the Contract Year in which the event of Force Majeure commenced: and
  - b) The Applicant may exercise an election under this [Section 11.4](#) in respect of an event specified in [Section 11.1e](#)) only once during the Term.

## 12. Notices

- 12.1 A notice that either party may be required or may desire to give the other party will be in writing and will be delivered, by hand, by courier, by fax, or by prepaid mail, at the following addresses:

BC Hydro: Conservation and Energy Management  
5<sup>th</sup> Floor, 333 Dunsmuir Street  
Vancouver, BC V6B 5R3

Applicant: City of Surrey  
1<sup>st</sup> Floor – 13450 104 Avenue,  
Surrey, BC V3T 1V8

Either party may change its address for notice by giving notice to the other party.

## 13. Miscellaneous

- 13.1 The Applicant must notify BC Hydro if it sells any of its sites and provide evidence that the new purchaser has assumed the obligations of the Applicant under this Agreement, failing which [Section 5.9](#) shall apply.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



- 13.2 BC Hydro will not acquire any legal right or title to the Project.
- 13.3 This Agreement will not take effect unless Applicant executes and returns this Agreement within 60 days from the date this Agreement is executed by BC Hydro.
- 13.4 [Sections 2.6, 2.7, 3.4, 5.1, 5.3, 5.4, 5.9, 8.3, 9, 10.2, 10.3, and 10.4](#), will survive the expiry or termination of this Agreement.
- 13.5 Each party shall from time to time promptly execute and deliver and take all further action reasonably necessary or appropriate to give effect to the provisions and intent of this Agreement and to complete the matters contemplated by this Agreement.
- 13.6 This Agreement will not be assigned in whole, or in part, by the Applicant without the prior consent of BC Hydro.
- 13.7 This Agreement will be governed by and interpreted in accordance with the laws of the Province of British Columbia, and the federal laws of Canada applicable therein.
- 13.8 This Agreement, including all Schedules, embodies the entire Agreement between the parties with regard to the subject matters dealt with herein, shall extend to, be binding upon and ensure the benefit of BC Hydro and the Applicant, and shall not be modified except with the consent of both parties.
- 13.9 Time is of the essence in this Agreement.
- 13.10 This Agreement may be executed and delivered in any number of counterparts, each of which when executed and delivered to be read together and constitute one and the same instrument, and delivery of executed counterparts by facsimile or other electronic format shall be as effective as delivery of an original.

**IN WITNESS WHEREOF** the duly authorized representatives of each party have executed this Agreement on the dates written below.

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



**BRITISH COLUMBIA HYDRO  
AND POWER AUTHORITY**

**CITY OF SURREY**

**Per:**

\_\_\_\_\_  
Authorized Signatory

**Per:**

\_\_\_\_\_  
Authorized Signatory

**Name:**

Diana Stephenson

**Name: (Please  
print)** \_\_\_\_\_

**Title:**

Senior Vice President, Customer  
and Corporate Affairs

**Title:** \_\_\_\_\_

**Date:**

December 18, 2023

**Date:** \_\_\_\_\_

# BC Hydro Incentive Fund Agreement Low-Carbon Electrification



## SCHEDULE A

### Payment Terms and Additional Conditions

#### Section 1 – Incentive Payout Schedule

Subject to the terms of the Agreement (including the satisfaction of the conditions specified in Article 3), BC Hydro will pay the Applicant the Incentive Funds in accordance with the payment schedule set out below:

Payment Amount	Timing of Payment
\$3,750,000.00	75% payable within 30 days upon BC Hydro receiving the information specified at Section 3.1 of the Agreement in a form that is acceptable to BC Hydro.
\$1,250,000.00	25% payable within 30 days of the completion of the M&V Report, as required.

**SCHEDULE B**

BC Hydro Representative:	Rick Truong	Project File Number:		BCH-09668
<b>PROJECT INFORMATION</b>				

Company Name:	City Of Surrey		
Anticipated Energy Consumption Increase:	15,373,000	kWh / year	
Total Annual GHG Emissions Reduction	10,126	tonnes CO2e/yr	
Total Expected Project Cost:	\$25,630,000.00		
Total Expected Incremental Project Cost:			
Number of sites included in Project:	1		

**TABLE 1: LOW CARBON ELECTRIFICATION MEASURES**

List of Low Carbon Electrification measures ("LCE") in the Project

#	Site Location	LCE #	Implemented Low Carbon Electrification Measures	Anticipated Energy Consumption Increase (kWh/year)	Anticipated Incremental Average Peak Demand (KW)	Expected Annual Emissions Decrease (tCO2e/yr)	Persistence (years)	Implemented as anticipated*	Not Installed
1	13231 CENTRAL AVE, SURREY [5150380]	1.01	Water-to-Water Heat Pump	(15,373,000)	2,099	10,126	15	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/>
			Total per Site:	(15,373,000)					
			Total:	(15,373,000)					

PLEASE SEE BELOW OR NEXT PAGE TO SIGN DECLARATION

**APPLICANT'S DECLARATION**

\* If Low Carbon Electrification Measure (LCE) NOT implemented as anticipated, please submit additional information regarding LCE measure as implemented (attach separately).

I, the undersigned, declare:

- that I am the owner, or a duly authorized representative of the owner, of the building described here above;
- that the information in this document, along with the supporting evidence, is accurate and complete;
- that all the LCE measures are installed and implemented as described in Table 1 as of the Project Implementation Date indicated below.

<b>Project Implementation Date:</b>		(yyyy-mm-dd)
Legal Name of Applicant:		
Authorized signature:		Job Title:
Name (please print) :		Date:
Site Inspection Contact:		Phone #:

**SCHEDULE C**

BC Hydro Representative:	Rick Truong	Project File Number:	BCH-09668
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Please complete the following and submit along with Invoice Reconciliation and Implementation Support Documents for the approved LCE measures as described in Schedule B of the Incentive Fund Agreement.

**PROJECT INFORMATION**

Company Name:	City Of Surrey
Number of sites included in Project:	1

**PROJECT COST SUMMARY**

TOTAL ACTUAL PROJECT COST (excluding tax)	
TOTAL ESTIMATED PROJECT COST (excluding tax)	<b>\$25,630,000.00</b>

**PLEASE NOTE THAT SUBMISSION OF PROJECT INVOICES IS REQUIRED**

**APPLICANT'S DECLARATION**

I, the undersigned, declare that the information contained in this declaration and the attached Invoice Reconciliation Template is accurate and complete and all invoices pertaining to this Project have been paid in full and all applicable permits pertaining to the Project are in place.

Legal Name of Applicant:			
Authorized signature:		Job Title:	
Name (please print) :		Date:	

**Additional documentation as part of Schedule C submission:**

- Invoices will be submitted for major equipment, materials, and labour associated with the project LCE measures which significantly impact the incremental energy demand and cost. I.e. Heat Pumps, electric boilers, heat recovery systems, electric dryers, electric conveyors, electric vehicles, etc.
  - Invoices will include part numbers and quantities as required to assess installed equipment and the completed project.
  - BC Hydro has the option to request for further invoices if required.
- In addition an invoice reconciliation spreadsheet listing all invoices associated with the project will be submitted. A formatted excel spreadsheet template has been provided with your contract to assist in consolidating your invoice information for submission.
- A sample of the spreadsheet is attached to this PDF for reference purposes only. Please do not submit this sample copy, but rather use the excel version when reconciling invoice information.
- Evidentiary information as listed on the following pages is to be submitted in support of verification of installation of energy conservation.

NO: R084

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 30, 2024**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

FILE: **0870-20/597A**

SUBJECT: **Acquisition of Property at 17515 – 18 Avenue for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information; and
2. Approve the purchase of the property at 17515 – 18 Avenue (PID: 018-451-616) for parkland purposes.

## INTENT

The purpose of this report is to seek Council's approval to purchase 17515 – 18 Avenue (the "Property"), as illustrated on the map attached to this report as Appendix "I", for parkland purposes.

## DISCUSSION

### Property Description:

The Property is a 3,786 m<sup>2</sup> rectangular shaped parcel improved with a four-bedroom two-storey residential building with a basement, constructed approximately 1994.

### Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) and designated Urban in the Official Community Plan. The highest and best use of the Property, absent the Park designation, is for multi-family residential (townhouse) development.

### Purpose of the Acquisition

The acquisition of the Property will secure one of three pieces to realize a Park as identified in the Darts Hill Neighbourhood Concept Plan, an extract of which is illustrated on the attached Appendix "II".

A second property acquisition for this assembly of parkland will be presented at the Regular Council Meeting of May 6, 2024 under a separate Corporate Report, and the third acquisition will be brought forward for Council consideration at a future date. This neighbourhood park will be approximately 1.1 hectares (2.7 acres) in total size and will support active lifestyles and opportunities for social interaction for the eastern part of the Darts Hill neighbourhood.

### **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before June 12, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

### **Funding for Purchase**

The Finance Department has confirmed that funds for this acquisition are available from the Parkland Acquisition Program.

### **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The purchase of the Property will enable the initial land assembly for Park purposes in the Darts Hill Neighbourhood.

Scott Neuman, P.Eng  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

EF/kd/bn

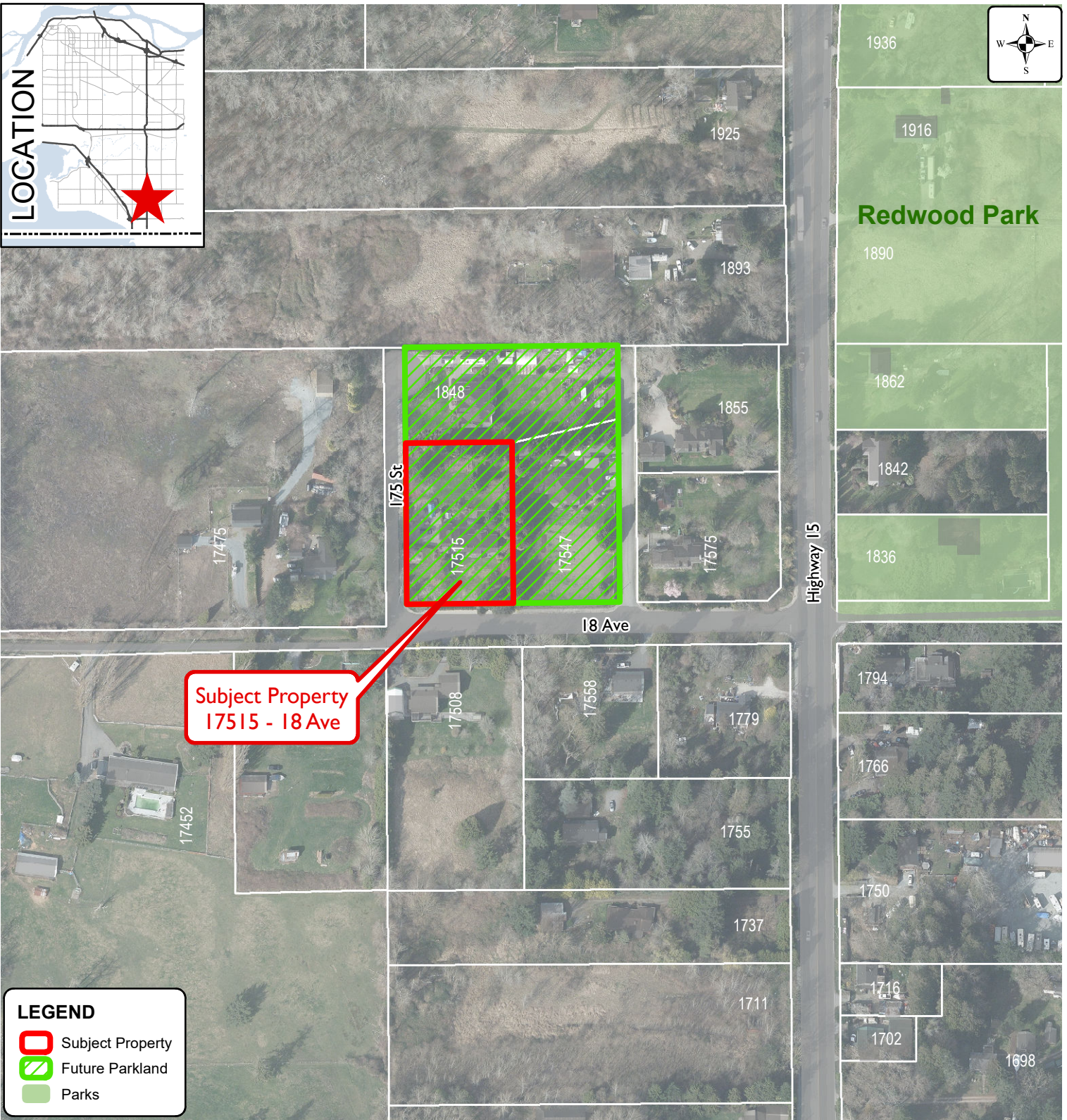
[https://surreybc.sharepoint.com/sites/eng.administration/gm administration/corporate reports/2024/final/may 6/acquisition of property at 17515 18 ave for parkland final.docx](https://surreybc.sharepoint.com/sites/eng.administration/gm%20administration/corporate%20reports/2024/final/may%206/acquisition%20of%20property%20at%2017515%20ave%20for%20parkland%20final.docx)

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Extract of the Darts Hill Neighbourhood Concept Plan






AERIAL PHOTOGRAPH OF SITE



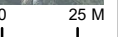
Subject Property  
17515 - 18 Ave

LEGEND

-  Subject Property
-  Future Parkland
-  Parks

Produced by GIS Section: 30-Apr-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500 



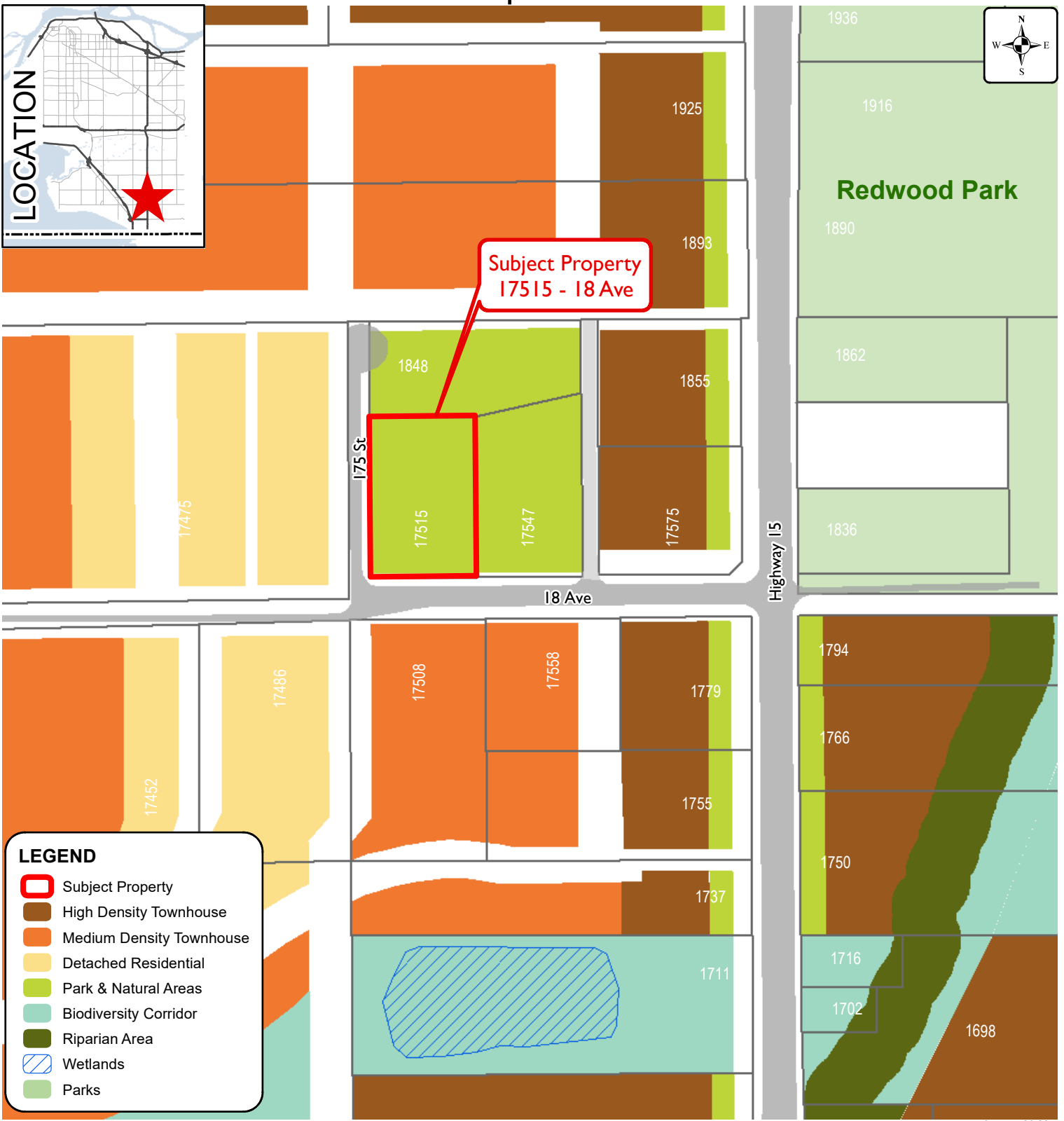
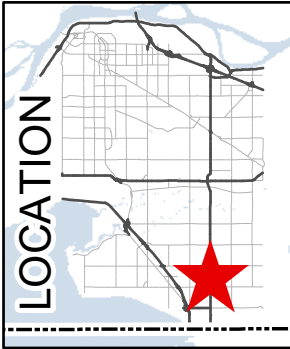
**Subject Property  
17515 - 18 Avenue**

**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.

# Extract of Darts Hill Neighbourhood Concept Plan

# APPENDIX "II"



**LEGEND**

- Subject Property
- High Density Townhouse
- Medium Density Townhouse
- Detached Residential
- Park & Natural Areas
- Biodiversity Corridor
- Riparian Area
- Wetlands
- Parks

Produced by GIS Section: 18-Apr-2024

Scale: 1:2,500



**Subject Property  
17515 - 18 Avenue**

**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.

NO: R085

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **April 30, 2024**

FROM: **General Manager, Engineering  
General Manager, Parks, Recreation & Culture**

FILE: **o870-20/597B**

SUBJECT: **Acquisition of Property at 17547 – 18 Avenue for Parkland Purposes**

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## RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommends that Council:

1. Receive this report for information; and
2. Approve the purchase of the property at 17547 – 18 Avenue (PID: 018-451-608) for parkland purposes.

## INTENT

The purpose of this report is to seek Council's approval to purchase 17547 – 18 Avenue (the "Property"), as illustrated on the map attached to this report as Appendix "I", for parkland purposes.

## DISCUSSION

### Property Description

The Property is a 4,047 m<sup>2</sup> (1.00 acre) slightly irregular shaped parcel improved with a four-bedroom two-storey residential building with a basement, constructed approximately 1995.

### Zoning, Plan Designations and Land Uses

The Property is zoned One Acre Residential (RA) and designated Urban in the Official Community Plan. The highest and best use of the Property, absent the Park designation, is for multi-family residential (townhouse) development.

## **Purpose of the Acquisition**

The acquisition of the Property will secure one of the three pieces for Park, as identified in the Darts Hill Neighbourhood Concept Plan, an extract as illustrated on the attached Appendix "II". A second property acquisition for this assembly of parkland will be presented at the Regular Council Meeting of May 6, 2024 under a separate Corporate Report, and the third acquisition will be brought forward for Council consideration at a future date. This neighbourhood park will be approximately 1.1 hectares (2.7 acres) in total size and will support active lifestyles and opportunities for social interaction for the eastern part of the Darts Hill neighbourhood.

## **Contract of Purchase and Sale**

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property. The agreement is supported by an appraisal that was completed by an accredited, independent appraiser. The agreement is subject to City Council approval on or before May 9, 2024. Sale completion will take place upon registration of the Property in the Land Title Office.

## **FUNDING**

The Finance Department has confirmed that funds for this acquisition are available from Parkland Acquisition Program.

## **CONCLUSION**

The terms of the purchase and sale agreement are considered reasonable. The purchase of the Property will form part of the initial land assembly for Park in this section of the Darts Hill Neighbourhood.

Scott Neuman, P.Eng.  
General Manager,  
Engineering

Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

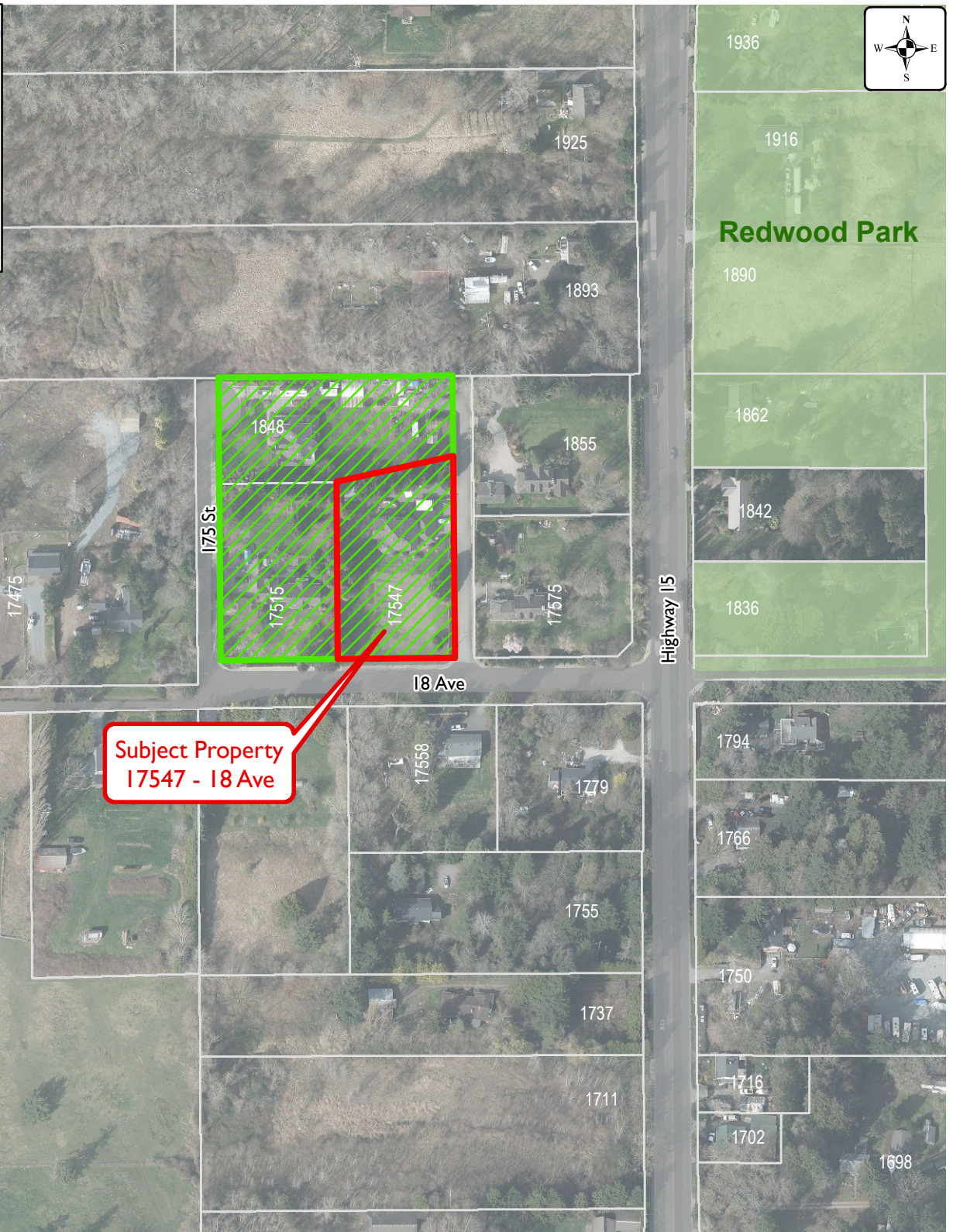
EF/kd/cc

Appendix "I" – Aerial Photograph of Site

Appendix "II" – Extract of Darts Hill Neighbourhood Concept Plan

# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



**Subject Property**  
17547 - 18 Ave

**LEGEND**

- Subject Property
- Future Parkland
- Parks

Produced by GIS Section: 30-Apr-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500



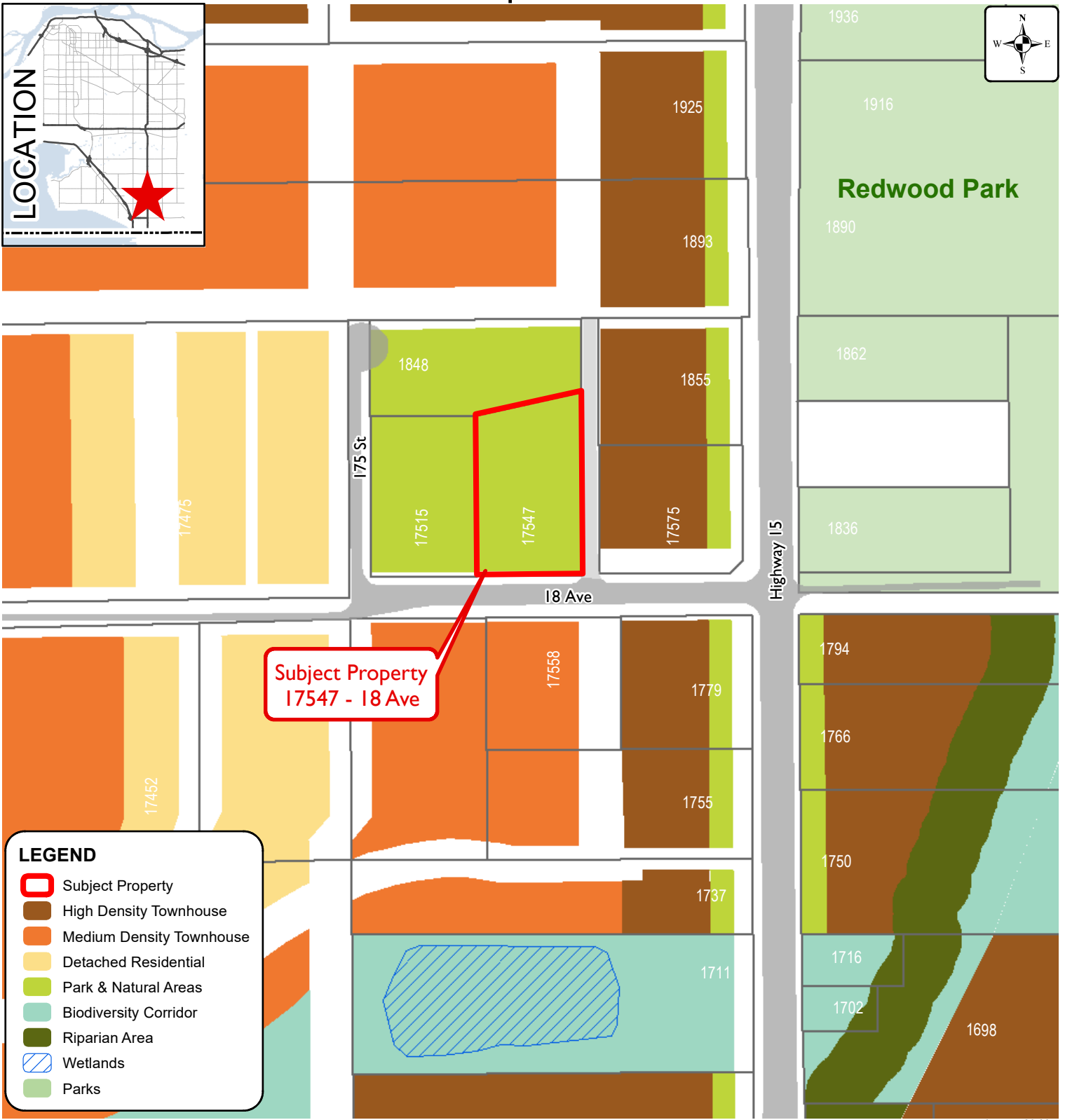
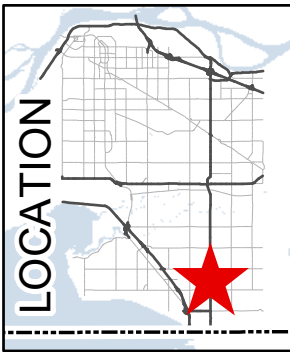
**Subject Property**  
**17547 - 18 Avenue**

**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.

# Extract of Darts Hill Neighbourhood Concept Plan

# APPENDIX "II"



**Subject Property**  
17547 - 18 Ave

### LEGEND

- Subject Property
- High Density Townhouse
- Medium Density Townhouse
- Detached Residential
- Park & Natural Areas
- Biodiversity Corridor
- Riparian Area
- Wetlands
- Parks

Produced by GIS Section: 26-Mar-2024

Date of Aerial Photograph: 2023

Scale: 1:2,500



**Subject Property**  
**17547 - 18 Avenue**

**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.

NO: R086

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Finance**

FILE: **1880-20**

SUBJECT: **2023 Annual Consolidated Financial Statements**

---

## RECOMMENDATION

The Finance Department recommends that Council:

1. Receive this report for information; and
2. Approve the 2023 Audited Consolidated Financial Statements as presented in Appendix "I".

## INTENT

The purpose of this report is to provide Council with information about the results of the City of Surrey's 2023 annual consolidated financial statements ("Financial Statements"), which will then be included in the City's 2023 Annual Financial Report.

## DISCUSSION

*Sections 98 and 167 of the Community Charter* require the City produce audited annual consolidated financial statements. The City of Surrey's Financial Statements, including the auditor's report, for the year ended December 31, 2023, are attached to this report as Appendix "I". These will be included in the City's 2023 Annual Financial Report that will be published by the end of June.

The Consolidated Financial Statements included in Appendix "I" have been audited and prepared in accordance with Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB"). City staff continue to stay informed of new PSAB standards in preparation for future impacts. Attached as Appendix "II" is a summary of evolving and approved future standards. The City maintains a comprehensive system of internal controls to safeguard City assets and to provide reliable financial information.

The accounting firm of BDO Canada LLP ("BDO") was retained to conduct the 2023 audit and to express an opinion as to whether the Consolidated Financial Statements present fairly, in all material respects, the Financial Position of the City of Surrey as at December 31, 2023, and the results of its Operations, changes in Net Financial Assets, and Cash Flows for the year 2023.

## **Audit Results**

Preparation of the consolidated financial statements is management's responsibility. As part of an audit in accordance with Canadian generally accepted auditing standards, the auditors obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management. Based on the auditor's opinion, the City's 2023 Consolidated Financial Statements have been fairly stated in all material respects.

## **Executive Summary**

At the beginning of 2023, Council followed through on its priority to seek input on the City's Financial Plan. The community feedback received influenced the 2023-2027 Financial Plan through five in-person open house events, an online survey, and a budget engagement webpage. The outreach resulted in 5,781 web and open house visits and 3,304 online survey responses.

Stakeholders also participated in the 2024-2028 Financial Plan budget engagement process in Fall 2023. Staff teams in central business district areas and high traffic commercial locations facilitated budget engagement efforts. Business leaders participated in focused meetings and provided input. Overall, 50,725 community members were reached through this budget engagement.

The Bank of Canada ("BOC") increased its Target Overnight Rate by 0.75% in 2023, bringing it up to 5.00%. The Prime Rate climbed to 7.20%, the highest level over the past 22 years. Inflation decelerated by the end of quarter three last year and then ticked back up again in December. The City's goods and services costs experienced inflationary pressures, despite improvements in price levels. Due primarily to relatively high interest rates, investment income increased by \$45.200 million in 2023, as compared to the prior year. However, it must be noted that investment income revenue is subject to significant volatility and may in fact be considerably lower in future years.

Surrey experienced strong development activity in 2023; building permits with a construction value of \$1.900 billion were issued during the year. The real estate market remains active with Surrey continuing its appeal as an affordable destination for young families. Businesses showed their confidence in Surrey as a destination for commerce, as evidenced by a 10% increase in business license revenue during 2023.

Council revived the City's subsidiaries; Surrey City Development Corporation ("SCDC"), and Surrey Homelessness and Housing Society ("SHHS"). SCDC was re-operationalized and will act as a catalyst for positive real-estate development. SHHS was revitalized with community board members and will work to make a difference in the lives of people who are homeless or at risk of homelessness in Surrey.

In December 2022, Council approved a plan to retain Surrey RCMP as Police of Jurisdiction. The plan was provided to the Province of British Columbia's ("BC") Minister of Public Safety and Solicitor General ("Minister") for endorsement. In July 2023, the Minister directed that the transition to the Surrey Police Service continue. In October 2023, the City filed a petition with the Supreme Court of BC for a judicial review of the Minister's order.



## Explanation of Variances between 'Budget' Amounts and Year End 'Actuals'

The annual audited Consolidated Financial Statements included in Appendix "I", are presented in the format required by the Chartered Professional Accountants of Canada, which reports the amortization expense in each functional area.

The Consolidated Statement of Operations – Revenues & Expenses, included as Table 1, has been reclassified to remove the amortization expense, interest on debt, and write down of tangible capital assets from each functional area to better compare actual revenues and expenses to budget.

Table 1 – Consolidated Statement of Operations – Revenues & Expenses

### City of Surrey

#### Consolidated Statement of Operations

	<i>For the year ended December 31, 2023 (in thousands of dollars)</i>	<i>2023 Budget</i>	<b>2023 Actual</b>	<i>2023 Budget Variance</i>
<b>REVENUES</b>				
1	Taxation revenue	\$ 589,558	\$ 600,073	\$ 10,515
2	Sales of goods and services	319,179	341,138	21,959
3	Development cost charges	94,986	62,625	(32,361)
4	Developer contributions	140,537	273,323	132,786
5	Investment income	59,544	85,179	25,635
6	Transfers from other governments	151,364	200,104	48,740
7	Other	64,403	88,108	23,705
		<b>1,419,571</b>	<b>1,650,550</b>	<b>230,979</b>
<b>EXPENSES</b>				
8	Police services	338,049	248,223	(89,826)
9	Parks, recreation and culture	113,415	118,572	5,157
10	General government	101,696	93,808	(7,888)
11	Roads & traffic safety	38,474	46,230	7,756
12	Water	73,640	78,490	4,850
13	Fire services	78,089	80,130	2,041
14	Sewer	74,438	73,181	(1,257)
15	Solid waste	40,973	40,210	(763)
16	Drainage	15,903	14,594	(1,309)
17	Planning and development	35,070	35,522	452
18	Library services	22,683	23,706	1,023
19	Engineering	10,629	9,249	(1,380)
20	Surrey City Energy	4,323	4,032	(291)
21	Parking	1,379	1,072	(307)
22	Amortization	149,732	147,244	(2,488)
23	Interest on debt	11,148	11,083	(65)
24	Write down of tangible capital assets	-	1,022	1,022
		<b>1,109,641</b>	<b>1,026,368</b>	<b>(83,273)</b>
25	<b>EXCESS REVENUES OVER EXPENDITURE</b>	<b>309,930</b>	<b>624,182</b>	<b>314,252</b>

The Consolidated Statement of Operations – Change in Equity, included as Table 2, shows the change in equity as a result of excess revenues over expenses.

*Table 2 - Consolidated Statement of Operations – Change in Equity*

<i>For the year ended December 31, 2023</i>		<i>2023</i>	<i>2023</i>	<i>2023 Budget</i>
<i>(in thousands of dollars)</i>		<i>Budget</i>	<i>Actual</i>	<i>Variance</i>
26	Accumulated Surplus (Equity), beginning of year	10,398,130	10,398,130	-
	Excess revenues over expenditures	309,930	624,182	314,252
27	Accumulated Surplus (Equity), end of year	\$ 10,708,060	\$ 11,022,312	\$ 314,252

The line items in Table 1 and 2 have been numerically referenced on the left side of each table. An explanatory note on the variance related to each line item is provided on the following pages with corresponding numbering between each note and Table 1 and 2.

#### Revenues:

1. *Taxation revenue:* The actual taxation revenue received in 2023 was approximately \$10.515 million higher than budget. This variance was a result of higher physical growth than budget, which resulted in additional parcel and assessment value taxation revenues, including tax levies and grants-in-lieu.
2. *Sales of goods and services:* Sales revenues were \$21.959 million higher than budget. Parks, Recreation and Culture (“PRC”) revenues were \$1.658 million lower than budget due to reduced programming and facility hours. Metered water and sewer utility fees came in higher than budget by \$4.265 million as water consumption and the number of users was higher than expected. Planning & Development and Engineering application fees had a positive variance of \$2.595 million due to elevated levels of subdivision and rezoning activity. The COVID-19 pandemic resulted in a backlog of enforcement activities for unregistered secondary suites. In 2023, Bylaw Services cleared all pending inspections which resulted in a favorable variance of \$7.138 million in secondary suite fees and fines for unregistered suites. These positive variances were further supplemented by higher than budgeted revenues related to land development activity, Surrey Fire Service dispatch services revenues, security clearance fees, proceeds from statutory right of ways, false alarm fees, FortisBC operating agreement revenues, and Recycle BC revenues, totalling \$9.619 million.
3. *Development cost charges (“DCC”):* The budget of \$94.986 million for the 2023 DCC program is based on the anticipated usage of the reserve to deliver growth related capital projects. The actual result of \$62.625 million in 2023 is the revenue recognized from the various DCC reserves to fund the expansion and upgrading of the City’s water, sewer, drainage, and transportation infrastructure and acquire parkland. The resulting negative variance of \$32.361 million reflects the timing difference between forecasted timelines for construction and acquisitions and the related disbursements from the reserves. These funds will be used to complete projects and acquisitions that are currently in progress or slated for completion in the future.

4. *Developer contributions:*

The detailed breakdown of this variance is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
(a) NCP Contributions	\$0.200M	\$15.166M	\$14.966M
(b) Cash-in-Lieu of Parkland	\$10.250M	\$6.802M	(\$3.448M)
(c) Private Contributions	\$30.087M	\$34.160M	\$4.073M
(d) Contributed Assets	\$100.000M	\$217.195M	\$117.195M
<b>Total:</b>	<u><b>\$140.537M</b></u>	<u><b>\$273.323M</b></u>	<u><b>\$132.786M</b></u>

- (a) The budget for Neighbourhood Concept Plan (“NCP”) contributions is based on the anticipated usage of the reserve. Comparatively, the actual results are based on NCP contributions received during the year. The \$14.966 million favorable variance is the result of higher than anticipated contributions relative to budgeted usage.
- (b) Cash-in-Lieu of Parkland is a contribution by developers in accordance with *Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2015, No. 18602* with funding utilized for the purchase of parkland. The budget is based on the anticipated usage of the reserve. The actual results are based on the Cash-in-Lieu contributions received during the year. The \$3.448 million unfavorable variance is the result of lower than anticipated contributions relative to budgeted usage.
- (c) Private Contributions consist of payments that are expected to be received and applied to capital projects within the year. This category includes contributions from non-Provincial or non-Federal sources and miscellaneous contributions from various sources (including the Insurance Corporation of British Columbia, other Municipalities, and private sources) towards amenities, paving, road cutting services, signal installations and miscellaneous contributions to parks development and other capital projects. Community Amenity Contributions (“CAC”) and Density Bonus payments, along with Affordable Housing contributions, are also included within this category with budgeted amounts representing anticipated usage of these reserves. The favorable variance of \$4.073 million is largely attributable to greater than anticipated affordable housing contributions, relative usage, and revenue recognized for capital projects. This was offset by less than anticipated receipts of CAC and Density Bonus payments in 2023 as compared to budgeted usage.
- (d) Contributed Assets are indicative of development activity. These assets are comprised of land and constructed infrastructure that are part of a development and subsequently turned over to the City as a public asset. The \$100.000 million budget is a conservative estimate and is subject to uncertainty as Contributed Asset activity is reliant on private development activity, which can be cyclical and subject to market forces which dictate the timing and magnitude of developments. Actual 2023 Contributed Assets, mainly consisting of transportation infrastructure and road allowances, came in at \$217.195 million, resulting in a favorable variance of \$117.195 million.

5. *Investment income:* Investment income was \$25.635 million higher than budget. After rapid interest rate increases which added 4.00% to the central bank’s Target Overnight Rate during 2022, the Bank of Canada (“BOC”) added a further 0.75% in the first half of

2023, bringing its key interest rate to 5.00%. At the time of budget formulation, a conservative approach was utilized based on market condition forecasts and the uncertainty surrounding the inflation outlook and the BOC's resulting monetary policy responses. The continued BOC rate increases translated to escalating investment yields which proved beneficial for the City's investment portfolio, resulting in a favorable variance.

6. *Transfers from other governments:*

The detailed breakdown of this variance is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
(a) Growing Communities Fund	\$89.928M	\$89.928M	\$0.000M
(b) Rapid Housing Initiative	\$16.425M	\$8.219M	(\$8.206M)
(c) Housing Accelerator Fund	\$0.000M	\$23.910M	\$23.910M
(d) Traffic Fine Revenue Sharing	\$6.367M	\$6.678M	\$0.311M
(e) TransLink	\$18.001M	\$26.364M	\$8.363M
(f) Gaming Revenue Sharing	\$3.308M	\$3.269M	(\$0.039M)
(g) Other Government Transfers	\$4.516M	\$22.896M	\$18.380M
<b>Subtotal:</b>	<u>\$138.545M</u>	<u>\$181.264M</u>	<u>\$42.719M</u>
(h) Capital Infrastructure Grants	\$12.819M	\$18.840M	\$6.021M
<b>Total:</b>	<u><u>\$151.364M</u></u>	<u><u>\$200.104M</u></u>	<u><u>\$48.740M</u></u>

- (a) In March 2023, the City received a \$89.928 million Growing Communities Fund ("GCF") grant from the Province of British Columbia for use in the delivery of infrastructure and amenity projects necessary to enable community growth. GCF funding was allocated across multiple capital projects including parks and recreation related amenities, public safety facilities, and childcare facilities. The budget and actual results reflect the addition of the full grant proceeds to the City's GCF reserve. Actual utilization of the grant funding will take place within the provincially mandated five-year expenditure timeframe.
- (b) The Federal government's National Housing Strategy seeks to help address the urgent housing needs of vulnerable Canadians. As part of this strategy, the Rapid Housing Initiative provided the City with \$41.600 million, beginning in 2021, across three separate grants to develop a number of affordable and supportive housing units for vulnerable populations. This represents flow-through grant revenue for the City where the amount of funding received is fully offset by the expenditures incurred to deliver housing units, in partnership with external service providers. \$16.425 million represents the budgeted portion of this total funding received that was expected to be spent on housing projects and recognized as revenue in 2023. The negative variance of \$8.206 million is due to differences between budget timing estimates and the submission of requests for grant disbursements, in conjunction with project milestones, by external service providers.
- (c) The Canada Mortgage and Housing Corporation's ("CMHC") Housing Accelerator Fund ("HAF") provides incentives to local governments by encouraging initiatives aimed at increasing the housing supply. The HAF will help improve the

- development approval process through the City's action plan, implemented over the next three years, designed to facilitate the delivery of housing in the short and long term, increase access to affordable housing, and support the development of complete communities that are sustainable and inclusive. The actual result of \$23.910 million represents the first of four annual instalments as part of the total \$95.642 million HAF grant award. A budget was not included for this payment as the grant was applied for and was awarded to the City after adoption of the 2023 budget.
- (d) Traffic Fine Revenue is slightly higher than budgeted, representing the total traffic fines collected and distributed by the Province for their fiscal year ending March 31, 2022.
  - (e) The budgeted transfer from TransLink approximates anticipated expenditures for which TransLink is providing funding, while the actual results represent the funding that the City has received and spent on specific partnership projects. The difference between budget and actual represents a timing difference between the estimated and actual funding receipts.
  - (f) Local governments that host casinos or community gaming centres receive a 10 percent share of net gaming income generated by those facilities. The 2023 actual results of \$3.269 million was the City's share of the net gaming income generated at Elements Casino Surrey, which differed slightly from the estimated budget.
  - (g) The favorable variance of \$18.380 million in Other Government Transfers is related to the timing of receipts and revenue recognition in relation to a \$7.350 million Union of BC Municipalities Strengthening Communities' Services grant, \$5.000 million from provincial funding towards the Nicomekl River Bridge replacement project, and \$1.915 million related to a provincial Library Enhancement grant. The remaining favorable variance of \$4.115 million is attributable to grant proceeds for the Transportation and Drainage utilities, provincial and federal grants for Parks, Recreation & Culture programs and a provincial Victim Services grant for Policing Services.
  - (h) The budget for Capital Infrastructure Grants represents infrastructure sharing grants from the Federal and Provincial Governments. Examples include the federal Disaster Mitigation and Adaption Fund and provincial Ministry of Transportation and Infrastructure funding. The positive variance, attributable to Transportation utility grant funding for arterial road improvements, reflects a difference between the estimated timing of construction and the related payments. These funds will be used to complete projects that are currently in progress or slated for completion in the future.

7. *Other:*

The detailed breakdown of this variance is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
(a) Licenses & Permits	\$34.591M	\$47.930M	\$13.339M
(b) Leases & Rentals	\$16.831M	\$17.894M	\$1.063M
(c) Fines	\$2.145M	\$1.343M	(\$0.802M)
(d) Penalties & Interest on Taxes	\$6.954M	\$10.089M	\$3.135M
(e) Donations, Sponsorship, & Other	\$1.882M	\$2.184M	\$0.302M
(f) Gain on disposal of assets	\$2.000M	\$8.668M	\$6.668M
<b>Total:</b>	<u><u>\$64.403M</u></u>	<u><u>\$88.108M</u></u>	<u><u>\$23.705M</u></u>

- (a) The favorable variance for Licenses & Permits is primarily attributable to higher than budgeted revenues for Building, Electrical and Plumbing permits driven by continued strength in residential and industrial, commercial, & institutional construction activity in the City. Business license revenues were also stronger than budget due to enhanced business activity in the City.
- (b) The favorable variance for Leases & Rentals is primarily attributable to higher than budgeted revenues at PRC facilities.
- (c) The unfavorable variance for Fines is due to lower than budgeted revenues for parking violations and bylaw infractions.
- (d) The favorable variance is a result of higher than anticipated revenues for penalties and interest on property taxes and utility charges, including water, sewer, District Energy, and solid waste. The budget is based on an average of prior year actual results.
- (e) The favorable variance for Donations, Sponsorship & Other was primarily the result of greater than budgeted sponsorship receipts for PRC special events and donations to PRC cultural facilities.
- (f) The Gain on disposal of assets is typically related to the disposal of City infrastructure, such as road right of ways or used assets such as fleet and minor parks equipment, which occurs annually as part of ongoing City operations. The favorable variance is mainly attributable to the sale of several City-owned parcels of surplus land and road closures.

## Expenses

It is important to note that that variances presented in the following analysis for City Departments and Utilities relate to budget vs. actual results for expenditures only. Revenues for each of these functional areas is grouped within one or more of the Revenue line items in the Consolidated Statement of Operations and are not considered in the following variance analyses. Accordingly, the variances presented are not indicative of the overall net departmental budget vs. actual performance for each respective Department or Utility during the fiscal year.

8. *Police services:* The 2023 Police Services budget was made up of three components – RCMP Contract, Surrey Police Service (“SPS”) and City Police Support Service.

The detailed breakdown of this variance is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
(a) RCMP Contract	\$165.225M	\$137.293M	\$27.932M
(b) SPS	\$48.750M	\$70.786M	(\$22.036M)
(c) City Police Support Service	\$124.074M	\$40.144M	\$83.930M
<b>Total:</b>	<b><u>\$338.049M</u></b>	<b><u>\$248.223M</u></b>	<b><u>\$89.826M</u></b>

Due to Council’s decision to maintain the RCMP as Police of Jurisdiction, the RCMP Contract budget included funding for an increase of an additional 25 sworn members in 2023, bringing the total budgeted strength to 759. However, the actual RCMP full time employee utilization was lower than this budgeted strength, resulting in a favorable variance at year-end.

The City Police Support Service budget included operational cost increases for the wind down of SPS in the amount of \$89,500 million. Since SPS was not dissolved, these unspent operating costs, along with savings from staffing vacancies in the Support Service team, resulted in a favorable variance.

9. *Parks, recreation and culture:* The \$5.157 million unfavorable variance primarily resulted from higher than anticipated costs for special events, parks improvements and landscaping, and renovations and maintenance at pools and arenas at PRC facilities. Some offsetting cost savings, due to vacancies were noted in salaries and benefits.

10. *General government:*

The detailed breakdown of this variance is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
(a) Grants and Council Initiatives	\$1.179M	\$1.006M	(\$0.173M)
(b) Mayor and Council	\$2.123M	\$2.080M	(\$0.043M)
(c) City Manager	\$1.712M	\$1.836M	\$0.124M
(d) Bylaws	\$10.619M	\$11.080M	\$0.461M
(e) Corporate Services (HR, IT, Leg. Services & Legal)	\$37.825M	\$41.187M	\$3.362M
(f) Finance	\$16.485M	\$13.403M	(\$3.082M)
(g) Investment & Intergovernmental Relations	\$2.050M	\$2.059M	\$0.009M
(h) Community Services	\$3.921M	\$11.337M	\$7.416M
(i) SCDC	\$0.532M	\$0.742M	\$0.210M
(j) Other (contingency, misc. items, fiscal services)	\$25.250M	\$9.078M	(\$16.172M)
<b>Total:</b>	<u><u>\$101.696M</u></u>	<u><u>\$93.808M</u></u>	<u><u>(\$7.888M)</u></u>

- (a) Grants and Council Initiatives had a favorable variance due to various grant funding categories which were not fully utilized in 2023.
- (b) Mayor and Council had a favorable variance due to lower than budgeted operating costs related to communications.
- (c) City Manager had an unfavorable variance due to higher costs for salaries and benefits, partially offset by savings in operating costs, including, communications and special projects.
- (d) Bylaws had an unfavorable variance due to higher operating costs for bylaw officer uniforms, office supplies, and training expenses. The overages in these expenses were offset by staffing vacancies.
- (e) Corporate Services had an overall unfavorable variance. Costs within the IT division exceeded budget in the areas of consultant and professional fees, security services, maintenance contracts, and hardware & software. Increased costs for payment processing fees, postage, delivery, leases and rentals, advertising, and supplies and materials were also noted in other divisions.
- (f) Finance had a favorable variance due to savings from staffing vacancies, lower consultant and professional fees and lower than expected claims related expenses.
- (g) Investment & Intergovernmental Relations had an unfavorable variance due to increased consulting and professional fees, partially offset by savings in advertising and supplies and materials.



- (h) Community Services' unfavorable variance is due to unbudgeted expenditures for Strengthening Communities' Services ("SCS") grant program activities. These expenditures were fully offset by SCS grant revenues.
- (i) In April 2023, Council moved forward with re-operationalizing Surrey City Development Corporation ("SCDC") through the approval of Directors on the Board of SCDC and the appointment of a President and Chief Operating Officer. The unfavorable variance is due to higher than expected consulting and professional fees as SCDC returned to fulfilling its mandate to develop City-owned surplus lands in ways that advance the City into a more modern and complete community and advance the City's economic, social, physical and community objectives.
- (j) Other had a favorable variance for the year of \$16.172 million. As noted in section 6(b), \$8.206 million of Rapid Housing Initiative flow-through grant expenditure was not incurred in 2023 due to differences between budget timing estimates and the submission of requests for grant disbursements, in conjunction with project milestones, by external service providers. This was supplemented by an unutilized contingency included within the operating budget, fringe benefit adjustments related to collective agreement modifications, and corporate expenditures which were not incurred as expected.
11. *Roads & traffic safety:* The unfavorable variance of \$7.756 million is predominantly due to higher than expected contract payments for major projects driven by timing differences, including, Surrey Langley Skytrain related works, Nicomekl River Bridge projects, and Scott Road improvements. This was offset by savings in staffing vacancies and other operating costs.
12. *Water:* The unfavorable variance of \$4.850 million is primarily related to costs associated with Greater Vancouver Water District utility charges, as 2023 water consumption exceeded budgeted expectations for the year.
13. *Fire services:* The unfavorable variance of \$2.041 million is mostly due to backfill costs related to sustained elevated absenteeism levels of staff beyond the normal existing capacity, along with unbudgeted retroactive salary costs resulting from collective agreement adjustments. Some of this variance was offset by salary cost savings due to the timing of filling newly added fire personnel positions. Cost increases were also noted in general supplies, uniforms and safety equipment, fleet repairs and maintenance, and securing of distressed properties.
14. *Sewer:* The favorable variance of \$1.257 million is predominately the result of savings through less than estimated sewer connection work, and sewer main repair and maintenance work. This is offset by greater than estimated costs from the operation of sewer pump stations.
15. *Solid waste:* The favorable variance of \$0.763 million is mainly due to lower than budgeted garbage collection and disposal costs. The 2023 budget took a conservative approach to estimating the pace and magnitude of the ongoing post-pandemic return to work. As more workers returned to their offices, garbage collection and disposal costs for the City came in less than expected. Savings were also noted in supplies purchases, such as, yard waste bags and kitchen catcher liners.

16. *Drainage*: The favorable variance \$1.309 million resulted from lower than budgeted costs for consulting and professional services due to timing differences between actual and budgeted project activity.
17. *Planning and development*: The unfavorable variance of \$0.452 million is primarily the result of additional consulting and professional services costs on various projects along with supplies and materials cost increases related to facilities maintenance activities. These negative variances were partially offset by savings from staffing vacancies.
18. *Library services*: The unfavorable variance of \$1.023 million is primarily due to higher than budgeted costs for library related subscriptions, microfilm, books, and audio-visual materials. There has been a recent shift from physical books and materials, that were capital in nature, to digital services which are considered operating costs. The corresponding underutilized Library capital funding was transferred across to Library operations to offset the additional expenditures.
19. *Engineering*: The favorable variance of \$1.380 million is predominantly the result of savings from staffing vacancies and lower than expected fuel usage, offset by higher than budgeted operating costs, primarily associated with utilities charges, equipment rentals and contractor payments.
20. *Surrey City Energy*: The favorable variance of \$0.291 million is largely attributable to cost savings in utility charges as a result of efficiencies gained from upgrades to the district energy network.
21. *Parking*: The favorable variance of \$0.307 million is mostly attributable to savings from staffing vacancies, and cost savings from lower than budgeted parking patrol costs and reduced fees as a result of decommissioned pay stations.
22. *Amortization*: This expense represents the annual consumption or usage of the City's tangible capital assets. The 2023 budget was estimated based on the actual assets owned by the City in 2022 as well as an estimate of the value of new assets that would be added in 2023. Although amortization for major upcoming projects was estimated, variances are related to the timing and mix of new assets added in each category during 2023. Amortization by asset type is as follows:

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Land Improvements	\$5.987M	\$5.541M	(\$0.446M)
Building & Leasehold Improv.	\$24.833M	\$23.495M	(\$1.338M)
Infrastructure	\$95.148M	\$97.958M	\$2.810M
Equipment	\$23.764M	\$20.250M	(\$3.514M)
<b>Total:</b>	<u>\$ 149.732M</u>	<u>\$ 147.244M</u>	<u>(\$2.488M)</u>

23. *Interest on debt*: This line item includes interest expense on long-term borrowing. The slight favorable variance of \$0.07 million is due to minor variations between year-end interest accrual amounts between fiscal years 2022 and 2023.
24. *Write down of tangible capital assets*: This line item represents adjustments to tangible capital assets which are impaired or fully amortized.

25. *Excess Revenues over Expenditures*: This item represents the current year's revenue that has been recognized to support capital acquisitions and to contribute to reserve funds. For example, recognition of revenues such as DCCs, Developer contributions, and Transfers from Other Governments are used to fund the addition of tangible capital assets, representing the most significant component of this line item. This item also represents funds reserved for future spending obligations and debt repayment. The anticipated excess is higher than budgeted, primarily due to significant favorable variances in Developer contributions, Transfers from Other Governments, and Investment Income.
26. *Accumulated Surplus (Equity), beginning of year*: This line item represents all City equity (monetary, property, other assets and infrastructure) as on January 1, 2023. This is, in essence, the City's net worth which includes the historical cost of tangible capital assets, net of amortization, and both committed and uncommitted surplus funds at the beginning of 2023. It reflects the balance under the "Accumulated Surplus" line of the City's 2022 financial statements.
27. *Accumulated Surplus (Equity), end of year*: This line item represents the City's net worth which includes the cost of tangible capital assets, net of amortization, and both committed and uncommitted surplus funds.

### **General Comment**

Overall, the City continues to be in a relatively strong financial position. As noted in Appendix "I" Note 13 Accumulated surplus, the City's accumulated surplus has increased significantly, as compared to prior year. This schedule includes components of the City's accumulated surplus, providing information on the various fund balances, surpluses, and investment in tangible capital assets that make up the ending accumulated surplus.

91.0% of the City's accumulated surplus consists of the City's investments in tangible capital assets such as land and land improvements, along with transportation and utilities infrastructure. The remainder of the accumulated surplus is made up of discretionary and statutory Reserves set aside by Council and Other appropriated funds which are earmarked for specific purposes and commitments. For example, the GCF reserve balance, consisting of the remaining balance of provincial GCF grant funding, is committed towards the construction of parks and recreation related amenities, public safety facilities, and childcare facilities.

Staff will continue to provide Council with updated financial information on a quarterly basis during 2024 through the Quarterly Financial Reporting process.

## CONCLUSION

The Consolidated Financial Statements that are included in Appendix “I” have been prepared in accordance with Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board. The City maintains a comprehensive system of internal controls to safeguard City assets and to provide reliable financial information. It is recommended Council approve the 2023 Audited Consolidated Financial Statements as presented in Appendix “I”. These statements will be included in the published version of the City of Surrey’s 2023 Annual Financial Report that will be distributed to Council and posted on the City’s website in June 2024.

All the variances outlined in this report will be considered when formulating future Financial Plans.

Kam Grewal  
CFO/General Manager, Finance

Appendix “I”: 2023 Consolidated Financial Statements of City of Surrey  
Appendix “II”: PSAB Reporting Standards – Current Developments

Consolidated Financial Statements of

**CITY OF SURREY**

Year ended December 31, 2023

DRAFT

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## Independent Auditor's Report

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To the Mayor and Council of the City of Surrey

### Opinion

We have audited the consolidated financial statements of the City of Surrey and its controlled entities (the "City") which comprise the Consolidated Statement of Financial Position as at December 31, 2023 and the Consolidated Statements of Operations, Changes in Net Financial Assets, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the City financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2023 and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Other Information

Management is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

## Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Consolidated Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, British Columbia  
Council Approval Date

# City of Surrey

## Consolidated Statement of Financial Position

As at December 31, 2023, with comparative figures for 2022

(in thousands of dollars)

	2023	(Restated) 2022
<b>FINANCIAL ASSETS</b>		
Cash and cash equivalents	\$ 117,289	\$ 81,307
Accounts receivable (note 2)	250,872	208,927
Portfolio investments (note 3(a))	1,903,221	1,625,686
Investment in business partnership (note 3(b))	423	533
	<u>2,271,805</u>	<u>1,916,453</u>
<b>LIABILITIES</b>		
Trade and other accounts payable (note 4)	112,736	91,725
Due to other governments (note 5)	165,980	161,920
Employee future benefits (note 6)	32,469	31,446
Deposits and prepayments (note 7)	377,563	381,456
Deferred revenue (note 8)	130,190	123,229
Deferred development cost charges (note 9)	374,689	333,558
Debt (note 10)	308,515	333,471
Asset retirement obligation (note 11)	7,375	6,847
	<u>1,509,517</u>	<u>1,463,652</u>
<b>NET FINANCIAL ASSETS</b>	<u>762,288</u>	<u>452,801</u>
<b>NON-FINANCIAL ASSETS</b>		
Tangible capital assets (note 12)	10,249,683	9,935,948
Inventories of supplies	1,828	1,917
Prepaid expenses	8,513	7,464
	<u>10,260,024</u>	<u>9,945,329</u>
<b>ACCUMULATED SURPLUS (note 13)</b>	<u>\$ 11,022,312</u>	<u>\$ 10,398,130</u>

Commitments and contingencies (note 15)

Kam Grewal, BBA, CPA, CMA  
CFO/General Manager, Finance

To be read in conjunction with the Notes to the Consolidated Financial Statements



# City of Surrey

## Consolidated Statement of Operations

For the year ended December 31, 2023, with comparative figures for 2022  
(in thousands of dollars)

	2023 Budget (note 24)	2023	(Restated) 2022
<b>REVENUES</b>			
Taxation revenue (note 18)	\$ 589,558	\$ 600,073	\$ 533,006
Sales of goods and services	319,179	341,138	301,948
Development cost charges (note 9)	94,986	62,625	122,761
Developer contributions	140,537	273,323	251,365
Investment income	59,544	85,179	40,003
Transfers from other governments (note 21)	151,364	200,104	76,188
Other (note 19)	64,403	88,108	105,513
<b>TOTAL REVENUES</b>	<b>1,419,571</b>	<b>1,650,550</b>	<b>1,430,784</b>
<b>EXPENSES</b>			
Police services	339,682	249,745	231,334
Parks, recreation and culture	135,716	140,080	124,741
General government	126,216	115,014	92,876
Roads and traffic safety	84,611	96,066	86,103
Water	84,296	88,886	92,642
Fire services	81,513	82,568	77,803
Sewer	88,260	87,065	81,243
Solid waste	43,747	43,940	39,247
Drainage	38,204	37,411	37,472
Planning and development	35,276	35,731	34,162
Library services	24,947	25,583	24,066
Engineering	18,352	16,140	16,715
Surrey City Energy	6,206	5,908	4,932
Parking	2,615	2,231	2,241
<b>TOTAL EXPENSES</b>	<b>1,109,641</b>	<b>1,026,368</b>	<b>945,577</b>
<b>ANNUAL SURPLUS</b>	<b>309,930</b>	<b>624,182</b>	<b>485,207</b>
Accumulated surplus, beginning of year	10,398,130	10,398,130	9,912,923
Accumulated surplus, end of year	<b>\$ 10,708,060</b>	<b>\$ 11,022,312</b>	<b>\$ 10,398,130</b>

To be read in conjunction with the Notes to the Consolidated Financial Statements

# City of Surrey

## Consolidated Statement of Changes in Net Financial Assets

As at December 31, 2023, with comparative figures for 2022  
(in thousands of dollars)

	2023 <i>Budget</i> <i>(note 24)</i>	2023	<i>(Restated)</i> 2022
<b>ANNUAL SURPLUS</b>	\$ 309,930	\$ 624,182	\$ 485,207
Acquisition of tangible capital assets	(494,330)	(462,034)	(449,537)
Increase in tangible capital assets for ARO	-	(342)	(3,442)
Amortization of tangible capital assets	149,732	147,244	142,649
Gain on disposal of tangible capital assets	-	(6,906)	(25,684)
Proceeds on disposal of tangible capital assets	-	8,303	30,255
	<u>(34,668)</u>	<u>310,447</u>	<u>179,448</u>
Acquisition of inventories of supplies	-	(1,828)	(1,917)
Consumption of inventories of supplies	-	1,917	1,195
Acquisition of prepaid expenses	-	(8,513)	(7,464)
Use of prepaid expenses	-	7,464	6,776
	<u>-</u>	<u>(960)</u>	<u>(1,410)</u>
<b>CHANGE IN NET FINANCIAL ASSETS</b>	<i>(34,668)</i>	<b>309,487</b>	178,038
Net financial assets, beginning of year	<u>452,801</u>	<u>452,801</u>	<u>274,763</u>
Net financial assets, end of year	<u>\$ 418,133</u>	<u>\$ 762,288</u>	<u>\$ 452,801</u>

To be read in conjunction with the Notes to the Consolidated Financial Statements

# City of Surrey

## Consolidated Statement of Cash Flows

For the year ended December 31, 2023, with comparative figures for 2022  
(in thousands of dollars)

	(Restated)	
	2023	2022
<b>OPERATING TRANSACTIONS</b>		
Annual Surplus	\$ 624,182	\$ 485,207
Non-Cash items:		
Amortization of tangible capital assets	147,244	142,649
Gain on disposal of tangible capital assets	(6,906)	(25,684)
Developer contributions of tangible capital assets (note 12(a))	(217,195)	(182,466)
Accretion expense	185	171
Change in non-cash operating working capital:		
Accounts receivable	(41,945)	(47,953)
Inventories of supplies	89	(722)
Prepaid expenses	(1,049)	(688)
Trade and other accounts payable	21,011	19,611
Due to other governments	4,060	(15,084)
Employee future benefits	1,023	681
Deposits and prepayments	(3,893)	30,161
Deferred revenue	6,961	(7,765)
Deferred development cost charges	41,131	(38,146)
Net increase in cash from operating transactions	<u>574,898</u>	<u>359,972</u>
<b>CAPITAL TRANSACTIONS</b>		
Acquisition of tangible capital assets	(244,839)	(267,071)
Proceeds on disposal of tangible capital assets	8,303	30,255
Cash used by capital transactions	<u>(236,536)</u>	<u>(236,816)</u>
<b>FINANCING TRANSACTIONS</b>		
Repayment of MFA debt and loans payable	(24,956)	(23,499)
Cash used by financing transactions	<u>(24,956)</u>	<u>(23,499)</u>
<b>INVESTING TRANSACTIONS</b>		
Purchase of portfolio investments	(277,534)	(610,063)
Cash distributed from other investments	110	205
Cash used by investing transactions	<u>(277,424)</u>	<u>(609,858)</u>
<b>INCREASE (DECREASE) IN CASH</b>	<b>35,982</b>	<b>(510,201)</b>
Cash and cash equivalents, beginning of year	81,307	591,508
Cash and cash equivalents, end of year	<u>\$ 117,289</u>	<u>\$ 81,307</u>

To be read in conjunction with the Notes to the Consolidated Financial Statements

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

The City of Surrey (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, infrastructure, environmental, recreational, and utility services.

## 1. Significant accounting policies

### (a) Basis of accounting

These consolidated financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB").

### (b) Basis of consolidation

The consolidated financial statements reflect the assets, liabilities, revenues, and expenditures of the reporting entity. The reporting entity is comprised of all the City funds, including the Surrey Public Library ("Library") and Surrey Police Service ("SPS"), and other entities controlled by the City. Inter-fund and inter-corporate transactions and balances have been eliminated. The other entities included are as follows:

- Surrey City Development Corporation ("SCDC") and its controlled entities; and
- Surrey Homelessness and Housing Society ("SHHS").

The following funds account for the resources and operations of the City:

- i) **Operating Funds** - These funds are used to record the general operating costs of the services provided by the City, including drainage, sewer, water, solid waste, parking, transportation, and Surrey City Energy.
- ii) **Capital Funds** - These funds are used to record the acquisition costs of tangible capital assets and any related debt outstanding, including all lands and infrastructure owned by the City.
- iii) **Reserve Funds** - Under the Community Charter of British Columbia, City Council may, by by-law, establish reserve funds for specified purposes. Money in a reserve fund and interest earned thereon must be expended only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required for the purposes for which it was established, City Council may transfer all or part of the amount to another reserve fund.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (b) Basis of consolidation (continued)

#### iv) Surrey City Development Corporation

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of SCDC. SCDC has the following wholly owned subsidiaries and government partnerships, which are accounted for as follows:

- (i) Grove Limited Partnership and Grove (G.P.) Inc. - (50% owned and proportionately consolidated)
- (ii) Surrey City Investment (Industrial) Corporation ("SCIIC") - (100% owned and fully consolidated)

SCIIC has a 50% ownership in the Beedie SCDC (34A Ave) Limited Partnership ("Beedie LP") and has 50% ownership in Beedie SCDC (34A Ave) G.P. Ltd., the General Partner of Beedie LP. Beedie LP and Beedie GP are accounted for using the modified equity method.

- (iii) Surrey City Investment Corporation ("SCIC") and Kwantlen Park Development Corporation ("KPDC") - (100% owned and fully consolidated)

SCIC and KPDC were inactive as at December 31, 2023 and December 31, 2022.

#### v) Surrey Homelessness and Housing Society

In 2007, the City of Surrey incorporated the SHHS. The purpose of the Society is to raise funds and distribute funds to finance programs and projects that address homelessness in Surrey. The City is considered to have control over the Society's functions by virtue of the ability to appoint the Society's board members; therefore, the Society's financial information is fully consolidated within the City's financial statements.

The consolidated financial statements include the assets, liabilities, revenues, and expenses of the SHHS. The City provided initial funding that is controlled by SHHS and oversees the Society's operations through the Board that is appointed by Council and senior City employees.

### (c) Cash and cash equivalents

Cash and cash equivalents include cash and short-term investments with maturities of three months or less at the date of acquisition, are readily convertible to known amounts of cash and are subject to an insignificant risk of change in value.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (d) Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with Public Sector Accounting Standards ("PSAS") recommendations on financial statement presentation for local governments, trust funds are not included in the City's consolidated financial statements. Trust funds administered by the City are disclosed in Note 23.

### (e) Revenue recognition

Revenues are recognized in the period in which the transaction or event occurs that gives rise to the revenues or when the goods or services are delivered. All revenues are recorded on an accrual basis, except when the amounts cannot be determined with a reasonable degree of certainty.

Revenue recognition on sales of properties occurs when the City has transferred the significant risks and rewards of ownership. Property lease revenue includes all amounts earned from tenants, including property tax and operating cost recoveries. Property lease revenues are recognized on a straight-line basis over the term of the lease.

### (f) Taxation revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual property tax levies, including parcel taxes and grants-in-lieu of taxes, are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated future appeal adjustments.

Through the BC Assessments' appeal process, current year property assessments may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized either at the time they are awarded during the year or accrued as can be reasonably estimated at the end of the year.

### (g) Transfers from other governments

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to any obligation that meets the definition of a liability. In that case, the transfer of revenue is initially deferred and then recognized in the statement of operations as the stipulation liabilities are settled.

When the City is deemed the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (h) Collection on behalf of other authorities

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

### (i) Development cost charges

Development cost charges are recorded as deferred revenue at the time they are received as there is a future obligation to be fulfilled. When qualifying development expenditures are incurred, they are recognized into revenue.

### (j) Developer contributions

Tangible capital assets are contributed by developers as a condition of the development approval process. The timing of delivery of tangible capital assets is dependent upon the developer. Tangible capital assets received as contributions are recorded at their estimated fair value at the date of receipt and recognized as developer contributions revenue.

### (k) Investment income

Investment income is recorded as earned, including interest earned at the effective interest rate, realized gains on investments recorded at fair market value, and any impairments of financial instruments reported at amortized cost.

### (l) Deferred revenue

The City defers the portion of the funds collected from permits, licenses, leases, and other fees relating to services not yet rendered. Revenue is recognized in the year in which related inspections are performed or other related services are provided.

### (m) Expenses

Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay. Interest expense is accrued using the effective interest method.

### (n) Portfolio investments

City investments with an original maturity date of more than three months are reported as portfolio investments and consist of guaranteed investment certificates, and term deposits, which are recorded at amortized cost. Discounts and premiums arising on the purchase of these investments are amortized over the term of the investments on an effective interest method. SHHS investment has pooled investments that includes equity investments. These equity investments are valued based on quote from active market.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (o) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives over one or more future periods and are not intended for sale in the ordinary course of operations.

### (i) Tangible capital assets

Tangible capital assets are recorded at cost, which includes amounts that are directly related to the acquisition, design, construction, development, improvement, or betterment of the assets. Cost includes overhead charges related to construction and development that are directly attributable to the acquisition or construction of the asset. The City does not capitalize interest associated with the acquisition or construction of a tangible capital asset.

The tangible capital assets, excluding land, are amortized on a straight-line basis over the estimated useful lives as follows:

Asset	Useful life – Years
Land improvements	12 to 100
Buildings and building improvements	10 to 60
Leasehold improvements	2 to 25
Infrastructure:	
Roads structures	5 to 50
Road	40 to 100
Water, Sewer and Drainage systems	10 to 100
Machinery and equipment:	
Vehicles	5 to 30
Technology	4 to 25
Furniture & equipment	3 to 50

Annual amortization commences on the date the asset is acquired or available for use. Assets under construction are not amortized until the asset is put into service and available for productive use.

Tangible capital assets received as contributions are recorded at their estimated fair value at the date of receipt and are recorded as revenue.

Works of art and historic assets are not recorded as assets in the consolidated financial statements.

Where an estimate of fair value is not determinable, the tangible capital asset is recognized at a nominal value.



# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (o) Non-financial assets (continued)

#### (ii) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

#### (iii) Prepaid expenses

Prepaid expenses of supplies or services held for consumption are recorded at the lower of cost and replacement cost.

### (p) Employee future benefits

(i) The City and its employees participate in the Municipal Pension Plan, a multi-employer contributory defined benefit pension plan. Payments in the year are expensed.

(ii) Sick leave, retirement pay, dental benefits, and post-employment benefits also accrue to the City's employees. The liability relating to these benefits is actuarially determined based on length of service, best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefit plans are accrued based on projected benefits pro-rated as employees render services necessary to earn the future benefits.

Actuarial gains or losses are amortized over the expected average remaining service life of the related employee group.

The liability for event driven benefits, such as disability benefits, is calculated when the event occurs. The expense is recognized in the year the event occurs.

### (q) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating contributed tangible capital assets, developer contributions, useful lives for amortization, provisions for accrued liabilities, asset retirement obligations, contingencies, and actuarial valuations of employee future benefits. Actual results could differ from these estimates.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (r) Budget data

The budget data presented in these consolidated financial statements was included in the City of Surrey 2023-2027 Consolidated Financial Plan and was adopted through By-law #20886 on April 17, 2023.

### (s) Segment disclosure

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City of Surrey has provided definitions of segments used by the City as well as presented financial information in a segmented format (Note 20).

### (t) Liabilities for contaminated sites

Contaminated sites relate to the introduction into the air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an existing environmental standard. A liability for remediation of contaminated sites is recognized when a site is not in productive use and all of the following criteria are met:

- An environmental standard exists;
- Contamination exceeds an environmental standard;
- The City is directly responsible or accepts responsibility;
- The City expects that future economic benefits will be given up; and,
- A reasonable estimate of the amount can be made.

The liability is measured as management's estimate of the cost of remediation and post remediation, including operations, maintenance, and monitoring, which are an integral part of the remediation strategy for a contaminated site. The liability is recorded net of any expected recoveries. No liability for contaminated sites exists as at December 31, 2023 or 2022.

### (u) New accounting standards

Effective January 1, 2023, the City adopted the new Public Sector Accounting Standards, PS3450 Financial Instruments ("FI") and PS 3280 Asset Retirement Obligations ("ARO").

Under the Financial Instruments standard, cash and cash equivalents, accounts receivable, trades and other accounts payable, due to other governments, and debt are measured at cost or amortized cost. The carrying amount of these financial instruments are presented on the statement of financial position. Portfolio investments in equity instruments related to SHHS are measured at fair value as quoted in an active market. A change in fair value must be remeasured at the end of each fiscal year.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 1. Significant accounting policies (continued)

### (u) New accounting standard (continued)

Under the ARO standard, the City is required to record legal obligations associated with the retirement of tangible capital assets by public sector entities.

Upon initial recognition of the asset retirement obligation, the City recorded the liability at an amount that is the best estimate of the expenditure required to retire the tangible capital asset at the financial statement date, adjusted for accumulated accretion. An asset retirement cost was also recognized by increasing the carrying amount of the related tangible capital asset. The asset cost is allocated to expense over the useful life of the asset. Asset retirement costs associated with fully amortized tangible capital assets and unrecognized tangible capital assets were recorded to accumulated surplus.

This standard was applied on a modified retroactive basis which required the City to apply the standard to events and transactions from the date of origin using current assumptions and discount rate. The impact has been summarized below:

Impact of Adoption of PS3280 ("ARO") and PS3450 ("FI")	December 31, 2022 (Previously Stated)	ARO Adjustments	Financial Instrument Adjustment	December 31, 2022 (Restated)
<b>Liabilities</b>				
Asset Retirement Obligations	\$ -	6,847	-	\$ 6,847
<b>Net Financial Assets (Net Debt)</b>	\$ 453,407	(6,847)	6,241	\$ 452,801
<b>Non-Financial Assets</b>				
Tangible Capital Assets	\$ 9,934,411	1,537	-	\$ 9,935,948
Annual Surplus	\$ 479,346	(380)	6,241	\$ 485,207
Opening Accumulated Surplus	\$ 9,917,853	(4,930)	-	\$ 9,912,923
<b>Ending Accumulated Surplus</b>	\$ 10,397,199	(5,310)	6,241	\$ 10,398,130

## 2. Accounts receivable

	<u>2023</u>	<u>2022</u>
General and other accounts receivable	\$ 87,333	\$ 88,382
Development cost charges	82,426	55,195
Property taxes	37,473	26,499
Utility charges	25,035	22,689
Local area improvement receivable	8,648	8,732
Due from other authorities	5,684	3,092
MFA debt reserve fund receivable	4,273	4,338
	<u>\$ 250,872</u>	<u>\$ 208,927</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 3. Investments

### (a) Portfolio Investments

	<u>2023</u>	<u>2022</u>
Maturing within one year	\$ 713,532	\$ 783,990
Maturing within two years	433,890	375,591
Maturing within three to ten years	747,190	457,761
<b>City investments (i)</b>	<u>1,894,612</u>	<u>1,617,342</u>
Maturing within one year	1,162	1,481
Equity Investments quoted in active market	7,447	6,863
<b>SHHS investments (ii)</b>	<u>8,609</u>	<u>8,344</u>
<b>Total Portfolio Investments</b>	<u>\$ 1,903,221</u>	<u>\$ 1,625,686</u>

- (i) City investments includes guaranteed investment certificates, and term deposits and have an average portfolio yield of 4.29% (2022 – 2.27%). All City investments can be liquidated on demand but may have associated penalties on liquidation.
- (ii) SHHS investments largely consist of a diversified portfolio of fixed income and equity securities held by the SHHS with an average yield rate of 8.56% (2022 – (8.43%)), for the purpose of supporting programs and projects related the objectives of the SHHS.

### (b) Investment in business partnership

	<u>2023</u>	<u>2022</u>
Business partnership	<u>\$ 423</u>	<u>\$ 533</u>

SCDC's joint-venture partnership in Beedie LP meets the criteria of a business partnership and results are accounted for under the modified equity method. Beedie LP owns and operates a build-to-suit industrial building in the City that has been occupied by a tenant under a long-term lease. SCDC's liability is limited to the cash held in the partnership and land which it contributed to Beedie LP. The City's proportionate share in respect of this entity is as follows:

	<u>2023</u>	<u>2022</u>
Financial assets	\$ 696	\$ 805
Liabilities	(8,147)	(8,446)
Non-financial assets	7,874	8,174
	<u>\$ 423</u>	<u>\$ 533</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 3. Investments (continued)

### (b) Investment in business partnership (continued)

Revenues and expenditures for the year ended December 31, 2023 were \$1.1 million (2022 – \$1.1 million) and \$1.1 million (2022 – \$0.8 million), respectively.

## 4. Trade and other accounts payable

	<u>2023</u>	<u>2022</u>
Trade accounts payable	\$ 69,036	\$ 55,559
Payroll accounts payable	25,691	19,540
Contractors' holdbacks	15,658	14,211
Interest payable on debt	2,350	2,415
	<u>\$ 112,735</u>	<u>\$ 91,725</u>

## 5. Due to other governments

	<u>2023</u>	<u>2022</u>
Due to Federal Government (RCMP)	\$ 81,279	\$ 78,235
Due to TransLink (note 14)	39,000	39,000
Due to Regional Districts	22,832	25,773
Due to Province of British Columbia	13,927	10,486
Due to other government entities	8,942	8,426
	<u>\$ 165,980</u>	<u>\$ 161,920</u>

## 6. Employee future benefits

The City provides certain post-employment and sick leave benefits to its employees. These benefits include accumulated non-vested sick leave, post-employment service pay and post-retirement top-ups for dental, life insurance accidental death and dismemberment insurance, vacation deferral, supplementary vacation, and benefit continuation for disabled employees. The liability associated with these benefits is calculated based on the present value of expected future payments pro-rated for services.

### Accrued benefit liability:

	<u>2023</u>	<u>2022</u>
Balance, beginning of year	\$ 31,446	\$ 30,765
Current service cost	2,232	2,445
Interest cost	1,423	761
Amortization of net actuarial gain	(216)	(314)
Benefits paid	<u>(2,416)</u>	<u>(2,211)</u>
Accrued benefit liability, end of year	<u>\$ 32,469</u>	<u>\$ 31,446</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 6. Employee future benefits (continued)

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2023. The difference between the actuarially determined accrued benefit obligation of \$33.5 million and the accrued benefit liability of \$32.5 million as at December 31, 2023 is an unamortized actuarial loss as noted below. The actuarial loss is amortized over a period equal to the employees' average remaining service life of 12 years (2022 – 12 years).

### Reconciliation of accrued benefit liability to accrued benefit obligation:

	<u>2023</u>	<u>2022</u>
Accrued benefit liability, end of year	\$ 32,469	\$ 31,446
Unamortized actuarial loss (gain)	<u>1,074</u>	<u>(284)</u>
Accrued benefit obligation, end of year	<u>\$ 33,543</u>	<u>\$ 31,162</u>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	<u>2023</u>	<u>2022</u>
Discount rate	4.10%	4.50%
Expected future inflation rate	2.50%	2.50%
Employee average remaining service life (years)	12.00	12.00

## 7. Deposits and prepayments

	<u>2023</u>	<u>2022</u>
Deposits:		
Engineering	\$ 130,174	\$ 139,175
Planning and development	112,225	108,939
Future works	65,466	66,979
Pavement cuts	4,398	4,576
Latecomer	2,296	2,422
Boulevard trees	991	735
Other deposits	<u>5,503</u>	<u>3,727</u>
Total deposits	<u>\$ 321,053</u>	<u>\$ 326,553</u>
Prepayments:		
Taxes	\$ 52,314	\$ 50,073
Utilities	4,196	4,533
Other prepayments	<u>-</u>	<u>297</u>
Total prepayments	<u>56,510</u>	<u>54,903</u>
Total deposits and prepayments	<u>\$ 377,563</u>	<u>\$ 381,456</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 8. Deferred revenue

	<u>2023</u>	<u>2022</u>
Deferred capital works	\$ 56,963	\$ 46,860
Development/building permits	39,053	41,426
Deferred lease revenue	20,644	23,103
Other	13,530	11,840
	<u>\$ 130,190</u>	<u>\$ 123,229</u>

## 9. Deferred development cost charges

Development Cost Charges (“DCCs”) are collected to pay for costs that will be incurred by the City to support growth, such as development projects related to infrastructure, parks, or amenities. DCCs cover 99% (2022 – 99%) of those costs based on rates as recommended by the Engineering Department. In accordance with the Local Government Act, these funds must be held in separate reserve funds and accumulate interest until spent. DCCs are deferred and recognized as revenue when the related costs are incurred.

	<u>2023</u>	<u>2022</u>
<b>Deferred DCCs:</b>		
Arterial roads	\$ 82,944	\$ 81,108
Parkland	60,404	39,706
Drainage	53,203	50,142
Sewer	33,309	33,619
Collector roads	29,023	23,652
Water	24,047	25,271
Area specific	86,761	76,200
Park development	4,998	3,860
<b>Deferred DCCs, end of year</b>	<u>\$ 374,689</u>	<u>\$ 333,558</u>
<b>Deferred DCCs, beginning of year</b>	<u>\$ 333,558</u>	<u>\$ 371,704</u>
DCCs levied for the year	101,541	83,818
Investment income	2,215	797
<b>Increase in Deferred DCCs</b>	<u>103,756</u>	<u>84,615</u>
<b>Revenue recognized:</b>		
Arterial and Collector Roads	(30,083)	(39,676)
Water, Sewer, Drainage	(19,611)	(19,247)
Parkland and Park Development	(10,002)	(60,253)
Area Specific	(2,929)	(3,585)
<b>DCCs recognized as revenue</b>	<u>(62,625)</u>	<u>(122,761)</u>
<b>Deferred DCCs, end of year</b>	<u>\$ 374,689</u>	<u>\$ 333,558</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 10. Debt

	<u>2023</u>	<u>2022</u>
MFA debt (i)	\$ 276,212	\$ 300,185
Loans payable (ii)	<u>32,303</u>	<u>33,286</u>
	<u>\$ 308,515</u>	<u>\$ 333,471</u>

### (i) MFA debt

Pursuant to security issuing by-laws under authority of the Community Charter, the City obtains debt instruments through the Municipal Finance Authority of British Columbia ("MFA") to finance certain capital expenditures.

Gross amount of the debt less sinking fund installments and actuarial adjustments to date are as follows:

MFA Issue	Gross debt	Sinking fund installments and actuarial adjustments	Net debt 2023	Net debt 2022
116	\$ 100,000	\$ 36,335	\$ 63,665	\$ 67,483
121	45,000	14,633	30,367	32,027
126	51,900	11,110	40,790	54,629
156	150,600	9,210	141,390	146,046
	<u>\$ 347,500</u>	<u>\$ 71,288</u>	<u>\$ 276,212</u>	<u>\$ 300,185</u>

Current borrowing includes:

MFA Issue	Issue Date	Term (yrs.)	Maturity	Interest Rate	* Refinancing Date
116	April 4, 2011	25	April 4, 2036	1.47%	April 4, 2026
121	October 4, 2012	25	October 4, 2037	3.39%	October 4, 2027
126	Sept. 26, 2013	30	Sept. 26, 2043	4.52%	Sept. 26, 2028
156	Sept. 27, 2021	25	Sept. 27, 2046	2.58%	Sept. 27, 2041

\*On the Refinancing Date, the City has the option to retire the debt early or refinance the borrowing at a new interest rate.



# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 10. Debt (continued)

(ii) Loans payable

	2023	2022
Biofuel Processing Facility, 25-year capital financing expiring December 31, 2042, payable in monthly payments of \$221,516 including interest calculated at a rate of 5.10% per annum.	32,303	33,286
<b>Total Loans Payable</b>	<b>\$ 32,303</b>	<b>\$ 33,286</b>

MFA payments and loan payments over the next five years and thereafter are as follows:

	MFA payments (i)	Loan payments (ii)	Total
2024	\$ 11,933	\$ 1,035	\$ 12,968
2025	12,305	1,089	13,394
2026	12,689	1,146	13,835
2027	13,085	1,205	14,290
2028	13,586	1,268	14,854
2029 and thereafter	212,614	26,560	239,174
<b>Total</b>	<b>\$ 276,212</b>	<b>\$ 32,303</b>	<b>\$ 308,515</b>

Total interest expense recorded for the year ended December 31, 2023 was \$11.1 million (2022 - \$11.3 million).

## 11. Asset retirement obligations

The City's financial statements include an asset retirement obligation for remediation of asbestos related to wood and concrete building assets and remediation of vegetation on land associated with capital projects. The related asset retirement costs are being amortized on a straight-line basis.

	<u>2023</u>	<u>2022</u>
Opening balance	\$ 6,847	\$ 6,676
Accretion expense	185	171
Change in assumptions	343	-
<b>Total</b>	<b>\$ 7,375</b>	<b>\$ 6,847</b>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 11. Asset retirement obligations (continued)

The liability has been estimated using a net present value technique with a discount rate of 2.58% and inflation rate of 4.17% (2022 - 2.58%). The estimated total undiscounted future expenditures are \$10.5 million (2022 - \$10.1 million), which are to be incurred over 44 years from 2024 to 2067.

## 12. Tangible capital assets

Net Book Value by category	<u>2023</u>	<u>2022</u>
Land and land improvements	\$ 2,215,789	\$ 2,171,718
Land under roads	3,730,016	3,580,548
Buildings and building improvements	451,798	469,771
Infrastructure	3,393,630	3,309,566
Machinery and equipment	125,516	126,966
Assets under construction	332,934	277,379
	<u>\$ 10,249,683</u>	<u>\$ 9,935,948</u>
Net Book Value by fund	<u>2023</u>	<u>2022</u>
General	\$ 2,932,491	\$ 2,865,277
Transportation	4,884,404	4,679,206
Water	667,286	655,632
Sewer	618,736	611,603
Drainage	1,133,223	1,115,261
Library	5,138	5,066
Surrey Police Service	6,465	2,781
Surrey City Development Corp.	1,940	1,122
	<u>\$ 10,249,683</u>	<u>\$ 9,935,948</u>

For additional detailed information, see the Schedule of Tangible Capital Assets (Schedule 1).

### a) Contributed tangible capital assets

Contributed tangible capital assets have been recognized at fair value at the date of contribution. The value of contributed assets received during the year was \$217.2 million (2022 - \$182.5 million) comprised of roads infrastructure in the amount of \$178.0 million (2022 - \$163.7 million), water and wastewater infrastructure in the amount of \$32.5 million (2022 - \$15.0 million) and land in the amount of \$6.8 million (2022 - \$3.8 million), including improvements.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 13. Accumulated surplus

Accumulated surplus consists of individual fund surpluses, reserves and equity in tangible capital assets. The City's accumulated surplus is as follows:

ACCUMULATED SURPLUS	2023		2022		Restated	
					2022	
Tangible Capital Assets	\$ 10,249,683				\$ 9,935,948	
Debt funded assets	(206,323)				(215,311)	
Invested in tangible capital assets	<u>10,043,360</u>				<u>9,720,637</u>	
	<u>Gross Allocations</u>		<u>Gross Allocations</u>			
<b>Reserves set aside by Council</b>						
Capital legacy	50,121	(50,121)	-	49,539	(49,539)	-
Municipal land	108,115	-	108,115	112,928	(27,454)	85,474
Equipment and building replacement	37,391	(2,029)	35,362	39,336	(5,044)	34,292
Neighborhood concept plans	67,829	(3,680)	64,149	53,534	(6,863)	46,671
Park land acquisition	10,067	(546)	9,521	6,217	(797)	5,420
Local improvement financing	18,648	(1,012)	17,636	18,372	(2,355)	16,017
Environmental stewardship	7,040	(382)	6,658	6,958	(892)	6,066
Parking space	9,398	(510)	8,888	9,410	(1,206)	8,204
Water claims	1,396	(76)	1,320	1,386	(178)	1,208
Affordable housing	7,101	(385)	6,716	3,715	(476)	3,239
Capital projects	79,088	(4,291)	74,797	65,176	(8,356)	56,820
BC Growing Communities Fund	64,879	-	64,879	-	-	-
	<u>461,073</u>	<u>(63,032)</u>	<u>398,041</u>	<u>366,571</u>	<u>(103,160)</u>	<u>263,411</u>
<b>Internal borrowing to fund capital</b>		(63,032)			(103,160)	
<b>Other appropriated funds</b>						
Infrastructure replacement	58,571	-	58,571	43,475	-	43,475
Revenue stabilization	22,390	-	22,390	13,490	-	13,490
Self insurance	13,540	-	13,540	12,193	-	12,193
Operating contingency and emergencies	14,510	-	14,510	8,610	-	8,610
Environmental emergencies	7,277	-	7,277	7,244	-	7,244
Prepaid expenses	8,513	-	8,513	7,464	-	7,464
Inventories of supplies	1,828	-	1,828	1,917	-	1,917
Committed funds	436,298	-	436,298	300,945	-	300,945
	<u>562,927</u>	<u>-</u>	<u>562,927</u>	<u>395,338</u>	<u>-</u>	<u>395,338</u>
<b>Other Entities</b>						
Surrey City Development Corporation			9,551			10,153
Surrey Homelessness and Housing Society			8,433			8,591
			<u>17,984</u>			<u>18,744</u>
Accumulated Surplus per Statement of Financial Position			<u>\$ 11,022,312</u>			<u>\$ 10,398,130</u>

# Notes to the Consolidated Financial Statements

*For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)*

## 14. Due to TransLink

In January 2020, TransLink and City of Surrey signed a Memorandum of Understanding (“MOU”) to advance the development of several Project Partnership Agreements (“PPAs”) related to the Surrey portion of the South of Fraser Rapid Transit - Surrey Langley SkyTrain (“SLS”) project. The PPAs to be entered would include (a) Supportive Policies Agreement; (b) Municipal Access Agreement; and (c) Reimbursement Agreement.

In September 2020, TransLink and the City signed a compensation agreement, defined as the Reimbursement Agreement in the MOU. The agreement requires the City contribute \$39.0M to the SLS project, comprised of property contributions valuing \$16.9 million, parking contributions valuing \$12.8 million, and a financial contribution of \$9.3 million. The City and TransLink will determine the timing and manner of payment of the financial contribution, with the payment from the City to TransLink due no later than 90 days after TransLink executes the Project Agreement for the construction of the Project.

As at December 31, 2023 the City has recorded a liability due to TransLink in the amount of \$39.0 million relating to this compensation agreement (Note 5).

## 15. Commitments and contingencies

- a) The City has significant future contractual commitments for incomplete capital acquisitions and capital construction projects in progress. The City records the capital costs incurred to the end of the year on these projects as asset under construction under tangible capital assets. To provide for the completion of the projects, unexpended budget money for incomplete projects is appropriated as Committed funds (see Note 13). The Five-Year Financial Plan, updated annually, provides for the financing of these and future obligations within the estimated financial resources of the City.
- b) The City as a member of Metro Vancouver is directly, jointly and severally liable with the other member municipalities for the net capital liabilities of those authorities. Any liability which may arise as a result will be accounted for in the period in which the required payment is known and can be estimated, no liability was recorded during 2023 or 2022.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 15. Commitments and contingencies (continued)

- c) The City is a shareholder and member of E-Comm Emergency Communications for British Columbia Incorporated ("E-Comm"), whose services include a regional 9-1-1 call centre for the Metro Vancouver, Area Wide Radio emergency communications network, dispatch operations, and records management. The City holds 2 Class "A" shares and 1 Class "B" share (of a total of 37 Class "A" and 18 Class "B" shares issued and outstanding as at December 31, 2023). As a Class "A" shareholder, the City is committed to paying levies for services received under a cost sharing formula to fund the operating and capital costs of E-Comm operations. In addition, the City is contingently liable to cover its proportionate share of such costs should any member be unable to fulfill its funding obligations. Annual levy amounts fluctuate based on various factors under the cost sharing formula and amounted to \$1.3 million during the year (2022 - \$1.4 million). No liability was recorded during 2023 or 2022.
- d) The City is, from time to time, engaged in or party to certain legal actions, assessment appeals and other existing conditions involving uncertainty which may result in material losses. The outcome and amounts that may be payable, if any, under some of these claims, cannot be determined, and accordingly, only those claims in which a payment is considered likely and the amounts can be reasonably estimated have been recorded in the financial statements as a liability.
- e) The City insures itself through a combination of insurance policies and self-insurance. The City has a funded self-insurance appropriation included in accumulated surplus (Note 13). Based on estimates, this appropriation reasonably provides for all outstanding claims where the outcome is not currently determinable and already recognized as a liability.
- f) Debt Reserve Fund Demand Note

The City has a contingent liability with respect to the MFA Debt Reserve Fund Demand Notes. This contingent liability is a condition of the borrowings undertaken by the City.

As a condition for each debenture issue, the City is required to execute demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. The debt agreement with the MFA provides that if at any time the scheduled payments provided for in the agreement are not sufficient to meet the MFA's obligations in respect to such borrowing, the resulting deficiency becomes the joint and several liability of the City and all other participants to the agreement through the MFA. The City is similarly liable on a contingent basis for the debt of other municipalities secured through the MFA.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 15. Commitments and contingencies (continued)

### f) Debt Reserve Fund Demand Note (continued)

Demand note amounts are as follows:

Issue	LA	SI	Rgn SI	Purpose	Term	DRF Demand Note
116	17173	R10-2022	1139	Other	25	\$ 319
116	17180	R10-2357	1141	Other	25	637
116	17231	R11-124	1142	Other	25	1,035
121	17231	R11-124	1142	Other	25	743
126	17928	R13-1059	1188	Other	30	943
156	20270	R21-541	1323	Other	25	721
156	20271	R21-543	1323	Other	25	371
156	20272	R21-542	1323	Other	25	1,622
<b>Total</b>						<b>\$ 6,391</b>

Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued as a liability in the financial statements.

### g) Policing services

In November 2018, the City initiated a transition of its policing model from the RCMP Contract to a municipal police service. Subsequently, in July 2020, the Province established the Surrey Police Board (the "Board"), and in August 2020 the Board created the Surrey Police Service ("SPS").

In November 2022, Council directed City staff to prepare a plan to retain the RCMP as Police of Jurisdiction ("POJ") in Surrey and request the Province to stop the transition and to wind down the SPS. In December 2022, a report outlining the plan was submitted to the provincial Minister of Public Safety and Solicitor General ("Minister").

In June 2023, Council voted to reaffirm their decision to retain the RCMP as the POJ.

On July 19, 2023, the Minister directed that the transition to the SPS continue. The Minister also appointed a strategic implementation advisor to aid all parties on the transition to the SPS. At that time, the Province has committed to providing the City with \$150.0 million to help offset the additional costs associated with the transition to the SPS; however, to date, no funding from the Province has been received.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 15. Commitments and contingencies (continued)

### g) Policing services (continued)

In October 2023, the City launched a petition in the Supreme Court of BC for a judicial review of the provincial government's July 2023 decision to continue the police transition to the SPS. The matter is before the Supreme Court and a decision is pending.

On April 23, 2024, the Province announced a transition date of November 29, 2024 for SPS to become the POJ. The Supreme Court hearing and decision is still pending. Due to the uncertainty of these matters, the financial impacts cannot be determined and have not been reflected in the financial statements.

### h) Biofuel processing facility

The City entered a 25-year agreement in 2015 to design, build, finance, operate and maintain the Surrey Biofuel Facility. Under the agreement, the City guaranteed to provide a minimum tonnage of City organic waste (as defined in the agreement) for processing. In return the City will receive 100% of the biomethane produced at the facility and will share in certain other revenues generated at the facility.

In 2018, the City recorded the facility as a tangible capital asset in the amount of its construction cost of \$50.0 million. The City also recorded a loan payable liability for an equal amount representing the capital financing for the facility. The liability will be reduced over the term of the agreement as payments are made to the operator for the City organic waste processed by the facility (note 10(ii)).

## 16. Contractual rights

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The following table summarizes the contractual rights that existed at December 31, 2023:

	2024	2025	2026	2027	Thereafter
Lease revenue (a)	\$ 10,688	\$ 6,159	\$ 4,234	\$ 3,965	\$ 18,741
Government agreements (b)	26,622	24,050	24,051	152	306
<b>Total</b>	<b>\$ 37,310</b>	<b>\$ 30,209</b>	<b>\$ 28,285</b>	<b>\$ 4,117</b>	<b>\$ 19,047</b>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 16. Contractual rights (continued)

### a) Lease revenue

The City has entered into a number of fixed term lease agreements for the use of City owned land and/or buildings that are anticipated to provide the City with future revenues. These agreements are for terms that vary from 1 to 17 years.

### b) Government agreements

The City has entered into various government agreements with senior governments and other agencies related to contractual rights expected to be realized as stipulations are met including when eligible expenditures are incurred or funding is received based on terms of agreements.

### c) Developer contributions

The City has entered into a number of public works development agreements which require the developers to contribute various infrastructure assets to the City, including roads and underground utilities. The timing and extent of these future contributions vary depending on development activity and fair value of the assets received at the time of contribution, which cannot be determined with certainty at this time.

### d) Other contractual rights

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

## 17. Pension plan

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Board of Trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the Plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan.



# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 17. Pension plan (continued)

This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Plan as at December 31, 2021, indicated a \$3.8 billion funding surplus for basic pension benefits on a going concern basis.

The City paid \$22.5 million (2022 - \$21.8 million) for employer contributions while employees contributed \$19.6 million (2022 - \$18.9 million) to the Plan in fiscal 2023.

The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

## 18. Taxation revenue

	<u>2023</u>	<u>2022</u>
Tax collected:		
Property taxes	\$ 477,058	\$ 416,702
Collections for other authorities	533,367	464,940
Parcel taxes	96,557	93,965
Grants-in-lieu of taxes	26,113	21,751
Other	345	589
	<u>1,133,440</u>	<u>997,947</u>
Less transfers to other authorities:		
Province of BC - School Taxes	(387,798)	(334,776)
TransLink	(77,413)	(68,902)
Metro Vancouver Regional District	(16,618)	(13,971)
BC Assessment Authority	(11,520)	(10,197)
Other	(40,018)	(37,095)
	<u>(533,367)</u>	<u>(464,941)</u>
Taxation revenue	<u>\$ 600,073</u>	<u>\$ 533,006</u>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 19. Other revenue

	<u>2023</u>	<u>2022</u>
Licenses and permits	\$ 47,931	\$ 44,319
Leases and rentals	17,893	15,371
Penalties and interest on taxes	10,089	7,572
Miscellaneous	5,292	12,567
Gain on disposal of tangible capital assets	6,903	25,684
	<u>\$ 88,108</u>	<u>\$ 105,513</u>

## 20. Segmented information

The City of Surrey is a diversified municipal government institution that provides a wide range of services to the citizens of Surrey, including Police Services; Parks, Recreation and Culture Services; General Government Services; Water Services; Fire Services; Sewer Services; Engineering Services; Drainage Services; Solid Waste Management Services; Roads & Traffic Safety Services; Planning and Development Services; Parking Services; Surrey City Energy Services; and Surrey Public Library Services. For management reporting purposes, the City's operations and activities are organized and reported by Service Area. Service Areas were created for the purpose of recording specific activities and related objectives in accordance with legislated requirements.

City Departments and the activities for which they are responsible are reported in these Service Areas. The Departments listed in the segmented information, along with the services that each Department provides are listed below:

### *Police Services*

The mandate of the Police Service includes enforcing laws, preventing crime, and maintaining peace, order, and security.

### *Parks, Recreation and Culture Services*

The Parks, Recreation and Culture Department is responsible for planning, facilitating the development of, operating and maintaining high quality parks, recreation and cultural facilities and services.

*General Government Services – Mayor & Councillors' Department, City Manager's Department, Finance Department, Investment and Intergovernmental Relations, Corporate Services Department, Community Services Department, Surrey City Development Corporation, and Surrey Homelessness and Housing Society*

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 20. Segmented information (continued)

General Government Services includes those elements of the organization with responsibility for adopting by-laws, adopting administrative policy, levying taxes, acquiring, disposing and managing City assets, ensuring effective financial management, monitoring performance and ensuring that high quality City service standards are met. The Surrey City Development Corporation, which engages in land development activities, and the Surrey Homelessness and Housing Society, which focuses on addressing homelessness in Surrey through raising funds and the provision of grants to worthy projects, also form part of General Government Services.

### *Roads and Traffic Safety Services*

The Roads & Traffic Safety Utility provides effective managed transportation systems that serve the mobility needs of individuals and businesses and are safe, secure and support the economic vitality of the City, and protect and enhance the environment.

### *Water Services*

The Water Utility operates the water system and its primary responsibility, in partnership with the Operations Division and Metro Vancouver, is to supply clean, safe drinking water to residences, businesses, and institutions in Surrey.

### *Fire Services*

The mandate of the Fire Department is to enforce codes and maintain security by protecting life, property and the environment through the provision of emergency response services.

### *Sewer Services*

The Sewer Utility operates the network of sewer mains, to collect and convey sewage to treatment plants. The utility also plans, designs, and constructs sanitary sewer infrastructure, manages inflow and infiltration controls, and undertakes initiatives in support of the region's Integrated Liquid Waste Resource Management Plan.

### *Solid Waste Management Services*

The Solid Waste Utility provides weekly residential curbside organic waste collection with alternating bi-weekly garbage and recycling collection services through a fully automated cart-based collection system.

### *Drainage Services*

The Drainage Utility operates the network of storm sewers and pump stations for storm water management. Its primary responsibility is to manage the City's storm water runoff in partnership with Metro Vancouver.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 20. Segmented information (continued)

### *Planning and Development Services*

The Planning and Development Department is responsible for preparing land use plans, by-laws and policies for sustainable development of the City and for reviewing and approving new land and building development.

### *Surrey Public Library Services*

The Surrey Public Library provides access to local and global information through its 11 Library branches located throughout the City.

### *Engineering Services*

The Engineering Department is responsible for providing timely and effective services relating to water, sewer, drainage, solid waste collection, transportation systems, and corporate real estate.

### *Surrey City Energy*

The Surrey City Energy Utility operates a network of thermal energy systems. This utility provides these systems to new and existing developments throughout the Surrey City Centre community.

### *Parking*

The Parking Authority Utility plans, manages and enforces the City's on and off-street parking assets, employing leading edge technologies, such as license plate recognition and pay stations that provide a user-friendly interface, improved security and efficient enforcement.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

For the year ended December 31, 2023  
(in thousands of dollars)

NOTE	Police Services	Parks, Recreation and Culture	General Government	Roads & Traffic Safety	Water	Fire Services	Sewer	Solid Waste Management	Drainage	Planning and Development	Library Services	Engineering	Surrey City Energy	Parking	2023
<b>20 SEGMENTED INFORMATION</b>															
<b>REVENUES</b>															
Taxation, grants-in-lieu, assessments	\$ -	\$ -	\$ 1,050,771	\$ 37,062	\$ 4	\$ -	\$ 168	\$ -	\$ 45,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,133,440
Collections for other authorities	-	-	(533,367)	-	-	-	-	-	-	-	-	-	-	-	(533,367)
Taxation revenue	-	-	517,404	37,062	4	-	168	-	45,435	-	-	-	-	-	600,073
Sales of goods and services	2,177	32,606	38,991	3,274	94,646	5,830	87,227	52,044	111	5,635	342	8,978	6,390	2,887	341,138
Development cost charges	-	-	62,625	-	-	-	-	-	-	-	-	-	-	-	62,625
Developer contributions	-	1,270	54,926	180,875	6,390	-	11,566	-	17,360	-	55	-	881	-	273,323
Investment income	-	40	84,066	-	494	-	245	107	227	-	-	-	-	-	85,179
Transfers from other governments	7,289	2,555	138,573	41,292	-	-	-	-	7,411	-	2,898	81	-	5	200,104
Other	103	2,565	41,572	2,357	1,434	(13)	852	234	412	34,457	119	3,885	71	60	88,108
	9,569	39,036	938,157	264,860	102,968	5,817	100,058	52,385	70,956	40,092	3,414	12,944	7,342	2,952	1,650,550
<b>EXPENSES</b>															
Salaries and benefits	97,794	71,959	52,210	4,823	1,170	74,261	922	-	1,992	26,876	18,238	47,008	885	631	398,769
Police contracted services	138,030	-	-	-	-	-	-	-	-	-	-	-	-	-	138,030
Consulting and professional services	3,832	5,264	11,189	987	2,852	308	673	435	2,657	850	236	868	174	1	30,326
Telephone and communications	750	331	626	34	18	197	28	9	18	81	34	147	5	96	2,374
Regional district utility charges	-	-	-	-	62,675	-	61,062	-	-	-	-	-	-	-	123,737
Utilities	641	4,904	81	3,979	144	431	1,576	544	8	575	385	1,543	2,699	4	17,514
Garbage collection and disposal	23	1,045	1	-	-	29	-	29,666	-	-	7	62	-	-	30,833
Maintenance and small equipment	1,817	9,985	9,040	239	80	1,609	136	357	130	4,812	432	1,249	113	59	30,058
Insurance and claims	37	1	4,231	27	-	13	-	637	-	-	-	69	-	-	5,015
Leases and rentals	1,122	1,675	4,420	1,500	904	8	986	270	1,385	53	57	1,997	2	9	14,388
Supplies and materials	1,405	9,772	3,215	3,924	1,552	3,099	1,768	1,130	586	697	565	5,967	29	29	33,738
Advertising and media	80	325	497	31	4	3	-	51	1	8	2,061	20	-	1	3,082
Grants and sponsorships	-	3,312	9,589	-	-	-	-	-	-	-	2	-	-	-	12,903
Contract payments	79	6,133	979	19,139	901	422	705	1,604	1,715	176	21	2,375	51	268	34,568
Other	3,118	2,921	2,815	430	46	1,545	1,316	260	730	1,376	892	977	126	1	16,553
Cost recoveries, net	(505)	1,082	(9,017)	11,270	8,169	(1,727)	4,376	5,247	5,751	18	776	(53,140)	(52)	(27)	(27,779)
Interest on debt	-	-	8,425	-	-	-	-	2,658	-	-	-	-	-	-	11,083
Other interests and fiscal services	42	557	2,704	20	(84)	12	(14)	-	14	178	11	22	430	40	3,932
Amortization expense	1,480	20,814	14,009	49,663	10,455	2,358	13,531	1,072	22,424	31	1,866	6,976	1,446	1,119	147,244
	249,745	140,080	115,014	96,066	88,886	82,568	87,065	43,940	37,411	35,731	25,583	16,140	5,908	2,231	1,026,368
<b>Excess (deficiency) of revenues over expenses</b>	(240,176)	(101,044)	823,143	168,794	14,082	(76,751)	12,993	8,445	33,545	4,361	(22,169)	(3,196)	1,434	721	624,182
Transfer from (to) operating funds	70,785	-	(123,694)	30,569	1,269	-	(2,497)	(7,766)	850	(1)	22,114	-	8,532	(161)	-
Transfer from (to) reserve funds	3,832	(264)	(53,561)	32,756	7,793	(1,377)	9,939	-	4,476	(373)	100	(3,537)	-	216	-
Transfer from (to) capital funds	661	262	43,846	(16,561)	(9,387)	-	(6,017)	-	(3,722)	164	(19)	-	(8,926)	(301)	-
Annual surplus (deficit)	\$ (164,898)	\$ (101,046)	\$ 689,734	\$ 215,558	\$ 13,757	\$ (78,128)	\$ 14,418	\$ 679	\$ 35,149	\$ 4,151	\$ 26	\$ (6,733)	\$ 1,040	\$ 475	\$ 624,182

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

For the year ended December 31, 2022

(in thousands of dollars)

NOTE	Police Services	Parks, Recreation and Culture	General Government	Roads & Traffic Safety	Water	Fire Services	Sewer	Solid Waste Management	Drainage	Planning and Development	Library Services	Engineering	Surrey City Energy	Parking	2022
<b>20 SEGMENTED INFORMATION</b>															
<b>REVENUES</b>															
Taxation, grants-in-lieu, assessments	\$ -	\$ -	\$ 921,794	\$ 32,166	\$ 1	\$ (1)	\$ 426	\$ -	\$ 43,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 997,947
Collections for other authorities	-	-	(464,941)	-	-	-	-	-	-	-	-	-	-	-	(464,941)
Taxation revenue	-	-	456,853	32,166	1	(1)	426	-	43,561	-	-	-	-	-	533,006
Sales of goods and services	1,990	25,795	35,064	1,564	86,995	5,216	74,703	48,800	37	5,213	224	8,335	4,827	3,185	301,948
Development cost charges	-	-	122,761	-	-	-	-	-	-	-	-	-	-	-	122,761
Developer contributions	-	537	69,528	164,632	2,308	-	3,946	-	9,022	-	30	244	1,100	18	251,365
Investment income	-	-	39,719	-	142	-	71	21	50	-	-	-	-	-	40,003
Transfers from other governments	6,835	2,135	21,743	37,927	-	-	8	-	6,540	-	982	-	-	18	76,188
Other	6,849	3,322	54,502	2,555	1,334	34	677	204	354	31,618	103	3,796	36	129	105,513
	15,674	31,789	800,170	238,844	90,780	5,249	79,831	49,025	59,564	36,831	1,339	12,375	5,963	3,350	1,430,784
<b>EXPENSES</b>															
Salaries and benefits	76,891	63,325	43,525	5,158	1,247	70,431	937	-	1,956	25,407	16,997	44,480	778	673	351,805
Police contracted services	134,780	-	-	-	-	-	-	-	-	-	-	-	-	-	134,780
Consulting and professional services	6,857	4,240	2,873	1,754	592	333	472	545	1,943	1,254	159	1,127	84	99	22,332
Telephone and communications	523	310	537	35	14	185	22	6	18	85	36	235	6	55	2,067
Regional district utility charges	-	-	-	-	68,569	-	56,570	-	-	-	-	-	-	-	125,139
Utilities	603	4,543	53	3,943	107	432	1,643	197	18	528	367	1,011	2,320	4	15,769
Garbage collection and disposal	17	1,075	2	1	-	25	-	25,523	-	-	6	58	-	-	26,707
Maintenance and small equipment	1,414	8,922	8,548	429	403	1,464	421	18	4,906	313	1,277	99	68	28,703	
Insurance and claims	27	1	4,955	-	-	16	-	557	-	8	-	23	-	-	5,587
Leases and rentals	2,302	1,905	457	1,272	735	10	1,067	216	1,536	56	45	2,452	32	9	12,094
Supplies and materials	1,888	8,937	2,811	6,053	1,541	2,667	1,715	866	1,045	744	549	6,163	78	28	35,085
Advertising and media	125	201	433	3	-	-	-	37	1	11	2,112	18	-	-	2,941
Grants and sponsorships	1	2,470	7,693	-	-	-	-	-	-	-	9	-	-	-	10,173
Contract payments	1,165	5,795	723	8,903	851	264	531	2,425	1,614	105	55	2,738	138	213	25,520
Other	2,647	2,185	3,724	309	337	1,917	1,013	9	1,335	1,314	841	1,028	51	-	16,710
Cost recoveries, net	748	391	(7,043)	11,522	7,883	(2,284)	3,658	3,978	6,318	(474)	662	(50,757)	(53)	(45)	(25,496)
Interest on debt	-	-	8,695	-	-	-	-	2,658	-	-	-	-	-	-	11,353
Other interests and fiscal services	39	465	766	20	(31)	12	2	-	5	183	31	17	117	33	1,659
Amortization expense	1,307	19,976	14,124	46,701	10,394	2,331	13,192	1,809	21,665	35	1,884	6,845	1,282	1,104	142,649
	231,334	124,741	92,876	86,103	92,642	77,803	81,243	39,247	37,472	34,162	24,066	16,715	4,932	2,241	945,577
<b>Excess (deficiency) of revenues over expenses</b>	(215,660)	(92,952)	707,294	152,741	(1,862)	(72,554)	(1,412)	9,778	22,092	2,669	(22,727)	(4,340)	1,031	1,109	485,207
Transfer from (to) operating funds	66,574	3,055	(124,176)	25,639	(8,344)	4,900	9,534	(6,158)	(7,536)	1,124	22,768	1,911	11,178	(469)	-
Transfer from (to) reserve funds	(962)	(601)	(57,644)	42,342	5,268	(1,377)	11,760	(35)	3,268	(293)	100	(3,337)	96	1,415	-
Transfer from (to) capital funds	1,209	(6,265)	39,616	(9,286)	2,462	-	(9,081)	-	(5,332)	-	(17)	58	(11,473)	(1,891)	-
Annual surplus (deficit)	\$ (148,839)	\$ (96,763)	\$ 565,090	\$ 211,436	\$ (2,476)	\$ (69,031)	\$ 10,801	\$ 3,585	\$ 12,492	\$ 3,500	\$ 124	\$ (5,708)	\$ 832	\$ 164	\$ 485,207

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023

(tabular amounts in thousands of dollars)

## 21. Transfers from other governments

The government transfers reported on the Consolidated Statement of Operations are comprised of the following:

	2023	2022
<b>Revenue</b>		
BC Provincial government grants:		
BC Growing Communities Fund Grant (Schedule 2)	\$ 89,928	\$ -
UBCM Strengthening Communities Services	7,352	6,797
Ministry of Transportation and Infrastructure	6,953	8,207
Traffic fines revenue sharing	6,678	6,368
Roads	5,206	213
Casino revenue sharing	3,269	3,313
Flood mitigation funding	2,736	2,739
Childcare and seniors	1,743	1,422
Library Enhancement Grant	1,634	-
Arts, Communities, and Sundry	1,558	1,398
Library operating and BC one Card	1,264	981
Local government climate action program	1,175	1,175
ICBC road improvement	602	655
Others	333	237
Subtotal BC Provincial government grants	130,431	\$33,505
Federal government grants:		
Housing Accelerator Fund	23,910	-
Rapid housing initiative	8,219	6,846
Water, drainage and sewer	4,552	3,407
Roads and parking	2,290	658
Building & facility improvements	824	656
Childcare and youth	545	61
Arts and heritage grants	543	213
SAFE program	444	487
Others	231	150
Subtotal Federal government grants	41,558	12,478
TransLink grants	26,364	28,527
UBCM community works fund:	1,751	1,678
<b>Total transfers from other government revenues</b>	<b>\$ 200,104</b>	<b>\$ 76,188</b>

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 22. Financial instrument risks

The fair value of a financial instrument is the estimated amount that the City would receive or pay to settle a financial asset or liability at the reporting date. The financial instruments and nature of risks that they may be subject to are as follows:

Financial Instruments	Credit Risks	Liquidity Risks	Market Risks	
			Foreign Exchange	Interest Rate
Cash and cash equivalents			X	
Accounts receivable	X			
Portfolio investments				X
Accounts payable and due to other government		X	X	
Debt				X

### (a) Credit risk

The City is exposed to credit risk resulting from the possibility that parties may default on their financial obligations. The City holds deposits based on estimated work for services performed.

#### **Accounts receivable**

The City's accounts receivable balance is made up of folio and non-folio balances. Folio balances are associated with invoices related to real property within the City and non-folio balances consist of all other categories of invoices.

For folio accounts receivable balances, outstanding amounts are transferred to the property tax account associated with the invoiced real property at the end of each fiscal year and form all or part of the tax arrears for the property. The City is required by the Local Government Act to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. Registered charge holders have the full right to redeem the property. To redeem the property, the charge holder must remit the full upset price, plus interest on the purchase price at a rate set by the Province, within one year of the tax sale.

For non-folio accounts receivable balances, the City maintains allowances for potential credit losses, with results to date within the City's expectations. In making estimates in respect of the allowance for doubtful accounts, current economic conditions, historical information, reasons for the accounts being past due, and operational nature of invoices are all considered in the determination of when to record allowances for past due accounts. The same factors are considered when determining whether to write off amounts charged to the allowance account against amounts receivables.



# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 22. Financial instrument risks (continued)

### (b) Liquidity risk

Liquidity risk is the risk that the City will not be able to meet a demand for cash or fund its obligations as they come due.

#### ***Accounts payable and due to other government***

The City meets its liquidity requirements by holding assets that can be readily converted into cash and preparing annual operating and capital expenditure budgets, which are monitored and updated as required. Ongoing cash flow forecasting is utilized to ensure that liquidity levels are sufficient to meet demand.

### (c) Market risk

Market risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual financial instrument or factors affecting financial instruments traded in the market. The market risks to which the City is exposed are foreign exchange risks, and interest rate risks.

#### (i) Foreign exchange risk

Foreign exchange risk refers to the risk that the fair value of financial instruments, or future cash flows associated with the instruments, will fluctuate in Canadian dollar value due to changes in foreign exchange rates.

#### ***Cash and Accounts payable***

The functional currency of the City is the Canadian dollar. The City receives some US dollar payments and incurs some US dollar operating and capital costs. These US dollar transactions represent an insignificant volume and value of total overall transactions, resulting in minimal risk.

#### (ii) Interest rate risk

Interest rate risk refers to the risk that the fair value of financial instruments or future cash flows associated with the instrument will fluctuate due to changes in market interest rates.

#### ***Portfolio investment***

The interest rate risk exposure of portfolio investments arises from investments held by the Surrey Homelessness and Housing Society entity. The Society's equity and fixed income investments are comprised of a diversified group of pooled funds managed by a third-party professional portfolio management firm, who actively oversees the existing holdings and evaluates future investment opportunities, with the objectives of delivering strong long-term compounding returns for the charitable organization.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 22. Financial instrument risks (continued)

### (ii) Interest rate risk (continued)

The remaining portfolio investments balance relates to the City's investment holdings. All investments comply with the requirements of the Community Charter. Investment objectives include preservation of capital, minimization of default and interest rate risk, sufficient liquidity to meet operating and capital requirements, and generation of a stable return on investments. The City's investments held as at December 31, 2023 are comprised of guaranteed investment certificates ("GICs"), and term deposits, and are not subject to fluctuations in market prices.

### *Debt*

The City obtains debt instruments through the MFA to finance certain capital expenditures. Every year, the MFA is reviewed by the three major credit rating agencies, with the goal of maintaining the highest credit rating possible ("AAA"). This allows the City to access capital financing at the lowest rates possible. Three rating agencies, Moody's Investor Services, Standard & Poor's, and Fitch Ratings have each reaffirmed MFA's AAA credit rating status.

Loans with terms of five years will maintain the initial interest rate for the entire term of the loan. Loans with terms of ten years or longer will generally maintain the initial interest rate for the first ten years. The interest rate is then reset at the current market rate for a period to be determined at that point in time, generally five years.

The remaining balance of debt as at December 31, 2023 relates to the capital component of costs incurred under a public-private partnership for the construction of a City facility. The interest rate is fixed for the entire term of the loan and is not subject to fluctuation.

Through legislation, the Province of BC limits municipalities on the amount of borrowing they can incur. The liability limit states that a municipality's annual aggregate debt servicing costs cannot exceed 25% of annual calculation revenue, as defined by the legislation. The City's total debt servicing cost is monitored against the liability servicing limit to ensure reasonable levels of utilization.

# Notes to the Consolidated Financial Statements

For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)

## 23. Trust funds

These assets must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAS, trust funds are not included in the City's consolidated financial statements.

Amounts administered by the City as trust funds are as follows:

	<u>2023</u>	<u>2022</u>
Cemetery Perpetual Care Fund	\$ 5,506	\$ 5,093
Employee Benefits Fund	817	790
	<u>\$ 6,323</u>	<u>\$ 5,883</u>

## 24. Budget data

The budget data presented in these consolidated financial statements was included in the City of Surrey 2023-2027 Consolidated Financial Plan and was adopted through By-law #20886 on April 17, 2023. The following table reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	<u>Budget Amount</u>
Approved consolidated budgeted revenues	<u>\$ 1,419,571</u>
Approved consolidated budgeted expenditures	1,626,724
Transfers between funds	<u>(207,153)</u>
	1,419,571
Less:	
Capital expenditures	(494,330)
Municipal debt principal repayments	(22,753)
Add:	
Transfers between funds	<u>207,153</u>
Total Expenses:	<u>1,109,641</u>
Annual surplus per statement of operations	<u>\$ 309,930</u>

## 25. Comparative figures

Certain comparative information has been reclassified to conform to the financial statement presentation adopted in the current year.

# Notes to the Consolidated Financial Statements

*For the year ended December 31, 2023  
(tabular amounts in thousands of dollars)*

## 26. Changes in Accounting Standards

The revenue standard PS 3400 will be effective for fiscal years beginning on or after April 1, 2023. The new standard is related to revenue recognition principles for revenues of governments and government organizations other than government transfers and tax revenue. Specifically, it differentiates between revenue arising from transactions that do not have performance obligations, referred to as "non-exchange transactions," and transactions that include performance obligations, referred to as "exchange transactions."

The Public Private Partnerships standard PS 3160 will be effective for fiscal years beginning on or after April 1, 2023. This section is related to public private partnerships used as alternate finance and procurement model by public sector entities, where such entities procure infrastructure using a private sector partner.

At present, the City is assessing the impact of the changes to the accounting standards. Over the remainder of 2024, the City will continue to evaluate the current accounting treatments against the new changes in standards to ensure the financial statements are prepared in accordance with the Canadian Public Sector Accounting Standards as prescribed by PSAB.

# City of Surrey

## Schedule 1 - Tangible Capital Assets

As at December 31, 2023

(in thousands of dollars)

	Land and land improvements	Land under road	Buildings and building improvements	Infrastructure	Machinery and equipment	Assets under construction	Balance at December 31, 2023
<b>COST</b>							
Opening Balance	\$ 2,277,070	\$ 3,580,548	\$ 808,299	\$ 5,288,745	\$ 331,769	\$ 277,379	\$ 12,563,810
Additions and transfers	49,874	149,468	5,522	182,944	19,013	55,555	462,376
Disposals	(447)	-	(278)	(8,277)	(22,154)	-	(31,156)
Ending Balance	2,326,497	3,730,016	813,543	5,463,412	328,628	332,934	12,995,030
<b>ACCUMULATED AMORTIZATION</b>							
Opening Balance	105,352	-	338,528	1,979,179	204,803	-	2,627,862
Amortization	5,541	-	23,495	97,958	20,250	-	147,244
Accum. amort. on disposals	(185)	-	(278)	(7,355)	(21,941)	-	(29,759)
Ending Balance	110,708	-	361,745	2,069,782	203,112	-	2,745,347
<b>NET BOOK VALUE</b>	<b>\$ 2,215,789</b>	<b>\$ 3,730,016</b>	<b>\$ 451,798</b>	<b>\$ 3,393,630</b>	<b>\$ 125,516</b>	<b>\$ 332,934</b>	<b>\$ 10,249,683</b>
	Land and land improvements	Land under road	Buildings and building improvements	Infrastructure	Machinery and equipment	Assets under construction	Balance at December 31, 2022
<b>COST</b>							
Opening Balance	\$ 2,161,128	\$ 3,427,817	\$ 805,522	\$ 5,187,648	\$ 324,121	\$ 224,507	\$ 12,130,743
Additions and transfers	119,622	152,731	5,856	107,069	14,829	52,872	452,979
Disposals	(3,680)	-	(3,079)	(5,972)	(7,181)	-	(19,912)
Ending Balance	2,277,070	3,580,548	808,299	5,288,745	331,769	277,379	12,563,810
<b>ACCUMULATED AMORTIZATION</b>							
Opening Balance	101,502	-	318,172	1,889,404	191,476	-	2,500,554
Amortization	5,241	-	23,324	93,594	20,490	-	142,649
Accum. amort. on disposals	(1,391)	-	(2,969)	(3,816)	(7,165)	-	(15,341)
Ending Balance	105,352	-	338,527	1,979,182	204,801	-	2,627,862
<b>NET BOOK VALUE</b>	<b>\$ 2,171,718</b>	<b>\$ 3,580,548</b>	<b>\$ 469,772</b>	<b>\$ 3,309,563</b>	<b>\$ 126,968</b>	<b>\$ 277,379</b>	<b>\$ 9,935,948</b>

# City of Surrey

## Schedule 2 - Growing Communities Fund

### Unaudited

As at December 31, 2023

(in thousands of dollars)

On February 10, 2023, the Province of BC announced that the Growing Communities Fund ("GCF") will provide an one-time total of \$1.0 billion in grants distributed amongst all BC municipalities and regional districts, which they can use to address their community's unique infrastructure and amenity demands. GCF grants support the delivery of infrastructure projects necessary to enable community growth.

On March 23, 2023, the City of Surrey received a \$89.9 million GCF grant from the Local Government Infrastructure and Finance Branch of the Provincial Ministry of Municipal Affairs (note 21). Interest income is generated on the cumulative GCF reserve balance.

	Growing Communities Fund Reserve
Reserve Balance, beginning of fiscal year	\$ -
Add: Funding Received	
GCF Grant	89,928
Interest income allocated	519
	<u>90,447</u>
Less: Expenditures	
Buildings	(20,387)
Other Capital improvements	(5,181)
	<u>(25,568)</u>
<b>Unused reserve balance, end of fiscal year</b>	<b>\$ 64,879</b>

Allocations of GCF grant funding towards eligible infrastructure projects have been made in accordance with the Ministry's criteria and include: Recreation related amenities; Park additions/maintenance/upgrades including washrooms/meeting space and other amenities; Public safety/emergency management equipment and facilities not funded by senior level government; and Childcare facilities.

### PSAB Reporting Standards – Current Developments

To ensure the City is prepared for future financial statement changes as mandated by PSAB, staff stay informed of new and evolving initiatives.

*New standards that have been adopted by PSAB and affect financial reporting in the future years include the following:*

#### Section PS 3400 Revenue

In general, revenues are defined in Section PS 1000, Financial Statement Concepts. Recognition and disclosure of revenues are described in general terms in Section PS 1201, Financial Statement Presentation. The Public Sector Accounting (“PSA”) Handbook currently has two sections that address two major sources of government revenues, government transfers and tax revenue.

Section PS 3400 is related to revenue recognition principles that apply to revenues of governments and government organizations, other than government transfers and tax revenue. This section addresses recognition, measurement and presentation of revenues that are common in the public sector. It is less complex than the comparable new International Financial Reporting Standards (“IFRS”) standard, although generally consistent in philosophy.

This new Section will be effective for fiscal years beginning on or after April 1, 2023.

*Staff anticipate that this new standard will have some impact on the City’s financial statements and have commenced reviewing the various revenue sources that may be affected, effective for the City’s 2024 fiscal year.*

#### Section PS 3160 Public Private Partnerships

This section is related to public private partnerships (“P3s”) used as an alternate finance and procurement model available to public sector entities where such entities procure infrastructure using a private sector partner.

The private sector partner is obligated to:

- Design, build or improve existing infrastructure;
- Finance the transaction past the point where the infrastructure is ready for use; and
- Operate and/or maintain the infrastructure.

This section addresses the public sectors entity’s recognition, measurement and presentation of the infrastructure assets and liabilities associated with P3s arrangements.

This new Section will be effective for fiscal years beginning on or after April 1, 2023.

*Staff anticipate that this new standard will have little to no impact on the City’s financial statements; however, staff will review the standards and assess if there are any changes in the City’s recognition, measurement and presentation of infrastructure assets and liabilities associated with P3 arrangements. In the event that the new changes are applicable, this new section will be effective for the City’s 2024 fiscal year.*

*New standards that have been proposed by PSAB and are under consideration through exposure drafts, which may affect financial reporting in the future years, include the following:*

### Employment Benefits

The existing Employee Benefits standards in PS 3250, Retirement Benefits and PS 3255, Post-employment Benefits are some of the older standards currently existing in the PSA Handbook. They have not kept pace with the changes that have occurred in the industry. New concepts such as "Target-Benefit Plans" and "Shared-Risk Plans" do not fit in neatly to existing standards.

In recognition of the wide scope of review required to modernize these standards, PSAB had broken initial review into three different sections:

- Deferral Provisions (Invitation to Comment issued in November 2016);
- Discount Rate Guidance (Invitation to Comment issued in November 2017); and
- Non-Traditional Pension Plans (Invitation to Comment issued in October 2018).

The first exposure draft, "Employee Benefits, Proposed Section PS 3251", and the accompanying Basis for Conclusions, was issued on July 28, 2021. The first phase of this multi-phase standard is focused on the topics of deferral provisions and discount rate guidance. Future phases will focus on non-traditional pension plans and other issues.

Deferral provisions updated under the Exposure Draft propose that revaluations of the net defined benefit liability (asset) be recognized immediately on the statement of financial position within the net defined benefit liability(asset) and the accumulated other component of net assets. Deferral and amortization of actuarial gains and losses would no longer be used. Further, it is proposed that plan assets would be measured at market value.

Discount rate guidance from PSAB proposes that a public sector entity would assess the funding status of a post-employment benefit plan to determine the appropriate discount rate by considering the proportion of the current and projected plan assets balance compared to projected benefit payments, and the unique circumstances and characteristics of their post-employment benefit plan.

*The comment deadline for the first Exposure Draft was November 25, 2021. PSAB is currently deliberating feedback received on the Employee Benefits Exposure Draft. The City will continue to review the exposure drafts frequently and assess the potential impact of any new standard changes for Employment Benefits.*



CITY OF SURREY

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# BYLAWS AND PERMITS



**H - 1**

**ACTION REQUIRED:** Third Reading

**TYPE:** OCP / Zoning Amendment

**PURPOSE:** Bylaw No. 21247  
To amend OCP Figure 3: General Land Use Designations from Suburban to Urban.

Bylaw No. 21248  
RH to CD - to subdivide into two single family residential lots.

**LOCATION:** 9269 - 163 Street

**PROCESSING DATES:**

Bylaw No. 21247  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-685/686/687  
Approved to Proceed: Planning Report No. 7920-0325-00

Bylaw No. 21248  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-688/689/690  
Approved to Proceed: Planning Report No. 7920-0325-00

CITY OF SURREY

BYLAW NO. 21247

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: SUBURBAN (SUB)

TO: URBAN (URB)

PID: 017-465-770

Lot 2 Section 36 Township 2 New Westminster District Plan LMP1446

(9269 – 163 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

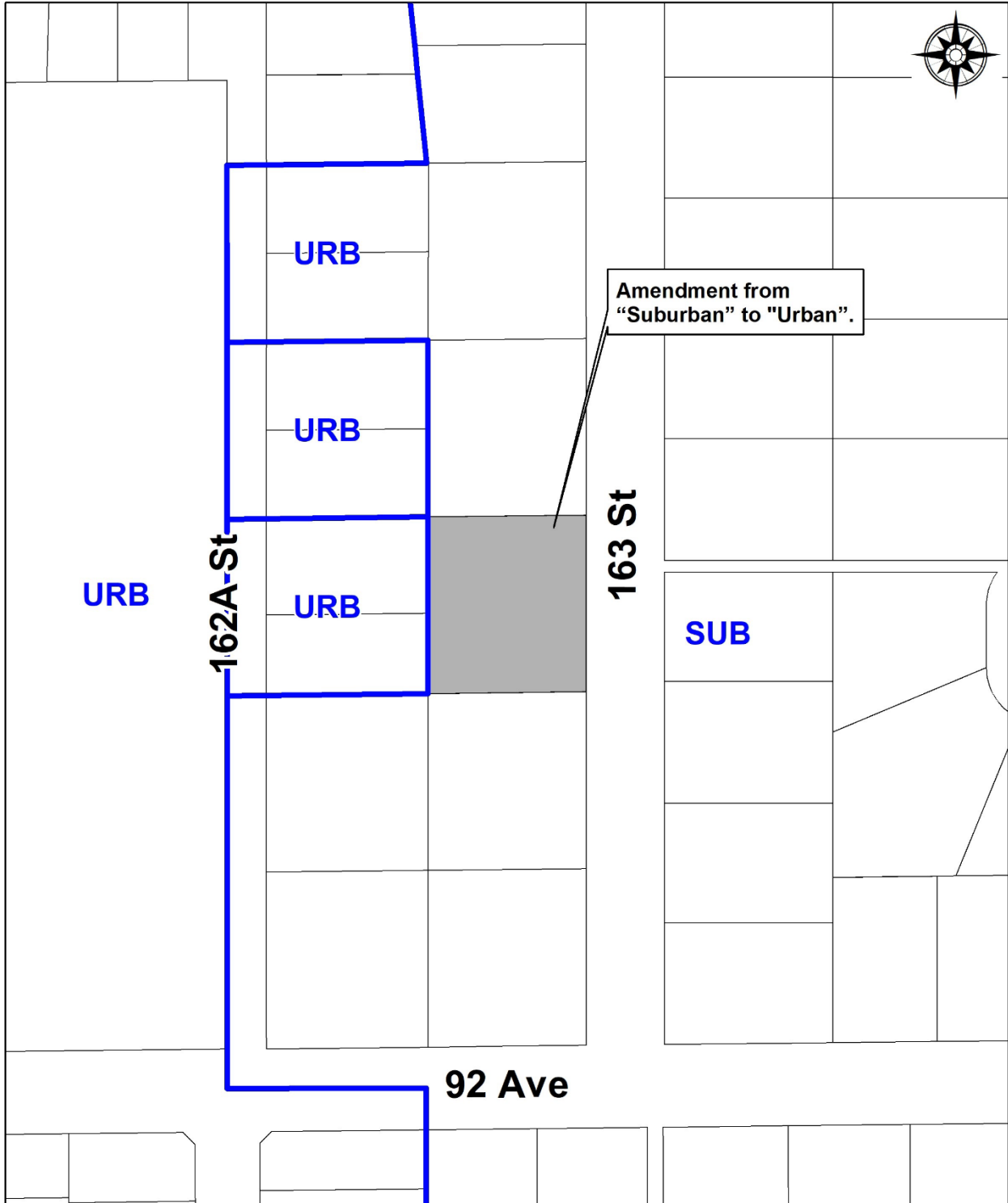
PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE A**



**OCP Amendment 20-0325-00**  
Amendment from "Suburban" to "Urban".



CITY OF SURREY

BYLAW NO. 21248

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 203 (CD 203), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
 FROM: HALF-ACRE RESIDENTIAL ZONE (RH)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 203" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 203	9269 – 163 Street	Lot 2, Plan LMP1446	21248	N/A"

- 2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 203 (CD 203)**

In this Comprehensive Development Zone 203 (CD 203), **Part 16, Single Family Residential Zone (RF)** as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
9269 – 163 Street	Lot 2 Section 36 Township 2 NWD Plan LMP1446	017-465-770

(collectively the "*Lands*")

**except as follows:**

**1. Subdivision**

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

**"K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area:* Minimum 886 sq. m;
- (b) *Lot Width:* Minimum 20 m; and
- (c) *Lot Depth:* Minimum 40 m."

H - 2

**ACTION REQUIRED:** Third Reading

**TYPE:** OCP / Zoning Amendment / Housing Agreement / DP

**PURPOSE:** Bylaw No. 21251  
To amend OCP Figure 3: General Land Use Designations and Figure 16: Downtown Densities from Multiple Residential to Downtown 3.5 FAR.

Bylaw No. 21252  
RF to CD – to allow the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

Bylaw No. 21253  
To enter into a Housing Agreement.

**LOCATION:** 13760, 13770, 13780, 13790 and 13806 - 101A Avenue

**PROCESSING DATES:**

Bylaw No. 21251  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-694/695/696  
Approved to Proceed: Planning Report No. 7922-0085-00

Bylaw No. 21252  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-697/698/699  
Approved to Proceed: Planning Report No. 7922-0085-00

Bylaw No. 21253  
April 22, 2024 - 1st/2nd/3rd: Carried RES.R24-700/701/702  
Approved to Proceed: Planning Report No. 7922-0085-00

**DEVELOPMENT PERMIT**

April 22, 2024 - Authorize to Draft: Carried RES.R24-693

CITY OF SURREY

BYLAW NO. 21251

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: MULTIPLE RESIDENTIAL (MR)

TO: DOWNTOWN 3.5 FAR

PID: 010-130-705

Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13760 - 101A Avenue)

PID: 010-130-713

Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13770 - 101A Avenue)

PID: 010-169-083

Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13780 - 101A Avenue)

PID: 010-169-130

Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13790 - 101A Avenue)



PID: 003-335-950  
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569  
(13806 - 101A Avenue)

b. "Figure 16: Downtown District" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule B, attached hereto as follows:

FROM: MULTIPLE RESIDENTIAL (MR)  
TO: DOWNTOWN 3.5 FAR

PID: 010-130-705  
Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979  
(13760 - 101A Avenue)

PID: 010-130-713  
Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979  
(13770 - 101A Avenue)

PID: 010-169-083  
Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005  
(13780 - 101A Avenue)

PID: 010-169-130  
Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005  
(13790 - 101A Avenue)

PID: 003-335-950  
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569  
(13806 - 101A Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

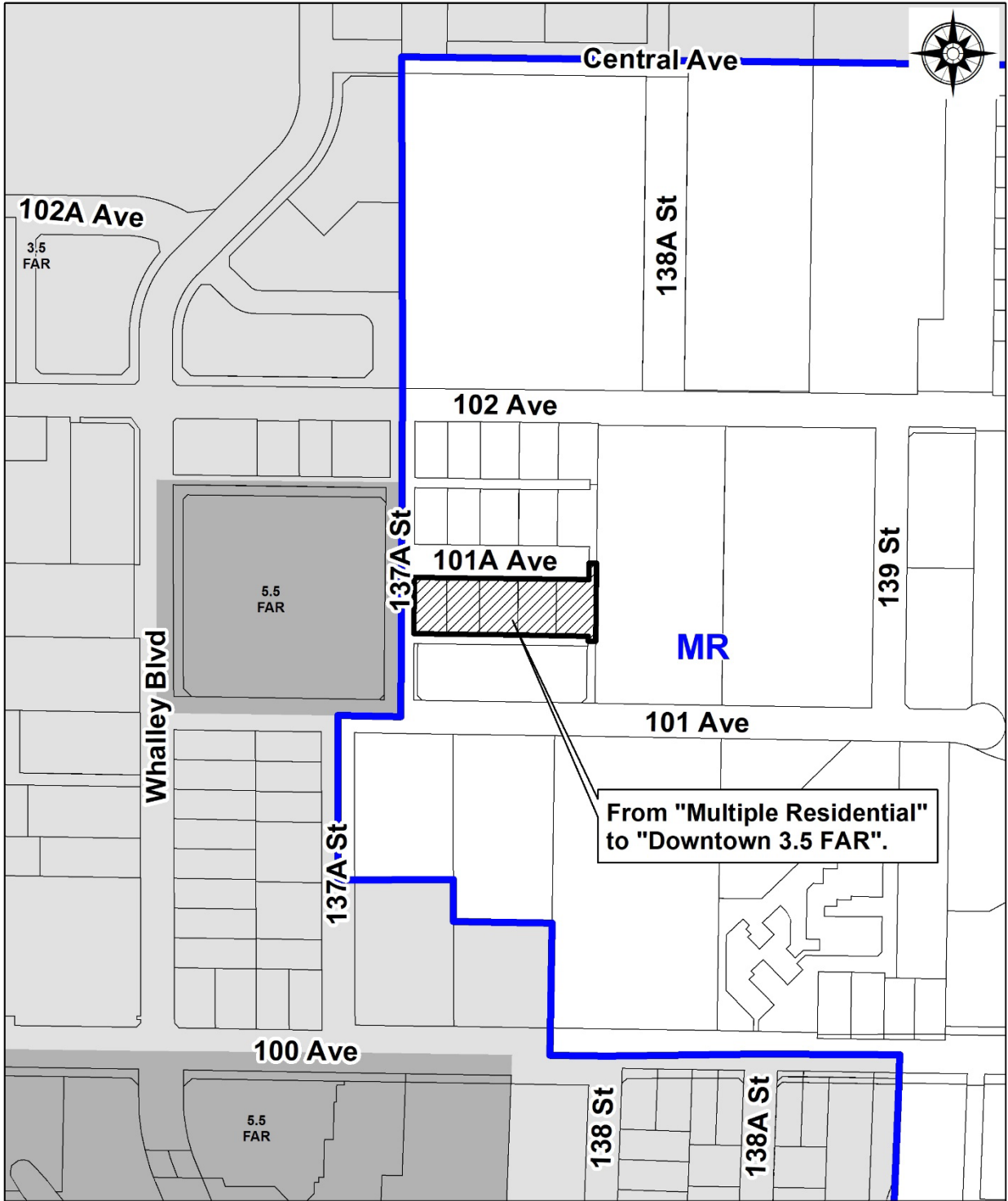
PUBLIC HEARING HELD thereon on the th day of , 20\_\_.

PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR

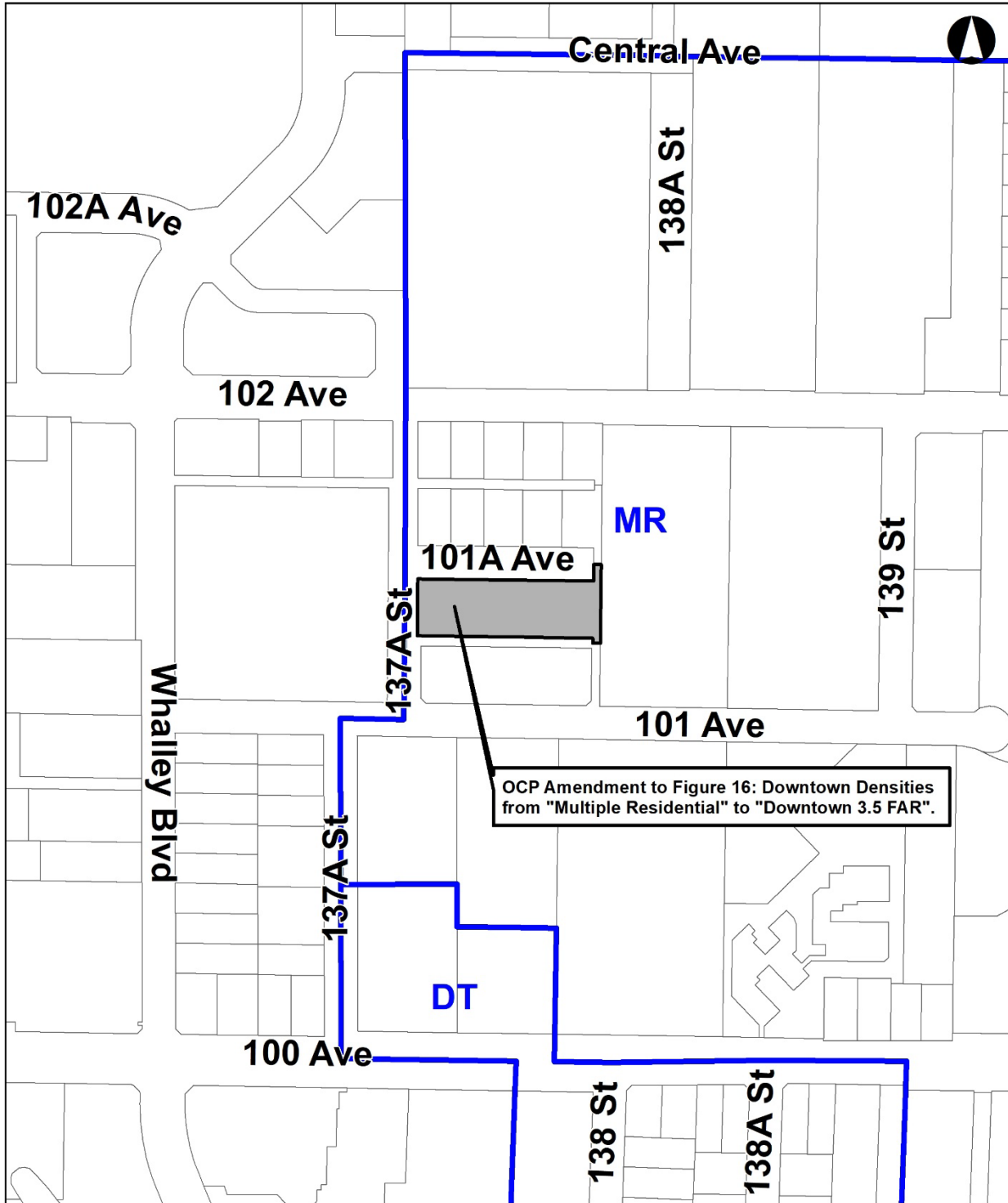
\_\_\_\_\_CLERK



**OCP Amendment 22-0085-00**

Figure 3  
From "Multiple Residential" to "Downtown 3.5 FAR".





**OCP Amendment 22-0085-00**

OCP Amendment to Figure 16: Downtown Densities from "Multiple Residential" to "Downtown 3.5 FAR".



CITY OF SURREY

BYLAW NO. 21252

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 207 (CD 207), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 207" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 207"	(a) 13760 - 101A Avenue (b) 13770 - 101A Avenue (c) 13780 - 101A Avenue (d) 13790 - 101A Avenue (e) 13806 - 101A Avenue	(a) Lot 25, Plan 20979 (b) Lot 26, Plan 20979 (c) Lot 39, Plan 21005 (d) Lot 40, Plan 21005 (e) Lot 126, Plan 63569	21252	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 207 (CD 207)**

This Comprehensive Development Zone 207 (CD 207) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
13760 - 101A Avenue	Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-705
13770 - 101A Avenue	Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-713
13780 - 101A Avenue	Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-083
13790 - 101A Avenue	Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-130
13806 - 101A Avenue	Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569	003-335-950

(collectively the "Lands")

**A. Intent**

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

**B. Permitted Uses**

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

Principal Uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

Accessory Uses:

2. *Child care centres*, provided that such *centres*:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Act Regulation, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Maximum *floor area ratio* of 5.8, excluding:

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- ii. Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

**E. Lot Coverage**

- 1. The maximum *lot coverage* for all *buildings* and *structures* shall be 63%.
- 2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

**F. Yards and Setbacks**

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

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Building and Accessory Buildings and Structures</i>	5.0 m	4.5 m	4.5 m	4.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.0 m of any *lot line*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section F. of this Zone, canopies, architectural frames and roof overhangs may encroach into the *setbacks*.

**G. Height of Buildings**

1. Principal Buildings:

*Principal building height* shall not exceed 80 m.

2. Accessory Buildings:

*Accessory building height* shall not exceed 4.5 m.

3. Structures:

*Structure height* shall not exceed 4.5 m.

## H. Off-Street Parking and Loading/Unloading

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

## I. Landscaping and Screening

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

## J. Special Regulations

1. Amenity Spaces:  
*Amenity space*, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*;
  - (b) Indoor *amenity space*, for *multiple unit residential buildings* of 6-storeys in height or less, in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*; and
  - (c) Indoor *amenity space*, for *multiple unit residential buildings* greater than 6-storeys in height, in the amount of:
    - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
    - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
    - iii. 1.0 sq. m per *lock-off suite*; and
    - iv. 4.0 sq. m per *micro unit*.
2. Child Care Centres:  
*Child care centres* shall be located on the *lot* such that these *centres* have direct access to an *open space* and play area within the *lot*.
3. Balconies:  
*Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.



**K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 3,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2022, No. 20560, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for *multiple unit residential buildings* 6-storeys in height or less, and the RM-135 Zone for *multiple unit residential buildings* greater than 6-storeys in height.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

H - 3

**ACTION REQUIRED:** Third Reading

**TYPE:** Zoning Amendment / DP

**PURPOSE:** PA-2 to CD – to rezone a portion of the subject site in order to develop a 3-storey building with childcare, office and community service uses.

**LOCATION:** 11358 - 128 Street

**PROCESSING DATES:**

Bylaw No. 21241

April 22, 2024

-

1st/2nd/PH: Carried RES.R24-669/670/671

Approved to Proceed: Planning Report No. 7923-0075-00

DEVELOPMENT PERMIT

April 22, 2024

-

Authorize to Draft: Carried RES.R24-668

CITY OF SURREY

BYLAW NO. 21241

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 210 (CD 210), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: ASSEMBLY HALL 2 ZONE (PA-2)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 210" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 210	Portion of 11358 – 128 Street	Lot 2, Plan Epp51766	21241	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of , 20 .

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

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 210 (CD 210)**

In this Comprehensive Development Zone 210 (CD 210), **Part 35, Neighbourhood Commercial (C-5) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Block A</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
11358 – 128 Street (portion of)	That Portion of Lot 2 Section 9 Block 5 North Range 2 West NWD Plan EPP51766 as shown outlined in bold, labelled as Block A on the Survey Plan attached hereto as Schedule A, certified correct by Felix Chu, B.C.L.S. on the 2nd day of August 2023, containing 925.3 square metres	030-367-441 (portion of)

(collectively the "Lands")

**except as follows:**

**1. Intent**

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

**"A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development an office *building* with a *child care centre* and limited service uses."

**2. Permitted Uses**

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

**"B. Permitted Uses**

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

Principal Uses:

1. Office uses, excluding the following:
  - i. *Social escort services*;
  - ii. Marijuana dispensaries; and
  - ii. *Methadone clinics*.
2. *General service uses*, limited to tutoring and youth learning centres.
3. *Community services*
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

**3. Density**

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

**"D. Density**

1. Maximum Density:  
Maximum *density* shall be as follows:
  - (a) 1 *dwelling unit*; and
  - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.0."

**4. Yards and Setbacks**

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

**"F. Yards and Setbacks**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	West Side Yard	East Side Yard
<i>Principal Building<sup>1</sup></i>	7.0 m	3.0 m	5.0 m	3.0 m

<sup>1</sup> Notwithstanding the definition of *setback* in Part 1, Definitions, overhangs and canopies may encroach into the required *setbacks*."

**5. Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

**"G. Height of Buildings**

1. Principal Buildings:  
*Principal building height shall not exceed 11 m.*
2. Accessory Buildings:  
*Accessory building height shall not exceed 4 m.*
3. Structures:  
*Structure height shall not exceed 4 m."*

**6. Off-Street Parking and Loading/Unloading**

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

**"H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, a minimum of 9 *parking spaces* shall be provided on site, located at-grade within the *building envelope*."

**7. Subdivision**

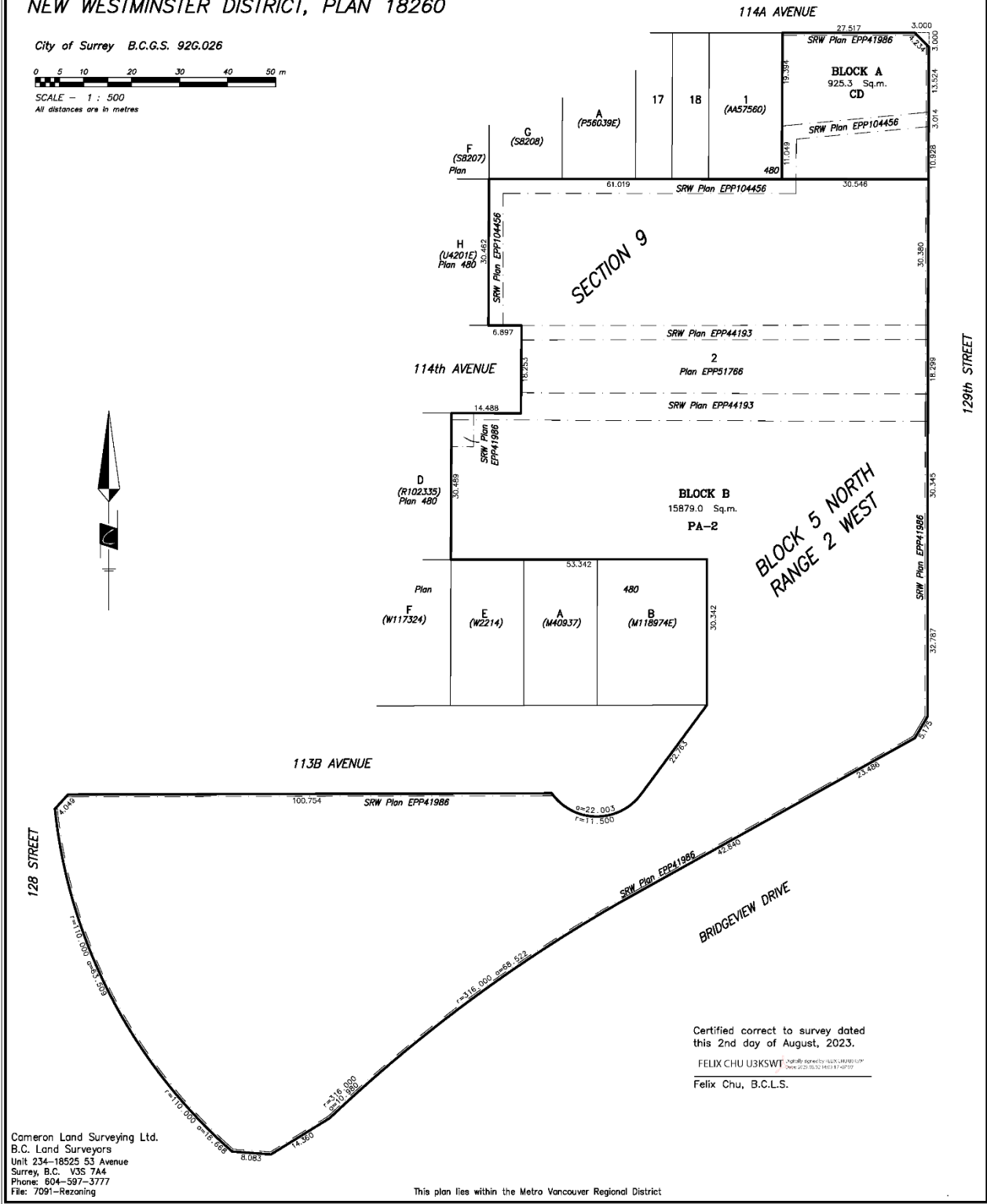
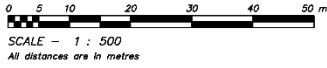
Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

**"K. Subdivision**

1. Minimum Lot Sizes:  
*Lots created through subdivision except strata lots, shall conform to the following minimum standards:*
  - (a) *Lot Area: Minimum 920 sq. m;*
  - (b) *Lot Width: Minimum 25 m; and*
  - (c) *Lot Depth: Minimum 30 m."*

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. 21241 OF LOT 2, SECTION 9,  
BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT, PLAN 18260**

City of Surrey B.C.G.S. 92G.026



Certified correct to survey dated  
this 2nd day of August, 2023.  
FELIX CHU U3KSWT  
Felix Chu, B.C.L.S.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234-18525 53 Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 7091-Resoning

This plan lies within the Metro Vancouver Regional District

H - 4

**ACTION REQUIRED:** Third Reading

**TYPE:** Zoning Amendment / DP

**PURPOSE:** Bylaw No. 21244  
To amend OCP Figure 3: General Land Use Designations from Urban to Multiple Residential.

Bylaw No. 21245  
RH to CD – to develop a four-storey mixed-use building with 42 units and 756 square metres of commercial space.

**LOCATION:** 6631 - 152 Street

**PROCESSING DATES:**

Bylaw No. 21244  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-677/678/679  
Approved to Proceed: Planning Report No. 7922-0380-00

Bylaw No. 21245  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-680/681/682  
Approved to Proceed: Planning Report No. 7922-0380-00

DEVELOPMENT PERMIT

April 22, 2024 - Authorize to Draft: Carried RES.R24-676

CITY OF SURREY

BYLAW NO. 21244

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: URBAN (URB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 017-629-802

Lot 2, Except Part in Plan LMP20330 Section 15 Township 2 NWD Plan LMP2748

(6631 – 152 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of , 20 .

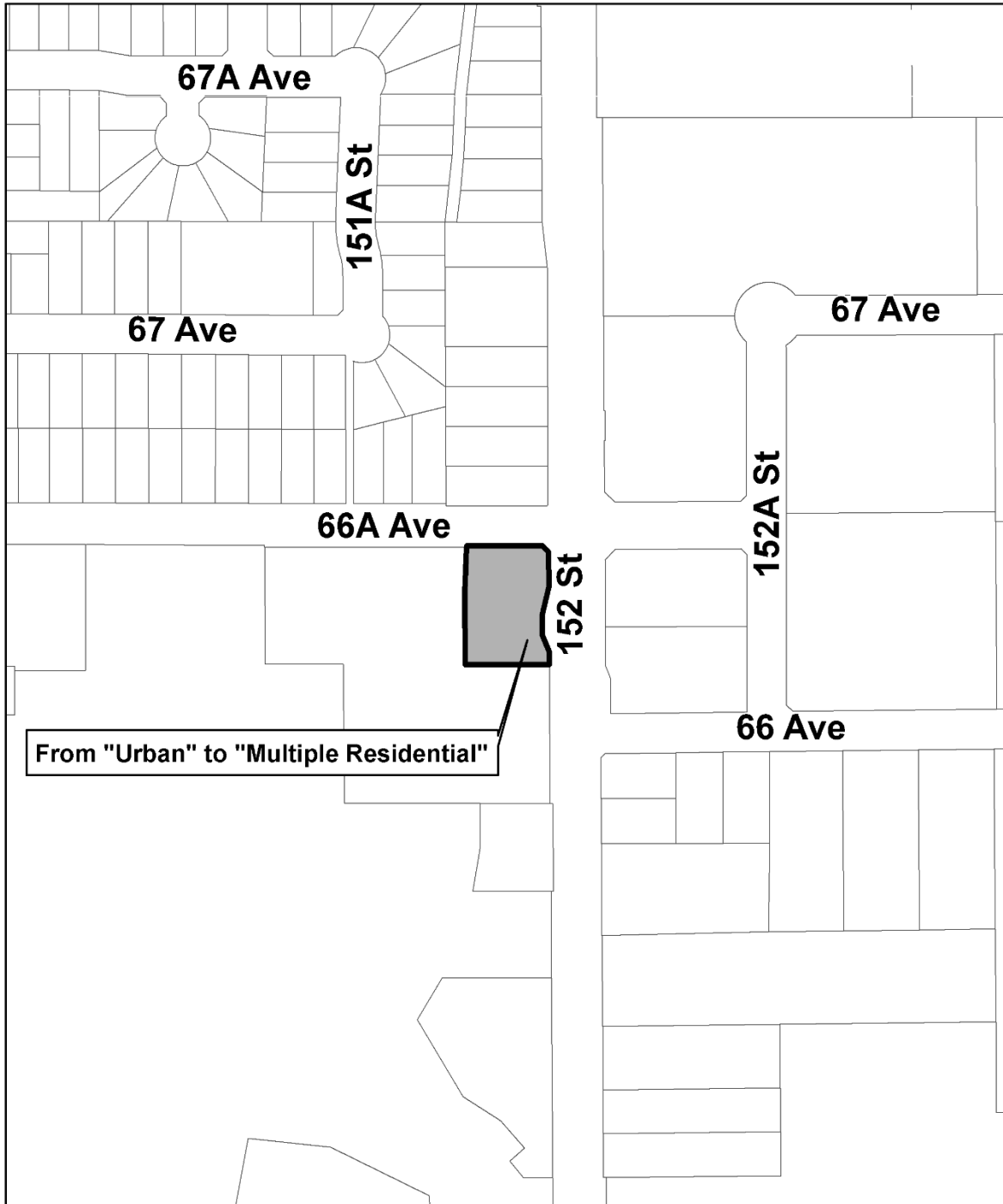
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20\_\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



**SCHEDULE A**



**OCP Amendment 22-0380-00**  
Proposed amendment from Urban to Multiple Residential"



CITY OF SURREY

BYLAW NO. 21245

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 206 (CD 206), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
 FROM: HALF-ACRE RESIDENTIAL ZONE (RH)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 206" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 206"	6631 - 152 Street	Lot 2, Plan LMP2748	21245	N/A"

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 206 (CD 206)**

This Comprehensive Development Zone 206 (CD 206) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
6631 – 152 Street	Lot 2, Except Part in Plan LMP20330, Section 15, Township 2, NWD, Plan LMP2748	017-629-802

(collectively the "Lands")

**A. Intent**

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

**B. Permitted Uses**

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

Principal Uses:

*Multiple unit residential buildings*, provided that no residential uses are located on the ground floor.

Accessory Uses:

1. The following uses are permitted, provided they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 320 sq. m.
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
  - (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
  - (c) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
  - (d) *Indoor recreational facilities*, excluding a gymnasium;
  - (e) *Community service*; and
  - (f) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
2. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 sq. m.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:  
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
  - (a) Maximum *floor area ratio* of 1.50, excluding:
    - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
    - ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone).
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 45%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

**F. Yards and Setbacks**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i> <sup>1, 4, 5, 6</sup>	4.0 m	5.4 m <sup>2, 3</sup>	7.5 m	4.0 m

- 1 Notwithstanding Section F. of this Zone, canopies and *balconies* may encroach into the *setbacks*.
- 2 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storeys two and three may be reduced to 4.8 m.
- 3 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storey four is 7.5 m.
- 4 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 5 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 0.5 m of any *lot line*.
- 6 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

**G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 16.9 m.
2. Accessory Buildings and Structures:  
Excluding indoor *amenity space buildings*, *accessory building* and *structure height* shall not exceed 6 m.

**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:  
*Tandem parking* is not permitted.
3. Underground Parking:  
All required resident *parking spaces* shall be provided as *parking – underground*.

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

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

## I. Landscaping and Screening

1. General Landscaping:
  - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
  - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
  - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

## J. Special Regulations

1. Amenity Spaces:

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

  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*;
  - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
  - (c) Indoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*; and
    - ii. 1.0 sq. m per *lock-off suite*; and
    - iii. 4.0 sq. m per *micro unit*; and
2. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres:

  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B. of this Zone;
  - (b) Have direct access to an *open space* and play area within the *lot*; and
  - (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:

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

**K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 2,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

H - 5

**ACTION REQUIRED:** Third Reading, Final Adoption & Liquor License Resolution

**TYPE:** Zoning Amendment / Liquor License Amendment

**PURPOSE:** Bylaw 21199  
CD to IL – to allow an exterior patio addition for the lounge endorsement of an existing brewery.

Liquor License Amendment  
To allow an addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

**LOCATION:** 13018 - 80 Avenue

**PROCESSING DATES:**

Bylaw No. 21199  
April 22, 2024 - 1st/2nd/PH: Carried RES.R24-665/666  
Approved to Proceed: Planning Report No. 7923-0374-00

LIQUOR LICENSE AMENDMENT

April 22, 2024 - PH: Carried RES.R24-667

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TO: City Clerk, Legislative Services Division

FROM: Director of Development Planning  
Planning & Development Department

DATE: April 30, 2024

FILE: 7923-0374-00

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RE: By-law No. 21199  
Development Application No. 7923-0374-00

ADDRESS: 13018 – 80 Avenue

OWNERS: West-Bend Construction Ltd  
Director Information: Rino Bellini, Linda Marlene Bellini  
Officer Information: Rino Bellini, Linda Marlene Bellini

AGENT: Steve Schafer, Russell Brewing Company  
#101 – 13018 – 80 Avenue, Surrey, B.C., V3W3B2

PROPOSAL: Rezoning from “Comprehensive Development Zone (CD By-law No. 19295)” to  
“Light Impact Industrial Zone (IL)”

Liquor License Amendment Application

To permit an exterior patio addition for the lounge endorsement of an existing  
brewery

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Rezoning By-law No. 21199 is scheduled to be considered at the May 6, 2024 Regular Council – Public Hearing meeting. If Council grants Third Reading to Rezoning By-law No. 21199 then it will be in order for Council to also grant Final Adoption to this By-law.

If, after the Public Hearing Council is in support of the proposed Liquor License Amendment application, it is also in order for Council to pass the following resolution:

“After taking into account the following criteria outlined in the attached Planning Report dated April 22, 2024:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location; and
- (e) the impact of noise on the community if the application is approved; and



after holding a Public Hearing on May 6, 2024, in accordance with City policy, to gather views of area residents and businesses with respect to the proposed patio and expansion of the lounge endorsement at Russell Brewing:

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the hours of operation for the patio are from 12:00pm to 10:00pm, seven days a week; and
2. The applicant has entered into a Good Neighbour Agreement.”

A handwritten signature in black ink, appearing to read 'Shawn Low', with a long horizontal flourish extending to the right.

Shawn Low, Director of Development Planning

**CITY OF SURREY  
GOOD NEIGHBOUR  
AGREEMENT**

BETWEEN:

RUSSELL BREWING COMPANY LTD.  
Unit 200, 13018 - 80 Avenue  
Surrey, BC V3W 3B2

(the "Owner")

AND:

CITY OF SURREY  
13450 - 104 Avenue  
Surrey, BC V3T 1V8

(the "City")

WHEREAS the Owner of the brewery and lounge area at 13018 - 80 Avenue (the "Lounge Endorsement") and the City (collectively the "Parties"), recognize that all establishments with a Lounge Endorsement, enter into this agreement in addition to the requirements of the *Liquor Control and Licensing Act*, to control the conduct of their patrons;

AND WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen;

AND WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE the Owner agrees with the City to enter into this Good Neighbour Agreement, the terms and conditions of which follow:

1. **Noise and Disorder**

- (a) The Owner undertakes to ensure that noise emissions from the Lounge Endorsement do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044, as amended;

- (b) The Owner shall train and assign staff to monitor the activity of patrons in areas outside of the Lounge Endorsement to promote the orderly dispersal of patrons, and to discourage patrons from engaging in behaviour that may disturb the peace, quiet and enjoyment of the neighbourhood;
- (c) The Owner undertakes to take commercially reasonable measures to ensure disturbances are prevented. The Owner must take reasonable measures to make sure the Lounge Endorsement is not operating contrary to the public interest and does not disturb people near the establishment. Examples of reasonable measures include installing adequate lighting outside the establishment and in the parking lot, supervising parking areas, making structural changes to allow indoor line-up areas, and posting signs at the exit doors asking the patrons not to disturb the neighbours;
- (d) In those instances where patrons are lining up on the public sidewalks the Owner shall ensure that the patrons are lined up in an orderly fashion allowing for the free flow of pedestrians along the sidewalk, not blocking laneways or driveways and not spilling onto the roadway; and
- (e) In cases where the presence of employees does not facilitate an orderly dispersal of patrons, the Owner shall contact the RCMP to request assistance in dealing with any persons or crowds.

2. **Criminal Activity**

- (a) The Owner shall not tolerate any criminal activity within the Lounge Endorsement; and
- (b) The Owner shall make commercially reasonable effort to scrutinize patrons as they enter the building to ensure that no items of contraband, including weapons and controlled substances, are brought onto the premises.

3. **Minors**

- (a) The Owner shall not serve alcohol to any person under the age of 19 years of age; and
- (b) The Owner shall check two pieces of identification when verifying that a customer is at least 19 years of age, one piece of which must be picture identification and may be a driver's license, a government identification card or a passport.

4. **Sale and Consumption of Alcohol**

- (a) While it is recognized that there may be occasional price reductions or promotions for specific alcoholic beverages, the Owner shall offer no deep discounts (i.e., "cheap drinks") or across-the-board discounts;

- (b) When offering price reductions and promotions, the Owner shall be particularly mindful of its legal obligation to refuse service to persons who may, based on appearance or amount of alcohol consumed, be intoxicated; and
- (c) The Owner shall not allow patrons to carry or consume open beverages in areas that are not licensed for such purposes, including areas outside of the Lounge Endorsement.

**5. Hours of Operation and Liquor Service**

- (a) The Owner shall not allow the service of alcohol to extend beyond 12:00 am, and 10:00 pm for the exterior patio, Monday through Sunday and the service of liquor must at all times be done in accordance with the terms and conditions of the Liquor Control and Licensing Branch; and
- (b) The Owner shall be permitted an extra 30 minutes to clear the Lounge Endorsement at the time of closing in order to facilitate the orderly dispersal of patrons.

**6. On-Duty Employees**

- (a) The Owner shall ensure that each on-duty employee of the Lounge Endorsement is clearly identified; and
- (b) The Owner shall ensure that the on-duty manager of the Lounge Endorsement maintains a list showing the full identification of each on-duty employee, and shall make the list available to the Officer In Charge of the RCMP on request.

**7. Cleanliness**

- (a) The Owner shall assign staff to inspect the outside of the Lounge Endorsement to ensure that there is no litter, garbage, broken glass or other foreign objects; and
- (b) The Owner shall undertake to remove, as soon as is practical, any graffiti from the building's exterior.

**8. Safety**

- (a) The Owner shall ensure the occupant load sign is visibly posted near the entrance to ensure overcrowding does not take place.

**9. Other Agencies and Programs**

- (a) The Owner agrees to work with the City and its departments, including the RCMP and Fire Department, to resolve any concerns that arise with respect to the operation of the Lounge Endorsement;

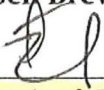
- (b) The Owner agrees to attend a formal meeting, as and when required by the City, with the City and the RCMP to discuss issues and concerns;
- (c) The Owner shall demonstrate complete support for the RCMP and its members;
- (d) When incidents occur which require RCMP involvement, the Owner shall ensure that all personnel of the Lounge Endorsement cooperate fully with RCMP members and do not impede or obstruct members in performing their duties;
- (e) If the Lounge Endorsement is located within a Business Improvement area, the Owner shall participate in any Business Improvement Area Watch Program, if such a program is created;
- (f) The Owner shall accommodate programs which aim to eliminate occurrences of drinking and driving;
- (g) The Owner shall make a free telephone available to patrons for the purpose of contacting a taxi or arranging other transportation from the Lounge Endorsement; and
- (h) The Owner shall provide non-alcoholic beverages at prices which are below those set for alcoholic beverages.

10. **Enforcement**

- (a) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend the owner's business license or impose additional terms and conditions; and
- (b) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and the RCMP or Surrey Police under provincial and federal statutes and regulations, and City bylaws.

Executed the 12 day of April, 2024 in Surrey, British Columbia,

**Russell Brewing Company Ltd.**



\_\_\_\_\_  
Authorized Signatory

CHRISTINA ZHAO

Name (please print)

**City of Surrey**



\_\_\_\_\_  
Ron Gill, Chief Development Approvals Officer

after holding a Public Hearing on May 6, 2024, in accordance with City policy, to gather views of area residents and businesses with respect to the proposed patio and expansion of the lounge endorsement at Russell Brewing:

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the hours of operation for the patio are from 12:00pm to 10:00pm, seven days a week; and
2. The applicant has entered into a Good Neighbour Agreement.”

A handwritten signature in black ink, appearing to read 'Shawn Low', with a long horizontal flourish extending to the right.

Shawn Low, Director of Development Planning

CITY OF SURREY

BYLAW NO. 21199

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BYLAW NO. 19295)  
TO: LIGHT IMPACT INDUSTRIAL ZONE (IL)

PID: 009-646-493  
Lot 3 Section 20 Township 2 NWD Plan 76694 Except Plan EPP67033  
(13018 – 80 Avenue)

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19295", is hereby repealed.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

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

PASSED THIRD READING on the th day of, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



**H - 6**

**ACTION REQUIRED:** 1st, 2nd and 3rd Readings

**TYPE:** Zoning Amendment / DVP / DP

**PURPOSE:** RA and RF-12 to RM-30 and RF-10 – to develop 194 townhouse units and two single family lots.

**LOCATION:** 16611, 16651 and 16681 - 20 Avenue

**PROCESSING DATES:**

Bylaw No. 21202

April 22, 2024 - Proceed to Public Notification: Carried RES.R24-703  
Approved to Proceed: Planning Report No. 7924-0032-00

DEVELOPMENT VARIANCE PERMIT

April 22, 2024 - Proceed to Public Notification: Carried RES.R24-703

DEVELOPMENT PERMIT

April 22, 2024 - Authorize to Draft: Carried RES.R24-703

# NOTICE OF REZONING BYLAW

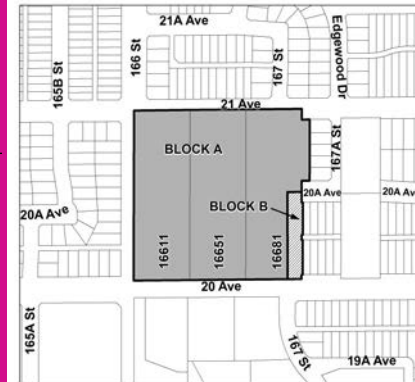
City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

**13450 —104 Avenue**



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21202" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## **Planning Report—Application No. 7924-0032-00**

**Location:** 16611, 16651 and 16681 - 20 Avenue

**Purpose of Bylaw and Development Variance Permit:** The applicant is requesting to rezone a portion of the site shown shaded in grey on the location map and labeled Block A from One-Acre Residential Zone and Single Family Residential (12) Zone to Multiple Residential 30 Zone and a portion of the site shown hatched and labeled Block B from One-Acre Residential Zone to Single Family Residential (10) Zone in order to develop 194 townhouse units and two single family lots. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaw.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22; to reduce the minimum north side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 18; to reduce the minimum west front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 17, 18, 30 and 31; to reduce the minimum west side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 15; to reduce the minimum south setback from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2; to reduce the minimum east side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 22; to reduce the minimum southeast side yard setback from 6.0 metres to 3.7 metres to the principal building face for Building 22; and to reduce the minimum east front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

## OWNER/OCCUPANT



**Office of the City Clerk**  
13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

### **READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

### **SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

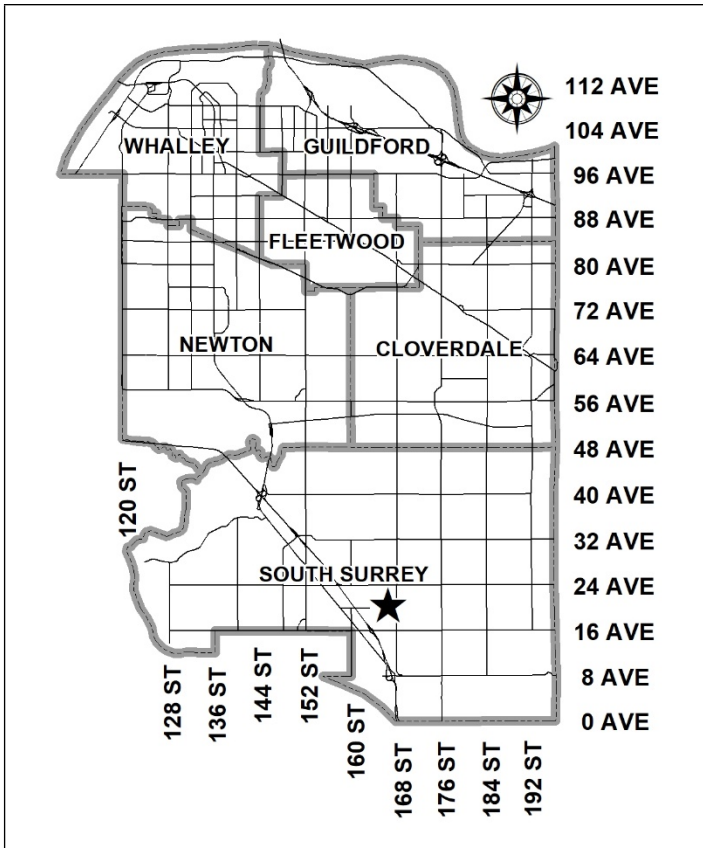
### **WATCH THE COUNCIL MEETING:**

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0032-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **NCP Amendment** from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa"
- **NCP Amendment** to eliminate flex road and drainage corridor.
- **Rezoning** from RA and RF-12 to RM-30 and RF-10
- **Development Permit**
- **Development Variance Permit**

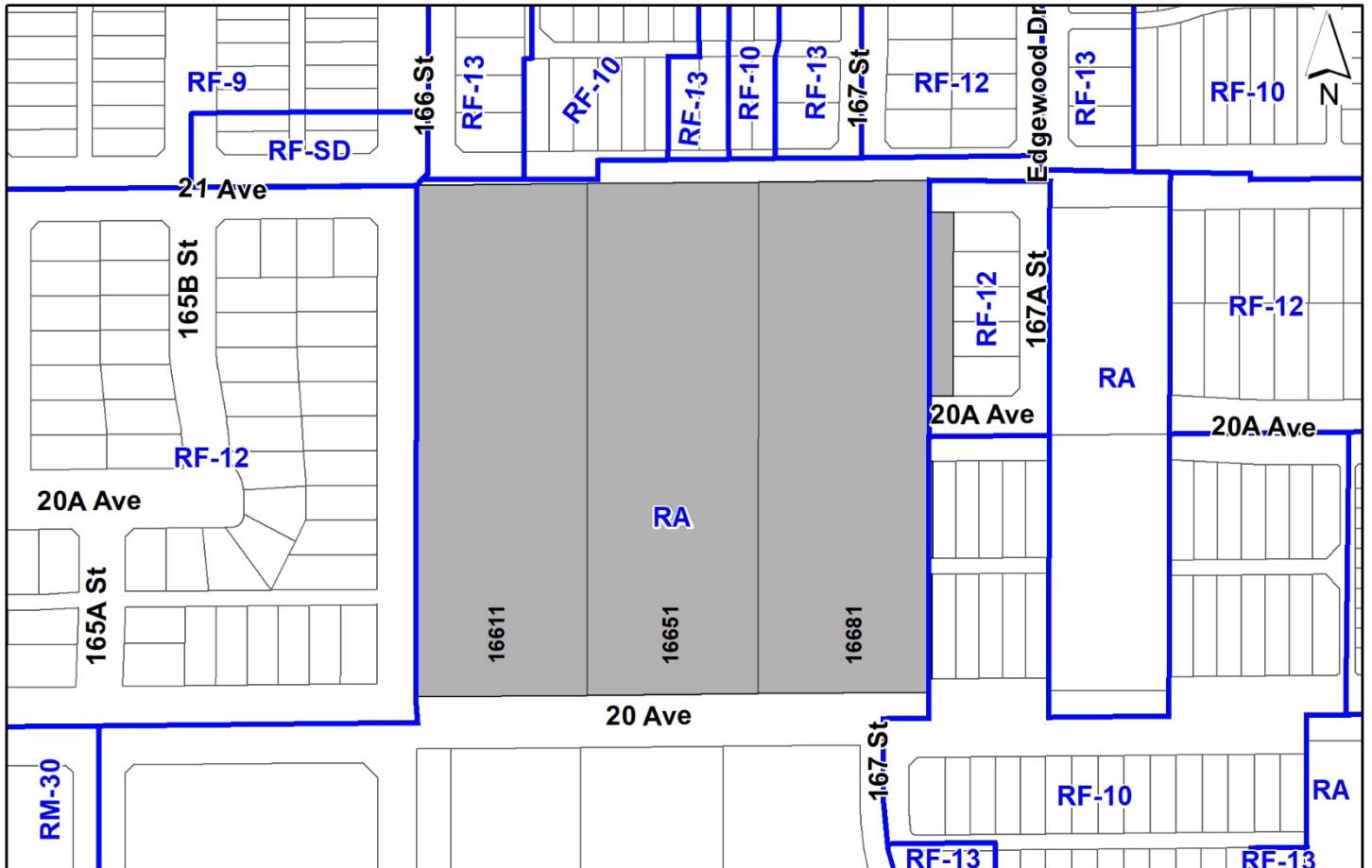
to permit the development of 194 townhouse units and two single family lots.

**LOCATION:** 16611/16651/16681 - 20 Avenue

**ZONING:** RA and RF-12

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Residential 6-10 upa, Flex Road, and Drainage Corridor



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the land use and density for the site in the Sunnyside Heights NCP from "Cluster Residential 6-10 upa" and "Single Family Residential 6-10 upa" to "Multiple Residential 15-25 upa."
- The applicant proposes to further amend the Sunnyside Heights NCP to eliminate a public flex road and drainage corridor that were intended to run east-west through the site.
- The proposal includes reductions to the setback requirements of the RM-30 Zone on all road frontages.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation of the Metro Vancouver Regional Growth Strategy (RGS).
- Although the proposal does not comply with the "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP), the proposed designation of "Multiple Residential 15-25 upa" was previously endorsed by Council under previous on-site application 7922-0149-00.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The urban design guidelines in the Sunnyside Heights NCP encourage a 4.0 metre front setback on public roads, which is a reduction from the 4.5 metres required by the RM-30 zone.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.

- 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 above the NCP designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"
2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).
3. Should Council grant First and Second Reading to the subject application, Council file By-law No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.
4. Council approve Development Variance Permit No. 7924-0032-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
  - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
  - (l) 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 Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.



**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing large residential lots (vacant)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road, drainage corridor	RA and RF-12
North and West (Across 21 Avenue and 166 Street):	Small-lot single family residential	Medium Density Residential 10-15 upa	RF-10, RF-12 and RF-13
East:	Small-lot single family residential	Low Density Residential 6-10 upa	RF-10 and RF-12
South (Across 20 Avenue):	Existing large residential lots, currently under application for NCP amendment to permit townhouse development. (Application No. 7920-0159-00)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road	RA

**Context & Background**

- The properties comprising the subject application are approximately 4 hectares (10 acres) in total. They span between 20 Avenue and 21 Avenue, east of 166 Street.
- The site consists of three properties that have historically been used for large single-family homes with significant tree coverage on the lots.
- The properties are zoned "One-Acre Residential Zone" (RA), with the exception of a small portion of the east side of the site that was rezoned to Single Family Residential (12) Zone (RF-12) as part of the abutting Development Application No. 7915-0218-00 and subsequently consolidated with the subject site.
- All properties are designated "Urban" in the Official Community Plan (OCP).
- The two western-most lots are designated "Cluster Residential 6-10 upa" in the Sunnyside Heights NCP. The eastern lot is designated "Low-Density Residential 6-10 upa" in the Sunnyside Heights NCP. All three lots together are identified as a consolidation area.

- The cluster designation is intended to facilitate tree retention through sensitive clustered development. In this case, the NCP requires that 30-40% of the cluster-designated area be preserved for open space and tree preservation purposes. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 upa averaged over the entire area.
- On October 17, 2022, Council approved Third Reading to previous on-site Development Application No. 7922-0149-00 for amendment to change the land use from the existing "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," which is the same land use proposed under the current application. At that time, there were more trees proposed for retention within a 0.31 hectare proposed park which was voluntarily to be conveyed to the City by the applicant. This park was to offset the public benefit provided by the proposed removal of the east-west public road and drainage corridor identified in the NCP.
- The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The application includes proposed amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP), as follows:
  - Land-use amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
  - Elimination of the flex road and drainage corridor that bisect the site in the NCP.
- A rezoning is proposed, from "One-Acre Residential Zone (RA)" and "Single Family (12) Residential Zone (RF-12)" to "Multiple Residential (30) Zone (RM-30)" and "Single Family (10) Residential Zone (RF-10)" to allow for approximately 194 townhouse units and 2 single family lots.
- The applicant proposes to retain 2% of the "cluster" designated properties for tree retention and open space and to convey this land to the City, which consists of 0.06 hectares of land in the middle of the site within the Outdoor Amenity Area.
- On the remaining developable portion of the site, 194 townhouse units are proposed. The proposed density is 68.8 units per hectare (25.8 units per acre [upa]).

- A shortfall of indoor amenity space is proposed. 513 square metres of indoor amenity space is required based on 3 square metres/unit, and the applicant proposes to provide 312 square metres, which is over the minimum 75 square metres required. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning Bylaw.
- Two single family residential lots are proposed east of 167 Street to complete the original subdivision under Application No. 7915-0218-00.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3.99 ha
Road Dedication:	0.87 ha
RF-10 lots:	0.08 ha
Net Site Area:	3.04 ha
<b>Number of Lots:</b>	One townhouse lot and two RF-10 lots
<b>Building Height:</b>	10.7 metres maximum
<b>Unit Density:</b>	63.8 uph (25.8 upa)
<b>Floor Area Ratio (FAR):</b>	
<b>Floor Area</b>	
Townhouse:	0.97 FAR

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 143 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

93 Elementary students at Edgewood Elementary School  
 50 Secondary students at Grandview Heights Secondary School

(Appendix III)

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

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

- Parks, Recreation & Culture: Edgewood Park is the closest active park with amenities including a playground, games court, soccer field and open space and is 236 metres walking distance from the development. This park also contains natural area.
- Surrey Fire Department: The Fire Department has no objection to the proposal, subject to the correct placement of fire hydrants, which must be addressed as part of the Development Permit.

### Transportation Considerations

- The Sunnyside Heights Neighbourhood Concept Plan (NCP) identifies an east/west road through the property to enhance connectivity in the area. In the plan, the road is considered a “flex road,” meaning that the precise alignment of the road is flexible, depending on the development pattern that is established. The NCP shows a drainage corridor on the north side of the flex road.
- The applicant proposes to eliminate the flex road from the plan, due to the proposed consolidation assembly pattern, adequate access being achieved, acceptable existing block sizes, and the surrounding adequate road network.
- Two driveways are proposed to access the site: one on 166 Street from the west and one at the intersection of 167 Street and 20A Avenue to the south east.
- A multi-use pathway, the Sunnyside Greenway, runs along the south boundary of the site, on the north side of 20 Avenue. This pathway will be partially within the public road allowance and partially within a right-of-way on the subject property.
- The site is in a largely residential area in the Sunnyside Heights NCP. There are few commercial amenities within walking distance. The closest bus route is on 24 Avenue, which is nearly one kilometre to the north. This bus route connects the Semiahmoo Town Centre and White Rock to the Willowbrook area in the City of Langley.

### School Capacity Considerations

- School capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. R129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. This application was subject to the moratorium in 2017, until a second elementary school site was acquired on the south side of 20 Avenue. The combined capacity of the two elementary schools in Sunnyside Heights, when they are completed, is expected to accommodate the projected student population of this NCP area under the land-use designations currently prescribed by the plan.

- The density proposed in this application is significantly higher than what is permitted in the NCP, and the total number of units is higher than what was endorsed in the Stage 1 report. To consider the actual impact, as part of the Stage 1 review, City staff worked with School District staff on appropriate forecasting of the student population. The School District determined at that time that the number of students generated from single family development is roughly equivalent to the number of students generated from townhouses, due to the fact that many single family homes contain secondary suites.
- As of September 2021, Edgewood Elementary School reached 100% capacity. The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the fall of 2024. The applicant estimates that the proposed development could be ready for occupancy as early as 2025, which would coincide with the new school capacity becoming available.
- Under Application No. 7922-0149-00, the projected school numbers were 72. In February 2024, taking market conditions and population projections into consideration, the yield rates have increased for townhouse projects. The projected number of students for this proposed development is now 143 students, which is an increase of 71 students. An additional 23 units have been added under the new application.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The properties are designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS) and the proposal complies with this designation.

### Official Community Plan

#### Land Use Designation

- The properties are designated "Urban" in the Official Community Plan (OCP) and the proposal complies with this designation.

#### Themes/Policies

- A1 Growth Priorities (General): support development in compliance with Metro Vancouver's RGS and within comprehensively-planned new neighbourhoods within approved Secondary Plan areas.
  - *The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area, which is an approved Secondary Plan.*
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.

- *The proposed townhouse development will provide for a variety of housing types within this part of the Sunnyside Heights plan area.*
- B4 Healthy Neighbourhoods, policy B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.
  - *Site design includes townhouse units fronting onto all major roads surrounding the development site.*

## Secondary Plans

### Land Use Designation

- The site is designated "Cluster Residential 6-10 upa," "Low-Density Residential 6-10 upa," "flex road," and "drainage corridor" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The applicant proposes to amend the Sunnyside Heights NCP as follows:
  - Redesignate the site from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
  - Eliminate the flex road and the drainage corridor.
- Rationale for the land-use redesignation was considered as part of the Stage 1 report and was endorsed by Council in July 2019. The proposed elimination of the flex road and drainage corridor occurred subsequent to the Stage 1 report.

### *Rationale for Land-Use Redesignation*

- The "cluster" designations in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas (30-40% of the "cluster development" sites) could be incorporated into the new neighbourhood.
- Application No. 7922-0149-00 proposed a park which retained majority of the trees on site. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that majority of the existing trees on this site were diseased and therefore not good candidates for retention. The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily, therefore, the public park has now been removed.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes and larger townhomes that would be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer states that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.

- Staff requested that the applicant's engineering consultant conduct a trip generation analysis between a single-family development with 50% secondary suites, which would be compatible with the existing land-use designation, and the proposed development. Based on a single family concept with 71 units and 50% secondary suites, the expected trip generation would be 85 trips per hour during the afternoon peak. If the application were to be accepted by Council, the proposed townhouse development would be expected to generate 87 trips per hour during the afternoon peak. As a result, based on this analysis, the rezoning would generate approximately two additional trips per hour during the afternoon.
- 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.
- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

#### *Rationale for Elimination of the Flex Road and Associated Drainage Corridor*

- The applicant states that due to the block size and type of development, an east/west road is not needed in this location.
- Transportation Engineering has reviewed the applicant's submission and accepted the rationale for elimination of the road.
- The applicant will provide additional on-site storm water retention in lieu of the drainage corridor.

#### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	75 units per hectare	63.8 units per hectare
<b>Floor Area Ratio:</b>	1.0	0.97
<b>Lot Coverage:</b>	45%	45%
<b>Yards and Setbacks</b>		
All sides	4.5 metres for front yards 6.0 metres for rear yards 6.0 metres for side yards	4.0 metres for front yards 6.0 metres for rear yards *DVP: Several variances.
<b>Height of Buildings</b>		
Principal buildings:	13 metres	10.7 metres maximum

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Amenity Space</b>		
Indoor Amenity:	513 square metres required	The proposed 312 square metres plus \$172,500 cash-in-lieu meets the Zoning By-law requirement, based on current rates, which are subject to change.
Outdoor Amenity:	513 square metres required	641 square metres
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Residential:	342	388
Residential Visitor:	34	41
Total:	376	429
Tandem (%):	50% maximum	14%

- The applicant is requesting the following variances:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.



- The front yard setback variances are in keeping with the urban design guidelines of the Sunnyside Heights NCP, which specify a 4.0 metre setback to unit frontages.
- The site plan proposes front yard setbacks of 4.0 metres. The building is brought closer to the streets (20 Ave, 21 Avenue, 166 Street and 167 Street) with 4.0 metre setbacks to animate the streets and provide visual surveillance of the public realm. The ground floor units have an door to the sidewalk, providing direct access and promotes interaction with the public realm.
- The side yard setbacks of the units are proposed at 4.0 metres, with the exception of Building 22 which is proposed at 3.7 metres. The side of units will be enhanced to be integrated into the architectural design.
- Staff support the requested variances to proceed for consideration.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per unit for townhouses.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan designation in order to satisfy the proposed Secondary Plan Amendment (Tier 2 CAC). The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$21,360 per unit for townhouses.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

## Public Art Policy

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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 25th and the Development Proposal Signs were installed on March 21, 2024. Staff have received eight (8) responses from neighbouring residents. Two (2) comments were in favour of the proposed development and six (6) with the following concerns:

- Proposal has changed to the original 194 townhouse concept and the applicants have removed the park which resulted from public input from the community.

*The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site*

- The Elementary School in the catchment is Edgewood Elementary, which is overpopulated and currently operating with a large number of portables.

*The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the Fall of 2024 which should relieve some pressures from Edgewood Elementary School.*

## 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal consists of 180 townhouse units with double garages and 14 with a tandem arrangement. All of the double units will have four bedrooms. The tandem units, some of which will have tandem garages and some of which will have a single garage with a parking pad, will have three bedrooms.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The site is designed with units fronting all public roads.

### Landscaping

- On-site landscaping includes a primary north/south pedestrian walkway connecting to 20 Avenue at the south end and the main indoor and outdoor amenity areas on the site.
- Small plaza areas that are designed for public use will be located at the northwest and southeast corners of the site. The plazas will be designed with benches and landscape planting.
- The southeast plaza will be located directly adjacent to the east/west multi-use pathway that will run along the north side of 20 Avenue.
- A 1.5 metre wide private pathway will also be provided east-west through the site.

### Indoor Amenity

- The proposed indoor amenity building is located towards the centre of the site, adjacent to the outdoor amenity area.
- The RM-30 Zone requires 513 square metres of indoor amenity space. The applicant proposes to provide 312 square metres of physical space plus \$172,500 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning Bylaw. This fee has been calculated according to current Bylaw rates and is subject to change.
- The proposed indoor amenity building will be two-storeys, with an office, yoga studio, gym, kitchen, and two lounge areas.

### Outdoor Amenity

- The RM-30 Zone requires 513 square metres of outdoor amenity space and the applicant proposes to provide 641 square metres, which exceeds the minimum requirement.
- The main outdoor amenity area is located adjacent to the indoor amenity building near the centre of the site. This area contains a children's play structure and a patio for outdoor seating.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include clarification for labelling, refinement of the interface between units on 20 Avenue and the multi-use pathway, and the provision of additional landscaping within the internal drive aisles.
- 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**

- Nick McMahon, ISA Certified Arborist of ACL Group 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 Proposed Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	43	43	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Vine Maple	2	2	0
Bigleaf Maple	33	33	0
Japanese Maple	2	2	0
Paper Birch	19	19	0
Katsuratree	1	1	0
Pacific Dogwood	3	3	0
European Beech	3	3	0
Tuliptree	1	1	0
Apple	1	1	0
London Planetree	1	1	0
Portuguese Laurel	1	1	0
Flowering Cherry	2	2	0
English Oak	2	2	0
Red Oak	1	1	0
Littleleaf Linden	1	1	0
<b>Coniferous Trees</b>			
Grand Fir	26	26	0
Blue Atlas Cedar	2	2	0
Lawson Cypress	2	2	0
China Fir	3	3	0
Western Larch	1	1	0
Dawn Redwood	1	1	0
Sitka Spruce	1	1	0
Shore Pine	1	1	0
Western White Pine	2	2	0
Douglas Fir	145	145	0
Japanese Umbrella Pine	1	1	0
Coast Redwood	2	2	0
Giant Sequoia	11	1	0
Pacific Yew	1	1	0
Western Red Cedar	98	98	0
Western Hemlock	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>367</b>	<b>367</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>254</b>	

<b>Total Retained and Replacement Trees Proposed</b>	<b>254</b>
<b>Estimated Contribution to the Green City Program</b>	<b>\$287,650</b>

- The Arborist Assessment states that there are a total of 367 mature trees on the site, excluding Alder and Cottonwood trees. 43 existing trees, approximately 10.5% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal.
- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation.
- The applicant submitted an arborist report that documented evidence of tree disease, which suggests that the NCP’s expectation of significant tree retention on this site may need to be adjusted. However, staff encouraged the applicant to retain more greenspace on-site to plant new trees and meet the intent of the Cluster designation, which the applicant declined. The original proposal under Application No. 7922-0149-00 included additional greenspace in the form of a public park which has now been removed.
- 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 777 replacement trees on the site. Since the proposed 254 replacement trees can be accommodated on the site, the proposed deficit of 523 replacement trees will require an estimated cash-in-lieu payment of \$287,650, representing \$550 per tree for applications, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperback Maple, Red Rocket Maple, Katsura Tree, Forest Pansy Redbud, Pink Flowering Dogwood, Worplesdon Sweet Gum, Bruns Serbian Spruce, Crimson Spire Oak, Japanese Snowbell, and Western Red Cedar.
- In summary, a total of 254 trees are proposed to be replaced on the site with an estimated contribution of \$287,650 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

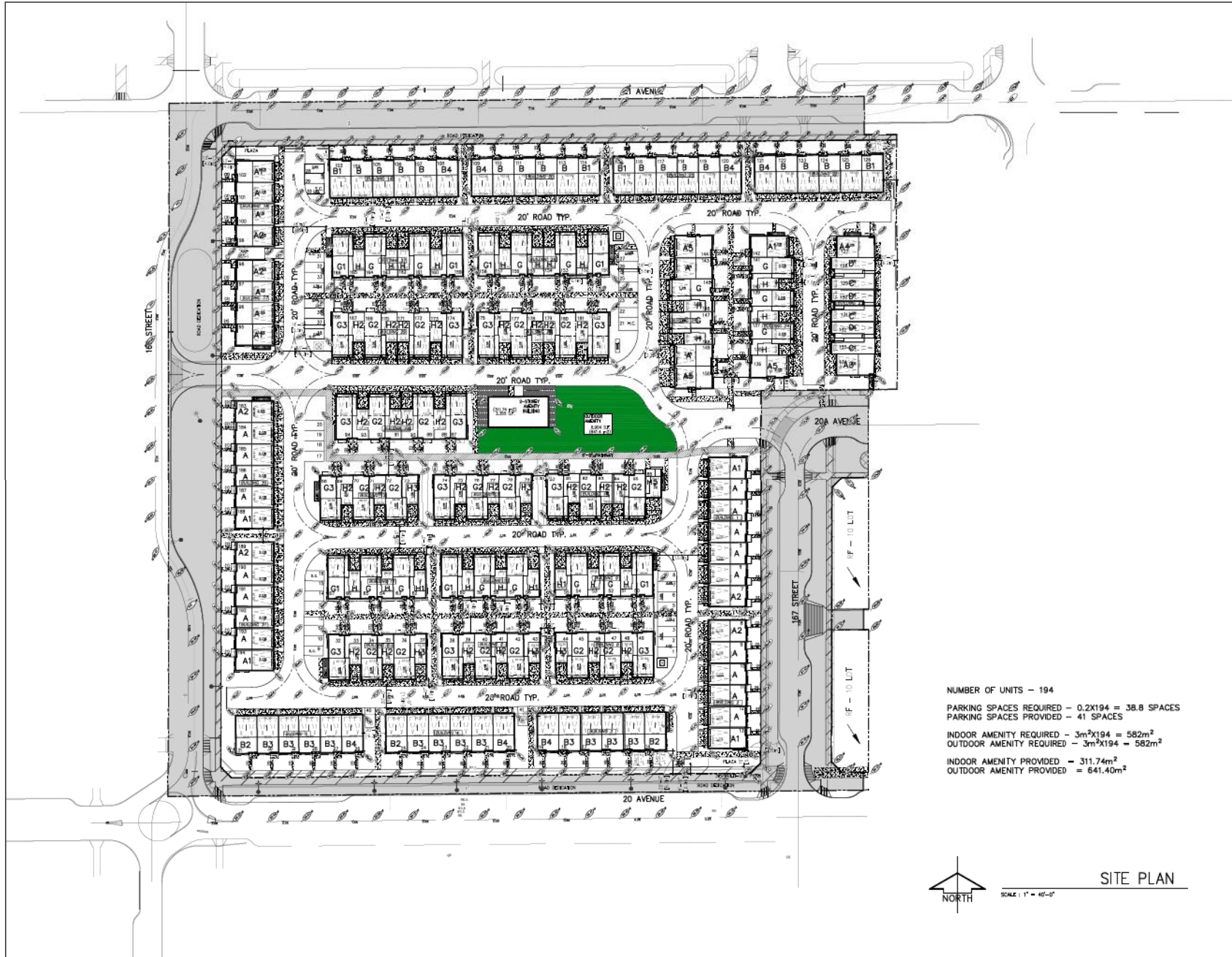
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, 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. Block Plan
- Appendix VI. Development Variance Permit No. 7924-0032-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HS/ar



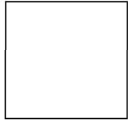
NUMBER OF UNITS - 194  
 PARKING SPACES REQUIRED - 0.2X194 = 38.8 SPACES  
 PARKING SPACES PROVIDED - 41 SPACES  
 INDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 OUTDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 INDOOR AMENITY PROVIDED - 311.74m<sup>2</sup>  
 OUTDOOR AMENITY PROVIDED = 641.40m<sup>2</sup>



SITE PLAN

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REVISION	DATE	BY	CHKD	APP'D
1	15/05/2022	L.P.		
2	20/05/2022	R.S.		



CLIENT : MARATHON HOMES SUNNYSIDE LTD.	DESIGN : L.P.
PROJECT : 16611, 16651 & 16681 - 20TH AVENUE	DATE : Sep 16, 2022
SHEET NO. CONCEPTUAL SITE PLAN	SCALE : 1" = 40'-0"

**barnett dambak**  
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 SURREY, B.C.  
 V3W 1H8  
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 EMAIL: mof@darlites.com

CLIENT NO. 15062	SHEET NO. AC-1.0
PROJECT NO. 15062	REV. NO.

**DEVELOPMENT DATA**

**Civic Address** 2051 167 Street Surrey, BC

**Zoning** RM30, RF-10

**Site Area (Gross)** 429,294 s.f. 39,882.7 m<sup>2</sup> 3.99 ha 9.86 Ac  
 Road dedications 93,795 s.f. 8,713.8 m<sup>2</sup> 0.87 ha 2.15 Ac  
 RF-10 Lots 8,713 s.f. 809.5 m<sup>2</sup> 0.08 ha 0.20 Ac  
**Site Area (Net)** 326,786 s.f. 30,359.4 m<sup>2</sup> 3.04 ha 7.50 Ac

**Lot Coverage** 45.00% 147,044 s.f.

**Density** 194 units 63.9 UPHa 25.9 UPA

**FAR** 317,617 s.f. 29,507.6 m<sup>2</sup> **0.97 FAR** (Excluding Garages)  
 (Including Ground Floor Rooms & Electrical Rooms)

**Amenity** Required - Outdoor 3m<sup>2</sup>/unit 582 m<sup>2</sup> 6,265 s.f.  
 Required - Indoor 3m<sup>2</sup>/unit 582 m<sup>2</sup> 6,265 s.f.  
 Provided - Outdoor = 641 m<sup>2</sup> 6,904 s.f.  
 Provided - Indoor = 312 m<sup>2</sup> 3,356 s.f.

**Parking** Required 2 spaces / unit 388  
 0.2 / unit 38.8  
 Total 427 Spaces  
 Provided 2 spaces / unit 388  
 Visitor 41  
 Total 429 Spaces

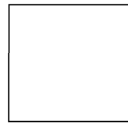
**Setbacks** North 13.16 ft. 4.0 m To Building Face  
 West 13.08 ft. 4.0 m To Building Face  
 16.5 ft. 5.0 m To Building Face  
 South 21.30 ft. 6.5 m To Building Face  
 East 12.16 ft. 3.7 m To Building Face  
 20.25 ft. 6.2 m To Building Face  
 13.25 ft. 4.0 m To Building Face

**UNIT BREAKDOWN**

Unit Type	# of Bedrooms	Type of Garage	Ground Floor (excl. garage)	Main Floor	Upper Floor	Garage	S.F./ Unit (excl. garage)	M <sup>2</sup> /unit	# of Units	Total S.F. (excl. garage)	Total M <sup>2</sup>
A	3	Double	303	702	741	410	1,746	162	23	40,158	3,731
A1	3	Double	305	722	761	413	1,788	166	7	12,516	1,163
A2	3	Double	305	708	747	413	1,760	164	6	10,560	981
A3	3	Double	305	740	734	413	1,779	165	1	1,779	165
A4	3	Double	305	726	734	413	1,765	164	1	1,765	164
A5	3	Double	321	754	785	427	1,860	173	3	5,580	518
B	3	Double	302	732	740	410	1,774	165	16	28,384	2,637
B1	3	Double	305	739	747	413	1,791	166	4	7,164	666
B2	3	Double	305	750	758	413	1,813	168	3	5,439	505
B3	3	Double	302	732	740	410	1,774	165	12	21,288	1,978
B4	3	Double	305	413	738	746	1,456	135	7	10,192	947
C	3	Double	121	626	636	483	1,383	128	3	4,149	385
D	3	Double	121	626	636	483	1,383	128	3	4,149	385
G	3	Double	306	612	676	405	1,594	148	15	23,910	2,221
G1	3	Double	309	632	713	408	1,654	154	7	11,578	1,076
G2	3	Double	329	612	676	405	1,617	150	18	29,106	2,704
G3	3	Double	331	632	713	408	1,676	156	12	20,112	1,868
H	3	Single	155	612	676	230	1,443	134	19	27,417	2,547
H1	3	Single	156	634	699	236	1,489	138	3	4,467	415
H2	3	Single	155	612	676	230	1,443	134	25	36,075	3,351
H3	3	Single	178	634	699	236	1,511	140	5	7,555	702
H5	2	Single	200	619	670	240	1,489	138	1	1,489	138
Amenity Elec. Rm's							1,652	153	1	1,652	153
							103	10	11	1,133	105
<b>TOTAL</b>							<b>35,988</b>	<b>3,343</b>	<b>194</b>	<b>317,617</b>	<b>29,508</b>

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REV#	DATE	BY	CHKD	DESCRIPTION

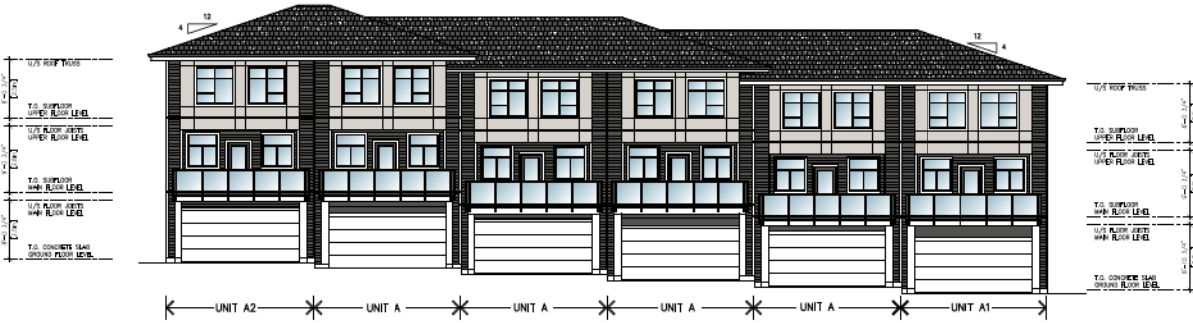


**CLIENT:** MARATHON HOMES SUNNYSIDE LTD.  
**PROJECT:** 16611, 16651 & 16681 - 20TH AVENUE  
 SURREY, B.C.  
**DESIGN:** L.F.L.  
**DATE:** May 12, 2022  
**SCALE:** N.T.S.  
**SHEET CONTENTS:**  
 DEVELOPMENT DATA & INFORMATION

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**CLIENT NO.**      **SHEET NO.**  
 15062              AC-1.2  
**PROJECT NO.**      **REV. NO.**

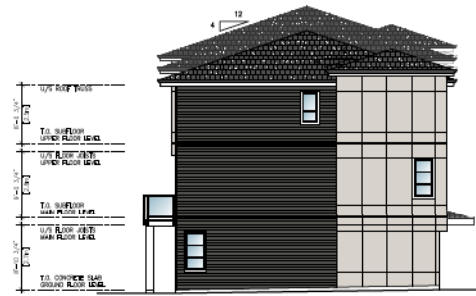




WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
1	[Symbol]	ASPHALT SINGLE ROOFING NO CHAMFERED DUAL BLACK
2	[Symbol]	PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES FOR BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
6	[Symbol]	2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
9	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPLERD GLASS PANELS COLOUR: BLACK
10	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
11	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
12	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6997) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 2	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON GRE (SW 7068)

RECOGNIZE ALL FINISHES AND THE  
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INCLUDES COLOURS AND COORDINATES  
INDICATED BY THE ARCHITECT. FOR  
GENERAL INFORMATION SEE SCHEDULE

NOV	DATE	BY	DATE	BY	DATE	BY	DATE	BY

CLIENT: MARATHON HOMES SUNNYSIDE LTD  
 PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY  
 SHEET CONTENTS:  
 BUILDING ELEVATIONS

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BUILDING #2

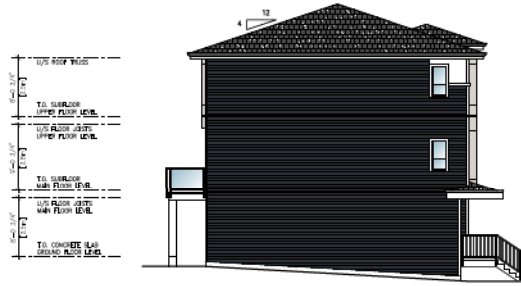
CLIENT NO.	SHEET NO.
15062	AC-4.2
PROJECT NO.	REV. NO.



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

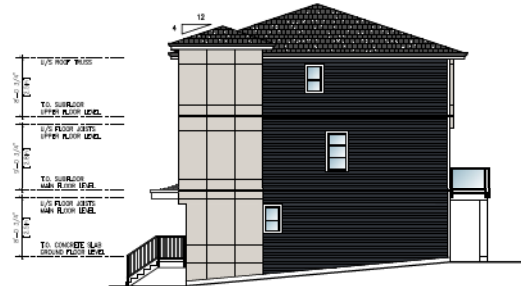
UNIT B2 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B4



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

UNIT B4



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

UNIT B2



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

UNIT B4 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B2

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING NO CHAMBERED DUAL, BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 8991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7078)

RECEIPT FOR ALL ORDERING AND THE  
USE OF MATERIALS PROVIDED AS  
THE PROPERTY OF MARATHON  
HOMES LTD. THE BUYER SHALL  
NOT BE HELD RESPONSIBLE FOR  
ANY LOSS OR DAMAGE TO THE  
MATERIALS PROVIDED HEREUNDER  
EXCEPT IN THE EVENT OF  
RECEIPT FOR ANY MATERIAL FROM  
MARATHON HOMES LTD. (MHL) LTD.

NO.	DATE	BY	REVISION
1	14-03-2022	L.P.L.	
2	20-03-2024	M.S.S.	



150-664-000

CLIENT: MARATHON HOMES SUNNYSIDE LTD	DESIGN: L.P.L.	DATE: 14.03.22	SCALE: 1/8" = 1'-0"
PROJECT: 16651 & 16661 - 20TH AVENUE, SURREY	DRAWN: 1	DATE: 14.03.22	SCALE: 1/8" = 1'-0"
SHEET CONTENTS: BUILDING ELEVATIONS			

**barnett dambak**  
UNIT 135,  
7836 130 STREET,  
SURREY, B.C.  
V3W 1H8

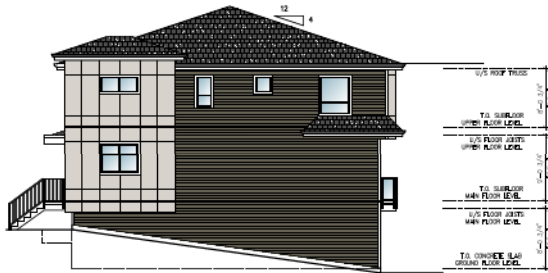
PHONE: (604) 897-7100  
FAX: (604) 897-2099  
EMAIL: mo@bdkitex.com

**BUILDING #3**

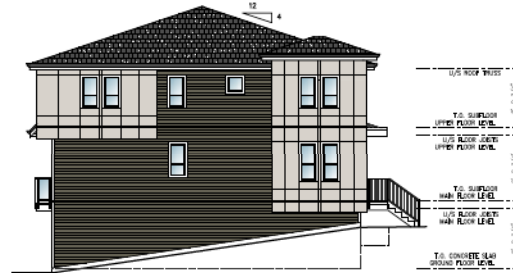
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-4.3



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING NO CHAMBERED DUAL, BLACK
②		PRE-FINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/A TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (LEAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING		FIBRE-CEMENT PLANK LAP SIDING COLOUR: THUNDER GRAY (SW 7645)

DISCLAIMER: ALL FINISHES AND THE  
FINISHES SCHEDULE ARE SUBJECT TO  
THE DISCRETION OF THE ARCHITECT.  
THESE FINISHES ARE NOT TO BE  
USED AS A BASIS FOR THE FINISHES  
SCHEDULE AND THE ARCHITECT  
CANNOT BE HELD RESPONSIBLE FOR  
ANY FINISHES NOT SHOWN IN  
THIS SCHEDULE AND THE FINISHES  
SCHEDULE ARE NOT TO BE USED  
FOR ANY OTHER PROJECTS.

NO.	DATE	BY	REVISION
1	14-03-2024	M.S.	ISSUED FOR PERMIT
2	20-03-2024	M.S.	ISSUED FOR PERMIT



REVISION 1	DATE	BY	REVISION
1	14-03-2024	M.S.	ISSUED FOR PERMIT
2	20-03-2024	M.S.	ISSUED FOR PERMIT

CLIENT: MARATHON HOMES SUNNYSIDE LTD  
PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY  
SHEET CONTENTS: BUILDING ELEVATIONS

**barnett dembek**  
7538 130 STREET  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnettdempek.com

**BUILDING #7**

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-4,7



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①	[Symbol]	ASPHALT SHINGLE ROOFING NO CAMBRIDGE DUAL BLACK
②	[Symbol]	PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
⑥	[Symbol]	2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
⑨	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 6/8 TEMPERED GLASS PANELS COLOUR: BLACK
⑩	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
⑪	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
⑫	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MADC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING #9	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

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DANKBOK INC. AND FINISHES  
REPRESENT ANY MATERIAL FROM  
BARNETT DANKBOK INC. (B.C. 115)

REV	DATE <th>BY</th> <th>DATE</th> <th>REASON FOR</th>	BY	DATE	REASON FOR
1	14-03-2022	L.P.A.	14-03-2022	ISSUED FOR I.P.P.
2	20-03-2024	M.S.	20-03-2024	

CLIENT: MARATHON HOMES SUNNYSIDE LTD  
 PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY  
 SHEET CONTENT: BUILDING ELEVATIONS  
 DRAWN: L.P.A.  
 DATE: PA. 11.21  
 SCALE: 1/8" = 1'-0"

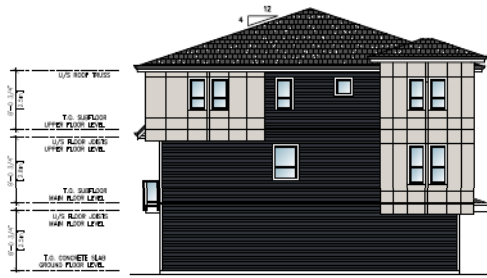
**barnett dankbok**  
 UNIT 135  
 7538 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett-dankbok.com

**BUILDING #9**

COUNT NO.	SHEET NO.
15062	AC-4.9
	REV. NO.



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
1	[Symbol]	ASPHALT SHINGLE ROOFING NO CHAMBERED DUAL BLACK
2	[Symbol]	PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2X6 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES FOR BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
6	[Symbol]	2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
9	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
11	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
12	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING TR	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7078)

DESIGNER: ALL FINISHES AND THE  
SCHEDULE SPECIFIED THEREIN ARE  
THE SOLE PROPERTY OF BARNETT  
DANK AND SHALL BE USED ONLY IN PART  
WITH LICENSE AND APPROVAL FROM  
BARNETT DANK. UNLESS OTHERWISE  
SPECIFIED INTO ANY MATERIAL FROM  
BARNETT DANK OR BARNETT DANK LTD.

NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

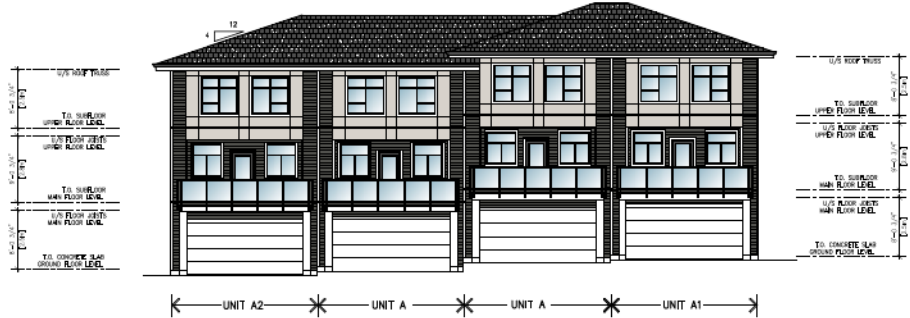
CLIENT: MARATHON HOMES SUNNYSIDE LTD  
PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY  
SHEET CONTENTS: BUILDING ELEVATIONS

**barnett dank**  
UNIT 135  
7336 130 STREET  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett-dank.com

**BUILDING #15**

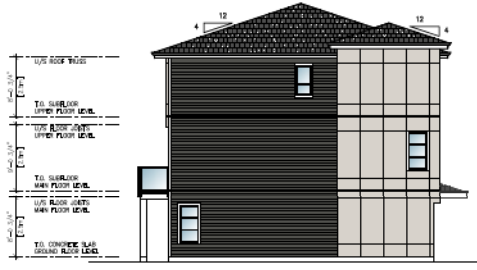
COUNT NO.	SHEET NO.
15062	AC-4.15



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING NO CHAMFERED DUAL BLACK
②		PREPARED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x6 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x6 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK WARD (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 17		FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7068)

REVISIONS

NO.	DATE	BY	REASON
1	14-03-2022	L.P.L.	ISSUED FOR PERMIT
2	20-03-2024	M.S.	ISSUED FOR PERMIT

CLIENT: MARATHON HOMES SUNNYSIDE LTD

PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY

PROJECT NO.: 15062

DATE: 14.03.2022

SCALE: 1/8" = 1'-0"

CLIENT: MARATHON HOMES SUNNYSIDE LTD

PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY

PROJECT NO.: 15062

DATE: 14.03.2022

SCALE: 1/8" = 1'-0"

**barnett dembek**

UNIT 135  
7638 130 STREET  
SURREY, B.C.  
V3W 1H8

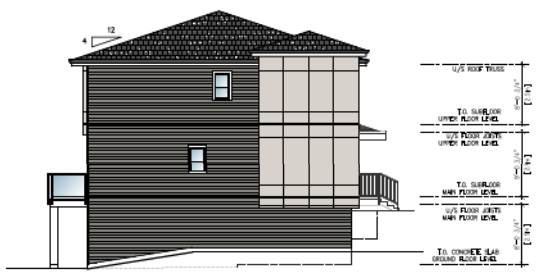
PHONE: (604) 897-7100  
FAX: (604) 897-2099  
EMAIL: mail@barnett.com

CLIENT NO. AC-4.17  
PROJECT NO. 15062

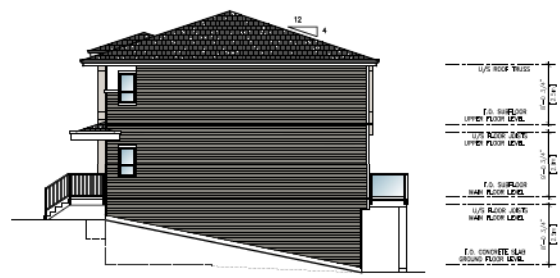
**BUILDING #18**



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
1	[Symbol]	ASPHALT SHINGLE ROOFING NO CHAMBERED DUAL BLACK
2	[Symbol]	PREFINISHED ALUMINUM OUTLETS (BLACK KAYCAN) ON 2X10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES FOR BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
6	[Symbol]	2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
9	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
11	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
12	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 19	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: DOVER GRAY (SW DLX 1001-S)

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BY ANY INFORMATION STORAGE  
AND RETRIEVAL SYSTEM, WITHOUT  
THE WRITTEN PERMISSION OF  
BARNETT DANK.

NO.	DATE	BY	REASON FOR
1	19-03-2024	M.S.	ISSUED FOR PERMIT
2	20-03-2024	M.S.	ISSUED FOR PERMIT



19-004-00

CLIENT: MARATHON HOMES SUNNYSIDE LTD	DESIGN: L.P.A.
PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY	DRAWN: [Blank]
SHEET CONTENTS: BUILDING ELEVATIONS	DATE: [Blank]
	SCALE: 1/8" = 1'-0"



UNIT 135,  
7336 130 STREET,  
SURREY, B.C.  
V3W 1Y8

PHONE: (604) 597-7100  
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EMAIL: mail@barnettdank.com

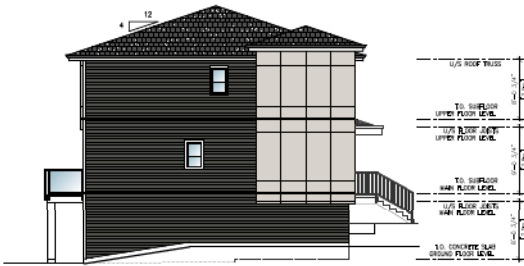
BUILDING #19

CUSTOMER NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-4.19



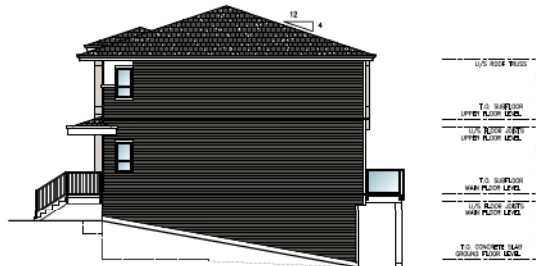
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
1	[Symbol]	ASPHALT SHINGLE ROOFING NO CHIMNEY DUAL BLACK
2	[Symbol]	PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES FOR BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
6	[Symbol]	2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
9	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
11	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
12	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MADC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING #1	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7069)

REVISIONS ALL CHANGES AND THE  
OWNER'S APPROVAL REQUIRED AND  
THESE REVISIONS BE SUBJECT  
TO THE RESULTS OF A PART  
MATERIALS AND FINISHES  
CONTRACT FINISHES INCLUDED  
REVISIONS AND CHANGES  
RECEIVED BY THE MATERIAL FIRM  
DATE OF REVISION AT 11.15.17

NO.	DATE	BY	REASON FOR
1	11.15.17	LF	ISSUED FOR PERMIT
2	11.23.17	LF	ISSUED FOR PERMIT



100-644-88

CLIENT:	PROJECT:	SHEET CONTENTS:
MARATHON HOMES SUNNYSIDE LTD	16651 & 16681 - 20TH AVENUE, SURREY	BUILDING ELEVATIONS



UNIT 135,  
7338 130 STREET,  
SURREY, B.C.  
V3W 1Y8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

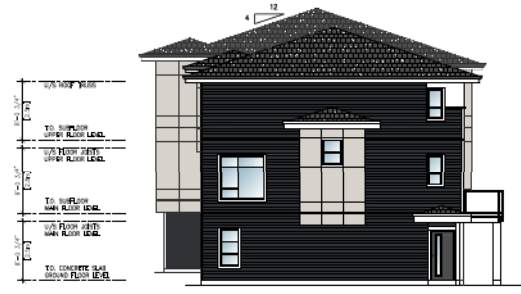
CLIENT NO.	SHEET NO.
15062	AC-4.21

**BUILDING #21**

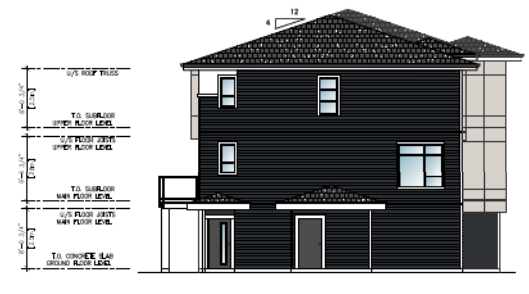




**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
1	[Symbol]	ASPHALT SHINGLE ROOFING NO CHAMFERED DUAL BLACK
2	[Symbol]	PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3	[Symbol]	1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES FOR BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5	[Symbol]	FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7847)
6	[Symbol]	2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7	[Symbol]	BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8	[Symbol]	METAL FLASHING COLOUR: TO MATCH SIDING
9	[Symbol]	42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10	[Symbol]	12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7847)
11	[Symbol]	CORNER TRIM COLOUR: TO MATCH SIDING
12	[Symbol]	GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13	[Symbol]	EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 22	[Symbol]	FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

REVISIONS

NO.	DATE	BY	REASON
1	14-01-2022	L.P.	ISSUE FOR PERMIT
2	20-03-2024	M.S.	ISSUE FOR PERMIT

130-64-04

DESIGN	DATE	SCALE
1	14-01-2022	1/8" = 1'-0"
2	20-03-2024	1/8" = 1'-0"

CLIENT: MARATHON HOMES SUNNYSIDE LTD  
PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY  
SHEET CONTENTS: BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS

UNIT 135,  
7430 130 STREET,  
SURREY, B.C.  
V3W 1Y8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
15062	AC-4.22

**BUILDING #23**

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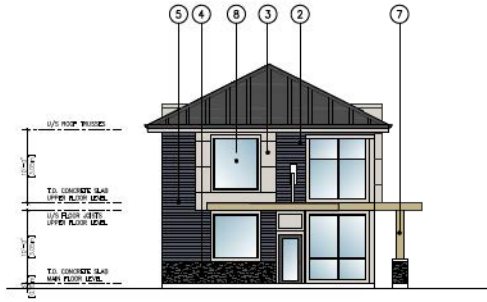
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



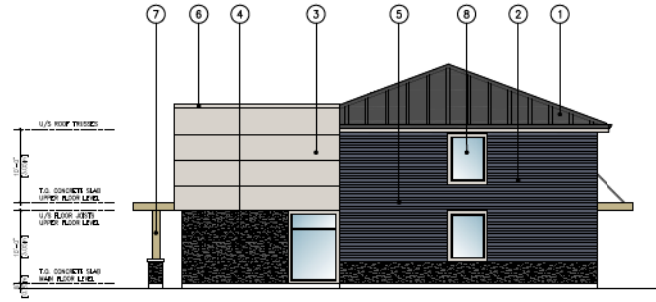
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		STANDING SEAM METAL ROOF WESTERN METALS DURAGLAD IN BLACK
②		METAL CAP FLASHING COLOUR: CRUSHED ICE (SW 7647)
③		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2X10 WOOD FASCIA COLOUR: CRUSHED ICE (SW 7647)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: OTHERSPACE (SW 7078)
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		BLACK ALUM. FRAMED WINDOWS WITH 2X6 TRIM COLOUR: CRUSHED ICE (SW 7647)
⑦		METAL FLASHING COLOUR: TO MATCH SIDING
⑧		12x12 WOOD COLUMN COLOUR: STAINED WOOD FINISH
⑨		EXTERIOR METAL DOOR COLOUR: BLACK WARD (SW 6991) DOOR TRIM COLOUR: CRUSHED ICE (SW 7647)
⑩		CULTURED LESTONSTONE ANAMK BLACKSMITH LESTONSTONE



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

REV	DATE	BY	CHKD	DESCRIPTION



CSO-044-42

DESIGN 1	DATE	SCALE
LP 101	11/25/2020	1/8" = 1'-0"
CLIENT: MARATHON HOMES SUNNYSIDE LTD		
PROJECT: 6651 & 16681 - 20TH AVENUE, SURREY		
SHEET CONTENTS: AMENITY - BUILDING ELEVATIONS		

**barnett dembek**

UNIT 130,  
7538 130 STREET,  
SURREY, B.C.  
V3W 1H5

PHONE: (604) 597-7100  
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EMAIL: mail@barnett.com

AMENITY

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AG-2.7



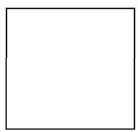
STREETSCAPE – 20TH AVENUE



STREETSCAPE – 20TH AVENUE (CONTINUED)

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 FAX: (604) 597-2099  
 EMAIL: info@barnettandpart.com

REV	DATE	BY	CHKD BY
1	2023.07.14	LF	LF
2	2023.07.14	LF	LF



DESIGN : L.F.B.	DATE : July 14, 2023
DRAWN : L.F.B.	SCALE : 1/8" = 1'-0"
CLIENT : MARATHON HOMES SUNNYSIDE LTD	
PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY	
SHEET CONTENTS : STREET SCAPES	



UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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CLIENT NO.	SHEET NO.
15062	AC-1.2
PROJECT NO.	REV. NO.
15062	

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STREETSCAPE – 166 STREET



STREETSCAPE – 166 STREET (CONTINUED)

NO.	REV.	DATE	BY	REASON FOR CHANGE

DESIGN : LEAD	DATE : July 14, 2022
DRAWN :	SCALE : 1/8" = 1'-0"
CLIENT : MARATHON HOMES SUNNYSIDE LTD	
PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY	
SHEET CONTENTS : STREET SCAPES	

**bernett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bernettdembek.com

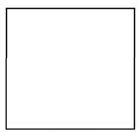
CLIENT NO.	SHEET NO.
15062	AC-1.3



STREETSCAPE – 21 AVENUE

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 OF THIS DRAWING.

NO.	DATE	BY	REVISION
1	JAN 13 2022	L.F.B.	ISSUED FOR PERMIT
2	FEB 20 2022		REVISED PER PERMIT



DESIGN L.F.B.	DRAWN L.F.B.	DATE: JUN 14 2022	SCALE: NTS
CLIENT: MARATHON HOMES SUNNYSIDE LTD			
PROJECT: 16651 & 16681 - 20TH AVENUE, SURREY			
SHEET CONTENTS: STREET SCAPES			



UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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 FAX: (604) 597-2099  
 EMAIL: [info@barnett.com](mailto:info@barnett.com)

CLIENT NO.	SHEET NO.
15062	AC-1.4
PROJECT NO.	REV. NO.
15062	



STREETSCAPE – 21 AVENUE (CONTINUED)

**PLANT SCHEDULE**

REV	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
46		ACER GREENUM	PAPERBARK MAPLE	ICM CAL 1.8M STD. 888
15		ACER RUBRUM REDROCKY	RED ROCKY MAPLE	ICM CAL 1.8M STD. 888
19		CERCIS WILSONI PURCHON	KATYDID TREE	ICM CAL 1.8M STD. 888
52		CERCIS CANADENSIS TORRESI PAVY	FORBES TREE / REDBUD	ICM CAL 1.8M STD. 888
28		CORNUS FLORIDA FLURY	PINK FLOWERING DOGWOOD	ICM CAL 1.8M
18		LIGULARIA STRYMONIOLA WOFFE SODON	WOLF BUNCH SHEET OLM	ICM CAL 2M STD. 888
20		PIERIS OREGANA BARKING	PIERIS OREGANA SPURGE	30 HT. 888
27		QUERCUS ROBUR CUMMON SPURGE	CUMMON SPURGE OAK	ICM CAL 1.8M STD. 888
37		STYRAX JAPONICUS	JAPANESE SMOKEBELL	ICM CAL 1.8M STD. 888
9		TRILIARIA PULCHRA	WEB TERN RED CROWN	30 HT. 888

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 CANADA STANDARD. 90% PLANT TIES AND CONTAINER SIZES ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR 50% PLANT CONTAINER REQUIREMENTS. 50% PLANT TIES AND CONTAINER SIZES ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. \*SUBSTITUTIONS OR TIES MUST BE APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDER. NOT SUBSTITUTION. TO BE SPECIFIED MATERIALS AND PRODUCTS MUST BE THE BEST AVAILABLE. \*ALL MATERIALS TO BE PROVIDED TO SOURCE PRIOR TO DELIVERY FOR PROJECT TO BE ORDERED. \*SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. \*CONSTRUCTION CONDITIONS OF A VARIETY. \*ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND STANDARDS. \*ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED OR GROWN IN CANADA. \*TWO-SOLE NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

\*\*\*REPLACEMENT TREES BY CITY



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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.24	REVISE PER CITY COMMENTS	DD
2	24.FEB.24	REV. SPT. REVISE ALL	DD
3	21.FEB.24	PLANT SCHEDULE	DD
4	21.FEB.24	NEW SITE PLAN PHASE 1	DD
5	21.FEB.24	NEW SITE PLAN OPTION COMMENTS	DD
6	21.FEB.24	UPDATES PLANTING NEW SITE PLAN	DD
7	21.FEB.24	REVISED PLANTING	DD
8	21.FEB.24	REVISED PLANTING	DD

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**

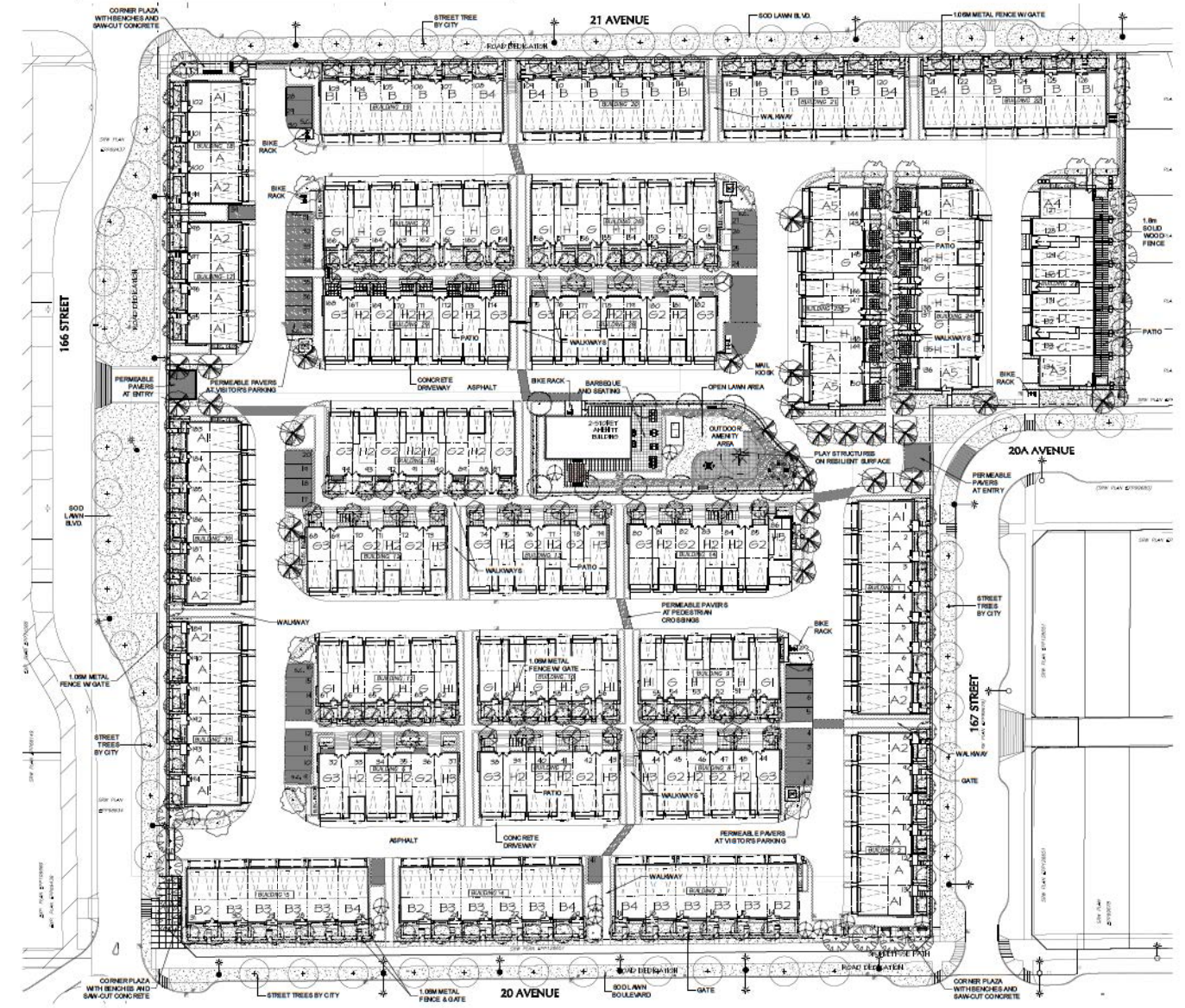
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
SCALE: 1:400  
DRAWN: DD  
DESIGN: MM  
CHECK: MCY OF 19

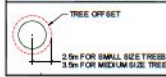
**L1**



21.006-LOOP.21P

21-006

**TREE OFFSETS FOR BLDGS.**



- 0.8m SOIL DEPTH (SOIL VOLUME AS INDICATED IN #3)
  - 0.75m SOIL DEPTH (SOIL VOLUME AS INDICATED IN #3)
  - 1.0m SOIL DEPTH (SOIL VOLUME AS INDICATED IN #3)
  - STRUCTURAL SOIL (SOIL VOLUME AS INDICATED @ 4:1 RATIO)
- PROVIDE A MINIMUM 10 m<sup>3</sup> OF GROWN MEDIUM PER TREE



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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JAN 24	REVISE PER CITY COMMENTS	DD
2	24 FEB 24	REVISE PER CITY COMMENTS	DD
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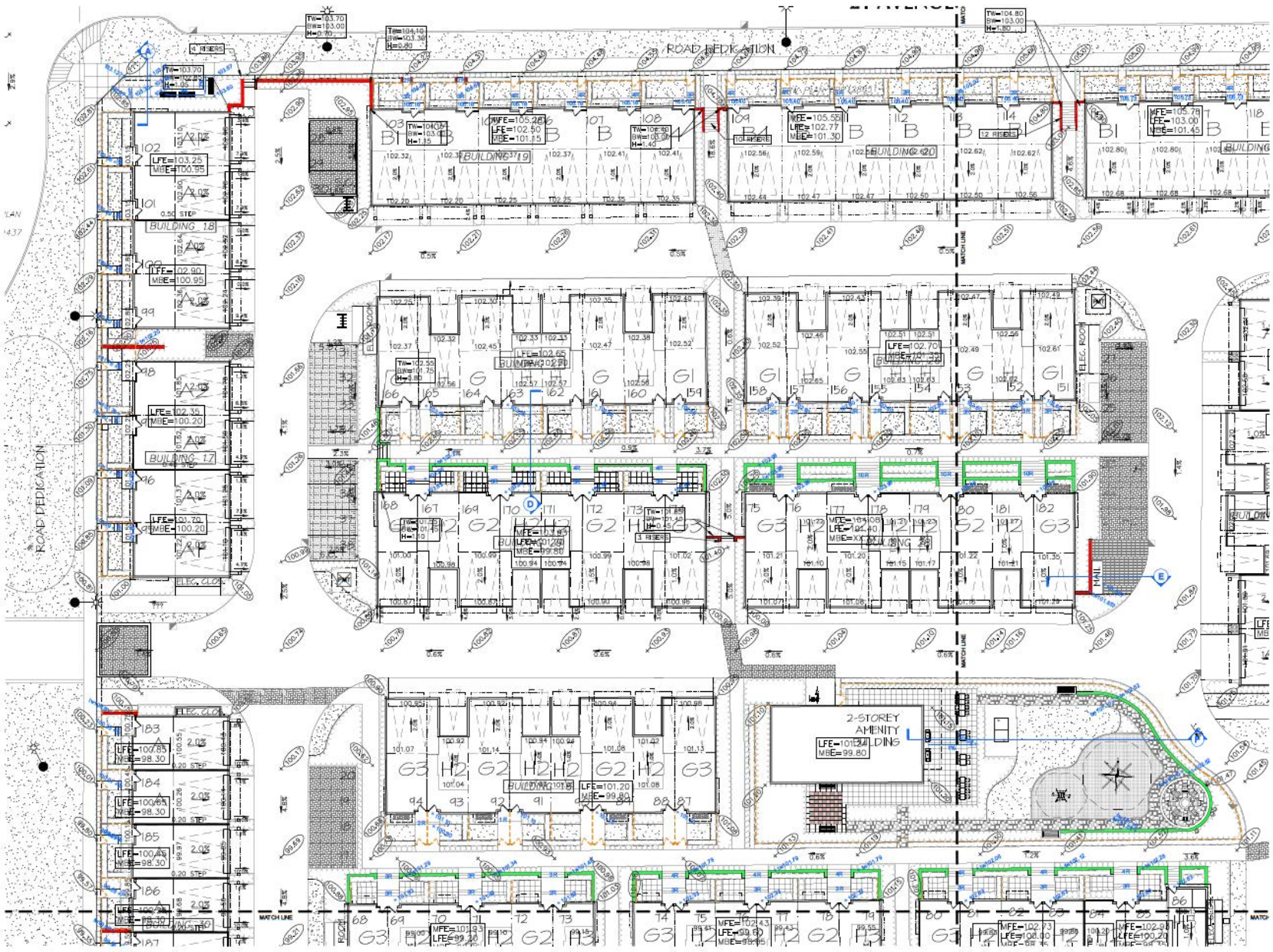
CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**SOIL VOLUME PLAN  
& TREE OFFSETS**

DATE: 21 JAN 24 DRAWING NUMBER:  
SCALE: 1:400  
DRAWN: DD **L2**  
DESIGN: MM  
CHKD: MCV **OF 19**



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 Burnaby, British Columbia, V6C 6S9  
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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JAN 24	ISSUE FOR CITY COMMENTS	MM
2	24 FEB 19	REVISED REVISION ALL	MM
3	23 DEC 18	PLANS FOR PERMITS	MM
4	23 JAN 20	NEW SITE PLAN - PHASE 1	MM
5	23 JAN 27	NEW SITE PLAN / CITY COMMENTS	MM
6	23 JAN 23	ISSUE PLANS FOR NEW SET BACK	MM
7	23 JAN 20	NEW PLANS APPROVED	MM
8	23 JAN 23	NEW SITE PLAN	MM
9	23 JAN 20	NEW SITE PLAN	MM

CLIENT:

PROJECT:

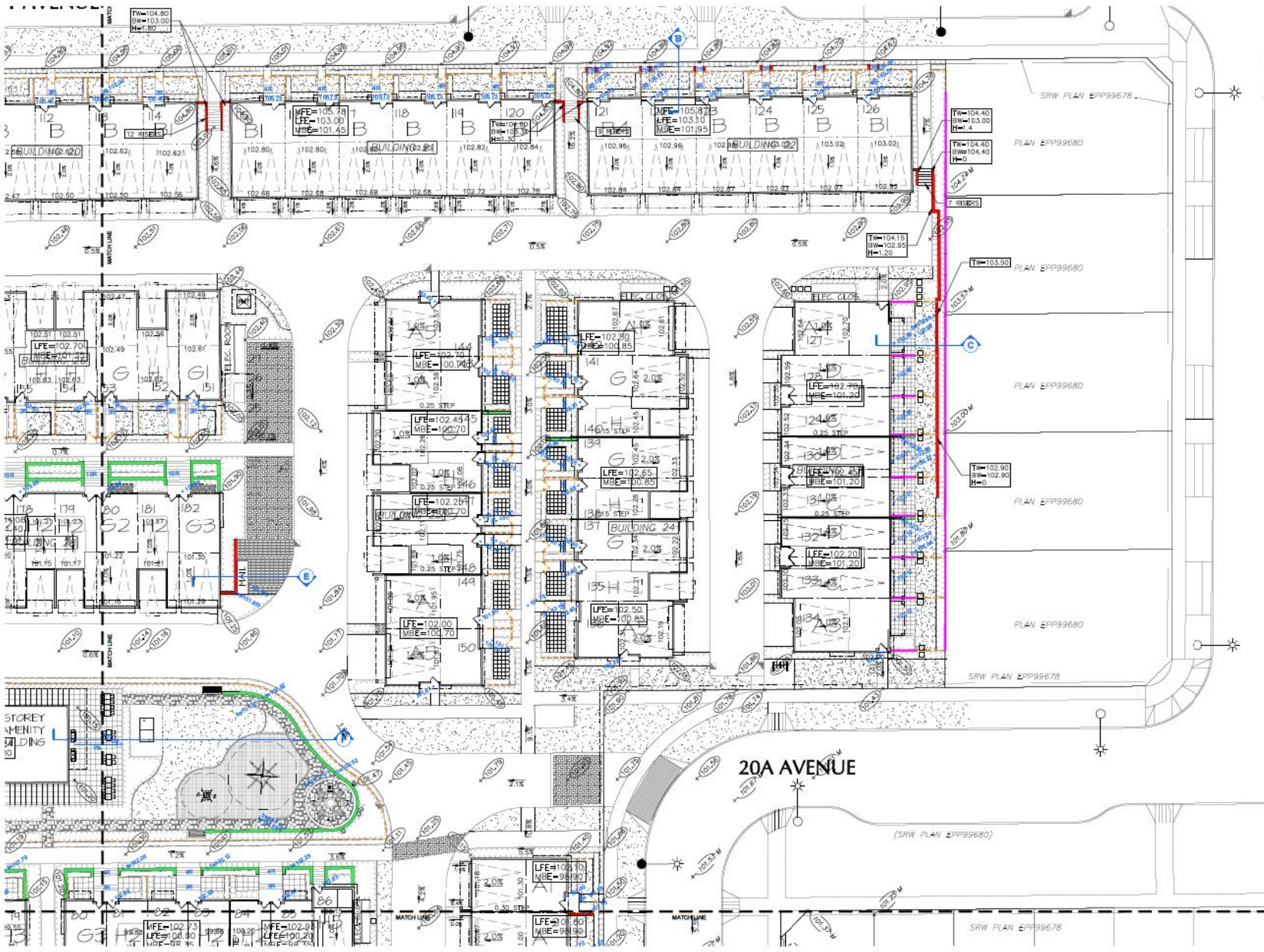
**RESIDENTIAL DEV.**  
 16651 & 16681 20TH AVENUE  
 SURREY, BC

DRAWING TITLE:  
**GRADING PLAN**

DATE: 21 JAN 24 DRAWING NUMBER:  
 SCALE: 1:300  
 DRAWN: MM  
 DESIGN: MM  
 CHECKED: MCY **L3** OF 19

PMG PROJECT NUMBER: 21-008





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 P: 604-294-0011 F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JAN 26	REVISE PER CITY COMMENTS	MM
2	24 FEB 19	NEW SPT. REVISE ALL	MM
3	23 DEC 18	PLANS FOR PERMITS	MM
4	23 JAN 20	NEW SITE PLAN - PHASE 1	MM
5	22 SEP 27	NEW SITE PLAN / CITY COMMENTS	MM
6	22 SEP 27	UPDATES PLANS FOR NEW SITE PLAN	MM / MM
7	23 JAN 26	NEW PLANS AND APPROVAL	MM
8	23 JAN 26	NEW SITE PLAN	MM
9	23 JAN 26	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
 16651 & 16681 20TH AVENUE  
 SURREY, BC

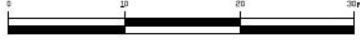
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**GRADING PLAN**

DATE: 21 JAN 26 DRAWING NUMBER:  
 SCALE: 1:300  
 DRAWN: MM  
 DESIGN: MM  
 CHECKED: MCV  
 OF 19

**L4**

PMG PROJECT NUMBER: 21-008

- 1.0M METAL FENCE W/GATE
- FIBR STORE RETAINING WALLS
- 1.8M HT. WOOD FENCE
- RP/CONCRETE RETAINING WALL (BY OTHERS)



21.006-1.00P.21P

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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.04.19	REVISED CITY COMMENTS	MM
2	24.FEB.19	NEW SPT. REVISE ALL	MM
3	23.OCT.18	REACT TO SUBMISSION	MM
4	23.OCT.18	NEW SITE PLAN - PHASE 1	MM
5	23.AUG.17	NEW SITE PLAN / CITY COMMENTS	MM
6	23.AUG.17	UPON BLANKET NEW SITE PLAN MATCH	MM
7	23.OCT.18	ADDITIONAL COMMENTS	MM
8	22.JULY.17	NEW SITE PLAN	MM
9	23.AUG.18	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
 SURREY, BC

DRAWING TITLE

**GRADING PLAN**

DATE: 23.JAN.26 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

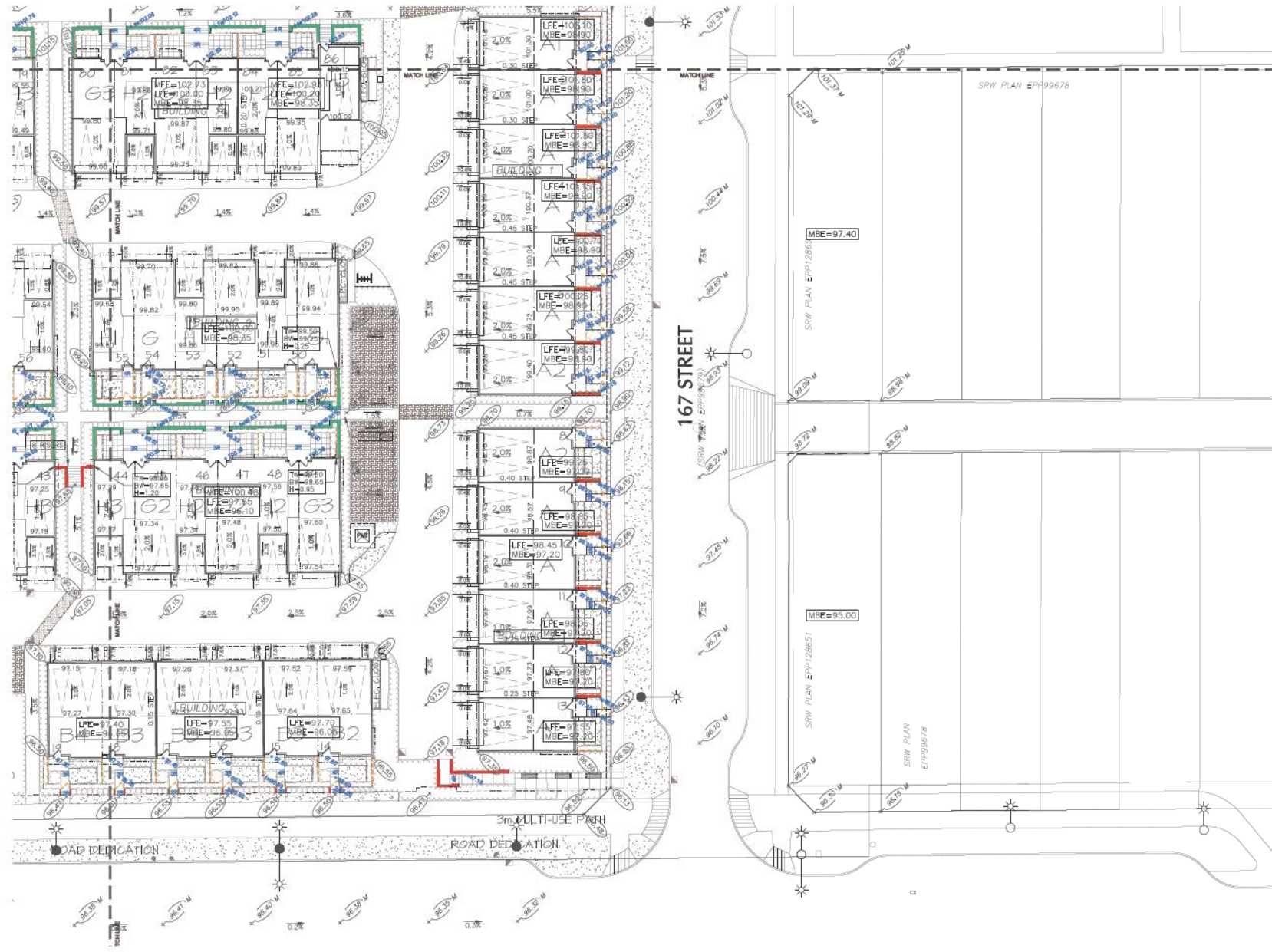
CHECK: MCY

**L5**

OF 19

PMG PROJECT NUMBER:

21-008



- 1.0M METAL FINISH GATE
- 1.8M STONE RETAINING WALLS
- 1.8M HT WOOD FENCE
- RP CONCRETE RETAINING WALL (BY OTHERS)



21-008-1.00P.29



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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.24	ISSUE FOR CITY COMMENTS	MM
2	24.FEB.19	REV. OPT. REVISION ALL	MM
3	21.OCT.18	PLANS FOR PERMITS	MM
4	21.OCT.18	NEW SITE PLAN - PHASE 1	MM
5	21.APR.27	NEW SITE PLAN / CITY COMMENTS	MM
6	21.APR.23	ISSUE FOR PERMITS NEW SITE PLAN	MM
7	21.OCT.18	NEW FINAL APPROVAL PLAN	MM
8	21.JAN.23	NEW SITE PLAN	MM
9	21.JAN.23	NEW SITE PLAN	MM
10	21.JAN.23	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
 16651 & 16681 20TH AVENUE  
 SURREY, BC

DRAWING TITLE:  
**GRADING PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
 SCALE: 1:300  
 DRAWN: MM **L6**  
 DESIGN: MM  
 CHECKED: MCY OF 19

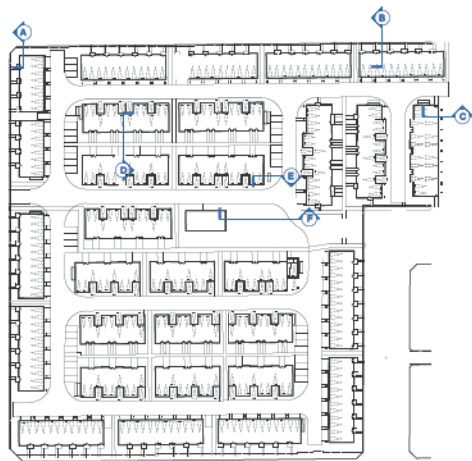
- 1.0M METAL FENCE W/ GATE
- 1.5M HT. WOOD FENCE
- PSA STONE RETAINING WALLS
- PP CONCRETE RETAINING WALL (BY OTHERS)



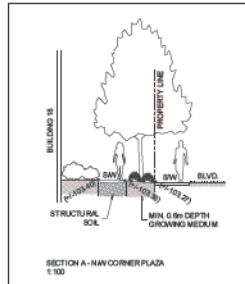
21.006-LOOP.21P

PMG PROJECT NUMBER

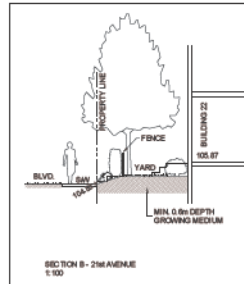
21-008



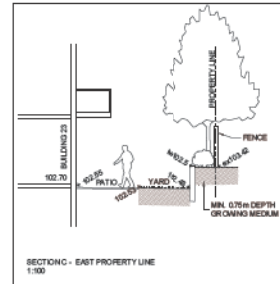
KEY PLAN



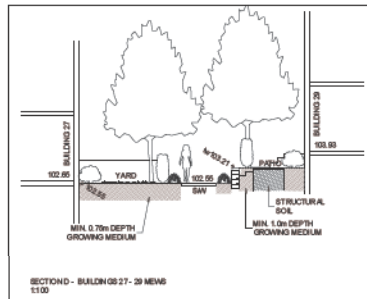
SECTION A - NW CORNER PLAZA  
1:100



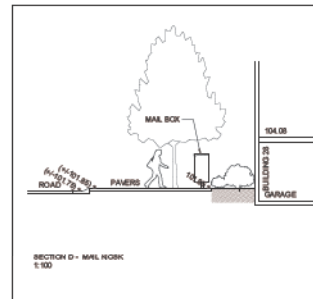
SECTION B - 2ND AVENUE  
1:100



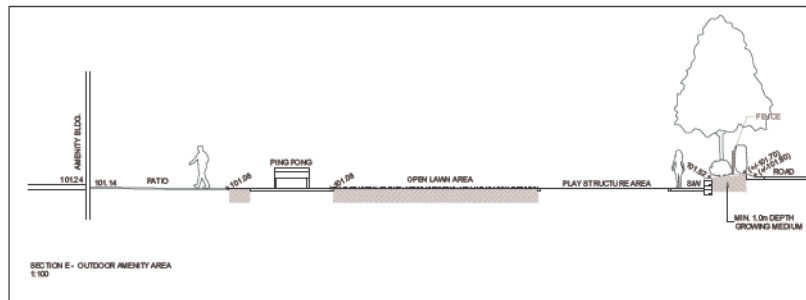
SECTION C - EAST PROPERTY LINE  
1:100



SECTION D - BUILDING 27-29 MEMO  
1:100



SECTION D - MAIL WORK  
1:100



SECTION E - OUTDOOR AMENITY AREA  
1:100

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REVISIONS:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.MAR.20	REVISE PER CITY COMMENTS	DO
2	24.FEB.19	NEW OPT. REVISE ALL	DO
3	23.OCT.18	REVISE PER SUBMISSION	DO
4	23.OCT.18	NEW SITE PLAN - PHASE 1	DO
5	22.AUG.27	NEW SITE PLAN / CITY COMMENTS	DO
6	22.AUG.15	UPON PLAN FOR NEW SITE PLAN MATCH	DO
7	23.OCT.18	ADJUST HANG LAMP OFF PLAN	DO
8	22.AUG.21	NEW SITE PLAN	MM
9	23.AUG.18	NEW SITE PLAN	MM

CUSTOMER:

PROJECT:

RESIDENTIAL DEV.  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE  
**LANDSCAPE  
SECTIONS**

DATE: 24.MAR.20 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: DO  
DESIGN: DO  
CHECKED: MCV

**L7**

OF 19



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 P: 604.294-0111 | F: 604.294-0222

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.24	REVISE PER CITY COMMENTS	MM
2	24.FEB.24	NEW SPT, REVISE ALL	MM
3	21.FEB.24	REVIS TOP FENCE PER SPT	MM
4	21.FEB.24	NEW SITE PLAN - PHASE 1	MM
5	22.FEB.24	NEW SITE PLAN - CITY COMMENTS	MM
6	22.FEB.24	UPGRADE PLAN FOR NEW SITE PLAN	MM/CM
7	21.FEB.24	NEW FENCE AND DRIVEWAY PLAN	MM
8	21.JAN.24	NEW SITE PLAN	MM
9	21.JAN.24	NEW SITE PLAN	MM

CLIENT:

PROJECT:  
**RESIDENTIAL DEV.**  
 16651 & 16681 20TH AVENUE  
 SURREY, BC

DRAWING TITLE:  
**SHRUB  
 PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
 SCALE: 1:300 **L8**  
 DRAWN: MM  
 DESIGN: MM  
 CHECKED: MCY **OF 19**



21.006-LOOP-21P

PMG PROJECT NUMBER

21-006

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p: 604-294-0111 ; f: 604-294-0222

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.18	REVISE PER CITY COMMENTS	MM
2	24.FEB.18	NEW SPT - REVISE ALL	MM
3	21.OCT.18	PLANS FOR SUBMISSION	MM
4	23.OCT.18	NEW SITE PLAN - PHASE 1	MM
5	22.FEB.17	NEW SITE PLAN / CITY COMMENTS	MM
6	22.FEB.17	UPDATES PLANS FOR NEW SPT ISSUE	MM / CY
7	23.OCT.18	NEW PLANS AND APPROVAL	MM
8	23.JAN.19	NEW SITE PLAN	MM
9	23.JAN.19	NEW SITE PLAN	MM

CLIENT:

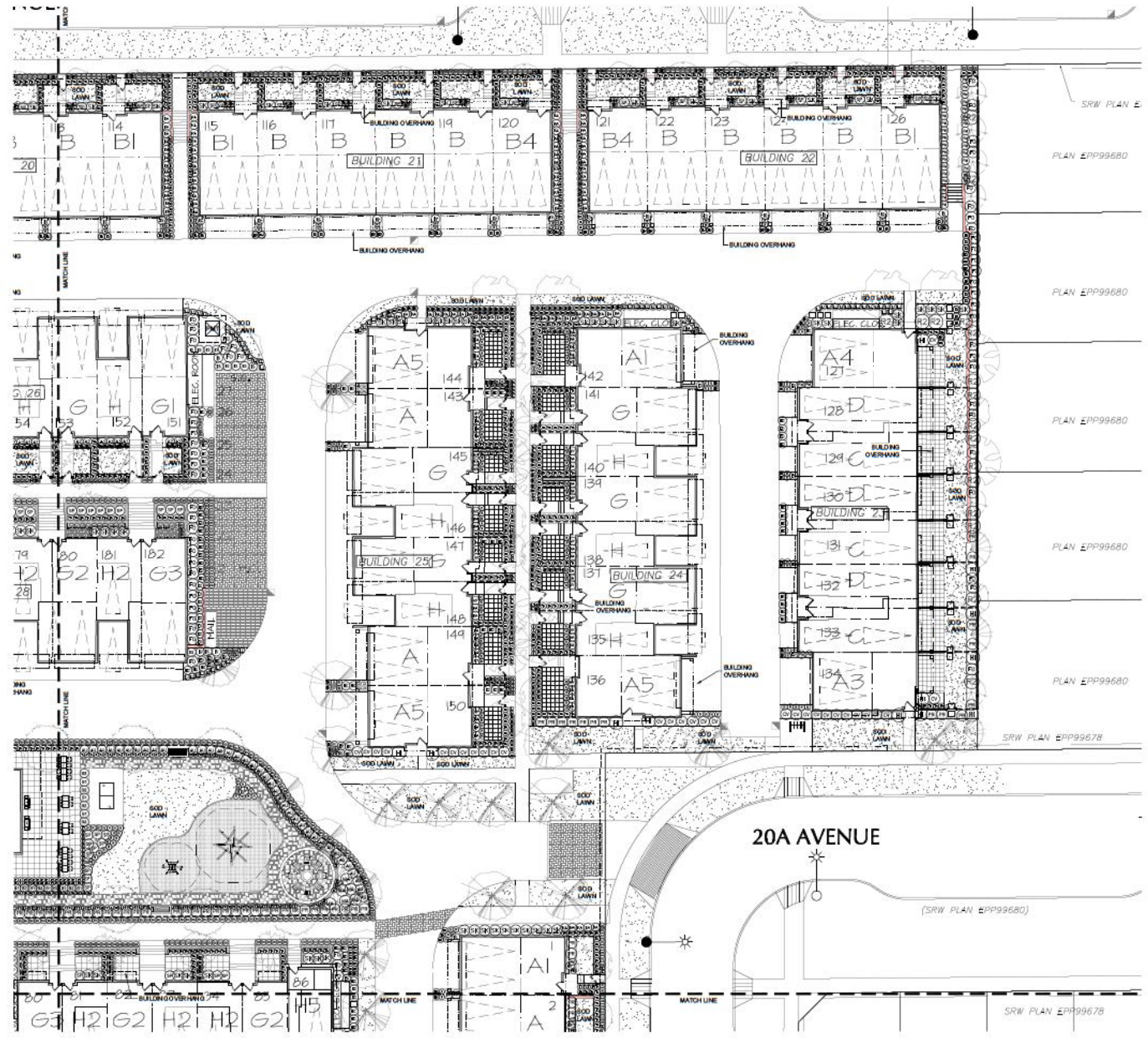
PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE  
**SHRUB PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
SCALE: 1:300 **L9**  
DRAWN: MM  
DESIGN: MM  
CHECKED: MCY **OF 19**

PMG PROJECT NUMBER: 21-008

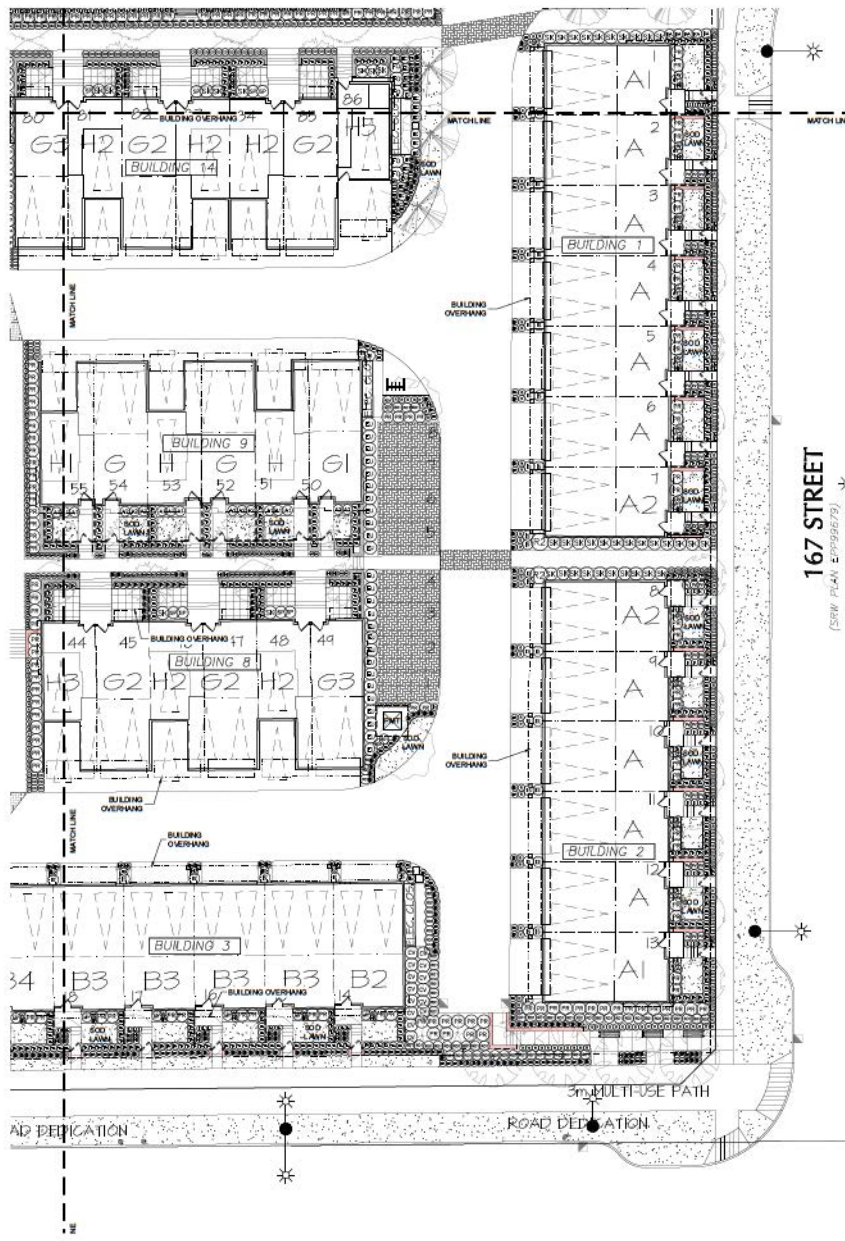


21.006-LOOP.ZIP

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p: 604.294.0011 | f: 604.294.0022

SCALE:



167 STREET  
(SEE PLAN E-1099578)

PLANT SCHEDULE			PMG PROJECT NUMBER: 21-008	
REF.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / DIMENSIONS
<b>SHRUB</b>				
38		AZALEA JAPONICA VARIETATA	GOLD DUST JAPANESE AZALEA	#5 POT 50 CM
40		AZALEA JAPONICA 'INDO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT 25 CM
46		AZALEA JAPONICA 'RURILE SILVER DOUR'	AZALEA RED-VIOLET	#2 POT 25 CM
224		BUXUS MICROPHYLLA 'WHITER GEM'	LITTLE-LEAF BOX	#5 POT 40 CM
45		CELANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#2 POT 30 CM
163		ESCALONIA 'COMPACTA'	ONWARD ESCALONIA DEEP PINK	#2 POT 30 CM
20		EUCYNIUM ALATA COMPACTUM	COMPACT WINGED BURNING BUSH	#5 POT 30 CM
66		FOTHERGILLA MAJOR 'MOLLY ARY'	MOLLY ARY FOTHERGILLA	#2 POT 40 CM
23		HIBISCUS SYRACUS 'ORBEAU BLEU'	BLUE ROSE OF SHARON	#5 POT 50 CM
120		ILEX ORENDA 'WY' 'PINK'	JAPANESE HOLLY	#5 POT 50 CM
224		KALAMA LATIFOLIA 'SLP'	ONWARD MOUNTAIN LAUREL	#2 POT 30 CM
55		MAHONIA AQUIFOLIUM	ORIGON GRAPE	#2 POT 40 CM
248		PRUNUS LAURO-CERASUS 'OTTO LUYKOFF'	OTTO LUYKOFF LAUREL	#2 POT 30 CM
28		RHOODODENDRON 'CHRISTMAS CHEER'	RHOODODENDRON BUSH PINK	#5 POT 50 CM
21		RHOODODENDRON 'LEES DARK PURPLE'	RHOODODENDRON PURPLE L. MAY	#5 POT 50 CM
173		ROSA 'MEDLAND ALBA'	MEDLAND ROSE WHITE	#2 POT 40 CM
253		SARCOGOGON HOOKERIANA 'GIGYNA PURPLE STEM'	PURPLE STEM SWEETBOX	#2 POT 30 CM
189		SKIMMIA JAPONICA (10N WALE)	JAPANESE SKIMMIA	#5 POT 50 CM
224		TAUS 'AMIDA 'HOLST'	HOLST'S TEW	1.2M SHR
12		VACCINIUM 'CHIPPENW'	CHEPPENVA BLUEBERRY	#2 POT 50 CM
12		VACCINIUM 'NORTH HILL'	NORTH HILL BLUEBERRY	#2 POT 50 CM
25		VACCINIUM OVAUM	EVERGREEN Huckleberry	#2 POT 40 CM
30		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#5 POT 60 CM
<b>GRASS</b>				
1227		CAREX OSHIMENSE 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
154		HAWONCHIA OMACRA 'NUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
577		HELICTIS TRICHON BEMPIRIFRONS	BLUE OAT GRASS	#1 POT
269		IMPATIENS COLUMBICA 'RED BARK'	BLOOD GRASS	#1 POT
88		MISCANTHUS SINENSIS 'YAKUJIMA'	YAKUJIMA JAP. SILVER GRASS	#1 POT
8		PENNETUM ORIENTALE	ORIENTAL PLOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
360		ACORUS GRAMMELUS 'ODON'	GOLD OENISMEET FLAG	15CM POT
78		FRAXINA 'SILVERMIST'	SILVERMIST DAYNEUTRAL STRAWBERRY	15CM POT
622		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
27		HOSTA UNDAUTA	WAVE LEAF HOSTA	#1 POT 1 EYE
145		IBSIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDY TUFT	90CM POT
24		KNERFOLIA LUNATA	RED HOT FOKER	15CM POT
161		LAVENDULA 'ANGUSTIFOLIA'	ENGLISH LAVENDER	#1 POT
93		PEROVSKIA ATROPURPUREA	RUSSIAN SAGE	#1 POT
370		RUBRO-COCCINEA VAR. 'SILVERMIST'	RUBRO-COCCINEA YELLOW	15CM POT
<b>TC</b>				
75		EUCYNIUM JAPONICA 'EMERALD GAETY'	EMERALD SILVER VARIEGATED	#1 POT 25 CM
94		LONGERA PLEATA	RRVET HONEYBUCKLE	#1 POT 25 CM
120		POLYSTICHUM MONTANUM	WESTERN SPOKED FERN	#1 POT 20 CM
880		VACCINIUM VITIS-IDAEA	LANDBERRY	#1 POT 20 CM

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 CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW RANGE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DETERMINATION 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. \* NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

1	21.JAN.24	REVISED PER COMMENTS	DD
2	24.FEB.24	NEW SPT. REVISE ALL	DD
3	21.FEB.24	PLANT SCHEDULE	DD
4	21.FEB.24	NEW SPT. PLAN - PHASE 1	DD
5	21.FEB.24	NEW SPT. PLAN / COMMENTS	DD
6	21.FEB.24	UPDATES PLANT SCHEDULE	DD
7	21.FEB.24	NEW SPT. PLAN	DD
8	21.FEB.24	NEW SPT. PLAN	DD

NO. DATE REVISION DESCRIPTION DR

PROJECT:

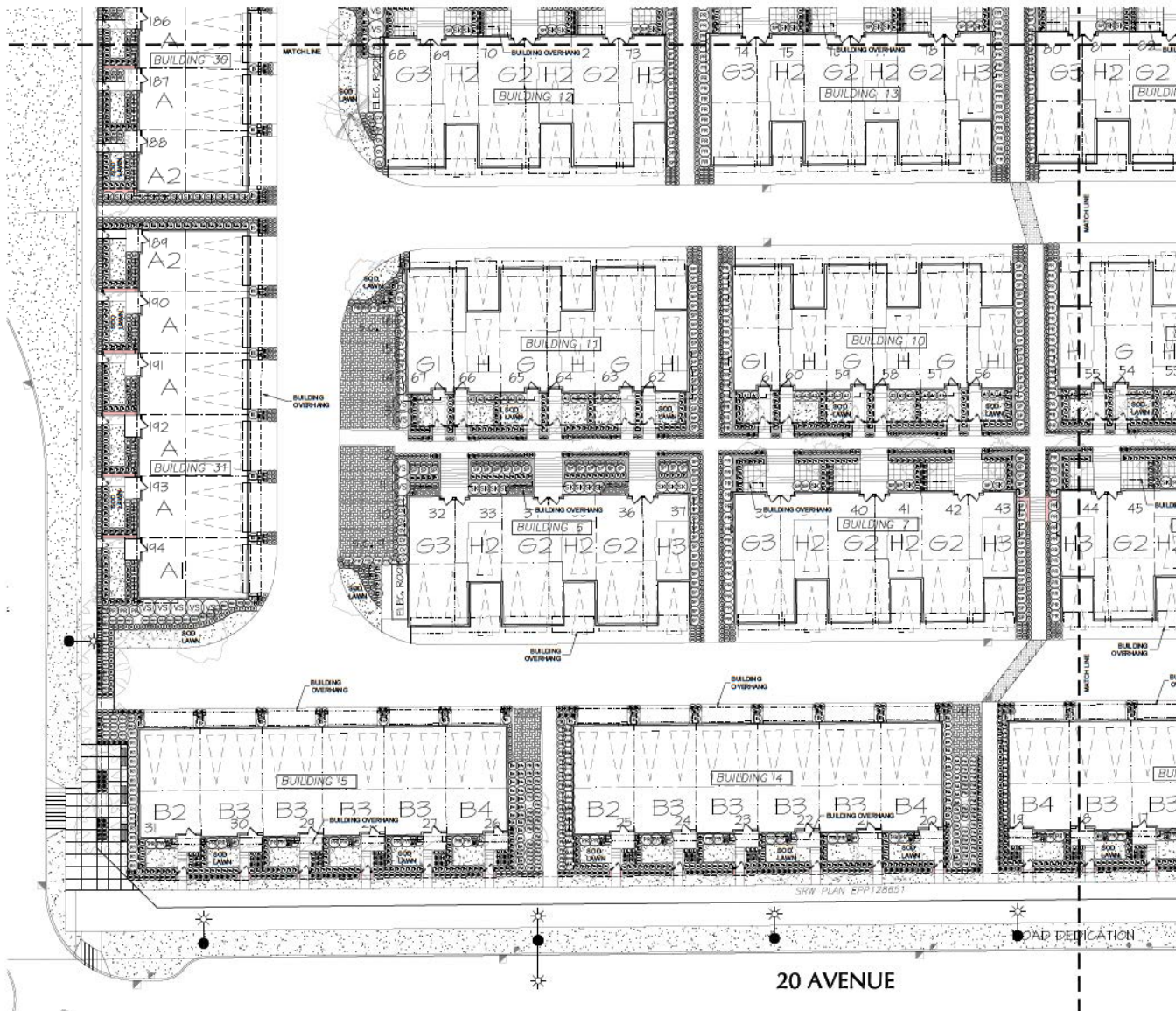
**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L10**  
DESIGN: MM  
CHECK: MCV OF 19



PMG PROJECT NUMBER: 21-008



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 p: 604.294-0011 f: 604.294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 JAN 24	REVISE PER CITY COMMENTS	MM
2	24 FEB 25	NEW SET, REVISE ALL	MM
3	25 FEB 25	PLANT TOP FORMERWORK	MM
4	25 MAR 25	NEW SITE PLAN, PHASE 1	MM
5	25 APR 27	NEW SITE PLAN, CITY COMMENTS	MM
6	25 SEP 23	UPGRADE PLANTING NEW SET BASE, MODIFY	MM
7	25 MAR 25	NEW PLANTING ARRANGEMENT	MM
8	25 JAN 23	NEW SITE PLAN	MM
9	23 JAN 25	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
 16651 & 16681 20TH AVENUE  
 SURREY, BC

DRAWING TITLE:  
**SHRUB  
 PLAN**

DATE: 21 JAN 24 DRAWING NUMBER:  
 SCALE: 1:200 **L11**  
 DRAWN: MM  
 DESIGN: MM  
 CHECKED: MCY **OF 19**



21.006-LOOP-21P

PMG PROJECT NUMBER

21-008





- MATERIALS KEY**
- (A) 1.00M METAL FENCE W/ GATE; SEE DETAIL
  - (B) 1.8M HT. WOOD FENCE; SEE DETAIL
  - (C) RIVER ROCK OVERLINED FABRIC PERMEABLE PAVEMENT HUB/STAIR STALLS
  - (D) SELOUARD AQUALINE, HERRINGBONE PATTERN B&M TWICK - COLOUR MATCH TO CHIL. DINGS FOR BASE DETAILS
  - (E) PEAR SAFETY SURFACING
  - (F) W&B ONE INDUSTRIES MODENA BENCH M&G SAND SLATE, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
  - (G) CONCRETE PAVING (BY OTHERS)
  - (H) CHESSE PAVING - SERRAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
  - (I) WALL BY STONE RETAINING WALL
  - (J) RP CONCRETE RETAINING WALL (BY OTHERS)
  - (K) 1.3m x 1.3m. SAW-CUT CONCRETE PATTERN
  - (L) GORIC PING PONG TABLE P&B
  - (M) SERRAN FLAGSTONE PAVERS - SIERRA GREY
  - (N) MAGLIH FOR P&B TABLE, MTS-1700 610 30 (O) 603030, CW FORD CHAIRS, MCH-1700 (30) (4) P&B TABLE
  - (O) SOLUS DECOR - 3P HEM PINE BOWL, PORTOBELLO
  - (P) W&B ONE IND. - 2.5M CLUMBE CHAIR, GROOVY RED FRAME WITH GREY SLATS
  - (Q) CORA BIKE RACKS
  - (R) SUE-MAN GRANOLAN PAVERS 600mm x 600mm x 60mm - NATURAL COLOUR

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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.24	REVISE PER CITY COMMENTS	MM
2	24.FEB.24	NEW OPT. REVISE ALL	MM
3	25.FEB.24	REVIS PER COMMENTS	MM
4	25.FEB.24	NEW SITE PLAN - PHASE 1	MM
5	22.APR.24	NEW SITE PLAN / CITY COMMENTS	MM
6	22.APR.24	UPDATES PLANNED FOR NEW SITE PLAN	MM
7	22.APR.24	NEW PAVING AND P&B PLAN	MM
8	22.APR.24	NEW SITE PLAN	MM
9	23.JAN.26	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**MATERIALS PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
SCALE: 1:300 **L12**  
DRAWN: MM  
DESIGN: MM  
CHECKED: MCV **OF 19**

PMG PROJECT NUMBER:

21-008



21.008-LOOP-21P



**MATERIALS KEY**

- (A) 1.00M METAL FENCE W/ GATE, SEE DETAIL
- (B) 1.8M HT. WOOD FENCE, SEE DETAIL
- (C) RIVER ROCK OVER WOOD FABRIC
- (D) REMOVABLE FENCING IN MOTOR STALLS (SEGLAND SQUARE, HERMANCHE PATTERN 10MM THICK - CO. OUP SHOWN REFER TO CIVIL DWGS. FOR BASE DETAIL)
- (E) FIBER SAFETY SURFACING
- (F) WISHBONE INDUSTRIES: MODENA BENCH M.S. BRUSH SLATS, CASUALNA TEXTURED GREY FRAME SURFACE MOUNTED
- (G) CONCRETE PAVING BY OTHERS
- (H) CHESS PATTERN - BARRMAN BROOKSIDE SLAS CHARCOAL & SIERRA GREY - 400MM SQ.
- (I) VALLEY STONE RESTAINING WALL
- (J) PIP CONCRETE RESTAINING WALL BY OTHERS
- (K) 1.3m x 1.2m SAW-CUT CONCRETE PATTERN
- (L) GORC FINE PINK TABLE PBR
- (M) BARRMAN FLAGSTONE PAVERS - SIERRA GREY
- (N) MINGLIN FORD TABLE, MTS-1700 6108 (3636-36, CW FORD CHAR, MCH-1700-0001 (6 PER TABLE
- (O) SOLUS DECOR - 387\*HEMI FIRE BOWL, PORTOBELLO
- (P) WISHBONE IND. - JSM LOUNGE CHAR, GROOVY RED FRAME WITH GREY SLATS
- (Q) OORA BIKE RACKS
- (R) BARRMAN BRICKWAY PAVERS (Edges x Edges x Edges - NATURAL COLOUR)

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SCALE:

NO. DATE REVISION DESCRIPTION DR.

1	20.AUG.18	REVISED PER CITY COMMENTS	DR
2	24.FEB.19	REV. OPT. REVISION ALL	DR
3	25.OCT.19	PLANNING DEPARTMENT	DR
4	25.AUG.20	NEW SITE PLAN - PHASE 1	DR
5	22.FEB.21	NEW SITE PLAN / CITY COMMENTS	DR
6	22.FEB.21	UPDATES PLAN FOR NEW SITE PLAN	MOD/CH
7	22.AUG.21	NEW PLAN APPROVAL PLAN	CI
8	22.AUG.21	NEW SITE PLAN	MM
9	23.JAN.22	NEW SITE PLAN	MM

CUSTOMER:

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
SURREY, BC

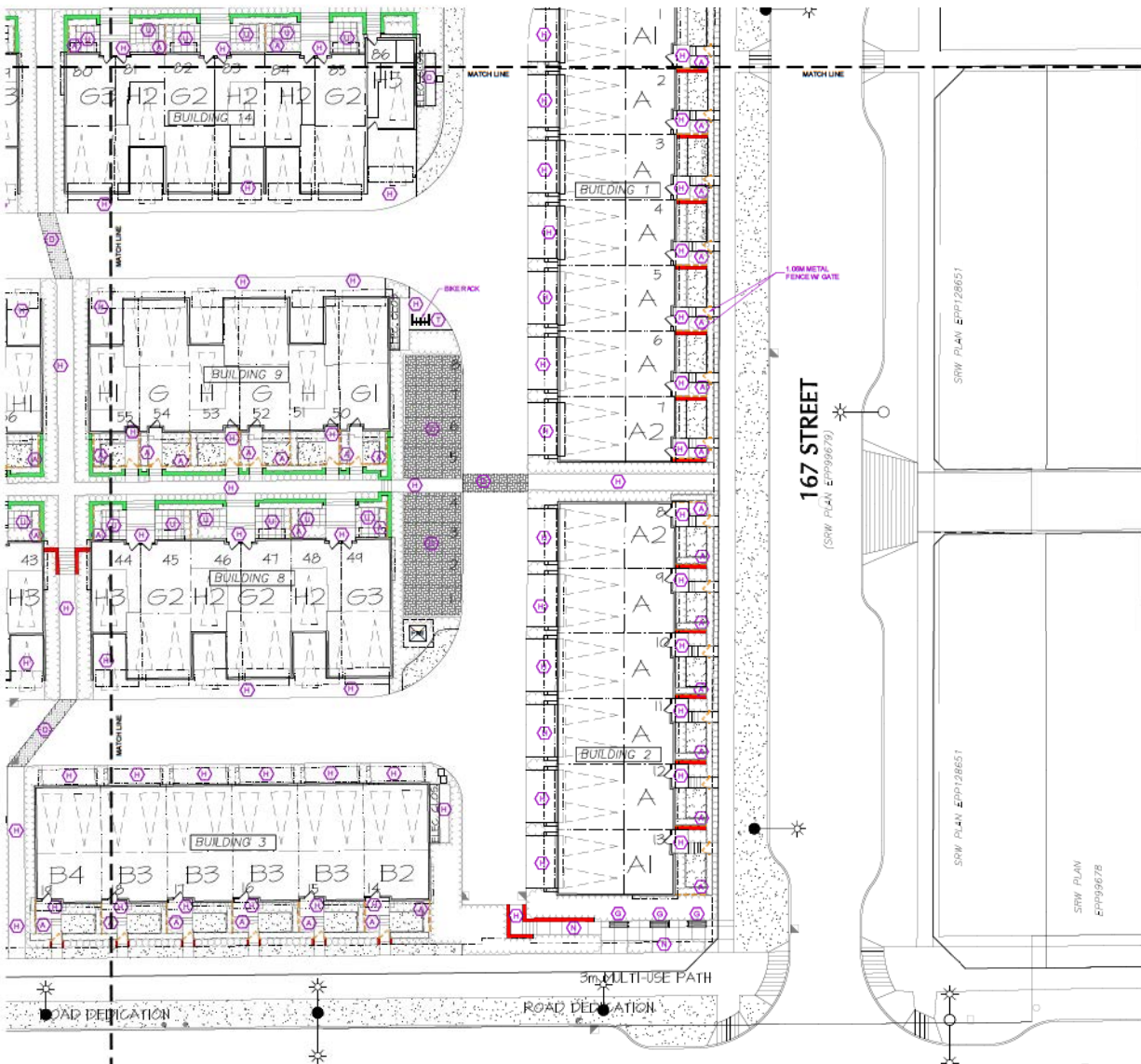
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**MATERIALS PLAN**

DATE: 21.JAN.24 DRAWING NUMBER:  
SCALE: 1:300 **L13**  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY **OF 19**

PMGL PROJECT NUMBER: **21-008**





**MATERIALS KEY**

- 1.00M METAL FENCE W/ GATE, SEE DETAIL
- 1.8M HT. WOOD FENCE, SEE DETAIL
- RIVER ROCK COVER WEED FABRIC
- PERMEABLE PAVERS IN WS/OT STALLS  
BELG LARD A/LA LINE, HERKONSTONE PATTERN  
BROWN TONES - COLOUR SHOWN REF TO OUT  
DIMOS FOR RISE DETAILS
- RISAR SAFETY SURFACING
- W/SHONE INDUST FRES. MODONA BENCH W/ SLAT  
SING SLATS, CASUAL, TEXTURED GREY FRAME  
SURFACE MOUNTED
- CONCRETE FINISH (BY OTHERS)
- CHESS PATTERN - BARRMAN BROOKSIDE SUB  
CHARCOAL & SIERRA GREY - 40MM SQ.
- VALLEY STONE RETAINING WALL
- P/P CONCRETE RETAINING WALL (BY OTHERS)
- 1.2m x 1.2m SAW-CUT CONCRETE PATTERN
- GORC/PRNG POND TABLE P/R
- BARRMAN FLAGSTONE PAVERS - SIERRA GREY
- ANGLUM POND TABLE, MTS-1700 61CM CR/GRN, OW  
POND CHARMS, MCH-1700 61CM 6P/RT TABLE
- SOLUS DED OR - 3P HEM FIVE SOWL, PORTOBELLO
- W/SHONE IND - JEM LOUNGE CHAIR, GROOBY RED  
FRAME WITH GREY SLATS
- CORA BIKE RACKS
- BARRMAN BROOKWAY PAVERS  
600mm x 600mm x 60mm - NATURAL COLOUR

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SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 JAN 24	REVISE PER CITY COMMENTS	MM
2	24 FEB 24	REVISE PER CITY COMMENTS	MM
3	25 FEB 24	REVISE PER CITY COMMENTS	MM
4	25 FEB 24	REVISE PER CITY COMMENTS	MM
5	25 FEB 24	REVISE PER CITY COMMENTS	MM
6	25 FEB 24	REVISE PER CITY COMMENTS	MM
7	25 FEB 24	REVISE PER CITY COMMENTS	MM
8	25 FEB 24	REVISE PER CITY COMMENTS	MM
9	25 FEB 24	REVISE PER CITY COMMENTS	MM
10	25 FEB 24	REVISE PER CITY COMMENTS	MM
11	25 FEB 24	REVISE PER CITY COMMENTS	MM
12	25 FEB 24	REVISE PER CITY COMMENTS	MM
13	25 FEB 24	REVISE PER CITY COMMENTS	MM
14	25 FEB 24	REVISE PER CITY COMMENTS	MM
15	25 FEB 24	REVISE PER CITY COMMENTS	MM
16	25 FEB 24	REVISE PER CITY COMMENTS	MM
17	25 FEB 24	REVISE PER CITY COMMENTS	MM
18	25 FEB 24	REVISE PER CITY COMMENTS	MM
19	25 FEB 24	REVISE PER CITY COMMENTS	MM
20	25 FEB 24	REVISE PER CITY COMMENTS	MM
21	25 FEB 24	REVISE PER CITY COMMENTS	MM
22	25 FEB 24	REVISE PER CITY COMMENTS	MM
23	25 FEB 24	REVISE PER CITY COMMENTS	MM
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CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**MATERIALS PLAN**

DATE: 21 JAN 24 DRAWING NUMBER:  
SCALE: 1:200 **L14**  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY **OF 19**



PMGL PROJECT NUMBER: **21-008**

**MATERIALS KEY**

(A)	1.00M METAL FENCE W/ GATE, SEE DETAIL
(B)	1.8M HT. WOOD FENCE, SEE DETAIL
(C)	RIVER ROCK OVERWEED FABRIC
(D)	PERMEABLE PAVERS IN/OUTER STALLS
(E)	BELOVED AGUA LINE, HERRONSTONE PATTERN, BMM TRUCK - COLOUR RANDOM REFER TO GALL. DRAWG. FOR BASE DETAILS
(F)	PEAR SAFETY SURFACING
(G)	WESTRINE INDUSTRIES' MODENA BENCH MAR. SAND SLATS, CARBONAL TEXTURED GREY FRAME SURFACE MOUNTED
(H)	CONCRETE PAVING (BY OTHERS)
(I)	CHES8 PATTERN - BARRAMIN BROOKSIDE SLAB CHAMPPOOL & SERRA GREY - 400MM SQ.
(J)	VALLEY STONE RETAINING WALL
(K)	PIP CONCRETE RETAINING WALL (BY OTHERS)
(L)	1.2m x 1.2m SAW-CUT CONCRETE PATTERN
(M)	GORIC PINK PONG TABLE PWR
(N)	BARRAMIN FLAGSTONE PAVERS - SERRA GREY
(O)	MARIN POND TABLE, MTS-1700-01 (200x300), CW POND CHAIR, MCH-1706-01, PUPPET TABLE
(P)	BOLLUS D'OR - 3/4" HEMPIRE BOWL, PORTOBELLO
(Q)	WESTRINE (2) - 3/4" LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
(R)	CORA BIKERACKS
(S)	BARRAMIN BROOKSIDE PAVERS 600mm x 600mm x 60mm - NATURAL COLOUR



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Burnaby, British Columbia, V5C 6S9  
P: 604-294-0011 F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 JAN 24	REVISED PER CITY COMMENTS	MM
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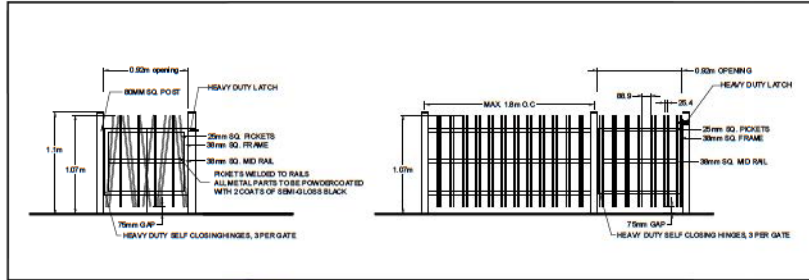
PROJECT:

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16651 & 16681 20TH AVENUE  
SURREY, BC

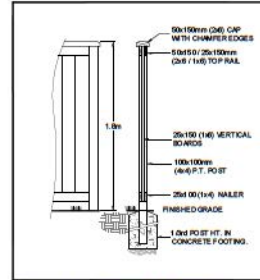
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SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHECKED: MCV  
**L15**  
OF 19

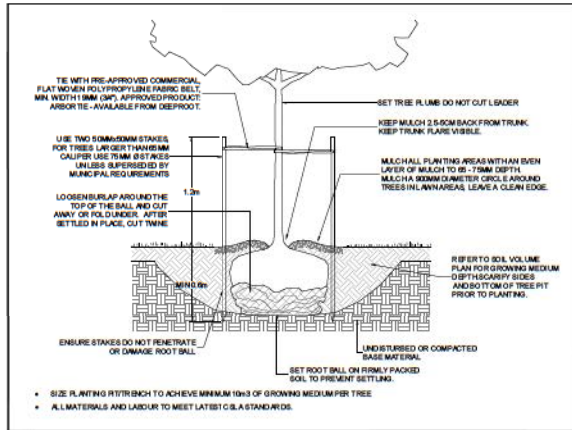
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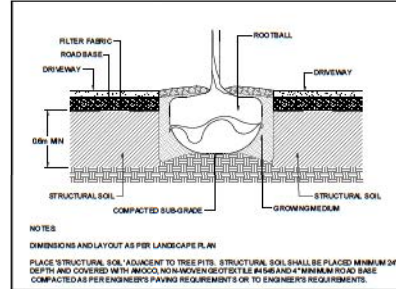
**1 1.07m HT. METAL GATE/FENCE**  
1:25



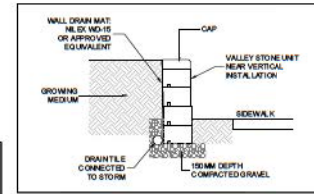
**2 1.8m HT. WOOD FENCE**  
1:25



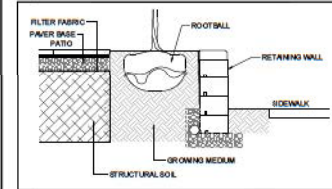
**3 TREE PLANTING DETAIL**  
1:25-1:0"



**4 STRUCTURAL SOIL AT DRIVEWAYS**  
1:25



**5 VALLEY STONE RETAININ WALL**  
1:25



**6 STRUCTURAL SOIL AT PATIOS**  
1:25

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p: 604-294-0211 ; f: 604-294-0222

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
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10	21.FEB.22	ISSUE FOR CITY COMMENTS	MM

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**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 21.FEB.22 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHECKED: MCV

**L16**  
OF 19

21.006-1.00P-21P

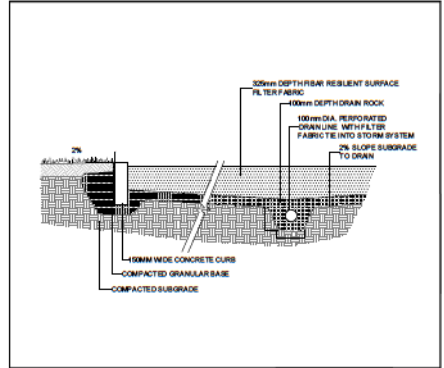
PMG PROJECT NUMBER

21-006

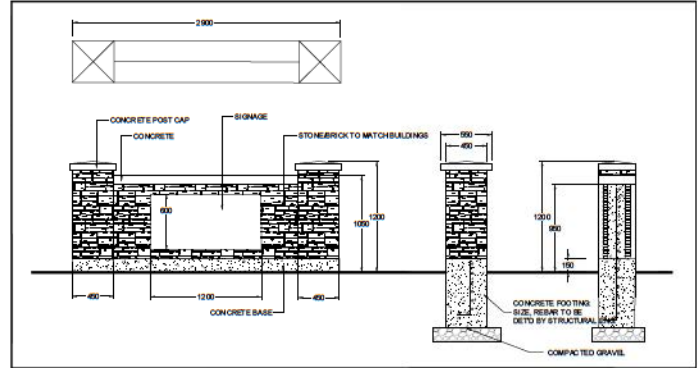
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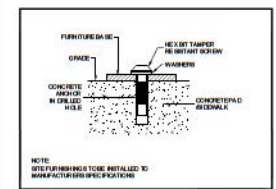
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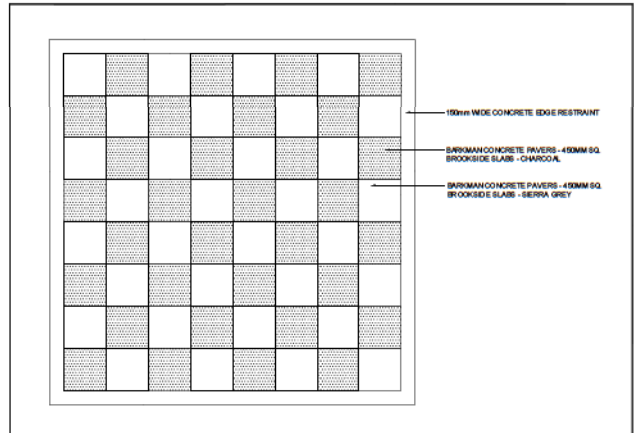
**7 PLAY AREA DETAIL**  
1:25



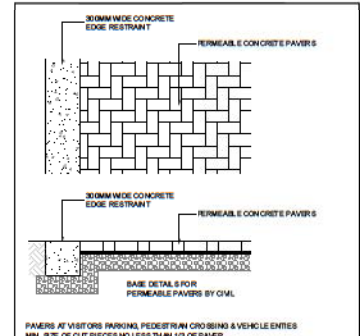
**8 SITE SIGNAGE**  
1:25



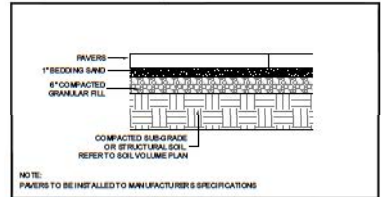
**13 SITE FURNITURE MOUNTING**  
N.T.S.



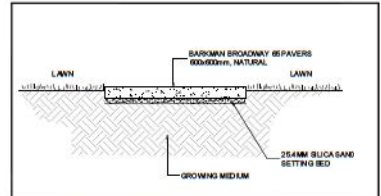
**9 CHESS/CHECKER BOARD**  
1:25



**10 PAVERS ON GRADE**  
1:20



**11 PAVERS AT PATIOS**  
1:10



**12 CONCRETE STEPPING PAD**  
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.FEB.18	PAVER PER CITY COMMENTS	DD
2	24.FEB.19	NEW OPT. REVISE ALL	DD
3	21.FEB.19	PAVER TOP SURFACE	DD
4	21.FEB.20	NEW SITE PLAN / CITY COMMENTS	DD
5	21.FEB.27	NEW SITE PLAN / CITY COMMENTS	DD
6	21.FEB.27	UPGRADE PLANTER FOR SITE BASE	MID/CM
7	21.FEB.28	NEW PAVER LAYOUT PLAN	CM
8	21.MAR.21	NEW SITE PLAN	MM
9	21.JUNE	NEW SITE PLAN	MM

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 21.FEB.22 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHECKED: MCV

**L17**  
OF 19

**MCH-1700-0001**  
Legacy #MCH1700-1657-M17

**FORO SERIES**

**NATURALS:** The chair frame is constructed from steel tube. The seat is laser formed steel. The back is made of solid aluminum casting. Coles Patern.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The chairs come pre-assembled, and can be checked and stored if chairs high.

**TO SPECIFY:** Select MCH-1700-0001  
Choose  
- Powdercoat Color

**HEIGHT: 30.43" (774mm)    WIDTH: 19.58" (497mm)    DEPTH: 21.27" (540mm)    WEIGHT: 16.79lb (7.6kg)**

**MAGLIN**  
Powdercoat System

1 800 776 6663  
607 577 5151  
www.maglin.com

**MTB-1700-01038**

**FORO**

**DESCRIPTION:** 1700 Series- Foro Square Table. 30.0x31.1 x 30.0x31.1 Steel Tube Steel, Steel Tube Post and Outer Ring, Thermally Treated Ash Wood Top, Powdercoating.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** This freestanding table comes pre-assembled with 4 leveling feet.

**TO SPECIFY:** Select MTB-1700-01038  
Choose  
- Powdercoat Color

**HEIGHT: 30.54" (776mm)    WIDTH: 30" (762mm)    WEIGHT: 41.5lb (18.7kg)**

**MAGLIN**  
Powdercoat System

1 800 776 6663  
607 577 5151  
www.maglin.com

**JEM LOUNGE CHAIR**  
Model Number : JC-34 chair, JC-19 ottoman, JET-16 side table

**Wishbone site furnishings**

**PRODUCT SPECIFICATIONS**

100% Recycled Plastic Slats  
The slats of this outdoor or semi-outdoor furniture are made from the best plastic available. Available in Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY  
Durable Powder Coated Aluminum Frame

Standard Colours: Ironwood, Walnut, Grey, Redwood, Sand, Walnut, Black Backrest, Earth Clay, Modern Bronze, Modern Black, Ironwood, Walnut, Grey, Redwood, Sand, Walnut, Yellow Green

Long Lasting Stainless Steel Hardware

**CUSTOMIZED SOLUTIONS**

Custom Powder Coating  
Setup Charges May Apply  
Custom Wrapping, Graphics or Logos on Front and Side Panels  
INST-1 Stainless Steel Bolt-Down Kit

**PRODUCT DIMENSIONS**

Top of Back Height: 37 3/8 inches / 950 mm  
Seat Height: 14 inches / 356 mm  
Seat Depth: 17 1/2 inches / 445 mm  
Total Depth: 35 3/4 inches / 909 mm  
Total Width: 24 inches / 604 mm  
Weight: 70 lbs / 32 kg

**RECYCLED CONTENT**

34% RECYCLED CONTENT BY WEIGHT  
100% RECYCLABLE

**AVAILABLE RECYCLED PLASTIC LUMBER COLOURS**

Black, Grey, Redwood, Sand, Walnut

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at [www.wishbonehd.com](http://www.wishbonehd.com)

Wishbone Site Furnishings | 2210-2700 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0676 sales@wishbonehd.com

**Corra Expo Series - Multiple Bicycle Parking System**

The Corra Expo Series is the proven solution where multiple bicycle parking spaces are required. As the world's leading proprietary design, the Expo Series offers the most secure, attractive and versatile bicycle parking system available. The Expo Series is designed for ease of use and installation, and can be installed for single or double side access.

**Capacity**

	Expo 2704	Expo 3806	Expo 4506	Expo 7510
Double Side Access	5	6	7	10
Single Side Access	3	4	5	7

**Filing Details**  
2 x 12mm x 125mm Stainless Steel Dynabrats with tamper resistant fasteners supplied by Coxa Bike Rack.

**Construction**  
Heavy duty high quality steel. Mainframe 50 x60 x 3.2 MM. Hangers 38mm Round Bar.

**Finishes**

**Galvalume:** Hot dipped galvalume post-production and hand polished to ensure smooth finish.

**Colour:** Colour powder coating on zinc electrolyzed frame for better colour adhesion. Specify any RAL powder coat colour. Not recommended for use within 20m of salt water.

**Stainless Steel:** High quality Grade 316 stainless steel frame with electro-polish finish. Ideal for any aseptic or architecturally sensitive locations.

**Wishbone Site Furnishings** | 2210-2700 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0676 sales@wishbonehd.com

**MODENA PARK BENCH**  
Model Number : MB-3 (5 ft) 34 x 6 ft

**Wishbone site furnishings**

**PRODUCT SPECIFICATIONS**

100% Recycled Plastic Slats  
The slats of this outdoor or semi-outdoor furniture are made from the best plastic available. Available in Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY  
Durable Powder Coated Cast Aluminum Frame

Standard Colours: Ironwood, Walnut, Grey, Redwood, Sand, Walnut, Black Backrest, Earth Clay, Modern Bronze, Modern Black, Ironwood, Walnut, Grey, Redwood, Sand, Walnut, Yellow Green

Long Lasting Stainless Steel Hardware

**CUSTOMIZED SOLUTIONS**

Custom Powder Coating  
Setup Charges May Apply  
Gifting Program  
(Custom Inset Bronze Plaques)  
LED Lighting built into the seat.  
Custom lengths from 2 ft 6 in to 8 ft  
Stainless steel bolt down kit

**PRODUCT DIMENSIONS**

Total Height: 34 inches / 860mm  
Seat Height: 18 inches / 457mm  
Seat Depth: 16 inches / 406mm  
Total Length: 5 feet / 152cm  
Weight: 125lbs / 57kg

**RECYCLED CONTENT**

96% RECYCLED CONTENT BY WEIGHT  
100% RECYCLABLE

**AVAILABLE RECYCLED PLASTIC LUMBER COLOURS**

Black, Grey, Redwood, Sand, Walnut

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at [www.wishbonehd.com](http://www.wishbonehd.com)

Wishbone Site Furnishings | 2210-2700 Gloucester Way | Langley, BC CANADA V4W 3Y5  
1.866.626.0676 sales@wishbonehd.com

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Suite C100 - 4185 8th Creek Drive  
Burnaby, British Columbia, V5C 6D9  
Tel: 604-294-0011 • Fax: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.FEB.22	NEW SITE PLAN	MM
2	21.FEB.22	UPDATE PLANTING FROM SITE PLAN	MM
3	21.FEB.22	NEW PARK LAMPS AND PARKING	MM
4	21.FEB.22	NEW SITE PLAN	MM
5	21.FEB.22	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

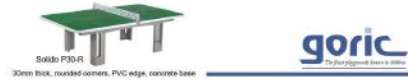
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**FURNISHING CUT-SHEETS**

DATE: 21.FEB.22    DRAWING NUMBER:  
SCALE: NT.S  
DRAWN:    **L18**  
DESIGN: DO  
CHECK: MCY    OF 19

21.006-1.00P-21P

PMG PROJECT NUMBER: 21-006



**Table Tennis Table - Solido / Fero**

**Item #** See second page  
**Play Activity** Outdoor Table Tennis Table  
**Material & Color**  
**Table Body:** Polymer Concrete, made from mineral aggregate bonded with polymer resin, environmentally friendly, and can be recycled at the end of its life cycle. Strong and durable, withstands water, freezing temperatures and UV light over many years, with very low maintenance. Thickness is either 1.316" (30mm) or 1.34" (40mm).  
**Surface:** Polyester Resin Coating, glare-free, scratch-resistant surface  
**Base/Legs:** Polymer Concrete or Galvanized Steel  
**Edging:** PVC (rounded or square corners) or Aluminum (square corners only)  
**Net:** Cast Aluminum (4mm or 8mm thick), or custom printed 4mm aluminum ibond solid net.  
**Play Surface Colors:** Blue (RAL 5002), Green (RAL 6002), Grey (RAL 7016), Granite Green.



**Unit Dimensions** 8' 11 7/8" long x 5' 1/16" wide x 2' 4 3/8" high  
**Suggested Use Area** Recommended clearance for recreational play is 28' x 13' (8.5m x 4m)



Goric Marketing Group USA, INC.  
 877-687-4287 www.goric.com info@goric.com

**solus**

The Features

ITEM NO. NS1011 NS 1011

RETRACTABLE

FOR OUTDOOR USE ONLY

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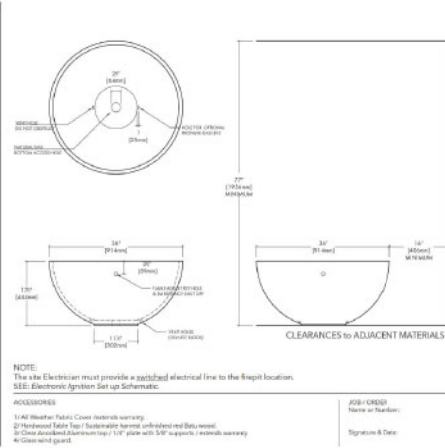
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FOR OUTDOOR USE ONLY



**Crawling Pyramid**

NR026



Item no. NR026-0801  
**General Product Information**  
 Dimensions (LxWxH) 200x100x100 cm  
 Age group 6 - 12  
 Play capacity (users) 6  
 Colour options



The Crawling Pyramid is a net with children. The top-horizontally placed beams is a support for their legs to climb and explore the net. The vertical and horizontal beams make a number of classic playground games, all centered around balancing such as The Ground's Lasso or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit, to concentrate and learn, but it also gives children the confidence that they can manage the world and adjust when they are at the edge of losing balance. The many horizontal beams of the Crawling Pyramid makes a break and socializing. This is important for children's social-emotional skills and forming friendships.

1 / 03/2026 Data is subject to change without prior notice

**Up and Over Net**

NR062



Item no. NR062-001  
**General Product Information**  
 Dimensions (LxWxH) 210x140x100 cm  
 Age group 5 - 12  
 Play capacity (users) 2  
 Colour options



The Up and Over Net is a quite a challenge together. The fact that there are here only two meshes when they reach the top means that children get to use and require excellent emotional skills such as fun-taking and negotiation. The top beams is the perfect destination for a break with friends. Navigating up and over is good for training the sense of space which helps children estimate distances and risks in street traffic.

1 / 03/2026 Data is subject to change without prior notice

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Suite C100 - 4185 8th Creek Drive  
 Burnaby, British Columbia, V5C 6G9  
 P: 604-294-0011 | F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.04.18	NEW FIRE RISK/COMMENTS	DO
2	20.FEB.19	NEW SITE REVISION	DO
3	21.04.19	FINISH TOP SURFACE	DO
4	22.04.20	NEW FIRE PLAN/COMMENTS	DO
5	22.APR.20	NEW FIRE PLAN/COMMENTS	DO
6	22.APR.20	UPSIDE PLANTER/NEW SITE BASE	MC/CLN
7	22.04.20	NEW FIRE PLAN/COMMENTS	DO
8	22.04.20	NEW FIRE PLAN/COMMENTS	DO
9	22.04.20	NEW FIRE PLAN/COMMENTS	DO
10	22.04.20	NEW FIRE PLAN/COMMENTS	DO

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
 SURREY, BC

**DRAWING TITLE:  
 FURNISHING  
 CUT-SHEETS**

DATE: 21.FEB.22 DRAWING NUMBER:  
 SCALE: N.T.S.  
 DRAWN: DO  
 DESIGN: DO  
 CHECKED: MCY  
 OF 19

**L19**

21.006-1.00P-21P PMG PROJECT NUMBER 21-008



# INTER-OFFICE MEMO

---

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

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

DATE: **February 27, 2024** PROJECT FILE: **7824-0032-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 16611, 16651, & 16681 - 20 Avenue**

## NCP AMENDMENT

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

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.
- Provide additional on-site storm water retention in lieu of drainage corridor as required.

## REZONE/SUBDIVISION

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

- Dedicate 12.5 metres along 21 Avenue;
- Dedicate 25.0 metres for 20A Avenue;
- Dedicate 20.0 metres for 167 Street;
- Dedicate 5.1 metres along 20 Avenue;
- Dedicate 15.0 metres along 166 Street;
- Register necessary SRWs for all frontages.

### *Works and Services*

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

## DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.  
Manager, Development Services  
RH

Department: **Planning and Demographics**  
Date: **February 27, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24 0032 00**

The proposed development of **194** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	143
---	-----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	93
Secondary School =	50
<b>Total Students =</b>	<b>143</b>

<b>Current Enrolment and Capacities:</b>	
<b>Jessie Lee Elementary</b>	
Enrolment	401
Operating Capacity	411
# of Portables	1
<b>Earl Marriott Secondary</b>	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

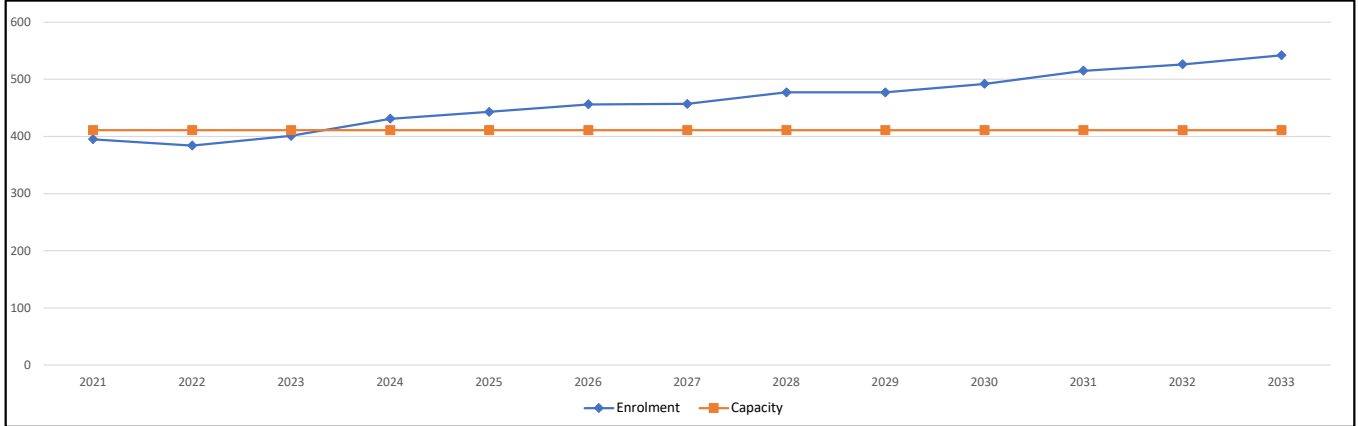
**Summary of Impact and Commentary**

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

Actual enrollment at Jessie Lee Elementary has grown modestly the past five years which also has one portable. The 10-year projections support continuing growth at a similar modest pace. Currently there are no capital expansion requests for Jessie Lee Elementary.

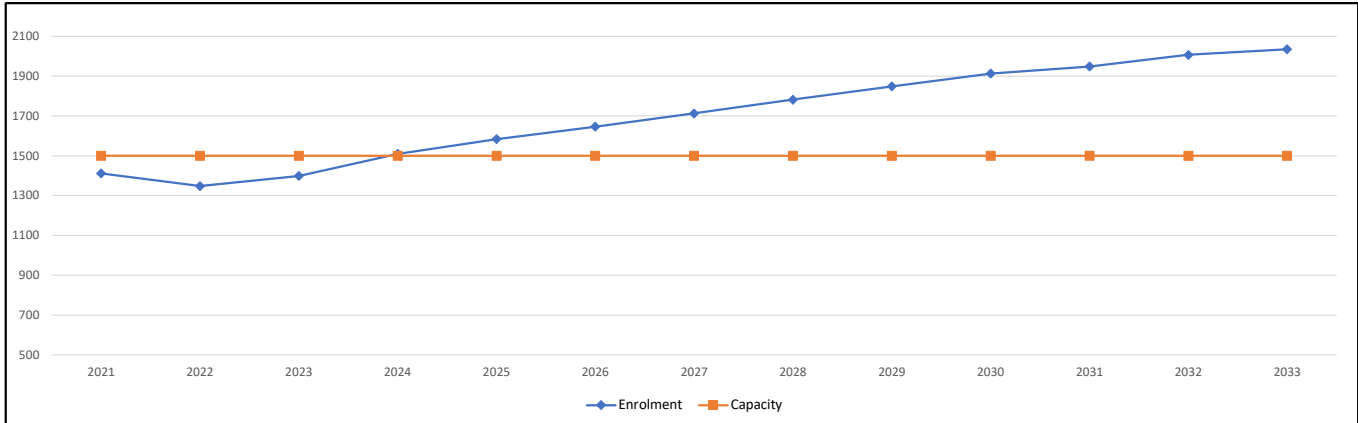
Earl Marriott Secondary experience some relief with the opening of Grandview Secondary. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

**Jessie Lee 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.

**Earl Marriott 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.


**APPENDIX F: CITY OF SURREY SUMMARY FORM**

Surrey Project No.: 7924-0032-00  
 Project Address: 16611, 16651, 16681 20 Avenue, Surrey, BC  
 Consulting Arborist: Nick M<sup>c</sup>Mahon

<b>ON-SITE TREES:</b>	<b>QUANTITY OF TREES</b>
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	<b>410</b>
<b>Bylaw Protected Trees to be Removed</b>	<b>410</b>
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	<b>0</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 43 times 1 = 43 All Other Bylaw Protected Trees at 2:1 ratio: 367times 2 = 734 <b>TOTAL:</b>	<b>777</b>
<b>Replacement Trees Proposed</b>	<b>254</b>
<b>Replacement Trees in Deficit</b>	<b>523</b>
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	<b>0</b>

<b>OFF-SITE TREES:</b>	<b>QUANTITY OF TREES</b>
<b>Bylaw Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Replacement Trees Required:</b> Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 <b>TOTAL:</b>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

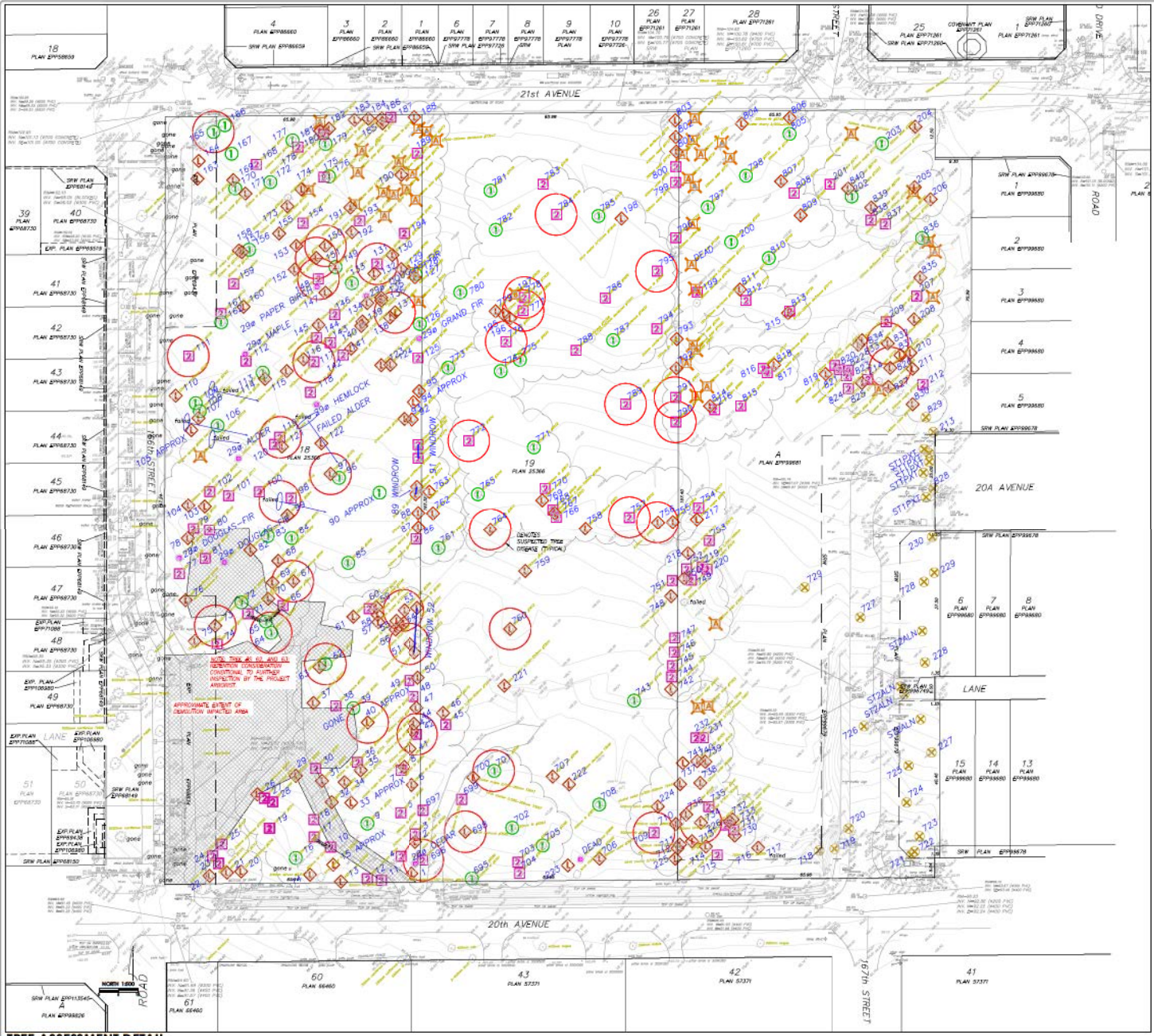
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

  
 Nick M<sup>c</sup>Mahon, Consulting Arborist

Dated: February 16, 2024

Direct: 604 812 2986  
 Email: nick@aclgroup.ca



TREE ASSESSMENT DETAIL

**LEGEND TREE ASSESSMENT**

- X - TREE TO BE REMOVED - IN REFERENCE TO THE TREE ASSESSMENT REPORT
- R - TREE TO BE RETAINED - IN REFERENCE TO THE TREE ASSESSMENT REPORT
- 1 - TREE TO BE RETAINED - IN REFERENCE TO THE TREE ASSESSMENT REPORT
- 2 - TREE TO BE RETAINED - IN REFERENCE TO THE TREE ASSESSMENT REPORT
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- 50 - TREE TO BE RETAINED - IN REFERENCE TO THE TREE ASSESSMENT REPORT
- 51 - TREE TO BE RETAINED - IN REFERENCE TO THE TREE ASSESSMENT REPORT

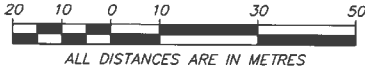
**APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1**

PROJECT: PEOPLES DEVELOPMENT  
 ADDRESS: 164 11, 164 11 AND 164 20 AVERENBY BC  
 CLIENT: APURVA NARAYAN - HANATHON  
 CITY REP: JACQUELE HANAY  
 PROJECT: 27204 REV #14 DATE: FEB 14, 2024



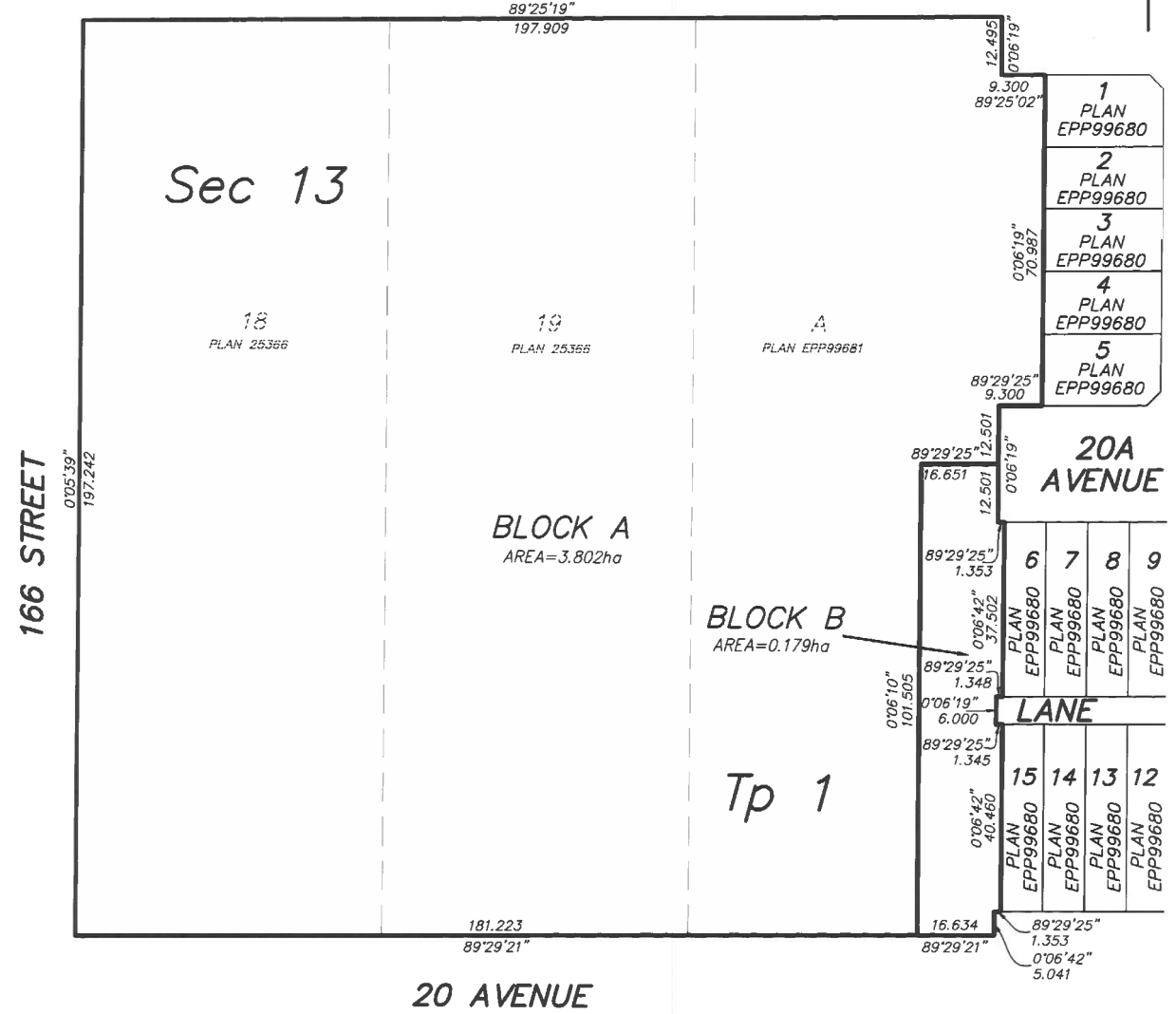
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366, LOT A PLAN EPP99681, ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.

BCGS 92G.016



ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

21 AVENUE



NOTE:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT ACCORDING TO SURVEY DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037  
FILE 19-1084 Zoning-1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0032-00

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: 000-447-951

Lot 18 North East Quarter Section 13 Township 1 New Westminster District Plan 25366

16611 - 20 Avenue

Parcel Identifier: 008-790-418

Lot 19 Section 13 Township 1 New Westminster District Plan 25366

16651 - 20 Avenue

Parcel Identifier: 031-084-818

Lot A Section 13 Township 1 New Westminster District Plan Epp99681

16681 - 20 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum setbacks are varied as follows:

- (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.
5. The siting of buildings and structures shall be in accordance with the drawing numbered Schedule A (the "Drawing") 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 .

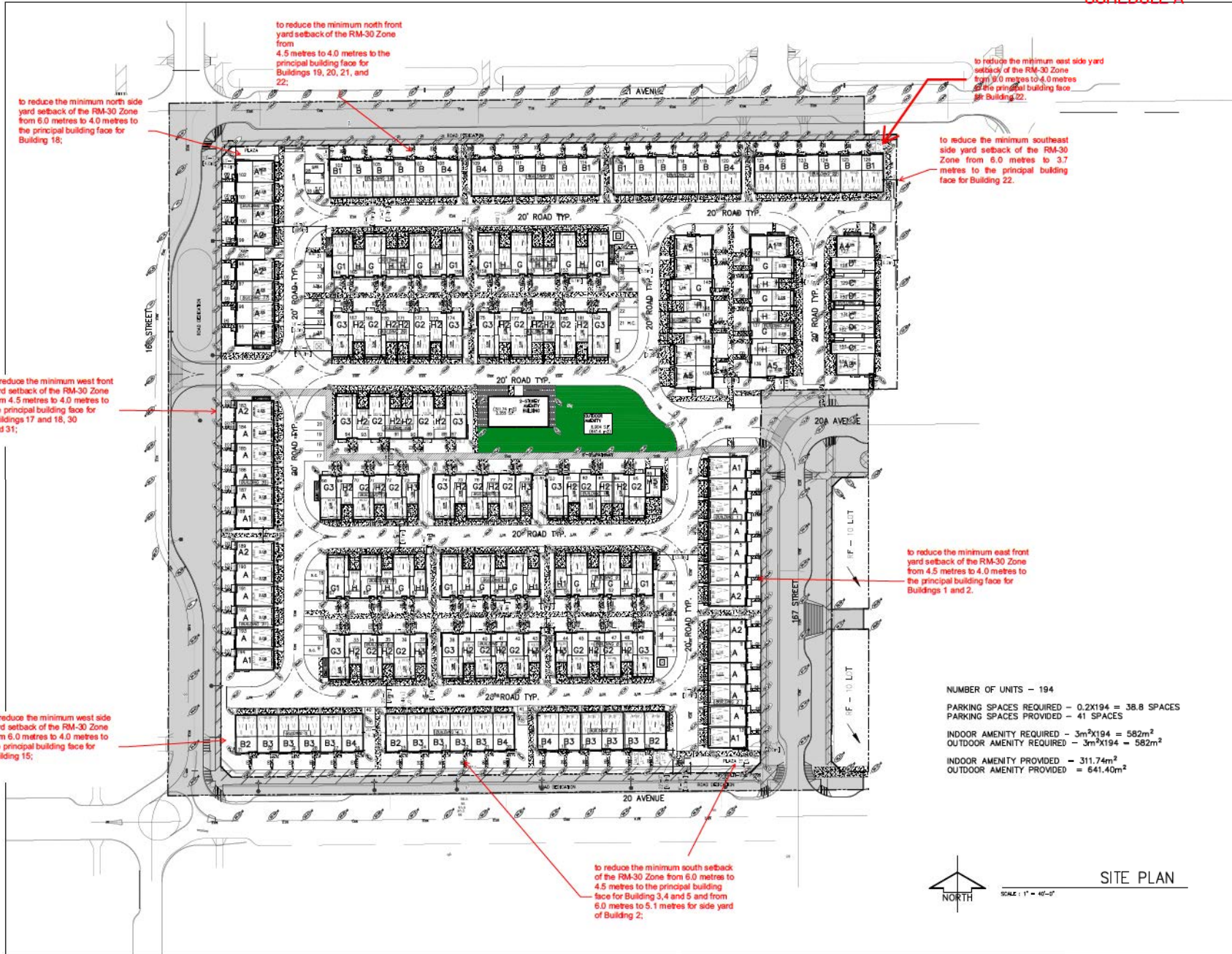
---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

**SCHEDULE A**



to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;

to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;

to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;

to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22.

to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;

to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;

NUMBER OF UNITS - 194  
 PARKING SPACES REQUIRED - 0.2X194 = 38.8 SPACES  
 PARKING SPACES PROVIDED - 41 SPACES  
 INDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 OUTDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 INDOOR AMENITY PROVIDED - 311.74m<sup>2</sup>  
 OUTDOOR AMENITY PROVIDED = 641.40m<sup>2</sup>



SCALE: 1" = 40'-0"

**SITE PLAN**

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NO.	DATE	BY	CHKD	APP'D
1	15.03.2022	L.P.	R.S.	
2	20.03.2022	R.S.		

NO.	DATE	BY	CHKD	APP'D

CLIENT: MARATHON HOMES SUNNYSIDE LTD.	DESIGN: 1	DATE: Sep 16, 2022	SCALE: 1" = 40'-0"
PROJECT: 16611, 16651 & 16681 - 20TH AVENUE			
SHEET: CONCEPTUAL SITE PLAN			

**barnett dumbek**  
 ARCHITECTS INC.  
 UNIT 135,  
 7538 130 STREET,  
 SURREY, B.C.  
 V3W 1T8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@barnett-dumbek.com

CUSTOMER NO. 15062	SHEET NO. AC-1.0
PROJECT NO. 15062	REV. NO.

CITY OF SURREY

BYLAW NO. 21202

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA) AND  
SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12)  
TO: MULTIPLE RESIDENTIAL ZONE (RM-30)

PID: 000-447-951  
Lot 18 North East Quarter Section 13 Township 1 NWD Plan 25366

(16611 – 20 Avenue)

PID: 008-790-418  
Lot 19 Section 13 Township 1 NWD Plan 25366

(16651 – 20 Avenue)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block A, containing 3.802 ha,  
attached as Schedule A

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: SINGLE FAMILY RESIDENTIAL (10) ZONE (RF-10)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block B, containing 0.179 ha, attached as Schedule A, certified correct by Xunchen Bao, B.C.L.S. on the 6th day of March, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21202".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

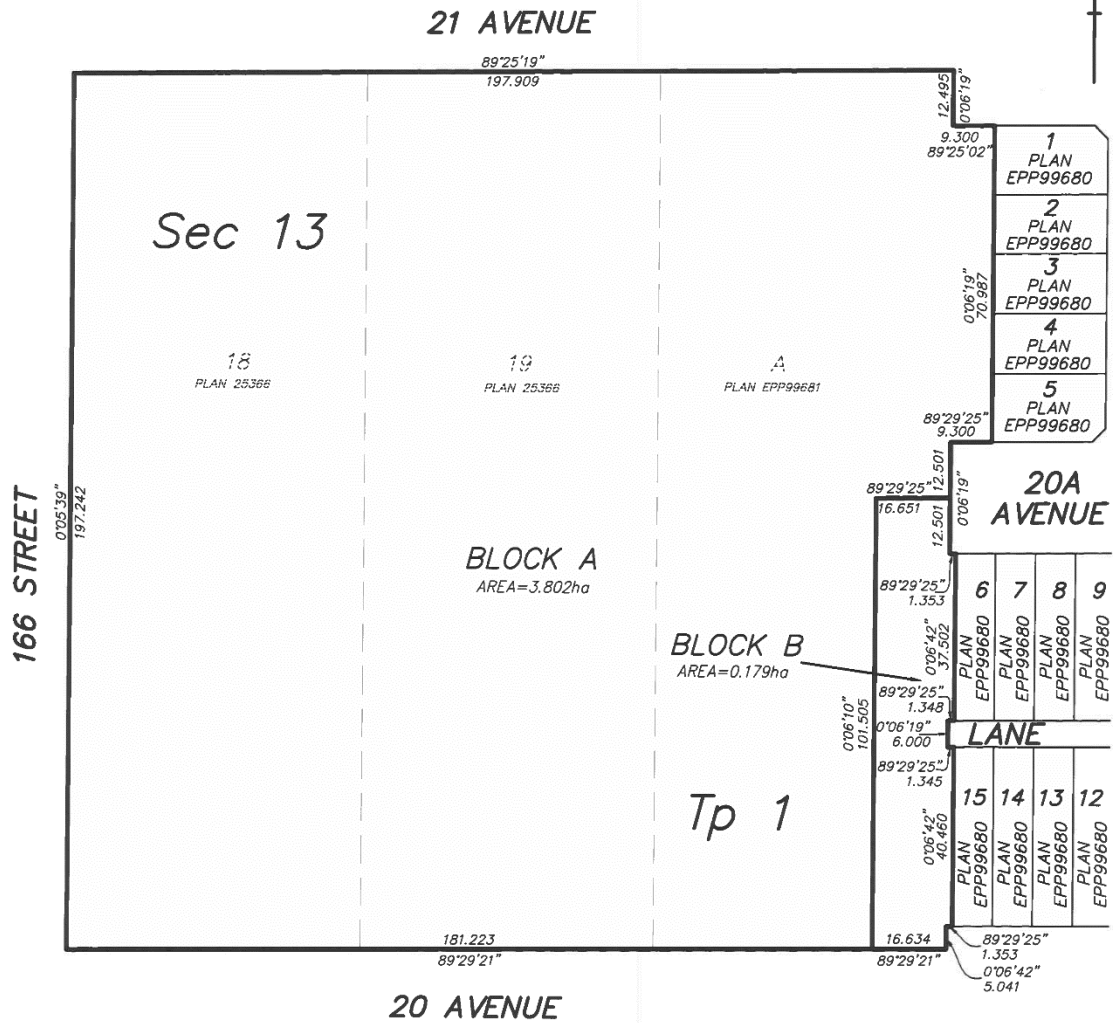
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21202  
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366,  
LOT A PLAN EPP99681,  
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

BCGS 92G.016



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



**NOTE:**

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT ACCORDING TO SURVEY  
DATED 6TH DAY OF MARCH, 2024

*Xunchen Bao*

XUNCHEN BAO, BCLS 1037  
FILE 19-1084 Zoning-1

**H - 7**

**ACTION REQUIRED:** 1st, 2nd and 3rd Readings

**TYPE:** Zoning Amendment

**PURPOSE:** RF to RF-10 – to subdivide into 2 single family residential lots.

**LOCATION:** 15390 - 28 Avenue

**PROCESSING DATES:**

Bylaw No. 21249

April 22, 2024

-

Proceed to Public Notification: Carried RES.R24-691

Approved to Proceed: Planning Report No. 7920-0268-00

# NOTICE OF REZONING BYLAW

City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

**13450 —104 Avenue**



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21249" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## **Planning Report—Application No. 7920-0268-00**

**Location:** 15390 - 28 Avenue

**Purpose of Bylaw:** The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone to Single Family Residential 10 Zone in order to subdivide into 2 single family residential lots.

## OWNER/OCCUPANT



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

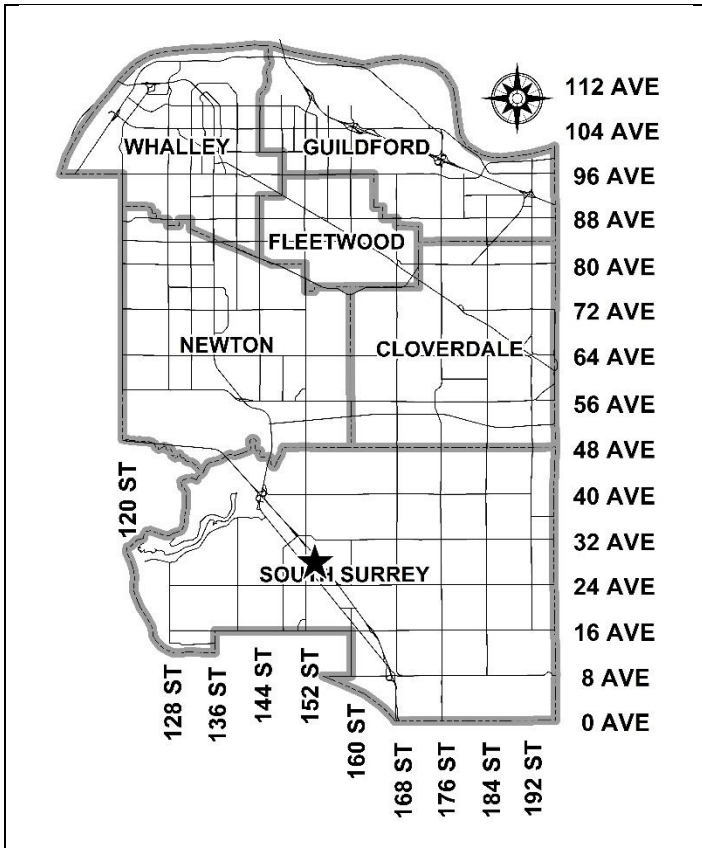
**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**WATCH THE COUNCIL MEETING:**

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).





**PROPOSAL:**

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-10

to allow subdivision into two single family residential lots.

**LOCATION:** 15390 28 Ave

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Single Family Residential (6 u.p.a)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the King George Highway Corridor Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots".

## RATIONALE OF RECOMMENDATION

- The proposed land use complies with the Official Community Plan (OCP) Designation for the property.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- Single Family Small Lot (RF-10) development was previously approved at the west end of the block, east of 153A Street, in 2016. Continuation of a similar form of development was anticipated along the south side of 28 Avenue for the whole block, including the subject property. The properties between the subject property and 153A Street to the west have all been rezoned and developed as RF-10 lots.
- The proposed "Single Family Small Lot" designation is appropriate for this part of the King George Highway Corridor and provides an appropriate transition from the higher density multi-family developments to the west. It is also within proximity to the Frequent Transit Network (FTN) on King George Boulevard, and other transit options along 152 Street.

## 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 Single Family Residential 10 Zone (RF-10)
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend the King George Highway Corridor Neighbourhood Concept Plan to redesignate the land from "Single Family Residential (6 u.p.a.) to "Single Family Small Lots" when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
North (Across 28 Ave.):	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
East:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
South:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
West:	Single Family Dwelling	Single Family Small Lots	RF-10

## DEVELOPMENT PROPOSAL

### Background and Proposal

- The subject site is located on the south side of 28 Avenue, east of 153A Street. The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential (6 u.p.a.) in the King George Highway Corridor Neighbourhood Concept Plan.
- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into two (2) single family small lots.
- The proposed lots conform to the minimum lot width, depth, and area requirements of the RF-10 Zone for Type III lots. Driveway access is proposed from the existing lane at the rear of the subject property, in accordance with the off-street parking access requirements of the RF-10 Zone.

### Planning Considerations

- The applicant is proposing to rezone the property at 15390-38 Avenue from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and to amend the King George Highway Corridor Land Use/Development Concept Plan designation for the site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" to allow subdivision from one (1) lot into two (2) lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	696 sq. metres
Net Site Area:	696 sq. metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	28.57 units per hectare
<b>Lot Sizes</b>	348 m <sup>2</sup>
<b>Lot Widths</b>	9.44 metres
<b>Range of Lot Depths</b>	36.85 metres-36.86 metres

## Referrals

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

**School District:** The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Jessie Lee Elementary School  
1 Secondary student at Earl Marriott Secondary School

(Appendix III)

**Parks, Recreation & Culture:** Parks accepts the removal of city trees 210, 211, 212 as recommended in the project arborist report dated June 26, 2023.

Parks requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

Parks requests that the City trees proposed for removal along 28 Avenue be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree securities collected into the Green City Program.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval had previously been granted for one year, which has lapsed. The proposal is required to be granted approval by MOTI prior to final adoption. The applicant will be required to complete any requirements associated with MOTI approval as a condition of approval of this application, should any requirements be identified.

## Transportation Considerations

- No dedication is required for 28 Avenue, as the ultimate 20 metre wide road allowance has been achieved. No dedication along the existing rear lane is required.

- Sidewalk construction is required on the south side of 28 Avenue along the lot frontage.
- Driveway access is not permitted to 28 Avenue for RF-10 lots such as that proposed. Access will be provided from the existing rear lane.

### **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

#### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:  

A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

## Secondary Plans

### Land Use Designation

- The site is designated "Single Family Residential (6 u.p.a.)" in the King George Highway Corridor LAP. The proposal does not comply with the existing designation as the proposed density is approximately 11.6 units per acre.
- The applicant is proposing an amendment to the LAP to "Single Family Small Lots" to permit the proposed use.

### Amendment Rationale

- The applicant is proposing to redesignate the site to "Single Family Small Lots" within the King George Highway Corridor LAP.
- The subject site is adjacent to 6 RF-10 lots to the west and will be a continuation of this single family detached housing form along the block.
- The subject site is within walking distance of nearby bus stops on 152 Street and King George Boulevard. At the east end of the block there is also access to a pedestrian bridge to cross Highway 99.

### Zoning By-law

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

RF-10 Zone (Part F)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	31 dwelling units per hectare	36.5 dwelling units per hectare
<b>Yards and Setbacks</b>		
Front Yard (North):	4 metres	3.5 metres
Side Yard (East/West):	1.2 metres	2.2-3.5 metres
Rear (South):	6.0 metres	16.7 metres
<b>Lot Size</b>		
Lot Size:	Interior Lot: 324 m <sup>2</sup>	Interior Lot: 348 m <sup>2</sup>
Lot Width:	Interior Lot: 9 metres	Interior Lot: 9.44 metres
Lot Depth:	Interior Lot: 36 metres	Interior Lot: 36.85-36.66 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking spaces per lot. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.	3 off-street parking spaces provided per lot; driveway access only proposed from the rear lane.

### Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,455.70 per new unit.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit (since increased) to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 2, 2021, and the Development Proposal Signs were installed on June 22, 2021. Staff received 1 response from neighbouring properties:

The responder supported the application, stating it will result in a more cohesive neighbourhood feel.

*The proposed RF-10 Zoning is consistent with existing development to the west of the proposed subdivision. Similar development is expected to occur along the south side of 28 Avenue, providing an appropriate transition from the higher density housing forms to the west.*



**TREES**

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Japanese snowbell	1	0	1
<b>Coniferous Trees</b>			
Western red cedar	4	4	0
Deodar cedar	1	1	0
Douglas fir	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>11</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>0</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>1</b>	
<b>Contribution to the Green City Program (including Onsite, offsite Shared, and City Trees)</b>			
		<b>\$11,200.00</b>	

- The Arborist Assessment states that there is a total of twelve (12) mature trees (including onsite (4), shared (4), and City (4) with no Alder and Cottonwood trees. The City trees are located in the 28 Ave boulevard. It was determined that one (1) tree can be retained as part of this development proposal, which is a City tree. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The removal of three (3) City trees is required due to conflict with the proposed building envelope given the small lot.
- Four (4) of the removed trees are shared with the property 15398 28 Avenue abutting to the east. That property owner has authorized the removal of the existing shared trees for the purpose of accommodating house construction.
- The Arborist Assessment also states that there is a total of twelve (12) mature trees located offsite with no Alder and Cottonwood trees, three (3) of which are proposed to be removed, while nine (9) are proposed to be retained. These trees are located on the south side of the existing lane, which is proposed to be meandered to allow for the proposed retention.
- 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 twenty-eight (28) replacement trees on the site. Zero (0) replacement trees are proposed by the applicant and will require a cash-in-lieu payment of \$11,200 representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, 1 tree is proposed to be retained on the site with a contribution of \$11,200 to the Green City Program. This figure includes onsite, offsite, shared and City trees.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	King George Highway Corridor LAP Amendment Map

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development



TERRA NOBIS CONSULTING INC.

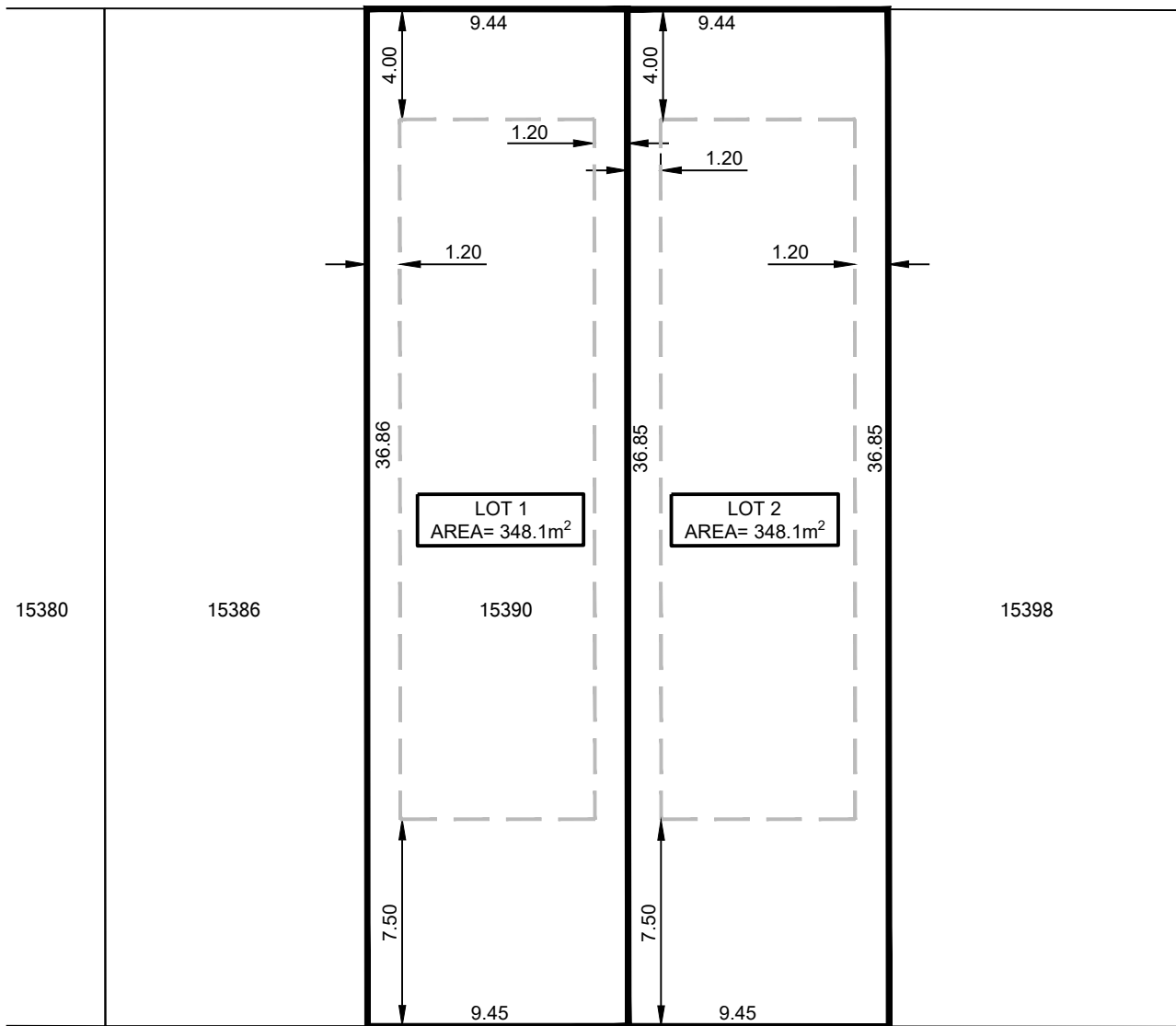
#203-15585 24 AVENUE  
SURREY, BC, V4A 2J4  
EMAIL: INFO@TERRANOBIS.COM  
PHONE: 604.946.3007



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RF	RF-10
LOT SIZE	696.2 m <sup>2</sup>	LOT 1: 348.1 m <sup>2</sup> LOT 2: 348.1 m <sup>2</sup>
AVG. LOT WIDTH	18.89 m	LOT 1: 9.445 m LOT 2: 9.445 m
AVG. DEPTH	36.85 m	LOT 1: 36.85 m LOT 2: 36.85 m



28 AVENUE



LANE

PLAN

SCALE: 1:250

C:\Dropbox\Terra-Nobis Consulting\3\_Projects\20039 -15390 28 Avenue, Surrey - Planning (Sukhraj Basraon)\Design\Drawings\20039 - 15390 28 Ave.dwg [SITEPLAN] 9/21/2020 9:06AM

No	DATE	BY	CK	REVISIONS DESCRIPTION
0.	21 SEP 2020	JL	PG	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT  
15390 28 AVENUE, SURREY

SUKHRAJ BASRAON  
EMAIL: SUKHRAJSUKHI@GMAIL.COM

SCALE: 1:250

SEAL

**NOT FOR CONSTRUCTION**

DATE: 21 SEP 2020

20039

REV

0.

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

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

DATE: **April 4, 2024** PROJECT FILE: **7820-0268-00**

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RE: **Engineering Requirements  
Location: 15390 28 Avenue**

**REZONE/SUBDIVISION**

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

- Register 0.5 m Statutory Right-of-Way (SRW) along 28 Avenue frontage.

***Works and Services***

- Construct south side of 28 Avenue.
- Construct rear Lane along the full site frontage.
- Construct storm main along Lane for drainage purposes.
- Provide storm, sanitary, and water service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.



Daniel Sohn, P.Eng.  
Development Process Manager

JNC

July 8, 2021

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary is currently in construction and targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot Secondary. When the new secondary school opens, newly adopted boundary changes will come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0268 00 (updated July 2021)

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

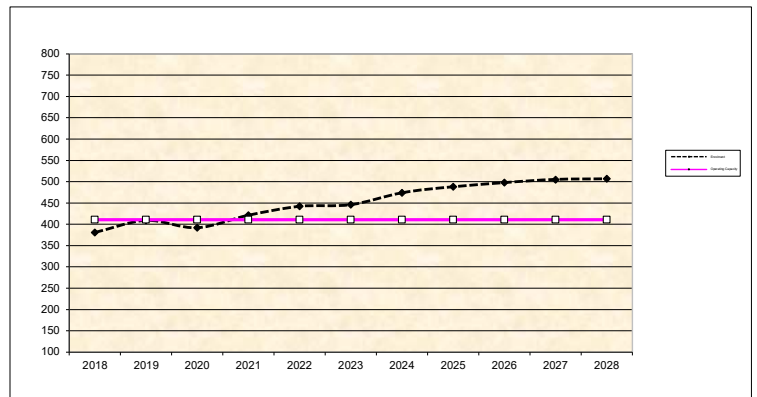
<b>Jessie Lee Elementary</b>	
Enrolment (K/1-7):	53 K + 339
Operating Capacity (K/1-7)	38 K + 373

<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1882
Capacity (8-12):	1500

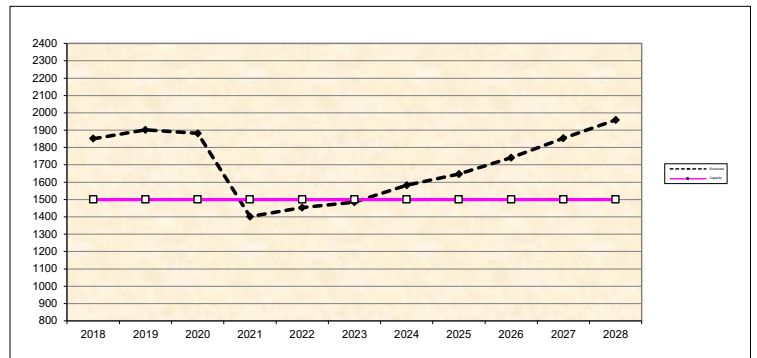
<b>Projected population of school-age children for this development:</b>	3
--	---

*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.

**Jessie Lee Elementary**



**Earl Marriott 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.

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0268-00  
Project Location: 15390 - 28 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

## 1. Residential Character

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

The subject site home at 15390 on the south side of 28 Avenue is a 1970's old urban Basement Entry home with a box-like massing design, a prominent street facing deck, and a 2:12 slope common gable roof with a tar and gravel surface. The home is in a good state of repair, but is to be demolished to facilitate subdivision.

West of the subject site home, and also on the south side of 28 Avenue are ten contiguous RF-10 zoned lots developed under three applications; Surrey projects 16-056-00, 15-0269-00, and 16-0663-00. There are now ten new RF-10 homes all less than five years old. The homes are Two-Storey type and all are constructed at the maximum 2335 sq.ft. (including 420 sq.ft. garage) floor area cap of the RF-10 zone. The homes are 22 feet wide, and all have a front porch/veranda with a single storey front entrance. Garages are located at the rear of the dwelling with lane access. The two homes adjacent to the west side of the subject home are "West Coast Contemporary" style with flat and low slope roofs. The other homes west of that are "Neo-Traditional" and "Neo-Heritage" style homes with 8:12 slope common hip or common gable main roofs, and two to four street facing projections with a variety of roof forms including common gable, Dutch hip, shed, and common hip. These homes are all clad in fibre cement plank in a horizontal lap application. Feature projections are articulated with either fibre cement shingles or in a vertical board and batten application (1x4 over fibre cement board). Built up wood posts, bold trim, and decorative wood braces all contribute to the high overall standard of these new RF-10 homes.

Homes east of the site include a 1970's "West Coast Traditional French Provincial emulation" Basement Entry type at 15398 - 28 Ave., a 3500+ sq.ft. "Neo-Traditional" Two Storey home with three stories visible from the front and the garage at the basement level at 15408 - 28 Avenue, and a 1960's 2000 sq.ft. Bungalow with above-ground basement clad in vinyl at 15418 - 28 Avenue.

Lots on the north side of 28 Avenue are RF zone and include three Two-Storey homes constructed in the 1990's. Styles include "Neo-Traditional" and "Modern California Stucco". The massing designs are all considered mid-scale, with proportionally consistent feature projections that result in balanced massing. Roof slopes range from 7:12 to 12:12. Roof surfaces include cedar shingles or asphalt shingles. Homes are clad in vinyl or stucco.

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

- 1) **Context Homes:** There are context homes on the north side of 28 Avenue that are considered "context" homes for an RF zone development, but are not suitable for emulation at the subject site due to much narrower lot widths at the subject site and because subject site homes will have rear lanes with garages not visible from the street. The homes west of the subject lot are RF-10 zone, have the same lot width, and have rear lanes similar to the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, and are well balanced across the façade. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the ten homes west of the subject site on the south side of 28 Avenue.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments, and include "Neo-Traditional" and "West Coast Contemporary". Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage", and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, but it is expected that all new homes constructed at the subject site will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding :** This is South Surrey area in which lots have high value. Although vinyl has been used on some of the older homes in this area, it is not permitted in the building schemes for neighbouring RF-10 projects. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, and so vinyl is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

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

**Streetscape:** West of the subject home are ten 22 foot wide, 2335 sq.ft. "Neo-Traditional" and "West Coast Contemporary" style Two-Storey type homes, articulated to a high standard, with single storey front entrances, and garages at the rear. East of the site on the south side of 28 Avenue are a variety of homes including an old urban box-like Basement Entry home, a high mass "Neo-Traditional" Two-Storey with basement with garage at the basement level, and a small 1960's Bungalow with above ground basement. Homes on the north side of 28 Avenue include three 1990's Two-Storey type in "Neo-Traditional" and "Modern California Stucco" styles. All are considered "context quality RF homes", with proportionally consistent and balanced projections. Wall cladding on these homes is stucco-only, or vinyl with feature masonry veneer. Landscapes range from a modest to an above-average standard.

## 2. Proposed Design Guidelines

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

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

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

Strong relationship with neighbouring "context homes" including the ten existing homes west of the subject site on the south side of 28 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various



elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

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

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

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

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

**Treatment of Corner Lots:** Not applicable - there are no corner lots


**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 25, 2021

**Reviewed and Approved by:**       **Date:** April 25, 2021

# Tree Preservation Summary

Plans checked by:  
 J8D Trees & Landscaping  
 Planning & Development  
 Date: Apr 16, 2024  
  
 Acceptable  
 Not Acceptable

Surrey Project No:  
 Address: 15390 28 Avenue  
 Registered Arborist: Freedom Sukenick

Edited by Jane Regnier April 16, 2024

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<del>8</del> 12
<b>Protected Trees to be Removed</b>	<del>8</del> 11
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<del>0</del> 1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <del>8</del> <u>11</u> X two (2) = <del>16</del> 22	<del>16</del> 22
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	<del>16</del> 22
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

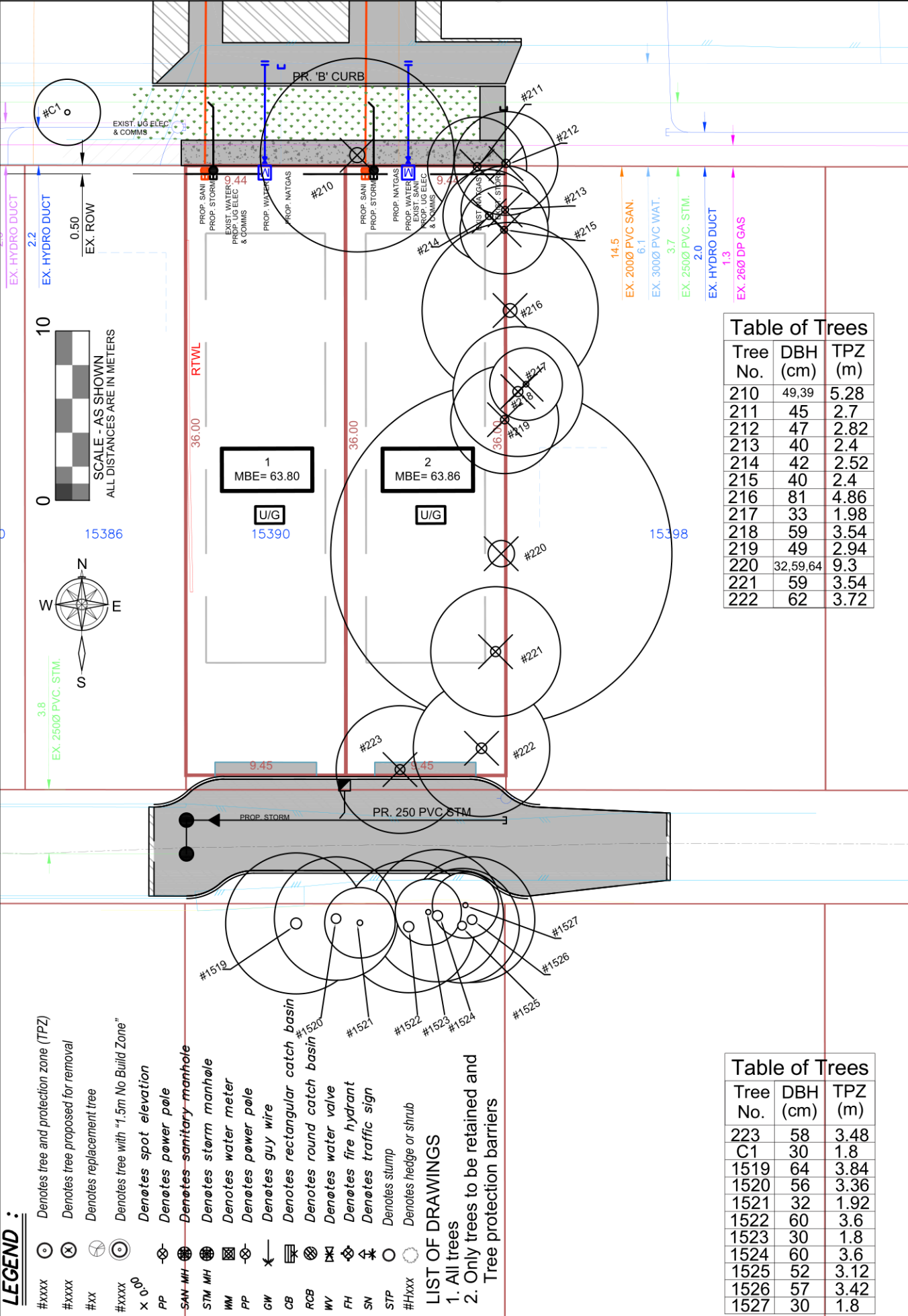
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>3</u> X two (2) = 6	6
<b>Replacement Trees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

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

June 26, 2023  
 \_\_\_\_\_  
 Date

REVISIONS	
DATE	BY
Mar. 3, 2021	
Aug. 11, 2021	FS
Sept. 27, 2021	
Oct. 5, 2021	FS
Oct. 25, 2021	
Dec. 31, 2021	FS
Mar. 9, 2022	
Jun. 26, 2023	FS



**Table of Trees**

Tree No.	DBH (cm)	TPZ (m)
210	49.39	5.28
211	45	2.7
212	47	2.82
213	40	2.4
214	42	2.52
215	40	2.4
216	81	4.86
217	33	1.98
218	59	3.54
219	49	2.94
220	32,59.64	9.3
221	59	3.54
222	62	3.72

**Table of Trees**

Tree No.	DBH (cm)	TPZ (m)
223	58	3.48
C1	30	1.8
1519	64	3.84
1520	56	3.36
1521	32	1.92
1522	60	3.6
1523	30	1.8
1524	60	3.6
1525	52	3.12
1526	57	3.42
1527	30	1.8

- LEGEND :**
- #xxxx Denotes tree and protection zone (TPZ)
  - #xxxx Denotes tree proposed for removal
  - #xx Denotes replacement tree
  - #xxxx X 0.00 Denotes tree with "1.5m No Build Zone"
  - PP Denotes spot elevation
  - PP Denotes power pole
  - SAN-MH Denotes sanitary manhole
  - STM MH Denotes storm manhole
  - WM Denotes water meter
  - PP Denotes power pole
  - GW Denotes guy wire
  - CB Denotes rectangular catch basin
  - RCB Denotes round catch basin
  - WV Denotes water valve
  - FH Denotes fire hydrant
  - SN Denotes traffic sign
  - STP Denotes stump
  - #Hxxx Denotes hedges or shrub
- LIST OF DRAWINGS**
- All trees
  - Only trees to be retained and Tree protection barriers

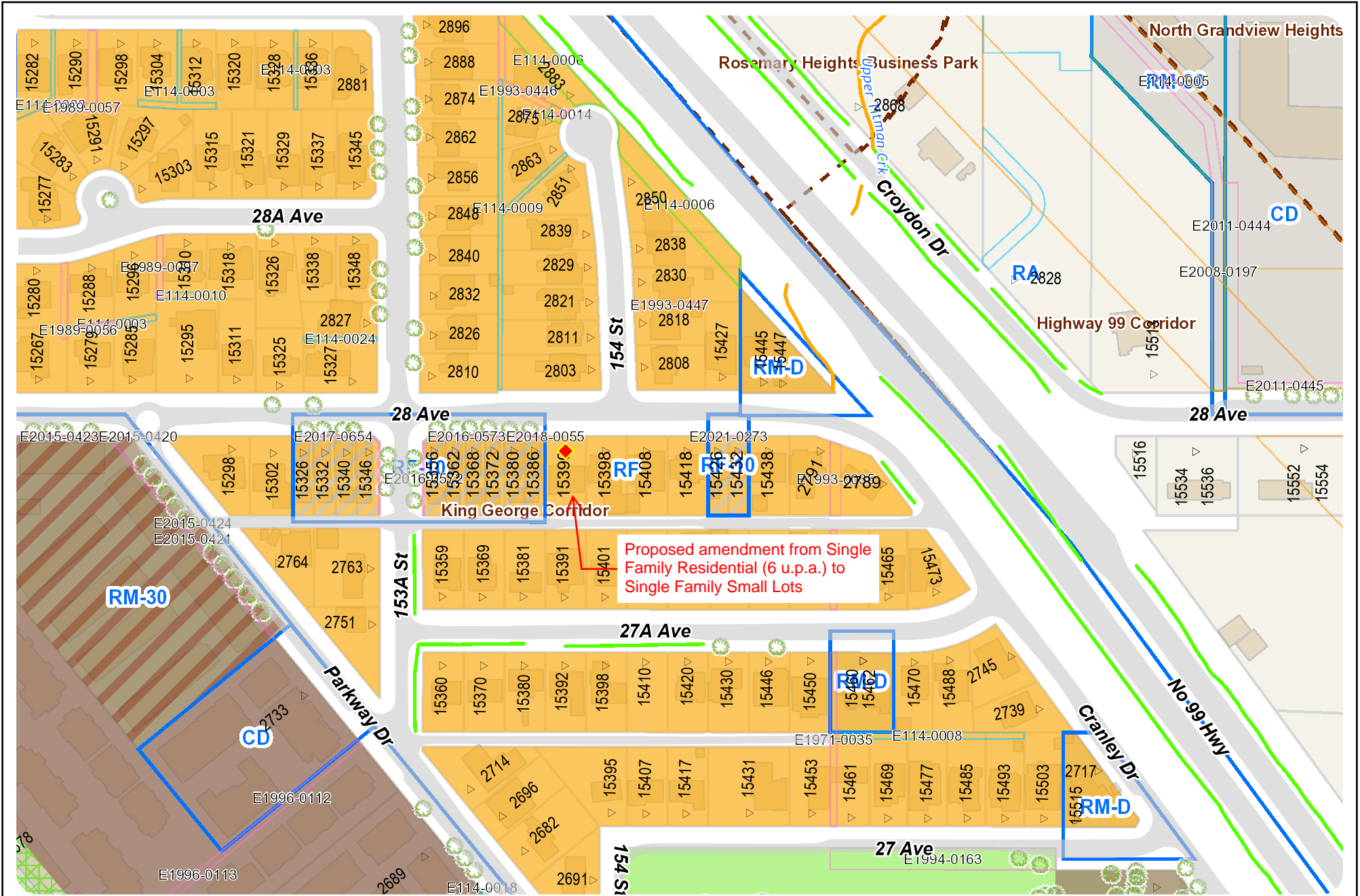
**TREE RETENTION PLAN**

**PROPOSED SUBDIVISION**  
15390 28 Ave Surrey, BC

DATE	July 29, 2020
SCALE	1 : 300
DRAWN	Freedom
JOB	Jimmy
SHEET	1 OF 2



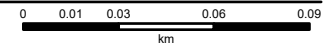
# King George Corridor Land Use Development Concept Plan



Development Application 20-0268

Scale: 1:2,378

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



CITY OF SURREY

BYLAW NO. 21249

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

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: SINGLE FAMILY RESIDENTIAL 10 ZONE (RF-10)

PID: 009-471-545  
Lot 4 Section 23 Township 1 New Westminster District Plan 20726

(15390 – 28 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21249".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

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

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**H - 8**

**ACTION REQUIRED:** 1st, 2nd and 3rd Readings

**TYPE:** Zoning Amendment / DP

**PURPOSE:** RF to CD – to develop a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

**LOCATION:** 14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

**PROCESSING DATES:**

Bylaw No. 21250

April 22, 2024

-

Proceed to Public Notification: Carried RES.R24-692

Approved to Proceed: Planning Report No. 7923-0209-00

DEVELOPMENT PERMIT

April 22, 2024

-

Authorize to Draft: Carried RES.R24-692

# NOTICE OF REZONING BYLAW

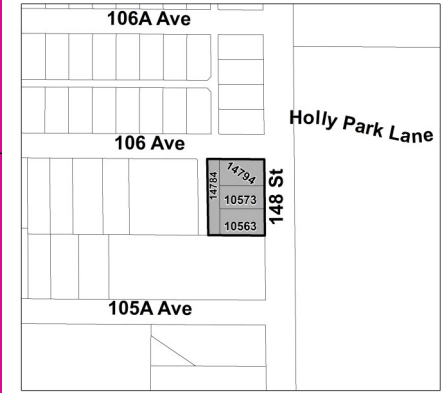
City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

**13450 —104 Avenue**



Notice is hereby given that the proposed rezoning bylaw "Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## **Planning Report—Application No. 7923-0209-00**

**Location:** 14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

**Purpose of Bylaw:** The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

## OWNER/OCCUPANT



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**WATCH THE COUNCIL MEETING:**

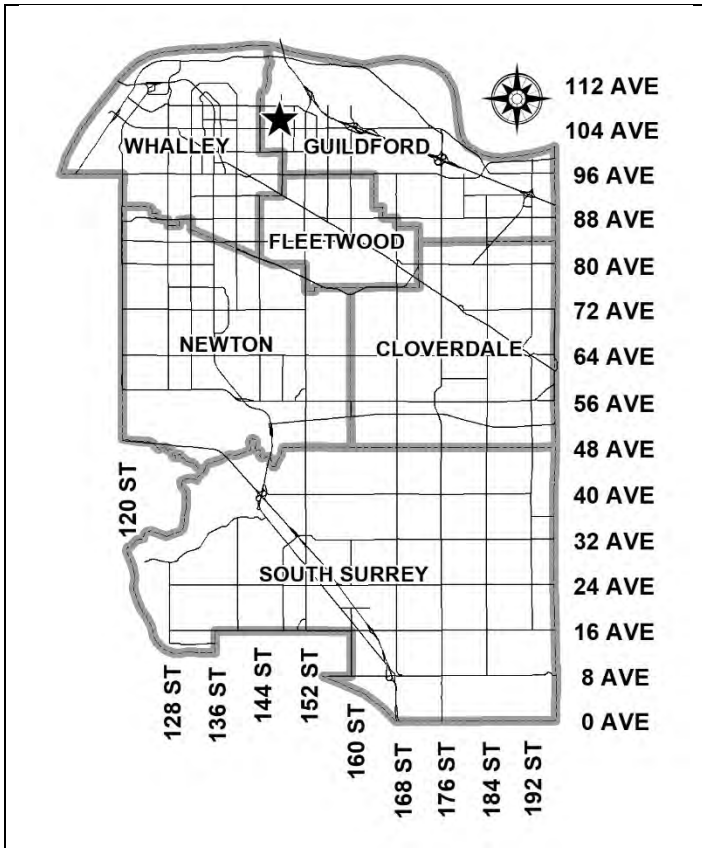
In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).



**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0209-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **NCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential”
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

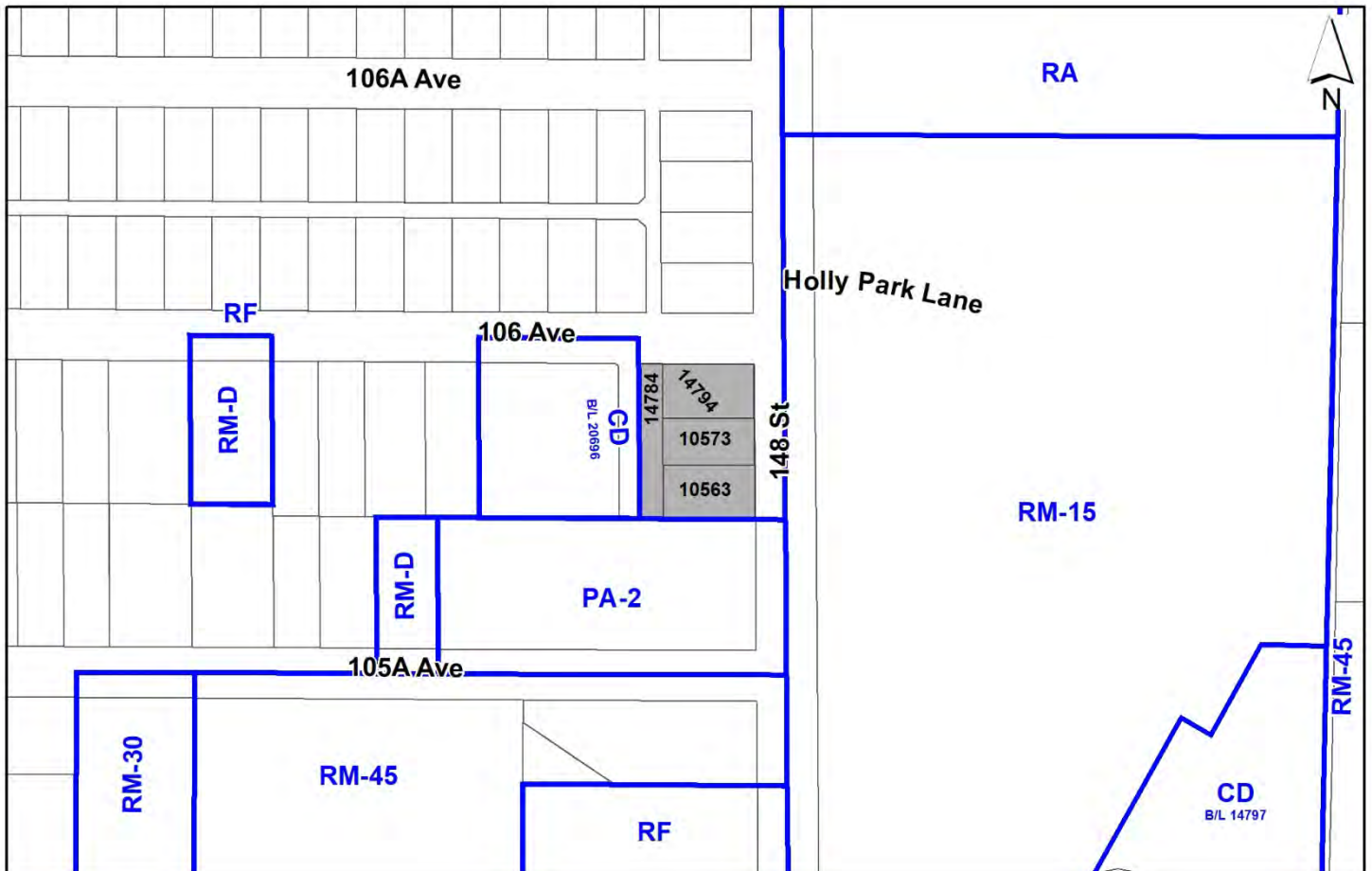
to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking, on a consolidated site in Guildford.

**LOCATION:** 14784 and 14794 - 106 Avenue  
10563 and 10573 - 148 Street

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

**NCP DESIGNATION:** Low Rise Transition Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Guildford Plan from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.
- The applicant will provide a density bonus amenity contribution, consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed building achieves an attractive architectural built form, which utilizes quality materials and contemporary massing as well as building lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The subject site is located within close proximity to the existing 104 Avenue Frequent Transit Network (FTN) and its associated Frequent Transit Development Area (FTDA), extending to the centreline of 105A Avenue approximately 60 metres to the south. As such, the proposed density and built form are appropriate for a site within the Multiple Residential designation.

## 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. 7923-0209-00 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and
  - (k) 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.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential” when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Three (3) single family lots and one (1) remnant lot created under Development Application No. 7921-0259-00 (14784 – 106 Avenue)	Low Rise Transition Residential	RF
North (Across 106 Avenue):	Single family lots.	Low Rise Transition Residential	RF
East (Across 148 Street):	186-unit townhouse complex (Holly Park Lane)	Low Rise Transition Residential	RM-15
South:	Korean New Leaf Church	Low Rise Transition Residential	PA-2
West (Across Lane):	6-storey, 115-unit apartment building approved under Development Application No. 7921-0259-00.	Low to Mid Rise Residential	CD (By-law No. 20696)

### Context & Background

- The 2,830-square metre subject site, comprised of three (3) single family residential lots and one (1) remnant lot created under Development Application No. 7921-0259-00, is located at the south-west corner of 106 Avenue and 148 Street in the Hawthorne District of the Guildford Plan area.
- The southern portion of the subject site is currently encumbered by a 3-metre wide statutory (SRW) right-of-way (E1972-0078) containing 200mm diameter sanitary main, which is to be retained as part of the subject development application. Grade changes within the SRW must be reviewed and accepted by the City’s Engineering Department and landscaping may only consist of sodded grass and low-lying shrubs.
- Three (3) of the four (4) properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Transition Residential” in the Guildford Plan and is currently zoned “Single Family Residential Zone (RF)”.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking in the Hawthorne District of the Guildford Plan area, the applicant will require the following:
  - **NCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential” under the Guildford Plan;
  - **Rezoning** from RF to CD (based on RM-70);
  - **Development Permit** for Form and Character; and
  - **Subdivision (Consolidation)** from four (4) lots to one (1) lot.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,830.1 square metres
Road Dedication:	172.4 square metres
Net Site Area:	2,657.7 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20.0 metres (6-storeys)
<b>Floor Area Ratio (FAR):</b>	2.43 (Gross); 2.60 (Net)
<b>Floor Area</b>	
Residential:	6,863.5 square metres
Indoor Amenity Space:	144.1 square metres
<b>Total:</b>	<b>7,007.6 square metres</b>
<b>Residential Units:</b>	
Studio:	1 dwelling unit (1% of total dwelling units)
1-Bedroom:	44 dwelling units (48% of total dwelling units)
2-Bedroom:	33 dwelling units (35% of total dwelling units)
3-Bedroom:	15 dwelling units (16% of total dwelling units)
<b>Total:</b>	<b>93 dwelling units</b>

## 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 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

8 Elementary students at Hjorth Road Elementary School  
4 Secondary students at Guildford Park Secondary School

(Appendix III)

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

Hjorth Road Elementary is currently operating at 143% capacity. A request for a 17-classroom addition has been included in the School District's 2024/2025 Five Year Capital Plan, however, the Ministry of Education has not yet approved funding for this request.

Guildford Park Secondary is currently operating at 132% capacity. In May 2023, the School District received capital funding approval from the Ministry of Education for a 450-capacity addition, which is targeted to be open by Spring 2028.

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

Parks, Recreation & Culture: No concerns. Parks accepts the removal of City Tree No. 47 as well as Shared Tree No. 1 in association with the proposed development.

The closest active park is Holly Park and is approximately 220 metres away. Future parkland is proposed within 330 metres of the subject site as part of the Guildford Plan.

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

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214, amending the Terms of Reference of the City’s Advisory Design Panel and therefore permitting multi-family proposal that are 6-storeys or less to proceed to Council consideration, without prior review and/or comments from the ADP, provided that the proposal is generally supported by City staff.

The proposed development on the subject site is generally supported by City staff and the applicant has agreed to resolve any outstanding items identified through the post-Council review process prior to consideration of approval and execution of Development Permit No. 7923-0209-00.

### **Transportation Considerations**

#### Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
  - Construction of the south side of 106 Avenue to the City’s Local Road standard; and
  - Dedication of 148 Street to the City’s Arterial Road standard and construction of a new concrete sidewalk adjacent to the east lot line of the subject site.

#### Access

- The proposed development is to be accessed from the existing lane on the west side of the subject site, which was dedicated and constructed under Development Application No. 7921-0259-00.

#### Traffic Impacts:

- The proposed development is anticipated to generate one (1) vehicle trip every one (1) to two (2) minutes in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (“TIA”) is not required as the proposed traffic generation is below the City’s requirement threshold.

#### Transit and/or Active Transportation Routes:

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

## **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

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

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated “Low Rise Transition Residential” under the Guildford Plan.
- In order to accommodate the subject development proposal, the applicant is required to amend the Guildford Plan in order to redesignate the site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

#### Amendment Rationale

- The applicant will be required to provide the per sq. ft. flat rate Tier 2 Community-Specific Community Amenity Contribution (CAC) for the floor area achieved beyond the maximum permitted FAR under the Guildford Plan in order to satisfy the proposed Amendment. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning Bylaw.
- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA), the northern boundary of which is located along the centreline of 105A Avenue approximately 60 metres to the south of the subject site, and approximately 325 metres north of the existing 104 Avenue Frequent Transit Network (FTN).
- As such, a higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with the current “Multiple Residential” designation of the subject site under the OCP, which supports a maximum density of 2.5 FAR, and encourages higher-density development in areas served by FTNs.



- The proposed density and building height is in keeping with the Development Application No. 7921-0259-00, a proposed 6-storey apartment building containing approximately 115 dwelling units with underground parking, located directly to the west of the subject site which was granted Final Adoption by Council on November 30, 2023.

### CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey, 93-unit 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 (Net)	2.60 (Net)
<b>Lot Coverage:</b>	33%	47%
<b>Yards and Setbacks</b>		
<b>North Yard:</b>	7.5 metres	5.5 metres
<b>East Yard:</b>	7.5 metres	5.5 metres
<b>South Yard:</b>	7.5 metres	6.0 metres
<b>West Yard:</b>	7.5 metres	4.5 metres
<b>Principal Building Height:</b>	50.0 metres	21.0 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings;</li> <li>Ground-oriented multiple unit residential buildings; and</li> <li>Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 144 m <sup>2</sup> + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 298 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	102 parking spaces	103 parking spaces
Residential Visitor:	9 parking spaces	9 parking spaces
<b>Total:</b>	<b>111 parking spaces</b>	<b>112 parking spaces</b>
Accessible:	2 (50% van-accessible)	2 (50% van-accessible)
Small Car (35% max.):	33 (	30 (27%)
<b>Bicycle Spaces</b>		
Residential:	112	120
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and the location of the underground parkade in relation to the lot lines.
- When calculated based on the gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.43, which is slightly higher than the 2.25 FAR (Gross) permitted under the “Low to Mid Rise Residential” designations in the Guildford Plan.
- Given the proximity of the subject site to an existing FTN (104 Avenue) as well as its associated FTDA, the proposal to increase the density from 1.5 to 2.6 FAR (Net) in the CD Bylaw is supportable.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 47% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The proposed setback reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape, as well as providing additional space for the proposed central courtyard containing most of the proposed outdoor amenity space (see Form and Character Development Permit Requirements section for details).

#### On-site Parking and Bicycle Storage:

- The proposed development includes a total of 112 parking spaces, consisting of 103 residential parking spaces and 9 parking spaces for visitors. In addition, the applicant will provide two (2) accessible parking spaces.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit for residents and 0.1 parking spaces dwelling unit for visitors (1.2 per dwelling unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115; 2021.
- The Zoning Bylaw 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 within 0.5 metres of the north, east and west lot lines. As a result, the proposed CD Bylaw will permit the underground parking facility to be 0.5 metres from all lot lines.

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

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update was approved in April 2023, under Corporate Report No. R037;2023, with rates anticipated to increase further in April 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,227.85 per new dwelling unit.
- The proposed development will be subject to Tier 2 Community-Specific Capital Project Community Amenity Contributions (CACs) for proposed density greater than the maximum floor area ratio (FAR) that is permitted under the “Low Rise Transition Residential” designation in the Guildford Plan, to a maximum allowable density of 2.43 FAR (Gross).
- The applicant will be required to provide the flat rate (per square foot) contribution for the bonus density achieved, which will be payable at the rate applicable at the time of Final Adoption of the subject Rezoning Bylaw. The current flat rate is \$21.36 per square foot for apartment developments in Guildford.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to 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 February 21, 2024 and the Development Proposal Signs were installed on March 20, 2024. To date, staff have received no responses from area residents or adjacent property owners with respect to the subject development proposal.

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.

- The applicant has worked with staff to:
  - To accommodate the proposed building density and massing while maintaining the existing grading conditions within the 3.0-metre wide statutory right-of-way containing a sanitary sewer infrastructure along the southern portion of the subject site.

### Building Design

- The applicant is proposing an inverted "L"-shaped, 6-storey apartment building containing 93 market strata dwelling units with two (2) levels of underground parking. The proposed units consist of 1 studio unit, 44 1-bedroom units, 33 2-bedroom units and 15 3-bedroom units, which range in size from 38 to 81 square metres.
- The applicant proposes a total of 6 adaptable units, equivalent to approximately 7% of all dwelling units.
- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, such as the rectilinear building massing and flat roof, in addition to the use of high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- The northern (106 Avenue) and eastern (148 Street) facades include a variety of materials such as cementitious fibre horizontal planks, brick veneer in both glazed white and glazed black, powder-coated aluminum railings, with transparent glass, and vinyl windows in black. The visual prominence of the 106 Avenue lobby entrance is improved through the use of a full-height glass curtain wall system, with black mullions, and black metal canopy.

### Landscaping

- The landscape plans includes a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from the public realm through a combination of grade changes, tiered retaining walls, layered planting consisting of a bylaw sized tree, low-lying shrubs, perennials, and grasses as well as privacy fencing.
- Access to the semi-private patio space will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.

### Signage

- One (1) identification sign is proposed on the northern (106 Avenue) building façade, directly under the lobby canopy. The signage is comprised of individual backlit and polished aluminum channel letters and complies with the Surrey Sign By-law.
- No additional signage is proposed on-site. If required, the proposed signage will be considered through a separate application and should comply with the Surrey Sign By-law, as amended.

### Indoor Amenity

- The required indoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing to provide 144 square metres of on-site indoor amenity space thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with City policy.
- The indoor amenity space is located within the central portion of the ground floor within the proposed building, directly adjacent to the outdoor amenity space proposed within the south-facing courtyard. The space consists of a lounge, games room, exercise/yoga room and accessible washroom facility.
- The proposed indoor amenity space can be accessed either directly from the adjacent outdoor amenity space or via the internal shared hallway.

### Outdoor Amenity

- The required outdoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing a total of approximately 298 square metres thereby exceeding the minimum requirement.
- The proposed outdoor amenity space is divided into two areas: a large, at-grade courtyard and large rooftop amenity space.
- The ground level courtyard, accessible from the indoor amenity space, several adjacent dwelling units and a semi-private pedestrian walkway located along the south lot line, contains an open, multi-purpose lawn area, lounge/games area, and children's playground.
- The rooftop outdoor amenity space is proposed to include a variety of shared seating areas, an outdoor BBQ and communal dining as well as decorative planters.

### Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning Bylaw, should the application be supported by Council.

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. City staff will continue to work with the applicant to resolve the following:
  - Further enhance the material palette of the proposed development in order to better align with the Hawthorne District design standards of the Guildford Plan.

**TREES**

- Corey Plester, ISA Certified Arborist of Mike Fadum and 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:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Amur Maple	1	0	1
European Beech	1	1	0
Japanese Hornbeam	1	0	1
<b>Coniferous Trees</b>			
Norway Spruce	1	1	0
Western Red Cedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>2</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>21</b>	
<b>Total Retained and Replacement Trees Proposed</b>			
		<b>24</b>	
<b>Estimated Contribution to the Green City Program</b>			
		<b>Not required</b>	

- The Arborist Assessment states that there is a total of five (5) protected trees both on the subject site and in the 106 Avenue and 148 Street road allowances impacted by the proposed subject development of which three (3) are to be retained. There are no Alder or Cottonwood trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Additionally, the Arborist Assessment states that there is one (1) on-site tree (No. 7894) and four (4) off-site trees (OS7889, OS7890, OS7891 and OS3) impacted by the proposed subject development. However, permission for the removal of Tree Nos. 7894, OS7889, OS7890, OS7891 has been provided through Development Application No. 7921-0259-00, directly to the west of the subject site, which was granted Final Adoption by Council on November 20, 2023.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of four (4) replacement trees on the site. The applicant is proposing 21 replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and 1498 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Fraser Fir, Autumn Blaze Maple, Eddies White Wonder Dogwood, Raywood Ash, Columnare Apple, Shademaster Honey Locust, and Japanese Snowbell.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with no requirement for a contribution to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

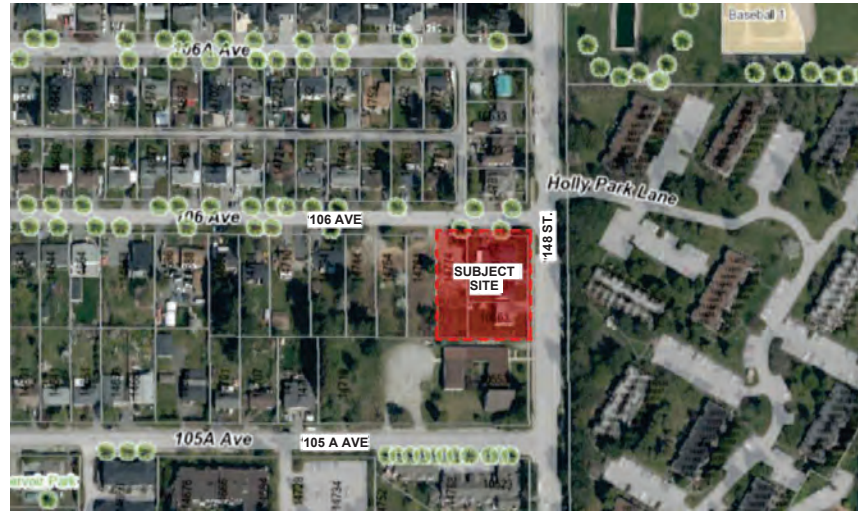
Don Luymes  
General Manager  
Planning and Development

CL/ar

NOTES:

# MULTI FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY,  
BRITISH COLUMBIA



## PROJECT INFO

### LEGAL DESCRIPTION:

LOT 131 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD  
LOT 132 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD  
LOT 133 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD  
LOT 134 SECTION 19 RANGE 1 PLAN NWP41515 NWD

### CIVIC ADDRESS:

14774 & 14794 106 AVENUE, 10573 & 10563 148 ST,  
SURREY BRITISH COLUMBIA

### ZONING INFORMATION:

#### ZONE:

EXISTING: RF  
PROPOSED: CD

### LOT AREA:

GROSS SITE AREA - 0.70 AC. / 2827.82 SQM  
DEDICATION - 0.04 AC. / 172.43 SQM  
NET SITE AREA - 0.66 AC. / 2655.47 SQM

## PROJECT DIRECTORY

#### CLIENT:

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phil@dawsonswayer.ca

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CONTACT: STEVE DINDO  
SDindo@aplinmartin.com

## ARCHITECTURAL

Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER SHEET
	A-002	DATA DEVELOPMENT
	A-003	BASE PLAN
	A-004	OVER VIEW OF PLAN AREA
	A-005	LAND USE CONCEPT
	A-006	PARKS AND OPEN SPACE
	A-007	ROAD NETWORK
	A-008	CONTEXT PLAN
	A-008B	CONTEXT PLAN
BUILDING & UNIT PLANS	A-009	CONTEXT PHOTO - CURRENT SITE VIEW
	A-010	CONTEXT PHOTO - CURRENT SURROUNDING VIEW
	A-011	SHADOW ANALYSIS
	A-012	SITE ANALYSIS
	A-100	SITE PLAN
	A-101	SITE PLAN FIRE DEPARTMENT
	A-200	PARKING LEVEL_2
	A-201	PARKING LEVEL_1
	A-202	FLOOR PLANS - LEVEL 1
	A-203	FLOOR PLANS - LEVEL 2-4
A-204	FLOOR PLANS - LEVEL 5	
ELEVATIONS, SECTIONS, 3D VIEW	A-205	FLOOR PLANS - LEVEL 6
	A-206	FLOOR PLANS - ROOF LEVEL
	A-220	UNIT PLANS
	A-221	UNIT PLANS
	A-222	UNIT PLANS
	A-223	UNIT PLANS
	A-300	ELEVATIONS - NORTH & EAST
	A-301	ELEVATION - SOUTH & WEST
	A-302	MATERIAL BOARD ELEVATION
	A-303	STREETSCAPE
A-304	PUBLIC REALM SECTION	
A-320	BUILDING SECTION 1	
A-321	BUILDING SECTION 2	
A-322	BUILDING SECTION 3	
A-323	BUILDING SECTION 4	
A-350	3D VIEWS	

NO.	DESCRIPTION	DATE
001	PRELIMINARY DRAWINGS	
002	PRELIMINARY DRAWINGS	
003	PRELIMINARY DRAWINGS	
004	PRELIMINARY DRAWINGS	
005	PRELIMINARY DRAWINGS	
006	PRELIMINARY DRAWINGS	
007	PRELIMINARY DRAWINGS	
008	PRELIMINARY DRAWINGS	
009	PRELIMINARY DRAWINGS	
010	PRELIMINARY DRAWINGS	
011	PRELIMINARY DRAWINGS	
012	PRELIMINARY DRAWINGS	
013	PRELIMINARY DRAWINGS	
014	PRELIMINARY DRAWINGS	
015	PRELIMINARY DRAWINGS	
016	PRELIMINARY DRAWINGS	
017	PRELIMINARY DRAWINGS	
018	PRELIMINARY DRAWINGS	
019	PRELIMINARY DRAWINGS	
020	PRELIMINARY DRAWINGS	

### DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY RICHMOND, B.C.  
CANADA V6X 3Z6  
T: 604-284-5194 F: 604-284-5191  
info@dfarchitecture.ca



GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	
SHEET TITLE:	2024-04-16

COVER SHEET

DRAWING NO:	<b>A-001</b>	<b>E</b>
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DEVELOPMENT DATA				
LEGAL DESCRIPTION				
LOT 131 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 132 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 133 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 134 SECTION 19 RANGE 1 PLAN NWP41515 NWD				
CENSUS ADDRESS				
14774 & 14794 106 AVENUE, 10573 & 10563 148 ST, SURREY BRITISH COLUMBIA.				
ZONING INFORMATION				
ZONE				
EXISTING	IRF			
PROPOSED	CD			
LOT AREA				
GROSS SITE AREA	36,463.56 Sq.Ft.	2,836.13 Sq.Mt.	0.70 ac	0.28 ha
DEDICATIONS AREA	1,902.30 Sq.Ft.	176.71 Sq.Mt.	0.04 ac	0.14 ha
<b>NET SITE AREA</b>	<b>28,561.46 Sq.Ft.</b>	<b>2,051.42 Sq.Mt.</b>	<b>0.66 ac</b>	<b>0.27 ha</b>
LOT COVERAGE				
PROPOSED ON NET SITE AREA	13151.98 ft	1,221.81 Sq.Mt.	4.05%	
BUILDING HEIGHT				
PROPOSED	6 STOREYS			
SETBACKS				
NORTH (FROM 106 AVE.)	18.04 ft	5.50 Mt.		
NORTH (FROM 106 AVE. ON LEVEL 6)	24.61 ft	7.50 Mt.		
SOUTH (FROM NEIGHBOURING LOT)	19.69 ft	6.00 Mt.		
EAST (FROM 148 ST.)	18.04 ft	5.50 Mt.		
EAST (FROM 148 ST. ON LEVEL 6)	24.61 ft	7.50 Mt.		
WEST (FROM NEIGHBOURING LOT)	15.00 ft	4.50 Mt.		
WEST (FROM NEIGHBOURING LOT ON LEVEL 6)	21.33 ft	6.50 Mt.		

OFF STREET PARKING				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
TOTAL REQUIRED RESIDENTIAL PARKING	93	1.1	102.3	302
TOTAL VISITORS PARKING	93	0.1	9.3	9
<b>NO. OF PARKING REQUIRED (INCLUDING VISITOR PARKING)</b>				<b>311</b>
<b>TOTAL NO. OF PARKING PROVIDED</b>				<b>112</b>
NO. OF SMALL CAR PARKING PROVIDED	30			27%
NO. OF ACCESSIBLE CAR PARKING PROVIDED	2			2%
BICYCLE SPACES				
REQ. BICYCLE SPACES	REQUIRED	PROVIDED		
BICYCLE PARKING	1,270 U	111.5	128 SPACES AT 3RD LEVEL	
TEMPORARY BICYCLE PARKING	6	6 SPACES		
STORAGE				
STORAGE ON PARKING LEVEL 2				82

	F.A.R.						
	STUDIO	1 BED RM.	2 BED RM.	3 BED RM.		Sq. Ft.	Sq. Mt.
LEVEL 1	0	7	4	2		13,271.52 Sq.Ft.	1,228.38 Sq.Mt.
LEVEL 2	0	7	7	2		12,846.69 Sq.Ft.	1,202.75 Sq.Mt.
LEVEL 3	0	7	7	2		13,546.89 Sq.Ft.	1,262.75 Sq.Mt.
LEVEL 4	0	7	7	2		12,946.69 Sq.Ft.	1,202.75 Sq.Mt.
LEVEL 5	0	9	5	2		12,599.28 Sq.Ft.	1,170.47 Sq.Mt.
LEVEL 6	1	14	1	0		10,896.15 Sq.Ft.	1,012.25 Sq.Mt.
INDOOR AMENITY						1,380.14 Sq.Ft.	128.22 Sq.Mt.
TOTAL NO. OF UNITS	1	51	33	10	93		
PERCENTAGE	1.08%	54.84%	33.33%	10.75%	100.0%		
TOTAL BUILDABLE AREA (EXCLUDING INDOOR AMENITY)						70,176.88 Sq.Ft.	6,501.03 Sq.Mt.
F.A.R. (ON NET SITE AREA)						1.60	
F.A.R. (ON GROSS SITE AREA)						2.43	

UNIT SCHEDULE										
APARTMENT UNITS										
FLOOR	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	AREA PER UNIT	NO. OF UNITS		
UNIT A1	1 BED RM. + DEN	6	4	4	4	3	631.17 Sq.Ft.	58.64 Sq.M.	15	
UNIT A1 ADAP.	1 BED RM. + DEN	1	1	1	1	0	631.17 Sq.Ft.	58.64 Sq.M.	5	
UNIT A2	2 BED RM.	2	2	2	2	0	646.21 Sq.Ft.	60.03 Sq.M.	8	
UNIT A3	1 BED RM.	0	0	0	0	1	528.90 Sq.Ft.	49.13 Sq.M.	1	
UNIT A3 ADAP.	1 BED RM.	0	0	0	0	1	528.90 Sq.Ft.	49.13 Sq.M.	1	
UNIT A5	1 BED RM. + DEN	0	0	0	0	2	580.20 Sq.Ft.	53.90 Sq.M.	2	
UNIT A6	2 BED RM.	0	2	2	2	0	736.21 Sq.Ft.	68.39 Sq.M.	8	
UNIT B	2 BED RM. + DEN	1	1	1	1	0	756.67 Sq.Ft.	70.29 Sq.M.	5	
UNIT B3	1 BED RM.	0	0	0	0	1	636.44 Sq.Ft.	59.13 Sq.M.	1	
UNIT B4	1 BED RM. + DEN	0	0	0	0	1	598.72 Sq.Ft.	55.62 Sq.M.	1	
UNIT B5	1 BED RM.	0	0	0	0	1	537.69 Sq.Ft.	49.95 Sq.M.	1	
UNIT B6	1 BED RM. + DEN	0	0	0	0	1	670.62 Sq.Ft.	62.30 Sq.M.	1	
UNIT C	2 BED RM. + DEN	1	1	1	1	0	873.03 Sq.Ft.	81.10 Sq.M.	5	
UNIT C1	3 BED RM.	2	2	2	2	0	855.04 Sq.Ft.	79.43 Sq.M.	10	
UNIT C2	2 BED RM. + DEN	0	0	0	0	1	722.01 Sq.Ft.	67.07 Sq.M.	1	
UNIT C3	2 BED RM. + DEN	0	1	1	1	0	911.55 Sq.Ft.	84.68 Sq.M.	4	
UNIT D	1 BED RM. + DEN	0	1	1	1	1	742.57 Sq.Ft.	68.98 Sq.M.	5	
UNIT D1	1 BED RM.	0	1	1	1	1	638.67 Sq.Ft.	59.33 Sq.M.	5	
UNIT E	STUDIOS	0	0	0	0	1	405.44 Sq.Ft.	37.67 Sq.M.	1	
UNIT E1	1 BED RM.	0	0	0	0	1	506.39 Sq.Ft.	47.04 Sq.M.	1	
TOTAL NO. OF APARTMENT UNITS		13	16	16	16	16			13	
AMENITY SPACE										
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA							
REQUIRED	93	3.00 Sq.M.	3,002.04 Sq.Ft.							279.09 Sq.M.
TOTAL REQUIRED AMENITY AREA			3,002.04 Sq.Ft.							279.09 Sq.M.
PROVIDED ON LEVEL 1 & ROOF			3,208.54 Sq.Ft.							298.01 Sq.M.
TOTAL PROVIDED OUTDOOR AMENITY			2,008.50 Sq.Ft.							186.51 Sq.M.
INDOOR AMENITY										
REQUIRED	93	3.00 Sq.M.	3,002.04 Sq.Ft.							279.09 Sq.M.
TOTAL REQUIRED AMENITY AREA			3,002.04 Sq.Ft.							279.09 Sq.M.
PROVIDED ON LEVEL 1			1,551.45 Sq.Ft.							144.13 Sq.M.
TOTAL PROVIDED INDOOR AMENITY			1,380.14 Sq.Ft.							128.22 Sq.M.

NOTES:

NO.	DATE	DESCRIPTION
0024-04-16		REV. PER AS PER CITY
0024-04-16		04 - SITE PLAN
0024-04-16		05 - SITE PLAN
0024-04-16		06 - SITE PLAN
0024-04-16		07 - SITE PLAN
0024-04-16		08 - SITE PLAN

**DF ARCHITECTURE INC.**  
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 info@dfarchitecture.ca

**GROUP 161**

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

106 AVE. & 148 ST, SURREY, B.C

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS	
CHECKED:	DS	
SCALE:		
JOB NO.:	SUR-194	
DATE:	MAR 2023	

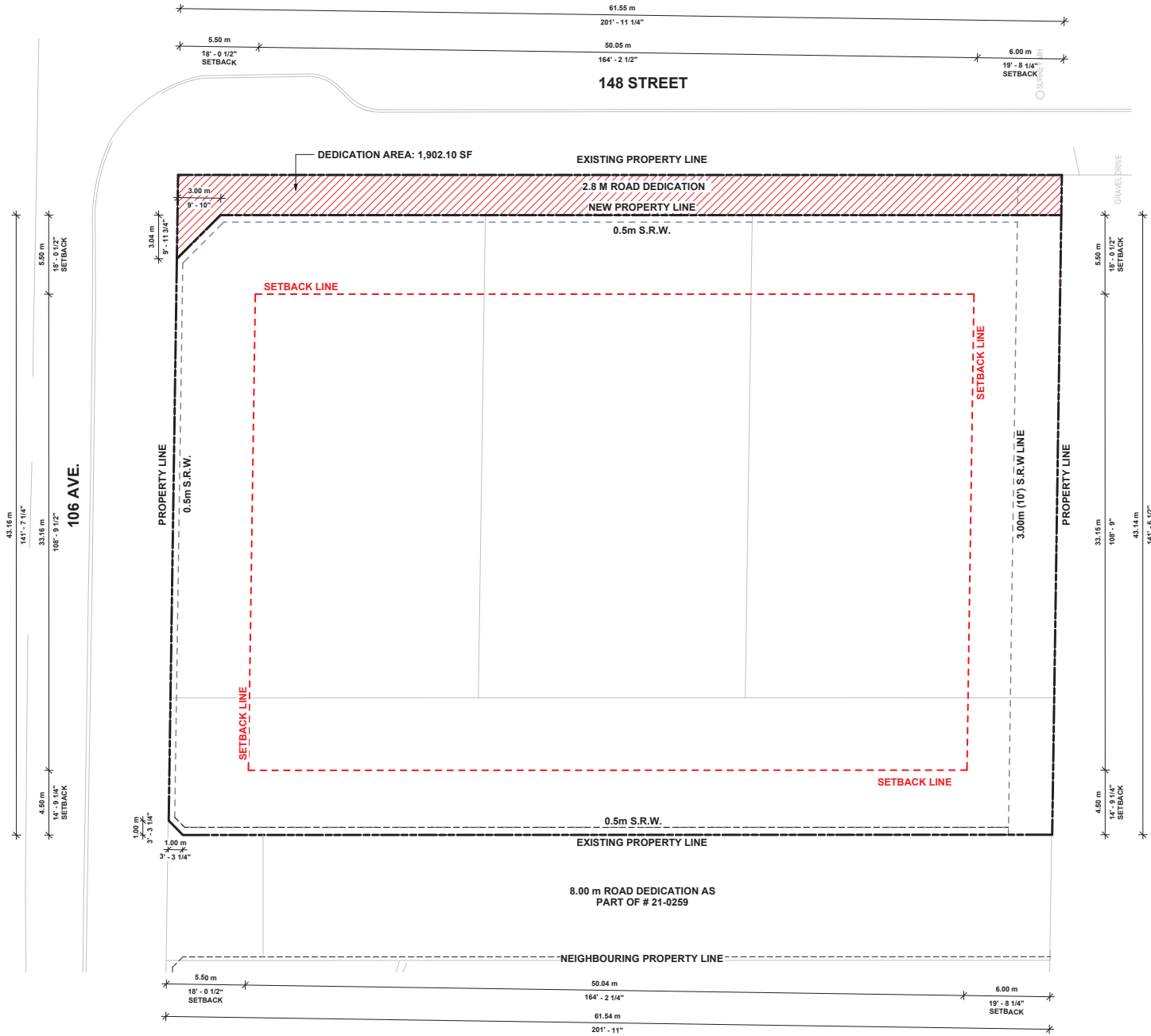
DATA DEVELOPMENT

DRAWING NO.:	A-002	E	2
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2024-04-16 - REV. DP AS PER CITY COMMENTS

C:\Users\Developer\Documents\03\_148\_106\20240416\20240416.dwg



NOTES:

NO.	DESCRIPTION
1	REV. FOR AS PER CITY
2	CONTRACT
3	DP DRAWINGS
4	FINAL EXHIBIT DRAWINGS
5	FINAL EXHIBIT DRAWINGS

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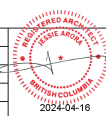
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023



SHEET TITLE:  
**BASE PLAN**

DRAWING NO:  
**A-003 E z**

1 BASE PLAN  
 3/32" = 1'-0"

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**SINGLE FAMILY HOMES  
(2 STORIES)**

**106 AVE**

**SINGLE FAMILY HOMES  
(2 STORIES)**

**SUBJECT  
SITE**

**148 ST**

**TOWNHOUSES  
(2-3 STORIES)**

**CHURCH  
(1 STORY)**

**105A AVE**

**TOWNHOUSES  
(3 STORIES)**

NOTES:

NO.	DATE	DESCRIPTION

**DF ARCHITECTURE INC.**  
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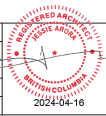
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS
CHECKED: DS
SCALE: 1/2" = 1'-0"
JOB NO: SUR-194
DATE: MAR 2023



SHEET TITLE:  
**CONTEXT PLAN**

DRAWING NO: <b>A-008B</b>	<b>E</b>	<b>N</b> 
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2024-04-16 - REV. DP AS PER CITY COMMENTS

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3. EAST VIEW\_ LOT 10573 & 10563 148 St



4. NORTH VIEW\_ LOT 14774 & 14794 106 AVENUE



5. NORTH-WEST VIEW\_ LOT 14774 & 14794 106 AVENUE



SUBJECT SITE 14774 & 14794 106 AVENUE, 10573 & 10563 148 ST, SURREY BRITISH COLUMBIA



1. NORTH-EAST VIEW\_ LOT 10573 & 10563 148 St & LOT 14774 & 14794 106 AVENUE



2. SOUTH-EAST VIEW\_ LOT 10573 & 10563 148 St

NOTES:

2024-04-16	1	REV. FOR AS PER CITY
2024-04-01	1	CONCEPT
2024-04-01	1	DP DRAWINGS
2024-03-08	1	PRELIMINARY DRAWINGS
2023-12-28	1	PRELIMINARY DRAWINGS
2023-12-28	1	PRELIMINARY DRAWINGS

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	

SHEET TITLE:

**CONTEXT PHOTO - CURRENT SITE VIEW**

DRAWING NO:	
<b>A-009 E</b>	

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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3. NORTH-EAST VIEW OPPOSITE TO SITE (CORNER 148 St & 106 AVE)



4. NORTH VIEW OPPOSITE TO SITE (106 AVE)



5. NORTH-WEST VIEW OPPOSITE TO SITE (106 AVE)



SUBJECT SITE 14774 & 14794 106 AVENUE, 10573 & 10563 148 ST, SURREY BRITISH COLUMBIA



1. SOUTH -EAST VIEW OPPOSITE TO SITE (148 St)



2. EAST VIEW OPPOSITE TO SITE (148 St)

NOTES:

2024-04-16	A	REV. PER AS PER CITY
2024-04-16	D	DP DRAWINGS
2024-04-16	D	PHASE PRELIMINARY DRAWINGS
2024-04-16	D	PHASE PRELIMINARY DRAWINGS

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

SHEET TITLE:

**CONTEXT PHOTO -  
CURRENT  
SURROUNDING VIEW**

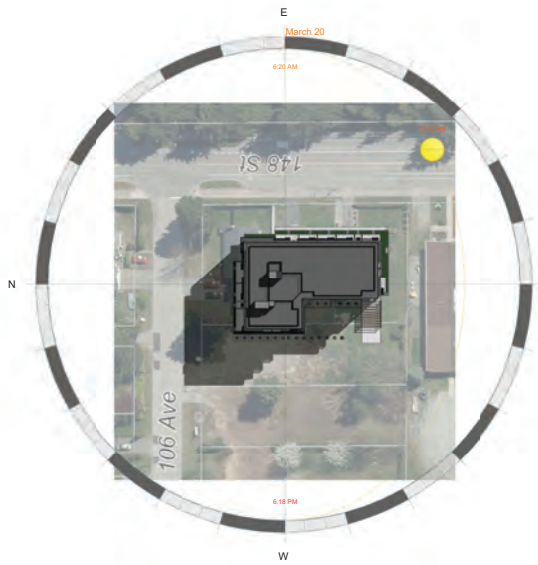
DRAWING NO:	<b>A-010</b>	<b>E</b>	
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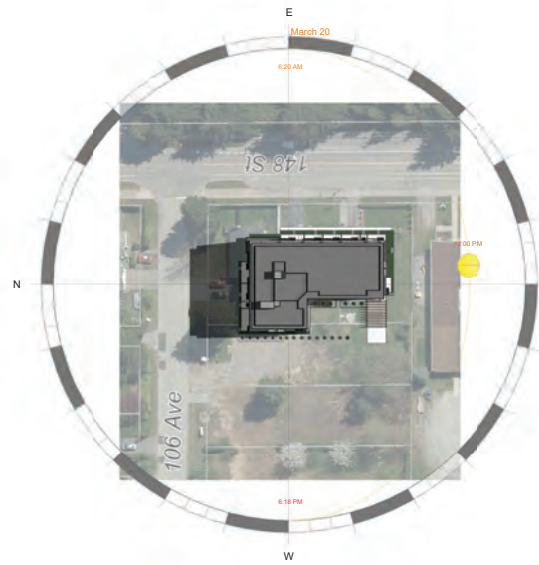
2024-04-16 - REV. DP AS PER CITY COMMENTS

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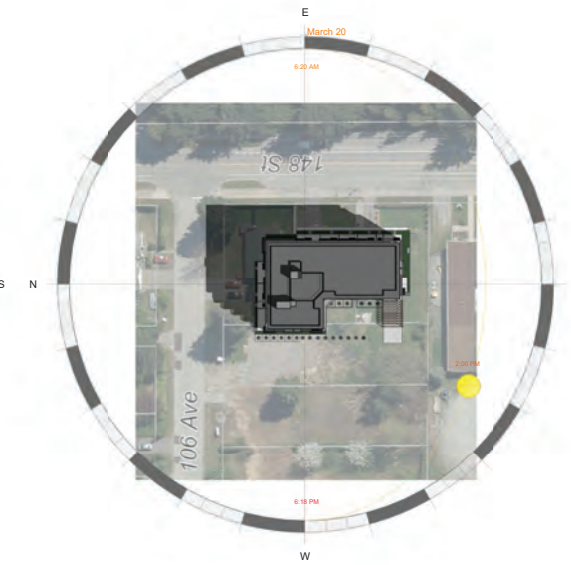
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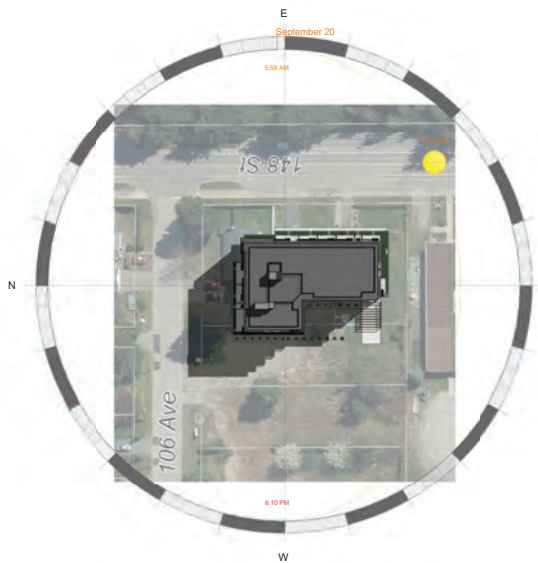
1 EQ MARCH-10AM



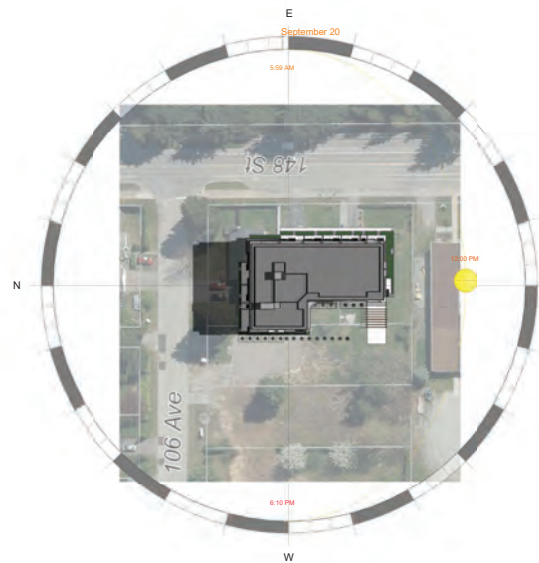
2 EQ MARCH-NOON



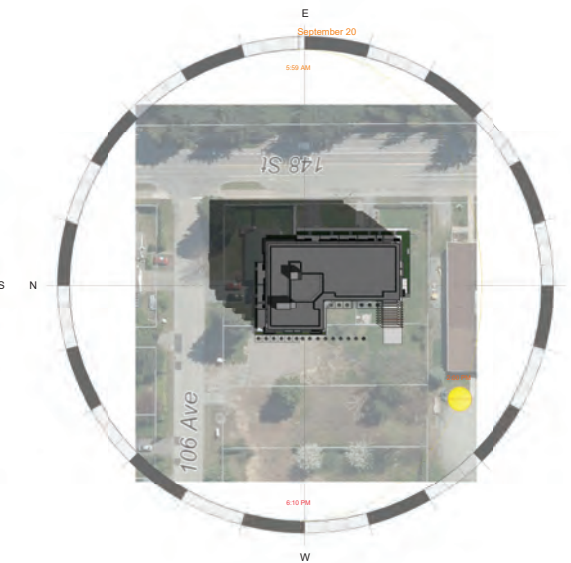
3 EQ MARCH-2PM



4 EQ SEPTEMBER-10AM



5 EQ SEPTEMBER-NOON



6 EQ SEPTEMBER-2PM

2024-04-16	1	REV. 02 AS PER CITY
2024-04-16	2	REV. 02 AS PER CITY
2024-04-16	3	REV. 02 AS PER CITY
2024-04-16	4	REV. 02 AS PER CITY
2024-04-16	5	REV. 02 AS PER CITY
2024-04-16	6	REV. 02 AS PER CITY
2024-04-16	7	REV. 02 AS PER CITY
2024-04-16	8	REV. 02 AS PER CITY
2024-04-16	9	REV. 02 AS PER CITY
2024-04-16	10	REV. 02 AS PER CITY

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

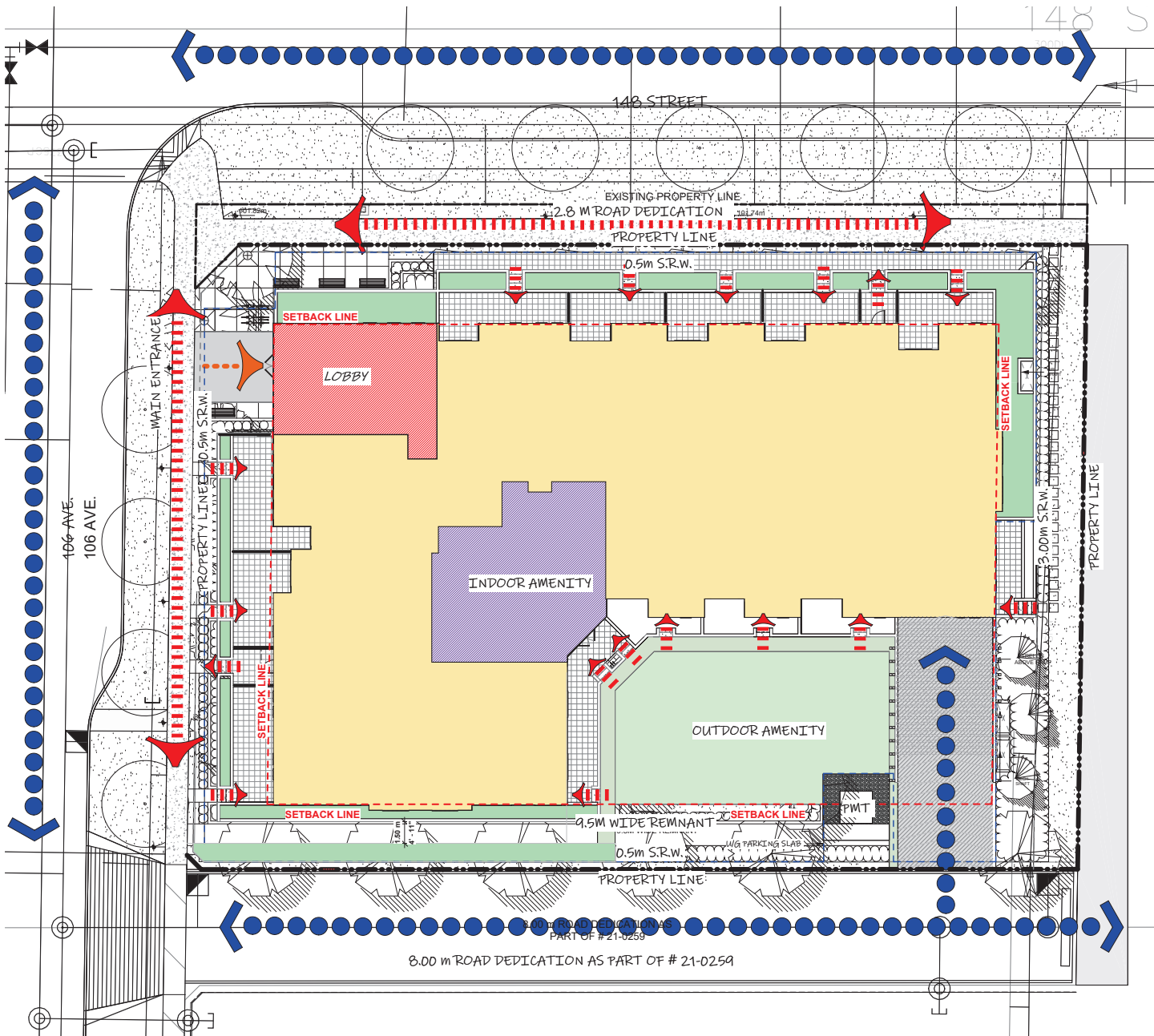
SHEET TITLE:  
**SHADOW ANALYSIS**

DRAWING NO: <b>A-011</b>	<b>E</b>	
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2024-04-16 - REV. DP AS PER CITY COMMENTS

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NOTES:

**LEGEND**

- PEDESTRIAN CIRCULATION
- VEHICULAR CONNECTION TO DEVELOPMENT

2024-04-16	A	REV. FOR AS PER CITY
2024-04-15	D	DF DRAWINGS
2024-04-15	C	DF PRELIMINARY DRAWINGS
2024-04-15	B	DF PRELIMINARY DRAWINGS
2024-04-15	A	DF PRELIMINARY DRAWINGS

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS	
CHECKED:	DS	
SCALE:	As Indicated	
JOB NO.:	SUR-194	
DATE:	MAR 2023	

SHEET TITLE:  
**SITE ANALYSIS**

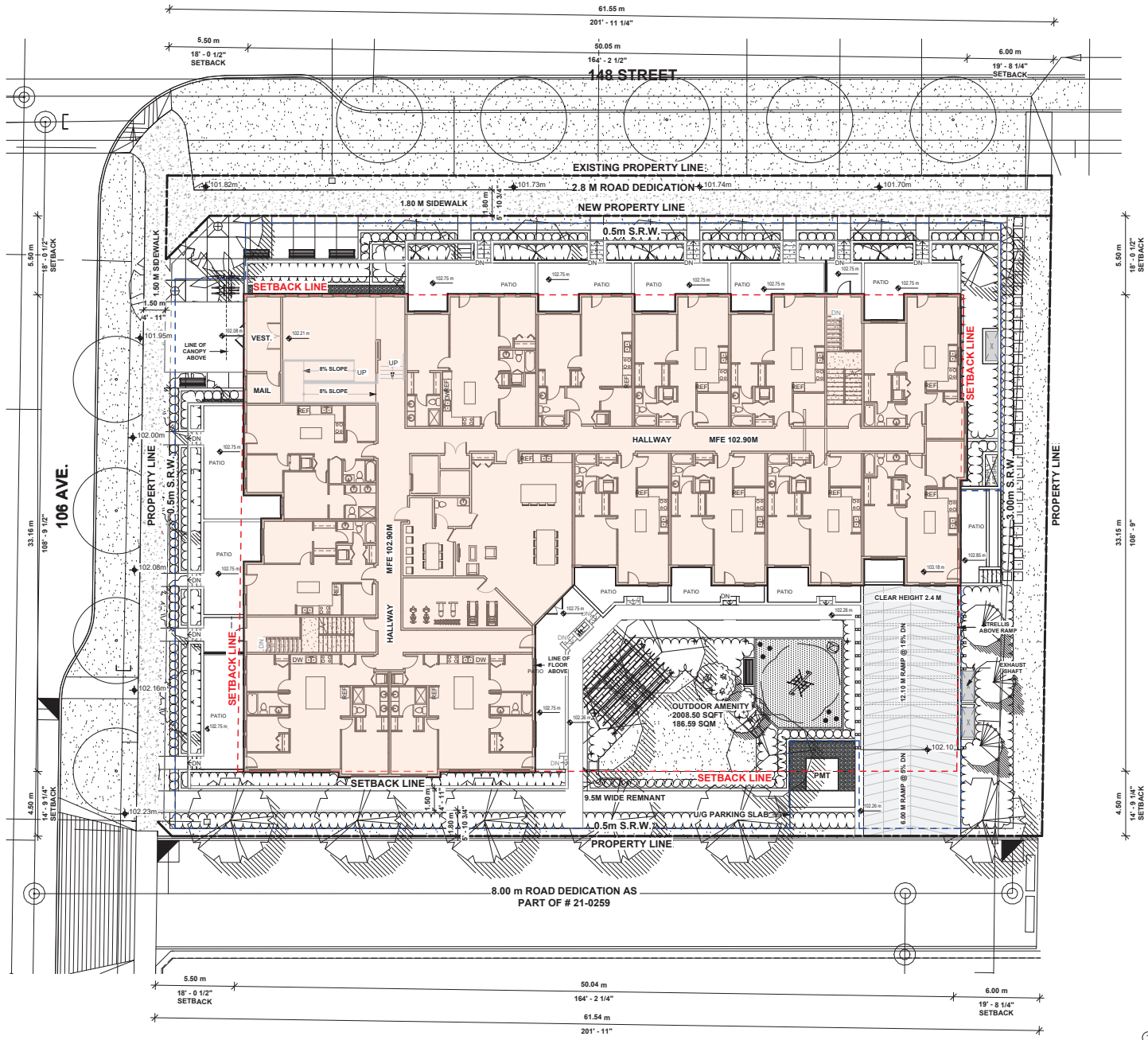
DRAWING NO. **A-012 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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1 SITE ANALYSIS  
 3/32" = 1'-0"



NOTES:

1002-04-16	1	REV. PER AS PER CITY
1002-04-16	2	OWNER
1002-04-16	3	DP DRAWINGS
1002-12-20	4	FINAL PERMITS/CONTRACT
1002-12-20	5	FINAL PERMITS/CONTRACT

**DF ARCHITECTURE INC.**  
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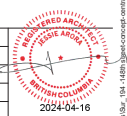
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023
	2024-04-16



SHEET TITLE:  
**SITE PLAN**  
 3/32" = 1'-0"

DRAWING NO. **A-100 E**

10624-04-16-194

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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1 NORTH ELEVATION (106 AVE)  
1/8" = 1'-0"

**SCHEDULE OF FINISHES - BLDG 1**

- |   |   |
|---|---|
| 1. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-8"2-1316"11-68                                       | 11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY  |
| 2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDEE) PLANK LAPSPING COLOR TO MATCH AGED PEWTER | 12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK   |
| 3. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR                 | 13. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK  |
| 4. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK  | 14. SOLID CORE WOOD DOORS COLOR TO MATCH: LIGHT GREY  |
| 5. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT | 15. STOREFRONT WINDOW   |
| 6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN  | 16. SMOOTH FINISH FIBER CEMENT BOARD (HARDEE) PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRAPHITE BM 1603 |
| 7. ARCHITECTURAL FINISH CONCRETE  | 17. FLASHING GRAPHITE   |
| 8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT)                                     | 18. GLAZED BLACK S88 - ENDICOTT BRICK NORWEGIAN 3-5/8"2-1316"11-68  |
| 9. FLASHINGS COLOR TO MATCH: WHITE BRICK  | 19. VINYL SOFFIT (COLOR TO MATCH ADJACENT FINISH MATERIAL)  |
| 10. FLASHINGS COLOR TO MATCH: AGED PEWTER   | 20. SOFFIT - COLOR TO MATCH: WOODTONE RUSTIC SERIES SUMMER WHEAT  |

**NOTES:**



2 EAST ELEVATION (148 STREET)  
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	2024-04-16	REV. PER AS PER CITY
2	2024-04-16	REV. PER AS PER CITY
3	2024-04-16	REV. PER AS PER CITY
4	2024-04-16	REV. PER AS PER CITY
5	2024-04-16	REV. PER AS PER CITY
6	2024-04-16	REV. PER AS PER CITY
7	2024-04-16	REV. PER AS PER CITY
8	2024-04-16	REV. PER AS PER CITY
9	2024-04-16	REV. PER AS PER CITY
10	2024-04-16	REV. PER AS PER CITY
11	2024-04-16	REV. PER AS PER CITY
12	2024-04-16	REV. PER AS PER CITY
13	2024-04-16	REV. PER AS PER CITY
14	2024-04-16	REV. PER AS PER CITY
15	2024-04-16	REV. PER AS PER CITY
16	2024-04-16	REV. PER AS PER CITY
17	2024-04-16	REV. PER AS PER CITY
18	2024-04-16	REV. PER AS PER CITY
19	2024-04-16	REV. PER AS PER CITY
20	2024-04-16	REV. PER AS PER CITY

**DF ARCHITECTURE INC.**

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

**ELEVATIONS - NORTH & EAST**

DRAWING NO.	<b>A-300 E</b>	
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**SCHEDULE OF FINISHES - BLDG 1**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-8"2-1316"11-68</li> <li>2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING COLOR TO MATCH AGED PEWTER</li> <li>3. POWDER COATED ALUMINUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR</li> <li>4. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK</li> <li>5. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT</li> <li>6. 6 FEET HIGH ALUMINUM &amp; GLASS PRIVACY SCREEN</li> <li>7. ARCHITECTURAL FINISH CONCRETE</li> <li>8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT)</li> <li>9. FLASHINGS COLOR TO MATCH: WHITE BRICK</li> <li>10. FLASHINGS COLOR TO MATCH: AGED PEWTER</li> </ul> | <ul style="list-style-type: none"> <li>11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY</li> <li>12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK</li> <li>13. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK</li> <li>14. SOLID CORE WOOD DOORS COLOR TO MATCH: LIGHT GREY</li> <li>15. STOREFRONT WINDOW</li> <li>16. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FINY REGLET REVEAL SYSTEM COLOR TO MATCH: GRAPHITE BM 1603</li> <li>17. FLASHING GRAPHITE</li> <li>18. GLAZED BLACK SN8 - ENDICOTT BRICK NORWEGIAN 3-8"2-1316"11-68</li> <li>19. VINYL SOFFIT (COLOR TO MATCH ADJACENT FINISH MATERIAL)</li> <li>20. SOFFIT - COLOR TO MATCH - WOODTONE RUSTIC SERIES SUMMER WHEAT</li> </ul> |
|---|---|

**NOTES:**



**1 SOUTH ELEVATION (CHURCH SIDE)**

1/8" = 1'-0"



**2 WEST ELEVATION (LANE)**

1/8" = 1'-0"

2024-04-16	4	REV. PER AS PER CITY
2024-04-16	3	REV. PER AS PER CITY
2024-04-16	2	REV. PER AS PER CITY
2024-04-16	1	REV. PER AS PER CITY
2024-04-16	0	REV. PER AS PER CITY

**DF ARCHITECTURE INC.**

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 info@dfarchitecture.ca

**GROUP 161**

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	

2024-04-16

SHEET TITLE:

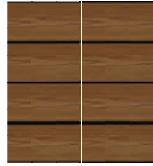
**ELEVATION - SOUTH & WEST**

DRAWING NO: **A-301 E**

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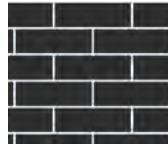
4. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FRY REGLET SYSTEM - GRAPHITE BM1603



5. SOFFIT - TO MATCH WOODTONE RUSTIC SERIES SUMMER WHEAT



6. SOLID CORE WOOD DOORS - LIGHT GREY



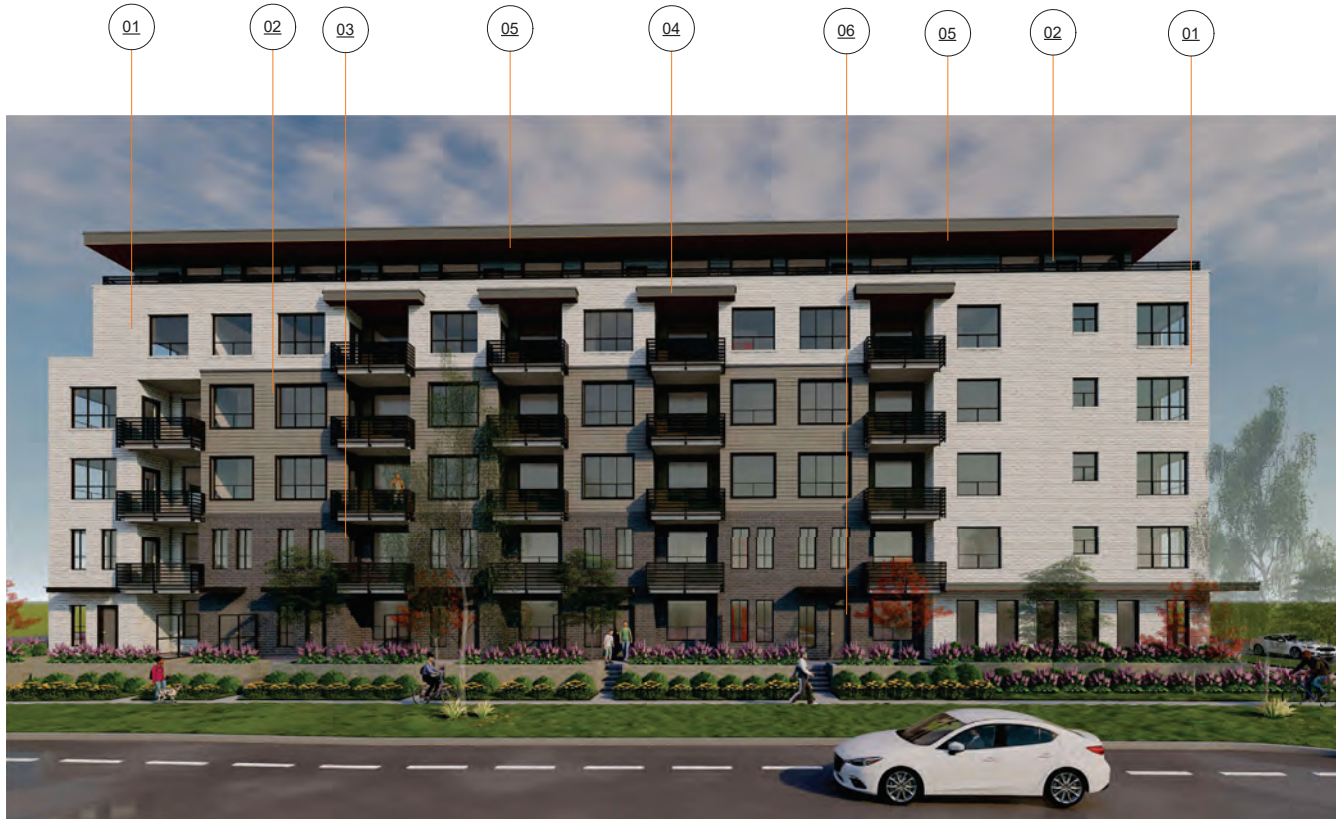
3. ENDICOTT BRICK NORWEGIAN - GLAZED BLACK SN8



2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING - AGED PEWTER



1. ENDICOTT BRICK NORWEGIAN - GLAZED WHITE



EAST VIEW FROM 128 STREET

NOTES:

NO.	DATE	DESCRIPTION
001	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
002	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
003	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
004	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
005	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
006	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
007	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
008	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
009	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
010	2024-04-16	REV. EXP. 20 PER CITY COMMENTS



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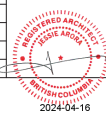
PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST,  
SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

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DRAWN:	DS
CHECKED:	NN
SCALE:	12" = 1'-0"
JOB NO. SUR:	119
DATE:	MAR 2020
SHEET TITLE:	



**MATERIAL BOARD  
ELEVATION**

DRAWING NO.	<b>A-302</b>	<b>E</b>
-------------	--------------	----------

NOTES:



① STREETScape - EAST VIEW  
1" = 15'-0"

NO.	DATE	DESCRIPTION
1	2024-04-16	REV. FOR AS PER CITY COMMENTS
2	2024-04-16	REV. FOR AS PER CITY COMMENTS
3	2024-04-16	REV. FOR AS PER CITY COMMENTS
4	2024-04-16	REV. FOR AS PER CITY COMMENTS
5	2024-04-16	REV. FOR AS PER CITY COMMENTS
6	2024-04-16	REV. FOR AS PER CITY COMMENTS

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info@dfarchitecture.ca

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

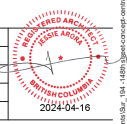
**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**



② STREETScape - NORTH VIEW  
1" = 15'-0"

DRAWN:	NS
CHECKED:	DS
SCALE:	1" = 15'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023
DATE:	2024-04-16



SHEET TITLE:

**STREETScape**

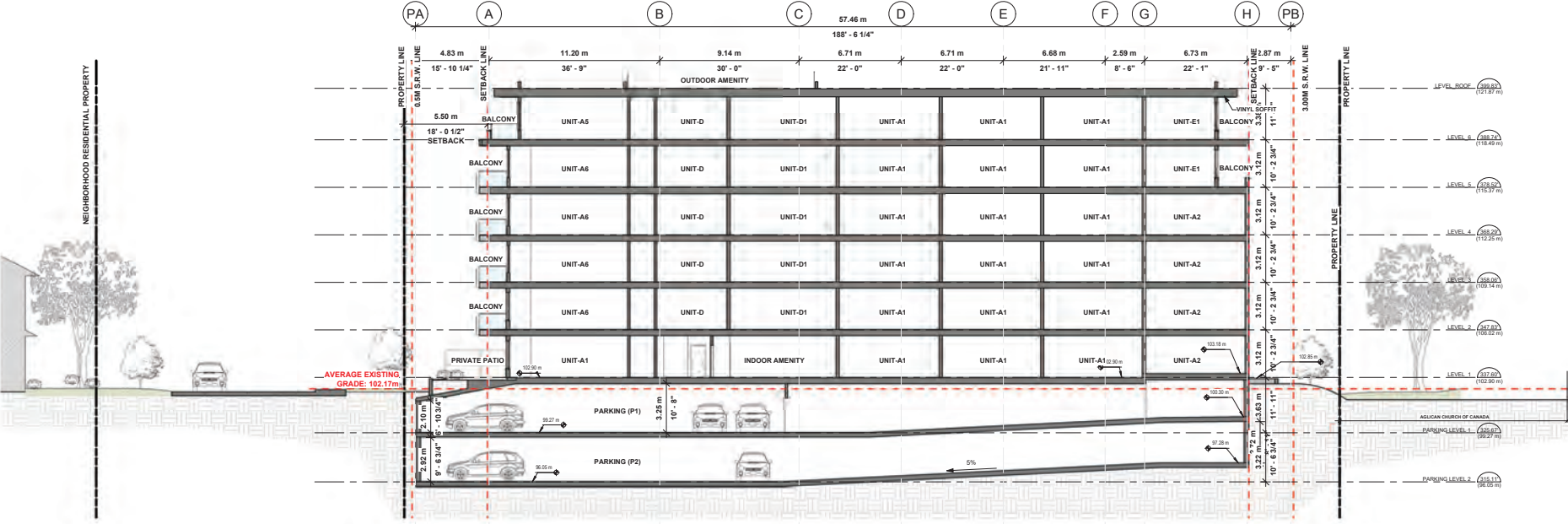
DRAWING NO.	<b>A-303</b>	<b>E</b>	
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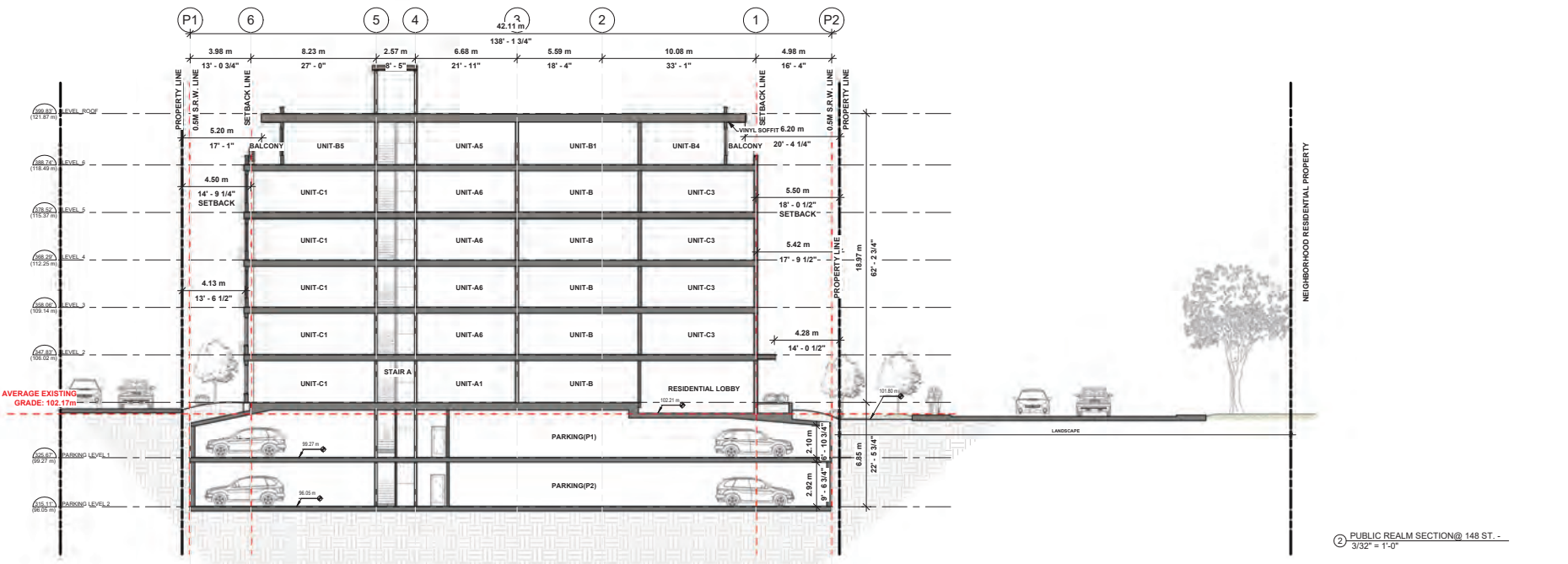
2024-04-16 - REV. DP AS PER CITY COMMENTS

C:\Users\Developer\Documents\Sur\_194\_148\148\streetscape\entire\_dwg\20240416.dwg

NOTES:



① PUBLIC REALM SECTION@ 106 AVE.  
3/32" = 1'-0"



② PUBLIC REALM SECTION@ 148 ST. -  
3/32" = 1'-0"

NO.	DESCRIPTION
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

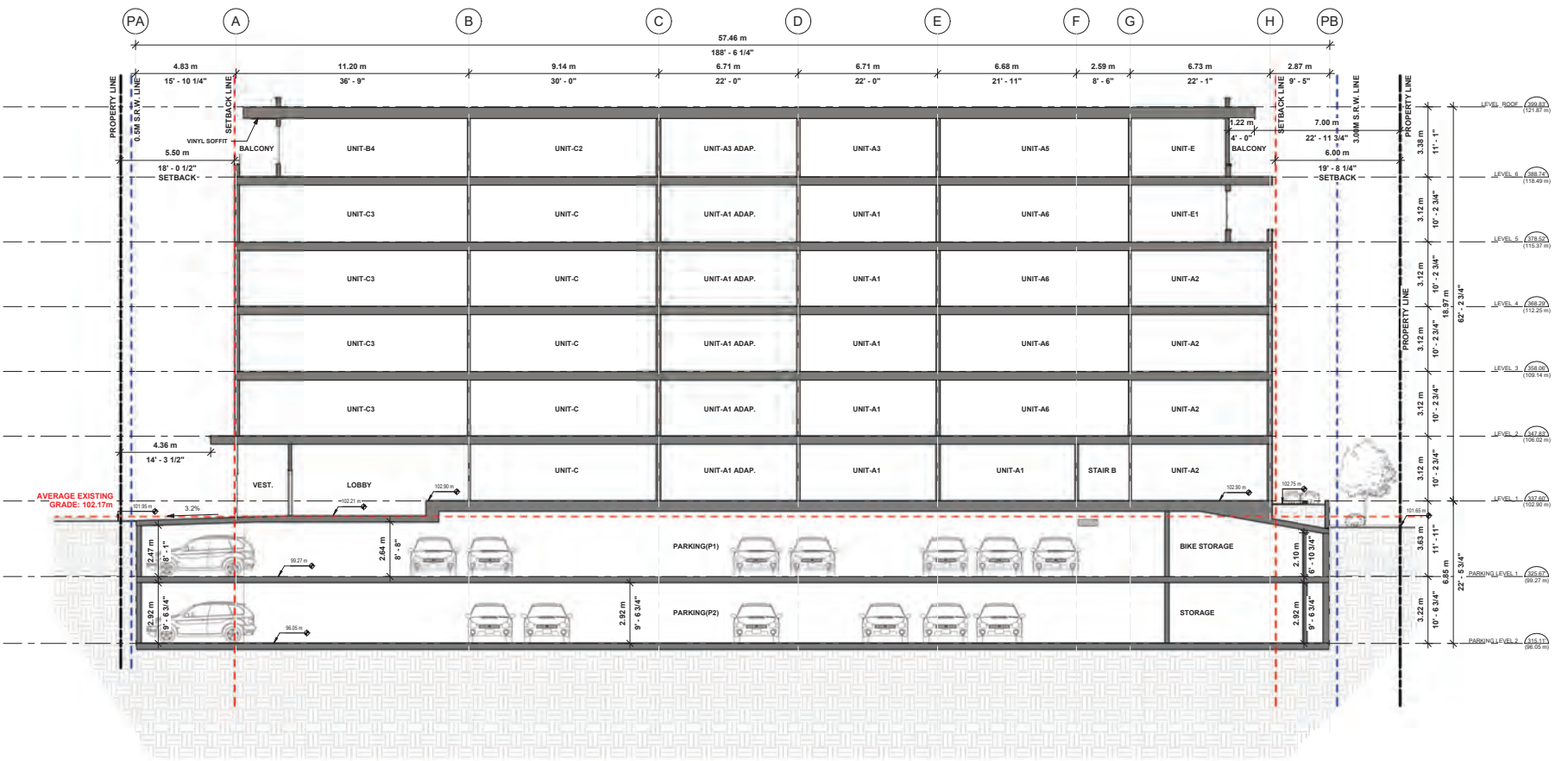
DRAWN: NS	
CHECKED: DS	
SCALE: 3/32" = 1'-0"	
JOB NO: SUR-194	
DATE: MAR 2023	

**PUBLIC REALM SECTION**

DRAWING NO:  
**A-304 E**

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NOTES:



NO.	DESCRIPTION	DATE
1	REV. FOR AS PER CITY	
2	CONTRACT	
3	DP DRAWINGS	
4	FINAL EXHIBIT DRAWINGS	
5	FINAL EXHIBIT DRAWINGS	

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	

SHEET TITLE:

**BUILDING SECTION 1**  
 1/8" = 1'-0"

**BUILDING SECTION 1**

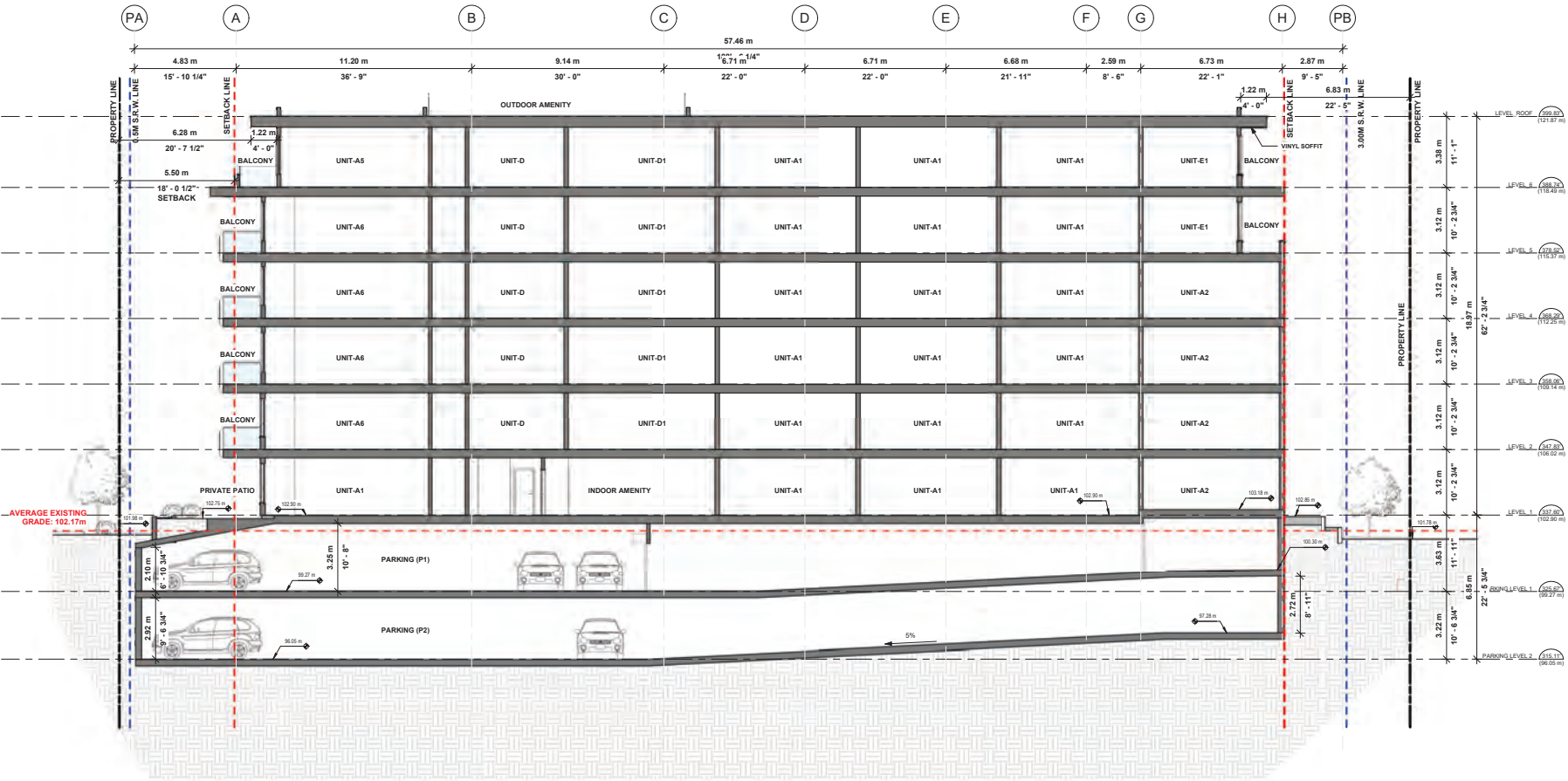
DRAWING NO:  
**A-320 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

C:\Users\Developer\Documents\Sur\_194\_148\161\20240416\20240416.dwg

NOTES:



1 BUILDING SECTION 2  
1/8" = 1'-0"

BUILDING SECTION 2

NO.	DATE	DESCRIPTION
1	2024-04-16	REV. FOR AS PER CITY
2	2024-04-16	REV. FOR AS PER CITY
3	2024-04-16	REV. FOR AS PER CITY
4	2024-04-16	REV. FOR AS PER CITY
5	2024-04-16	REV. FOR AS PER CITY
6	2024-04-16	REV. FOR AS PER CITY
7	2024-04-16	REV. FOR AS PER CITY
8	2024-04-16	REV. FOR AS PER CITY
9	2024-04-16	REV. FOR AS PER CITY
10	2024-04-16	REV. FOR AS PER CITY

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023
	2024-04-16



SHEET TITLE:

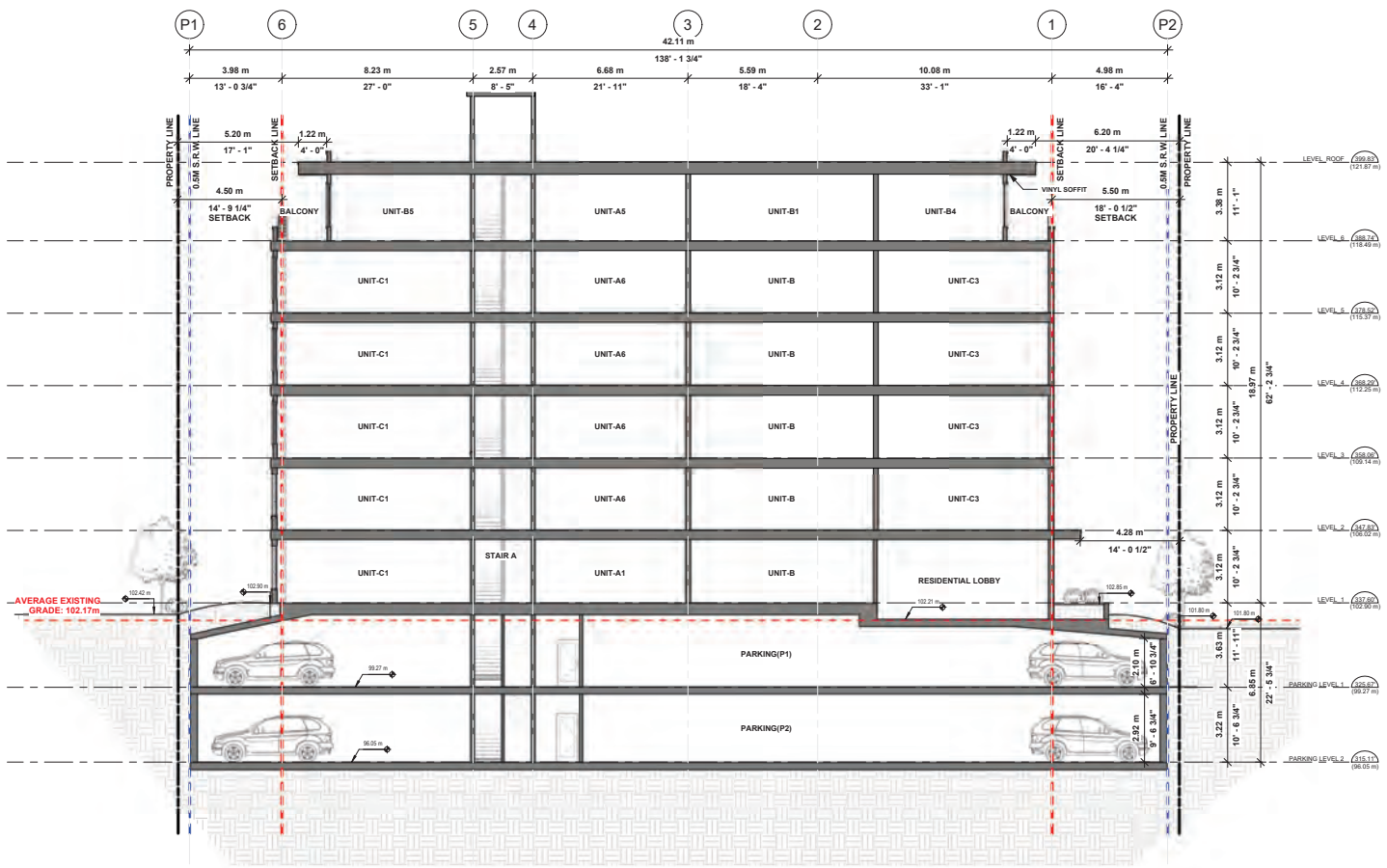
DRAWING NO. **A-321 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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NOTES:



AVERAGE EXISTING GRADE: 102.17m

① BUILDING SECTION 3  
1/8" = 1'-0"

2024-04-16 - REV. DP AS PER CITY COMMENTS

NO.	DATE	DESCRIPTION
1	2024-04-16	REV. DP AS PER CITY COMMENTS
2	2024-04-15	DP DRAWINGS
3	2024-04-15	PRELIMINARY DRAWINGS
4	2024-04-15	PRELIMINARY DRAWINGS
5	2024-04-15	PRELIMINARY DRAWINGS

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PROJECT:

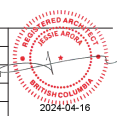
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023



SHEET TITLE:

**BUILDING SECTION 3**

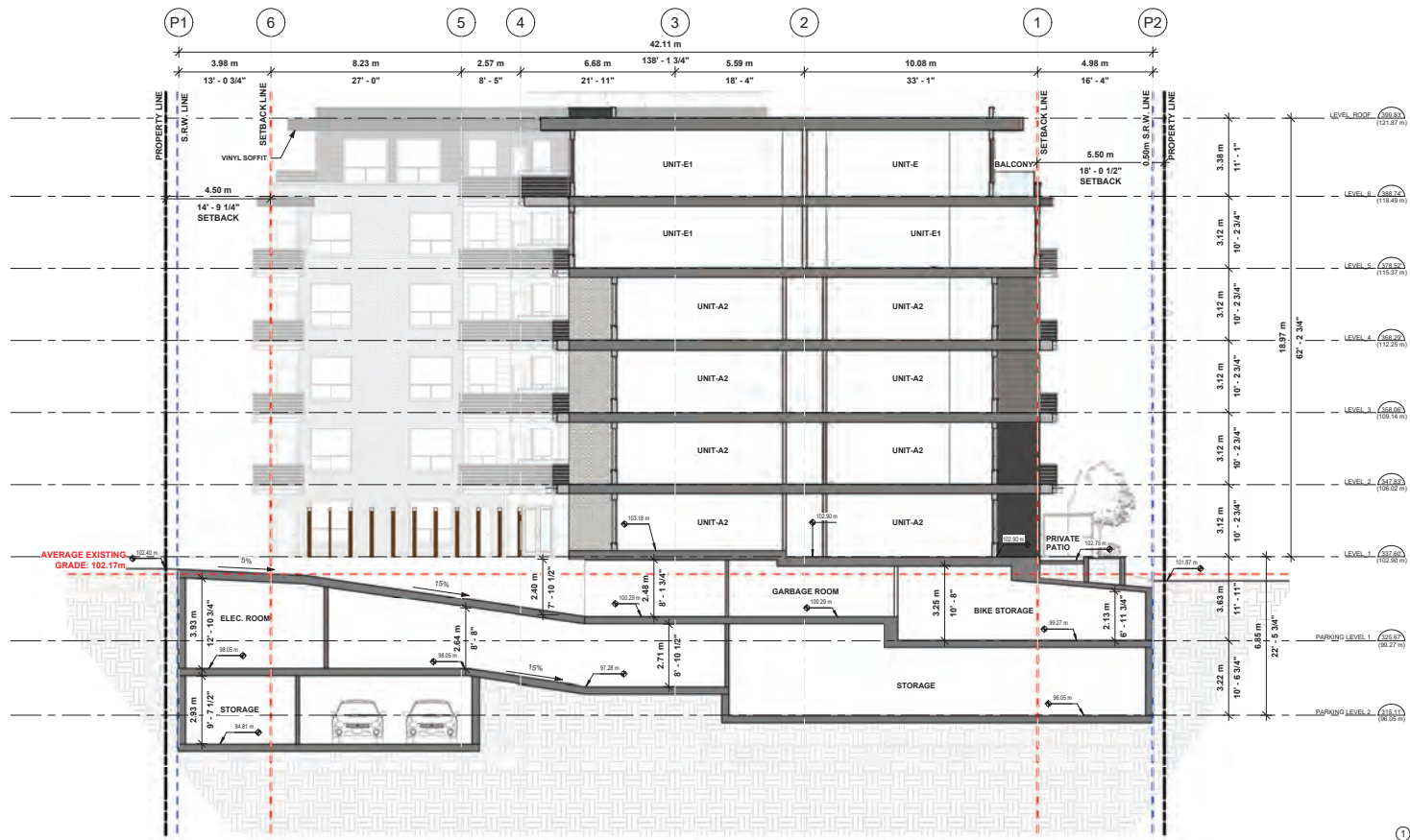
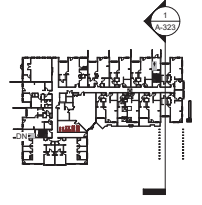
DRAWING NO.	<b>A-322</b>	<b>E</b>	
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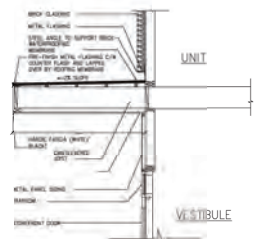
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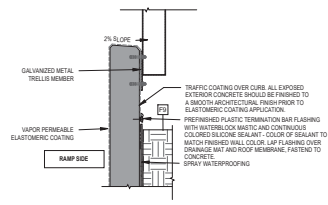
NOTES:



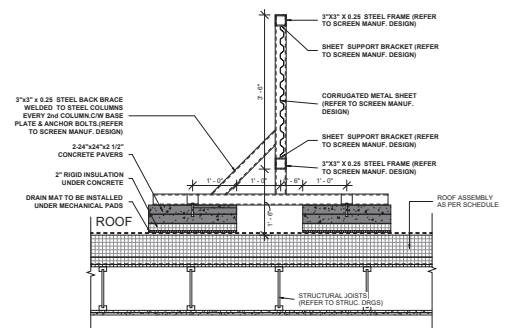
1) BUILDING SECTION 4  
1/8" = 1'-0"



4) CANOPY DETAIL  
3/4" = 1'-0"



5) TRELLIS DETAIL (RAMP)  
1" = 1'-0"



3) MECH. EQUIPMENT SCREEN  
3/4" = 1'-0"

2024-04-16	4	REV. PER AS PER CITY COMMENTS
2024-04-16	3	CONCRETE
2024-04-16	2	MECH. EQUIPMENT SCREEN
2024-04-16	1	FINAL BIDDING DRAWINGS
2024-04-16	0	PRELIMINARY DRAWINGS

**DF ARCHITECTURE INC.**

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023



**BUILDING SECTION 4**

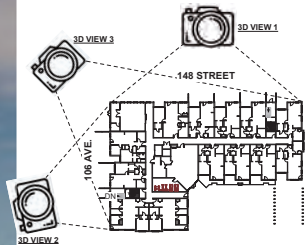
DRAWING NO.	<b>A-323</b>	<b>E</b>	
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2024-04-16 - REV. DP AS PER CITY COMMENTS

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NOTES:



2024-04-16 - REV. DP AS PER CITY COMMENTS

2024-04-16	1	REV. DP AS PER CITY COMMENTS
2024-04-11	0	CONCEPT
2024-04-01	0	DP DRAWINGS
2024-03-28	0	PRELIMINARY DRAWINGS
2024-03-15	0	PRELIMINARY DRAWINGS
2024-02-28	0	PRELIMINARY DRAWINGS

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: 1" = 50'-0"	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

SHEET TITLE:

3D VIEWS

DRAWING NO:	
<b>A-350 E</b>	

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3D VIEW 1: VIEW FROM 148 STREET



3D VIEW 3: VIEW FROM THE INTERSECTION OF 106 AVE. AND 148 STREET



3D VIEW 2: VIEW FROM 106 AVENUE



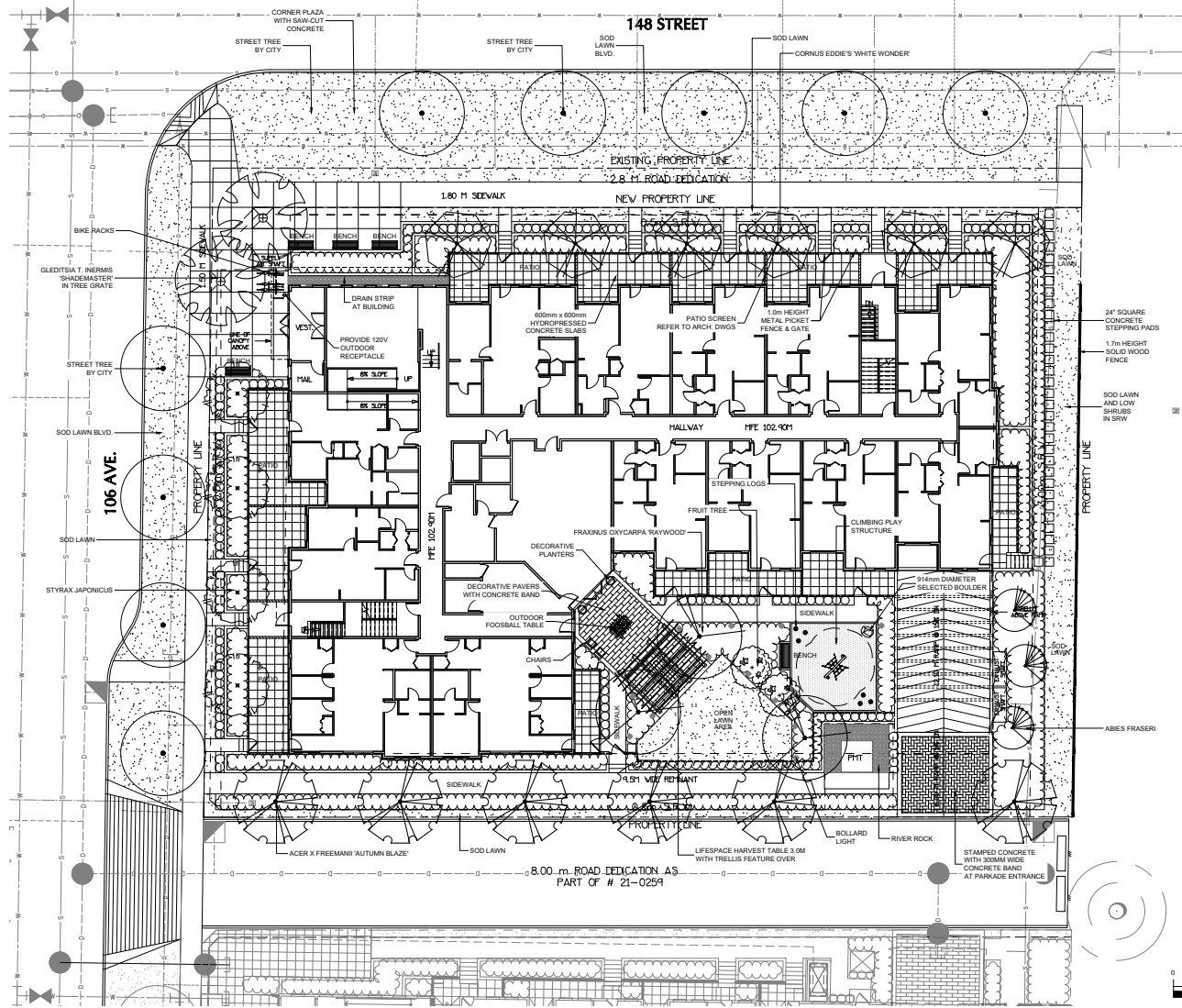
3D VIEW : VIEW MAIN ENTRANCE



3D VIEW : VIEW FROM 148 STREET

PLANT SCHEDULE			PMG PROJECT NUMBER: 23-162	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		ABIES FRASERI	FRASER FIR	2.5M HT; 88B
6		ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5CM CAL; 1.8M STD; 88B
6		CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	5CM CAL; STD FORM; 88B
3		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; 88B
2		FRUIT TREE	COLUMNARE APPLE VARIETIES	#7 POT
2		GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; 88B
4		STYRAX JAPONICUS	JAPANESE SPYROWEE	6CM CAL; 1.8M STD; 88B

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.



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011, f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	28 MAR 22	NEW SITE PLAN / CITY COMMENTS	JD
1	24 JAN 22	NEW SITE PLAN / CITY COMMENTS	JR

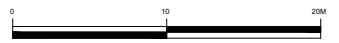
CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
106 AVENUE & 148 STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

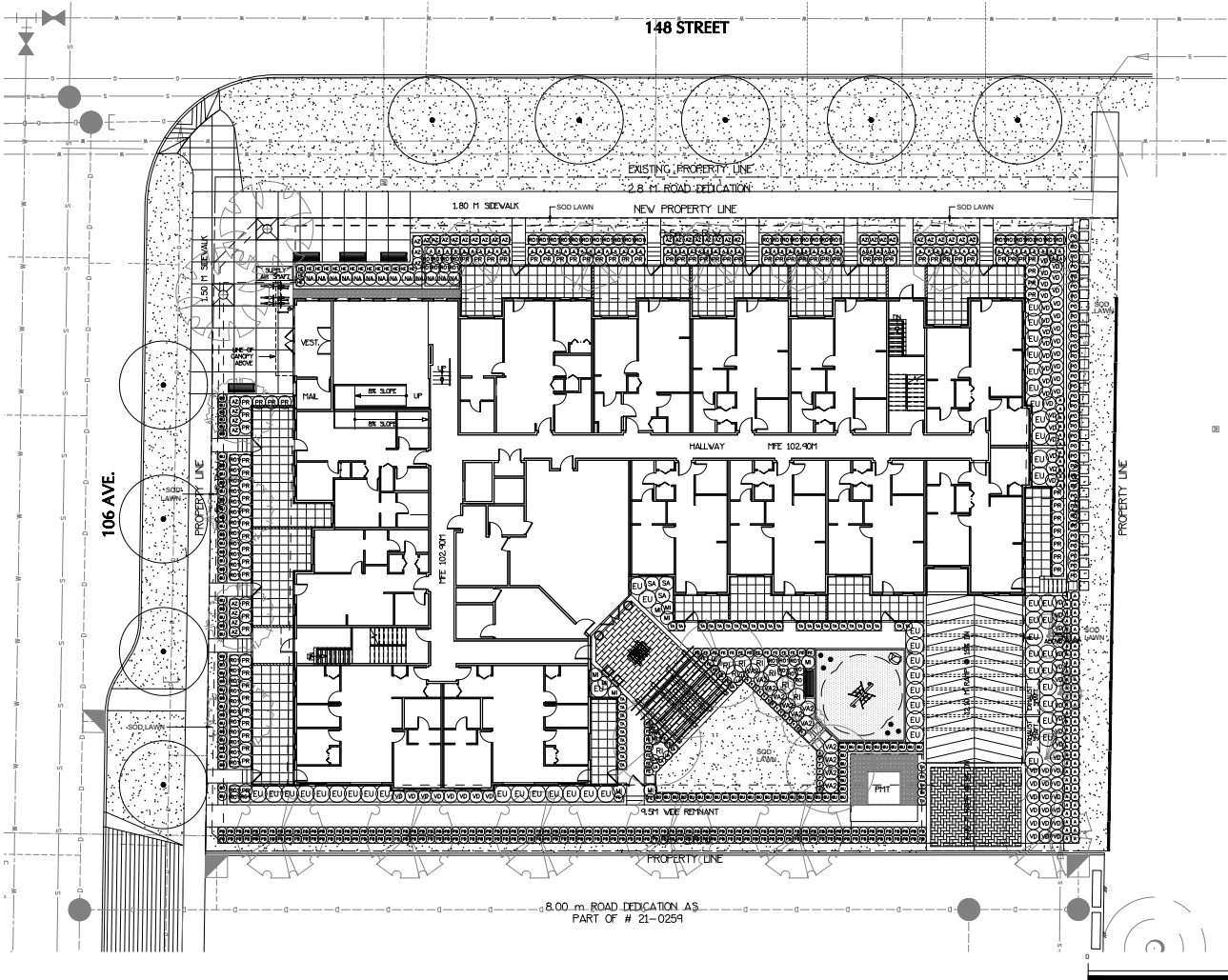
**L1**  
OF 7



PLANT SCHEDULE			PMG PROJECT NUMBER: 23-162
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
39	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLUSH-VIOLET	#2 POT, 25CM
40	BILISIA MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 45CM
53	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
13	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM
170	PIERS JAPONICA 'SPOCKESSIDE MINIATURE'	DWARF COLUMNAR PERIS	#3 POT, 50CM
79	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
8	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT, 60CM
47	ROSA 'NOZOMU'	CARPET ROSE, YELLOW	#2 POT, 45CM
3	SARCOCODA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT, 30CM
33	TAKUSI MEDIA 'HICKSIF'	HICKS YEW	1.2M BAB
5	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, BAB
12	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT, 60CM
67	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM

PLANT SCHEDULE			PMG PROJECT NUMBER: 23-162
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS			
32	FESTUCA CINEREA	BLUE FESCUE	#1 POT
11	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
PERENNIAL			
16	HEMEROCALLIS 'RED MAGIC'	DAYLILY, RED AND YELLOW	#1 POT, 1-2 FAN
8	LAVERGULA ANGSTUFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
GC			
135	ARCTOSTAPHYLOS UVA-URSINI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT, 20CM
21	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	15CM POT
35	POLYSTICHUM MUNTIM	WESTERN SWORD FERN	#1 POT, 25CM

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 SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	28 MAR 22	NEW SITE PLAN / CITY COMMENTS	JD
1	24 JAN 22	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
106 AVENUE & 148 STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY



**L2**  
OF 7

SEAL:

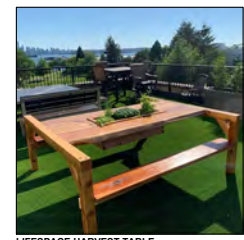
KEY	ITEM	DESCRIPTION
	CONCRETE	BROOM FINISHED
	CONCRETE UNIT PAVERS	BELGARD TEXADA HYDRAPRESSED SLAB, 609x609MM, NATURAL COLOUR
	CONCRETE UNIT PAVERS	BARKMAN BROADWAY 609M PAVERS, 600X300X65MM, NATURAL COLOUR
	STAMPED CONCRETE	
	RAIVER ROCK	3MM-103MM, COLOUR: GREY TO GREEN
	RESILIENT SURFACE	ENGINEERED FIBRA RESILIENT PLAY SURFACE
	BENCH	MAGLIN 870 BACKED; MATT SILVER; IPE WOOD SLATS; ON CONCRETE PAD
	BIKE RACK	MAGLIN 1600 SERIES SC; MATT SILVER
	CHAIR	WISHBONE BESELT 0.8M CHAIR
	HARVEST TABLE	LIFESPACE 3.0M LONG HARVEST TABLE
	FOSSBALL TABLE	SANDERSON CONCRETE OUTDOOR FOSSBALL TABLE
	FIBERGLASS PLANTER	GREEN THEORY PLANTER 300MM DIA, 600MM HT, FIBERGLASS PLANTER
	ROUNDED, NO SHARP EDGES	SUBMIT PHOTO APPROVAL PRIOR TO INSTALLATION
	FENCE	1.0m HT. METAL PICKET, REFER TO DETAIL
	FENCE	1.7m HT. SOLID WOOD, REFER TO DETAIL
	PATIO SCREEN	REFER TO ARCHITECT'S DRAWINGS

KEY	ITEM	DESCRIPTION
	BOLLARD LIGHT	PHILIPS LED BOLLARD LIGHT #: BCP150/151

NOTE: PLEASE REFER TO ELECTRICAL FOR FINAL LIGHTING TYPES AND LOCATIONS. MOUNTING DETAIL PER MANUFACTURER SPEC.



KOMPAN UP AND OVER PLAY STRUCTURE



LIFESPACE HARVEST TABLE



SANDERSON CONCRETE FOSSBALL TABLE



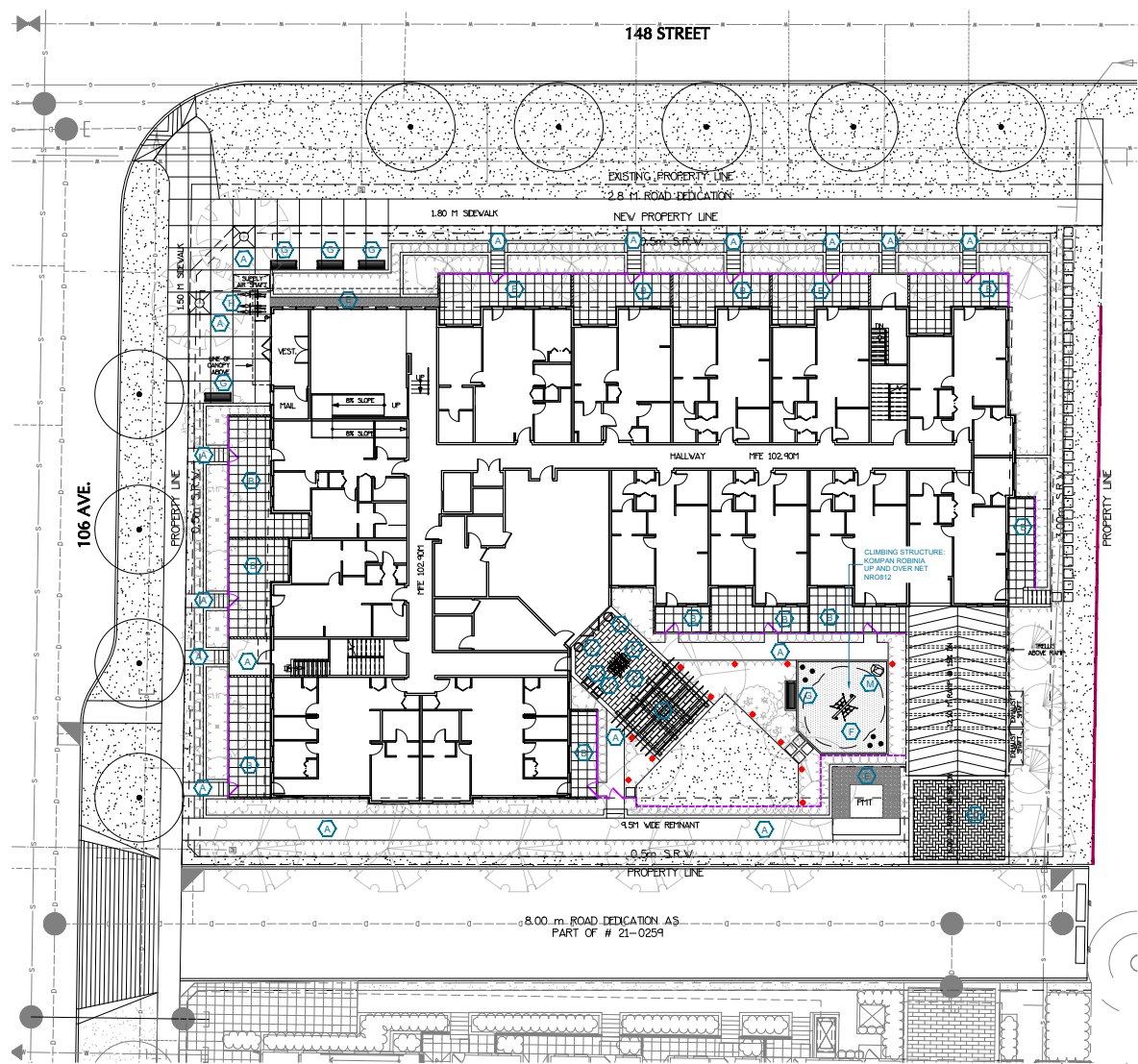
MAGLIN 870 BENCH



MAGLIN 1600 BIKE RACK



MAGLIN BESELT CHAIR



NO.	DATE	REVISION DESCRIPTION	DR.
2	28 MAR 22	NEW SITE PLAN / CITY COMMENTS	JD
1	24 JAN 17	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
106 AVENUE & 148 STREET  
SURREY, BC

DRAWING TITLE:  
**MATERIALS PLAN**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

**L3**

OF 7



SEAL:



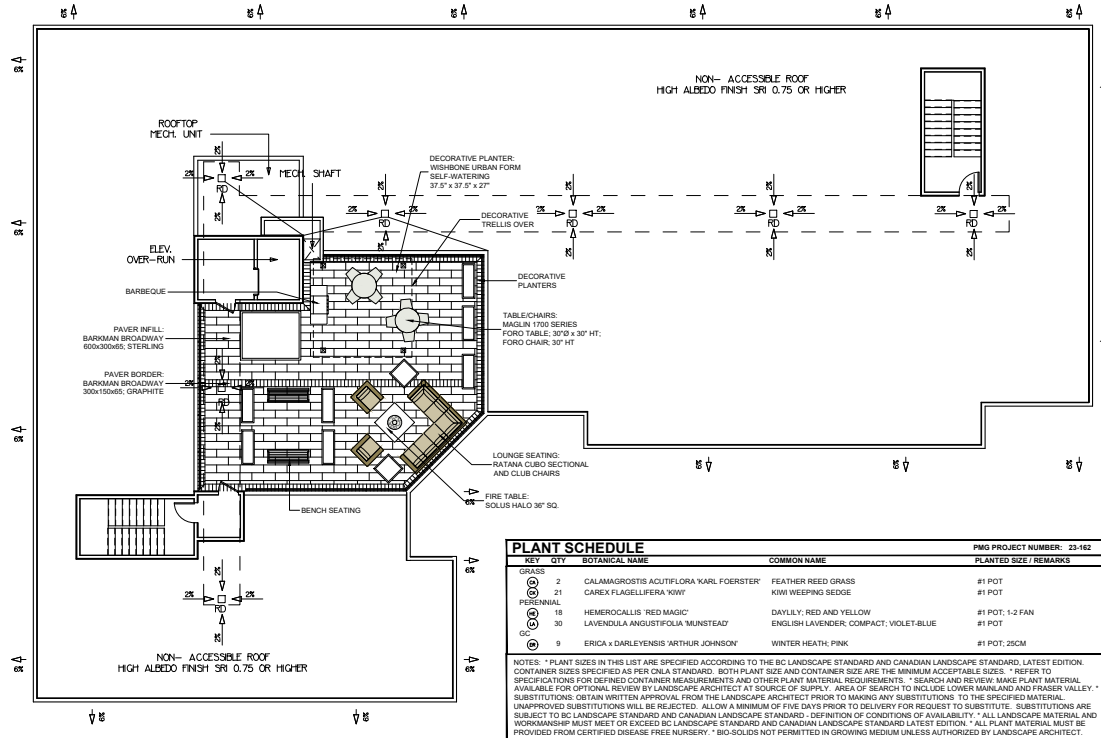
MAGLIN FORO TABLE/CHAIRS



RATANA CUBO LOUNGE SEATING



SOLUS HALO FIRE TABLE



2	24 MAR 22	NEW SITE PLAN / CITY COMMENTS	CO
1	24 JAN 22	NEW SITE PLAN / CITY COMMENTS	JR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT  
MULTI-FAMILY DEVELOPMENT**

**106 AVENUE & 148 STREET  
SURREY, BC**

DRAWING TITLE:  
**ROOF TOP  
AMENITY AREA**

DATE: 23 AUG 23 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

**L6**  
OF 7



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

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

**DATE: April 02, 2024** PROJECT FILE: **7823-0209-00**

---

**RE: Engineering Requirements  
Location: 14884 and 14794 – 106 Avenue  
10563 and 10573 - 148 Street**

#### **NCP AMENDMENT**

The following issues 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 2.808 m along 148 Street;
- Dedicate 3.0 m x 3.0 m corner cut at 106 Avenue and 148 Street intersection;
- Register 0.50 m statutory right-of-way (SRW) along 148 Street and 106 Avenue frontages;
- Dedicate 1.0 m x 1.0 m corner cut at N-S residential lane.

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

- Construct the west side of 148 Street;
- Construct the south side of 106 Avenue;
- Construct residential Lane;
- Construct driveway letdown for access to the site;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site; and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

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



Janelle Frank, P.Eng.,  
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**  
 Date: **March 27, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 02029 00**

The proposed development of **93** 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>	14
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	8
Secondary School =	4
<b>Total Students =</b>	<b>12</b>

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

**Summary of Impact and Commentary**

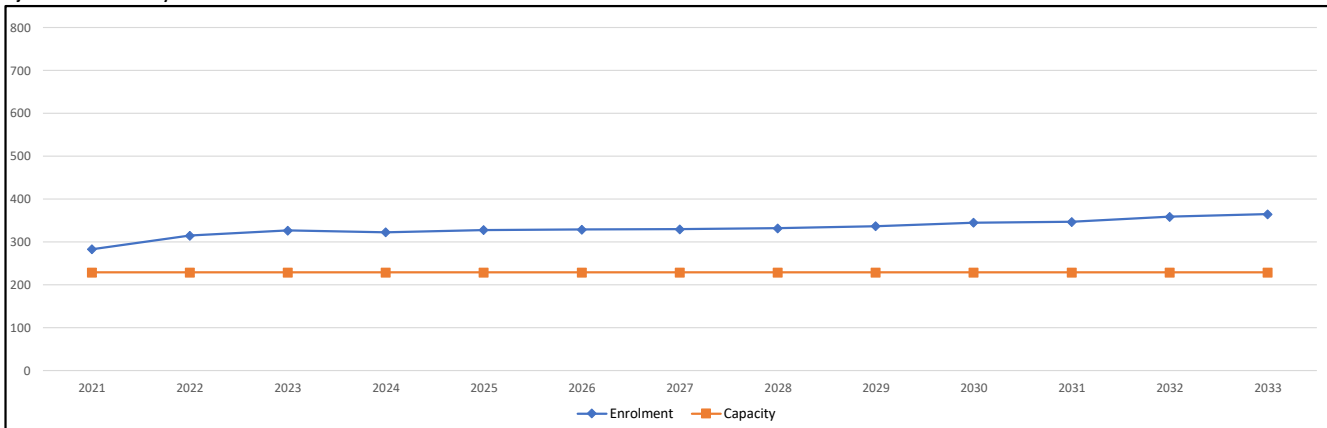
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

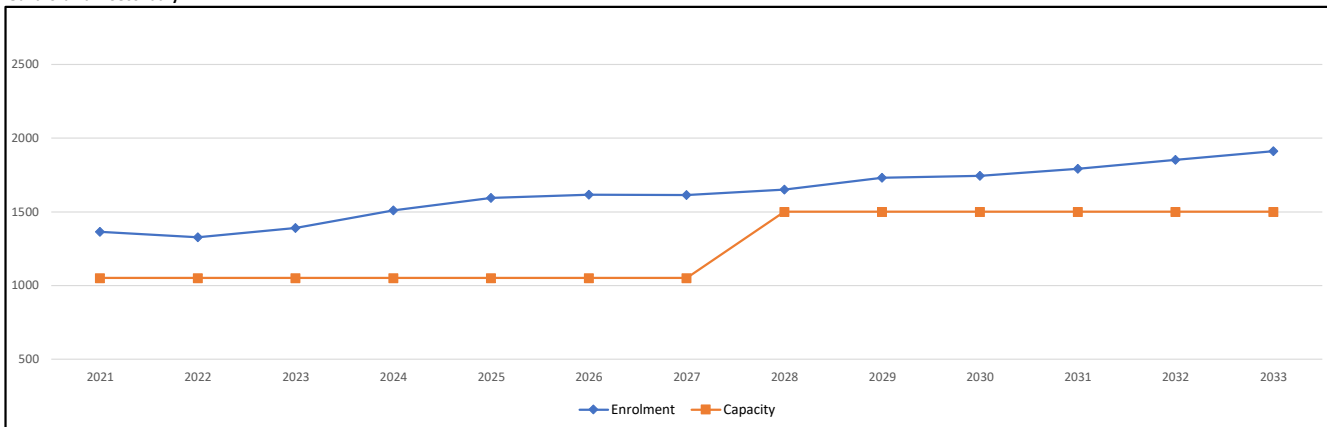
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

**Hjorth Road Elementary**



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

**Guildford Park Secondary**



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

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



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 7923-0209-00


Address: 14774, 14794 - 106 Avenue & 10573, 10563- 148 Street, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	26
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

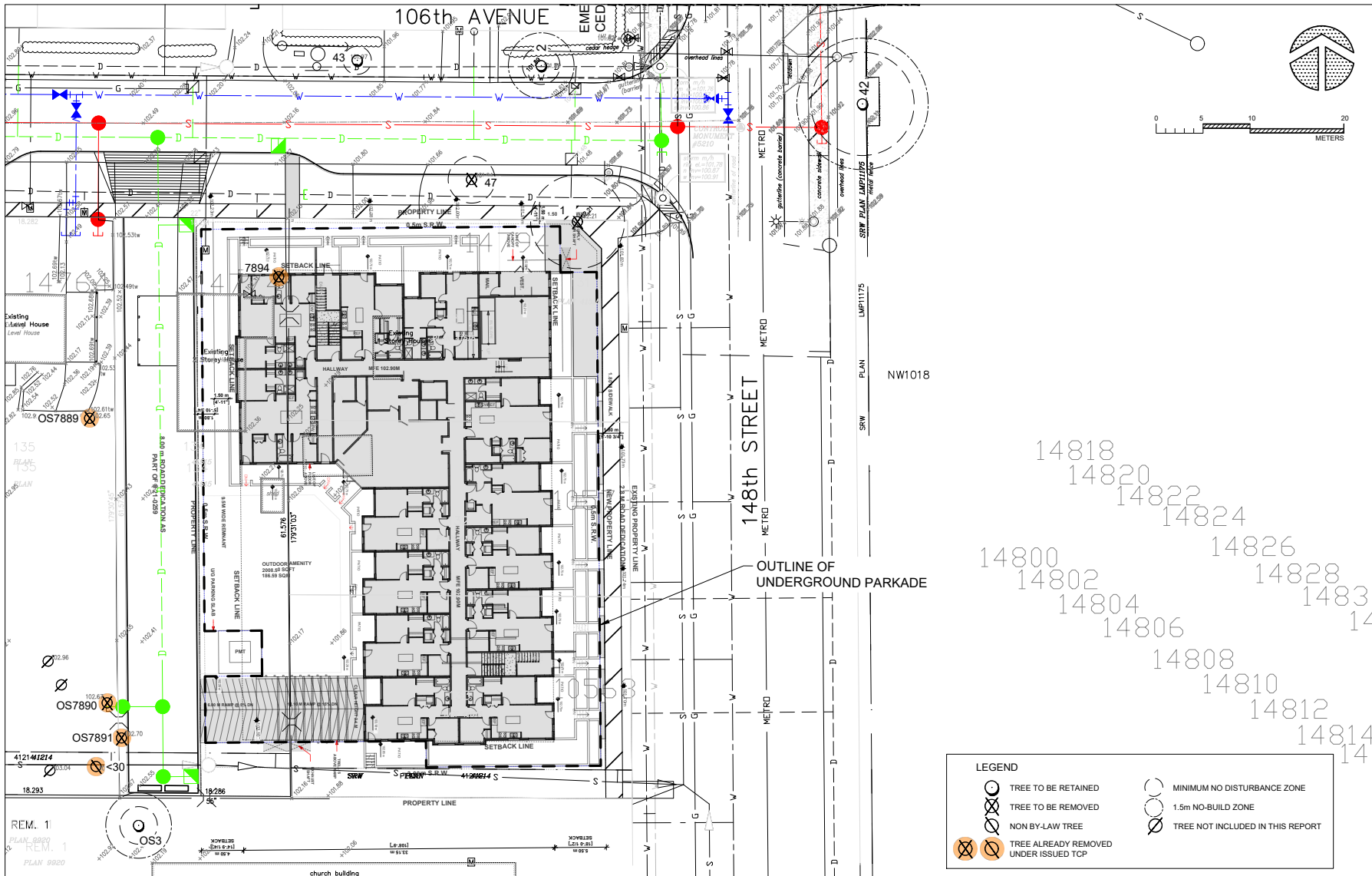
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: March 28, 2024
--	----------------------



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





LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	TREE ALREADY REMOVED UNDER ISSUED TCP
	MINIMUM NO-DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT INCLUDED IN THIS REPORT

STAMP

NO.	DATE	BY	REVISION
1	AUG10/23	MK	CIVIL PLAN
2	JAN11/23	MK	SITE PLAN
3	MAR29/24	MK	SITE & CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

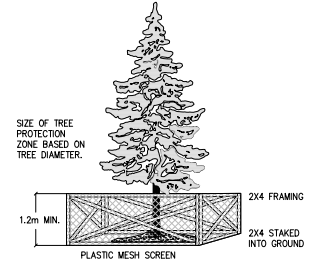
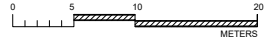
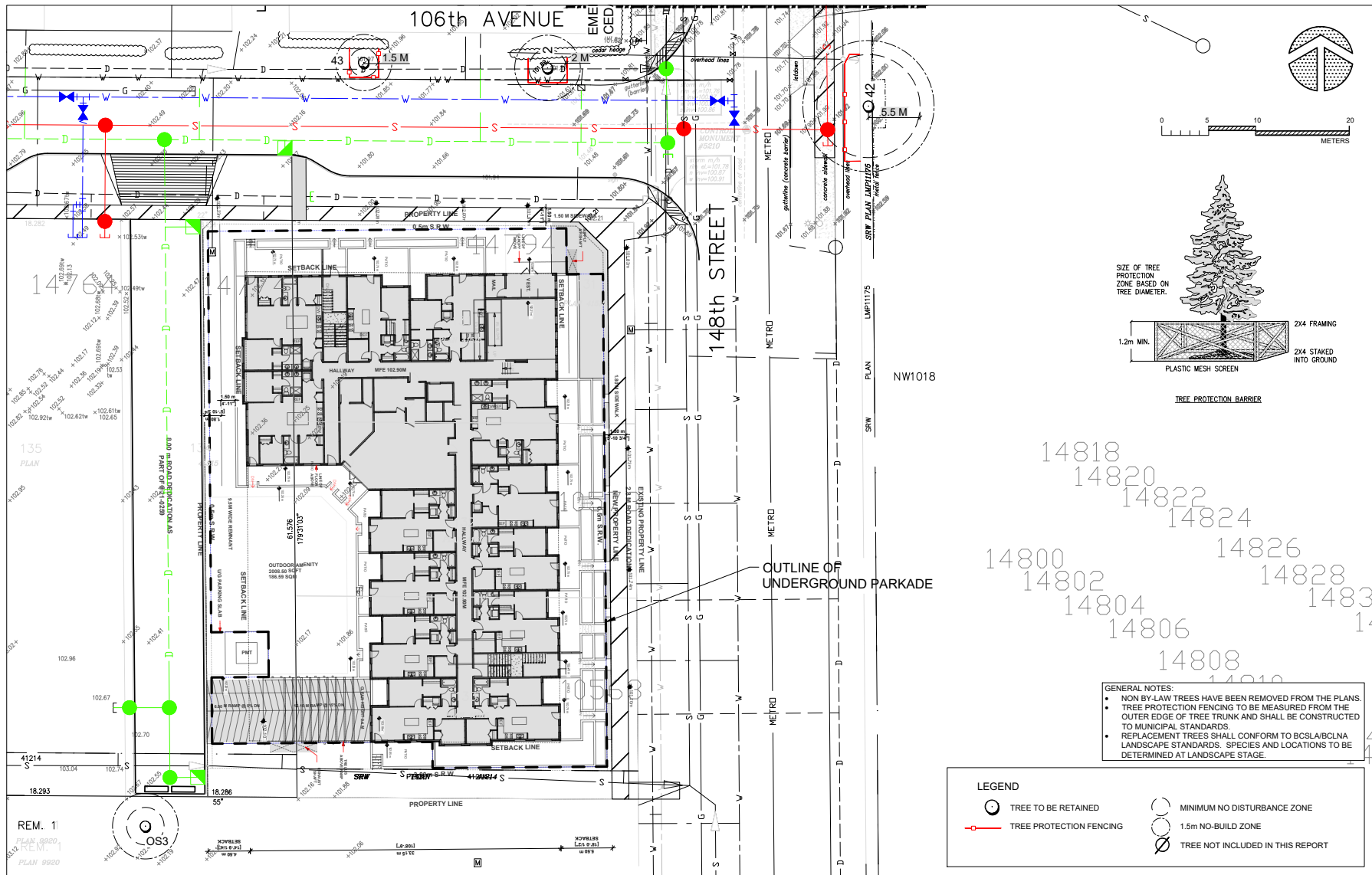
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PROJECT TITLE  
 14774 14794 - 106 AVENUE  
 10573 10563 - 148 STREET  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND PRESERVATION PLAN  
 CLIENT \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE JUNE 12, 2023

**T-1**  
 SHEET 1 OF 2



TREE PROTECTION BARRIER

14818  
14820  
14822  
14824  
14826  
14828  
14830  
14800  
14802  
14804  
14806  
14808  
14810

- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO BC SLABCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

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

STAMP

NO.	DATE	BY	REVISION
1	AUG10/23	MK	CIVIL PLAN
2	JAN11/23	MK	SITE PLAN
3	MAR29/24	MK	CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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PROJECT TITLE  
 14774 14794 - 106 AVENUE  
 10573 10563 - 148 STREET  
 SURREY, B.C.

SHEET TITLE  
 T2 - TREE PROTECTION  
 AND PRESERVATION PLAN

CLIENT  
 \_\_\_\_\_

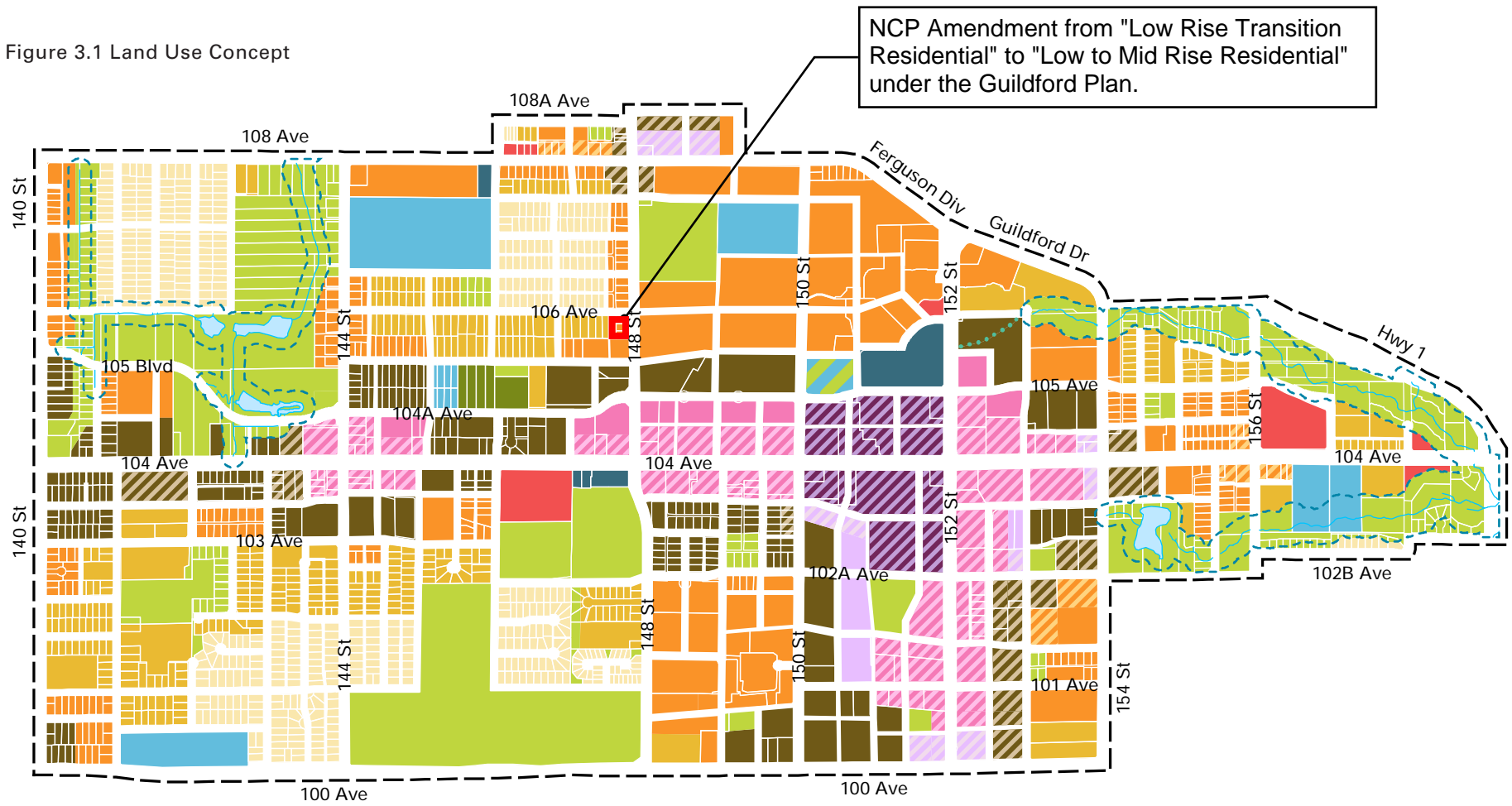
DRAWN  
 MK

SCALE  
 AS SHOWN

DATE  
 JUNE 12, 2023

**T-2**  
 SHEET 2 OF 2

Figure 3.1 Land Use Concept



**LEGEND**

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

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

CITY OF SURREY

BYLAW NO. 21250

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 196 (CD 196), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 196" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 196"	(a) 14784 - 106 Avenue (b) 14794 - 106 Avenue (c) 10563 - 148 Street (d) 10573 - 148 Street	(a) Lot 2, Plan EPP127075 (b) Lot 131, Plan 41515 (c) Lot 133, Plan 41515 (d) Lot 132, Plan 41515	21250	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250".

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 196 (CD 196)**

In this Comprehensive Development Zone 196 (CD 196), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14784 – 106 Avenue	Lot 2 Section 19 Block 5 North Range 1 West NWD Plan EPP127075	032-117-612
14794 – 106 Avenue	Lot 131 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-437
10563 – 148 Street	Lot 133 Section 19 Block 5 North Range 1 West NWD Plan 41515	004-614-640
10573 – 148 Street	Lot 132 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-445

(collectively the "*Lands*")

**except as follows:**

**1. Intent**

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

**"A. Intent**

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

**2. Permitted Uses**

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

**3. Density**

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

**"2. Permitted Density Increases:**

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.60, excluding:

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

**4. Lot Coverage**

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

**"E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 47%."

**5. Yards and Setbacks**

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

**"F. Yards and Setbacks**

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

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Building and Structures</i>	5.5 m	5.5 m	6.0 m	4.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies, and their associated structural elements, columnar *building* elements, *balconies*, and roof overhangs may encroach into the required *setbacks*. Building projection may encroach into the south and west *yard setbacks* by a maximum of 0.4 metres.

2 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of the north, east, and west *lot lines*."

**6. Height of Buildings**

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

**"1. Principal Buildings:**

*Principal building height shall not exceed 21.0 m."*

**7. Off-Street Parking and Loading/Unloading**

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

**"H. Off-Street Parking and Loading/Unloading**

**1. Parking Calculation:**

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

- (a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space per dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space per dwelling unit*.

**2. Tandem Parking:**

*Tandem parking* is not permitted.

**3. Underground Parking:**

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

**4. Parking Area:**

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

**5. Bicycle Parking:**

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

**8. Landscaping and Screening**

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

**"I. Landscaping and Screening**

1. General Landscaping:

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

2. Refuse:

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

**9. Special Regulations**

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

**"J. Special Regulations**

1. Amenity Spaces:

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

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

2. Balconies:

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



H - 9

**ACTION REQUIRED:** 1st, 2nd and 3rd Readings

**TYPE:** OCP / Zoning Amendment / DP

**PURPOSE:** Bylaw No. 21242  
To amend OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential.

Bylaw No. 21243  
RF to CD – to develop two 6-storey residential apartment buildings.

**LOCATION:** 14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)

**PROCESSING DATES:**

Bylaw No. 21242

April 22, 2024

-

Proceed to Public Notification: Carried RES.R24-672  
Approved to Proceed: Planning Report No. 7923-0036-00

Bylaw No. 21243

April 22, 2024

-

Proceed to Public Notification: Carried RES.R24-672  
Approved to Proceed: Planning Report No. 7923-0036-00

DEVELOPMENT PERMIT

April 22, 2024

-

Authorize to Draft: Carried RES.R24-672

# NOTICE OF REZONING BYLAW

City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

**13450 —104 Avenue**



Notice is hereby given that the proposed rezoning bylaws "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21242" and "Surrey Comprehensive Development Zone 209 (CD 209), Bylaw, 2024, No. 21243" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan, and/or that comply with Bill 47 Transit-Oriented Areas legislation, and are primarily residential.

## **Planning Report - Application No. 7923-0036-00**

**Location:** 14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)

**Purpose of Bylaws:** The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the site shown shaded in grey on the location map from Urban to Multiple Residential. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop two 6-storey residential apartment buildings.

## OWNER/OCCUPANT



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

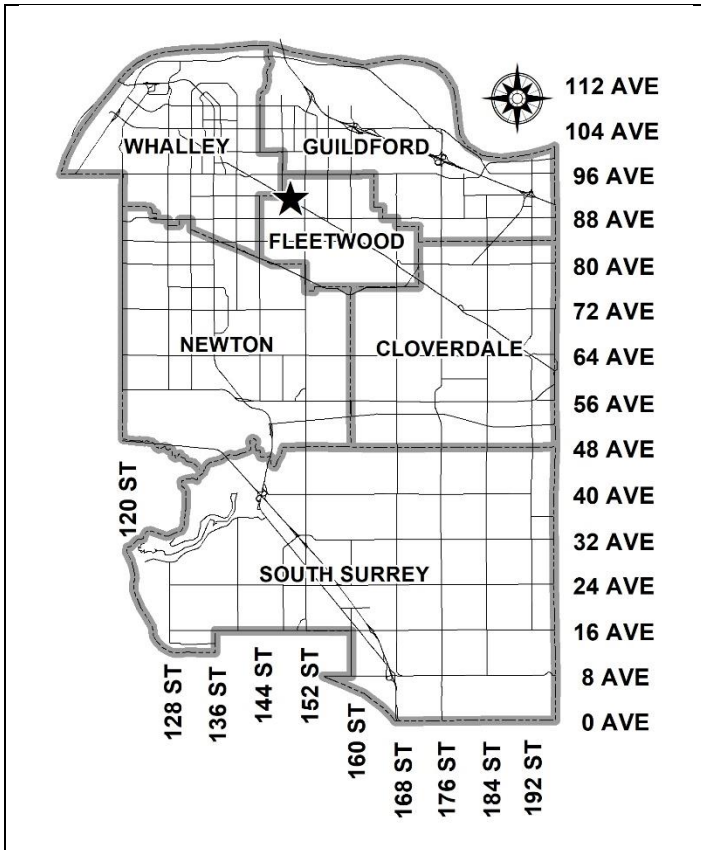
**WATCH THE COUNCIL MEETING:**

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0036-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD
- **Development Permit**

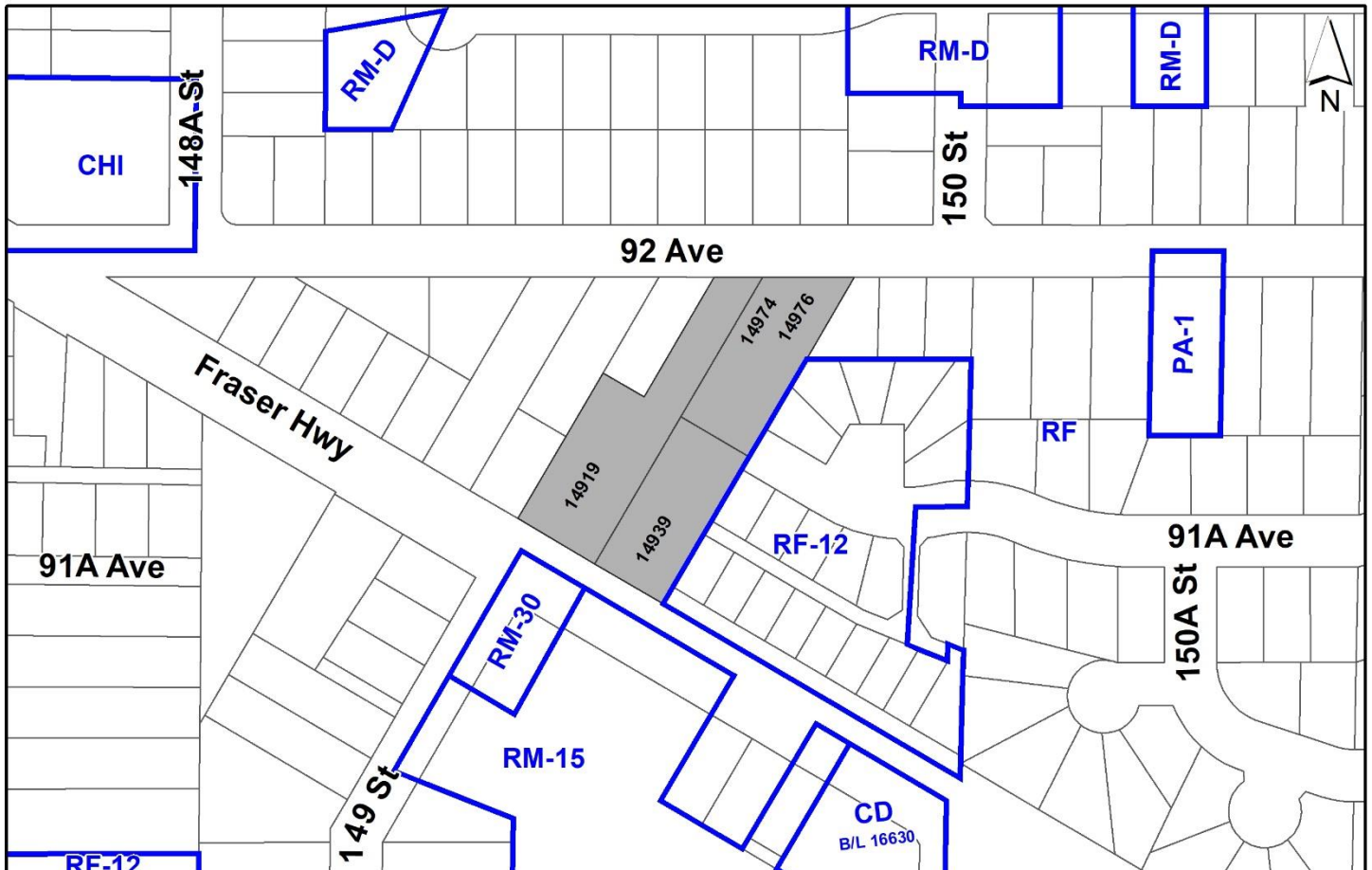
to permit the development of two, 6-storey residential apartment buildings.

**LOCATION:** 14919 Fraser Highway  
 14939 Fraser Highway  
 14974 92 Avenue (also 14976 92 Avenue)

**ZONING:** RF

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Low Rise Residential



## RECOMMENDATION SUMMARY

- File Rezoning Bylaw Nos. 19543 and 19544.
- OCP Amendment Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- 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

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from "Urban" to "Multiple Residential" is consistent with the anticipated land use designation for this part of the Fleetwood 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 Transit-Oriented Area designation under Bill 47 (2023). As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP Amendment and Rezoning By-laws. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal generally complies with the uses and densities as outlined in the Fleetwood Plan, which received Stage 1 approval from Council on March 7, 2022 (Corporate Report No. Ro49;2022).
- The proposed density and building form are appropriate for this part of Fleetwood and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.

- 
- The proposed development is within a proposed Frequent Transit Development Area (FTDA) and conforms to the goal of achieving high-rise, high density development near public transit options.
  - The site is within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.
  - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Stage 1 Fleetwood Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for a By-law to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. 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)”.
5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).
6. 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) final approval from TransLink;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
  - (i) 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;

- (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; and
- (k) Stage 2 approval of the Fleetwood Plan.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lots, under Development Application No. 7916-0673-00 to permit 14 single family small lots granted Third Reading April 9, 2018.	Low Rise Residential	RF
North (Across 92 Avenue):	Single family lots	Townhouse	RF
East:	Single family lots	Low Rise Residential	RF & RF-12
South (Across Fraser Highway):	Single family lots and townhomes	Low Rise Residential and Townhouse	RF, RM-15 & RM-30
West :	Single family lots	Low Rise Residential	RF

### Context & Background

- The subject site is a 7,333-square metre site, consisting of three properties, located south of 92 Avenue, north of Fraser Highway at 149 Street in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Low Rise Residential" in the Stage 1 Fleetwood Plan and is zoned "Single Family Residential Zone (RF)".
- Previous Development Application No. 7916-0673-00 received Third Reading on April 9, 2018, which proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" in order to allow subdivision into 14 small single family lots. Application No. 7916-0673-00 is proposed to be closed and replaced with the subject application.



## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of two 6-storey apartment buildings on two lots (north lot, proposed Lot 1; and south lot, proposed Lot 2) with 140 units, the applicant is proposing the following:
  - OCP Amendment to redesignate the site from “Urban” to “Multiple Residential”;
  - Rezoning the site from RF to CD (based on RM-70 Zone); and
  - Detailed Development Permit for Form and Character.
- The proposed development will consist of 140 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:	7,333 square metres
Road Dedication:	2,802 square metres
Net Site Area (Lot 1):	2,235 square metres
Net Site Area (Lot 2):	2,295 square metres
<b>Number of Lots:</b>	2
<b>Building Height:</b>	6 storeys / 21 metres (Lot 1) and 6 storeys / 20 metres (Lot 2)
<b>Floor Area Ratio (FAR):</b>	1.56 gross / 2.45 net (Lot 1) / 2.59 net (Lot 2)
<b>Floor Area</b>	
Residential (Lot 1):	5,469 square metres
Residential (Lot 2):	5,955 square metres
Total:	11,424 square metres
<b>Residential Units:</b>	
Studio:	9
1-Bedroom:	76
2-Bedroom:	38
3-Bedroom:	17
Total:	140

## Referrals

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

**School District:** **The School District has advised that there will be approximately 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

11 Elementary students at Berkshire Park Elementary School  
4 Secondary students at Johnston Heights Secondary School

(Appendix III)

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

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

**Parks, Recreation & Culture:** Barry Mather Park is the closest active park and contains amenities including a playground and natural area. It is 165 metres walking distance from the development.

Future active parkland is proposed within 185 metres walking distance of the development as part of the Fleetwood 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:** At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storied or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

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

## Transportation Considerations

### Road Network & Infrastructure

- The applicant will be providing the following improvements:
  - Dedication and construction of the south side of 92 Avenue to the local road standard;
  - Dedication and construction of the north side of Fraser Highway;
  - Dedication and construction of 91A Avenue to the local road standard;
  - Dedication and construction of 149 Street to the local road standard; and
  - Dedication and construction of a north/south pedestrian walkway connecting 91A Avenue and 92 Avenue.

### Traffic Impacts

- The proposed development is anticipated to generate approximately one to two vehicles every minute in the peak hour, according to industry standard rates. A site-specific transportation impact assessment was not required as the proposal is below the City's typical threshold. An area-wide transportation impact assessment is being conducted as part of the Fleetwood Plan, which will provide a comprehensive evaluation of traffic impacts of development throughout Plan area and inform the servicing strategy.

### Access

- Driveway access to the underground parking on proposed Lot 1 and Lot 2 will be from 91A Avenue.

### Transit

- The subject property is located within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.

## 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 subject site is designated Urban in the OCP.
- An OCP Amendment is required to redesignate the subject site to Multiple Residential, which is consistent with the Stage 1 Fleetwood Plan.

### Amendment Rationale

- The subject site is located within a future FTDA, as identified by the Stage 1 Fleetwood Plan, and is within close proximity to the future 152 Street SkyTrain station. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in FTDA's.

### Themes/Policies

- The proposal aligns with the following OCP Themes/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 property is designated “Low Rise Residential” in the Stage 1 Fleetwood Plan.
- The “Low Rise Residential” designation permits up to 2.0 FAR (gross). The designation supports up to 4-5 storeys and up to 6 storeys for sites abutting a Frequent Transit Network. Where new development interfaces with Plan-designated “Townhouse” (including across the street), building height should transition down to a maximum of 4 storeys.

- The applicant is proposing a gross density of 1.56 FAR, which complies with the maximum permitted under the designation.
- The applicant is proposing to amend the road network in the Stage 1 Fleetwood Plan by replacing a portion of 149 Street with a walkway. This amendment is supported by staff and will be reflected in the Stage 2 Fleetwood Plan.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:
  - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
  - Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
  - Robust Economy: Support a thriving and diverse local business environment.
  - Climate Resilience: Transition to a net zero carbon community that can adapt to climate change.
  - Focused Growth: Support thoughtful transit-oriented development guided by the community context.
- The Stage 1 Fleetwood Plan Development Expectations Policy requires a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal addresses these family-oriented housing policies in the Fleetwood Plan by providing approximately 39% of the total dwelling units as two or more bedrooms and 12% of the dwelling units as three or more bedroom.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two proposed 6-storey residential buildings on proposed Lot 1 and Lot 2. 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 for Block A (Lot 1) and Block B (Lot 2) are 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	<b>Block A:</b> 2.45 <b>Block B:</b> 2.59	
<b>Lot Coverage:</b>	33%	<b>Block A:</b> 46% <b>Block B:</b> 47%	
<b>Yards and Setbacks</b>	7.5 metres	<b>Block A:</b> North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres  <b>Block B:</b> North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres	
<b>Principal Building Height:</b>	50 metres	<b>Block A:</b> 21 metres <b>Block B:</b> 20 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:	<b>Block A:</b> 220 square metres	<b>Block A:</b> The proposed 210 square metres + CIL meets the Zoning Bylaw requirement. <b>Block B:</b> The proposed 259 square metres exceeds the Zoning Bylaw requirement. <b>Block A:</b> The proposed 321 square metres exceeds the Zoning Bylaw requirement. <b>Block B:</b> The proposed 548 square metres exceeds the Zoning Bylaw requirement.	
Outdoor Amenity:	<b>Block B:</b> 207 square metres		
	<b>Block A:</b> 220 square metres		
	<b>Block B:</b> 207 square metres		
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Residential:	193	171	
Residential Visitor:	28	14	
Total:	221	185	
Accessible:	4	6	
<b>Bicycle Spaces</b>			
Residential Secure Parking:	168	238	
Residential Visitor:	12	12	

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.
- The applicant proposes a floor area ratio (FAR) of 1.56 (gross). The proposed density is consistent with the proposed Stage 1 Fleetwood Plan designation of "Low Rise Residential". If calculated on the net site area, the FAR for Block A (Lot 1) is 2.45 and the FAR for Block B (Lot 2) is 2.59. 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 2.45 and 2.59 for Blocks A and B, respectively, in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 46% and 47% for Block A and B, respectively, 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 buildings is supported given it will allow for a more urban, pedestrian-oriented streetscape.

#### On-site Parking and Bicycle Storage

- The proposed development includes a total of 185 parking spaces consisting of 171 resident parking spaces and 14 parking spaces for visitors. In addition, the applicant will provide 6 accessible parking spaces.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total) in each building. The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 185 parking stalls provided, 46 small car stalls, or 25% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw 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 within 0.5 metre of the north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.
- The development will provide a total of 238 secure bicycle parking spaces in the underground parkades. This exceeds the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

### Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Low to Mid Rise Residential designation.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the redevelopment of new affordable housing.
- 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 November 30, 2023, and the Development Proposal Signs were installed on January 8, 2024. Staff received responses from 4 neighbours (*staff comments in italics*):
  - One respondent sought more information regarding the ultimate road network in the area.

*(Staff provided the requested information to the respondent.)*



- Three respondents expressed concerns with the impacts that the increased density would have on traffic, parking, infrastructure and property values in the neighbourhood.

*(Staff advised that there are a variety of detailed planning process underway which are necessary to develop the final and comprehensive Stage 2 Fleetwood Plan. As part of this process, staff are undertaking a detailed servicing analysis to identify infrastructure improvements, as well as an area-wide Transportation Impact Assessment to assess the cumulative impact of development on traffic.)*

- The subject development application was reviewed by the Fleetwood Community Association (FCA). The Fleetwood Community Association provided the following comments (*staff comments in italics*):

- The proposal will place added pressure on existing elementary and secondary schools in the area which are already operating over capacity.

*(City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning.)*

- The applicant should provide a child care facility in one of the buildings.

*(The applicant is not proposing to provide a child care facility at this time.)*

- The applicant should provide commercial floor area on the ground floor along Fraser Highway.

*(This portion of Fraser Highway is not designated for mixed-use. The Stage 1 Fleetwood Plan focuses mixed-use areas in key nodes in order to ensure their success.)*

## 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 interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The applicant has worked with staff to:
  - provide appropriate ground floor setbacks to accommodate planting and to ensure a consistent and comfortable streetscape;
  - provide appropriate step backs for levels 5 and 6 on the north, east and south elevations of Building 1 and the north and east elevations of Building 2 in order to maintain a 4-storey visual expression along 91A Avenue and 92 Avenue and to provide

- a sensitive interface to the smaller local roads and the existing single family homes to the east;
- to integrate the building design with the naturally sloping terrain
- provide two-level townhouse units along the Fraser Highway interface for resident livability;
- emphasize the 2-storey townhome expression along 91A Avenue, 92 Avenue and 149 Street to aid in the visual transition from low to medium density;
- refine the exterior elevations and materials; and
- design an acceptable urban public realm interface and edge treatments.

### Building 1 (Lot 1)

- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north, east and south property lines for relief to the building's massing.
- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.
- The building orientation provides appropriate urban edges on 91A Avenue and 92 Avenue while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED and street activation.
- The applicant is proposing a unit mix of 4 micro studios, 2 studio units, 37 one-bedroom, 23 two-bedroom units and 6 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 220 square metres of indoor amenity space to serve the residents of the proposed Building 1. Of this 220-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 210 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 220 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$9,000 (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 Levels 1 and 2, including a gym, kitchen and lounge areas.

#### *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 220 square metres of outdoor amenity space to serve the residents of the proposed Building 1.
- The applicant is proposing 321 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.
- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities includes a variety of seating areas.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

#### Building 2 (Lot 2)

- The proposed building is a 6-storey, wood frame residential building, consisting of three street frontages.
- The building orientation provides appropriate urban edges on 91A Avenue, 149 Street and Fraser Highway.
- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north and east property lines.

- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.
- The applicant is proposing a unit mix of 3 micro studios, 39 one-bedroom, 15 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*

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 207 square metres of indoor amenity space to serve the residents of the proposed Building 2. Of this 207-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 259 square metres of indoor amenity space, exceeding the minimum requirement.
- The applicant is proposing indoor amenity on Levels 1 and 2, including a gym, kitchen and lounge areas.

#### *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 207 square metres of outdoor amenity space to serve the residents of the proposed Building 2.
- The applicant is proposing 548 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.
- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities includes a variety of seating areas.

- 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 all design drawings for accuracy and completeness;
  - Provide more details and annotations for accuracy and completeness;
  - Ensure the planting material along Fraser Highway is selected to promote privacy;
  - Provide high-quality materials in the public realm with a focus on accessibility; and
  - Design refinement to the public realm interface.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	19	19	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Black Locust	4	4	0
Hawthorn sp.	1	1	0
Cherry sp.	1	1	0
Lombardy Poplar	1	1	0
Bigleaf Maple	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	23	23	0
Ellwood Falsecypress	1	1	0
Douglas Fir	9	9	0
Norway Spruce	2	1	1

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>44</b>	<b>43</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>64</b>		
<b>Total Retained and Replacement Trees Proposed</b>	<b>65</b>		
<b>Estimated Contribution to the Green City Program</b>	<b>\$23,650</b>		

- The Arborist Assessment states that there are a total of 44 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain one tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 107 replacement trees on the site. Since the proposed 64 replacement trees can be accommodated on the site, the proposed deficit of 43 replacement trees will require an estimated cash-in-lieu payment of \$23,650, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on Fraser Highway, 91A Avenue, 92 Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 65 trees are proposed to be retained or replaced on the site with an estimated contribution of \$23,650 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. OCP Redesignation Map

*approved by Ron Gill*

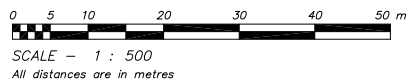
Don Luymes  
General Manager  
Planning and Development

LM/ar

SUBDIVISION PLAN OF LOTS "A" AND "B", BOTH OF PLAN 19191;  
LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191), PLAN 7541:  
ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

PLAN EPP

The City of Surrey B.C.G.S. 92G.016



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

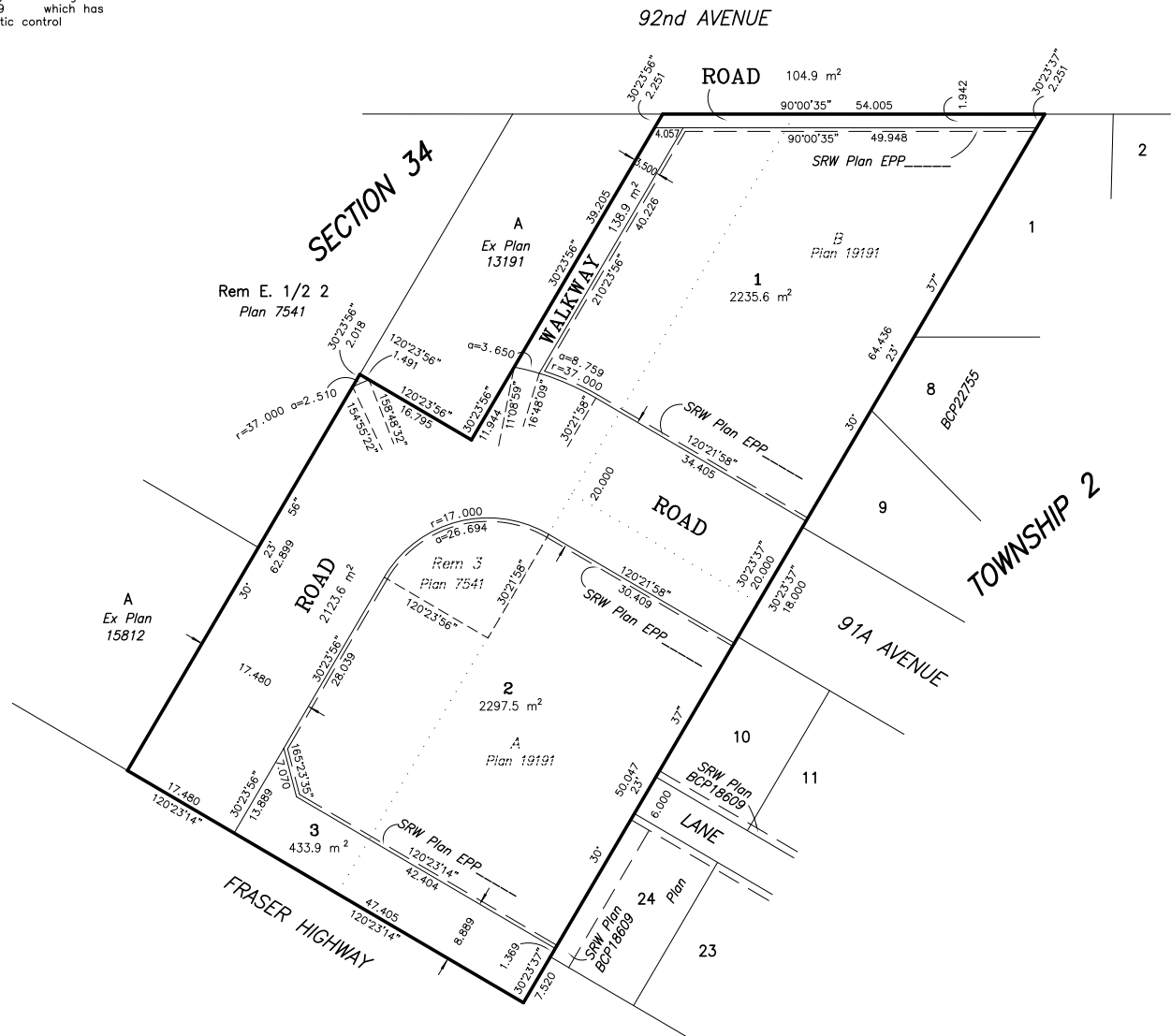
Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999 which has been derived from geodetic control monument

PRELIMINARY - 14 MARCH 2024



- Legend:
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set

Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

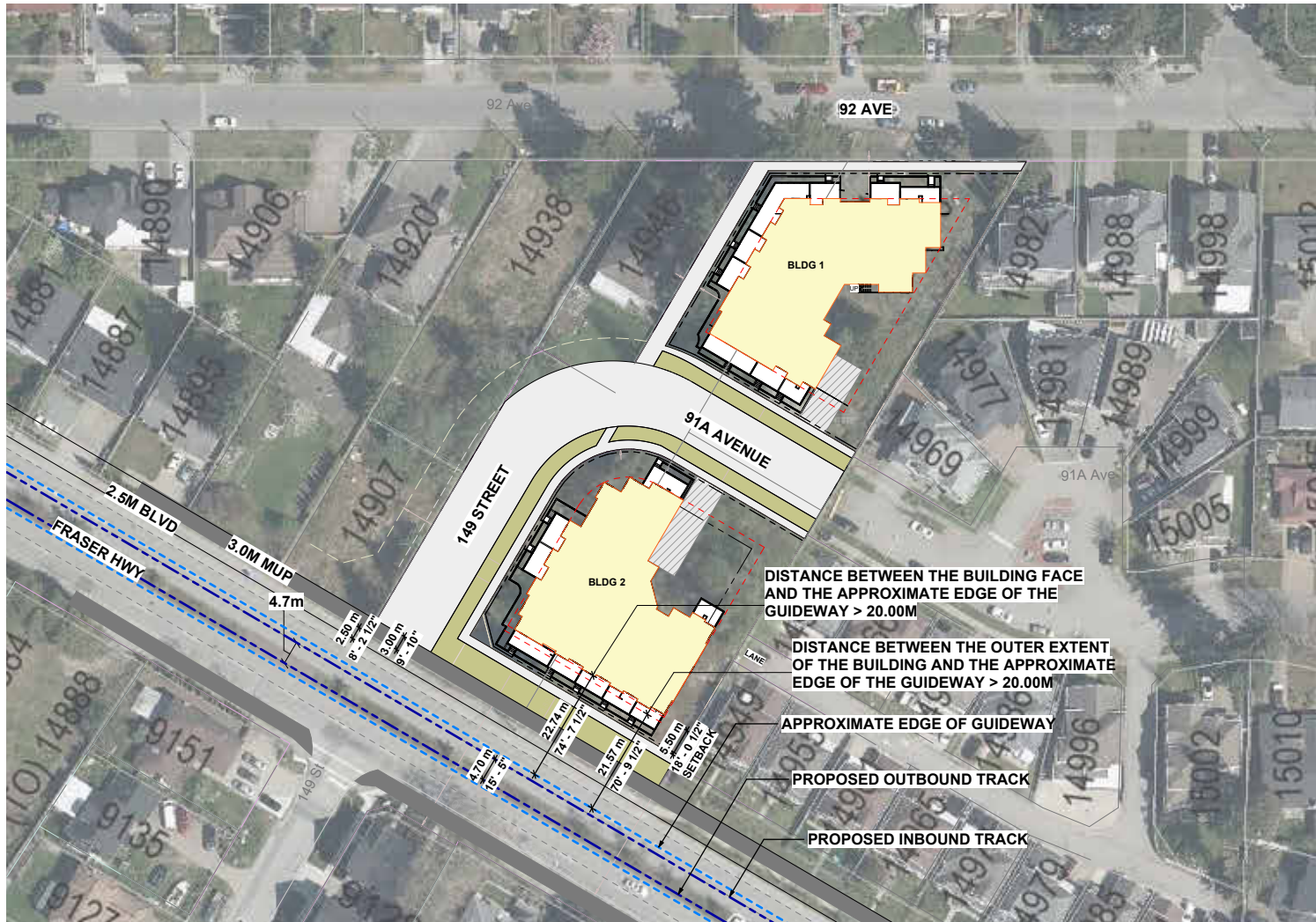
The field survey represented by this plan was completed on the \_\_\_ day of \_\_\_\_, 2023. Sean Costello, B.C.L.S. (900)

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey. This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd. B.C. Land Surveyors Unit 234 - 18525 53 Avenue Surrey, B.C. V3S 7A4 Phone: 604-597-3777 File: 6510-SUB3



NOTES:



2024-02-27 - DP REVISED SUBMISSION


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 FRASER HWY, SURREY, BC

CLIENT:  
**HIGH STREET MARKETING  
 GROUP #307-6678 152 STREET  
 SURREY, BC. V3S 3L4**

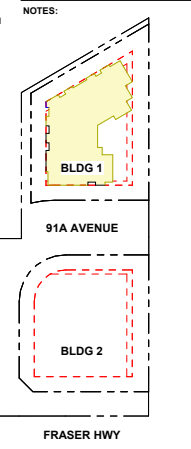
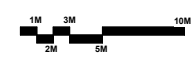
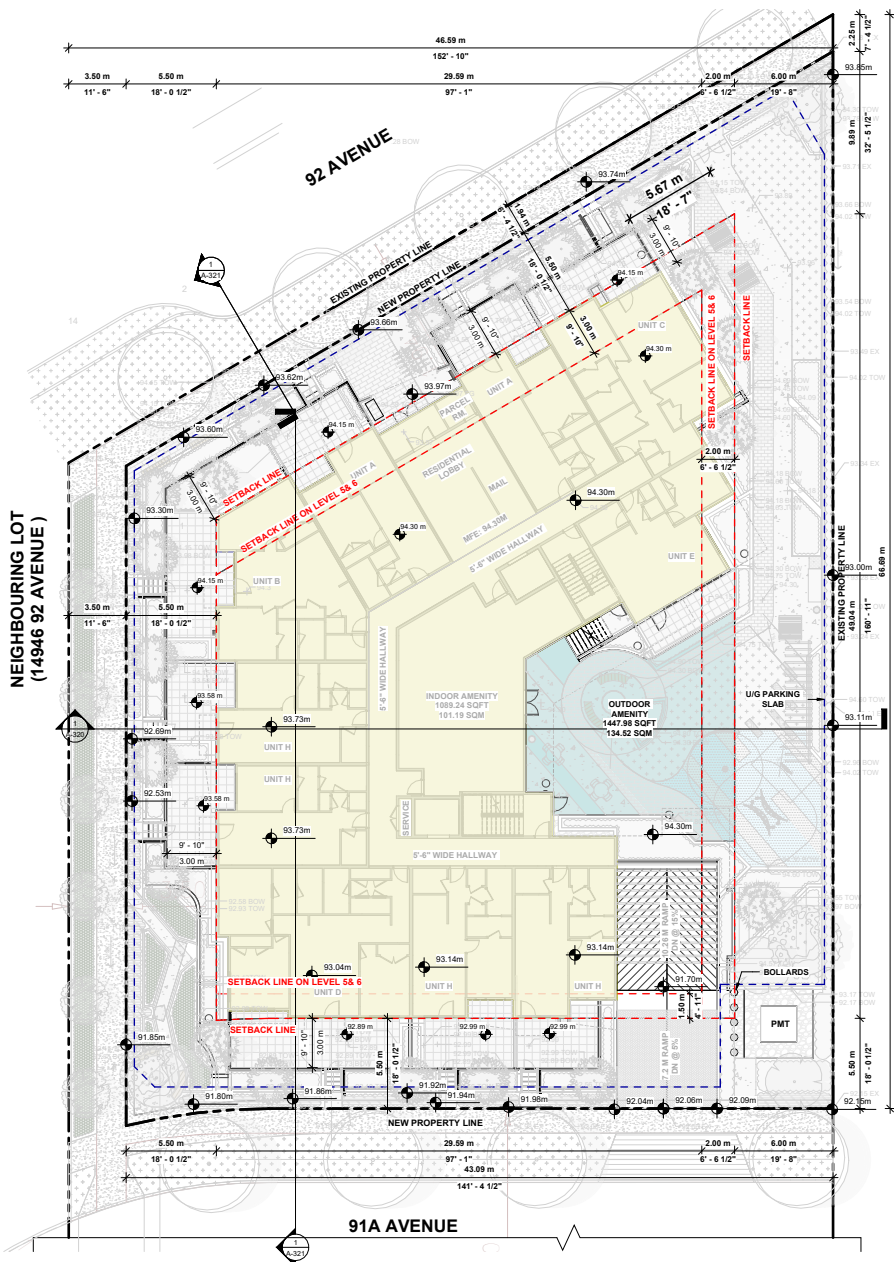
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SHEET TITLE:	

**CONTEXT PLAN WITH  
 SKYTRAIN GUIDEWAY**

DRAWING NO:	<b>A-009</b>	<b>E</b>	N
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**1** **CONTEXT PLAN WITH SKYTRAIN GUIDEWAY**  
 A-009 T1-300

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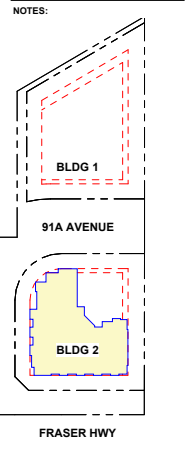
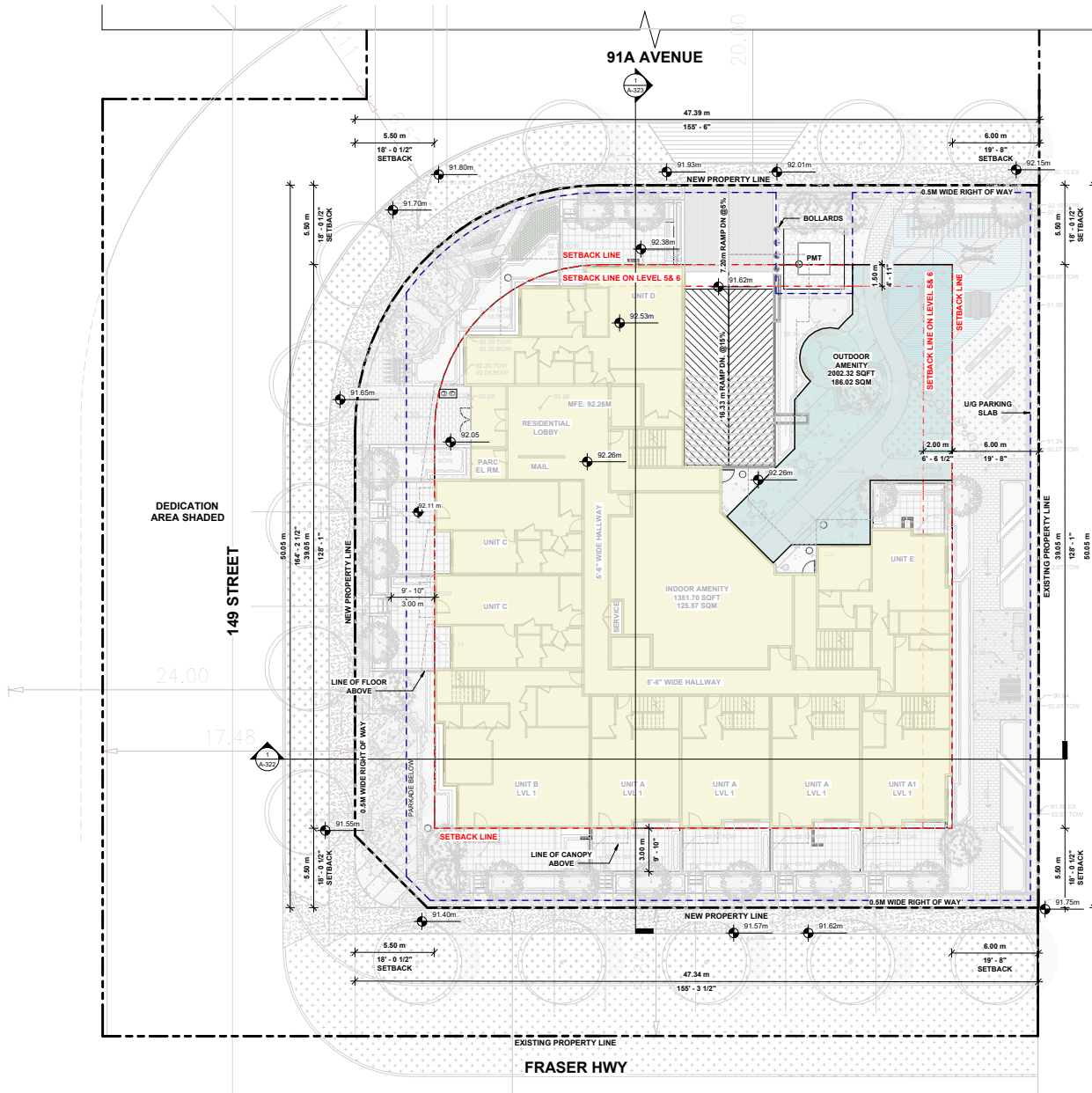
SITE PLAN - BUILDING 1

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PROJECT NO:	<b>E</b>

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5	DATE: 2024-02-27

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CLIENT:  
**HIGH STREET MARKETING GROUP #307-6878 152 STREET SURREY, BC. V3S 3L4**

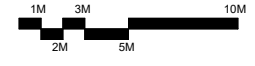
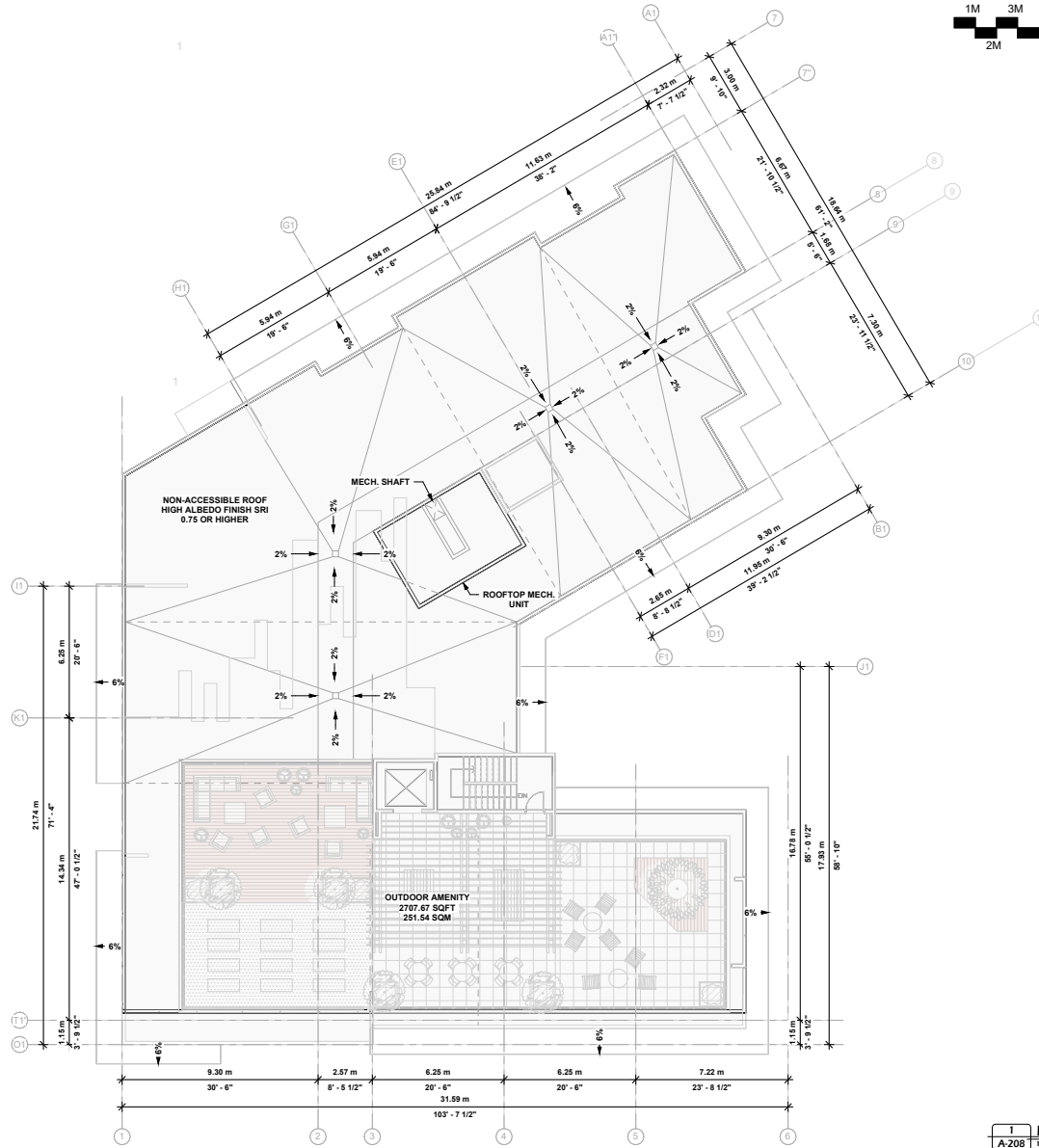
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SHEET TITLE:	

SITE PLAN - BUILDING 2

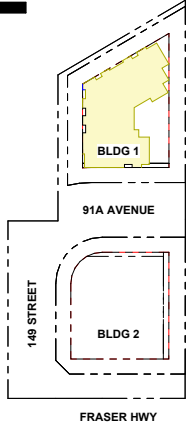
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CLIENT:  
**HIGH STREET MARKETING  
 GROUP #307-6878 152 STREET  
 SURREY, BC. V3S 3L4**

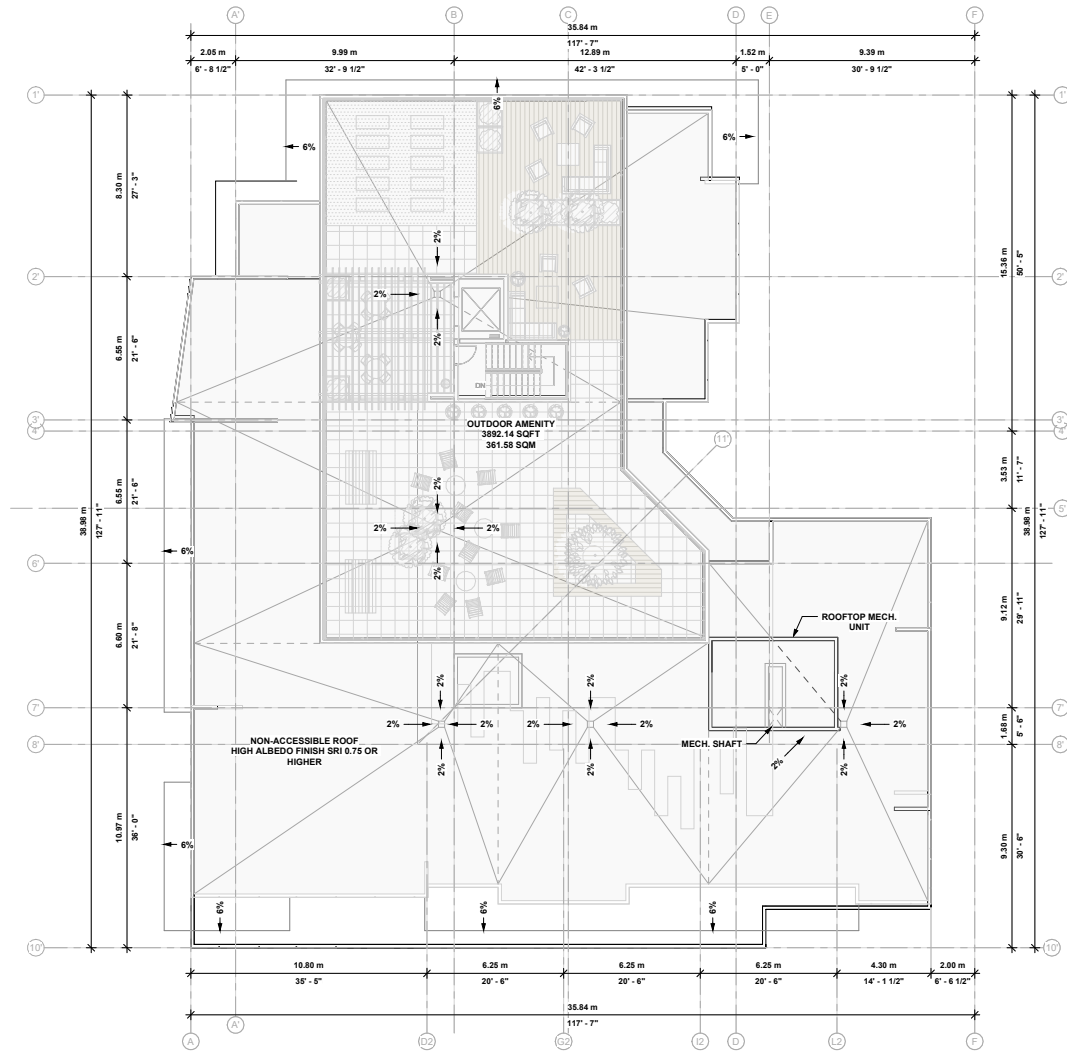
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CHECKED: NN	
SCALE: As indicated	
DATE: MAR 2022	

**BUILDING-1 (ROOF PLAN)**

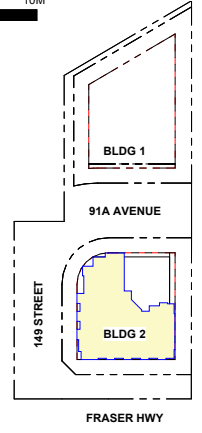
**1** BLDG-1 - ROOF DECK  
 A-208 1/8" = 1'-0"

DRAWING NO:	<b>A-208</b>	<b>E</b>	 <small>North</small>
PROJECT NO:			

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CLIENT:  
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 GROUP #307-6878 152 STREET  
 SURREY, BC. V3S 3L4**

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CHECKED: NN	
SCALE: As Indicated	
DESIGN: SUR-159	
DATE: MAR 2022	
SHEET TITLE:	

**BUILDING-2 (ROOF PLAN)**

**1** BLDG-2 - ROOF DECK  
**A-218** 1/8" = 1'-0"

DRAWING NO.	<b>A-218</b>
REVISION	<b>E</b>
DATE	

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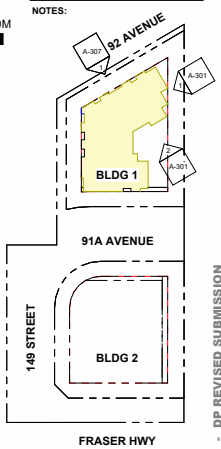
1 BUILDING 1 - NORTH-EAST ELEVATION

A-301 1/8" = 1'-0"



2 BUILDING 1 - SOUTH-EAST ELEVATION

A-301 1/8" = 1'-0"



2024-02-27 - DP REVISED SUBMISSION

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2023-12-15	PROPOSAL SUBMISSION
2024-02-27	DP SUBMISSION
2024-02-27	DP SUBMISSION

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 info@dfarchitect.com



3 BUILDING 1 - NORTH ELEVATION (92 AVENUE)

A-301 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT). COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SOFFIT- WOODED RUSTIC SERIES PROFILE COLOR: SUMMER WHAET	17. FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
7. ALUMINUM AL13 COLOR: SW 6034 DARK AUBURN	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 SW 6034 DARK AUBURN	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8"x2-13/16"x11-5/8	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

**GROUP 161**

MEMBERSHIP IN PROFESSIONAL REGULATED SOCIETY  
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PROJECT:  
**MULTI-FAMILY RESIDENTIAL**  
**14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC**

CLIENT:  
**HIGH STREET MARKETING GROUP #307-6878 152 STREET SURREY, BC. V3S 3L4**

DRAWN: SA
CHECKED: MN
SCALE: As Indicated
DESIGN: SLR-159
DATE: MAR 2022
SHEET TITLE:

**BUILDING-1 - NORTH & EAST ELEVATIONS**

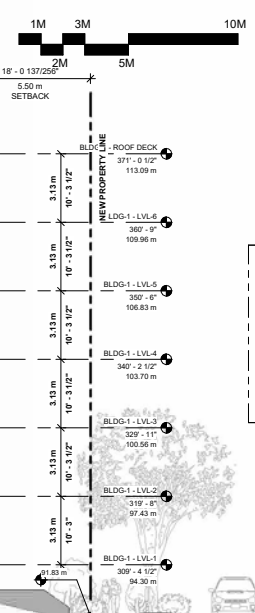
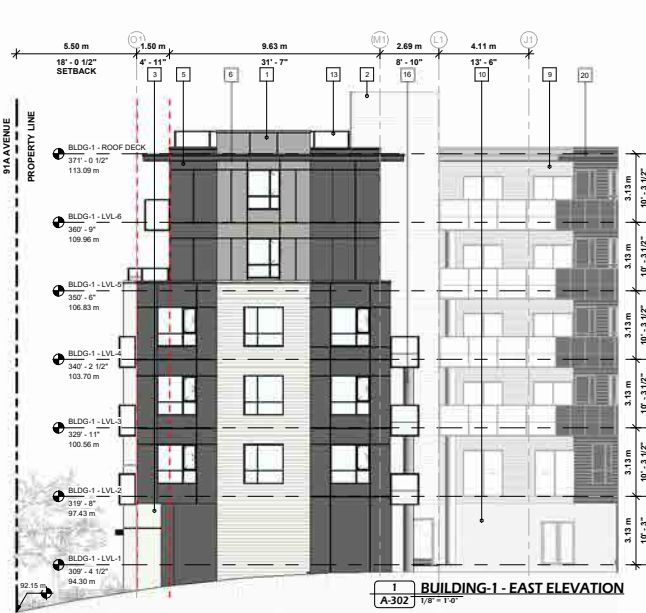
DRAWING NO.  
**A-301 E**

2024-02-27

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2024-02-27



**NOTES:**

92 AVENUE  
91A AVENUE  
149 STREET  
FRASER HWY  
BLDG 1  
BLDG 2

DATE	DESCRIPTION
2024-02-27	DP REVISED SUBMISSION

**DF ARCHITECTURE INC.**  
300-10651 SHELLENBURGE WAY, RICHMOND, B.C.  
VANCOUVER, BC V6X 3K5  
TEL: (604) 275-2154 FAX: (604) 275-9131  
info@dfarchitecture.com

**SCHEDULE OF FINISHES**

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) GLASS
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SOFFIT - WOODED RUSTIC SERIES PROFILE COLOR: SUMMER WHAET	17. FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
7. ALUMINIUM AL13 COLOR: SW 6034 DARK AUBURN	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL-13 SW 6034 DARK AUBURN	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. GLAZED WHITE - ENDICOET BRICK NORWEGIAN 3-5/8" x 2-1/8" x 11-5/8"	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

**GROUP 161**  
RESIDENTIAL PROGRAMS/ARCHITECTURAL INSTALLATIONS/ADVISED

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**PROJECT:**  
**MULTI-FAMILY RESIDENTIAL**  
**14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC**

**CLIENT:**  
**HIGH STREET MARKETING GROUP #307-6378 152 STREET SURREY, BC, V3C 3L4**

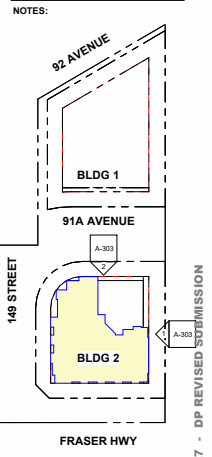
DRAWN: SA	
DESIGNED: NN	
SCALE: As Indicated	
DATE: SUR-169	
DATE: MAR 2022	

**BUILDING-1 - SOUTH & WEST ELEVATIONS**

**A-302 E**

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2024-02-27 - DP REVISED SUBMISSION



2024-02-27 - DP REVISED SUBMISSION

NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBMISSION	2023-11-15
2	REVISED SUBMISSION	2024-02-27

**DF ARCHITECTURE INC.**  
 350-15651 SHELDON DRIVE, RICHMOND, B.C.  
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 T: (604) 274-3194 F: (604) 274-9131  
 info@dfarchitecture.com

**1 BUILDING 2 - EAST ELEVATION**  
 A-303 1/8" = 1'-0"



**2 BUILDING 2 - NORTH ELEVATION [91A AVENUE]**  
 A-303 1/8" = 1'-0"

SCHEDULE OF FINISHES			
1	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12	SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13	POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14	ARCHITECTURAL FINISH CONCRETE
4	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15	GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16	ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK	17	FLASHING COLOR TO MATCH: AL13 EMERALD
7	ALUMINUM AL13 COLOR: EMERALD	18	FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8	SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 EMERALD	19	FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20	FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10	MANGANESE IRONSPOT (SMOOTH) NORWEGIAN 3-56/2-13/15/11-5/8	21	FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11	PAINTED VINYL WINDOWS COLOR: STANDARD BLACK		

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PROJECT:  
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CLIENT:  
**HIGH STREET MARKETING GROUP #307-678 152 STREET SURREY, BC. V3S 3L4**

DRAWN: SA	
DESIGNED: NN	
MODEL: As Indicated	
APP NO: SUR-159	
DATE: MAR 2022	

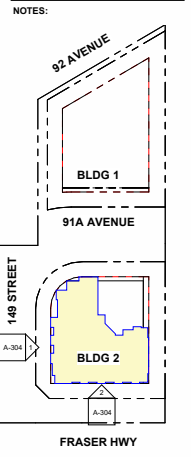
SHEET TITLE:  
**BUILDING-2 - NORTH & EAST ELEVATIONS**

DRAWING NO:	<b>A-303</b>	<b>E</b>
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DATE: 11 FEB 2024

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2024-02-27 - DP REVISED SUBMISSION

DATE	DESCRIPTION
2024-02-27	DP REVISED SUBMISSION
2024-02-27	DP SUBMISSION
2024-02-27	DP SUBMISSION
2024-02-27	DP SUBMISSION

**DF ARCHITECTURE INC.**

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**MULTI-FAMILY RESIDENTIAL**  
**14974, 14976 92 AVE, 14939, 14919**  
**FRASER HWY, SURREY, BC**

CLIENT:  
**HIGH STREET MARKETING**  
**GROUP #307-6678 152 STREET**  
**SURREY, BC. V3S 3L4**

DRAWN:	SA
CHECKED:	NN
SCALE:	As Indicated
DESIGN:	SLR-159
DATE:	MAR 2022
SHEET TITLE:	

**BUILDING-2 - SOUTH & WEST ELEVATIONS**

DRAWING NO.	<b>A-304 E</b>
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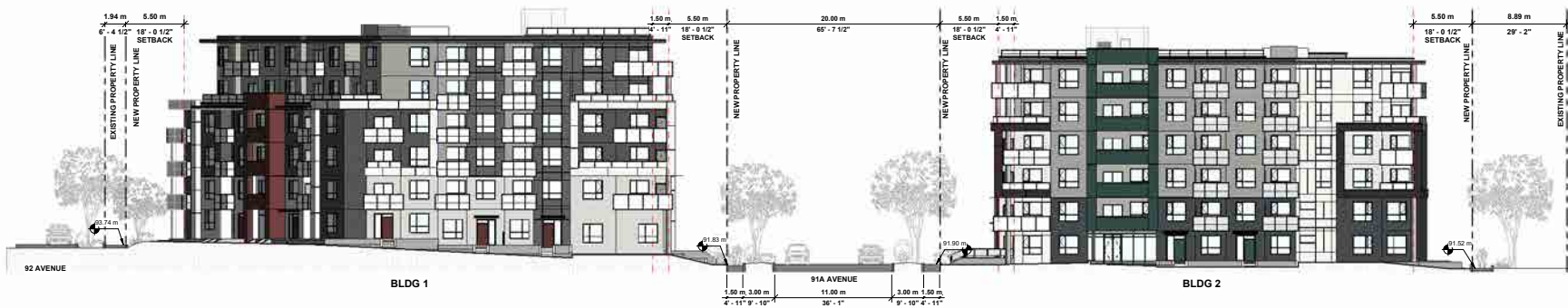
**SCHEDULE OF FINISHES**

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK	17. FLASHING COLOR TO MATCH: AL 13 EMERALD
7. ALUMINUM AL 13 COLOR: EMERALD	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL 13 EMERALD	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. MANGANESE IRONSPOT (SMOOTH-INDICOTT BRICK - NORWEGIAN 3-5/8" x 2-13/16" x 11-5/8")	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

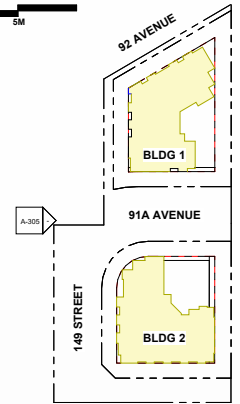
**2 BUILDING-2 - SOUTH ELEVATION (FRASER HWY)**  
 A-304 1/8" = 1'-0"

149 STREET

2024-02-27



NOTES:



FRASER HWY


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**FRASER HWY, SURREY, BC**

CLIENT:  
**HIGH STREET MARKETING**  
**GROUP #307-6678 152 STREET**  
**SURREY, BC, V3S 3L4**

DRAWN: SA	
CHECKED: NN	
SCALE: As indicated	
JOB NO. SUR-159	
DATE: MAR 2022	

**STREETScape - WEST**  
**VIEW**

DRAWING NO.	<b>A-305</b>	<b>E</b>	
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**1** **STREETScape - WEST VIEW**  
**A-305** 1-179

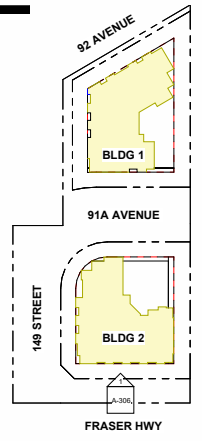
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**GROUP #307-6678 152 STREET**  
**SURREY, BC. V3S 3L4**

DRAWN: SA	
CHECKED: NN	
SCALE: As Indicated	
JOB NO: SUR-159	
DATE: MAR 2022	

SHEET TITLE:

**STREETSCAPE -**  
**FRASER HWY**

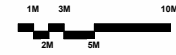
DRAWING NO:	<b>A-306</b>	<b>E</b>	
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**1** **STREETSCAPE - FRASER HWY**  
**A-306** 1" = 10'-0"

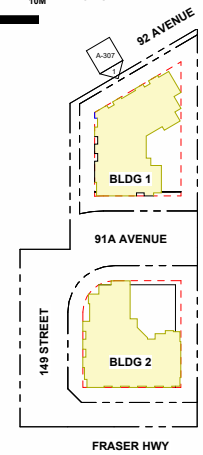
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**PROJECT:**  
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**14974, 14976 92 AVE, 14939, 14919**  
**FRASER HWY, SURREY, BC**

**CLIENT:**  
**HIGH STREET MARKETING**  
**GROUP #307-6678 152 STREET**  
**SURREY, BC. V3S 3L4**

DESIGNED BY:	SA
CHECKED BY:	NN
SCALE:	As indicated
JOB NO.:	SLR-159
DATE:	MAR 2022
SHEET TITLE:	

**STREETSCAPE - NORTH VIEW**

DRAWING NO.:	<b>A-307</b>
DATE:	<b>E</b>

**1 BUILDING-1 - STREET SCAPE (ALONG 92 AVE)**  
 A-307 11'-11" C

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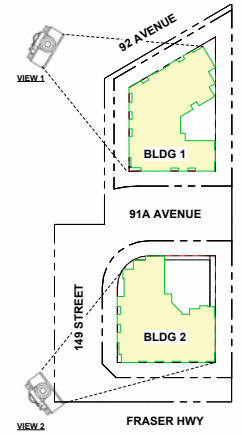


**2**  
**A-350** BUILDING 1 - 3D VIEW



**1**  
**A-350** BUILDING 2 - 3D VIEW

NOTES:



2024-02-27 - DP REVISED SUBMISSION


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**MULTI-FAMILY RESIDENTIAL**

**14974, 14976 92 AVE, 14939, 14919  
 FRASER HWY, SURREY, BC**

CLIENT:  
**HIGH STREET MARKETING  
 GROUP #307-6678 152 STREET  
 SURREY, BC. V3S 3L4**

DRAWN: SA	
CHECKED: NN	
SCALE: 1/64" = 1'-0"	
JOB NO: SUR-159	
DATE: MAR 2022	

SHEET TITLE:  
**3D VIEWS**

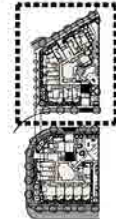
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DF ARCHITECTURE INC.

Key Map (N7S)



### LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 (LD-01)	DRIP STRIP
	3 (LD-02)	HYDRAPRESSED SLAB 400 x 400 x 100mm x 100mm Pattern: Stone Bond Material: 100% Recycled
	4 (LD-02)	CONCRETE UNIT PAVING 400 x 400 x 100mm Pattern: Stone Bond Material: 100% Recycled
	4 (LD-02)	CONCRETE UNIT PAVING 400 x 400 x 100mm Pattern: Stone Bond Material: 100% Recycled
	1,2 (LD-02)	CONCRETE PAVING
	5 (LD-02)	RUBBER SURFACE
		BOD - See Civil Landscaper Notes for Specifications
	4 (LD-01)	SHRUB PLANTING
	7 (LD-01)	GROUND COVER PLANTING
	5 (LD-03)	SEAT WALL
	3 (LD-03)	PICNIC TABLE
	8 (LD-03)	BIKE RACK
		TRASH RECEPTACLE
		ROLLARD

### LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		4' PRIVACY CEDAR FENCE by Architect
		4' DECORATIVE PICKET FENCE
		4" GUARDRAIL

### PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	Amorpha canescens / Spring Flurry / Spring Flurry Santolberry	848		6m dia.	6
	Geac canadensis / Eastern Redbud	856		6cm	2
	Cornus kousa 'Satanum' / Red Kousa Dogwood	858		5cm	14
	Magnolia grandiflora 'Eden Regal' / Eden Regal Southern Magnolia	858		5cm	9
	Pinus contorta 'Contorta' / Shore Pine	858		3.0mH	7



### REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	ET	Revised for DP	Dec. 07, 2023
2	ET	Revised for DP	Oct. 30, 2023
3	AW	Revised for DP	Dec. 14, 2023

### REVISIONS TABLE FOR SHEET

No.	By	Description	Date
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Project:  
92 Ave and Fraser Highway

Location:  
14974 92 AVE & 14939, 14919  
FRASER  
HWY, SURREY, BC

Drawn: [Signature]  
Stamp: [Stamp]

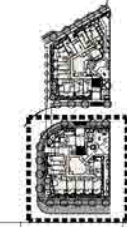
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Approved: MVD  
Original Sheet Size: 24"x36"

Scale: 1:150



Key Map (N7S1)



No.	Revised by	Date	Description
6	ET	Feb. 27, 2020	Revised for DP
5	ET	Dec. 07, 2019	Revised for DP
4	ET	Oct. 30, 2019	Revised for DP
3	AW	Dec. 18, 2019	Revised for DP

REVISIONS TABLE FOR DRAWINGS  
 \* Changing content. This drawing will merge in the process of updating the plan. \* Consultation only and may not be implemented or used for other projects without permission.

No.	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
 92 Ave and Fraser Highway

Location:  
 14974 92 AVE & 14939, 14919  
 FRASER  
 HWY, SURREY, BC

Drawn: FW	Stamp
Checked: PC	
Approved: MVD2	Original Sheet Size: 24"x36"
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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 (LD-01)	DRIP STRIP
	3 (LD-02)	HYDRAPRESSED SLAB Size: 48" x 48" x 4" (3mm x 3mm) Pattern: Stack Bond Colour: Natural Manufacturer: Budget
	4 (LD-02)	CONCRETE UNIT PAVING Size: 24" x 24" x 1.5" Pattern: Random Colour: Natural Manufacturer: Budget
	4 (LD-02)	CONCRETE UNIT PAVING Size: 24" x 24" x 1.5" Pattern: Random Colour: Natural Manufacturer: Budget
	1, 2 (LD-03)	CONCRETE PAVING
	5 (LD-02)	RUBBER SURFACE
		POD See Critical Landscape Notes for Specifications
	4 (LD-01)	SHRUB PLANTING
	7 (LD-01)	GROUND COVER PLANTING
	5 (LD-03)	SEAT WALL
	3 (LD-03)	PICNIC TABLE
	8 (LD-03)	BIKE RACK
		TRASH RECEPTACLE
		BOLLARD

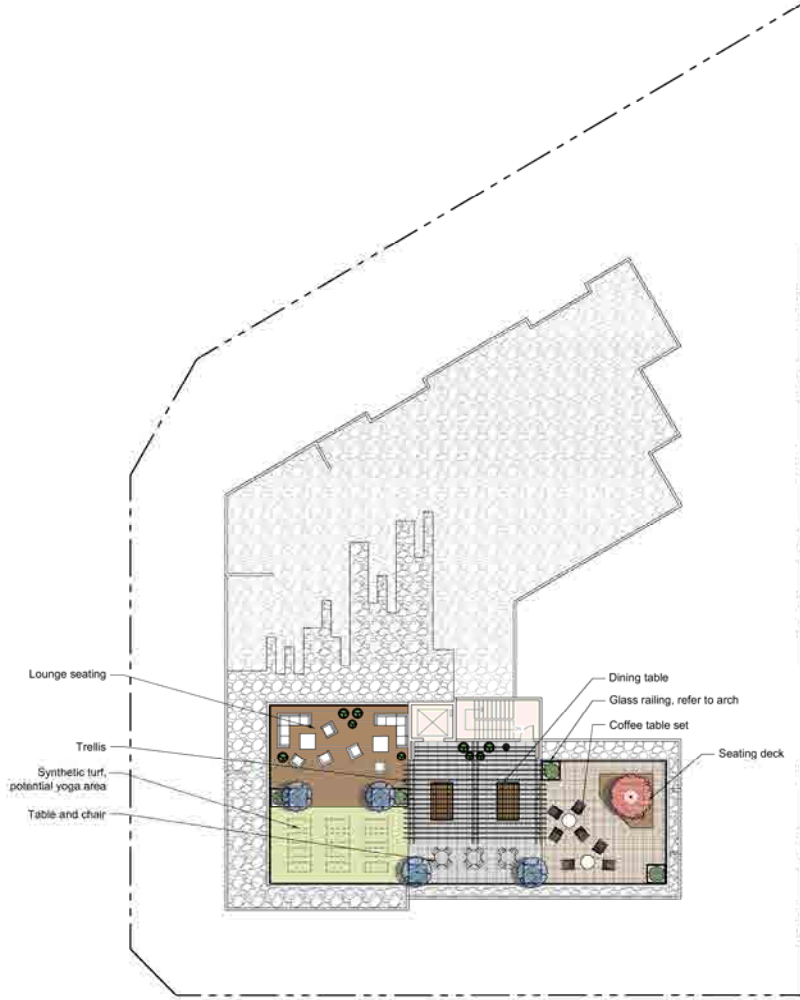
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		6" PRIVACY CEDAR FENCE By Architect
		48" DECORATIVE PICKET FENCE
		42" GUARDRAIL

PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE	QTY
	Amorpha canescens / Spring Flurry / Spring Flurry Santolobary	848		6m dia	6
	Geac canadensis / Eastern Redbud	856		6cm	2
	Cornus kousa 'Satanik' / Red kousa Dogwood	858		5cm	14
	Magnolia grandiflora 'Eden Regal' / Eden Regal Southern Magnolia	859		5cm	9
	Pinus contorta 'Contorta' / Shore Pine	858		3.0m H	7

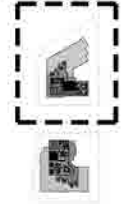




LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		GRAVEL Size: 2" - 3" washed aggregate Colour: White, Black
	3 LD-02	HYDRAPRESSED SLAB Size: 400mm x 400mm x 30mm Pattern: Stack Bond Colour: Natural & Charcoal Manufacturer: Belgard
	1 LD-04	DECKING
	4 LD-04	SYNTHETIC TURF
		PLANTING POT
	8 LD-02	PLANTING POT
		TRASH RECEPTACLE
		GLASS RAILING by Access

Key Map (N7S)



No.	By	Description	Date
1	MW	Issued for DP	Dec. 16, 2022
2	ET	Revised for DP	Dec. 30, 2022
3	ET	Revised for DP	Dec. 07, 2023
4	ET	Revised for DP	Feb. 27, 2023

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

No.	No.	Description	Date

PLANT SCHEDULE BUILDING 1

TISSUE	BOTANICAL / COMMON NAME	CONST	CTL
	Comm. Kousha 'Samm' / Red Kousa Dogwood	BBB	BBB
	Syringa vulgaris 'Charles Joly' / Charles Joly Common Lilac	1.5m container grown, densely branched, well established	

Project:  
92 Ave end Fraser Highway

Location:  
14974 92 AVE & 14939, 14919  
FRASER  
HWY, SURREY, BC

Drawn:  
FW

Checked:  
PC

Approved:  
MVD2

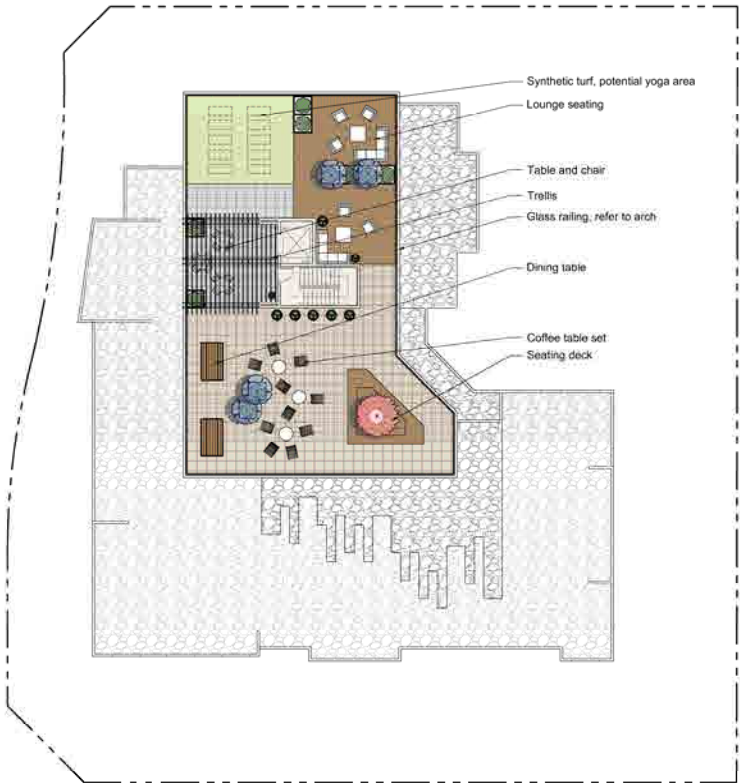
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24"x36"

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1:150



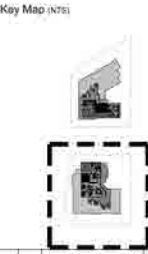




LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		GRAVEL Size: 1/4" - 3/8" washed Colour: White/Black
	3 LD-02	HYDRATED SLAB Size: 4'0" x 8'0" x 4" thick Pattern: Stack Bond Colour: Natural & Charcoal Manufacturer: Belgard
	1 LD-04	DECKING
	4 LD-04	SYNTHETIC TURF
		PLANTING POT
	8 LD-02	PLANTING POT
		TRASH RECEPTACLE
		GLASS RAILING by Architect

**VDZ+A**  
 LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | DESIGN BUILDING  
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
 102-9281 Church St | 102-355 Kingsway  
 Fort Langley, BC | Vancouver, BC  
 V3M 2B6 | V6V 2J7  
 www.vdz.ca | 604.882.0233



PLANT SCHEDULE BUILDING 2

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	<i>Cornus kousa</i> 'Satan's' / Red Kousa Dogwood	5AE	10m
	<i>Syringa vulgaris</i> 'Charles Joly' / Charles Joly Common Lilac	1.5m container grown, densely branched, well established	

No.	By	Description	Date
1	ET	Revised for DP	Dec. 07, 2023
2	ET	Revised for DP	Oct. 30, 2023
3	MBV	Issued for DP	Dec. 18, 2023

REVISIONS TABLE FOR DRAWINGS

\* Drawing prepared. This drawing is the property of Vdz+A. It is to be used only for the project or work for which it was prepared.

REVISIONS TABLE FOR SHEET

Project:  
92 Ave and Fraser Highway

Location:  
14974 92 AVE & 14933 149'9  
FRASER  
HWY SURREY BC

Drawn: FW	Stamp
Checked: PC	
Approved: MVB2	
Scale: 1:150	Original Sheet Size: 24"x36"



---

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

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

**DATE: April 16, 2024** PROJECT FILE: **7823-0036-00**

---

**RE: Engineering Requirements  
Location: 14974 92 Ave, 14919 Fraser Hwy, 14939 Fraser Hwy**

### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

### REZONE AND SUBDIVISION

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

- Dedicate 8.889 metres along Fraser Highway;
- Dedicate 20.0 metres for 91A Avenue;
- Dedicate varying width for 149 Street;
- Dedicate 3.5 metres for North-South walkway;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along frontages.


#### *Works and Services*

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required;
- Construct frontage mains required to service the site;
- Construct on-lot stormwater mitigation features as required;
- Provide stormwater control plan and resolve any identified downstream constraints; and
- Register legal documents as applicable.

A Servicing Agreement is required prior to Rezone and Subdivision.

### DEVELOPMENT PERMIT

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



Janelle Frank, P.Eng.  
Development Review Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**  
Date: **April 9, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0036 00 (Updated April 2024)**

The proposed development of **140** 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>	23
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	13
Secondary School =	6
<b>Total Students =</b>	<b>19</b>

<b>Current Enrolment and Capacities:</b>	
<b>Berkshire Park Elementary</b>	
Enrolment	434
Operating Capacity	527
# of Portables	0
<b>Johnston Heights Secondary</b>	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

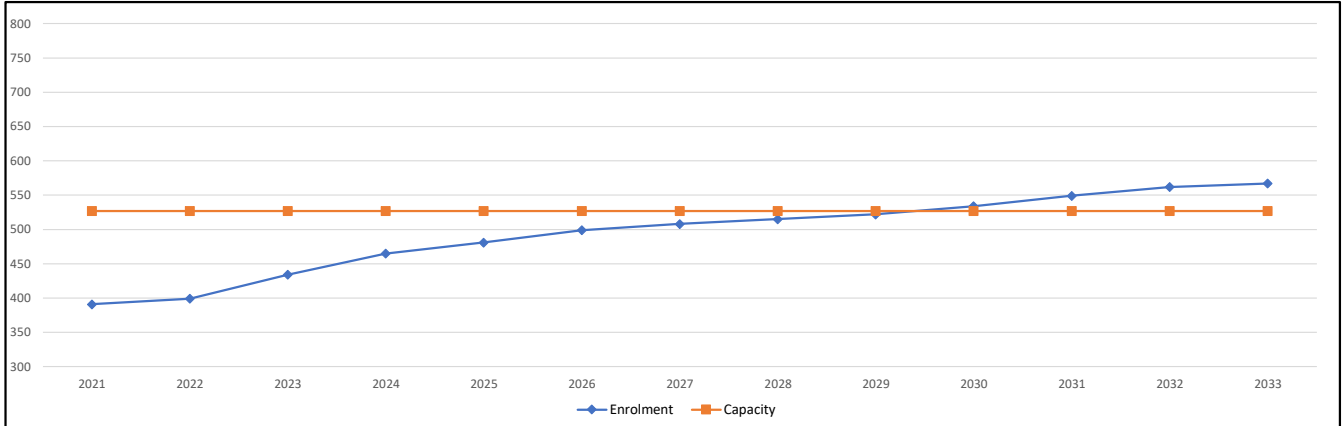
**Summary of Impact and Commentary**

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.

Berkshire Park Elementary has been growing in the past three years and will continue to grow with the densification proposed in the Fleetwood Plan. The 10 year enrolment projections reflect a conservative growth. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

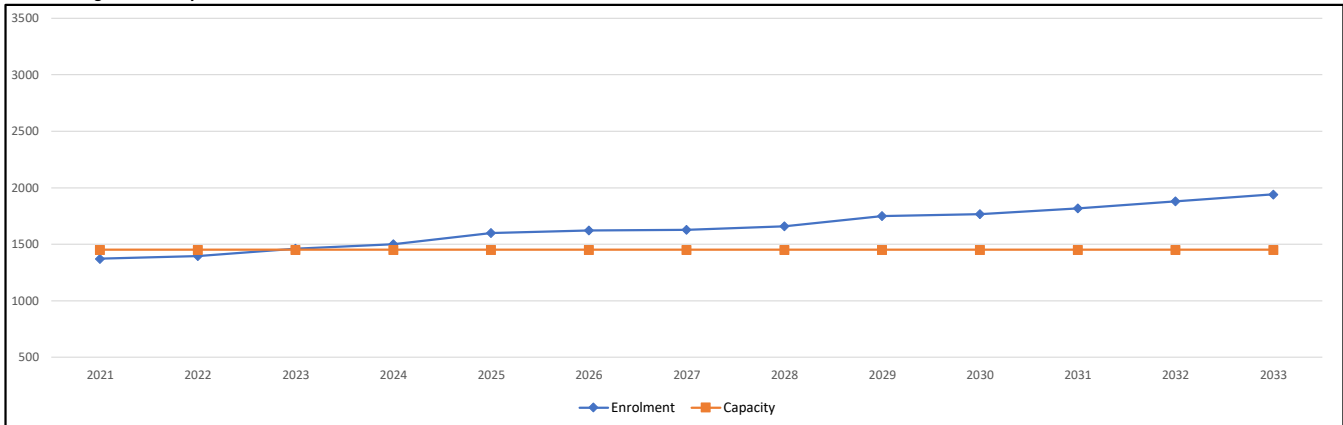
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Berkshire Park Elementary; stable and level. In September 2023, the school started to operate above capacity seen by the enrolment increases and this trend will likely continue in the future given the Skytrain and densification around the school neighborhood. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by school capacity and additional portables, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

**Berkshire Park 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.

**Johnston Heights Secondary**



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

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

APPENDIX IV


MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-00673-00

Address: 14919 14939 Fraser Hwy & 14974 14976 92 Ave

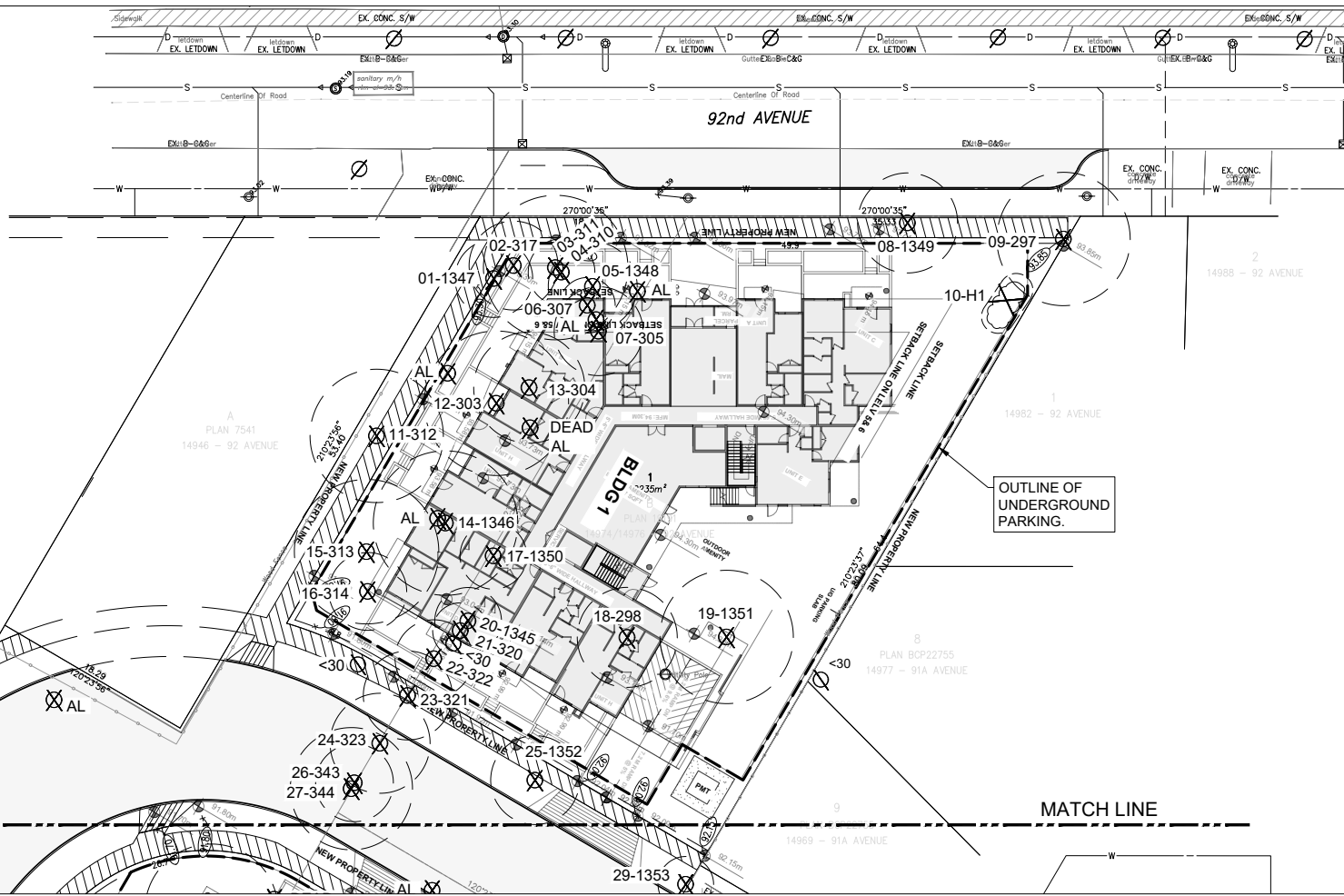
Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	63
<b>Protected Trees to be Removed</b>	62
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = <u>19</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = <u>86</u>  Dead Trees >30cm DBH Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	107
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	N/A
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - 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
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: October 25, 2023



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





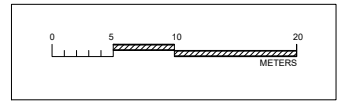
TREE NOT SURVEYED.  
LOCATION IS APPROXIMATE.

OUTLINE OF UNDERGROUND  
PARKING.

TCH LINE MATCH LINE

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5M EXCAVATION OFFSET
	NON BY-LAW TREE		TREE NOT ASSESSED



**GENERAL NOTES:**

- REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR11/22	MK	SITE PLAN W/ UNDERGROUND PARKING	6	OCT25/23	MK	CIVIL PLAN
2	APR13/22	MK	CIVIL PLAN				
3	OCT22/22	MK	SITE PLAN				
4	SEP28/23	MK	SITE PLAN				
5	OCT24/23	MK	SITE PLAN				

**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](mailto:mfadum@fadum.ca)

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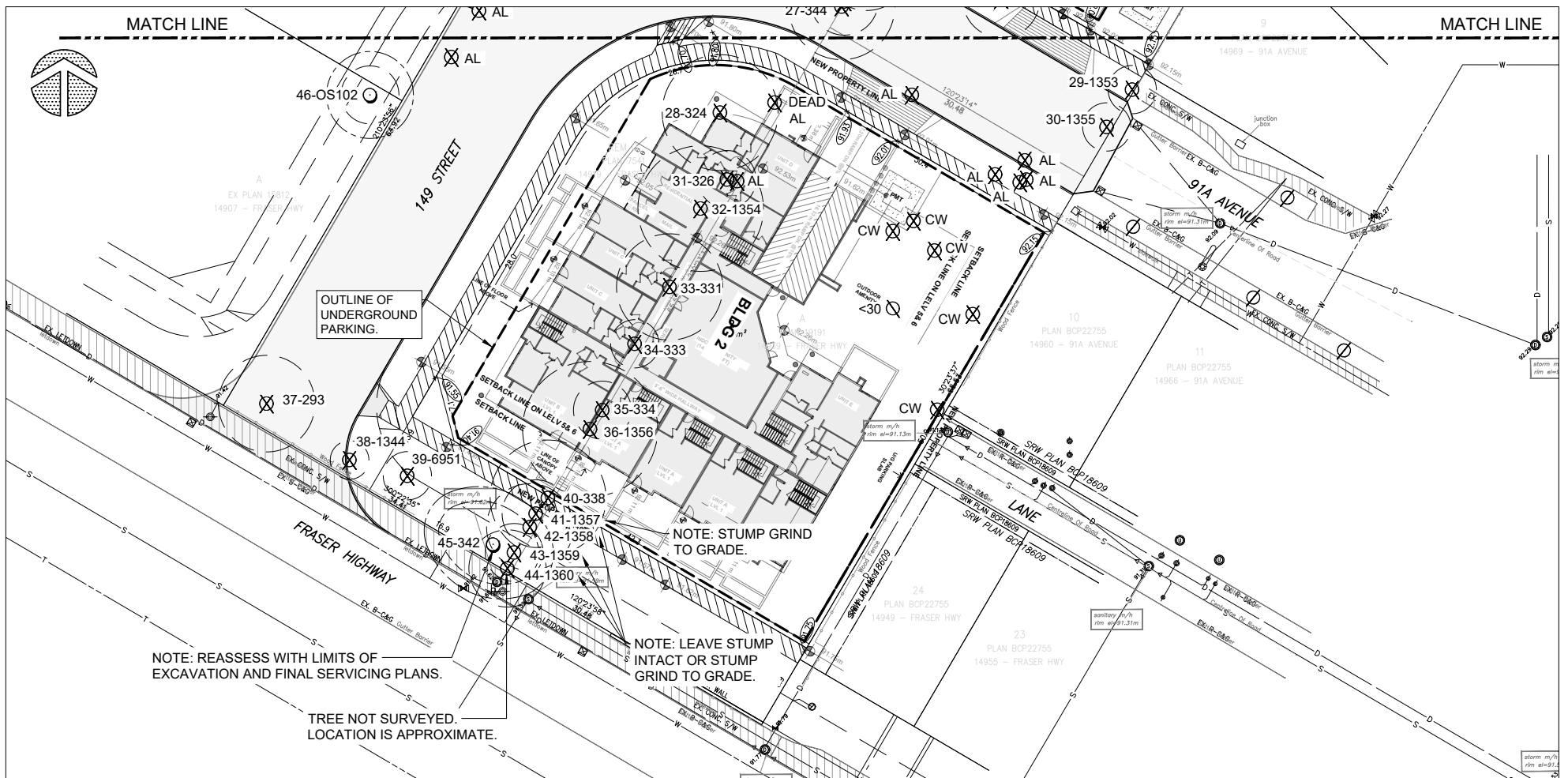
**PROJECT TITLE**  
14919 14939  
FRASER HWY &  
14974 14976  
92 AVENUE  
SURREY, B.C.

**SHEET TITLE**  
T1 - TREE REMOVAL AND  
PRESERVATION PLAN-NORTH

**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** MARCH 30, 2022

**T-1A**  
SHEET 2 OF 5



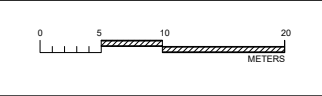
NOTE: REASSESS WITH LIMITS OF EXCAVATION AND FINAL SERVICING PLANS.

NOTE: STUMP GRIND TO GRADE.  
NOTE: LEAVE STUMP INTACT OR STUMP GRIND TO GRADE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5M EXCAVATION OFFSET
	NON BY-LAW TREE		TREE NOT ASSESSED



GENERAL NOTES:  
• REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR11/22	MK	SITE PLAN W/ UNDERGROUND PARKING	6	OCT25/23	MK	CIVIL PLAN
2	APR13/22	MK	CIVIL PLAN				
3	OCT22/22	MK	SITE PLAN				
4	SEP28/23	MK	SITE PLAN				
5	OCT24/23	MK	SITE PLAN				

**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  
14919 14939  
FRASER HWY &  
14974 14976  
92 AVENUE  
SURREY, B.C.

SHEET TITLE  
T1 - TREE REMOVAL AND PRESERVATION PLAN-SOUTH

CLIENT \_\_\_\_\_

DRAWN MK  
SCALE AS SHOWN  
DATE MARCH 30, 2022

**T-1B**  
SHEET 3 OF 5



148A St

149 St

149A St

92A Ave

150 St

92 Ave

URB 91A Ave

OCP Amendment from "Urban" to "Multiple Residential".

Fraser Hwy

149 St

150 St



CITY OF SURREY

BYLAW NO. 21242

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: URBAN (URB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 011-235-055

Lot 3 Except: Parcel "A" (Explanatory Plan 13191);  
Section 34 Township 2 New Westminster District Plan 7541

(14919 Fraser Highway)

PID: 010-479-741

Lot "A" Section 34 Township 2 New Westminster District Plan 19191

(14939 Fraser Highway)

PID: 010-479-767

Lot "B" Section 34 Township 2 New Westminster District Plan 19191

(14974 - 92 Avenue)



2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21242".

PASSED FIRST READING on the th day of , 20\_\_.

PASSED SECOND READING on the th day of , 20\_\_.

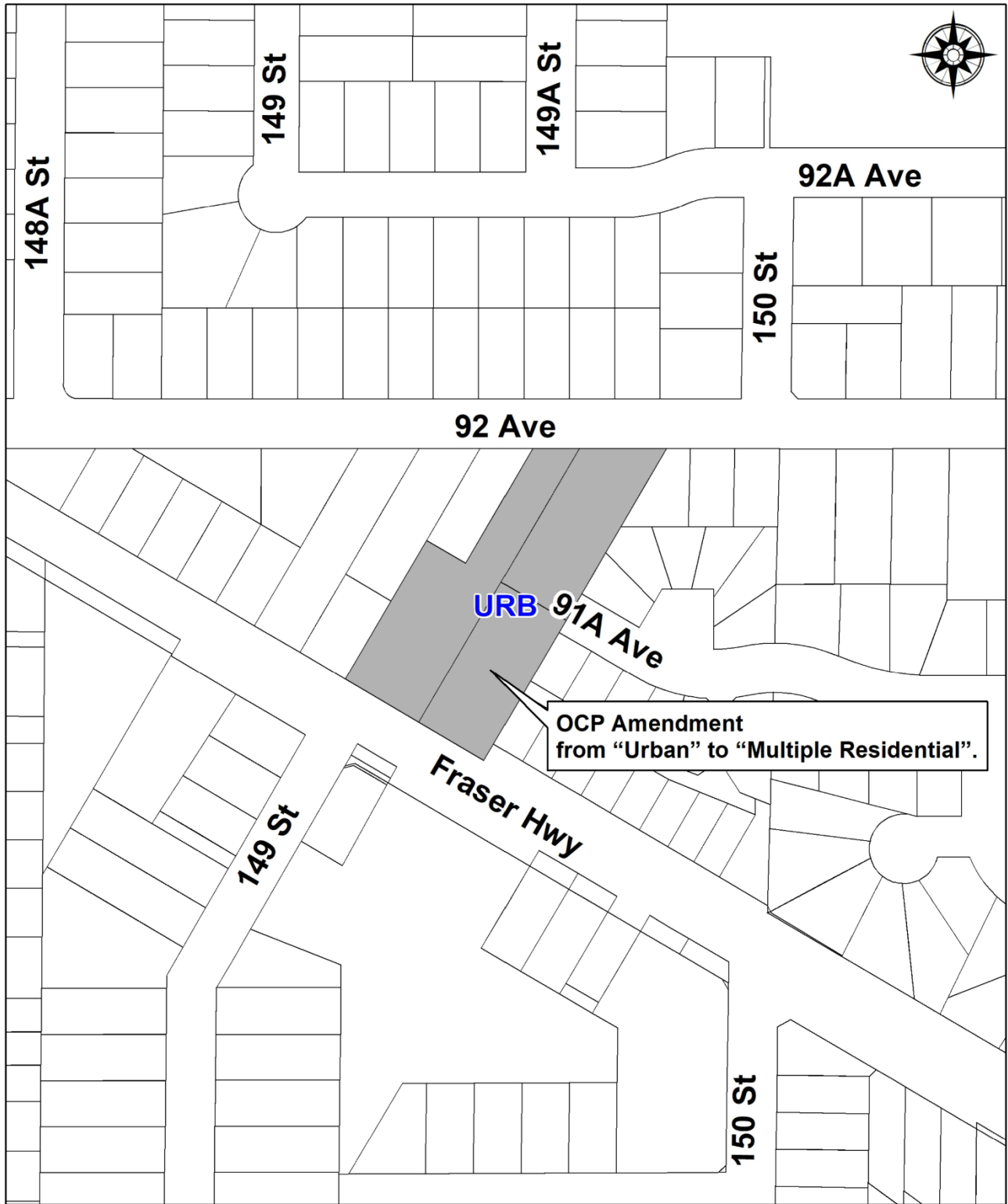
PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

SCHEDULE A



**OCP Amendment 23-0036-00**  
OCP Amendment from "Urban" to "Multiple Residential".



CITY OF SURREY

BYLAW NO. 21243

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 209 (CD 209), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 209" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 209"	(a) 14919 Fraser Highway (b) 14939 Fraser Highway (c) 14974 - 92 Avenue	(a) Lot 3, Plan 7541 (b) Lot A, Plan 19191 (c) Lot B, Plan 19191	21243	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 209 (CD 209), Bylaw, 2024, No. 21243".

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 209 (CD 209)**

In this Comprehensive Development Zone 209 (CD 209), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway	Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541	011-235-055
14939 Fraser Highway	Lot "A" Section 34 Township 2, NWD Plan 19191	010-479-741
14974 - 92 Avenue	Lot "B" Section 34 Township 2 NWD Plan 19191	010-479-767

The lands are divided into Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March, 2024.

<b>Block A</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway (portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	011-235-055 (Portion of)
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	010-479-767 (Portion of)

<b>Block B</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway (Portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	011-235-055 (Portion of)
14939 Fraser Highway	Lot "A" Section 34 Township 2 NWD Plan 19191	010-479-741
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	010-479-767 (Portion of)

(collectively the "Lands")

**except as follows:**

**1. Intent**

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

**"A. Intent**

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

**2. Density**

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

**"D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Block A: Maximum *floor area ratio* of 2.45, excluding:

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

(b) Block B: Maximum *floor area ratio* of 2.59, excluding:

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone)."

**3. Lot Coverage**

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

**"E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be as follows:

- (a) Block A: 46%; and
- (b) Block B: 47%."

**4. Yards and Setbacks**

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

**"F. Yards and Setbacks**

Block A:

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

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal and Accessory Buildings and Structures</i>	5.5 m	5.5 m	6.0 m	5.5 m

**Block B:**

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

<b>USES:</b>	<b>SETBACKS:</b>			
	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<i>Principal and Accessory Buildings and Structures</i>	5.5 m	5.5 m	6.0 m	5.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking-underground* may be located up to 0.5 m of any *lot line*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies*, columns and canopies may encroach up to 2.35 m into the required *setbacks*.
- 3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

**5. Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

**"G. Height of Buildings**

1. Block A:  
*Principal building height* shall not exceed 21 m.
2. Block B:  
*Principal building height* shall not exceed 20 m.
3. Accessory Buildings:  
*Accessory building height* shall not exceed 4.5 m.
4. Structures:  
*Structure height* shall not exceed 4.5 m."

**6. Off-Street Parking and Loading/Unloading**

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

**"H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.  
(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking spaces per dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space per dwelling unit*.
2. Tandem Parking:  
*Tandem parking* is not permitted.
3. Underground Parking:  
All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:  
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*."

## 7. Special Regulations

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

### "J. Special Regulations

#### 1. Amenity Spaces:

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

(a) Outdoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

#### 2. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres:

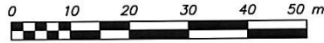
- (a) Have direct access to an *open space* and play area within the *lot*; and
- (b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

#### 3. Balconies:

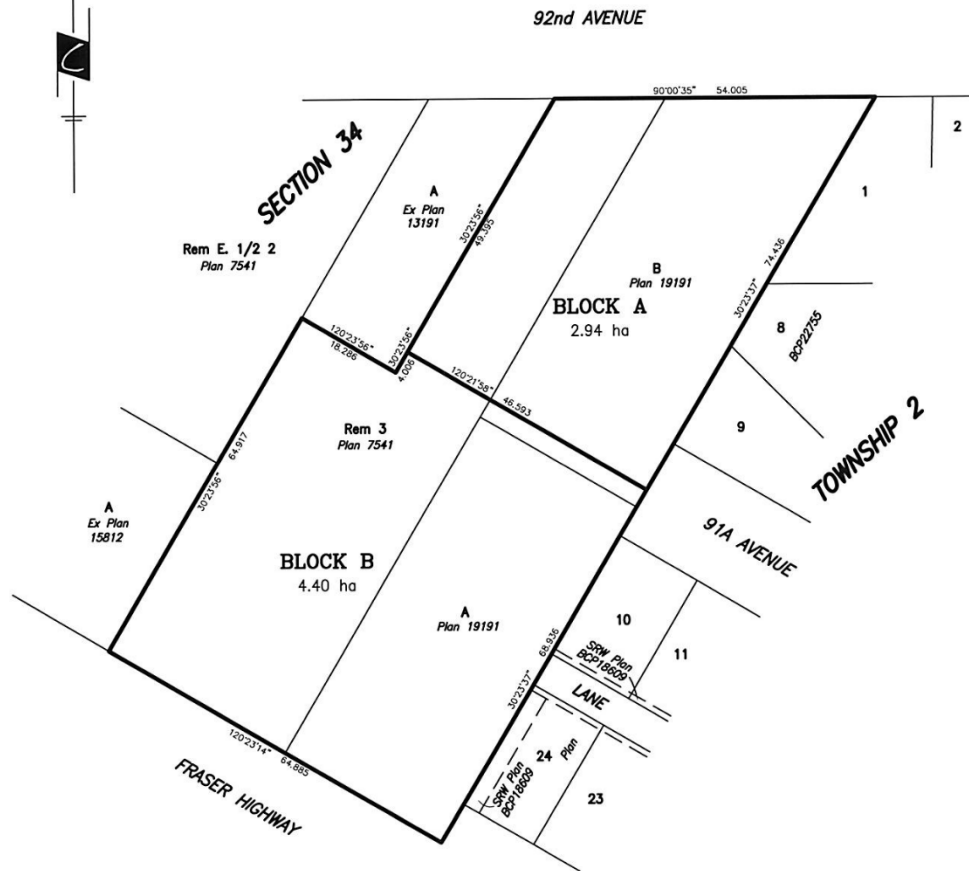
*Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 21243 OF LOTS A AND B PLAN 19191; AND LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191); PLAN 7541; ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 750  
All distances are in metres



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234 - 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 7317-ZONING



Certified correct to survey dated this 12th day of March, 2024.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District



**H - 10**

**ACTION REQUIRED:** 1st, 2nd and 3rd Readings

**TYPE:** Zoning Amendment / DP

**PURPOSE:** RF to CD – to develop two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

**LOCATION:** 14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue; 10325 – 149 Street (10327 – 149 Street); Portion of unopened lane

**PROCESSING DATES:**

Bylaw No. 21246

April 22, 2024

-

Proceed to Public Notification: Carried RES.R24-683

Approved to Proceed: Planning Report No. 7923-0053-00

DEVELOPMENT PERMIT

April 22, 2024

-

Authorize to Draft: Carried RES.R24-683

# NOTICE OF REZONING BYLAW

City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Comprehensive Development Zone 205 (CD 205), Bylaw, 2024, No. 21246" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## **Planning Report—Application No. 7923-0053-00**

**Location:** 14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue; 10325 – 149 Street (10327 – 149 Street); Portion of unopened lane

**Purpose of Bylaw:** The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone to Comprehensive Development Zone, including a portion of unopened lane, in order to develop two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaw.

## OWNER/OCCUPANT



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

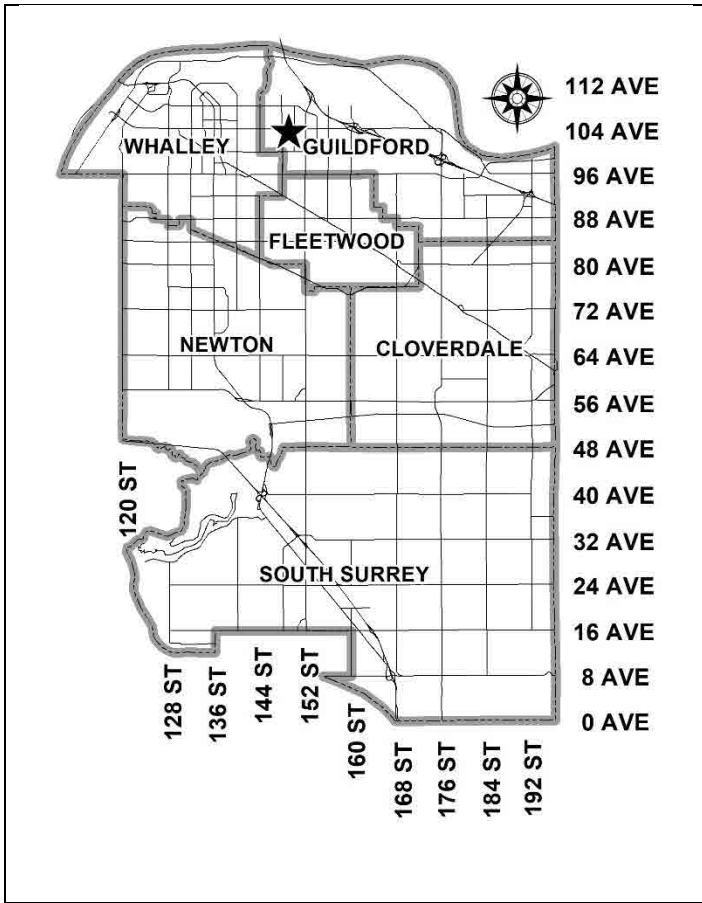
**WATCH THE COUNCIL MEETING:**

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0053-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- Rezoning from RF to CD (based on RM-70)
- Development Permit

to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

**LOCATION:**

- 14864 – 103A Avenue
- 14876 – 103A Avenue
- 14884 – 103A Avenue
- 14865 – 103 Avenue
- 14875 – 103 Avenue
- 10325 – 149 Street (10327 149 St)
- Portion of unopened lane

**ZONING:**

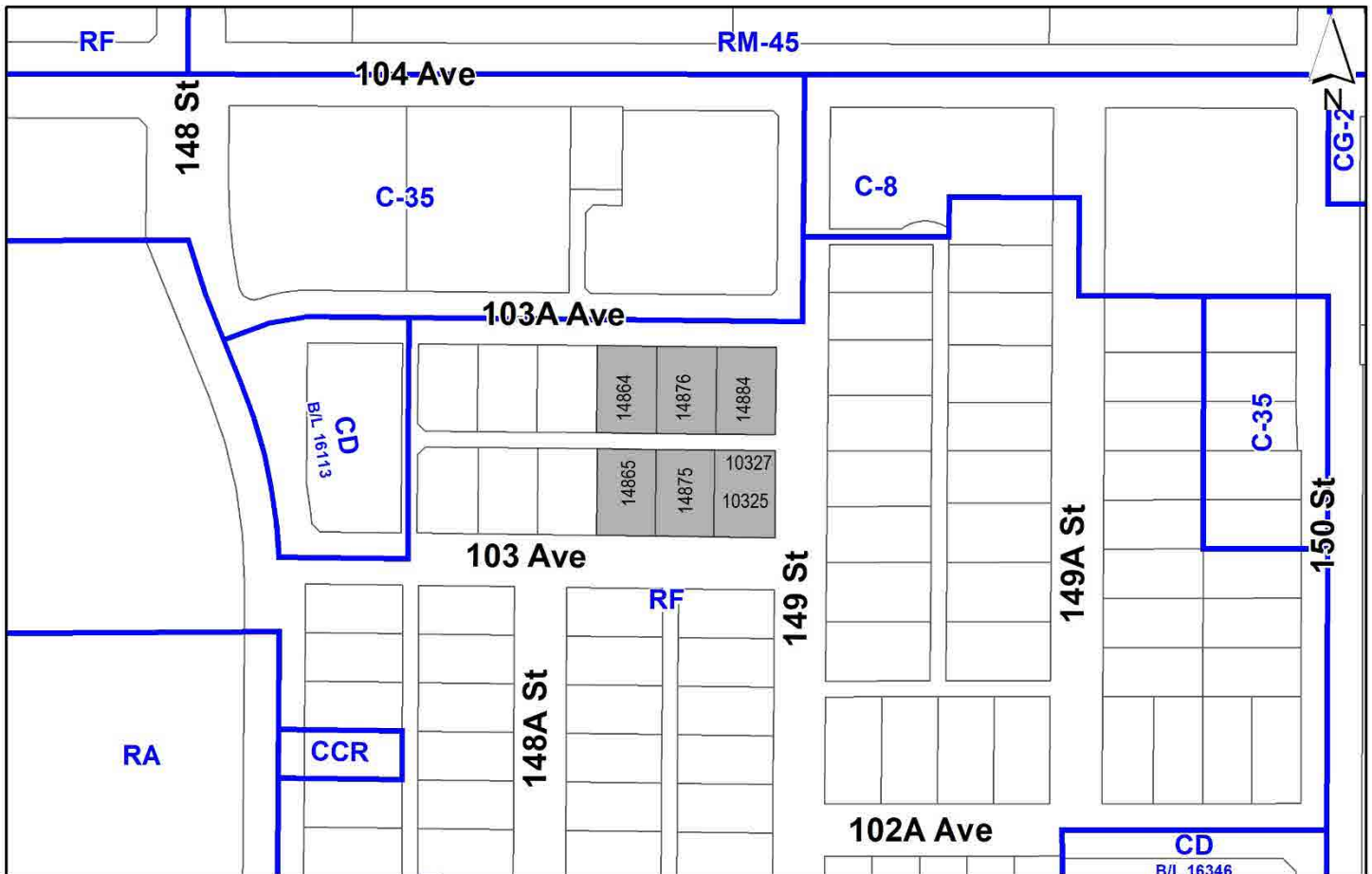
RF

**OCF DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low to Mid Rise Residential



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to vary regulations in the Sign By-law.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the “Multiple Residential” designation in the Official Community Plan (OCP).
- The proposal complies with the “Low to Mid Rise Residential” designation in the Town Centre Plan.
- The development proposal is located within an Urban Centre, situated in close proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 275 metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development on transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.
- The proposed building is of a high-quality architectural design and the building setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development (DP) guidelines in the OCP.
- The proposed variance to the Sign Bylaw will permit two identification signs on the canopies installed above the principal lobby entrance to Building 1 and Building 2. The signage assists in wayfinding and, therefore, is supported by staff.
- 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)”.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and

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

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF
North (Across 103A Avenue):	High-rise apartment building (Sunwest Estates)	Town Centre/High Rise Mixed use	C-35
East (Across 149 Street):	Single family and duplex dwellings	Multiple Residential/Low to Mid Rise Residential and Road	RF
West and South (Across 103 Avenue):	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF

### Context & Background

- The subject property is located on the west side of 149 Street, between 103 Avenue and 103A Avenue.
- The property is approximately 0.47 hectare in total area and presently occupied by single family dwellings.
- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Guildford Plan as well as zoned "Single Family Residential Zone (RF)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 182 dwelling units with underground parking, the applicant proposes the following:
  - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]");
  - Development Permit for Form and Character; and
  - Consolidation of six (6) lots and portion of unopened lane into one (1) lot.

- Development details are included in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,011.57 sq. m.
Road Dedication:	284.60 sq. m.
Undevelopable Area:	N/A
Net Site Area:	4,726.98 sq. m.
<b>Number of Lots:</b>	6 (existing) 1 (proposed)
<b>Building Height:</b>	19.87 m.
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	2.39 (Gross)/2.54 (Net)
<b>Floor Area</b>	
Residential:	11,993.30 sq. m.
Commercial:	N/A
Total:	11,993.30 sq. m.
<b>Residential Units:</b>	
1-Bedroom:	16 dwelling units
1-Bedroom plus den:	93 dwelling units
2-Bedroom:	44 dwelling units
2-Bedroom plus den:	12 dwelling units
3-Bedroom:	17 dwelling units
Total:	182 dwelling units

## Referrals

### Engineering:

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

### School District:

The School District has advised that there will be approximately 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

16 Elementary students at Hjorth Road Elementary School  
7 Secondary students at Guildford Park Secondary School

(Appendix III)

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

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



Parks, Recreation & Culture:

No concerns.

The closest active park is Hjorth Road Park with amenities including outdoor sports fields, an outdoor pool as well as a playground and is 175 metres walking distance from the site. Green Timbers Urban Forest Park is the closest park with natural areas and is 905 metres walking distance from the proposed development.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

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

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

## Transportation Considerations

### Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
  - Construction of 103 Avenue to the City’s local road standard;
  - Construction of 103A Avenue to the City’s local road standard;
  - Construction of 149 Street to the City’s local road standard; and
  - Dedication and construction of new walkway along the west side of the subject site.
- In addition, the applicant proposes to purchase and consolidate the portion of unopened lane allowance, located through the middle of the subject site, between the northerly and southerly properties under application (roughly 399 square metres in total area, as shown in Appendix II).

### Traffic Impacts

- The subject proposal is anticipated to generate approximately one to two vehicle trips per minute in the peak hour, based on industry standard rates. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis ("TIA"). An area-wide TIA was conducted as part of the Guildford Plan to evaluate comprehensive traffic impacts to the Plan area and to inform the planned infrastructure and road network improvements, which have been incorporated into the Guildford Plan.

### Transit

- The subject site is located within close proximity to frequent transit along 104 Avenue and is roughly 130 metres from an existing bus stop (#320 – Fleetwood/Langley Centre to Surrey Central Station) and 275 metres from a rapid bus stop (R1 – Guildford to King George).
- The proposed development is appropriate for this part of the Guildford Plan and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

### **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 property is designated "General Urban" in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP).
- The proposed development complies with the Multiple Residential OCP designation.

#### Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.

- The dwelling units along the street frontages include urban design features (e.g. ground-floor patio space, upper storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

## Secondary Plans

### Land Use Designation

- The subject site is designated “Low to Mid Rise Residential” in the Guildford Plan.
- The proposed development complies with the Low to Mid Rise Residential designation.

### Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two or more bedroom and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.
- Staff note that the proposal partially addresses the family-oriented housing policies in the Guildford Plan by providing approximately forty percent (40%) of the total dwelling units as two or more bedroom (73 dwelling units in total) and nine percent (9%) of the dwelling units as three or more bedroom (17 dwelling units in total).
- Although the majority of dwelling units are slightly smaller than the minimum unit size that is prescribed in the Guildford Plan, the applicant is proposing to provide 12 dwelling units or roughly seven percent (7%) as Adaptable units.

### Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Single Family Residential (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 6-storey apartment buildings.
- The proposed CD Zone for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw 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>	2.0	2.54 (Net)
<b>Lot Coverage:</b>	33%	50%
<b>Yards and Setbacks</b>		
North Yard	7.5 m.	5.5 m.
East Yard	7.5 m.	5.5 m.
South Yard	7.5 m.	5.5 m.
West Yard	7.5 m.	7.0 m.
<b>Principal Building Height:</b>	50 m.	21 m.
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
<b>Amenity Space</b>		
Indoor Amenity:	546 sq. m.	The proposed 504.4 m <sup>2</sup> plus cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	546 sq. m.	The proposed 910 m <sup>2</sup> exceeds the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	251 parking spaces	217 parking spaces
Residential Visitor:	36 parking spaces	21 parking spaces
Total:	287 parking spaces	238 parking spaces
<b>Bicycle Spaces</b>		
Residential Secure Parking:	218 bicycle spaces	221 bicycle spaces
Residential Visitor:	12 bicycle spaces	12 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- The proposed 6-storey apartment buildings on the subject site will have a floor area ratio (FAR) of 2.39 Gross (2.54 Net). The Low to Mid Rise Residential land-use designation in the Guildford Plan will permit a maximum FAR of 2.25 (Gross). For Multiple Residential designated sites, the OCP allows a maximum FAR of 2.5 (Gross) on sites located within an Urban Centre, a Frequent Transit Development Area, sites that abut a FTN and where specifically noted in the approved Secondary Plan. Given the subject site is located within Guildford Town Centre, the proposed increase in density to 2.54 FAR (Net), in the CD Bylaw, can be supported by staff.
- As the Stage 2 Plan allows a maximum gross density of 2.25 FAR, the applicant will be required to provide a Tier 2 Capital Plan Project Community Amenity Contribution (CAC) in support of the proposed increase in density beyond the maximum density permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.

- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 49% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within an Urban Centre, in close proximity to a FTN and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

#### On-Site Parking and Bicycle Storage

- The proposed development includes a total of 238 parking stalls consisting of 217 resident parking spaces and 21 parking spaces for visitors. In addition, the applicant will provide 7 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 103A Avenue.
- The applicant is proposing to provide a total of 238 parking spaces, equivalent to a rate of 1.2 parking space per dwelling unit plus 0.1 visitor space per dwelling unit. The proposed resident parking rate is within the range of 1.1 to 1.3 parking space per dwelling unit, as recommended in Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”), and will be specified in the CD Bylaw at a rate of 1.1 parking space per dwelling unit.
- The Zoning Bylaw 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 within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.
- The development will provide a total of 221 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 12 at-grade bicycle parking stalls, which complies with the Zoning By-law requirement.

#### **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 and will be required to provide a financial contribution of \$2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.

- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 2.25 that is permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan, to a maximum allowable density of 2.39 FAR (Gross)/2.54 (Net).
- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is \$21.36 per square metre for apartment developments, with rates anticipated to increase in April 2024.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April, 2024 under Corporate Report No. Ro46;2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.
- 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 February 9, 2024, and the Development Proposal Signs were installed on February 21, 2024. To date, staff have received no responses from local area residents with respect to the proposed development.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit (DP) guidelines in the OCP and the Guildford Plan. The applicant has also worked with staff to ensure the proposed landscaping and building massing encourage an attractive streetscape and reflect an urban public realm.

### Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 182 dwelling units with underground parking on a consolidated site.
- There is a north building that provides a streetwall along 103A Avenue and most of 149 Street while leaving a gap to the south building that continues the streetwall on this street and 103 Avenue. This building siting arrangement provides a courtyard between them that is opened towards the westerly pedestrian walkway. The two uppermost storeys are stepped-back 2.0 metres from the fourth storey to allow the massing to be more compatible with the existing neighbourhood and future developments.
- The subject property is located within “Guildford Centre.” The proposed development adheres to the Town Centre Plan’s vision of this district which is characterized by its attractive and distinctive medium-density developments with simple and clean architectural lines, strong and ordered fenestration with limited projections. The Guildford Centre District is also distinguished by the significant use of high-quality natural materials that include brick and/or natural stone as well as natural wood or refined metal panels.
- The proposed buildings have a simple contemporary urban building form being rectilinear in its massing with a flat roof and limited projections which reflect the “Guildford Centre” aesthetic complemented by their continuous 2- to 4-storey brick base and light neutral coloured fibre cement siding and panels that complement the upper storeys. The balcony guardrails use metal railing and glass panels to maintain a simple character that complements the traditional brick material, while the underside soffit uses wood tones to soften the building with a sense of warmth against the brick.
- The building orientation ensures the units will provide strong observation of the public realm with active rooms and private raised-patios facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm. All ground-floor units will be slightly elevated above the sidewalk and will have front door access with usable private/semi-private outdoor space.
- The patios contain a combination of hardscaping and broad amounts of landscaping to support a strong series of tree canopies around the street on private property that contributes to an enhanced landscaped neighbourhood.

### Unit Design

- The unit mix is comprised of 16 one-bedroom, 93 one-bedroom plus den, 44 two-bedroom, 12 two-bedroom plus den and 17 three-bedroom dwelling units.
- The dwelling units range in size from roughly 37 square metres for a one-bedroom to 82 square metres for the largest three-bedroom apartment.
- The applicant will provide seven percent (7%) of the dwelling units on-site as Adaptable units (12 dwelling units in total).

### Proposed Signage

- The applicant is proposing a canopy sign at the principal lobby entrance which is comprised of individual channel letters. The proposed canopy will project 1.5 metres from the face of the exterior wall and will have a minimum clearance of 2.4 metres. In addition, the proposed sign will project only 3 centimeters from the canopy itself which is consistent with the Surrey Sign Bylaw provisions for commercial/industrial canopy signage.
- As the Sign Bylaw does not permit awning/canopy signs in residential zones, the applicant is requesting a variance to the Sign Bylaw in order to permit the proposed canopy signs. Given the canopy signs are important in identifying the lobby entrance, the proposed canopy signs are considered reasonable and staff support the proposed variance.
- At present, there is no free-standing sign proposed on-site. If additional signage is required in future, it will be considered as part of a separate development application and would need to comply with the Surrey Sign Bylaw.

### Indoor Amenity Space

- The proposed indoor amenity space is located at the southeast corner of Building 1 and northeast corner of Building 2. The indoor amenity space will provide direct access to the common outdoor amenity space which is shared between the two proposed buildings.
- The indoor amenity space will include kitchen and dining spaces, lounge/seating areas, board game spaces and meeting rooms.
- The proposed indoor amenity space is approximately 504 square metres in total area which is 42 square metres less than the 546 square metres required under the Zoning By-law, based on 3 square metres per dwelling unit. The applicant will be providing cash-in-lieu of the indoor amenity space to make up for this shortfall in accordance with City policy.



### Outdoor Amenity Space and Proposed Landscaping

- The applicant is proposing both at-grade and roof top outdoor amenity space. The outdoor amenity space, located at the roof top level, consists of a BBQ area and dining tables, lounge furniture, tai chi and yoga patio, garden shed, potting table and community garden plots.
- The common at-grade outdoor amenity space includes an outdoor patio area, bench seating and children's playground equipment.
- The proposed outdoor amenity space is roughly 910 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.2 metre high metal picket fence and privacy gate with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto the street (103 Avenue, 103A Avenue and 149 Street) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage will provide an "eyes-on-the street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

### 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, can be exempted from the ADP review process.
- 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:
  - Complete the street elevations with the ground-oriented unit appearance.
  - Refinement of the continuous balcony articulation.
  - Coordinate surface utilities to avoid disturbing the livability of residents while still having generous landscaping along public realm interfaces.
  - Refine the publicly accessible open spaces.
- 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:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	17	17	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Mountain Ash	1	1	0
Black Cherry	1	1	0
Norway Maple	1	1	0
Common Cheery	1	1	0
Silver Birch	1	1	0
Horse Chestnut	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	5	5	0
Western Red Cedar	16	16	0
Western Hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>28</b>	<b>28</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>60</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>60</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$7,700</b>	

- The Arborist Assessment states that there are a total of twenty-eight (28) mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately thirty-nine percent (39%) of the total trees on the site, are Alder and Cottonwood trees. The applicant is not proposing to retain any on-site trees as part of this development proposal. The proposed tree retention was assessed taking into consideration building footprints, road dedication, the location of services 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 seventy-four (74) replacement trees on-site. The applicant proposes to provide a total of sixty (60) replacement trees on the subject site. The proposed deficit of fourteen (14) replacement trees will require an estimated cash-in-lieu payment of \$7,700, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.

- In addition to the replacement trees, boulevard trees will be planted on 103 Avenue, 103A Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consists of a variety of trees including Pyramidal European Hornbeam, Paperbark Maple, Threadleaf Cypress, Thornless Cockspur Hawthorn, Leylands Cypress, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Bruns Serbian Spruce, Ruby Vase Persian Ironwood, Arnold Sentinel Austrian Black Pine, Fastigiata English Oak, Green Vase Zelkova, Chanticleer Pear and Green Vase Zelkova.
- In summary, a total of sixty (60) trees are proposed to be replaced on the site with an estimated contribution of \$7,700 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Sign Bylaw Variances
Appendix II.	Block Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MRJ/ar

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a total of two (2) identification signs, one (1) for Building #1 and one (1) for Building #2. The signs will be placed on the canopy above the principal lobby entrance to each building.	One (1) identification sign is permitted, per multiple residential development, either as a free-standing sign or fascia sign.	The proposed canopy signs are important for wayfinding and will help identify the principal lobby entrance to each multiple residential building proposed on-site.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_, OF PART OF LANE  
AND LOTS 12 TO 14 PLAN 19549, PART OF LANE  
AND LOTS 6 TO 8 PLAN 18004, ALL OF  
SECTION 29 BLOCK 5 NORTH RANGE 1 WEST  
NEW WESTMINSTER DISTRICT**

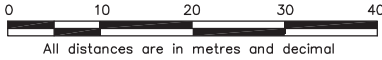
**SURREY FILE Appendix II  
7923-0053-00**

BCGS 92G.016

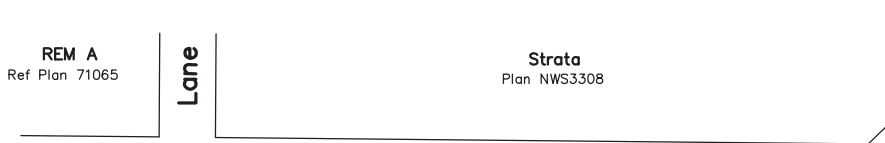
Integrated Survey Area No. 1, City of Surrey



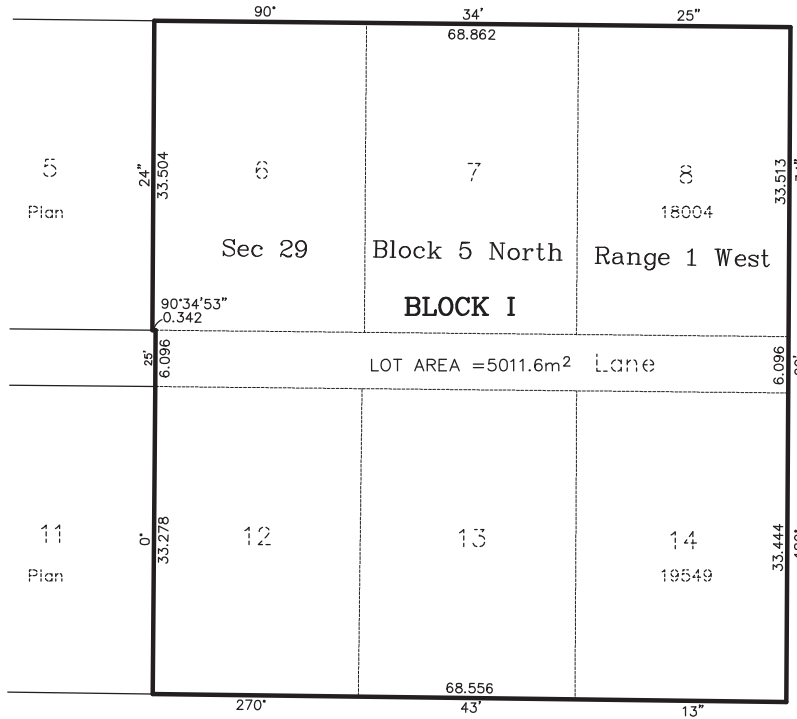
SCALE 1:500



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



**103A Avenue**



**149th Street**

**49**  
Plan 17615

**82**  
Plan 37534

**81**  
Plan 37534

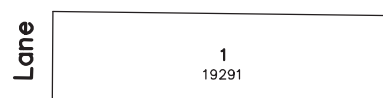
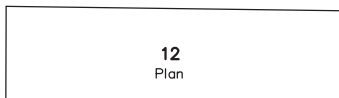
**80**  
Plan 37534

**79**  
Plan 37534

**REM 54**  
Plan 17615

**55**  
Plan 17615

**148A Street**



**103rd Avenue**

**COMPASS LAND SURVEYING LTD.**  
Professional Land Surveyors  
#202-8381 128th Street  
Surrey, B.C. V3W 4G1  
Tel: 604-503-6898  
Email: Office@CompassSurveys.com  
File No.: 2009024 RE2



**Shou Peng Liu**  
-- BCLs -  
ABCLS

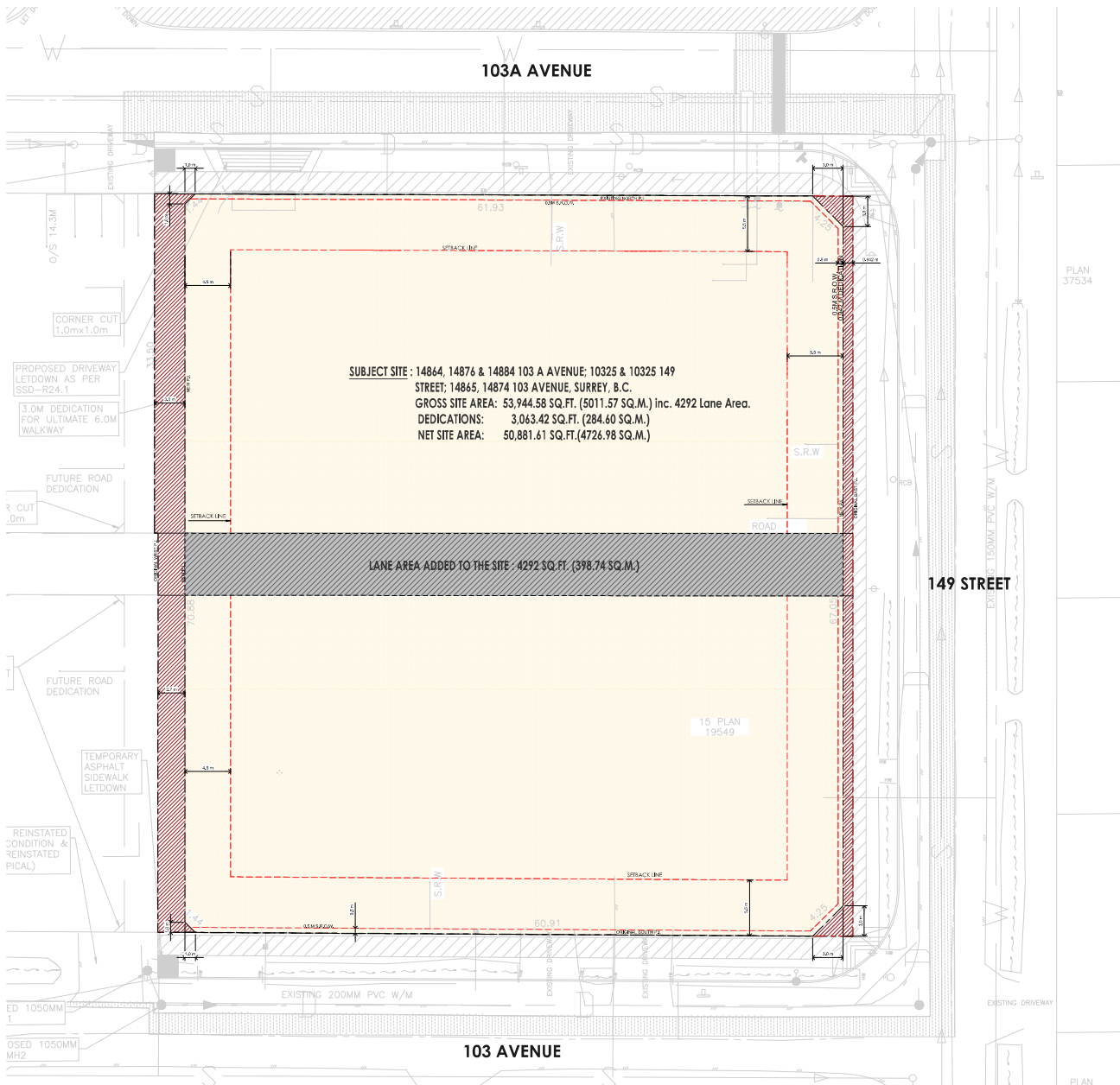
Digitally signed by Shou Peng Liu --  
BCLs - ABCLS  
DN: cn=CA, o=CertifIO Pro,  
ou=Association of British Columbia  
Land Surveyors,  
0.9.2342.19200300.100.1.1=933,  
cn=Shou Peng Liu - BCLs - ABCLS  
Date: 2024.04.12 14:15:14 -0700

The survey plan was completed on the  
11th day of April, 2024.  
SHOUPENG LIU, B.C.L.S. #933



**14864/76/84 103A AVENUE,  
10325/27/149 STREET,  
14865/75/ 103 AVENUE  
SURREY BC**





SUBJECT SITE: 14864, 14876 & 14884 103 AVENUE; 10325 & 10325 149 STREET; 14865, 14874 103 AVENUE, SURREY, B.C.  
 GROSS SITE AREA: 53,944.58 SQ.FT. (5011.57 SQ.M.) inc. 4292 Lane Area.  
 DEDICATIONS: 3,063.42 SQ.FT. (284.40 SQ.M.)  
 NET SITE AREA: 50,881.61 SQ.FT. (4726.98 SQ.M.)

LANE AREA ADDED TO THE SITE: 4292 SQ. FT. (398.74 SQ.M.)

15 PLAN  
19549

PLAN  
37534

PI AN

1 BASE PLAN  
Scale: 1/16"=1'-0"



12984 59 Avenue  
Surrey, BC V3A 0C4

TEL: (778) 891-0167  
 EMAIL: jpratt@cre8architects.ca



Project:  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

Project Address:  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE, SURREY, B.C.

Drawing:  
BASE - PLAN

Project Status:  
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:  
1/16"=1'-0"  
DWG. NO:  
**A.01**

# PROJECT RECONCILIATION:

PROJECT NO.	21-255		
<b>PROJECT DATA</b>			
CLIENT	PAUL SIDHU		
LEGAL DESCRIPTION			
CIVIC ADDRESS	14864.14876&14884 103A AVENUE, 10325&10327 149 STREET 14865.14875 103 AVENUE SURREY, BC		
AUTHORITY HAVING JURISDICTION	City of Surrey		
APPLICABLE POLICIES	CITY OF SURREY OCP AND ZONING BYLAW GUILDFORD NCP		
APPLICABLE CODES	BRITISH COLUMBIA BUILDING CODE 2018		
ZONING	CURRENT	RF	
	PROPOSED	CD (BASED ON RM-70)	

SITE AREA		
GROSS AREA	5,011.57 Sq.Mt.	53,944.58 Sq.Ft.
DEDICATION	284.60 Sq.Mt.	3,063.47 Sq.Ft.
NET SITE AREA	4,726.98 Sq.Mt.	50,881.16 Sq.Ft.

SITE COVERAGE (EXCLUDING RAMP)		Net Site coverage	Gross Site coverage
BUILDING 1 & 2	2,460.97 Sq.Mt.	26,487.86 Sq.Ft.	52%
			49%

SITE COVERAGE (INCLUDING RAMP)		
BUILDING	2,460.97 Sq.Mt.	26,487.86 Sq.Ft.
PARKING RAMP	53.13 Sq.Mt.	571.93 Sq.Ft.
TOTAL	2,514.10 Sq.Mt.	27,061.79 Sq.Ft.

SET BACKS	103A AVE (N)	149 ST. (E)	103 AVE. (S)	WEST
	5.62M	5.62M	5.6M	7.2M

F.A.R. PROPOSED		Net F.A.R.	Gross F.A.R.
FLOOR AREA FOR F.A.R.	129,095 Sq.Ft.	2.54	2.38

BUILDING HEIGHTS		PERMITTED	PROPOSED	METERS
STORIES			6	19.87

PROPOSED DEVELOPMENT AREA SUMMARY (BUILDING 1 & 2)								
	# OF STOREYS	# OF UNITS	GROSS FLOOR AREA		FAR EXCLUSION*		NET FAR AREA	
			SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
LEVEL 1 RESIDENTIAL (PER STOREY) AMENITY-INDOOR GFA	1	28	2181.39	23480.44	224.36	2415	1957.03	21065.44
LEVEL 2 RESIDENTIAL (PER STOREY) AMENITY-INDOOR GFA	1	28	2210.52	23794	280.01	3014	1930.51	20780
LEVEL 3 RESIDENTIAL (PER STOREY)	1	34	2192.03	23595			2192.03	23595
LEVEL 4 RESIDENTIAL (PER STOREY)	1	34	2192.03	23595			2192.03	23595
LEVEL 5 RESIDENTIAL (PER STOREY)	1	29	1860.83	20030.00			1860.83	20030
LEVEL 6 RESIDENTIAL (PER STOREY)	1	29	1860.83	20030.00			1860.83	20030
TOTAL	6	182	12497.63	134524.44	504.37	5429.0	11,993.3 Sq.Mt.	129,095.4 Sq.Ft.

UNIT MIX	UNITS	PER TYPE	% SPLIT	SUBTOTAL (FOR PARKING)	
1 BEDROOM	16	9%	60%	109	
1 BEDROOM + DEN	93	51%			
2 BEDROOM	44	24%			
2BEDROOM + DEN	12	7%	31%	73	
2 BEDROOM (TOWNHOME)	-	-			
3 BEDROOM	17	9%	9%		
TOTAL	182	100%	100%	182	
Adaptable Units Provided (inc. in 182 units)		7%		12	

AMENITY SPACE			
INDOOR	REQUIRED	546.0 Sq.Mt.	5,877.14 Sq.Ft.
	PROVIDED	504.4 Sq.Mt.	5,429.00 Sq.Ft.
OUTDOOR	REQUIRED	546.0 Sq.Mt.	5,877.14 Sq.Ft.
	PROVIDED	910.7 Sq.Mt.	9,802.91 Sq.Ft.

INDOOR AMENITY SPACE			
UNIT	REQ.	PROV.	DIFF.
TOTAL	546.0	504.4	41.6

OUTDOOR AMENITY SPACE			
UNIT	REQ.	PROV.	DIFF.
TOTAL	546.0	910.7	364.7

Parking - Required*	Ratio	Units	Stalls
Per 1 Bedroom or Less	1.1	109	119.90
Per 2 Bedrooms or more	1.1	73	80.30
Visitor	0.1	182	18.20
Total			218.40

Parking - Provided	P1	P2	ACCESSIBLE (P1)	TOTAL
RESIDENTIAL	97	120	6 acc.+1 van. acc.	217
Visitor	21		1 acc. + 2 van. acc.	21
Total	118	120		238

BICYCLE PARKING - REQUIRED	RATIO	UNITS/BLDG.	STALLS
RESIDENT - PER UNIT	1.2	182	218.4
VISITOR - PER RESIDENTIAL BLDG.		6	12
TOTAL			230.4

BICYCLE PARKING PROVIDED		
RESIDENT		221
VISITOR		12
TOTAL		233



12904 89 Avenue  
Surrey, BC V3V 0C4

Tel: (778) 893-0187  
Email: jassinder@cre8architects.ca

Cre 8 Architecture Ltd.



Project:

**6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT**  
Project Address:  
**14864/76/84 103A AVE. ;  
10325/27 149 STREET, 14865/75  
103 AVE. SURREY, B.C.**

Drawing:

PROJECT DATA

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Contractors are responsible to confirm that all work is carried out in accordance with the approved plans and City Authority.  
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Scale:  
N.T.S

DWG. NO:  
**A.0.2**





**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

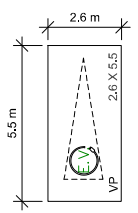
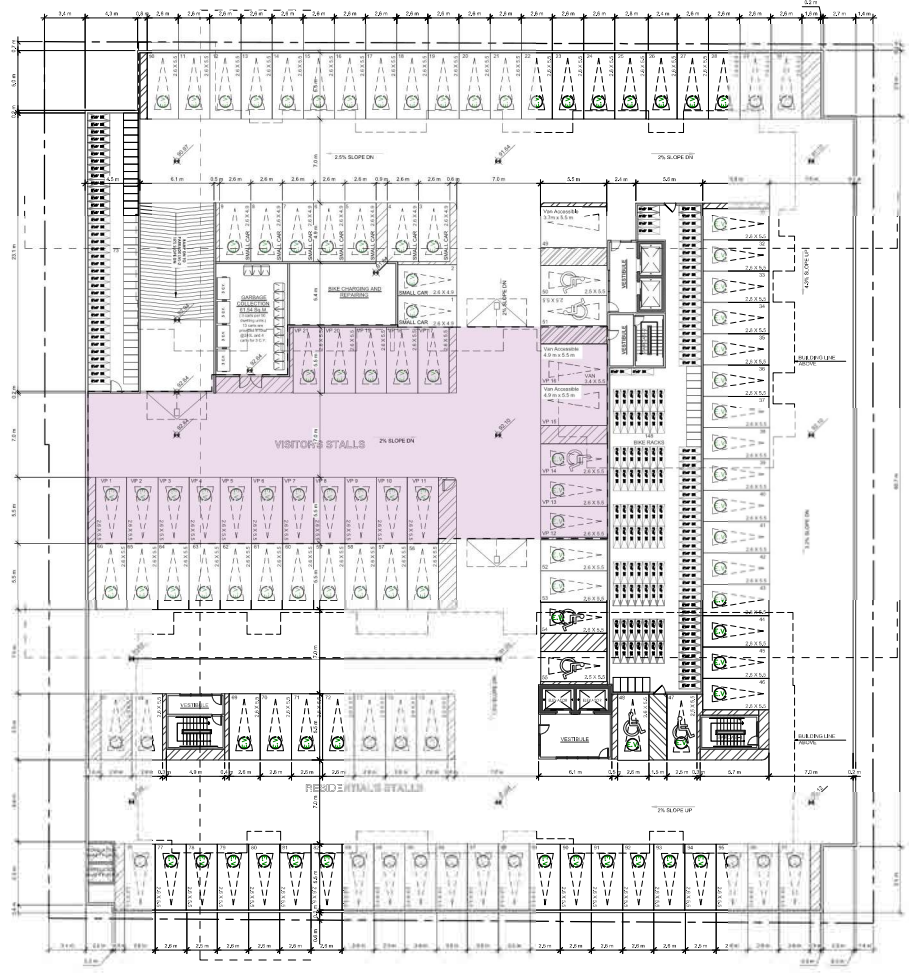
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PARKADE-LVL-1

**Project Status:**  
DEVELOPMENT PERMIT DWGS.

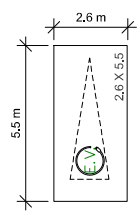
**REVISION**

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

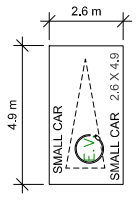
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VISITOR PARKING STALLS (2.60 M X 5.50 M)



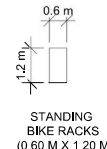
RESIDENTIAL PARKING STALLS (2.60 M X 5.50 M)



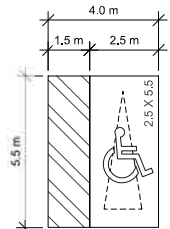
SMALL CAR PARKING STALLS (2.6 M X 4.9 M)



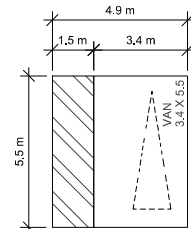
BIKE RACKS (0.60 M X 1.80 M)



STANDING BIKE RACKS (0.60 M X 1.20 M)



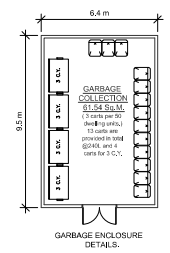
HANDICAPPED PARKING STALLS (4.0 M X 5.5 M)



VAN ACCESSIBLE PARKING STALLS (4.9 M X 5.5 M)



VISITOR CAR PARKING



GARBAGE ENCLOSURE DETAILS.

118 stalls vl-1  
VP - 21 STALLS  
RES. - 97 STALLS  
inc. 7acc. stalls  
inc. 3 van acc. stalls  
inc. 9 small car stalls



Project:

**6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT**

Project Address:

**14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.**

**PARKADE-LVL-2**

Project Status:

**DEVELOPMENT PERMIT DWGS.**

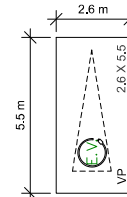
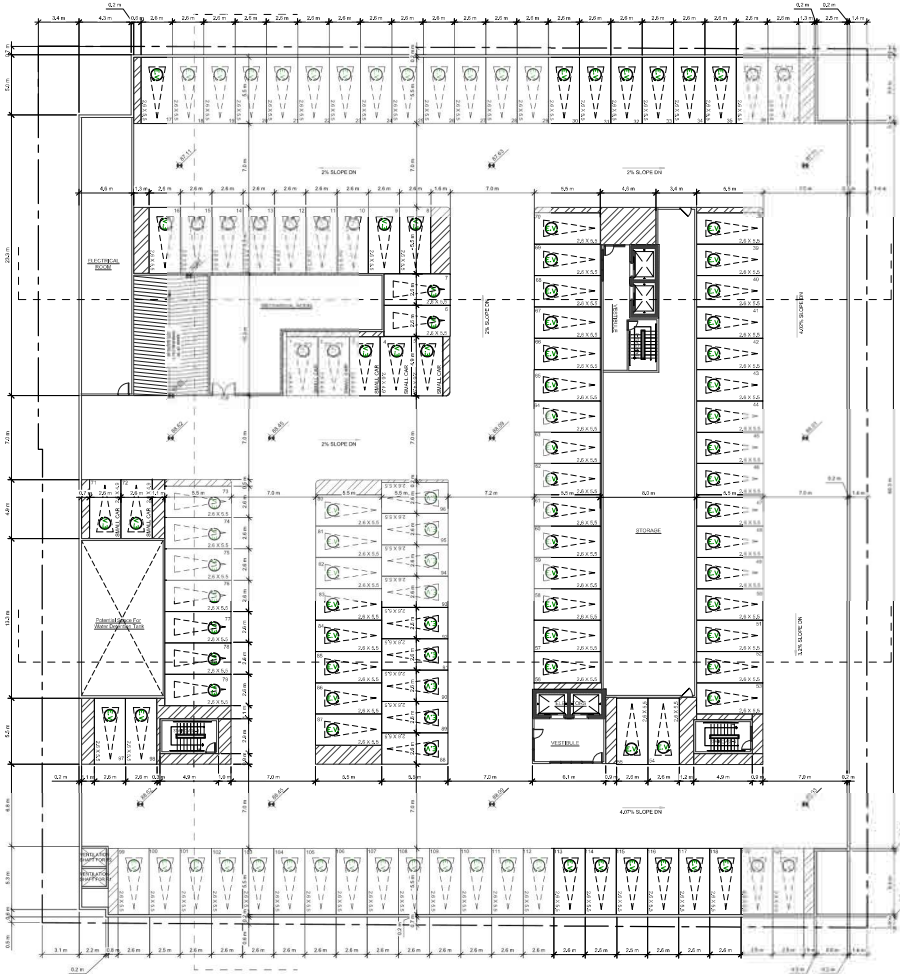
REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

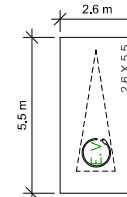
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Scale:  
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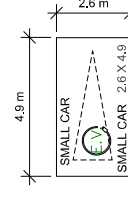
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**A.2.0(A)**



**VISITOR  
PARKING STALLS  
(2.60 M X 5.50 M)**



**RESIDENTIAL  
PARKING STALLS  
(2.60 M X 5.50 M)**



**SMALL CAR  
PARKING STALLS  
(2.6 M X 4.9 M)**

120 stalls incl-2  
inc. 7 small car stalls



**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

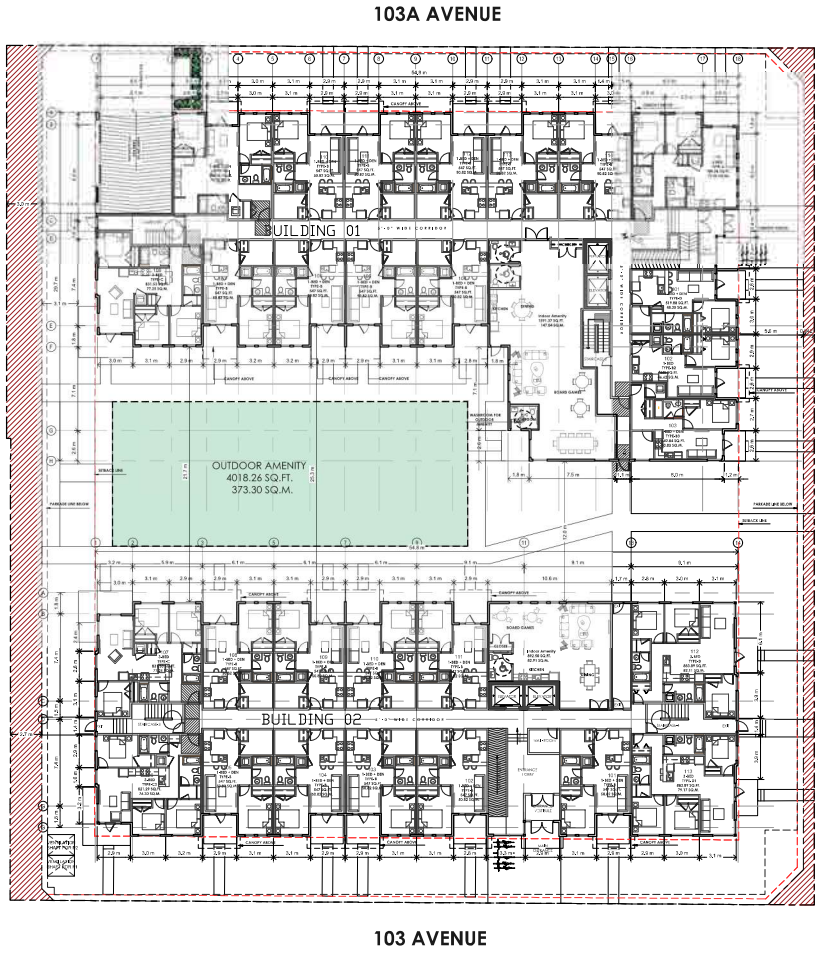
**Drawing:**  
MAIN FLOOR PLAN

**Project Status:**  
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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a discrepancy in the respect to the Architect's interpretation,  
Contractor shall interpret in favour of the Architect's interpretation.  
All dimensions shall be in metric unless otherwise specified.  
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**BUILDING 01**

1 BED :	1 UNITS (6.66 %)
1 BED + DEN :	11 UNITS (73.33 %)
2 BED :	1 UNITS (6.66 %)
2-BED + DEN :	1 UNITS (6.66 %)
3 BED :	1 UNITS (6.66 %)
<b>TOTAL UNITS :</b>	<b>15 UNITS</b>

**BUILDING 02**

1 BED :	0 UNITS
1 BED + DEN :	9 UNITS (69.23 %)
2 BED :	0 UNITS
2-BED + DEN :	0 UNITS
3 BED :	4 UNITS (30.77 %)
<b>TOTAL UNITS :</b>	<b>13 UNITS</b>



**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

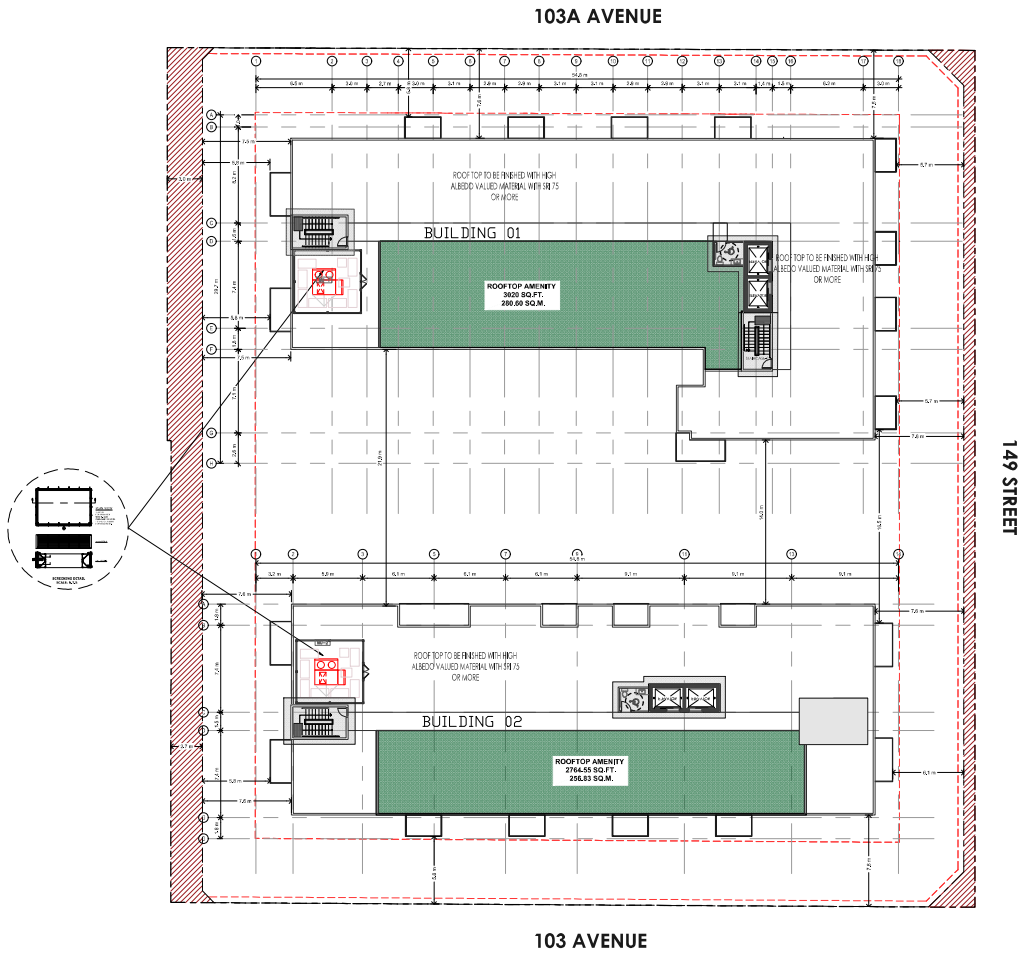
**Drawing:**  
ROOFTOP

**Project Status:**  
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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1 ROOFTOP PLAN  
Scale: 1/16"=1'-0"



1 NORTH ELEVATION (ALONG 103A STREET)  
Scale: 1/16"=1'-0"

**MATERIAL LEGEND :-**

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL - SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)



2 EAST ELEVATION (ALONG 149 STREET)  
Scale: 1/8"=1'-0"



12984 59 Avenue  
Surrey, BC V3A 0G4

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Email: jaymiller@cre8architecture.ca



Project:  
**6-STORY MULTIFAMILY RESIDENTIAL DEVELOPMENT**

Project Address:  
**14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.**

Drawing:  
**ELEVATIONS  
BUILDING-1**

Project Status:  
**DEVELOPMENT PERMIT DWGS.**

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:  
1/8"=1'-0"  
DWG. NO:  
**A.3.1**



1 SOUTH ELEVATION (ALONG OUTDOOR AMENITY)  
Scale: 1/16"=1'-0"

**MATERIAL LEGEND :-**

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL - SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)



2 WEST ELEVATION (ALONG 3M SIDEWALK)  
Scale: 1/16"=1'-0"



12984 59 Avenue  
Surrey, BC V3A 0G4

Tel: (778) 891-0167  
Email: jaymiller@cre8architecture.ca



Project:  
**6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT**

Project Address:  
**14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.**

Drawing:  
**ELEVATIONS  
BUILDING-1**

Project Status:  
**DEVELOPMENT PERMIT DWGS.**

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:  
1/16" = 1'-0"  
DWG. NO:  
**A.3.2**



**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/6/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

**Drawing:**  
**MATERIAL  
SPECIFICATIONS**

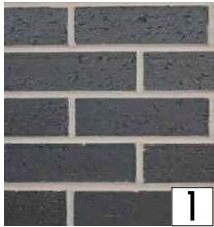
**Project Status:**  
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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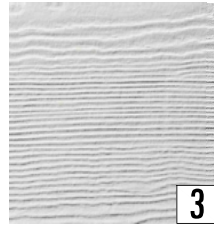
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DWG. NO: **A.3.5**



**1**  
THIN BRICKS  
DARK IRON (Endicott Bricks)



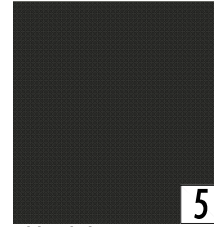
**2**  
6" HARDIE SIDING - SLATE GRAY



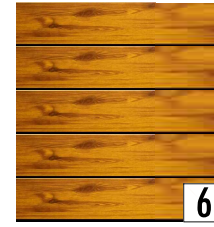
**3**  
HARDIE BOARD & FASCIA &  
TRIMS- ARCTIC WHITE



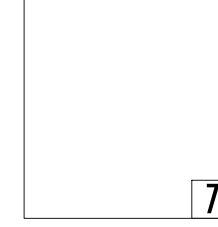
**4**  
6" HARDIE SIDING - IRON GRAY



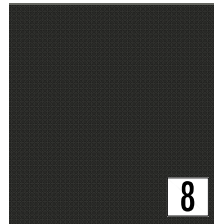
**5**  
DOOR COLOR  
(NIGHT OWL -SHERWIN WILLIAMS  
7061)



**6**  
CEDAR SOFFIT:  
(DARK KNOTTY PINE)



**7**  
FASCIA / TRIMS- ARCTIC WHITE



**8**  
FASCIA/ TRIMS - IRON GREY



**9**  
WINDOWS - BLACK VINYL

MATERIAL LEGEND :-

- 1. THIN BRICKS - DARK IRON (Endicott Bricks)
- 2. 6" HARDIE SIDING - SLATE GRAY
- 3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
- 4. 6" HARDIE SIDING - IRON GRAY
- 5. DOOR COLOR (NIGHT OWL -SHERWIN WILLIAMS 7061)
- 6. CEDAR SOFFIT (DARK KNOTTY PINE)
- 7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
- 8. FASCIA (TO MATCH WITH IRON GRAY)
- 9. BLACK VINYL WINDOWS (TINTED BLACK)



ALUMINUM HANDRAILS  
(TO MATCH WITH IRON GRAY)  
GLASS RAILLING



**SUBMISSION**

Date	Description

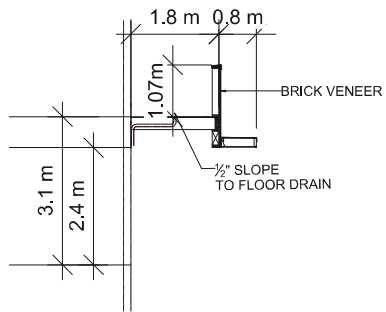
**REVISION**

No.	Date	Description

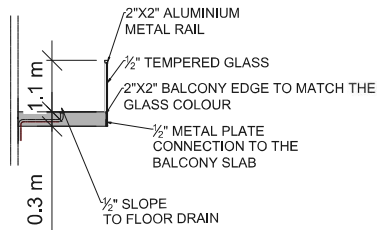
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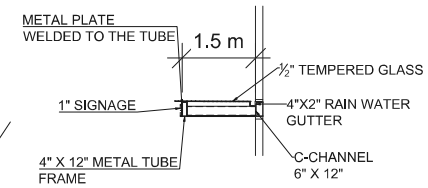
1 GAS METER DETAILS  
Scale: 1/8"=1'-0"



2 CANOPY DETAIL ON FIRST FLOOR  
Scale: 1/4"=1'-0"

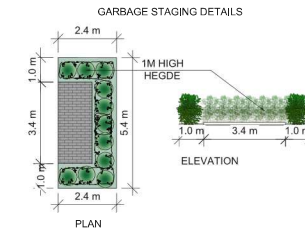


3 BALCONY RAILING DETAIL  
Scale: 1/4"=1'-0"



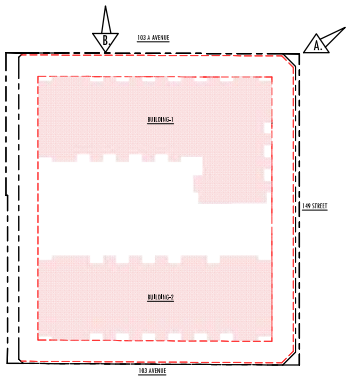
3 ENTRANCE CANOPY AND SIGNAGE DETAIL  
Scale: 1/4"=1'-0"

NOTE: CANOPY SIGNAGE WILL BE COMPRISED OF INDIVIDUAL CHANNEL LETTERS



5 GARbage STAGING DETAILS  
Scale: 1/8"=1'-0"





A. NORTH EAST CORNER VIEW (ALONG 103 A AVE & 149 STREET)



B. NORTH SIDE VIEW (ALONG 103 A AVENUE)



12964 59 Avenue  
Surrey, BC V3A 0C4

Tel: (778) 891-0167  
Email: jason@cre8architects.ca



Cre 8 Architecture Ltd.

**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

**Drawing:**  
3D-VIEWS

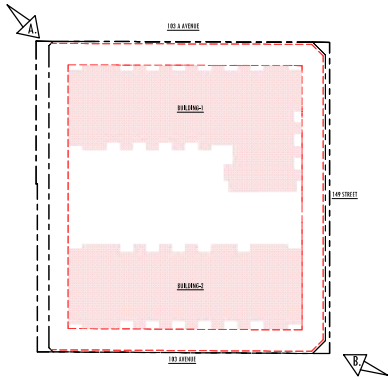
**Project Status:**  
DEVELOPMENT PERMIT DWGS.

REVISION		
No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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**Scale:**  
N.T.S.

**DWG. NO.:**  
**A.5.1**



A. NORTH WEST CORNER VIEW (ALONG 103 A AVE & WEST SIDE WALKWAY)



B. SOUTH EAST VIEW (ALONG 103 AVENUE & 149 STREET)



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Cre 8 Architecture Ltd.



**Project:**  
6-STORY MULTIFAMILY  
RESIDENTIAL DEVELOPMENT

**Project Address:**  
14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.

**Drawing:**  
3D-VIEWS

**Project Status:**  
DEVELOPMENT PERMIT DWGS.

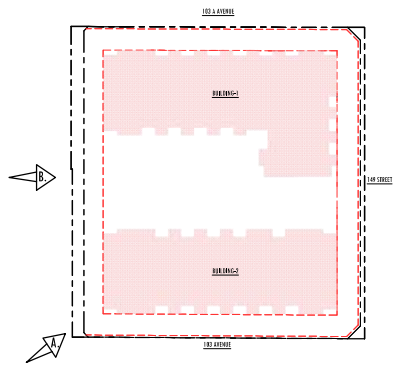
REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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**Scale:**  
N.T.S.

**DWG. NO.:**  
**A.5.2**



A. SOUTH WEST CORNER VIEW (ALONG 103 AVE & 3M WIDE WALKWAY)



B. EAST SIDE VIEW (ALONG 149 STREET)



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Cre 8 Architecture Ltd.



**Project:**  
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RESIDENTIAL DEVELOPMENT**

**Project Address:**  
**14864/76/84 103A AVE. ;  
10325/27 149 STREET; 14865/75  
103 AVE. SURREY, B.C.**

**Drawing:**  
**3D-VIEWS**

**Project Status:**  
**DEVELOPMENT PERMIT DWGS.**

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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**Scale:**  
**N.T.S.**

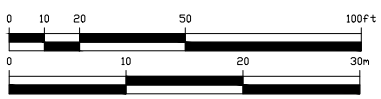
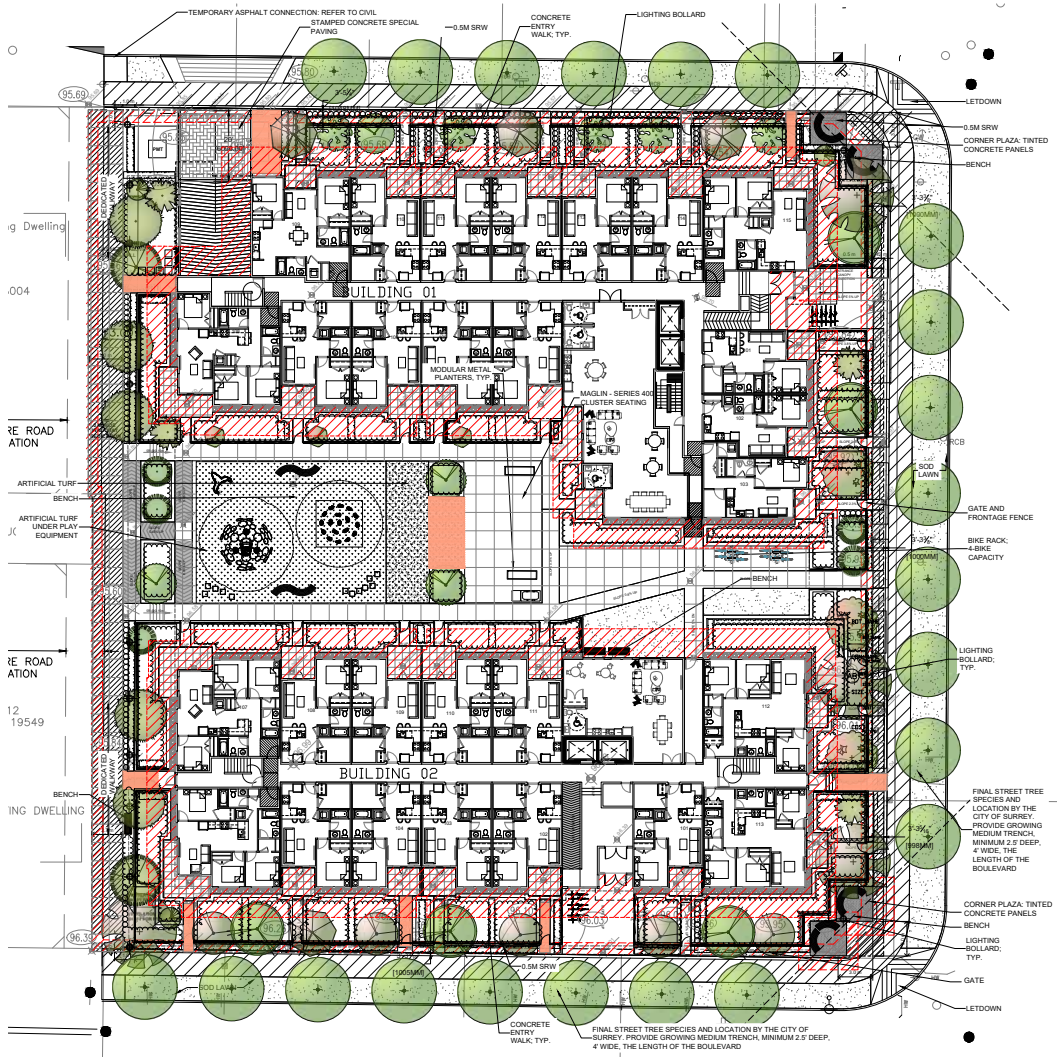
**DWG. NO.:**  
**A.5.3**

TREE SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
	3	ACER GRISELUM	PAPERBARK MAPLE
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAM
	2	CHAMAECYPARIS PISIFERA 'FILIFERA'	THREADEDLEAF CYPRESS
	5	CRATAEGUS CRUS-GALLI	THORNLESS COCKSPUR HAWTHORN
	4	CUPRESSUS LEYLANDII	LEYLANDS CYPRESS
	5	GINKGO BILOBA 'PRINCESTON SENTINYL'	PRINCESTON SENTINYL MAIDENHAIR
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM
	4	PARROTTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN ROSEWOOD
	3	PIZZA ONDOKIA 'BRUNO'	BRUNO SERBIAN SPRUCE
	5	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
	6	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK
	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA
52 TOTAL REPLACEMENT SIZED TREES PROPOSED			

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 ONA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED 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: CLIMATE RESILIENCE IS DETERMINED BY IDENTIFYING SPECIES FROM THE URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE 'VERY SUITABLE' OR 'SUITABLE' TYPES OR BY REFERENCING OTHER REPUTABLE SOURCES FOR DROUGHT AND URBAN CONDITION TOLERANCE.

NOTE: IRRIGATION SYSTEM TO BE DESIGN-BUILD, PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM TO BE HIGH EFFICIENCY DRIP IRRIGATION, SMART-CONTROLLED, INSTALLED TO ISACC STANDARDS.



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Burnaby, British Columbia, V5C 6G8  
p. 604 294-0111, f. 604 294-0022

SCALE:  
1" = 10'-0"

PROJECT:  
**RESIDENTIAL PROJECT**  
14864/76/84-103A AVE  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN  
GROUND FLOOR**

DATE: 22 DEC 08 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW

NO. DATE REVISION DESCRIPTION DR.  
1 28 APR 12 NEW BASE PLANS - ISSUE FOR SUBMISSION CLG  
2 23 DEC 09 NEW SITE PLAN MRM  
3 23 NOV 03 NEW BASE PLANS MRM  
4 23 SEP 05 UPDATE PER NEW BASE PLANS CLG  
5 23 AUG 07 UPDATE PER NEW SITE PLAN CLG  
6 23 JUL 07 UPDATE PER NEW SITE PLAN CLG  
7 23 JUN 07 UPDATE PER NEW SITE PLAN CLG  
8 23 MAY 07 UPDATE PER NEW SITE PLAN CLG  
9 23 APR 07 UPDATE PER NEW SITE PLAN CLG  
10 23 MAR 07 UPDATE PER NEW SITE PLAN CLG  
11 22 DEC 12 NEW SITE PLAN DO

CLIENT:  
PROJECT:

DRAWING NUMBER:  
**L1**

DATE: 22 DEC 08 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW

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2 23 DEC 09 NEW SITE PLAN MRM  
3 23 NOV 03 NEW BASE PLANS MRM  
4 23 SEP 05 UPDATE PER NEW BASE PLANS CLG  
5 23 AUG 07 UPDATE PER NEW SITE PLAN CLG  
6 23 JUL 07 UPDATE PER NEW SITE PLAN CLG  
7 23 JUN 07 UPDATE PER NEW SITE PLAN CLG  
8 23 MAY 07 UPDATE PER NEW SITE PLAN CLG  
9 23 APR 07 UPDATE PER NEW SITE PLAN CLG  
10 23 MAR 07 UPDATE PER NEW SITE PLAN CLG  
11 22 DEC 12 NEW SITE PLAN DO

CLIENT:  
PROJECT:

DRAWING TITLE:  
**LANDSCAPE PLAN  
GROUND FLOOR**

DATE: 22 DEC 08 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW

NO. DATE REVISION DESCRIPTION DR.  
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2 23 DEC 09 NEW SITE PLAN MRM  
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6 23 JUL 07 UPDATE PER NEW SITE PLAN CLG  
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CLIENT:  
PROJECT:

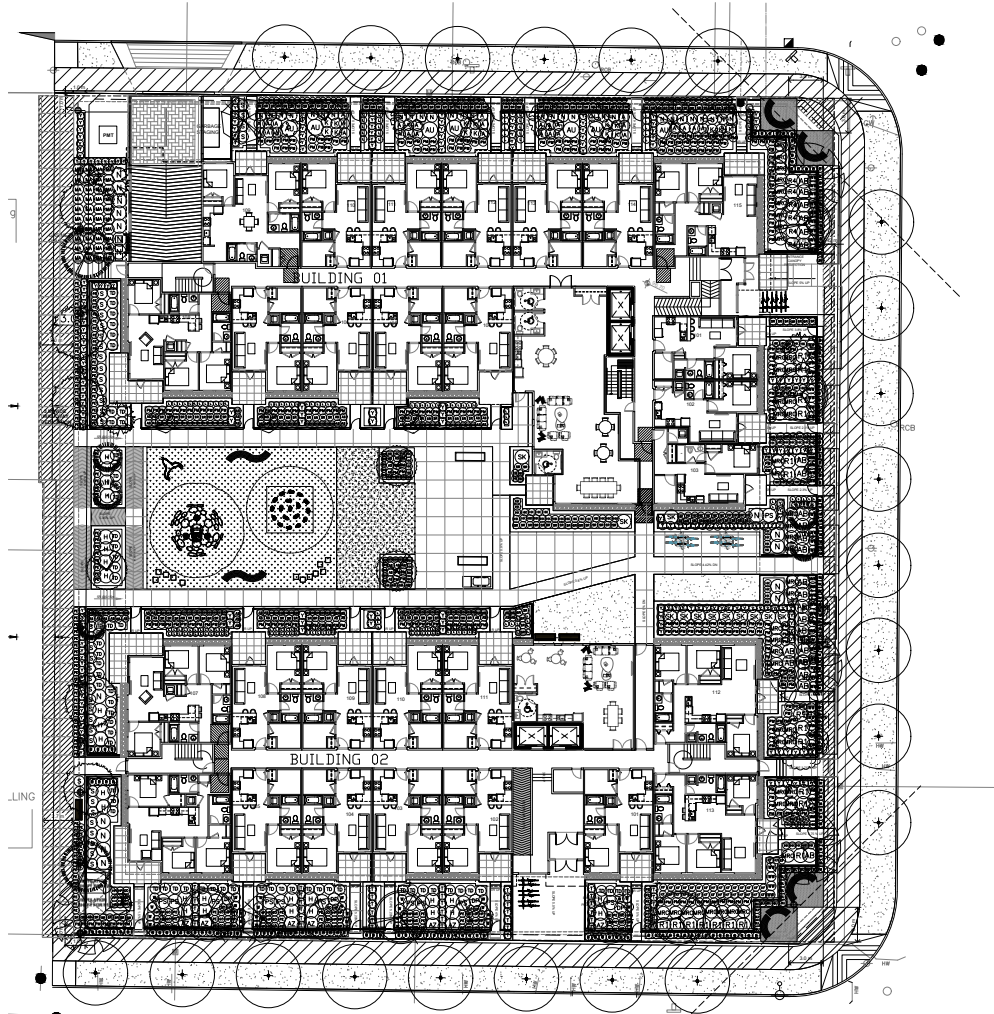
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GROUND FLOOR**

DATE: 22 DEC 08 DRAWING NUMBER:  
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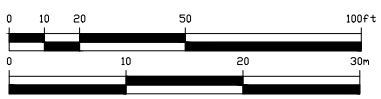
**PLANT SCHEDULE** PMG PROJECT NUMBER: 22-241

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SPRUCES	24	ABELIA EDWARD GOUCHER	EDWARD GOUCHER PINK ABELIA	#3 POT
	7	AUCUBA JAPONICA 'PICTURATA' (FEMALE)	SPOTTED JAPANESE AUCUBA	#3 POT; 50CM
	31	AZALEA JAPONICA 'INDO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT
	7	AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
	137	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
	19	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT; 40CM
	51	HYDRANGEA ARB. 'INVINCIBELLE WEE WHITE'	INVINCIBELLE WEE WHITE HYDRANGEA	#3 POT
	27	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
	42	ILEX X MESSEYVINE 'MONOD'	LITTLE NASSAU DWARF HOLLY	#2 POT
	15	KALIMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
	40	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT
	46	NANDINA DOMESTICA 'SIERRA SUNRISE'	SIERRA SUNRISE HEAVENLY BAMBOO	#3 POT; 50CM
	11	PNUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#3 POT; 40CM
	6	RHOODOENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHOODOENDRON (PINK)	#3 POT; 50CM
	19	RHOODOENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHOODOENDRON (RED-PURPLE)	#3 POT
	12	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
	164	SKIMMIA REVEJIANA	DWARF SKIMMIA	#2 POT
	39	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIRAEA	#2 POT
	4	SPIRAEA 'DOUBLE PLAY DOUZY'	DOUBLE PLAY DOUZY SPIRAEA	#3 POT
	66	TAXUS MEDIA 'GONSIORUM'	DWARF ENGLISH YEW	#3 POT; SHEARED
	202	TAXUS X MEDIA 'HICKSIF (LG)'	HICKS YEW (LG)	1.2M HT; 88B
	43	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; 88B
	27	WEIGELA 'SPILLED WINE'	SPILLED WINE CEDAR	#2 POT
SHRUBS	33	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT; HEAVY
	105	HKONICHOCHA MACRA 'HALLGOLD'	ALCLOLD JAPANESE HAYONE GRASS	#1 POT
	46	MISCANTHUS SINENSIS 'EMPARISOT'	RED CLOUD MAIDEN GRASS	#2 POT; FULL
	132	FENNESTUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT
PERENNIAL	66	ASTILBE X ARENDISII 'FANAL'	MEADOW SWEET; RED	#2 POT; 5 EYE OR LARGER
	48	HEUCHERA 'GRAPES EXPECTATIONS'	PURPLE LEAF CORAL BELLS	#1 POT
	163	LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	#1 POT
	27	RUBROCKIA F. V. SULLIVANTI 'GOLDSTURM'	BLACK-EYED SUSAN	#2 POT
GRASSES	179	CAREX 'EVERGOLD'	EVERGOLD SEDGE	#1 POT
	266	POLYSTICHUM MUNITUM	SWORD FERN	#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.



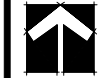
103 AVE



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	28 APR 22	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
2	28 DEC 22	NEW SITE PLAN	MBM
3	23 NOV 23	NEW BASE PLANS	MBM
4	23 SEP 23	UPDATE PER NEW BASE PLANS	CLG
5	23 AUG 23	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
6	23 JUN 27	UPDATES PER NEW SITE PLAN	CLG
7	22 DEC 22	NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL PROJECT**

14864/76/84-103A AVE  
SURREY

DRAWING TITLE:

**SHRUB PLAN**

DATE: 22 DEC 08 DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DRAWN: CLG

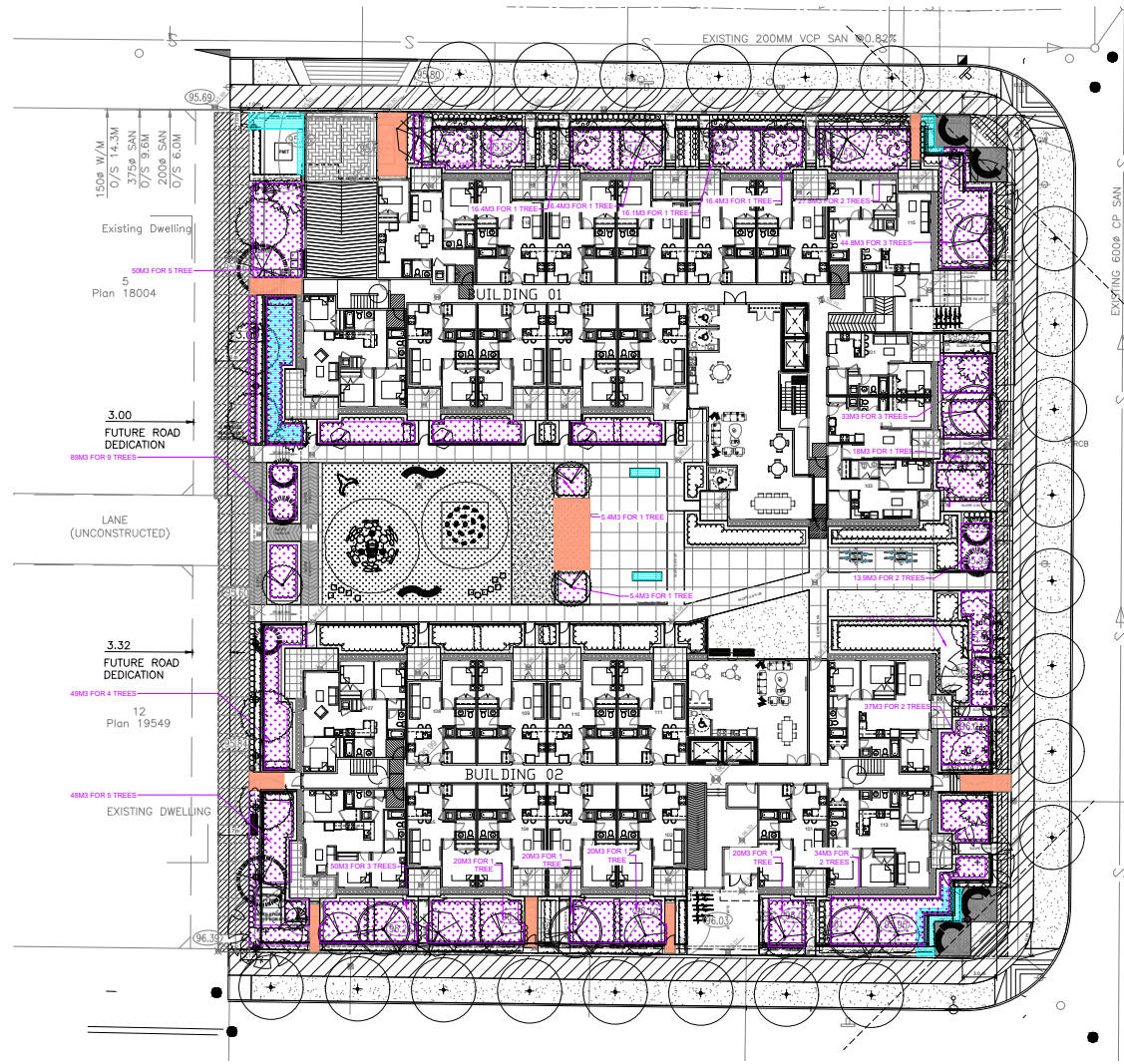
DESIGN: CLG

CHKD: CW

**L2**  
OF 7

**Growing Medium Legend**

Symbol	Model
	TREE-BEARING BED 1.0M DEPTH
	SHRUB-BEARING BED 450MM DEPTH
	STRUCTURAL SOIL BREAKOUT TRENCH TO CONNECT SOIL VOLUMES 600MM DEPTH



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	28 APR 12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
2	23 DEC 08	NEW SITE PLAN	MMJ
3	23 NOV 23	NEW BASE PLANS	MMJ
4	23 SEP 15	UPDATE PER NEW BASE PLANS	CLG
5	23 AUG 15	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
6	23 JAN 17	ISSUES PER NEW SITE PLAN	CLG
7	22 DEC 12	NEW SITE PLAN	DO

CLIENT:

PROJECT:

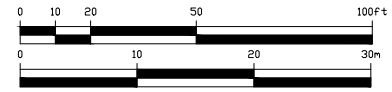
**RESIDENTIAL PROJECT**  
14864/76/84-103A AVE  
SURREY

DRAWING TITLE:  
**GROWING MEDIUM VOLUME PLAN**

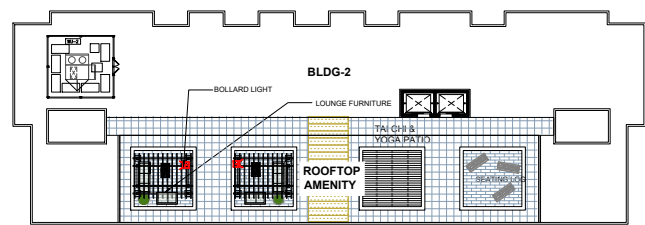
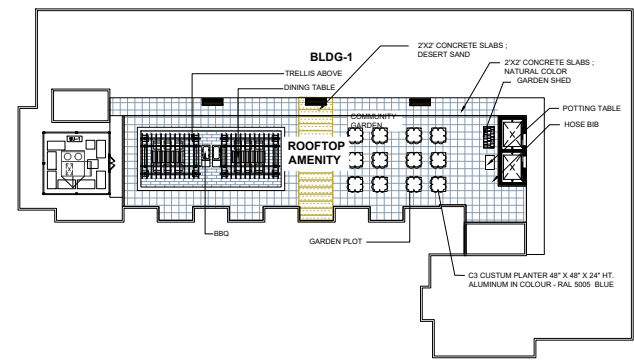
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SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW

**L4**

OF 7



SEAL:



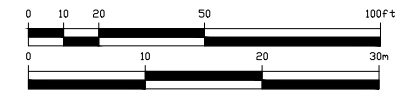
8	24 APR 12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
7	23 DEC 09	NEW SITE PLAN	MM
6	23 NOV 03	NEW BASE PLANS	MM
4	23 SEP 05	UPDATE PER NEW BASE PLANS	CLG
3	23 AUG 10 (UPDATE PER NEW SITE PLAN / CITY COMMENTS)	CLG	
2	23 JAN 07	ISSUES PER NEW SITE PLAN	CLG
1	22 DEC 12	NEW SITE PLAN	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**RESIDENTIAL PROJECT**  
 14864/76/84-103A AVE  
 SURREY

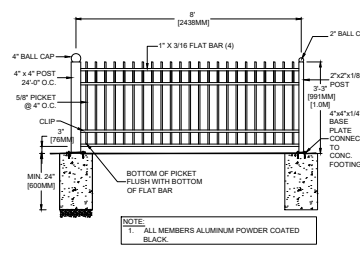
DRAWING TITLE:  
**LANDSCAPE PLAN  
 ROOFTOP**



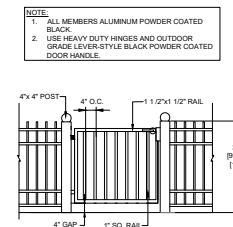
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 DRAWN: CLG  
 DESIGN: CLG  
 CHKD: CW

**L5**  
 OF 7

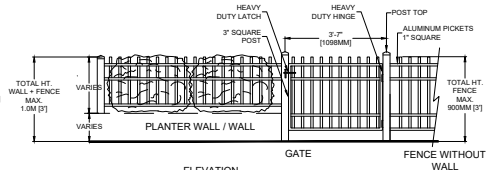
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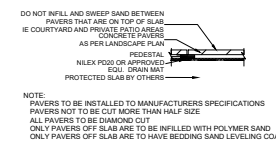
**1 1.0M HT. STREET FRONTAGE FENCE**  
1:25



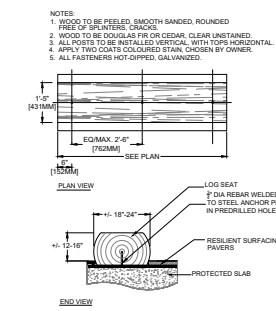
**2 1.0M HT. METAL PICKET GATE**  
1:25



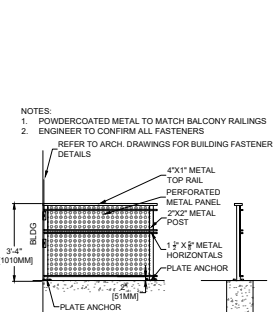
**3 METAL FENCE & GATE AT PLANTER**  
1:25



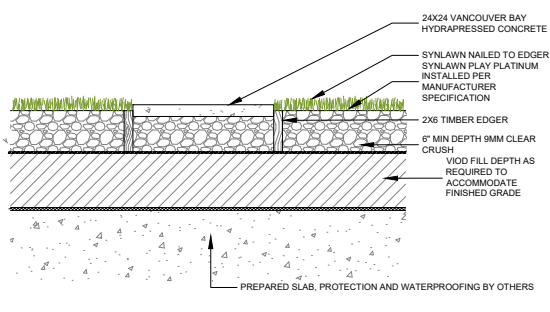
**4 HYDRAPRESSED PATIO SLABS**  
1:25



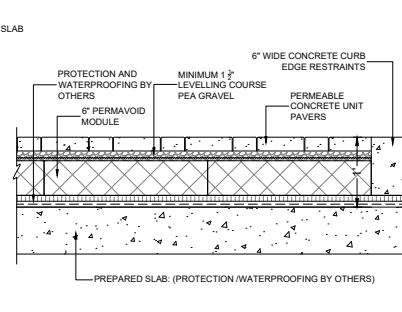
**5 BALANCE LOGS**  
1:25



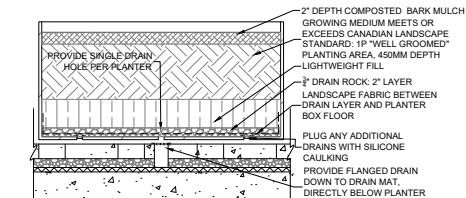
**6 PATIO SCREEN**  
1:30



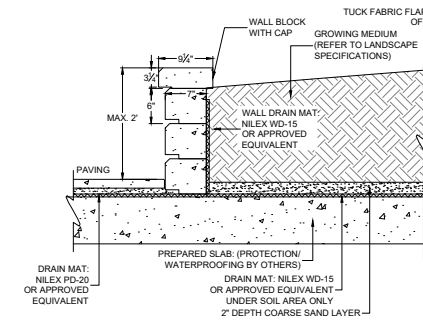
**13 ARTIFICIAL TURF**  
1:10



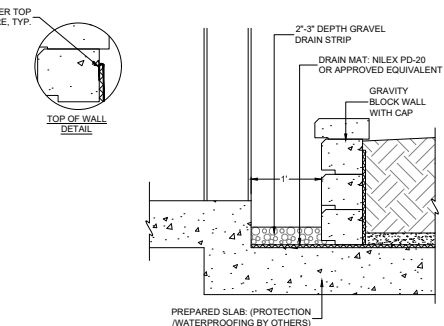
**7 PAVERS ON SLAB**  
1:10



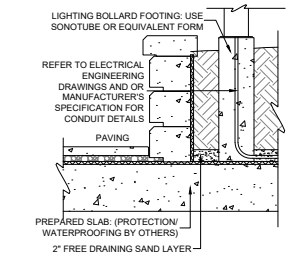
**8 PLANTING IN PLANTER BOXES**  
1:10



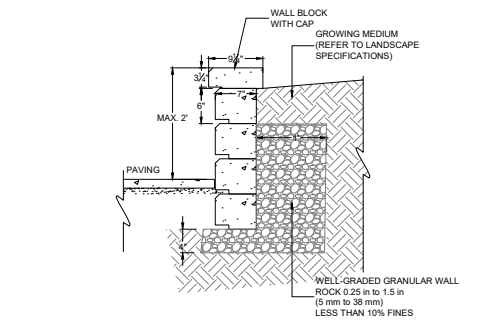
**9 PLANTER WALL ON SLAB**  
1:10



**10 DRAIN ROCK STRIP**  
1:10



**11 LIGHTING BOLLARD**  
1:10



**12 PLANTER WALL AT GRADE**  
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 APR 12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
2	23 DEC 09	NEW SITE PLAN	MMJ
3	23 NOV 23	NEW BASE PLANS	MMJ
4	23 SEP 15	UPDATE PER NEW BASE PLANS	CLG
5	23 AUG 14	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
6	23 JUN 17	UPDATES PER NEW SITE PLAN	CLG
7	22 DEC 12	NEW SITE PLAN	DD

CLIENT:

PROJECT:  
**RESIDENTIAL PROJECT**  
14864/76/84-103A AVE  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 22 DEC 08 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: CW **OF 7**

**L6**



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

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

DATE: **March 04, 2024** PROJECT FILE: **7823-0053-00**

---

RE: **Engineering Requirements  
Location: 14864 103A Ave**

**OCP TEXT AMENDMENT**

There are no engineering requirements relative to the OCP Text Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103A Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103 Avenue;
- Dedicate 3.0 m along western PL for ultimate 6.0 m N-S walkway;
- Dedicate 1.0 m x 1.0 m corner cuts at N-S walkway and 103A Ave & 103 Ave; and
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

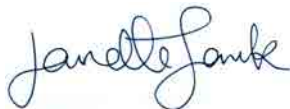
***Works and Services***

- Construct the south side of 103A Avenue;
- Construct the north side of 103 Avenue;
- Construct the west side of 149 Street;
- Construct the walkway with 2.0 m concrete path and 1.0 m boulevard;
- Construct 7.3 m concrete letdown for access;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter, to service the lot; and
- Construct required servicing mains (drainage, water, and sanitary) and/or upgrade as required along the site frontage in order to meet frontage requirements and to provide servicing to the development site.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Janelle Frank, P.Eng.  
Development Review Manager

M51

Department: **Planning and Demographics**  
Date: **March 21, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0053 00**

The proposed development of **183** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

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

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	16
Secondary School =	7
<b>Total Students =</b>	<b>23</b>

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

**Summary of Impact and Commentary**

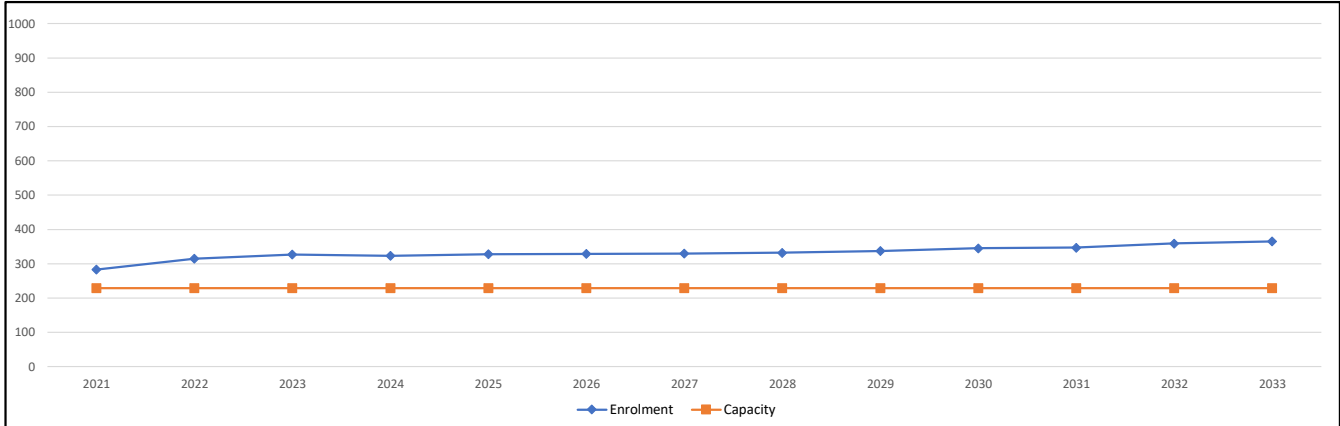
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

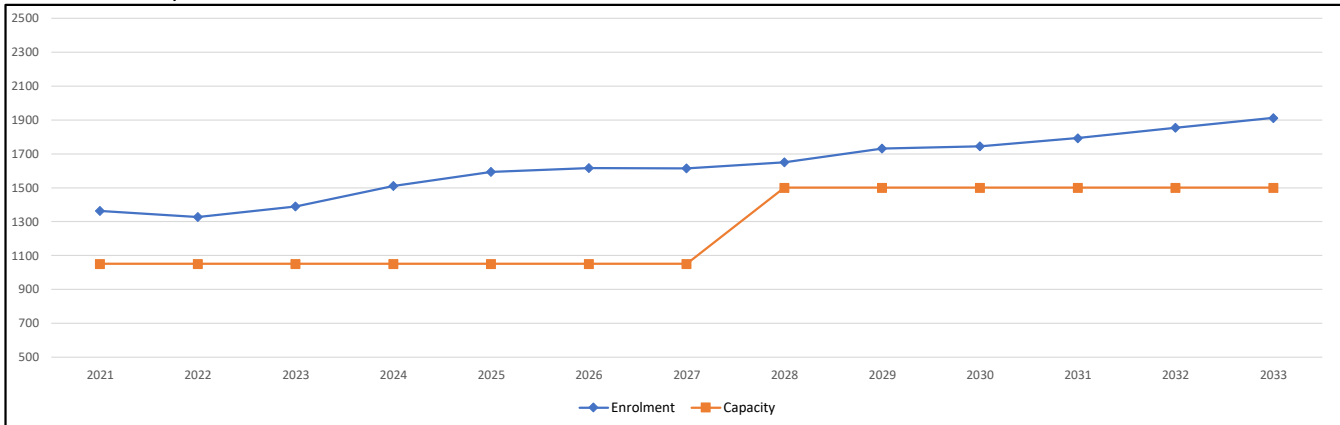
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

**Hjorth Road Elementary**



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

**Guildford Park Secondary**



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

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

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 14864, 14876, 14884, 10325 &amp; 10327 103A St, 14865, 14875 103 St, 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>	46
Protected Trees to be Removed	46
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  18 X one (1) = 18	18
All other Trees Requiring 2 to 1 Replacement Ratio  28 X two (2) = 56	56
<b>Replacement Trees Proposed</b>	<b>61</b>
<b>Replacement Trees in Deficit</b>	<b>13</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:



August 18, 2023

(Signature of Arborist)

Date



CITY OF SURREY

BYLAW NO. 21246

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

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

as follows:

- (a) by creating a new Comprehensive Development Zone 205 (CD 205), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 205" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 205"	(a) 14864 – 103A Avenue (b) 14876 – 103A Avenue (c) 14884 – 103A Avenue (d) 14865 – 103 Avenue (e) 14875 – 103 Avenue (f) 10325 – 149 Street (g) Portion of lane	(a) Lot 6, Plan 18004 (b) Lot 7, Plan 18004 (c) Lot 8, Plan 18004 (d) Lot 13, Plan 19549 (e) Lot 14, Plan 19549 (f) Lot 15, Plan 19549	21246	N/A

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 205 (CD 205), Bylaw, 2024, No. 21246".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 205 (CD 205)**

In this Comprehensive Development Zone 205 (CD 205), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14864 – 103A Avenue	Lot 6 Section 29 Block 5 North Range 1 West NWD Plan 18004	000-438-731
14876 – 103A Avenue	Lot 7 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-713
14884 – 103A Avenue	Lot 8 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-721
14865 – 103 Avenue	Lot 13 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-463
14875 – 103 Avenue	Lot 14 Section 29 Block 5 North Range 1 West NWD Plan 19549	002-240-581
10325 – 149 Street	Lot 15 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-471
Lane (portion of)	Portion of lane as shown outlined in bold, labelled as Block I on the Survey Plan, attached hereto as Schedule A, certified correct by Shou Peng Liu, B.C.L.S. on the 11th day of April, 2024, collectively containing 0.501 hectare	

(collectively the "Lands")

**except as follows:**

**1. Intent**

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

**"A. Intent**

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

**2. Density**

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

**"2. Permitted Density Increases:**

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.54, excluding:

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

**3. Lot Coverage**

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

**"E. Lot Coverage**

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

**4. Yards and Setbacks**

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

**"F. Yards and Setbacks**

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

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

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies* may encroach 1.8 m and canopies 1.0 m into the required *setbacks*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*."

**5. Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

**"G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 21 m.
2. Structures:  
*Structure height* shall not exceed 4.5 m."

**6. Off-Street Parking and Loading/Unloading**

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

**"H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.  
(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/ Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space* per *dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 parking space per *dwelling unit*.
2. Tandem Parking:  
*Tandem parking* is not permitted.
3. Underground Parking:  
All required resident *parking spaces* shall be provided as *parking – underground*.
4. Parking Areas:  
(a) Parking within the required *setbacks* is not permitted; and  
(b) Parking is not permitted in front of the main entrance of a non-ground-oriented *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:  
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at, below, or above *finished grade*, with convenient access to the outside of the *building*."

**7. Landscaping and Screening**

Delete Sub-section I.2. under Section I. Landscaping and Screening and replace it with the following:

"2. Refuse:

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

**7. Special Regulations**

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

**"J. Special Regulations**

1. Amenity Spaces:

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

(a) Outdoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres:

(a) Have direct access to an *open space* and play area within the *lot*; and

(b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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



# SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. 21246, OF PART OF LANE  
AND LOTS 12 TO 14 PLAN 19549, PART OF LANE  
AND LOTS 6 TO 8 PLAN 18004, ALL OF  
SECTION 29 BLOCK 5 NORTH RANGE 1 WEST  
NEW WESTMINSTER DISTRICT**

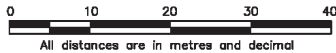
**SURREY FILE No.  
7923-0053-00**

**BCGS 92G.016**

Integrated Survey Area No. 1, City of Surrey



**SCALE 1:500**



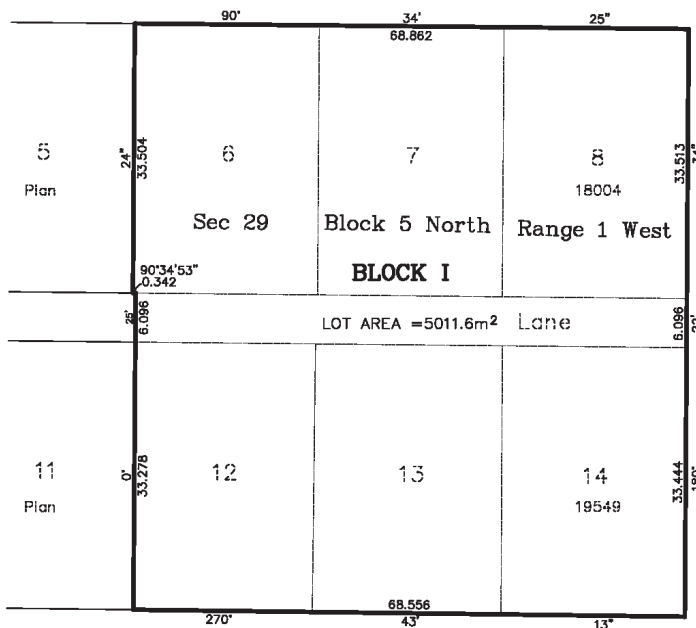
The intended plot size of this plan is  
280mm in width by 432mm in height (B size)  
when plotted at a scale of 1:500

**REM A**  
Ref Plan 71065

**Lane**

**Strata**  
Plan NWS3308

**103A Avenue**



**Street**  
**149th**

**49**  
Plan 17615

**82**  
Plan 37534

**81**  
Plan 37534

**80**  
Plan 37534

**79**  
Plan 37534

**REM 54**  
Plan 17615

**55**  
Plan 17615

**103rd Avenue**

**148A**  
**Street**

**12**  
Plan

**Lane**

**1**  
19291

**COMPASS LAND SURVEYING LTD.**  
Professional Land Surveyors  
#202-8381 128th Street  
Surrey, B.C. V3W 4G1  
Tel: 604-503-6898  
Email: Office@CompassSurveys.com  
File No.: 2009024 RE2



Shou Peng Liu  
-- BCLs -  
ABCLs

Digitally signed by Shou Peng Liu -  
BCLs - ABCLs  
DN: c=CA, o=Centre of  
Quality and Innovation of British Columbia  
Land Surveyors,  
ou=93342, 1103000010001.14933,  
cn=Shou Peng Liu - BCLs - ABCLs  
Date: 2024.04.12 14:51:14 -0700

The survey plan was completed on the  
11th day of April, 2024.  
SHOUPENG LIU, B.C.L.S. #933

**H - 11**

**ACTION REQUIRED:** DVP No. 7921-0174-01 - Support

**TYPE:** Zoning Amendment/ DVPs/ DP

**PURPOSE:** RA to RM-30 – to permit the development of a townhouse site with 123 units, and a detention pond.

**LOCATION:** 1788 - 168 Street

**PROCESSING DATES:**

Bylaw No. 20765

November 28, 2022 - 3rd: Carried RES.R22-2201  
PH Held

October 3, 2022 - 1st/2nd/PH: Carried RES.R22-1839/1840/1841 with  
Councillor Pettigrew opposed.  
Approved to Proceed: Planning Report No. 7921-0174-00

DEVELOPMENT VARIANCE PERMIT NO. 7921-0174-01

April 22, 2024 - Proceed to Public Notification: Carried RES.R24-704

DEVELOPMENT VARIANCE PERMIT NO. 7921-0174-00

November 28, 2022 - Supported: Carried RES.R22-2202

October 3, 2022 - Proceed to Public Notification: Carried RES.R22-1838 with  
Councillor Pettigrew opposed.

DEVELOPMENT PERMIT

October 3, 2022 - Authorize to Draft: Carried RES.R22-1838 with Councillor Pettigrew  
opposed.

# NOTICE OF DEVELOPMENT VARIANCE PERMIT

Will be considered at the Surrey City Council Meeting:

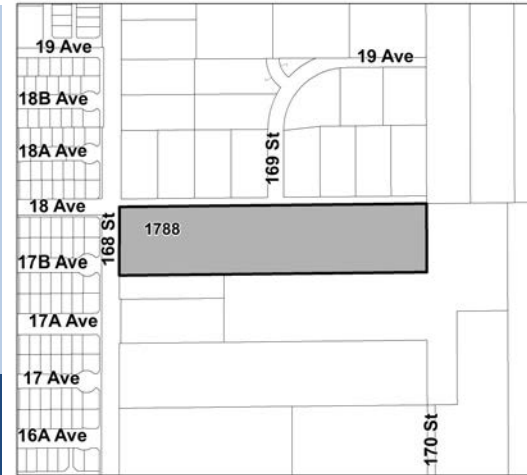
**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

**Surrey City Hall, 13450—104 Avenue, Council Chambers**

**Live-streamed on [www.surrey.ca](http://www.surrey.ca)**

YOUR COMMENTS MUST BE RECEIVED IN WRITING FOR COUNCIL'S CONSIDERATION



LOCATION



**Planning Report—Application No. 7921-0174-01**

**Location: 1788 - 168 Street**

**Purpose of Permit:** The applicant is requesting a variance to reduce the minimum rear yard (east) setback from 6.0 metres to 4.5 metres to the principal building face and to allow parking within the required setback along the southern portion of the site to permit the development of 123 townhouse units, and a detention pond.



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or  
online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this permit at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**Your comments on this Permit must be received in writing for Council's consideration. Development Variance Permits and Temporary Use Permits are not presented within the Public Hearing part of the Council Meeting; there are no speaking opportunities.**

**SUBMIT YOUR COMMENTS:**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

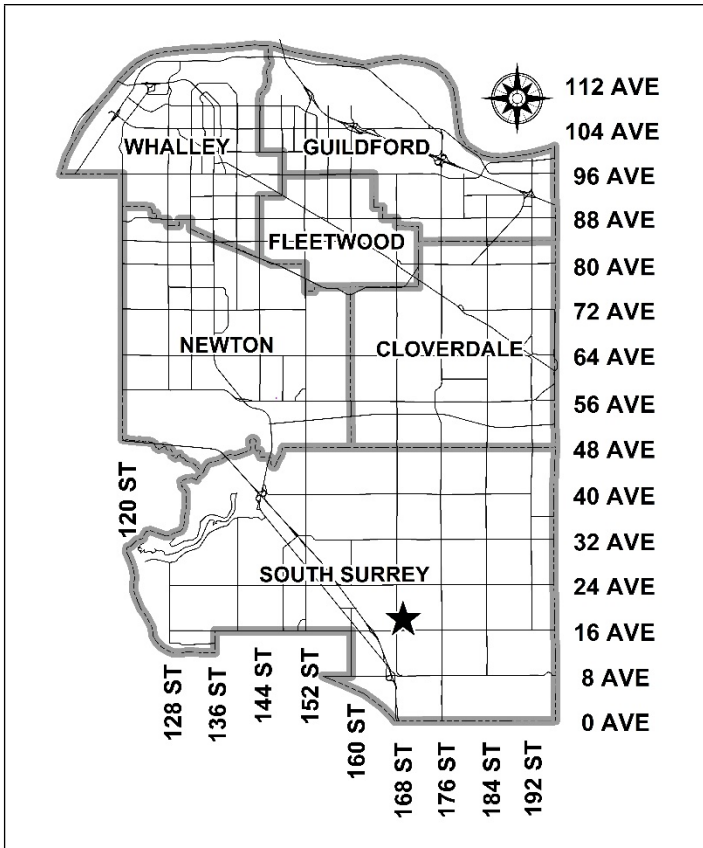
**All submitted comments will be distributed to Council and must be received by 12:00 noon on Council day.**

**OWNER/OCCUPANT**

**ADDITIONAL PLANNING COMMENTS**

Application No.: 7921-0174-01

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **NCP Amendment** from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network
- **Development Variance Permit**

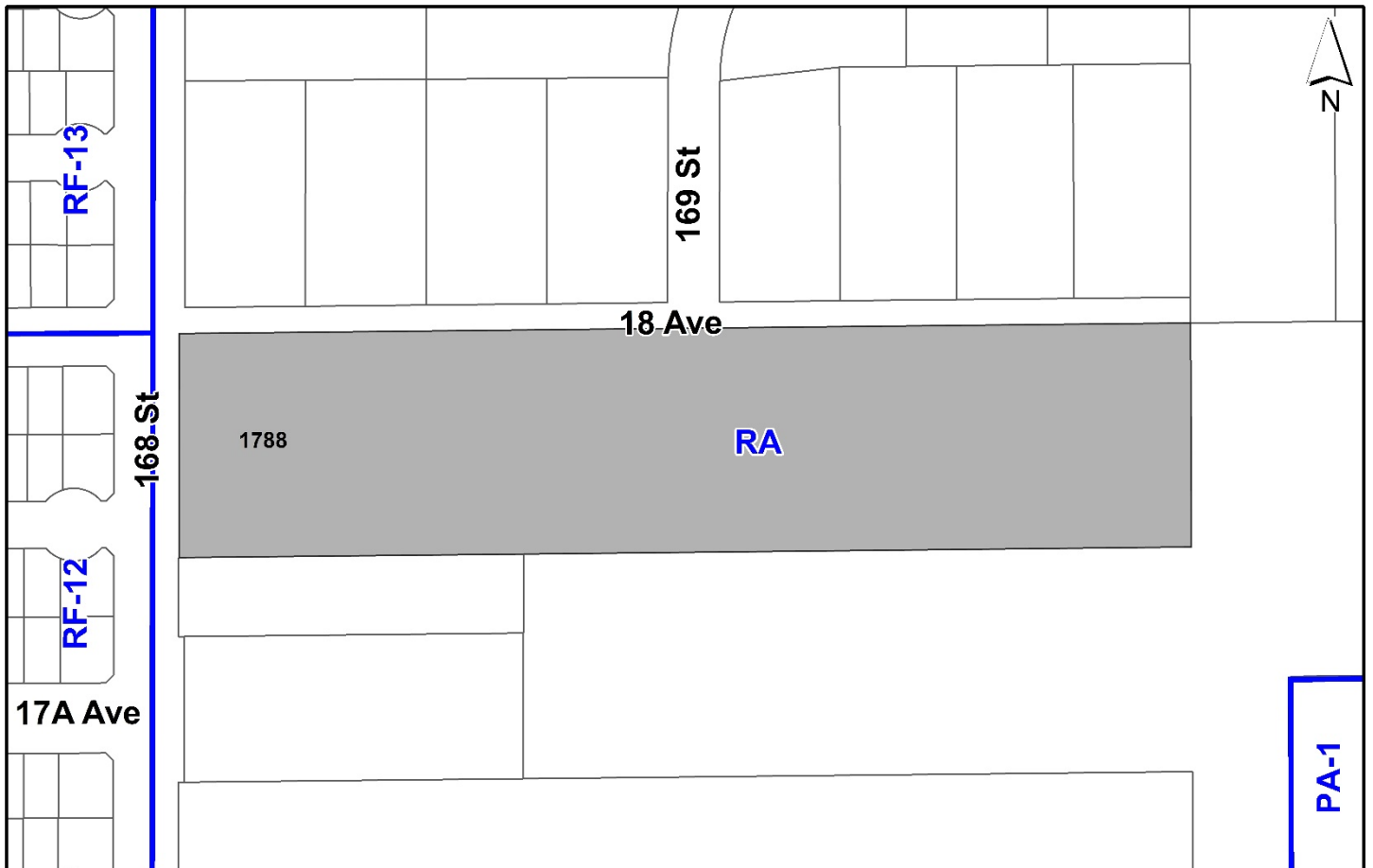
to permit the development of 123 townhouse units, and a detention pond

**LOCATION:** 1788 168 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Medium Density Townhouse and Riparian Area



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, as well as adjustments to the road network.
- Proposing to reduce the eastern setback requirements of the RM-30 Zone, from 6 metres to 4.5 metres, and to allow parking within the setbacks along the south portion of the site.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). An NCP amendment is proposed. The previous report included an amendment for the Detention Pond and adjusted the road network. This amendment includes slightly increasing the detention pond site and proposes to change the designation of the developable portion of the site from Medium Density Townhouses to High Density Townhouses.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Darts Hill.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) 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.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The site for the pond is now larger than originally planned for, and the site had to be adjusted to accommodate this. The original proposal had the pond site with 91 metres width, then it was readjusted to 94 metres, and the final version is now 98 metres. With that pond change, the 123 units are still being accommodated on the site, but the overall density has increased, since the developable area has decreased. This requires an NCP amendment on the designation for the developable portion, from Medium Density Townhouses to High Density Townhouses.
- The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss. This was previously considered by Council, and no further reductions are proposed.
- The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0174-01 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
  - (b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
  - (i) 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;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;



- (l) 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; and
- (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.
3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

### Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site has a total gross area of 33,650 square metres (8.32 acres), sloping downward from north to south.
- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the property. The detention pond area has been increased from when Council considered the application originally. This is due to the compensation works required for the pond, as approved by Ministry of Forests, Lands and Natural Resource Operations. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.
- The original proposal was considered by Council at the Regular Council – Land Use meeting on October 03, 2022, and the rezoning to RM-30 received Third Reading at the Regular Council - Public Hearing meeting on November 28, 2022.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit for Form and Character to allow a townhouse complex with 123 units.
- The application also proposes an amendment to the Darts Hill NCP to move the detention pond onto the subject site, to redesignate the developable lands from Medium Density Townhouse to High Density Townhouse, as well as for changes to local road network and riparian area. The amendment also proposes to redesignate the lands to the south from Detention Pond and Detention Pond Grading to Park and Natural Areas.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	33,650 square metres
Road Dedication:	6,110 square metres
Undevelopable Area:	9,210 square metres (pond and riparian areas)
Net Site Area:	18,330 square metres
<b>Number of Lots:</b>	3 (townhouses, pond and riparian)
<b>Building Height:</b>	12 metres
<b>Unit Density:</b>	67 units per hectare (27.1 units per acre)
<b>Floor Area Ratio (FAR):</b>	0.90
<b>Floor Area</b>	
Residential:	17,111 square metres
Total:	17,111 square metres
<b>Residential Units:</b>	
3-Bedroom/townhouses:	123 units
Total:	123 units

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.
- No major changes are proposed from the application originally considered by Council.

## 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 109 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

59 Elementary students at Edgewood / Ta'talu Elementary School  
32 Secondary students at Earl Marriott 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 Spring 2025.

Parks, Recreation & Culture:

- The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) .
- Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal.
- Water Act Approval, and any associated changes must be incorporated in the final EDP.

Ministry of Forests, Lands and Natural Resource Operations

Change Order approval under the Water Sustainability Act received. This is for the watercourses where the pond is proposed. The pond is being considered for compensation of the watercourses, and the size had to be increased to meet WSA requirements.

Surrey Fire Department: No concerns.

## Transportation Considerations

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 6110 square metres of area.

- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.
- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.
- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.
- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, and King George Boulevard to the west.
- Transportation is proposing a reduced road dedication width along 168 Street, and the applicant will be required to revise and adjust the site plan to reflect this as a condition of approval of the subject application.
- No changes are proposed from the previous proposal regarding access, parking and road dedications.

### **Parkland and/or Natural Area Considerations**

- The proposal includes the voluntary conveyance to the City of a small riparian area on the south portion of the site.
- Appropriate setbacks to future parkland to the south are provided.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density in accordance with the provisions in the Darts Hill NCP. For the Medium Density Townhouses designation, this allows the density to be increased from 20 units per acre to 24 units per acre, and for the High Density Townhouses designation, this allows the density to be increased from 25 units per acre to 30 units per acre.
- The Zero Carbon Incentive means the development has 100% operational energy needs met with non-polluting heating, hot water and cooking. The buildings are not connected to a fossil fuel supply grid. This will be secured through a Restrictive Covenant.

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

### **Regional Growth Strategy**

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

## Official Community Plan

### Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) within Secondary Land Use Plans.

## Secondary Plans

### Land Use Designation

- The site is designated Medium Density Townhouses and Riparian Area in the Darts Hill NCP, with several roads planned through the site.
- The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, remove the Detention Pond and Detention Pond Grading from the lands to the east (re designate to Park and Natural Areas), and to redesignate the developable portion of the site from Medium Density Townhouse to High Density Townhouse.
- The proposal also proposes changes to the local road network, by removing some of the internal roads shown in the NCP. This is due to the developable area being reduced with the introduction of the pond, and to maximize the riparian area protections.

### Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east at 1675 170 Street onto the subject site, as well as an amendment to the road network and riparian areas.
- The NCP identified off-site detention pond is proposed to be moved onto the subject site, to allow for required servicing to facilitate the development of the subject site. This will also allow other properties within the same catchment area to proceed with development, as the site where the pond was originally identified is not currently available for this use.
- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.
- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.
- As the pond site needed to be larger than originally planned, and the developable site is smaller, the density on the site has increased. To support the proposed density, which still has the same 123 townhouse units proposed, an amendment is required from Medium Density Townhouse to High Density Townhouse.

- 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.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)". No changes from the original proposal are needed.
- At the Regular Council - Public Hearing Meeting on November 28, 2022, Council granted Third Reading to Rezoning By-law No. 20765, and supported the following variances:
  - to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;
  - to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10; and
  - to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.
  - In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
- The previously proposed variances are still applicable to the revised proposal, and two additional variances are proposed to accommodate the updated site plan.

### **Setback Variance**

- The applicant is requesting the following additional variances:
  - to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
  - to allow parking within the setbacks in the RM-30 Zone, along the southern portion of the site.
- The east setback is proposed to be reduced to 4.5 metres for backyard conditions. As the site is adjacent to a detention pond, there are no privacy concerns. Residents will also have additional outdoor space on the proposed rooftop decks.
- Visitor parking within the setbacks is proposed adjacent the riparian areas along the south portion of the site. This would not impact any adjacent neighbours.
- Staff support the requested variances to proceed for consideration.

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

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

Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in March 2024, under Corporate Report No. Ro46;2024.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Grandview Community Area is \$22,278.48 per townhouse unit.

### **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 (now \$1,132.92) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.



## DEVELOPMENT PERMITS

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

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.
- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres from top of bank in a few locations. This variance was proposed previously and supported by Council at the Public Hearing – Council meeting on November 28, 2022.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.
- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Adoption, and any changes must be incorporated into the final report. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit. A preliminary approval from WSA has been received by staff.
- No changes to riparian areas are being proposed from the application originally considered by Council.

### Form and Character Development Permit Requirement

- No major changes are proposed from the application originally considered by Council.

## TREES

- No changes to the number of trees are proposed from the proposal originally considered by Council.
- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program. See Appendix VI for further information.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout and Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. NCP Plan
- Appendix V. Development Variance Permit No. 7921-0174-01
- Appendix VI. Initial Planning Report No. 7921-0174-00, dated October 03, 2022

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

LFM/ar

PRELIMINARY

**SUBDIVISION PLAN OF LOT 1 SECTION 18 TOWNSHIP 7  
NEW WESTMINSTER DISTRICT PLAN 7509**

PURSUANT TO SECTION 67 LAND TITLE ACT  
BCGS MAP SHEET 92G.007



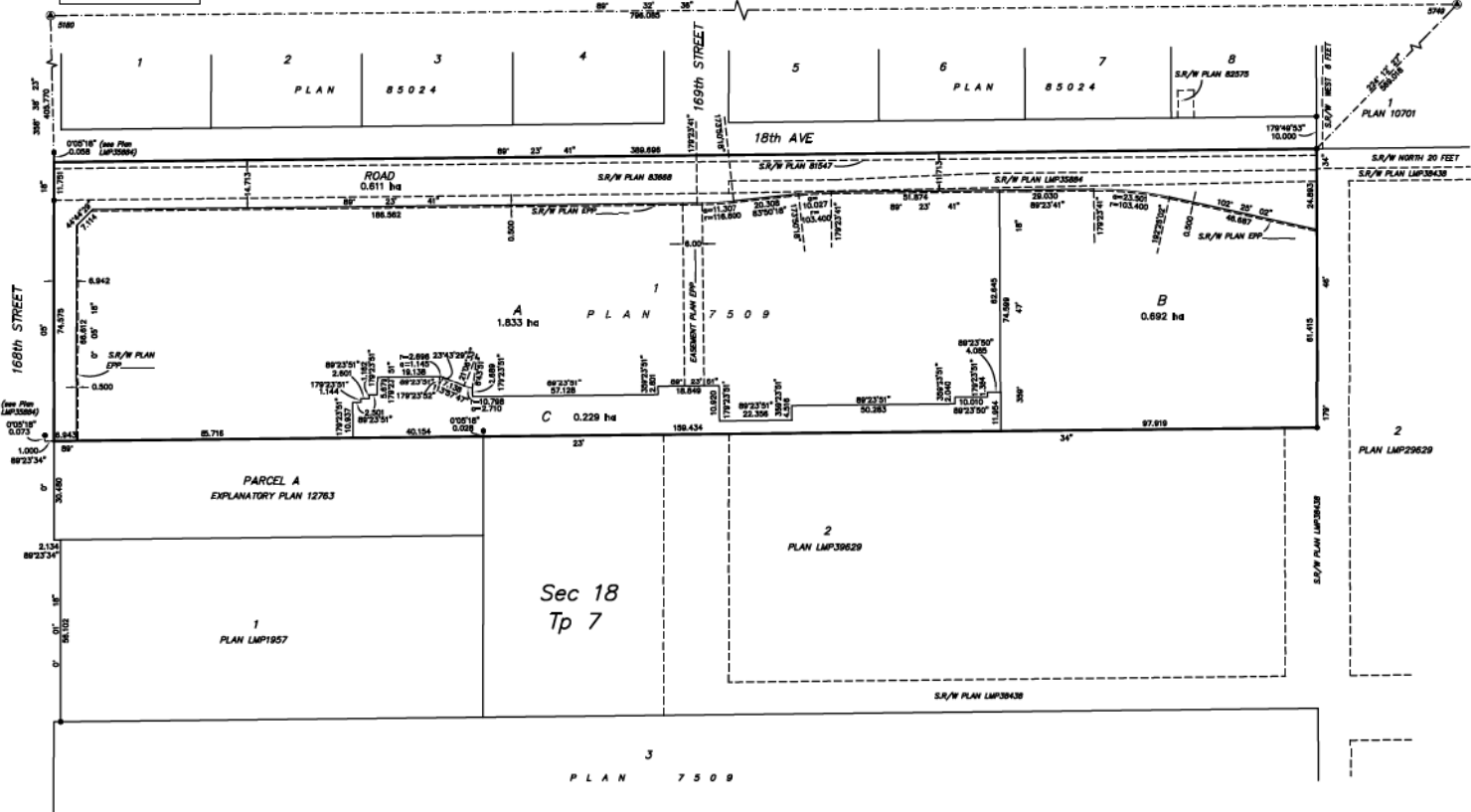
**"ALL DISTANCES ARE IN METRES"**  
The intended plot size of this plan is 500mm in height by 800mm in width (D size) when plotted at a scale of 1:750

**NOTE:**  
This plan shows one or more witness posts which are not set on the true corner(s).  
Witness suggested for site(s).

- LEGEND**
- standard iron post found
  - standard iron post placed
  - ⊕ Control Monument found
  - W Denotes Witness

UTM ZONE 10 NORTH COORDINATES  
DATUM: NAD83(CSRS) 4.0, UTM CLIPPER  
NORTHING: 543725.007  
EASTING: 87793.884  
ESTIMATED  
ABSOLUTE ACCURACY: ± 0.04  
COMBINED FACTOR: 0.889587

UTM ZONE 10 NORTH COORDINATES  
DATUM: NAD83(CSRS) 4.0, UTM CLIPPER  
NORTHING: 543725.007  
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ESTIMATED  
ABSOLUTE ACCURACY: ± 0.04  
COMBINED FACTOR: 0.889587



**INTEGRATED SURVEY AREA AND SURVEY  
MAGNETIC DEVIATION & CORRECTIONS**  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS SIND AND S709  
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10  
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY  
ADVANCED HAVE BEEN DERIVED FROM THE MAGNETIC COORDINATES AND  
STANDARD SCALING FOR GEODETIC CONTROL MONUMENTS SIND AND S709  
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES  
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE  
CORRECTION FACTOR OF 0.999999 WHICH HAS BEEN DERIVED  
FROM GEODETIC CONTROL MONUMENTS SIND AND S709

SOUTH FRASER LAND SURVEYING LTD.  
S.L. LAND SURVEYORS  
SUITE 202 - 1828 80th AVENUE  
SURREY, B.C. V0S 2M2  
TELEPHONE: 604 599-1888  
FAX: 2043860-44069263

THIS PLAN LIES WITHIN THE JURISDICTION OF  
THE APPROVING OFFICER FOR THE CITY OF SURREY  
THIS PLAN LIES WITHIN THE  
CITY OF SURREY  
THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT  
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
ON THE 08th DAY OF NOVEMBER, 2013  
GENE PAUL HUSLA BILLS (SIND)

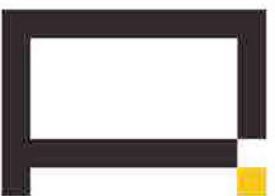


1 SITE PLAN - OVERALL  
A1.00 - N.T.S.

AREA CALCULATION	REQUIRED	PROPOSED AREA & MUP EXCLUSION
SITE AREA		33,656.196 sq m (302,202 sq ft)
DEDICATIONS (18TH AVE SRW, EAST DETENTION ZONE SRW)		15,343.81 sq m (165,159 sq ft)
NET SITE AREA		18,312.385 sq m (197,113 sq ft)
UPA	TOTAL # OF UNITS/NET SITE AREA IN ACRES	123 UNITS/4.525 AC = 27.18 UPA
TOTAL BUILDINGS		25 = 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA - INDOOR (3 sq m per Unit)	369 sq m (3,971.88 sq ft)	526.48 sq m (5,698.77 sq ft)
TOTAL AMENITY AREA - OUTDOOR (3 sq m per Unit)	369 sq m (3,971.88 sq ft)	385.83 sq m (4,200.88 sq ft)
TOTAL FLOOR AREA - RESIDENTIAL		16,684.84 sq m (179,517.73 sq ft)
TOTAL FLOOR AREA - AMENITY		535.45 sq m (5,796.77 sq ft)
TOTAL BUILDABLE AREA		17,111.30 sq m (184,165 sq ft)
LOT COVERAGE	65%	6932.1 sq m (18,312.385 sq m (37.85%))
FAR (TOTAL BUILDABLE AREA/EX. AMENITY/NET SITE AREA)	1	0.906
BUILDING HEIGHT - PRINCIPAL (TOWNHOUSES)	13 m	12.04 m
BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11 m	12.04 m
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
MINIMUM SETBACK PROVIDED		
NORTH	5.0m (16' 4")	5.0m (16' 4")
SOUTH	6.0m (19' 8")	6.0m (19' 8")
WEST	5.0m (16' 4")	5.0m (16' 4")
EAST	5.0m (16' 4")	3.0m (9' 10")/3.8 & 5m (14' 9")
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	246	246
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)

**LEGEND**

- 1 SITE AREA - IN PROPOSED - SEE CALCUL
- 2 SITE AREA - EX. MUP
- 3 FLOOR AREA - 1 UNIT PER UNIT
- 4 ROAD DETENTION - 1.5% PER UNIT
- 5 PARK DETENTION - 1.5% PER UNIT
- 6 PROVIDE AREA - SEE MUP
- 7 MUP EXCLUSION - SEE MUP



**ARCHITECTURE PANEL INC.**  
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
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Project  
**TOWNHOUSE DEVELOPMENT AT  
16900 18th Ave., Surrey**

Owner  
**DLJ DEVELOPMENT LTD.**

Sheet Title  
**SITE PLAN - OVERALL**

Total Sheets:	175	Sheet No:	A1.04	Contractors:	City of Surrey	Consultants:	Architecture Panel Inc.
Drawn By:	SS	Checked By:	RD	City of Surrey	Documents:	BP Application	
Reviewed By:	RD	Status:	BP Application				

No	Date	Issue Notes
A	28-08-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review
D	15-04-24	Issued for DP Review





## INTER-OFFICE MEMO

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

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

DATE: **April 16, 2024** PROJECT FILE: **7821-0174-00**  
(Supersedes September 10, 2022)

---

RE: **Engineering Requirements  
Location: 1788 168 Street**

**NCP AMENDMENT**

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

**REZONE/SUBDIVISION**

***Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:***

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

- Dedicate 4.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

***Works and Services***

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no additional engineering requirements relative to issuance of the Development Variance Permit to vary the setback on the east side yard from 6 m to 4.5 m.

Daniel Sohn, P.Eng.  
Development Process Manager  
IK1



Department: **Planning and Demographics**  
 Date: **April 15, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **21-0174**

The proposed development of **123** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	109
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	59
Secondary School =	32
Total Students =	91

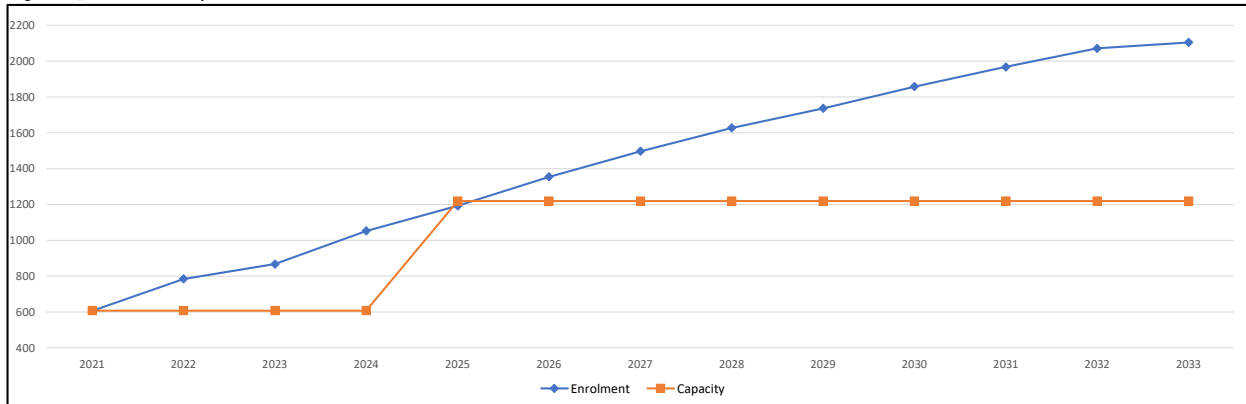
<b>Current Enrolment and Capacities:</b>	
<b>Edgewood /Ta'talu Elementary</b>	
Enrolment	867
Operating Capacity	607
# of Portables	13
<b>Earl Marriott Secondary</b>	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

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

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2023, the school has 13 portables on site. To support further enrolment growth in this area, a new 27- classroom Ta'talu Elementary school, located below 20th Avenue, is targeted to open January 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes. Once Ta'talu opens, it will feed to Earl Marriott Secondary school.

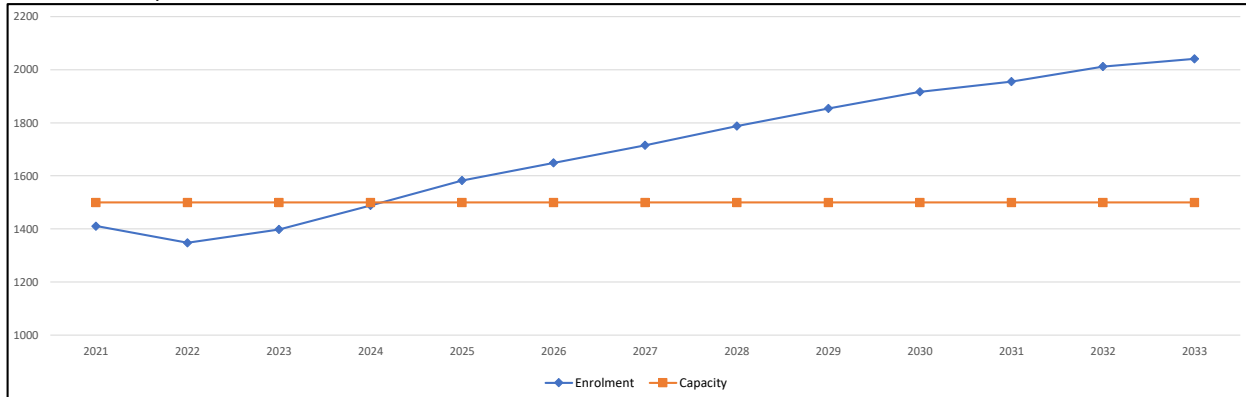
Earl Marriott Secondary experienced some relief with the opening of Grandview Secondary in 2021. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

**Edgewood /Ta'talu 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.

**Earl Marriott Secondary**

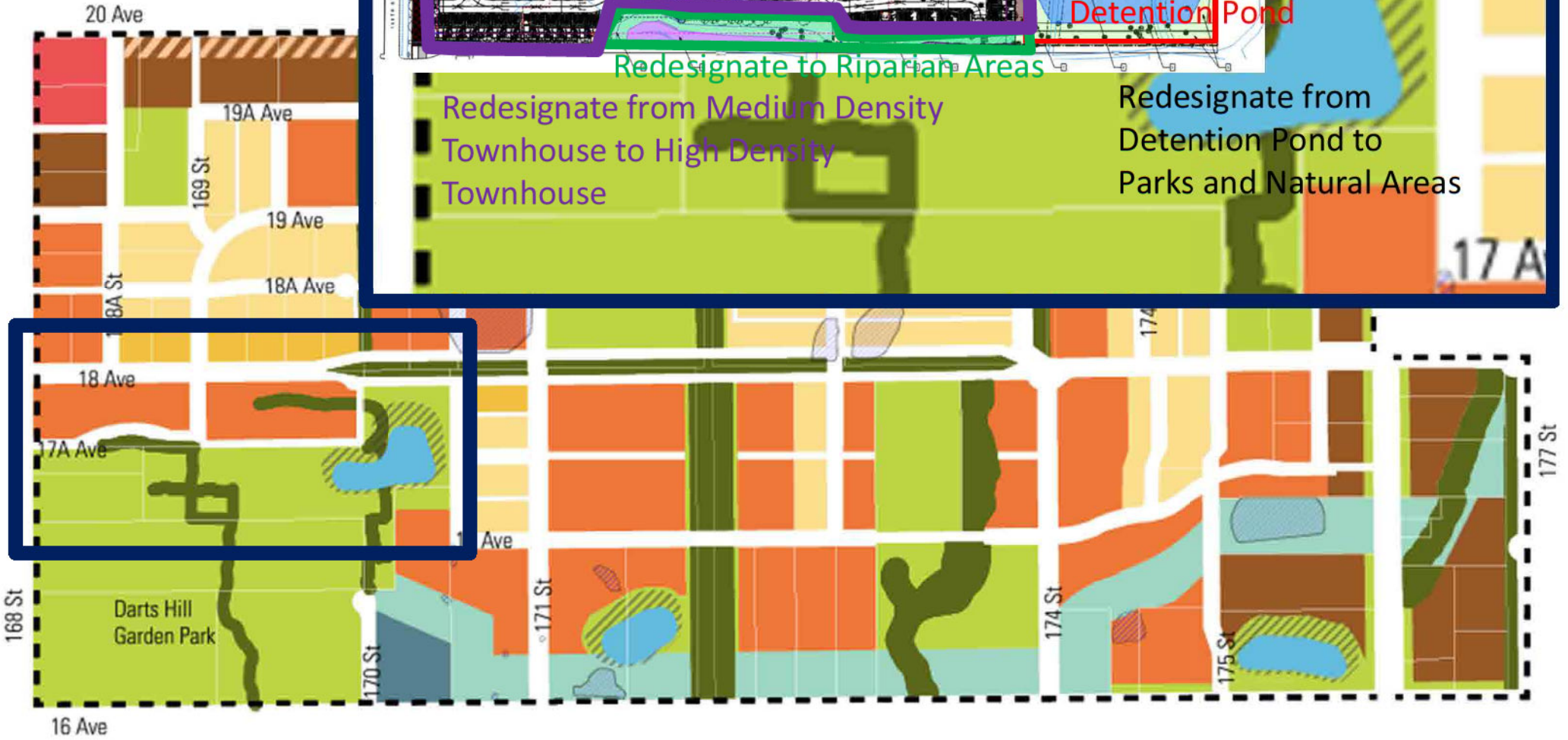
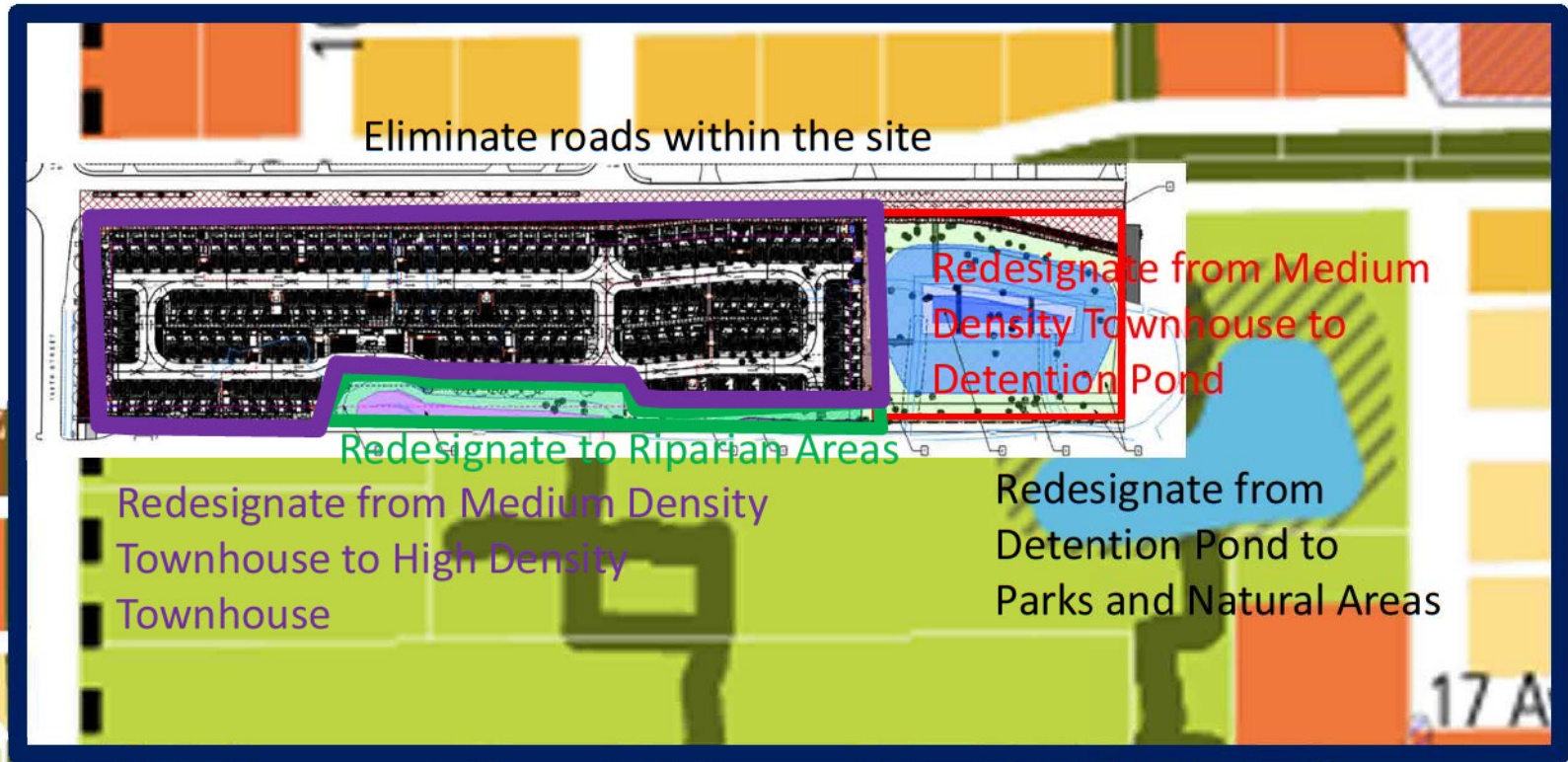


Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**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.

### Darts Hill NCP



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-01

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: 011-234-385

Lot 1 Section 18 Township 7 New Westminster District Plan 7509

1788 168 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:



- (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6.0 metres to 4.5 metres to the principal building face; and
  - (b) In Section 4. Parking Areas (a), Subsection H. Off-Street Parking and Loading/Unloading, of Part 22 Multiple Residential 30 Zone, parking within the required setbacks is permitted along the south portion of the site.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

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

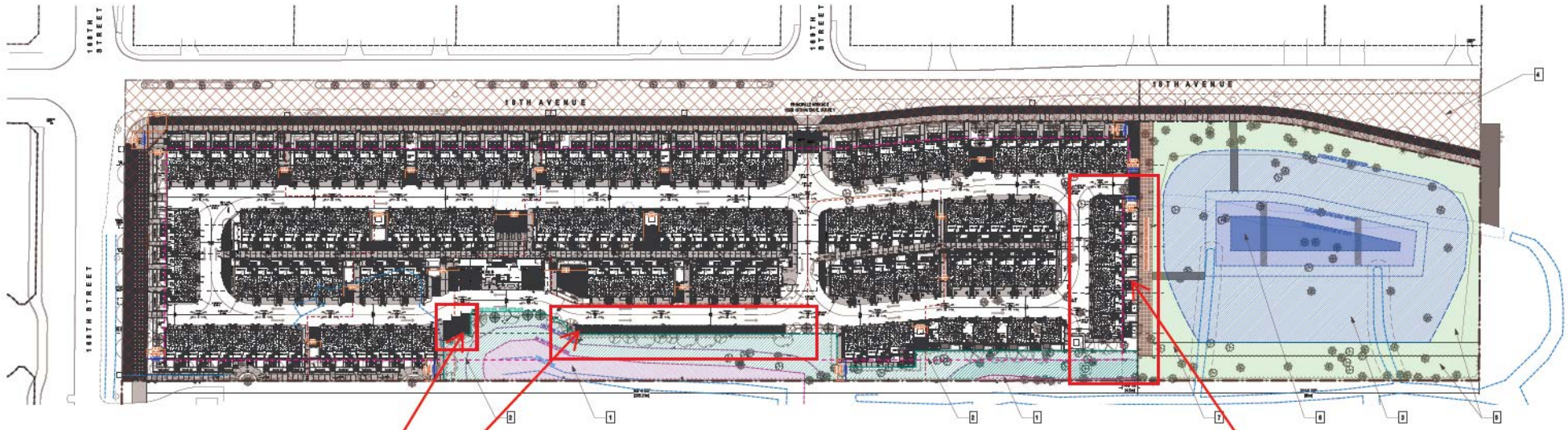
ISSUED THIS DAY OF , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



1 SITE PLAN - OVERALL  
A1.00 N.T.S.

AREA CALCULATION	REQUIRED	PROPOSED - SPEA & MUP EXCLUDED
SITE AREA	39,650 sq.m (92,208 sq.ft)	
DEDICATIONS (18TH AVE SRW, EAST DETENTION ZONE SRW)	15,286.42 sq.m (164,542 sq.ft)	
NET SITE AREA	19,363.58 sq.m (197,664 sq.ft)	
UPA	TOTAL # OF UNITS/NET SITE AREA IN ACRES	123 UNITS/A 54 AC = 27.06 UPA
TOTAL BUILDINGS		25 + 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA - INDOOR (3 sq.m per Unit)	369 sq.m (3,977.88 sq.ft)	326.46 sq.m (3,506.77 sq.ft)
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit)	369 sq.m (3,977.88 sq.ft)	365.88 sq.m (3,950.88 sq.ft)
TOTAL FLOOR AREA - RESIDENTIAL		19,594.84 sq.m (178,517.75 sq.ft)
TOTAL FLOOR AREA - AMENITY		326.46 sq.m (3,506.77 sq.ft)
TOTAL BUILDABLE AREA		17,111.30 sq.m (184,165 sq.ft)
LOT COVERAGE	45%	69.21 sq.m/19,363.58 sq.m (37.75%)
FAR (TOTAL BUILDABLE AREA/EX. AMENITY/NET SITE AREA)	1	0.903
BUILDING HEIGHT - PRINCIPAL (TOWNHOUSES)	13m	12.04m
BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11m	12.04m
SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH	5.0m (16.41ft)	5.0m (16.41ft)
SOUTH	6.0m (19.68ft)	6.0m (19.68ft)
WEST	5.0m (16.41ft)	5.0m (16.41ft)
EAST	5.0m (16.41ft)	3.0m (9.84ft) & 4.5m (14.76ft)
PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	246	246
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)

LEGEND

- 1 SPEA AREA - SR FRONT RD = 88.28 sq.m
- 2 SPEA AREA = 1.88 sq.m
- 3 FORD SPEA AREA = 3,347.91 sq.m
- 4 ROAD DEDICATION = 4,026.78 sq.m
- 5 PARK DEDICATION = 2,411.11 sq.m
- 6 FORD DEDICATION = 88.28 sq.m
- 7 MUP DEDICATION = 376.05 sq.m

parking is permitted within the required setbacks

Reduce the minimum rear yard setback (east) from 6.0 metres to 4.5 metres to the principal building face

ARCHITECTURE PANEL INC.

ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN

Unit 208, 1463 Foster Street, White Rock, BC | 604.783.1450 | info@architecturepanel.com

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Project  
TOWNHOUSE DEVELOPMENT AT  
16900 18th Ave., Surrey

Owner  
DLJ DEVELOPMENT LTD.

Sheet Title  
SITE PLAN - OVERALL

Total Sheets  
175

Drawn By  
SS

Reviewed By  
RD

Sheet No.  
A1.04

Checked By  
RD

Status  
BP Application

Contractors  
City of Surrey

City of Surrey

Consultants  
Architecture Panel Inc.

Documents  
BP Application

No	Date	Issue Notes
A	28-08-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review



# INTER-OFFICE MEMO

Regular Council - Public Hearing  
 Item B.14/H.14 7921-0174-00  
 Monday November 28, 2022  
 Supplemental Information

TO: **City Clerk, Legislative Services Division**

FROM: **Acting Manager, Area Planning & Development – South Division**

DATE: **November 28, 2022** FILE: **7921-0174-00**

RE: **Additional Information  
 Development Application No. 7921-0174-00**

Development Application No. 7921-0174-00 is on the agenda for consideration by Council at the November 28, 2022 Regular Council – Public Hearing under Item B.14 and H.14.

After finalizing the Planning Report for the November 14, 2022 Regular Council – Land Use Agenda, additional environmental assessment was provided by the applicant.

The proposed pond on the eastern portion of the site has to be wider than originally proposed. The original proposal had the pond lot as 91.6 metres wide, and the new information shows the pond at 94 metres wide. The proposed townhouse site has been adjusted accordingly (updated site plan attached). The proposal is still for 123 townhouse units, with the same setbacks. The applicant has adjusted the unit type to account for the added area required for the pond.

Staff would also like to provide additional information regarding the required petition for the Hazelmere Estates. As per the Darts Hill NCP, a supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning

The Petition Area includes a total of 25 properties, all of which were petitioned. Staff received completed petitions from 84% (21 lots). Four lots did not respond. The following is a summary of results.

Result	Lots		Area (acres)	
Support	17	68%	32.47	66.27%
Oppose	4	16%	8.07	16.47%
Non-Response	4	16%	8.46	17.26%
<b>TOTAL</b>	<b>25</b>	<b>100%</b>	<b>49 acres</b>	<b>100%</b>

A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land.

Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land. While 19% (4 lots) were opposed, representing 19.9% of responded land.

Overall, the results exceeded the supportive petition requirements for percentage of total Petition Area lots but fell short for percentage of total Petition Area land. However, based on these results, and the proportional support from responded petitions, staff are of the opinion that it is suitable for application 7921-0174-00 to be processed and considered by Council.

A handwritten signature in black ink, appearing to read 'Shawn Low', with a stylized, cursive script.

Shawn Low  
Acting Manager, Area Planning & Development – South Division  
Planning & Development Department

Appendix I. Revised Site Layout

c.c. - City Manager



D:\MSI\REVIT\LOCAL FILES\3107\_12\_JANU\_2025\_05\_17\18 168 St. Suncor\_Consulting.rvt

Plot Date: 2025-11-15 12:06:59 PM

- AREA LEGEND**
- AMENITY - INDOOR
  - AMENITY - OUTDOOR
  - CIRCULATION
  - GARAGE
  - RESIDENTIAL
  - A Entry from landing. Garage from rear.
  - B Entry from porch at garage level.
  - C Entry from Mews at landing level. Garage from rear.
  - D Entry from Mews at garage level.
  - 1 Corner unit with outside windows.
  - 2 End unit with outside window.
  - 3 End unit with windows on store side.

ARCHITECTS

ANKENMAN MARCHAND

1643 West 58th Avenue  
Vancouver, BC V6M 1T5

Tel: (604) 972-2395 ext: (604) 872-2505  
Email: office@AMArchitects.com

N

Project:  
2102

Owner:  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3

Drawing:  
**SITE PLAN - WEST SITE**

Project Status:  
Permitting

SUBMISSION	
Date	Description
2025-06-05	ISSUED FOR PERMITTING
2025-05-15	RECEIVED FOR SUBMISSION
2025-04-18	RECEIVED FOR SUBMISSION
2025-03-28	RECEIVED FOR SUBMISSION
2025-03-15	RECEIVED FOR GP

REVISION

No.	Date	Description

Scale: 1 : 300      DWG. NO: **A100**

D:\01 REVIT LOCAL FILES\03102\_12\_JAN\_2020\_1188 168 St Curry\_041617\01.dwg

PBA Date: 2022-11-15 12:57:59 PM



- A Entry from landing, Garage from rear.
- B Entry from pathways at garage level.
- C Entry from views at landing level, Garage from rear.
- D Entry from views at garage level.
- D Entry from views at garage level.

1645 West 5th Avenue  
Vancouver, BC V6J 1Y5

Tel: (604) 972-3567 ext: (604) 972-2505  
Email: [info@AMArchitect.com](mailto:info@AMArchitect.com)



Project:  
2102  
Owner:  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**SITE PLAN - EAST SITE**

Project Status:  
Permitting

SUBMISSION	
Date	Description
2023-06-29	2023-06-29 ISSUED FOR PERMITTING
2023-06-15	2023-06-15 ISSUED FOR SUBMISSION
2023-06-15	2023-06-15 ISSUED FOR SUBMISSION
2023-07-14	2023-07-14 ISSUED FOR SUBMISSION
2023-07-14	2023-07-14 ISSUED FOR SUBMISSION
2023-11-13	2023-11-13 ISSUED FOR GP

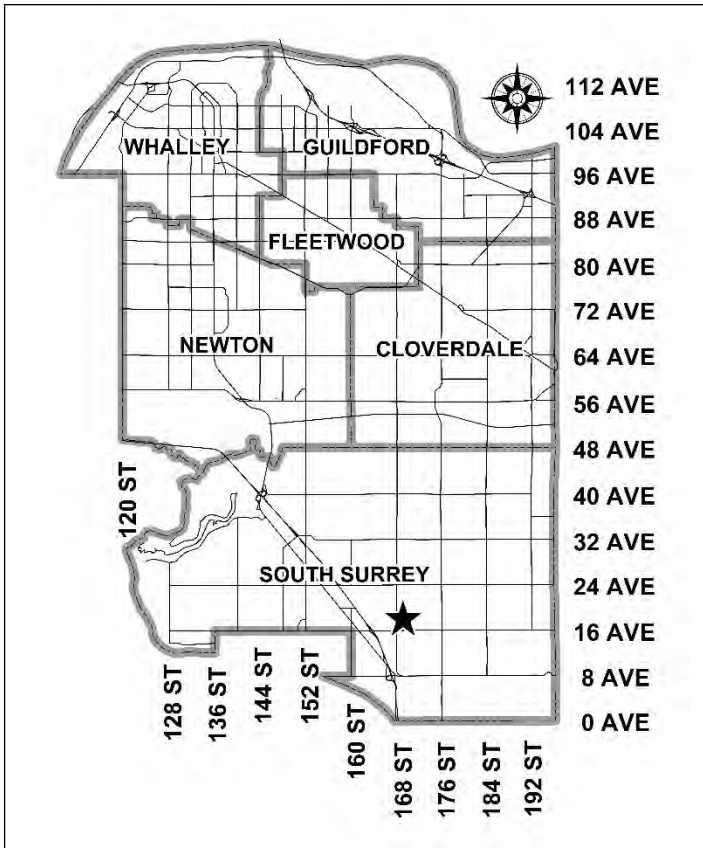
REVISION		
No.	Date	Description

All drawings in this set are based on a conceptual site plan. All areas of construction are shown in green. All areas of construction are shown in green. All areas of construction are shown in green. All areas of construction are shown in green.

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0174-00

Planning Report Date: October 3, 2022



**PROPOSAL:**

- **NCP Amendment** to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- **Rezoning** of a portion of the site from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

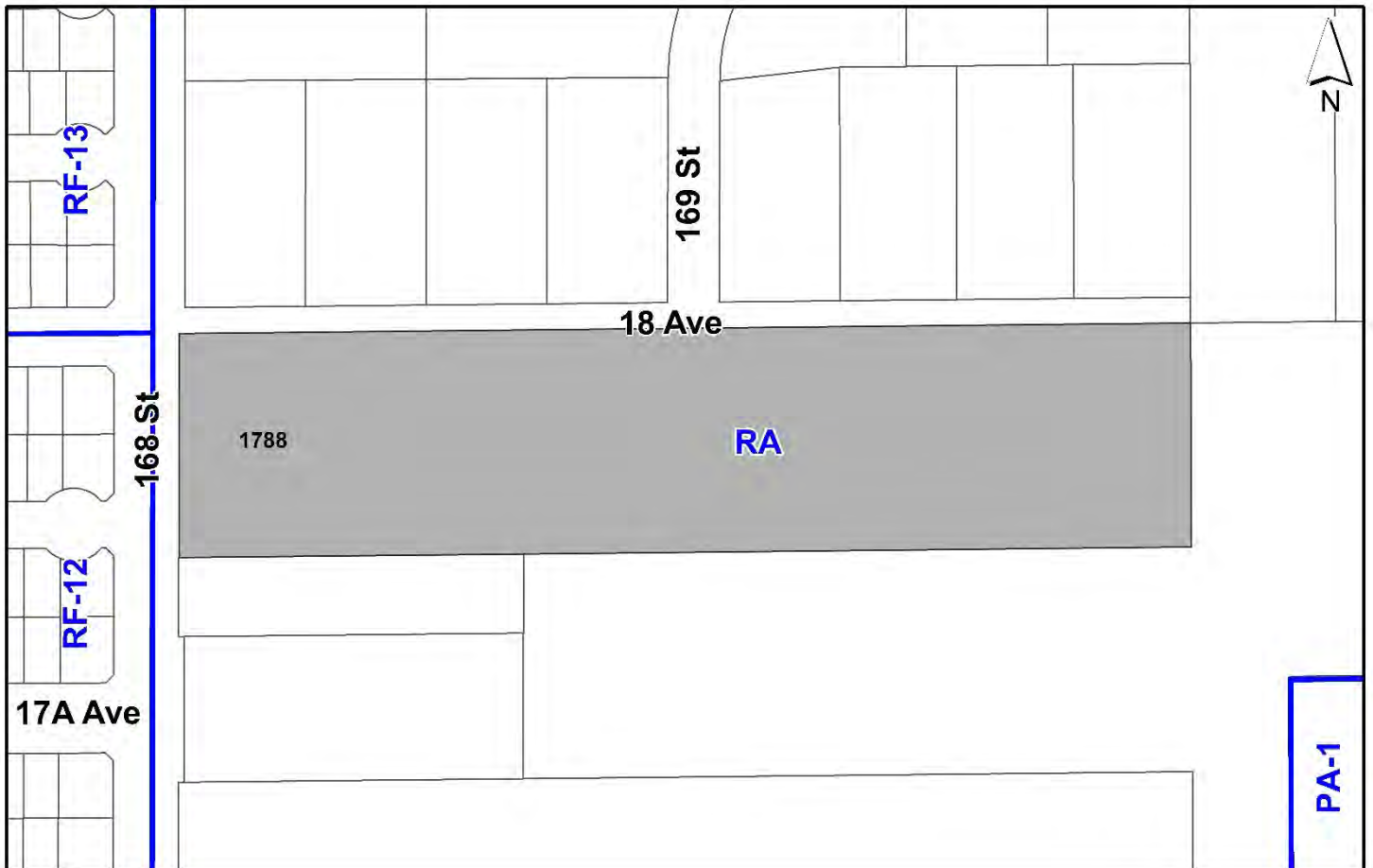
to permit the development of a townhouse site with 123 units, and a detention pond.

**LOCATION:** 1788 - 168 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Medium Density Townhouse and Riparian Area



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- Proposing to reduce the east rear yard and the south side yard setback requirements of the RM-30 Zone, from 6.0 metres to 3.0 metres. Also proposing to reduce the side yard setback from 6 metres to 1.0 metre for parking stall No. 10.
- Proposing to increase the building height for the indoor amenity building from 11 metres to 11.3 metres.
- Proposing to reduce the riparian setback to a Class B channelized stream from 15 metres to 10 metres from top of bank.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). The proposal includes an amendment to the NCP, to move the detention pond that is to be located on the adjacent site to the east onto the eastern portion of the subject site and for changes to the road network and riparian area.
- The proposed density and building form are appropriate for this part of Darts Hill.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. Setbacks along the street have been increased to 5 metres as per Darts Hill NCP guidelines, and the side yard setback to the east has been reduced from 6 metres to 5 metres.



- 
- The increased height of the proposed indoor amenity building is minimal and will help achieve all of the required indoor amenity space, as well as additional outdoor amenity space on the amenity building roof top.
  - The site is within the Hazelmere Estates Petition Area. The petition has met the requirement of 65% of supportive lots and can be moved to Council for consideration.
  - The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
  - The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss.
  - The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0174-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0174-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east rear yard and south side yard setbacks of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123;
  - (b) to reduce the rear yard setback from 6 metres to 1.0 metre for parking space No. 10;
  - (c) to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres; and
  - (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is reduced from 15 metres to 10 metres at the narrowest point.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of watercourses and the creation of the pond;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City at no cost;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a right-of-way for public rights-of-passage for drainage access;
  - (l) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs; and
  - (n) 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.
5. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to Medium Density Townhouse, Riparian Area, and Detention Pond, with changes to the road network and riparian area when the project is considered for final adoption. The amendment should also include that the Darts Hill NCP should now state that the Hazelmere Estates Petition Area requirements have been met.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

### Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).
- The site has a total gross floor area of 33,668 square metres (8.32 acres), sloping down from north to south.
- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the site. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.
- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", amend the Darts Hill NCP to move the detention pond into the subject site, as well as changes to road network and riparian area, to allow for the Development Permit for Form and Character for a townhouse complex with 123 units.
- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City. A supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning. Subsequent development applications would not be required to petition the area residents once the initial threshold is met by the first application.

- The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area, and the 65% requirement was exceeded, so the applicant can be moved to Council for consideration. More details are provided under Public Consultation.
- The proposal includes aquatic elimination and compensation, which have not yet been supported under the WSA. Should the proposal not be approved, the applicant will need to reassess aspects of the site layout, in response to WSA’s comments and approvals. The applicant has acknowledged this risk and understand that should the proposal not be supported as proposed, that changes will be required to comply with Provincial regulations.
- The proposal includes subdivision into three lots, to create a lot for the detention pond on the eastern portion of the site, a lot for the townhouse development, and a small lot to the south, for the riparian area to be conveyed to the City at no cost. The riparian area to be conveyed at the south portion of the site is 2,410 square metres, with the detention pond lot being 6,450 square metres, and road dedications at 6,119 square metres.
- The proposed development will consist of 123 units in 26 buildings, ranging from 3 to 6 units per building, plus a stand-alone amenity building. All units are proposed with side-by-side double-garages and three bedrooms.
- The site’s net density is proposed at 0.93 FAR and 66 units per hectare or 24 units per acre, as per Darts Hill NCP density. The Darts Hill NCP provides the option to provide 20 upa maximum at this site or increase to 24 upa if using Zero Carbon Initiative. The applicant is proposing 24 upa, with Zero Carbon Initiative, where the units are not connected to any fossil fuel for appliances or for heat.
- As the applicant is proposing maximum safeguarding by conveying the riparian area to the City at no cost, the area outside of the 5 metres from top of bank is allowed to be used for the NCP density calculation, as the applicant would have achieved that area by not conveying the riparian area. The riparian area proposed is 2,410 square metres, with 662.8 square metres of land located within 5 metres from top of bank, and not included in the density calculations. The total area used for density calculation is the net site area (18,680 square metres), plus the riparian outside of 5 metres (1,747.2 square metres), for a total of 20,427.2 square metres, or 5.05 acres. The proposed density is 24 units per acre.
- After conveyance, the proposal will still comply with the maximum density permitted under the RM-30 Zone (net site area). The application proposes a unit density of 66 units per hectare and a Floor Area Ration (FAR) of 0.93.
- The proposal complies with the sites Urban OCP designation, which permits a maximum density of 30 units per acre for sites within a Secondary Land Use Plan.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	33,662 square metres
Road Dedication:	6,119 square metres
Undevelopable Area:	8,863 square metres (6,453 sqm detention pond and 2,410 sqm riparian area)

	Proposed
Net Site Area:	18,680 square metres
<b>Number of Lots:</b>	3
<b>Building Height:</b>	11 m for principal buildings and 11.3 m for the indoor amenity building
<b>Unit Density:</b>	66 units per hectare (24 upa)
<b>Floor Area Ratio (FAR):</b>	0.93 FAR
<b>Floor Area</b>	
Residential:	17,335 square metres
<b>Residential Units:</b>	
3-Bedroom/Total:	123 units

### Referrals

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

School District: **The School District has advised that there will be approximately 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

33 Elementary students at Edgewood Elementary School  
14 Secondary students at Grandview Heights Secondary School

(Appendix III)

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

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

**Parks, Recreation & Culture:**

- The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) .
- Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal.
- Water Act Approval, and any associated changes must be incorporated in the final EDP.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

**Transportation Considerations**

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 611 square metres of area.
- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.
- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.
- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.
- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, or King George Boulevard to the west.

**Parkland and Natural Area Considerations**

- The proposal includes the conveyance to the City of a small riparian area on the south portion of the site.
- Appropriate setbacks to future parkland to the south are provided.

**Sustainability Considerations**

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

- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density as per Darts Hill NCP.

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

### **Regional Growth Strategy**

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

### **Official Community Plan**

#### Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) with Secondary Land Use Plans.

#### Themes/Policies

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

*(The proposed development complies with the RGS designation and is a compact and efficient development.)*

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

*(The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and planned for medium density townhouses in the Darts Hill NCP.)*

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
  - achieve planned capacities;
  - use infrastructure efficiently;
  - provide housing options; and
  - provide amenities for residents.

*(The proposed development will provide a detention pond that will allow for further development of the Darts Hill area.)*

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
  - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and



- Providing diversity, choice, and variety within a coherent, consistent physical environment.

*(The proposed development fits well within the neighbourhood and provides the density planned for in the Darts Hill NCP.)*

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
  - Locating buildings so that they directly face public streets;
  - Providing doors, windows, and "active" building faces along public streets;
  - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

*(The proposed development has street-facing units on all sides that interface with a street or with the planned park to the south.)*

## Secondary Plans

### Land Use Designation

- The site is designated Medium Density Townhouse and Riparian Area in the Darts Hill NCP, with several roads planned through the site. The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, and adjust the riparian area and road network. The amendment also includes the removal of the Hazelmere Estates Petition Area.

### Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east into the subject site, as well as an amendment to the road network and riparian areas.
- The NCP identified off-site detention pond is proposed to be moved to the subject site, to allow for servicing to develop the subject site. This will also allow other sites within the same catchment area to proceed with development, as the site where the pond was originally identified, immediately east of the subject site, is not currently available.
- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.
- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.

### Themes/Objectives

- 3.2.5 Medium Density Townhouse. Base density 20 upa, or 24 upa with Zero Carbon Incentive

*(The applicant proposes a townhouse site at 24 upa with Zero Carbon initiatives and all electric connections. The proposal also has no tandem parking, as recommended in the NCP.)*

- 4.1 General Design Principles:
  - A. Foster cohesive neighbourhood design through integration of common design styles and complementary transitional scales.
  - B. Architectural design should reflect the natural heritage of Darts Hill by using natural materials such as wood, brick and stone as principal components.
  - C. Visual interest along streets should be provided with active building frontages, landscaping, and with high quality building details.
  - E. Development should orient itself towards views of parks and natural areas. Wherever possible, connectivity should also be provided.
  - G. Provide generous landscaping along public realm frontages.
  - Building Siting, Height, & Massing
    - A. Provide generous setbacks (minimum 5.0 m) to include natural features, landscaping and trees.
    - B. Buildings should optimize views towards streets, public spaces and natural areas.
    - C. Create enjoyable, functional open spaces that take advantage of natural light and contributes to a pleasant micro climate.
    - D. Promote neighbourhood safety and sociability by designing for overlook and activity along streets, pathways, and natural areas.
  - Building Materials
    - B. Avoid the use of vinyl siding and fibre cement panels.
    - C. Use materials that make the building energy efficient and maximize the life of the building.
  - Landscaping
    - D. Landscape design should provide soft transitions between built and natural environment.
    - E. Express architecture and landscape design with clear and cohesive organizing concept.
  - View Corridors: The preservation of these views will result in a shared community benefit enjoyed by residents and visitors of Darts Hill.

*(The proposal generally complies with the design guidelines and principles of the Darts Hill NCP.)*

- 9. Implementation
  - Hazelmere Estates Petition Area
  - Zero Carbon Incentive

*(The proposal has demonstrated support as required in the Hazelmere Estates Petition Area, and is proposing Zero Carbon Initiatives to achieve 24 upa, as per the Darts Hill NCP)*

### **Zoning By-law**

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	75 uph	66 uph
<b>Floor Area Ratio:</b>	1.00	0.93
<b>Lot Coverage:</b>	45%	36%
<b>Yards and Setbacks</b>		
North:	4.5 metres	5.0 metres (as per NCP)
East:	6.0 metres	3.0 metres (DVP)
South:	6.0 metres	3.0 metres (DVP)
West:	4.5 metres	5.0 metres (as per NCP)
<b>Height of Buildings</b>		
Principal buildings:	13 metres	11 metres
Indoor Amenity Building:	11 metres	11.3 metres (DVP)
<b>Amenity Space</b>		
Indoor Amenity:	3 m <sup>2</sup> X 123 units = 369 m <sup>2</sup>	The proposed 390 m <sup>2</sup> meets the Zoning By-law requirement.
Outdoor Amenity:	3 m <sup>2</sup> X 123 units = 369 m <sup>2</sup>	The proposed 807 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Streamside (Part 7A)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Channelized Stream:	15 metres	10 metres (DVP)
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Number of Stalls</b>		
Residential:	246	246
Residential Visitor:	25	30
Total:	276	276
Tandem (%):	50%	0
<b>Bicycle Spaces</b>		
Residential Visitor:	12	15

#### Setback and Building Height Variances

- The applicant is requesting the following variances:
  - to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123; and
  - to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10;
  - to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.

- The setback reduction includes buildings adjacent to the pathway near the proposed detention pond, and to the riparian area to the south.
- For the east setback, adjacent the detention pond, the units with a back-of-unit interface have a standard 6 metres setback proposed, and the 3 metres setback is only for the side-of-unit interface at the northeast corner, for unit No. 91.
- The typical back-of-unit setback is 6 metres, to allow for a usable back yard. In this case, the applicant is proposing roof-top patios as the main private outdoor space, and the proposed 3 metres setback will be additional outdoor space at grade and act as a buffer to the buildings. As these units back onto a riparian area, there will not be units or pathway adjacent to the south, there are no concerns with privacy.
- The setback for parking stall No. 10 is proposed to be reduced to 1.0 metre, as it is adjacent to riparian area, and will not impact privacy or livability of adjacent neighbours.
- The applicant proposed a three-storey indoor amenity space with rooftop patio. This will allow all of the indoor amenity space to be provided on-site, without the need for cash-in-lieu. The height variance is minimal, from 11 metres to 11.3 metres.
- Staff support the requested variances to proceed for consideration.

#### Streamside Variance

- The applicant is requesting the following streamside setback variance:
  - (c) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
- The applicant is seeking a variance to the streamside setback from 15 metres to 10 metres at the shortest distance, while providing a varied setback between 10 metres and 20 metres at other locations. The applicant proposes an enhanced riparian area to the east, where the detention pond is proposed, and the loss of habitat due to the setback reduction is proposed to be offset by the pond area.
- Staff support the requested variances to proceed for consideration.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designation.

### **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.
- 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 August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.

### **Hazelmere Estates Petition Area**

- The site is identified in the Darts Hill NCP as part of the Hazelmere Estates Petition Area. At the time the NCP was approved, not all residents in this area were supportive of development during the Planning process. As a result, a petitioning requirement has been included.

The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area.

- A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land area.

- Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land area. While 19% (4 lots) were opposed, representing 19.9% of responded land area.

## DEVELOPMENT PERMITS

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

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.
- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres in a few locations.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.
- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Approval, and any changes must be incorporated into the final report. If Provincial approvals are not granted, the applicant will need to revise the site plan. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit.

### 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 Darts Hill Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.
- The indoor amenity building is located in a central location, and is adjacent the outdoor amenity space.
- The applicant has worked with staff to modify the design to a more traditional architectural style, consistent with the Darts Hill NCP, as well as addressing grading and view corridor concerns.
- The design incorporates acoustic upgrades for units facing 168 Street, as a standard requirement for all units facing arterial and collector roads.

### Landscaping

- Landscaping includes one small plaza on the northwest corner of the site, and a larger plaza on the northeast corner of the site, adjacent the proposed detention pond. A landscape buffer of 5 metres is proposed along both 18 Avenue and 168 Street, as per NCP requirement.

### Indoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 390 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed as a stand-alone building at the centre of the site.
- The indoor amenity space is proposed to be programmed with a lobby, two multi-purpose rooms, and two meeting rooms. Stairs and an elevator are provided, as well as washrooms. There are five visitor parking spaces directly adjacent to the indoor amenity building.

### Outdoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 807 square metres of outdoor amenity exceeds the minimum required under the Zoning By-law. The majority of the outdoor amenity space is proposed adjacent the indoor amenity space at the centre of the site, as well as decks and a roof top patio at the indoor amenity space building.
- The outdoor amenity space includes seating areas, picnic tables, a playground and a community garden.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include identifying additional opportunities for tree retention, the expansion of verandas and porches overhangs, express individual units, improve the amenity building expression with a more residential character, improve interfaces where grading is challenging.
- 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

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	54	54	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	61	61	0
Giant Sequoia	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>64</b>	<b>64</b>	<b>0</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>107</b>	<b>78</b>	<b>29</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>191</b>	
<b>Total Retained and Replacement Trees</b>		<b>191</b>	
<b>Contribution to the Green City Program</b>		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 64 mature trees on the site, excluding Alder and Cottonwood trees. 54 existing trees, approximately 46 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.



- Table 1 includes an additional 107 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to construction of the detention pond or hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 182 replacement trees on the site. The applicant proposes 191 replacement trees which exceeds the replacement requirement.
- The new trees on the site will consist of a variety of trees including Green Japanese Maple, Red Pocket Maple, Pyramidal European Hornbeam, Forest Pansy Redbud, Pink Flowering Dogwood, Serbian Spruce, Daybreak Cherry, Douglas Fir, Ornamental Pear, Pin Oak, Giant Redwood and Japanese Stewartia, as well as a variety of shrubs.
- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7921-0174-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

LFM/cm

PRELIMINARY

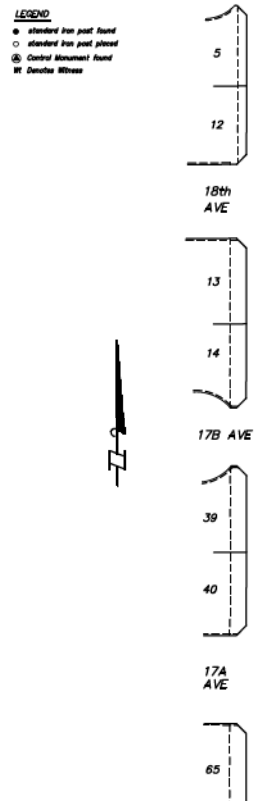
SUBDIVISION PLAN OF LOT 1 SECTION 18 TOWNSHIP 7  
NEW WESTMINSTER DISTRICT PLAN 7509

PURSUANT TO SECTION 67 LAND TITLE ACT  
BCGS MAP SHEET 92G.007



"ALL DISTANCES ARE IN METRES"  
The intended plot size of this plan is 500mm in height by 800mm in width (D size) when plotted at a scale of 1:750

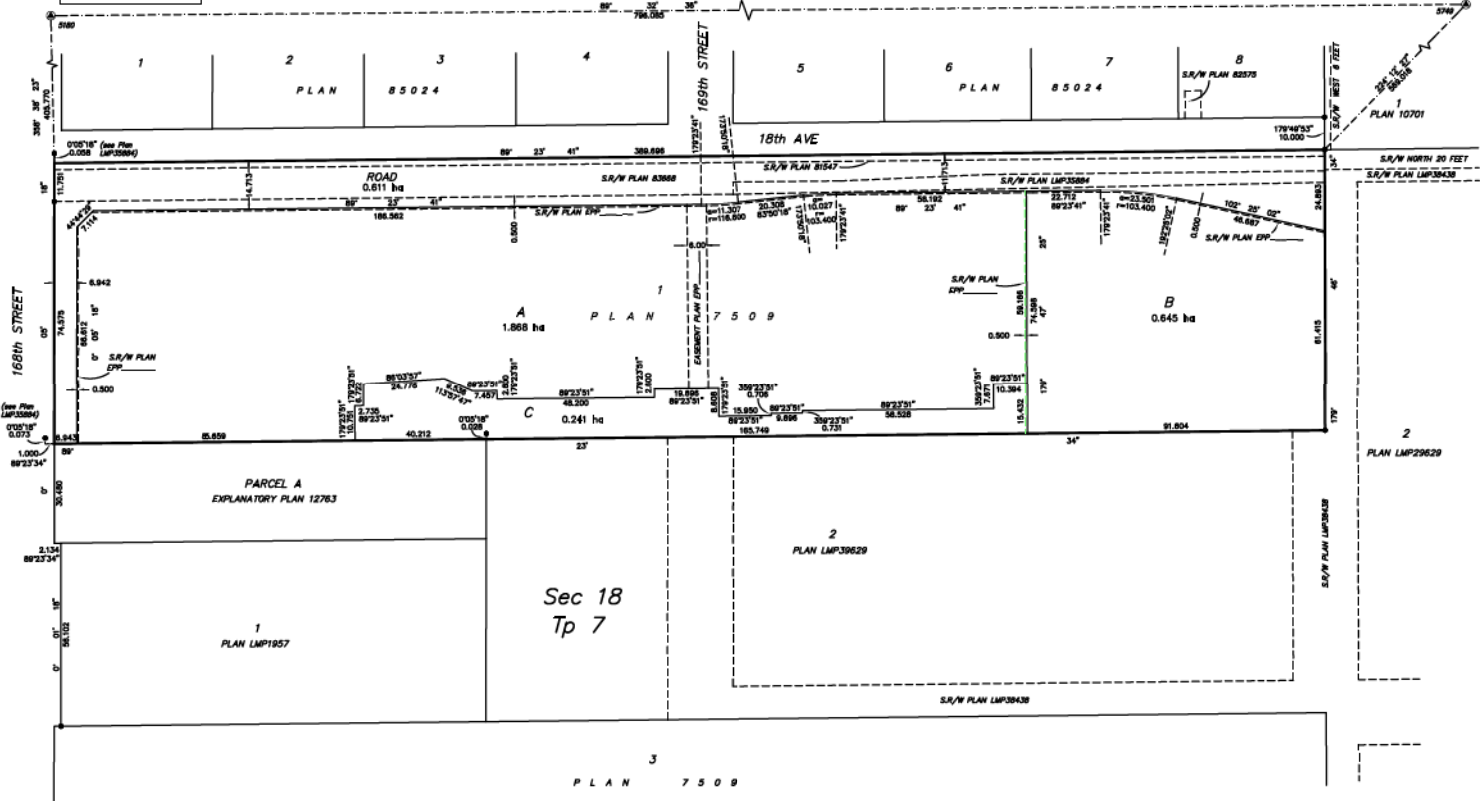
NOTE:  
This plan shows one or more witness posts which are not set on the true corner(s).  
Witness suggested for site(s).



LEGEND  
 ○ standard iron post found  
 ○ standard iron post placed  
 ⊕ Control Monument found  
 W Denotes Witness

UTM ZONE 10 NORTH COORDINATES  
 DATUM: NAD83(CSRS) 4.0, GCS: ILMRD  
 NORTHING: 543725.003  
 EASTING: 87793.884  
 ESTIMATED  
 ABSOLUTE ACCURACY: ± 0.03  
 COMBINED FACTOR: 0.899363

UTM ZONE 10 NORTH COORDINATES  
 DATUM: NAD83(CSRS) 4.0, GCS: ILMRD  
 NORTHING: 543725.003  
 EASTING: 87793.884  
 ESTIMATED  
 ABSOLUTE ACCURACY: ± 0.03  
 COMBINED FACTOR: 0.899363



INTEGRATED SURVEY AREA AND SURVEY  
 MAPPING PROJECT 4.0 OBJECTIVES  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS SIRD AND SPW  
 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10  
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY  
 ADVISED HAVE BEEN DERIVED FROM THE HARCOPT PUBLISHED COORDINATES AND  
 STANDARD SCALING FOR GEODETIC CONTROL MONUMENTS SIRD AND SPW  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE  
 CORRECTION FACTOR OF 0.999999 WHICH HAS BEEN DERIVED  
 FROM GEODETIC CONTROL MONUMENTS SIRD AND SPW

SOUTH FRASER LAND SURVEYING LTD.  
 S.L. LAND SURVEYORS  
 SUITE 202 - 1828 80th AVENUE  
 SURREY, B.C. V0S 3A2  
 TELEPHONE: 604 599-1888  
 FAX: 203.8850

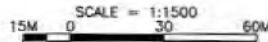
THIS PLAN LIES WITHIN THE JURISDICTION OF  
 THE APPROVING OFFICER FOR THE CITY OF SURREY  
 THIS PLAN LIES WITHIN THE  
 CITY OF SURREY  
 THIS PLAN LIES WITHIN THE  
 METRO VANCOUVER REGIONAL DISTRICT  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 28th DAY OF SEPTEMBER, 2022  
 GENE PAUL HULLA WELLS (SIC)

P.I.D. 011-234-385  
 SUBJECT PROPERTY MAY BE AFFECTED BY  
 STATUTORY RIGHT OF WAY AC177539(PLAN 81547),  
 STATUTORY RIGHT OF WAY AD43338(PLAN 83668),  
 STATUTORY RIGHT OF WAY BL393829(PLAN LMP35884)  
 CIVIC ADDRESS: #1788 188th STREET

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_  
 OF LOT 1 SECTION 18 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 7509**

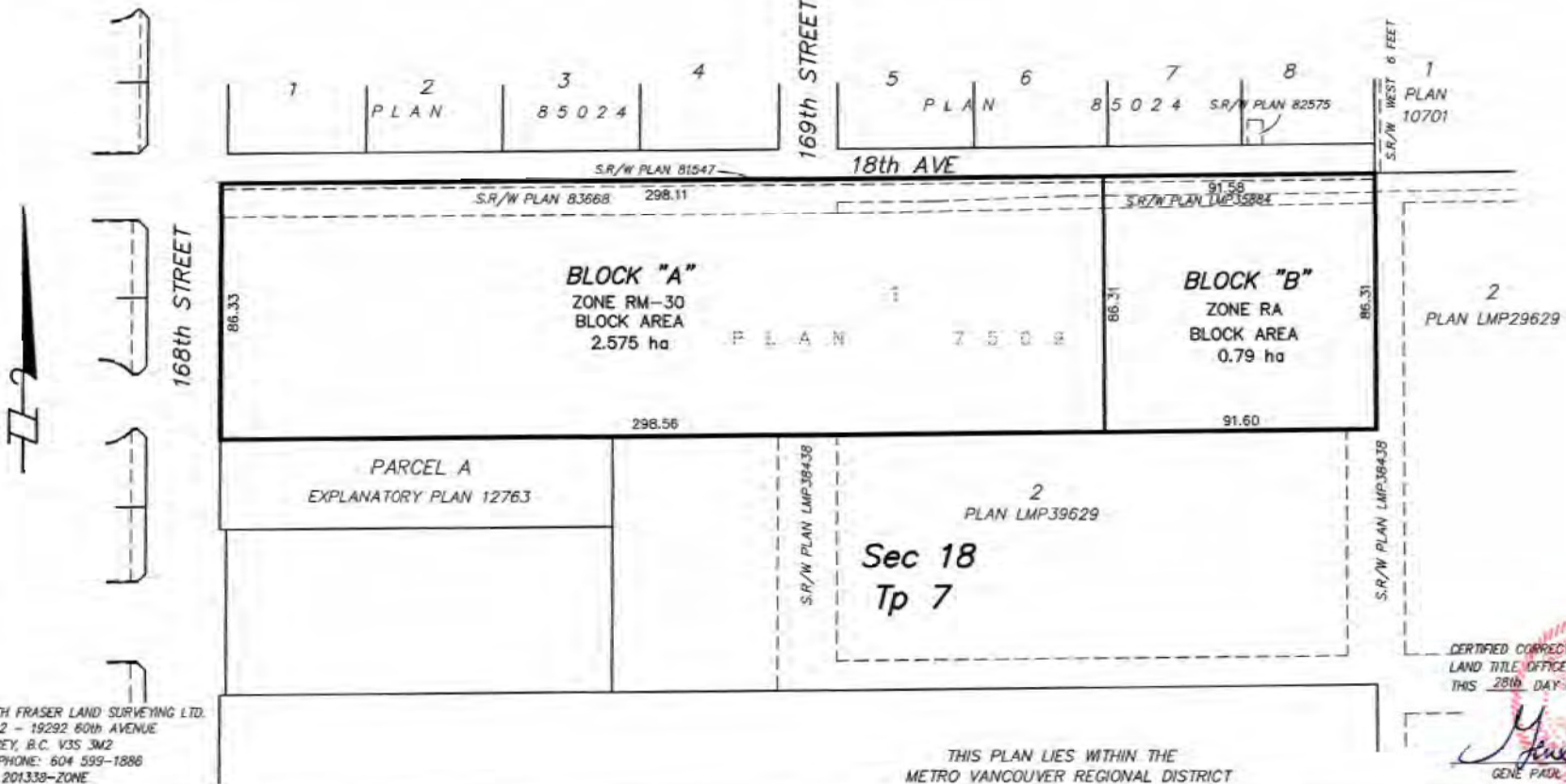
CITY OF SURREY

B.C.G.S. 92G.007



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE					
LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	2.575 ha	BLOCK "A"	RM-30
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	0.79 ha	BLOCK "B"	RA



SOUTH FRASER LAND SURVEYING LTD.  
 # 202 - 19292 80th AVENUE  
 SURREY, B.C. V3S 3M2  
 TELEPHONE: 604 599-1888  
 FILE: 201338-ZONE

THIS PLAN LIES WITHIN THE  
 METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 28th DAY OF SEPTEMBER, 2022

*Gene Paul Nikula*  
 GENE PAUL NIKULA (BLS(803))  
 201338-ZONE





Project: 2102  
Owner: 1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing: **SITE AREA DEDUCTIONS (CONT'D)**  
Project Status: **Permitting**

SUBMISSION

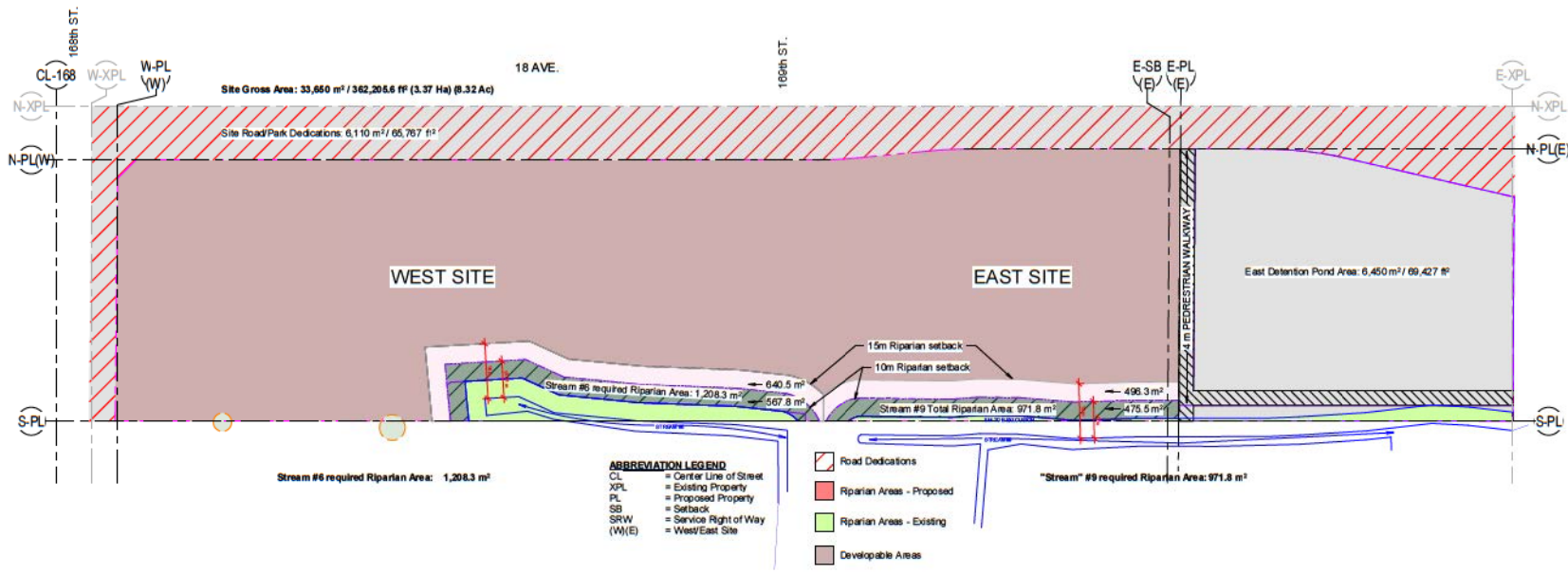
Date	Description
07/19/2024	
2024.06.28	REVISION FOR SUBMISSION

REVISION

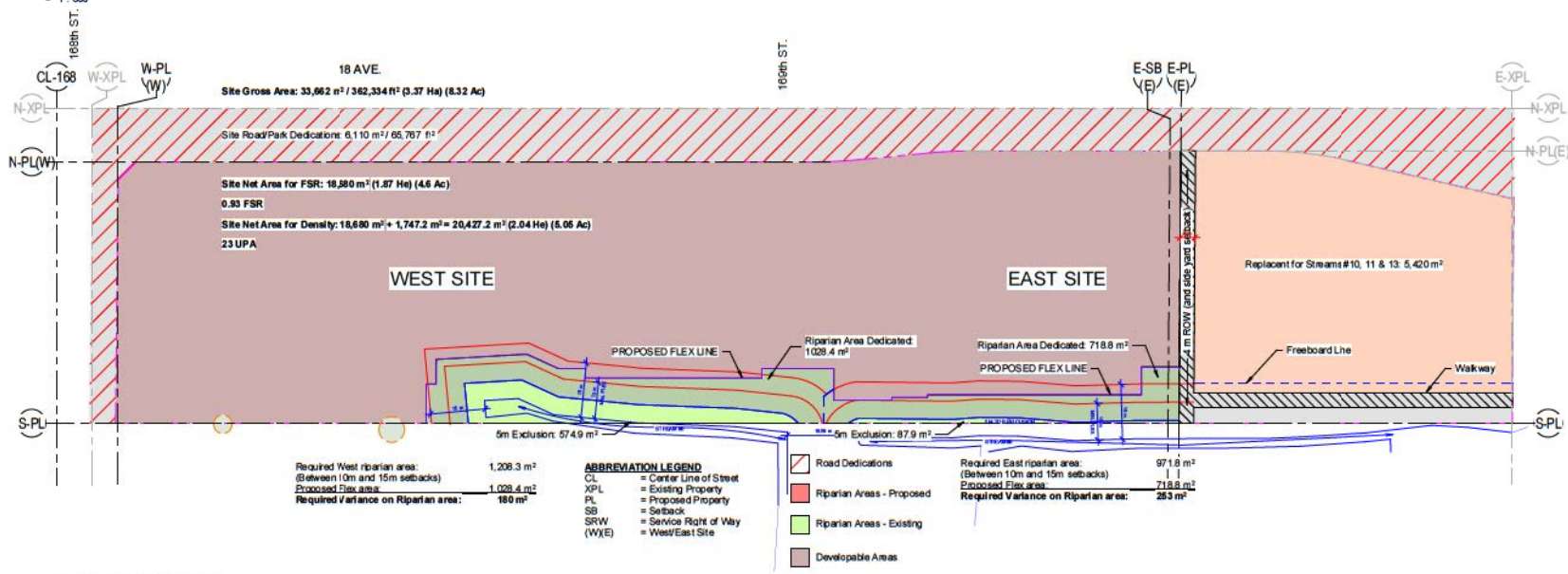
No.	Date	Description

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Scale: 1:600 DWG. NO. **A003B**



① SITE PLAN - AREA REDUCTIONS (Upto 15m)



① SITE PLAN - FLEX LINE PROPOSAL

Plot Date: 2024-06-29 11:02:50 AM D:\001\REVIT\LOCAL\FILES\2102\_10\_MAIN\_P20\_1788 168 St\Surrey\_danah@TGBM4.dwg

1545 West 5th Avenue  
Vancouver, BC V6S 1N5

Tel: (604) 672-2599 ext. (604) 672-2825  
Email: office@ankenmanmarchand.com



Project:  
2102  
Owner:  
1788 168th St.

1788 168th St  
Surrey, B.C. V3Z 9X3

**OVERALL & RIPARIAN SITE PLAN**

Project Status:  
Permitting

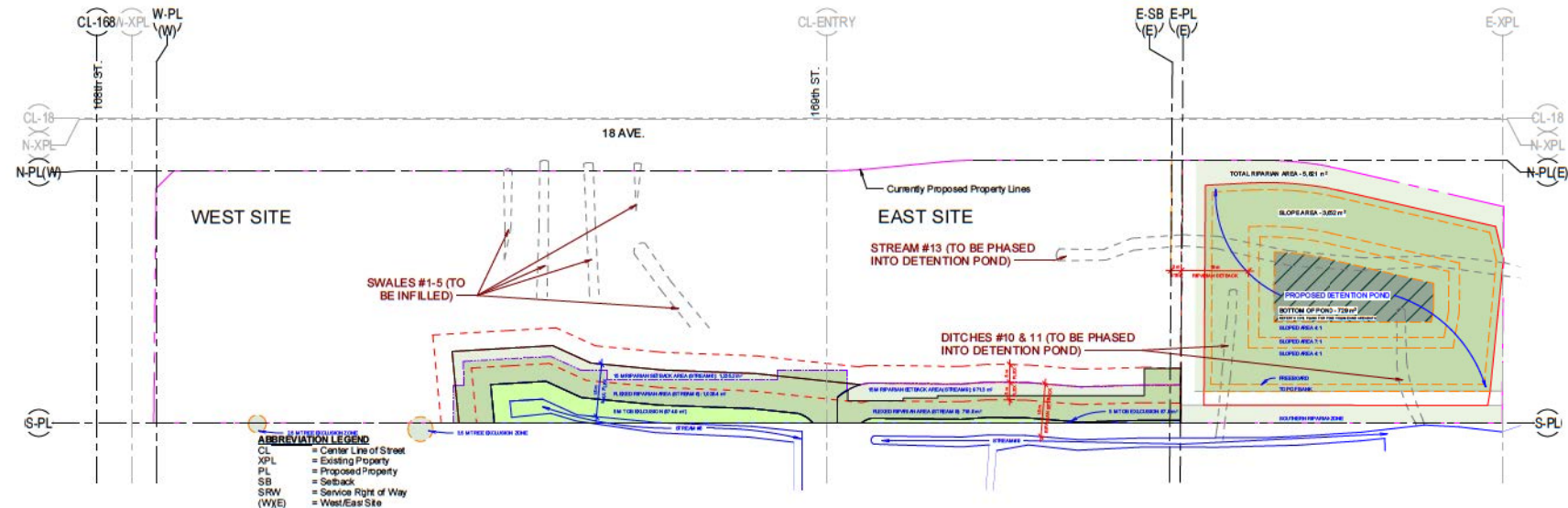
SUBMISSION	
Date	Description
2021-04-16	FOR SUBMISSION
2021-05-14	FOR SUBMISSION
2021-06-16	FOR SUBMISSION
2021-07-16	FOR SUBMISSION
2021-08-28	FOR SUBMISSION

REVISION		
No.	Date	Description

Scale: 1:600 DWG. NO. **A010**



**ABBREVIATION LEGEND**  
 CL = Center Line of Street  
 XPL = Existing Property  
 PL = Proposed Property  
 SB = Setback  
 SRW = Service Right of Way  
 (W/E) = West/East Site



**ABBREVIATION LEGEND**  
 CL = Center Line of Street  
 XPL = Existing Property  
 PL = Proposed Property  
 SB = Setback  
 SRW = Service Right of Way  
 (W/E) = West/East Site

Plot Date: 2022-06-29 12:43:26 PM D:\001\REVIT\LOCAL\FILES\2102\_10\_MAIN\_R20\_1788 168 St\Surrey\_danewtGBM4.dwg









Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**SITE PLAN - EAST SITE**

Project Status:  
**Permitting**

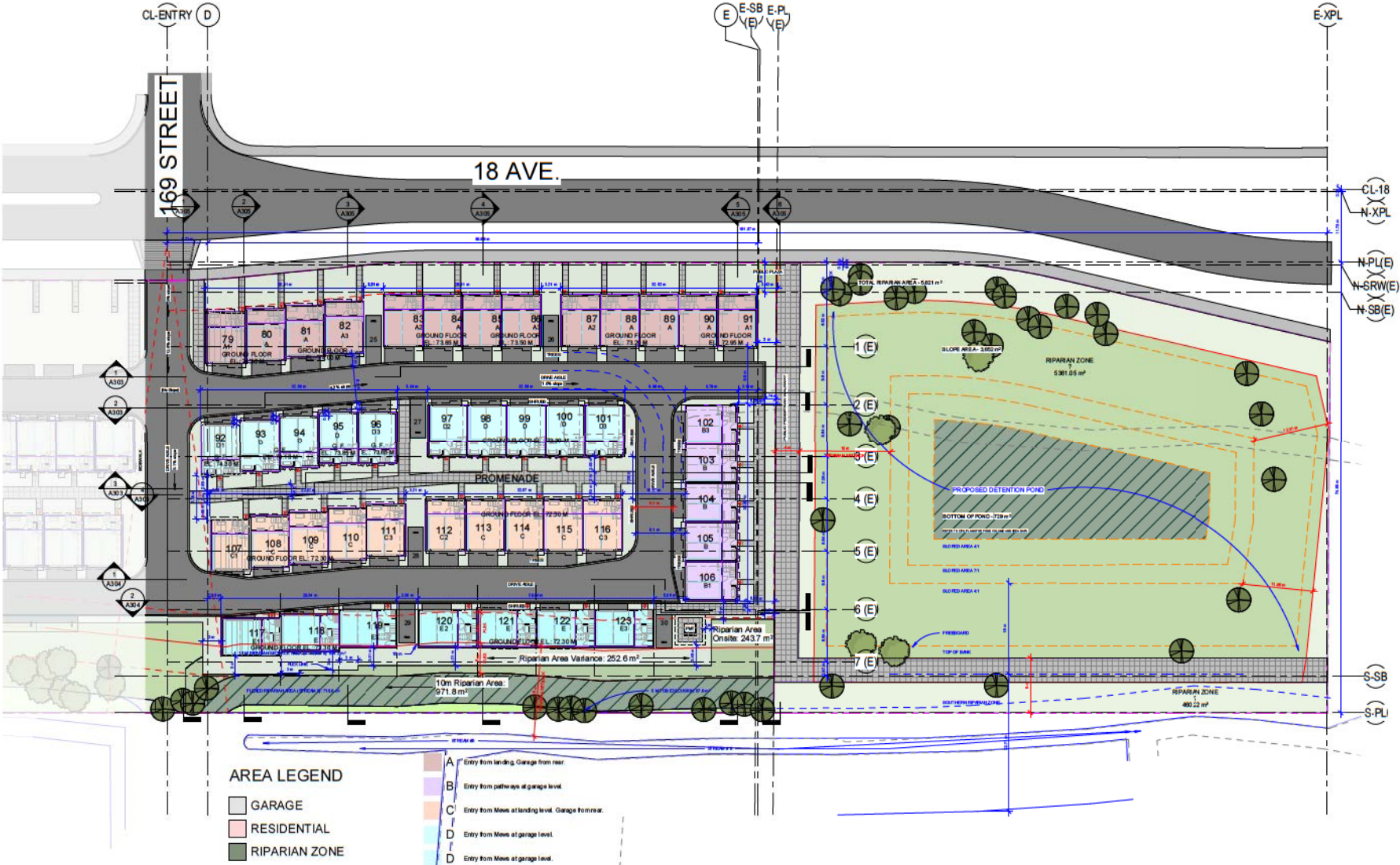
SUBMISSION

Date	Description
2021 04 08	REQUIRED FOR CP SUBMISSION
2021 04 16	REQUIRED FOR SUBMISSION
2022 04 16	REQUIRED FOR SUBMISSION
2022 07 16	REQUIRED FOR SUBMISSION
2022 08 08	REQUIRED FOR SUBMISSION

REVISION

No.	Date	Description

Scale: 1 : 300  
DWG. NO. **A101**



AREA LEGEND

- GARAGE
- RESIDENTIAL
- RIPARIAN ZONE

- A Entry from landing. Garage from rear.
- B Entry from pathways at garage level.
- C Entry from Mezz at landing level. Garage from rear.
- D Entry from Mezz of garage level.
- D Entry from Mezz of garage level.

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Print Date: 2022-06-28 3:00:32 PM



- AREA LEGEND**
- ANENITY - INDOOR
  - BALCONY
  - CIRCULATION
  - RESIDENTIAL

ARCHITECTS

**ANKENMAN MARCHAND**

1545 West 5th Avenue  
Vancouver, BC V6S 1N5

Tel: (604) 672-2567 ext. (604) 672-2825  
Email: [dmarchand@ankenmanmarchand.com](mailto:dmarchand@ankenmanmarchand.com)



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**LEVEL 2 PLAN - WEST SITE**

Project Status:  
**Permitting**

SUBMISSION	
Date	Description
2021-04-16	FOR SUBMISSION
2021-05-18	FOR SUBMISSION
2022-04-16	FOR SUBMISSION
2022-07-16	FOR SUBMISSION
2022-08-08	FOR SUBMISSION

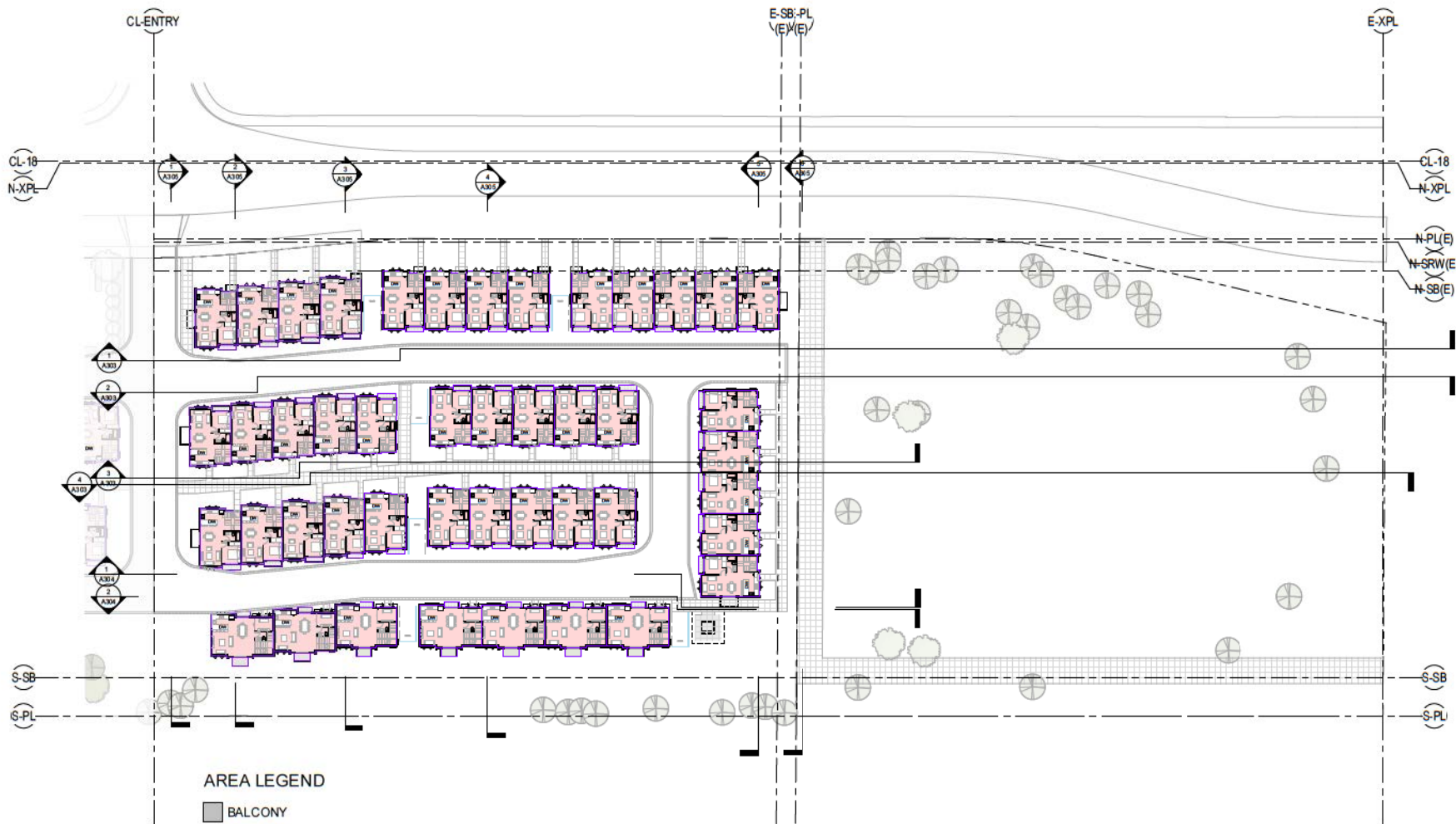
REVISION		
No.	Date	Description

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Scale: 1 : 300  
DWG. NO. **A110**

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Print Date: 2022-06-28 3:05:43 PM



**AREA LEGEND**

- BALCONY
- RESIDENTIAL

ARCHITECTS

**ANKENMAN MARCHAND**

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Vancouver, BC V6U 1N5

Tel: (604) 672-2557 ext. (604) 672-2525  
Email: [dmarchand@ankenmanmarchand.com](mailto:dmarchand@ankenmanmarchand.com)



Project: 2102  
Owner: 1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing: **LEVEL 2 PLAN - EAST SITE**

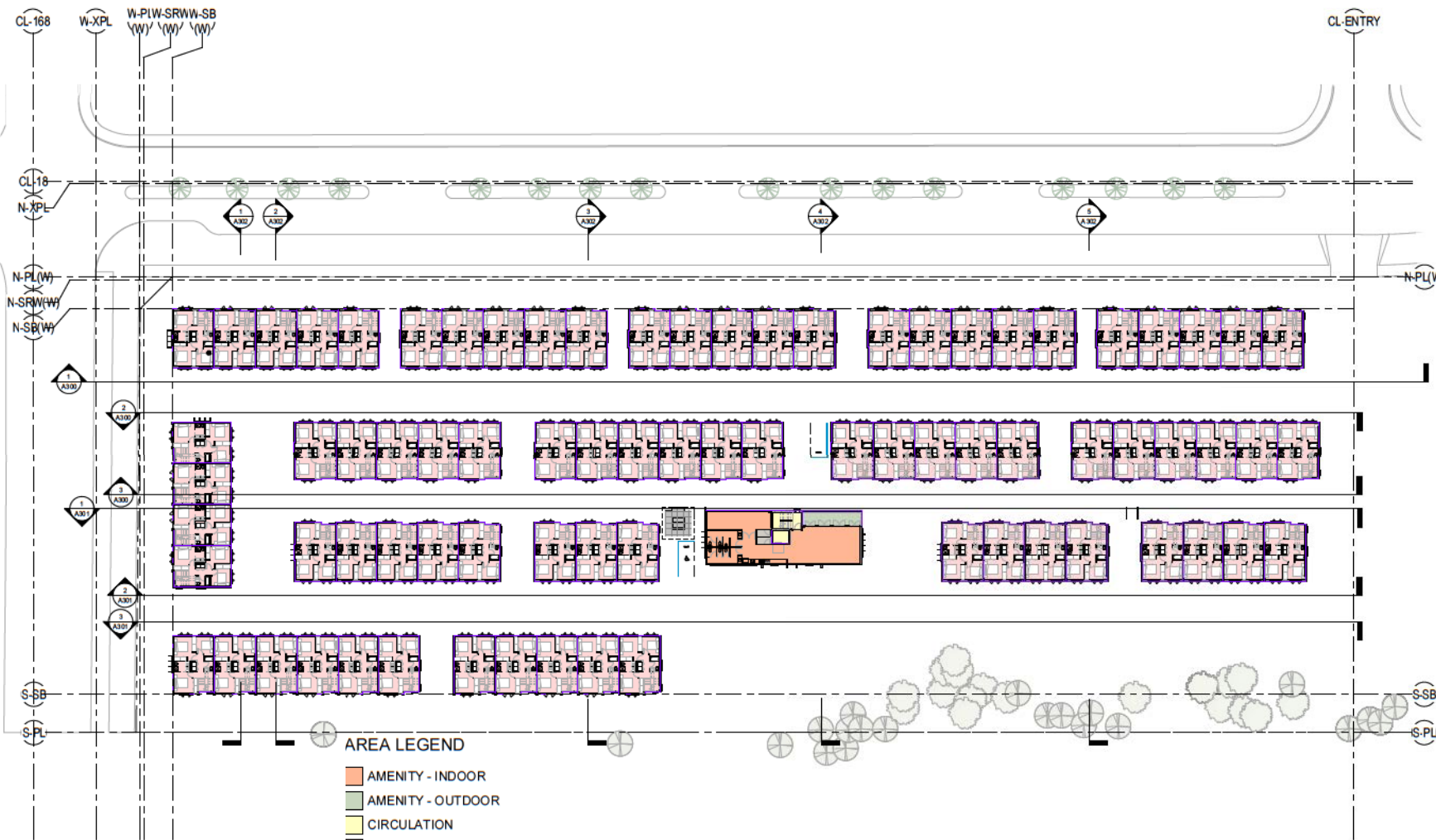
Project Status: **Permitting**

SUBMISSION	
Date	Description
2021 04 04	FOR SUBMISSION
2021 01 14	FOR SUBMISSION
2022 04 16	FOR SUBMISSION
2022 07 16	FOR SUBMISSION
2022 04 08	FOR SUBMISSION

REVISION		
No.	Date	Description

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Scale: 1 : 300  
DWG. NO: **A111**



AREA LEGEND

- AMENITY - INDOOR
- AMENITY - OUTDOOR
- CIRCULATION
- RESIDENTIAL
- SERVICE



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**LEVEL 3 PLAN - WEST SITE**

Project Status:  
**Permitting**

SUBMISSION

Date	Description
-2014-04-08	FOR OFP SUBMISSION
-2014-11-18	FOR SUBMISSION
-2022-04-18	FOR SUBMISSION
-2022-07-18	FOR SUBMISSION
-2022-06-08	FOR SUBMISSION

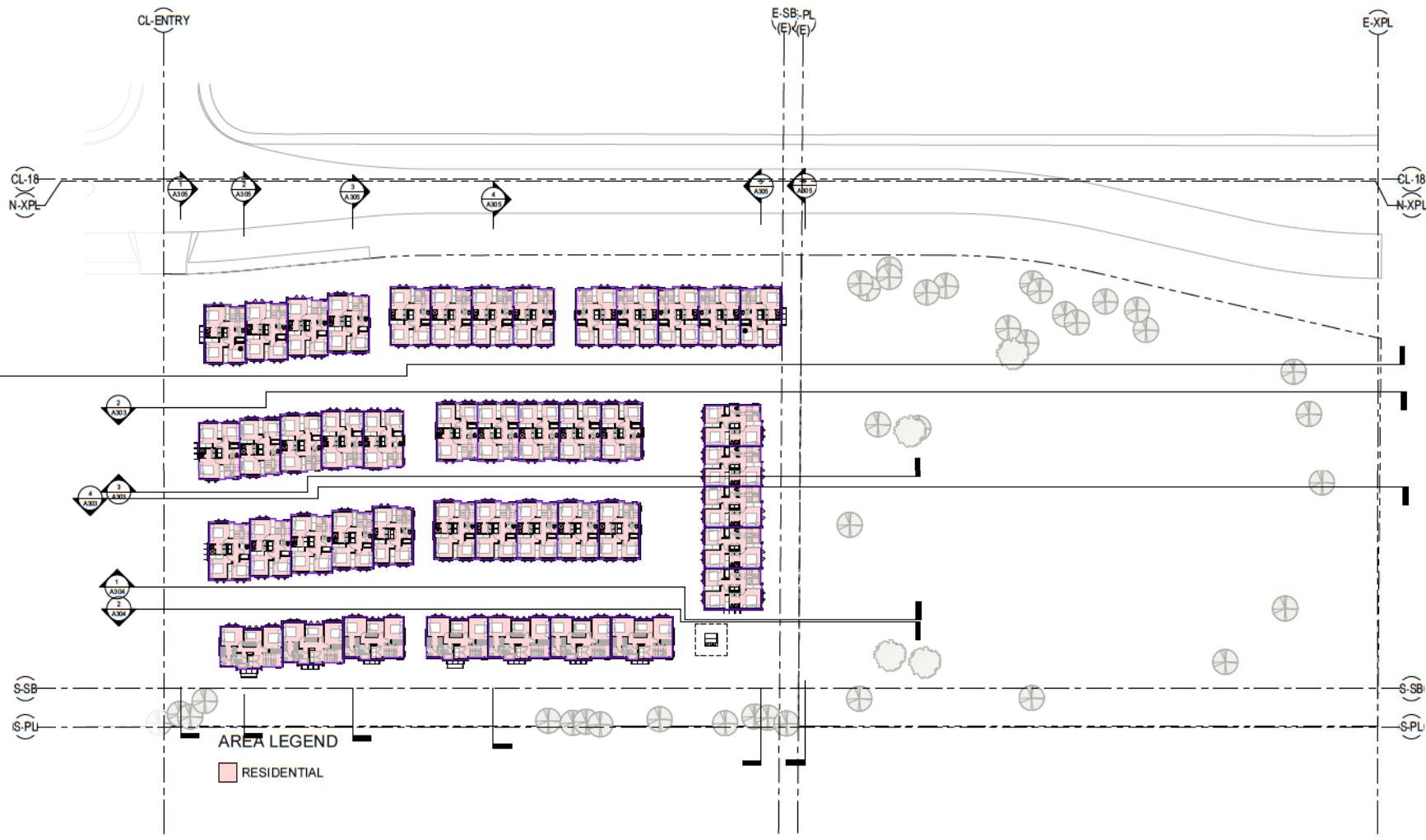
REVISION

No.	Date	Description

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Print Date: 2022-06-28 3:01:05 PM



AREA LEGEND

RESIDENTIAL

ARCHITECTS

1545 West 5th Avenue  
Vancouver, BC V6S 1N5

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Email: office@MMarchand.com

ANKENMAN MARCHAND



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**LEVEL 3 PLAN - EAST SITE**

Project Status:  
**Permitting**

SUBMISSION

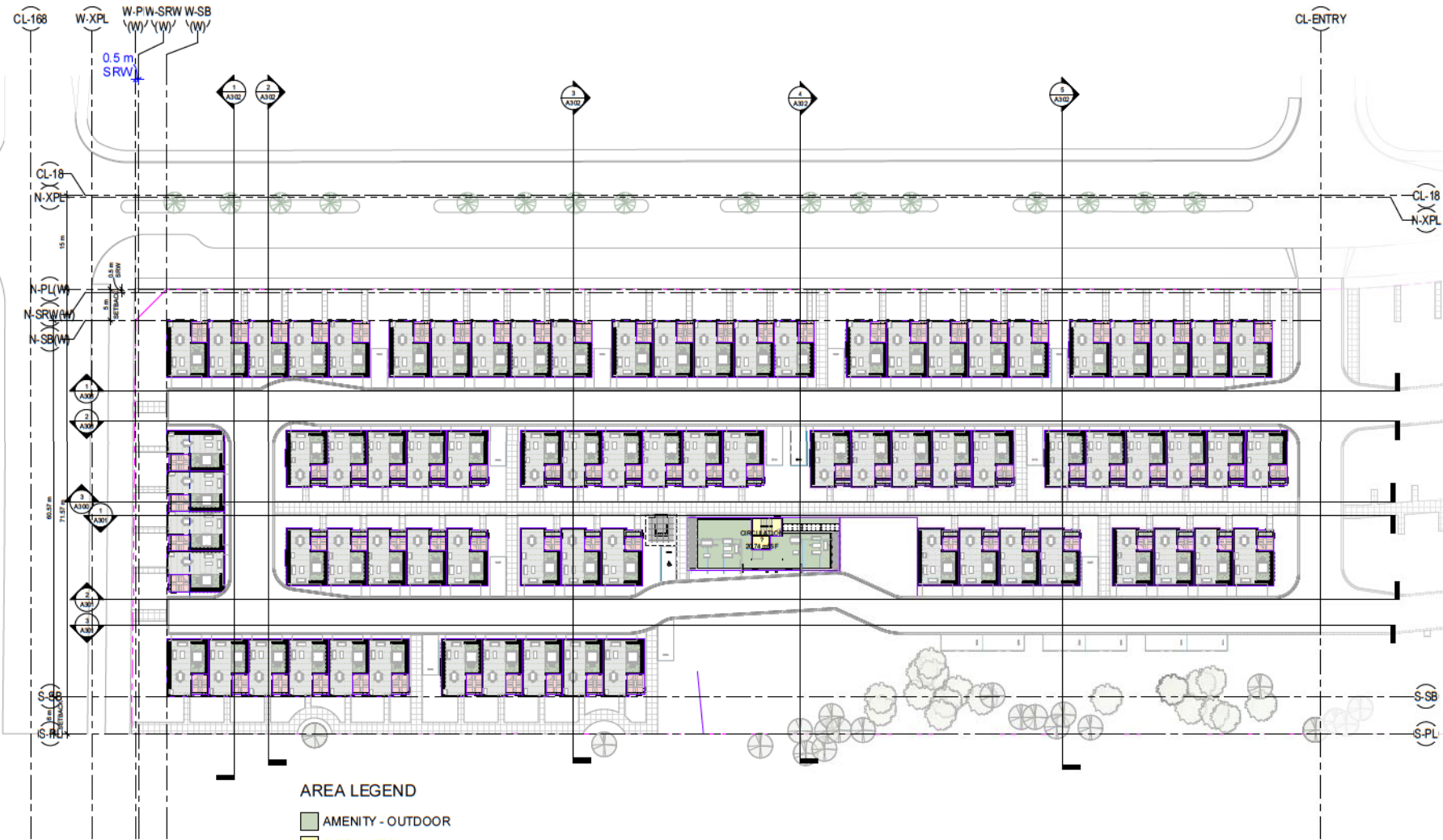
Date	Description
2021 04 04	FOR SUBMISSION
2021 01 18	FOR SUBMISSION
2022 04 18	FOR SUBMISSION
2022 07 18	FOR SUBMISSION
2022 04 08	FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300  
DWG. NO. **A121**



**AREA LEGEND**

	AMENITY - OUTDOOR
	CIRCULATION
	RESIDENTIAL



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**ROOF LEVEL PLAN - WEST SITE**

Project Status:  
**Permitting**

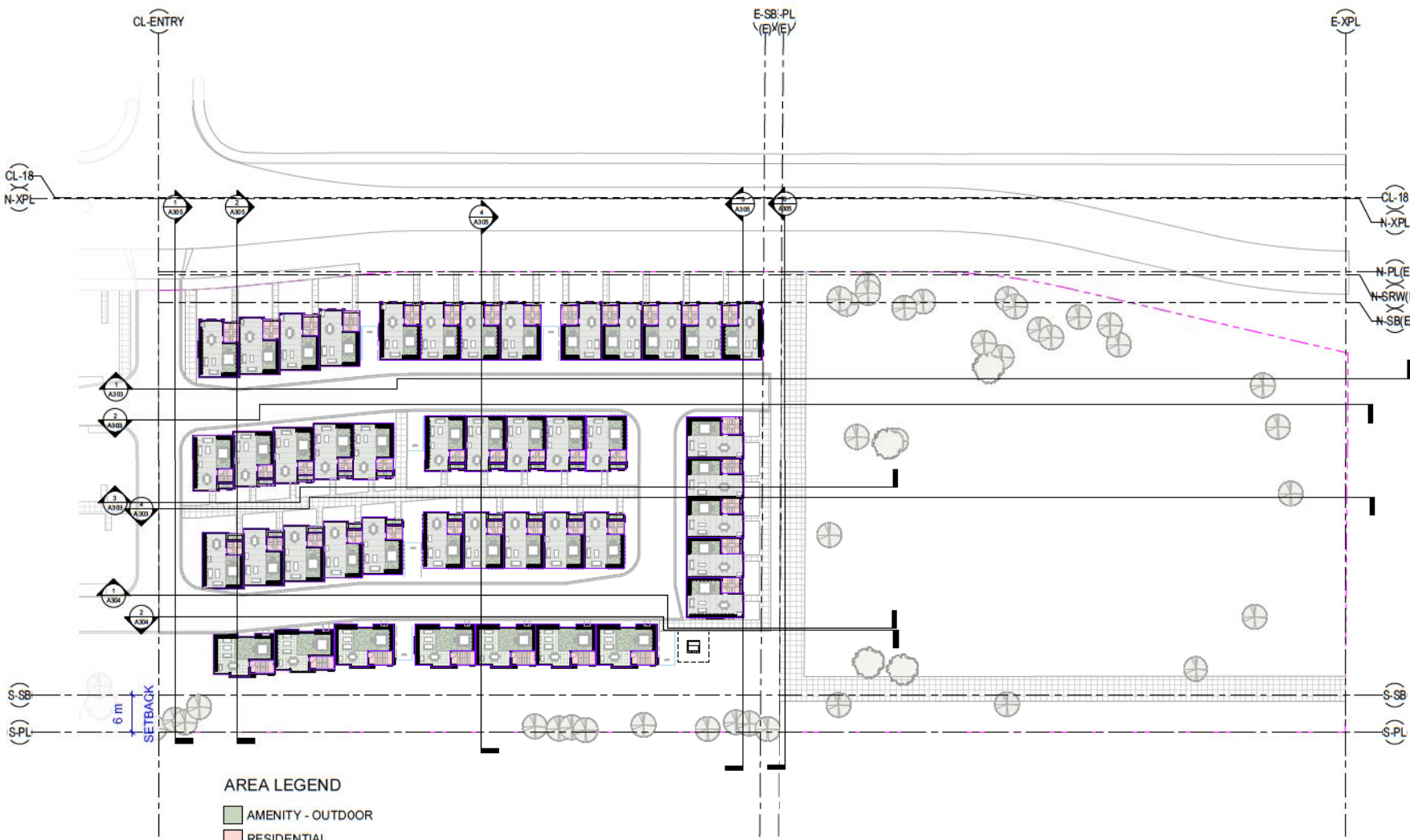
SUBMISSION	
Date	Description
2021-04-04	FOR SUBMISSION
2021-04-16	FOR SUBMISSION
2022-01-16	FOR SUBMISSION
2022-04-08	FOR SUBMISSION

REVISION		
No.	Date	Description

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Print Date: 2022-06-28 3:01:31 PM



**AREA LEGEND**

- AMENITY - OUTDOOR
- RESIDENTIAL

ARCHITECTS

1545 West 5th Avenue  
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Email: office@AnkenmanMarchand.com

**ANKENMAN MARCHAND**



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**ROOF LEVEL PLAN - EAST SITE**

Project Status:  
**Permitting**

**SUBMISSION**

Date	Description
2021 04 04	ISSUED FOR CP SUBMISSION
2021 01 18	RE ISSUED FOR SUBMISSION
2022 04 18	RE ISSUED FOR SUBMISSION
2022 07 18	RE ISSUED FOR SUBMISSION
2022 04 08	RE ISSUED FOR SUBMISSION

**REVISION**

No.	Date	Description

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Scale: 1 : 300  
DWG. NO. **A131**



Project:  
2102  
Owner:  
**1788 168th St.**

1788 168th St.  
Surrey, B.C. V3Z 9X3

Drawing:  
**WEST SITE - OVERALL  
ELEVATIONS**

Project Status:  
**Permitting**

SUBMISSION

Date	Description
07/19/2024	
2024.04.04	REVISION FOR LP SUBMISSION
2024.01.16	REVISION FOR SUBMISSION
2023.04.16	REVISION FOR SUBMISSION
2022.07.18	REVISION FOR SUBMISSION
2022.04.08	REVISION FOR SUBMISSION

REVISION

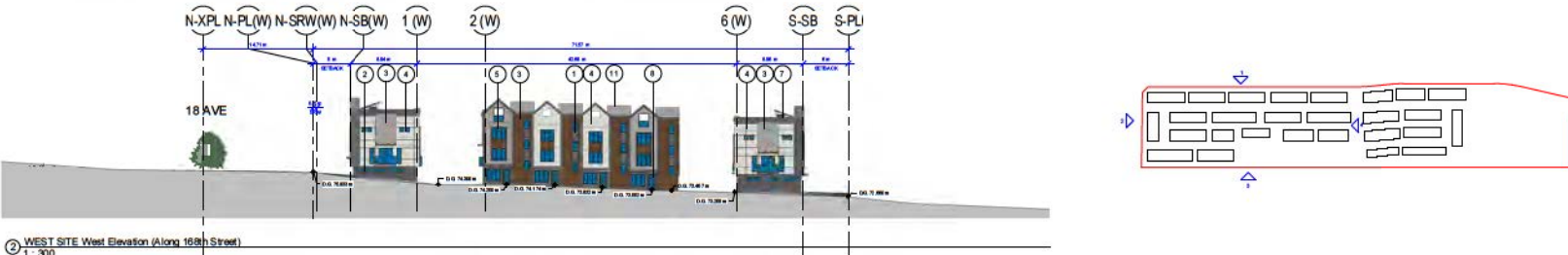
No.	Date	Description

Scale:  
As indicated

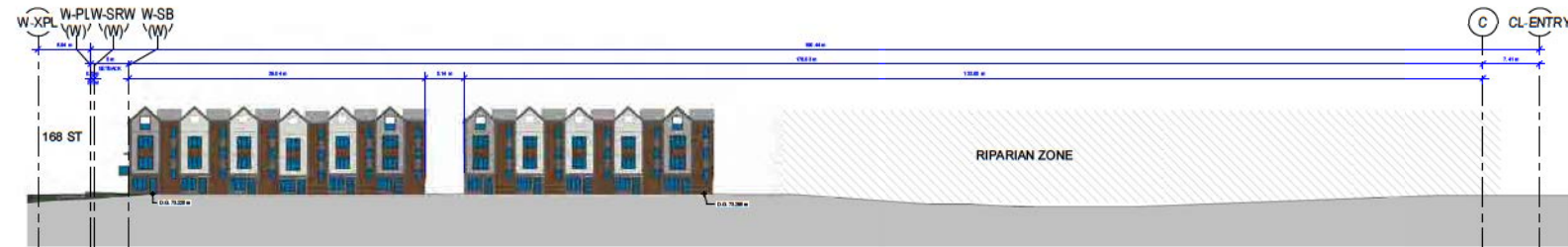
DWG. NO.  
**A200**



1 WEST SITE North Elevation (Along 18th Avenue)  
1: 300



2 WEST SITE West Elevation (Along 168th Street)  
1: 300



3 WEST SITE South Elevation (facing future park)  
1: 300



4 WEST SITE East Elevation (Along lane/development entry)  
1: 300

Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

1545 West 5th Avenue  
Vancouver, BC V6S 1N5

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Email: office@ankenmanmarchand.com

Project:  
2102

Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3

Drawing:  
**EAST SITE - OVERALL ELEVATIONS**

Project Status:  
**Permitting**

SUBMISSION

Date	Description
07/24/2024	ISSUED FOR CP SUBMISSION
2024-01-18	REVISION FOR SUBMISSION
2023-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-04-08	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:  
As indicated

DWG. NO.  
**A201**



1 EAST SITE North Elevation (Along 18th Avenue)  
1:300



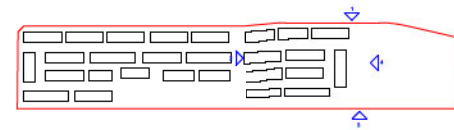
2 EAST SITE West Elevation (Along lane/development entry)  
1:300



3 EAST SITE South Elevation (Along Dart Hill Park)  
1:300



4 EAST SITE East Elevation (Along Pond Area)  
1:300



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Plot Date: 2024-06-28 3:02:05 PM



1545 West 5th Avenue  
 Vancouver, BC V6K 1N5

Tel: (604) 672-2566 ext. (604) 672-2805  
 Email: office@ankmanmarchand.com

Project: 2102  
 Owner: 1788 168th St.  
 1788 168th St.  
 Surrey, B.C. V3Z 9X3  
 Drawing: WEST SITE - AISLE ELEVATIONS

Project Status: **Permitting**

SUBMISSION

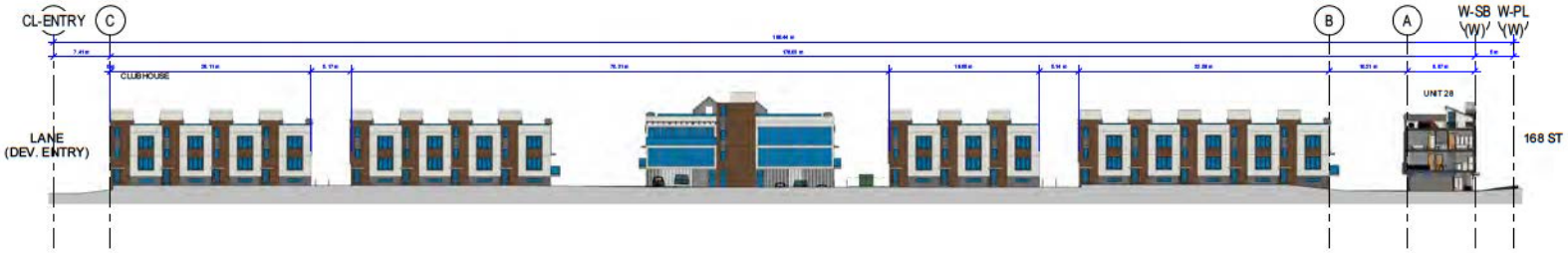
Date	Description
2021-04-16	FOR SUBMISSION
2021-05-14	FOR SUBMISSION
2022-04-16	FOR SUBMISSION
2022-07-16	FOR SUBMISSION
2022-08-08	FOR SUBMISSION

REVISION

No.	Date	Description

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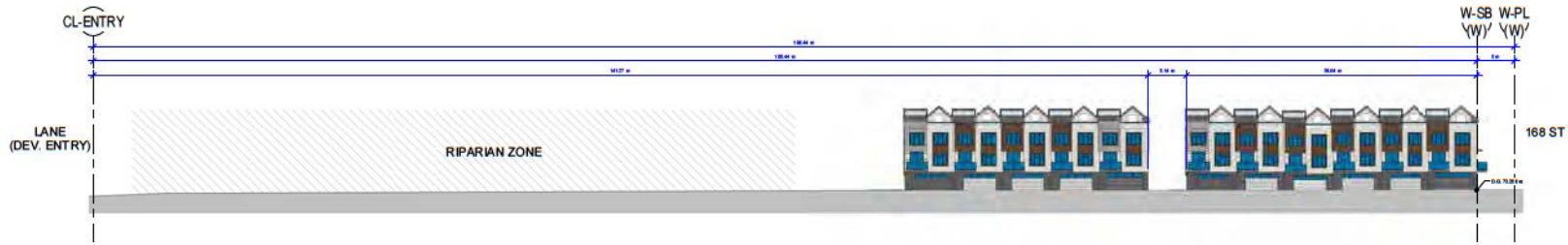
Scale: As indicated  
 DWG. NO. **A301**



① Road Section 4 - Units 05 to 49 Rear Entries  
 1:300



② Road Section 5 - Units 49 to 65 Driveway  
 1:300



③ Road Section 6 - Units 77 to 66 Driveway  
 1:300



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Plot Date: 2022-06-28 3:02:51 PM

1545 West 58th Avenue  
Vancouver, BC V6S 1N5

Tel: (604) 672-2565 ext. (604) 672-2825  
Email: office@ankemarchand.com

Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**WEST SITE - AISLE  
ELEVATIONS**

Project Status:  
**Permitting**

SUBMISSION

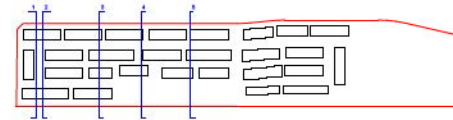
Date	Description
07/19/2024	_____
08/14/24	REVISION FOR SUBMISSION
09/11/24	REVISION FOR SUBMISSION
10/22/24	REVISION FOR SUBMISSION
11/22/24	REVISION FOR SUBMISSION
12/22/24	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

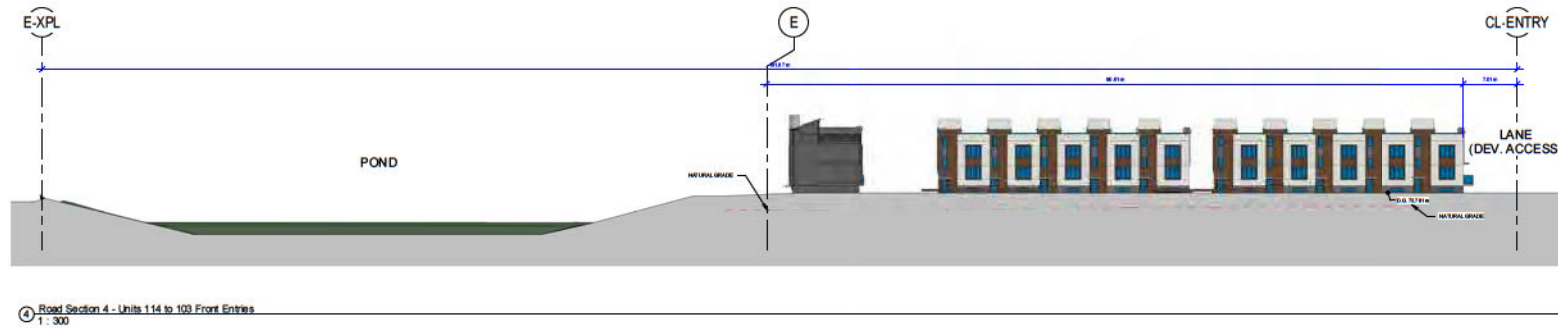
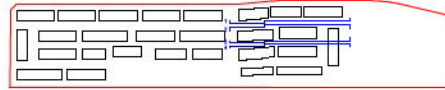
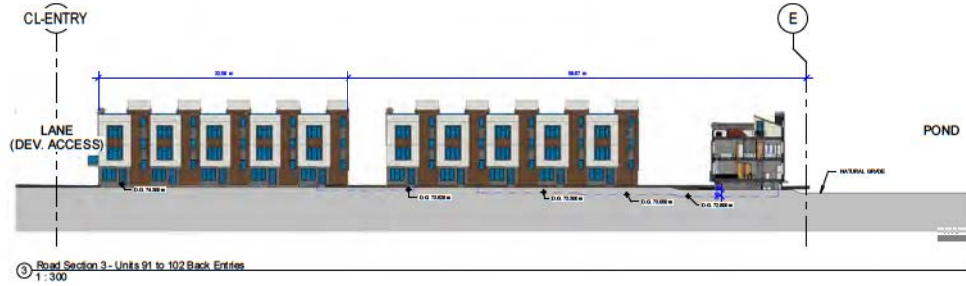
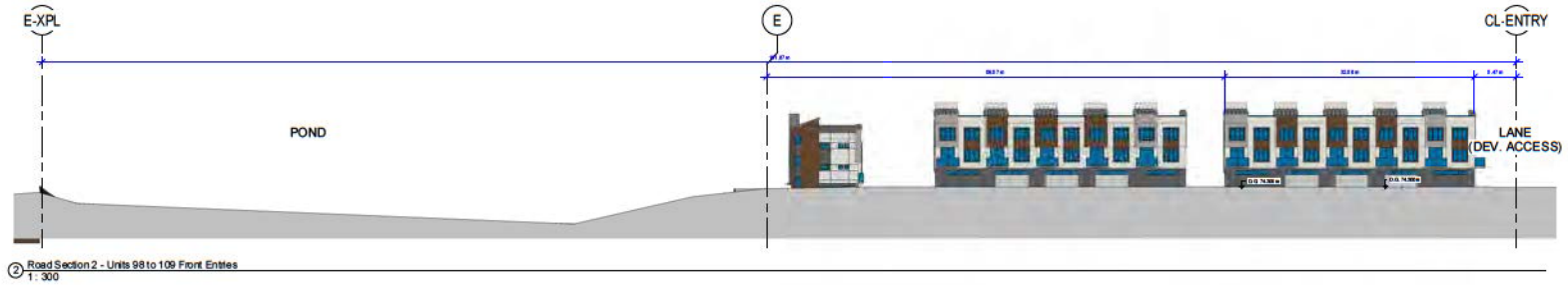
All drawings shall be submitted with a copy of the current version of the code book. The Architect shall be responsible for providing the current code book. The Architect shall be responsible for providing the current code book. The Architect shall be responsible for providing the current code book.

Scale: As indicated  
DWG. NO: **A302**



D:\001 REVIT LOCAL FILES\2102\_10\_MAIN\_R20\_SD\_1788 168 St\Surrey\_drawing\TGBM4.dwg

Print Date: 2024-06-28 3:03:08 PM



Project:  
2102  
Owner:  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**EAST SITE - STREET SECTIONS**  
Project Status:  
**Permitting**

SUBMISSION

Date	Description
07/19/2024	
2024.04.04	REVISION FOR LP SUBMISSION
2024.01.16	REVISION FOR SUBMISSION
2023.04.16	REVISION FOR SUBMISSION
2022.07.18	REVISION FOR SUBMISSION
2022.04.08	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:  
As indicated

DWG. NO.  
**A303**

Plot Date: 2024-06-28 3:03:31 PM D:\001\REVIT\LOCAL\FILES\2102\_10\_MAIN\_P02\_SD\_1788 168 St\Surrey\_drawing\TGBM4.dwg

D:\001 REVIT LOCAL FILES\2102\_10\_MAIN\_F02\_1788 168 St.Surrey.dwg(1788)1.dwg

Plot Date: 2022-06-28 3:02:38 PM



① Road Section 5 - Units 103 to 114 Front Entries  
1:300



② Road Section 6 - Units 127 to 115 Front Entries  
1:300



ARCHITECTS

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ANKENMAN MARCHAND

Project:  
2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing:

EAST SITE - STREET

SECTION

Project Status:

Permitting

SUBMISSION

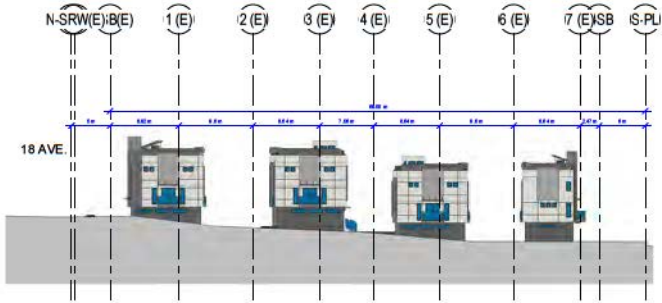
Date	Description
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2021-01-16	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-16	REVISION FOR SUBMISSION
2022-06-08	REVISION FOR SUBMISSION

REVISION

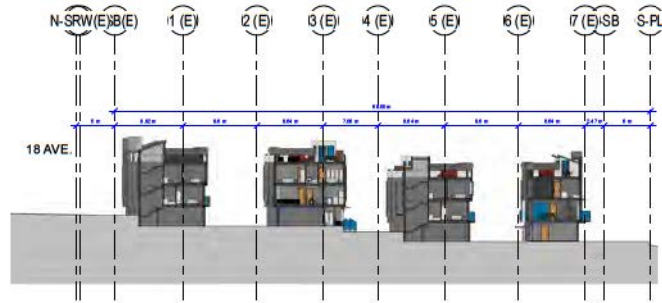
No.	Date	Description

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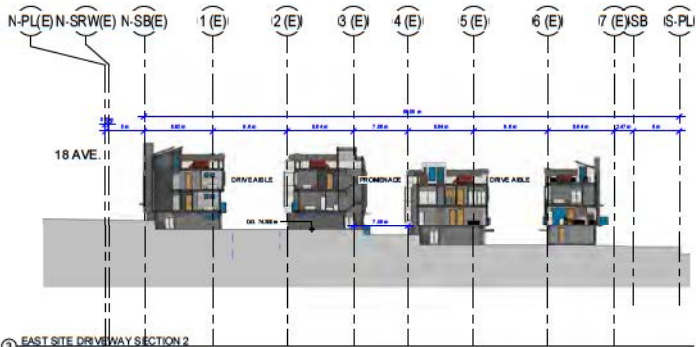
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DWG. NO. A304



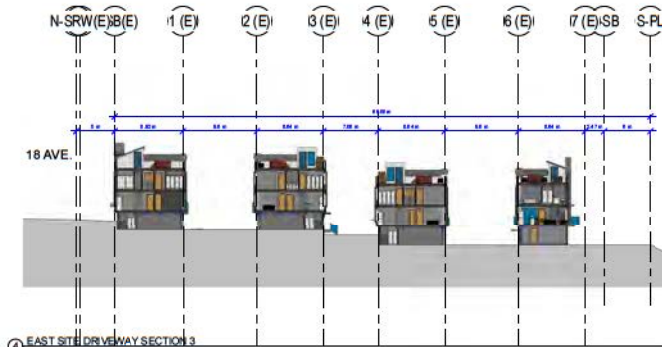
1 EAST SITE DEV ENTRY SECTION  
1:300



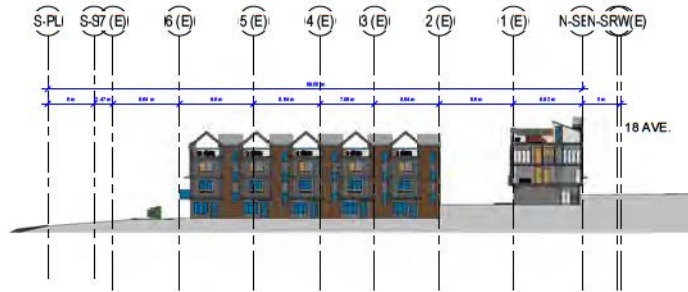
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1:300



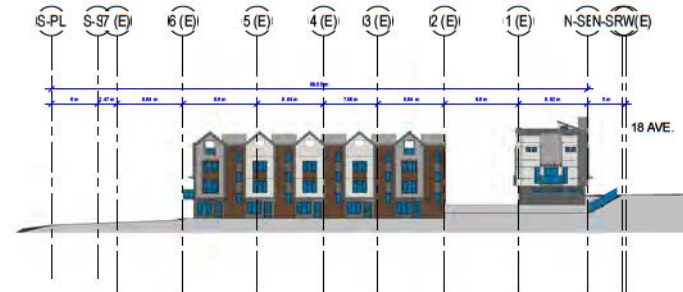
3 EAST SITE DRIVEWAY SECTION 2  
1:300



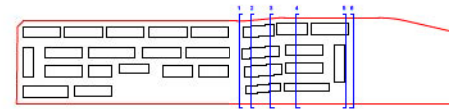
4 EAST SITE DRIVEWAY SECTION 3  
1:300



5 EAST SITE DRIVEWAY SECTION 4  
1:300



6 EAST SITE DRIVEWAY SECTION 5  
1:300



Project: 2102  
Owner: 1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing: EAST SITE - AISLE SECTIONS

Project Status: Permitting

SUBMISSION	
Date	Description
07/19/2024	
2024-04-04	REVISION FOR CP SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2024-04-08	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

All drawings to be printed and submitted with each other. Any errors or omissions shall be the responsibility of the Architect. All drawings shall be submitted in PDF format. All drawings shall be submitted in PDF format. All drawings shall be submitted in PDF format. All drawings shall be submitted in PDF format.

D:\001-REVIT-LOCAL-FILES\2102\_10\_MAIN\_R20\_SD\_1788 168 St.Surrey.dwg(7/19/2024) 2:02:54 PM





1 Typology 1 - 6 Unit Block - South Elevation  
1 : 100



2 Typology 1 - 6 Unit Block - East Elevation  
1 : 100



3 Typology 1 - 6 Unit Block - North Elevation  
1 : 100



4 Typology 1 - 6 Unit Block - West Elevation  
1 : 100

Material Legend

Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

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Project:  
2102

Owner:  
1788 168th St.

1788 168th St.  
Surrey, B.C. V3Z 9X3

Drawing:  
5 BLOCK (TYPOLOGY 1)  
ELEVATIONS

Project Status:  
Permitting

SUBMISSION

Date	Description
2021 04 04	ISSUED FOR CP SUBMISSION
2021 01 18	RE ISSUED FOR SUBMISSION
2022 04 18	RE ISSUED FOR SUBMISSION
2022 07 18	RE ISSUED FOR SUBMISSION
2022 04 08	RE ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:  
1 : 100

DWG. NO.:  
A400

D:\001\REVIT\LOCAL FILES\2102\_10\_MAIN\_P20\_SD\_1788 168 St\Surrey\_daniel7GBM4.rvt  
 Print Date: 2022-06-28 3:04:22 PM



2 Typology 2 - 6 Unit Block - South Elevation  
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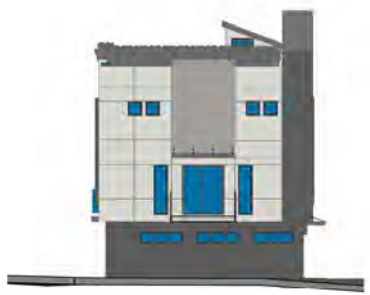


3 Typology 2 - 6 Unit Block - North Elevation  
 1:100

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES



1 Typology 2 - 6 Unit Block - East Elevation  
 1:100



4 Typology 2 - 6 Unit Block - West Elevation  
 1:100

ARCHITECTS

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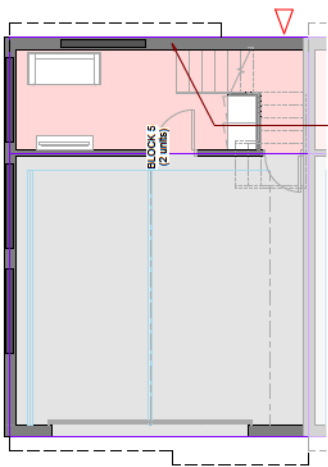
Project:  
 2102  
 Owner:  
 1788 168th St.  
 1788 168th St.  
 Surrey, B.C. V3Z 9X3  
 Drawing:  
**6 BLOCK (TYPOLOGY 2)  
 ELEVATIONS**  
 Project Status:  
**Permitting**

SUBMISSION	
Date	Description
07/28/2022	301 04 04 ISSUED FOR CP SUBMISSION
08/11/2022	301 01 16 RE-ISSUED FOR SUBMISSION
08/22/2022	302 04 16 RE-ISSUED FOR SUBMISSION
09/02/2022	302 07 16 RE-ISSUED FOR SUBMISSION
09/22/2022	302 04 08 RE-ISSUED FOR SUBMISSION

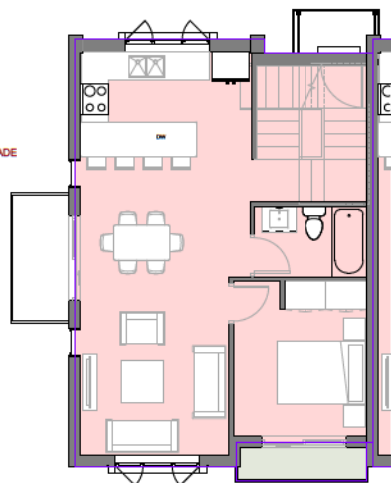
REVISION		
No.	Date	Description

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 DWG. NO: **A405**

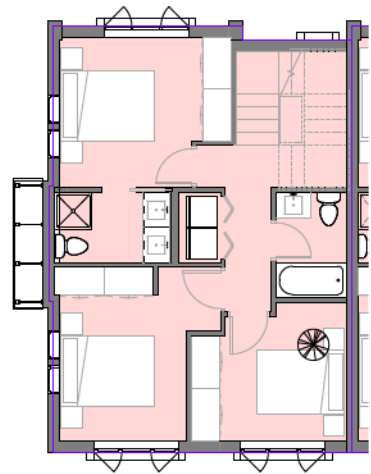
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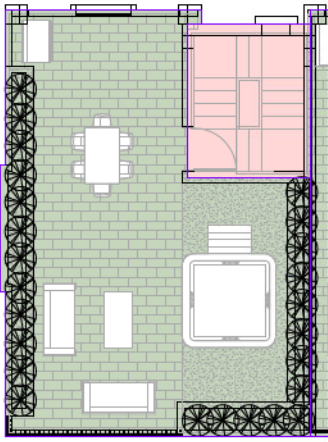
① UNIT A1 End - Level 1  
1:50



② UNIT A1 End - Level 2  
1:50



③ UNIT A1 End - Level 3  
1:50



④ UNIT A1 End - Roof  
1:50

TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN



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ANKENMAN MARCHAND

Project:  
2102  
Owner:  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
UNIT A1 (END)

Project Status:  
Permitting

SUBMISSION

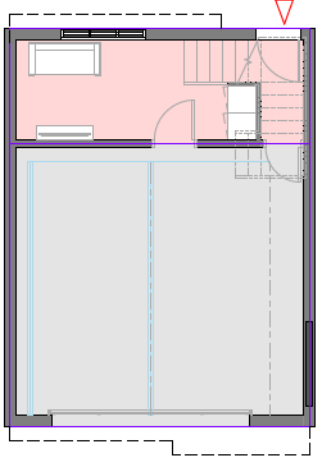
Date	Description
2014-04-10	FOR SUBMISSION
2014-11-10	FOR SUBMISSION
2022-04-10	FOR SUBMISSION
2022-07-10	FOR SUBMISSION
2022-08-08	FOR SUBMISSION

REVISION

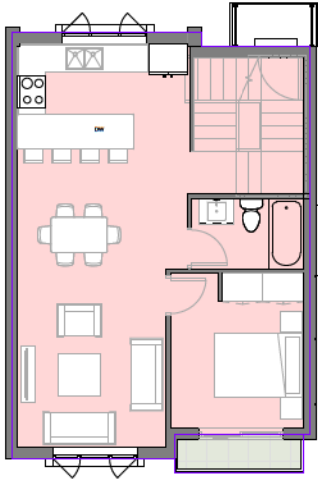
No.	Date	Description

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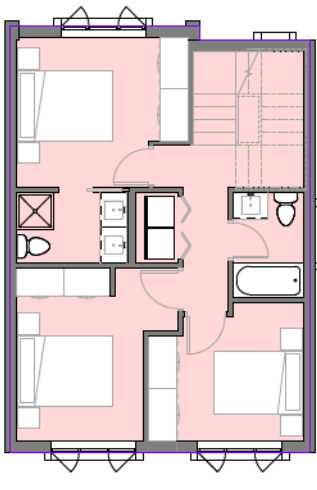
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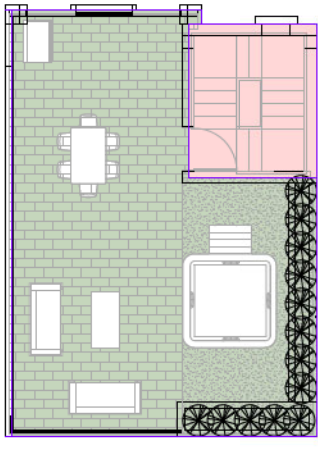
① UNIT A2 - Level 1  
1:50



② UNIT A2 - Level 2  
1:50



③ UNIT A2 - Level 3  
1:50



④ UNIT A2 - Roof  
1:50

TYPICAL UNIT LAYOUT WITH  
TRADITIONAL EXTERIOR FACADE DESIGN



ARCHITECTS

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Vancouver, BC V6U 1N5

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ANKENMAN MARCHAND

Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**UNIT A2 (END)**

Project Status:  
**Permitting**

SUBMISSION

Date	Description
2021-04-16	ISSUED FOR OP SUBMISSION
2021-01-16	PERMITTED FOR SUBMISSION
2022-04-16	PERMITTED FOR SUBMISSION
2022-07-16	PERMITTED FOR SUBMISSION

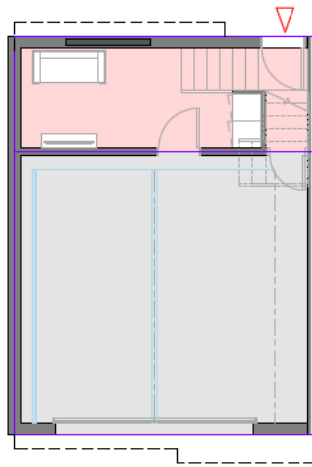
REVISION

No.	Date	Description

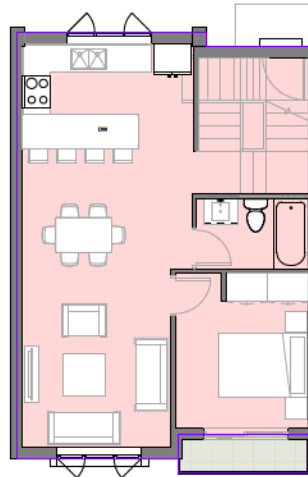
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Scale:  
As indicated

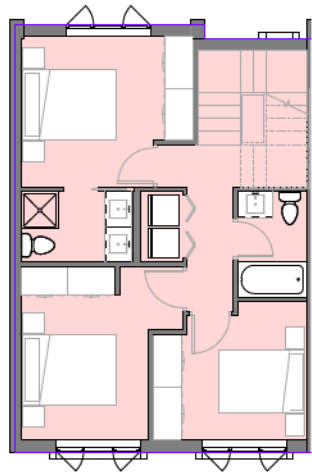
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**A651**



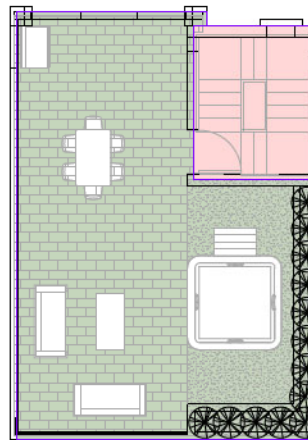
① UNIT B - Level 1  
1:50



② UNIT B - Level 2  
1:50



③ UNIT B - Level 3  
1:50



④ UNIT B - Roof  
1:50

TYPICAL UNIT LAYOUT WITH  
TRADITIONAL EXTERIOR FACADE DESIGN



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ANKENMAN MARCHAND

Project:  
2102

Owner:  
1788 168th St.

1788 168th St.  
Surrey, B.C. V3Z 9X3

Drawing:  
UNIT B (MID) - Landing Entry

Project Status:  
Permitting

SUBMISSION

Date	Description
2021-04-16	REVISION FOR CP SUBMISSION
2021-01-16	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-16	REVISION FOR SUBMISSION

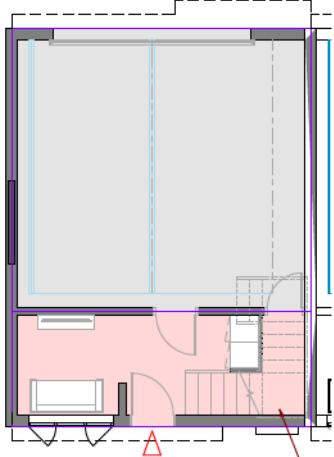
REVISION

No.	Date	Description

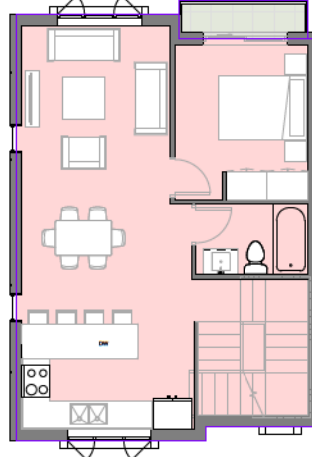
All drawings to be printed and to be submitted with each other. Any errors or omissions in this set of drawings are the responsibility of the user. The user is responsible for ensuring that all drawings are submitted in the correct format and that all drawings are submitted in the correct format. All drawings are the property of the user. All rights reserved.

Scale:  
As indicated

DWG. NO.  
A652

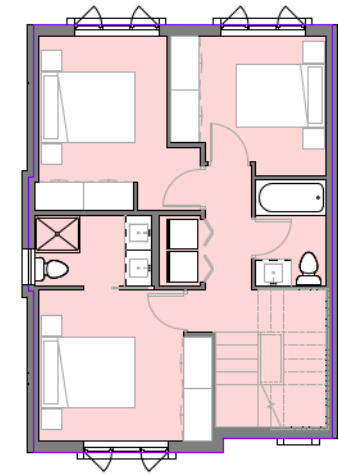
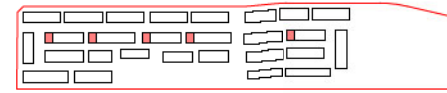


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1: 50

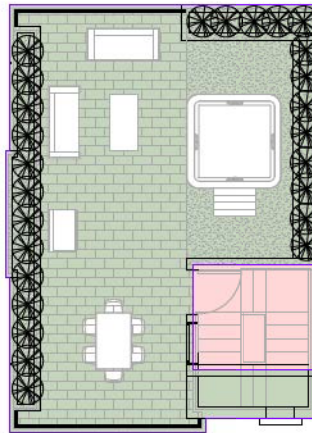


2 UNIT C1 End - Level 2  
1: 50

TYPICAL UNIT LAYOUT WITH MODERN  
EXTERIOR FACADE DESIGN



3 UNIT C1 End - Level 3  
1: 50



4 UNIT C1 End - Roof  
1: 50

ARCHITECTS

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ANKENMAN MARCHAND

Project:  
2102  
Owner:  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
UNIT C1 (END)

Project Status:  
Permitting

SUBMISSION

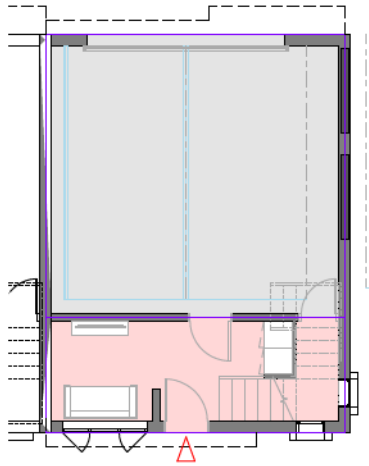
Date	Description
2021-04-16	ISSUED FOR CP SUBMISSION
2021-05-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION

REVISION

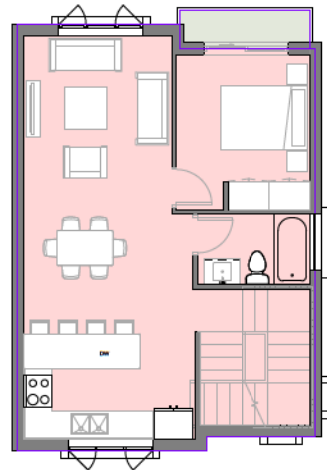
No.	Date	Description

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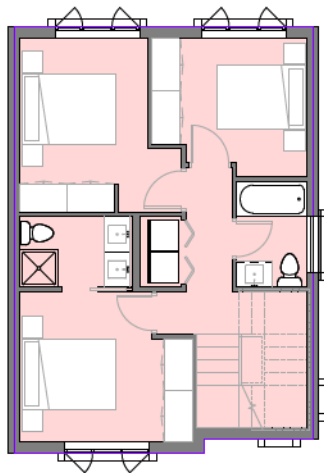
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As indicated  
DWG. NO.  
A653



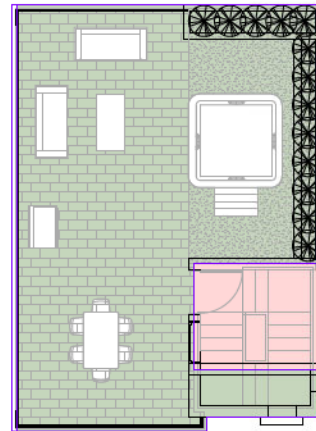
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2 UNIT C2 - Level 2  
1:50

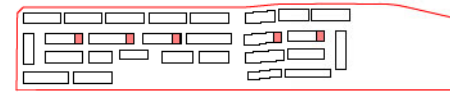


3 UNIT C2 - Level 3  
1:50



4 UNIT C2 - Roof  
1:50

TYPICAL UNIT LAYOUT WITH MODERN  
EXTERIOR FACADE DESIGN



ARCHITECTS

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Vancouver, BC V6U 1N5

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ANKENMAN MARCHAND

Project:  
2102

Owner:  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
UNIT C2 (END)

Project Status:  
Permitting

SUBMISSION

Date	Description
07/19/2018	
2018-04-04	REVISION FOR UP SUBMISSION
2018-01-10	REVISION FOR SUBMISSION
2017-04-10	REVISION FOR SUBMISSION
2017-07-10	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:  
As indicated

DWG. NO:  
A654

1545 West 5th Avenue  
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Email: office@AMarchand.com

Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**UNIT D (MID)**

Project Status:  
**Permitting**

SUBMISSION

Date	Description
2021-04-16	REVISION FOR SUBMISSION
2021-05-18	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION

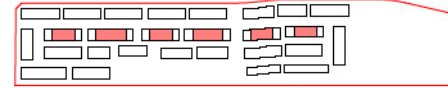
REVISION

No.	Date	Description

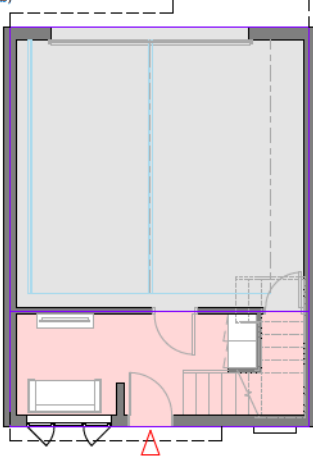
All drawings are to be printed and submitted with each other. Any errors or omissions in this set of drawings are the responsibility of the contractor and not the architect. All drawings are subject to change without notice. All drawings are the property of the architect and shall remain the property of the architect. All drawings are to be printed on A1 paper. All drawings are to be printed on the right side of the sheet. All drawings are to be printed on the right side of the sheet.

Scale: As indicated  
DWG. NO: **A655**

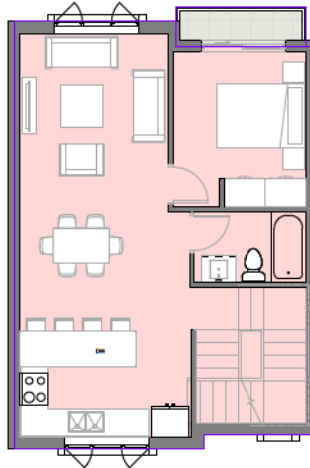
TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN



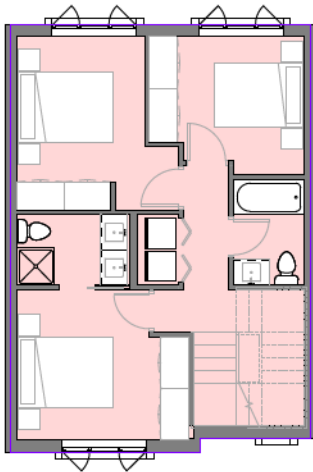
BLOCK 7  
(7 units)



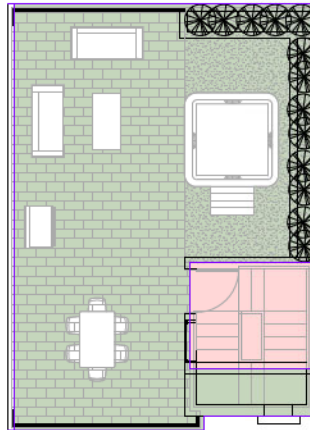
1 UNIT D - Level 1  
1:50



2 UNIT D - Level 2  
1:50



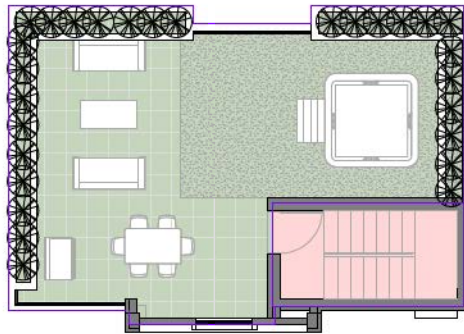
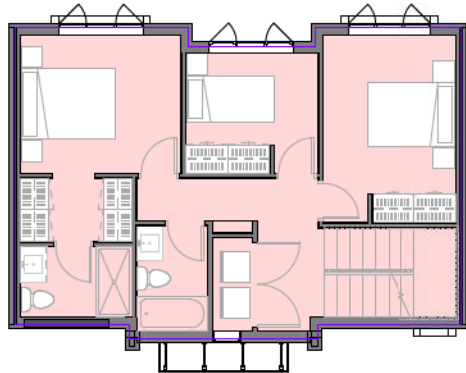
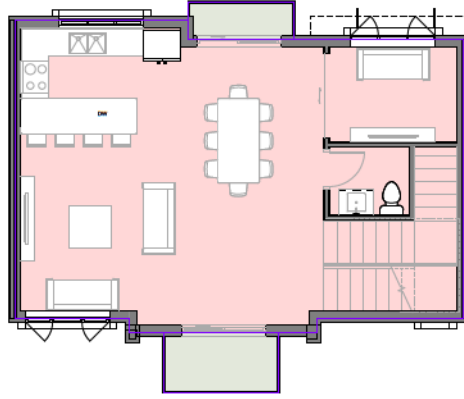
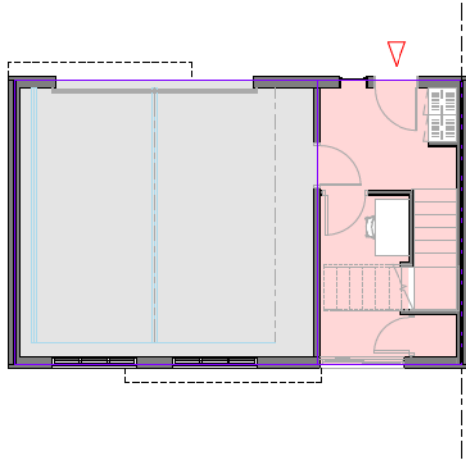
3 UNIT D - Level 3  
1:50



4 UNIT D - Roof  
1:50



### TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN



Project:  
2102  
Owner:  
**1788 168th St.**  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing:  
**TYPICAL UNIT E**

Project Status:  
**Permitting**

**SUBMISSION**

Date	Description
2022-06-28	RE-REVISED FOR EP SUBMISSION

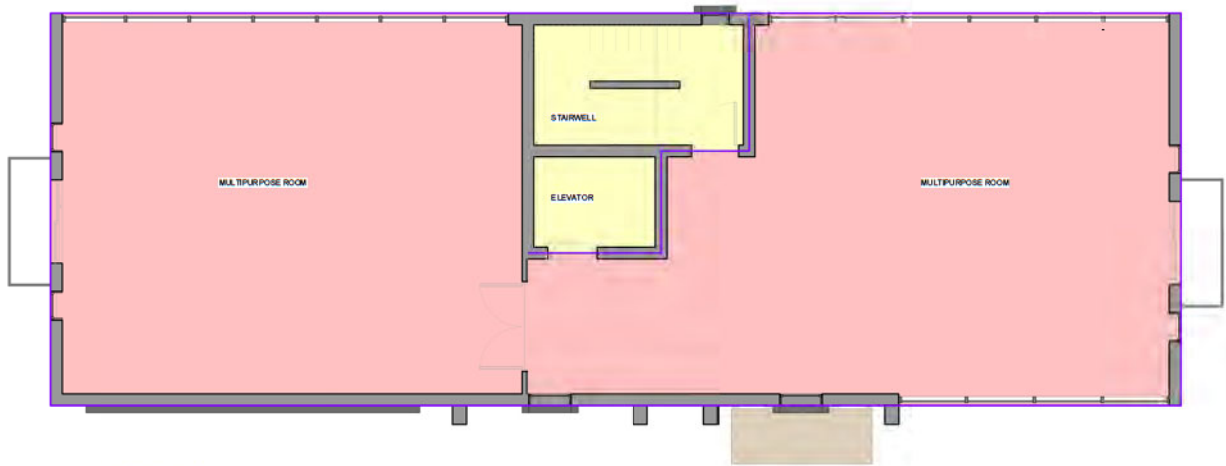
**REVISION**

No.	Date	Description
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All drawings are to be used in consultation with each other. Any errors or omissions are the responsibility of the Architect. All drawings are subject to change without notice. All dimensions are given in millimeters and rounded to the nearest millimeter. All dimensions are given in millimeters and rounded to the nearest millimeter. All dimensions are given in millimeters and rounded to the nearest millimeter. All dimensions are given in millimeters and rounded to the nearest millimeter.

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Print Date: 2022-06-28 3:05:05 PM



2 LEVEL 2 AMENITY BUILDING  
1:50



1 GROUND LEVEL AMENITY BUILDING  
1:50

ARCHITECTS

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Project: 2102  
Owner: 1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing: AMENITY PLANS

Project Status: Permitting

SUBMISSION	
Date	Description
2021-04-04	ISSUED FOR OP SUBMISSION
2021-01-14	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-16	REVISION FOR SUBMISSION
2022-06-28	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

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DWG. NO. A800

Plot Date: 2022-06-28 3:05:08 PM D:\001\REVIT\LOCAL\FILES\2102\_10\_MAIN\_F02\_SD\_1788 168 St\Surrey\_danewt\GBM4.rvt



① LEVEL 3 AMENITY BUILDING  
1:50



② ROOF PLAN AMENITY BUILDING  
1:50

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ANKENMAN MARCHAND

Project  
2102  
Owner  
1788 168th St.  
1788 168th St.  
Surrey, B.C. V3Z 9X3  
Drawing  
**AMENITY PLANS**

Project Status:  
**Permitting**

SUBMISSION	
Date	Description
2021-04-16	ISSUED FOR CP SUBMISSION
2021-11-18	REISSUED FOR SUBMISSION
2022-04-16	REISSUED FOR SUBMISSION
2022-07-18	REISSUED FOR SUBMISSION
2022-08-28	REISSUED FOR SUBMISSION

REVISION		
No.	Date	Description

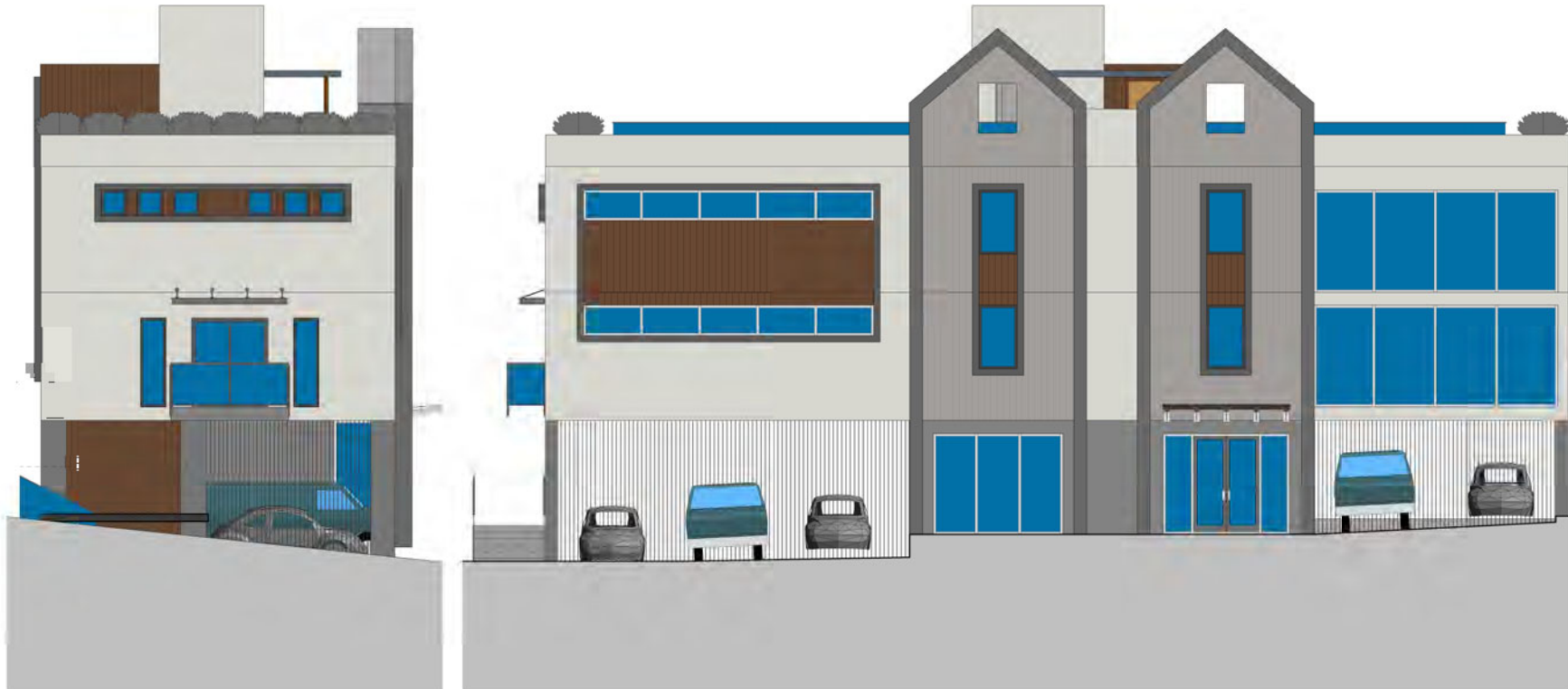
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Scale: 1:50  
DWG. NO. **A805**



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Print Date: 2022-06-28 3:05:20 PM



① AMENITY BUILDING - Elevation West  
1: 50

② AMENITY BUILDING - Elevation South  
1: 50

ARCHITECTS

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Project:

2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing:

AMENITY ELEVATIONS

Project Status:

Permitting

SUBMISSION

Date	Description
2021-04-04	ISSUED FOR OP SUBMISSION
2021-01-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-06-28	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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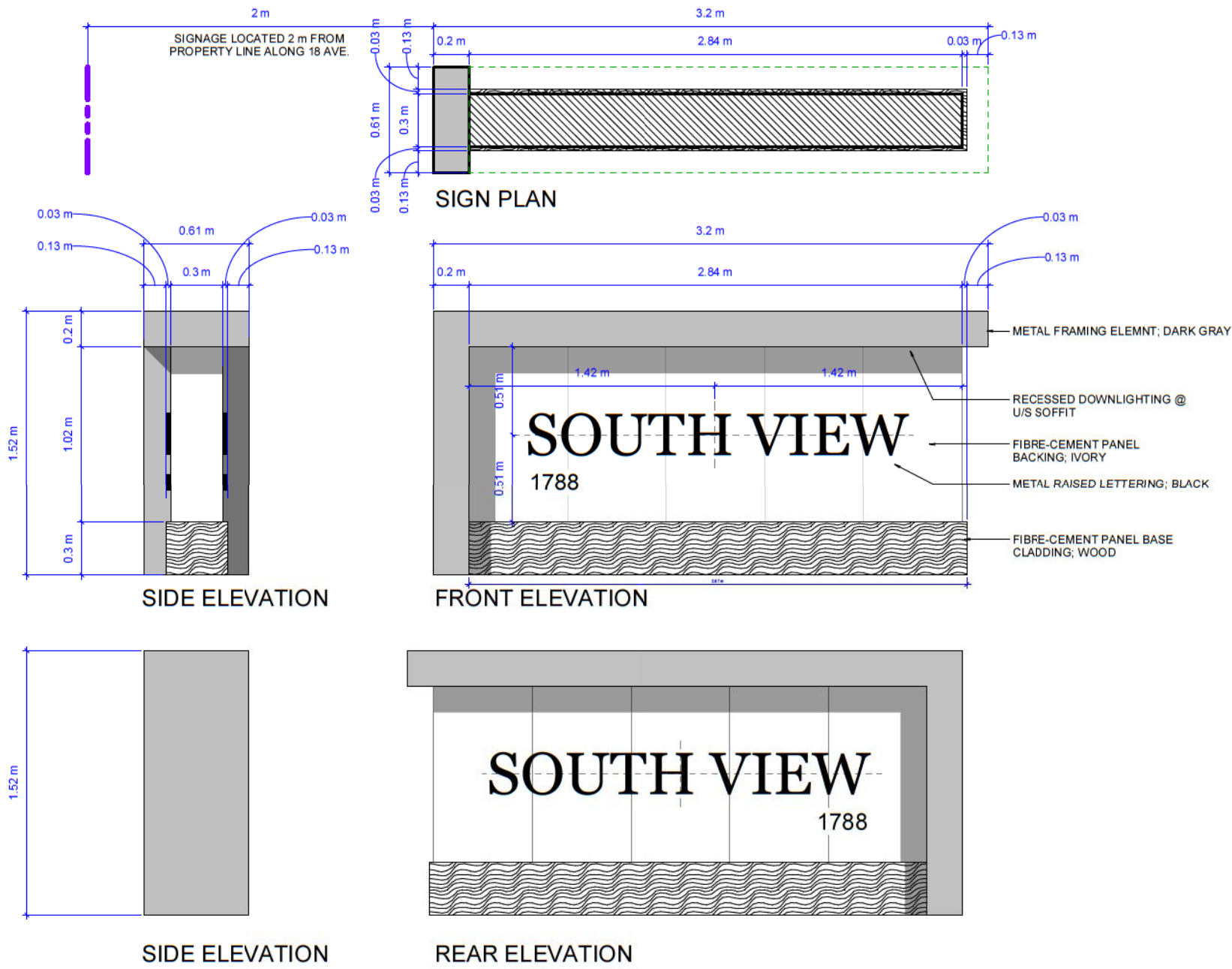
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ANKENMAN MARCHAND

Project: 2102  
 Owner: 1788 168th St.  
 1788 168th St.  
 Surrey, B.C. V3Z 9X3  
 Drawing: PROJECT ENTRY SIGNAGE DETAILS  
 Project Status: Permitting

SUBMISSION	
Date	Description
2021-04-04	ISSUED FOR CP SUBMISSION
2021-05-10	REVISION FOR SUBMISSION
2022-04-10	REVISION FOR SUBMISSION
2022-07-10	REVISION FOR SUBMISSION
2022-08-08	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

Scale: 1 : 10  
 DWG. NO. A900



VIEW DOWN EAST SITE'S EASTERN PEDESTRIAN ACCESS ROAD



VIEW DOWN MAIN SITE ENTRY OFF OF 18TH AVE



WEST SITE RIPARIAN ZONE AND SOUTHERN DRIVE AISLE

ARCHITECTS

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Project

2102

Owner

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing

RENDERINGS

Project Status:

Permitting

SUBMISSION

Date	Description
2024-04-04	ISSUED FOR OP SUBMISSION
2024-01-18	REVISION FOR SUBMISSION
2023-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-04-28	REVISION FOR SUBMISSION

No.	Date	Description

REVISION

No.	Date	Description

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DWG. NO.

A910

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p: 604-294-0061 • f: 604-294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.

NO.	DATE	REVISION DESCRIPTION	DR.
6	2019.05	ADD SITE STORAGE	CLA
7	2019.05	NEW SITE PLAN/ADJUST FOR SUBMISSION	CLA
8	2019.05	REVISION PLANS TO ACCORD TO COMMENTS	MC
9	2019.05	URGENT REVISIONS	MC
4	2018.10	NEW SITE PLAN SUBMITTED FOR SUBMISSION	CLA
5	2018.10	REVISION PLAN	MC
2	2018.10	REVISION WEST PLAN	LA
1	2018.10	REVISION WEST PLAN	MC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
**1788 168TH STREET**  
**SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE**  
**KEY PLAN**

DATE: 21.MAY.26 DRAWING NUMBER:  
SCALE: 1:600  
DRAWN: JU  
DEBON JU  
CHK'D: MCY

**L1**  
OF 11

PMG PROJECT NUMBER: 21-073





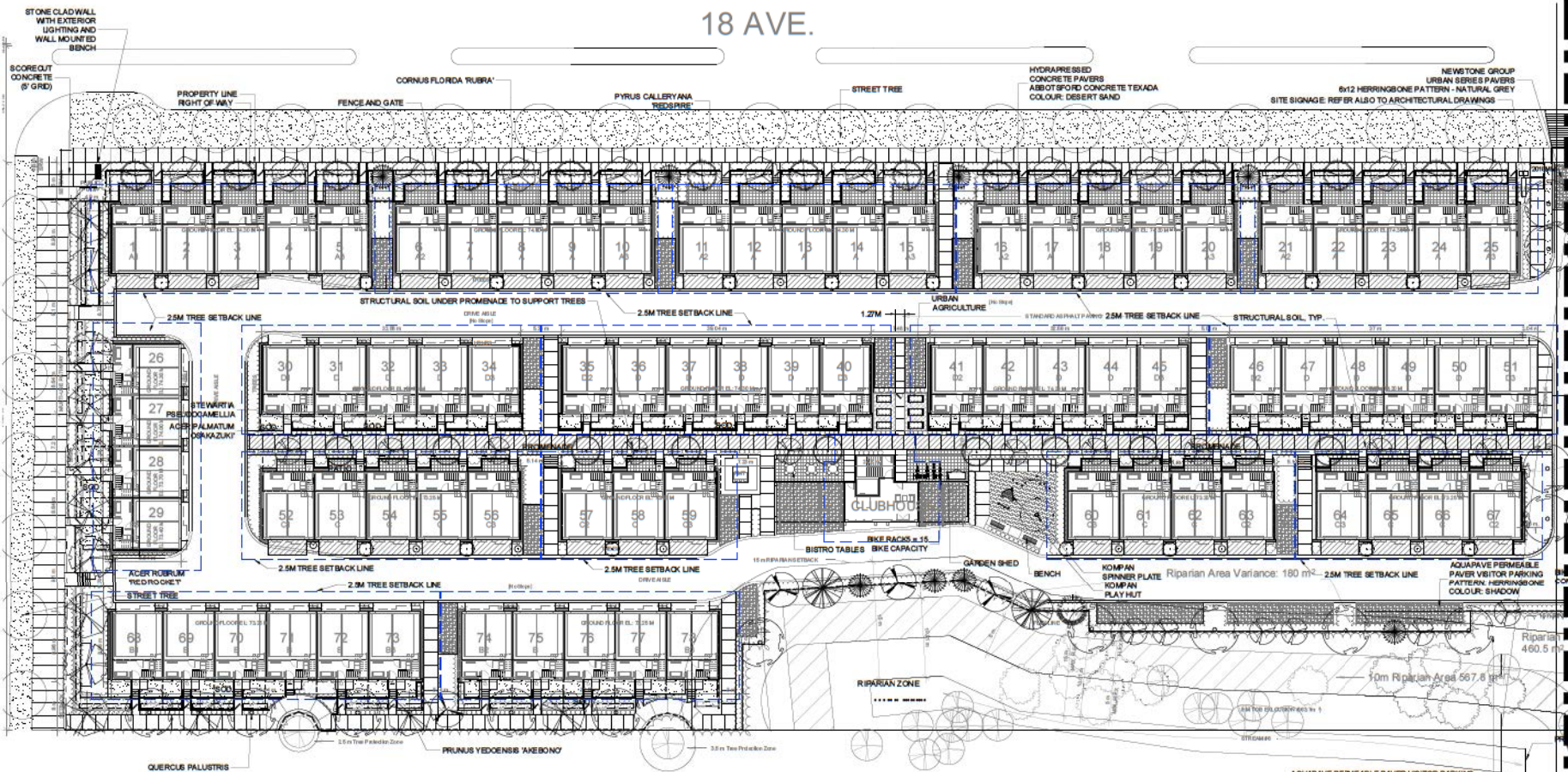
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P: 604 294-0061 F: 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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2	2019-03-15	REVISED PERMIT	ML
3	2019-03-20	REVISED PERMIT	ML
4	2019-03-25	REVISED PERMIT	ML
5	2019-04-05	REVISED PERMIT	ML
6	2019-04-15	REVISED PERMIT	ML
7	2019-04-25	REVISED PERMIT	ML
8	2019-05-05	REVISED PERMIT	ML
9	2019-05-15	REVISED PERMIT	ML
10	2019-05-25	REVISED PERMIT	ML

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN - WEST**

DATE: 21.MAY.20 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU  
DESIGN: RU  
CHK'D: MCV  
**L2**  
OF 11

**TREE SCHEDULE WEST** PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT ID SIZE / REMARKS
1	18	ACER PALMATUM 'OKAZAKI'	GREEN JAPANESE MAPLE	50M CAL, 85B
2	8	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 2M STD, 85B
3	4	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDAN CHERRY	50M CAL, 85B
4	12	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDAN CHERRY	50M CAL, 1.5M CAL, 85B
5	18	CURRANTUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CURRANT 'TINY TOWER'	1.5M HT, 85B
6	18	QUERCUS ILEX 'LAKON GOLD SPIRE'	GOLD SPIRE MOUNTAIN HAWK	50M CAL, 85B
7	18	PRUNUS YEDOENSIS 'AKESBONO'	BERGAMOTTE CHERRY	3M HT, 85B
8	8	PRUNUS YEDOENSIS 'AKESBONO'	DAIWAOKA CHERRY	50M CAL, 85B
9	8	PRUNUS YEDOENSIS 'AKESBONO'	DOUGLAS PR.	3M HT, 85B
10	18	PYRUS CALLERYANA 'TRESORIE'	ORNAMENTAL PEAR	50M CAL, 1.5M STD, 85B
11	14	QUERCUS PALUSTRIS	RN OAK	50M CAL, 2M STD, 85B
12	2	QUERCUS PALUSTRIS	GRAY REDWOOD	5M HT, 85B
13	11	STREWARTIA FISSIDOCAMMELLA	JAPANESE STEWARTIA	50M CAL, 85B

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 ONA ST AND/OR. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH FOR 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 TWO DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND SUPPLIERS MUST MEET OR EXCEED: LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* SOILS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



2109-02-P

PMG PROJECT NUMBER: 21-073

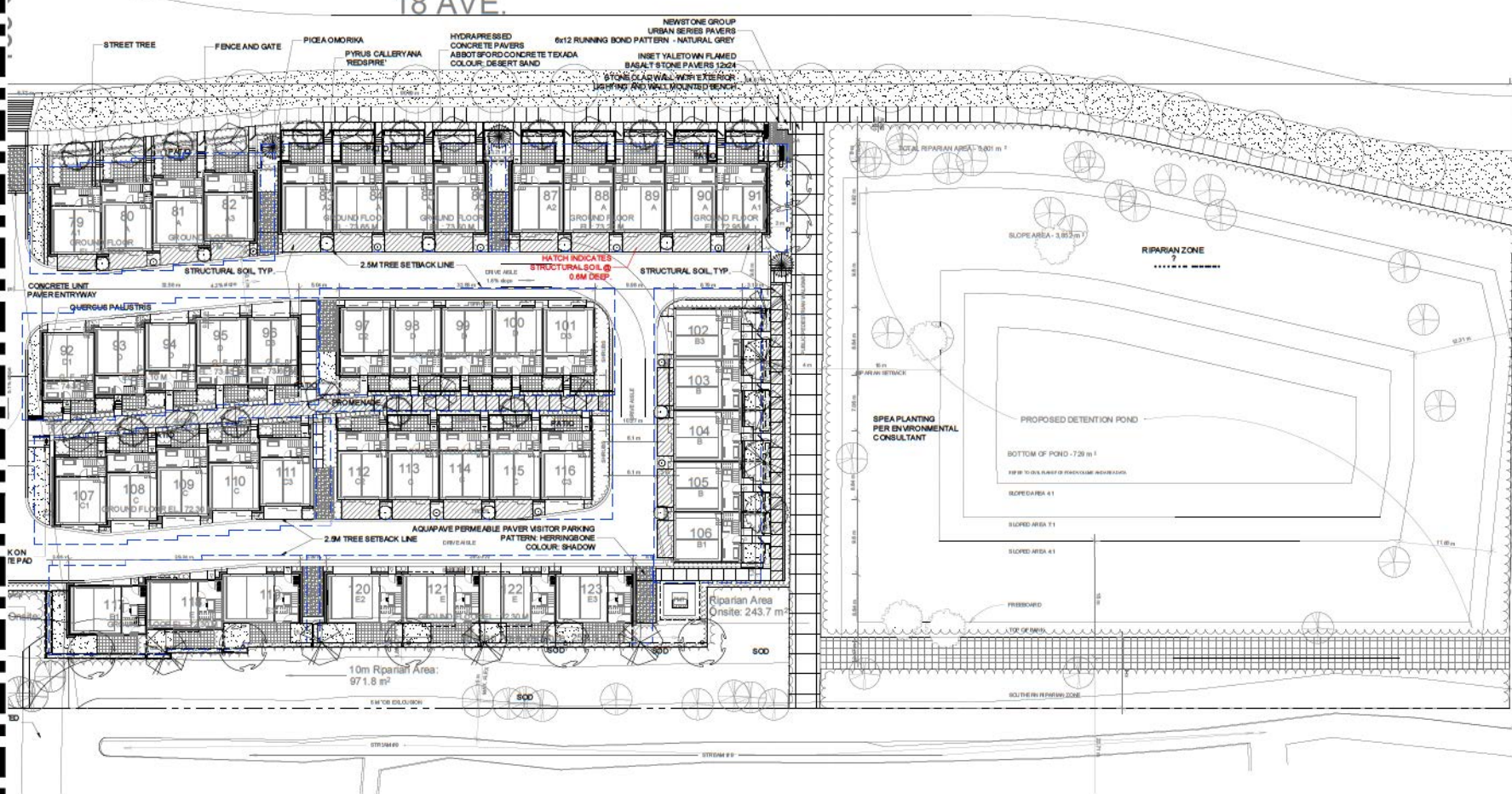
18 AVE.

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Burnaby, British Columbia, V5C 6G8  
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SCALE:

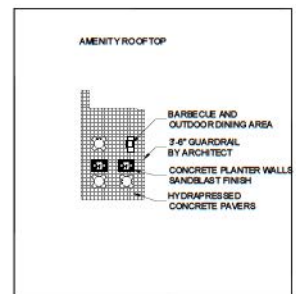
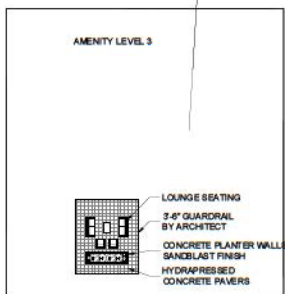


NO.	DATE	REVISION DESCRIPTION	DR.
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143	21.04.23	REVISED PERMIT APPLICATION	CLB
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148	21.04.23	REVISED PERMIT APPLICATION	CLB
149	21.04.23	REVISED PERMIT APPLICATION	CLB
150	21.04.23	REVISED PERMIT APPLICATION	CLB

MATCHLINE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		AGER RUBRUM 'RED ROCK'	RED ROCKET MAPLE	60 CM CAL, 2M STD, BAB
11		QUERCUS FLEXOSA 'YUBA'	WHITE FLOWERING OAKWOOD	60 CM CAL, 1.5M CAL, BAB
10		CUPRESSUS SEMPERVERENS 'TINY TOWER'	ITALIAN CYPRESS 'TINY TOWER'	1.5M HT, BAB
20		QUERCUS ILEX 'BLACK OAK SPICE'	GOLD SPICE WINDHAR	50 CM CAL, BAB
9		PICEA OMORICA	SERBIAN SPICE	2M HT, BAB
6		PRUNUS YEDOENSIS 'WESBONO'	DAVYBREAK CHERRY	60 CM CAL, BAB
11		PIRULIS CALLERYANA 'RED SPICE'	ORNAMENTAL PEAR	60 CM CAL, 1.5M STD, BAB
17		QUERCUS PALUSTRIS	PIN OAK	60 CM CAL, 2M STD, BAB

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER MATERIAL REQUIREMENTS. \*\*\* SEARCH AND REVIEW NAME PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT'S 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. \* DETERMINATION 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 TREE NURSERY. \* DO NOT PERMIT IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PROJECT:

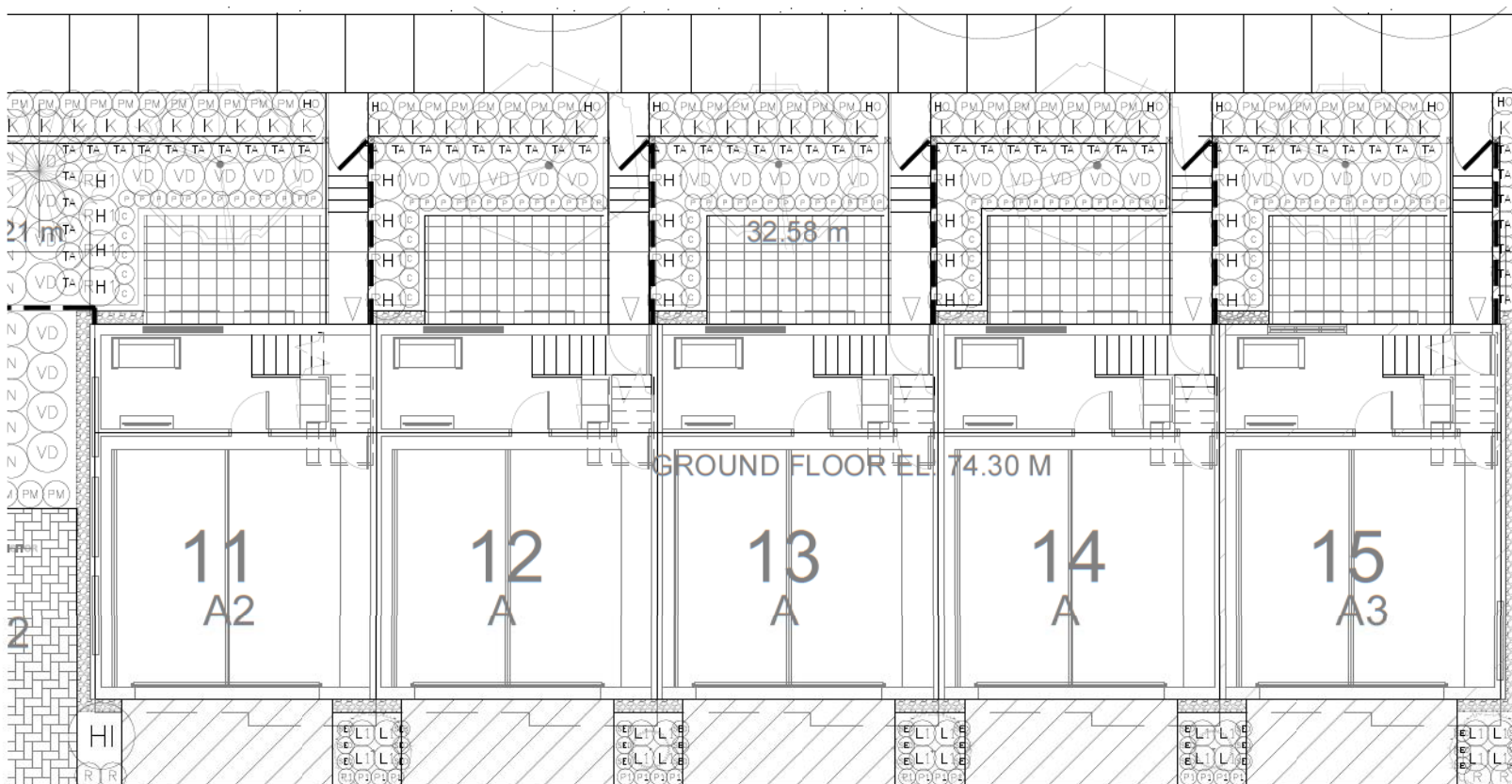
**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN - EAST**

DATE: 21.04.23 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU  
DESIGN: RU  
CHK'D: MCV  
**L3**  
OF 11

PMG PROJECT NUMBER: 21-073

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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3	2019-01-22	ISSUE FOR PERMIT	ML
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7	2019-01-22	ISSUE FOR PERMIT	ML
8	2019-01-22	ISSUE FOR PERMIT	ML
9	2019-01-22	ISSUE FOR PERMIT	ML
10	2019-01-22	ISSUE FOR PERMIT	ML

TYRICAL NORTH-SOUTH ASPECT PLANTING

PLANT SCHEDULE WEST			
KEY	QTY	BOTANICAL NAME	COMMON NAME
3		AMELANCHIER ALNIFOLIA 'PEMBINA'	PEMBINA SERVICEBERRY
124		BULBS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX
109		CORNUS SERICEA	RED TIDYBARK DOGWOOD
27		EUCHOMIS ALATA 'COMPACTUS'	COMPACT WAXED BURNING BUSH
46		HEISCALA SYRIACA 'OSBAU BLUE'	BLUE ROSE OF SHIRAZ
62		HYDRANGEA MACROPHYLLA 'MIRRETTS SUPREME'	MIRRETTS SLURRIME MOONHEAD HYDRANGEA
88		HYDRANGEA MACROPHYLLA 'TINKO BLUE'	BIG LEAF HYDRANGEA (BLUE)
381		KALMIA LATIFOLIA 'LIP'	DWARF KOUZINIA LARIX
87		MANISIA DOMESTICA 'MOONBAY'	DWARF HOVENY BAMBDO
217		FRAXINUS LUTANICA	PORTUGUESE LAUREL
36		RHODODENDRON 'MAH HREUCHIE'	BLUE ROSE OF SHIRAZ
143		RHODODENDRON 'P. JIM'	RHODODENDRON LIGHT PURPLE, E. MAY
47		ROSA 'MIDLAND TERRY'	MIDLAND ROSE, CORAL PINK
162		SHIMADA RESERANA	DWARF SCUMBA
78		SPRAEA DOUGLASSI	DOUGLAS SPIREA
136		SPRAEA X BURNING GOLD FLAME	GOLDFLAME SPIREA
566		TAXUS X MEDIA 'KOSCI'	HOCKEY VIEW
177		VIORNIUM DAMOZI	DAVY'S VIORNIUM
3		VIORNIUM TIBUS SPRING BOUGLEST'	DWARF VIORNIUM

PLANT SCHEDULE WEST			
KEY	QTY	BOTANICAL NAME	COMMON NAME
394		CAREX 'OSHIMIBI'S EVERGLOW'	SILVER VARIATED SEDGE
189		HAKONECHLOA 'AKAKURA YUKIOL'	GOLD VARIATED JAPANESE FOREST GRASS
16		MISCANTHUS SINENSIS 'ADAGO'	ADAGO MAIDEN GRASS
77		POENANETHUM ALFREDI 'RODRES LITTLE BANNY'	POINANT GRASS
393		POENANETHUM ALFREDI 'RODRES LITTLE BANNY'	POINANT GRASS
52		ACTINEA X ARISEOIDES 'ELIZABETH BLOOM'	FALSE SPIREA MID PINK
21		HELLIBORUS X HYBRIDUS	LEWIS ROSE
276		HOSTA 'PATRIOT'	HOSTA GREEN AND WHITE VARIATED
82		IRIS 'EMPEROR'S IRIS'	EMPEROR'S IRIS
151		IRIS 'FLORIDA VAR SULLIVANTI'	GOLDSTURN IRIS, CRYSTAL YELLOW
81		LONGICARIA 'RILEY'	FRUIT HONEYBUCKLE
619		RYOCHI SANDRA TERMINALIS	JAPANESE SPURGE
325		POLYSTICHUM MUNITUM	WESTERN SMOKE FERNS
113		VACCINIUM VITIS-IDAEA	UNDOUBTED

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 CANADIAN STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR ORDERED 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. ALONG WITH A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. SEASONING 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. \*NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PROJECT:

TOWNHOUSE DEV.  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
PLANTING PLAN - WEST

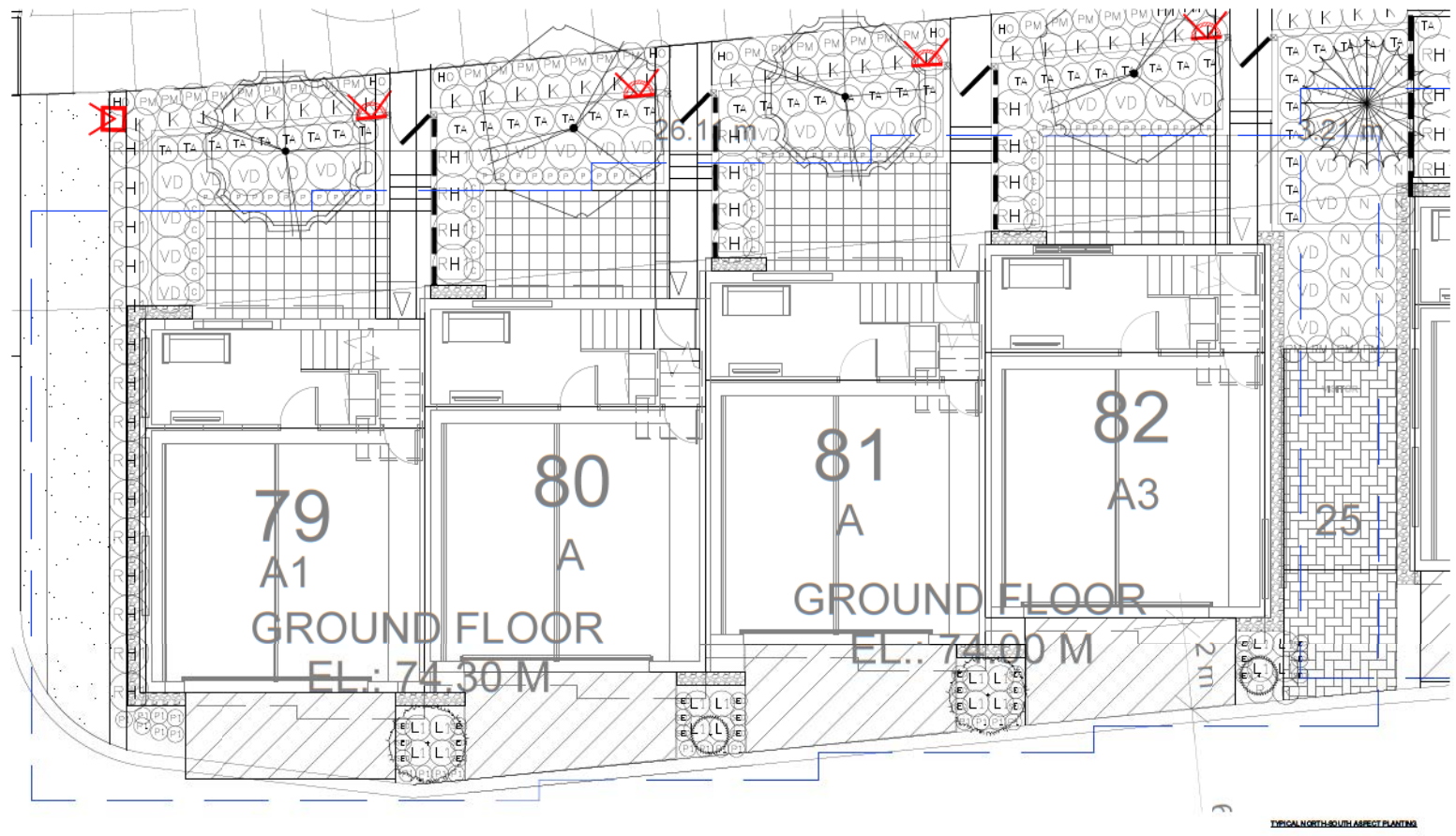
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SCALE: 1:50  
DRAWN: RU  
DESIGN: RU  
CHECKED: MCV  
PROJECT NUMBER: 21-073

**L4**  
OF 11

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p: 604-294-0061 • f: 604-294-0022

SCALE



NO.	DATE	REVISION DESCRIPTION	DR.
4	22-SEP-23	ADD SITE SURVEY	CLA
7	22-SEP-23	NEW SITE PLAN FOR SUBMISSION	CLA
4	22-SEP-23	NEW SITE PLAN FOR SUBMISSION	MC
1	22-SEP-23	UPDATE PER COMMENTS	MC
4	22-SEP-23	RE-WRITE PLANS FOR SUBMISSION	CLA
3	22-SEP-23	RE-WRITE PLANS	MC
2	22-SEP-23	RE-WRITE PLANS	MC
1	22-SEP-23	RE-WRITE PLANS	MC

CLIENT

PROJECT

**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE

**PLANTING PLAN - EAST**

DATE: 21-MAY-26 DRAWING NUMBER:  
SCALE: 1:50  
DRAWN: RU  
DESIGN: RU  
CHKD: MCY

**L5**  
OF 11

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 21-073
SHRUB					
1	24	HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#1 POT, 90CM 15M O.C.	
2	44	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	MERRITT'S SUPREME HOPHEAD HYDRANGEA	#1 POT, 90CM 90CM O.C.	
3	23	HYDRANGEA MACROPHYLLA 'HYDRO BLUE'	SOLEAF HYDRANGEA (BLUE)	#1 POT, 90CM	
4	201	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#1 POT, 90CM	
5	06	IMPATIENS DOMESTICA 'WOODENY'	DWARF HEAVENLY BAMBOO	#1 POT, 90CM	
6	184	PRUNUS LUSTRICA	PORTULACAE LAUREL	#1 POT, 90CM 1M S&B	
7	36	RHOODODENDRON 'ANNAKRUSCHKE'	RHOODODENDRON, BLUE	#1 POT, 90CM	
8	86	RHOODODENDRON 'P.J.M.'	RHOODODENDRON, LIGHT PURPLE, E. MAY	#1 POT, 90CM	
9	46	ROSA MEDIANA 'TERRY'	MEDIAN ROSE, CORAL PINK	#1 POT, 40CM 90CM O.C.	
10	6	SOMNIA REVESSIANA	DWARF SOMNIA	#1 POT, 25CM	
11	9	SPIRAEA DOUGLASSII	DOUGLAS SPREA	#1 POT, 40CM	
12	215	TAXUS MEDIA 'HOOP'	HOOPE YEW	#1 POT, 90CM	
13	94	VIORNIUM DAVIDI	DAVID'S VIORNIUM	#1 POT, 30CM 75CM O.C.	

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 21-073
GRASS					
1	127	CAREX OSHIMENSIS 'EVERGOLD'	SILVER VAREGATED SEDGE	#1 POT	
2	291	HAKONEGLA MACRA 'AUREOLA'	GOLD VAREGATED JAPANESE FORBIST GRASS	#1 POT, 90CM O.C.	
3	26	MICRANTHUS SHIBUBI 'DUSKY'	ASHY BARN GRASS	#1 POT, 75CM O.C.	
4	88	-----	SHANANO DO GRASS	#1 POT, 45CM O.C.	
5	107	PENSTEMON ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT	
PERENNIAL					
6	81	ASTILBE 'ARDENSI' 'ELIZABETH BLOOM'	FALSE SPIREA, MID PINK	15CM POT, 90CM O.C.	
7	154	HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VAREGATED	#1 POT, 15TE	
8	21	RUBROCKIA FLUGDA VAR. SULLIVANTII 'GOLDTUMBLER'	ROCK ROSE, YELLOW	#1 POT, 90CM O.C.	
9	275	PACHISANDRA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM	
10	130	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM, 75CM O.C.	
11	111	VACCINIUM VITIS-IDAEEA	LINDENBERRY	#1 POT, 30CM, 90CM O.C.	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE 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 RESUME: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW OF 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 REDUCTION TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIALS, AND WORKMANSHIP MUST BE IN EXCESS OF 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.

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SCALE:



**Lighting Legend**

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

\* LIGHTING USES PULL-OUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.



LITHONIA RADEAN BOLLARD - USE WARM COLOUR LIGHT  
WAC URBAN SCONCE LIGHTING USE WARM COLOUR LIGHT.



21079-02P

NO.	DATE	REVISION DESCRIPTION	DR.
1	2019-03-29	ADD SITE STORAGE	CLB
2	2019-03-29	NEW SITE PLAN, PAVING FOR DRIVEWAY	CLB
3	2019-03-29	REVISED PAVING LAYOUT OF DRIVEWAY	MC
4	2019-03-29	UPDATE FOR COMMENTS	MC
5	2019-03-29	NEW SITE PLAN, SITE UTILITIES FOR SEWER MAIN	CLB
6	2019-03-29	REVISED PLAN	MC
7	2019-03-29	REVISED FOR WESTER PLAN	MC
8	2019-03-29	REVISED FOR WESTER PLAN	MC

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**

1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**LIGHTING PLAN - WEST**

DATE: 21.MAR.2019 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU  
DESIGN: RU  
CHKD: MCY

**L6**

OF 11

PMG PROJECT NUMBER: 21-073

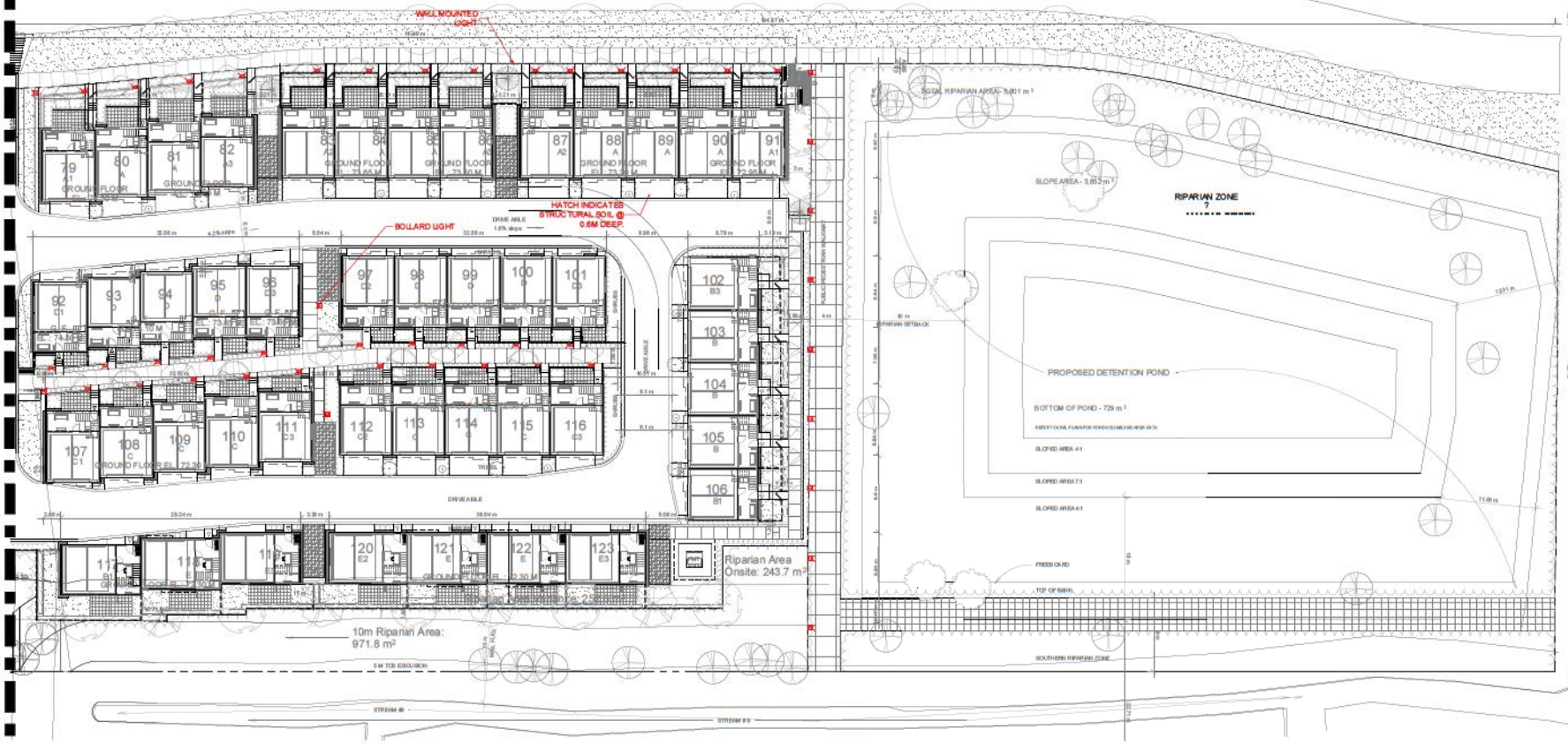
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SCALE:



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CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**LIGHTING PLAN - EAST**

DATE: 21.MAY.26 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU  
DESIGN: RU  
CHK'D: MCY  
**L7**  
OF 11

PMG PROJECT NUMBER: 21-073

MATCHLINE

**Lighting Legend**

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

\* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.



LITHONIA RADEAN BOLLARD - USE WARM COLOUR LIGHT  
WAC URBAN SCONCE LIGHTING USE WARM COLOUR LIGHT.



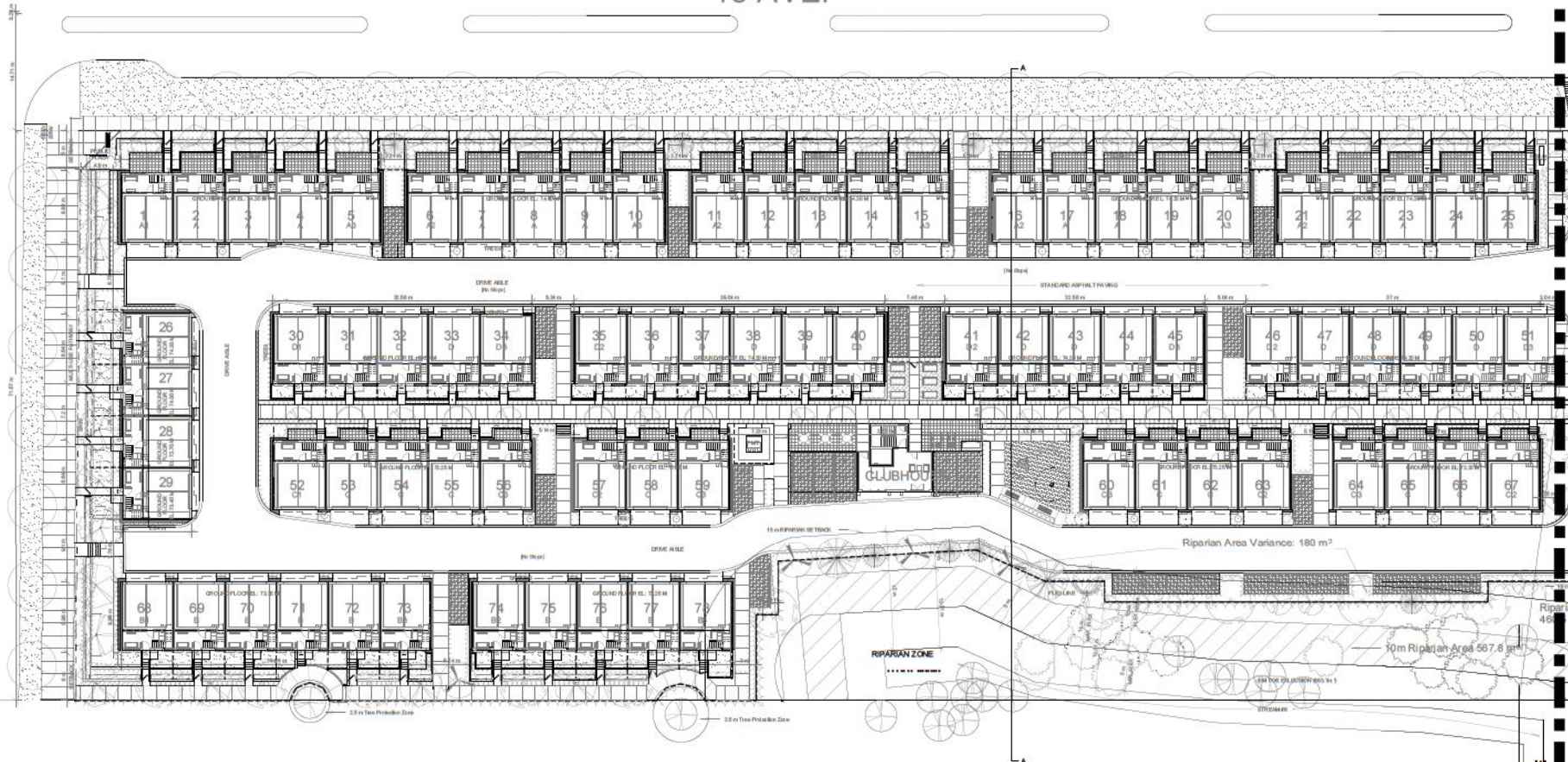
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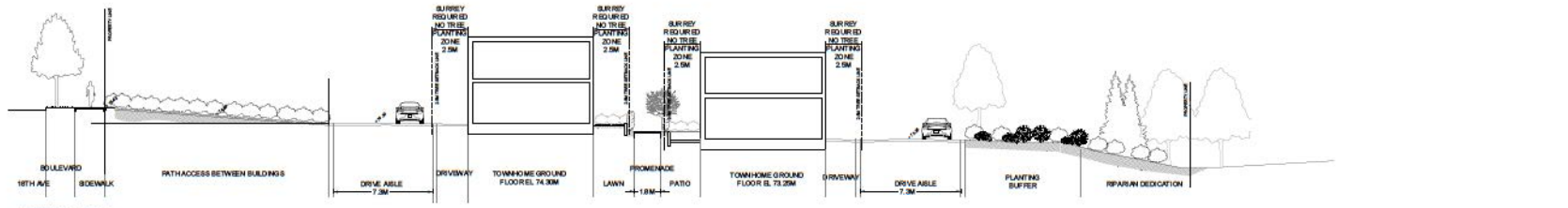
CLIENT:

PROJECT:  
**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**GRADING  
PLAN - WEST**

DATE: 21.MAY.26 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU  
DESIGN: RU  
CHK'D: MCV

PMG PROJECT NUMBER: 21-073



SECTION A | 1:150



2109-02-P

**L8**  
OF 11

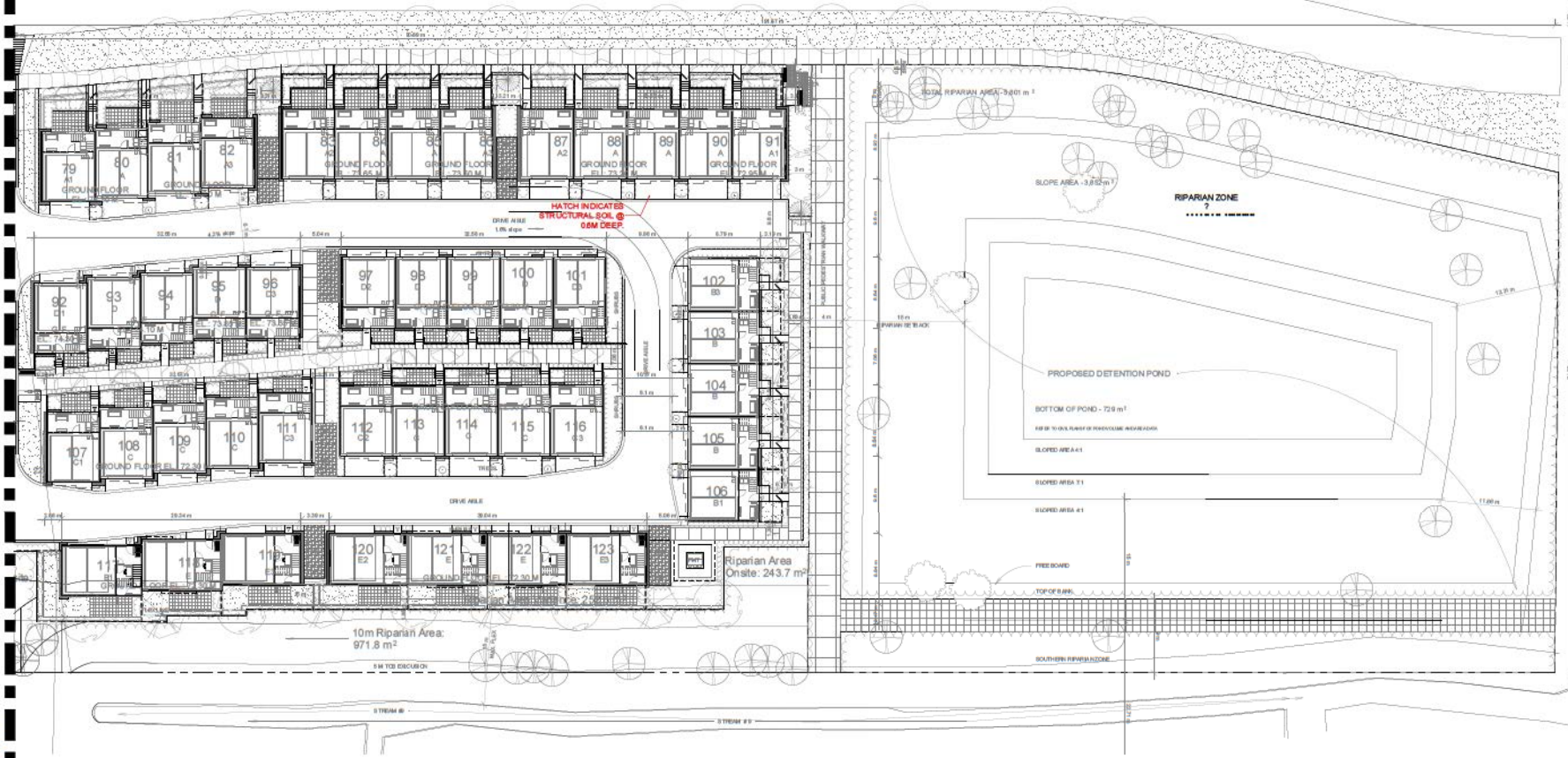
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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	2009-02-26	ADD SITE STORAGE	CLB
2	2009-02-26	REVISE PLAN/SCHEDULE FOR SUBMISSION	CLB
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CLIENT:

PROJECT:

**TOWNHOUSE DEV.**

1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**GRADING  
PLAN - EAST**

DATE: 21.MAY.26 DRAWING NUMBER:

SCALE: 1:250

DRAWN: RU

DESIGN: RU

CHECKED: MCY

PMG PROJECT NUMBER:

**L9**

OF 11

21-073



2109-02-P

MATCHLINE

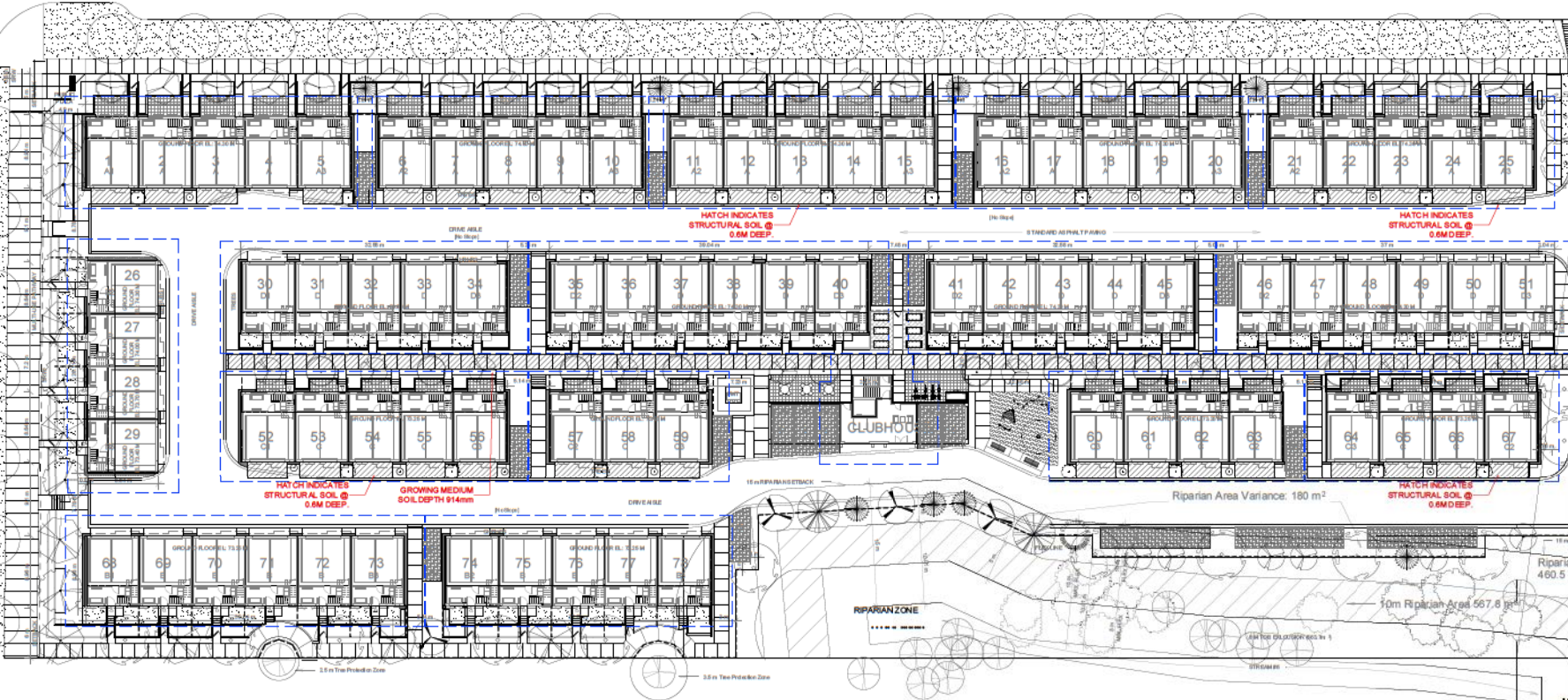


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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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13	2019.03	REVISE WEST PLAN	MC

CLIENT:

PROJECT:

**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**STRUCTURAL SOIL PLAN - WEST**

DATE: 21.MAY.2016 DRAWING NUMBER:  
SCALE: 1:250  
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CHECKED: MCY

**L10**  
OF 11



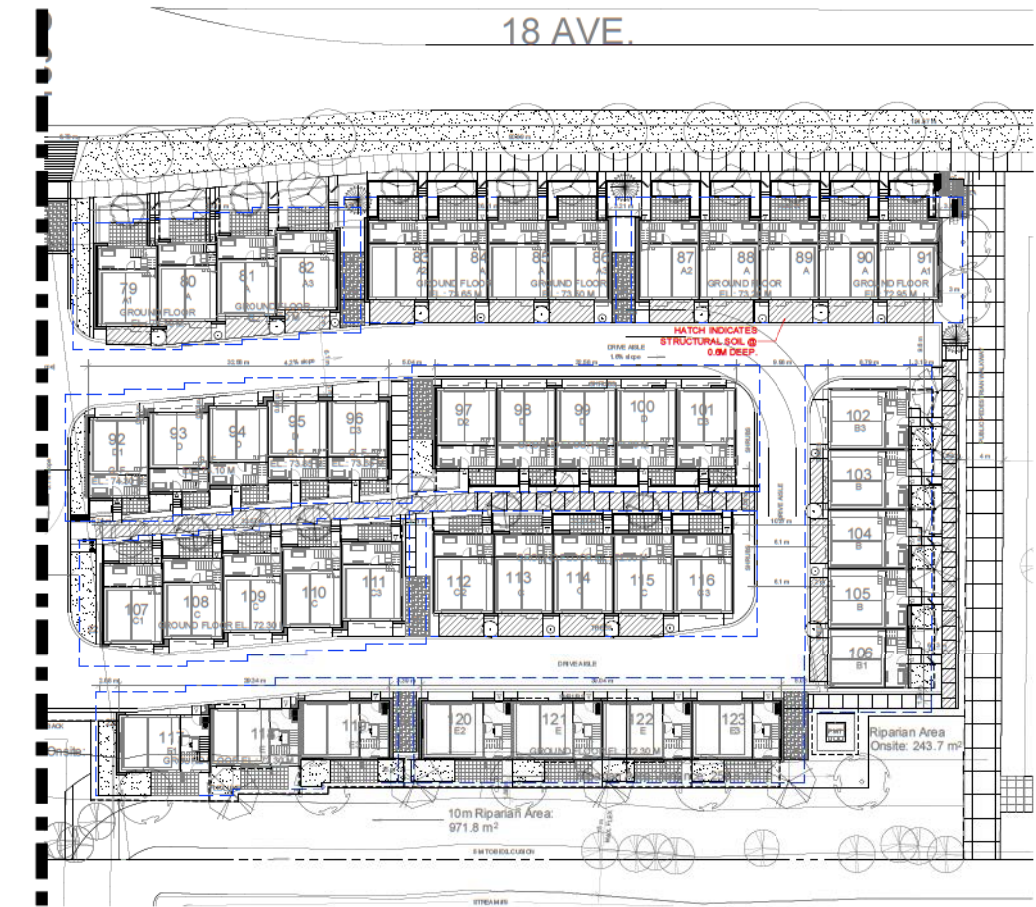
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21079-02P PMG PROJECT NUMBER: 21-073

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SCALE:



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NO.	DATE	REVISION DESCRIPTION	DR.
4	2023.03	ADD SITE STORAGE	CLB
7	2023.03	NEW SITE PLAN/PROVIDE RIPARIAN ZONE	CLB
8	2023.03	REVIEW PLAN/PROVIDE RIPARIAN ZONE	MC
9	2023.03	UPDATE PER CONSULT	MC
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5	2023.03	REVIEW PLAN	MC
2	2023.03	REVIEW PER WESTPLAN	SA
1	2023.03	REVIEW PER WESTPLAN	MC

CLIENT:

PROJECT:  
**TOWNHOUSE DEV.**  
1788 168TH STREET  
SURREY, BC

DRAWING TITLE:  
**STRUCTURAL SOIL PLAN - EAST**

DATE: 21.MAY.24 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: RU **L11**  
DESIGN: RU  
CHKD: MCY **OF 11**



2109-02P

PMG PROJECT NUMBER: 21-073



## INTER-OFFICE MEMO

---

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

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

DATE: **September 10, 2022** PROJECT FILE: **7821-0174-00**

---

RE: **Engineering Requirements  
Location: 1788 168 Street**

**NCP AMENDMENT/ DEVELOPMENT VARIANCE PERMIT**

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

**REZONE/SUBDIVISION**

***Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:***

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

- Dedicate 6.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

***Works and Services***

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.
- Pay the following charges:
  - Sanitary Latecomers charges relative to project: 5815-0084-00-1 and 5816-0312-00-1
  - LAS charges, if required.
  - Drainage Latecomers charges relative to project: 5915-0084-00-1
  - DCC Frontender Agreement (drainage/water/sanitary);
  - Development Works Agreement (drainage/water/sanitary);
  - 100% cash payment of Drainage/Water/Sanitary DCC.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.  
Development Services Manager  
IK1

NOTE: Detailed Land Development Engineering Review available on file



August 24, 2022

Planning

**School Enrolment Projections and Planning Update:**

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

The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0174 00

**SUMMARY**

The proposed 127 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	33
Secondary Students:	14

**September 2021 Enrolment/School Capacity**

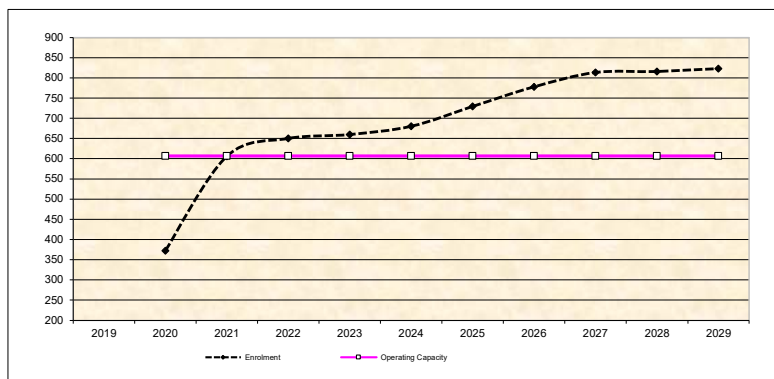
<b>Edgewood Elementary</b>	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
<b>Grandview Heights Secondary</b>	
Enrolment (8-12):	1143
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	60
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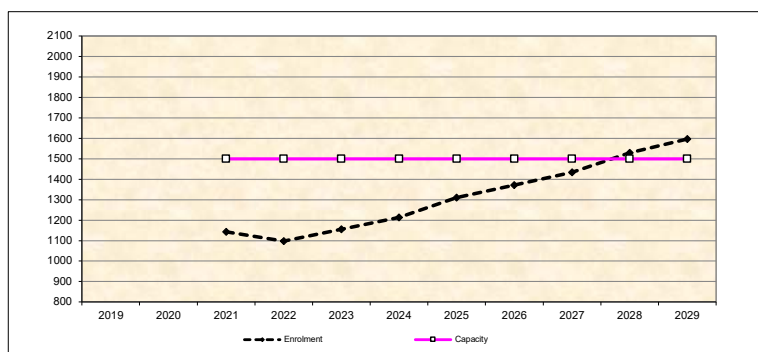
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Edgewood Elementary**



**Grandview Heights 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 21-0174-00


Address: 1788 168 Street, Surrey, BC

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	118
<b>Protected Trees to be Removed</b>	118
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 54 X one (1) = <u>54</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 64 X two (2) = <u>128</u></li> </ul>	182
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	29

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

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

Signature of Arborist: 

Date: September 12, 2022



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





NO.	DATE	BY	REVISION
1	MAY 31 21	MK	SITE PLAN
2	JUN 0 22	MK	SITE PLAN
3	JUL 19 22	MK	SITE PLAN
4	AUG 02 22	MK	SITE PLAN
5	SEPT 0 22	MK	GRADING PLAN

NO.	DATE	BY	REVISION
6	SEPT 12 22	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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PROJECT TITLE  
**1788 - 168th STREET**  
**SURREY, B.C.**

SHEET TITLE  
**KEY - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT

DRAWN  
 MK  
 SCALE  
 AS SHOWN  
 DATE  
 MARCH 12, 2021

**KEY**  
 SHEET 1 OF 5

# Darts Hill NCP | Plan Summary

## Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated and complete neighbourhood. Land use policies reflect the vision and principles of the Plan and set out how Darts Hill will grow. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

### Mixed-Use

Mixed use and commercial areas support a healthy and vibrant retail and office environment, while supporting residential uses. Mixed uses are centred on an urban village located at 171 Street and 20 Avenue, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

### Residential

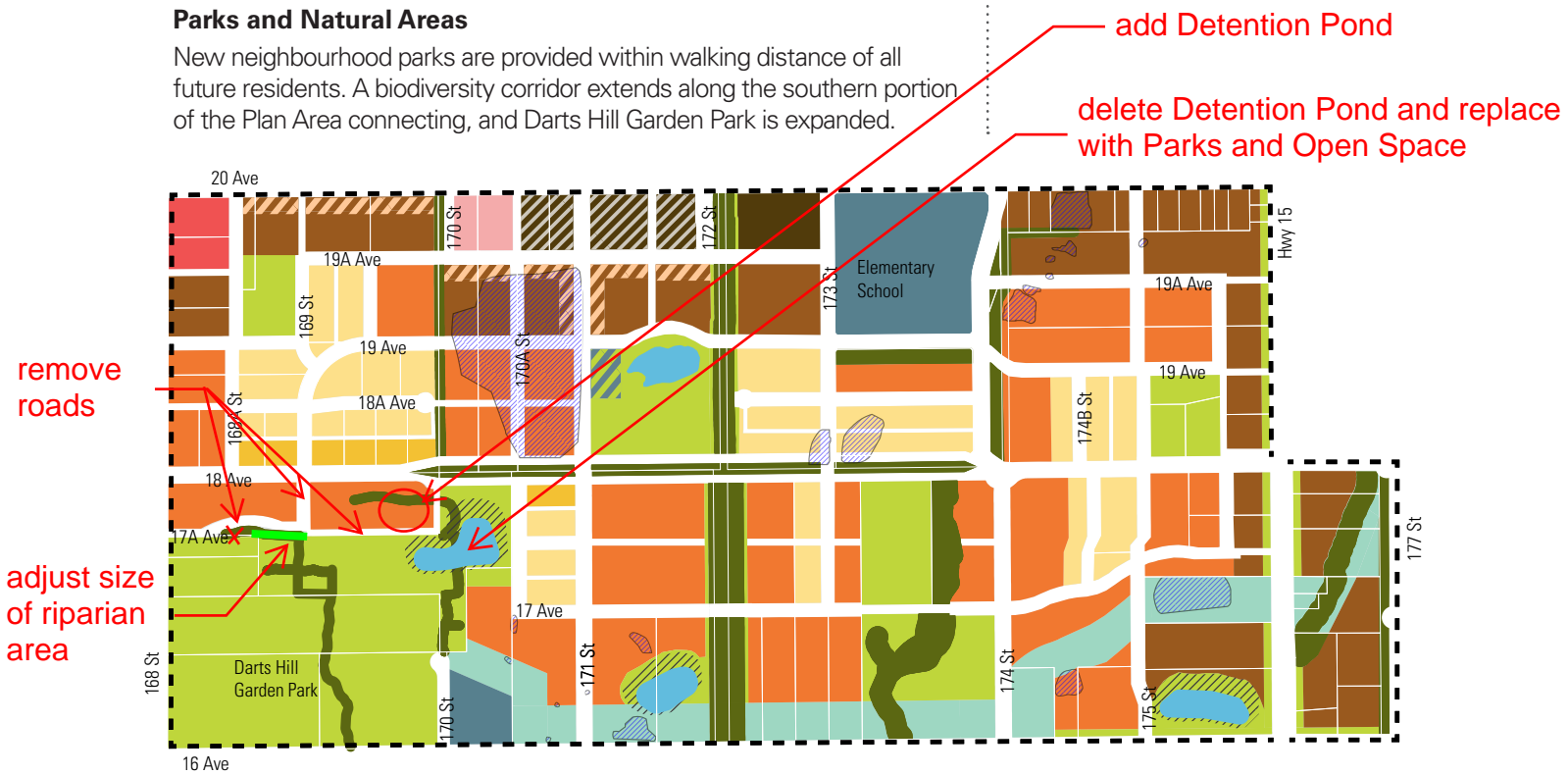
New residential development will provide a variety of housing types to support families, working professionals, and seniors. The highest densities of housing will be located around the urban village and adjacent to main roads. This will attract new residents to support local business and provide housing within closer proximity to transit.

### Parks and Natural Areas

New neighbourhood parks are provided within walking distance of all future residents. A biodiversity corridor extends along the southern portion of the Plan Area connecting, and Darts Hill Garden Park is expanded.

### LEGEND

-  Low Rise Mixed-Use
-  Community Commercial
-  Neighbourhood Commercial
-  Low Rise Residential
-  High Density Townhouse
-  Live/Work Townhouse
-  Medium Density Townhouse
-  Semi-Detached Townhouse
-  Detached Residential
-  Biodiversity Corridor
-  Riparian Area
-  Parks and Open Space
-  Institutional
-  Waterbody
-  Detention Pond
-  Potential Wetland



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-00

Issued To:

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: 011-234-385  
Lot 1 Section 18 Township 7 New Westminster District Plan 7509  
1788 168 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east), and side yard (south) are reduced from 6.0



metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;

- (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6 metres to 1.0 metre for parking space No. 10;
  - (c) In Subsection G. Height of Buildings, of Part 22 Multiple Residential 30 Zone, the maximum building height of the Indoor Amenity Space Building is increased from 11 metres to 11.3 metres; and
  - (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
5. This development variance permit applies to only the portion of the shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

---

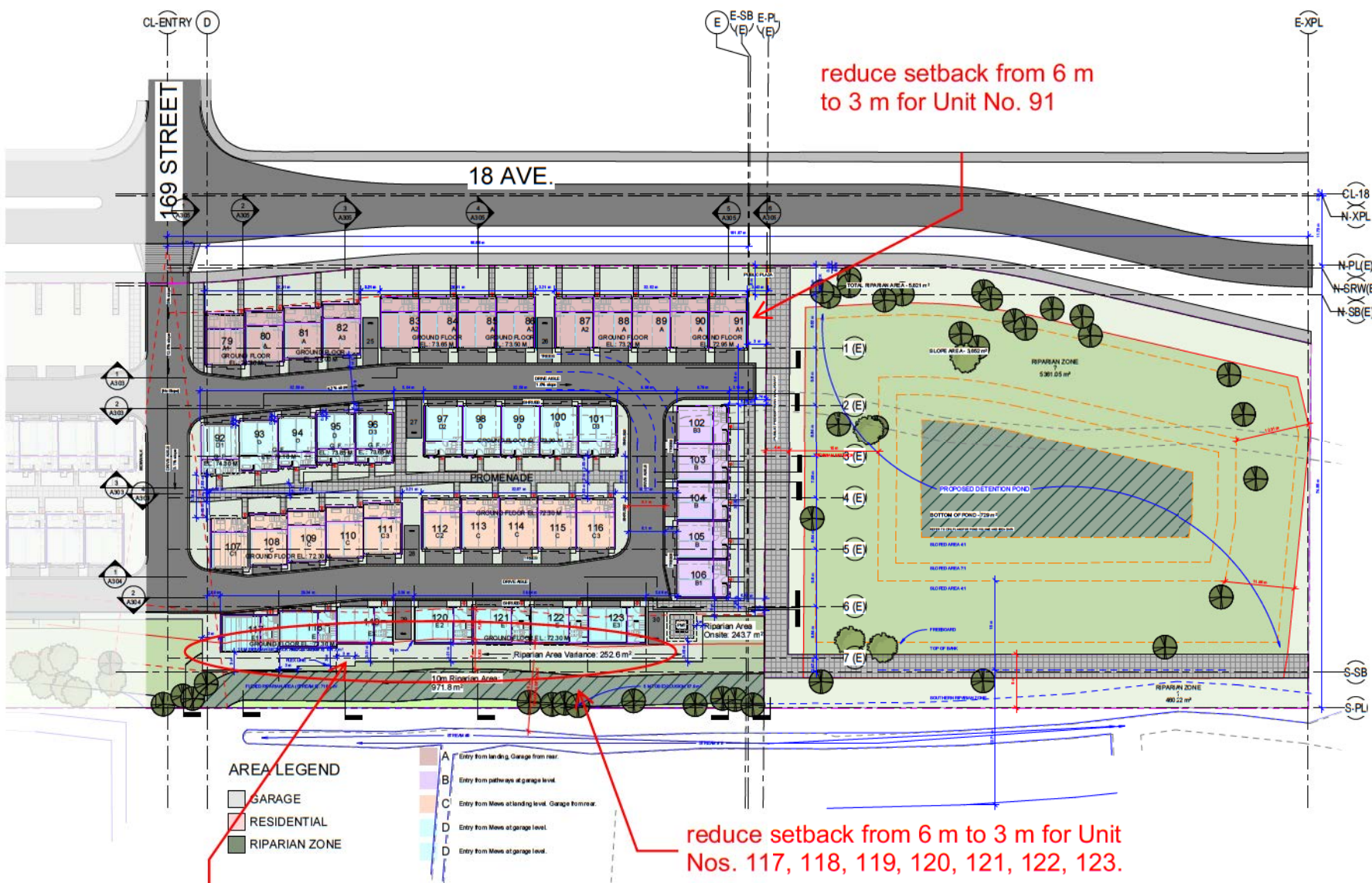
Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



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reduce setback from 6 m to 3 m for Unit No. 91

reduce setback from 6 m to 3 m for Unit Nos. 117, 118, 119, 120, 121, 122, 123.

reduce the riparian setback from 15 m to 10 m

**AREA LEGEND**

[Light Blue Box]	GARAGE
[Light Purple Box]	RESIDENTIAL
[Green Box]	RIPARIAN ZONE

- A Entry from landing. Garage from rear.
- B Entry from pathways at garage level.
- C Entry from Mezz at landing level. Garage from rear.
- D Entry from Mezz at garage level.
- D Entry from Mezz of garage level.

ARCHITECTS

1545 West 5th Avenue  
 Vancouver, BC V6S 1N5

TEL: (604) 672-2566 ext. (604) 672-2505  
 Email: office@ankenmanmarchand.com

ANKENMAN MARCHAND



Project: 2102  
 Owner: 1788 168th St.  
 1788 168th St.  
 Surrey, B.C. V3Z 9X3  
 Drawing: SITE PLAN - EAST SITE

Project Status: Permitting

**SUBMISSION**

Date	Description
2021-04-04	REQUIRED FOR CP SUBMISSION
2021-01-16	REQUIRED FOR SUBMISSION
2022-04-16	REQUIRED FOR SUBMISSION
2022-07-16	REQUIRED FOR SUBMISSION
2022-06-08	REQUIRED FOR SUBMISSION

**REVISION**

No.	Date	Description

Scale: 1 : 300  
 DWG. NO. **A101**

All drawings shall be printed and submitted with each other. All drawings shall be in color. The Architect shall be responsible for the accuracy of the information provided. The Client shall be responsible for the accuracy of the information provided. The Client shall be responsible for the accuracy of the information provided. The Client shall be responsible for the accuracy of the information provided.

**H - 12**

**ACTION REQUIRED:** Final Adoption

**TYPE:** New Regulatory Development Cost Charge

**PURPOSE:** A new regulatory bylaw to impose Development Cost Charges (DCC) to assist the City in paying the capital cost of providing sewage, water, drainage and highway facilities as well as park land acquisition and improvements, for new subdivisions and the construction or alteration of buildings. This bylaw introduces DCC waivers for eligible developments and will also repeal Bylaw No. 20865.

**PROCESSING DATES:**

April 8, 2024 - 3rd, as amended: Carried RES.24-641  
Amend Bylaw 21174: Carried RES.24-640  
Rescind 3rd at the February 26, 2024 RCPH: Carried RES.24-639

February 26, 2024 - 1st, 2nd and 3rd: Carried RES.R24-409/410/411  
Corporate Report No. R032: Carried RES.R24-372

CITY OF SURREY

BYLAW NO. 21174

A Bylaw to impose development cost charges.

.....

WHEREAS:

- A. Pursuant to Part 14, Division 19 of the *Local Government Act*, S.B.C 2015, c.1, as amended Development Cost Charge Amendment Bylaw Approval Exemption Regulation, BC Reg 130/2010, and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and
- B. Development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, the development for which the charges are being imposed.

NOW THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

**TITLE**

- 1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge Bylaw, 2024, No. 21174".

**DEFINITIONS AND INTERPRETATION**

- 2. For the purposes of this Bylaw, unless the context otherwise requires:

**"Anniedale-Tynehead"** means the area of the City of Surrey shown in Section E.27(a) of Schedule "G" of the Surrey Zoning Bylaw;

**"Assisted Living Residence"** means a multiple unit residential building containing 45 Dwelling Units per acre or greater which is subject to a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner of the building, but does not include Not-for-Profit Rental Housing. The housing agreement will specify that the multiple unit residential building will:

- (a) be occupied only by persons who are Qualified Occupants;
- (b) be registered as an Assisted Living Residence under the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75, as amended; and
- (c) not be strata-titled or further subdivided;

**"BA" or "Building Area"** means building area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a building or structure

including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, and excluding areas for parking that are provided as an accessory use to the building or structure;

"**Bylaw 5942**" means Surrey Zoning By-law, 1979, No. 5942 as amended;

"**Campbell Heights**" means the area of the City of Surrey shown in Section E.17(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**City Centre**" means the area of the City of Surrey shown in Schedule E.30(a) of the Surrey Zoning Bylaw;

"**Community Charter**" means the *Community Charter*, SBC 2003, c.26, as amended;

"**Completed**" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer;

"**Darts Hill**" means the area of the City of Surrey shown in Section E.35(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Developed Area**" means that area of a lot containing any improvements for the accommodation of a building, accessory building, structure, storage or parking or circulation area, landscaping or anything to facilitate the permitted use;

"**DU**" or "**Dwelling Unit**" means dwelling unit as defined in the Surrey Zoning Bylaw;

"**Effective Date**" means the date on which this bylaw comes into force, which is established as May 15, 2024;

"**Eligible Development**" means a development that is eligible in accordance with 563 of the *Local Government Act* for a rental housing development operated by public housing bodies prescribed in the *Residential Tenancy Act* and Regulations if the units are subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, and is either:

- (a) wholly owned and operated by a public housing body; or
- (b) operated by a public housing body, pursuant to a legal agreement with the property owner;

"**Federal and Provincial Buildings**" means buildings or lots owned by the Provincial or Federal government for use by the Provincial or Federal government or crown corporations, excluding a Hospital operating under Federal or Provincial legislation, located in any zone;

"**Highway 99 Corridor**" means the area of the City of Surrey shown in Section E.20(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Hospital**" means a hospital, a private hospital, and/or a licensed community care facility as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, and a private mental

hospital as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended;

**"In-Stream"** means, in reference to an application, not determined, rejected or withdrawn and:

- (a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;
- (b) in the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the City of Surrey as a legitimate application;
- (c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application; and
- (d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a legitimate application;

**"Issuable"** means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

- (a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;
- (b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
- (c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;
- (d) all review comments arising from the building permit application review process have been addressed to the satisfaction of the City of Surrey; and
- (e) all applicable fees and levies have been paid;

**"Local Government Act"** means *Local Government Act*, SBC 2015, c. 1, as amended;

**"Minor Change"** means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot;

**"Precursor Application"** means, in relation to a building permit, that there is an:

- (a) In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or
- (b) In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates;

**"Qualified Occupants"** means:

- (a) a person who is a resident as defined under the *Community Care and Assisted Living Act*, SBC 2002, c. 75, as amended; and
- (b) a person who is employed to manage the Assisted Living Residence and their spouse, provided only one Dwelling Unit within the Assisted Living Residence is designated for this type of occupant;

**"Redwood Heights"** means the area of the City of Surrey shown in Section E.33(a) of Schedule "G" of the Surrey Zoning Bylaw;

**"Revision Permit"** means a revised building permit issued by the City of Surrey where the City of Surrey has accepted a proposed change to the scope of work originally authorized by a building permit;

**"Seniors Apartments"** means a multiple unit residential building with a minimum density of 45 Dwelling Units per acre and where there exists a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors, but does not include Not-for-Profit Rental Housing;

**"Square Footage of the Dwelling Unit"** or **"sq. ft. of DU"** means the cumulative floor area measured from the outside edge of the exterior walls or sheathing of the Dwelling Unit and, where applicable, the centre line of the common walls dividing the Dwelling Units and shall include all the internal walls within each Dwelling Unit excluding parking areas (to a maximum of 250 square feet per parking space), crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks;



**"Substantial Change"** means a change to the scope of work authorized by a building permit which results in either:

- (a) an increase by more than five percent (5%) in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot; or
- (b) a change to the zone or land use on which the development cost charges was based, as determined by the City of Surrey;

**"Surrey Zoning Bylaw"** means Surrey Zoning By-law, 1993, No. 12000, as amended; and

**"West Clayton"** means the area of the City of Surrey shown in Section E.29(a) of Schedule "G" of the Surrey Zoning Bylaw.

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.
4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

#### **DEVELOPMENT COST CHARGES**

5. Every person who obtains: approval of a subdivision; or a building permit authorizing the construction, alteration or extension of a building or structure shall pay to the City of Surrey the development cost charges in the amounts set out in this Bylaw including all Schedule(s) as follows:

- (a) Schedule B - City Wide

INCLUDING:

City Centre (Schedule B plus Schedule C); and  
West Clayton (Schedule B plus Schedule G).

EXCEPT:

Anniedale-Tynehead (Only Schedule D); Redwood Heights (Only Schedule E);  
and Darts Hill (Only Schedule F).

- (b) Schedule C - City Centre (Schedule B plus Schedule C);
  - (c) Schedule D - Anniedale-Tynehead;
  - (d) Schedule E - Redwood Heights;
  - (e) Schedule F - Darts Hill; and
  - (f) Schedule G - West Clayton (Schedule B plus Schedule G).
6. The list of zones set out in Schedule A of this Bylaw include zones in both the Surrey Zoning Bylaw and Bylaw 5942. The development cost charges payable for any zones where Bylaw 5942 is applicable are determined by referring to its equivalent zone in the "Bylaw 12000 Zone" column in Schedule A.
  7. Development cost charges shall be payable at the time specified below:
    - (a) after application for a subdivision has been submitted, but before the approval of

the subdivision and the subdivision plan has been executed by the approving officer, for agricultural, single family and single family with a secondary suite land use, or all zones and land uses within Campbell Heights; and

- (b) for all cases other than those described in clause 6(a) and clause 6(b), after application for a building permit has been submitted, but before the building permit has been issued.

## **EXEMPTIONS**

- 8. Development cost charges are not payable if any of the following applies in relation to a development authorized by a building permit:
  - (a) the value of the work authorized by the permit does not exceed \$100,000;
  - (b) the size of the Dwelling Unit is no greater than 312.2 ft<sup>2</sup> [29 m<sup>2</sup>]; and
  - (c) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, used for an Eligible Development.

## **MIXED USE AND COMPREHENSIVE DEVELOPMENTS**

- 9. For mixed use developments, the development cost charges payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in the applicable Schedule(s). The total payable will be the sum of the development cost charges for each portion of the development.
- 10. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning Bylaw.

## **CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT**

- 11. If a Minor Change to a building permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

12. If a Substantial Change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

**EFFECTIVE DATE AND TRANSITIONAL PROVISIONS**

13. This Bylaw will come into force on the Effective Date.
14. Surrey Development Cost Charge Bylaw, 2023, No. 20865 and all amendments thereto, is hereby repealed except in the case of:
  - (a) applications for subdivision of lots that are In-Stream on the Effective Date and which are Completed within one year of the Effective Date;
  - (b) building permits that are In-Stream on the Effective Date and which are Issuable within one year of the Effective Date; and
  - (c) building permits on lots with a Precursor Application In-Stream on the Effective Date and where the related building permit is Issuable within one year of the Effective Date.

in which case Surrey Development Cost Charge Bylaw, 2024, No. 21174, and all amendments thereto, shall apply. Surrey Development Cost Charge Bylaw, 2023, No. 20865, and all amendments thereto, shall be wholly repealed one year from the Effective Date.

PASSED FIRST READING on the 26th day of February, 2024.

PASSED SECOND READING on the 26th day of February, 2024.

PASSED THIRD READING, as amended on the 8th day of April, 2024.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the 26th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE "A"**

**LIST OF ZONES**

**SURREY ZONING BYLAWS 12000 AND 5942**

	Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
<b>Residential Zones</b>	General Agriculture	A-1	A-1, A-3
	Intensive Agriculture	A-2	A-2
	One-Acre Residential	RA	RS
	Acreage Residential Gross Density	RA-G	R-A(G)
	Half-Acre Residential	RH	R-1
	Half-Acre Residential Gross Density	RH-G	R-H(G)
	Single Family Residential	RF	R-F, R-F(R), R-F(F)
	Single Family Residential Secondary Suite	RF-SS	RF-SS, RFR-SS
	Single Family Residential Gross Density	RF-G	R-F(C)
	Duplex Residential	RM-D	R-F(D)
	Manufactured Home Residential	RM-M	R-F(M), CT(2)
	Multiple Residential 15	RM-15	RT-1
	Multiple Residential 30	RM-30	RM-1
	Multiple Residential 45	RM-45	RM-2
	Multiple Residential 70	RM-70	RM-3
	Multiple Residential Commercial 150	RMC-150	RM-4
	Special Care Housing 1	RMS-1	P-P, P-P(2)
	Special Care Housing 2	RMS-2	P-P, P-P(2)
<b>Institutional Zones</b>	Cemetery	PC	P-C
	Assembly Hall 1	PA-1	P-A
	Assembly Hall 2	PA-2	P-A

**SCHEDULE "A"**

**LIST OF ZONES continued**

**SURREY ZONING BYLAWS 12000 AND 5942**

	Name of Zone	Bylaw 12000 Zone	Bylaw 5942 Zone
<b>Commercial Zones</b>	Local Commercial	C-4	C-L
	Community Commercial	C-8	C-S
	Town Centre Commercial	C-15	CR-1, CR-2, CR-3, CR-4
	Downtown Commercial	C-35	C-C
	Highway Commercial Industrial	CHI	C-H, I-S
	Self-Service Gasoline Station	CG-1	C-G(1)
	Combined Service Gasoline Station	CG-2	C-G(2), CG
	Tourist Accommodation	CTA	C-T(1), C-T(2)
	Child Care	CCR	P-P(1)
	Commercial Recreation	CPR	P-R, P-D
	Golf Course	CPG	P-R
	Marina	CPM	P-R
<b>Industrial Zones</b>	Business Park	IB, IB-3	I-1, I-P(2), I-G, I-4
	Light Impact Industrial	IL	I-G, I-S, I-T, I-W
	High Impact Industrial	IH	I-H, I-W
	Salvage Industrial	IS	I-L(S)
	Agro-Industrial	IA	I-A
<b>Comprehensive Development Zone</b>	Comprehensive Development	CD	C-D

## Schedule B

Surrey Development Cost Charge Bylaw, 2024, No. 21174

### CITY WIDE

INCLUDING: City Centre (Schedule B plus Schedule C) and West Clayton (Schedule B plus Schedule G)

EXCEPT: Annidale-Tynehead (Only Schedule D), Redwood Heights (Only Schedule E), and Darts Hill (Only Schedule F)

No	Zones and Land Uses City Wide including City Centre (This Schedule B plus Schedule C) and West Clayton (This Schedule B plus Schedule G)	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition (j)		
<b>Agricultural</b>									
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
<b>Single Family Residential</b>									
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,520	\$5,451	\$21,494	\$5,019	\$7,309	\$7,948	\$50,741	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,404	\$5,270	\$21,494	\$5,019	\$4,177	\$15,895	\$55,260	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,101	\$4,801	\$19,573	\$4,570	\$2,464	\$14,474	\$48,983	/lot
5	RM-D	\$3,101	\$4,801	\$19,573	\$4,570	\$2,464	\$14,474	\$48,983	/DU (a)
6	RM-M	\$1,702	\$2,636	\$9,808	\$2,290	\$919	\$14,474	\$31,829	/pad or /DU
<b>Multi Family Residential</b>									
7	RM-10, RM-15, RM-30, RC (Type III) (except line 8)	\$1.39	\$2.14	\$8.08	\$1.89	\$1.56	\$14.57	\$29.63	/sq.ft. of DU (b)
8	RM-30 (in City Centre)	\$1.39	\$2.14	\$8.08	\$1.89	\$1.56	\$14.57	\$29.63	/sq.ft. of DU (b)
9	RM-45, RM-70 (except lines 10, 11, 12, & 13)	\$1.79	\$2.77	\$10.51	\$2.45	\$1.10	\$14.84	\$33.47	/sq.ft. of DU (c)
10	RM-45, RM-70 (Seniors Apartments not in City Centre)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (c)
11	RM-45, RM-70 (Assisted Living Residences)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (c)
12	RM-45, RM-70 (in City Centre, except lines 11 & 13)	\$2.00	\$3.10	\$7.48	\$1.74	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (d)
13	RM-45, RM-70 (Seniors Apartments in City Centre)	\$2.00	\$3.10	\$6.84	\$1.60	\$1.23	\$8.84	\$23.61	/sq.ft. of DU (d)
14	RM-135, RMC-135, RMC-150 (except lines 15, 16, & 17)	\$1.91	\$2.95	\$9.35	\$2.18	\$0.48	\$16.31	\$33.18	/sq.ft. of DU (e)
15	RM-135, RMC-135, RMC-150 (Seniors Apartments not in City Centre)	\$1.91	\$2.95	\$7.01	\$1.64	\$0.48	\$16.31	\$30.30	/sq.ft. of DU (e)
16	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	\$1.91	\$2.95	\$7.01	\$1.64	\$0.48	\$16.31	\$19.42	/sq.ft. of DU (e)
17	RM-135, RMC-135, RMC-150 (in City Centre except line 16)	\$1.91	\$2.95	\$5.97	\$1.40	\$0.48	\$8.64	\$21.34	/sq.ft. of DU (f)
18	RMS-1, RMS-2, RMS-1A	\$0.81	\$1.20	\$1.64	\$0.39	\$1.04	\$0.00	\$5.08	/sq.ft. of BA
<b>Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR (except for lines 33, 34, 35 &amp; 36)</b>									
19	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.87	\$2.71	\$0.00	\$14.58	/sq.ft. of BA (g)
20	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$1.18	\$0.54	\$0.00	\$8.77	/sq.ft. of BA (g)
<b>CTA, CPG, CPM, CPR, and CCR (except lines 33, 34, 35 &amp; 36)</b>									
21	CTA	\$1,220	\$1,804	\$4,902	\$1,147	\$920	\$0	\$9,994	/pad (h)
22	CPG, CPM, CPR, CCR	\$0.88	\$1.20	\$6.35	\$1.48	\$1.63	\$0	\$11.54	/sq.ft. of BA
<b>Dwelling Units in Non Residential</b>									
23	DU in Non Residential Zones (excluding line 24)	\$1.79	\$2.77	\$10.51	\$2.45	\$1.10	\$14.84	\$33.47	/sq.ft. of DU (c)
24	DU in Non Residential Zones (in City Centre)	\$2.00	\$3.10	\$7.48	\$1.74	\$1.23	\$8.84	\$24.40	/sq.ft. of DU (d)
<b>Industrial (except lines except for lines 33, 34, 35 &amp; 36)</b>									
25	All Industrial Zones & Land Uses - Developed Area	\$7,771	\$12,033	\$43,046	\$10,052	\$35,503	\$0	\$108,406	/acre (g)
26	All Industrial Zones & Land Uses - All other floors	\$0.19	\$0.28	\$0.63	\$0.15	\$0.16	\$0	\$1.40	/sq.ft. of BA (g)
<b>Institutional (except lines except lines 33, 34, 35 &amp; 36)</b>									
27	PA-1, PA-2, PC	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$3.71	/sq.ft. of BA (g)
28	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$1.63	\$0.00	\$3.71	/sq.ft. of BA (g)
29	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$1.19	\$1.63	\$0.00	\$9.98	/sq.ft. of BA (g)
30	Hospitals	\$0.88	\$1.20	\$2.54	\$0.59	\$1.63	\$0.00	\$6.85	/sq.ft. of BA (g)
31	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$1.17	\$0.54	\$0.00	\$8.78	/sq.ft. of BA (g)
32	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (g)
<b>Highway 99 Corridor</b>									
33	All Commercial Zones & Land Uses	\$20,386	\$28,580	\$178,587	\$60,337	\$0	\$11,819	\$299,709	/acre (g)
34	All Industrial Zones & Land Uses	\$20,386	\$28,580	\$52,525	\$17,746	\$0	\$11,819	\$131,057	/acre (g)
35	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
36	All Other Zones and Land Uses (h)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(h)
<b>Campbell Heights</b>									
37	All Commercial, Industrial Zones & Land Uses	\$22,159	\$4,405	\$126,469	\$23,395	\$7,404	\$0	\$183,832	/acre (g)
38	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) With a maximum of 2 DU per lot.  
 (b) To a maximum of \$51,847/DU.  
 (c) To a maximum of \$45,191/DU.  
 (d) To a maximum of \$32,933/DU.  
 (e) To a maximum of \$41,473/DU.  
 (f) To a maximum of \$26,675/DU.  
 (g) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 23 and 24.  
 (h) Rate to be charged per trailer pad or camping site in addition to rates of lines 19 and 20 for BA of any building.  
 (i) For line 36, refer to the applicable Zone and Land Use in Schedule B.  
 (j) Parkland Acquisition rates include Biodiversity Conservation Strategy ("BCS") Green Infrastructure Network ("GIN") land acquisitions.

## Schedule C

Surrey Development Cost Charge Bylaw, 2024, No. 21174

### City Centre (Schedule B plus Schedule C)

No	Zones and Land Uses City Centre (Schedule B plus this Schedule D)	DCC Component	Total	Units for Each Column
		Property Acquisition for Road Network		
	<b>Multi Family Residential</b>			
1	RM-10, RM-15, RM-30, RC (Type III)	\$3.55	\$3.55	/sq.ft. of DU (a)
2	RM-45, RM-70	\$3.28	\$3.28	/sq.ft. of DU (b)
3	RM-135, RMC-135, RMC-150	\$2.62	\$2.62	/sq.ft. of DU (c)
	<b>Commercial Zones</b>			
4	Commercial - Ground floor	\$3.51	\$3.51	/sq.ft. of BA (d)
5	Commercial - All other floors except ground floor	\$2.21	\$2.21	/sq.ft. of BA (d)
	<b>Dwelling Units in Non Residential</b>			
6	DU in Non Residential Zones	\$3.28	\$3.28	/sq.ft. of DU (b)
	<b>Institutional</b>			
7	Public & Private Schools (Post Secondary)	\$2.23	\$2.23	/sq.ft. of BA (d)
8	Hospitals	\$1.12	\$1.12	/sq.ft. of BA (d)
9	Federal and Provincial Buildings	\$2.19	\$2.19	/sq.ft. of BA (d)
10	Municipal Buildings	\$0.00	\$0.00	/sq.ft. of BA

(a) To a maximum of \$6,213/DU.

(b) To a maximum of \$4,428/DU.

(c) To a maximum of \$3,275/DU.

(d) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 6.

**Schedule D**

Surrey Development Cost Charge Bylaw, 2024, No. 21174

**Anniedale-Tynehead**

No	Zones and Land Uses Anniedale-Tynehead (Only this Schedule E)	DCC Components					Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage		
<b>Agricultural</b>								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	/lot
<b>Single Family Residential</b>								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,821	\$6,463	\$24,531	\$5,541	\$10,874	\$4,704	\$55,935 /lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,821	\$6,463	\$24,531	\$5,541	\$6,214	\$9,410	\$55,981 /lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,444	\$5,825	\$22,324	\$5,043	\$3,666	\$8,563	\$48,866 /lot
5	RM-D	\$3,444	\$5,825	\$22,324	\$5,043	\$3,666	\$8,563	\$48,866 /DU (a)
6	RM-M	\$2,441	\$4,129	\$13,247	\$2,992	\$1,367	\$8,563	\$32,740 /pad or /DU
<b>Multi Family Residential</b>								
7	RM-10, RM-15, RM-30, RC (Type III)	\$2.15	\$3.63	\$10.47	\$2.37	\$2.40	\$9.78	\$30.80 /sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$2.44	\$4.13	\$13.50	\$3.05	\$1.55	\$9.89	\$34.55 /sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments )	\$2.44	\$4.13	\$7.85	\$1.77	\$1.55	\$9.89	\$27.64 /sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$2.44	\$4.13	\$7.85	\$1.77	\$1.55	\$3.30	\$21.05 /sq.ft. of DU (c)
11	RM-135, RMC-135, RMC-150 (except lines 12 & 13)	\$2.35	\$3.97	\$10.15	\$2.29	\$0.57	\$8.00	\$27.33 /sq.ft. of DU (d)
12	RM-135, RMC-135, RMC-150 (for Seniors Apartments )	\$2.35	\$3.97	\$7.61	\$1.72	\$0.57	\$8.00	\$24.22 /sq.ft. of DU (d)
13	RM-135, RMC-135, RMC-150 (Assisted Living Residences)	\$2.35	\$3.97	\$7.61	\$1.72	\$0.57	\$2.67	\$18.90 /sq.ft. of DU (d)
14	RMS-1, RMS-2, RMS-1A	\$1.18	\$1.99	\$2.21	\$0.50	\$1.55	\$0.00	\$7.44 /sq.ft. of BA
<b>Commercial Zones excluding CTA, CPG, CPM, CPR, and CCR</b>								
15	Commercial - Ground floor	\$1.18	\$1.99	\$10.80	\$2.44	\$4.04	\$0.00	\$20.44 /sq.ft. of BA (e)
16	Commercial - All other floors except ground floor	\$1.18	\$1.99	\$6.81	\$1.53	\$0.80	\$0.00	\$12.32 /sq.ft. of BA (e)
<b>CTA, CPG, CPM CPR, and CCR</b>								
17	CTA	\$1,773	\$2,993	\$6,623	\$1,491	\$1,366	\$0	\$14,247 /pad (f)
18	CPG, CPM, CPR, CCR	\$1.29	\$1.99	\$8.58	\$1.94	\$2.42	\$0.00	\$16.23 /sq.ft. of BA
<b>Dwelling Units in Non Residential</b>								
19	DU in Non Residential Zones	\$2.44	\$4.13	\$13.50	\$3.05	\$1.55	\$9.89	\$34.55 /sq.ft. of DU (c)
<b>Industrial</b>								
20	All Industrial Zones & Land Uses - Developed Area	\$11,793	\$19,948	\$79,728	\$18,008	\$52,818	\$0	\$182,296 /acre (e)
21	All Industrial Zones & Land Uses - All other floors	\$0.27	\$0.46	\$0.83	\$0.19	\$0.24	\$0.00	\$1.99 /sq.ft. of BA (e)
<b>Institutional</b>								
22	PA-1, PA-2, PC	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$5.71 /sq.ft. of BA (e)
23	Public & Private Schools (to grade 12)	\$1.29	\$1.99	\$0.00	\$0.00	\$2.42	\$0.00	\$5.71 /sq.ft. of BA (e)
24	Public & Private Schools (Post Secondary)	\$1.29	\$1.99	\$6.87	\$1.55	\$2.42	\$0.00	\$14.13 /sq.ft. of BA (e)
25	Hospitals	\$1.29	\$1.99	\$3.43	\$0.77	\$2.42	\$0.00	\$9.91 /sq.ft. of BA (e)
26	Federal and Provincial Buildings	\$1.29	\$1.99	\$6.75	\$1.52	\$0.80	\$0.00	\$12.36 /sq.ft. of BA (e)
27	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 /sq.ft. of BA

(a) With a maximum of 2 DU per lot.  
 (b) To a maximum of \$53,895/DU.  
 (c) To a maximum of \$46,648/DU.  
 (d) To a maximum of \$34,166/DU.  
 (e) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 19.  
 (f) Rate to be charged per trailer pad or camping site in addition to rate of lines 15 and 16 for BA of any building.



## Schedule E

Surrey Development Cost Charge Bylaw, 2024, No. 21174

### Redwood Heights

No	Zones and Land Uses Redwood Heights (Only this Schedule F)	DCC Components						Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage	Parkland Acquisition		
	<b>Agricultural</b>								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	/lot
	<b>Single Family Residential</b>								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$5,703	\$5,511	\$21,494	\$5,019	\$7,623	\$26,587	\$71,938	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$5,520	\$5,333	\$21,494	\$5,019	\$4,357	\$32,473	\$74,195	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$4,618	\$4,463	\$19,573	\$4,570	\$2,570	\$28,139	\$63,934	/lot
5	RM-D	\$4,618	\$4,463	\$19,573	\$4,570	\$2,570	\$28,139	\$63,934	/DU (a)
6	RM-M	\$4,618	\$4,463	\$9,808	\$2,290	\$959	\$28,139	\$50,278	/pad or /DU
	<b>Multi Family Residential</b>								
7	RM-10, RM-15, RM-30, RC (Type III)	\$2.46	\$2.38	\$8.08	\$1.89	\$1.63	\$20.64	\$37.08	/sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$3.38	\$3.26	\$10.51	\$2.45	\$1.15	\$24.09	\$44.85	/sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments )	\$3.38	\$3.26	\$6.84	\$1.60	\$1.28	\$25.53	\$41.90	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$3.38	\$3.26	\$6.84	\$1.60	\$1.28	\$16.44	\$32.80	/sq.ft. of DU (c)
11	RMS-1, RMS-2, RMS-1A	\$1.53	\$1.48	\$1.64	\$0.39	\$1.08	\$0.00	\$6.12	/sq.ft. of BA
	<b>Commercial Zones excluding CTA, CPG, CPM, CPR, &amp; CCR</b>								
12	Commercial - Ground floor	\$1.53	\$1.48	\$7.99	\$1.87	\$2.83	\$0.00	\$15.70	/sq.ft. of BA
13	Commercial - All other floors	\$1.53	\$1.48	\$5.04	\$1.18	\$0.56	\$0.00	\$9.79	/sq.ft. of BA
	<b>CTA, CPG, CPM CPR, and CCR</b>								
14	CTA	\$2,295	\$2,222	\$4,902	\$1,147	\$960	\$0.00	\$11,525	/pad (d)
15	CPG, CPM, CPR, CCR	\$1.68	\$1.63	\$6.35	\$1.48	\$1.70	\$0.00	\$12.84	/sq.ft. of BA
	<b>Institutional</b>								
16	PA-1, PA-2, PC	\$1.68	\$1.63	\$0.00	\$0.00	\$1.70	\$0.00	\$5.01	/sq.ft. of BA
17	Public & Private Schools (to grade 12)	\$1.68	\$1.63	\$0.00	\$0.00	\$1.70	\$0.00	\$5.01	/sq.ft. of BA
18	Public & Private Schools (Post Secondary)	\$1.68	\$1.63	\$5.09	\$1.19	\$1.70	\$0.00	\$11.29	/sq.ft. of BA
19	Hospitals	\$1.68	\$1.63	\$2.54	\$0.59	\$1.70	\$0.00	\$8.15	/sq.ft. of BA
20	Federal and Provincial Buildings	\$1.68	\$1.63	\$5.00	\$1.17	\$0.56	\$0.00	\$10.03	/sq.ft. of BA
21	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) Based on maximum of 2 DU per lot.

(b) To a maximum of \$64,888/DU.

(c) To a maximum of \$60,546/DU.

(d) Rate to be charged per trailer pad or camping site in addition to rate of lines 12 and 13 for BA of any other building.

## Schedule F

Surrey Development Cost Charge Bylaw, 2024, No. 21174

### Darts Hill

No	Zones and Land Uses Darts Hill (Only this Schedule G)	DCC Components					Total	Units for Each Column
		Water	Sewer	Arterial Roads	Collector Roads	Drainage		
<b>Agricultural</b>								
1	A-1, A-2	\$0	\$0	\$0	\$0	\$0	\$0	/lot
<b>Single Family Residential</b>								
2	RA, RA-G, RH, RH-G, RC (Types I and II), RF-O, RQ	\$3,520	\$5,451	\$21,494	\$5,019	\$26,128	\$7,948	/lot
3	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$3,404	\$5,270	\$21,494	\$5,019	\$14,931	\$15,895	/lot
4	RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RM-23	\$3,101	\$4,801	\$19,573	\$4,570	\$8,809	\$14,474	/lot
5	RM-D	\$3,101	\$4,801	\$19,573	\$4,570	\$8,809	\$14,474	/DU (a)
6	RM-M	\$1,702	\$2,636	\$9,808	\$2,290	\$3,284	\$14,474	/pad or /DU
<b>Multi Family Residential</b>								
7	RM-10, RM-15, RM-30, RC (Type III)	\$1.39	\$2.14	\$8.08	\$1.89	\$5.59	\$14.57	/sq.ft. of DU (b)
8	RM-45, RM-70 (except lines 9 & 10)	\$1.79	\$2.77	\$10.51	\$2.45	\$3.93	\$14.84	/sq.ft. of DU (c)
9	RM-45, RM-70 (for Seniors Apartments )	\$2.00	\$3.10	\$6.84	\$1.60	\$4.39	\$16.59	/sq.ft. of DU (c)
10	RM-45, RM-70 (for Assisted Living Residences)	\$2.00	\$3.10	\$6.84	\$1.60	\$4.39	\$5.53	/sq.ft. of DU (c)
11	RMS-1, RMS-2, RMS-1A	\$0.81	\$1.20	\$1.64	\$0.39	\$3.73	\$0.00	/sq.ft. of BA
<b>Commercial Zones excluding CTA, CPG, CPM, CPR, &amp; CCR</b>								
12	Commercial - Ground floor	\$0.81	\$1.20	\$7.99	\$1.87	\$9.70	\$0.00	/sq.ft. of BA
13	Commercial - All other floors except ground floor	\$0.81	\$1.20	\$5.04	\$1.18	\$1.94	\$0.00	/sq.ft. of BA
<b>CTA, CPG, CPM CPR, and CCR</b>								
14	CTA	\$1,220	\$1,804	\$4,902	\$1,147	\$3,285	\$0.00	/pad (d)
15	CPG, CPM, CPR, CCR	\$0.88	\$1.20	\$6.35	\$1.48	\$5.82	\$0.00	/sq.ft. of BA
<b>Institutional</b>								
16	PA-1, PA-2, PC	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	/sq.ft. of BA
17	Public & Private Schools (to grade 12)	\$0.88	\$1.20	\$0.00	\$0.00	\$5.82	\$0.00	/sq.ft. of BA
18	Public & Private Schools (Post Secondary)	\$0.88	\$1.20	\$5.09	\$1.19	\$5.82	\$0.00	/sq.ft. of BA
19	Hospitals	\$0.88	\$1.20	\$2.54	\$0.59	\$5.82	\$0.00	/sq.ft. of BA
20	Federal and Provincial Buildings	\$0.88	\$1.20	\$5.00	\$1.17	\$1.94	\$0.00	/sq.ft. of BA
21	Municipal Buildings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) Based on a maximum of 2 DU per lot.

(b) To a maximum of \$58,901/DU.

(c) To a maximum of \$49,015/DU.

(d) Rate to be charged per trailer pad or camping site in addition to rate of lines 12 and 13 for BA of any building.

## Schedule G

Surrey Development Cost Charge Bylaw, 2024, No. 21174

### West Clayton (Schedule B plus Schedule G)

No	Zones and Land Uses West Clayton (Schedule B plus this Schedule G)	DCC Components		Total	Units for Each Column
		Sewer	Drainage		
<b>Single Family Residential</b>					
1	RA, RA-G, RH, RH-G, RC (Types I and II), RQ	\$0	\$0	\$0	/lot
2	RF, RF-G, RF-SS, RF-12, RF-12C, RF-13	\$0	\$0	\$0	/lot
3	RF-10, RF-10S, RF-SD, RM-23	\$0	\$0	\$0	/lot
4	RM-D	\$0	\$0	\$0	/DU (a)
<b>Multi Family Residential</b>					
5	RM-10, RM-15, RM-30, RC (Type III)	\$0.00	\$0.00	\$0.00	/sq.ft. of DU (b)
6	RM-45, RM-70 (except lines 7 & 8)	\$0.00	\$0.00	\$0.00	/sq.ft. of DU (c)
7	RM-45, RM-70 (for Seniors Apartments)	\$0.00	\$0.00	\$0.00	/sq.ft. of DU (c)
8	RM-45, RM-70 (for Assisted Living Residences)	\$0.00	\$0.00	\$0.00	/sq.ft. of DU (c)
9	RMS-1, RMS-2, RMS-1A	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
<b>Commercial Zones</b>					
10	Commercial - Ground floor	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
11	Commercial - All other floors except ground floor	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
12	CPG, CPM, CPR, CCR	\$0.00	\$0.00	\$0.00	/sq.ft. of BA
<b>Dwelling Units in Non Residential</b>					
13	DU in Non Residential Zones	\$0.00	\$0.00	\$0.00	/sq.ft. of DU (c)
<b>Institutional</b>					
14	PA-1, PA-2, PC	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
15	Public & Private Schools (to grade 12)	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
16	Public & Private Schools (Post Secondary)	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
17	Hospitals	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
18	Federal and Provincial Buildings	\$0.00	\$0.00	\$0.00	/sq.ft. of BA (d)
19	Municipal Buildings	\$0.00	\$0.00	\$0.00	/sq.ft. of BA

(a) With an an ultimate of 2 DU per lot.

(b) To a maximum of \$0/DU.

(c) To a maximum of \$0/DU.

(d) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rate in line 13.

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## H - 13

- ACTION REQUIRED:** Final Adoption
- TYPE:** Five-Year (2024-2028) Financial Plan – General Operating | Capital Program
- PURPOSE:**
- Bylaw No. 21216  
To provide for the adoption of the Surrey 2024 – 2028 Consolidated Financial Plan
  - Bylaw No. 21217  
To provide for the adoption of the Surrey 2024 – 2028 General Operating Financial Plan.
  - Bylaw No. 21218  
To provide for the adoption of the Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan.
  - Bylaw No. 21219  
To provide for the adoption of the Surrey 2024 – 2028 Capital Financial Plan.
  - Bylaw No. 21220  
To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21221  
To amend Schedule A and Section 22 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21222  
To amend Schedule B and C to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21223  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21224  
To amend Schedule A, B, D, E, F, G, H, I, J, K, L and N to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21225  
To amend Sections 30, 34, 36 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.
  - Bylaw No. 21226  
To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21227

To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21228

To amend Section 9 and 10 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21229

To amend Schedule B to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21230

To amend Section 36, 37, 38, 39, 40 and 71 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21231

To amend Section 6 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21232

To amend Section 3 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21233

To amend Schedule G to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21234

To amend Section 28 to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21235

Pursuant to Section 177 of the *Community Charter*, this annual revenue anticipation bylaw permits the City to incur an operating overdraft as may be necessary to optimize the City's overall return on its investment portfolio.

Bylaw No. 21236

To amend Schedule A to incorporate a fee increase as approved in the 2024 - 2028 Financial Plan.

Bylaw No. 21237

To levy rates for general City purposes and special services for the 2024 tax year in the City of Surrey.

Bylaw No. 21238

To levy rates in the City of Surrey to provide for the cost of special services therein for the year 2024.

Bylaw No. 21239

To levy rates in the City of Surrey to provide for roads and traffic safety for the year 2024.

Bylaw No. 21240

To levy rates in the City of Surrey to provide for the amounts requested by the Metro Vancouver Regional District for the year 2024.

## PROCESSING DATES:

- Bylaw No. 21216  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-785/786/787 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21217  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-788/789/790 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21218  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-791/792/793 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21219  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-794/795/796 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21220  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-797/798/799 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21221  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-800/801/802 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21222  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-803/804/805 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21223  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-806/807/808 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21224  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-809/810/811 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21225  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-812/813/814 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21226  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-815/816/817 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21227  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-818/819/820 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21228  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-821/822/823 with Cllrs Annis, Bose, Elford and Nagra opposed.

- Bylaw No. 21229  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-824/825/826 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21230  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-827/828/829 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21231  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-830/831/832 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21232  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-833/834/835 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21233  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-836/837/838 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21234  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-839/840/841 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21235  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-842/843/844 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21236  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-845/846/847 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21237  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-848/849/850 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21238  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-851/852/853 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21239  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-854/855/856 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Bylaw No. 21240  
April 22, 2024 - 1st, 2nd and 3rd reading: Carried RES.R24-857/858/859 with Cllrs Annis, Bose, Elford and Nagra opposed.
- Corporate Report Recommendations 2024-F002-F003  
April 22, 2024 - Approved Carried RES.R24-732/733

CITY OF SURREY

BYLAW NO.21216

A bylaw to provide for the adoption of the Surrey 2024 – 2028  
Consolidated Financial Plan.

.....

WHEREAS pursuant to Section 165 of the "*Community Charter*" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the objectives and policies of the municipality in relation to each of the proposed funding sources, the proportion of total revenue, the distribution of property value taxes among property classes, and the use of permissive exemptions as set out in Schedule 1 attached to this Bylaw.
2. Council authorize the following:
  - (a) the proposed funding sources;
  - (b) the proposed expenditures; and
  - (c) the proposed transfers between funds.

As set out for each year in the planning period as shown in Schedule 2 attached to this Bylaw.

3. This bylaw shall be cited for all purposes as "Surrey 2024 – 2028 Consolidated Financial Plan Bylaw, 2024, No. 21216".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



## City of Surrey

**Consolidated 2024 – 2028 Financial Plan**

In accordance with the *Community Charter*, this schedule will address the objectives and policies that relate to:

- The proportions of total revenue that is proposed to come from the funding sources as described in section 165, subsection 7 of the Community Charter.
- The distribution of property value taxes among the property classes, and
- The use of permissive tax exemptions.

**I. Proportion of Total Revenue**

The proportion of total revenue that is proposed to come from each funding source for the budget year 2024 is presented in the table below.

*Table 1: Proportion of Total Revenue*

<b>Funding Sources</b>	<b>% of Total Revenues</b>
Section II.a. - Property Value Taxes	35.7%
Section II.b. - Parcel Taxes	6.5%
Section III. - Fees	23.5%
Section IV. - Other Sources	34.3%
<b>Total Revenues</b>	<b>100.0%</b>

The following sections provide descriptions about these funding sources, including distribution among the property classes in respect to property value tax revenue.

**II. Tax Revenues****a. *Property Value Taxes*****1. Property Tax Levy**

A Property tax levy is generated to support city services that are not covered by fees, the Drainage Parcel Tax, the Capital Parcel Tax and the Roads and Traffic Safety Levy. These taxes are calculated based on property assessment by property class (property classes are defined and values determined by BC Assessment). The types of services that these revenues support include: Protection Services; Library Services; Parks, Recreation and Culture; some Engineering Services; and administrative services, such as Finance, Legislative Services, Human Resources, and Information Technology. The objective of the City of Surrey when setting tax rates is to maintain a stable tax

revenue base for continued city services while ensuring compliance with the Community Charter. This is accomplished by maintaining the proportionate relationship between the property classes. The projected 2024 distribution of property taxes among the various property classes is presented in the table below:

*Table 2: Distribution of Property Taxes*

<b>Property Class</b>	<b>% of Tax Distribution</b>
Residential (Class 1)	67.1%
Business (Class 6)	26.6%
Light Industry (Class 5)	4.1%
Others (Classes 2, 4, 8 and 9)	2.2%
<b>Total</b>	<b>100.0%</b>

The property tax rates are calculated based on the revised assessment roll received from BC Assessment in the spring of the tax year. Properties that are eligible for a full statutory and permissive property tax exemption are exempt from this levy. In 2024, this levy accounts for approximately 32.9% of consolidated revenues.

## **2. Roads & Traffic Safety Levy**

A Roads & Traffic Safety Levy was established as part of the 2008 budget process to address the need for increased maintenance of local and collector roads throughout the city and to provide additional funding for road safety features and improvements such as traffic calming, crosswalks, and sidewalks. The Roads & Traffic Safety Levy was expanded to include the maintenance and capital costs associated with arterial roads throughout the city and to address identified on-going road maintenance needs related to inclement weather conditions. The levy is based on the assessed value of individual properties with the same tax distribution to each property class as shown in Table 2 above. Properties that are eligible for a full statutory and permissive property tax exemption are exempt from this levy. In 2024, this levy will generate approximately 2.8% of consolidated revenues.

## **3. Permissive Tax Exemptions**

Permissive property tax exemptions are provided for in the Community Charter and can be applied at the discretion of Council to reduce the assessed value of certain types of properties. Council has adopted City of Surrey Tax Exemption Policy No. Q-27 that guides the use of permissive property tax exemptions. This policy allows Council to consider the approval of permissive property tax exemptions for: buildings

for public worship and lands that surround the building; the lands surrounding hospitals; the lands surrounding schools; land or improvements for certain parks, recreation and athletic purposes provided that organizations can demonstrate that their facilities are open to Surrey residents; and some non-profit or charitable organizations provided that organizations can demonstrate that their facilities are open to Surrey residents. In September 2023, Council approved permissive exemptions for the 2024 taxation year in accordance with the City policy.

## ***b. Parcel Taxes***

### **1. Capital Parcel Tax**

The City of Surrey has adopted a Capital Parcel Tax that provides funding for cultural and recreational services, including establishing, operating, and maintaining related capital projects. The Capital Parcel Tax is applied to properties within the city at a rate structure such that residential and agricultural properties (classes 1, 8 and 9) pay one rate and commercial and industrial properties (classes 2, 4, 5, and 6) pay different rates. Properties that are eligible for a full statutory and permissive property tax exemption are exempt from this parcel tax. The Capital Parcel Tax accounts for approximately 3.4% of the consolidated revenues.

### **2. Drainage Parcel Tax**

The City of Surrey has adopted a Drainage Parcel Tax to fund the construction and operation of the storm drainage system for the convenience and safety of the residents and businesses within the city. The Drainage Parcel Tax is applied to properties within the city at a rate structure such that residential and agricultural properties (classes 1, 8 and 9) pay one rate and commercial and industrial properties (classes 2, 4, 5, and 6) pay another rate. Properties that are eligible for a full statutory and permissive property tax exemption are exempt from this parcel tax. The Drainage Parcel Tax accounts for approximately 3.1% of the consolidated revenues.

## **III. Fees**

The City of Surrey has adopted a “User-Pay” philosophy. If the provision of a service can be directly related back to the consumer, a fee is developed and charged for that service. All fees are established through a bylaw for the fee charged and the terms and conditions of the payment. Some examples of the types of fees that the City imposes include water, sewer and garbage & recycling fees, secondary suite fees, application fees, recreational usage fees and fees for document processing and replicating. Fees account for approximately 23.5% of the consolidated revenues.

#### IV. Other Sources

The City of Surrey receives revenue from other sources, which includes development cost charges, developer contributions, investment income, transfers from other governments and other revenues.

Development cost charges and developer contributions are designed to place the burden of new infrastructure on new development. These contributions are received by the City and brought into the budget for spending, making up approximately 13.8% (development cost charges 5.6% + developer contributions 8.2%) of the consolidated revenues in the 2024 Financial Plan.

The City of Surrey manages an investment portfolio with a current approximate value of \$2.0 billion. The interest earned on these investments account for approximately 6.3% of the consolidated revenues in the 2024 Financial Plan.

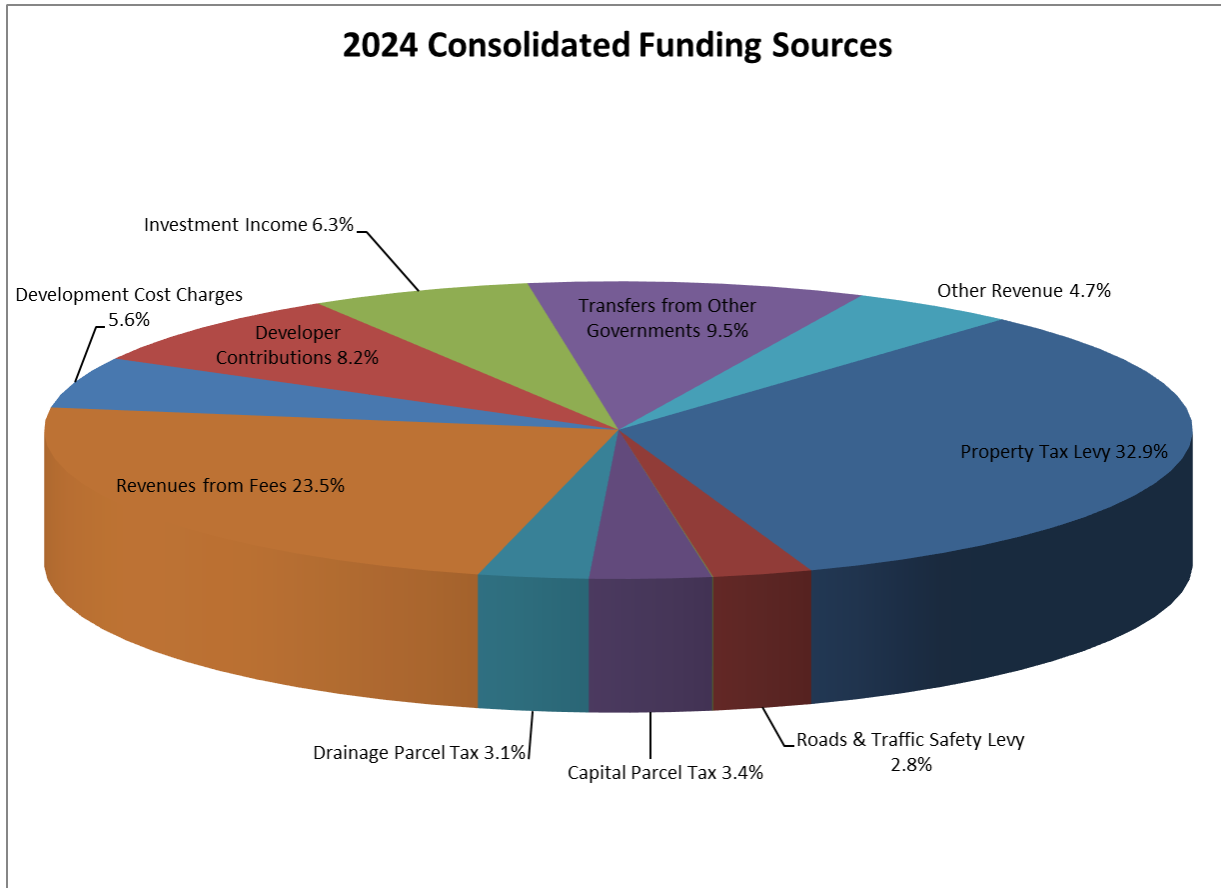
Transfers from other governments are received from Federal, Provincial, and other government entities for various grants and initiatives such as housing and community safety programs, policing initiatives, library services, recreation and cultural services, and capital infrastructure initiatives. These transfers from other governments are estimated to be approximately 9.5% of the consolidated revenues in the 2024 Financial Plan.

Other revenue consists of revenues from: permit and licensing; lease and rental agreements; non-governmental grants and donations; fines, penalties, and interest; gains on disposal of land or assets; and revenues from other City entities. Other revenue accounts for approximately 4.7% of the consolidated revenues in the 2024 Financial Plan.

#### V. Borrowing

The City incurred external borrowing in previous years through the Municipal Finance Authority of BC's (MFA) Long-Term Borrowing program, for civic facilities and major recreation and culture projects, as part of a multi-year capital program developed to support business and residential growth. The total amount borrowed was \$362.9 million, of which, \$276.2 million is anticipated to be outstanding at the beginning of 2024.

In summary, the City's proposed distribution of the various 2024 Consolidated Funding Sources discussed in the sections above are depicted in the following chart:



## CITY OF SURREY

## Bylaw 21216

**Consolidated Financial Plan**  
To establish years 2024 to 2028

	2024	2025	2026	2027	2028
<b>PROPOSED FUNDING SOURCES</b>					
Property Tax Levy	\$ 491,899,000	\$ 522,609,000	\$ 555,456,000	\$ 590,593,000	\$ 628,182,000
Roads & Traffic Safety Levy	41,905,000	47,690,000	53,911,000	60,394,000	60,997,000
Other Property Value Taxes	442,000	454,000	479,000	506,000	480,000
Revenues from Property Value Taxes	534,246,000	570,753,000	609,846,000	651,493,000	689,659,000
General - Capital Parcel Tax	51,235,000	51,745,000	52,260,000	52,780,000	53,305,000
Utilities - Drainage Parcel Tax	46,425,000	47,255,000	48,101,000	48,965,000	49,844,000
Revenues from Parcel Taxes	97,660,000	99,000,000	100,361,000	101,745,000	103,149,000
Taxation Revenues	631,906,000	669,753,000	710,207,000	753,238,000	792,808,000
Revenues from Fees	351,001,000	378,165,000	399,668,000	421,009,000	446,155,000
Development Cost Charges	83,009,000	90,720,000	106,926,000	109,913,000	111,049,000
Developer Contributions	123,332,000	125,382,000	126,212,000	124,232,000	123,232,000
Investment Income	93,498,000	83,595,277	67,957,546	54,434,915	49,414,819
Transfers from Other Governments	142,469,000	86,844,000	77,331,000	45,681,000	57,803,000
Other Revenue	70,017,000	71,505,000	72,988,000	74,802,000	76,463,000
Revenues from Other Sources	512,325,000	458,046,277	451,414,546	409,062,915	417,961,819
<b>TOTAL FUNDING SOURCES</b>	<b>\$ 1,495,232,000</b>	<b>\$ 1,505,964,277</b>	<b>\$ 1,561,289,546</b>	<b>\$ 1,583,309,915</b>	<b>\$ 1,656,924,819</b>
<b>PROPOSED EXPENDITURES</b>					
Police Services	\$ 259,615,000	\$ 261,658,000	\$ 263,656,000	\$ 265,887,000	\$ 267,710,000
Fire Services	94,392,000	102,209,000	111,531,000	121,044,000	126,903,000
Parks, Recreation & Culture	140,588,000	146,866,000	153,272,000	160,361,000	174,634,000
General Government	150,813,000	139,781,000	146,874,000	153,148,000	158,119,000
Planning & Development	26,678,000	28,019,000	29,460,000	30,976,000	32,572,000
Surrey Public Library	26,349,000	27,326,000	28,714,000	29,516,000	30,664,000
Engineering Services	107,362,000	108,807,000	108,811,000	108,456,000	111,246,000
Water, Sewer & Drainage	237,052,000	259,403,000	280,205,000	295,883,000	313,127,000
Solid Waste	44,159,000	45,133,000	46,331,000	47,351,000	48,911,000
Surrey City Energy	7,581,000	9,284,000	9,928,000	11,072,000	12,390,000
Operating Contingency	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Total Expenditures	1,096,089,000	1,129,986,000	1,180,282,000	1,225,194,000	1,277,776,000
Fiscal Services & Debt Interest	10,975,000	10,924,000	12,636,000	14,344,000	15,121,000
Capital Expenditures - Contributed	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
Capital Expenditures - Current Years	376,182,000	574,939,000	341,664,000	302,036,000	329,437,000
Capital Expenditures	476,182,000	674,939,000	441,664,000	402,036,000	429,437,000
Municipal Debt Repayment	10,527,000	10,581,000	10,638,000	11,390,000	11,764,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,593,773,000</b>	<b>\$ 1,826,430,000</b>	<b>\$ 1,645,220,000</b>	<b>\$ 1,652,964,000</b>	<b>\$ 1,734,098,000</b>
<b>PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES</b>					
Transfers To/(From) Capital Funds	(161,618,000)	(162,004,000)	(159,021,000)	(124,433,000)	(146,496,000)
Internal Borrowing To/(From) Reserves	33,800,000	(195,800,000)	33,800,000	33,800,000	33,800,000
Transfers To/(From) Reserves	9,057,000	7,642,277	(29,454)	1,809,915	882,819
Utilities Transfers To/(From) Reserves	(1,105,000)	(1,132,000)	(1,161,000)	(1,191,000)	(1,222,000)
Transfers To/(From) Reserve Funds	41,752,000	(189,289,723)	32,609,546	34,418,915	33,460,819
Transfers To/(From) Capital Sources	\$ (119,866,000)	\$ (351,293,723)	\$ (126,411,454)	\$ (90,014,085)	\$ (113,035,181)
Transfers To/(From) Operating Sources	\$ 71,325,000	\$ 80,828,000	\$ 92,481,000	\$ 70,360,000	\$ 85,862,000
Unspecified Capital Budget Authority	(50,000,000)	(50,000,000)	(50,000,000)	(50,000,000)	(50,000,000)
<b>TOTAL TRANSFERS BETWEEN SOURCES</b>	<b>\$ (98,541,000)</b>	<b>\$ (320,465,723)</b>	<b>\$ (83,930,454)</b>	<b>\$ (69,654,085)</b>	<b>\$ (77,173,181)</b>
<b>BALANCED BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

CITY OF SURREY

BYLAW NO. 21217

A bylaw to provide for the adoption of the Surrey 2024 – 2028  
General Operating Financial Plan.

.....

WHEREAS pursuant to Section 165 of the "*Community Charter*" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:

- (a) the proposed funding sources;
- (b) the proposed expenditures; and
- (c) the proposed transfers between funds.

as set out for each year in the planning period as shown in Schedule 1 attached to this bylaw.

2. This bylaw shall be cited for all purposes as "Surrey 2024 – 2028 General Operating Financial Plan Bylaw, 2024, No. 21217".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**CITY OF SURREY**

Bylaw 21217

Schedule 1

**General Operating Financial Plan**

To establish years 2024 to 2028

	2024	2025	2026	2027	2028
<b>PROPOSED FUNDING SOURCES</b>					
Property Tax Levy	\$ 491,899,000	\$ 522,609,000	\$ 555,456,000	\$ 590,593,000	\$ 628,182,000
Revenues from Property Value Taxes	491,899,000	522,609,000	555,456,000	590,593,000	628,182,000
General - Capital Parcel Tax	51,235,000	51,745,000	52,260,000	52,780,000	53,305,000
Revenues from Parcel Taxes	51,235,000	51,745,000	52,260,000	52,780,000	53,305,000
<b>Taxation Revenues</b>	<b>543,134,000</b>	<b>574,354,000</b>	<b>607,716,000</b>	<b>643,373,000</b>	<b>681,487,000</b>
<i>Sales of Goods and Services:</i>					
Departmental Fees & Charges	54,993,000	56,630,000	58,316,000	60,051,000	61,840,000
Secondary Suite Infrastructure Fee	33,369,000	34,704,000	36,091,000	37,535,000	39,037,000
Other Fees & Charges	4,812,000	5,574,000	5,778,000	5,985,000	6,193,000
<b>Revenues from Fees</b>	<b>93,174,000</b>	<b>96,908,000</b>	<b>100,185,000</b>	<b>103,571,000</b>	<b>107,070,000</b>
Investment Income	70,608,000	63,227,000	51,508,000	41,547,000	38,080,000
Departmental Government Transfers	8,326,000	8,332,000	8,338,000	8,344,000	8,350,000
Corporate Government Transfers	49,399,000	29,094,000	29,127,000	5,250,000	5,284,000
Transfers from Other Governments	57,725,000	37,426,000	37,465,000	13,594,000	13,634,000
Departmental Other Revenues	41,910,000	43,164,000	44,456,000	45,786,000	47,156,000
Corporate Lease Revenue	13,925,000	13,977,000	14,030,000	14,084,000	14,139,000
Corporate Penalties & Interest	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000
Other Revenue	62,835,000	64,141,000	65,486,000	66,870,000	68,295,000
<b>Revenues from Other Sources</b>	<b>191,168,000</b>	<b>164,794,000</b>	<b>154,459,000</b>	<b>122,011,000</b>	<b>120,009,000</b>
<b>TOTAL FUNDING SOURCES</b>	<b>\$ 827,476,000</b>	<b>\$ 836,056,000</b>	<b>\$ 862,360,000</b>	<b>\$ 868,955,000</b>	<b>\$ 908,566,000</b>
<b>PROPOSED EXPENDITURES</b>					
Police Services	\$ 258,393,000	\$ 260,442,000	\$ 262,599,000	\$ 264,871,000	\$ 266,900,000
Fire Services	91,390,000	99,194,000	108,000,000	117,589,000	123,155,000
Parks, Recreation & Culture	120,161,000	126,222,000	133,166,000	139,822,000	146,570,000
General Government	129,944,000	120,237,000	127,846,000	134,447,000	139,393,000
Planning & Development	26,648,000	28,019,000	29,460,000	30,976,000	32,572,000
Surrey Public Library	24,059,000	25,198,000	26,395,000	27,651,000	28,971,000
Engineering Services	11,542,000	12,428,000	13,371,000	14,372,000	15,436,000
Operating Contingency	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
<b>Municipal Expenditures</b>	<b>663,637,000</b>	<b>673,240,000</b>	<b>702,337,000</b>	<b>731,228,000</b>	<b>754,497,000</b>
Fiscal Services & Debt Interest	9,352,000	9,355,000	11,123,000	12,891,000	13,731,000
Municipal Debt Repayment	9,492,000	9,492,000	9,492,000	10,185,000	10,496,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 682,481,000</b>	<b>\$ 692,087,000</b>	<b>\$ 722,952,000</b>	<b>\$ 754,304,000</b>	<b>\$ 778,724,000</b>
<b>PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES</b>					
Transfers To/(From) Capital Funds	57,914,000	51,110,000	38,916,000	40,623,000	40,814,000
Internal Borrowing To/(From) Reserves	33,800,000	33,800,000	33,800,000	33,800,000	33,800,000
<b>Transfers To/(From) Capital Sources</b>	<b>\$ 91,714,000</b>	<b>\$ 84,910,000</b>	<b>\$ 72,716,000</b>	<b>\$ 74,423,000</b>	<b>\$ 74,614,000</b>
Transfers To/(From) Operating Sources	\$ 53,281,000	\$ 59,059,000	\$ 66,692,000	\$ 40,228,000	\$ 55,228,000
<b>TOTAL TRANSFERS BETWEEN SOURCES</b>	<b>\$ 144,995,000</b>	<b>\$ 143,969,000</b>	<b>\$ 139,408,000</b>	<b>\$ 114,651,000</b>	<b>\$ 129,842,000</b>
<b>BALANCED BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



CITY OF SURREY

BYLAW NO. 21218

A bylaw to provide for the adoption of the Surrey 2024 – 2028  
Roads & Traffic Safety Operating Financial Plan.  
.....

WHEREAS pursuant to Section 165 of the "*Community Charter*" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:

- (a) the proposed funding sources;
- (b) the proposed expenditure; and
- (c) the proposed transfers between funds.

as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.

2. This bylaw shall be cited for all purposes as "Surrey 2024 – 2028 Roads & Traffic Safety Operating Financial Plan Bylaw, 2024, No. 21218".

PASSED FIRST READING on the 22th day of April, 2024..

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**CITY OF SURREY**

**Bylaw 21218**

**Schedule 1**

**Roads & Traffic Safety Operating Financial Plan**

To establish years 2024 to 2028

	2024	2025	2026	2027	2028
<b>PROPOSED FUNDING SOURCES</b>					
Roads & Traffic Safety Levy	\$ 41,905,000	\$ 47,690,000	\$ 53,911,000	\$ 60,394,000	\$ 60,997,000
Other Property Value Taxes	272,000	288,000	305,000	324,000	343,000
Revenues from Property Value Taxes	42,177,000	47,978,000	54,216,000	60,718,000	61,340,000
Taxation Revenues	42,177,000	47,978,000	54,216,000	60,718,000	61,340,000
Utilities Fees & Charges	1,057,000	1,085,000	1,106,000	1,135,000	1,165,000
Revenues from Fees	1,057,000	1,085,000	1,106,000	1,135,000	1,165,000
Developer Contributions	850,000	850,000	850,000	850,000	850,000
Transfers from Other Governments	7,388,000	7,500,000	7,650,000	7,803,000	7,959,000
Other Revenue	2,505,000	2,659,000	2,769,000	3,171,000	3,379,000
Revenues from Other Sources	10,743,000	11,009,000	11,269,000	11,824,000	12,188,000
<b>TOTAL FUNDING SOURCES</b>	<b>\$ 53,977,000</b>	<b>\$ 60,072,000</b>	<b>\$ 66,591,000</b>	<b>\$ 73,677,000</b>	<b>\$ 74,693,000</b>
<b>PROPOSED EXPENDITURES</b>					
Engineering Services	42,083,000	42,721,000	43,596,000	44,434,000	45,318,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 42,083,000</b>	<b>\$ 42,721,000</b>	<b>\$ 43,596,000</b>	<b>\$ 44,434,000</b>	<b>\$ 45,318,000</b>
<b>PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES</b>					
Transfers To/(From) Capital Funds	21,835,000	24,594,000	27,353,000	30,615,000	30,836,000
Transfers To/(From) Reserve Funds	(65,000)	(81,000)	(99,000)	(117,000)	(136,000)
Transfers To/(From) Capital Sources	\$ 21,770,000	\$ 24,513,000	\$ 27,254,000	\$ 30,498,000	\$ 30,700,000
Transfers To/(From) Operating Sources	\$ (9,876,000)	\$ (7,162,000)	\$ (4,259,000)	\$ (1,255,000)	\$ (1,325,000)
<b>TOTAL TRANSFERS BETWEEN SOURCES</b>	<b>\$ 11,894,000</b>	<b>\$ 17,351,000</b>	<b>\$ 22,995,000</b>	<b>\$ 29,243,000</b>	<b>\$ 29,375,000</b>
<b>BALANCED BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

CITY OF SURREY

BYLAW NO. 21219

A bylaw to provide for the adoption of the Surrey 2024 – 2028  
Capital Financial Plan.

.....

WHEREAS pursuant to Section 165 of the "*Community Charter*" being Chapter 26 of the Statutes of BC 2003, as amended, the City Council is required to adopt, annually by bylaw, the five-year financial plan;

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Council authorize the following:

- (a) the proposed funding sources;
- (b) the proposed expenditures; and
- (c) the proposed transfers between funds.

as set out for each year in the planning period as shown in Schedule 1 attached to this Bylaw.

2. This bylaw shall be cited for all purposes as "Surrey 2024 – 2028 Capital Financial Plan Bylaw, 2024, No. 21219".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**CITY OF SURREY**

**Bylaw 21219**

**Schedule 1**

**Capital Financial Plan**

To establish years 2024 to 2028

	2024	2025	2026	2027	2028
<b>PROPOSED FUNDING SOURCES</b>					
Development Cost Charges	\$ 83,009,000	\$ 90,720,000	\$ 106,926,000	\$ 109,913,000	\$ 111,049,000
Developer Contributions	122,300,000	124,350,000	125,180,000	123,200,000	122,200,000
Federal/Provincial Contribution	44,615,000	41,914,000	32,212,000	24,280,000	36,206,000
BC Growing Communities Fund	32,647,000	-	-	-	-
Transfers from Other Governments	77,262,000	41,914,000	32,212,000	24,280,000	36,206,000
<b>TOTAL FUNDING SOURCES</b>	<b>\$ 282,571,000</b>	<b>\$ 256,984,000</b>	<b>\$ 264,318,000</b>	<b>\$ 257,393,000</b>	<b>\$ 269,455,000</b>
<b>PROPOSED EXPENDITURES</b>					
Police Services	\$ 1,222,000	\$ 1,216,000	\$ 1,057,000	\$ 1,016,000	\$ 810,000
Fire Services	3,002,000	3,015,000	3,531,000	3,455,000	3,748,000
Parks, Recreation & Culture	20,427,000	20,644,000	20,106,000	20,539,000	28,064,000
General Government	19,861,000	18,997,000	18,480,000	18,142,000	18,166,000
Planning & Development	30,000	-	-	-	-
Surrey Public Library	2,290,000	2,128,000	2,319,000	1,865,000	1,693,000
Engineering Services	52,229,000	52,125,000	50,285,000	48,065,000	48,881,000
Water, Sewer & Drainage	53,412,000	58,916,000	66,691,000	72,184,000	77,998,000
Solid Waste	1,809,000	1,765,000	1,765,000	1,765,000	1,765,000
Surrey City Energy	2,304,000	2,768,000	2,842,000	2,869,000	3,073,000
Municipal Amortization Expenditures	156,586,000	161,574,000	167,076,000	169,900,000	184,198,000
Capital Expenditures - Contributed	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
Capital Expenditures - Current Years	376,182,000	574,939,000	341,664,000	302,036,000	329,437,000
Capital Expenditures	476,182,000	674,939,000	441,664,000	402,036,000	429,437,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 632,768,000</b>	<b>\$ 836,513,000</b>	<b>\$ 608,740,000</b>	<b>\$ 571,936,000</b>	<b>\$ 613,635,000</b>
<b>PROPOSED TRANSFERS BETWEEN CAPITAL AND OPERATING SOURCES</b>					
Transfers To/(From) Capital Funds	(286,873,000)	(287,164,000)	(277,119,000)	(251,743,000)	(281,380,000)
Transfers To/(From) Reserve Funds	(11,824,000)	(240,865,000)	(15,803,000)	(11,300,000)	(11,300,000)
Transfers To/(From) Capital Sources	\$ (298,697,000)	\$ (528,029,000)	\$ (292,922,000)	\$ (263,043,000)	\$ (292,680,000)
Transfers To/(From) Operating Sources	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)	(1,500,000)
Unspecified Capital Budget Authority	(50,000,000)	(50,000,000)	(50,000,000)	(50,000,000)	(50,000,000)
<b>TOTAL TRANSFERS BETWEEN SOURCES</b>	<b>\$ (350,197,000)</b>	<b>\$ (579,529,000)</b>	<b>\$ (344,422,000)</b>	<b>\$ (314,543,000)</b>	<b>\$ (344,180,000)</b>
<b>BALANCED BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

CITY OF SURREY

BYLAW NO. 21220

A bylaw to amend the provisions of "Surrey Building  
Bylaw, 2012, No. 17850", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Building Bylaw, 2012, No. 17850", as amended is hereby further amended as follows:
  - (a) Delete Schedule "A" and replace with a new Schedule "A", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2024, No. 21220".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**Schedule "A"**  
**"Surrey Building Bylaw, 2012, No. 17850"**  
 (All fees are subject to applicable taxes)

**A. Building Fees**

<u>1. Building Permits</u>	
Before receiving a building permit for any building or structure, the owner shall pay to the City the following fee:	
(a) Minimum permit fee for the first \$1,000 of building value for other than tenant improvement permits	\$61.00
(b) Minimum permit fee for commercial and industrial tenant improvement permits for the first \$1,000 of building value	\$219.00
(c) For each subsequent \$1,000 of building value or portion thereof over \$1,000 and up to a value of \$200,000	\$13.52
(d) For each subsequent \$1,000 of building value or portion thereof over \$200,000 and up to a value of \$500,000	\$11.14
(e) For each subsequent \$1,000 of building value or portion thereof over \$500,000	\$10.11
<u>2. Ancillary Permits and Services</u>	
(a) For site visit, inquiry or feasibility study prior to the moving of a building or structure	\$212.00
(b) For demolishing a building or structure	\$570.00
(c) For the erection of any auxiliary space heating appliances and appurtenances or chimney	\$113.00
(d) For transfer of a building permit owner or builder	\$182.00

<p>(e) Where a permit has been issued and the owner desires to make changes to the drawings.</p> <p>Where the permit application information and supporting plans are inadequate. Supporting plans will be deemed inadequate when there are substantial deficiencies, errors and/or omissions in the submitted documents/plans.</p>	<p>\$316.00 per hour (one hour minimum)</p> <p>\$316.00 per hour (one hour minimum)</p>
(f) For review of alternative solution reports	\$642.00
(g) Extension of building permits	\$342.00
(h) Replacement of building permit drawings (Plans 24' x 36") Large plotter	\$21.56 per sheet
(i) Other Plans/Drawing Records – obtained from microfiche or Laserfiche	
(i) Photocopies (letter, legal)	\$0.29
(ii) Photocopies (tabloid)	\$4.52
<p>(j) Comfort Letters</p> <p>(i) Residential</p> <p>(ii) Multi-residential/Commercial/Industrial Base</p> <p>(iii) Per Unit (Additional)</p> <p>(iv) Others (i.e., Environmental)</p>	<p>\$285.00</p> <p>\$570.00</p> <p>\$182.00</p> <p>\$248.00</p>
<p>(k) Building Records research</p> <p>(i) Search Plans/Drawings (Commercial/Industrial/Multi-family) - Flat fee</p> <p>(ii) Copy of Building Permit (Includes Issuance Date) – per unit</p> <p>(iii) Square footage of building – per unit</p> <p>(iv) Final occupancy date – per unit</p> <p>(v) Copy of Survey Certificate – per unit</p>	<p>\$43.00</p> <p>\$26.00</p> <p>\$26.00</p> <p>\$26.00</p> <p>\$26.00</p>

(vi) Oil/Gas/Septic tank – per unit	\$26.00
(vii) Inspection Notes – per unit	\$26.00
(l) Plans Requests for Multiple/residential/Commercial/Industrial/USB/MFT	\$323.00
(m) Plans Request for Single family Dwelling - USB/MFT	\$161.00
(n) Strata Conversions	\$1,042.00
(o) Permit Fee – Tent:  For Event tents larger than 20' x 20' (400 square feet)	\$181.00
(p) Permit Fee – Solar Panel	\$181.00
(q) Revision prior to issuance of permit (single family and duplex buildings):  New drawings submitted when Permit is “ready for issuance” (or issued):  a) Where only 35% of the estimated Building Permit Fees have been paid.  b) If new Drawings are submitted, a new Building Permit fee estimate will be calculated.  c) Where the full amount of the estimated Building Permit Fee has been paid.	\$182.00  15% of the total permit fees owing on the “ready for issuance” permit will be collected.  Minimum 35% of this amount will be required as payment, prior to review.  A credit of 50% of the amount will be credited towards the estimated amount owing for issuance of a new Building Permit.



d) Where a permit application is cancelled, the 35% fee is non-refundable.	The required minimum payment will be 35% of the net amount owing after the credit has been applied.
(r) "Minor building field design/construction revisions"	\$63.00

**B. Fee Reduction Pursuant to Subsection 290(3) of the *Local Government Act*, R.S.B.C. 1996, c. 323, as amended**

Building permit fees will be divided into two portions, plan review for 35% of the estimated building permit fees and attendance charges for 65% of the estimated building permit fees. Where one or more letters of assurance from a registered professional are required, the plan review portion is to be reduced by 10% to a maximum deduction of \$500.00.

**C. Site Visit Fees**

1. <u>Site Visit Requests</u> Where an owner applicant requests a building review not provided for in the fee schedule, or a site visit is required to assess the status of a property, the fee shall be:	
(a) during normal working hours	\$228.00 per hour (one hour minimum)
(b) after hours during which the offices of the City hall are normally open, the fee, in addition to other required fees, to be based on the time actually spent in making such site visit, including travelling time	\$793.00 plus \$228.00 per hour for each hour or part thereof beyond the first four hours
2. <u>Site Re-Visit Requests</u> (a) A site re-visit fee will be imposed whenever a building review was called for and the work to be reviewed was not ready for building review. Building reviews not ready shall be deemed to include any review called for where the work to be reviewed was not complete or where there was a substantial number of deficiencies which indicated that the work was not checked over prior to calling for review	\$228.00

(b) For second and further site visit subsequent to a site re-visit in paragraph (a)	\$228.00 per site visit
3. <u>Community Care Facilities</u>	\$148.00
4. <u>Site Visit to Determine Compliance</u> Where non-compliance with this Bylaw or any orders or notices issued under this Bylaw is detected at a site by the Building Official, By-law Enforcement Officer, and/or a City employee responsible for site visits under this Bylaw, a site visit fee will be imposed on the owner for visits by the Building Official, By-law Enforcement Officer, and/or City employee to a site to assess compliance with this Bylaw or any orders or notices issued under this Bylaw. This fee will be imposed regardless of whether the site visit was requested by the owner.	\$228.00 per site visit

#### D. Refunds

Where a building permit or application is cancelled, a refund on permit fees will be issued on the following basis:

1. Where a permit has been applied for, but not issued and the plans have been reviewed:	65%
2. Where a permit has been issued, but where construction has not started:	50%

CITY OF SURREY

BYLAW NO. 21221

A bylaw to amend the provisions of "Business License By-law, 1999, No. 13680", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Business License By-law, 1999, No. 13680", as amended is hereby further amended as follows:
  - (a) Delete Schedule "A" and replace with a new Schedule "A", attached to this Bylaw.
  - (b) Delete Section 22 in its entirety and replace with the following:

“If an applicant for a business license who has paid a license fee in accordance with Schedule “A” requests a refund of the fee before the business license has been issued, then the City will retain 50% of the fee so paid to a maximum of \$200 plus applicable taxes and the balance paid will be refunded to the applicant provided that the City has made no inspection with respect to the business license application. If the City has made an inspection with respect to the business license application, then the City will retain 50% of the fee paid to a maximum of \$438.00 plus applicable taxes and the balance paid will be refunded to the applicant.”
2. This Bylaw shall be cited for all purposes as "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21221".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

## Schedule "A"

Category	Fee
Acupuncture	\$255.00 per year
Acupressure	\$255.00 per year
Administration Office	\$255.00 per year
Adult Entertainment Store	\$5,461.00 per year
Advertising	\$255.00 per year
Alcohol and Drug Recovery House	\$1,013.00 per year
Animal Sitting	\$255.00 per year
Apartment Building/Townhouse Rental	\$72.00 per year for each dwelling
Arcade	\$5,461.00 per year
Auction/Auctioneer	\$449.00 per year
Auto Body/Painting	\$414.00 per year
Automated Teller Machine	\$275.00 per year for each machine
Automobile Cleaning/Car Wash/Detailing	\$275.00 per year
Automobile Dealer/Rebuilder	\$640.00 per year
Automobile Wrecker	\$1,377.00 per year
Automobile/Truck Rental	\$457.00 per year
Automotive Repair Service	\$414.00 per year
Bakery	\$295.00 per year
Bankruptcy Trustee	\$357.00 per year
Bank	\$1,458.00 per year
Bed and Breakfast	\$137.00 per year
Boat Building/Sales/Service/Rental/Marina	\$328.00 per year
Body Rub Parlour/Body Painting Studio	\$5,461.00 per year
Bookkeeping	\$255.00 per year
Bowling Alley	\$1,112.00 per year
Bus Service	\$357.00 per year
Business School	\$241.00 per year

## Schedule "A"

Category	Fee
Business Services Office	\$255.00 per year
Carnival	\$45.00 per day for each device or game
Casino	\$5,461.00 per year (plus \$64.00 per machine)
Cat Boarding	\$255.00 per year
Caterer	\$255.00 per year
Catering/Coffee Truck	\$255.00 per year
Cemetery	\$1,810.00 per year (plus \$17.00 per hectare)
Charitable Society/Organization	\$1.00 per year
Cheque Cashing Centre	\$358.00 per year
Christmas Tree Sales	\$117.00 per season
Circus	\$278.00 per day
Collection Agent	\$358.00 per year
Commercial Kennel	\$550.00 per year
Computer Consulting/Repair/Design	\$255.00 per year (plus \$35.00 per employee)
Concession Stand	\$339.00 per year for each stand
Construction Management	\$255.00 per year (plus \$35.00 per employee)
Consultant	\$255.00 per year (plus \$35.00 per employee)
Contractor - Alarm Installation	\$358.00 per year
Contractor - Demolition	\$358.00 per year
Contractor - Electrical	\$358.00 per year
Contractor - Fire Protection	\$358.00 per year
Contractor - General	\$358.00 per year
Contractor - Landscaping/Excavating	\$358.00 per year
Contractor - Masonry/Drywall	\$358.00 per year
Contractor - Miscellaneous	\$358.00 per year
Contractor - Painting	\$358.00 per year
Contractor - Paving	\$358.00 per year

## Schedule "A"

Category	Fee
Contractor - Plumbing/Heating/Mechanical	\$358.00 per year
Contractor - Roofing/Insulation	\$358.00 per year
Contractor - Sewer/Septic	\$358.00 per year
Contractor - With Storage	\$358.00 per year (plus \$29.00 for each 100m <sup>2</sup> over 2,000m <sup>2</sup> not including customer parking areas)
Counselling Service	\$255.00 per year
Courier Service	\$182.00 per year
Currency Exchange	\$358.00 per year
Customs Broker	\$392.00 per year (plus \$35.00 per employee)
Dating Service	\$5,461.00 per year
Dental Lab	\$392.00 per year
Denture Clinic	\$392.00 per year
Desktop Publishing	\$255.00 per year (plus \$35.00 per employee)
Discotheque/Dancehall	\$5,461.00 per year
Dog Grooming	\$352.00 per year
Drafting/Design Service	\$255.00 per year (plus \$35.00 per employee)
Dressmaker	\$117.00 per year
Driving School	\$241.00 per year
Dry Cleaner/Laundry	\$183.00 per year
Education Service (assessment, etc.)	\$255.00 per year (plus \$35.00 per employee)
Employment Agency/Recruiting Service	\$255.00 per year (plus \$35.00 per employee)
Employment Consultant	\$255.00 per year (plus \$35.00 per employee)
Esthetician	\$144.00 per year
Farm Produce Sales	\$358.00 per year
Fashion Design	\$255.00 per year (plus \$35.00 per employee)
Financial Agent	\$824.00 per year
Financial Planning/Consultant	\$255.00 per year (plus \$35.00 per employee)
Fireworks Vendor	\$474.00 per year

## Schedule "A"

Category	Fee
Fitness Personal Trainer	\$255.00 per year (plus \$35.00 per employee)
Flea Market	\$352.00 per year
Funeral Parlour	\$471.00 per year
Gas Station	\$739.00 per year
General Business Office	\$255.00 per year (plus \$35.00 per employee)
Glass Installation/Sales	\$358.00 per year
Golf Course, Driving Ranges, Par 3 Courses	\$339.00 per year
Hairdressing Salon/Hair Stylist	\$145.00 per year (plus \$73.00 for each chair over one)
Health Care Consultant	\$255.00 per year (plus \$35.00 per employee)
Hobby Kennel - 3 Dogs	\$139.00 per year
Hobby Kennel - 4 to 6 Dogs	\$275.00 per year
Holistic Health Care	\$392.00 per year
Home Crafts	\$117.00 per year
Horse Racing	\$405.00 per day
Hotel/Motel/Rooming House	\$21.00 per year for each room
Ice Cream Vendor	\$328.00 per year
Immigration Consultant	\$255.00 per year (plus \$35.00 per employee)
Import/Export	\$241.00 per year
Income Tax Service	\$255.00 per year
Insurance Adjuster	\$295.00 per year
Insurance Agent	\$255.00 per year (plus \$35.00 per employee)
Interior Decorating/Design	\$255.00 per year (plus \$35.00 per employee)
Internet Services	\$255.00 per year (plus \$35.00 per employee)
Investment Consultant	\$255.00 per year (plus \$35.00 per employee)
Janitorial Service	\$218.00 per year
Land Development	\$358.00 per year
Laundromat	\$550.00 per year

## Schedule "A"

Category	Fee
Licensed Premises (Food Primary)	\$459.00 per year
Licensed Premises (Food Primary with Lounge)	\$913.00 per year
Licensed Premises (Liquor Primary Club)	\$2,746.00 per year
Licensed Premises (Liquor Primary)	\$2,746.00 per year
Licensed Premises (Liquor Primary – Cabaret)	\$5,461.00 per year
Licensed Premises (Liquor Primary – Stadium)	\$5,461.00 per year
Licensee Retail Store	\$913.00 per year
Limousine Service	\$183.00 per year (plus \$95.00 per vehicle)
Locksmith	\$358.00 per year
Lumber Yard/Building Material Yard	\$474.00 per year (plus \$28.00 per 100m <sup>2</sup> over 2000m <sup>2</sup> not including customer parking areas)
Machinery/Heavy Equipment Dealer	\$474.00 per year
Mail Drop Service	\$255.00 per year
Mail Order	\$255.00 per year
Manufacturer's Agent	\$241.00 per year
Manufacturer/Machine Shop	\$348.00 per year (plus \$9.00 per employee)
Massage Therapist (RMT)	\$392.00 per year
Media/Public Relations	\$255.00 per year (plus \$35.00 per employee)
Mediation Services	\$255.00 per year (plus \$35.00 per employee)
Medical Laboratory	\$457.00 per year
Methadone Dispensary	\$5,461.00 per year
Miscellaneous	\$358.00 per year
Mobile Home Park	\$72.00 per year for each unit
Model Studio	\$3,527.00 per year
Nursery	\$358.00 per year
Parking Lot Enforcement (Automobile Immobilizing)	\$495.00 per year



## Schedule "A"

Category	Fee
Parking Lot	\$358.00 per year
Party/Wedding Consultant	\$255.00 per year (plus \$35.00 per employee)
Pawnbroker	\$5,461.00 per year
Pedlar	\$328.00 per year
Pepper Spray Vendor	\$459.00 per year
Petroleum Product Distributor	\$586.00 per year
Photographer/Videographer	\$241.00 per year
Planning Consultant	\$255.00 per year (plus \$35.00 per employee)
Portable Food Vendor	\$137.00 per year
Post Box Rental Agency	\$241.00 per year
Printer/Publisher	\$241.00 per year
Private Investigators	\$358.00 per year
Professional Practitioner - Accountant	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Architect	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Chiropractor	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Dentist	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Engineer	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Land Surveyor	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Lawyer	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Doctor	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Notary	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Optometrist	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Part Time	\$182.00 per year
Professional Practitioner - Psychiatrist/Psychologist	\$546.00 per year (plus \$35.00 per employee)
Professional Practitioner - Veterinarian	\$546.00 per year (plus \$35.00 per employee)
Professional Sports	\$117.00 per year
Project Management	\$255.00 per year (plus \$35.00 per employee)

## Schedule "A"

Category	Fee
Property Management	\$255.00 per year (plus \$35.00 per employee)
Public Utility Company	\$1,810.00 per year
Real Estate Agent - 0-5 Employees	\$182.00 per year
Real Estate Agent - 6-10 Employees	\$417.00 per year
Real Estate Agent - 11-15 Employees	\$704.00 per year
Real Estate Agent - 16-25 Employees	\$913.00 per year
Real Estate Agent - 26-50 Employees	\$1,263.00 per year
Real Estate Agent - 51-100 Employees	\$1,685.00 per year
Real Estate Agent - 100+ Employees	\$1,685.00 per year (plus \$344.00 for each 50 employees over 100 employees)
Real Estate Appraisal Service/Building Inspector	\$358.00 per year
Recreational Facility	\$339.00 per year
Recycling Depot	\$457.00 per year
Recycling Plant	\$913.00 per year
Reflexology	\$376.00 per year
Rental Service	\$241.00 per year
Repair Service	\$241.00 per year
Restaurant	\$137.00 per year (plus \$4.50 per seat)
Retail Merchant (0-2 Employees)	\$358.00 per year
Retail Merchant (3-5 Employees)	\$358.00 per year (plus \$35.00 per cash register)
Retail Merchant (6-9 Employees)	\$358.00 per year (plus \$85.00 per cash register)
Retail Merchant (10-19 Employees)	\$358.00 per year (plus \$115.00 per cash register)
Retail Merchant (20 or More Employees)	\$358.00 per year (plus \$145.00 per cash register)
Sales/Marketing Office	\$255.00 per year (plus \$35.00 per employee)
Salvage Yard	\$1,372.00 per year
Scrap Dealer	\$358.00 per year
Secondhand Dealer	\$5,461.00 per year
Security Consultant	\$255.00 per year (plus \$35.00 per employee)

## Schedule "A"

Category	Fee
Security Service	\$438.00 per year
Seminar	\$91.00 per day
Sharpening Service	\$117.00 per year
Shiatsu Massage	\$392.00 per year
Ship Agency/Chandler	\$255.00 per year (plus \$35.00 per employee)
Sign Painter/Manufacturer/Installation	\$358.00 per year
Social Club	\$255.00 per year
Social Escort Service	\$5,461.00 per year
Software Design/Consultant	\$255.00 per year (plus \$35.00 per employee)
Student Venture Program	\$20.00 per year
Tailor	\$183.00 per year
Tanning Salon	\$437.00 per year
Tattoo Parlour	\$220.00 per year
Taxi Service	\$183.00 per year (plus \$0 per wheelchair accessible vehicle plus \$33.00 per zero emissions vehicle plus \$164.00 per any other vehicle)
Taxidermist	\$241.00 per year
Telemarketing Office	\$255.00 per year (plus \$35.00 per employee)
Theatre	\$241.00 per year (plus \$3.00 per seat)
Theatre 2	\$5,461.00 per year
Theatre - Drive-in	\$241.00 per year (plus \$7.00 per parking space)
Tour Consultant/Operator	\$255.00 per year (plus \$35.00 per employee)
Tourist Trailer Parks/Campsites	\$255.00 per year (plus \$35.00 per space)
Towing with No Storage	\$457.00 per year
Towing with Storage	\$913.00 per year
Trade School	\$241.00 per year
Traffic Control	\$275.00 per year
Travel Agency	\$255.00 per year (plus \$35.00 per employee)
Trucking & Cartage - one vehicle only	\$182.00 per year

## Schedule "A"

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Category	Fee
Trucking & Cartage - multiple vehicles	\$358.00 per year
Truck Parking	\$913.00 per year
Tutoring	\$137.00 per year
U-brew/U-vin Premises	\$352.00 per year
Upholstery	\$241.00 per year
Vending Machine/Pinball Machine	\$39.00 per year for each machine
Warehouse	\$339.00 per year
Welding	\$358.00 per year
Wholesale Dealer	\$339.00 per year (plus \$9.00 per employee)

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21222

A bylaw to amend the provisions of "Surrey Animal  
Responsibility Bylaw, 2017, No. 19105", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Animal Responsibility Bylaw, 2017, No. 19105", as amended is hereby further amended as follows:
  - (a) Delete Schedule "B" and replace with a new Schedule "B", attached to this Bylaw;  
and
  - (b) Delete Schedule "C" and replace with a new Schedule "C", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Animal Responsibility Bylaw, 2017, No. 19105, Amendment Bylaw, 2024, No. 21222".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

## Schedule "B"

### LICENCING:

#### Dogs

- a) Neutered male or Spayed female - \$55.00
- b) Other than (1) above - \$86.00
- c) Guard Dog/Aggressive Dog - \$165.00
- d) Vicious Dog - \$249.00
- e) Dangerous Dog - \$622.00
- f) Guide Dog/Service Dog - \$0.00
- g) Police Services Dog - \$0.00
- h) New licences issued from August 31 to December 31 of any given year shall be subject to a fee equal to 50% of the above noted fees. This does not apply to renewals, Guard, Aggressive, Vicious or Dangerous Dogs or to Dogs eligible to be licensed prior to August 31.
- i) Persons over the age of 65 shall be subject to a fee equal to 50% of the above noted fees.
- j) Replacement of licence - \$7.00

## Schedule "C"

### **IMPOUNDMENT (Release to Owner):**

#### **DOGS**

- 1) Unlicensed - \$143.00
- 2) Licensed
  - a. Spayed or Neutered - \$40.00
  - b. Not Spayed or Neutered - \$59.00
  - c. Aggressive or Guard Dog - \$374.00
  - d. Vicious Dog - \$622.00
  - e. Dangerous Dog - \$1,243.00
  - f. A Dog where it has caused injury while Running at Large - \$1,243.00
  - g. Dangerous Dog where it has caused injury while Running at Large - \$6,207.00

#### **CATS AND OTHER SMALL ANIMALS**

- 1) Cats
  - a. Spayed or Neutered - \$18.00
  - b. Not Spayed or Neutered - \$64.00
- 2) Other Small Domestic Animals - \$13.00

#### **LIVESTOCK**

- 1) Stallion or bull - \$622.00
- 2) Horse or cows - \$238.00
- 3) Goat or sheep - \$64.00
- 4) Rabbit, goose, chicken or other fowl - \$13.00
- 5) In addition to these fees the Owner(s) of the Animal(s) shall be liable for any hauling fees incurred by the Animal Shelter Manager and any other extraordinary costs, due and payable upon reclamation.

## **ADOPTION OF ANIMALS**

- 1) Puppy (up to and including 1 year of age) - \$400.00
- 2) Dog (over 1 year up to and including 7 years of age) - \$340.00 (plus license fee if applicable)
- 3) Dog (over 8 years of age) - \$115.00 (plus license fee if applicable)
- 4) Kitten (up to and including 5 months of age) - \$257.00
- 5) Cat (6 months and up to and including 7 years of age) - \$230.00
- 6) Cat (over 8 years of age) - \$115.00
- 7) Small Animals - \$11.00 - \$55.00

## **BOARDING OF ANIMALS:**

Rate per Day

- 1) Cat - \$18.00
- 2) Dog - \$23.00
- 3) Stallion, horse, mule, ass, boar, billy goat, ram, goat, sheep, swine, bull, cow or other bovine Animal - \$19.00
- 4) For each rabbit, goose, chicken or other fowl - \$7.00
- 5) For Animals other than those listed above - \$13.00

## **EUTHANASIA**

- 1) 0 - 20 lbs - \$143.00
- 2) 21 - 50 lbs - \$198.00
- 3) 51 - 100+ lbs - \$254.00

## **CREMATION SERVICES**

General Cremations - no ashes returned

- 1) 0 - 20 lbs - \$64.00
- 2) 21 - 50 lbs - \$94.00
- 3) 51 - 75 lbs - \$126.00
- 4) 76 - 100 lbs - \$157.00
- 5) 101 + lbs - \$187.00



Animal Pick Up Fee \$64.00 per pick up

**Private Cremations**

- 1) Charged at actual cost to the City

CITY OF SURREY

BYLAW NO. 21223

A bylaw to amend the provisions of "Surrey Electrical Safety By-law, 2004, No. 15596", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Electrical Safety By-law, 2004, No. 15596" as amended is hereby further amended as follows:
  - (a) Delete Schedule "B" and replace with a new Schedule "B" attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Electrical Safety By-law, 2004, No. 15596, Amendment Bylaw, 2024, No. 21223".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**ELECTRICAL PERMIT FEES**

**Installation Permits**

1. For new Single-Family Dwellings and new Duplexes the low voltage electrical permit fee shall equal **18%** of the **building permit fee** as calculated and payable in accordance with Surrey Building Bylaw, 2012, No. 17850, as may be amended or replaced from time to time.

For the purposes of this Schedule, the terms "Single Family Dwelling" and "Duplex" shall have the meanings ascribed to them in Surrey Zoning Bylaw, 1993, No. 12000, as may be amended or replaced from time to time.

2. Installation Permit Fees for electrical permits not included in Item 1 above are based on the value of the electrical installation, including all material and labour and fees for design, testing, consulting, and monetary worth of contributed labour and materials. The Marshall Swift valuation service may be used to establish the value of an electrical installation.
3. The City may cancel an application for a permit, and the fees paid in support of the application will be forfeited, if the permit cannot be issued within 180 days from the date of notification to the applicant, by the City, regarding deficiencies with the permit application.

Permit fees for homeowner permits are based on a deemed installation value of three times the cost of materials.

<b>Value of Electrical Installation</b>	<b>Fee</b>
\$0 - \$1,000	\$ 167.00
\$1,001 - \$5,000	\$ 220.00 plus \$65.57 per \$1,000 (or part thereof over \$1,000)
\$5,001 - \$50,000	\$ 553.00 plus \$36.32 per \$1,000 (or part thereof over \$5,000)
\$50,001 - \$100,000	\$2,226.00 plus \$21.67 per \$1,000 (or part thereof over \$50,000)
\$100,001 - \$500,000	\$3,337.00 plus \$17.48 per \$1,000 (or part thereof over \$100,000)
\$500,001 - \$1,000,000	\$10,344.00 plus \$10.00 per \$1,000 (or part thereof over \$500,000)
\$1,000,001 - and over	\$15,419.00 plus \$6.81 per \$1,000 (or part thereof over \$1,000,000)

Electrical Permit fees will be divided into two (2) portions. Ten (10%) percent of the estimated Electrical Permit Fee will be deemed applicable to plan checking and ninety (90%) percent of the estimated Electrical Permit fee will be deemed applicable to inspection charges.

<b>Description of Permit or Service</b>	<b>Fee</b>
1. The fee for the Extension of a regular permit shall be	\$ 108.00
2. The fee for Compliance Re-attendance	
(a) On any portion of the work the permit holder shall be entitled to one site re-visit.	
(b) A Site Re-visit fee will be imposed whenever a Site Visit was requested, and the work was not completed for review.	
Normal Hours:	\$ 228.00 (1 hour minimum)
After hours during which the offices of the City Hall are normally open, the fee, in addition to other required fees, to be based on the time actually spent in making such inspection, including travelling time:	\$ 793.00 plus \$228.00 (after 4 hours)
(c) For second and further site re-visits subsequent to a site re-visit of paragraph (b).	\$ 228.00 (1 hour minimum)
3. Temporary Entertainment Permits	
(a) The fee for a temporary entertainment permit (carnival, movie set, etc. either initially or as a renewal shall be	\$ 136.00

Description of Permit or Service	Fee
4. Operating Permits Fees for operating permits shall be annually:	
(a) for a commercial or industrial installation	
i. per KVA of service capacity adjusted to	\$ 0.41
ii. minimum fee	\$ 158.00
iii. maximum fee	\$ 4,268.00
(b) for educational facility installation	
i. for each classroom, shop, laboratory, gymnasium, auditorium	\$ 4.13
ii. minimum fee	\$ 149.00
iii. maximum fee	\$ 4,194.00
(c) for entertainment equipment set-up	
i. for each set-up location	\$ 136.00
ii. minimum fee	\$ 461.00
5. Survey Permits	
(a) The fee for a survey of single or duplex dwellings.	\$ 114.00 [one hour minimum]
(b) The fee for a survey of commercial or industrial premises	\$ 174.00 [one hour minimum]
6. Site Visit	
Where an applicant wishes a site visit not provided for in the fee schedule, the fee shall be:	
(a) during normal working hours	\$ 114.00 [one hour minimum]
(b) After hours during which the offices of the City Hall are normally open, the fee, in addition to other required fees, to be based on the time actually spent in making such inspection, including travelling time.	\$793.00 plus \$228.00 per hour for each hour or part thereof beyond 4 hours

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21224

A bylaw to amend the provisions of "Surrey Fee-Setting By-law, 2001, No. 14577", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Fee-Setting By-law, 2001, No. 14577", as amended, is hereby further amended as follows:
  - (a) Delete Section 1 in its entirety and replace with the following:

“Pursuant to Section 41.1 of the "Liquor Control and Licensing Act" there is hereby levied a fee of \$155.00 for all Designated Food Area applications.”;
  - (b) Delete Schedule A and replace with a new Schedule A, attached to this Bylaw;
  - (c) Delete Schedule B and replace with a new Schedule B, attached to this Bylaw;
  - (e) Delete Schedule D and replace with a new Schedule D, attached to this Bylaw;
  - (f) Delete Schedule E and replace with a new Schedule E, attached to this Bylaw;
  - (g) Delete Schedule F and replace with a new Schedule F, attached to this Bylaw;
  - (h) Delete Schedule G and replace with a new Schedule G, attached to this Bylaw;
  - (i) Delete Schedule H and replace with a new Schedule H, attached to this Bylaw;
  - (j) Delete Schedule I and replace with a new Schedule I, attached to this Bylaw;
  - (k) Delete Schedule J and replace with a new Schedule J, attached to this Bylaw;
  - (l) Delete Schedule K and replace with a new Schedule K, attached to this Bylaw;
  - (m) Delete Schedule L and replace with a new Schedule L, attached to this Bylaw;
  - (n) Delete Schedule N and replace with a new Schedule N, attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2024, No. 21224".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

## Schedule A

### Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for administrative services as follows:

<u>Services Provided</u>	<u>Fee</u>
1. Photocopying/Printing (except as other specified bylaw)	
Black and White	\$ 0.50 per page
Colour	\$ 0.75 per page
2. Zoning Bylaw	\$ 61.50 per bylaw
3. Official Community Plan Bylaw:	
Complete Bylaw	\$ 136.50 per bylaw
Schedule A - Land Use Designation Map	\$ 20.00 per schedule
4. Researching historical documentation	\$ 49.50 per hour (minimum)
5. Annual Financial Report	\$ 44.50 per copy
6. Annual 5-Year Financial Plan	\$ 155.00 per copy
7. Returned payments	\$ 32.00 per returned payment
8. Finance Administrative Fee – Accounts receivable invoices	5% of Invoice Amount (before applicable taxes)  Minimum \$22.00 Maximum \$59.00
9. Engineering Administrative Fee	6% of Invoice Amount (before applicable taxes)
10. Fire Administrative Fee – Accounts receivable invoice for Cost Recoveries	10% of invoice Amount (before applicable taxes) – Minimum:  \$ 56.00 for Invoices under \$2,100;  \$ 338.00 for Invoices over \$2,100
11. Deleted.	
12. Researching historical tax information	\$ 49.50 per hour (minimum)
13. Refunds or fund transfers between properties	\$ 25.00 per property transfer
14. Refund, transfer or swap of securities	\$ 50.00 per security
15. Apportionment of taxable values where property has been subdivided after Land Title Office filing date.	\$ 29.50 per new lot
16. Electronic Multiple property payment lists	\$ 12.50 per property roll



	<b><u>Services Provided</u></b>	<b><u>Fee</u></b>
17.	Hard Copy Multiple property payment lists	\$ 15.50 per property roll
18.	Tax Certificates to non-property owners	
	- Electronic	\$ 41.75 per property
	- Manual	\$ 44.75 per property
19.	Registration and removal of liens on tax sale properties as charged by the Land Title Office	\$ 109.44 per property
20.	Ownership transfer on tax sale properties as per the Land Title Office	\$ 78.17 per property
21.	Property Information to non-property owners including but not limited to:	
	a. Roll Number	\$ 3.50 per property request
	b. Legal Description	
	c. Tax Levy	
	d. Assessed Value	
	e. Mill Rates	
22.	Consultant Reports	\$ 56.00 per report
23.	Noise Extension Application Pursuant to Section C .3. of the Surrey Noise Control	\$ 94.00 per application
24.	Liquor License Temporary Change to Hours of Operation	\$ 68.00 per application
25.	Deposit research fee	\$ 308.75 per deposit
26.	Electrical Administrative fee	\$ 39.00 per amendment
27.	Plumbing Administrative fee	\$ 39.00 per amendment
28.	Tree and Landscaping Administrative fee	\$ 39.00 per amendment
29.	Merchant Fee Recovery on Credit Card Transactions (including, fees, charges, and deposits)	1.75%
	- This fee is non-refundable	of the entire transaction amount
30.	P15 Admin fee - Habitat Monitoring and Maintenance	\$ 2,735.00 per application

All fees are subject to applicable taxes.

Schedule B  
Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for police services provided as follows:

<u>Services Provided</u>		<u>Fee</u>
1. Request for Information:		
Thefts, B&E's, MVA's Witness	\$ 75.10	Per incident
Statements	\$ 37.85	Per statement
2. MV 104's - ICBC	\$ 75.10	Per incident
3. Criminal Records Search Addition	\$ 91.10	Per application
Fingerprints Sets	\$ 17.10	Per fingerprint set
4. Chauffeur's Permit	\$ 91.10	Per application
5. Security Company Personnel Indices Checks	\$ 91.10	Per individual Application
6. Mechanical Inspections	\$ 323.45	Per vehicle Inspection
7. Measurements	\$ 57.55	Per accident scene
8. Plan Drawing	\$ 75.10	Per incident
9. Field Diagrams	\$ 75.10	Per incident
10. Photographs - Colour Laser	\$ 4.05	Per photograph
11. Court Order of Photocopying file	\$ 75.10	Per file
Photocopy Fee exceeding 50 pages	\$ 2.20	Per page
12. Full Traffic Analyst Report Preliminary	\$ 1,147.05	Per incident
Analyst Report	\$ 293.20	Per incident
13. File Research	\$ 75.10	Per hour minimu
14. Photo DVD	\$ 77.80	Per DVD
15. Crash Data Retrieval Report (ICBC) Crash	\$ 75.10	Per incident
16. Data Retrieval Report (Non-ICBC)	\$ 287.60	Per incident

All fees are subject to applicable taxes.

Descriptions of the police services are more particularly described as:

MV 6020 – ICBC

Accident reports requested by ICBC.

Criminal Records Search

Provide complete background check of local, national and North American records. This fee will apply to everyone except volunteers.

Volunteer Criminal Records Search

Provide complete background check of local, national and North American records. This fee will apply to all volunteers except Surrey-based volunteers and volunteering GVRD-based organizations.

Chauffeur's Permit

Provide a driving record check and criminal record check.

Mechanical Inspection

RCMP requires a mechanical inspection report in serious motor vehicle accidents. A certified mechanic's report is required to ascertain whether an accident was caused by human source and/or mechanical problems.

Measurements

Accident scene measurements required in serious motor vehicle accidents.

Plan Drawing

Traffic analysts provide an overview of an accident via field drawings, sketches, etc.

Analyst Report

Traffic analyst report is a certified report of the accident.

Photographs

Photographs of accident scenes, break and enters, wilful damage, property damage, etc.

File Research

Time spent to examine and investigate material.

Crash Data Retrieval Report

Report based on the data extracted from a vehicle's black box.

Schedule D  
Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Engineering Department services provided as follows:

<u>Services Provided</u>	<u>Fee</u>	
<b><u>Administration</u></b>		
1. GIS Map Products		
- Map Books	\$1,050.00	19" x 17" (quarter map section – 560 pages)
	\$780.00	36" x 3.2" (140 pages)
	\$265.00	19" x 17" (full map section – 140 pages)
	\$90.00	11' x 17' (560 pages)
	\$76.00	8.5' x 11' (560 pages)
- Custom Maps	\$87.00 \$77.00	Minimum Charge Plus Per hour beyond 1 hour
- Lamination	\$ 17.00	11" x 17"
	\$ 22.00	18.5" x 24.5"
	\$ 27.00	25" x 37"
	\$ 33.00	37" x 49"
	\$ 38.00	42" x 60"
- Large Size Photocopy Prints	\$ 6.00	Up to 11" x 17"
- Large Size Photocopy Prints	\$ 7.00	Anything above 11" x 17"
- White Foam Board	\$ 17.00	18" x 24"(in addition to cost of map)
	\$ 17.00	25" x 37"(in addition to cost of map)
	\$ 22.00	37" x 49"( in addition to cost of map)
	\$ 22.00	43" x 61"( in addition to cost of map)

- Standard Hard-Copy Map	\$ 6.00	8.5" x 11"
	\$ 7.00	11" x 17"
	\$ 12.00	19" x 17"
	\$ 17.00	18" x 24"
	\$ 27.00	24" x 36"
	\$ 33.00	36" x 48"
	\$ 38.00	42" x 60"

### **Roads**

2.	Legal Traffic Operation Requests	\$ 550.00	Per request
3.1	Legal Signal Timing Data Requests	\$ 550.00	Per request
3.2	Traffic Camera Video Recording Search Fee	\$ 360.00	Per site (minimum charge)
		\$ 55.00	Per hour additional for large requests
3.3	Vehicle Count Data from Traffic Signal Detectors	\$ 77.00	Per traffic signal (per 2 days of data)
3.4	Historical Vehicle Travel Speed, Travel Time, and Origin/Destination	\$ 244.00	Per request (minimum charge)
		\$ 101.00	Per hour additional for large requests
4.	Manual Vehicle, Cyclist and Pedestrian Count	\$ 561.00	Per intersection

### **Survey**

5.	Replacement of Destroyed Survey Monument	\$1,945.00	Per disturbed ISA Mon
		\$3,500.00	Per disturbed SBM Mon
		\$8,057.00	Per disturbed HPN Mon

### **ESC Authorization**

6.	<b><u>ESC Authorization Fees</u></b>		
a.	ESC Authorization Application Fee	\$2,300.00	Per application
b.	ESC Authorization Transfer	\$300.00	Per transfer

## **Water**

7.	Connection to an existing water main, provided that the connection was not part of a local service area or other cost recovered project	100% of actual cost	Per connection
8.	Temporary water service turn off/on		
	- during regular City working hours	\$ 135.00	Each occurrence
	- outside regular City working hours	\$ 220.00	Each occurrence
9.	Special Water Meter Reading	\$ 62.00	Per hour
		\$ 100.00	Minimum
10.	Deleted.		
11.	For the submission of a Backflow Device Test Report and each additional report on the same property as the initial report.	\$ 37.00	Each
11a.	Special Sprinkling Permit – New Lawn	\$ 38.00	Each permit

## **Soil Removal and Disposition Permits**

12.	Soil Removal and Deposition Permit application fee	\$1,139.00	Per application
13.	Permit Transfer	\$ 311.00	Per transfer

## **Sewer**

14.	Connection to an existing storm water drainage service connection or drainage "developer reimbursed" (DDR) connection, provided that the connection was not part of a local area service or other cost-recovered project.	\$5,500.00	Per connection
-----	---	------------	----------------

- |     |   |            |  |
|-----|---|------------|--|
| 15. | Connection to an existing sanitary sewer main connection or sanitary developer reimbursed (SDR) connection for a <i>Single Family dwelling</i> unit, provided that the connection was not part of a local area service or other cost recovered project. | \$5,500.00 | Per connection   |
| 16. | <b><u>Branch Collection</u></b><br><br>Branch chipping and removal of chips.  | \$ 26.75   | 1.5 metres high by 1.5 metres wide (5ft x 5ft) pile<br>Branches must be less than 20 cm (8") in diameter<br>No stumps are permitted. |

All fees are subject to applicable taxes.

Schedule E  
Surrey Fee Setting Bylaw

Pursuant to Section 191(1)(a) of the *Community Charter* there is hereby levied a fee for Board of Variance services provided as follows:

<u>Services Provided</u>	<u>Fee</u>
1. Board of Variance Application Pursuant to Section 11 of the Surrey Board of Variance Establishment By-law, 2010, No. 17282.	\$ 522.00

All fees are subject to applicable taxes.



## SCHEDULE F

### Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Cemetery services provided as follows:

#### DEFINITIONS

1. In this Bylaw, terms shall have the meanings ascribed to them in "City of Surrey Cemetery Management Bylaw No. 16174" and as set out below:

ADULT LOT means a Lot designated, and appropriately sized, in the approved Cemetery plan for the Interment of adult Human Remains.

ADULT PREMIUM LOT means an Adult Lot that has been designated in the approved Cemetery plan as having a different pricing structure due to unique location benefits and limited supply, as determined by the Administrator.

CHILD LOT means a Lot designated and appropriately sized, in the approved Cemetery plan for the Interment of Child Human Remains.

HANDLING FEE means the Fee paid for handling of Cemetery products not purchased from the City.

INFANT LOT means a Lot designated and appropriately sized, in the approved Cemetery plan for the Interment of Infant Human Remains.

MEMORIAL BOARD or PILLOW MARKER means a structure of bronze, granite or approved material, which commemorates names of decedents that may or may not be interred in the Cemetery.

NON-RESIDENT means a person who does not reside in the City at the time application is made for a Right of Interment or Interment Authorization.

PREPARATION & PLACEMENT means the process of completing an Interment including, but not limited to, administrative, legal, labour and equipment resources provided to facilitate the opening of a Lot, deposition of Human Remains or Cremated Remains and the subsequent closing of the Lot.

RESIDENT means a person who resides in the City at the time application is made for a Right of Interment or Interment Authorization. Proof of residency is required.

RIGHT OF INTERMENT means a certificate that provides for the future right to inter Human Remains or Cremated Remains in a designated Lot. Right of Interment Fees shall include required contributions to the Maintenance Care Fund.

STILLBORN LOT means a Lot designated, and appropriately sized, in the approved Cemetery plan for the Interment of Stillborn Human Remains.

SURRENDER FEE means the charge for the surrender, to the City, of a Right of Interment

for an unoccupied Lot.

TRANSFER FEE means the charge for the transfer of a Right of Interment for an unoccupied Lot to an immediate Family Member.

VETERAN LOT means a Lot designated in the approved Cemetery plan for the Interment of Veteran Human Remains.

## FEES

2. All Fees shall be payable by the Applicant at the office of the Cemetery Administrator at the time of application.

**RESIDENT INTERMENT FEES (\$) – Plus GST**

<b>Ground Burial</b>	<i>Right of Interment</i>	<i>Preparation &amp; Placement</i>	<b>TOTAL</b>
Adult Single Depth Lot <sup>A</sup>	2,705.00	1,290.00	3,995.00
Adult Double Depth Lot	5,072.00	1,290.00	6,362.00
Adult Premium Single Depth Lot <sup>A G</sup>	4,058.00	1,290.00	5,348.00
Adult Premium Double Depth Lot	7,763.00	1,290.00	9,053.00
Veteran Lot <sup>A</sup>	2,152.00	1,290.00	3,442.00
Child Lot	No charge	500.00	500.00
Infant Lot or Stillborn Lot	No charge	342.00	342.00
Cremation Single Interment Ground Lot <sup>B</sup>	1,076.00	630.00	1,706.00
Cremation Double Interment Ground Lot <sup>B</sup>	1,576.00	630.00	2,206.00
Cremation - Additional Interment on Full Size Lot <sup>B</sup>	790.00	630.00	1,420.00

<b>Cremation</b>	<i>Right of Interment</i>	<i>Preparation &amp; Placement</i>	<b>TOTAL</b>
Single Niche	2,152.00	395.00	2,547.00
Double Niche 1 <sup>st</sup> Interment	2,812.00	395.00	3,207.00
Double Niche 2 <sup>nd</sup> Interment		395.00	395.00
Family Estate (Max 8 Urns)	16,242.00		16,242.00
Family Estate Interment		395.00	395.00
Ossuary Placement <sup>C</sup>	225.00	255.00	480.00
Scattering <sup>C</sup>	225.00	255.00	480.00
Small Bronze Memorial	107.00	80.00	187.00
Location on Board or Pillow <i>(plus cost of bronze memorial)</i>			

<sup>A</sup> Grave Vault is mandatory; refer to Cemetery Services & Products listing

<sup>B</sup> Cremation Vault is mandatory; refer to Cemetery Services & Products listing

<sup>C</sup> At Need only

<sup>G</sup> Adult Premium Lot means an Adult Lot that has been designated in the approved Cemetery plan as having a different pricing structure due to unique location benefits and limited supply, designated upright Marker lot, as determined by the Administrator.

**NON-RESIDENT INTERMENT FEES (\$) – Plus GST**

<b>Ground Burial</b>	<i>Right of Interment</i>	<i>Preparation &amp; Placement</i>	<b>TOTAL</b>
Adult Single Depth Lot <sup>A</sup>	3,940.00	1,290.00	5,230.00
Adult Double Depth Lot <sup>A</sup>	7,493.00	1,290.00	8,783.00
Adult Premium Single Depth Lot <sup>A G</sup>	5,645.00	1,290.00	6,935.00
Adult Premium Double Depth Lot <sup>A G</sup>	10,764.00	1,290.00	12,054.00
Veteran Lot <sup>A</sup>	2,760.00	1,290.00	4,050.00
Child Lot	No charge	500.00	500.00
Infant Lot or Stillborn Lot	No charge	342.00	342.00
Cremation Single Interment Ground Lot <sup>B</sup>	1,524.00	630.00	2,154.00
Cremation Double Interment Ground Lot <sup>B</sup>	1,918.00	630.00	2,548.00
Cremation - Additional Interment on Full Size Lot <sup>B</sup>	1,076.00	630.00	1,706.00

<b>Cremation</b>	<i>Right of Interment</i>	<i>Preparation &amp; Placement</i>	<b>TOTAL</b>
Single Niche	2,397.00	394.00	2,791.00
Double Niche 1 <sup>st</sup> Interment	3,020.00	394.00	3,414.00
Double Niche 2 <sup>nd</sup> Interment		394.00	394.00
Family Estate (Max 8 Urns)	18,265.00		18,265.00
Family Estate Interment		394.00	394.00
Ossuary Placement <sup>C</sup>	315.00	255.00	570.00
Scattering <sup>C</sup>	315.00	255.00	570.00
Small Bronze Memorial	107.00	80.00	187.00
Location on Board or Pillow <i>(plus cost of bronze memorial)</i>			

<sup>A</sup> Grave Vault is mandatory; refer to Cemetery Services & Products listing

<sup>B</sup> Cremation Vault is mandatory; refer to Cemetery Services & Products listing

<sup>C</sup> At Need only

<sup>G</sup> Adult Premium Lot means an Adult Lot that has been designated in the approved Cemetery plan as having a different pricing structure due to unique location benefits and limited supply, designated upright Marker lot, as determined by the Administrator.

## MISCELLANEOUS FEES FOR CEMETERY SERVICES & PRODUCTS (\$) – Plus GST

### Memorials

<b>Marker Permit Fee</b>	Permit Fee	Maintenance Care Fund	<b>TOTAL</b>
Flat Memorials	247.00	78.00	325.00
Upright Memorials	458.00	145.00	603.00
Memorial Levelling ( <i>beyond Cemetery standards</i> )			255.00
<b>Cremation Bronze Memorials</b>	Memorial	Maintenance Care Fund	<b>TOTAL</b>
Columbarium Bronze Niche Plate	706.00	78.00	784.00
Columbarium Bronze Second Name Scroll	333.00	37.00	370.00
Bronze Memorial ( <i>Right of Interment to be added</i> )	333.00	37.00	370.00
Columbarium Bud Vase			225.00

### Administration Fees

Late Arrival (after 3:00 p.m.) Monday to Friday, all services		560.00
Right of Interment Certificate Replacement		54.00
Transfer Fee <sup>D</sup>		85.00
Surrender/Sell Back Fee <sup>E</sup>		85.00
Handling Fee - Burial Vault		448.00
Handling Fee - Cremation Vault		85.00
Saturday (Double time) <sup>F</sup>	Preparation & Placement Fee x two	
Sunday and Statutory Holidays (Triple Time) <sup>F</sup>	Preparation & Placement Fee x three	
Exhumation or Disinterment (Casket Burial)	Preparation & Placement Fee x two	
Exhumation or Disinterment (Cremation/Niche)	Preparation & Placement Fee	

### Cemetery Products

Grave Vault	1,124.00
Cremation Vault – Single or Double	218.00
Flower Container - Black	138.00

Cemetery products not listed: Prices to be reviewed and set on a regular basis by the Administrator and set out in a Schedule of Prices available at the Cemetery Services office.

<sup>D</sup> To Family Members only.

<sup>E</sup> To City of Surrey only. Based on purchase price, minus Maintenance Care Fund.

<sup>F</sup> Interment Subject to approval by Administrator, with minimum 48 hours' notice (not including weekends and observed holidays)

**MINISTRY OF SOCIAL DEVELOPMENT & POVERTY REDUCTION (\$) – Plus GST**

<b>Ground Burial</b>	<b>Right of Interment</b>	<b>Preparation &amp; Placement</b>	<b>Vault</b>	<b>TOTAL</b>
Adult Lot <sup>A</sup>	2,790.00	1,290.00	1,124.00	5,204.00
Veteran Lot <sup>A</sup>	1,869.00	1,290.00	1,124.00	4,283.00
Child Lot		500.00	N/A	500.00
Infant Lot or Stillborn Lot		342.00	N/A	342.00
Cremation Single Interment Ground Lot <sup>B</sup>	1,076.00	630.00	218.00	1,924.00
Cremation Double Interment Ground Lot <sup>B</sup>	1,209.00	630.00	218.00	2,057.00

<b>Cremation</b>	<b>Right of Interment</b>	<b>Preparation &amp; Placement</b>	<b>Urn (if applicable)</b>	<b>TOTAL</b>
Ossuary Placement or Scattering	277.00	255.00		532.00

<sup>A</sup> Grave Vault is mandatory

<sup>B</sup> Cremation Vault is mandatory

**Administration Fees**

Late Arrival (after 3:00 p.m.) Monday to Friday, all services	560.00
Handling Fee - Burial Vault	448.00
Handling Fee - Cremation Vault	85.00

Schedule G  
Surrey Fee Setting By-law

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Filming and Special Events services provided as follows:

	<u>Services Provided</u>	<u>Fee</u>	
1.	Permits		
	- Filming Permit	\$282.00	
	- Photography Permit	\$80.00	
2.	Parking		
	- City Block	\$267.00	Per side per day
3.	Administration Fee		15% of invoice amount (before applicable taxes)

All fees are subject to applicable taxes.

Schedule H  
Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Medical Marijuana licensing as follows:

<u>Services Provided</u>	<u>Fee</u>
1. Personal-Use Production License Application	\$ 896.00 per application
2. Designated-Person Production License Application	\$2,747.00 per application

All fees are subject to applicable taxes.



Schedule I  
Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Fire Department services provided as follows:

	<u>Services Provided</u>	<u>Fee</u>
1.	Structure Fire Incident/Investigation Reports and photos if applicable	\$196.00 per incident
2.	Motor Vehicle Fire Incident/Investigation Reports and photos if applicable	\$196.00 per incident
3.	Incident Questionnaire	\$202.00 per request
4.	Motor Vehicle/Medical or Other Incident Report	\$196.00 per incident
5.	Dispatch Recording Application Fee for Motor Vehicle Fire Incident, Motor Vehicle Incident, Medical or Other Incident	\$146.00 per incident
6.	Dispatch Recording Application Fee for Structure Fire Incident	\$619.00 per incident

Additional fees may be levied based on the actual cost of providing the services including the cost of locating and retrieving the records, preparing the records for disclosure, providing a copy of the records and shipping and handling the records. The City may provide an estimate and require payment of a deposit prior to providing the services.

## Schedule J

### Surrey Fee-Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Bylaw Services provided as follows:

The fees listed below are in accordance with "Controlled Substance Property By-law, 2006, No. 15820"

<u>Services Provided</u>	<u>Fee</u>
<b>Fees</b>	
1. Special safety inspection, including initial property research, the posting of a notice of inspection and the initial inspection.	\$7,293.25
2. After the initial inspection, each additional inspection, per inspection.	\$918.75
3. For a subsequent inspection if the owner or occupier has failed to undertake an action by the Fire Chief, the Council or a person authorized under the bylaw to order the action.	\$918.75
4. Shutting off a water service.	\$170.00
5. Re-connecting a water service.	100% of actual cost
6. Re-inspecting and re-sealing a water service after alteration or tampering.	\$924.00
7. All applicable permit fees payable under applicable City bylaws.	
<b><u>SERVICE COSTS</u></b>	
1. Item (a) in the definition of service costs – administration and overhead.	\$507.00
2. Items (b) through (i) in the definition of service costs.	Actual cost to the City

All fees are subject to applicable taxes.

The fees listed below are in accordance with "Abandoned Properties By-law, 2007, No. 16394".

<u>Services Provided</u>	<u>Fee</u>
1. Fee for initial investigation and inspection of Property, including attendance by any Inspector.	Actual costs incurred by the City for all related labour, materials or equipment
2. Fee for initial building inspection.	\$349.00
3. Fee to coordinate inspections of other authorities having jurisdiction.	\$136.00 for each agency
4. Fee for building permit authorizing remediation.	Fee for building permit as set out in the City's Building Bylaw
5. Fee to issue letter accepting final inspection of construction and authorization to re-occupy.	\$349.00
6. Attendance by Fire Services at a fire incident.	Actual costs incurred by the City for all related labour, materials and/or equipment

The fees listed below are in accordance with "Surrey Security and Fire Alarm By-law, 1997, No. 13168".

<u>Services Provided</u>	<u>Fee</u>
1. False Alarm Fee – if paid within 14 days of the date of the invoice	\$127.00
2. False Alarm Fee – if paid after 14 days of the date of the invoice	\$159.00
3. Fire False Alarm Fee	\$265.00

All fees are subject to applicable taxes.

The fees listed below are in accordance with "Surrey Spay/Neuter By-law, 1998, No. 13548".

<u>Services Provided</u>	<u>Fee</u>
1. Daily Impoundment Fee – wearing identification	\$5.00 for each full day, or fraction thereof, that the cat is held by the Poundkeeper
2. Daily Impoundment Fee –not wearing identification	\$5.00 for each full day, or fraction thereof, that the cat is held by the Poundkeeper
3. Daily Impoundment Fee – with a "notched ear"	\$5.00 for each full day, or fraction thereof, that the cat is held by the Poundkeeper
4. Cat Breeding Permit	\$47.00

The fees listed below are in accordance with "Prohibition of Nuisance Bylaw, 1996, No. 12883".

<u>Services Provided</u>	<u>Fee</u>
1. Nuisance service call response fee	\$951.00 per response
2. Administration and overhead fee	\$507.00 per response

The fees listed below are in accordance with "Surrey Community Improvement and Unsightly Property By-law, 1997, No. 16393"

<u>Services Provided</u>	<u>Fee</u>
Compliance Costs	Actual cost to the City
Administration and Overhead	\$507.00

All fees are subject to applicable taxes.

Schedule K  
Surrey Fee-Setting By-law

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for administrative services provided as follows:

<u>Services Provided</u>	<u>Fee</u>
1. Search for attendance records for City recreation facilities with the written consent of the attendee	\$155.00

All fees are subject to applicable taxes.

Schedule L  
Surrey Fee-Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for Signage Regulation services provided as follows:

The fees listed below are in accordance with "Surrey Sign By-law, 1999, No. 13656".

<u>Services Provided</u>	<u>Fee</u>
1. Sign permit non-refundable processing fee <b>(Non-refundable, but this fee will be credited towards the sign permit fee as set out below)</b>	\$97.00
2. Sign permit fee for all new signs (based on sign area)	
Up to 3 sq. m [32 sq. ft.].....	\$209.00
Larger than 3 sq. m [32 sq. ft.] up to 6 sq. m [64 sq. ft.].....	\$308.00
Larger than 6 sq. m [64 sq. ft.] up to 10 sq. m [110 sq. ft.].....	\$410.00
Larger than 10 sq. m [110 sq. ft.] up to 15 sq. m [160 sq. ft.]..	\$516.00
Larger than 15 sq. m [160 sq. ft.] up to 18.6 sq. m [200 sq. ft.]..	\$594.00
Over 18.6 sq. m [200 sq. ft.].....	\$794.00
3. Relocating or altering an existing sign	\$186.00
4. Temporary Signs in Residential zones: Temporary off-site real estate development/construction signs Renewal Fee (each additional 6 month period beyond the first year)	\$269.00 plus \$136.00
5. Temporary Signs in Commercial/Industrial zones: Temporary off-site real estate development/construction signs Renewal Fee (each additional 6 month period beyond the first year)	\$269.00 plus \$136.00
6. Signage Minor Amendment Fee	DP \$389.00
7. The City may cancel an application for a permit, and the fees paid in support of the application will be forfeited, if the permit cannot be issued within 180 days from the date of notification to the applicant, by the City, regarding deficiencies with the permit application.	

All fees are subject to applicable taxes.

Schedule N  
Surrey Fee Setting Bylaw

Pursuant to Section 194 of the "Community Charter" there is hereby levied a fee for purchase, planting and maintenance services of a replacement tree where a City street tree is removed or damaged during adjacent development as follows:

	<u>Services Provided</u>		<u>Fee</u>
1.	Street Tree – Single Family Residential Development	\$678.00	Per tree
2.	Street Tree – Arterial Roads, Industrial, Commercial, and Multi-Family Developments	\$694.00	Per tree

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21225

A bylaw to amend the provisions of "Surrey Fire Service By-law,  
1990, No. 10771", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Fire Service By-law, 1990, No. 10771", as amended, is hereby further amended as follows:

- (a) Section 30(l) is amended by replacing the "\$33.00" fee with "\$36.00".
- (b) Section 34(e) is amended by replacing the "\$491.00" fee with "\$521.00" and the "\$818.00" fee with "\$868.00".
- (c) Section 36(a) is amended by replacing the "\$217.00" fee with "\$231.00" and the "\$217.00" fee with "\$231.00".
- (d) Section 36(c) is amended by replacing the "\$283.00" fee with "\$301.00" and the "\$283.00" fee with "\$301.00".
- (e) Section 36(d) is amended by replacing the "\$898.00" fee with "\$953.00".
- (f) Section 36(e) is deleted in its entirety and replaced as follows:  
  
"For each completed Fire Safety Plan reviewed, \$232.00 for up to 2 hours (minimum) plus \$116.00 per hour thereafter plus applicable taxes, except in the case of a high building as defined in the Building Code, or a care or detention occupancy (Group B) as defined in the Code, the fee shall be \$347.00 for up to 3 hours (minimum) plus \$116.00 per hour thereafter plus applicable taxes."
- (g) Section 36(f) is amended by replacing the "\$184.00" fee with "\$196.00".
- (h) Section 36(g) is amended by replacing the "\$283.00" fee with "\$301.00".

2. This Bylaw shall be cited for all purposes as "Surrey Fire Service By-law, 1990, No. 10771, Amendment Bylaw, 2024, No. 21225".



PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21226

A bylaw to amend the provisions of "Highway and Traffic  
By-law, 1997, No. 13007", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Highway and Traffic By-law, 1997, No. 13007", as amended, is hereby further amended as follows:

(a) Part 1 - Interpretation, Definitions, is amended as follows:

i) Delete the "WALKWAY" definition in its entirety and replace with the following:

"WALKWAY" means a highway or a portion of highway for the sole use of pedestrians and/or cyclists."

(b) Delete Schedule B and replace with a new Schedule B, attached to this Bylaw.

2. This Bylaw shall be cited for all purposes as "Highway and Traffic By-law, 1997, No. 13007, Amendment Bylaw, 2024, No. 21226".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE B**  
**SCHEDULE OF FEES**

City Road and Right-of-Way Use Permit

- General	\$90.00
- Servicing Agreement	\$120.00
- Inspection <sup>1,2</sup>	\$135.00
- Video inspection <sup>1,2</sup>	\$220.00
- Video review <sup>1,2</sup>	\$45.00
- Shoring	\$490.00
- Hoarding	\$490.00 plus Road Use Fee

Road Use Fee

- Boulevard	\$1.70/m <sup>2</sup> /week
- Sidewalk/Pathway	\$1.70/m <sup>2</sup> /week
- Parking Lane <sup>3</sup>	\$2.25/m <sup>2</sup> /week
- Travel Lane Local	\$2.50/m <sup>2</sup> /week
- Travel Lane Arterial/Collector	\$3.50/m <sup>2</sup> /week

Covered Walkway Only (no storage above) \$350.00/month (30m max. length)

Traffic Obstruction Permit

- General: <sup>4</sup>	
▪ Arterial/Collector Road	\$600.00
▪ Local Road:	
▪ Significant obstruction	\$350.00
▪ Minor obstruction	\$80.00
- Servicing Agreement: <sup>4</sup>	
▪ Arterial/Collector Road	\$950.00
▪ Local Road:	
▪ Significant obstruction	\$950.00

<ul style="list-style-type: none"> <li>▪ Minor obstruction</li> </ul>	\$245.00
- Road Closure:	\$750.00
- Traffic Control Training:	\$220.00
- Storage Containers/Bins:	\$200.00 per day
- Filming:	\$600.00
Oversize Permit	
- Single trip:	\$80.00
- Annual permit	\$375.00
Heavy Commercial Vehicle Parking Permit	\$110.00 per vehicle per month
Pavement Cut	
- Permanent repair done by City:	\$120.00/m <sup>2</sup>
- Permanent repair done by Applicant:	\$40.00/m <sup>2</sup>
- Minimum charge:	\$700.00
All Land Development Works:	Fees collected at execution of Servicing or Mini-Servicing Agreement
Capital Works Projects:	Fees included as part of contract

## Site Specific Municipal Access Agreement

- |                           |                           |
|---------------------------|---------------------------|
| - Works per site < 20 m:  | \$2,500.00                |
| - Works per site >= 20 m: | \$2,500.00 plus \$15.00/m |
| - Renewals                | \$1,600.00                |

<sup>1</sup> *Number of inspections required based on scope of work.*

<sup>2</sup> *Fee for regular work hours. After-hour fee may apply.*

<sup>3</sup> *Loss of parking revenue will be charged in addition to Road Use Fee.*

<sup>4</sup> *For permits with multiple road classifications, fees based on highest road classification.*

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21227

A bylaw to amend the provisions of "Surrey Development Application Fees Bylaw, 2016, No. 18641", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Development Application Fees Bylaw, 2016, No. 18641" as amended is hereby further amended as follows:
  - (a) Delete Section B and replace with a new Section B attached to this bylaw.
2. This Bylaw shall be cited for all purposes as "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21227".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**PROVISIONS**

B. Fees, and any applicable taxes, shall apply for the following applications at the time of submission:

APPLICATION TYPE		APPLICATION FEE
<b>1.</b>	<b>REZONING</b> <i>Single Family or Duplex Zones</i>	<b>\$3,755.00</b>
<b>1.1</b>	<b>The following additional fees apply:</b>	
	<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
	RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-SS, RF-G, RF-12, RF-12C, RF-13, RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RQ	+ 130.00 / lot
	RM-D	+ \$130.00 / dwelling unit
	*(a) <i>LOT: Fees are calculated on the maximum number of lots allowed under the proposed zone.</i> (b) <i>DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed under the proposed zone (excluding secondary suite dwelling units).</i> (c) <i>EXTRAS: Fees in Section 9 and 18 may apply.</i>	
<b>2.</b>	<b>REZONING</b> <i>Multiple Residential Zones</i>	<b>\$5,241.00</b>
<b>2.1</b>	<b>The following additional fees apply:</b>	
	<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
	RM-M, RM-10, RM-15, RM-23	+ \$64.00 / dwelling unit
	RM-30	+ \$56.00 / dwelling unit
	RM-45	+ \$41.00 / dwelling unit
	RM-70, RM-135, RMC-135, RMC-150	+ \$0.24 / square metre
	* (a) <i>DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed (including applicable amenity density increases) under the proposed zone.</i> (b) <i>SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).</i> (c) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i>	
<b>3.</b>	<b>REZONING</b> <i>Multiple Residential Special Care Zones</i>	<b>\$3,755.00</b>
<b>3.1</b>	<b>The following additional fees apply:</b>	
	<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
	RMS-1, RMS-1A, RMS-2	+ \$0.21 / square metre
	*(a) <i>SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).</i> (b) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i>	
<b>4.</b>	<b>REZONING</b> <i>Institutional Zones</i>	<b>\$3,755.00</b>
<b>4.1</b>	<b>The following additional fees apply:</b>	
	<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
	PC	+ \$309.00 / hectare
	PI, PA-1, PA-2	+ \$0.06 / square metre
	* (a) <i>HECTARE: Fees are calculated on the total land area included in the rezoning.</i> (b) <i>SQUARE METRE: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).</i> (c) <i>EXTRAS: Fees in Sections 9 and 18 may apply.</i>	
<b>5.</b>	<b>REZONING</b> <i>Commercial Zones</i>	<b>\$5,209.00</b>
<b>5.1</b>	<b>The following additional fees apply:</b>	
	<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
	C-4, C-5	+ \$0.36 / square metre
	C-8, C-8A, C-8B	+ \$0.34 / square metre

C-15	+ \$0.29 / square metre
C-35	+ \$0.24 / square metre
CHI	+ \$0.12 / square metre
CG-1, CG-2	+ \$0.96 / square metre
CTA	+ \$0.61 / square metre
CCR	+ \$0.32 / square metre
CPR, CPG, CPM	+ \$459.00 / hectare to a maximum of 40 hectares
<p>* (a) <i>SQUARE METRE</i>: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).  (b) <i>HECTARE</i>: Fees are calculated on the total land area included in the rezoning.  (c) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	
<b>6. REZONING</b> <i>Industrial Zones</i>	<b>\$5,209.00</b>
<b>6.1 The following additional fees apply:</b>	
<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
IL, IL-1	+ \$0.13 / square metre
IB-1, IB-2, IB-3	+ \$0.09 / square metre
IH	+ \$0.13 / square metre
IA	+ \$0.23 / square metre
<p>* (a) <i>SQUARE METRE</i>: Fees are calculated on floor area of the maximum allowable density (including applicable amenity density increases).  (b) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	
<b>7. REZONING</b> <i>Agricultural Zones</i>	<b>\$3,755.00</b>
<b>7.1 The following additional fees apply:</b>	
<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
A-1	+ \$309.00 / hectare to a maximum of 4 hectares
A-2	+ \$470.00 / hectare to a maximum of 4 hectares
<p>* (a) <i>HECTARE</i>: Fees are calculated on the total land area included in the rezoning.  (b) <i>EXTRAS</i>: Fees in Sections 9 and 18 may apply.</p>	
<b>8. REZONING</b> <i>Comprehensive Development Zones</i>	<b>\$6,635.00</b>
<b>8.1 The following additional fees apply:</b>	
<b>DEVELOPMENT TYPE</b>	<b>ADDITIONAL FEES*</b>
SINGLE FAMILY	+ \$178.00 / lot
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites up to 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$0 / hectare AND + \$110.00 / dwelling unit AND/OR + \$0.36 / square metre
MULTIPLE RESIDENTIAL AND/OR ALL OTHER USES (Sites greater than 10 hectares) Residential Portion AND/OR Non-Residential Portion	+ \$443.00/ hectare to a maximum of 40 hectares AND + \$110.00 / dwelling unit AND/OR + \$0.36 /square metre



- \*(a) LOT: Fees are calculated on the maximum number of lots allowed under the proposed zone.
- (b) HECTARE: Fees are calculated on the total land area included in the rezoning.
- (c) DWELLING UNIT: Fees are calculated on the number of dwelling units proposed in the rezoning.
- (d) SQUARE METRE: Fees are calculated on floor area proposed in the rezoning.
- (e) EXTRAS: Fees in Sections 9 and 18 may apply.

<b>9. REZONING SURCHARGE</b>	<b>BY NCP OR INFILL AREA</b>
Rezoning surcharge fees are in addition to the rezoning application fee. Surcharges reflect the costs of preparing Neighbourhood Concept Plans (NCP) and related traffic impact studies and include a fifteen percent (15%) repayment administration fee. Surcharges apply to all sites within the Neighbourhood Concept Plans or Infill Areas listed below.	
<b>The following additional rezoning surcharge fees apply:</b>	
<b>NCP OR INFILL AREA</b>	<b>SURCHARGE FEES*</b>
NORTH CLOVERDALE EAST NCP See MAP 1	Residential Uses: + \$79.00 / lot or dwelling unit All Other Uses: + \$795.00 / hectare
NORTH CLOVERDALE WEST NCP See MAP 2	Residential Uses: + \$147.00 / lot or dwelling unit All Other Uses: + \$1,466.00 / hectare
EAST NEWTON NORTH NCP See MAP 3	Residential Uses: + \$141.00 / lot or dwelling unit All Other Uses: + \$1,404.00 / hectare
WEST NEWTON SOUTH NCP See MAP 4	Residential Uses: + \$87.00 / lot or dwelling unit All Other Uses: + \$868.00 / hectare
ROSEMARY HEIGHTS CENTRAL NCP See MAP 5	Residential Uses: + \$61.00 /lot or dwelling unit All Other Uses: + \$609.00 / hectare
WEST NEWTON NORTH NCP See MAP 6	Residential Uses: + \$67.00 / lot or dwelling unit All Other Uses: + \$661.00 / hectare
WEST CLOVERDALE SOUTH NCP See MAP 7	Residential Uses: + \$120.00 / lot or dwelling unit All Other Uses: + \$1,197.00 / hectare
ROSEMARY HEIGHTS WEST NCP See MAP 8	Residential Uses: + \$88.00 / lot or dwelling unit All Other Uses: + \$878.00 / hectare
EAST NEWTON SOUTH NCP See MAP 9	Residential Uses: + \$71.00 /lot or dwelling unit All Other Uses: + \$703.00 / hectare
WEST CLOVERDALE NORTH NCP See MAP 10	Residential Uses: + \$151.00 / lot or dwelling unit All Other Uses: + \$1,507.00 / hectare
EAST CLAYTON NCP EXT. NORTH OF 72 AVE; See MAP 11	Residential Uses: + \$63.00 / lot or dwelling unit All Other Uses: + \$620.00 / hectare
ANNIEDALE-TYNEHEAD NCP See MAP 12	Residential Uses: + \$89.00 / lot or dwelling unit All Other Uses: + \$888.00 / hectare
FLEETWOOD ENCLAVE INFILL AREA See MAP 13	Residential Uses: + \$412.00 / lot or dwelling unit All Other Uses: + \$4,118.00 / hectare
WEST CLAYTON NCP See MAP 14	Residential Uses: + \$76.00 / lot or dwelling unit All Other Uses: + \$764.00 / hectare
REDWOOD HEIGHTS NCP See MAP 15	Residential Uses: + \$126.00 / lot or dwelling unit All Other Uses: + \$1,158.00 / hectare
DARTS HILL NCP See MAP 16	Residential Uses: + \$53.00 / lot or dwelling unit All Other Uses: + \$526.00 / hectare
NEWTON – KING GEORGE BOULEVARD NCP See MAP 17	All uses: \$2,389.87 / hectare

- \* (a) LOT: Fees are calculated based on the maximum density approved in the corresponding NCP.
- (b) DWELLING UNIT: Fees are calculated on the maximum number of dwelling units allowed (including applicable amenity density increases) under the proposed zone.
- (c) HECTARE: Fees are calculated based on the total gross plan area excluding any road and/or parkland divided by the total cost of preparing the plan.

<b>10. OFFICIAL COMMUNITY PLAN AMENDMENT</b> <i>With or Without a Rezoning</i>	<b>\$3,419.00</b>
<b>10.1 The following additional fees apply:</b>	
<b>AMENDMENT TYPE</b>	<b>ADDITIONAL FEES*</b>
LAND USE DESIGNATION AMENDMENT	+ \$1,247.00 per hectare
* (a) HECTARE: Fees are calculated on the total land area included in the Official Community Plan Land Use Designation amendment. (b) EXTRAS: Fees in Section 18 may apply.	
<b>11. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT</b> <i>Approved NCPs involving changes in Use, Density or Financial Allocations or any combination thereof</i>	<b>\$3,118.00</b>
<b>12. NEIGHBOURHOOD CONCEPT PLAN AMENDMENT</b> <i>Approved NCPs not involving changes in Use, Density or Financial Allocations or any combination thereof</i>	<b>\$1,614.00</b>
<b>13. LOCAL AREA PLAN (LAP) AMENDMENT</b>	<b>\$3,118.00</b>
<b>14. LAND USE CONTRACT AMENDMENT*</b> <i>Existing Land Use Contracts involving changes to Use or Density</i>	<b>BY LAND USE TYPE</b>
<b>LAND USE TYPE</b>	
SINGLE FAMILY OR DUPLEX	<b>\$3,118.00</b>
MULTIPLE RESIDENTIAL	<b>\$4,357.00</b>
INSTITUTIONAL	<b>\$3,118.00</b>
COMMERCIAL OR INDUSTRIAL	<b>\$4,357.00</b>
AGRICULTURAL	<b>\$3,118.00</b>
RECREATIONAL	<b>\$4,357.00</b>
ANY COMBINATION OF LAND USE TYPES	<b>\$6,239.00</b>
* (a) EXTRAS: Fees in Section 18 may apply.	
<b>15. LAND USE CONTRACT AMENDMENT</b> <i>Existing Land Use Contracts NOT involving changes to Use or Density</i>	<b>BY APPLICATION TYPE</b>
<b>APPLICATION TYPE</b>	
USING A DEVELOPMENT VARIANCE PERMIT	See Section 19
USING A DEVELOPMENT PERMIT	See Section 20.1
MINOR AMENDMENTS NOT REQUIRING COUNCIL APPROVAL BUT REQUIRING APPROVAL FROM THE PLANNING GENERAL MANAGER OR A BUILDING INSPECTOR	<b>\$389.00</b>
<b>16. LAND USE CONTRACT DISCHARGE</b>	
<i>With a Rezoning</i>	<b>\$0*</b>
<i>Without a Rezoning</i>	<b>\$782.00</b>
* (a) EXTRAS: Additional fees in Section 18 may apply.	

<b>17. TEMPORARY USE PERMIT</b>	<b>\$2,278.00</b>
<b>18. PUBLIC INFORMATION MEETING FEE</b>	<b>\$523.00</b>
<b>19. PUBLIC NOTICE FEE*</b>	
<b>When a Public Notice is required, the following fees apply:</b>	
<b>19.1 FIRST PUBLIC NOTICE</b> Required for: Rezoning, Official Community Plan Amendment, Land Use Contract Amendment or Discharge, Liquor License, Gaming License, Heritage Revitalization Agreement, Heritage Alteration Permit or Heritage Covenant Applications OR Any combination of the above	<b>\$1,443.00</b>
<b>19.1.b Agricultural Land Reserve (ALR) Exclusions</b>	<b>\$2,748.00</b>
<b>19.2 ADDITIONAL PUBLIC NOTICES</b> As determined by the City of Surrey	<b>\$1,443.00</b>
* (a) <i>REFUNDS: In the event that an application does not proceed to a Public Notice for any reason, the Public Notice Fee, as paid, may be refunded at the written request of the applicant, provided that preparation for the Public Notice has not already commenced.</i>	
<b>20. DEVELOPMENT VARIANCE PERMIT</b>	
<i>General</i>	<b>\$1,936.00</b>
<i>Land Use Contract Amendment</i> (Not for Use or Density)	<b>\$1,712.00</b>
<i>Crescent Beach Building Elevation Relaxation</i>	<b>\$983.00</b>
<i>Tree Retention</i>	<b>\$0</b>
<b>21. DEVELOPMENT VARIANCE PERMIT REQUIRED FOR ILLEGAL CONSTRUCTION</b> <i>To be applied where the works associated with a Development Variance Permit (DVP) have been completed, and where the applicant wishes to retain these works, prior to Surrey City Council having granted approval of a DVP for said works.</i>	<b>\$3,423.00</b>
<b>22. DEVELOPMENT PERMIT</b>	
<b>22.1 NEW APPLICATIONS</b>	
<i>Form and Character</i>	<b>\$5,014.00*</b>
* (a) <i>EXTRAS: Additional fees in Section 22.3 also apply.</i>	
<i>Hazard Lands</i>	<b>\$0</b> (With a Form and Character Development Permit)  (See also: Section 23.1)
<i>Sensitive Ecosystems</i>	
<i>Farm Protection</i>	
<i>Any Combination</i>	
<i>Comprehensive Sign Design Package</i>	<b>\$2,116.00</b>
<i>Land Use Contract Amendment</i> (For anything other than Use or Density)	<b>\$1,712.00</b>
<b>22.2 AMENDMENT APPLICATIONS</b>	

For Previously Issued Development Permits Including Signs with Variances (Signs without Variances – See Section 23.2)	<b>\$3,755.00</b>
<b>22.3 For NEW Form and Character Applications only, the following additional fees apply:</b>	
<b>ZONE</b>	<b>ADDITIONAL FEES*</b>
RC	+ \$130.00 / dwelling unit
RM-D, RM-M, RM-10	+ \$102.00 / dwelling unit
RM-15, RM-23	+ \$102.00 / dwelling unit
RM-30	+ \$90.00 / dwelling unit
RM-45	+ \$72.00 / dwelling unit
RM-70	+ \$0.38 / square metre
RM-135	+ \$0.38 / square metre
RMC-135	+ \$0.38 / square metre
RMC-150	+ \$0.38 / square metre
RMS-1, RMS-1A, RMS-2	+ \$1.38 / square metre
C-4, C-5	+ \$1.07 / square metre
C-8, C-8A, C-8B	+ \$1.07 / square metre
C-15	+ \$1.07 / square metre
C-35	+ \$0.61 / square metre
CHI	+ \$0.96 / square metre
CG-1, CG-2	+ \$1.07 / square metre
CCR	+ \$1.07 / square metre
CPG, CPM, CPR (less than 2 hectares)	+ \$0.38 / square metre
CPG, CPM, CPR (more than 2 hectares)	+ \$309.00 per hectare (maximum 40
IL, IL-1	+ \$0.97 / square metre
IB, IB-1, IB-2, IB-3, IP (2)	+ \$0.97 / square metre
IH	+ \$0.97 / square metre
I-4	+ \$1.47 / square metre
IA	+ \$0.97 / square metre
CD (Sites up to 10 Hectares)	\$0 / hectare AND + \$1.04/ square metre AND + \$110.00 / dwelling unit
CD (Sites Greater than 10 Hectares)	+ \$443.00 / hectare to a maximum of 40 hectares AND + \$1.04 / square metre AND + \$110.00 / dwelling unit
CTA**	+ \$1.07 / square metre** AND + \$20.09/ pad**
<p>**(a) DWELLING UNIT: Fees are calculated on the number of proposed dwelling units.  (b) SQUARE METRE: Fees are calculated on the total proposed floor area of all proposed buildings.  (c) HECTARE: Fees are calculated on total site area included in the application.  **(a) SQUARE METRE: Fees are calculated on the total proposed floor area of permanent buildings and structures.  (b) PAD: Fees are calculated for each proposed trailer pad and/or mobile home pad."</p>	

<b>23. DEVELOPMENT PERMIT - DELEGATED</b>	
<b>23.1 NEW APPLICATIONS</b>	
<i>Hazard Lands</i>	<b>\$1,969.00</b> (Without a Form and Character Development Permit)
<i>Sensitive Ecosystems</i>	
<i>Farm Protection</i>	
<i>Any Combination</i>	
<i>Surface Parking Lots</i>	<b>\$782.00</b>
<i>New Free-Standing Signs</i>	
<i>Sign Design Package</i>	<b>\$782.00</b>
<b>23.2 AMENDMENT APPLICATIONS</b>	
<i>For Previously Issued Development Permits (Excluding Signs)</i>	<b>\$1,704.00</b>
<i>For Previously Issued Development Permits (Signs Only with no concurrent Variance)</i>	<b>\$389.00</b>
<b>23.3 APPLICATION SURCHARGE</b>	
<i>Forwarding a Delegated Development Permit Application to Council</i>	<b>\$1,306.00</b>
<b>24. SUBDIVISION</b>	
<i>Creating One or More New Lots</i> Includes: Other Subdivision Types, for example, Lot Line Adjustments, Bare Land Strata and Long Term Lease Approvals	<b>\$2,848.00</b> + \$132.00 per lot to be created
<i>Air Space</i>	<b>\$6,813.00</b> + \$132.00 per lot to be created
<i>Strata Conversions or Amendments</i>	<b>\$1,057.00</b>
<i>Phased Strata</i> <i>Form P Approval</i>	<b>\$1,098.00</b>
<i>Form P Amendment</i>	<b>\$490.00</b>
<i>Plan Approval</i>	<b>\$490.00</b>
<i>Lot Consolidation</i> Where no additional lot is created	<b>\$2,275.00</b>
<i>Preliminary Layout Approval Extension</i>	50% of the original subdivision application fee for which the extension is requested
<i>Preliminary Layout Approval Amendment</i>	<b>\$493.00</b> (When changes are initiated by the Applicant)
<b>25. AGRICULTURE LAND RESERVE</b> <i>Inclusion, Exclusion, Subdivision, Non-Farm Use, Place Fill/Remove Soil and/or Transportation, Utility and Recreation Trail Uses</i>	Fees Collected by City of Surrey on behalf of the Agricultural Land Commission
<b>26. LIQUOR LICENCE</b>	<b>\$2,208.00</b>

\* (a) EXTRAS: Additional fees in Section 18 may apply.

<b>26.1</b>	<b>NEW LIQUOR PRIMARY APPLICATIONS</b>	<b>\$2,208.00</b>
	* (a) EXTRAS: Additional fees in Section 18 may apply.	
<b>26.2</b>	<b>AMENDMENT APPLICATIONS</b>	
	<i>Liquor Primary Licence</i> (Hours of Operation Extension > 1 hr)	<b>\$2,208.00</b>
	<i>Food Primary Licence</i> (Liquor Service Extension Past 1:00 pm)	
	<i>All Other Licences</i>	
<b>26.3</b>	<b>AMENDMENT APPLICATIONS – DELEGATED</b>	
	<i>Liquor Primary Licence</i> (Increase in Person Capacity) (Hours of Operation Extension (<= 1 hr)	<b>\$1,256.00</b>
	<i>Food Primary Licence</i> (Patron Participation) (Liquor Service Extension Past 1:00 pm)	
	<i>Manufacturer Licence</i> (Lounge Endorsement) (Special Event Area Endorsement)	
<b>26.4</b>	<b>APPLICATION SURCHARGE</b>	
	<i>Forwarding a Delegated Liquor Licence Amendment Application to Council</i>	<b>\$1,004.00</b>
<b>27.</b>	<b>GAMING LICENCE</b>	<b>\$2,208.00</b>
	* (a) EXTRAS: Additional fees in Section 18 may apply.	
<b>28.</b>	<b>HERITAGE REVITALIZATION AGREEMENT HERITAGE ALTERATION PERMIT HERITAGE COVENANT</b>	
	<i>Initial Application</i> <i>Minor Amendment</i> <i>Major Amendment</i> When application submitted PRIOR TO commencement of restoration work	<b>\$0</b>
	<i>Initial Application</i> When work commences WITHOUT a Heritage Protection Instrument <i>Major Amendment</i> When application submitted AFTER commencement of restoration work	<b>\$3,755.00*</b>
	* (a) EXTRAS: Fees in Section 18 may also apply.	
<b>29.</b>	<b>RESTRICTIVE COVENANT AMENDMENT OR DISCHARGE</b>	
	<i>Requiring Council Approval</i>	<b>\$985.00</b>
	<i>Not Requiring Council Approval</i>	<b>\$493.00</b>

<b>30. LEGAL DOCUMENT REVISIONS/DISCHARGES</b>	<b>\$493.00</b>
<b>31. TRUCK PARKING FACILITY PERMIT</b>	<b>\$1,959.00</b>
<b>32. SITE PROFILE APPLICATION</b> For all development applications	<b>\$66.00</b>
<b>33. ADMINISTRATIVE FEES</b>	
<i>Change of Owner</i> Each change identified in a development application	<b>\$391.00</b>
<i>Change of Authorized Agent</i> Each change identified in a development application	<b>\$391.00</b>
<i>Change of Scope</i> Applies each time after initial submission, for any additional density created or lots added by the change in scope	<b>\$391.00</b> Plus the additional per dwelling unit, per lot, per square metre and/or per hectare Rezoning, Development Permit and/or Subdivision fee, as referenced in this Bylaw
<i>Mayor and City Clerk Plan Signing</i> For each non-phased strata plan that does not require execution by the Approving Officer but does require execution by the Mayor and City Clerk	<b>\$391.00</b>

CITY OF SURREY

BYLAW NO. 21228

A bylaw to amend the provisions of "Surrey  
Plumbing By-law, 1981, No. 6569", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Plumbing By-law, 1981, No. 6569", as amended is hereby further amended as follows:
  - (a) Section 9 and Section 10 are amended as follows:
    - i. Subsection 9.5 is amended by replacing the "\$305.00" fee with "\$316.00".
    - ii. Subsection 9.6 to Subsection 10 inclusive are hereby replaced with the new fees, attached to this Bylaw as Schedule A.
2. This Bylaw shall be cited for all purposes as "Surrey Plumbing By-law, 1981, No. 6569, Amendment Bylaw, 2024, No. 21228".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



**Schedule A**

	Fees
9.6 First Fixture (excludes backflow preventer) .....	\$153.00
Each additional fixture (excludes backflow preventer) .....	\$46.00
First backflow preventer (includes backflow device test report) .....	\$190.00
Each additional backflow preventer (includes backflow device test report) .....	\$83.00
Preliminary site visit, fee .....	\$228.00
For pumping out and filling a septic tank .....	\$31.00
9.7 For the alterations or remodeling of any plumbing, where no additional fixtures are installed, a fee of.....	\$93.00
9.8 For the installation of any fire sprinkler system, for the first two (2) heads, for Residential a fee of .....	\$153.00
for Commercial a fee of .....	\$400.00
for each additional head, a fee of .....	\$4.10
9.9 For the installation of any fire water service line, for the first one hundred (100) feet .....	\$93.00
for each additional one hundred (100) feet, or portion thereof hydrants and standpipes, per hydrant or standpipe fee .....	\$56.00
9.10 Except in the case of a single family residence, for the installation of storm or sanitary sewer systems and water service connections over 3/4 inches in diameter, the first one hundred (100) feet, a fee of.....	\$93.00
for each additional one hundred (100) feet or a portion thereof.....	\$56.00
9.11 For connection of a single family residence to sanitary sewer .....	\$93.00
9.12 For the installation of swimming pool supply and drainage lines, including a sanitary or storm sewer service connection where required, a fee of .....	\$112.00
9.13 For the connection of domestic water from private supply to City Supply .....	\$93.00
9.14 For the removal and replacement of existing piping in multi-family dwellings, per unit .....	\$39.00
9.15 For the Transfer or Assignment of a Plumbing Permit and to record a change of contractor for a project .....	\$114.00

- 9.16 For the installation of a hydronic heating system for each 1,000 BTUs of the boiler input, a fee of ..... \$5.03  
To a maximum of..... \$645.00
- 9.17 Minor plumbing field design/construction revisions .....\$61.00
- 9.18 Extension of plumbing permits.....\$108.00

All fees are subject to applicable taxes.

10. Site Visit Fees

(1) Site Visit Requests

Where an owner applicant requests a plumbing review not provided for in the fee schedule, or a site visit is required to assess the status of a property, the fee shall be:

- a) during normal hours .....\$228.00 per hour (one hour minimum)
- b) after hours during which the offices.....\$793.00 plus \$228.00 per hour of the City Hall are normally open, for each hour or part thereof the fee, in addition to other required beyond the first four hours fees, to be based on the time actually spent in making such site visit, including travel time.

(2) Site Re-Visit Requests

- a) a site re-visit fee will be imposed whenever ..... \$228.00 a plumbing review was called for and the work to be reviewed was not ready for plumbing review. Plumbing reviews not ready shall be deemed to include any review called for where the work to be reviewed was not complete or where there was a substantial number of deficiencies which indicated that the work was not checked over prior to calling for review.
- b) For second and further site visit subsequent ..... \$228.00 per site visit to a site re-visit in paragraph (a)

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21229

A bylaw to amend the provisions of "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended is hereby further amended as follows:
  - (a) Delete Schedule "B" and replace with a new Schedule "B", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21229".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

SCHEDULE "B"  
TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830  
SERVICING AGREEMENT PROCESSING, ENGINEERING ADMINISTRATION AND  
FINANCIAL ADMINISTRATION FEES

1. SERVICING AGREEMENT PROCESSING FEE (payable prior to the project scoping submission)

Pre-Application Engineering Review: \$1,430.00

Mini-Servicing Agreement (Service Connections/Sidewalk with Development): \$4,110.00

Utility Extension (per Asset): \$8,215.00

NCP Servicing Amendment (per Asset): \$26,910.00

Pre-Servicing Agreement: \$8,215.00

Residential

Servicing Agreement for Single Family Developments (includes RM-23 and RM-D<sup>1</sup>) with subdivision or building permit.

2 - 20 lots: \$1,820.00/lot; \$8,215.00 min.

21 - 50 lots: \$1,380.00/lot; \$37,765.00 min.

51 - 100 lots: \$1,130.00/lot; \$70,285.00 min.

Over 100 lots: \$995.00/lot; \$114,015.00 min.

Servicing Agreement for Multi-family Developments with subdivision or building permit.

2 - 50 units: \$780.00/unit; \$10,765.00 min.

51 - 100 units: \$695.00/unit.

101 - 200 units: \$625.00/unit.

Over 200 units: \$112,375.00 max.

Commercial and Industrial

\$1,300.00/1,000 sq. m. of building/parking footprint area being developed; \$8,215.00 min.

Short Form Servicing Agreements, an additional fee of \$1,820.00.

Agricultural

\$170.00/1,000 sq. m. of building/parking footprint area being developed; \$8,215.00 min.

Other

\$170.00/1,000 sq. m. of building/parking footprint area being developed; \$8,215.00 min.

Note: In the case of comprehensive developments involving more than one use, the above fees can be combined to arrive at the total fee.

Administrative Processing Only

\$1,820.00 for applications involving only the processing of legal documents and/or utility capacity calculations

\$830.00 for Processing Continuance (for each year project continues beyond Year 1)

\$455.00 for Servicing Agreement Extension or Reassignment

2. ENGINEERING ADMINISTRATION FEE (applicable only if project proceeds to construction stage)

Single Family Developments

4.0% on the first \$250,000.00 of estimated construction cost

2.5% on the next \$250,000.00 of estimated construction cost

1.5% on the remaining estimated construction cost

Agricultural, Multi-family, Institutional, Commercial and Industrial Developments

5.25% on the first \$250,000.00 of estimated construction cost

4.25% on the next \$250,000.00 of estimated construction cost

3.0% on the remaining estimated construction cost

Re-inspection of deficiencies: \$700.00 min.

3. FINANCIAL ADMINISTRATION FEE

Each Latecomer Agreement: \$3,710.00

Each DCC Front-Ending and Development Works Agreements: \$7,500.00

Each DCC Front-Ending and Development Works Agreements in Anniedale-Tynehead NCP approved for 20-year term: \$10,000.00

Each Latecomer, DCC Front-Ending or Development Works Agreement Reassignment: \$500.00

<sup>1</sup> *Based on an ultimate of two dwelling units per lot.*

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21230

A bylaw to amend the provisions of "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended is hereby further amended as follows:

(a) Part 8, Permit Fees, is amended as follows:

- i. Section 36 is amended by replacing the "NINETY-NINE (\$99.00) DOLLARS" fee with "ONE HUNDRED and TWO (\$102.00) DOLLARS" and the "THIRTY-EIGHT (\$38.00) DOLLARS" fee with "THIRTY-NINE (\$39.00) DOLLARS".
- ii. In Section 37, delete the "Zone and Lot Size" table in its entirety and insert a new "Zone and Lot Size" table as follows:

Zone and Lot Size	Fees
RF-12, and RF-G, RF-9, RF-12C, RF-13, RF-10, RF-10S and RF-9C Lots smaller than 340 m <sup>2</sup>	\$143.00 per proposed Lot
RF, RF-G Lots greater than or equal to 340 m <sup>2</sup> , RF-SS, R-F(R), R-F(F), R- F(C)	\$171.00 per proposed Lot
RH, RH-G, R-H(G), RQ	\$206.00 per proposed Lot
RA, RA-G, RC	\$650.00 per proposed Lot

All fees are subject to applicable taxes.

- iii. In Section 38, delete the "Zone Designation" table in its entirety and insert a new "Zone Designation" table as follows:

Zone Designation	Fees
RM-D, RM-M, RM-10, RM-15 RM-30, RM-45 RM-70, RM-135 RMC-135, RMC-150, RMS-1, RMS-1A, RMS-2, R-F(D), R-F(m), R-T(1), RM-1, RM-2, RM-3, RM-4, P-P, C-4, C-5, C-8, C8A, C-8B, C-15, C-35, CHI, CG-1, CG- 2, CTA, CCR, CPR, CPG-, CPM, C-L, C-R(1), CR(2), C-R(3), C-S, C-C, C-H, I-S, C-G(1) C-G(2), C-T(1), C-T(2), P-P(1), P-R, P-D, IB, IL, IH, IS, IA, CD, I-1, I-P(2), I-G, I-T, I-W, I-H, I-W, I-L(S), I-A PC, PA-1, PA-2, PI	\$650.00 per acre

All fees are subject to applicable taxes.

- iv. In Section 39, delete the "Zone Designation" table in its entirety and insert a new "Zone Designation" table as follows:

Zone Designation	Fees
A-1, A-2, A-3	\$531.00 per acre
A-1, A-2, A-3 within the ALR	\$531.00 per acre

All fees are subject to applicable taxes.

- v. Section 40 is amended by replacing the "ONE HUNDRED and THREE (\$103.00) DOLLARS" fee with "ONE HUNDRED and SEVEN (\$107.00) DOLLARS".
- (b) Part 11, section 71, is amended by replacing the "TWO HUNDRED and TWENTY (\$220.00) DOLLARS" fee with "TWO HUNDRED and TWENTY-EIGHT (\$228.00) DOLLARS".



2. This Bylaw shall be cited for all purposes as "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21230".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21231

A bylaw to amend the provisions of "Surrey Fireworks  
Regulation By-law, 1974, No. 4200", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Fireworks Regulation By-law, 1974, No. 4200", as amended, is hereby further amended as follows:
  - (a) Section 6(7) is amended by replacing the "\$135.00" fee with "\$139.00".
2. This Bylaw shall be cited for all purposes as "Surrey Fireworks Regulation By-law, 1974, No. 4200, Amendment Bylaw, 2024, No. 21231".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21232

A bylaw to amend the provisions of "Surrey Secondary Suite Service Fee By-law, 2011, No. 17356", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Secondary Suite Service Fee By-law, 2011, No. 17356", as amended, is hereby further amended as follows:
  - a) Section 3 is amended by replacing the "\$738.43" fee with "\$893.00".
2. This Bylaw shall be cited for all purposes as "Surrey Secondary Suite Service Fee By-law, 2011, No. 17356, Amendment Bylaw, 2024, No. 21232".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21233

A by-law to amend the provisions of "Surrey Vehicles for Hire By-law, 1999, No. 13610," as amended.  
.....

The Council of the City of Surrey, in open meeting assembled, ENACT AS FOLLOWS:

1. "Surrey Vehicles for Hire By-law, 1999, No. 13610," as amended is hereby further amended as follows:
  - (a) Delete Schedule "G" and replace with a new Schedule "G", attached to this Bylaw.
2. This By-law shall be cited for all purposes as "Surrey Vehicles for Hire By-law, 1999, No. 13610 Amendment Bylaw, 2024, No. 21233".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

SCHEDULE "G" to BY-LAW NO. 13610

The following classifications of business, and/or vehicles for hire in the City of Surrey are regulated under "Inter-Municipal TNS Business License Bylaw, 2020, No. 20031" and are not subject to the regulations and fees imposed within the Surrey Vehicles for Hire By-law, 1999, No. 13610:

CLASS "A" Taxicab  
CLASS "B" Limousine  
CLASS "C" Sight Seeing Cab  
CLASS "D" Airport Cab  
CLASS "E" Motor Stage

Annual License Plate Fee payable by every person owning or operating any of the following classifications of business, and/or vehicles for hire in the City of Surrey:

CLASS "G" Funeral Cab	for each vehicle \$90.00
CLASS "H" School Cab	for each vehicle \$104.00
CLASS "K" Driver Training Cab	for each vehicle \$104.00
CLASS "L" Driving Test Cab	for each vehicle \$90.00
CLASS "M" Tow Truck	for each vehicle \$90.00
"Motor Stage"	for each vehicle \$186.00

Except that this fee shall not apply to Funeral Cabs owned and operated by a Funeral Parlour licensed under the terms of the Surrey Business License By-law and used solely for purposes incidental to funerals conducted by such Funeral Parlour.

Fees for all classes of vehicles for replacement of license plates in the event of loss or damage and for change of ownership shall be \$45.00.

All fees are subject to applicable taxes.

CITY OF SURREY

BYLAW NO. 21234

A bylaw to amend the provisions of "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142", as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142", as amended, is hereby further amended as follows:
  - (a) Section 28(b)(vi) is deleted in its entirety and replaced as follows:

"The permit fee payable under this sub-section shall be four hundred and thirty-seven dollars (\$437.00), plus applicable taxes for the first twelve (12) month period. A renewal permit fee shall be seventy-seven dollars (\$77.00), plus applicable taxes for each subsequent twelve month period."
  - (b) Section 28(c)(iii) is deleted in its entirety and replaced as follows:

"the permit fee payable under this section shall be one hundred and forty-seven (\$147.00) dollars for each six month period except as provided in Sub section (d)."
  - (c) Section 28(c)(iv) is deleted in its entirety and replaced as follows:

"the permit fee payable for the sale of Christmas trees shall be seventy-seven dollars (\$77.00), plus applicable taxes."
2. This Bylaw shall be cited for all purposes as "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment Bylaw, 2024, No. 21234".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21235

A revenue anticipation bylaw providing for the borrowing of such sums of money as may be requisite to meet the current lawful expenditure of the City.  
.....

WHEREAS by Section 177 of the "Community Charter" of the Province of British Columbia, a City Council is empowered to borrow money as may be requisite to meet the current lawful expenditures of the City;

AND WHEREAS to meet the current lawful expenditures of the City while maximizing the returns on the City's investment portfolio, it is requisite that the Council borrow up to Fifty Million Dollars (\$50,000,000) on a revolving basis, which amount is well within the limits permitted under Section 177 of the "Community Charter";

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

1. It shall be lawful for Council to borrow upon the credit of the City such amounts and such times as may be required on a revolving basis, but not at any time to exceed the sum of Fifty Million Dollars (\$50,000,000).
2. All unpaid taxes and the taxes of the current year when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
3. There is hereby set aside as security for the liability hereby authorized to be incurred Fifty Million Dollars (\$50,000,000) being that part of the taxes for the 2024 year deemed by the City Council expedient to be so set aside.
4. This Bylaw may be cited as "2024 Revenue Anticipation Bylaw, 2024, No. 21235".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21236

A bylaw to amend the provisions of "Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391", as amended, is hereby further amended as follows:
  - (a) Delete Schedule "A" and replace with a new Schedule "A", attached to this Bylaw.
2. This Bylaw shall be cited for all purposes as "Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391, Amendment Bylaw, 2024, No. 21236".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



# Schedule A

## Surrey Parks, Recreation and Culture

### Fees and Charges 2023/2024

Effective September 1st, 2023

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# Parks, Recreation and Culture Facilities

# ***Rentals***

## Rental Guidelines

### General

- A. Tentative Bookings: Tentative Bookings can be used for quotes. Cannot run an event on a tentative booking
- B. Meeting/Seminar: 1 hour minimum (includes but not limited to gathering, assembly, conference, congregation, convention, summit, forum, council, rally, caucus, rehearsal)
- C. Social Event: 4 hour minimum (includes but not limited to social affair, party, banquet, celebration, ceremony, observance, fundraiser)
- D. Allocation Policies: Allocation policies govern services, including but not limited to, Ice Allocation, Pool Allocation and Sports Field Allocation, and supersede these Rental Guidelines. Refer to the appropriate allocation policy as required
- E. Political and religious bookings require General Manager approval
- F. Client must be 19 years or older to rent a facility. Social events held by clients aged 19-25 years may require Facility Manager approval

### Insurance

- A. Insurance:
  - a. Minimum liability coverage required\*
    - i. No insurance required for single occurrence small and medium meeting room rentals - low risk activities\*
    - ii. \$2,000,000 for Ward's Marina
    - iii. \$5,000,000 for all other activities\*
  - b. Must list the City of Surrey as an additional insured:  
City of Surrey  
13450 104th Avenue Surrey,  
BC  
V3T 1V8
  - c. Insurance available in the amount of \$5 million.

*\*Risk Management may require additional limits of insurance coverages if, in their opinion, the provisions above do not adequately address the risks of a particular event.*

### Rates

- A. User Group Categories:
  - a. Non-Profit Surrey Youth (Partially Subsidized): Surrey non-profit groups with services for youth (18 years and under).
  - b. Non-Profit Surrey Adult (Non-Subsidized): Surrey community organizations, non-profit groups or individuals that do not qualify under the Non-Profit Surrey Youth category ( e.g. Surrey adult sport groups, religious and community groups, fundraisers for non-profit groups in this category)
  - c. Non-Profit Non-Surrey (Non-Subsidized): Non-Surrey community organizations, non-profit groups or individuals that do not qualify under either of the Not-Profit Surrey categories (e.g. Non-Surrey youth or adult sport groups, religious and community groups, fundraisers for non-profit groups in this category)
  - d. Private: groups or individuals that use Surrey Parks, Recreation and Culture services/facilities for private functions (e.g. corporate activities, weddings, family celebrations or any other private function that requires an invitation and is closed to the public)

- e. Commercial: groups or individuals that use Surrey Parks, Recreation and Culture services/facilities to hold for profit or ticketed events (e.g. sports schools, trade shows, craft fairs, concerts, festivals, and large public events). This rate only applies to Room Rentals and Cloverdale Fairgrounds. It does not apply to Arenas, Pools, Arts and Outdoor Sport/Parks Facilities
  - f. School Board: as per the Reciprocal Agreement with School District #36. Does not pertain to private schools or other public school districts. Non-SD36 schools in Surrey qualify for Non-Profit Surrey Youth rate. Non-SD36 schools outside of Surrey qualify for Non-Profit Non-Surrey rate.
- B. Special Rates:
- a. Tournament Admin/Storage Day Rate: - Unlimited day use of a meeting room at 8x the hourly meeting rate for small meeting rooms. (To be used at the Facility Manager's discretion)
  - C. Additional Costs: charged as required, not limited to:
    - a. Facility Attendants
    - b. Janitorial
    - c. Other charged at cost +20% (e.g. specialized staff, equipment rental, additional work to be performed for an event)
  - D. Fee Waivers: groups who request a fee waiver or a reduction in rental fees must make their application in writing to the town centre manager

## Payment

- A. Social Rental Security Deposit: An initial payment of \$250 is due when the rental contract is firmed up for Social or Large rentals.
  - a. This security deposit serves as a damage deposit to cover costs incurred during the rental such as additional cleaning charges or replacing broken items. Once the rental has ended and upon inspection without incident, the full security deposit may be refunded.
  - b. The security deposit can also be applied towards a cancellation fee if the account is being charged. The cancellation fee is waived if the rental can be re-booked.
  - c. Exceptions include Surrey Arts Centre, City Hall Council Chambers and Cloverdale Fairgrounds
- B. Full Payment (Exception: Surrey Arts Centre and City Council Chambers):
  - a. Bookings made within 30 days of event: full payment is due immediately
  - b. Bookings made more than 30 days in advance of event: full payment is due 30 days prior to the event
  - c. Regular groups who book ongoing rentals: monthly payment options are available on the first day of the month or on the day of each booking
  - d. A \$30 fee will be charged for declined cheques
- C. Booking Cancellations:
  - a. Bookings cancellations require a minimum of 60 days notice for a full refund
  - b. If cancelled within 60 days of the booking, a \$100 cancellation fee will be applied (Exceptions: Surrey Arts Centre, City Hall Council Chambers and Cloverdale Fairgrounds)

## Permits

Renters will have to acquire and pay for any required permits required by law to run their event. These include, but are not limited to:

- A. Entandem fees are charged to all rentals where music is played. Fee is collected on behalf of and remitted to Entandem. Entandem regulations, including fees, are not governed by this fees & charges document and are subject to change by the governing body

B. Temporary Food Permit: clients serving food at their event must make an application to the local health authority, Fraser Health, for a permit to do so. Applications are not required for private events (i.e. weddings, family reunions). Food permit regulations not governed by this fees & charges document and are subject to change by the governing body

C. Bar Service: Special Occasion Liquor Permit required (exception: Surrey Arts Centre). Applications can be picked up at a local Government Liquor Store. Liquor permit regulations are not governed by this fees & charges document and are subject to change by the governing body

***Ice and Ice Complex Rentals***



## Ice Rentals Definitions

### FALL/WINTER

#### Prime Time (September 1 to March 31)

Weekdays	4:00 p.m. - 12:00 midnight
Weekends	8:00 a.m. - 12:00 midnight

#### Non-Prime Time (September 1 to March 31)

Weekdays	12:00 midnight - 4:00 p.m.
Weekends	12:00 midnight - 8:00 a.m.

### SPRING/SUMMER

#### Prime Time (April 1 to August 31)

Weekdays (Monday to Friday)	4:00 p.m. - 12:00 midnight
Weekends (Saturday, Sunday)	24 hours (applies to Non-Profit Surrey Youth rates only)

#### Non-Prime Time (April 1 to August 31)

Weekdays (Monday to Thursday)	12:00 midnight - 4:00 p.m.
Weekends (Friday, Saturday, Sunday)	24 hours (applies to Non-Profit Adult and Non-Profit Non-Surrey rates and Commercial/Private rates only)

### Dry Floor Rental

#### Prime Time (April 1 to August 31)

Monday to Friday	4:00 p.m. - 12:00 midnight
Saturday and Sunday	8:00 a.m. - 12:00 midnight

#### Non Prime Time (April 1 to August 31)

Monday to Friday	12:00 midnight - 4:00 p.m.
Saturday and Sunday	12:00 midnight - 8:00 a.m.

# Ice Complex Rental

Surrey Sport and Leisure Complex, North Surrey Sport and Ice Complex

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>All Seasons/All Year</b>		
<b>NON-PROFIT SURREY YOUTH</b>		
<i>Subject to the Ice Allocation Policy</i>		
<i>Non-allocated hours to be charged once the allocated hours have been met</i>		
Prime, Allocated Hours	\$149.67	\$157.15
Non-Prime, Allocated Hours	\$89.26	\$93.72
Prime, Non- Allocated Hours	\$224.50	\$235.73
Non-Prime, Non-Allocated Hours	\$133.88	\$140.58
Minor Sport Tournament Rate - All Hours	\$149.67	\$157.15
<b>NON-PROFIT SURREY ADULT</b>		
Prime	\$373.30	\$391.97
Non-prime	\$195.10	\$204.85
<b>NON-PROFIT NON-SURREY</b>		
Prime	\$373.30	\$391.97
Non-prime	\$195.10	\$204.85
<b>COMMERCIAL/PRIVATE</b>		
Prime	\$465.42	\$488.69
Non -prime	\$278.61	\$292.54
<b>LAST MINUTE ICE</b>		
7 days prior (less 25% off applicable rate)	\$279.97	\$293.97
1 - 3 days prior (less 50% off applicable rate)	\$186.65	\$195.98
<i>Rate does not apply to minor sport</i>		
<b>SCHOOL BOARD</b>		
All times	\$0.00	\$0.00
<i>As per the Reciprocal Agreement with School District 36</i>		

## Ice Rentals

Cloverdale, Newton, South

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>NON-PROFIT SURREY YOUTH</b>		
<b>A. September 1 - March 31</b>		
Prime, Allocated Hours	\$142.89	\$150.03
Non-prime, Allocated Hours	\$85.45	\$89.72
Prime, Non-Allocated Hours	\$214.33	\$225.05
Non-prime, Non-Allocated Hours	\$128.17	\$134.58
<b>B. Schools, Minor Sport - Special Events (Christmas Party, Year End Parties) and Spring/Summer Rate (April 1 - August 1)</b>		
Prime	\$149.67	\$157.15
Non-prime	\$89.36	\$93.83
<b>C. Minor Sport Tournament Rate - All hours</b>		
	\$142.89	\$150.03
<b>NON-PROFIT SURREY ADULTS</b>		
Prime	\$337.47	\$354.34
Non-prime	\$195.10	\$204.85
<b>NON-PROFIT NON-SURREY</b>		
Prime	\$337.47	\$354.34
Non-prime	\$195.10	\$204.85
<b>Junior Hockey "A"</b>		
Practices	\$195.10	\$204.85
Games	\$337.47	\$354.34
Camps and Programs	\$214.33	\$225.05
<b>COMMERCIAL/PRIVATE</b>		
Prime	\$465.42	\$488.69
Non-prime	\$278.61	\$292.54
<b>SCHOOL BOARD</b>		
	\$0.00	\$0.00
<i>As per the Reciprocal Agreement with School District 36</i>		
<b>LAST MINUTE ICE</b>		
7 days prior (less 25% off applicable rate)	\$253.10	\$265.76
1 - 3 days prior (less 50% off applicable rate)	\$168.74	\$177.17
Rate does not apply to minor sport		

## Dry Floor Rentals

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>NON-PROFIT SURREY YOUTH</b>		
Prime	\$57.82	\$60.71
Non Prime	\$36.85	\$38.69
<b>Tournament Rate</b>		
Each Tournament	\$57.82	\$60.71
<b>NON-PROFIT SURREY AND USER GROUPS</b>		
<i>Day Rate (includes facility attendant)</i>	\$499.68	\$524.67
<i>Surrey Non-Profit (Service Groups) and User Groups (Hockey/Lacrosse) once per season for dance, banquet, awards ceremony</i>		
<b>NON-PROFIT SURREY ADULT &amp; NON-PROFIT NON-SURREY</b>		
All Hours	\$107.90	\$113.30
<b>Senior A and B Lacrosse, Ball Hockey (Adult)</b>		
All Hours	\$107.90	\$113.30
<b>B. Junior Lacrosse</b>		
Practice	\$66.14	\$69.45
Game	\$86.46	\$90.78
<b>COMMERCIAL/PRIVATE</b>	\$211.77	\$222.36
<i>(8 hour minimum)</i>		
<b>SCHOOL BOARD</b>	\$0.00	\$0.00
<i>As per the Reciprocal Agreement with School District 36</i>		
<b>CLOVERDALE CURLING RINK (April to August)</b>		
<b>Adult Groups</b>	\$64.74	\$67.98
<b>Minor Groups</b>		
Prime	\$36.77	\$38.60
Non-Prime	\$22.12	\$23.23

***Pool Rentals***

**Indoor Pool Definitions**

**Prime Time**

Monday - Friday            6:30 a.m.   -   8:00 a.m.  
Monday - Friday            3:00 p.m.   -   10:00 p.m.  
Saturday - Sunday        6:30 a.m.   -   10:00 p.m.

**Non-Prime Time**

Monday - Sunday        10:00 p.m.   -   6:30 a.m.  
Monday - Friday        8:00 a.m.   -   3:00 p.m.

## South Surrey Pool

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>NON-PROFIT SURREY YOUTH</b>		
<b>Non-prime</b>		
37.5m Lane	\$12.52	\$13.15
25m Lane	\$8.35	\$8.77
22.8m Lane	\$7.63	\$8.01
14.6m Lane	\$5.21	\$5.47
13.7m Lane	\$4.89	\$5.13
11m Lane	\$3.91	\$4.11
<b>Prime</b>		
37.5m Lane	\$23.27	\$24.43
25m Lane	\$16.19	\$17.00
22.8m Lane	\$15.13	\$15.89
14.6m Lane	\$9.67	\$10.15
13.7m Lane	\$9.07	\$9.52
11m Lane	\$7.28	\$7.64
Swim Meets	\$146.19	\$153.50
<b>NON-PROFIT SURREY ADULT</b>		
Whole Pool	\$218.36	\$229.28
<i>Additional staff charges at a ratio of one guard for every additional 50 people over 100</i>		
37.5m Lane	\$38.91	\$40.86
25m Lane	\$25.93	\$27.23
22.8m Lane	\$23.67	\$24.85
14.6m Lane	\$15.16	\$15.92
13.7m Lane	\$14.19	\$14.90
11m Lane	\$11.39	\$11.96
<b>NON-PROFIT NON-SURREY</b>		
Whole Pool	\$218.36	\$229.28
<i>Additional staff charges at a ratio of one guard for every additional 50 people over 100</i>		
37.5m Lane	\$38.91	\$40.86
25m Lane	\$25.93	\$27.23
22.8m Lane	\$23.67	\$24.85
14.6m Lane	\$15.16	\$15.92
13.7m Lane	\$14.19	\$14.90
11m Lane	\$11.39	\$11.96

**COMMERCIAL PRIVATE**

Whole Pool	\$423.31	\$444.48
<hr/>		
<i>Additional staff charges at a ratio of one guard for every additional 50 people over 100</i>		
37.5m Lane	\$53.83	\$56.52
25m Lane	\$35.77	\$37.56
22.8m Lane	\$32.54	\$34.16
14.6m Lane	\$20.84	\$21.88
13.7m Lane	\$19.50	\$20.47
11m Lane	\$15.65	\$16.43

**SCHOOL BOARD**

	\$0.00	\$0.00
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<i>As per the Reciprocal Agreement with School District 36</i>		



## Guildford, Grandview Heights and Surrey Sport and Leisure Pool

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>NON-PROFIT SURREY YOUTH</b>		
<b>Non-prime</b>		
50m Lane	\$17.74	\$18.63
25m Lane	\$8.87	\$9.31
21.5m Lane	\$7.93	\$8.33
17.5m Lane	\$6.21	\$6.52
12.5m Lane	\$4.43	\$4.65
<b>Prime</b>		
50m Lane	\$33.67	\$35.35
25m Lane	\$16.84	\$17.68
21.5m Lane	\$14.45	\$15.17
17.5m Lane	\$11.79	\$12.38
12.5m Lane	\$8.43	\$8.85
Swim Meets - Per lane 25m (short course)	\$21.17	\$22.23
Swim Meets - Per lane 50m (long course)	\$42.35	\$44.47
Swim Meets - Full Facility 8 lanes	\$392.35	\$411.97
Swim Meets - Full Facility 10 lanes	\$446.89	\$469.23
Facility Attendant Meet Assistant	cost plus 20%	cost plus 20%
<b>NON-PROFIT SURREY ADULT</b>		
50m Lane	\$55.11	\$57.87
25m Lane	\$27.54	\$28.92
21.5m Lane	\$23.63	\$24.81
17.5m Lane	\$19.29	\$20.25
12.5m Lane	\$13.78	\$14.47
<b>NON-PROFIT NON-SURREY</b>		
50m Lane	\$55.11	\$57.87
25m Lane	\$27.54	\$28.92
21.5m Lane	\$23.63	\$24.81
17.5m Lane	\$19.29	\$20.25
12.5m Lane	\$13.78	\$14.47
<b>COMMERCIAL PRIVATE</b>		
Whole Pool - SSLC, Guildford Aquatics	\$675.37	\$709.14
Whole Pool - Grandview Heights	\$844.22	\$886.43
50m Lane	\$76.01	\$79.81
25m Lane	\$38.00	\$39.90
21.5m Lane	\$34.32	\$36.03
17.5m Lane	\$27.94	\$29.33
12.5m Lane	\$19.00	\$19.95
Aquatics High Performance Sustainability Fund (per competitor)	\$5.30	\$5.75
<b>SCHOOL BOARD</b>	\$0.00	\$0.00
<i>As per the Reciprocal Agreement with School District 36</i>		

**Newton Wave Pool**

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>NON-PROFIT SURREY YOUTH</b>		
All times	\$223.77	\$234.96
<b>NON-PROFIT SURREY ADULT</b>		
All times	\$349.66	\$367.14
<i>Additional staff charge at ratio of one guard for every additional 50 people over 100</i>		
<b>NON-PROFIT NON-SURREY</b>		
All times	\$349.66	\$367.14
<i>Additional staff charge at ratio of one guard for every additional 50 people over 100</i>		
<b>COMMERCIAL/PRIVATE</b>		
All times	\$479.85	\$503.85
<b>SCHOOL BOARD</b>	\$0.00	\$0.00
<i>As per the Reciprocal Agreement with School District 36</i>		

**Outdoor Pool Rentals**

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>Surrey Swim Clubs - May - September</b>		
25m Lane (per hour)	\$8.70	\$9.13
Dead space (2 lane area) Hjorth Road & Bear Creek	\$8.70	\$9.13
Park Pools only (per two lane per hour)		
Dive tank (per tank per hour)	\$8.70	\$9.13
<b>NON-PROFIT ADULTS</b>		
Whole Pool	\$137.55	\$144.42
<b>NON-PROFIT NON-SURREY</b>		
Whole Pool	\$136.49	\$143.31
<b>COMMERCIAL/PRIVATE</b>		
Whole Pool	\$184.97	\$194.22

***Facility Rentals***

## Room Rentals

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted  
Rental rates do not include staffing or other additional costs.

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Small Meeting Rooms – up to 30 people</b>		
Non-Profit Surrey Youth	\$12.30	\$12.92
Non-Profit Surrey Adult	\$16.44	\$17.27
Non-Profit Non-Surrey	\$16.44	\$17.27
Private	\$28.75	\$30.19
Commercial	\$34.50	\$36.23

<b>Medium Size Rooms and Kitchens – 30 to 75 people</b>		
Non-Profit Surrey Youth	\$22.55	\$23.68
Non-Profit Surrey Adult	\$31.49	\$33.06
Non-Profit Non-Surrey	\$31.49	\$33.06
Private	\$55.12	\$57.88
Commercial	\$66.15	\$69.46

<b>Small Halls and Large Meeting Rooms – 75 to 140 people</b>		
Non-Profit Surrey Youth	\$33.36	\$35.03
Non-Profit Surrey Adult	\$44.87	\$47.12
Non-Profit Non-Surrey	\$44.87	\$47.12
Private	\$82.22	\$86.33
Commercial	\$98.66	\$103.59

<b>Large Halls – 140 to 300 people</b>		
Non-Profit Surrey Youth	\$46.05	\$48.35
Non-Profit Surrey Adult	\$63.24	\$66.40
Non-Profit Non-Surrey	\$63.24	\$66.40
Private	\$110.69	\$116.22
Commercial	\$132.83	\$139.47

<b>Stand Alone Halls</b>		
Non-Profit Surrey Youth	\$24.43	\$25.65
Non-Profit Surrey Adult	\$33.52	\$35.20
Non-Profit Non-Surrey	\$33.52	\$35.20
Private	\$58.65	\$61.59
Commercial	\$70.38	\$73.90

## Gymnasium

### Full Gyms

Chuck Bailey, Clayton, Cloverdale, Fraser Heights, Guildford,  
Newton and South Surrey

Non-Profit Surrey Youth	\$85.60	\$89.88
Non-Profit Surrey Adult	\$120.86	\$126.90
Non-Profit Non-Surrey	\$120.86	\$126.90
Private	\$181.29	\$190.35
Commercial	\$217.55	\$228.42
Tarp Fee (cost includes tape cost and labour)	\$427.62	\$449.00

Maximum Tournament Rate is 8 times the hourly rate

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Newton Gym - Mat Room</b>		
Non-Profit Surrey Youth	\$23.73	\$24.92
Non-Profit Surrey Adult	\$32.54	\$34.16
Non-Profit Non-Surrey	\$32.54	\$34.16
Private	\$56.94	\$59.79
Commercial	\$68.33	\$71.75
<b>Fitness Studio Rooms</b>		
Non-Profit Surrey Youth	\$28.40	\$29.82
Non-Profit Surrey Adult	\$39.68	\$41.66
Non-Profit Non-Surrey	\$39.68	\$41.66
Private	\$69.46	\$72.93
Commercial	\$83.35	\$87.52
<b>Other Fees</b>		
Facility Attendant	\$35.33	\$37.25
Facility cleaning fee (meetings - medium use bookings)	\$20.19	\$21.25
Facility cleaning fee minimum (social bookings)	\$40.38	\$42.50
Fitness Instructor (Fitness Studio bookings only)	\$51.48	\$54.25
Large Fitness Equipment (per Fitness Studio booking)	\$35.33	\$37.25
Small Fitness Equipment (per Fitness Studio booking)	\$17.67	\$18.75
Misc. Fees (chair cleaning, equipment rental...)	Cost + 20%	Cost + 20%

## Room Rental Listing

*If rented after public hours of operation, a 4-hour minimum staff charge will apply*

### **Small Meeting Rooms – up to 30 people**

- Alice McKay Building - Boardroom
- City Hall - Community Rooms 1E Room A, 2E Room A, 2E Room B
- Clayton Community Centre - Studio 110
- Clayton Community Centre - Studio 111
- Clayton Community Centre - Studio 112
- Clayton Community Centre - Studio 113
- Cloverdale Arena - Conference Room
- Cloverdale Athletic Park Pavilion - Meeting Room
- Cloverdale Recreation Centre - Activity Room
- Cloverdale Recreation Centre - Workshop 206
- Community Rooms (All unless specifically listed)
- Elgin Centre
- Fleetwood Community Centre - Boardroom
- Fleetwood Community Centre - Room 1
- Fleetwood Community Centre - Multi-Purpose Room #5
- Fleetwood Community Centre - Multi-Purpose Room #6
- Fleetwood Park - Meeting Room
- Fraser Heights Community Centre – Multi-Purpose Room #1
- Grandview Heights Aquatics Centre - Deck Side Classroom
- Guildford Recreation Centre - Meeting Room
- Guildford Recreation Centre - MPR A
- Guildford Recreation Centre - Training Room
- Guildford Recreation Centre - Small Meeting room
- Historic Stewart Farm - Barn Program Area
- Kensington Prairie Community Centre - Activity Room
- Kensington Prairie Community Centre - Community Room 1
- Kensington Prairie Community Centre - Community Room 2
- Lobbies (table/booth setup only)
- Meridian Centre
- Museum of Surrey - Program Room 1
- Museum of Surrey - Program Room 2
- Museum of Surrey - Textile Program Room
- Newton Athletic Park Pavilion - Upper Meeting Room
- Newton Athletic Park - North Community Room
- Newton Seniors' Centre - Meeting Room
- Newton Seniors' Centre - Quiet Room
- Newton Wave Pool - Multi-Purpose Room 1
- Newton Wave Pool - Multi-Purpose Room 2 (Youth Lounge)
- North Surrey Sport and Ice Complex - Community Board Room
- Port Kells Community Hall - Small Room
- Shannon Hall - Boardroom
- Shannon Hall - Storage
- South Surrey Indoor Pool - Multipurpose Room
- South Surrey Recreation & Arts Centre - Meeting Room
- Sunnyside Hall - Lounge only
- Surrey Archives - Multi-Purpose room
- Surrey Arts Centre - Conference Room
- Surrey Nature Centre - Dogwood Room

- Surrey Sport & Leisure Complex - MP 101
- Surrey Sport & Leisure Complex - MP 102
- Surrey Sport & Leisure Complex - MP 103
- Surrey Sport & Leisure Complex - MP 204
- Tamanawis Park Field House - Lower Meeting Room
- Tamanawis Park Field House - Upper Meeting Room
- Unwin Park - Meeting Room
- West Newton Community Park - Fieldhouse Meeting Room

**Medium Size Rooms and Kitchens – 30 to 75 people**

- Agriplex - Kitchen
- Bridgeview Community Centre - Kitchen
- City Hall - Community Rooms 1E Room B, 1E Combined A&B, 2E Combined A&B
- Chuck Bailey Recreation Centre - Kitchen
- Chuck Bailey Recreation Centre - Multi-Purpose 1
- Chuck Bailey Recreation Centre - Preschool
- Chuck Bailey Recreation Centre - Youth
- Clayton Community Centre - Multipurpose Rooms 120, 121, 122
- Cloverdale Athletic Park Fieldhouse - Community Room
- Cloverdale Ball Park - Fieldhouse
- Cloverdale Recreation Centre - Multi-Purpose Rooms 101, 102, 103, 202, 203, 204, 205
- Cloverdale Recreation Centre - Kitchen
- Fleetwood Community Centre - Room 3
- Fleetwood Community Centre - Room 4
- Fraser Heights Community Centre - Multi-Purpose Room 2, 3, & 5
- Grandview Heights Aquatics - Patio
- Guildford Recreation Centre - Craft Rooms 1 & 2
- Guildford Recreation Centre - MPR B
- Guildford Recreation Centre - Seniors' Lounge
- Guildford Recreation Centre - Youth Lounge
- Kensington Prairie Community Centre - Classrooms 1, 2, 5, 6
- Museum of Surrey - Atrium
- Museum of Surrey - 1881 Town Hall
- Museum of Surrey - Theatre
- Newton Athletic Park - Community Room
- Newton Seniors' Centre - Multi-Purpose Room
- Newton Seniors' Centre - Activity Room
- North Surrey Sport and Ice Complex - Multi-Purpose Room 1
- North Surrey Sport and Ice Complex - Multi-Purpose Room 2
- North Surrey Sport and Ice Complex - Multi-Purpose Room 3
- Shannon Hall - Concession
- Shannon Hall - Kitchen
- South Surrey Arena - Upper Lounge
- South Surrey Recreation & Arts Centre - Multi-Purpose 1 Community Lounge
- South Surrey Recreation & Arts Centre - Multi-Purpose 3 Preschool
- South Surrey Recreation & Arts Centre - Multi-Purpose 4 Preschool
- South Surrey Recreation & Arts Centre - Childminding
- South Surrey Recreation & Arts Centre - Multi-Purpose 6 Youth Lounge
- Stetson Bowl - Concession
- Historic Stewart Farm - Stewart Hall
- Surrey Arts Centre - Art Studios - Classroom 1 and 2
- Surrey Arts Centre - Program Room



- Surrey Nature Centre - Forest Room
- Surrey Sport & Leisure Complex - Kitchen

### **Large Meeting Rooms and Small Halls – 75 to 140 people**

- Alice McKay Building - Hall
- Don Christian Recreation Centre - Small Hall
- Fleetwood Community Centre - Fitness Studio
- Guildford Recreation Centre - Multi-purpose Room
- Kensington Prairie Community Centre - Gym 1
- Kwomais Point Park - Lodge
- Kwomais Point Park - Sanford Hall
- Museum of Surrey - Lobby and Link
- South Surrey Recreation and Arts Centre - MP 7 Fitness Room
- Surrey Sport & Leisure Complex - Multi-Purpose 1
- Surrey Sport & Leisure Complex - Multi-Purpose 2
- Surrey Sport & Leisure Complex - Multi-Purpose 3

### **Large Halls – 140 to 300 people**

- Bridgeview Community Centre - Gymnasium
- City Hall - Atrium (City Room)
- Clayton Community Centre - Atrium (Lobby)
- Fleetwood Community Centre - Large Hall
- Museum of Surrey - Entire Building (galleries may be added upon request)
- Newton Community Hall - Multi-Purpose 4
- Newton Seniors' Centre - Auditorium
- Shannon Hall
- Surrey Sport & Leisure Complex - Multi-Purpose 1 and 2

### **Stand Alone Halls (no staff)**

- Bear Creek Pavilion
- Clayton Community Hall
- Elgin Hall
- Port Kells Community Hall
- Strawberry Hill Hall
- Sunnyside Hall

### **Fitness Studio Rooms**

- Cloverdale Recreation Centre - Fitness Studio
- Cloverdale Recreation Centre - Wellness Studio and Cycling Room
- Clayton Community Centre - Fitness Studio
- Clayton Community Centre - Cycling Studio
- Fraser Heights Recreation Centre - Fitness Studio Room 4
- Guildford Recreation Centre - Fitness Studio Room 109
- Guildford Recreation Centre - Cycling Studio
- Newton Recreation Centre - Fitness Studio (Room 1)
- North Surrey Sport & Ice Complex - Fitness Studio
- North Surrey Sport & Ice Complex - Cycling Studio
- South Surrey Recreation and Arts Centre - Fitness Studio MP 5
- South Surrey Recreation and Arts Centre - Cycling Studio MP 2
- Surrey Sport & Leisure Complex - Fitness Studio

## Parking Lot Rentals

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Parking Lots - Small (min 4 hour booking)</b>		
Non-Profit Surrey Youth	\$10.56	\$11.09
Non-Profit Surrey Adult	\$11.52	\$12.10
Non-Profit Non-Surrey	\$11.52	\$12.10
Private	\$19.20	\$20.16
Commercial	\$23.05	\$24.20
Commercial per day rate	\$276.60	\$290.43
Commercial per week rate	\$1,659.57	\$1,742.55
<b>Parking Lots - Large (min 4 hour booking)</b>		
Non-Profit Surrey Youth	\$26.07	\$27.38
Non-Profit Surrey Adult	\$28.45	\$29.87
Non-Profit Non-Surrey	\$28.45	\$29.87
Private	\$47.42	\$49.79
Commercial	\$56.90	\$59.75
Commercial per day rate	\$682.84	\$716.99
Commercial per week rate	\$4,097.07	\$4,301.92

### Deposits & Payments

Commercial Rental Booking Deposit	\$250.00	\$250.00
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Due when the rental contract is firmed up, is non-refundable in the event of a cancellation. This amount counts towards the total rental contract owing.

## Parking Lot Listing

### Small Parking Lots – up to 100 stalls

- Bear Creek Park - 140 Street Lot
- Bear Creek Park - Skate Park Lot
- Bridgeview Community Centre Lot
- Cloverdale Athletic Park - 168 Street Lot - North
- Cloverdale Athletic Park - 168 Street Lot - Tennis Courts
- Cloverdale Fairgrounds - Lot F - Alice McKay
- Crescent Park - South Gravel Overflow Lot
- Don Christian Recreation Centre Lot
- Fleetwood Community Centre - Lot A - North
- Fleetwood Community Centre - Lot B - South
- Fraser Heights Recreation Centre & Park Lot
- Grandview Heights Aquatic Centre - Overflow
- Guildford Recreation Centre - Lower Aquatic Lot - P2
- Guildford Recreation Centre - Upper NW Recreation Lot
- Guildford Recreation Centre - Underground Parkade Lot
- Holly Park Lot
- Newton Athletic Park - Overflow Lot
- South Surrey Athletic Park - Recreation Centre & Skate Park Lot
- South Surrey Athletic Park - Recreation Centre & Water Park Lot
- Surrey Nature Centre - Overflow Lot
- The Glades Lot
- Tom Binnie Park Lot

### Large Parking Lots – 100 stalls or more

- Bear Creek Park - Arts Centre & Pavilion Lot
- Bear Creek Park - Fields & Outdoor Pool Lot
- Blackie Spit - Crescent Beach Lot
- Clayton Community Centre Lot
- Clayton Hall & Park Lot
- Cloverdale Arena Lot
- Cloverdale Athletic Park - 64 Avenue Lot
- Cloverdale Athletic Park - 168 Street Lot - South
- Cloverdale Ball Park Lot
- Cloverdale Fairgrounds - Lot A - Upper Stetson Bowl
- Cloverdale Fairgrounds - Lot B - Lower Stetson Bowl
- Cloverdale Fairgrounds - Lot C - Agriplex
- Cloverdale Fairgrounds - Lot D - Paved Lot
- Cloverdale Fairgrounds - Lot E - Gravel Lot
- Cloverdale Fairgrounds - Lot G - Shannon Hall
- Cloverdale Recreation Centre Lot
- Darts Hill Garden Park Lot
- Grandview Heights Aquatic Centre - North
- Grandview Heights Aquatic Centre - South
- Newton Athletic Park - North Lot
- Newton Athletic Park - South Lot - Turf #4
- Newton Athletic Park - South Lot - Playground
- North Surrey Sport & Ice Complex Lot
- Royal Kwantlen Park Lot
- South Surrey Athletic Park - 20 Avenue Lot - South

- South Surrey Athletic Park - Arena Lot
- South Surrey Athletic Park - Recreation Centre & Fields Lot
- South Surrey Athletic Park - Semiahmoo Lot
- Surrey Sport and Leisure Complex - Arena North Lot
- Surrey Sport and Leisure Complex - Arena Front Lot
- Surrey Sport and Leisure Complex - Aquatics Lot
- Unwin Park Lot
- Whalley Athletic Park Lot

## Cloverdale Fairgrounds

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
Non-Profit Surrey Youth	\$141.49	\$148.56
Non-Profit Surrey Adult	\$154.35	\$162.07
Non-Profit Non-Surrey	\$154.35	\$162.07
Private	\$257.25	\$270.11
Commercial	\$308.70	\$324.14
Commercial per day rate	\$3,704.40	\$3,889.62
Commercial per week rate	\$22,226.40	\$23,337.72

### Bill Reid Millennium Park Amphitheatre

Non-Profit Surrey Youth	\$155.91	\$163.70
Non-Profit Surrey Adult	\$170.08	\$178.59
Non-Profit Non-Surrey	\$170.08	\$178.59
Private	\$283.47	\$297.64
Commercial*	\$340.16	\$357.17
Commercial* per day rate	\$2,832.50	\$2,974.13
Commercial* per week rate	\$15,000.00	\$15,750.00

\*plus a percentage of ticket sales

### Stetson Bowl Stadium - includes Grandstand, Field and Pens Area

Non-Profit Surrey Youth	\$990.00	\$1,039.50
Non-Profit Surrey Adult	\$1,080.00	\$1,134.00
Non-Profit Non-Surrey	\$1,080.00	\$1,134.00
Private	\$1,800.00	\$1,890.00
Commercial	\$2,160.00	\$2,268.00

### Stetson Bowl Covered Area

Non-Profit Surrey Youth	\$7.42	\$7.79
Non-Profit Surrey Adult	\$10.41	\$10.93
Operators of for-profit program on Park land - Per Hour	\$19.32	\$20.29

### Deposits & Payments

Commercial Rental Booking Deposit	\$5,000.00	\$5,000.00
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Due when the rental contract is firmed up and counts towards the total rental contract owing.

Modified long-term rates can be approved by General Manager. Revenue-sharing on admissions can also be negotiated.

Cancellation Policy - 60 days notice or fee of 50% of booking cost  
Commercial Rentals - 50% discount on fees for set-up

**City Hall Plaza**

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>General Public</b>		
Non-Profit Surrey	Free	Free
<b>Non-Profit Organization</b>		
Hourly (Max 4 hours)	\$129.00	\$135.45
Daily	\$1,287.50	\$1,351.88
<b>Commercial</b>		
Hourly (Max 4 hours)	\$257.70	\$270.59
Daily	\$2,575.00	\$2,703.75

**Additional Services Extra (Security, Janitorial, Equipment Rental)** Cost

## Outdoor Sport Facilities

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

### Grass Field Prime Time

Monday to Friday: 4:00 p.m. – 10:00 p.m.

Saturday & Sunday: 8:00 a.m. – 10:00 p.m.

### Grass Field Non-Prime Time

Monday to Friday: 8:00 a.m. to 4:00 p.m.

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Permit Administration Fee (non-refundable)</b>	\$36.90	\$38.75
<b>Key Replacement Fee</b>	\$17.25	\$18.11
<i>Gate, Light, Washroom Keys...</i>		
<b>Grass Sports Fields, Ball Diamonds, Sport Courts and Running Tracks</b>		
Adult Non-Prime	\$8.06	\$8.46
Adult Prime (minimum 2 hours)	\$16.11	\$16.92
<b>For Profit Sport Camps</b>		
Per Hour	\$19.32	\$20.29
Cancellation Fee (per session)	\$21.74	\$22.83
<b>Lighted grass sports fields, ball diamonds</b>		
Youth	\$7.42	\$7.79
Adult	\$26.54	\$27.86
<b>Lighted grass practice and gravel fields: 5:30pm - 10:30pm</b>		
Youth	\$7.42	\$7.79
Adult	\$10.41	\$10.93
<b>Adult Tournaments and Track Meets</b>		
Surrey Non-Profit Association (per facility, per day)	\$104.57	\$109.80
Non-Surrey, Non-Profit Associations, Private Groups (per facility, per day)	\$149.32	\$156.78
Commercial and Private Groups for profit (per facility, per day)	\$298.63	\$313.56
<b>Half day charges</b>		
<i>(Mon. to Fri. only, after 5 p.m. No half days on Sat., Sun. or Statutory Holidays)</i>		
Surrey Non-Profit Associations	\$52.30	\$54.92
Non-Surrey Non-Profit Associations	\$74.70	\$78.43
Commercial and Private Groups for profit	\$149.40	\$156.87

Any exclusive use of a field(s), ball diamond(s), game court(s), requested outside of the sports group's normal regular season field allocations. A tournament may include, and is not restricted to: playoffs, invitationals, provincials and nationals.

## Artificial Turf Fields

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

### Prime Time

Monday to Friday: 5:30 p.m. - 10:30 p.m.

Saturday & Sunday: 8:00 a.m. - 6:00 p.m.

### Non-Prime Time

Monday to Friday: 8:00 a.m. - 5:30 p.m.

Saturday & Sunday: 6:00 p.m. - 10:30 p.m.

### July and August - Non-Prime Time

Monday, Friday, Saturday and Sunday: All-day (non-prime time rates apply, with the exception of tournaments)

### Last Minute Turf

7 days prior (less 25% off applicable rate)

1 - 3 days prior (less 50% off applicable rate)

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Prime Time</b>		
Surrey based youth (includes School District #36)	\$30.47	\$31.99
Surrey based adult	\$54.73	\$57.46
Non-Surrey based youth/private youth use	\$59.73	\$62.72
Non-Surrey based adult/private adult use	\$106.56	\$111.89
Commercial Use	\$139.26	\$146.23
Surrey based youth tournaments - per day	\$223.61	\$234.79
Surrey based adult tournaments - per day	\$410.19	\$430.70
Non-Surrey based youth tournaments/private youth tournament - per day	\$496.80	\$521.64
Non-Surrey based adult tournaments/private adult tournaments - per day	\$639.41	\$671.38
<b>Non-Prime Time</b>		
Surrey based youth (includes School District #36)	\$15.34	\$16.11
Surrey based adult	\$27.38	\$28.75
Non-Surrey based youth/private use youth	\$29.91	\$31.41
Non-Surrey based adult/private use adult	\$53.33	\$56.00
Commercial Use	\$139.26	\$146.23
For Profit Sports Camps	\$19.32	\$20.29
For Profit Sports Camps Cancellation Fee - per session	\$21.74	\$22.83
<b>Mini Turf Field</b>	\$10.49	\$11.01
<b>Kabaddi Field</b>		
Non-Profit - per day	\$149.32	\$156.78
Commercial Event, For Profit - per day	\$4,691.49	\$4,926.06
<b>Boot Camps and Fitness/Performance Training</b>		
Operators of for-profit program on Park land - Per Hour	\$19.32	\$20.29
<b>Community Sport Trailer</b>		
Per event maximum	Cost + 20%	Taxable
Damage Deposit (Refundable)	\$2,000.00	\$2,100.00



**Tennis/Pickleball Courts**

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

**Prime Time**

Monday to Friday: 4:00 p.m. - 10:00 p.m.

Saturday & Sunday: 8:00 a.m. - 10:00 p.m.

**Non-Prime Time**

Monday to Friday: 8:00 a.m. - 4:00 p.m.

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>Prime Time</b>		
Tennis Courts - per hour per court	\$9.66	\$10.15
Pickleball Courts - per hour per court	\$3.09	\$3.24
<b>Non-Prime Time</b>		
Tennis Courts - per hour per court	\$4.84	\$5.08
Pickleball Courts - per hour per court	\$1.54	\$1.62
<b>Adult Tournaments and For Profit Events</b>		
Tennis Courts - per day per court	\$77.30	\$81.16
Pickleball Courts - per day per court	\$24.70	\$25.93
<b>Seasonal Club Fee, Surrey Non-Profit Association</b>		
Tennis Courts - per court per season (May 1-Sept 30)	\$2,572.50	\$2,701.13
Pickleball Courts - per court per season (May 1-Sept 30)	\$1,377.57	\$1,446.45
<b>Club Fees, Surrey Non-Profit Association</b>		
Tennis Courts - per court per hour (Oct 1-Apr 30)	\$3.26	\$3.43
Pickleball Courts - per court per hour (Oct 1-Apr 30)	\$1.63	\$1.71

## Group Photography and Wedding Ceremony Permits

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Elgin Heritage Park (Non-gated Passive Grass)</b>		
<i>Groups do not have exclusive use of the site. Permission to have photography are granted via a park permit.</i>		
Admin Fee (per session/permit)	\$0.00	\$0.00

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### **The Glades Woodland Garden (Gated Passive Grass)**

Admin Fee (per session/permit)	\$0.00	\$0.00
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## Ward's Marina

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
Monthly Moorage (fee per day multiplied by linear foot)	\$0.21	\$0.22
Short-Term Storage available upon request	\$0.21	\$0.22
<b>Lockers - Daily</b>		
Half	\$0.27	\$0.28
Full	\$0.54	\$0.56

## Surrey Arts Centre Main Stage

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted  
(MENU-DRIVEN RENTAL RATE STRUCTURE)

A Theatre Rental Coordinator is available at the Arts Centre to provide complete theatre rental booking information and services to the community. Upon receipt of detailed information regarding the client's production requirements and proposed performance dates, the Arts Centre Theatre will provide a formal quotation outlining expenses and contract requirements to the client within three theatre working days. Please contact the Arts Centre (604 501 5566) and ask for the Theatre Rental Office.

### User Categories

- School District 36
- Non-Profit Surrey Youth
- Non-Profit Surrey Adult
- Non-Profit Non-Surrey (includes approved Cultural Business)
- Commercial/Private

	2023/24 Base	2023/24 Fee (Incl. Taxes)
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### Theatre Rental (per hour) 6 hours minimum

School District 36	\$79.23	\$83.19
Non-Profit Surrey Youth	\$114.73	\$120.47
Non-Profit Surrey Adult	\$114.73	\$120.47
Non-Profit Non-Surrey*	\$184.19	\$193.40
Commercial/Private	\$350.37	\$367.89

\*Cultural Business can qualify for this rate if approved by Performing Arts Manager

Staff Labour	Cost + 20%	Cost + 20%
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(can include House Supervisor, Stage Technician, Bartender, and Concession Worker)

\*overtime rates may apply

Dark Days	\$247.99	\$260.39
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Per non-use day within the rental block. A maximum of two dark days are permitted for rentals exceeding seven days. Additional dark days will be subject to the applicable rental rate.

### Deposits & Payments

Arts Rental Booking Deposit	\$300.00	\$300.00
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Due when the rental contract is firmed up, is non-refundable in the event of a cancellation. This amount counts towards the total rental contract owing.

Balance of rental charges due 14 days prior to booking or at the discretion of the General Manager or designate.

## Surrey Arts Centre Studio Theatre

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>Theatre Rental (per hour) 5 hours minimum</b>		
Non-Profit Surrey Youth	\$21.61	\$22.69
Non-Profit Surrey Adult	\$21.61	\$22.69
Non-Profit Non-Surrey*	\$39.10	\$41.06
Commercial/Private	\$117.31	\$123.17

\*Cultural Business can qualify for this rate if approved by Performing Arts Manager

Staff Labour	Cost + 20%	Cost + 20%
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(can include House Supervisor, Stage Technician, Bartender, and Concession Worker)

\*overtime rates may apply

Dark Day	\$157.44	\$165.31
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Per non-use day within the rental block. A maximum of two dark days are permitted for rentals exceeding seven days. Additional dark days will be subject to the applicable rental rate.

### Deposits and Payments

Arts Rental Booking Deposit	\$300.00	\$300.00
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Due when the rental contract is firmed up, is non-refundable in the event of a cancellation.

Balance of rental charges due 14 days prior to booking or at the discretion of the General Manager or designate.

## Surrey City Hall Centre Stage

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Theatre Rental (per hour) 6 hours minimum</b>		
<i>Includes up to six hours access, with one on-stage technician and one House Supervisor</i>		
Non-Profit Surrey Youth	\$66.89	\$70.23
Non-Profit Surrey Adult	\$66.89	\$70.23
Non-Profit Non-Surrey*	\$94.15	\$98.86
Commercial/Private	\$133.77	\$140.46

\*Cultural Business can qualify for this rate if approved by Performing Arts Manager

Staff Labour (can include House Supervisor, Stage Technician, Bartender, and Concession Worker)	Cost + 20%	Cost + 20%
*overtime rates may apply		

Dark days	\$186.76	\$196.10
Per non-use day within the rental block. A maximum of two dark days are permitted for rentals exceeding seven days. Additional dark days will be subject to the applicable rental rate.		

### Deposits & Payments

Arts Rental Booking Deposit	\$300.00	\$300.00
Due when the rental contract is firmed up, is non-refundable in the event of a cancellation. This amount counts towards the total rental contract owing.		

Balance of rental charges due 14 days prior to booking or at the discretion of the General Manager or designate.

### Centre Stage Sale of Merchandise Surcharge

A surcharge of 15% will be applied to the gross revenue resulting from the sale of any merchandise, memberships or fund-raising items at Centre Stage in conjunction with your bookings.

The 15% surcharge will also be applied to the gross revenues of any merchandise sold in the Centre Stage by photographers and/or videographers at any time during your booking.

Renters that are registered as Surrey non-profit organizations will be exempt from the 15% Sale of Merchandise surcharge.

Also, please be reminded that ticket raffles, calendar raffles and 50/50 draws, etc. in Surrey facilities are only permitted with a gaming event license.

**Clayton Community Centre Performing Arts Studio**

*All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>Studio Rental (per hour)</b>		
Non-Profit Surrey Youth	\$21.61	\$22.69
Non-Profit Surrey Adult	\$21.61	\$22.69
Non-Profit Non-Surrey*	\$39.10	\$41.06
Commercial/Private	\$117.31	\$123.17

\*Cultural Business can qualify for this rate if approved by Performing Arts Manager

## Surrey Civic Theatres - Other Fees

All Fees are subject to applicable taxes; Per hour fee, unless otherwise noted

The following rental fees may apply to rentals held at the Surrey Arts Centre or City Hall

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
Surrey Arts Centre Gallery Admission	Free, donation	Free, donation
accepted		accepted

### Equipment Rental

Piano		
For the use of acoustic pianos regularly tuned and maintained	\$155.85	\$163.75
Requested additional tuning	\$145.50	\$153.00
Projector (per event)	\$259.75	\$272.75
Linen Rental	\$9.50	\$10.00
Table Rental - Cocktail Tables	\$9.50	\$10.00

### Ticket Service Charges

For all tickets sold by SAC Box Office or by renter	\$1.91	\$2.25
Complimentary tickets	\$1.91	\$2.25
Use of an outside ticket agent	\$1.91	\$2.25
A Theatre Improvement Fee will be added to all tickets	\$1.00	\$1.00

All tickets sold for events at Surrey Civic Theatres (SCT) are to be sold through the SCT box office.

Exceptions are at the discretion of Manager, Performing Arts or designate.

Tickets on sale date is at the request of the renter but will not be on sale before there is a signed contract.

For free events, or events with complimentary tickets, 10% of tickets are not subject to service charges - the remainder of tickets are charged at \$3.25 per seat service charge (\$1 per seat TIF only may be available - discretion of Manager, Performing Arts or designate).

Clients taking tickets away to sell at their locations or by a third party seller are subject to \$3.25 per seat service charges.

Events that charge admission by donation are subject to \$3.25 service charge per seat.

Payment for tickets by patrons of SCT Box Office can be made by credit card, debit or cash

### Surrey Art Centre Sale of Merchandise Surcharge

Lobby sales by renters must not duplicate or compete with SAC concessions, bar or the Gift Shop.

A surcharge of 15% will be applied to the gross revenue resulting from the sale of any merchandise, memberships or fund-raising items at Surrey Arts Centre in conjunction with your bookings.

The 15% surcharge will also be applied to the gross revenues of any merchandise sold in the Surrey Arts Centre by photographers and/or videographers at any time during your booking.

Renters that are registered as Surrey non profit organizations will be exempt from the 15% Sale of Merchandise surcharge.

Also, please be reminded that ticket raffles, calendar raffles and 50/50 draws, etc., in Surrey facilities are only permitted with a gaming event license.



***Admissions & Passes***

## Admissions - Definitions

The following information is applicable to admission fees and charges and will be taken into consideration, but is not limited to:

<b>Users</b>	
Infant	0 – 23 months
Child/Youth	2 - 18 years inclusive
Adult	19 - 59 years inclusive
Senior 60-69	60 - 69 years inclusive
Senior 70 years and older	70+ years
Post-Secondary Student	*Students must show valid student card dated for the current school year
Family with Dependants	A family consisting of 1 or 2 parents, grandparents or legal guardians with at least 1 dependant aged 18 years or younger
Attendant	A person who supports a participant with a disability
<b>Fee Structure</b>	
Infant	Free
Child/Youth	50% of Adult Rate
Adult	100%
Senior 60 to 69	25% of Adult Rate
Senior 70 Years and older	75% of Adult Rate
Post-Secondary Student	25% of Adult Rate
Family with Dependants	Equal to the child rate for each family member
Value	50% of regular rates
Attendant	Free, when attending to someone with a disability
Swipe Pass (5)	5% discount of the applicable rate
Swipe Pass (10)	10% discount of the applicable rate
Swipe Pass (20)	20% discount of the applicable rate
Rounding	After-Tax admission fees will be rounded up to the nearest quarter (\$0.25)

\* Student Rate Definition: PRC recognizes a student as a person (regardless of age) who possess current and valid student identification from a designated post-secondary institution.

## Admissions

All Fees are subject to applicable taxes; Per person fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<i>Valid at all City Operated Recreation Facilities</i>		
Infant (under 2 years)	\$0.00	\$0.00
Children/Youth	\$3.48	\$3.75
Adult	\$6.95	\$7.50
Senior 60 to 69	\$5.24	\$5.75
Senior 70 Years and older	\$1.69	\$2.00
Post-Secondary Student <sup>2</sup>	\$5.24	\$5.75
Family with Dependants <sup>1 &amp; 2</sup>	\$3.47	\$3.75
Value Time	50% discount	50% discount
Shower Only Fee	\$1.96	\$2.25

<sup>1</sup> Per person (minimum 1 adult, maximum 2 adults and at least one child 18 years or younger).

Valid to participate in:

- drop-in program (Childminding is not included as a drop-in activity);
- accompanying a dependant registered in a program; or
- accompanying a dependant participating in a sport group rental (e.g. swim clubs)
- accompanying a dependant that has a Full-Facility Pass, the adult qualifies for the family drop-in rate.

<sup>2</sup> Not available online. Post-secondary Students 19+ must provide valid student identification from a designated post-secondary institution. Family with Dependants must be present together at the front counter to receive discounted rate.

## Facility Passes - Terms and Conditions

*The following information is applicable to facility passes and will be taken into consideration, but is not limited to:*

Recreation Surrey Passes are valid at all City-operated pools, arenas and community recreation centres. Annual, Month and Swipe passes are non-transferable.

Replacement cards are subject to an administrative processing fee.

Student pass requires proof of ID from a Canadian designated post-secondary institution.

Family Pass is defined as 1 or 2 parent/guardian(s) with an unlimited number of dependant children (18 years and younger).

Drop-in is per person in the family. Family drop-in admission applies to the following:

- Family members participating in drop-in programs (Childminding is not included as a drop-in activity);
- Parent(s)/Guardian(s) of children participating in a registered program. (eg, Drop-in swim);
- Parent(s)/Guardian(s) of children participating in a sport group activity. (eg, Swim Club);
- Parent(s)/Guardian(s) do not need to participate in the same activity as the child to qualify for family admission;
- Parent(s)/Guardian(s) and dependant children must be together at the facility's front counter to receive family admission.

Swipe Passes expire 2 years from the date of purchase and are non-refundable.

### Monthly Payment Options

Monthly payment options are available on 1-year full-facility passes. Make monthly payments using Automatic Debit or Credit Card. First payment is due at purchase and remaining payments will be withdrawn on the same day of each month as the date of purchase.

A \$5 fee will be charged for declined automatic debit payments.

### Pass Cancellation Policy

A \$5 fee will be charged to cancel an annual pass. A pro-rated refund will be issued from the date of cancellation if applicable.

### Pass Renewal

If you renew your annual pass before it expires, you are eligible to receive one extra month for no additional cost. Business Operations will apply the additional month

### Annual Pass Extension Policy

Annual passes can be suspended and extended, once, for up to three months. Clients must notify staff prior to the extension.

## Facility Passes

All Fees are subject to applicable taxes; Per person fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
<b>Monthly</b>		
Infant	\$0.00	\$0.00
Children/Youth	\$36.07	\$38.00
Adult	\$72.14	\$76.00
Senior 60 to 69	\$54.10	\$57.00
Senior 70 Years and older	\$18.04	\$19.00
Post-Secondary Student	\$54.10	\$57.00
Family	\$144.29	\$152.00

<b>Annually</b>		
Infant	\$0.00	\$0.00
Children/Youth	\$264.26	\$277.50
Adult	\$528.50	\$555.00
Senior 60 to 69	\$396.38	\$416.25
Senior 70 Years and older	\$132.13	\$138.75
Post-Secondary Student	\$396.38	\$416.25
Family	\$1,057.01	\$1,110.00

### Swipe Passes

10 swipe passes are offered on drop-in rates at a 10% discount off regular admission price.

20 swipe passes are offered on drop-in rates at a 20% discount off regular admission price.

Unused punches expire 2 years from date of purchase.

### Other Passes

Leisure Access Admin Fee	\$0.00	\$0.00
MY Fun Pass - valid September - June for children aged 2-12	\$110.12	\$115.75
Simon Fraser University (Surrey Campus) Letter of Understanding per semester, per eligible student	\$37.32	\$39.19

## Specialty Session Admission Rates

All Fees are subject to applicable taxes; Per person fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
Adult Drop-in Rec. Hockey* or Adult Figure Skating*	\$8.90	\$9.50
Parent and Youth Stick and Puck*		
Child/Youth	\$7.16	\$7.75
Adult	\$8.90	\$9.50
Winter Ice Palace*	\$4.46	\$4.75
Child Minding Service	\$3.48	\$3.75
<i>max. 90 minutes</i>		
<i>LAP entitled to 75% discount for each child</i>		
External Rehabilitation Trainer		
Admission Rate for Client		Drop-In admission
External Rehabilitation Trainer Fee		2X Adult Fee

\*included with a full facility pass

## Outdoor Pools Admissions

*All Fees are subject to applicable taxes; Per person fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
<b>GENERAL ADMISSION</b>		
Public Swims	\$0.00	\$0.00

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# Senior Services Membership

All Fees are subject to applicable taxes; Per person fee, unless otherwise noted

	2023/24 Base	2023/24 Fee (Incl. Taxes)
Senior Services Membership	\$26.19	\$27.50

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*Senior Services Membership allows access to seniors activities at recreation centres*

**Notes:**

Passes are valid 1-year from time of purchase

The Membership is available to those 55 years or older and is free to those 90 years or older

The Senior Services Membership is included for 1-Year Full Facility pass holders

Applicable for the LAP discount, based on the client's age



## Other User Fees

*All Fees are subject to applicable taxes; Per person fee, unless otherwise noted*

	<b>2023/24 Base</b>	<b>2023/24 Fee (Incl. Taxes)</b>
Skate Sharpening	\$7.45	\$8.00
Skate Rentals	\$3.11	\$3.50
Helmet Only	\$1.55	\$1.75
Skate/Helmet Punch Pass – 10 punch pass available at a 10% discount		
Withdrawal Fee - Passes	\$5.00	\$5.00
Returned Post-Dated Payments	\$5.00	\$5.00
<i>For declined post-dated payments made using Electronic Funds Transfer</i>		

CITY OF SURREY

BYLAW NO. 21237

A bylaw to provide for the levying of rates for general city purposes and special services for the Year 2024 in the City of Surrey.  
.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. The following rates are hereby imposed and levied for the Year 2024:
  - (a) For the purpose of providing for all lawful general purposes of the City, including due provision for uncollectible taxes and for taxes that it is estimated will not be collected during the year, there is hereby imposed and levied upon the assessed value of land and improvements taxable for general City purposes according to the last revised assessment roll of the City, rates appearing in Column A of Schedule "A" attached hereto and made part of this bylaw.  
  
"Improvements" for the purpose of levying rates for general City purposes means improvements as defined for that purpose in the "Assessment Act."
2. The taxes shall be payable to the Collector of the City of Surrey at the City Hall, Surrey, B.C.
3. This Bylaw shall be cited for all purposes as "Surrey General Rates Levy Bylaw, 2024, No. 21237".

PASSED FIRST READING on the 22th day of April, 2024..

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the        th day of        , 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SCHEDULE "A" TO BYLAW NO. 21237**

Tax Rates (dollars of tax per \$1,000 taxable value)

<u>Property Class</u>	A		B	
		<u>General</u> <u>City</u>		<u>Hall's Prairie</u> <u>Drainage</u>
1. Residential	\$	1.46265	\$	0.00
2. Utilities		32.58819		0.00
3. Supportive Housing		n/a		0.00
4. Major Industry		15.93058		0.00
5. Light Industry		2.05018		0.00
6. Business & Other		3.44974		0.00
7. Managed Forest		n/a		0.00
8. Recreational/Non-Profit		1.61449		0.00
9. Farm Land		3.88782		0.00

CITY OF SURREY

BYLAW NO. 21238

A bylaw to levy rates in the City of Surrey to provide the cost of special services therein for the year 2024

.....

WHEREAS special services have been given to all or certain portions of the City under authority of the bylaws hereinafter mentioned and it is necessary to levy special rates to provide the cost of such services as provided in said by-laws respectively;

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. For the purpose of raising the cost of providing for the current year, the drainage and irrigation facilities authorized by "Surrey Drainage Specified Area Drainage Works System Establishment By-law, 1983, No. 7561", there is hereby levied and imposed upon Class A land a rate of Eight Hundred and Forty Seven Dollars and Sixty Nine Cents per hectare (\$847.69) and on Class B land a rate of Five Hundred and Sixteen Dollars and Forty Eight Cents (\$516.48) per hectare, in that portion of the City described in said By-law No. 7561.
2. For the purpose of providing for the operation and maintenance of the drainage and irrigation system for the current year as authorized by the "Erickson Ditch Drainage and Irrigation Specified Area System Establishment By-law, 1990, No. 10557", there is hereby levied and imposed upon the lands Zero Dollars (\$0.00) per hectare for drainage works and Six Dollars and Fifty Nine Cents (\$6.59) per hectare for irrigation works, in that portion of the City described in the said By-law No. 10557.
3. For the purpose of providing for the operation and maintenance of the irrigation system for the current year as authorized by the "Burrows Ditch Irrigation Extension Specified Area System Establishment By-law, 1994, No. 12152", there is hereby levied and imposed upon the lands One Hundred and Forty Three Dollars and Ninety Eight Cents per hectare (\$143.98) for irrigation works, in that portion of the City described in the said By-law No. 12152.

4. The special rates or taxes hereby levied and imposed shall be a lien and charge upon the lands or improvements upon which they are so levied and imposed respectively, and shall be payable to the City along with and in addition to and as forming a part of the annual taxes upon such lands or improvements as the case may be.
  
5. This Bylaw may be cited for all purposes as "Surrey Special Rates Levy Bylaw, 2024, No. 21238".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the        th day of        , 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

CITY OF SURREY

BYLAW NO. 21239

A bylaw to levy rates in the City of Surrey to provide for roads and traffic safety for the year 2024.

.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. The following rates are hereby imposed and levied for the year 2024:
  - (a) For the purpose of providing for roads and traffic safety in the City, including due provision for uncollectible levies and for levies that it is estimated will not be collected during the year, there is hereby imposed and levied upon the assessed value of land and improvements taxable for general City purposes according to the last revised assessment roll of the City, rates appearing in Column A of Schedule "A" attached hereto and made part of this bylaw.  
  
"Improvements" for the purpose of levying rates for roads and traffic safety purposes means improvements as defined for that purpose in the "Assessment Act."
2. The taxes shall be payable to the Collector of the City of Surrey at the City Hall, Surrey, B.C.
3. This Bylaw shall be cited for all purposes as "Roads and Traffic Safety Levy Bylaw, 2024, No. 21239".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the        th day of        , 2024.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SCHEDULE "A" TO BYLAW NO. 21239**

Roads & Traffic Safety Levy Rates (dollars of levy per \$1,000 taxable value)

<u>Property Class</u>	A Roads & Traffic <u>Safety Levy</u>
1. Residential	\$ 0.12468
2. Utilities	2.77799
3. Supportive Housing	n/a
4. Major Industry	1.35801
5. Light Industry	0.17476
6. Business & Other	0.29408
7. Managed Forest	n/a
8. Recreational/Non-Profit	0.13763
9. Farm Land	0.33141

CITY OF SURREY

BYLAW NO. 21240

A bylaw to levy rates in the City of Surrey to provide for the amounts requested by  
MVRD for the year 2024

.....

WHEREAS the City is required to provide for the amounts requisitioned by the Metro Vancouver  
Regional District;

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. Pursuant to the provisions of Section 197 of the *Community Charter*, S.B.C. 2003, c. 26 there is hereby levied and imposed for the purposes of the Metro Vancouver Regional District upon one hundred per centum (100%) of the net taxable value of land and improvements as fixed for taxation for hospital purposes in the year 2024 in the City, but excluding property that is taxable for hospital purposes only by Special Act, rates appearing in Schedule "A" attached hereto and made a part of this bylaw.
2. This Bylaw may be cited for all purposes as "MVRD Tax Requisition Bylaw, 2024, No. 21240".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PASSED THIRD READING on the 22th day of April, 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 2024

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



**SCHEDULE "A" TO BYLAW NO. 21240**

Tax Rates (dollars of tax per \$1,000 taxable value)

<u>Property Class</u>	<u>Metro Vancouver Regional District</u>
1. Residential	0.05513
2. Utilities	0.19296
3. Supportive Housing	0.05513
4. Major Industry	0.18744
5. Light Industry	0.18744
6. Business & Other	0.13507
7. Managed Forest	n/a
8. Recreational/Non-Profit	0.05513
9. Farm Land	0.05513

**H - 14**

**ACTION REQUIRED:** 1st, 2nd and 3rd Reading

**TYPE:** Road Closure

**PURPOSE:** To remove the dedication of a 122.4 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7923-0185-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

**PROCESSING DATES:**

May 6, 2024 - To be approved.

**NOTE:**

**PLEASE SEE CORPORATE REPORT ITEM R079  
OF THIS AGENDA**

CITY OF SURREY

BYLAW NO. 21197

A Bylaw to close and to remove the dedication  
of a highway of portion of Road

.....

WHEREAS pursuant to Subsection 40(1)(a) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, close all or part of a highway that is vested in the municipality to all or some types of traffic;

AND WHEREAS pursuant to Section 40(2) of the *Community Charter*, S.B.C. 2003, c. 26, the Council may, by bylaw, remove the dedication of a highway that has been closed by a bylaw under Subsection 40(1)(a).

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

1. That portion of road lying in Section 27, Block 5 North Range 2 West, NWD shown outlined in heavy black line on a Reference Plan 20923 attached hereto, prepared by Sean Costello, B.C.L.S. on the 9th day of April, 2024, and described as follows:

That portion of Road labeled Parcel A containing 122.4 square metre.

(hereinafter referred to as that portion of Road)

shall be closed to traffic.

2. The dedication as highway be removed of said portion of Road.
3. This Bylaw may be cited for all purposes as "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 10078, 10088 and 10098 – 133 Street, Bylaw 2024, No. 21197".

PASSED FIRST READING on the \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED SECOND READING on the \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED THIRD READING on the \_\_\_\_ day of \_\_\_\_\_, 2024.

NOTICE OF INTENTION ADVERTISED on the \_\_\_ and \_\_\_ day of \_\_\_\_\_ 2024, in the SURREY NOW LEADER newspaper.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**REFERENCE PLAN TO ACCOMPANY BYLAW NO. 21197  
CITY OF SURREY TO CLOSE PART OF ROAD DEDICATED  
ON PLAN 20923, SECTION 27, BLOCK 5 NORTH,  
RANGE 2 WEST, NEW WESTMINSTER DISTRICT**

**PLAN EPP136382**

City of Surrey B.C.G.S. 92G.016  
Pursuant to Section 120 of the Land Title Act  
and Section 40 of the Community Charter



SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan is 432mm  
in width by 560mm in height (C Size) when  
plotted at a scale of 1:500.

Integrated Survey Area No. 1  
City of Surrey NAD83 (CSRS) 4.0.0.BC.1.MVRD

Old Bearings are derived from observations between  
Control Monuments 5791 and 80H2057 and are  
referenced to the central meridian of UTM zone 10.

The UTM co-ordinates and estimated absolute accuracy  
achieved are derived from the MASCOT published  
coordinates and standard deviations for geodetic control  
monuments 5791 and 80H2057.

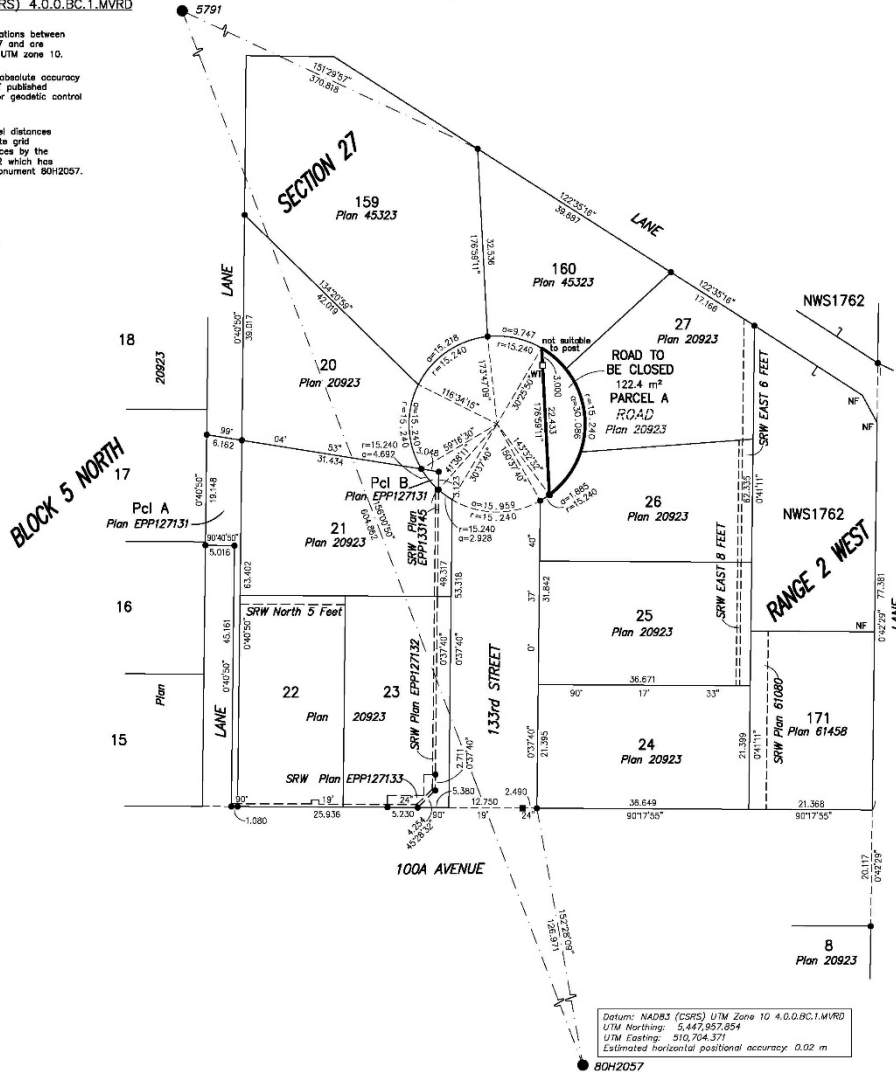
This plan shows horizontal ground-level distances  
unless otherwise specified. To compute grid  
distances, multiply ground-level distances by the  
average combined factor of 0.9999902, which has  
been derived from geodetic control monument 80H2057.

**Legend:**

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard lead plug found
- Denotes standard iron post set
- Denotes standard lead plug set
- NF Denotes rubbing found
- WT Denotes witness

Note: This plan shows one or more  
witness points which are not set on  
the true corner(s).  
Witness points are set along the  
production of a boundary unless  
otherwise noted.  
Some symbols and lines have been  
exaggerated for clarity.

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.MVRD  
UTM Northing: 5,448,516.256  
UTM Easting: 510,458.586  
Estimated horizontal positional accuracy 0.02 m



Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.MVRD  
UTM Northing: 5,447,957.854  
UTM Easting: 510,704.371  
Estimated horizontal positional accuracy 0.02 m

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234 - 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
Fax: 8507-REF

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was  
completed on the 9th day of April, 2024.  
Sean Costello, B.C.L.S. (900)

---

TO: **Legislative Services**

FROM: **Nicholas Rawcliffe, Director  
Realty Services Division**

DATE: **April 23, 2024**

FILE: **7923-0185-00**

---

RE: **Close & Remove the Dedication of Highway Bylaw of Road @  
10068, 10078, 10088 and 10098 – 133 Street  
Zenterra City Centre Ltd.  
By-Law # 21197**

Please introduce the above-noted by-law on May 6, 2024, and have the attached Application to Deposit Plan EPP136382 executed by the City Clerk.

We confirm that Section 40(4) of the Community Charter has been satisfied. The property **is not within** 800 metres of a controlled highway.

Attached for your reference are the following:

1. written legal description;
2. radius Map;
3. Application to Deposit Plan EPP136382; and
4. Plan EPP136382.

The Corporate Report is to go to Council at the same meeting as this introduction and the Corporate Report matches the road closure plan to close 122.4 square metres.

The map for the newspaper ad will follow under separate cover.



*for:* Nicholas Rawcliffe, Director  
Realty Services Division  
/ml  
Enc.

CITY OF SURREY

---

# CLERK'S REPORT

---

TO: **Mayor & Council**

FROM: **General Manager, Social Infrastructure & Community Investments  
CFO / General Manager, Finance**

DATE: **April 29, 2024**

FILE: **6750-20**

---

RE: **Municipal and Regional Tax - 2023 Annual Performance and Financial Report  
Submission**

### INTENT

The purpose of this memorandum is to provide Council with the necessary information to confirm that Surrey Tourism & Convention Association (dba “Discover Surrey”) has satisfied the appropriate City of Surrey staff that Discover Surrey has met their reporting obligations for the Annual Performance and Financial Report submission, as per the *Municipal and Regional District Tax Bylaw, 2019, No. 19858*.

### BACKGROUND

The Municipal and Regional Tax (“MRDT”) was established in 1987 by the provincial government with the aim of bolstering funding for local tourism initiatives, programs, and projects. The 3% tax on accommodation in Surrey is intended to help grow BC revenues, visitation and amplify BC’s tourism marketing efforts. The MRDT program is jointly administered by the Ministry of Finance, Ministry of Tourism, Arts and Culture, and Destination BC.

In Surrey, funding from MRDT supports tourism promotion initiatives carried out by Discover Surrey, the Surrey Hotel and Motel Association (“SHMA”), and Sports Surrey. The *Municipal and Regional District Tax Bylaw, 2019, No. 19858* (the “Bylaw”) requires the City to review and approve the MRDT Annual Performance and Financial Reports, be prepared by Discover Surrey, and submitted to the Province of BC prior to May 31, 2024. The City received the finalized documents from Discover Surrey on April 1, 2024. Staff have completed the review of the reports.

### DISCUSSION

In 2023, MRDT revenue increased by 24% to \$2.67 million, mainly due to increased revenue from Online Accommodation Providers (“OAP”) such as Airbnb and VRBO which rose 59% to \$702,000. Hotels and motels in Surrey also saw an increase in their average daily room rates and occupancy rates in 2023 compared to the previous year due to inflationary pressures as well as a continued limited supply of hotel rooms in the Metro Vancouver region. A summary of MRDT-funded key achievements by Discover Surrey, the SHMA, and Sports Surrey include the following:

### **Sports Tourism:**

- Sports Surrey secured 48 sports tournaments to the City of Surrey, including the 2023 Canadian Ultimate Championships for youth and adults.
- SHMA launched the “Sports and Cultural Celebrations Grant” to support sports hosting.

### **Leisure:**

- Discover Surrey launched the innovative mobile Visitor Services program to provide tourism services at community events and popular tourism locations.
- Discover Surrey launched the “Tourism Event Marketing Grant” to attract events and festivals.

### **Corporate Groups and Business Meetings:**

- Discover Surrey and SHMA hosted a partner appreciation and networking event with the hotel industry.
- Discover Surrey and SHMA welcomed both regional (Vancouver Coast and Mountains) and provincial (Destination B.C.) partner conferences in Surrey for the first time.

### **Marketing:**

- Discover Surrey attended a media tour to grow new American media connections which resulted in one published article and 40 social media engagement posts after the event.
- Discover Surrey conducted in-depth analysis to create an integrated and targeted marketing strategy.

### **Recognition:**

- City of Surrey and Sports Surrey received the Destination B.C. Accessibility Award at the 2023 B.C. Tourism and Hospitality Conference.
- Surrey was featured as a “Top Upcoming Food Destination” by Food and Wine Magazine.

### **General Staff Comments on the 2023 Annual Performance and Financial Report Submission**

The City currently requires all City-regulated business organizations to ensure surpluses are minimized or have plans in place to expend the accumulated surplus the following year. This is to ensure the business organizations are making fiscally responsible decisions. In the staff review of the 2023 MRDT Annual Performance and Financial report, which was provided to staff following approval of the respective Boards, a significant positive revenue variance (surplus) of \$1.09 million between the 2023 budgeted and actual revenue was noted. SHMA and Discover Surrey’s had sought to reduce the surplus by hiring a new Director of Business Development, contracting an accounting firm for bookkeeping services, expanding office space, and collaborating with Sports Surrey on marketing activities. However, a reported year-end surplus of \$620,000 was added to their reserve funds.



On April 22, 2024, Council endorsed new conditions for MRDT renewal to establish a new MRDT funding distribution model and governance requirements which will support the reduction of surpluses and reserve funding within Discover Surrey and the SHMA beginning in 2025. City staff are also currently working with Discover Surrey and SHMA to ensure that the plans in place to strategically utilize their existing surplus and any unanticipated MRDT revenue that was received beyond their annual budget projections, will be actioned per their strategic plans.

Notwithstanding the above, staff have no additional significant concerns with the 2023 MRDT Annual Performance and Financial Report Submission.

## CONCLUSION

Staff have reviewed the 2023 MRDT Annual Performance Report and Financial Report prepared by Discovery Surrey and have no significant concerns. Accordingly, the Report will be submitted to the Province as required.



Terry Waterhouse  
General Manager,  
Social Infrastructure & Community Investments



Kam Grewal  
CFO / General Manager,  
Finance

Appendix "I": 2023 Municipal and Regional District Tax Annual Performance Report

Appendix "II": 2023 Municipal and Regional District Tax Annual Financial Report

# 2023 SURREY MRDT ANNUAL PERFORMANCE REPORT



**SHMA**  
Surrey Hotel and  
Motel Association

Designated Recipient: City of Surrey

Report Completed: March 28, 2024

Designated Accommodation Area:  
Surrey, British Columbia

Reporting period:

January 1, 2023 to December 31, 2023



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# ORGANIZATIONAL OVERVIEW

Operating as an independent non-profit, Discover Surrey (DS) serves as the destination marketing organization (DMO) for Surrey. DS is overseen by a volunteer Board of Directors comprising various sectors within the tourism industry.

DS's primary objectives include increasing Surrey's profile as a viable four-season destination both domestically and internationally, amplifying the city's tourism offerings, and enhancing economic benefits, particularly by driving overnight stays.

The Surrey Hotel and Motel Association (SHMA), represents Surrey's hoteliers and moteliers. Governed by a volunteer board of hoteliers, the SHMA supports the tourism ecosystem by attracting meetings, conferences, groups (travel trade and work crews), and sporting events, ultimately leading to an increase in overnight hotel and motel visitation.

Discover Surrey works in partnership with the SHMA and the City of Surrey to promote and market Surrey to increase tourism economic impact.

*\*Please note: Discover Surrey does not use the term "stakeholders" within our organizational jargon. Rather, we use the term "partners". That being said, within the framework of this document, and to best align with the provincial requirements of this document, the usage of the word "stakeholder" may be interchanged with the term "partner".*

# ORGANIZATIONAL OVERVIEW CONT.

**Organizational Overview of Discover Surrey and the Surrey Hotel and Motel Association, often termed “Team Surrey”.**

## **Discover Surrey Board**

- Chair, Kristin Bishop - General Manager at the Civic Hotel, Autograph Collection
- Vice Chair, Jimmy Darbyshire, Director of Marketing & Branding at Central City Brewers + Distillers
- Treasurer, Philip Aguirre - Executive Director, Newton BIA and owner, Old Surrey Restaurant
- Past Chair, Julia Barreiros - General Manager at Four Points by Sheraton Surrey
- Secretary - Unassigned as of the end of 2023
- City of Surrey Councillor - Unappointed
- Tom Doull - Director of Golf Operations at Morgan Creek Golf Course
- Nav Dhillon - Assistant General Manager at Best Western King George Inn & Suites
- Parm Kooner - General Manager at the Comfort Inn & Suites Surrey
- Kathy Sheppard - President of the Cloverdale Rodeo & Country Fair

## **Discover Surrey Staff**

- Executive Director - Angeline Chew
- Marketing Manager - Jenny Mourad
- Visitor Services and Marketing Specialist - Danya Wheeler
- Community Manager - Mary Ann Bell (contractor)

## **Surrey Hotel Motel Association Board**

- Chair, John Kearns - Regional General Manager at the Sheraton Vancouver Guildford Hotel
- Gary Bains - General Manager at the Days Inn by Wyndham Surrey
- Cheryl Neathway - General Manager at the Holiday Inn Express & Suites Surrey
- Patrick Akuagwu - General Manager at the Sandman Suites - Surrey Guildford
- Kristin Bishop - General Manager at the Civic Hotel, Autograph Collection

## **Surrey Hotel Motel Association Staff**

- Director of Business Development - Saurabh Gambhir

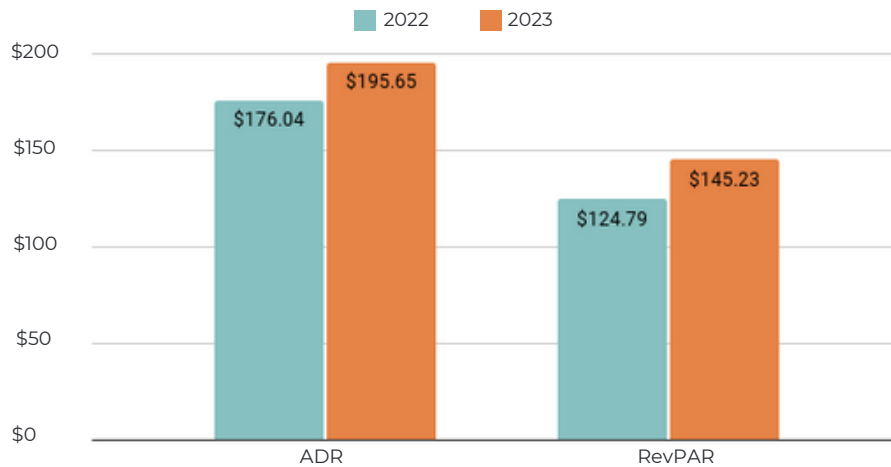


# TOURISM ECOSYSTEM OVERVIEW

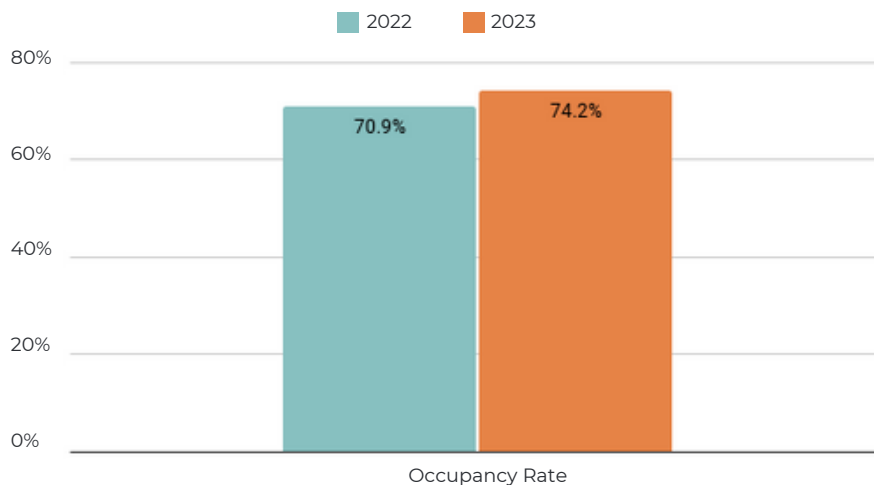
In 2023, Team Surrey continued targeting four key markets: leisure, sports, corporate groups, and meetings and conferences. Discover Surrey focused on growing and aligning with national, provincial, and regional partners, local tourism businesses, and community organizations. The SHMA focused on growing awareness for corporate groups and conferences while renewing relationships with the hotel and motel properties. Together, DS and SHMA jointly fund the Sport Surrey program to grow Surrey's sports tourism. This work reinforces Surrey's prominence as a viable tourism destination, ultimately growing and supporting the tourism economy.

2023 was an economically strong year for tourism, both locally and nationally. Surrey's accommodations experienced record revenues in 2023, supported by rising average daily rates (ADR) and consistently high occupancy levels. The following charts depict the average ADR, occupancy, and revenue per night (RevPAR) for 2023.

## Key Hotel Performance Indicators



## Key Hotel Performance Indicators





When comparing the averages of the three indicators year to date, we see an increase in:

- ADR by 11.1%
- Occupancy by 4.7%
- RevPAR by 16.4%

These outcomes have exceeded revenue expectations, especially when combined with the revenue intake from the Online Accommodation Platform (OAP).

Despite the positives, Surrey still faced many challenges in 2023. These challenges include but are not limited to negative brand associations and limited destination experiences. Additionally, it is crucial to note that the George Point Inn was leased to the Ministry of Health in the last quarter of 2023. This equates to a loss of 53 rooms. This is worsened when coupled with the understanding that Surrey is already in need of more accommodations, as was concluded within the 2023 Hotel Survey Results conducted externally by HVS Consulting and Evaluation. On a macro-scale, 2023 brought uncertainty surrounding looming talks of recession, pending provincial legislation surrounding short-term rentals, and continued federal political challenges with countries such as China and India.

Through well-executed marketing tactics and strategic partnerships, Team Surrey worked to overcome these obstacles and raise Surrey's profile as a tourism destination in 2023. Further details on these tactics are outlined within this report. As a result, we can now conclude that the Net Municipal and Regional District Tax (MRDT) and Online Accommodation Platform Tax (OAP) collectively totaled \$2,661,688.01 in 2023. This is an increase of approximately 22% over 2022.

# TOURISM WINS

Team Surrey achieved many milestones in 2023, which include but are not limited to:

- Surrey's feature as a "Top Upcoming Food Destination" by Food and Wine Magazine
- Discover Surrey's Spice Trail was included in Canada's Best New Cookbook, a collaboration between Destination Canada and Air Canada enRoute
- Discover Surrey was selected by Crowdriff to be a case study as a leading DMO in the usage of dynamic visual destination content
- Represented and received the Destination British Columbia Accessibility Award at the BC Tourism and Hospitality Conference on behalf of the City of Surrey
- Helped secure 48 sports tournaments to the City of Surrey, including the 2023 Canadian Ultimate Championships for youths and adults
- Launched a fully mobile Visitor Servicing Strategy
- Planned and co-hosted a hotel-specific appreciation and networking event for the first time, with the hopes of expanding to more general partner appreciation and networking events in 2024
- Completed a Surrey Hotel Market Study to assess the current accommodations available in Surrey and to identify opportunities for new development
- Welcomed both regional (Vancouver Coast and Mountains, VCM) and provincial (Destination British Columbia, DBC) partner conferences in Surrey for the first time
- Selected as a case study for community-led implementation of Vancouver, Coast & Mountains' Destination Development Strategies
- Took part in the provincial government's Ministry of Tourism, Arts, Culture, and Sport - Future of Tourism Roundtable for the Tourism Renewal Initiative
- Attended and sponsored the Sports Event Congress for the first time as Team Surrey
- Joined the Hotel Development Subcommittee for the DBC-led Metro-Vancouver Destination Development Council
- Hired a Marketing Manager for DS, and a Director of Business Development for the SHMA





# STRATEGIC PILLARS AND TACTICS

*"Surrey is a vibrant and innovative destination where leisure and business visitors choose to go for events, attractions and entertainment — a reason to come."*

– Discover Surrey’s 5-Year Strategic Plan (2020 - 2024).

Discover Surrey’s 5-Year Strategic Plan outlines the framework to help advance Surrey as a destination. The following three pillars were created to support the implementation of this framework.

**A** **Inspire Visitation Through Focused Marketing - Build The Surrey Brand**  
Inspire increased visitation to Surrey through targeted marketing efforts. Leverage strategic tourism partners to extend marketing reach and effectiveness.

**B** **Enhance The Destination Appeal - Grow New Experiences**  
Advocate for infrastructure and assets needed to improve the destination experience and create product appeal.

**C** **Provide Visionary Leadership - Increase Collaboration**  
Provide innovative and inspiring leadership through local partnerships, stakeholder engagement, and tourism intelligence.

The following 2023 tactics are detailed and categorized under these pillars. Please note that unless otherwise indicated, the following tactics and results are Discover Surrey-specific.



	AT BAT	BALL	STRIKE	OUT
ISRAEL	0	0	0	0
CHINA	0	2	1	2

# TACTICS

RACKER

9

ISER

9

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Build Surrey Brand Content
Tactics	<ul style="list-style-type: none"> <li>• Content Asset Development (imagery &amp; video production)</li> <li>• Industry Training</li> <li>• Newsletters - Visitor (<i>Upon further reflection, this tactic is more closely aligned under the Integrated Tourism Experiences / Properties Digital Marketing Campaign during 2023. Please see more within that Activity below.</i>)</li> </ul>
Budget	\$127,000
Actual	\$160,380.13
Performance Measures	<ul style="list-style-type: none"> <li>• Increase in number of brand assets</li> <li>• Newsletter open rates (<i>Results can be seen within the Integrated Tourism Experiences / Properties Digital Marketing Campaign</i>)</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Conducted a multi-season photo and video shoot to build out brand assets             <ul style="list-style-type: none"> <li>◦ 4 multi-day video/photoshoots with a contracted videographer and photographer resulting in over 600 new brand assets</li> </ul> </li> <li>• Developed several videos highlighting the hotels and motels of Surrey</li> <li>• Signed on to the Crowdriff Creators program to collect over 100 short-form videos of Surrey experiences</li> <li>• Practical industry training was limited in 2023 due to capacity issues, however, Discover Surrey led their first Visitor Servicing FAM in over 10 years. The FAM included visitor servicing staff, neighbouring DMO representatives, SHMA staff, front-line hotel staff, and DBC representatives. There are plans to expand on this training in 2024</li> </ul>	

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Integrated Tourism Experiences / Properties Digital Marketing Campaign
Tactics	<p>Integrated Marketing Campaign across key platforms including:</p> <ul style="list-style-type: none"> <li>• Google Marketing Platform (Search, Video, Display, Discovery)</li> <li>• Social Media (Instagram, Facebook, Twitter, LinkedIn)</li> <li>• Newsletter – True Surrey</li> <li>• Traditional Print</li> <li>• Broadcast Public Service Announcement videos (Shaw TV, Comcast)</li> <li>• Global TV and CTV campaigns</li> </ul>
Budget	\$143,000
Actual	<p>\$186,785.27 - DS                  \$87,789.82 - SHMA</p>
Performance Measures	<ul style="list-style-type: none"> <li>• Surrey RevPar</li> <li>• Surrey Occupancy</li> <li>• Newsletter open rates</li> <li>• Campaign Impressions</li> <li>• Campaign Clicks</li> <li>• Campaign Cost Per Click</li> <li>• Campaign Clickthrough Rate</li> <li>• Tourism Sentiment Score</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• RevPAR: +16.4% over 2022</li> <li>• Occupancy: +4.7% over 2022</li> <li>• Broadcast Placements:                         <ul style="list-style-type: none"> <li>◦ Sponsored Episodes:                                 <ul style="list-style-type: none"> <li>▪ 8 Taste of the Neighbourhood Episodes</li> <li>▪ 2 Carpe Diem (JoyTV) Episodes</li> </ul> </li> <li>◦ Commercials:                                 <ul style="list-style-type: none"> <li>▪ 4 15-second Global TV Segments   <ul style="list-style-type: none"> <li>• 2 TV Bonuses</li> <li>• 1 Digital Placement</li> </ul> </li> <li>▪ 2 Comcast PSAs USA</li> <li>▪ 3 NG Media National Canada</li> </ul> </li> <li>◦ Sponsored Segments:                                 <ul style="list-style-type: none"> <li>▪ 1 CTV Morning Live Episode</li> </ul> </li> </ul> </li> <li>• Traditional Print Placements:                         <ul style="list-style-type: none"> <li>◦ NW Travel &amp; Life : 5 insertions</li> <li>◦ South Sound Magazine: 1 insertion</li> <li>◦ 425 Magazine: 1 insertion</li> <li>◦ Edible Vancouver &amp; Wine Country: 2 insertions</li> <li>◦ 1889 Magazine: 1 insertion</li> </ul> </li> </ul>	

## CONTINUED

### Results

- True Community (DS) Consumer Newsletter:
  - 5 emails sent
  - Average Open Rate - 41.02%
  - Average Clickthrough Rate - 3.7%
- Campaign Metrics:
  - Impressions:
    - Meta: 7,829,099 (+118.8%)
    - Google Ads: 244,353 (-34.7%)
  - Clicks:
    - Meta: 118.46K (+201.4%)
    - Google Ads: 37,944 (-31.1%)
  - Cost Per Click:
    - Meta Display: \$0.16
    - Google Search/Grants: \$3.09
  - Clickthrough Rate:
    - Meta: 3.5% (+45.3%)
    - Google Ads: 15.53% (+5.5%)
- 2023 Tourism Sentiment Score: 17

### SHMA Website, Digital, and Social Results:

- 363,595 YouTube video views (new)
- 26,472 content clicks (+98%)
- 12,997 social likes (+135%)
- 516 phone calls to member properties (new)
- 17,388 visitors to member websites (new)
- 644 referrals from SHMA website (+25%)
- 5,320 member listing views (-56%)
- 1,254,467 impressions (+63%)

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Website Overhaul
Tactics	<ul style="list-style-type: none"> <li>• Continue to provide accurate information and trip-planning tools</li> <li>• Continue to use Crowdriff as the DAMS and galleries that allow for filtered content collection and moderation</li> <li>• Continue to provide an online booking platform for Surrey accommodation properties <ul style="list-style-type: none"> <li>◦ <i>*The preparation for a website redesign began in 2023</i></li> </ul> </li> </ul>
Budget	\$121,500
Actual	\$95,222.51 - DS \$1,622.75 - SHMA
Performance Measures	<ul style="list-style-type: none"> <li>• Average Session Duration</li> <li>• Page Views</li> <li>• Bounce Rate</li> <li>• Users</li> <li>• New Website In Development</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• 336,234 sessions (+53.48%)</li> <li>• Users: 250,037 (+37.4%)</li> <li>• Page Views: 516,348 (+77.6%)</li> <li>• Engagement rate: 65.28% (+1.4%)</li> <li>• Conversions: 74,844 (+92.2%)</li> <li>• Bounce Rate: 4.72% (+6.14%) <ul style="list-style-type: none"> <li>◦ <i>*Google Analytics 4 (GA4) tracks "engagement rate" where Universal Analytics (UA) tracked "bounce rate." While these are, technically, the inverse of each other, there are differences in the measurement criteria, so it is not a 1:1 comparison between the two platforms.</i></li> </ul> </li> <li>• Average session duration: <ul style="list-style-type: none"> <li>◦ <i>*Due to the GA4 update in 2023, the Universal Analytics vs Google Analytics 4 outputs are so different that it does not provide an accurate or valuable comparison.</i></li> </ul> </li> <li>• New website in development. The launch date was pushed to 2024</li> </ul>	

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Social Media Presence
Tactics	Maintenance of Discover Surrey's social media channels through a content calendar that delivers timely and engaging content.
Budget	\$110,000
Actual	\$85,630.31
Performance Measures	<ul style="list-style-type: none"> <li>• Engagement Rate</li> <li>• Impressions</li> <li>• Reach</li> <li>• Content Clicks</li> <li>• Likes</li> </ul>
Results	
<p><i>The following results reflect our active organic social feeds</i></p> <ul style="list-style-type: none"> <li>• Facebook             <ul style="list-style-type: none"> <li>◦ Engagement Rate: 4.6%</li> <li>◦ Impressions: 7,126,286 (page) 696,725 (post)</li> <li>◦ Reach: FB: 6,102,475 (page) 521,777 (post)</li> <li>◦ Content Clicks: 10,206 (post link clicks) 32,109 (post clicks)</li> <li>◦ Likes: 17,854</li> </ul> </li> <li>• Instagram             <ul style="list-style-type: none"> <li>◦ Engagement Rate: 0.63% (posts)</li> <li>◦ Impressions: 1,833,828 (profile) 13,417 (post)</li> <li>◦ Reach: 1,308,363 (profile), 31,368 (post)</li> <li>◦ Content Clicks: n/a</li> <li>◦ Likes: 11,453</li> </ul> </li> <li>• TikTok             <ul style="list-style-type: none"> <li>◦ Engagement Rate: 4.25%</li> <li>◦ Impressions: n/a</li> <li>◦ Reach: 151,460</li> <li>◦ Content Clicks: n/a</li> <li>◦ Likes: 4,378</li> </ul> </li> <li>• LinkedIn             <ul style="list-style-type: none"> <li>◦ Engagement Rate: 16.2%</li> <li>◦ Impressions: 13,139 (post)</li> <li>◦ Reach: 211 (unique visitors)</li> <li>◦ Content Clicks: 2,014</li> <li>◦ Likes: 460 (reactions)</li> </ul> </li> </ul>	

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Media Relations
Tactics	<ul style="list-style-type: none"> <li>• Communications of Media Strategy</li> <li>• Familiarization Tours (FAMs)</li> <li>• Media Trips</li> <li>• Earned Media Articles</li> <li>• Story Pitches</li> </ul>
Budget	\$30,000
Actual	\$45,291.09
Performance Measures	<ul style="list-style-type: none"> <li>• Number of earned media coverage articles</li> <li>• Number of partners featured in earned articles</li> <li>• Attendance at key events including the Travel Media Association of Canada Conference and Travel &amp; Words Conference</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• 40 earned media articles             <ul style="list-style-type: none"> <li>◦ 10 formally pitched</li> <li>◦ 32 hosted by DS</li> </ul> </li> <li>• 221 partner mentions             <ul style="list-style-type: none"> <li>◦ 94 unique businesses featured</li> </ul> </li> <li>• Discover Surrey attended both the 2023 Travel Media Association of Canada Conference and Travel &amp; Words Conference. More information on this can be found under the Community Collaboration and Provincial Alignment section within this document</li> </ul>	



## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Travel Trade and Convention Sales
Tactics	<ul style="list-style-type: none"> <li>• Further refine the group sales plan and the included roles and responsibilities</li> <li>• Hire a marketing coordinator for SHMA</li> <li>• Work with DBC on travel trade opportunities</li> <li>• Sales / Lead Management</li> <li>• Travel Trade &amp; Convention Marketing Campaigns on Google Marketing Platform and Social</li> </ul>
Budget	\$155,000
Actual	\$7,252.43 - DS \$150,854.76 - SHMA
Performance Measures	<ul style="list-style-type: none"> <li>• # Leads Distributed To Hotels</li> <li>• RevPAR (Group RevPAR if available)</li> <li>• Occupancy (Group Occupancy if available)</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Surrey Group Occupancy 17.4% (+25.18%)</li> <li>• Surrey Group RevPar \$21.44 (+52.75%)</li> <li>• 42 Sourced Event Leads To Surrey Hotels (+55.6%)</li> <li>• Business Development Director hired and fully trained (new)</li> <li>• 11 Key Conferences / Events Attended</li> </ul>	

## A: INSPIRE VISITATION THROUGH FOCUSED MARKETING: BUILD THE SURREY BRAND

Activity	Sport Tourism Marketing
Tactics	<p><i>Please note that we have revised the tactics to be more reflective of actual tactics taken throughout 2023. The previous tactics were written before DS leadership and did not accurately reflect actional items that could be measured for performance. These new tactics have been directly pulled from the “action items” of the 2023 MRDT Tactical Plan Sport Tourism Marketing Activity.</i></p> <ul style="list-style-type: none"> <li>• Solidify core team of internal staff, key stakeholders, and external consultants with defined roles and responsibilities based on filling vacancies and addressing immediate needs</li> <li>• Support expansion of Sport Surrey’s paid position through the MOU between SHMA &amp; the City of Surrey to increase sport event attraction and retention</li> <li>• Continue to build relationships with representatives from community groups and strengthen the stakeholder collective of the City of Surrey, Discover Surrey, and Surrey Hotel and Motel Association as it relates to sport tourism, leveraging external consultants</li> <li>• Implement brand positioning and updated guidelines to establish a framework of strategic key messaging to create consistency and credibility in communications</li> <li>• Update high-visibility marketing assets for immediate impact</li> <li>• Enhance digital strategy and website updates to promote hosting, venues, and events</li> <li>• Utilize new trade show booth at future industry events; leverage increased touchpoints and leads from this investment for future prospecting</li> <li>• Attend SEC (Sport Event Congress by Sport Tourism Canada), as well as Golf Shows (i.e. Vancouver Golf Expo)</li> <li>• Assist local sport organizations with event bids and identify specific tournaments and meets that bring more events to Surrey</li> <li>• Ensure Surrey accommodators are well-positioned to benefit from sport tourism with adequate committed room nights and pricing structures</li> <li>• Continue sport event council and sport hosting council meetings with neighbouring communities</li> <li>• Review grant and funding opportunities from municipal, provincial, and federal sources</li> <li>• Implement a model for sports organizations to complete STEAM reports to ensure there is a known overall estimate of expenditures for certain events.</li> <li>• Host FAM tours and educate prospective event organizers on Surrey offerings and support available</li> <li>• Progress to writing and publishing an updated Sport Tourism Strategy reflective of Sport Surrey’s adopted UVP and business goals</li> </ul>
Budget	\$195,000
Actual	\$113,480.99 - DS \$14,862.86 - SHMA

## CONTINUED

### Results

- Launch of SHMA Sports Tournament Grant Program
- Discover Surrey brought all Sport Surrey marketing efforts in-house
  - Sport Surrey Website
    - Sessions: 25,642 (+32.95%)
    - Users: 22,260 (+34.34%)
  - 2 Print Advertisements Published
    - Sports Planners Guide
    - Sports Destination Management Magazine
  - Media Releases:
    - WickFest
    - Ken Demchuk International Swim Meet
    - PlayOn
- Number of secured events/tournaments: 48 events
  - International: 2 events
  - National: 4 events
  - Provincial: 24 events
  - Regional: 12 events
  - Municipal: 6 events
- Final Reports Completed by Event Organizers:
  - 21 reports through the City of Surrey's Sport Tourism Grant Program
- Sport Room Nights Requests:
  - 29,303 through Sport Tourism Grant Applications
  - 2,370 through Simpleview
- Received the Destination British Columbia Accessibility Award at the BC Tourism and Hospitality Conference on behalf of the City of Surrey for Sport Surrey

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Events and Festival Promotion
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance</li> <li>• Social Media</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$90,000
Actual	\$38,333.61 - SHMA \$8,000 - DS
Performance Measures	<ul style="list-style-type: none"> <li>• Development of Festivals / Events Strategy</li> <li>• # of Events / Festivals</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Launch of SHMA Cultural Celebrations Grant Program</li> <li>• 2 events are currently in consultation to determine the level of funding based on the impact on Surrey's accommodation sector</li> <li>• Developed a multiyear festival strategy and feasibility study with PJ Osler &amp; Associates</li> <li>• Soft launch of the Discover Surrey Tourism Event Marketing Grant <ul style="list-style-type: none"> <li>◦ 3 applications were received and 2 were granted in 2023</li> </ul> </li> </ul>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Destination Development
Tactics	<ul style="list-style-type: none"> <li>• Tourism product/service development</li> <li>• Stakeholder relationships building</li> <li>• Investment in tourism</li> </ul>
Budget	\$195,000
Actual	\$123,335.63
Performance Measures	<ul style="list-style-type: none"> <li>• Number of new destination experiences in Surrey</li> </ul>
Results	
<p>After going through an RFP process, a contractor was selected. DS staff took part in a similar community's results showcase to ensure alignment with Surrey's tourism needs. Due to obstacles in obtaining a work visa for the contractor, this project was pushed to 2024.</p>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Provincial/Regional Partner Programs: British Columbia Bird Trail
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance</li> <li>• Social Media</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$3,000
Actual	\$3,000
Performance Measures	<ul style="list-style-type: none"> <li>• Website visits</li> <li>• Time spent on page</li> <li>• Content view</li> <li>• #BCBirdTrail Uses</li> <li>• Television reach and contest entries through Global contest</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Website visits/users: 1532</li> <li>• Time spent on page: 45s (compared to Bird Trail Global Site: 48s)</li> <li>• Content view: 2250</li> <li>• New Assets Developed:             <ul style="list-style-type: none"> <li>◦ 103 photo assets</li> <li>◦ 12 video assets</li> </ul> </li> <li>• #BCBirdTrail Uses:             <ul style="list-style-type: none"> <li>◦ IG: 17.8k posts</li> <li>◦ FB: 2.8k posts</li> </ul> </li> <li>• Television reach:             <ul style="list-style-type: none"> <li>◦ No television promotion was run in 2023</li> <li>◦ Surrey's YouTube video reach: 526 views</li> </ul> </li> <li>• Contest entries through Global contest:             <ul style="list-style-type: none"> <li>◦ No Global contest was run in 2023</li> </ul> </li> </ul>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Provincial/Regional Partner Programs: West Coast Food
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance</li> <li>• Social Media</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$5,000
Actual	\$5,000
Performance Measures	<ul style="list-style-type: none"> <li>• Number of Blog Posts</li> <li>• Number of Shares on Social</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Surrey-specific blog mentions: 21</li> <li>• Co-Op Measures: <ul style="list-style-type: none"> <li>◦ <i>*Please note, the agency leading this co-op produces content about several communities at once and the region as a foodie destination, so the following stats reflect the entire program, rather than Surrey-specific content</i></li> <li>◦ Engagements: 164,378</li> <li>◦ Site Sessions: 194,131</li> <li>◦ Impressions: 5,883,681</li> <li>◦ Post link clicks: 85,936</li> <li>◦ Shares on social: 569</li> </ul> </li> </ul>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Provincial/Regional Partner Programs: West Coast Curated
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance</li> <li>• Social Media</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$5,000
Actual	\$5,000
Performance Measures	<ul style="list-style-type: none"> <li>• Site sessions</li> <li>• Number of Blog Posts</li> <li>• Number of Shares on Social</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Surrey-specific blog mentions: 19</li> <li>• Co-Op Measures: <ul style="list-style-type: none"> <li>◦ *Please note, the agency leading this co-op produces content about several communities at once and the region as a foodie destination, so the following stats reflect the entire program, rather than Surrey-specific content</li> <li>◦ Engagements: 166,065</li> <li>◦ Site sessions: 213,122</li> <li>◦ Impressions: 5,216,723</li> <li>◦ Post link clicks: 82,475</li> <li>◦ Shares on social: 654</li> </ul> </li> </ul>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Provincial/Regional Partner Programs: British Columbia Ale Trail
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance</li> <li>• Social Media</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$5,000
Actual	\$5,000
Performance Measures	<p><i>As per the Co-Op Marketing Program Application</i></p> <ul style="list-style-type: none"> <li>• # of blog posts</li> <li>• # of views to each post</li> <li>• # of shares on social</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• 4 Blog Posts and respective Pageviews: <ul style="list-style-type: none"> <li>◦ 2023 Summer &amp; Fall Beer festivals <ul style="list-style-type: none"> <li>▪ 1125 pageviews</li> </ul> </li> <li>◦ Exploring the Dine the Line Craft Brewery Tasting Passports: <ul style="list-style-type: none"> <li>▪ 1290 pageviews</li> </ul> </li> <li>◦ Enjoy a Tasting Tour with the South of the Fraser Ale Trail Tasting Passport <ul style="list-style-type: none"> <li>▪ 1125 pageviews</li> </ul> </li> <li>◦ Keeping it cozy: Deliver a Mindful At-home Craft Beer Experience <ul style="list-style-type: none"> <li>▪ 66 pageviews</li> </ul> </li> </ul> </li> <li>• Social Media: <ul style="list-style-type: none"> <li>◦ Post Mentions: <ul style="list-style-type: none"> <li>▪ 17 Facebook Post Mentions</li> <li>▪ 12 Instagram Post Mentions</li> </ul> </li> </ul> </li> <li>• Participated in the South of the Fraser Ale Trail Tasting Passport Program</li> </ul>	



## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	<p>Provincial/Regional Partner Programs: BC Golf Marketing Alliance</p> <p><i>(Please note this tactic was moved from the “Build the Surrey Brand” Strategic Pillar to the “Grow New Experiences” Strategic Pillar. This was done to ensure this co-op program more closely parallels the other provincial co-op programs.)</i></p>
Tactics	<ul style="list-style-type: none"> <li>• Website – hosting, development, maintenance</li> <li>• Social Media</li> <li>• Newsletters</li> <li>• Contesting</li> <li>• Travel Media Relations</li> </ul>
Budget	\$12,500
Actual	\$12,500
Performance Measures	<ul style="list-style-type: none"> <li>• Website sessions</li> <li>• Number of blog posts</li> <li>• Number of shares</li> <li>• Tracking of call centre and online sales for golf rounds and golf &amp; stay packages, including hotel partners, through BCGMA booking partner</li> <li>• Newsletter sign-ups, open rates, CTR: <ul style="list-style-type: none"> <li>◦ *Please see this measure reported under the Golf Surrey tactic</li> </ul> </li> <li>• #GolfSurrey uses: <ul style="list-style-type: none"> <li>◦ *Please see this measure reported under the Golf Surrey tactic</li> </ul> </li> </ul>
Results	<ul style="list-style-type: none"> <li>• Referral links specifically for Surrey: 858</li> <li>• 5 blog posts with Surrey created/updated: <ul style="list-style-type: none"> <li>◦ <a href="#">Winter Golf in British Columbia</a></li> <li>◦ <a href="#">BC’s Best Fall Golf Destinations</a></li> <li>◦ <a href="#">Elevate Your Game With Cool BC Golf Destinations</a></li> <li>◦ <a href="#">BC’s Lower Mainland Golf Destinations</a></li> </ul> </li> <li>• Surrey Contest: <ul style="list-style-type: none"> <li>◦ 4,900 pageviews for June to August</li> <li>◦ 2100 entries</li> <li>◦ 669 opt-ins</li> </ul> </li> <li>• Net Promoter Score 72</li> <li>• Database Marketing: <ul style="list-style-type: none"> <li>◦ Internal Database: <ul style="list-style-type: none"> <li>▪ 39,000 opt-in subscribers</li> <li>▪ 11 annual e-newsletter distributions <ul style="list-style-type: none"> <li>• Average open rate of 43% (industry benchmark is 23%)</li> <li>• Average click thru rate of 3% (industry benchmark is 1%)</li> </ul> </li> </ul> </li> <li>◦ 3rd Party Database: 277,000 Golf Association subscribers</li> </ul> </li> </ul>

## CONTINUED

### Results

#### Broadcast:

- TSN, Masters, US Open, The Players, PGA Tour, Canadian Open
- Social Communities:
  - Facebook:
    - 4,000 followers, up 12%
    - 466,000 reach, down 8%
    - 4,029 page visits, up 69%
    - 15,600 links clicked, up 25%
  - Instagram:
    - 4,111 followers, up 9%
    - 109,000 reach, up 9%
    - 3,578 profile visits, up 37%
    - 2,500 content interaction, up 100%
  - Youtube
    - 1,400 views, down 6%
    - 12 hours watch time
    - 12,000 impressions
    - 0:29 average view duration
  - Video:
    - 116 minutes viewed, up 100%
    - 1,800 follower video views
    - 1,500 non-follower video views
  - Reels:
    - 8,000 views, up 100%
    - 801 minutes viewed, up 100%
    - 176 reactions, comments and shares
- Website:
  - 202,841 sessions, up 5.3%
  - 78% Engagement rate, up 34.7%
  - 34,492 Conversions, up 2.5%
  - 47% Conversion rate
- BC Golf Map:
  - 208 maps mail requests
  - 2,013 PDF downloads
- Tracking of call centre and online sales for golf rounds and golf & stay packages, including hotel partners, through BCGMA booking partner
  - This portion of the program did not take place in 2023 due to the disinterest of the golf courses. The courses were already facing capacity issues due to a renewed interest in golf in 2023 and could not justify giving discounted rates.
- Newsletter sign-ups, open rates, CTR:
  - *\*Please see this measure reported under the Golf Surrey tactic*
- #GolfSurrey uses:
  - *\*Please see this measure reported under the Golf Surrey tactic*

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Golf Surrey
Tactics	<ul style="list-style-type: none"> <li>• Newsletters</li> <li>• Social Media Advertising</li> <li>• Google Search &amp; Display ads</li> <li>• Collateral production and distribution</li> <li>• Travel Media Relations</li> </ul>
Budget	\$17,000
Actual	\$4,336.32
Performance Measures	<ul style="list-style-type: none"> <li>• Content entries</li> <li>• Clickthrough Rate</li> <li>• Cost Per Click</li> <li>• Impressions</li> <li>• Newsletters</li> </ul>
Results	
<p><i>Due to the exponential increase in golf course occupancy as a result of the pandemic, the Surrey golf courses could no longer justify participating in a Golf Pass Program which provided discounted rates, Consequently, Golf Surrey initiatives were put on pause except for the ongoing Golf Newsletter. A new strategy and implementation is required to advance golf in Surrey by 2024. More information on this can be found in the Key Learnings section below.</i></p> <ul style="list-style-type: none"> <li>• Golf Surrey Newsletter:             <ul style="list-style-type: none"> <li>◦ Subscribers: -3.4%</li> <li>◦ 4 emails sent</li> <li>◦ Average open rate: 44.4%</li> <li>◦ Average CTR: 0.85%</li> </ul> </li> <li>• #GolfSurrey uses: 2,156 uses             <ul style="list-style-type: none"> <li>◦ <i>*Please note, due to software limitations, we are only able to see lifetime uses of the hashtag</i></li> </ul> </li> <li>• The following measures can not be reported on due to the pause in initiatives             <ul style="list-style-type: none"> <li>◦ Content entries</li> <li>◦ Clickthrough Rate</li> <li>◦ Cost Per Click</li> <li>◦ Impressions</li> </ul> </li> </ul>	

## B: ENHANCE THE DESTINATION APPEAL - GROW NEW EXPERIENCES

Activity	Provincial/Regional Partner Programs: Don't Love it To Death
Tactics	<ul style="list-style-type: none"> <li>• Media Advertising and Production</li> <li>• Website - Hosting, Development, Maintenance • Asset production</li> <li>• Social Media</li> <li>• Collateral production and distribution</li> <li>• Travel Media Relations</li> </ul>
Budget	\$5,000
Actual	\$0
Performance Measures	<ul style="list-style-type: none"> <li>• Page Views</li> <li>• Site Sessions</li> <li>• Clickthrough Rate</li> </ul>
Results	
<p><i>This program did not receive co-op funding through Destination British Columbia. This has delayed the program entirely to 2024.</i></p>	

## C: PROVIDE VISIONARY LEADERSHIP - INCREASE COLLABORATION

Activity	Stakeholder Engagement
Tactics	<ul style="list-style-type: none"> <li>• True Community Partner Program</li> <li>• True Community Newsletter</li> <li>• SHMA Member Newsletter</li> <li>• Discover Surrey MRDT Stakeholder Survey</li> <li>• Annual report</li> <li>• Events/Workshops</li> <li>• Simpleview CRM system</li> <li>• SHMA Member Marketing Dashboard</li> <li>• SHMA Member Portal</li> <li>• SHMA Member Engagement Tracker</li> <li>• SHMA Member Benefits Checklist Development</li> <li>• SHMA Member Survey</li> </ul>
Budget	\$50,000
Actual	\$23,000.74 - DS \$39,941.56 - SHMA
Performance Measures	<ul style="list-style-type: none"> <li>• Stakeholder Discover Surrey &amp; SHMA Satisfaction Scores In Stakeholder Surveys</li> <li>• Newsletter Open Rate (SHMA + DS)</li> <li>• Newsletter Subscriptions (SHMA + DS)</li> <li>• Stakeholder engagement in events/meetings</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• <i>The following results will be discussed in depth within the Stakeholder Section</i> <ul style="list-style-type: none"> <li>◦ Stakeholder Discover Surrey &amp; SHMA Satisfaction Scores In Stakeholder Surveys</li> <li>◦ Stakeholder engagement in events/meetings</li> </ul> </li> <li>• Newsletter:           <ul style="list-style-type: none"> <li>◦ SHMA:               <ul style="list-style-type: none"> <li>▪ 38 Newsletter sign-Ups (+200%)</li> <li>▪ 12 newsletters sent with a 56.09% open rate (+4%)</li> </ul> </li> <li>◦ DS:               <ul style="list-style-type: none"> <li>▪ 15 emails sent with a 46.78% open rate (+12.5%)                   <ul style="list-style-type: none"> <li>• average CTR: 3.65% (-5.5%)</li> </ul> </li> <li>▪ 12 newsletter sign-ups</li> </ul> </li> </ul> </li> <li>• Stakeholder Meetings:           <ul style="list-style-type: none"> <li>◦ 63 stakeholder meetings (+215%)</li> </ul> </li> <li>• Co-hosted the first Member Appreciation Event</li> </ul>	

## C: PROVIDE VISIONARY LEADERSHIP - INCREASE COLLABORATION

Activity	Research & Evaluation / Data Infrastructure
Tactics	<ul style="list-style-type: none"> <li>• Monthly STR Report</li> <li>• Tourism Sentiment Index</li> <li>• Explore Feasibility of Marketing Attribution Platforms (Adara)</li> <li>• Launch of DS / SHMA Key Performance Indicator Dashboard</li> <li>• Value of Tourism Project Ongoing</li> </ul>
Budget	\$25,000
Actual	\$26,539.05
Performance Measures	<ul style="list-style-type: none"> <li>• New performance measurement tracking system in place</li> <li>• Completion of value of tourism project</li> <li>• Continuation of STR, TSI, Simpleview systems</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• Continued subscription to STR Reports</li> <li>• The following SHMA-led tactics are on indefinite pause:             <ul style="list-style-type: none"> <li>◦ Marketing Attribution Platforms moving forward</li> <li>◦ Performance Indicator Dashboard</li> </ul> </li> <li>• The Value of Tourism is being shifted to an independent contractor and will likely be completed in 2024</li> </ul>	

## C: PROVIDE VISIONARY LEADERSHIP - INCREASE COLLABORATION

Activity	Visitor Services
Tactics	<p>Execute Visitor Services Strategy and participate at major City of Surrey “city-wide”, community and sports events:</p> <ul style="list-style-type: none"> <li>• Party for the Planet</li> <li>• Canada Day</li> <li>• Fusion Festival</li> <li>• Wickfest</li> <li>• Large sports tournaments with outside Metro Vancouver participants</li> </ul>
Budget	\$100,000
Actual	\$103,823.76
Performance Measures	<ul style="list-style-type: none"> <li>• Number of events attended</li> <li>• Volume of Interactions /engagements with visitors</li> <li>• Cost per enquiry</li> <li>• Number of live chat conversations</li> </ul>
Results	
<ul style="list-style-type: none"> <li>• 900 hours of mobile visitor servicing actioned, with 137 individual pop-ups</li> <li>• DS's Visitor Services FAM included representatives from 2 community DMO</li> <li>• 3,612 interactions, with 552 specifically cited as visitor interactions <ul style="list-style-type: none"> <li>◦ 69.2 % from BC</li> <li>◦ 15.1% from elsewhere in Canada</li> <li>◦ 7.1% from “other”</li> <li>◦ 6.3% from the USA</li> <li>◦ 2.3% from Alberta</li> </ul> </li> <li>• Nearly 50% of interactions with Surrey's visitors are reflective of Discover Surrey's key marketing messages: <ul style="list-style-type: none"> <li>◦ 31.4% Maps and Directions</li> <li>◦ 27.1% Other</li> <li>◦ 21.2% Adventure &amp; Tours</li> <li>◦ 11.5% Parks</li> <li>◦ 8.8% Food and Beverage</li> </ul> </li> <li>• 23 events attended</li> <li>• 26 multi-day community pop-ups at local parks and attractions</li> <li>• 47 live chats</li> <li>• Cost per inquiry: Around \$13.81</li> </ul>	





# KEY LEARNINGS CONTINUED

## ***Integrated Marketing***

To align with more focused marketing strategies, Discover Surrey needs to move toward more integrated marketing campaigns, rather than one-off media purchases and disconnected social media. The team will develop more unified strategies in hopes of achieving less sporadic content and improving the alignment of messaging across platforms.

Analytics revealed a rising audience trend among visitors under the age of 40. This demographic shift prompted Discover Surrey to launch its TikTok channel in 2023. While experiencing continuous growth and engagement, the strategy for this platform is constantly evolving due to its novelty. TikTok effectively highlights Surrey through "point of view" imagery, known as "POVs" on the platform. This approach helps counter negative narratives surrounding Surrey that may originate from more traditional sources. Before DS's TikTok account, there was also an abundance of negative content about Surrey on the platform. This has now shifted to include food-oriented content developed by organic creators talking about the city. By utilizing TikTok, Discover Surrey can spotlight hidden gems, around the city that might not receive as much exposure through other means in addition to encouraging others to do the same.

One obstacle to note is that the update from Universal Analytics to Google Analytics 4 has challenged year-over-year analytics comparisons as many items are too different to provide a valuable comparison. This leaves Team Surrey with a few blind spots when using year-over-year data to prescribe future strategies.

## ***Media***

2023 marked growth in new American media connections for Discover Surrey. This led to Discover Surrey hosting its largest media tour in September of 2023 with 22 writers. This trip led to 1 published article and 40 social posts shortly after the FAM, with more articles set to come out in 2024. We would like to continue to grow and leverage connections like this as we see more of our visitors coming from south of the border. We will continue to participate in North American media conferences, for example, the International Food Wine and Travel Writers Association.





# KEY LEARNINGS CONTINUED

## ***Sport Tourism***

There was a significant change in 2023 when Discover Surrey took on the marketing and administration of the Sport Surrey program from the City of Surrey. Tourism including the Sport Surrey program is funded jointly by DS and SHMA. With the SHMA support, DS led the growth and renewal of the Sport Surrey program and other sports tourism opportunities. After this transition, new marketing collateral was developed, print ad placements were purchased, and new video and photo assets were created. While the City of Surrey has an ongoing grant to support facility costs for event organizers, both Discover Surrey and the SHMA launched grants available to support sports events. Further development of the Sport Surrey program will take place in 2024.

Sport Tourism will continue to be a primary focus for the partnership between Discover Surrey, the SHMA, and the City of Surrey. In 2023, the three organizations, under the joint marketing initiative Sport Surrey, worked together to garner interest and secure additional sports tournaments while utilizing support from Visitor Services to engage athletes and their families to explore and experience more of Surrey's tourism experiences with on-site/tournament visitor servicing and distribution of tourism information before arrival.

## **B: Enhance The Destination Appeal - Grow New Experiences**

As previously mentioned, one of Surrey's largest tourism hindrances is a lack of tourism experiences, especially for a city of its size. It is with this understanding that a plan to develop a Tourism Experiences Project was put forth.

This project is intended to grow new bookable experiences in Surrey. This project will be led and sponsored by Discover Surrey, but the experience creation will ultimately come from an external Tourism Experience Development contractor. A request for proposals was put forth in 2023 and Joe Veneto of Veneto Collaboratory was chosen. Veneto has had tremendous results with both Tourism Richmond and Destination British Columbia. Unfortunately, due to work visa complications, the start date for this project was pushed to 2024. Members of the Discover Surrey team were able to visit the Veneto Collaboratory Lab held in Scottsdale, Arizona in November of 2023. This lab was extremely helpful in contextualizing the Tourism Experience Development project. The learnings taken from the lab will be tremendously helpful in shaping the Surrey experience in 2024.



# KEY LEARNINGS CONTINUED

## *Festivals and Events*

Another way to grow new experiences in Surrey is through festivals and events. The SHMA launched both [the Sports and the Cultural Celebrations Grant](#) in May 2023 and began receiving applications nearly immediately. The process for applying for grants and distributing events can take place over many months. Thus far, the grants have already helped secure key events for Surrey such as the:

- 2025 Canadian Open
- Canadian Youth Chess Championship
- Surrey Knights Swim Club
- Russell and Roots Concert Series

Multiple sports and cultural events are currently in the pre-event stage of confirming eligibility via impact on hotels. Even at this stage, the availability of the grant helps Surrey secure the event. A key learning from the grant applications was the need to streamline the application process by both shortening it and using a digital form to simplify the process for both the grant reviewers and the applicant. The revised application will be live on [SurreyHotelsAssociation.com](https://SurreyHotelsAssociation.com) in early 2024.

Discover Surrey also launched the [Tourism Event Marketing Grant](#) which provides eligible associations and organizations with funding to assist with the costs of promoting a festival or event. This program is designed to provide marketing funding to event organizers for new and existing cultural events, festivals, and tournaments that demonstrate the potential to grow tourism and attract overnight visitors to the city of Surrey. Along with this grant, DS's Tourism Experience and Destination Development efforts will focus on enhancing existing events to create a more comprehensive tourism experience.

# KEY LEARNINGS CONTINUED

## *Golf Marketing*

2023 was a significant shift for Discover Surrey regarding golf marketing. Previously, Golf Surrey operated as a distinct brand from Discover Surrey, with its own website and marketing strategies focused on the Golf Pass Program with Surrey's golf courses. However, due to COVID-19, the program was discontinued as the courses opted out, citing that they no longer wanted to participate in providing discounted rates because of the renewed interest in golfing during the pandemic. Consequently, DS had to pivot promotion efforts which led to partnering with the BC Golf Marketing Alliance for the first time. This allowed DS to further align itself with another provincial sector project while also allowing time to formulate a new golf strategy for 2024.

Looking ahead, we plan to integrate golf back into DS marketing initiatives, phasing out "Golf Surrey" as a standalone brand. While aiming to revive golf passes with the BC Marketing Alliance, we also intend to invest time and resources in DS-led golf marketing efforts, recognizing its importance in driving visitation to Surrey. Besides marketing campaigns, we aspire to participate in more sport and golf-specific trade shows like the Seattle Golf Show in 2024.



# KEY LEARNINGS CONTINUED

## **C: Provide Visionary Leadership - Increase Collaboration**

A major development in 2023 was the improved collaboration between the SHMA and DS. The organizations were able to showcase this renewed partnership by planning and co-hosting the first-ever hotel appreciation networking event, which invited stakeholders to come together for a meet and greet with Team Surrey. The organizations plan on continuing this event annually.

### ***Hotel and Motel Collaboration (Stakeholder Engagement)***

The SHMA demonstrated leadership and enhanced its value to members by directly promoting member properties and driving qualified traffic and calls to Surrey properties. This innovative new approach was a large success in its first year and helped drive heads in beds for SHMA members. Less emphasis was placed on driving member listing views, and the remainder of the SHMA marketing budget was focused on increasing brand affinity amongst key target markets.

Brand efforts were enhanced by the development of emotionally impactful video assets featuring stories at a selection of Surrey properties. Through the collaborative efforts of the SHMA and its members, as well as the Discover Surrey team who provided feedback and support along the way, these videos build out a presence on the SHMA YouTube for the first time.



# KEY LEARNINGS CONTINUED

## *Visitor Services*

Following the closing of the Surrey Visitor Centre in 2018 and the end of the lease in 2020, and due to the widespread impacts of COVID, Discover Surrey's Visitor Servicing presence has been minimal in the community over the past three years. 2023 marked the expansion of Discover Surrey's team and therefore the launch of a new, innovative fully mobile Visitor Servicing strategy.

This strategy has not only allowed Discover Surrey to reach more visitors, it also allowed the team to connect with residents and improve sentiment about their community, supporting the positive growth of Surrey's Tourism Sentiment Index. This strategy required the onboarding of eight new temporary team members, two of whom were partially funded through the Canada Summer Jobs grant. Because of this, Discover Surrey was able to maintain a consistent presence throughout community events and popular tourism locations, boasting more than 900 hours of activations, 4,871 individual visitors, and 530 out-of-town parties. This Visitor Servicing also allowed Discover Surrey to reactivate their HelloBC TripAdvisor listing, gaining momentum on the provincial stage. Due to the success of this strategy, Discover Surrey will continue to provide mobile visitor servicing for the 2024 season.

In addition to updating the overall strategy, DS's Visitor Servicing print materials were discussed at the end of 2023 and will be updated to reflect Discover Surrey's evolving brand and marketing needs in 2024.





# STAKEHOLDER SUPPORT & SATISFACTION

## Stakeholder Satisfaction - Survey

The 3% Municipal & Regional District Tax was introduced in Surrey in June 2020. As part of the reporting requirements for eligible entities collecting 3% MRDT, an annual partner survey must be conducted and its results must be included in an annual performance report. The survey was administered by a third party, The Web Advisors, and distributed via an online survey platform.

It is important to note that the 2023 survey was significantly updated in terms of both language and question order. The primary drivers for these updates were to increase accessibility and reduce data bias. Verbiage selections were updated throughout the entire survey to reduce jargon and select words that are accessible to all partners. Additionally, efforts were made to reorder, combine, and shorten questions to help improve completion rates. This adjustment led to a 30.5 % increase in completion rate, and a decrease in completion time by 18.3%, over 2022 responses. This also means that some responses could not be compared in a 1:1 fashion.

The following summary outlines some key findings and learnings from the 2023 Annual Stakeholder Survey. The full key findings and learnings can be found within the survey itself, attached to this document.

# STAKEHOLDER SUPPORT & SATISFACTION CONTINUED

## **Some Key Findings:**

- 43 surveys were fully completed and 5 were partially completed
  - Compared to 2022, the 2023 survey completion rate increased by 8%
  - The survey response rate decreased by 1.4%
    - The survey exceeded the target response rate of 20% or greater
  - 87.5% of respondents indicated they represent a business or organization that provides products or services directly to tourists (e.g. hotels, restaurants, tour providers, artists, etc.)
  - 0% government respondents
  - 70.83% of respondents represented businesses with fewer than 20 employees
- The weighted average score for overall familiarity with DS declined slightly in 2023
  - The absolute change was 0.16. (4.02 in 2023 compared to 4.18 in 2022)
- Trust in Discover Surrey's ability to market the destination and help businesses grow increased by +1.5%
  - The relative changes were +2.5% and +1.5% respectively
  - a year-over-year comparison (absolute change) is not available for specific programs due to significant changes in question structure
- Overall satisfaction with DS's use of MRDT funds remained relatively unchanged from 2022
  - The absolute change was 0.01%
- Overall Satisfaction with Discover Surrey's Services
  - Overall satisfaction with Discover Surrey increased slightly.
    - The absolute change was 0.08. (4.05 in 2023 compared to 3.97 in 2022)
  - Satisfaction with efforts to promote Surrey as a four-season destination remained largely unchanged at +0.3%
  - Satisfaction with individual services, such as building a strong Surrey brand and providing referral traffic to businesses increase by an average of 6.2%
- There were significant increases in satisfaction with working with:
  - The City of Surrey to advocate for large-scale infrastructure and attractions that would generate significant visitation to Surrey significantly and satisfaction, at 13.1%
  - DBC & Metro Vancouver partners to drive multi-day tourism to Surrey, at 18%





# STAKEHOLDER SUPPORT & SATISFACTION CONTINUED

## ***Learnings:***

- Direct stakeholder outreach ahead of the survey could help boost response rates in 2024
- We will attempt to retain similar questions and survey structures in 2024 to generate direct comparisons with the newly established baseline.
- A vast majority of the respondents operate relatively small businesses which does impact capacity, capability, and operations. Discover Surrey must be aware of these obstacles when attempting to work with partners as it may hinder capability but does not necessarily reflect desire
- While overall familiarity with Discover Surrey declined, familiarity with what Discover Surrey does and trust to deliver partner benefits increased
- Partners are very satisfied with Discover Surrey's collaboration efforts with both the city as well as regional and provincial partners

The Tourism Sentiment Index (TSI) or Net Promoter Score (NPS) is a required measurement tool for a community collecting 3% Municipal & Regional District Tax (MRDT). It is an overall score that specifically considers online discussions and content related to a destination's tourism attractions, influencing the perceptions of potential travelers. Our 2023 TSI score is 17. That being said, DS has been working with Destination Think's TSI program. This program was sold in December 2023 to another organization, so DS will need to investigate how to move forward for 2024. This impacted our ability to recover our official full-year results to attach to this document. As such, only Q1, Q2, and Q3 can be attached.

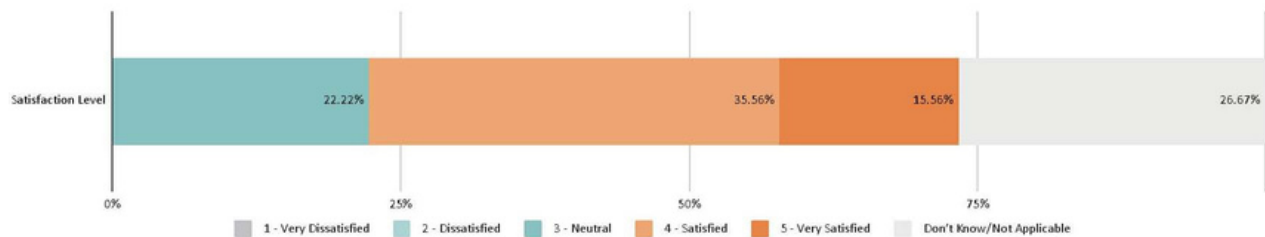


# STAKEHOLDER SUPPORT & SATISFACTION CONTINUED

We have in its place the Net Promoter Score we garnered via our Stakeholder Survey. The following graphs outline overall satisfaction with Discover Surrey and its use of MRDT funds:

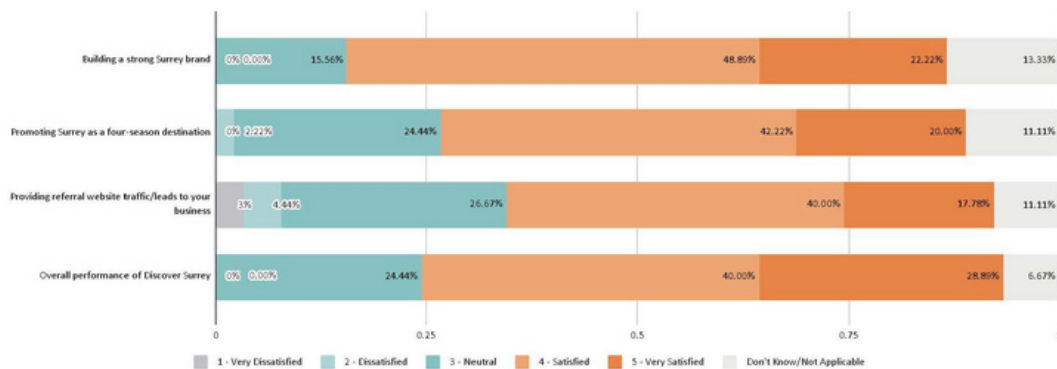
## Overall Satisfaction with Discover Surrey

Question 12: Overall, how would you rate your satisfaction with Discover Surrey's use of MRDT funds?	2023	2022	%Chg
Weighted average of satisfaction level	3.91	3.90	0.3%



## Overall Satisfaction with Discover Surrey

Question 13: In the past year, what was your level of satisfaction with the following services provided by Discover Surrey?	2023	2022	%Chg
Building a strong Surrey brand	4.08	3.86	5.7%
Promoting Surrey as a four-season destination	3.9	3.89	0.3%
Providing referral website traffic/leads to your business	3.8	3.56	6.7%
Overall performance of Discover Surrey	4.05	3.97	2.0%



Both these graphs outline a growth in satisfaction with Discover Surrey, both with the use of MRDT funds as well as services provided. The goal for 2024 is to continue to improve our performance to ensure the feedback continues rising.



# STAKEHOLDER SUPPORT & SATISFACTION CONTINUED

## Stakeholder Engagement

In addition to Discover Surrey's efforts, the SHMA made big strides in its stakeholder engagement goals in 2023 buoyed by additional support through staffing. This led to a significant increase in consultations and discussions with member properties, which were tracked via bi-weekly reports. There was also an improvement in both SHMA member newsletter subscriptions and engagement. These improvements culminated in DS and SHMA hosting the first stakeholder appreciation event in 2023 which gathered members from across Surrey's accommodation sector to create engagement both with Discovery Surrey and SHMA.

In early 2023, SHMA decided to move forward with hiring and onboarding their first full-time staff person to better maintain relationships with key partners. Because of this, additional costs were incurred to accommodate office space requirements.

In 2023, both the SHMA and Discover Surrey welcomed new team members. These additions enabled Team Surrey to dedicate more focused efforts towards enhancing partner engagements, which is particularly beneficial due to the widespread locations of many partners across the city.

# COMMUNITY COLLABORATION & PROVINCIAL ALIGNMENT

When analyzing tactical plans, strategic partnerships cannot be overlooked. It is through our partnerships and community alignment that we can strengthen Surrey's tourism ecosystem.

A significant shift occurred for Discover Surrey and the Surrey Hotel and Motel Association in 2023. Both entities improved their collaboration to more closely align strategies and enhance Surrey's marketing efforts, a departure from their previous independent approaches. The organizations even informally coined the term "Team Surrey" to encapsulate the partnership. This alignment will be further reinforced through regular meetings in 2024, made possible by the strategic decision to situate office space in the same co-working office. Moving forward, the organizations must work together to ensure that staff is in constant communication for continued alignment of messaging, targets, and goals.

In 2023, Discover Surrey dedicated efforts to align with the DBC Iconics program. We created targeted content that associates Surrey with the Rainforest to Rockies Route, integrating this approach into the selection of new photo and video assets. Additionally, we aimed to provide ongoing support to provincial and national partners. For instance, when Destination Canada visited Surrey for a presentation to the Surrey Board of Trade, Discover Surrey supplied all the visual imagery for their session.

We leveraged provincial and national relationships to feature Surrey. For example, we worked with the content and media teams at both Destination BC and Destination Canada to feature Surrey with their media partners. We also leveraged our partnership with DBC to begin our partnership with the Culinary Tourism Alliance of Canada to feature and showcase Surrey's Spice Trail.





# COMMUNITY COLLABORATION AND PROVINCIAL ALIGNMENT CONTINUED

From an inter-community collaboration perspective, Discover Surrey is a board member, or member, of the following committees/organizations:

- British Columbia Visitor Services Network (Member)
- British Columbia Destination Marketing Organization Association (Member)
- Tourism Industry Association of British Columbia (Member)
- Tourism Industry Association of Canada (Associate Member)
- Travel Media Association of Canada (Member)
- Business Improvement Associations (BIA) and Chambers:
  - Downtown Surrey Business Improvement Association (Member)
  - Cloverdale Chamber of Commerce and BIA (Member)
  - Newton BIA (Member)
  - South Surrey and White Rock Chamber of Commerce (Member)
- Surrey Board of Trade (SBOT) and the following SBOT Committees: (Member)
  - SBOT Tourism, Arts, Culture and Sports Committee
  - SBOT Women in Business.
- Cloverdale Rodeo Board (Board Member)
- Metro Vancouver Destination Management Council Experience Development Subcommittee (Member) and the following MVDMC Subcommittee:
  - Hotel Development
- International Food & Wine Travel Writers Association (Member)
- Society of American Travel Writers (Member)

Discover Surrey is also a participant in the following marketing co-operatives:

- British Columbia Ale Trail – with Tourism Richmond, Tourism Delta and Explore White Rock as the South of the Fraser Ale Trail.
- British Columbia Bird Trail – with Tourism Richmond and Tourism Delta as the South Fraser Bird Trail.
- BC Golf Marketing Alliance
- West Coast Food – Nine Metro Vancouver Destination Marketing Organizations (DMO) led by Destination Vancouver.
- West Coast Curated – Seven Vancouver, Coast & Mountains DMOs led by Destination Vancouver

# COMMUNITY COLLABORATION AND PROVINCIAL ALIGNMENT CONTINUED

Engaging in these programs helps to support the groups and align our marketing goals with provincial goals. It also aids in creating a larger marketing impact than we could do singularly.

Discover Surrey liaised with Destination British Columbia and the Vancouver, Coast & Mountains team about participation in relevant programs, specifically travel media relations and research. Listed below are the meetings and programs in which a lot of these conversations took place.

- VCM Industry Forum
- VCM Community Forum
- VCM Region DMO Update Meeting
- Launch of Music City Surrey Showcase, hosted by the Surrey Board of Trade
- BC Community Sustainable Tourism & Resilience Planning Meeting
- Metro Vancouver Destination Management Council
- Next Steps Meeting with Surrey "Spark" Winners
- SEC Lunch with Minister Lana Popham
- British Columbia Destination Marketing Organizations Association (BCDMOA) AGM & Strategic Planning Session
- Destination BC re BC Parks Recreation Facility Plans
- Surrey Board of Trade Prominent Film Destination Meeting
- Motion Picture Experience Workshop
- Cineventure (Fan Tourism) Committee Sessions
- SHMA Arts Festival Strategy Workshop in Surrey
- SBOT - Focus on Surrey Film - Roundtable discussion
- Visitor Servicing Network Conference
- TIAC Conference
- TIABC conference
- Metro Vancouver Destination Development Subcommittee meetings
- Metro Vancouver Hotel Development Subcommittee meetings
- Roundtable: City of Surrey Economic Strategy Update Consultation
- MTACS Roundtable
- SBOT Event with MTACS
- Newton BIA Meeting
- Cloverdale Rodeo Board meetings
- DBC Co-Op program update meetings
  - BC Bird, BC Ale Trail, West Coast Food, West Coast Curated, BC Golf Marketing





# TRAVEL MEDIA & TRAVEL TRADE ACTIVITIES

## Travel Media

Discover Surrey has a robust media pitching and hosting program that focuses on building awareness of Surrey's four-season tourism offerings, including its culinary scene and abundance of green space. This program will continue to be leveraged in the coming year. DS's marketing activities rely heavily on the credibility given to Surrey through this earned media by the variety of journalists and news outlets who visit the city.

The Discover Surrey team was able to leverage pitch opportunities that originated from the Destination BC and Canada media teams to further drive positive Surrey tourism stories for our experiences.

During 2023, Discover Surrey continued to build and develop relationships with Canadian and American travel writers by attending media conferences for the following:

- Society of American Travel Writers (SATW) Annual Conference
  - 20 one-to-one story pitch meetings with US and International writers
- International Food, Wine and Travel Writers Association (IFWTWA) Annual Conference
- International Media Marketplace
  - 24 one-to-one story pitch meetings with US and International writers. Discover Surrey was able to host an additional 6 writers outside of the meeting schedule and co-sponsored a mixer for the IFWTWA and North American Travel Journalists Association (NATJA) to connect with an additional 60 writers.
- Travel and Words
  - 20 one-to-one story pitch meetings with US writers from the Pacific Northwest. Surrey was one of the two Canadian destinations invited to the conference.
- Travel Media Association of Canada (TMAC) Annual Conference
  - 24 one-to-one story pitch meetings with Canadian writers
- TMAC British Columbia Chapter
  - Networking sessions for story-pitching opportunities in Metro Vancouver

# TRAVEL MEDIA & TRAVEL TRADE ACTIVITIES

## Travel Trade

Discover Surrey supported the Sheraton Vancouver Guildford Hotel at Rendez-vous Canada with the creation of marketing collateral that outlined land, air, and sea travel information for groups. The collateral also included information and recommendations regarding Surrey accommodation and group experiences. Through this process, Team Surrey came to understand the importance of developing group tourism experiences to support the growth of Travel Trade in Surrey.

The SHMA brought its lead and sales management in-house by hiring Saurabh Gambhir as its first full-time staff and Business Development Director. This immediately led to a more hands-on process for lead management and helped secure additional event leads for Surrey properties.

Additionally, staffing allowed for additional presence at key meetings and events to build Surrey's status as a hub for Greater Vancouver events. There were 11 key conferences/networking events attended in 2023, a significant increase from prior years.

Team Surrey experienced challenges when it came to travel trade conference attendance in 2023. Due to our limited market-ready bookable group experiences, Discover Surrey has not traditionally been invited to participate in large-scale travel trade shows like Rendez-vous Canada. The SHMA also faced trouble accessing conferences as many are meant for DMO representatives specifically. This hindered their ability to participate fully in key tradeshow and events.

Moving into 2024, Team Surrey needs to formulate a travel trade marketing strategy that outlines what each organization can realistically accomplish within its framework and confines. As part of Discover Surrey's experience development project, DS is looking to develop market-ready, group experiences to help overcome the outlined challenges and attend future shows. Additionally, there is a clear need to identify and differentiate key roles and responsibilities between the SHMA and DS, which includes travel trade shows.





DISCOVER  
*Surrey*



**SHMA**  
Surrey Hotel and  
Motel Association



# APPENDIX "II"

## Appendix 2.1 Financial Report

Under the *Provincial Sales Tax Act*, all designated recipients, including designated recipients not subject to the renewal

Designated Recipient:	CITY OF SURREY
Designated Accommodation Area:	SURREY, BC
Date Prepared:	
MRDT Repeal Date (if applicable):	
Total MRDT Funds Received:	\$2,661,688.01
Year Ending:	2023

### Section 1: MRDT Budget Variance Report

Designated recipients must complete the table as provided below. Refer to Appendix 2.3 for further expense line item

Revenues (MRDT and Non MRDT)	Budget \$	Actual \$	Variance
Starting Carry Forward (All Net Assets Restricted and	\$2,604,343.01	\$2,708,469.37	\$104,126.36
General MRDT (net of admin fees)	\$1,243,500.00	\$1,959,454.63	\$715,954.63
MRDT from online accommodation platforms (OAP)	\$250,000.00	\$702,233.38	\$452,233.38
Local government contribution	\$0.00	\$0.00	\$0.00
Stakeholder contributions (i.e. membership dues)	\$0.00	\$0.00	\$0.00
Co-op funds received (e.g. CTO; DMO-led projects)	\$0.00	\$0.00	\$0.00
Grants - Federal	\$0.00	\$9,209.00	\$9,209.00
Grants - Provincial - Destination BC Visitor Services Network	\$15,000.00	\$15,000.00	\$0.00
Grants/Fee for Service - Municipal - City of Surrey Community	\$10,000.00	\$10,000.00	\$0.00
Retail Sales	\$0.00	\$0.00	\$0.00
Interest - Discover Surrey Bank Interest	\$0.00	\$15,102.65	\$15,102.65
Other (please describe) - Funding from Golf Surrey and contract	\$111,000.00	\$5,062.00	(\$105,938.00)
<b>Total Revenues</b>	<b>\$1,629,500.00</b>	<b>\$2,716,061.66</b>	<b>\$ 1,086,561.66</b>
Expenses MRDT and Non-MRDT	Budget \$	Actual \$	Variance
<b>Marketing</b>			
Marketing staff – wage and benefits	\$280,000.00	\$96,522.55	\$183,477.45
Media advertising and production	\$220,000.00	\$356,206.70	(\$136,206.70)
Website - hosting, development, maintenance	\$121,500.00	\$96,845.26	\$24,654.74
Social media	\$110,000.00	\$173,420.13	(\$63,420.13)
Consumer shows and events	\$15,000.00	\$0.00	\$15,000.00
Collateral production and distribution	\$50,000.00	\$12,298.73	\$37,701.27
Travel media relations	\$30,000.00	\$45,291.09	(\$15,291.09)
Travel trade	\$155,000.00	\$158,107.19	(\$3,107.19)
Consumer focused asset development (imagery, written content,	\$75,000.00	\$89,114.91	(\$14,114.91)
Other (please describe)	\$0.00	\$8,000.00	(\$8,000.00)
<b>Subtotal</b>	<b>\$1,056,500.00</b>	<b>\$1,035,806.56</b>	<b>\$20,693.44</b>
<b>Destination &amp; Product Experience Management</b>			
Destination and Product Experience Management Staff – wage	\$50,000.00	\$55,119.20	(\$5,119.20)
Industry development and training	\$30,000.00	\$83,501.30	(\$53,501.30)
Product experience enhancement and training	\$15,000.00	\$27,139.18	(\$12,139.18)
Research and evaluation	\$25,000.00	\$26,539.05	(\$1,539.05)
Other (please describe)	\$150,000.00	\$75,637.45	\$74,362.55
<b>Subtotal</b>	<b>\$270,000.00</b>	<b>\$267,936.18</b>	<b>\$2,063.82</b>
<b>Visitor Services</b>			
Visitor Services - wage and benefits	\$90,000.00	\$82,012.46	\$7,987.54
Visitor Services operating expenses	\$10,000.00	\$12,293.15	(\$2,293.15)
Other (please describe)	\$0.00	\$9,518.15	(\$9,518.15)
<b>Subtotal</b>	<b>\$100,000.00</b>	<b>\$103,823.76</b>	<b>(\$3,823.76)</b>
<b>Meetings and Conventions</b>			
Staff - wage and benefits	\$90,000.00	\$0.00	\$90,000.00
Meetings, conventions, conferences, events, sport, etc.	\$195,000.00	\$257,343.85	(\$62,343.85)
<b>Subtotal</b>	<b>\$285,000.00</b>	<b>\$257,343.85</b>	<b>\$ 27,656.15</b>
<b>Administration</b>			
Management and staff unrelated to program implementation -	\$0.00	\$88,742.26	(\$88,742.26)
Finance staff – wages and benefits	\$8,000.00	\$26,734.10	(\$18,734.10)
Human Resources staff – wages and benefits	\$15,000.00	\$0.00	\$15,000.00
Board of Directors costs	\$11,000.00	\$14,368.32	(\$3,368.32)

Information technology costs – workstation related costs (i.e.	\$10,000.00	\$35,762.16	(\$25,762.16)
Office lease/rent	\$36,000.00	\$67,349.76	(\$31,349.76)
General office expenses	\$38,000.00	\$87,257.94	(\$49,257.94)
<b>Subtotal</b>	<b>\$118,000.00</b>	<b>\$320,214.54</b>	<b>(\$202,214.54)</b>
<b>Affordable Housing (if applicable)</b>			
Funded by OAP Revenue	\$0.00	\$0.00	\$0.00
Funded by General MRDT Revenues (if applicable)	\$0.00	\$0.00	\$0.00
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$ -</b>
<b>Other</b>			
All other wages and benefits not included above	\$0.00	\$20,652.04	(\$20,652.04)
Other activities not included above (please describe)	\$0.00	\$90,000.00	(\$90,000.00)
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$110,652.04</b>	<b>(\$110,652.04)</b>
<b>Total Expenses</b>	<b>\$1,829,500.00</b>	<b>\$2,095,776.93</b>	<b>(\$266,276.93)</b>
<b>Total Revenue Less Total Expenses (Surplus or Deficit)</b>	<b>(\$200,000.00)</b>	<b>\$620,284.73</b>	
<b>Ending Carry Forward (Restricted and Unrestricted)</b>	<b>\$2,404,343.01</b>	<b>\$3,328,754.10</b>	

**Section 2: Actual Spend by Market - LEISURE ONLY**

<b>Geographic Market</b>	<b>MRDT \$ by Market</b>	<b>% of Total \$ by Market</b>
BC	\$517,903.28	50%
Alberta	\$310,741.97	30%
Ontario	\$41,432.26	4%
Other Canada (please specify)	\$20,716.13	2%
Washington State	\$113,938.72	11%
California	\$20,716.13	2%
Other USA (please specify)	\$10,358.07	1%
Mexico		0%
China		0%
UK		0%
Germany		0%
Australia		0%
Japan		0%
Other International (Please specify)		0%
<b>Total</b>	<b>\$ 1,035,806.56</b>	<b>100%</b>

By signing this form, you certify that the above information is an accurate representation of the actual tourism related

Designated Recipient's Authorized Signing Authority Name

Designated Recipient's Authorized Signing Authority Title

Date

Designated Recipient's Authorized Signing Authority Signature

NOTICE OF MOTION

OTHER BUSINESS

## K.1 – OTHER BUSINESS

There is no backup material  
for this item

CITY OF SURREY

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# ADJOURNMENT

