

---

Live streamed via the City's website [www.surrey.ca](http://www.surrey.ca)

## A. ADOPTION OF THE AGENDA

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

## B. PLANNING REPORTS

### 1. **Planning Report - Application No. 7924-0220-00** **18940 - 94 Avenue (18910 - 94 Avenue)**

Owner: Performance Mall Properties Ltd.  
Director Information: T. Meikle, R. Wiebe  
Officer Information as at March 14, 2024: T. Meikle (President),  
R. Wiebe (Secretary)

Agent: Sitepath Consulting Ltd. (B. Gregg)

#### **Development Variance Permit**

*to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres.*

#### **\* Planning Recommendation**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0220-00 (Appendix II), to vary Section B.1 of Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres and to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 5.3 metres to the accessory building face, to proceed to Public Notification.

### 2. **Planning Report - Application No. 7924-0247-00** **9714 - 137 Street**

Owner: City Centre Phase 5 Lands Ltd.  
Director Information: J. Barnett, J. Bray, M. Delesalle, K. Fisher  
No Officer Information Filed as at April 22, 2024.

Agent: Lark Group Ltd. (K. Bray)

#### **City Centre Plan Amendment from "High Density Employment" to "High Rise Mixed-Use - Type II"**

#### **Rezoning from R3 to CD (based on RMC-135)**

#### **Development Permit**

#### **Housing Agreement**

*to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21468 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce Bylaw No. 21469 to enter into a Housing Agreement and consider granting First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
  - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;



- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture for the commercial/retail portion of the proposal;
  - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and
  - (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.
5. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "High Density Employment" to "High Rise Mixed-Use - Type II" as shown in Appendix III, when the project is considered for final adoption.
3. **Planning Report - Application No. 7922-0283-00**  
**10284, 10288 and 10296 - 148 Street; 10277, 10285 and 10293 - 148A Street**  
Owners: J. Parmar, 1326427 B.C. Ltd.  
Director Information: J. Parmar  
Officer Information as at September 29, 2023: J. Parmar (President)  
Agent: Flat Architecture Inc. (R. Warraich)  
**Development Permit Amendment**  
**Housing Agreement**  
*to permit the development of a 6-storey market rental apartment building in Guildford.*

\* Further to the Planning Report dated June 10, 2024, additional information regarding the application is provided.

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council file Housing Agreement Authorization Bylaw, 2024, No. 21291.
2. a Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0283-00 generally in accordance with the attached revised drawings (Appendix I).

4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) complete all outstanding issues identified in the original Planning & Development Report for Development Application No. 7922-0283-00, dated June 10, 2024; and
  - (b) the applicant is required to enter into a new Housing Agreement with the City to secure all 162 dwelling units proposed on-site as market rental dwelling units for a period of 30 years.

\* **Council Actions**

"The 1326427 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21291"

**That Council file Housing Agreement Bylaw No. 21291.**

"1326427 B.C. LTD. and Jaswinder S. Parmar Housing Agreement, Authorization Bylaw, 2024, No. 21460"

**First Reading**

**Second Reading**

**Third Reading**

4. **Planning Report - Application No. 7924-0204-00  
13668 - 102A Avenue**

Owner: Anthem Surrey Holdings Ltd.

Director Information: E. Carlson

Officer Information as at October 9, 2023: E. Carlson (President),  
E. Cheung (Secretary), R. McJunkin (CFO), N. Roos (Other Office(s))

Agent: Anthem Properties Group Ltd. (A. Wright)

**Amend CD Bylaw No. 19570**

*to increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend CD Bylaw No. 19570 to allow for Eating Establishment use with no floor area restriction, and to vary the required off-street parking as outlined in Table D.1 of Part 5 Off Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, to 3.5 parking spaces per 100 square metres of gross floor area for eating establishments, and a date be set for Public Hearing.

\* **Council Actions**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.; and**

**That in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.**

5. **Planning Report - Application No. 7923-0067-00  
12464 and 12476 Old Yale Road; 10657 and 10665 - 125 Street**

Owner: 1301571 B.C. Ltd.

Director Information: S. Dewat, B. Gill, J. Gill

No Officer Information Filed as at April 22, 2023.

Agent: KCC Architecture and Design Ltd. (K. Castellanos)

**OCP Amendment to allow for higher density of 1.22 FAR within the Mixed Employment designation.**

**Rezoning from IB to CD (based on IB)**

**Development Permit**

*to permit the development of a multi-storey industrial building.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions within the Mixed Employment designation by adding site specific permission for the subject sites to permit a density up to 1.22 FAR (net calculation), 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 "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7923-0067-00 for Form and Character and for Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level 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.

\* **Council Actions**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.; and**

**That in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.**

"Surrey Comprehensive Development Zone 266 (CD 266), Bylaw, 2024, No. 21472"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.; and**

**That in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.**

**6. Planning Report - Application No. 7924-0260-00  
12939 Anvil (78 Avenue) Way**

Owner: Beedie (Anvil Way) Holdings Ltd.

Director Information: R. Beedie

Officer Information as at March 7, 2024: R. Beedie (President, Secretary),  
D. Pearson (Other Office(s)), A. Yuen (Other Office(s))

Agent: Beedie (J. Edenloff)

**Rezoning from IH to IL**

*to allow additional industrial uses.*

\* **Planning Recommendation**

The Planning & Development Department recommends that a Bylaw be introduced to rezone the subject site from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)", and a date be set for Public Hearing.

\* **Council Actions**

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.; and**

**That in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.**

**C. BYLAWS AND PERMITS**

**BYLAWS WITH PERMITS**

1. Planning Report - Application No. 7923-0180-00  
13990 - 92 Avenue

Owner: 1368613 B.C. Ltd. (Director Information: A. Singh)  
Agent: A. Singh

To permit the conversion of an existing commercial building to accommodate a medical clinic, pharmacy and caretaker suite. In addition, the proposal includes a Development Variance Permit to reduce the east street side and north front yard setback to the principal building and to the main floor overhang of the existing building, and to reduce the west side yard setback of the existing building.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21048"

**Final Adoption**

Development Variance Permit No. 7923-0180-00

**That Council authorize the issuance of Development Variance Permit No. 7923-0180-00.**

2. Planning Report – Application No. 7921-0342-00, 7921-0342-01  
5930 - 147 Street; 14725 - 59 Avenue

Owner: G. Grewal

Agent: Gursimer Design & Management Inc. (N. Singh)

To subdivide the site into six small residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth of a Type II Interior and Type II Corner Lot for proposed lot 1 and proposed lot 6; and to reduce the minimum lot width of a Type II Interior Lot for proposed Lot 5.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21330"

### **Final Adoption**

Development Variance Permit No. 7921-0342-01

**That Council authorize the issuance of Development Variance Permit No. 7921-0342-01.**

### **PERMITS - APPROVALS**

3. Planning Report – Application No. 7923-0047-00  
7948 - 120 Street (12030 and 12048 – 80 Avenue)

Owner: Siddoo Kashmir Holdings Ltd. (Director Information: B. Siddoo, R. Siddoo, R. Siddoo, J. Siddoo)

Agent: Medico Consultancy (S. Sidhu)

To reduce the minimum separation distance between the lot lines of drugstores, small-scale drugstores or methadone dispensaries in order to incorporate a small-scale drugstore in conjunction with the existing medical office.

Development Variance Permit No. 7923-0047-00

**That Council authorize the issuance of Development Variance Permit No. 7923-0047-00.**

### **D. NOTICE OF MOTION**

This section has no items to consider.

**E. OTHER BUSINESS**

This section has no items to consider.

**F. ADJOURNMENT**

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



CITY OF SURREY

---

# ADOPTION OF THE AGENDA



CITY OF SURREY

---

# PLANNING REPORTS



City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0220-00

Planning Report Date: November 18, 2024

PROPOSAL:

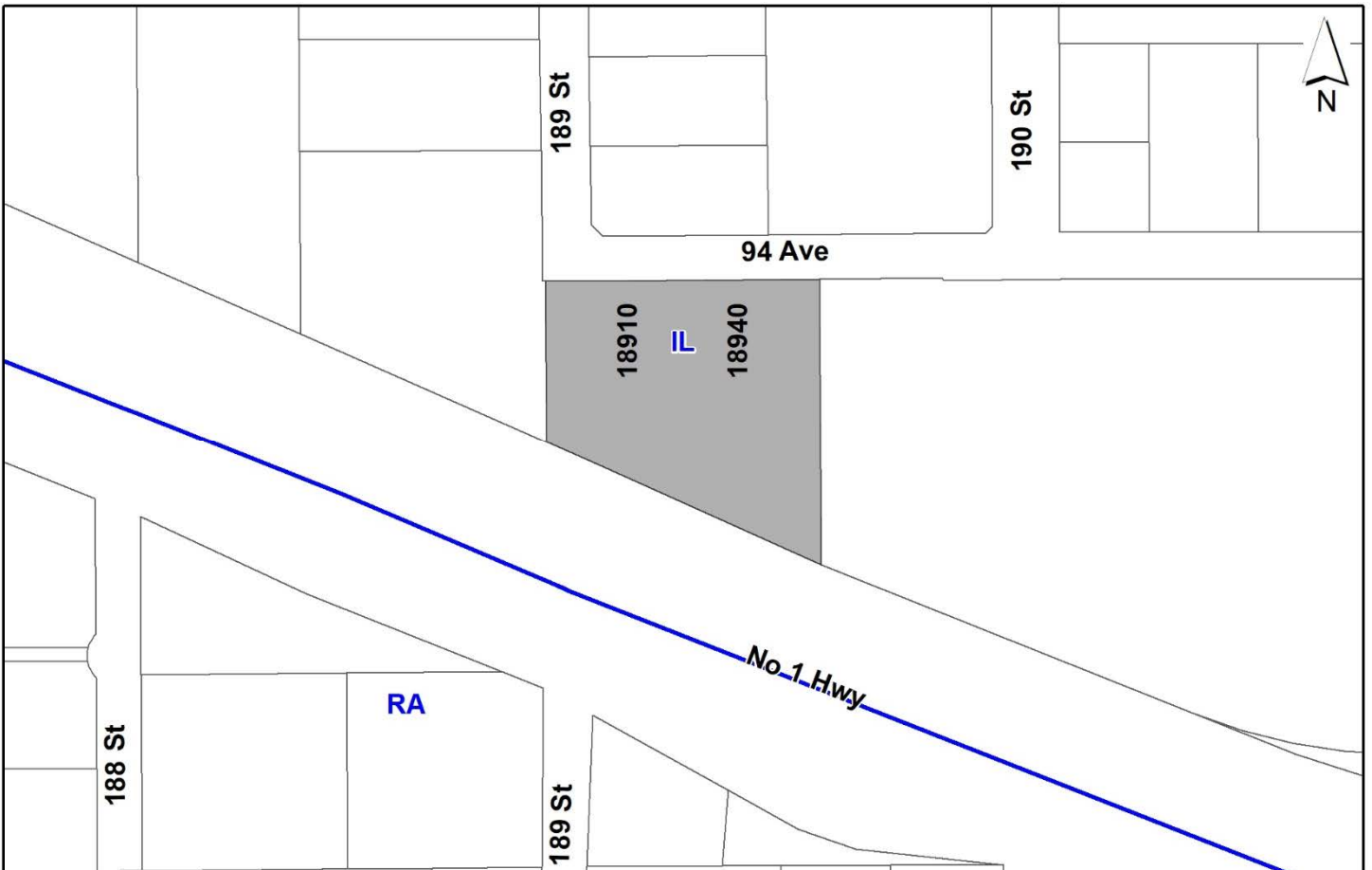
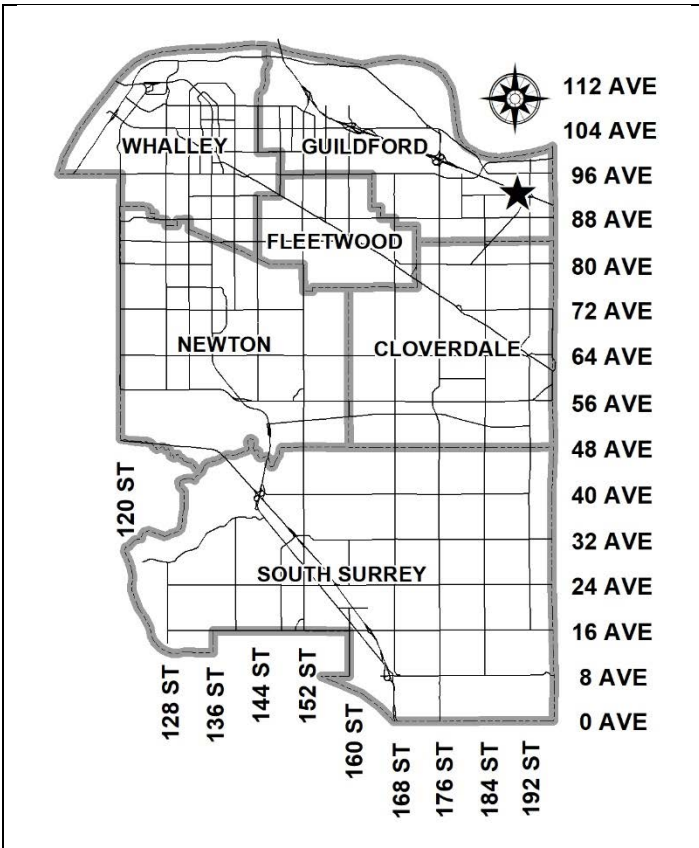
- **Development Variance Permit**

to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres.

LOCATION: 18940 - 94 Avenue  
(18910 - 94 Avenue)

ZONING: IL

OCP DESIGNATION: Industrial



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit 7924-0220 to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to increase the maximum height for a free-standing antenna system under Part 4 General Provisions of the Zoning By-law.

**RATIONALE OF RECOMMENDATION**

- The proposal conforms to the criteria and best practices identified in the City's Antenna System Siting Policy (No. O-62).
- The applicant has provided information indicating that there were no existing structures located near the site that would be suitable for mounting telecommunication equipment.
- The proposed telecommunication tower design may allow for future co-locations at this location due to lack of suitable antenna tower sites in the area.
- Tower heights located in Industrial areas may exceed the City's preferred maximum height of 15 metres.
- Highway 1 provides a buffer between existing residential areas and the tower location north of the highway. There are additional Antenna Towers located along Highway 1 visible from the freeway.
- Area residents have raised no objections to the proposal.
- Staff have not received any correspondence of concerns/objections from nearby residents to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0220-00 (Appendix II), to vary Section B.1 of Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres and to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 5.3 metres to the accessory building face, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Two industrial buildings	Industrial	IL
North (Across 94 Avenue):	Industrial building	Industrial	IL
East:	Industrial building	Industrial	IL
South (Across Hwy No. 1):	Vacant treed lot and unconstructed 189 Street road end	Industrial Business Park in Anniedale Tynehead Neighbourhood Concept Plan	RA
West:	Industrial building	Industrial	IL

### Context & Background

- The subject property, located south of the intersection at 189 Street and 94 Avenue in Port Kells, is designated Industrial in the Official Community Plan (OCP) and is zoned Light Impact Industrial Zone (IL). The subject site has two existing industrial buildings that were built in accordance with Development Permit No. 7902-0108-00 and 7904-0267-00.
- A previous Development Variance Permit (DVP) was issued by Council on September 28, 2015, to permit a free-standing telecommunications tower with a height of 41 metres (Application No. 7914-0303-00). The DVP expired without the telecommunications tower being erected.
- There are no significant features impacting the lot.

### Referrals

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): No comments have been received from MOTI at the time of writing this report.

## POLICY & BY-LAW CONSIDERATIONS

### City Antenna System Siting Considerations and Policy

- Sitepath Consulting Ltd. on behalf of Telus Communications Inc. (Telus), is proposing to construct a free-standing 42.0 metre tall telecommunications tower with antennas located approximately 35 metres in height to ensure an adequate coverage area. An at-grade equipment compound is proposed at the southern edge of the easternmost industrial building on the site, approximately 5.3 metres from the southern property line along Highway No. 1.
- Staff have relayed to telecommunication companies the importance of a comprehensive strategy to ensure adequate coverage for all carriers while minimizing the number of singular user installations and keeping the height of installations to a minimum without compromising the existing policy guidelines, especially tower proximity to residential areas and aesthetics being adequately addressed. Policy No. O-62 direction refers to this practice as "co-location."
- The proposed telecommunication tower design may allow for future co-locations at this location due to lack of suitable antenna tower sites in the area.
- The proposed telecommunications tower supports the City of Surrey's vision for building a strong economy and provides a location for future co-location opportunities.
- The applicant has provided drawings of the proposed tower and associated equipment (Appendix I).
- The applicant conducted a thorough search for a suitable Telecommunication Antenna Tower site but potential landlords in the surrounding area were unable to accommodate the proposed tower and related equipment.
- The subject application generally complies with the current Antenna System Siting Policy No. O-62 and is therefore being presented for Council's consideration.

### **Zoning By-law**

#### Setback Variance

- The applicant is requesting the following variance:
  - to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.
- The proposal conforms to Section 5.2.3 Yards, Parking and Access in the City's Antenna System Siting Policy (No. O-62) that reduces the side or rear setbacks to 3 metres in Industrial areas.

### Height Variances

- The applicant is requesting the following variance:
  - to vary Section B.1 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.
- The proposal complies with the majority of criteria identified in the City's Policy for Telecommunications Towers.
- The applicant has provided information indicating that there were no existing structures located near the site that would be suitable for mounting telecommunication equipment.
- The site lacks mature landscaping to provide natural screening. However, the location of the proposed tower is largely screened from Highway 1 by existing vegetation.
- Highway 1 provides a buffer between existing residential areas and the tower location north of the highway.
- The proposed height variance is not anticipated to adversely impact the functionality of the site.
- Staff support the requested variances to proceed for consideration.

### **PUBLIC ENGAGEMENT**

In accordance with City policy, the applicant sent out approximately 12 notification packages on October 11, 2024 to property owners within a notification area of 105 metres (which is approximately three times the height of the proposed tower of the tower) of the subject site.

As a result of these notifications, the applicant has received no opposition from property owners that have responded to the notification packages.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

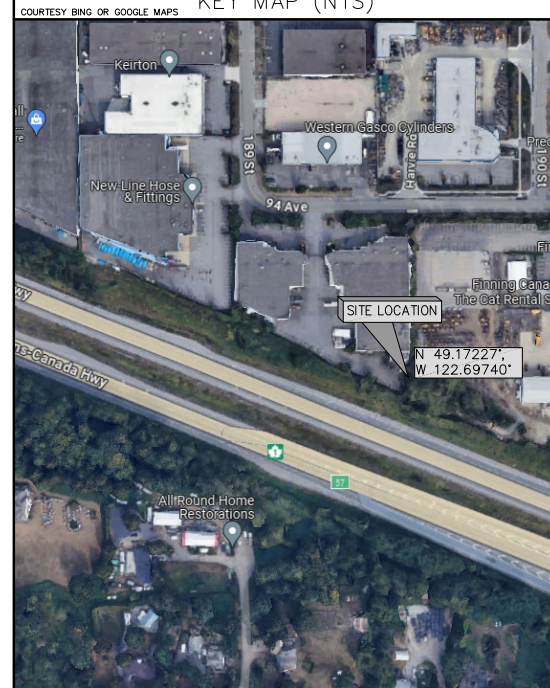
- Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans
- Appendix II. Development Variance Permit No. 7924-0220-00
- Appendix III. Photo-simulation

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

CM/cb





PROJECT NAME:	NEW SITE – GREENFIELD
PROJECT TYPE:	40m MONOPOLE TOWER & EQUIPMENT INSTALLATION
PROJECT SITE No.:	BC109674 – SURREY (PORT KELLS)
TOWER OWNER:	TELUS
ADDRESS:	18940 94 AVE, SURREY, BC

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	2	02 AUG 24
A01	TOWER PROFILE	2	02 AUG 24
A02	ANTENNA ORIENTATION PLANS	0	25 JUN 24
A03	SITE PLAN	2	02 AUG 24
A04	COMPOUND PLAN	2	02 AUG 24
A05	PARTIAL NORTH–WEST ELEVATION	2	02 AUG 24
E01	ELECTRICAL ROUTING	2	02 AUG 24

ISSUE		
NO.	DESCRIPTION	DATE
0	PRELIMINARY	25 JUN 24
1	BCH ROW ADD	08 JUL 24
2	COMPOUND LAYOUT UPDATE	02 AUG 24



SITE PHOTO

GEOGRAPHIC COORDINATES

LATITUDE: N 49.17227°  
 LONGITUDE: W 122.69740°

UTILITY – CONTACT

BRITISH COLUMBIA ONE CALL: (BEFORE YOU DIG) 1-800-474-6886

NOTES:

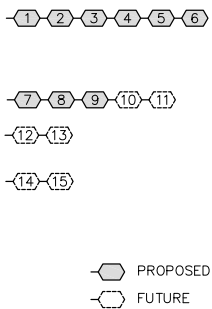
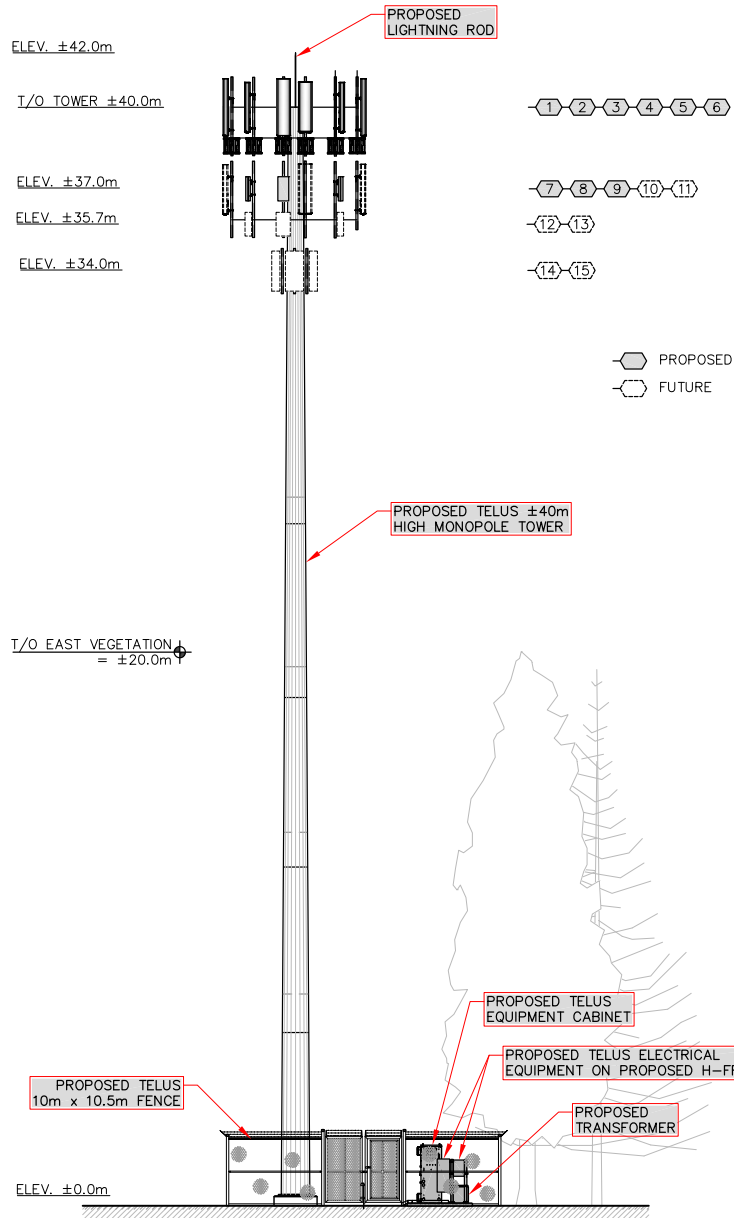
1. ENSURE ALL ASPECTS OF WORK CONFORM TO TELUS SPECIFICATIONS.
2. CONTRACTOR TO VERIFY NORTH DIRECTION AND REPORT ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO FABRICATION FOR EXACT FIT. NOTIFY CONSULTANT/ENGINEER REGARDING ANY DISCREPANCIES.
6. DO NOT SCALE DRAWINGS.



**ROEHAMPTON WEST**

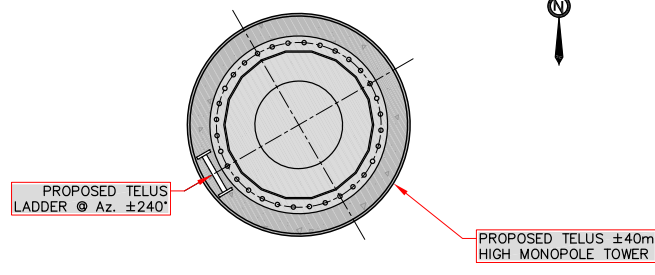
409 GRANVILLE ST,  
 SUITE 1051  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228

VANCOUVER | KELOWNA | EDMONTON | CALGARY



#	ELEV. (m)	Antennas & Equipment				TX Lines			
		QTY	Model	Azimuth	Status	QTY	Type	Length (m)	Status
1	±40.0m	3	FFV4-658-R7	25°/130°/255°	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE1900)	-	PROPOSED				
2	±40.0m	3	RRU (LTE700B12)	-	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTEAW5)	-	SHARED w/ B2				
		3	RRU (NR2600)	-	PROPOSED				
		-	RRU (LTE1900B25)	-	SHARED w/ B2				
		-	RRU (NR2100)	-	SHARED w/ B2				
		-	RRU (LTE700B13)	-	SHARED w/ B12				
3	±40.0m	3	MLUP	-	PROPOSED	3	DC	±4.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±4.0m	PROPOSED
4	±40.0m	3	FFV4-658-R6	25°/130°/255°	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE2300)	-	SHARED w/ B7				
5	±40.0m	3	RRU (LTE800)	-	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		-	RRU (LTE700B29)	-	SHARED w/ B5				
		3	RRU (LTE2600)	-	PROPOSED				
6	±40.0m	3	MLUP	-	PROPOSED	3	DC	±4.0m	PROPOSED
		6	MLUP	-	PROPOSED	6	FIBRE	±4.0m	PROPOSED
7	±37.0m	3	MT6409	25°/130°/255°	PROPOSED	6	JUMPERS	±3.0m	PROPOSED
		-	RRU (NR3500)	-	INTEGRATED				
9	±37.0m	1	MLUP	-	PROPOSED	1	DC	±40.7m	PROPOSED
		1	MLUP	-	PROPOSED	1	FIBRE	±40.7m	PROPOSED
10	±37.0m	3	FFV4-658-R6	25°/130°/255°	FUTURE	36	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
11	±37.0m	1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
12	±35.7m	3	N77 GENERIC	25°/130°/255°	FUTURE	6	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
13	±35.7m	1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
14	±34.0m	3	PCS-AWS DB MMU	25°/130°/255°	FUTURE	12	JUMPERS	±3.0m	FUTURE
		1	MLUP	-	FUTURE				
15	±34.0m	1	MLUP	-	FUTURE	1	DC	±37.4m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±37.4m	FUTURE

TX LINES:	TYPE:	SIZE:
JUMPERS	LDFA	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"



1 TOWER PROFILE

2 TOWER BASE PLAN

- NOTES:
1. TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
  3. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  4. DRAWINGS ARE NOT TO BE SCALED.

CARRIER:

5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO. BY	DESCRIPTION	DATE	

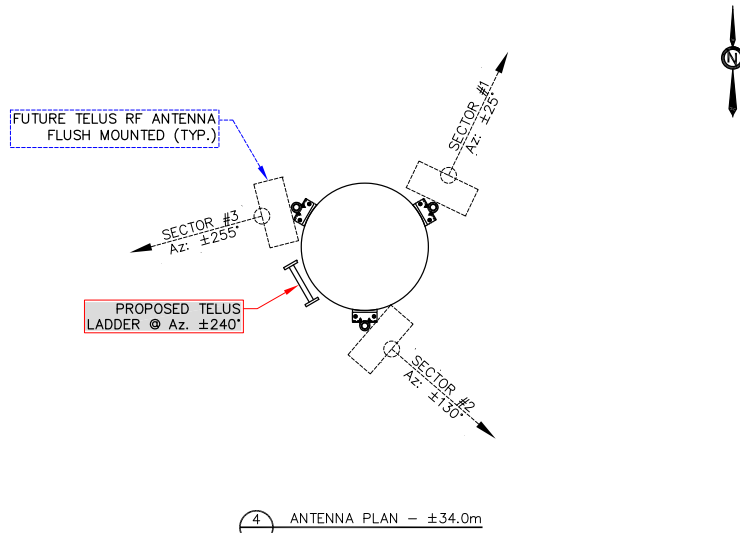
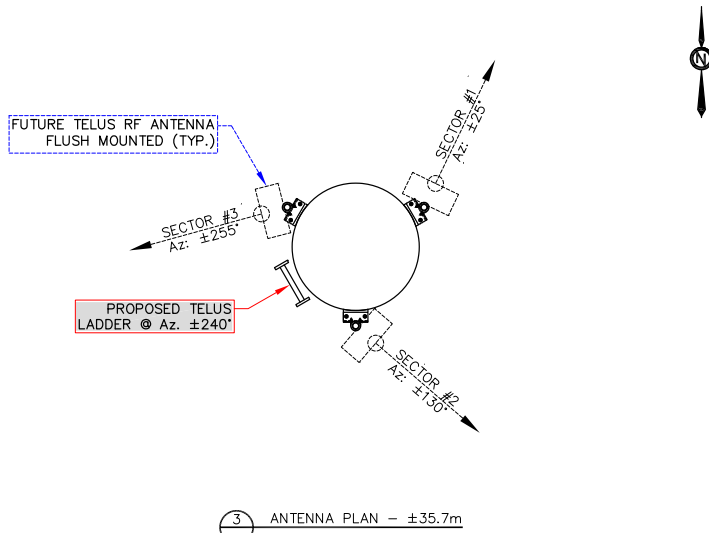
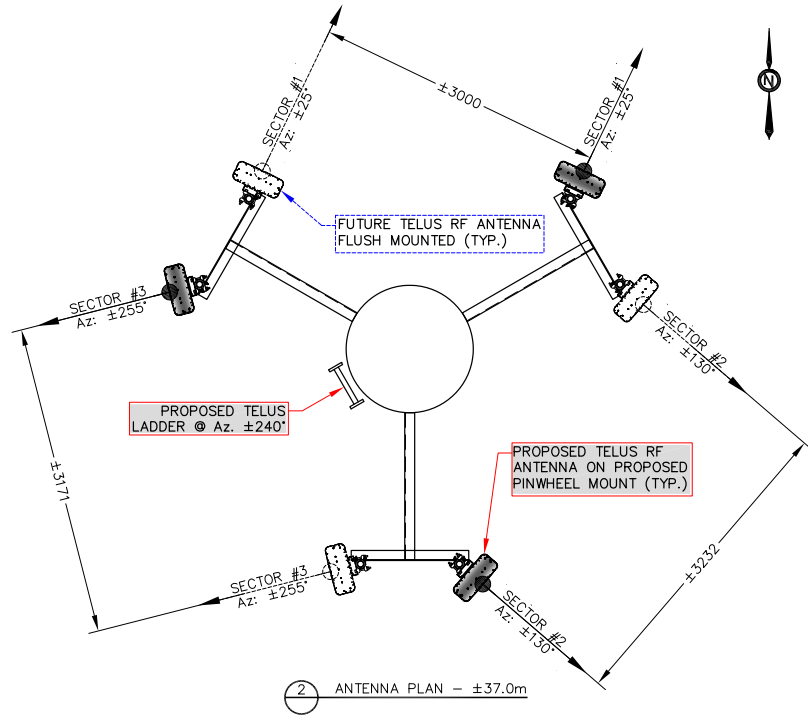
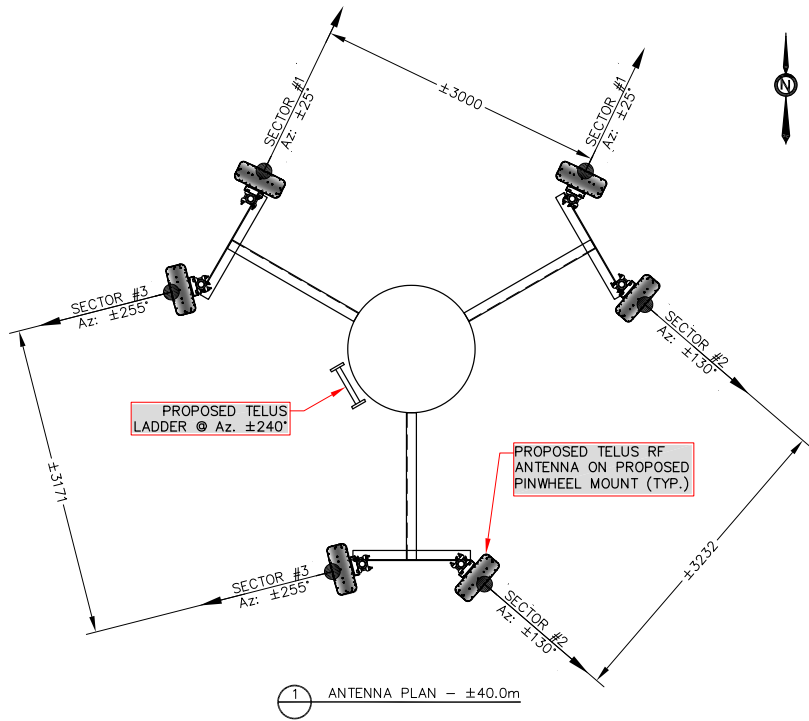
**ROEHAMPTON WEST**  
 409 GRANVILLE ST.  
 SUITE 1051  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228  
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:  
 18940 94 AVE, SURREY, BC

TITLE:  
 TOWER PROFILE

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A01

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.



- NOTES:
1. TOWER LOADING IS CONCEPTUAL. EXISTING TOWER TO BE ANALYZED WITH PROPOSED LOADING. TOWER REINFORCING MIGHT BE REQUIRED.
  2. ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
  3. VERIFY ALL DIMENSIONS DURING INSTALLATION AND REPORT ANY DISCREPANCIES TO ENGINEER.
  4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  5. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

CARRIER:



5			
4			
3			
2			
1			
0	AR	PRELIMINARY	25 JUN 24
NO. BY	DESCRIPTION		DATE



LOCATION:  
18940 94 AVE, SURREY, BC

TITLE:  
ANTENNA ORIENTATION PLANS

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A02

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.



1 SITE PLAN

**NOTES:**  
 1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.



- NOTES:**
1. SITE PLAN OBTAINED FROM SITE VISIT 01 MAY 24 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

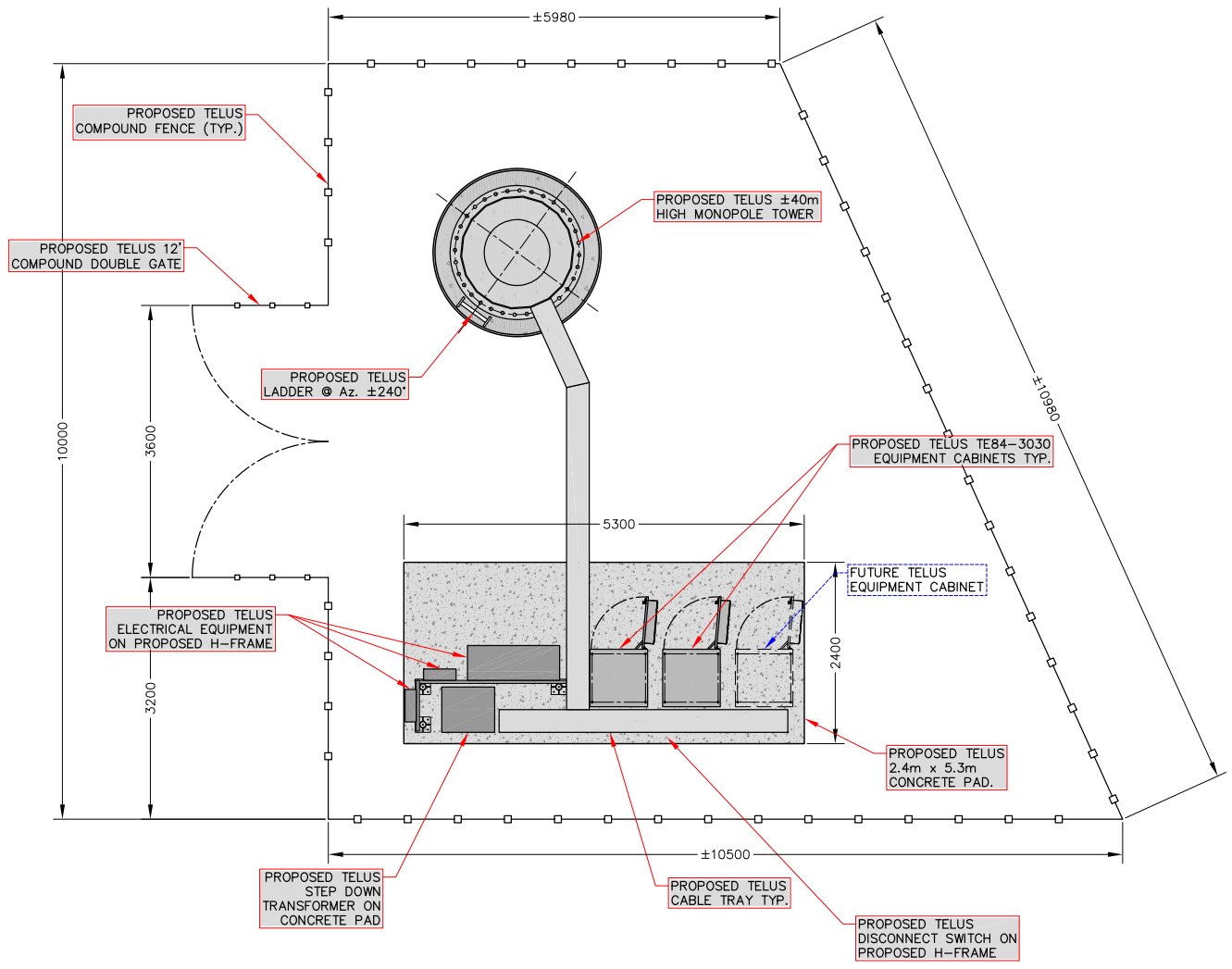


5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

**ROEHAMPTON WEST**  
 400 GRANVILLE ST.  
 SUITE 1001  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228  
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION: 18940 94 AVE, SURREY, BC		
TITLE: SITE PLAN		
PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO. BC109674	DWG. NO. A03





1 COMPOUND PLAN

- NOTES:
1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 01 MAY 24 & GOOGLE MAPS.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:



5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE



LOCATION:  
18940 94 AVE, SURREY, BC

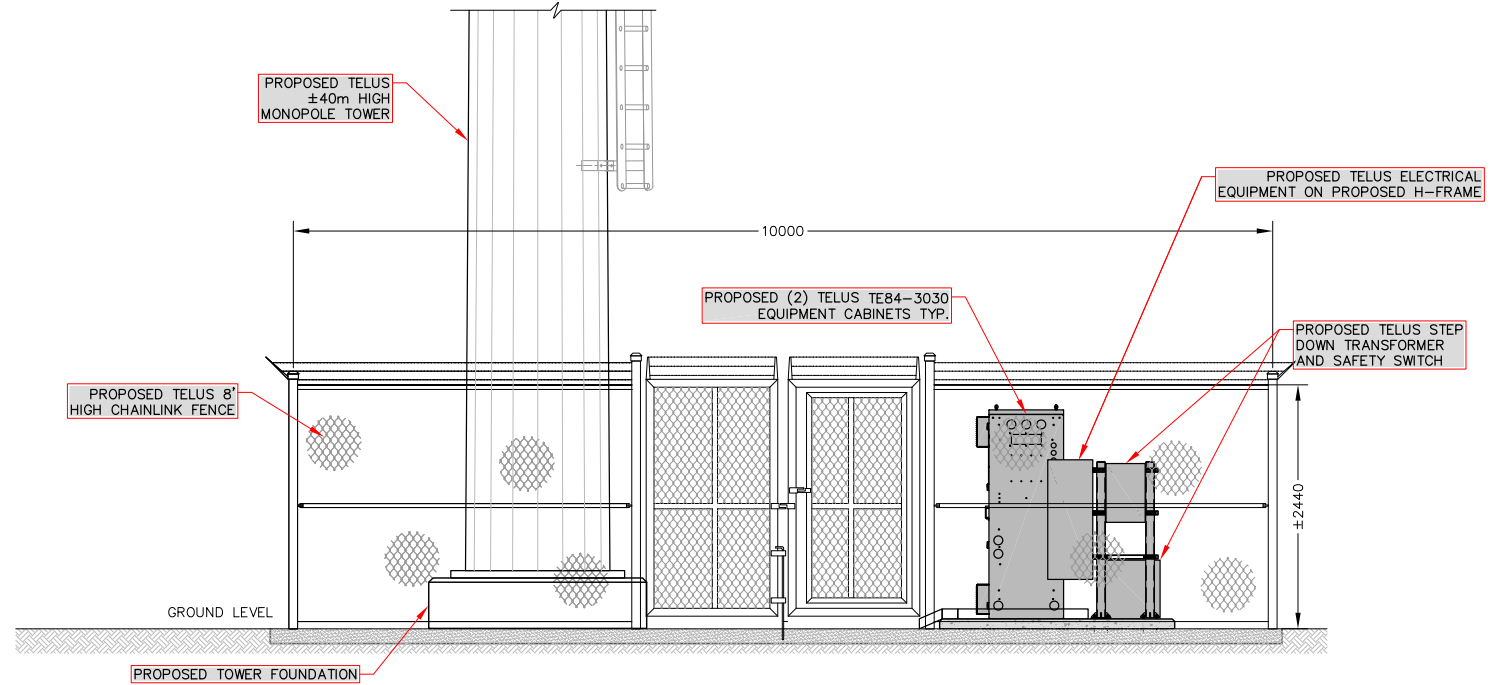
TITLE:  
COMPOUND PLAN

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A04

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.

NOTES:

1. COMPOUND LAYOUT OBTAINED FROM SITE VISIT BY ROEHAMPTON WEST, DATED 01 MAY 24 & GOOGLE MAPS.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.



1 PARTIAL NORTH-WEST ELEVATION

CLIENT:

CARRIER:



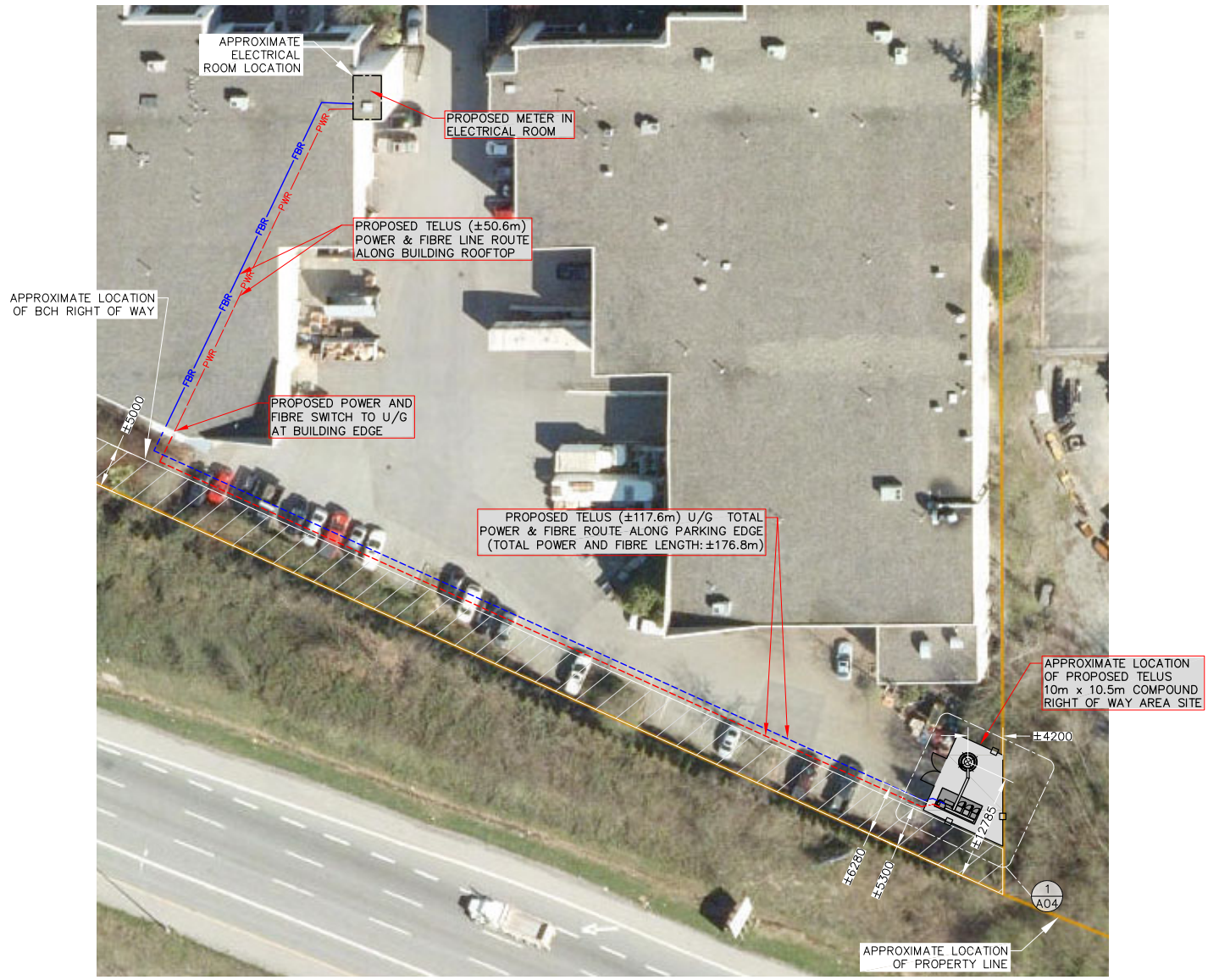
5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

**ROEHAMPTON WEST**  
 409 GRANVILLE ST.  
 SUITE 1051  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228  
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION: 18940 94 AVE, SURREY, BC		
TITLE: PARTIAL NORTH-WEST ELEVATION		
PROJECT NAME: NEW SITE - GREENFIELD	PROJECT NO. BC109674	DWG. NO. A05

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.



- NOTES:
1. SITE PLAN OBTAINED FROM SITE VISIT 01 MAY 24 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
  2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE

**ROEHAMPTON WEST**  
 409 GRANVILLE ST.  
 SUITE 1051  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228  
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:  
 18940 94 AVE, SURREY, BC

TITLE:  
 ELECTRICAL ROUTING

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: E01

- NOTES:
1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.

① ELECTRICAL ROUTING



## Appendix I: Location map of the Proposed Installation





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0220-00

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: 023-501-162  
Lot 1 Section 33 Township 8 New Westminster District Plan LMP29420

18940 - 94 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.
  - (b) to vary Section B.1 of Part 4 General Provisions to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

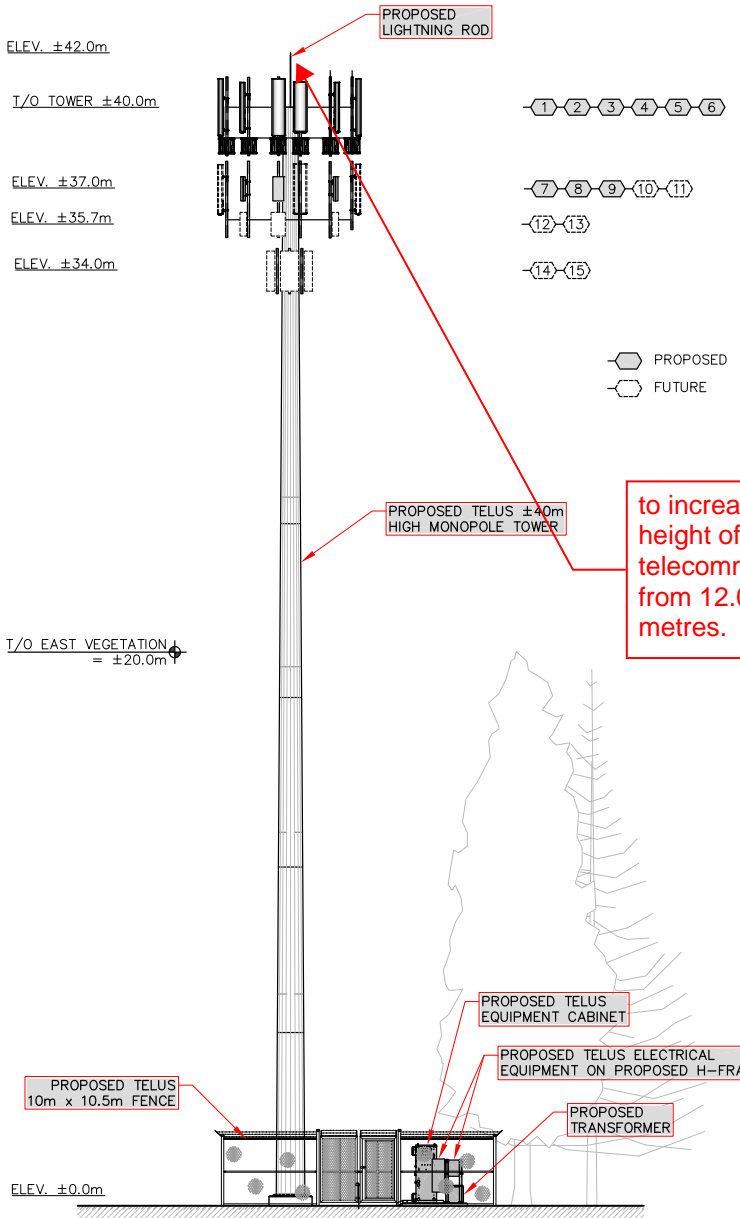
---

Mayor – Brenda Locke

---

City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

COPYRIGHT: DUPLICATION, RECORDING, USE OR DISCLOSURE PROHIBITED WITHOUT WRITTEN AUTHORIZATION OF Roehampton West Ltd.

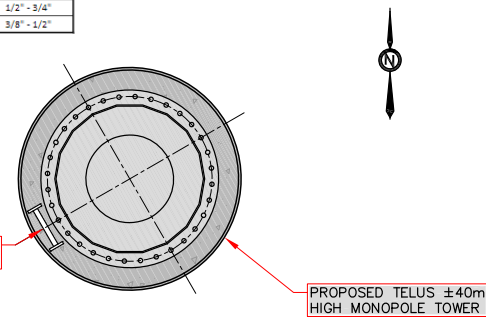


to increase the maximum height of a free-standing telecommunications tower from 12.0 metres to 42.0 metres.

## Schedule A

#	ELEV. (m)	Antennas & Equipment				TX Lines			
		QTY	Model	Azimuth	Status	QTY	Type	Length (m)	Status
1	±40.0m	3	FFV4Q4-658-R7	25°/130°/255°	PROPOSED	60	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE1900)	-	PROPOSED				
2	±40.0m	3	RRU (LTE700B12)	-	PROPOSED	6	DC	±44.0m	PROPOSED
		-	RRU (LTEAWS)	-	SHARED w/ B2				
		3	RRU (NR2600)	-	PROPOSED				
		-	RRU (LTE1900B25)	-	SHARED w/ B2				
		-	RRU (NR2100)	-	SHARED w/ B2				
3	±40.0m	3	MLUP	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
		6	MLUP	-	PROPOSED				
4	±40.0m	3	FFV4-658-R6	25°/130°/255°	PROPOSED	36	JUMPERS	±3.0m	PROPOSED
		3	RRU (LTE2300)	-	SHARED w/ B7				
5	±40.0m	3	RRU (LTE800)	-	PROPOSED	3	DC	±44.0m	PROPOSED
		-	RRU (LTE700B29)	-	SHARED w/ B5				
		3	RRU (LTE2600)	-	PROPOSED				
6	±40.0m	3	MLUP	-	PROPOSED	6	FIBRE	±44.0m	PROPOSED
		6	MLUP	-	PROPOSED				
7	±37.0m	3	MT6409	25°/130°/255°	PROPOSED	6	JUMPERS	±3.0m	PROPOSED
8	±37.0m	-	RRU (NR3500)	-	INTEGRATED	-	-	-	-
9	±37.0m	1	MLUP	-	PROPOSED	1	DC	±40.7m	PROPOSED
		1	MLUP	-	PROPOSED	1	FIBRE	±40.7m	PROPOSED
10	±37.0m	3	FFV4-658-R6	25°/130°/255°	FUTURE	36	JUMPERS	±3.0m	FUTURE
11	±37.0m	1	MLUP	-	FUTURE	1	DC	±40.7m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±40.7m	FUTURE
12	±35.7m	3	N77 GENERIC	25°/130°/255°	FUTURE	6	JUMPERS	±3.0m	FUTURE
13	±35.7m	1	MLUP	-	FUTURE	1	DC	±39.2m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±39.2m	FUTURE
14	±34.0m	3	PCS-AWS DB MMU	25°/130°/255°	FUTURE	12	JUMPERS	±3.0m	FUTURE
15	±34.0m	1	MLUP	-	FUTURE	1	DC	±37.4m	FUTURE
		1	MLUP	-	FUTURE	1	FIBRE	±37.4m	FUTURE

TX LINES:	TYPE:	SIZE:
JUMPERS	LDF4	1/2"
DC	-	1/2" - 3/4"
FIBRE	-	3/8" - 1/2"



1 TOWER PROFILE

2 TOWER BASE PLAN

- NOTES:
- TOWER DESIGN IS CONCEPTUAL FOR TENDER PURPOSES AND IS NOT FOR CONSTRUCTION, OBTAIN SITE SPECIFIC WIND FOR FINAL DESIGN.
  - ALL WORK TO CONFORM TO LATEST TELUS SPECIFICATIONS.
  - ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
  - DRAWINGS ARE NOT TO BE SCALED.

CARRIER:

5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO. BY	DESCRIPTION	DATE	

**ROEHAMPTON WEST**  
 409 GRANVILLE ST.  
 SUITE 1051  
 VANCOUVER, BC V6C 1T2  
 TEL. (778)228-4228  
 VANCOUVER | KELLOWNA | EDMONTON | CALGARY

LOCATION:  
 18940 94 AVE, SURREY, BC

TITLE:  
 TOWER PROFILE

PROJECT NAME: GREENFIELD PROJECT NO. BCT109674 DWG. NO. A01



NOTES:

1. SITE PLAN OBTAINED FROM SITE VISIT 01 MAY 24 & IMAPBC. PROPERTY LINES TO BE CONFIRMED BY SURVEYOR.
2. FINAL LOCATION OF THE TOWER TO BE DETERMINED ON THE REVIEW OF THE GEOTECHNICAL REPORT AND SURVEY.

CLIENT:

CARRIER:



to reduce the minimum rear yard setback of Part 48 Section F of the Light Impact Industrial (IL) zone from 7.5 metres to 5.3 metres to the Accessory Building face.

5			
4			
3			
2	BS	COMPOUND LAYOUT UPDATE	02 AUG 24
1	AR	BCH ROW ADD	08 JUL 24
0	AR	PRELIMINARY	25 JUN 24
NO.	BY	DESCRIPTION	DATE



LOCATION:  
18940 94 AVE, SURREY, BC

TITLE:  
SITE PLAN

PROJECT NAME: NEW SITE - GREENFIELD PROJECT NO: BC109674 DWG. NO: A03

1 SITE PLAN

NOTES:  
1. CLEAR VEGETATION AS REQUIRED WITH LANDLORD AND CITY APPROVAL.



PHOTO-SIMULATION

BEFORE



AFTER



View: Looking southwest at the site

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans*

PHOTO-SIMULATION

BEFORE



AFTER



View: Looking northwest at the site

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans*



PHOTO-SIMULATION

BEFORE



AFTER



View: Looking east at the site

*Photo Simulation is a close representation and is for conceptual purposes only – not to scale. Proposed design is subject to change based on final engineer plans*

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0247-00

Planning Report Date: November 18, 2024

**PROPOSAL:**

- **City Centre Plan Amendment** from High Density Employment to High Rise Mixed-Use - Type II
- **Rezoning** from R3 to CD (based on RMC-135)
- **Development Permit**
- **Housing Agreement**

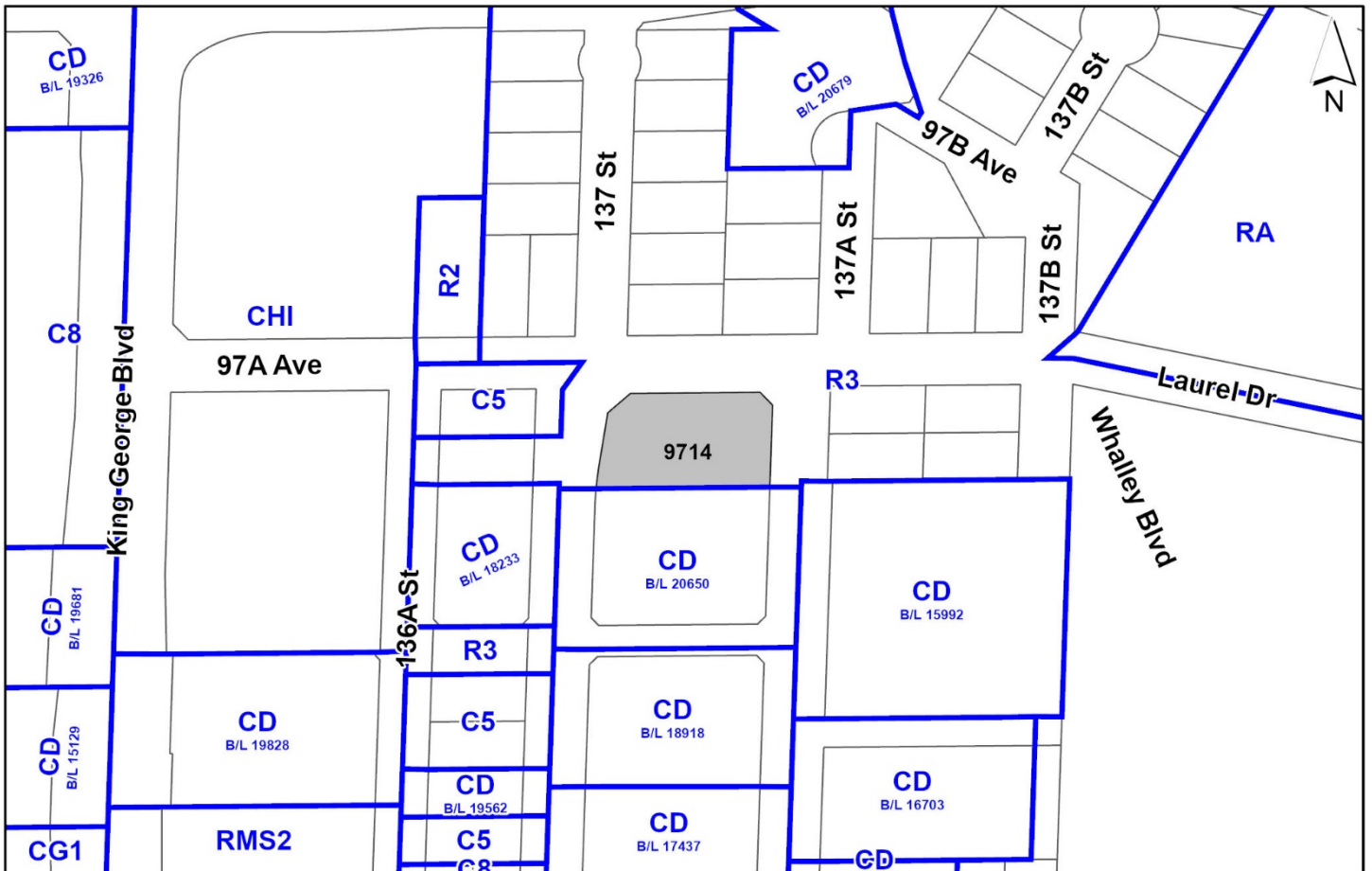
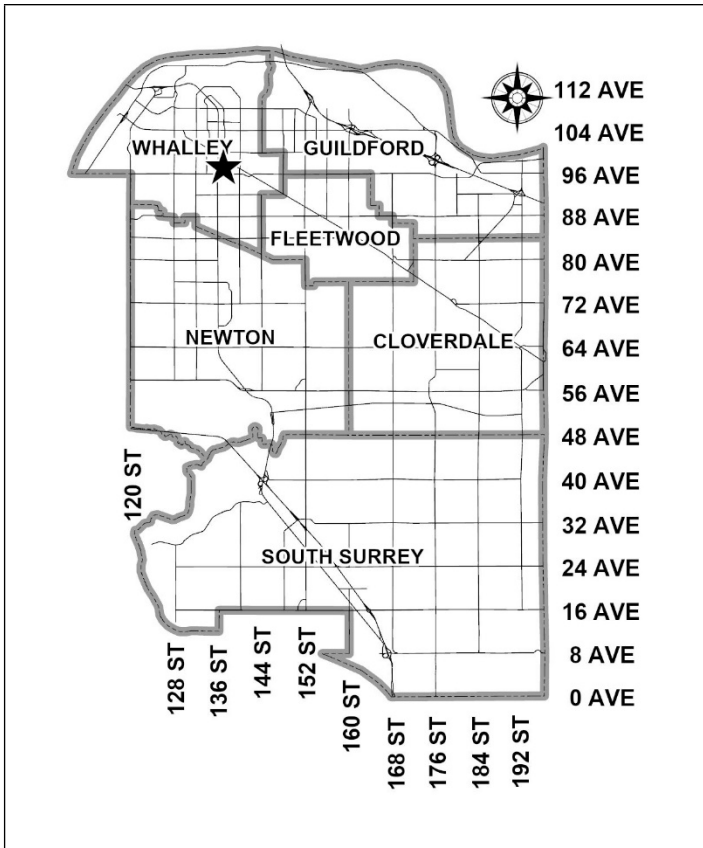
to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

**LOCATION:** 9714 - 137 Street

**ZONING:** R3

**OCP DESIGNATION:** Downtown

**CCP DESIGNATION:** High Density Employment





## RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to consider Bylaw Introduction and for granting First, Second and Third Reading for a Housing Agreement.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the City Centre Plan to redesignate the subject site from “High Density Employment” to “High Rise Mixed-Use - Type II”.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The subject site was recently redesignated from “Mixed-Use 3.5 FAR” to “High Density Employment” (Corporate Report No. Ro63: Update on Delivering the City Centre Plan Vision – Central Business District, March 28, 2022). Although the density of the proposed development meets that currently prescribed in the City Centre Plan, the intent of the “High Density Employment” designation is to provide high-density employment uses, including office, institutional, and ancillary commercial, in locations outside of the Central Business District (CBD). This designation also allows for supportive housing and residential care facilities.
- The proposed amendment to the City Centre plan from “High Density Employment” to “High Density Mixed-Use – Type II” will still comply with the 7.5 FAR permitted in both the OCP and City Centre Plan. However, it will allow for employment uses as well as the proposed student dormitory housing use which will be secured through a Housing Agreement for 50 years.
- 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 Bylaw. The Rezoning Bylaw 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 Bylaw readings.

- The proposed mix of uses, including office, student lounge and common areas, daycare, student dormitory housing and ground floor commercial retail and restaurant space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district. Recently, the University of British Columbia announced their intent to locate academic facilities in the area. The proposed student housing is associated with Western Community College and will complement the educational institutions located within the Medical District now and in the future.
- The proposed density and building form are also appropriate for this part of Surrey City Centre, as it conforms to the goal of achieving high-rise, high density, and mixed-use development around the three City Centre SkyTrain Stations.
- The King George SkyTrain Station is located within a walking distance of 530 metres (approximately 10 minutes) from the subject site.
- 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 proposed building achieves an attractive architectural built form, which utilizes high quality durable 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. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from “Urban Residential Zone (R3)” to “Comprehensive Development Zone (CD)”.
2. Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce a Bylaw to enter into a Housing Agreement and consider granting First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
  - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture for the commercial/retail portion of the proposal;
  - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and

- (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.
5. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from “High Density Employment” to “High Rise Mixed-Use – Type II” as shown in Appendix III, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Staging area for the project under construction to the south (Lark’s CC4).	High Density Employment	R3
North (Across 97A Avenue):	Single Family Dwellings	Park	R3
East (Across 137A Street):	Single Family Dwellings	Mid to High Rise Mixed-Use	R3
South:	Lark CC4, 23-storey mixed-use tower with ground floor commercial retail space and hotel under construction (DP No. 7921-0347-00).	High Density Employment	CD (Bylaw No. 20650)
West (Across 137 Street):	Proposed 13-storey office tower with ground floor CRUs (Development Application No. 7918-0180-00 at third reading).	High Density Employment	C-5 and R3

### Context & Background

- The 0.6-acre subject site consists of one property located at 9714 – 137 Street in the Medical District in City Centre and is bound by 97A Avenue to the north, 137 Street to the west and 137A Street to the east.
- The subject site is designated Downtown in the Official Community Plan (OCP), High Density Employment in the City Centre Plan (CCP) and is zoned Urban Residential Zone (R3).

- The subject application is generally consistent with the Downtown designation in the Official Community Plan (OCP) and requires an amendment to the High Density Employment designation in the City Centre Plan (CCP).
- The applicant, Lark Group, has entered into a lease agreement with Western Community College to provide purpose-built student dormitory housing within the proposed mixed-use tower.
- The proposed mixed-use development includes 397 student dormitory dwelling units (944 beds) located on Levels 5-23. Each unit is smaller than the minimum size allowed for micro-units (30-35 square meters) according to the guidelines for micro-units included in the City Centre Plan.
- The applicant is proposing student dormitory units with the following sizes: 19 square metres for single occupancy, 27 square metres for double occupancy and 29 square metres for triple occupancy. Under the Development Cost Charge (DCC) Bylaw, units no larger than 29 square metres are exempt from DCC fees. This will result in the exemption of payment of approximately \$4 million of DCCs for this component of the proposed development. City staff have reviewed this proposal and are supportive of the provision of student housing.
- DCC rates within City Centre are determined based on development projections that all parcels will ultimately densify as per the Town Centre Plan. Should the City continue to receive similar developments where DCCs are exempted, City staff will need to evaluate financial impacts and make adjustments to the City Centre DCC rates accordingly.
- The proposal also includes a mix of employment uses, including office, daycare, ground floor commercial retail and restaurant space.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - City Centre Plan amendment to allow the proposed student dormitory housing use (the proposed amendment does not result in higher density);
  - Rezoning from RF to a CD Zone based on the RMC-135 Zone;
  - Detailed Development Permit for Form and Character; and
  - Housing Agreement

to permit the development of one 24-storey mixed-use high-rise tower (City Centre 5) with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,820 m <sup>2</sup>
Road Dedication:	493 m <sup>2</sup> (road dedications taken under File No. 21-0347, CC4)
Net Site Area:	2,327 m <sup>2</sup>

	Proposed
<b>Number of Lots:</b>	1
<b>Building Height:</b>	85 m (24 storeys)
<b>Floor Area Ratio (FAR):</b>	7.2 (gross) 9.1 (net)
<b>Floor Area</b>	
Student Housing:	17,644 m <sup>2</sup>
Commercial:	847 m <sup>2</sup>
Office:	1,414 m <sup>2</sup>
Daycare:	361 m <sup>2</sup>
Total:	20,266 m <sup>2</sup>
<b>Student Housing Units:</b>	
Single unit:	38
Double unit:	114
Triple unit:	178
2-bedroom:	57
3-bedroom:	10
Total:	397

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks has no concerns with the proposed development.  A new active, neighbourhood park will be developed across 97A Avenue as per the City Centre Plan. The closest park with natural area is 22C – Greenbelt and is 285 metres walking distance from the development.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

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 greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for Bylaw introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

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

## Transportation Considerations

### Transit

- King George SkyTrain Station and surrounding transit hub are approximately 530 metres from the subject site (less than 10-minute walk), which will be reduced with planned redevelopment in the adjacent area that will increase road network connections. While King George Station is currently the eastbound terminus station for the Expo Line, the future Surrey-Langley SkyTrain project will extend the line to the Township and City of Langley by 2028.
- The subject site is located two blocks east of the Frequent Transit Network along King George Boulevard that serves bus routes #314 (Surrey Central / Sunbury), #321 (White Rock / Newton / Surrey Central), #326 (Guildford / Surrey Central), #329 (Surrey Central / Scottsdale), #394 (White Rock / King George Station) and R1-King George Rapid Bus.
- The subject site is located less than two blocks north of 96 Avenue, which has bus stops serviced by route #326 (Guildford / Surrey Central).

### Road Network and Infrastructure

- Under Development Application No. 7921-0347-00, the applicant provided all road dedication requirements.
- The applicant, through the development of City Centre 4 (CC4) and City Centre 5 (CC5), will be constructing the frontage along 97A Avenue, 137 Street and 137A Street to City Centre standards that will include sidewalks, cycle tracks, boulevards with streetlighting/trees and parking pockets, where applicable.

### Access and Parking

- Access to the site (underground parking) is proposed via 137A Street, which is along the east property line of the subject site.

- A reciprocal access easement is required through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial CC4 development phase to the south which provides access from the east-west Green Lane along the southern property line of 9686 - 137 Street.
- On June 10, 2024, Council approved the “Designation of Transit-Oriented Areas and Changes to Off-Street Parking Requirements Related to Provincial Housing Legislation” Corporate Report (No. Ro89; 2024) to revise residential off-street parking requirements within designated Transit-Oriented Areas. The applicant is proposing to provide only the required accessible parking spaces to reflect the recently revised parking requirements to eliminate parking in Transit-Oriented Areas for residential uses except for accessible parking spaces.
- The proposed development includes a total of 55 parking spaces, 9 of which are designated as accessible parking spaces, within an enclosed two-level underground parking garage, serving the office, retail, restaurant, daycare uses and the required accessible parking spaces for the student housing units.

### **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:
  - Targeting LEED v. 4 core and shell targeting Gold certification.
  - The development is located within the Quibble Creek watershed area therefore measures will be implemented to reduce runoff volume, sediment control, and water quality.
  - Designated areas on the podium roofs and upper roofs will be landscaped and include a variety of native/ adaptive plant species to create habitat for birds, butterflies, and insects.
  - Reduction of the heat island effect will be accomplished with vegetated roofs, cool roofing, and underground parking.
  - Night sky lighting will be provided to reduce light pollution and preserve nocturnal habitat.
  - Grade level exterior patios and plazas will be provided to maximize quality space for human health and relaxation.
  - Energy modelling will be provided to ensure the project meets the City of Surrey’s Step 2 requirement for commercial projects as per the BC Energy Step Code, with energy conservation measures such as: highly insulated roof areas, increased exterior wall insulation, energy efficient low -e glazing and curtainwall systems and insulated spandrel panels.
  - Daylighting and occupancy day/lighting sensors will be provided to reduce the need for electric lighting.
  - Energy efficient light fixtures (LED) will be provided.
  - Heat and domestic hot water will be provided by an Energy Transfer Station (ETS) connected to Surrey’s District Energy System. Tenant and common areas will be provided with horizontal hybrid heat pumps with water side economizers (act as fan coil in heating mode), fully insulated, with a DDC controlled hydronic heat pump loop.



- The plumbing fixtures for both base building and tenant works will be low flow to meet the water consumption requirements.
- Materials with high durability will be provided, including metal panels, glass, and concrete.
- Low/NO VOC materials will be used indoors for improved air quality.

## **POLICY & BYLAW 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 Downtown in the Official Community Plan, with a permitted maximum density of 7.5 FAR as noted in Figure 16 of the OCP.
- In accordance with the OCP, the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.
- The proposed density (7.2 gross FAR) is consistent with the 7.5 gross FAR designation in the Official Community Plan and therefore, an OCP Amendment is not required.

#### 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, through the development of a high-density, mixed-use development.
  - Centres, Corridors and Neighbourhoods:
    - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
    - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods, with a high-density development connected to open space, local greenways, and multi-modal transportation infrastructure.
    - Urban Design: Implement high architectural and urban design standards to create both socially and environmentally sustainable high-density development, with a unique blend of safe, beautiful, active and vibrant interconnected and publicly accessible spaces.

## Secondary Plans

### Land Use Designation

- The subject site is designated High Density Employment (7.5 FAR) in the City Centre Plan.
- The applicant is proposing to amend the City Centre Plan from High Density Employment to High Rise Mixed-Use – Type II to accommodate the proposed development.

### Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging high-density mixed-use hub around the King George SkyTrain Station.
- The proposed mix of uses, including office, student lounge, daycare, student housing and ground floor commercial retail and restaurant space will support the vision of the Medical District in the City Centre as a dense medical and health technology office district. The student housing will also complement the educational institutions located within the Medical District now and in the future.
- The proposed tower includes purpose-built student dormitory dwelling units (on Levels 5-21), secured by a housing agreement, which is desirable in City Centre to support academic facilities.
- The proposed student housing is associated with Western Community College and will complement the educational institutions located within the Medical District now and in the future.
- The applicant is required to register a Restrictive Covenant on title indicating that Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) are applicable and payable to the City, should the student dormitory housing tenure of the proposed development change at any point in the future.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial, office and residential. A mix of uses creates a City Centre that is more animated, livable and a place that thrives economically where residents can work, play and live in their neighbourhood.
  - Create Vibrant Urban Space, with a large accessible plaza and a strong public realm along 97A Avenue and 137 Street.
  - Encourage Office and Employment, by providing office space and ground floor commercial retail units.
  - Promote Identity and Sense of Place, with a unique blend of interconnected commercial, and public realm experience. The Medical District's distinct identity is newly emerging through redevelopment in this neighbourhood.

### 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 student housing units.
- The applicant has proposed to enter into a Housing Agreement (Appendix IV) with the City of Surrey that will allocate all 397 student dormitory housing units within the tower (located on Levels 5-23) created under this development proposal as student housing associated with an educational institution for 50 years or the life of the building.
- The Housing Agreement includes a provision that allows the student dormitory housing units to be rented firstly to members of the public who are employed in the Technology Neighbourhood and surrounding area or secondly members of the greater public if there are not enough students to occupy at least 70% of the available accommodation.

### CD Bylaw

- The applicant proposes to rezone the subject site from “Urban Residential Zone (R3)” to “Comprehensive Development Zone (CD)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the “Multiple Residential Commercial 135 Zone (RMC-135)”.

Zoning	RMC-135 Zone (Part 26)	Proposed CD Zone
<b>Floor Area Ratio:</b>	2.5 FAR	9.1 FAR
<b>Lot Coverage:</b>	33%	88%
<b>Yards and Setbacks</b> East: West: South: North:	7.5 metres or 50% the height of the building	2.8 metres 4.5 metres 1.4 metres 3.0 metres
<b>Principal Building Height:</b>	N/A	85 m (24-storeys)
<b>Permitted Uses:</b>	<p>The RMC-135 Zone permits:</p> <p><u>Principal Uses</u></p> <ul style="list-style-type: none"> <li>• multiple unit residential buildings and ground-oriented multiple residential buildings.</li> </ul> <p><u>Accessory Uses</u></p> <ul style="list-style-type: none"> <li>• Retail stores;</li> <li>• Personal service uses;</li> </ul>	<p><u>Principal Use:</u> Student Housing in accordance with Housing Agreement.</p> <p><u>Accessory Uses</u> will include the following, with some restrictions:</p> <ul style="list-style-type: none"> <li>• Retail stores;</li> </ul>

Zoning	RMC-135 Zone (Part 26)	Proposed CD Zone
	<ul style="list-style-type: none"> <li>• General service uses;</li> <li>• Eating establishments;</li> <li>• Neighbourhood pubs;</li> <li>• Office uses;</li> <li>• Indoor recreational facilities;</li> <li>• Entertainment uses;</li> <li>• Community services;</li> <li>• Child care facilities;</li> <li>• Short Term Rental.</li> </ul>	<ul style="list-style-type: none"> <li>• Personal service uses;</li> <li>• General service uses;</li> <li>• Eating establishments;</li> <li>• Neighbourhood pubs;</li> <li>• Liquor Store;</li> <li>• Office uses;</li> <li>• Indoor recreational facilities;</li> <li>• Entertainment uses</li> <li>• Community services;</li> <li>• Child care facilities;</li> <li>• Cultural uses;</li> <li>• Short-Term Rental.</li> </ul>
Parking (Part 5)	Required	Proposed
Number of Stalls		
Student Housing:	0*	0*
Office:	19	19
Commercial/Retail/Restaurant:	9	9
Daycare:	5	5
Accessible:	9	9
Total:	42	55*
		*No residential parking requirements in TOA except accessible parking spaces.

- The proposed CD Bylaw will incorporate similar uses as the RMC-135 Zone with the addition of student dormitory housing instead of multiple unit residential.
- The proposed net floor area ratio (FAR) of 9.1 and the lot coverage of 88% will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RMC-135 Zone.
- The proposed density is within that permitted in the High Density Employment (7.5 FAR) designation in the City Centre Plan (calculated on the gross site area), however the proposal requires an amendment to High Rise Mixed-Use – Type II (7.5 FAR) to allow the proposed student dormitory housing.
- The proposed lot coverage and height is appropriate for the proposed high-rise development with podiums and is consistent with proposed surrounding developments in the Medical District.
- The RMC-135 Zone requires the setbacks to be 7.5 metres (25 ft.) 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 more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines. The reduced building setbacks are also similar to the those approved on the neighbouring development to the south, Lark’s City Centre 4 (CC4) and City Centre 2 (CC2).

- The proposed commercial/retail, restaurant, daycare and office uses are in demand and are appropriate for a mixed-use development in the City Centre, providing opportunities for employment, entertainment and service uses.
- Minimum Indoor and Outdoor Amenity Space is not a requirement in the proposed CD Zone for the student housing. However, amenity space is provided as outlined later in the report.

### **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 is comprised of student dormitory housing units that will be secured through a Housing Agreement. The remaining commercial, office and daycare portion of the development is not subject to CACs. As such, 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 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.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a student dormitory housing project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the student dormitory housing, to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- In accordance with the City's Public Art Policy, the Public Art contribution will not be required for the student dormitory housing portion of the proposal secured through a Housing Agreement. 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.

- The Public Art contribution will be required for the commercial portion of the proposal. 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 October 7, 2024, and the Development Proposal Signs were installed on October 9, 2024. Staff did not receive any responses from neighbouring residents within the pre-notification area.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan, noting however, there are no guidelines pertaining specifically to student housing.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface. The applicant has continued to work with staff on an ongoing basis to resolve specific design-related concerns.
- 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;
  - Further refinement of all commercial interfaces and the public realm along streets, as well as continued refinement of the landscape design elements in the courtyard area;
  - Design development and refinement of the architectural features, and materials; and
  - Further study of the appropriate unit and amenity design to maintain student wellbeing.

- The proposed mixed-use building will be 24 storeys in height and consist of approximately 847 square metres of ground floor retail/restaurant space within multiple commercial retail units (CRUs), with a student lounge mezzanine area located above on Level 2. An additional 1,414 square metres of office space is proposed on Level 3, and a 361 square-metre daycare space associated with the Western Community College teaching program and 6, 1-bedroom student or faculty dwelling units are located on Level 4.
- Two separate outdoor amenity spaces are also proposed on Level 4. One will function as an outdoor amenity space for the proposed daycare with the other proposed as a common outdoor amenity space for students (programming details in Indoor and Outdoor Amenity Common Spaces section to follow).
- The proposed student dormitory housing units and associated common areas are located on Levels 5-23 and include 397 units (944 beds) to support the partnering educational institution, Western Community College, to be located in the adjacent CC4 development. There are an additional 6, 1-bedroom units located on Level 4 that could accommodate students or faculty.
- The subject site has street exposure on three frontages with proposed retail space fronting 137 Street, 97A Avenue, 137A Street and the courtyard where feasible. A one level grade change across the building results in additional retail exposure on the south elevation of the building from the courtyard.
- The primary lobby entrance is located along 97A Avenue with a secondary entrance from the courtyard. The lobby creates a linear access connecting the north and south, as well as an interconnection to the student amenity on Level 2.
- Curvilinear stepped planters transition the grade differential along the east and west sides of the building.
- The podium design activates the public realm and courtyard with high-glazing retail and restaurant frontages and glazed canopies provide weather protection along the retail frontages. A double-height solid coloured canopy highlights the main lobby entrance on the north.
- The architecture and massing of the proposed tower (CC5) was designed in tandem with the CC4 tower with the southwest elevation curving inward to maximize the open space between the towers to create a common courtyard with public space, commercial patios and overlooking podium roof decks.
- High quality, commercial grade materials including curtain wall and window wall and with vision and spandrel glazing, composite stone panels and stainless-steel detailing. Vertical silver bands of metal panel run up the tower portion of the building in a striated broken pattern to break up visually modulate the massing and create interest on the elevation.
- The building form steps at Level 14 to reduce the weight of the tower and the north elevation is composed to articulate two smaller masses that intersect at this level. The setback provides an opportunity to bring daylight into the upper-level corridors and common amenity space. The roof level is set back generously to create an expansive outdoor amenity space with corresponding indoor amenity room.

### 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 building and its location and incorporates an inclusive interface between the public and private realm.
- Pedestrians can circulate around the base of the tower which is activated by landscape areas and a central courtyard.
- The central courtyard is proposed on the southern portion of the site, located between the subject site CC5 development and CC4 (to the south) and includes stepped treed landscaped spaces, outdoor gathering and performance space, water feature and patio areas.
- Bike racks and bench seating are positioned around the entire grade level to provide convenience and enhance the pedestrian experience.

### Indoor and Outdoor Amenity – Student Common Spaces

- Indoor and Outdoor Amenity Spaces are not a requirement within the proposed CD Bylaw for student housing. However, the proposed mixed-use development includes a variety of indoor and outdoor amenity common spaces for students.
- The applicant is proposing 1,900 square metres of indoor amenity common spaces located throughout the building as follows:
  - 442 square-metre student lounge area on Level 2;
  - 80 square-metre common lounge space on each level from Level 5 to 13;
  - 64 square-metre common lounge space on each level from Level 14 to 23; and
  - 87 square-metre student lounge area on Level 2.
- The applicant is proposing 1,632 square metres of outdoor amenity common spaces located throughout the building as follows:
  - 240 square-metre outdoor amenity and landscape deck area on Level 4;
  - 111 square-metre outdoor amenity and landscape deck area on Level 14
  - 370 square-metre roof-top outdoor amenity and landscape deck area on Level 24; and
  - 910 square metres of additional outdoor courtyard amenity within the shared CC4 and CC5 public courtyard space.
- Lark has confirmed the programming of the indoor and outdoor amenity common spaces will include communal seating and dining areas, fire pit and outdoor lounge spaces, planted areas with seating, flexible paved spaces with moveable furniture for activities or events, chess tables, table tennis tables, lawn area for games and a multi-purpose deck for games, yoga, and gathering/visiting.
- Western Community College has confirmed they have been actively engaged in the review and design development process from the initial stages of the project, ensuring that the facilities align with the needs and well-being of their students. The collaborative approach taken has reinforced WCC's confidence that the proposed project will provide a vibrant, supportive environment that enhances student life and fosters academic success.



### Signage

- A comprehensive signage package will be required and reviewed under a separate development application to allow for detailed staff review and coordination with overall signage within the City Centre.

### TREES

- Aaron Gui Yan Lee, ISA Certified Arborist of VDZ + A has confirmed there are no trees located on the subject site.

### CITY ENERGY

- The subject site is located within Service Area A, as defined in the “City Centre District Energy System Bylaw” (see Appendix V for location). The District Energy System consists of three primary components:
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building’s mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City’s District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City’s DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the “City Centre District Energy System Bylaw”.

## 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.	City Centre Plan Amendment
Appendix IV.	Proposed Housing Agreement
Appendix V.	District Energy Service Area Map

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

JLM/cb





19012 CITY CENTRE 5 PARKING SUMMARY

DATE: 05-Nov-24

LEVEL	UNIT / USE	GROSS AREA (GFA) (SQM)	GROSS AREA (GFA) (SFM)	GFA EXCLUSIONS (SF) (STAIRWAYS, MECH. ROOMS)	GROSS AREA (GFA) (SFM) LESS EXCLUS.	GROSS AREA (GFA) (SFM) LESS EXCLUS. (SFM)	OCCUPANCY	PARKING RATIO (20% CITY USE PER 150sqm)	REDUCTION FOR OTHER USES (DAYCARE, DAYCARE)	STALLS REQ BY BY-LAW
LEVEL 1	RETAIL 1	418.06	4,500.0	0.0	4,500.0	418.06	RESTAURANT	3 under 150sqm		3
	RETAIL 2	200.39	2,157.0	0.0	2,157.0	200.39	RESTAURANT	3 under 150sqm		3
	RETAIL 3	223.54	2,480.0	0.0	2,480.0	223.54	RESTAURANT	3 under 150sqm		3
LEVEL 2	LOBBY / CIRCULATION	406.08	4,371.0	481.0	3,890.0	361.39	GENERAL SERVICE		2.4	0
	LOUNGE	596.46	6,420.2	481.0	5,939.2	551.17	RESIDENTIAL / OFFICE	Primarily residential use		0
LEVEL 3	OFFICE	1,414.43	15,224.8	491.9	14,732.9	1,366.73	OFFICE			1.4
LEVEL 4	DAYCARE	361.72	3,862.8	0.0	3,862.8	361.72	DAYCARE			1.4
LEVEL 4	RESIDENTIAL	383.18	4,232.2	0.0	4,232.2	383.18	RESIDENTIAL			0
LEVEL 4	LOBBY / CIRCULATION	173.75	1,870.2	494.9	1,375.3	127.77	DAYCARE			1.4
LEVEL 5	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 6	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 7	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 8	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 9	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 10	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 11	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 12	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 13	RESIDENTIAL	914.41	9,842.6	498.2	9,344.4	886.12	RESIDENTIAL			0
LEVEL 14	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 15	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL	Oriented Area (OA) which requires no standard parking stalls for residential use.		0
LEVEL 16	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 17	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 18	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 19	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 20	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 21	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 22	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 23	RESIDENTIAL	769.14	8,279.0	498.2	7,780.8	722.86	RESIDENTIAL			0
LEVEL 24	RESIDENTIAL	180.22	1,983.7	310.2	1,673.5	156.43	RESIDENTIAL			0
LEVEL 24	MECHANICAL	55.05	592.6	0.0	592.6	55.05	SERVICE			0
TOTAL RES		17,641.97	189,325.60							35
TOTAL		20,352.99	219,077.9	11,724.8	207,353.1	19,263.13				35
TOTAL STALLS REQUIRED										35
TOTAL STALLS PROVIDED										35

NOTE: PARKING GFA excludes parking/loading/unloading areas, secure bicycle parking areas, stairways, mechanical rooms within the building.

PARKING PROVIDED

LEVEL	SMALL CARS	ACCESSIBLE & CARS	REG CARS	TOTAL STALLS
P2	10	2	10	22
P3	13	7	4	24
MAIN	0	0	0	0
TOTAL	23	9	14	46

% SC PROVIDED: 41.8%  
 % SC ALLOWED: 35.0%  
 EV REQ. - 20% OF COMMERCIAL, 100% OF RESIDENTIAL  
 LOADING SPACE PROVIDED (BY-LAW COMPLIANT SIZE)  
 ADDITIONAL SHORT TERM SMALL VEHICLE LOADING SPACE

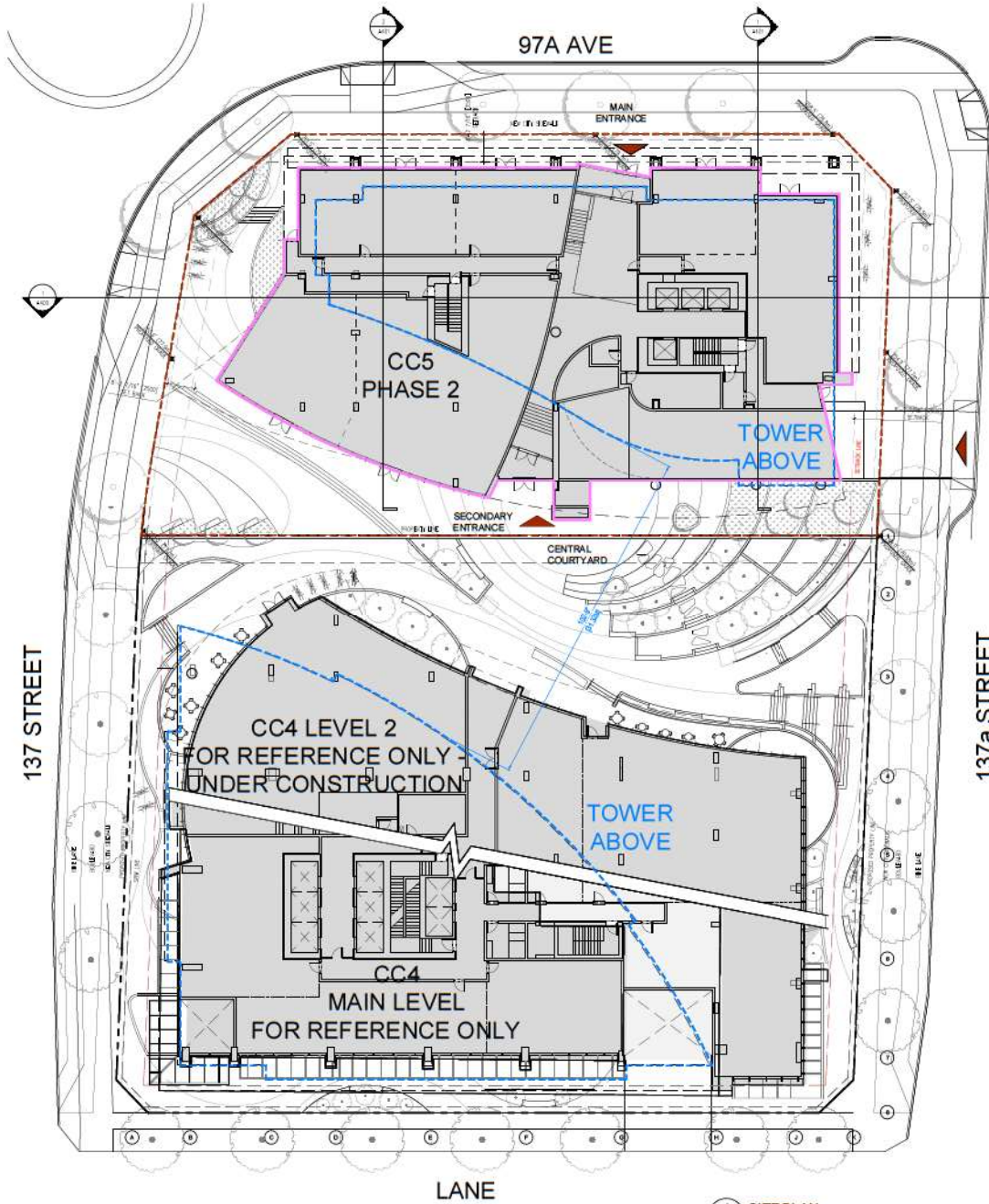
FAR CALCULATION

DESCRIPTION	AREA (SQM)	AREA (SFM)
GROSS SITE (BEFORE DEDICATIONS - CCS SITE ONLY)	3M	30,534
ROAD WIDENING DEDICATIONS	499.0	5,307
NET SITE (W/ ROAD WIDENING)	769.14	8,279.0
GROSS FLOOR AREA	20,353	219,078
GROSS FAR BEFORE DEDICATIONS		7.2
NET FAR AFTER DEDICATIONS		8.75

BIKE STALLS SUMMARY

LEVEL	GROSS AREA (SF)	OCCUPANCY	TYPE	FACTOR	PER AREA	BIKE SPACES REQUIRED
1	438	Restaurant 1	SECURE	0.06	>2000	0.3
1	200	Restaurant 2	SECURE	0.06	>2000	0.3
1	223	Restaurant 3	SECURE	0.06	>2000	0.3
1	0	General Service	SECURE	0.06	>2000	0.0
1	0	General Service	VISITOR	0.12	>2000	0.0
3	1,369	Office	N/A	N/A		0
4	425	Daycare	N/A	N/A		0
4	16,568	Residential Dorm	N/A	N/A		0
TOTAL SECURE						1
TOTAL VISITOR						0
TOTAL						1

TOTAL BIKE STALLS REQUIRED	SECURE SPACES	VISITOR SPACES	TOTAL
1	1	0	1
TOTAL BIKE STALLS PROVIDED	27	33	60



1 SITE PLAN

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



GENERAL NOTES

NO.	ISSUE	DATE	BY
2	RESUBMITTED FOR RZ/DEV PERMIT	24/11/24	
1	ISSUED FOR RZ/DEV PERMIT	24/10/24	
0	ISSUE	17/10/24	



2024.11.05



1000-1006 W. Georgia Street | Vancouver, BC V6C 2E4  
 438-438 | 2312 Jubilee Road | Victoria, BC V8B 6J2  
 604-682-3328 | info@iwa-arch.ca | www.iwa.ca

PROJECT NAME: CITY CENTRE 5

PROJECT ADDRESS: 9714 137 STREET, SURREY, BC

DRAWING TITLE: SITE PLAN & PROJECT STATISTICS

PROJECT NO: 19012 DRAWN BY: AW  
 SCALE: 1/8"=1'-0" REVIEW BY: JS  
 DWG NO: A100





97a AVE

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
2	RE-ISSUED FOR RZ/DEV PERMIT	24/10/24
1	ISSUED FOR RZ/DEV PERMIT	24/06/24



CONSULTANT



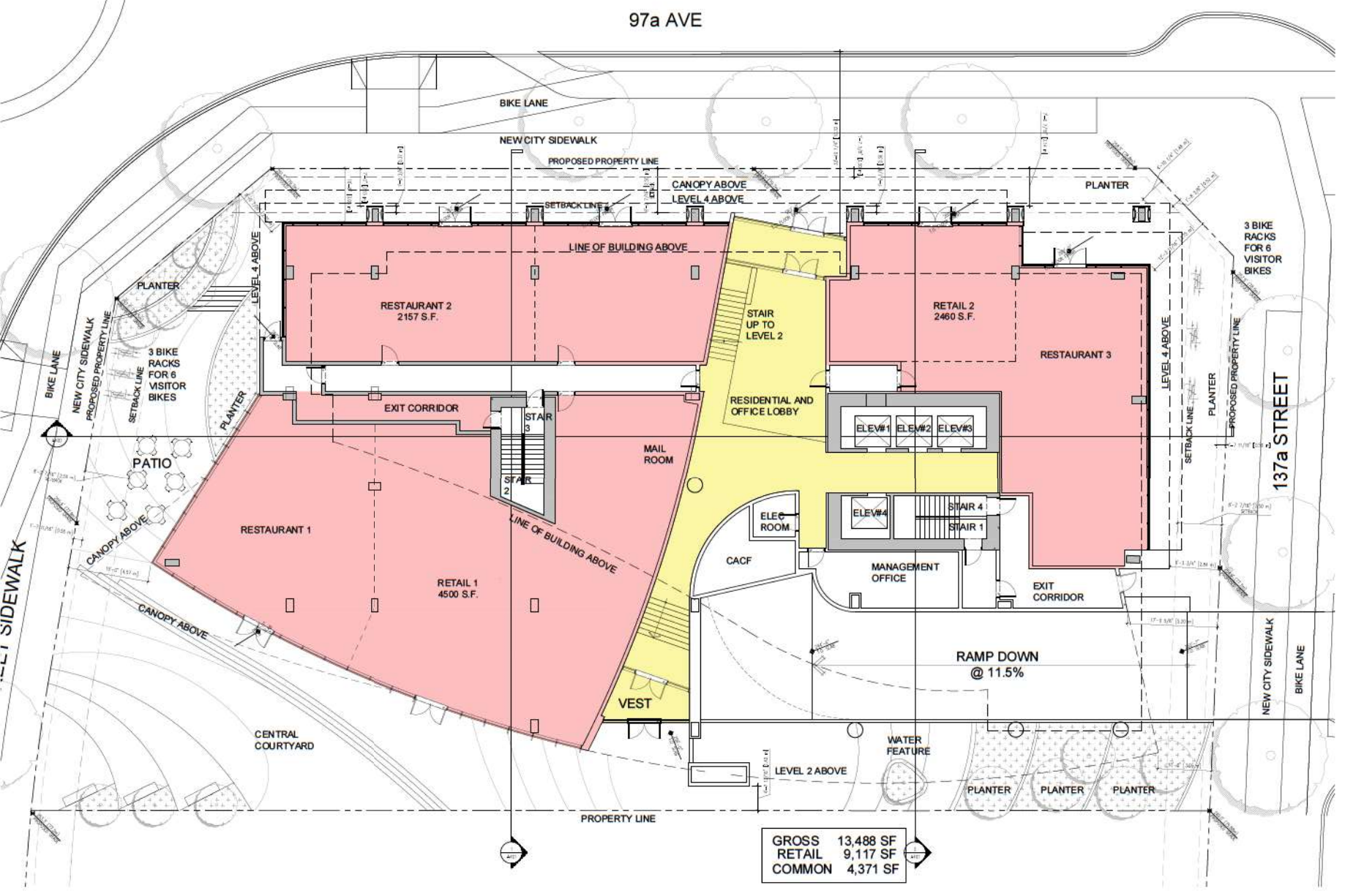
1006 888 - 1006 W. Georgia Street Vancouver, BC V6C 2E6  
250 684 - 2312 Jubilee Road Victoria, BC V8B 2J5  
854 432 3328 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:  
**CITY CENTRE 5**

PROJECT ADDRESS:  
9714 137 STREET, SURREY, BC

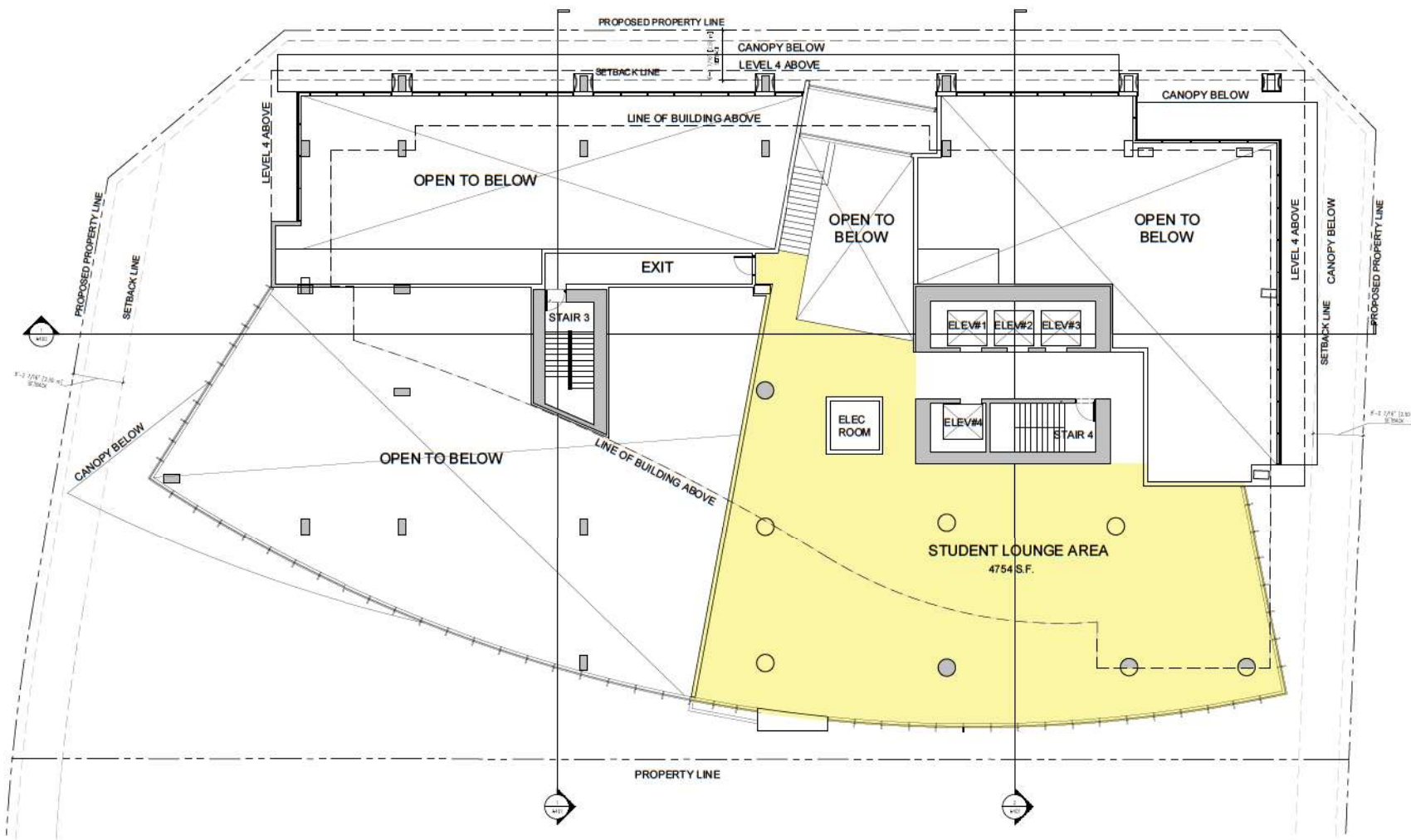
DRAWING TITLE:  
**LEVEL 1 FLOOR PLAN**

PROJECT NO: 19012 DRAWN BY: AW  
SCALE: 1/8"=1'-0" REVIEW BY: JS  
DWG NO: **A202**



GROSS	13,488 SF
RETAIL	9,117 SF
COMMON	4,371 SF

1 LEVEL 1 FLOOR PLAN



1 LEVEL 2 FLOOR PLAN

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



GENERAL NOTES:

NO.	ISSUE	DATE
2	RE-ISSUED FOR RZ/DEV PERMIT	24/01/24
1	ISSUED FOR RZ/DEV PERMIT	24/06/23
NO.	ISSUE	DATE



CONSULTANT:



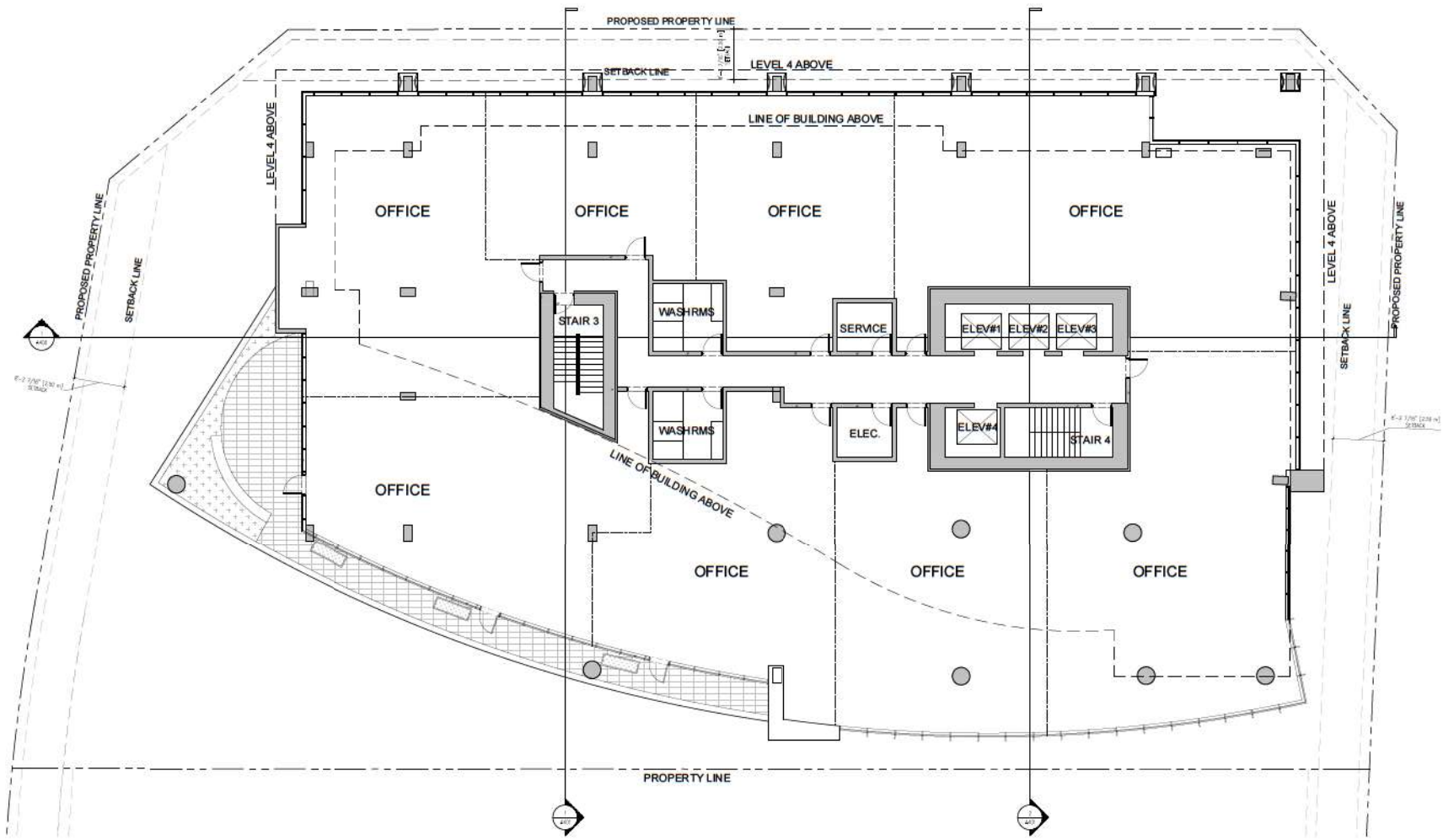
1/180 888 - 1000 W. George Street Vancouver, BC V6Z 2Z4  
 1/180 604 - 2212 Jubilee Road Victoria, BC V8P 2J2  
 604.682.3525 | info@iwa-arch.ca | www.iwa.ca

PROJECT NAME:  
**CITY CENTRE 5**

PROJECT ADDRESS:  
 8714 137 STREET, SURREY, BC

DRAWING TITLE:  
**LEVEL 2 FLOOR PLAN**

PROJECT NO: 19012 DRAWN BY: AW  
 SCALE: 1/8"=1'-0" REVIEW BY: JS  
 DWG NO: **A203**



1 LEVEL 3 FLOOR PLAN

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



GENERAL NOTES:

NO.	ISSUE	DATE	BY
2	RESUBMITTED FOR RZ/DEV PERMIT	24/06/20	
1	ISSUED FOR RZ/DEV PERMIT	24/06/20	
NO.	ISSUE	DATE	BY



CONSULTANT:



1000 888 - 1000 W. George Street Vancouver, BC V6C 2E4  
 1100 666 - 3312 Jubilee Road Victoria, BC V8P 2J5  
 604 682 3528 | info@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:  
**CITY CENTRE 5**

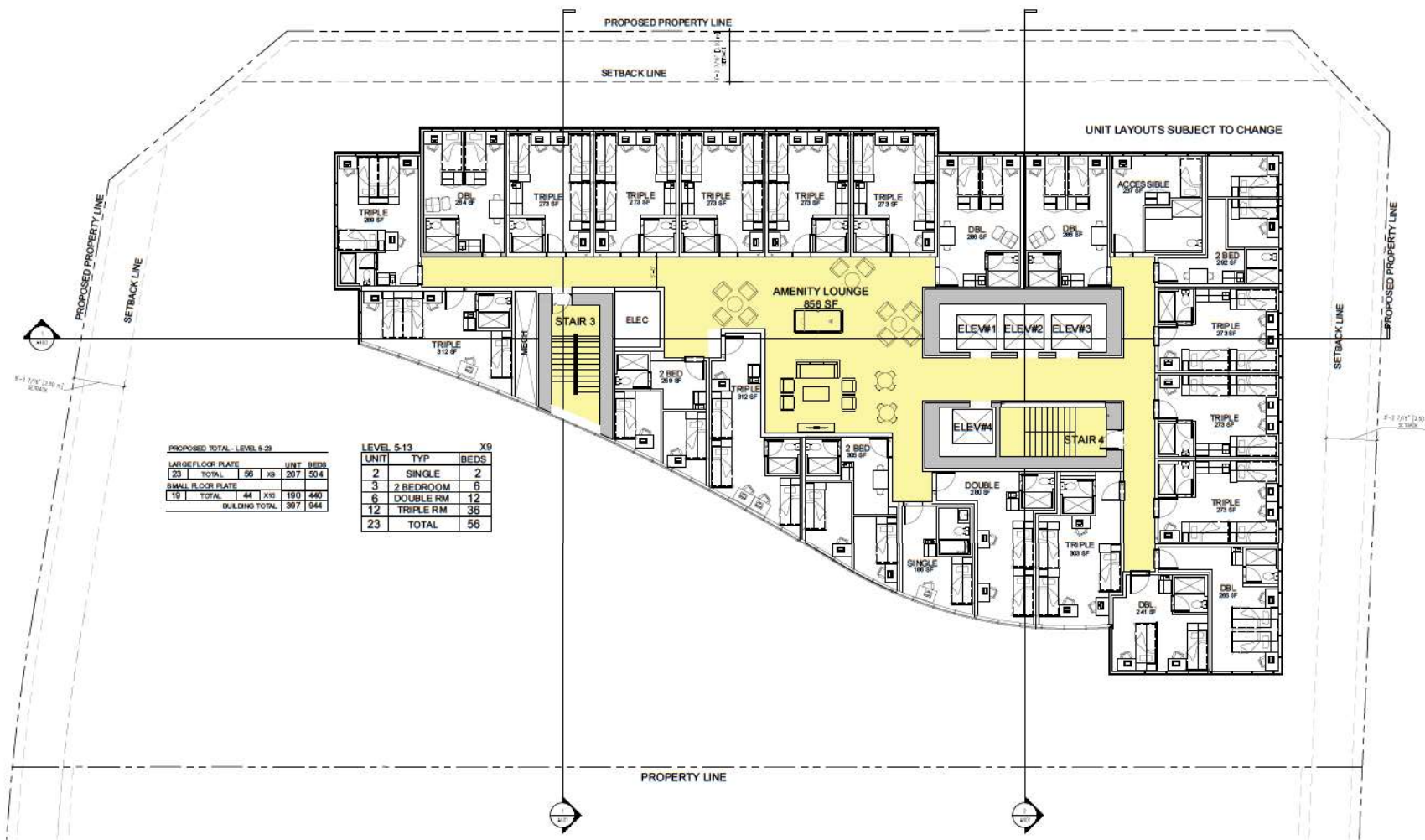
PROJECT ADDRESS:  
 8714 137 STREET, SURREY, BC

DRAWING TITLE:  
**LEVEL 3 FLOOR PLAN**

PROJECT NO: 19012 DRAWN BY: AW  
 SCALE: 1/8"=1'-0" REVIEW BY: JS  
 DWG NO: **A204**







PROPOSED TOTAL - LEVEL 5-23

LARGER FLOOR PLATE	UNIT	BEDS
23	TOTAL	56 X9   207   504

SMALL FLOOR PLATE	UNIT	BEDS
19	TOTAL	44 X10   190   440
BUILDING TOTAL 367   944		

LEVEL 5-13 X9

UNIT	TYP	BEDS
2	SINGLE	2
3	2 BEDROOM	6
6	DOUBLE RM	12
12	TRIPLE RM	36
23	TOTAL	56

1 LEVEL 5-13 FLOOR PLAN

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



GENERAL NOTES:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50

NO.	ISSUE	DATE	BY
1	ISSUED FOR RZ / DEV. PERMIT	24/06/20	
2	RESUBMITTED FOR RZ / DEV. PERMIT	24/06/20	



CONSULTANT:



1000 888 - 1000 W. George Street Vancouver, BC V6C 2E4  
 1100 888 - 2212 Jubilee Road Victoria, BC V8P 2J5  
 888 482 3525 | info@iwa.ca | www.iwa.ca

PROJECT NAME:  
**CITY CENTRE 5**

PROJECT ADDRESS:  
 8714 137 STREET, SURREY, BC

DRAWING TITLE:  
**LEVEL 5-13 FLOOR PLAN**

PROJECT NO: 19012 DRAWN BY: AW  
 SCALE: 1/8"=1'-0" REVIEW BY: JS  
 DWG NO: A206



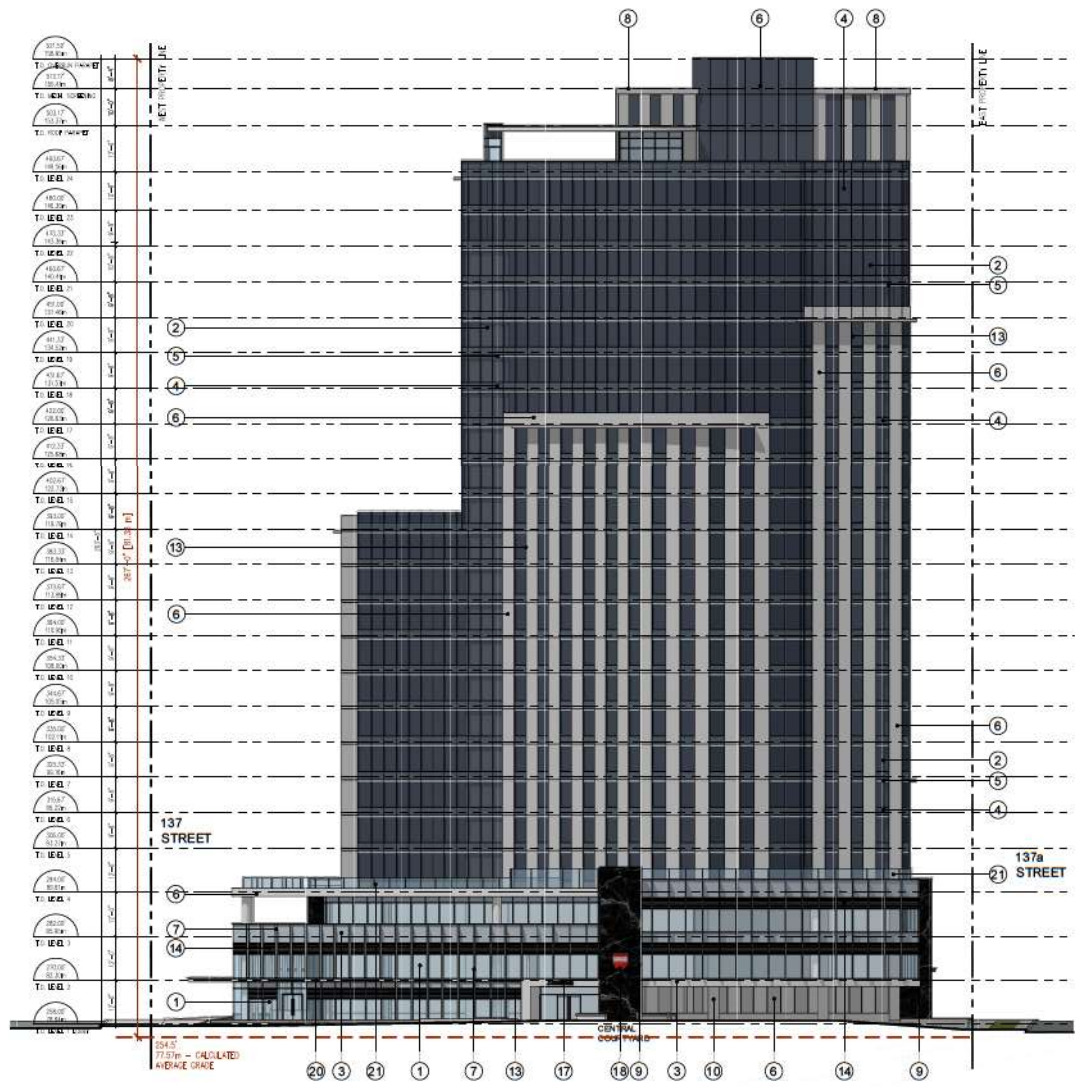




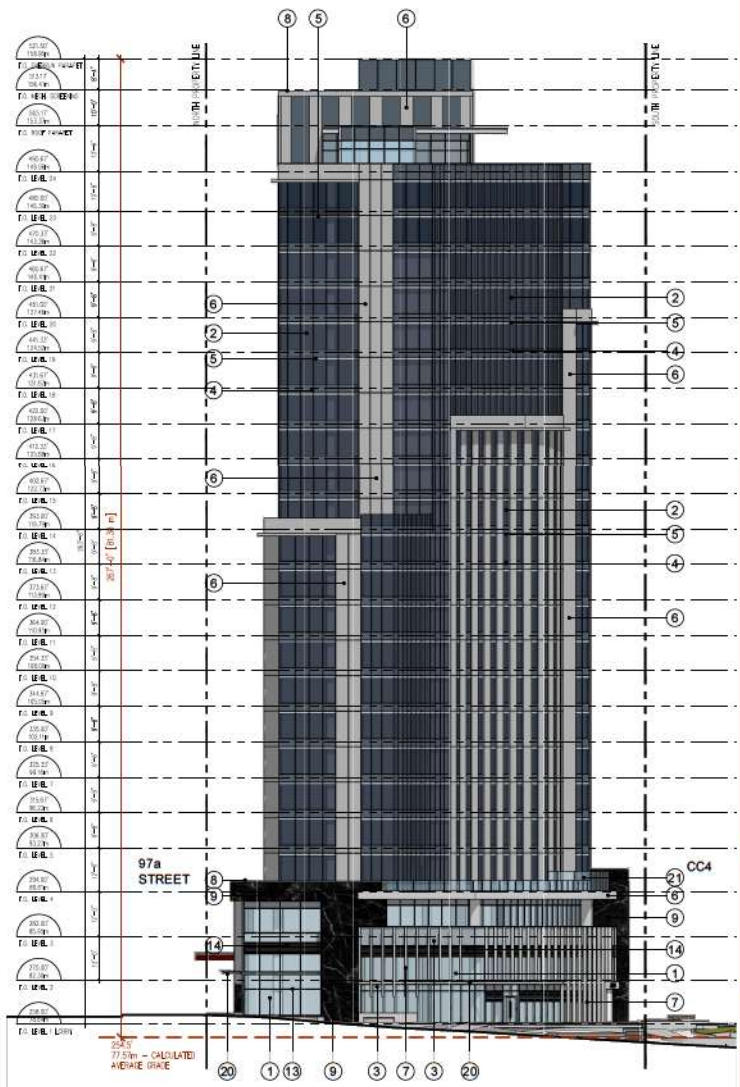




SYMBOLS:		
→ BRN GLAZ (GLZ)	→ STRUC (CONC. BLK)	11 - BRN GLAZ
→ BRN GLAZ (W. GLZ)	→ STRUC (CONC. BLK) - RIB	12 - BRN GLAZ
→ SHEDD. LANS (CONC. DE)	→ STRUC (W. BRN)	13 - BRN GLAZ
→ SHEDD. LANS (CONC. GLZ)	→ ALUM. (ALU. GLZ)	14 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	15 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	16 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	17 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	18 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	19 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	20 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	21 - BRN GLAZ
→ SHEDD. LANS (GLZ)	→ ALUM. (ALU. GLZ)	22 - BRN GLAZ



1 SOUTH ELEVATION  
432 1/16"=1'-0"



2 WEST ELEVATION  
432 1/16"=1'-0"

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE	BY
1	ISSUED FOR RZ / DEV. PERMIT	24/06/20	YJMD
2	RE-ISSUED FOR RZ / DEV. PERMIT	24/06/20	YJMD



CONSULTANT:



1000-1006 W. GARDEN STREET VANCOUVER, BC V2M 2K4  
1100-1100 W. 3212 JACOB ROAD VICTORIA, BC V8L 4J2  
604-683-3328 | 604-683-3328 | www.iwa.ca | www.iwa.ca

PROJECT NAME:  
**CITY CENTRE 5**

PROJECT ADDRESS:  
9714 137 STREET, SURREY, BC

DRAWING TITLE:  
**BUILDING ELEVATIONS - SOUTH & WEST**

PROJECT NO: 19012 DRAWN BY: AS  
SCALE: 1/16"=1'-0" REVIEW BY: JS  
DWG NO: A301



1 SECTION A

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE SOLE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



GENERAL NOTES:

NO.	ISSUE	DATE
2	RE-ISSUED FOR RZ/DEV PERMIT	24/06/24
1	ISSUED FOR RZ/DEV PERMIT	24/06/24

SEAL:



CONSULTANT:



100 W. 100th St. Vancouver, BC V6P 2G4  
 1155 BAY - 2312 Jubilee Road Victoria, BC V8P 2J5  
 604.682.3528 | info@iwa-arch.ca | www.iwa.ca

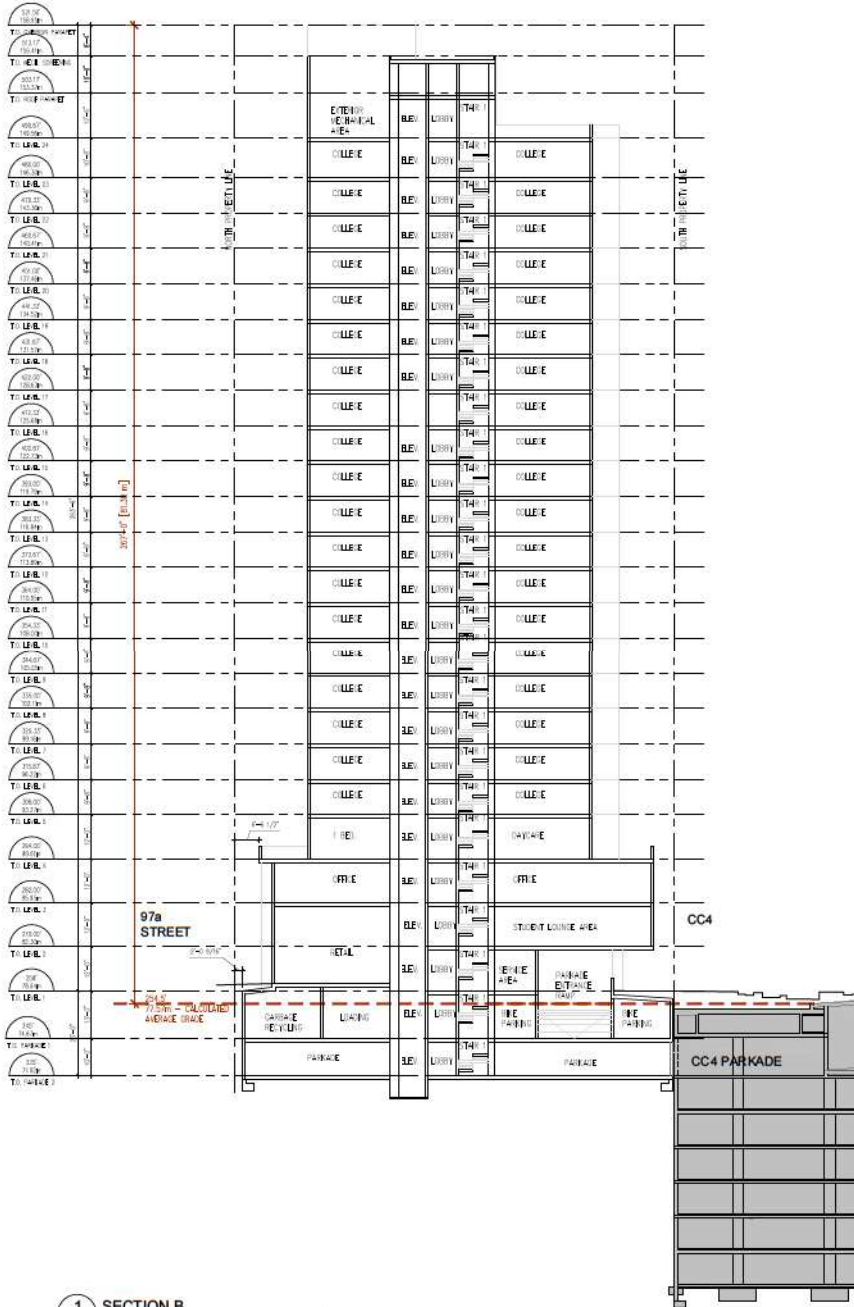
PROJECT NAME:  
**CITY CENTRE 5**

PROJECT ADDRESS:  
 8714 137 STREET, SURREY, BC

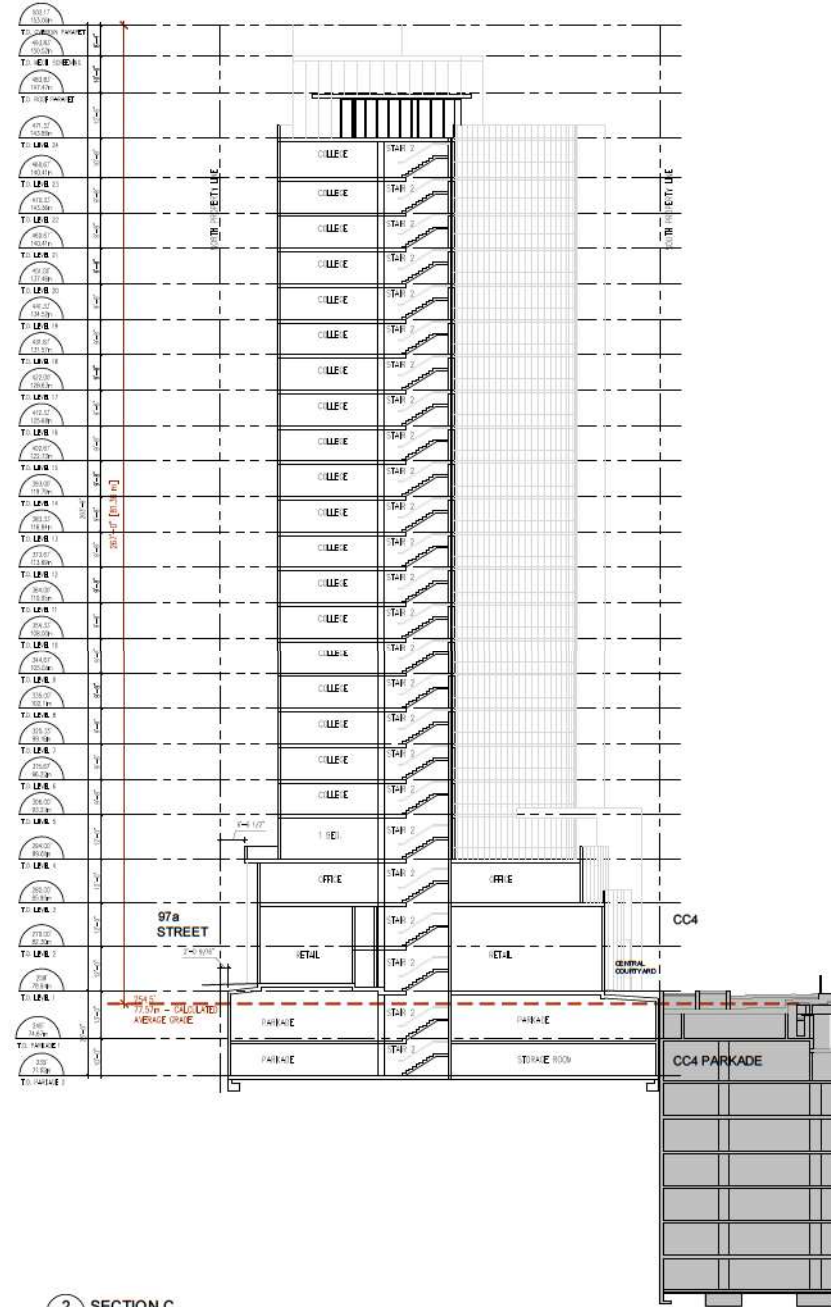
DRAWING TITLE:  
**SECTION A**

PROJECT NO: 19012 DRAWN BY: AS  
 SCALE: 1/8"=1'-0" REVIEW BY: JS  
 DWG NO: A400





1 SECTION B  
400 1/8" = 1'-0"



2 SECTION C  
400 1/8" = 1'-0"

COPYRIGHT RESERVED. ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
2	ISSUED FOR RZ/DEV PERMIT	24/01/24
1	ISSUED FOR RZ/DEV PERMIT	24/09/23
NO.	ISSUE	DATE

SEAL:



2024.11.09

CONSULTANT:



1100 888 - 1006 W. BROADWAY STREET VANCOUVER, BC V6Z 2E4  
 1100 888 - 2212 JAGGIE ROAD VICTORIA, BC V8W 2J5  
 604 692 3228 | 604 692 3229 | iwa@iwa-arch.ca | www.iwa.ca

PROJECT NAME:  
CITY CENTRE 5

PROJECT ADDRESS:  
9714 137 STREET, SURREY, BC

DRAWING TITLE:  
SECTION B & C

PROJECT NO: 19012 DRAWN BY: AS  
 SCALE: 1/8" = 1'-0" REVIEW BY: JS  
 DWG NO: A401











**MATERIALS LEGEND**

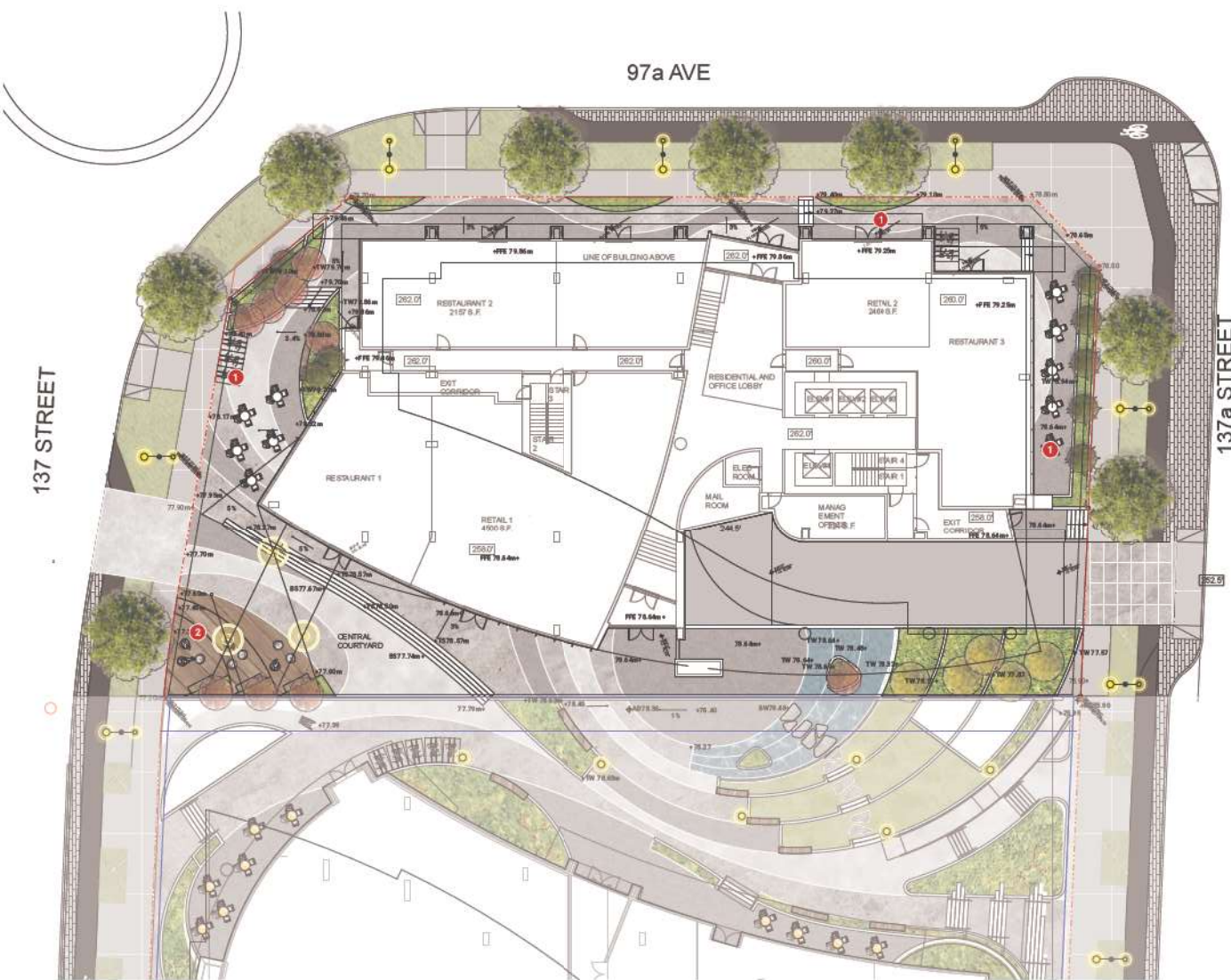
KEY DESCRIPTION

- HARDSCAPE**
- GPC CONCRETE PAVING
  - CONCRETE UNIT PAVER
  - PORCELAIN PAVING
  - THERMALLY MODIFIED WOOD DECKING
  - COMPOSITE WOOD DECKING
  - ARTIFICIAL TURF
  - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
  - SHRUB PLANTING
  - BOD LAWN

- BURNISHING**
- BIKE RACK
  - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
  - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
  - FIREBOWL & PEBBLE SEATING
  - PICNIC TABLE
  - TABLES & CHAIRS
  - BAR TABLE & STOOLS
  - OUTDOOR KITCHEN
  - CHESS TABLE
  - TABLE TENNIS

**LEGEND**

- 1. STREETFRONT
- 2. EVENT PLAZA



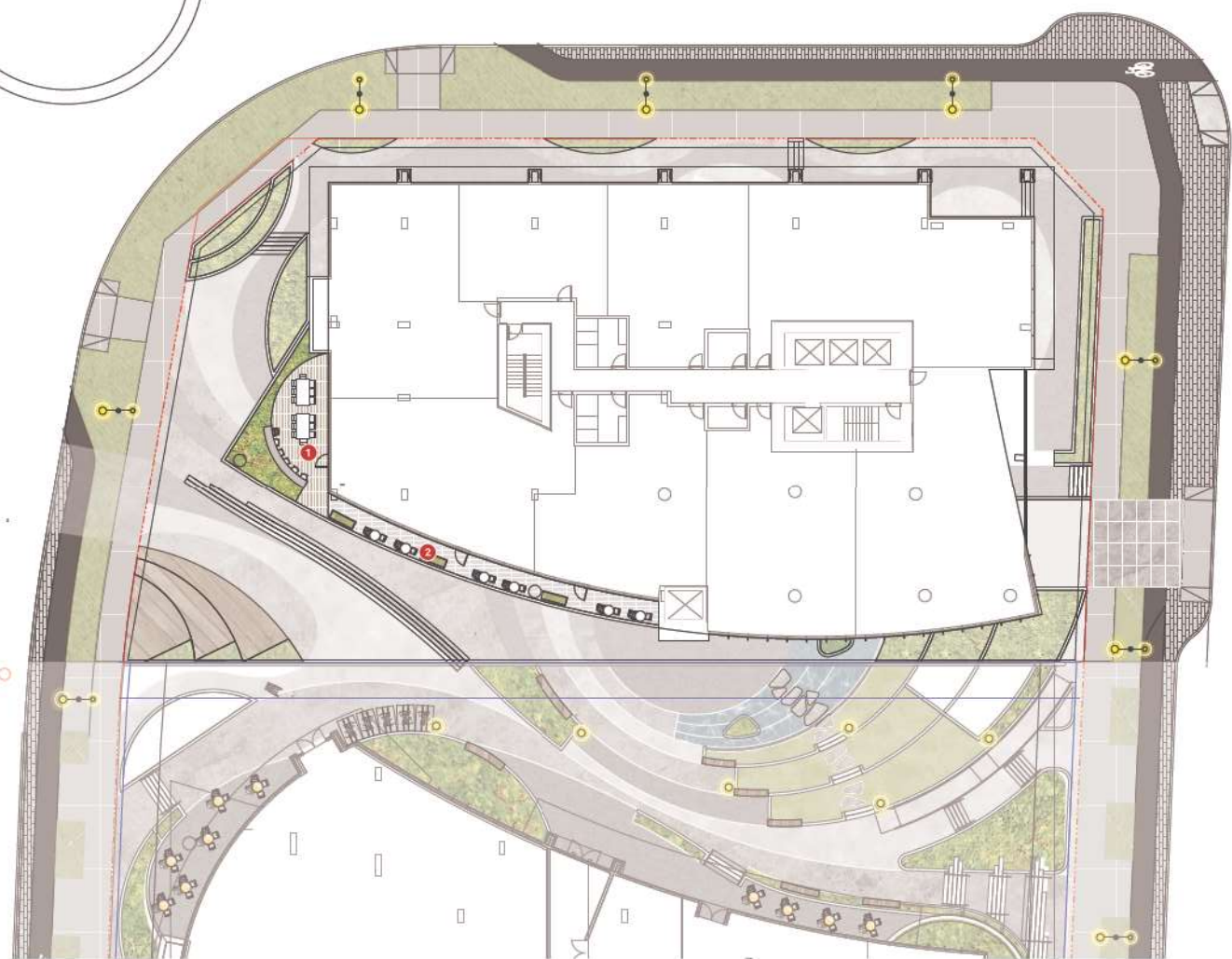
**MATERIALS LEGEND**

KEY DESCRIPTION

- HARDSCAPE**
- GRIP CONCRETE PAVING
  - CONCRETE UNIT PAVES
  - PORCELAIN PAVING
  - THERMALLY MODIFIED WOOD DECKING
  - COMPOSITE WOOD DECKING
  - ARTIFICIAL TURF
  - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
  - SHRUB PLANTING
  - BOD LAWN

- FURNISHING**
- BIKE RACK
  - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
  - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
  - FIRE BOWL & PEBBLE SEATING
  - PICNIC TABLE
  - TABLES & CHAIRS
  - BAR TABLE & STOOLS
  - OUTDOOR KITCHEN
  - CHESS TABLE
  - TABLE TENNIS

- LEGEND**
- 1. OUTDOOR BOARDROOM
  - 2. BREAKSPACE





**MATERIALS LEGEND**

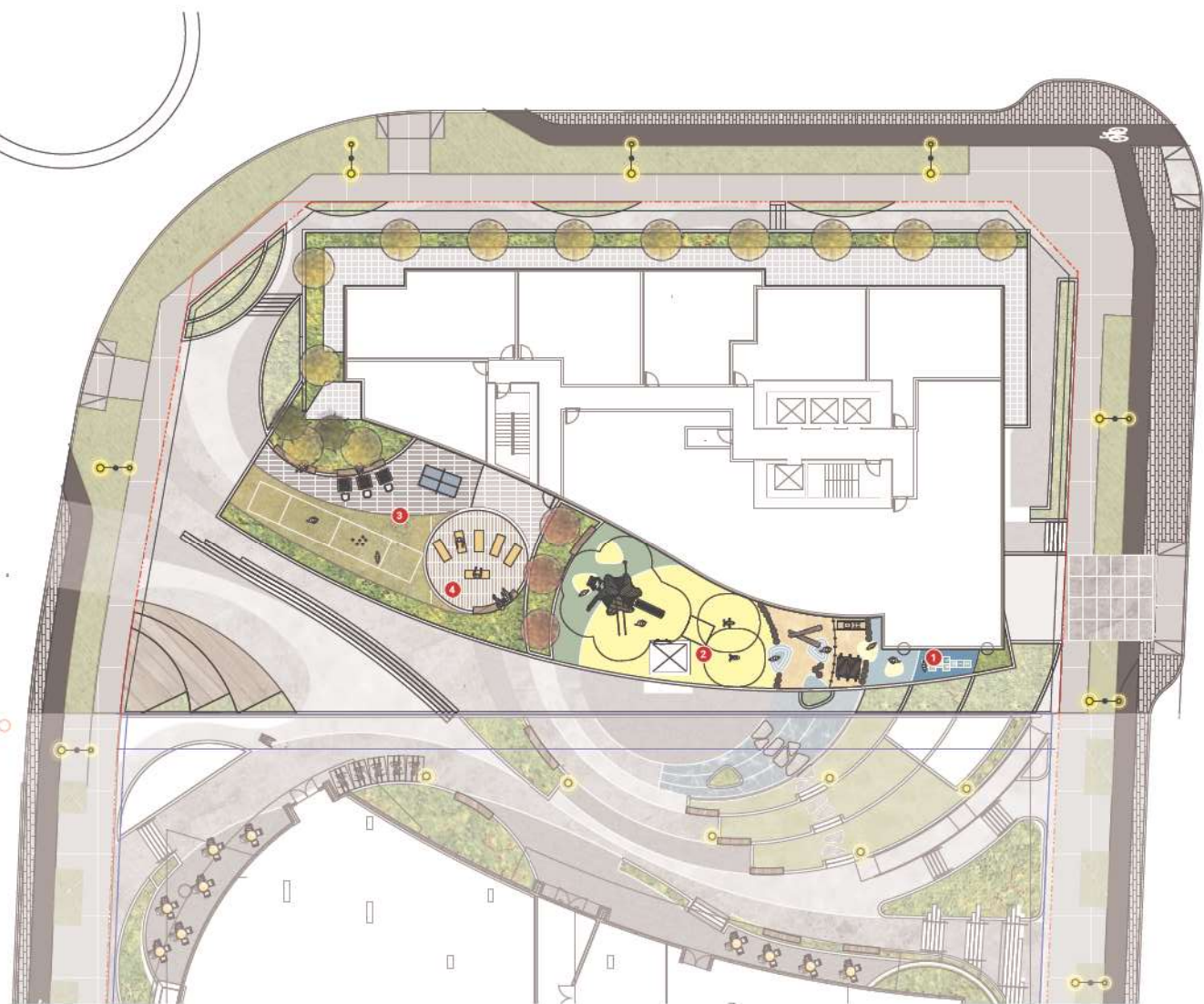
KEY DESCRIPTION

- HARDSCAPE**
- GRIP CONCRETE PAVING
  - CONCRETE UNIT PAVES
  - PORCELAIN PAVING
  - THERMALLY MODIFIED WOOD DECKING
  - COMPOSITE WOOD DECKING
  - ARTIFICIAL TURF
  - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
  - SHRUB PLANTING
  - BOD LAWN

- BURNISHING**
- BIKE RACK
  - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
  - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
  - FIRE BOWL & PEBBLE SEATING
  - PICNIC TABLE
  - TABLES & CHAIRS
  - BAR TABLE & STOOLS
  - OUTDOOR KITCHEN
  - CHESS TABLE
  - TABLE TENNIS

- LEGEND**
1. DAYCARE TODDLER PLAY
  2. DAYCARE KID PLAY
  3. GAMES & RECREATION
  4. MULTU-USE ACTIVITY DECK

NOTE: DAYCARE OUTDOOR SPACE FOR INFORMATION ONLY.  
FINAL DESIGN TO BE CONFIRMED WITH OPERATOR.





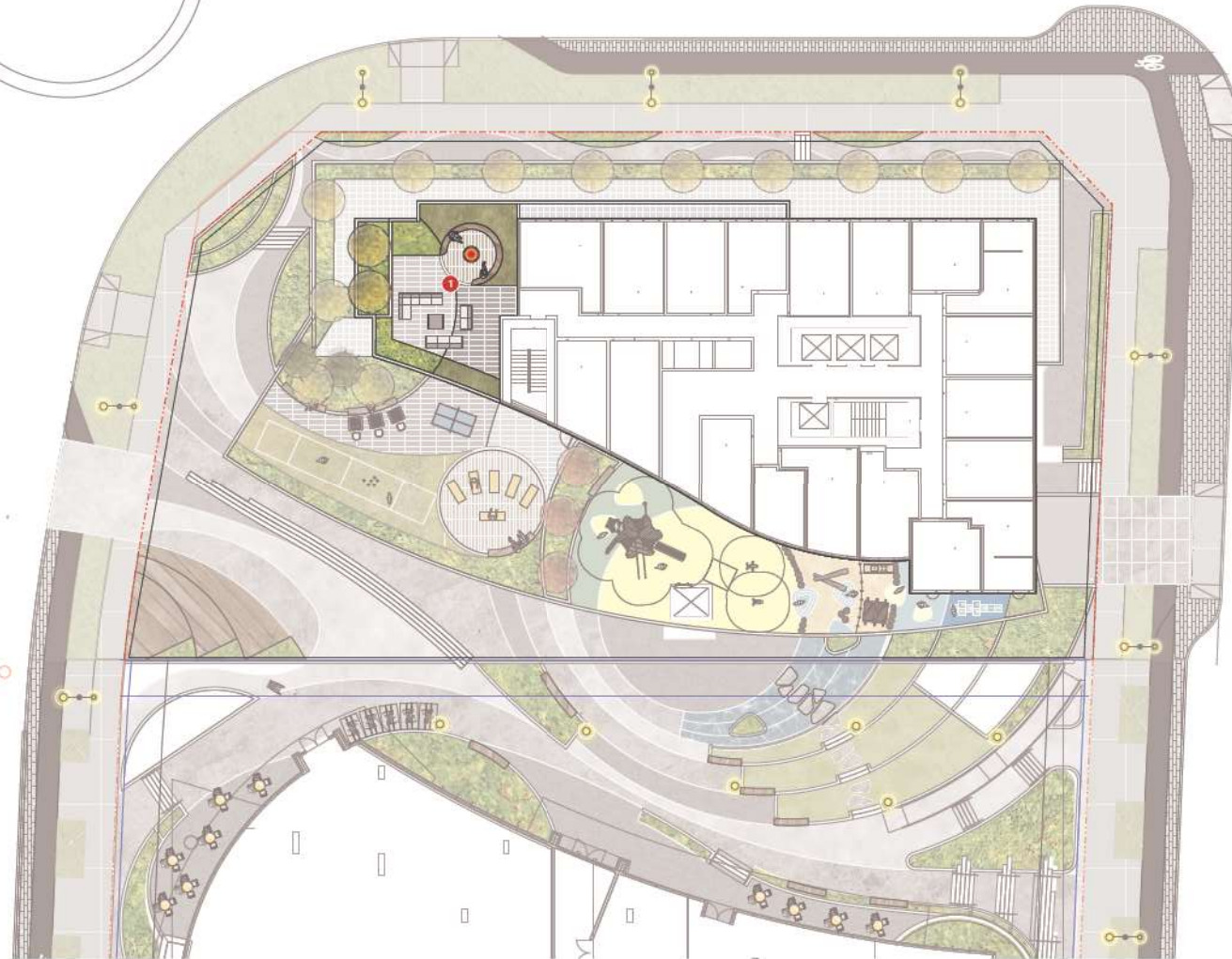
**MATERIALS LEGEND**

KEY DESCRIPTION

- HARDSCAPE**
- GIP CONCRETE PAVING
  - CONCRETE UNIT PAVING
  - PORCELAIN PAVING
  - THERMALLY MODIFIED WOOD DECKING
  - COMPOSITE WOOD DECKING
  - ARTIFICIAL TURF
  - PIP/RUBBER SURFACE
- SOFTSCAPE**
- SEEDING PLANTING
  - SHRUB PLANTING
  - BOD LAWN

- FURNISHING**
- BIKE RACK
  - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
  - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
  - FIREBOWL & PEBBLE SEATING
  - PICNIC TABLE
  - TABLES & CHAIRS
  - BAR TABLE & STOOLS
  - OUTDOOR KITCHEN
  - CHESS TABLE
  - TABLE TENNIS

**LEGEND**  
1. LOUNGE & FIRE BOWL



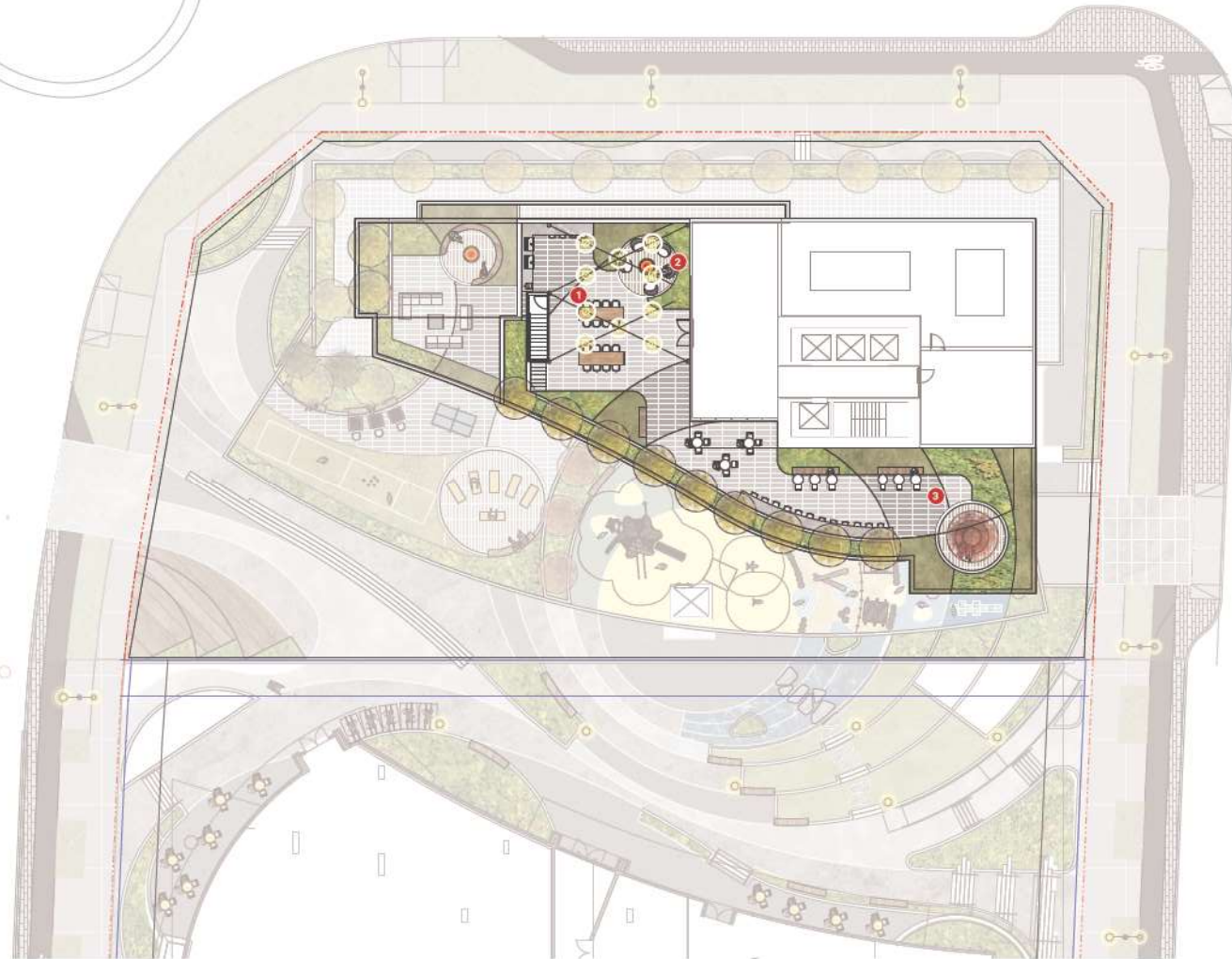
**MATERIALS LEGEND**

KEY DESCRIPTION

- HARDSCAPE**
- GRIP CONCRETE PAVING
  - CONCRETE UNIT PAVES
  - PORCELAIN PAVING
  - THERMALLY MODIFIED WOOD DECKING
  - COMPOSITE WOOD DECKING
  - ARTIFICIAL TURF
  - PVP RUBBER SURFACE
- SOFTSCAPE**
- SEDUM PLANTING
  - SHRUB PLANTING
  - BOD LAWN

- FURNISHING**
- BIKE RACK
  - BENCH TYPE 1: STRAIGHT WOOD TOP BENCH
  - BENCH TYPE 2: CURVILINEAR WOOD TOP BENCH
  - FIRE BOWL & PEBBLE SEATING
  - PICNIC TABLE
  - TABLES & CHAIRS
  - BAR TABLE & STOOLS
  - OUTDOOR KITCHEN
  - CHESS TABLE
  - TABLE TENNIS

- LEGEND**
1. OUTDOOR KITCHEN & DINING
  2. LOUNGE & FIRE BOWL
  3. WORK STATION & READING CORNER



---

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **November 12, 2024**

PROJECT FILE: **7824-0247-00**

---

RE: **Engineering Requirements**  
**Location: 9714 137 St**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE**

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

- Register 0.5 m SRW along all road frontages for the full perimeter of the site.

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

- Construct the east side of 137 Street;
- Construct the west side of 137A Street;
- Construct the south side of 97A Avenue;
- Construct adequately-sized service connections (water, storm and sanitary), complete with inspection chambers and water meter, to each lot; and
- Upgrade/upsue any frontage or downstream utility systems with insufficient capacity as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

#### **DEVELOPMENT PERMIT**

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

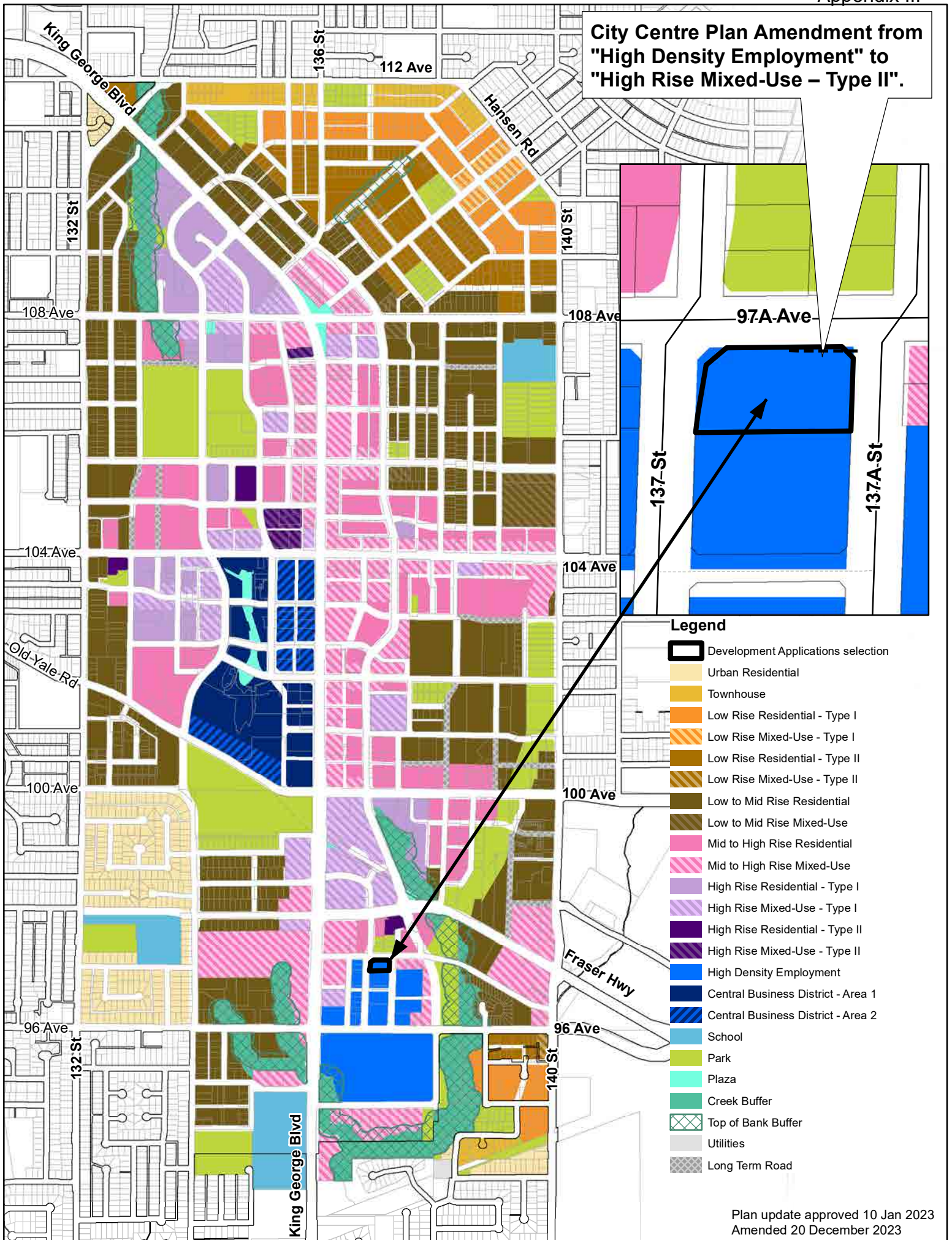


Jeff Pang, P.Eng.  
Director, Land Development

MS



**City Centre Plan Amendment from "High Density Employment" to "High Rise Mixed-Use – Type II".**



**Legend**

- Development Applications selection
- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low Rise Mixed-Use - Type II
- Low to Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type I
- High Rise Mixed-Use - Type I
- High Rise Residential - Type II
- High Rise Mixed-Use - Type II
- High Density Employment
- Central Business District - Area 1
- Central Business District - Area 2
- School
- Park
- Plaza
- Creek Buffer
- Top of Bank Buffer
- Utilities
- Long Term Road

**CITY OF SURREY**

**HOUSING AGREEMENT**  
**Mixed-Use**

THIS HOUSING AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 2024.

BETWEEN:

**CITY OF SURREY**, a municipal corporation having its  
offices at 13450 – 104 Avenue, Surrey, BC V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

**CITY CENTRE PHASE 5 LANDS LTD.**, a corporation  
having its offices at 1500 - 13737 – 96th Avenue, Surrey,  
BC V3V 0C6

(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: PID: 031-778-861  
LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW  
WESTMINSTER DISTRICT PLAN EPP121104

(the “**Lands**”);

- B. The Owner proposes to use the Lands for the development of a mixed building which will include retail space, office space and accommodation suitable for student and faculty housing and for purposes ancillary thereto (collectively the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that accommodation is 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) **"Accommodation"** means living accommodation, which includes: sleeping units for one or two or more and dwelling units for one or two or more and common lounges, as may be permitted pursuant to a development permit in effect from time to time;
- (b) **"Agreement"** means this housing agreement and any amendments to or modifications of the same;
- (c) **"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;
- (d) **"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;
- (e) **"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;
- (f) **"Development"** means as defined in Recital B;
- (g) **"Designated Educational Institution"** means the Educational Institution or Educational Institutions designated from time to time by the Owner or a permitted lessee;
- (h) **"Designated Floors"** means those floors, Levels 5-23 of the Development which are designated from time to time by the Owner to provide Accommodation;
- (i) **"Educational Institution"** means an institution authorized to grant degrees in the Province of British Columbia;
- (j) **"Eligible Occupant"** means a student, registered as a full-or part-time student at a Designated Educational Institution, or faculty or staff of a Designated Educational Institution, including part time, full time, "sessional" or contract lecturers.

i.

- (k) **"Lands"** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (l) **"Owner"** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then "Owner" includes the strata corporation thereby created;
- (m) **"Permitted Activities"** means the use and occupation of the Designated Floors for the purpose of:
  - i. constructing, operating, repairing, maintaining and replacing from time to time, as the case may be the Accommodation;
  - ii. leasing, subleasing or licensing of Accommodation to Eligible Occupants for residential purposes only, on such terms and at such rates as the Owner or permitted lessee deems appropriate;
  - iii. for short-term guest suites for persons visiting Eligible Occupants; and
  - iv. for short-term rentals or licensing of the Accommodation to the general public, during school holidays.
- (n) **"Term"** means the lesser of 50 years and the life of the building, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Owner must not permit the Designated Floors to be used for any purpose other than the Permitted Activities.
- 2.2 The Designated Floors must at all times comprise no less than eighty five (85%) percent of the Development.
- 2.3 During the Term, the Accommodation will be made available for rent/license in accordance with this Agreement.
- 2.4 The owner has confirmed that the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended ("**RTA**") does not apply to living accommodation owned or operated by an educational institution and provided by that institution to its students or employees, and accordingly, the agreements with Eligible Occupants to occupy the Accommodation will not be governed by the RTA.

- 2.5 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.
- 2.6 All of the Designated Floors must be owned by the same Owner(s), provided that the Owner may lease areas within the Designated Floors to one or more Educational Institutions (or an entity related to or associated with an Educational Institution) who will administer the accommodation for its Educational Institution users.
- 2.7 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Designated Floors, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

### 3. PROVISION OF ACCOMMODATION TO OTHER OCCUPANTS

**Other Occupants.** If during the Term the Owner advises the City that for a period of at least 6 months the Owner has used all commercially reasonable efforts to locate an Educational Institution which requires Accommodation but;

- (a) there is no Educational Institution which is operating in or in the vicinity of the Development which requires Accommodation for Eligible Occupants; or
- (b) that there are not sufficient Eligible Occupants to occupy at least 70% of the available Accommodation;
- (c) the Owner may elect to offer only the unoccupied Accommodation to
  - i. members of the public who are employed by or provide goods and services in and to the Technology Neighbourhood and surrounding areas: and
  - ii. members of the public if insufficient occupants who meet the requirements of Section 3(c)(i).

### 4. LIABILITY

- 4.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

- 4.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 4.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

5. **NOTICE**

- 5.1 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:

**CITY CENTRE PHASE 5 LANDS LTD.**  
1500 - 13737 – 96th Avenue  
Surrey, BC V3V 0C6

Attention: Kirk Fisher

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.

- 5.2 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.

6. **GENERAL**

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

- 6.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.
- 6.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 6.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 6.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 6.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 6.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 6.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 6.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.



- 6.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 6.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 6.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 6.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 6.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 6.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 6.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

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

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

**CITY OF SURREY**

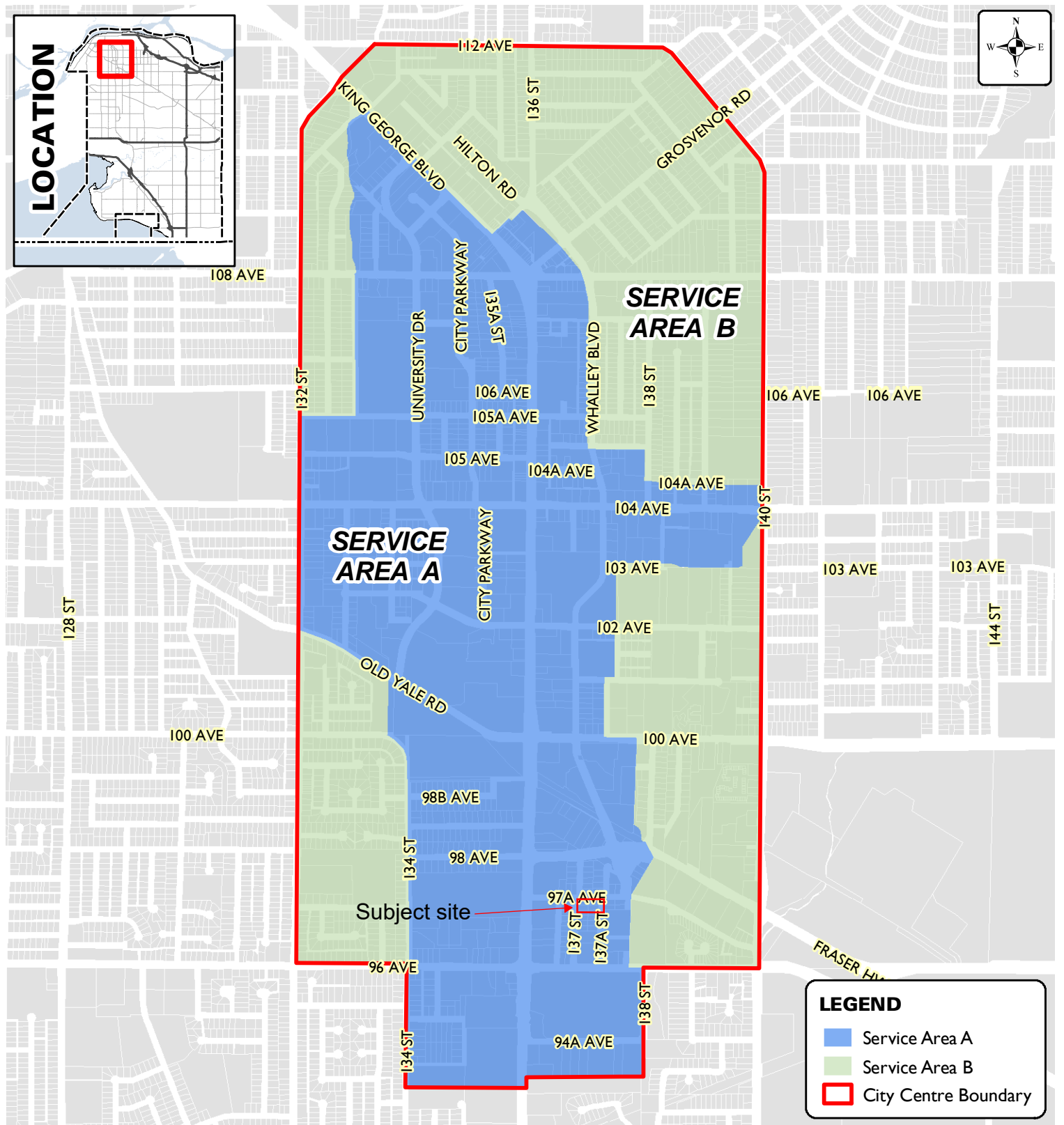
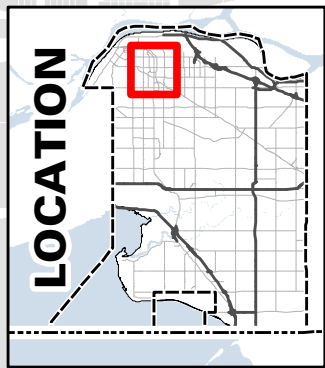
By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke ,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk and  
Director of  
Legislative  
Service  
City of Surrey

**CITY CENTRE PHASE 5 LANDS LTD.**

By:  \_\_\_\_\_  
Authorized Signatory  
Kirk Fisher  
Title: Director

FIGURE 1



**LEGEND**

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

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



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

**ENGINEERING  
DEPARTMENT**

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

CITY OF SURREY

BYLAW NO. 21468

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 264 (CD 264), 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: URBAN RESIDENTIAL ZONE (R3)  
 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 264" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 264"	9714 - 137 Street	Lot 2, Plan EPP121104	21468	N/A"

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 264 (CD 264), Bylaw, 2024, No. 21468".

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 264 (CD 264)**

This Comprehensive Development Zone 264 (CD 264) 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
9714 - 137 Street	Lot 2 Section 35 Block 5 North Range 2 West NWD Plan EPP121104	031-778-861

(collectively the "Lands")

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a high-rise, high *density* mixed-use *building* with student housing and related common spaces, and lower-level commercial and office uses, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

Principal Uses:

1. Student housing in accordance with the Housing Agreement "City Centre Phase 5 Lands Ltd. Housing Authorization Bylaw, 2024, No. \_\_\_\_\_".

Accessory Uses:

2. The following *accessory uses*, provided that such uses form an integral part of a mixed-use *building* on the *Lands*:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *second-hand stores and pawnshops*;
  - (b) *Personal service uses* excluding *body rub parlours*;
  - (c) *General service uses* excluding funeral parlours and *drive through banks*;
  - (d) *Eating establishments* excluding *drive-through restaurants*;
  - (e) *Neighbourhood pubs* regulated under the Liquor Control and Licensing Act, as amended;
  - (f) *Liquor store*;
  - (g) Office uses excluding *social escort services, methadone clinics* and marijuana dispensaries;
  - (h) *Indoor recreational facilities*;
  - (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
  - (j) *Community services*;
  - (k) *Child care centres* regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended; and
  - (l) *Cultural uses*.

**C. Lot Area**

Not applicable to this Zone.



**D. Density**

1. The maximum *floor area ratio* for all *buildings* and *structures* is 9.1.
2. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels, and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space.

**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 88%.
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 Structures</i> <sup>1,2,3,4,5</sup>	3.0 m	1.4 m	2.8 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 m of any *lot line*.
- 2 Notwithstanding Section F. of this Zone, Level 4 above, canopies and columns may encroach into the *setbacks*.
- 3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 4 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *structures* may be reduced to 2.75 m at the northwest *yard*.
- 5 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

**G. Height of Buildings**

*Principal building height* shall not exceed 85 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 *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:  
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

**I. Landscaping and Screening**

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

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

**J. Special Regulations**

1. 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*.

**K. Subdivision**

1. Minimum Lot Sizes:  
*Lots* created through subdivision, except *strata lots*, shall conform to the following minimum standards:
  - (a) *Lot Area*: Minimum 2,200 sq. m;
  - (b) *Lot Width*: Minimum 20 m; and
  - (c) *Lot Depth*: Minimum 60 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 RMC-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, 2024, No. 21174, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-135 Zone.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Protection Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

CITY OF SURREY

BYLAW NO. 21469

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

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

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

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

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

City Centre Phase 5 Lands LTD.  
1500 - 13737 - 96 Avenue  
Surrey, BC V3V 0C6

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

Parcel Identifier: 031-778-861  
Lot 2 Section 35 Block 5 North Range 2 West NWD Plan EPP121104

(9714 - 137 Street)

(the "Lands");

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

4. This Bylaw shall be cited for all purposes as "City Centre Phase 5 Lands Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21469".

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

CITY OF SURREY

HOUSING AGREEMENT

Mixed-Use

THIS HOUSING AGREEMENT made the \_\_\_\_ day of \_\_\_\_\_, 2024.

BETWEEN:

**CITY OF SURREY**, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, BC V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

**CITY CENTRE PHASE 5 LANDS LTD.**, a corporation having its offices at 1500 - 13737 – 96th Avenue, Surrey, BC V3V 0C6

(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: PID: 031-778-861  
LOT 2 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP121104

(the “**Lands**”);

- B. The Owner proposes to use the Lands for the development of a mixed building which will include retail space, office space and accommodation suitable for student and faculty housing and for purposes ancillary thereto (collectively the “**Development**”);
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that accommodation is 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) **“Accommodation”** means living accommodation, which includes: sleeping units for one or two or more and dwelling units for one or two or more and common lounges, as may be permitted pursuant to a development permit in effect from time to time;
- (b) **“Agreement”** means this housing agreement and any amendments to or modifications of the same;
- (c) **“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;
- (d) **“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;
- (e) **“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;
- (f) **“Development”** means as defined in Recital B;
- (g) **“Designated Educational Institution”** means the Educational Institution or Educational Institutions designated from time to time by the Owner or a permitted lessee;
- (h) **“Designated Floors”** means those floors, Levels 5-23 of the Development which are designated from time to time by the Owner to provide Accommodation;
- (i) **“Educational Institution”** means an institution authorized to grant degrees in the Province of British Columbia;
- (j) **“Eligible Occupant”** means a student, registered as a full-or part-time student at a Designated Educational Institution , or faculty or staff of a Designated Educational Institution, including part time, full time, “sessional” or contract lecturers.

i.

- (k) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (l) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (m) **“Permitted Activities”** means the use and occupation of the Designated Floors for the purpose of:
  - i. constructing, operating, repairing, maintaining and replacing from time to time, as the case may be the Accommodation;
  - ii. leasing, subleasing or licensing of Accommodation to Eligible Occupants for residential purposes only, on such terms and at such rates as the Owner or permitted lessee deems appropriate;
  - iii. for short-term guest suites for persons visiting Eligible Occupants; and
  - iv. for short-term rentals or licensing of the Accommodation to the general public, during school holidays.
- (n) **“Term”** means the lesser of 50 years and the life of the building, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Owner must not permit the Designated Floors to be used for any purpose other than the Permitted Activities.
- 2.2 The Designated Floors must at all times comprise no less than eighty five (85%) percent of the Development.
- 2.3 During the Term, the Accommodation will be made available for rent/license in accordance with this Agreement.
- 2.4 The owner has confirmed that the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended (“RTA”) does not apply to living accommodation owned or operated by an educational institution and provided by that institution to its students or employees, and accordingly, the agreements with Eligible Occupants to occupy the Accommodation will not be governed by the RTA.

- 2.5 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.
- 2.6 All of the Designated Floors must be owned by the same Owner(s), provided that the Owner may lease areas within the Designated Floors to one or more Educational Institutions (or an entity related to or associated with an Educational Institution) who will administer the accommodation for its Educational Institution users.
- 2.7 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Designated Floors, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

### **3. PROVISION OF ACCOMMODATION TO OTHER OCCUPANTS**

**Other Occupants.** If during the Term the Owner advises the City that for a period of at least 6 months the Owner has used all commercially reasonable efforts to locate an Educational Institution which requires Accommodation but;

- (a) there is no Educational Institution which is operating in or in the vicinity of the Development which requires Accommodation for Eligible Occupants; or
- (b) that there are not sufficient Eligible Occupants to occupy at least 70% of the available Accommodation;
- (c) the Owner may elect to offer only the unoccupied Accommodation to
  - i. members of the public who are employed by or provide goods and services in and to the Technology Neighbourhood and surrounding areas: and
  - ii. members of the public if insufficient occupants who meet the requirements of Section 3(c)(i).

### **4. LIABILITY**

- 4.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.



- 4.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 4.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

5. **NOTICE**

- 5.1 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:

**CITY CENTRE PHASE 5 LANDS LTD.**  
1500 - 13737 – 96th Avenue  
Surrey, BC V3V 0C6

Attention: Kirk Fisher

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.

- 5.2 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.

6. **GENERAL**

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



- 6.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.
- 6.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- 6.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 6.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 6.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 6.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 6.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 6.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

- 6.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 6.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 6.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 6.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 6.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 6.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 6.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

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

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

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke ,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk and  
Director Legislative  
Service  
City of Surrey

**CITY CENTRE PHASE 5 LANDS LTD.**

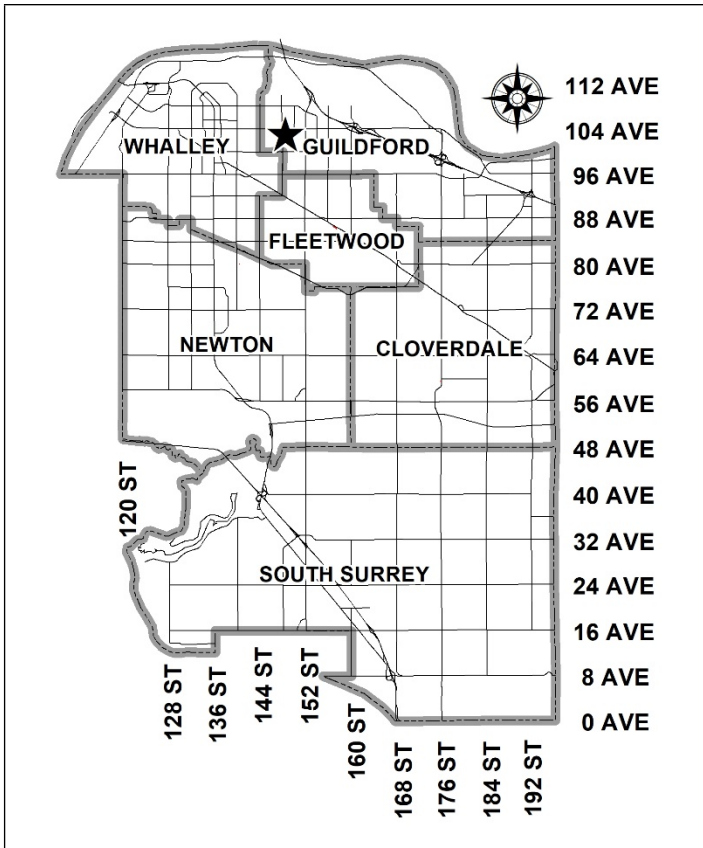
By:  \_\_\_\_\_  
Authorized Signatory  
Kirk Fisher  
Title: Director



**ADDITIONAL PLANNING COMMENTS**

Application No.: 7922-0283-00

Planning Report Date: November 18, 2024



**PROPOSAL:**

- **Development Permit Amendment**
- **Housing Agreement**

to permit the development of a 6-storey market rental apartment building in Guildford.

**LOCATION:**

- 10293 – 148A Street
- 10285 – 148A Street
- 10277 – 148A Street
- 10284 – 148 Street
- 10288 – 148 Street
- 10296 – 148 Street

**ZONING:**

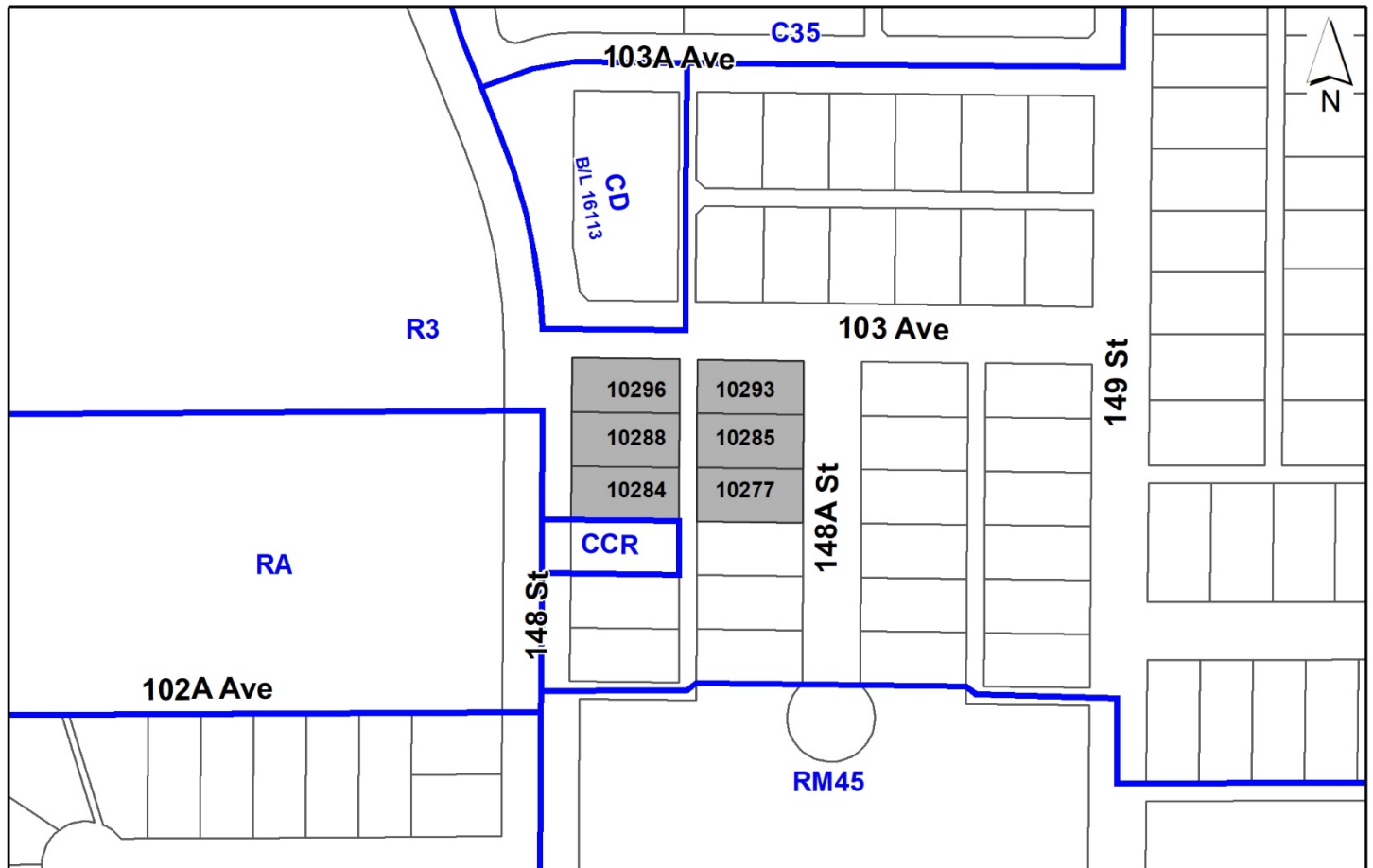
R3

**OCP DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low to Mid Rise Residential



## RECOMMENDATION SUMMARY

- Council file Housing Agreement Bylaw No. 21291.
- A Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
- Approval to draft a revised Development Permit for Form and Character.

## RATIONALE OF RECOMMENDATION

- At the Regular Council – Public Hearing Meeting on June 24, 2024, Council granted Third Reading to Development Application No. 7922-0283-00 which involved the following:
  - An OCP Text Amendment to permit a higher density than permitted under the "Multiple Residential" designation;
  - Rezoning from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)";
  - A Development Permit to allow for the construction of a 6-storey apartment building consisting of 157 market rental units as well as a 416 square metre at-grade child care centre; and
  - A Housing Agreement to secure a total of 157 dwelling units as market rental housing for a period of 25 years.
- Following the Regular Council – Public Hearing Meeting, the applicant approached City staff to discuss the potential for replacing the daycare facility with additional market rental dwelling units. Staff are supportive of the proposal given this will allow for the construction of much needed market rental housing.
- City staff are seeking Council endorsement of the following proposed changes to this application, as outlined in this Additional Planning Comments Report:
  - Amending the in-stream Development Permit to allow for the construction of a 6-storey apartment building with a total of 162 market rental dwelling units; and
  - Amending the in-stream Housing Agreement to secure all 162 dwelling units as market rental for a period of 30 years.
- All other aspects of the original development proposal, as presented to Council at the Regular Council – Public Hearing Meeting on June 24, 2024 remain unchanged.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Housing Agreement Authorization Bylaw, 2024, No. 21291.
2. A Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0283-00 generally in accordance with the attached revised drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) complete all outstanding issues identified in the original Planning & Development Report for Development Application No. 7922-0283-00, dated June 10, 2024; and
  - (b) the applicant is required to enter into a new Housing Agreement with the City to secure all 162 dwelling units proposed on-site as market rental dwelling units for a period of thirty (30) years.

## SITE CONTEXT & BACKGROUND

- Development Application No. 7922-0283-00 was granted Conditional Approval by Council at the Regular Council – Public Hearing Meeting on June 24, 2024. The original proposal included the following:
  - An OCP Text Amendment to permit a higher density than permitted under the "Multiple Residential" designation;
  - Rezoning from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)";
  - A Development Permit to allow for the construction of a 6-storey apartment building consisting of 157 market rental units as well as a 416 square metre at-grade child care centre; and
  - A Housing Agreement to secure a total of 157 dwelling units as market rental housing for a period of 25 years.
- Following the Regular Council – Public Hearing Meeting, the applicant approached City staff to discuss the potential for replacing the daycare facility with additional market rental dwelling units. City staff support the proposal given it will allow for the construction of much needed market rental housing.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to accommodate the revised proposal, staff are seeking Council endorsement of the following proposed changes to this development application:
  - Amending the in-stream Development Permit to allow for the construction of a 6-storey apartment building with a total of 162 market rental dwelling units; and
  - Amending the in-stream Housing Agreement to secure all 162 dwelling units as market rental for a period of 30 years.
- This will require that Council rescind First, Second and Third Reading of the original Housing Agreement Bylaw (No. 21291). In support of the current proposal, the applicant has volunteered to enter into a thirty (30) year Housing Agreement with the City.

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in the original Planning & Development Report from June 10, 2024.

School District: The School District has advised that there will be approximately 30 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

17 Elementary students at Hjorth Road Elementary School  
8 Secondary students at Guildford Park Secondary School

(Appendix II)

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

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits 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 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.

## **POLICY & BYLAW CONSIDERATIONS**

### **Zoning Bylaw Compliance (CD Bylaw No. 21290)**

- The applicant has confirmed the proposed replacement of the child care centre with at-grade market rental units will comply with all aspects of CD Bylaw No. 21290, which received Third Reading from Council on June 24, 2024.
- A comparison of CD Bylaw No. 21290, the previous proposal (i.e. a mixed-use development with a child care centre) and current proposal (i.e. a residential development) can be found in the following table:

	CD Bylaw No. 21290	Previous Proposal	Current Proposal
<b>Unit Density:</b>	N/A	N/A	N/A
<b>Floor Area Ratio:</b>	2.96	2.96	2.96
<b>Lot Coverage:</b>	53%	53%	53%
<b>Yards and Setbacks:</b>	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres
<b>Principal Building Height:</b>	22 metres	22 metres	22 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented Multiple Unit residential buildings</li> <li>Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented Multiple Unit residential buildings</li> <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> <li>Child Care Centres</li> </ul>
<b>Amenity Space:</b>			
Indoor Amenity:	486 square metres	622 square metres	The proposed 378.42 square metres plus CIL meets the Zoning Bylaw requirement
Outdoor Amenity:	486 square metres	487 square metres	The proposed 551.64 square metres exceeds the Zoning Bylaw requirement
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Previous Proposal</b>	<b>Current Proposal</b>
<b>Number of Stalls</b>			
Residential:	130 spaces	131 spaces	179 spaces
Residential Visitor:	16 spaces	16 spaces	18 spaces
Daycare Staff:	N/A	8 spaces	N/A
Daycare Drop Off:	N/A	12 spaces	N/A
Total:	146 spaces	167 spaces	197 spaces
Accessible:	3 spaces	3 spaces	3 spaces
<b>Bicycle Spaces:</b>			
Residential Secure:	194 spaces	194 spaces	194 spaces
Residential Visitor:	6 spaces	6 spaces	6 spaces

- With the exception of replacing the child care centre with additional at-grade market rental units, all other aspects of the original proposal, as presented to Council at the Regular Council – Public Hearing Meeting on June 24, 2024, remain unchanged.
- As such, no amendment is required to either the OCP Amendment Bylaw (No. 21289) or Rezoning Bylaw (No. 21290) given there is no change in permitted land-uses, density, lot coverage, building height, on-site parking, minimum building setbacks, etc.

## PUBLIC ENGAGEMENT

- Updated pre-notification letters were sent on September 5, 2024 and updated Development Proposal Signs were installed on November 1, 2024. To date, staff have not received any responses from neighbouring residents.

## DEVELOPMENT PERMITS

### Development Permit Amendment

- The applicant is proposing to replace the at-grade child care centre with additional market rental dwelling units. Staff are supportive of the proposed changes given this will also provide a broader community benefit by allowing for the construction of much needed market rental housing.
- The applicant will continue to work with City staff on the overall design and character of the proposed development to ensure the replacement of the child care centre with additional at-grade market rental units will complement the original building design as well as provide an attractive addition to the surrounding neighbourhood. The proposed changes will be captured through a revised in-stream Development Permit.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Revised Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	School District Comments
Appendix III.	Proposed Housing Agreement
Appendix IV.	Initial Planning Report No. 7922-0283-00, dated June 10, 2024

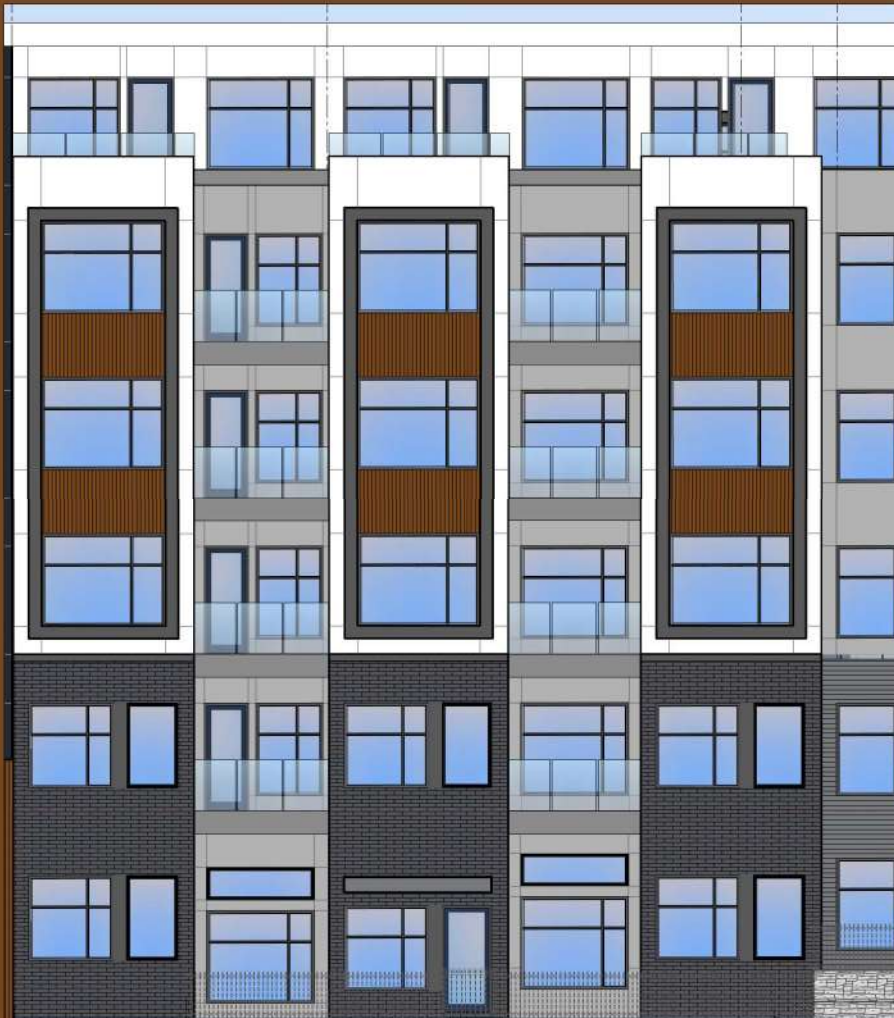
*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

MRJ/cb



# 6 STOREY RESIDENTIAL DEVELOPMENT



**ARCHITECTURAL:**  
**FLAT ARCHITECTURE INC.**  
 6321 KING GEORGE BLVD.  
 SURREY, BC. V3X 1G1  
 CONTACT: RAJINDER WARRAICH  
 T : 604 503 4484  
 rajinder@flatarchitecture.ca

**SURVEYOR:**  
**TARGET LAND SURVEYING.**  
 SURREY, B.C.  
 T : 604-583-6161

**CIVIL:**  
**COSTLAND**  
 engineering & surveying ltd.  
 #101-19292 60 Avenue  
 SURREY, B.C. V3S 3M2  
 T : 604 532 9700

**ARBORIST:**  
**MIKE FADUM AND ASSOCIATES LTD.**  
 UNIT 105-8277 129 SURREY BC,  
 V3W 0A6  
 CONTACT: MIKE FADUM  
 T : 778 593 0300  
 MFADUM@FADUM.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  
 caelan@pmglandscape.com

## DRAWING LIST

A - 0.0	COVER PAGE
A - 0.1	SITE STATISTICS
A - 0.2	CONTEXT PLAN
A - 0.3	CONTEXT PHOTOS
A - 0.4	STREETSCAPE
A - 0.5	SHADOW STUDY
A - 0.6	DESIGN RATIONALE
A - 0.7	PRECEDENT IMAGES
A - 0.8	MATERIAL BOARD
A - 100	BASE PLAN
A - 101	SITE PLAN
A - 102	FIRE PLAN
AP -200	FLOOR PLANS - PARKING 1
AP -201	FLOOR PLANS - PARKING 2
A - 201	FLOOR PLANS - LEVEL 1
A - 202	FLOOR PLANS - LEVEL 2
A - 203	FLOOR PLANS - LEVEL 3-5
A - 204	FLOOR PLANS - LEVEL 6
A - 205	ROOF PLAN
A - 301	ELEVATIONS - NORTH
A - 302	ELEVATIONS - EAST
A - 303	ELEVATIONS - WEST
A - 304	ELEVATIONS - SOUTH
A - 305	ELEVATIONS - INTERNAL
A - 306	3D VIEW
A - 307	3D VIEW
A - 308	3D VIEW
A - 308	3D VIEW
A - 401	BUILDING SECTIONS
A - 402	BUILDING SECTIONS
A - 403	DETAILED SECTIONS
A - 5.1- 5.19	UNIT PLANS

DEVELOPMENT PERMIT APPLICATION FOR  
 6 STOREY MULTI-FAMILY APARTMENT BUILDING





NO.	REVISION OR AMENDMENT	DATE

**SITE STATISTICS**

CIVIC ADDRESS:	10284-10296 148 St, 10277 - 10293 148A ST., Surrey BC	
LEGAL DISCRPTION		
ZONING	RA TO CD BASED ON RM 70	
GROSS SITE AREA	44885 ft2	4170 m2
LANE AREA	3670 ft2	341 m2
GRAND TOTAL GROSS AREA	48556 ft2	4511 m2
ROAD DEDICATIONS:	3114 ft2	289 m2
NET AREA:	45442 ft2	4222 m2
SETBACK		
	NORTH	5.5 m
	SOUTH	4.0 m
	EAST:	5.5 m
	WEST:	5.5 m
LOT COVERAGE	PROPOSED	53%
DENISTY	PROPOSED	12441.18 / 4511 = 2.75 ON GROSS 12441 / 4222 = 2.95 on NET (EXCLUDING PARKING)
BUILDING FLOOR AREA	EXCLUDING BALCONIES AND AMENITY WITH IN ENVELOPE	
RESIDENTIAL BUILDING	sq m	
LEVELS	sq ft	
1	19,567.23 Sq.Ft.	1817.86 sq.m.
2	11,816.94 Sq.Ft.	1097.83 sq.m.
3	23,878.84 Sq.Ft.	2218.42 sq.m.
4	23,782.26 Sq.Ft.	2209.44 sq.m.
5	23,021.20 Sq.Ft.	2138.74 sq.m.
6	21,445.52 Sq.Ft.	1992.35 sq.m.
7	10,403.80 Sq.Ft.	966.54 sq.m.
TOTAL APARTMENT AREA		162 UNITS
TOTAL AREA FOR FSAR CACLS	133,915.79 Sq.Ft.	12441.18 sq.m.
OUTDOOR AMENITY:	REQUIRED	PROVIDED
	162 x 3= 486 M2	551.64 m2 (AT GROUND LEVEL )
INDOOR AMENITY	REQUIRED	PROVIDED
	163 X 3= 486 m2	
	TOTAL AMENITY PROVIDED	378.42 m2
PARKING	REQUIRED	PROVIDED
RENTAL	162 x 1 = 162 STALLS	179 STALLS
VISITORS PARKING	162 x 1 = 16.2 STALLS	18 STALLS PROVIDED
TOTAL SMALL STALLS		2 STALLS ( VIS )
H/C PARKING	REQD 2 PER 100 3 STALLS	PROVIDED 3
BICYCLE PARKING	CLASS A - REQD 1.2 STALLS PER RES UNIT = 194 STALLS 194 STALLS PROVIDED	CLASS B 6 BIKE RACKS 6 BIKE RACKS PROVIDED

**UNIT MIX SCHEDULE**

Floor Level	Studio	Town Home	1 Bed	2 Bed	1 Bed + Den	2 Bed + Den	3 Bed	Total Units per Floor
LVL 1		6	4	1	7	3	1	22
LVL 2			4	2	6	2	1	15
LVL 3			5	7	6	4	2	24
LVL 4			5	5	13	5	2	30
LVL 5			6	5	11	6	1	29
LVL 6			12	3	5	5	2	27
LVL 7	2		3	3	5	2		15
TOTAL	2 UNITS	6 UNITS	39 UNITS	26 UNITS	53 UNITS	27 UNITS	9 UNITS	162 UNITS

LEVELS	UNIT NO.	UNIT TYPE	TOWNHOUSE	1 BD	1 BD+DEN	2 BED	2BD + DEN	3 BD	STUDIO	INDOOR AMENITY	OUTDOOR AMENITY	TOTAL
LVL 1	101	B					76.56					76.56
	102	C						78.6				78.6
	103	D	52.18									52.18
	104	D	52.18									52.18
	105	D	52.18									52.18
	106	D	52.18									52.18
	107	D	52.18									52.18
	108	D	52.18									52.18
	109	B3					72.51					72.51
	110	E4			40.79							40.79
	111	F3				63.71						63.71
	112	B2					69.71					69.71
	113	F2			63							63
	114	A			48.93							48.93
115	A			48.93							48.93	
116	A			48.93							48.93	
117	A			48.9							48.9	
118	E2				59.04						59.04	
119	E1				56.16						56.16	
120	E				56.95						56.95	
121	E				56.95						56.95	
122	E				56.95						56.95	
		<b>TOTAL</b>	<b>313.08</b>	<b>195.69</b>	<b>389.84</b>	<b>63.71</b>	<b>218.78</b>					<b>1181.1</b>
		INDOOR AMENITY								<b>378.42</b>		
		OUTDOOR AMENITY									<b>551.64</b>	
LVL 2	209	B3					72.51					72.51
	210	E4			40.79							40.79
	211	F3				63.71						63.71
	212	B2					69.71					69.71
	213	F2				66.62						66.62
	214	C2						66.21				66.21
	215	A		48.58								48.58
	216	A		48.58								48.58
	217	A		48.58								48.58
	218	A		48.54								48.54
	219	E2			59.04							59.04
220	E1			56.16							56.16	
221	E			56.95							56.95	
222	E			56.95							56.95	
223	E			56.95							56.95	
		<b>TOTAL</b>	<b>0</b>	<b>194.28</b>	<b>326.84</b>	<b>130.33</b>	<b>142.22</b>	<b>66.21</b>				<b>859.88</b>



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat1architecture.ca  
contact@flat1architecture.ca

Ph: 804-603-4484



PROJECT INFO:  
Apartment building development  
10284-10296 148 Street  
10277-10293 148A St Surrey BC  
CLIENT: JASWINDER SINGH

DATE: 2024-10-17  
PROJECT NO: 21-247

SCALE: AS NOTED  
DRAWN BY: R.W

NO.	REVISION / DATE OF REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

UNIT  
STATISTICS

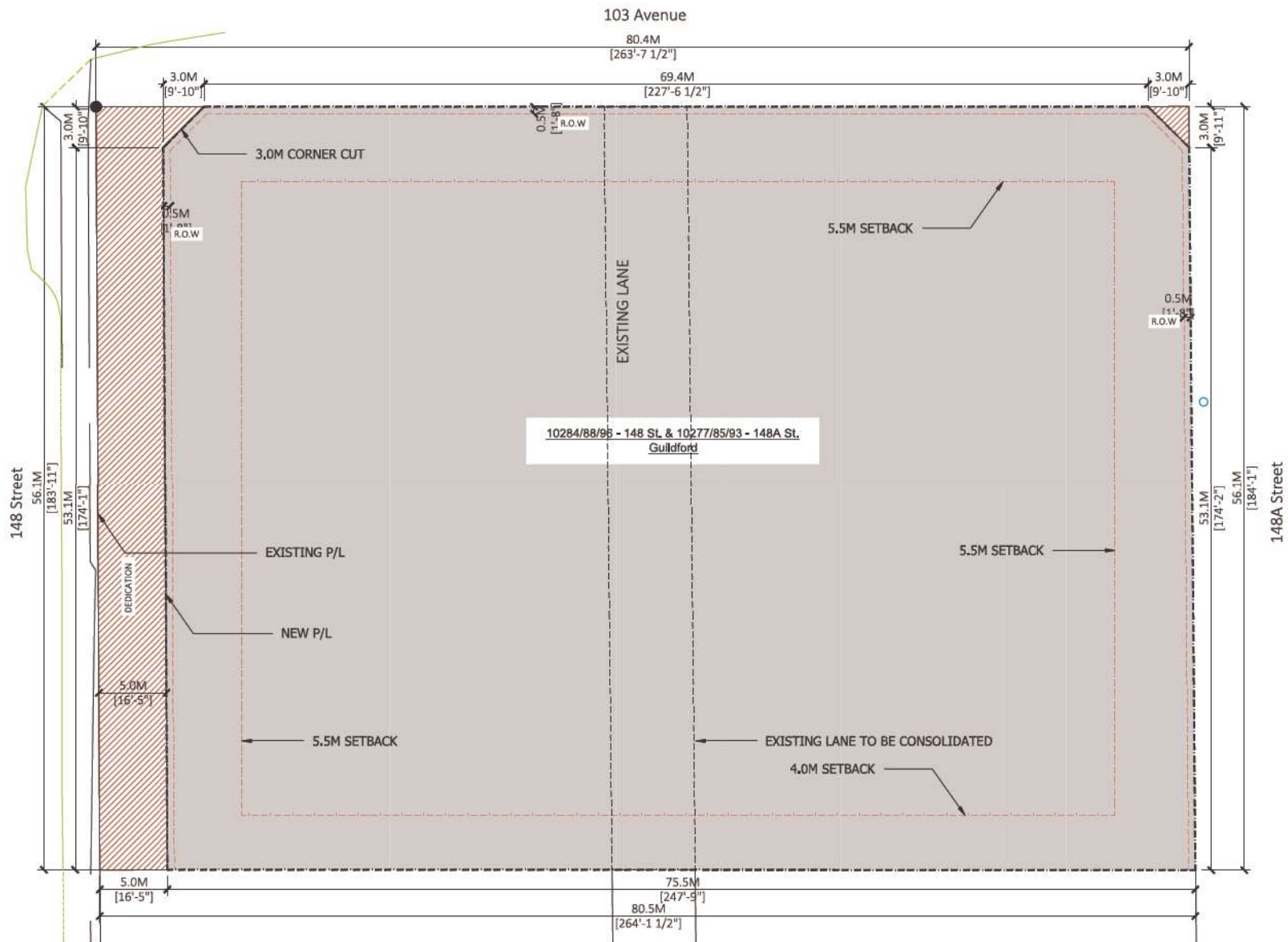












10284/88/96 - 148 St. & 10277/85/93 - 148A St.  
 Guildford

1 Base Plan  
 1/24" = 1/4"



PROJECT INFO:  
 Apartment building development  
 10284-10296 148 Street  
 10277- 10293 148A St Surrey BC  
 CLIENT:  
 JASWINDER SINGH

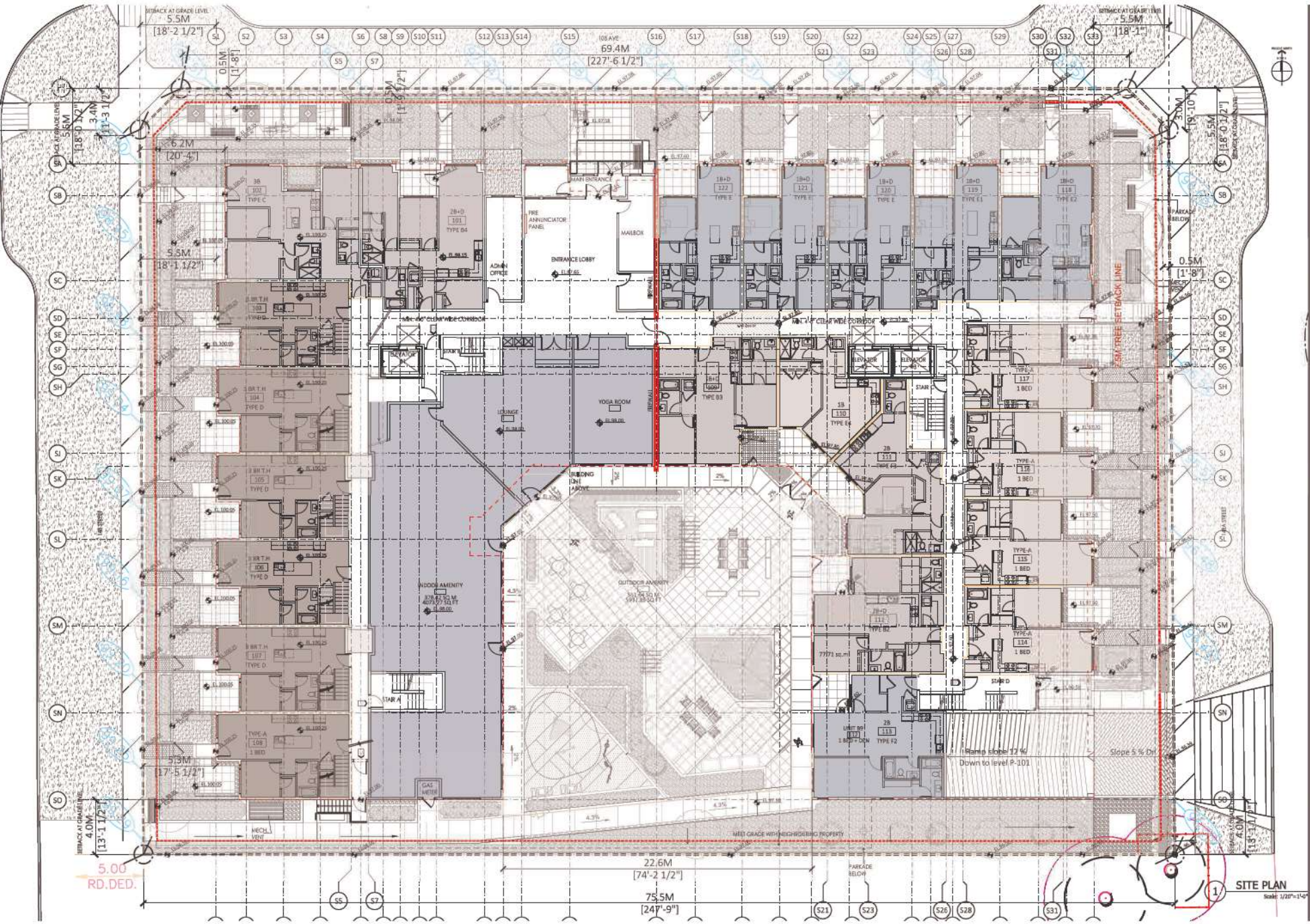
DATE  
 06 SEP-23  
 PROJECT NO:  
 21-247  
 SCALE: AS NOTED DRAWN BY:  
 R.W

REV	DESCRIPTION	DATE

BASE PLAN







**PROJECT INFO:**  
 APARTMENT BUILDING  
 10284-10296 148 ST & 50<sup>TH</sup> AVE  
 10277-10293 148A ST, SURREY  
 CLIENT: JASWINDER SINGH

**DATE:**  
 2024-10-15  
**PROJECT NO:**  
 21-247  
**SCALE:** 1/20"  
**DRAWN BY:** TJ

NO.	REVISION	DATE	BY	DATE
01	ISSUED FOR PERMIT			
02	ISSUED FOR PERMIT			
03	ISSUED FOR PERMIT			
04	ISSUED FOR PERMIT			
05	ISSUED FOR PERMIT			
06	ISSUED FOR PERMIT			
07	ISSUED FOR PERMIT			
08	ISSUED FOR PERMIT			
09	ISSUED FOR PERMIT			
10	ISSUED FOR PERMIT			

**SITE PLAN**

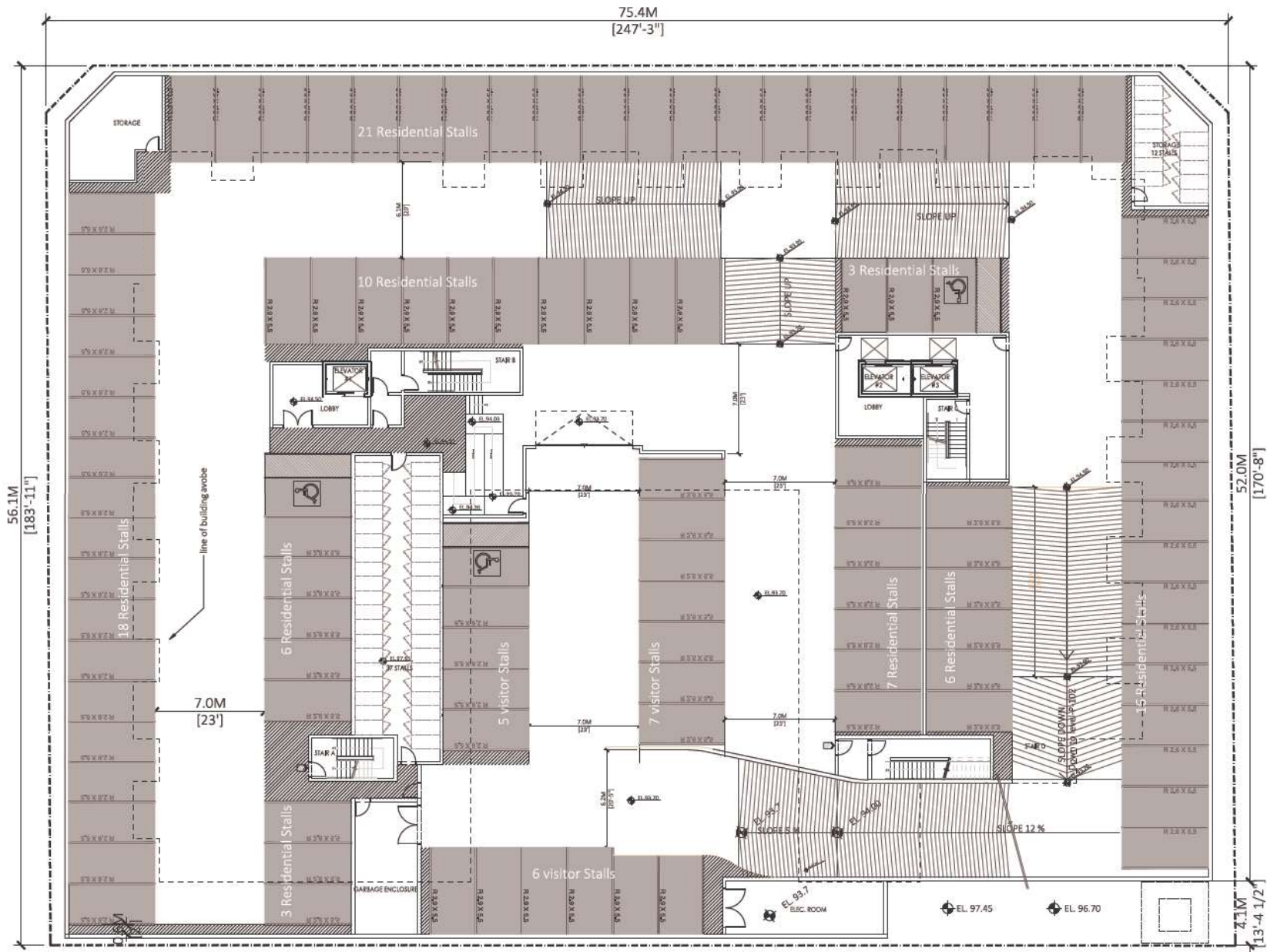
**A 100**

Scale: 1/20"=1'-0"



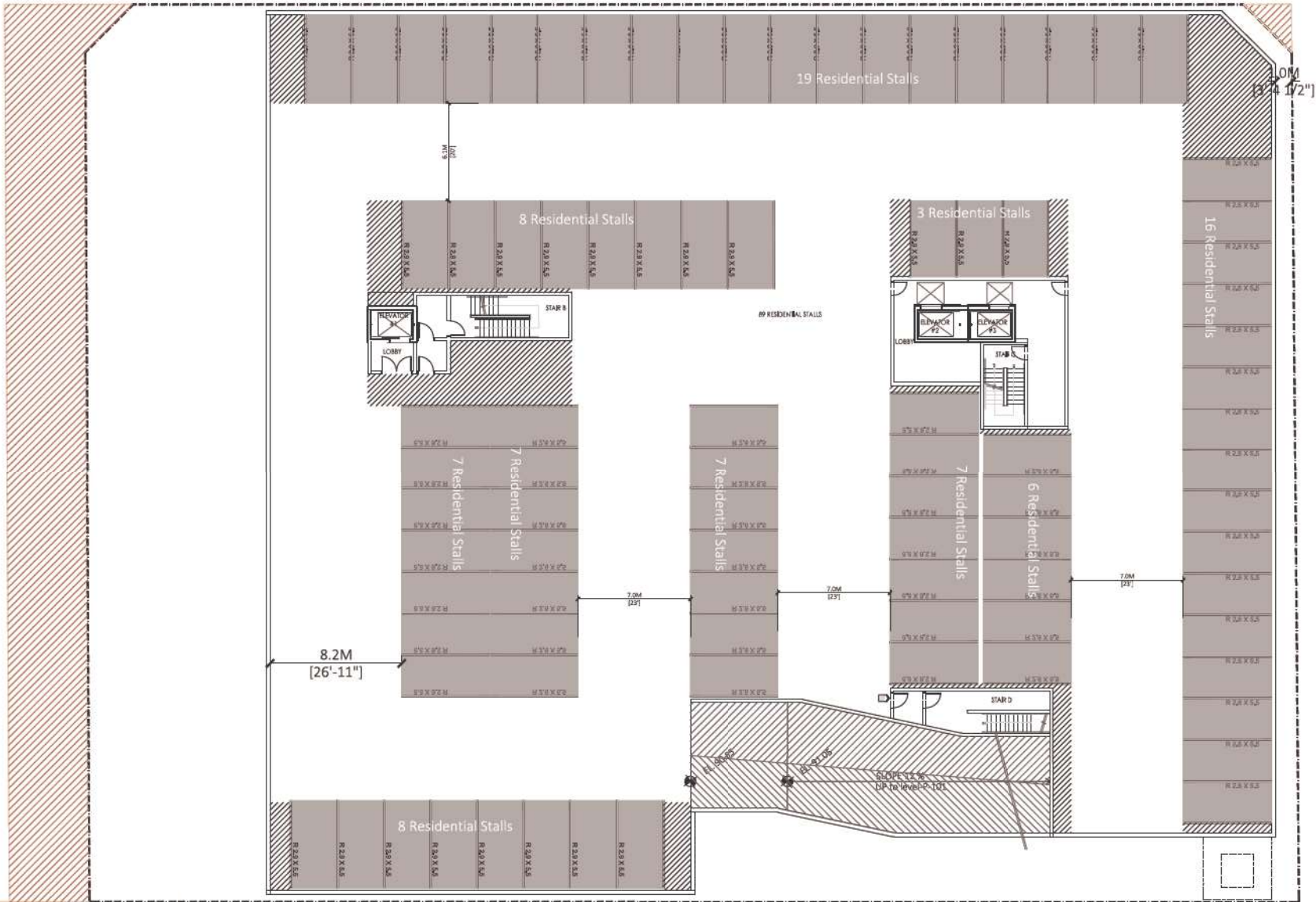


NO.	REVISION	DATE	BY



1 LEVEL PARKADE P1  
Scale: 1/20"=1'-0"





**PROJECT INFO:**  
APARTMENT BUILDING  
10284-10296 148 ST &  
10277-10293 148A ST, SURREY BC  
CLIENT: JASWINDER SINGH

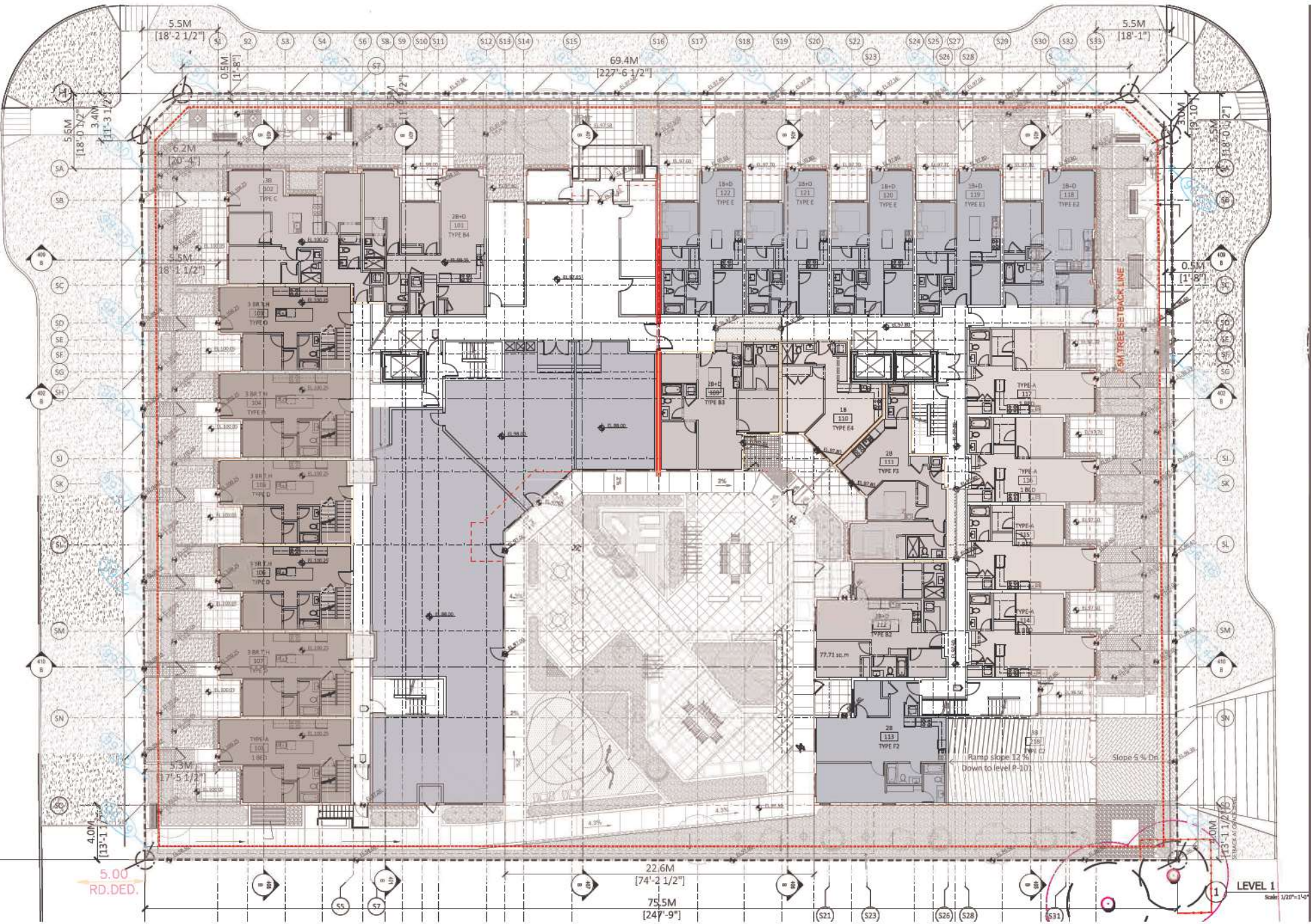
**DATE:** 2024-10-15  
**PROJECT NO.:** 21-247  
**SCALE:** 1/20"  
**DRAWN BY:** TJ

NO.	REVISION	DATE	BY	DATE
01	ISSUED FOR PERMIT	15	JASWINDER SINGH	
02	ISSUED FOR CONSULTANT COORDINATION	15	JASWINDER SINGH	
03	ISSUED FOR PERMIT	15	JASWINDER SINGH	

PARKEDE P2

AP-201





**PROJECT INFO:**  
 APARTMENT BUILDING  
 10284-10296 148 ST & 10277-10293 148A ST, SURREY  
 CLIENT: JASWINDER SINGH

**DATE:** 2024-10-15  
**PROJECT NO:** 21-247

**SCALE:** 1/20" **DRAWN BY:** TJ

NO	REVISION	DATE	BY	DATE
01	ISSUED TO THE CITY			
02	ISSUED FOR PERMIT			
03	ISSUED FOR PERMIT			

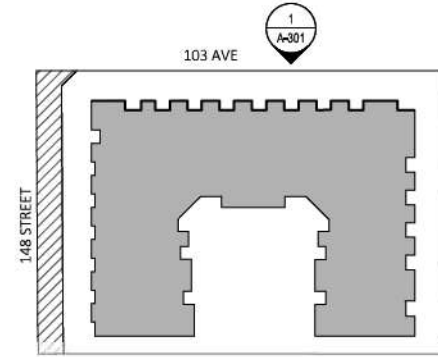
**MAIN FLOOR PLAN**

**A 101**

**LEVEL 1**  
 Scale: 1/20"=1'-0"



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : ( LIGHT GRAY)



1 NORTH ELEVATION  
Scale: 1/16"=1'-0"



PROJECT INFO:  
APARTMENT BUILDING  
10284-10296 148 ST &  
10277-10293 148A ST, SURREY  
CLIENT: JASWINDER SINGH

DATE:  
2024-10-15

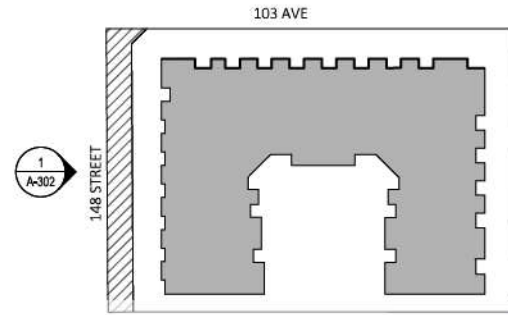
PROJECT NO:  
21-247

SCALE: 1/16"=1'-0"  
DRAWN BY: TJ

NO	REVISION	DATE	BY
1	ISSUED FOR PERMIT	2024-10-15	TJ
2	ISSUED FOR PERMIT	2024-10-15	TJ
3	ISSUED FOR PERMIT	2024-10-15	TJ
4	ISSUED FOR PERMIT	2024-10-15	TJ
5	ISSUED FOR PERMIT	2024-10-15	TJ
6	ISSUED FOR PERMIT	2024-10-15	TJ
7	ISSUED FOR PERMIT	2024-10-15	TJ
8	ISSUED FOR PERMIT	2024-10-15	TJ
9	ISSUED FOR PERMIT	2024-10-15	TJ
10	ISSUED FOR PERMIT	2024-10-15	TJ

NORTH ELEVATION

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : ( LIGHT GRAY)



1 WEST ELEVATION  
Scale: 1/16"=1'-0"



PROJECT INFO:  
APARTMENT BUILDING  
10284-10296 148 ST &  
10277-10293 148A ST, SURREY  
CLIENT: JASWINDER SINGH

DATE

2024-10-15

PROJECT NO:

21-247

SCALE:

1/16"=1'-0"

DRAWN BY:

TJ

NO.	DESCRIPTION	DATE	BY	CHKD
01	ISSUED FOR PERMIT SUBMISSION	2024-10-15	TJ	JS
02	ISSUED FOR CONSTRUCTION			
03	ISSUED FOR ARCHITECTURAL RECORD			

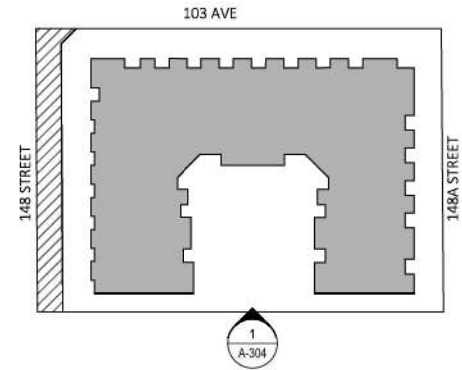
WEST ELEVATION







1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : ( LIGHT GRAY)



1 SOUTH ELEVATION  
Scale: 1/16"=1'-0"



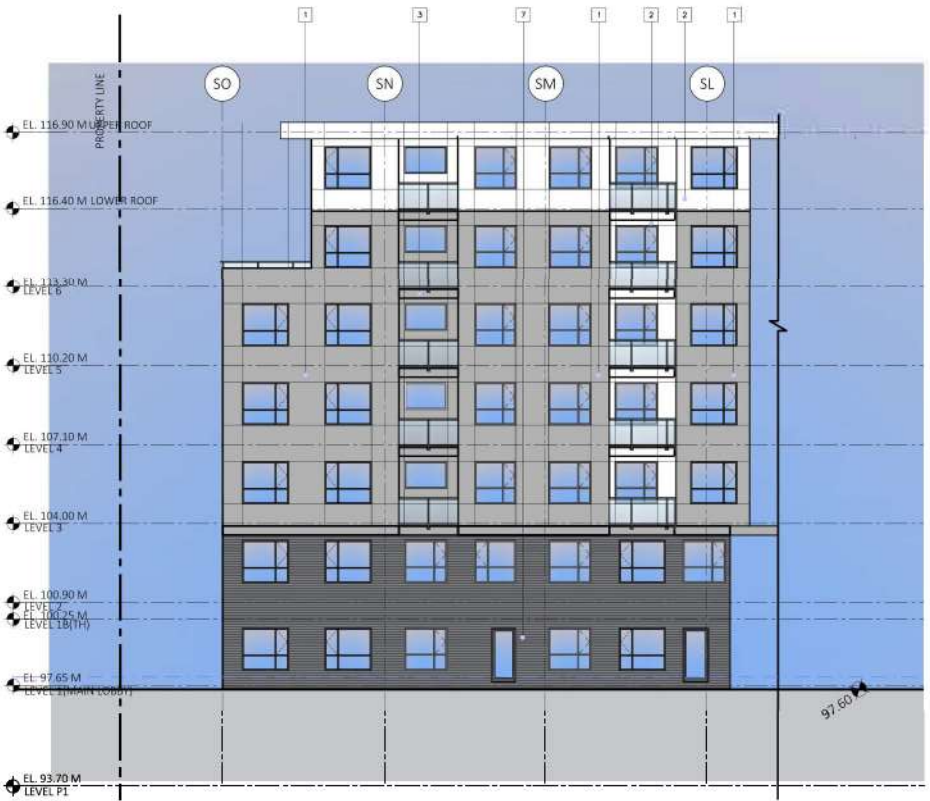
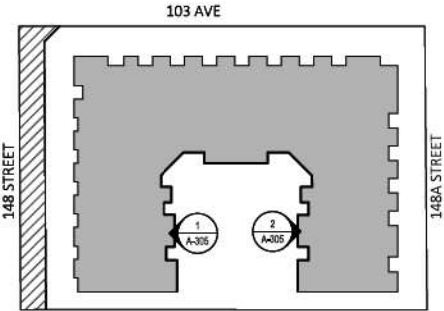
PROJECT INFO:  
APARTMENT BUILDING  
10284-10296 148 ST &  
10277-10293 148A ST, SURREY BC  
CLIENT: JASWINDER SINGH

DATE:  
2024-10-15  
PROJECT NO:  
21-247  
SCALE: 1/16"=1'-0" DRAWN BY: TJ

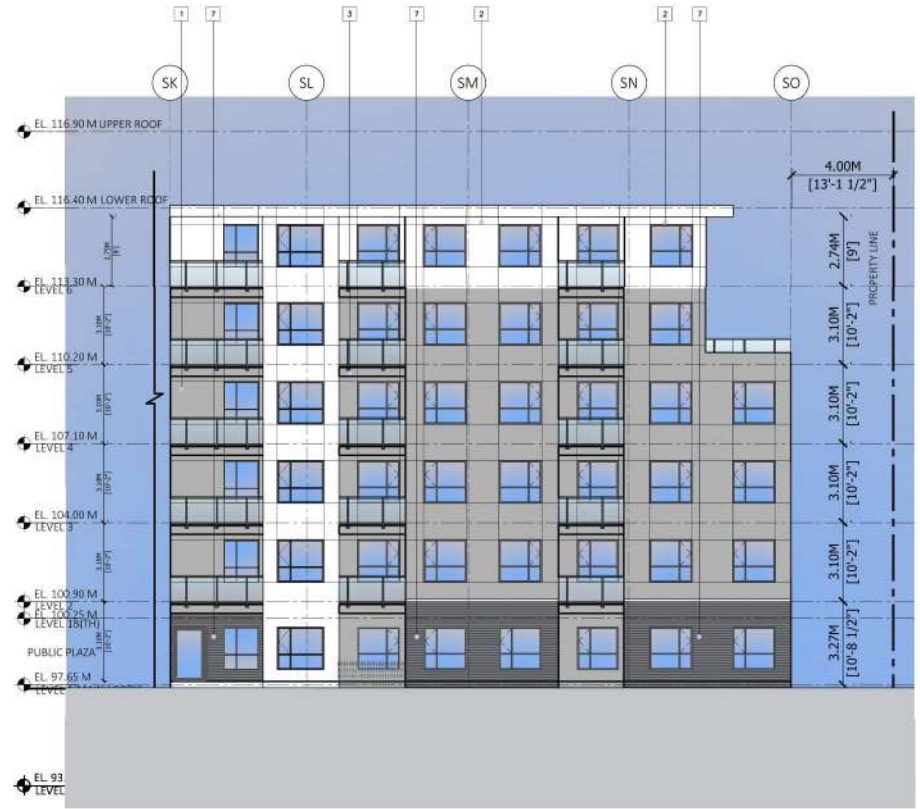
REV	DESCRIPTION	DATE	BY	CHK
01	ISSUED FOR PERMIT	2024-10-15	TJ	
02	ISSUED FOR CONSTRUCTION			
03	ISSUED FOR OCCUPANCY			

SOUTH ELEVATION

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : ( LIGHT GRAY)



1 INTERNAL EAST ELEVATION  
Scale: 1/16"=1'-0"



2 INTERNAL WEST ELEVATION  
Scale: 1/16"=1'-0"



PROJECT INFO:  
APARTMENT BUILDING  
10284-10296 148 ST &  
10277-10293 148A ST, SURREY  
CLIENT: JASWINDER SINGH

DATE  
2024-10-15

PROJECT NO:  
21-247

SCALE: 1/16"=1'-0"  
DRAWN BY: TJ

NO.	REVISION	DATE	BY	DATE
01	ISSUED FOR CONSULTATION		TJ	
02	PERMITTED FOR CONSTRUCTION		TJ	
03	ISSUED FOR PERMIT		TJ	

INTERNAL ELEVATIONS













103 AVE



148A STREET

Scale: N.T.S.  
1  
A-308

1 SOUTH-EAST VIEW  
Scale: N.T.S.



Unit 209-6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca

Ph: 804-603-4484



**PROJECT INFO:**  
Apartment building development  
10284-10296 148 Street  
10277- 10293 148A St Surrey BC  
**CLIENT:**  
JASWINDER SINGH

**DATE:**  
2024-10-15

**PROJECT NO:**  
21-247

**SCALE:** DRAWN BY:  
TJ

NO	REVISION / DATE OF REVISION	BY	DATE

3D VIEW

A-308













SCALE:



13	24.07.17	REVISED RFP	AL
12	24.07.17	UPDATES RFP	AD
11	24.AUG.18	UPDATES RFP	AL
10	24.AUG.18	UPDATES RFP	AL
9	24.AUG.18	UPDATES RFP	AD
8	24.AUG.18	UPDATES RFP	AD
7	24.AUG.17	UPDATES RFP	WT
6	24.AUG.17	UPDATES RFP	AD
5	24.AUG.17	UPDATES RFP	AD
4	23.NOV.16	REVISED COMMENTS	MM
3	23.NOV.16	UPDATES RFP	MM
2	23.NOV.16	UPDATES RFP	CUS
1	23.NOV.16	UPDATES RFP	CUS
		ROOF LEVEL DESIGN	Q

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**APARTMENT BUILDING**  
10284-10296 148 STREET  
SURREY

DRAWING TITLE:

**SHRUB PLAN**

DATE: 22.AUG.23 DRAWING NUMBER:

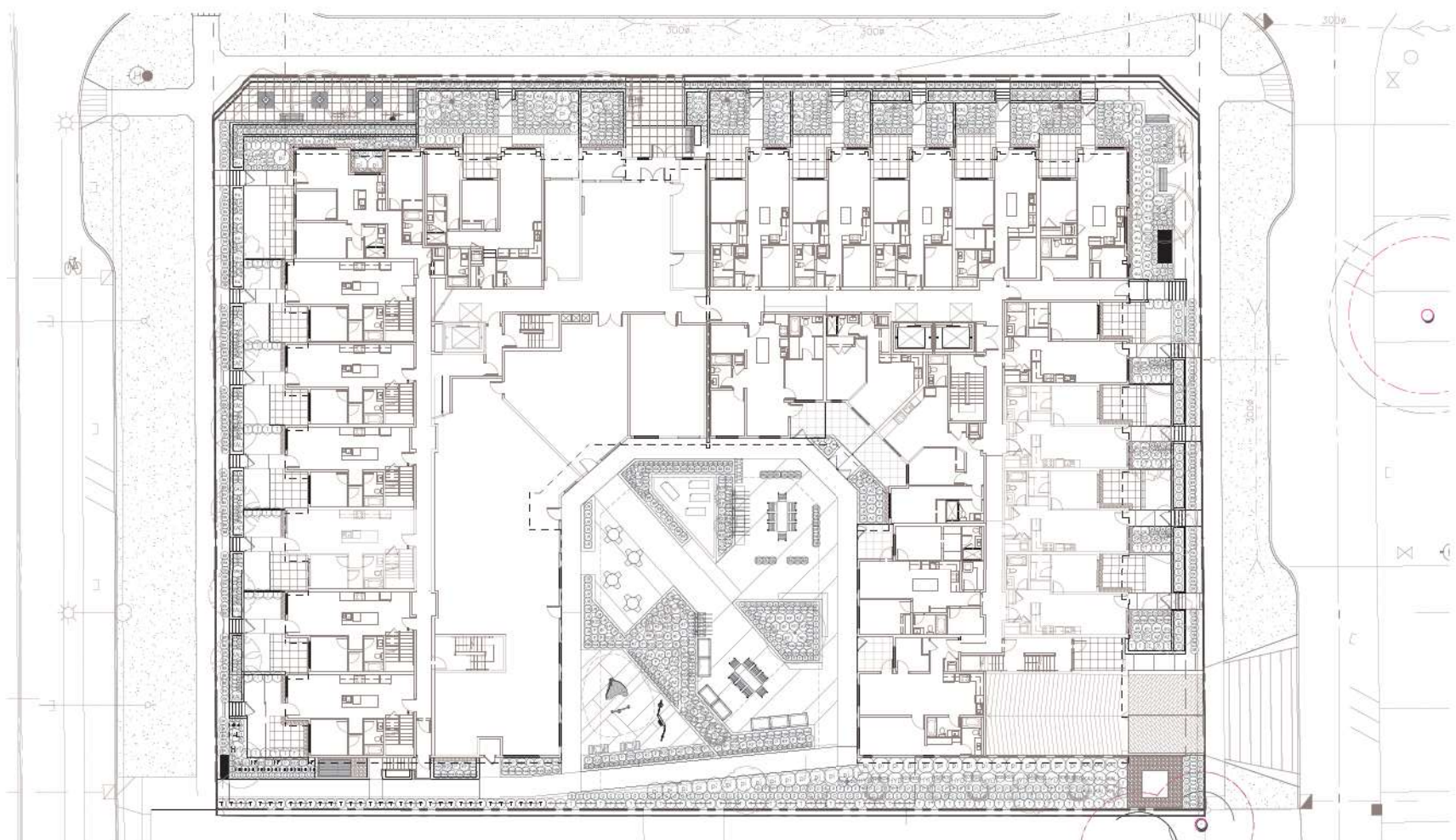
SCALE: 1:150

DESIGN: CLG

CHECKED: BA

**L3**

OF 7



**SHRUB SCHEDULE** PMG PROJECT NUMBER: 22-046

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS
221		BULBUS SEMPERVIRENS	COMMON BOWWOOD	#2 POT; 20CM
027		COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER LOW	#2 POT; 30CM
31		EUCHYDIA JAPONICA 'EMERALD GEM'	EMERALD GEM™ WATERBERRY	#2 POT; 30CM
8		HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA LIMEOR BEN PINK	#2 POT; 60CM
42		KALMIA LATIFOLIA 'KEEPSANE'	KEEPSANE WOODRUM LAUREL	#2 POT; 30CM
38		PIRENE JAPONICA 'NOIR DE CHINE'	JAPANESE ANDROMEDA	#2 POT; 30CM
70		RHODOCHORON 'COAL LEAF'	AZALEA SINGLE PINK EVERBLOOMING	#2 POT; 25CM
41		ROSA MEDLAND 'RED'	MEDLAND ROSE RED. 65MM MATURE HT	#2 POT; 40CM
50		SORBARIA JAPONICA 'RUBELLA'	RUBELLA SORBARA	#2 POT; 30CM
187		TAXUS MEDIA 'HOLMST'	HOLMST YEW	15M BAR
<b>GRASS</b>				
10		CALAMAGROSTIS ACUTIFLORA 'NARLFOERSTER'	FEATHER REED GRASS	#1 POT
417		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
271		HAKONECHLOA MACRA 'L'GOLD'	GOLDEN JAPANESE FORESET GRASS	#1 POT
<b>PERENNIAL</b>				
108		LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT
108		PEROVSKIA ATROPURPUREA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT
99		GALANTHERA SHALLOON	SAIL FL	#1 POT; 20CM; 60CM O.C.
10		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND/OR INDIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CLIENT STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DETAILS, 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 INTERVALLEY. \* 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 INCLUDE CLIENT STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND INVENTORY MUST MEET OR EXCEED B.C. 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.



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 2811 Q west Drive  
 Burnaby, British Columbia, V5C 6S6  
 P: 604 294-0041 • F: 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
10	24.07.21	REVISED RAMP UP	AL
11	24.07.21	UPGRADE WASTEWATER PLAN	AO
12	24.AUG.23	UPGRADE WASTEWATER PLAN	AL
13	24.AUG.23	UPGRADE WASTEWATER PLAN	AL
14	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
15	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
16	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
17	24.AUG.23	UPGRADE WASTEWATER PLAN	WT
18	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
19	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
20	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
21	24.AUG.23	UPGRADE WASTEWATER PLAN	AO
22	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
23	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
24	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
25	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
26	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
27	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
28	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
29	24.AUG.23	UPGRADE WASTEWATER PLAN	MM
30	24.AUG.23	UPGRADE WASTEWATER PLAN	MM

CLIENT:

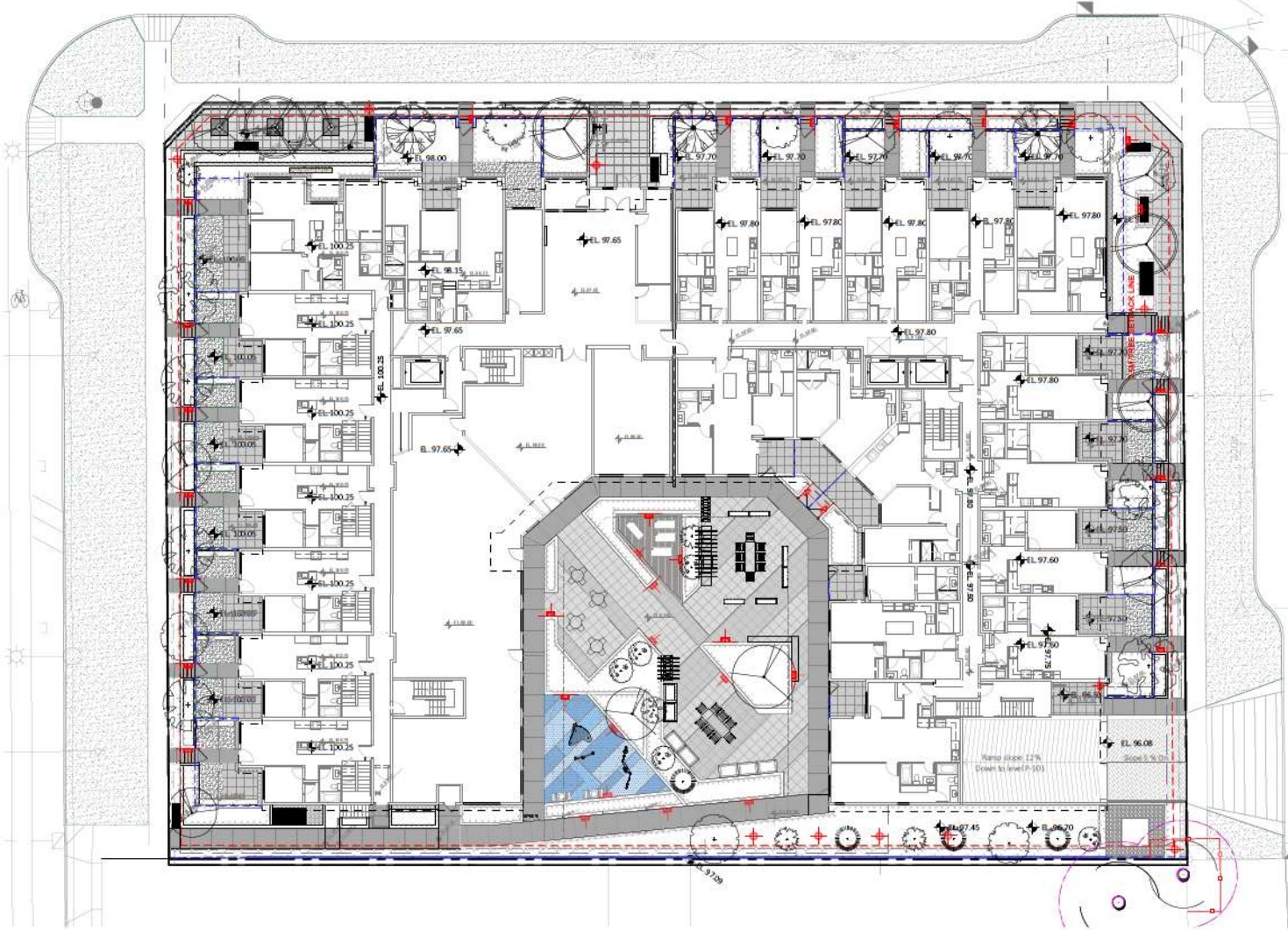
PROJECT:

**APARTMENT BUILDING**  
 10284-10296 148 STREET  
 SURREY

DRAWING TITLE:  
**LANDSCAPE MATERIAL & LIGHTING PLAN**

DATE: 22.AUG.21 DRAWING NUMBER:  
 SCALE: 1:150  
 DRAWN: CLG  
 DESIGN: CLG  
 CHECKED: BA OF 7

PMG PROJECT NUMBER: 22-046



**FENCE LEGEND**

Symbol	Material
	3' HT. METAL ROCKET FRONTAGE FENCE
	4' HT. WOOD SIDYARD FENCE
	6' HT. WOOD PERIMETER FENCE

HATCHED AREA INDICATES PLANTING BEDS UNLESS INDICATED BY TREE SETBACK REQUIREMENTS, TRUBS OR ZONE

**LIGHTING LEGEND**

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

\* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATING WITH ELECTRICAL ENGINEERING CONSULTANT.



WISHBONE BAYVIEW GAMES TABLE  
 RECYCLED MATERIALS



WISHBONE BAYVIEW ACCESSIBLE PICNIC TABLE  
 RECYCLED MATERIALS



TOURNEFORT SITE WORKS FACETED PLANTER POT



DIERO FIXIT PUBLIC BIKE REPAIR STATION



KOMPAN PLAY PANEL

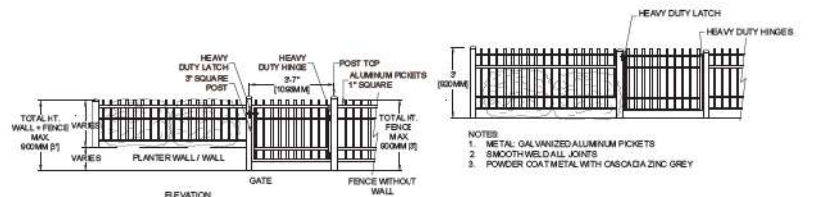


CAST IN-PLACE RUBBER PLAY SURFACING



22-046-11-2P

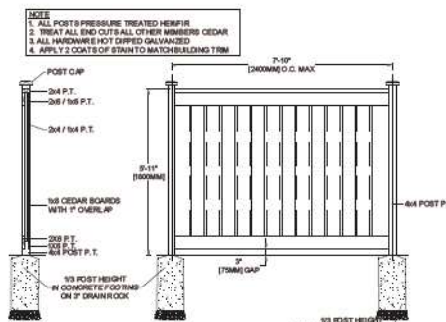
SCALE:



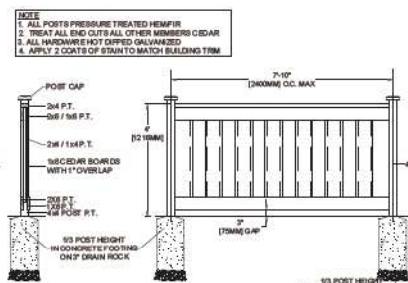
**1 METAL FENCE AND GATE NEAR PLANTER**  
1:30

**2 3' HT. METAL FENCE W/GATE AT GRADE**  
1:30

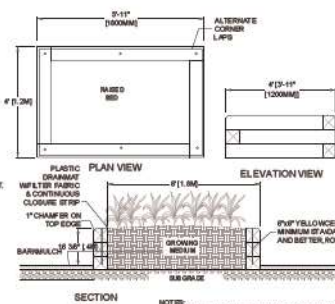
- NOTES:  
1. METAL GALVANIZED ALUMINUM PICKETS  
2. SMOOTH WELD ALL JOINTS  
3. POWDER COAT METAL WITH CASCADA ZINC GREY



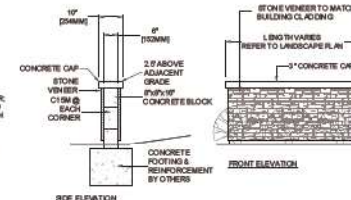
**3 6' HT. WOOD PERIMETER FENCE**  
1:30



**4 4' HT. WOOD SIDEYARD FENCE**  
1:30



**5 TYP. RAISED VEGETABLE BED DETAIL**  
1:30



**6 FEATURE WALL AT CORNER PLAZA**  
1:30



NO.	DATE	REVISION DESCRIPTION	DR.
13	24.07.21	REVISED RAMP	SL
11	24.07.21	UPGRADE WALKWAY SLAB	AO
11	24.AUG.23	UPGRADE WALKWAY SLAB	SL
10	24.AUG.23	UPGRADE WALKWAY SLAB	SL
9	24.AUG.23	UPGRADE WALKWAY SLAB	AO
8	24.AUG.23	UPGRADE WALKWAY SLAB	AO
7	24.AUG.23	UPGRADE WALKWAY SLAB	WT
6	24.AUG.23	UPGRADE WALKWAY SLAB	AO
5	24.AUG.23	UPGRADE WALKWAY SLAB	AO
4	23.NOV.23	REVISED COMMENTS	MMW
3	23.NOV.23	UPGRADE WALKWAY SLAB	MMW
2	23.NOV.23	UPGRADE WALKWAY SLAB	CS
1	23.NOV.23	UPGRADE WALKWAY SLAB	CS

NO. DATE REVISION DESCRIPTION DR.

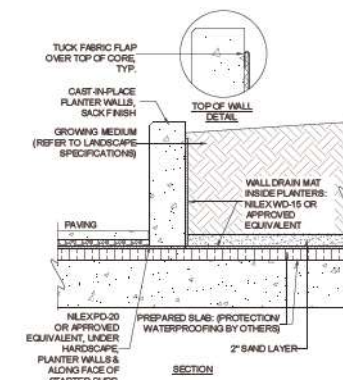
CLIENT:

PROJECT:

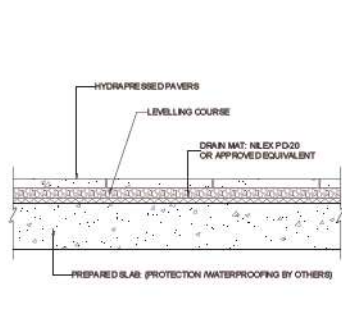
**APARTMENT BUILDING**  
10284-10296 148 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS**

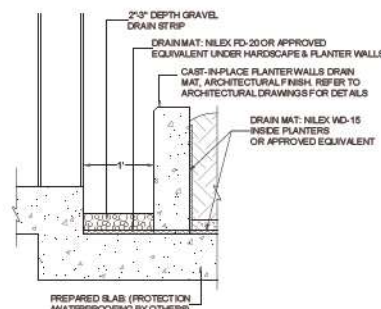
DATE: 22.AUG.21 DRAWING NUMBER:  
SCALE: AS NOTED **L7**  
DRAWN: C.G.  
DESIGN: C.G.  
CHK'D: BA OF 7



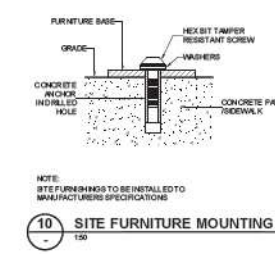
**7 PLANTER WALL ON SLAB**  
1:10



**8 HYDRAPRESSED PAVERS ON SLAB**  
1:10



**9 DRAIN ROCK STRIP AT BUILDING ON SLAB**  
1:10



**10 SITE FURNITURE MOUNTING**  
1:30

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

**Development Impact Analysis on Schools For:**  
Application #: **22-0283**

The proposed development of **156** Low Rise Apartment units and **6** 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>	30
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	17
Secondary School =	8
Total Students =	25

<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

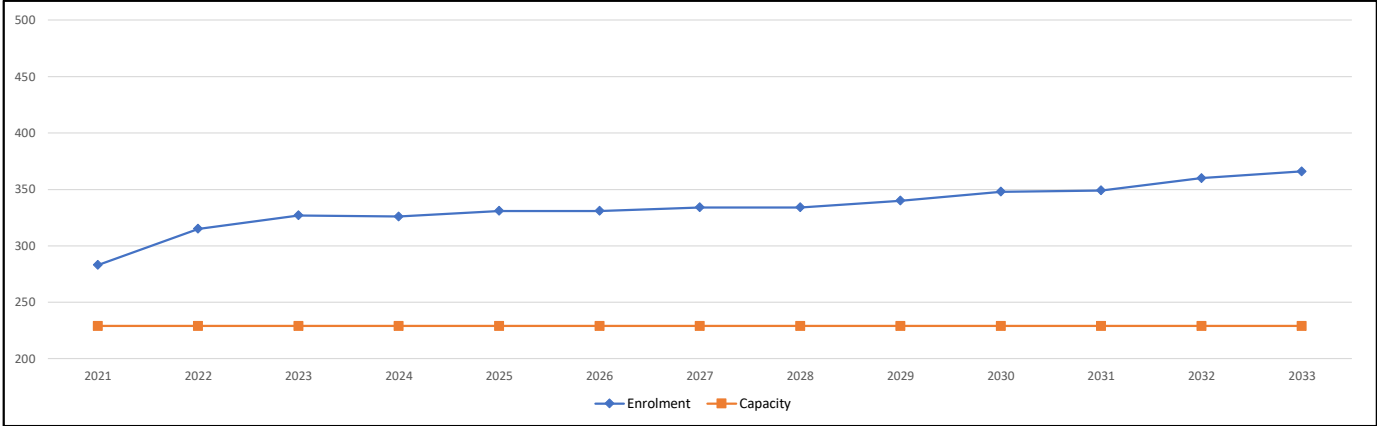
**Summary of Impact and Commentary**  
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Hjorth Road is at 143% capacity. There are currently 5 portables on site accommodating this over capacity. The Guildford plan calls for significant redevelopment throughout the area over the coming decades which will see enrolment at Hjorth Road continue to grow.

In response, the District's 2025/2026 Five Year Capital Plan, contains a significant addition to Hjorth Road Elementary. The Ministry of Education and Child Care has not yet approved funding for this request.

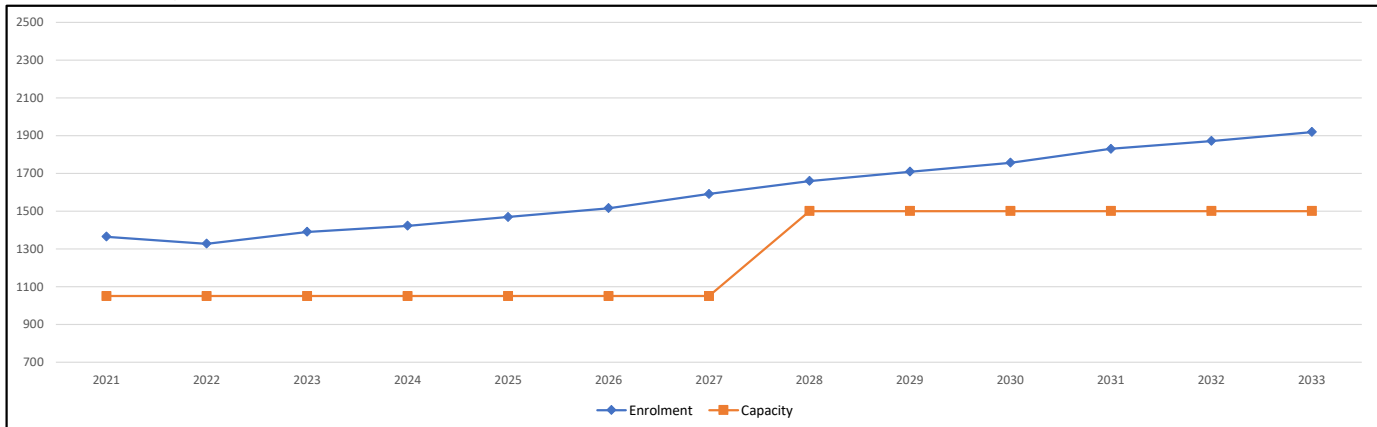
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, 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.



**CITY OF SURREY**

**HOUSING AGREEMENT**  
**(Residential Only)**

THIS HOUSING AGREEMENT made the \_\_\_\_\_ day of November, 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:

**1326427 B.C. LTD., Inc. No. BC1326427**, a corporation having its offices at 120 – 12888 80<sup>th</sup> Avenue, Surrey, B.C. V3W 3A8

**JASWINDER SINGH PARMAR, Businessman** of 120 – 12888 80<sup>th</sup> Avenue, Surrey, B.C. V3W 3A8

(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: 000-780-669  
Lot 13 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-814  
Lot 14 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-822  
Lot 15 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 004-620-844  
Lot 22 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-881  
Lot 23 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-903  
Lot 24 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

(the “**Lands**”);

- B. The Owner proposes to use the Lands for 162 Dwelling Units (the “**Development**”) as proposed in Appendix I – Site Plan;
- C. The Owners 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 Owners (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
  - (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
  - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
  - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
  - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
  - (e) “**Development**” means as defined in Recital B;

- (f) “**Dwelling Unit**” means each of the 162 of dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*,
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) “**Rental Units**” means 162 of Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 30 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

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

## **3. LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in

this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

#### 4. **NOTICE**

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

- (a) As to the City:

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

Attention: General Manager, Planning and Development Department

- (b) As to the Owner:

1326427 B.C. Ltd.  
120 – 12888 80<sup>th</sup> Avenue  
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

- (c) As to the Owner:

Jaswinder Singh Parmar, Businessman  
120 – 12888 80<sup>th</sup> Avenue  
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

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



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

5. **GENERAL**

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

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

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

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

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific

- performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk and Director Legislative Services  
City of Surrey

**1326427 B.C. LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
*Name:* Jaswinder Singh Parmar  
*Title:* President

By: \_\_\_\_\_  
Jaswinder Singh Parmar



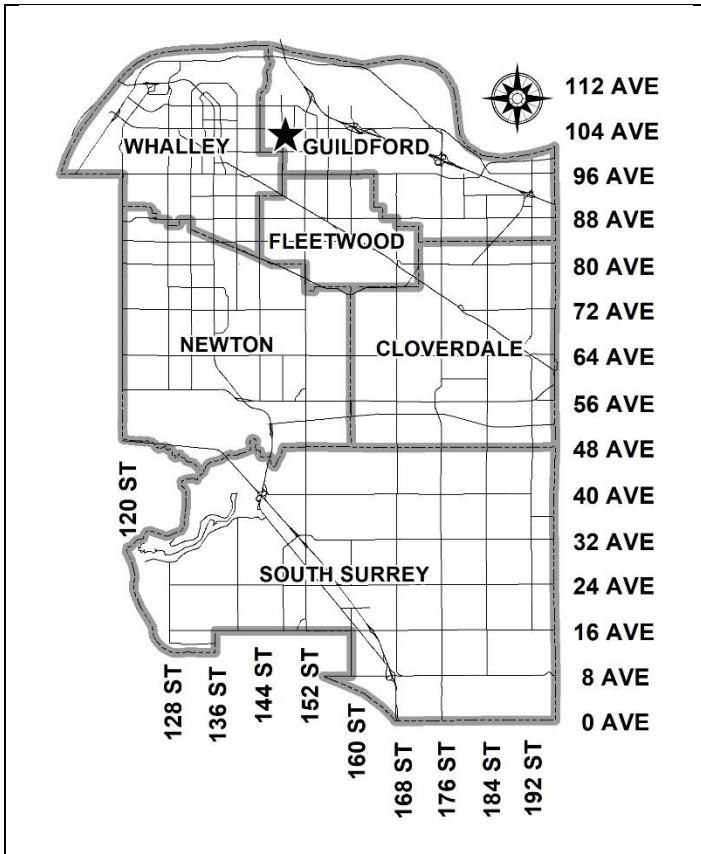




City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0283-00

Planning Report Date: June 10, 2024



**PROPOSAL:**

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation.
- **Rezoning** from RF to CD
- **Development Permit**
- **Housing Agreement**

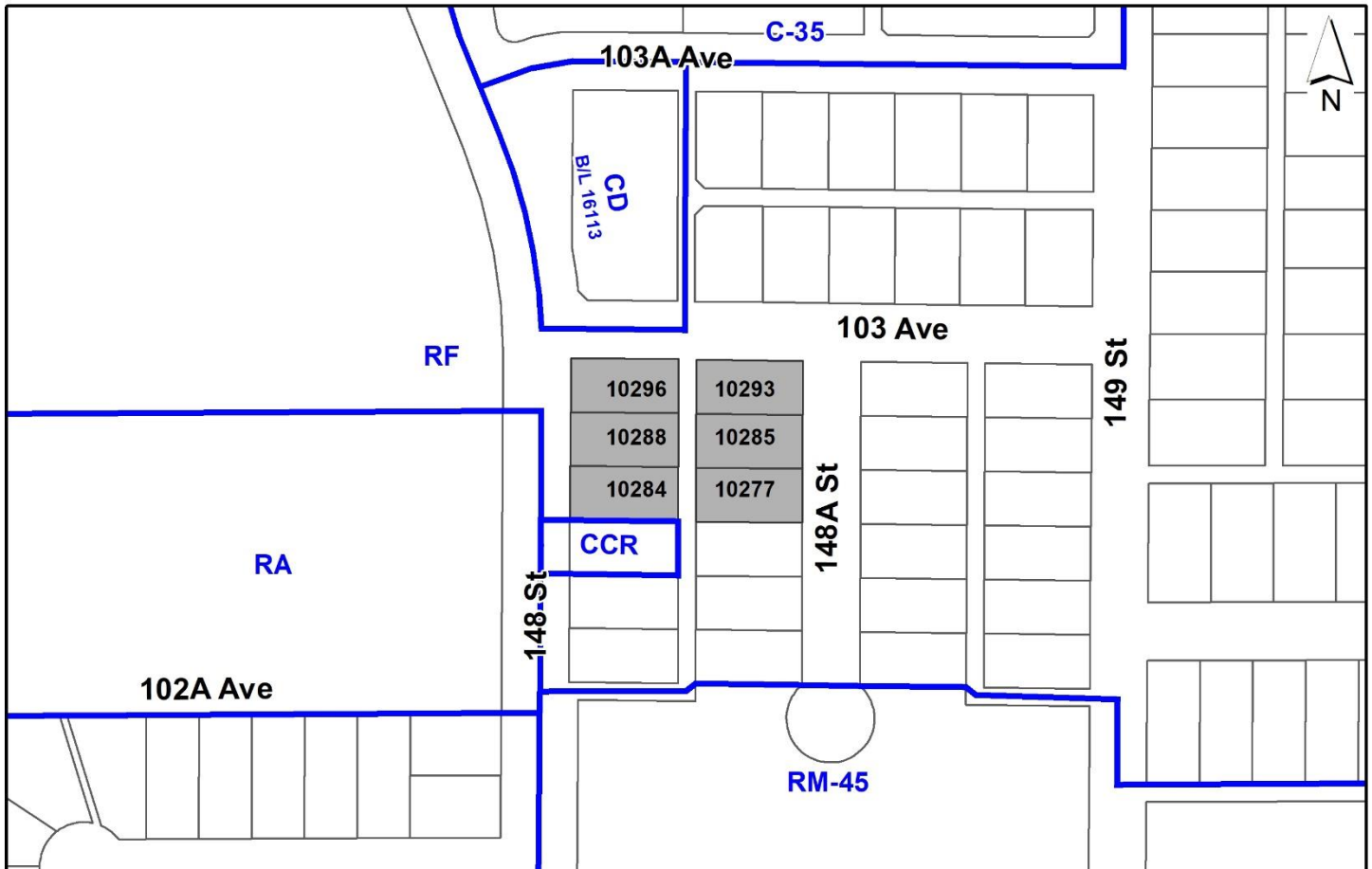
to permit the development of a 6-storey residential market rental building with a child care centre.

**LOCATION:** 10293 148A Street, 10285 148A Street  
 10277 148A Street, 10284 148 Street  
 10288 148 Street, 10296 148 Street,  
 Portion of lane

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

**TCP DESIGNATION:** Low to Mid Rise Residential



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Text 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

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the “Low to Mid Rise Residential” designation in the Guildford Plan.
- The proposed density and building form are appropriate for this part of Guildford 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 located within an Urban Centre and conforms with the goal of achieving higher density development near a transit corridor.
- The proposal will deliver much-needed child care spaces and market rental housing to Guildford.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	10284, 10288 and 10296 – 148 Street Lot 22, 23 and 24 Section 29 Block 5 North Range 1 West New Westminster District Plan 19291  10277, 10285 and 10293 – 148A Street Lot 15, 14 and 13 Section 29 Block 5 North Range 1 West New Westminster District Plan 19291  Portions of lane	Density permitted up to 2.76 FAR"

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 and portion of existing lane identified as Block A on the Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to enter into a Housing Agreement (Appendix V) and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7922-0283-00 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant enter into a Housing Agreement with the City to secure 157 market rental units for a period of 25 years;
- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) completion of the road closure and acquisition of the existing north/south lane (Block A);
- (k) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed plazas at the northeast and northwest corners of the site;
- (l) 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; and
- (m) 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	TCP Designation	Existing Zone
Subject Site	Single family lots	Low to Mid Rise Residential	RF
North (Across 103 Avenue):	2-storey apartments and single family lots	Low to Mid Rise Residential	RF & CD (Bylaw No. 16113)



Direction	Existing Use	TCP Designation	Existing Zone
East (Across 148A Street):	Single family lots	Low to Mid Rise Residential	RF
South:	Single family lots and home-operated daycare	Low to Mid Rise Residential	RF & CCR
West (Across 148 Street):	Hjorth Road Park	Parks and Natural Areas	RA

### Context & Background

- The subject site is a 4,166 square metre site, consisting of 6 properties, located on the south side of 103 Avenue, east of 148 Street and located within the Guildford Plan area.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the Guildford Plan area and is zoned “Single Family Residential Zone (RF)”.
- The existing dwellings currently have vehicle access from a north/south lane.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- In order to permit the development of a 6-storey apartment building with 160 market rental units and a child care centre, the applicant is proposing the following:
  - OCP Text Amendment to allow a higher density than currently permitted in the “Multiple Residential” designation;
  - Rezoning the site from RF to CD (based on RM-70 Zone);
  - Consolidation of the existing 6 lots and a portion of the existing lane into 1 residential lot;
  - Detailed Development Permit for Form and Character; and
  - Housing Agreement to secure the 160 market rental units for a period of 25 years.
- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area (including lane):	4,511 square metres
Road Dedication:	289 square metres
Net Site Area:	4,222 square metres
<b>Number of Lots:</b>	6 existing, 1 proposed
<b>Building Height:</b>	22 metres
<b>Floor Area Ratio (FAR):</b>	2.80 (gross) and 2.96 (net)
<b>Floor Area</b>	
Residential:	12,026 square metres

	Proposed
Child Care:	416 square metres
Total:	12,468 square metres
<b>Residential Units:</b>	
Studio	2
1-Bedroom:	89
2-Bedroom:	53
3-Bedroom:	13
Total:	157

**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 24 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

14 Elementary students at Hjorth Road Elementary School  
 6 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 Spring 2027.

Parks, Recreation & Culture: Hjorth Road Park is the closest active park with amenities including pool and sport fields, and is 30 metres walking distance from the proposed development. Green Timbers Urban Forest Park is the closest park with natural areas and is 350 metres walking distance from the proposed development.

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

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 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 east side of 148 Street to the arterial road standard;
  - Construction of the south side of 103 Avenue to the local road standard; and
  - Construction of the west side of 148A Street to the local road standard.
- As part of the subject application, the applicant proposes to close and acquire portions of the existing north/south lane bisecting the subject site (see Survey Block Plan in Appendix I), to incorporate this portion of lane into the subject site. The gross area of the subject site increases from approximately 4,170 square metres to 4,511 square metres in size, after the closure and acquisition of this portion of lane.
- The proposed closure of this portion of lane will allow for a more efficient site plan and underground parking layout as part of the proposal. Staff can support the proposed closure as this portion of lane is surplus to the City’s needs and this is in keeping with the road network as identified in the Guildford Plan.

### Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.
- According to industry standard rates, the proposal is anticipated to generate approximately 2 vehicle trips every one to two minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City’s minimum threshold and complies with the Guildford Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

### Transit

- The subject site is located within close proximity to rapid transit on 104 Avenue.
- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to transit service.

### Access

- Access to the underground parking on the subject site is proposed from 148A Street.

### **Sustainability Considerations**

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

### **Child Care**

- The applicant is proposing a dedicated child care centre which will accommodate 80 childcare spaces on the ground floor in the central portion of the proposed building.
- The child care centre will have direct access to a dedicated outdoor play area to the east of the child care centre.
- The applicant has confirmed that the child care centre and the associated outdoor space meets the Provincial legislative requirements.

### **Housing Agreement**

- Section 483 of the *Local Government Act* authorizes Local Government to enter into a Housing Agreement for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;
  - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of person identified in the agreement);
  - the administration of the units (including the means by which the units will be made available to intended occupants); and
  - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure 157 residential dwelling units as market rental for a minimum duration of 25 years. A Restrictive Covenant will be registered on title to require



payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix II).

- Staff attempted to negotiate a 60-year Housing Agreement with the applicant, however they were not willing to agree to a Housing Agreement beyond a 25-year term. The application has been in process since 2022, while the City's requirement that Housing Agreements be for 60 years has only recently changed.

## **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 Multiple Residential in the OCP.
- In accordance with the OCP, the Multiple Residential designation is intended to support a maximum floor area ratio (FAR) of 2.5 within Frequent Transit Development Areas (FTDA), Urban Centres and sites abutting a Frequent Transit Network.
- The Multiple Residential designation allows additional bonus densities in select areas in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increased density under the Multiple Residential designation from 2.5 FAR to 2.76 FAR (gross density) can be accommodated in accordance with the City's Density Bonus Program.
- As the gross density exceeds the maximum 2.5 FAR permitted in the OCP for Multiple Residential designated properties, the proposed development will require an OCP Text Amendment to allow a higher density than currently permitted in the Multiple Residential designation.

#### Amendment Rationale

- The subject site is located within an Urban Centre and is within close proximity to the existing Frequent Transit Network on 104 Avenue. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in Urban Centres.

#### 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.

- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure.

### 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 property is designated “Low to Mid Rise Residential” in the Guildford Plan.
- The “Low to Mid Rise Residential” designation permits up to 2.25 FAR (gross). The designation supports up to 6 storeys and up to 8 storeys for sites adjacent mid to high rise.
- The applicant is proposing a gross density of 2.80 FAR, which exceeds the maximum permitted under the designation.
- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low to Mid Rise Residential” designation and the 6-storey form envisioned within the designation.
- A re-designation will not be required and Tier 2 Capital Plan Project CACs will not be required as the proposal includes 100% market rental residential units.

#### Themes/Objectives

- The development encourages a greater diversity of housing options for different family sizes, types and compositions.

- The Guildford Plan Housing Policy requires that 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 Guildford Plan by providing approximately 42% of the total dwelling units as two or more bedrooms and 8.3% of the dwelling units as three or more bedroom.

### CD By-law

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

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	2.96
<b>Lot Coverage:</b>	33%	53%
<b>Yards and Setbacks</b>	7.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres
<b>Principal Building Height:</b>	50 metres	22 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented Multiple Unit residential buildings</li> <li>• Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented Multiple Unit residential buildings</li> <li>• Child Care Centres</li> </ul>
<b>Amenity Space:</b>		
Indoor Amenity:	468 square metres	The proposed 622 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	468 square metres	The proposed 487 square metres exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
<b>Number of Stalls</b>		<b>Proposed</b>
Residential:	157	131
Residential Visitor:	16	16
Daycare Staff:	8	8
Daycare Drop off:	12	12

Total:	192	167
Accessible:	3	3
<b>Bicycle Spaces</b>		
Residential Secure Parking:	188	194
Residential Visitor:	6	6

- 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 permitted land use is intended to accommodate the proposed 6-storey apartment building with a child care centre.
- The applicant proposes a floor area ratio (FAR) of 2.76 (gross). The proposed density is consistent with the proposed Guildford Plan designation of "Low to Mid Rise Residential". If calculated on the net site area, the FAR is 2.96. 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 2.96 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 53% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

#### On-site Parking and Bicycle Storage

- The proposed development includes a total of 167 parking spaces consisting of 131 resident parking spaces, 16 parking spaces for visitors and 20 parking spaces for child care staff and drop off. In addition, the applicant will provide 3 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from 148A Street.
- The applicant is proposing to provide a rate of 0.8 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (0.9 per 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 for market rental units, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 163 parking stalls provided, 7 small car stalls, or 4% 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 194 secure bicycle parking spaces in the underground parkade. This will meet 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 not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant 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 Public Art contribution will not be required as the proposal includes 100% market rental units.
- If there is a future change in tenure from Market Rental, 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 April 9, 2024, and the Development Proposal Signs were installed on April 25, 2024. Staff received responses from 2 neighbours (*staff comments in italics*):

- One respondent sought more information regarding the ultimate road network in the neighbourhood.

*(Staff provided the requested information to the respondent.)*

- One respondent sought more information regarding the consolidation strategy for the entire block.

*(Staff provided the requested information to the respondent.)*

## 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 Guildford Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan.
- The applicant has worked with staff to:
  - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
  - provide appropriate step backs for levels 5 and 6 on the south elevation in order to provide an appropriate transition to the lower-scale neighbours to the south;
  - visually scale down the length of the building massing by stepping down the roof forms and recessing the central portion of the façade;
  - refine the exterior elevations and materials; and
  - refine the overall building massing in order to ensure an attractive streetscape that fits the neighbourhood scale.
- The proposed building is a 6-storey, wood frame residential building, consisting of three street frontages.
- The design responds to the 103 Avenue development scale pattern by dividing the massing into two halves, stepping the floor plates and by providing a recessed façade located centrally in the building and stepping back the uppermost storey for relief.
- The ground-floor units are oriented toward the street with direct front door access and usable semi-private outdoor space to help define the streetscape with a series of individualized units at a more relatable pedestrian scale using a 2-storey townhouse-like appearance.
- 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.
- Placing the childcare facility entrance towards the Park.

- The building orientation provides appropriate urban edges on 103 Avenue, 148 Street and 148A Street 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.
- The applicant is proposing a unit mix of 2 studio units, 85 one-bedroom, 54 two-bedroom units and 15 three-bedroom units.

#### Proposed Signage

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

#### Landscaping

- The ground floor 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. 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.
- Additionally, the Zoning Bylaw permits up to 1.5 square metre per dwelling unit to be devoted to a child care centre.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 468 square metres of indoor amenity space to serve the residents of the proposed 156-unit apartment building. Of this 468-square metre requirement, a maximum of 234 square metres can be devoted to a child care centre.
- The applicant proposes 612 square metres of indoor amenity space (inclusive of 234 square metres for the child care centre), exceeding the minimum requirement.
- The applicant is proposing amenity on the ground floor, including a gym, yoga room, library and game room.

#### 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 468 square metres of outdoor amenity space to serve the residents of the proposed 156 units.
- The applicant is proposing 486 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the courtyard area and a rooftop amenity.
- The amenities on the ground level include a children's play area, an outdoor dining and barbeque area and a lawn area directly adjacent to the indoor amenity area.
- The 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;
  - Coordinate the balconies into the building elevation design;
  - Refinement to the architectural expression, coordinating the various design elements;
  - Refinement to the site interfaces, in particular the corner plazas, ensuring comfort and safety; and
  - Confirmation and coordination of the proposed servicing elements adjacent to the public realm.
- 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 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>Alder and Cottonwood Trees</b>			
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Pear	1	1	0
Cherry	2	2	0
Red Maple	1	1	0
Lombardy Poplar	1	1	0
Service Berry	1	1	0
Walnut	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	9	8	1
False Cypress	1	1	0
Western Hemlock	2	2	0
Western Red Cedar	1	1	0
Blue Spruce	1	1	0
Norway Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>22</b>	<b>21</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>32</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>32</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$6,050</b>	

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 4% 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 43 replacement trees on the site. Since the proposed 32 replacement trees can be accommodated on the site, the proposed deficit of 11 replacement trees will require an estimated cash-in-lieu payment of \$6,050, 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 104 Avenue, 148 Street and 148A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site with an estimated contribution of \$6,050 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.	Proposed Housing Agreement

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

LM/ar

APPENDIX I

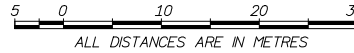
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: \_\_\_\_\_ OF A PORTION OF LANE DEDICATED BY PLAN 19291, SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NWD**

LEGEND

ha DENOTES HECTARES

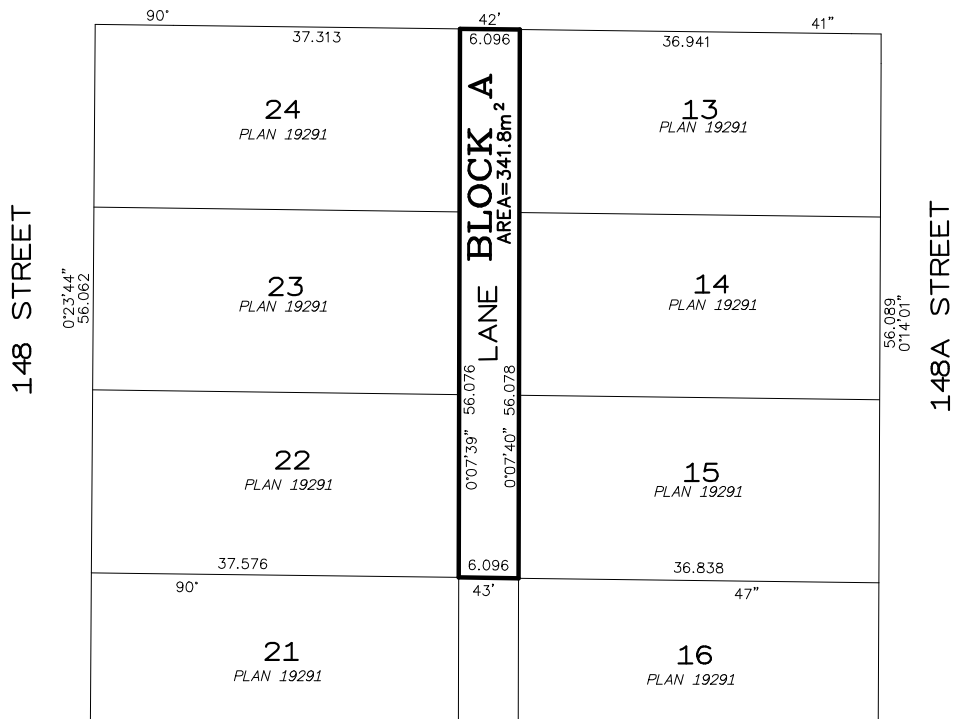
FOR REZONING PURPOSES

SCALE 1 : 500



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

103 AVENUE



Property lines are derived from FIELD survey.

This Plan was prepared for city discussion purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT  
DATED THIS 29TH DAY OF APRIL, 2024



----- B.C.L.S.  
M. Adam Fulkerson

**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

# PROPOSED SUBDIVISION PLAN OF LOTS 13, 14, 15, 22, 23 & 24 SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN 19291

CIVIC ADDRESSES:

10296 148 ST. Surrey, BC  
P.I.D. 010-499-903

10293 148A ST. Surrey, BC  
P.I.D. 000-780-669

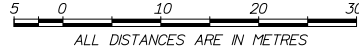
10288 148 ST. Surrey, BC  
P.I.D. 010-499-881

10285 148A ST. Surrey, BC  
P.I.D. 010-499-814

10284 148 ST. Surrey, BC  
P.I.D. 004-620-844

10277 148A ST. Surrey, BC  
P.I.D. 010-499-822

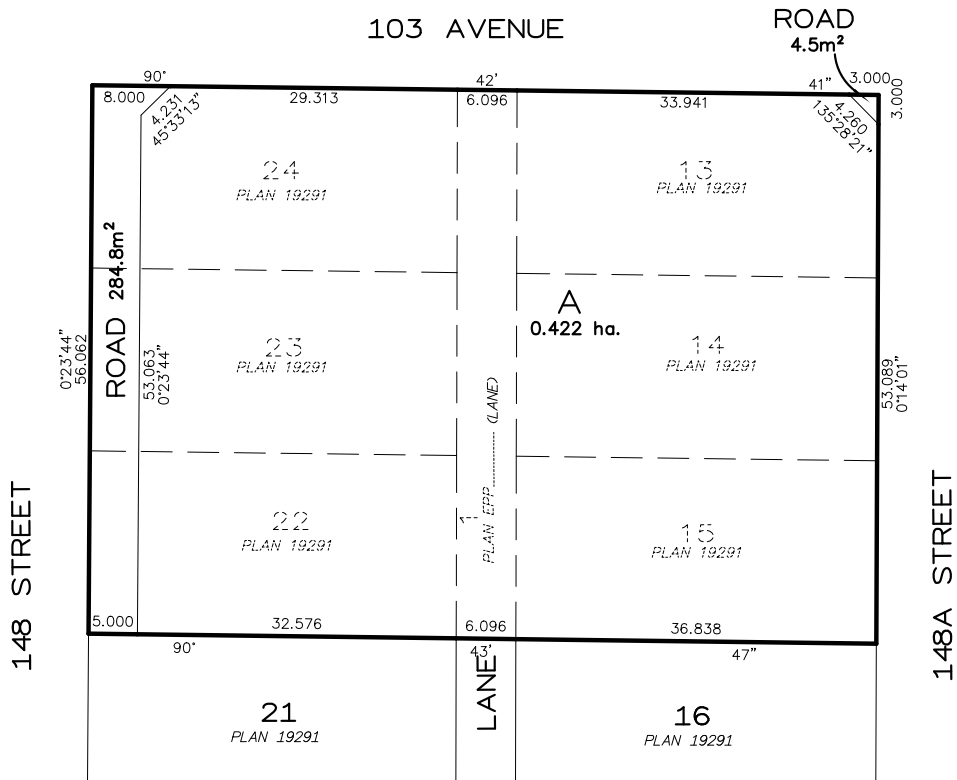
SCALE 1 : 500



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



DRAFT: APRIL 15, 2024



Property lines are derived from FIELD survey.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161





**SITE CONTEXT**

- The site is bound by the single family residence on the north, east and south and Hjorth Road Park on west.
- 103 Ave runs to the north, 148 St to the west and 148A st to the east.
- Overall dimensions of the site are: 75.4m long north property line, 53m long west and east property line and 75.51m along south property line.
- The slope of the site is highest at south west and lowest at south east.



REV	DESCRIPTION	DATE







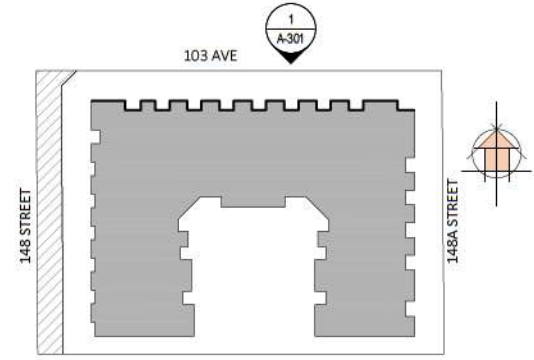








1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	ARCHITECTURAL FINISH CONCRETE (GREY)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : ( ADOBE ORANGE)



**FLAT!**  
ARCHITECTURE

Unit 209- 6321 King George Blvd  
Surrey BC, V3K 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

PROJECT INFO:  
Apartment building development at  
10284-10296 148 Street  
10277- 10293 148A St Surrey BC  
CLIENT: JASWINDER SINGH

DATE: 06 SEP-23  
PROJECT NO: 21-247  
SCALE: 1/16"=1' DRAWN BY: R.W.

REV	DESCRIPTION	DATE

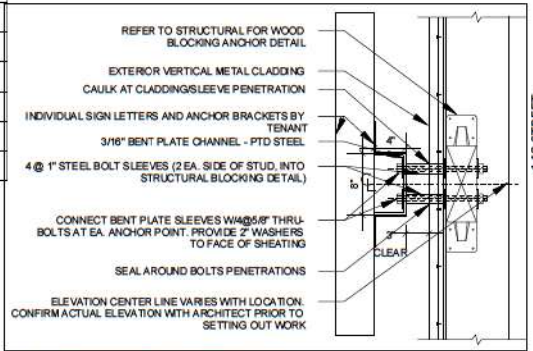
NORTH  
ELEVATION

1 NORTH ELEVATION  
Scale: 1/16"=1'

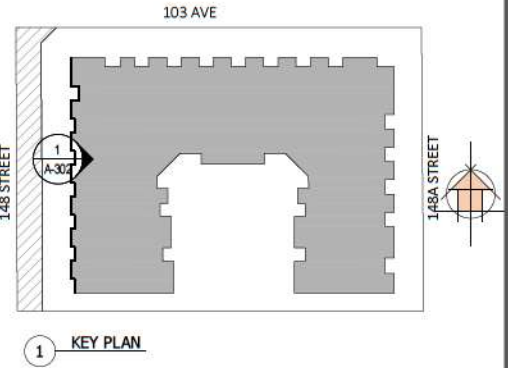
A 301



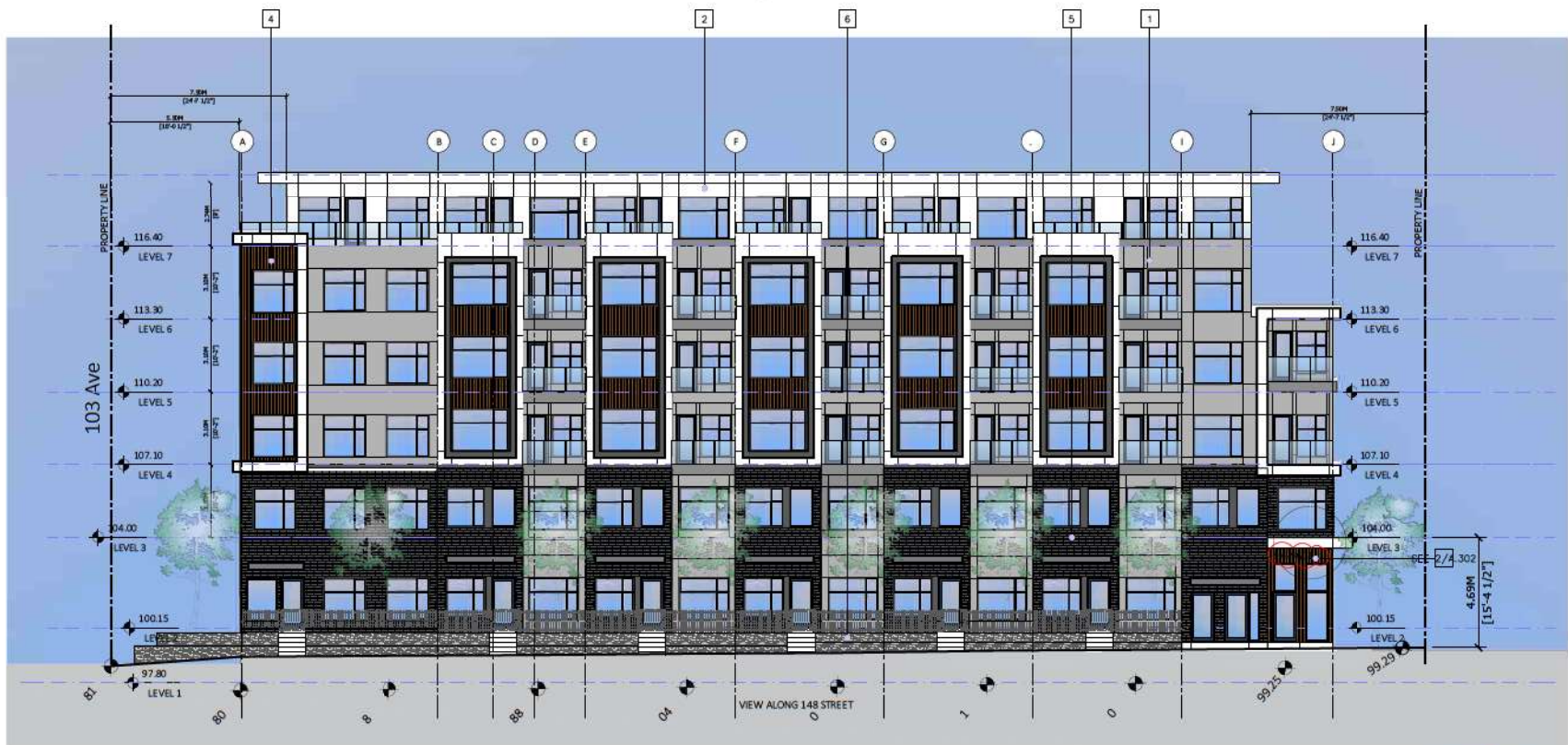
1	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	LIGT GRA
2	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	WITE
3	EXTERIOR IG ENSTIRE EENT SIING ARIE OR SILAR OLOR 140 TROT GRA	
4	LFE SIING TIN STRIS OLORRALIAN IE	
5	WIRE T TIN RI LAING ORA RIS	OLOR ARDAL GRA OR SILAR
6	ARITETRAL INIS ONRETE GRE	
7	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	AOE DRANGE



2 SIGNAGE DETAIL SECTION (TYP.)  
Scale: 3/4"=1'-0"



1 KEY PLAN

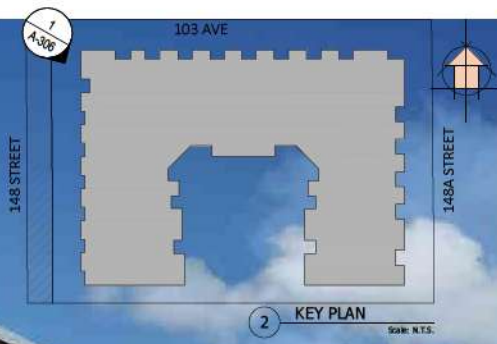


1 WEST ELEVATION  
Scale: 1/16"=1'-0"

REV	DESCRIPTION	DATE







2 KEY PLAN  
Scale: N.T.S.

1 NORTH-WEST VIEW  
Scale: N.T.S.

PROJECT INFO:  
Apartment building development at  
10284-10296 148 Street  
10277- 10293 148A St Surrey BC  
CLIENT: JASWINDER SINGH

DATE:  
06 SEP-23

PROJECT NO:  
21-247

SCALE: AS NOTED  
DRAWN BY: R.W

REV	DESCRIPTION	DATE

NORTH-WEST

3D VIEW



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	173	ELAEAGNUS ANGUSTIFOLIA	COMMON BOUYWOOD	#2 POT, 25CM
34	ELAEAGNUS ANGUSTIFOLIA	EMERALD GAINTRY WINTER CREEPER	#2 POT, 30CM	
10	HYDRANGEA PANDICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMELIGHT-PINK	#2 POT, 30CM	
41	KALMIA LATIFOLIA 'YEEHASKA'	YEEHASKA MOUNTAIN LAUREL	#2 POT, 30CM	
39	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANEMONE	#2 POT, 30CM	
87	RHOODODENDRON 'ONION'	ADLERA SINGLE PINK EVERSL COMING	#2 POT, 25CM	
43	ROSA MEDJANINA 'RED'	REDA AND ROSE TREE 0.9M MATURE HT	#2 POT, 40CM	
54	SOOMIA JAPONICA 'RUBELLA'	RUBELLA SOOMIA	#2 POT, 30CM	
161	TOXUS MEDIA 'HOKUSI'	HOKUSI YEW	1.5M BAR	
GRASS	10	CALAMAGROSTIS ACUTIFLORA 'HAIL FOSTER'	FEATHER REED GRASS	#1 POT
476	CAREX ELATA 'AUREA'	BOWLES' GOLDEN SEDGE	#1 POT	
215	HAKONENCHLOA MACRURA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT	
PERENNIAL	145	LIRIOPE MURICATA 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT
40	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN BAZE	15CM POT	
70	GALLIOTERIA SMALL ON	SALAL	#1 POT, 20CM, 80CM O.C.	
215	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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. ALL ON 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. \* SO-SOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WALL-MOUNTED MAGLIN BENCH: USE FOS CERTIFIED HDPC SLATS IN BLACK  
 SURFACE-MOUNTED MAGLIN BENCH: USE FOS CERTIFIED HDPC SLAT IN BLACK  
 STEP LIGHT: MODERN FORMS URBAN LUMINAIRE, WAG LIGHTING, DARK SKY CERTIFIED  
 BOLLARD LIGHT: LITHONIA RADIANT DARK SKY CERTIFIED

**PLANT SCHEDULE**

KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	3	0.5	ACER GRISEUM	PAPERBARK MAPLE	60M CAL, 1.8M STD, BAR, CLIMATE RESILIENT
3	0.5	CARPINUS JAPONICUS	JAPANESE HORNBEAM	80M CAL, 1.2M STD, BAR, CLIMATE RESILIENT	
3	0.5	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	80M CAL, 1.8M STD, BAR, CLIMATE RESILIENT	
4	11.4	CRYPOTOMERA JAPONICA 'TELEGRAPH'	JAPANESE CEDAR	3M HT, BAR, CLIMATE RESILIENT	
3	0.5	GRINOC BILIBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	80M CAL, 2M STD, BAR, CLIMATE RESILIENT	
3	0.5	LICOLIBARBARA SYRIACA 'EMERALD SENTINEL'	EMERALD SENTINEL, SWEETOLM	80M CAL, 1.8M STD, BAR, CLIMATE RESILIENT	
3	0.5	PARRISIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	
3	0.5	PICEA OMORICA 'BRUNF'	BRUNF SERRIAN SPRUCE	3.0M HT, BAR, CLIMATE RESILIENT	
11.4	11.4	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL, AUSTRALIAN BLACK PINE	3.0M HT, BAR	
3	0.5	STEWARTIA PRELUCOSCELLULA	JAPANESE STEWARTIA	80M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	
3	0.5	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWWELL	6.0M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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. ALL ON 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. \* SO-SOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ACER GRISEUM CRATAEGUS LAVALLEI GRINOC BILIBA PARROTIA PERSICA 'VANESSA' PICEA OMORICA 'BRUNF' PINUS NIGRA 'ARNOLD SENTINEL' STEWARTIA PRELUCOSCELLULA STYRAX JAPONICUS 'SNOWCONE'



WHISHONE BAYVIEW GAMES TABLE RECYCLED MATERIALS  
 WHISHONE BAYVIEW ACCESS/BIKE REPAIR TABLE RECYCLED MATERIALS  
 TOURNEZOL SITE WORKS FACETED PLANTER POT



8" FT WOOD PERIMETER FENCE, CONCRETE WALKWAY, BRUSH FINISH, CONTROL JOINTS @ 0.5M, TYP. UNDERGROUND PARKING LINE

**Fencing Legend**

Symbol	Model
[Symbol]	3" HEIGHT METAL PICKET FRONTAGE FENCE
[Symbol]	4" HT. WOOD SIDEBAY FENCE
[Symbol]	6" HT. WOOD PERIMETER FENCE

**Lighting Legend**

Symbol	Model
[Symbol]	LIGHTING BOLLARD*
[Symbol]	STEP LIGHT*

\* LIGHTING USES PULL-OUT AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATING WITH ELECTRICAL ENGINEER CONSULTANT.



KOMPAN PLAY PANEL  
 CAST IN PLACE RUBBER PLAY SURFACING  
 DEROFIT PUBLIC BIKE REPAIR STATION

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



pmg LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 2611 Qwell Drive  
 Burnaby, British Columbia, V5C 6G6  
 p: 604 294-0011 f: 604 294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAY 23	ISSUE REVISION COMMENTS	AL
2	24 MAY 23	ISSUE REVISION COMMENTS	AL
3	24 MAY 23	ISSUE REVISION COMMENTS	WT
4	24 MAY 23	ISSUE REVISION COMMENTS	AL
5	24 MAY 23	ISSUE REVISION COMMENTS	AL
6	23 MAY 23	ISSUE REVISION COMMENTS	MM
7	23 MAY 23	ISSUE REVISION COMMENTS	MM
8	23 MAY 23	ISSUE REVISION COMMENTS	MM
9	23 MAY 23	ISSUE REVISION COMMENTS	MM
10	23 MAY 23	ISSUE REVISION COMMENTS	MM

CLIENT:

PROJECT:

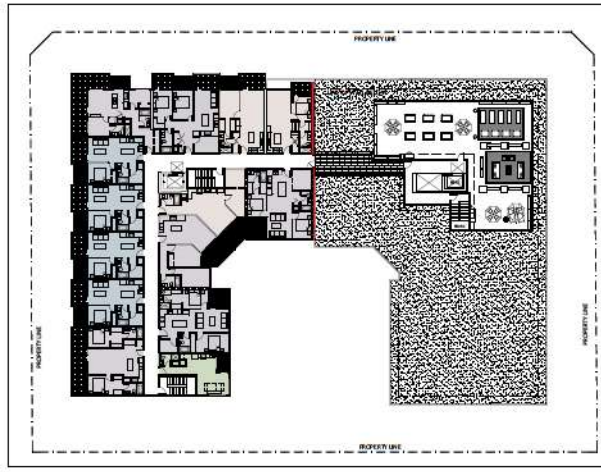
**APARTMENT BUILDING**  
 10284-10296 148 STREET  
 SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

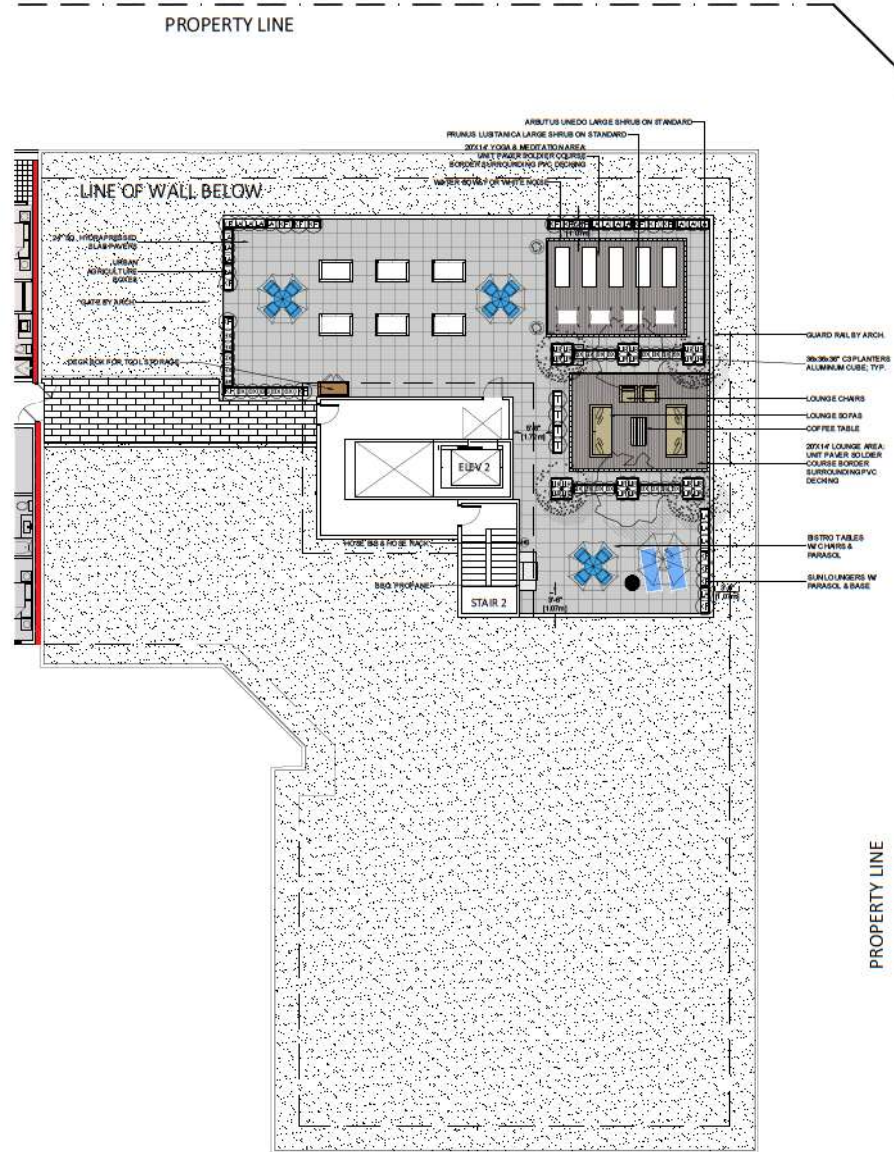
DATE: 22.AUG.23 DRAWING NUMBER:  
 SCALE: 1:200  
 DRAWN: CLG  
 DESIGNED: CLG  
 CHECKED: BA OF 7

PMG PROJECT NUMBER: 22-046





KEY PLAN ROOF LEVEL



PLANT SCHEDULE			PMG PROJECT NUMBER: 22-048	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SRUB	4	ARBUTUS UNEDO	STRANBERY TREE	3M HT.
	20	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 20CM
	2	PRUNUS LUSTANICA	PORTUGUESE LAUREL	3M HT. LOW STD. TREE FORM
	4	TAXUS MEDIA 'HORSI'	HORSI YEW	1.9M S&B
GRASS	18	CALAMAGRISTIS ACUTIFLORA 'MARI FOERSTER'	FEATHER REED GRASS	#1 POT
PERENNIAL	18	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER COMPACT, VIOLET-BLUE	15CM POT.
	24	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	#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 ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE 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. \* SO-CULDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 9811 Q rd Drive  
Burnaby, British Columbia, V5C 6G6  
p: 604 294-0011, f: 604 294-0022

SCALE:



1	24 MAY 23	ISSUE REVISION COMMENTS	AD
2	24 MAY 23	ISSUE REVISION	AD
3	24 MAY 23	ISSUE REVISION	WT
4	24 JUL 23	ISSUE REVISION	AD
5	24 SEP 23	ISSUE REVISION	AD
6	23 NOV 23	ISSUE REVISION	MM
7	23 NOV 23	ISSUE REVISION	MM
8	23 NOV 23	ISSUE REVISION	GS
9	23 NOV 23	ISSUE REVISION	Q

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**APARTMENT BUILDING**  
10284-10296 148 STREET  
SURREY

DRAWING TITLE:  
**ROOF LANDSCAPE PLAN**

DATE: 22.AUG.23 DRAWING NUMBER:  
SCALE: 1:500  
DRAWN: Q  
DESIGN: Q  
CHK'D: J

**L5**  
OF 7



PROPERTY LINE

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 03, 2024**

PROJECT FILE: **7822-0283-00**

---

RE: **Engineering Requirements**

**Location: 10293 148A Street; 10285 148A Street; 10277 148A Street;  
10284 148 Street; 10288 148 Street; 10296 148 Street**

### REZONE/SUBDIVISION

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

- Dedicate 4.942 meters along 148 Street;
- Dedicate 3.0-metre x 3.0-metre corner cuts at intersections; and
- Register 0.50 m statutory right-of-ways (SRW) along all road frontages.

#### *Works and Services*

- Construct the east side of 148 Street;
- Construct the west side of 148A Street;
- Construct south side of 103 Avenue;
- Provide downstream analyses for drainage and sanitary systems to confirm capacities, and implement improvement(s) as required;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter to the lot; and
- Construct/upgrade frontage servicing mains (drainage, water, and sanitary).

A Servicing Agreement is required prior to Rezone/Subdivision.

### OCP/NCP AMENDMENT

There are no additional Engineering requirements relative to the OCP and NCP amendment.



Jeff Pang, P.Eng.  
Manager, Development Services

MS



Department: **Planning and Demographics**  
Date: **May 9, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22-0283**

The proposed development of **156** 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>	24
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	14
Secondary School =	6
Total Students =	20

<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**

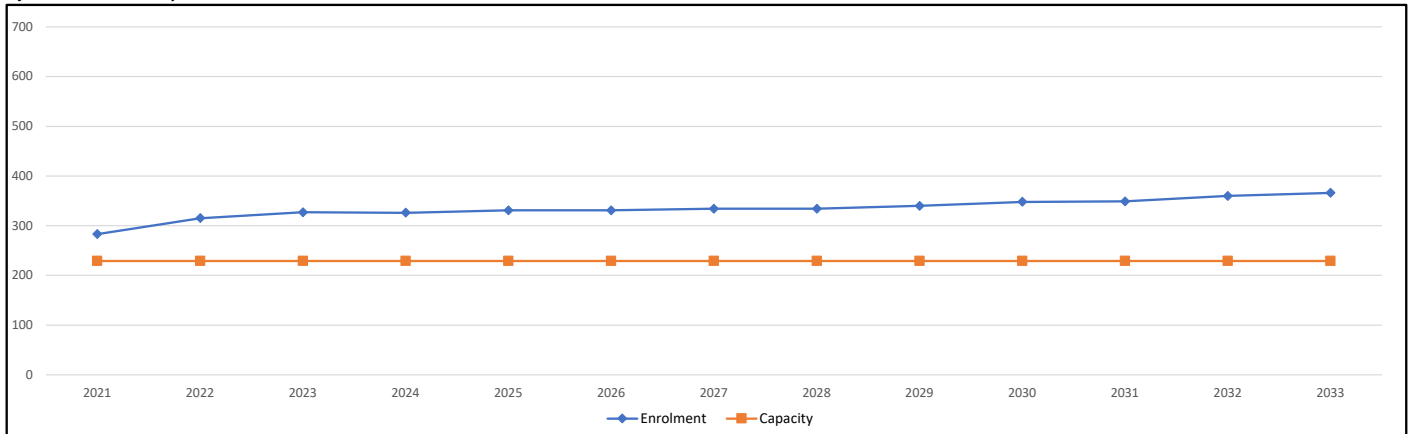
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along 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 and Child Care has not approved funding for this request.

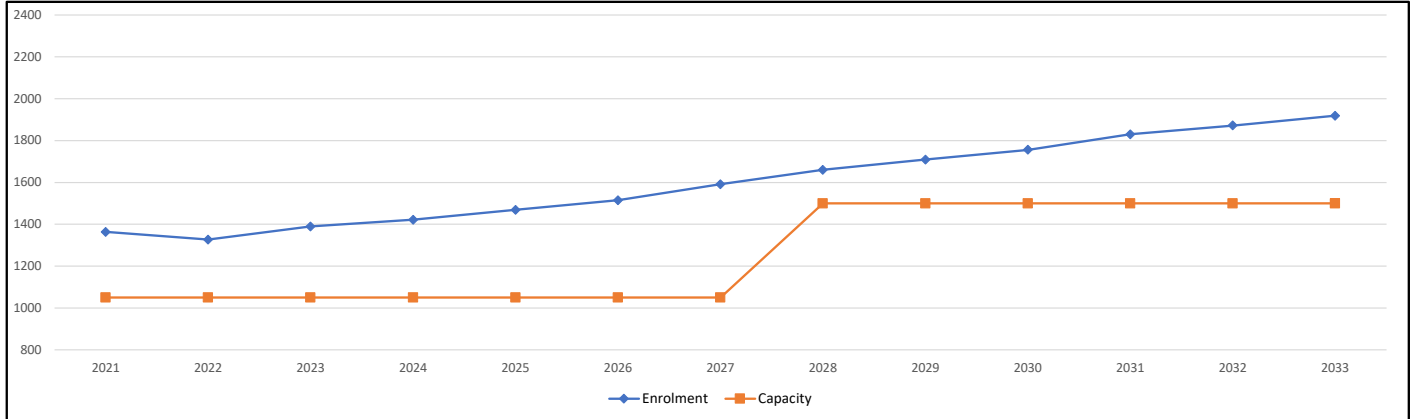
Guildford Park Secondary is currently operating at 132% and is projected to grow consistently. The development within the now approved NCP will likely change projections in the future. In May 2023, the District received capital funding approval from the Ministry of Education and Child Care to build a 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.

APPENDIX IV

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 22-0283-00

Address: 10284 10288 10296 - 148 St & 10277 10285 10293 - 148A St, 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)	23
<b>Protected Trees to be Removed</b>	22
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = <u>42</u>	43
<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>	NA

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

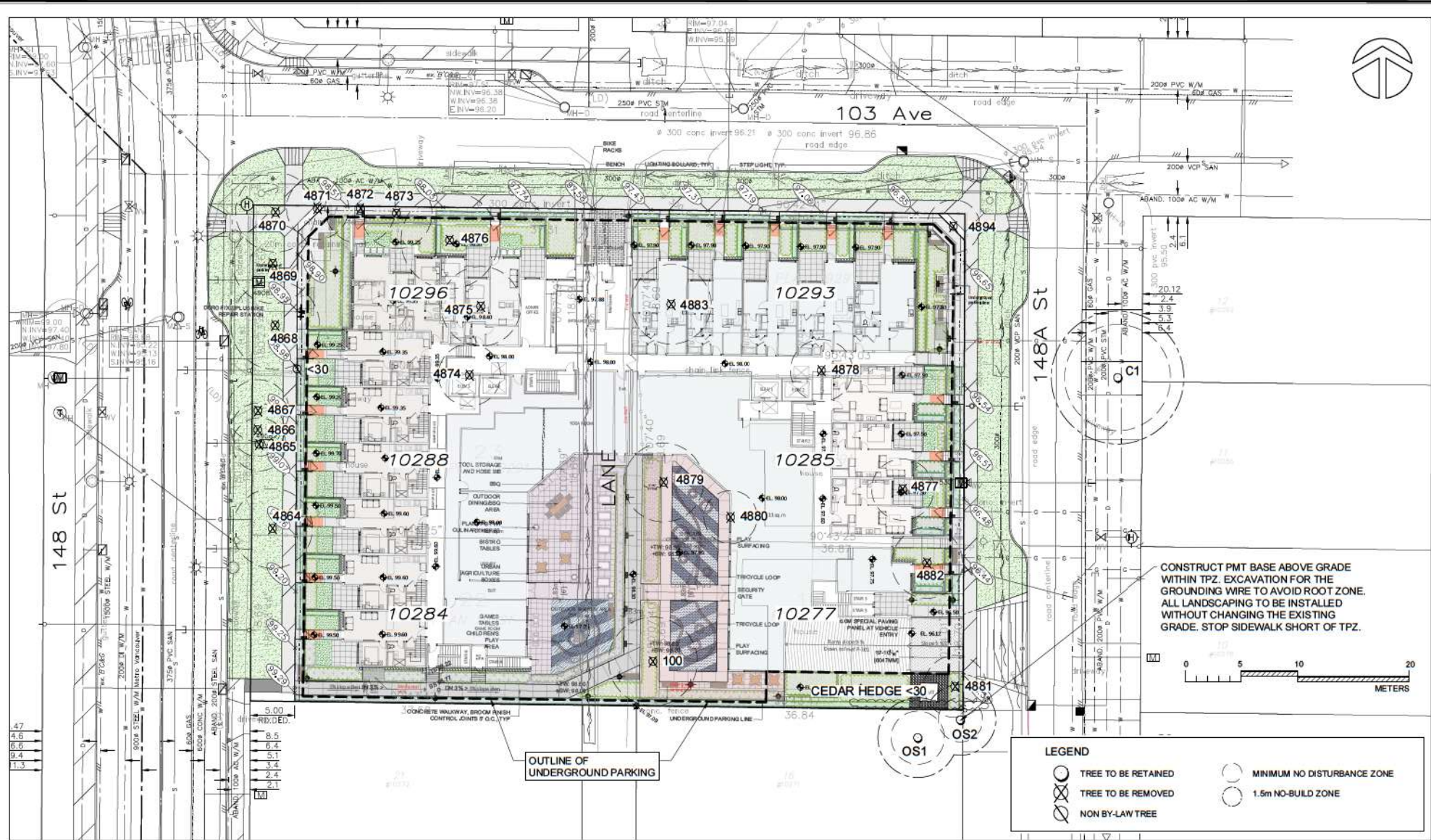
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: May 3, 2024
--	-------------------

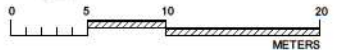


Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





CONSTRUCT PMT BASE ABOVE GRADE WITHIN TPZ. EXCAVATION FOR THE GROUNDING WIRE TO AVOID ROOT ZONE. ALL LANDSCAPING TO BE INSTALLED WITHOUT CHANGING THE EXISTING GRADE. STOP SIDEWALK SHORT OF TPZ.



LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE

OUTLINE OF UNDERGROUND PARKING

NO.	DATE	BY	REVISION
1	JAN1922	MK	SITE PLAN
2	AUG2222	MK	SITE PLAN
3	AUG3023	MK	CML PLAN & REVISED SITE PLAN
4	NOV1923	MK	CML PLAN & REVISED SITE PLAN
5	MAY1924	MK	LANDSCAPE & REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#106, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 563-0300  
Fax: (778) 563-0302  
Email: mfadum@fadum.ca

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

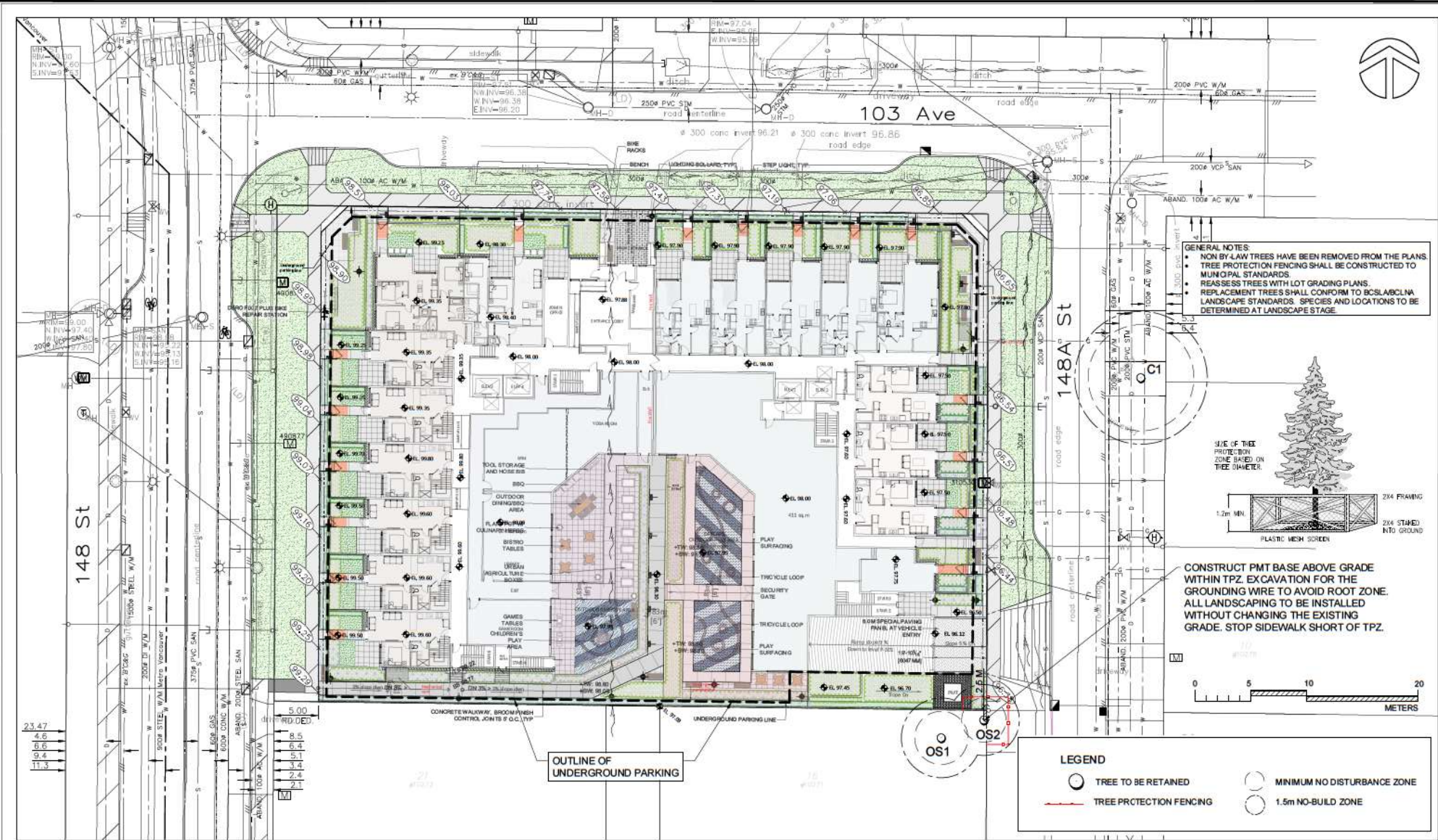
PROJECT TITLE  
10284 10288 10296 148 Street & 10277 10285 10293 148A Street  
SURREY, B.C.

SHEET TITLE  
T1 - TREE REMOVAL AND PRESERVATION PLAN  
CLIENT

DRAWN AA  
SCALE AS SHOWN  
DATE DECEMBER 3, 2021

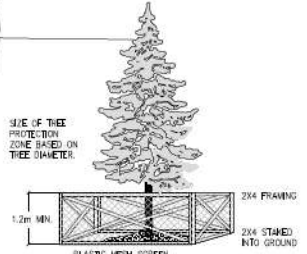
**T-1**  
SHEET 1 OF 2



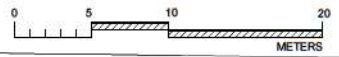


**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC SLABCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



CONSTRUCT PMT BASE ABOVE GRADE WITHIN TPZ. EXCAVATION FOR THE GROUNDING WIRE TO AVOID ROOT ZONE. ALL LANDSCAPING TO BE INSTALLED WITHOUT CHANGING THE EXISTING GRADE. STOP SIDEWALK SHORT OF TPZ.



**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE PROTECTION FENCING		1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	JAN 19 2022	MK	SITE PLAN
2	AUG 22 2022	MK	SITE PLAN
3	AUG 23 2023	MK	CIVIL PLAN & REVISED SITE PLAN
4	NOV 19 2023	MK	CIVIL PLAN & REVISED SITE PLAN
5	MAY 19 2024	MK	LANDSCAPE & REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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

© Copyright Reserved.  
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

**PROJECT TITLE**  
 10284 10285 10296 148 Street &  
 10277 10285 10293 148A Street  
 SURREY, B.C.

**SHEET TITLE**  
 T2 - TREE PROTECTION PLAN

CLIENT \_\_\_\_\_

DATE  
 DECEMBER 3, 2021

**DRAWN**  
 AA

SCALE  
 AS SHOWN

**T-2**  
 SHEET 2 OF 2



APPENDIX V

**CITY OF SURREY**

**HOUSING AGREEMENT**  
**(Residential Only)**

THIS HOUSING AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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:

**1326427 B.C. Ltd.**, a corporation having its offices at #200  
– 8120 – 128 Street, Surrey BC V3W 1R1

And

**Jaswinder S Parmar**

(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: 010-499-903  
Lot 24 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

Parcel Identifier: 010-499-881  
Lot 23 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

Parcel Identifier: 004-620-844  
Lot 22 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

Parcel Identifier: 004-499-822  
Lot 15 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

Parcel Identifier: 010-499-814  
Lot 14 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

Parcel Identifier: 000-780-669  
Lot 13 Section 29 Block 5 North Range 1 West New Westminster District  
Plan 19291

(the "**Lands**");

- B. The Owner proposes to use the Lands to develop and construct a 6-storey, residential building containing, *inter alia*, approximately 157 private dwelling units that are to be operated exclusively as rental units (the "**Development**");
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

## 1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
  - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
  - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
  - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
  - (e) “**Development**” means as defined in Recital B;
  - (f) “**Dwelling Unit**” means each of the 157 dwelling units to be constructed within the Development;
  - (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
  - (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
  - (i) “**Rental Units**” means 157 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
  - (j) “**Term**” means 25 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

**2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

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

**3. LIABILITY**

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

**4. NOTICE**

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



(a) As to the City:

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

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

1326427 B.C. LTD.  
#200 – 8120 – 128 Street  
Surrey, BC V3W 1R1

Attention: Jaswinder Singh Parmar - Director

And

Jaswinder S Parmar

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

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

## 5. **GENERAL**

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

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

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

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

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

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

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

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke,  
Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk and Director of Legislative Services  
City of Surrey

**1326427 B.C. LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
*Name: Jaswinder Singh Parmar*  
*Title: Director*

**JASWINDER SINGH PARMAR.**

By: \_\_\_\_\_  
Authorized Signatory



CITY OF SURREY

BYLAW NO. 21291

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

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

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

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

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

1326427 B.C. Ltd  
200, 8120 – 128 Street  
Surrey, BC V3W 1R1

and

Jaswinder S Parmar

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

Parcel Identifier: 000-780-669  
Lot 13 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10293 – 148A Street)

Parcel Identifier: 010-499-814  
Lot 14 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10285 – 148A Street)

Parcel Identifier: 010-499-822  
Lot 15 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10277 – 148A Street)

Parcel Identifier: 004-620-844  
Lot 22 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10284 – 148 Street)

Parcel Identifier: 010-499-881  
Lot 23 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10288 – 148 Street)

Parcel Identifier: 010-499-903  
Lot 24 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10296 – 148 Street)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.
4. This Bylaw shall be cited for all purposes as "The 1326427 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21291".

PASSED FIRST READING on the 10th day of June, 2024.

PASSED SECOND READING on the 10th day of June, 2024.

PASSED THIRD READING on the 10th day of June, 2024.

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

CITY OF SURREY

BYLAW NO. 21460

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

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

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

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

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

1326427 B.C. LTD.  
120, 12888 – 80 Avenue  
Surrey, BC V3W 3A8

Jaswinder S. Parmar  
120, 12888 – 80 Avenue  
Surrey, BC V3W 3A8

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

Parcel Identifier: 000-780-669  
Lot 13 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10293 – 148A Street)

Parcel Identifier: 010-499-814  
Lot 14 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10285 – 148A Street)

Parcel Identifier: 010-499-822  
Lot 15 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10277 – 148A Street)

Parcel Identifier: 004-620-844  
Lot 22 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10284 – 148 Street)

Parcel Identifier: 010-499-881  
Lot 23 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10288 – 148 Street)

Parcel Identifier: 010-499-903  
Lot 24 Section 29 Block 5 North Range 1 West NWD Plan 19291  
(10296 – 148 Street)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.
3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.
4. This Bylaw shall be cited for all purposes as "1326427 B.C. LTD. and Jaswinder S. Parmar Housing Agreement, Authorization Bylaw, 2024, No. 21460".



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

**CITY OF SURREY**

**HOUSING AGREEMENT**  
**(Residential Only)**

THIS HOUSING AGREEMENT made the \_\_\_\_\_ day of November, 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:

**1326427 B.C. LTD., Inc. No. BC1326427**, a corporation having its offices at 120 – 12888 80<sup>th</sup> Avenue, Surrey, B.C. V3W 3A8

**JASWINDER SINGH PARMAR, Businessman** of 120 – 12888 80<sup>th</sup> Avenue, Surrey, B.C. V3W 3A8

(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: 000-780-669  
Lot 13 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-814  
Lot 14 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-822  
Lot 15 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 004-620-844  
Lot 22 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

Parcel Identifier: 010-499-881  
Lot 23 Section 29 Block 5 North Range 1 West New Westminster  
District Plan EPP19291

Parcel Identifier: 010-499-903  
Lot 24 Section 29 Block 5 North Range 1 West New Westminster  
District Plan 19291

(the “**Lands**”);

- B. The Owner proposes to use the Lands for 162 Dwelling Units (the “**Development**”) as proposed in Appendix I – Site Plan;
- C. The Owners 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 Owners (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
  - (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
  - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
  - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
  - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
  - (e) “**Development**” means as defined in Recital B;

- (f) “**Dwelling Unit**” means each of the 162 of dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*,
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) “**Rental Units**” means 162 of Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 30 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

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

## **3. LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in



this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

#### 4. **NOTICE**

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

- (a) As to the City:

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

Attention: General Manager, Planning and Development Department

- (b) As to the Owner:

1326427 B.C. Ltd.  
120 – 12888 80<sup>th</sup> Avenue  
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

- (c) As to the Owner:

Jaswinder Singh Parmar, Businessman  
120 – 12888 80<sup>th</sup> Avenue  
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

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

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

5. **GENERAL**

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

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

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

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

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific

- performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke,  
Mayor  
City of Surrey

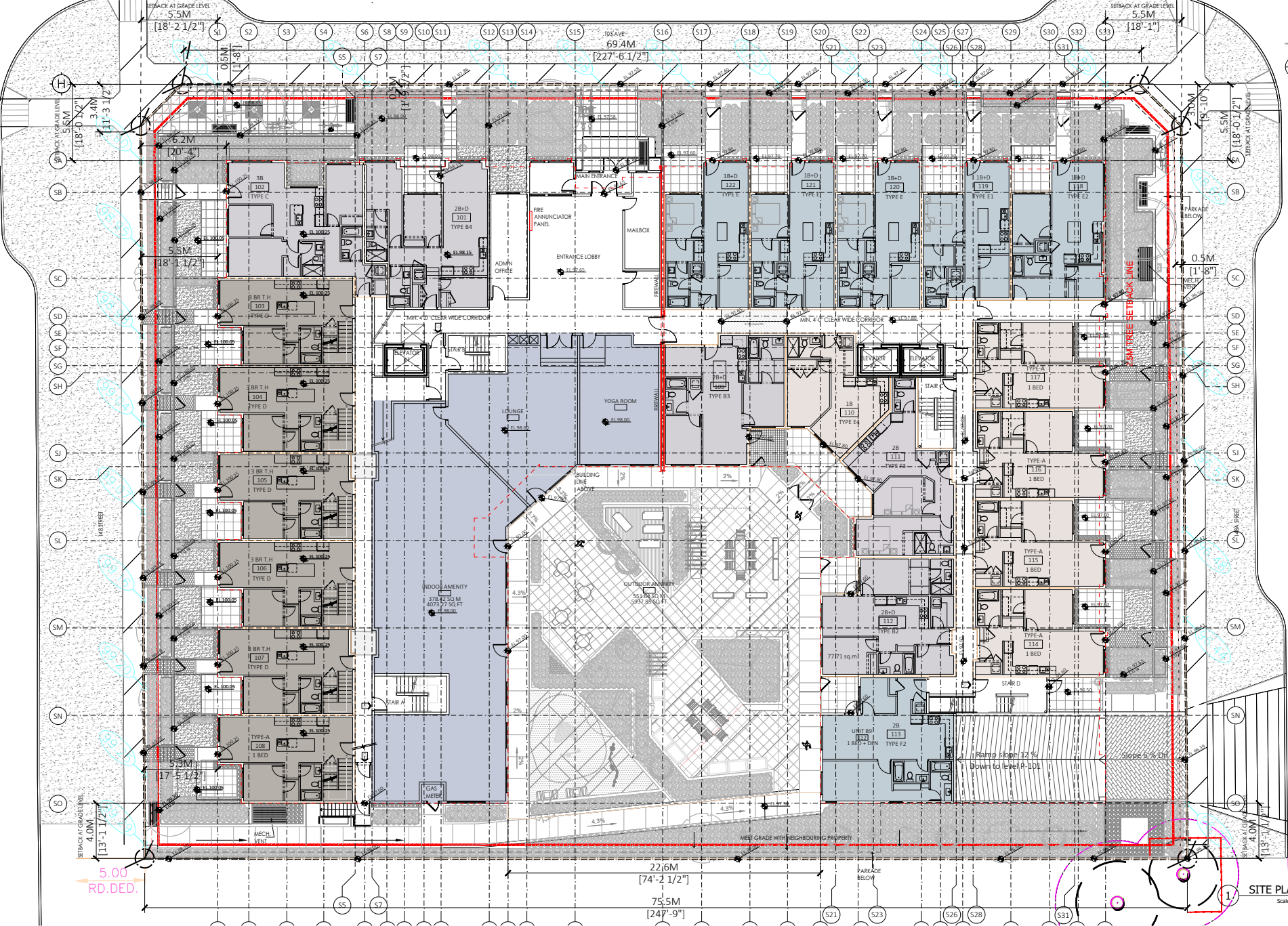
By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk and Director Legislative Services  
City of Surrey

**1326427 B.C. LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
Name: Jaswinder Singh Parmar  
Title: President

By: \_\_\_\_\_  
Jaswinder Singh Parmar





**PROJECT INFO:**  
 APARTMENT BUILDING  
 10284-10296 148 ST &  
 10277-10293 148A ST, SURREY, BC  
 CLIENT: JASWINDER SINGH

**DATE:**  
2024-10-15  
**PROJECT NO.:**  
21-247

**SCALE:** 1/20"  
**DRAWN BY:** TJ

REV	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMITS	2024-10-15	TJ
02	ISSUED FOR CONSULTANT COORDINATION	2024-10-17	TJ
03	ISSUED TO THE CITY	2024-10-24	TJ

SITE PLAN

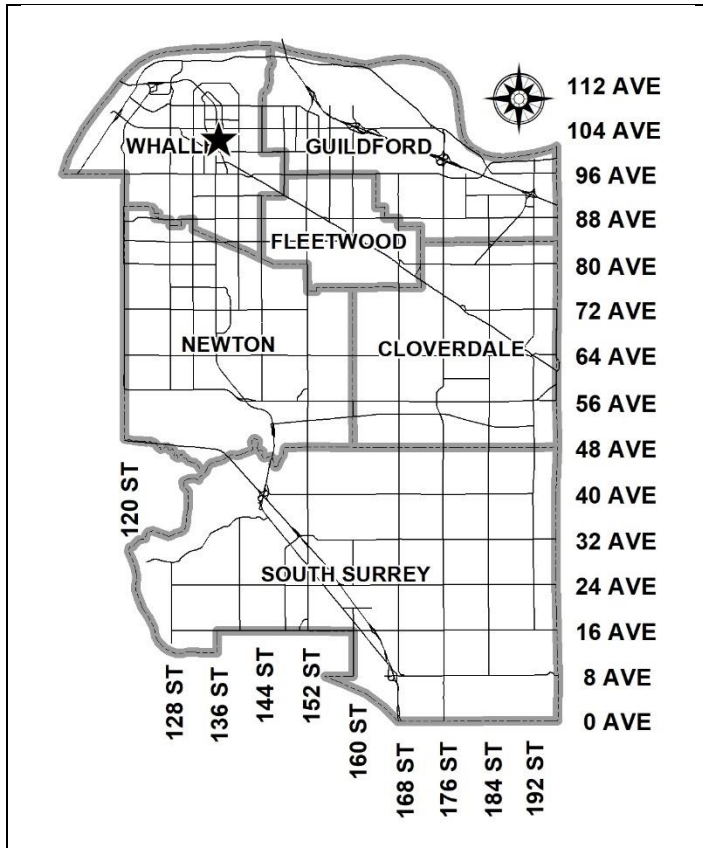
A 100

SITE PLAN  
Scale: 1/20"=1'-0"

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0204-00

Planning Report Date: November 18, 2024



**PROPOSAL:**

- Amend CD By-law No. 19570

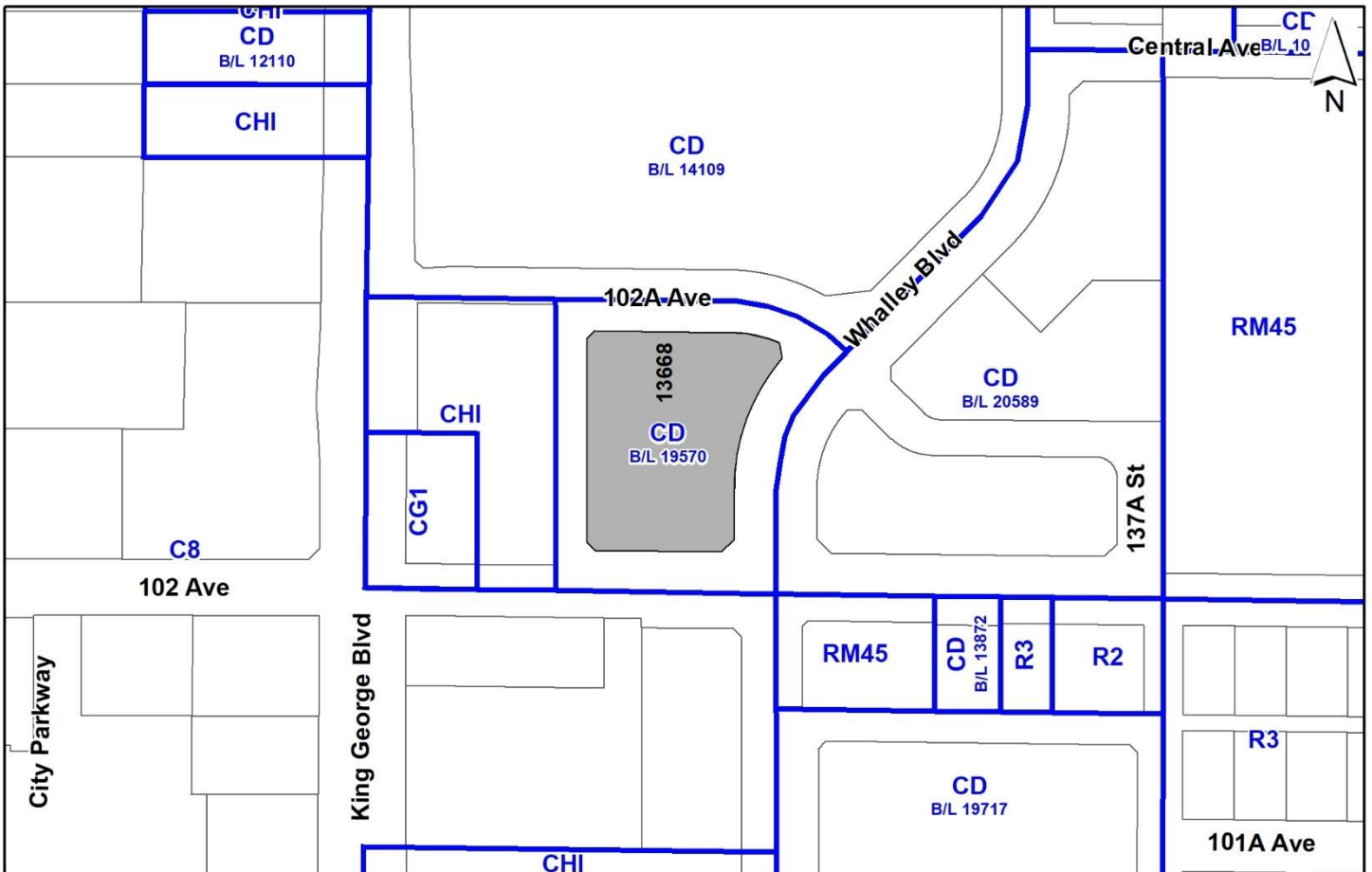
to increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.

**LOCATION:** 13668 - 102A Avenue

**ZONING:** CD (Bylaw No. 19570)

**OCP DESIGNATION:** Downtown

**CCP DESIGNATION:** Mid to High Rise Residential and Mid to High Rise Mixed Use



## RECOMMENDATION SUMMARY

- A By-law be introduced to amend Comprehensive Development By-law No. 19570 and a date be set for Public Hearing.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the CD Bylaw No. 19570 to increase the size of eating establishments, and to vary the minimum parking rates for eating establishments (where the total area is equal to or greater than 600 square metres) to 3.5 parking spaces per 100 square metres of gross floor area.

## RATIONALE OF RECOMMENDATION

- The proposed reduction in parking 10 spaces/100 square metres to 3.5 spaces/100 square metres overall, aligns with the findings of the Restaurant Parking Study completed by Bunt & Associates Engineering Ltd. on July 5, 2024, and accepted by Engineering Staff.
- The study states that the available 21 off-street parking spaces for the proposed 612 square metre eating establishment is sufficient to accommodate anticipated parking demand.
- The proposed eating establishment is within a Transit- Oriented Area and reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 500 metres from the subject site.
- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend CD Bylaw No. 19570 to allow for Eating Establishment use with no floor area restriction, and to vary the required off-street parking as outlined in Table D.1 of Part 5 Off Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, to 3.5 parking spaces per 100 square metres of gross floor area for eating establishments and a date be set for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Mixed Use High Rise building	Mid to High-Rise Mixed Use and Mid to High Rise Residential	CD (Bylaw no. 19570)
North (Across 102A Ave):	Existing and vacant retail buildings	Mid to High-Rise Residential and Mid to High-Rise Mixed Use	CD (Bylaw no. 14109)
East (Across Whalley Blvd):	Anthem Sales Centre	Mid to High-Rise Mixed Use	CD (Bylaw no. 20589)
South (Across 102 Ave):	Several Small CRU's	Mid to High-Rise Mixed Use	C8
West (Across Lane):	Parking Lot and MacDonalDs Restaurant	Mid to High-Rise Mixed Use	CHI

### Context & Background

- The subject site is part of the Anthem Properties Group "Georgetown One" development, which is located between 102A Avenue and 102 Avenue in City Centre.
- The current site statistics comprises 352 dwelling units, 610 square metres of commercial retail space, and now includes 194.5 square metres of fitness centre space and 612 square metres of eating establishment space. The applicant is proposing 3 restaurants of varying size.
- Based on the site statistics provided by the applicant, the overall eating establishment space is comprised of 405.5 square metres (1 restaurant) or eating establishment unit that are greater than 150 square metres, while the remaining 194.5 square metres (2 restaurants) covers eating establishment units that are less than 150 square metres.
- The subject site is designated Downtown in the Official Community Plan (OCP); and designated High-Rise Mixed-Use and High Rise Residential in the City Centre Plan.





Parking Requirement	Required	Available
Parking Rate	10 spaces /100 m <sup>2</sup> (plus a 20% reduction in City Centre)	3.5 spaces/100 m <sup>2</sup>
Number of Spaces req'd for 600 m <sup>2</sup> gross floor area	48	21

- The applicant is requesting the following parking standard be applied to this development:
  - In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking for an eating establishment is to be 3.5 stalls/100 square metres of gross floor area overall.
- The proposed overall reduction in parking aligns with the findings of the Restaurant Parking Study completed by Bunt & Associates Engineering Ltd. on July 5, 2024, and accepted by staff in the Engineering Department.
- Based on data collected at five comparable restaurants in the surrounding area, the observed peak parking demand rate was determined to range from 1.28 to 7.11 spaces per 100 square metres. The average observed peak parking demand rate across the study area was 3.69 spaces per 100 square metres. The weighted average observed peak parking demand was 3.21 spaces per 100 square metres. It should be noted that these rates are all below the Bylaw requirement parking supply rate of 8 spaces per 100 square metres for eating establishments in the City Centre area
- The proposed supply of 21 spaces for the proposed restaurant translates to a parking supply rate of 3.5 spaces per 100 square metres, which is within the range of peak parking demand rates observed, and above the weighted average surveyed across the five comparable sites. It is Bunt's opinion that the proposed parking supply for the restaurant use should be considered adequate to meet the requirements for the project based on the analysis presented in this study
- The proposed eating establishment is within a Transit-Oriented Area and will add vibrancy to an emerging mixed-use neighbourhood.
- The reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 400 metres (1.312 ft) metres from the subject site.
- Staff support the requested parking count to proceed for consideration

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site and Parking Plan
- Appendix II. Proposed CD Bylaw Amendment (red-lined)

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

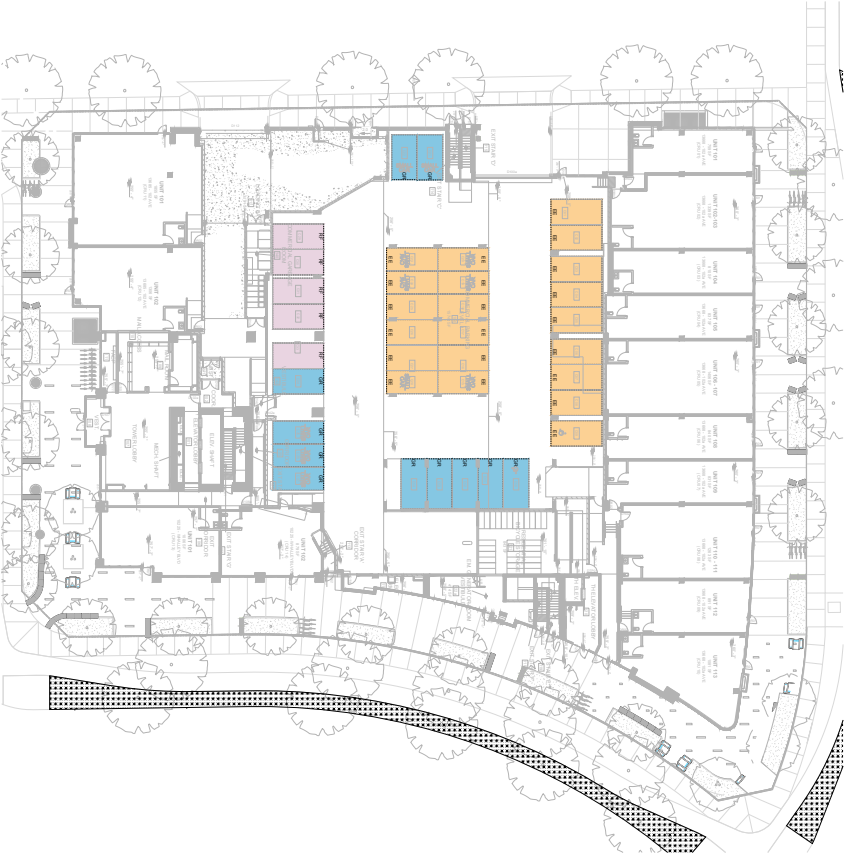
CL/cb



**COMMERCIAL AREA CALCULATION**

GENERAL SERVICE OR RETAIL STORE	6,430 SQ. FT. / 198 SQ. M.
RECREATIONAL FACILITY	2,085 SQ. FT. / 195 SQ. M.
EATING ESTABLISHMENT (191 SM)	4,581 SQ. FT. / 425 SQ. M.
EATING ESTABLISHMENT (191 SM)	2,084 SQ. FT. / 194 SQ. M.
<b>TOTAL COMMERCIAL</b>	<b>15,180 SQ. FT. / 1,405 SQ. M.</b>
<b>PARKING DISTRIBUTION</b>	
GENERAL SERVICE OR RETAIL PARKING	16 SPACES
RECREATIONAL FACILITY PARKING	5 SPACES
EATING ESTABLISHMENT PARKING	21 SPACES
<b>TOTAL PARKING</b>	<b>42 SPACES</b>





**COMMERCIAL AREA CALCULATION**

- GENERAL SERVICE OR RETAIL STORE  
6,430 SQ. FT. / 598 SQ. M.
- RECREATIONAL FACILITY  
2,005 SQ. FT. / 185 SQ. M.
- EATING ESTABLISHMENT (P-19) SM  
4,501 SQ. FT. / 415 SQ. M.
- EATING ESTABLISHMENT (F-19) SM  
2,084 SQ. FT. / 194 SQ. M.
- TOTAL COMMERCIAL**  
**15,020 SQ. FT. / 1,405 SQ. M.**
- PARKING DISTRIBUTION**
- GENERAL SERVICE OR RETAIL PARKING  
16 SPACES
- RECREATIONAL FACILITY PARKING  
5 SPACES
- EATING ESTABLISHMENT PARKING  
21 SPACES
- TOTAL PARKING**  
**42 SPACES**

- GR = GENERAL SERVICE OR RETAIL
- RF = RECREATIONAL FACILITY
- EE = EATING ESTABLISHMENT



**COMMERCIAL AREA CALCULATION**

- GENERAL SERVICE OR RETAIL STORE  
6,430 SQ. FT. / 798 SQ. M.
- RECREATIONAL FACILITY  
2,085 SQ. FT. / 195 SQ. M.
- EATING ESTABLISHMENT (P-193 SM)  
4,581 SQ. FT. / 425 SQ. M.
- EATING ESTABLISHMENT (P-193 SM)  
2,084 SQ. FT. / 194 SQ. M.
- TOTAL COMMERCIAL**  
**19,180 SQ. FT. / 1,405 SQ. M.**
- PARKING DISTRIBUTION**
- GENERAL SERVICE OR RETAIL PARKING  
16 SPACES
- RECREATIONAL FACILITY PARKING  
5 SPACES
- EATING ESTABLISHMENT PARKING  
21 SPACES
- TOTAL PARKING**  
**42 SPACES**

GR = GENERAL SERVICE OR RETAIL  
 RF = RECREATIONAL FACILITY  
 EE = EATING ESTABLISHMENT



CITY OF SURREY

BYLAW NO. 19570

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" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM:           COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 14109

TO:               COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 000-498-556

Lot 59 Section 26 Block 5 North Range 2 West New Westminster District Plan 33336 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gordon Yu, B.C.L.S. on the 3<sup>rd</sup> day of April, 2018, containing 0.818 hectares, called Block B.

(Portion of 13665 - 102 Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A.     Intent**

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

## B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
  - (b) *Personal service uses* excluding *body rub parlours*;
  - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
  - (d) *Eating establishments* excluding *drive-through restaurants* ~~and limited to less than 150 square metres (1,615 sq.ft.) in gross floor area per eating establishment~~;
  - (e) *Neighbourhood pubs*;
  - (f) *Liquor store*;
  - (g) Office uses excluding *social escort services* and *methadone clinics*;
  - (h) *Indoor recreational facilities*;
  - (i) *Entertainment uses* excluding *arcades*;
  - (j) *Community services*; and
  - (k) *Child care centres*.

## C. Lot Area

Not applicable to this Zone.

## D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
2. Where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 4.2.



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 airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

1. The *lot coverage* shall not exceed 72%.
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*:

<i>Setback</i>	North <i>Yard</i> (102A Avenue)	South <i>Yard</i> (102 Avenue)	East <i>Yard</i> (Whalley Blvd.	West <i>Yard</i> (Lane)
<i>Principal Buildings and Accessory Buildings and Structures</i>	5.0m. [16 ft.]	5.0 m. [16 ft.]	4-2 m. [13.5 ft.]	2.0 m. [6.5 ft.]

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. Notwithstanding Section F.1 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 metre [0ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, *underground parking* may be located up to 0.0 metre [0ft.] from any *lot line*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. Principal buildings: The *building height* shall not exceed 97 metres [318 ft.].

## H. Off-Street Parking

1. All commercial *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident parking for *dwelling units* within *non-ground-oriented multiple unit residential buildings* shall be provided as follows:
  - (a) 0.8 *parking space* for each studio *dwelling unit* with no bedrooms;
  - (b) 1.0 *parking space* for each *dwelling unit* with 1 bedroom;
  - (c) 1.2 *parking spaces* for each *dwelling unit* with 2 bedrooms; and
  - (d) 2.0 *parking spaces* for each *dwelling unit* with 3 or more bedrooms.
3. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, visitor *parking spaces* shall be provided at the rate of 0.1 *parking space* per *dwelling unit*.
4. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *eating establishment parking spaces* shall be provided at the rate of 3.5 *parking spaces per 100 square metres of gross floor area*.
- ~~5. 4.~~ All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking* or *parking within building envelope*.
- ~~6. 5.~~ A minimum of 431 *parking spaces* shall be provided.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

## K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
5,000 sq.m. [1.2 acre]	50 metres [164 ft.]	50 metres [164 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

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

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in "Surrey Zoning By-law, 1993, No. 12000", as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended 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.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2017, No. 19107", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in City Centre for the residential portion and the C-5 Zone in City Centre for the commercial portion.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.
- u. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- u. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, S.B.C. 2015, c. 19, as amended.



3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570"


PASSED FIRST READING on the 9th day of April, 2018.


PASSED SECOND READING on the 9th day of April, 2018.

PUBLIC HEARING HELD thereon on the 23rd day of April, 2018.

PASSED THIRD READING on the 23rd day of April, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 2018.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

h clerks\by laws\bylaw library\adopted 19000 19500 byl 19570 don

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BY-LAW No. 19570 OVER  
LOT 59 SECTION 26 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN 33336**

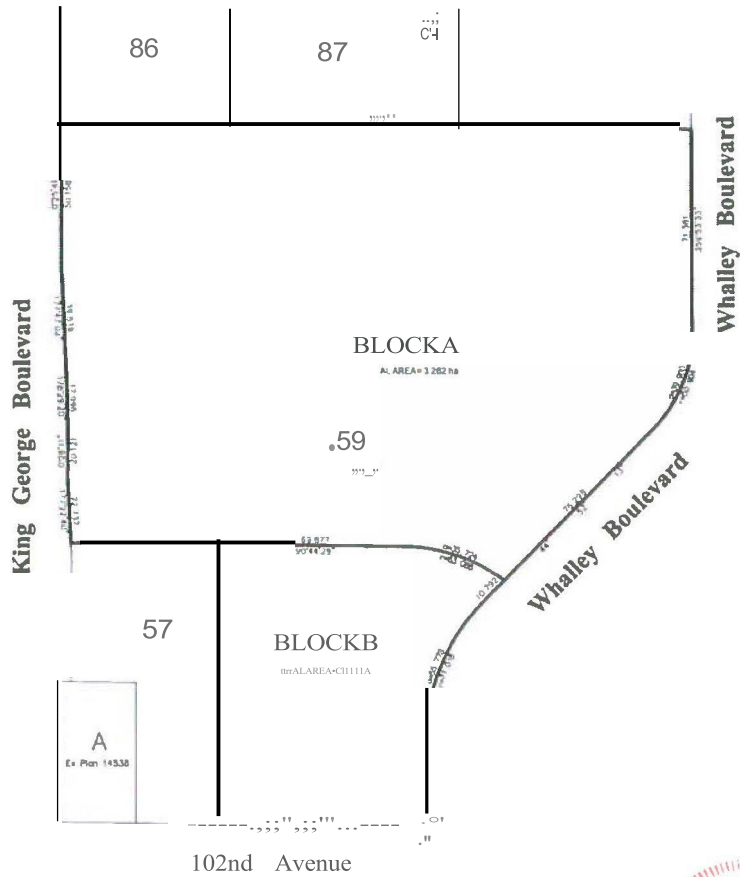
FOR THE PURPOSES OF REZONING  
BCGS 92G.016

LEGEND  
SCALE 1:1000



BOOK OF REFERENCE

	PART LOT 59 SEC 26 BLY 5 N R 2 W SMD PLAN 33336
	P.L.-PL. CT951C2aB N 1121J MQ (UNIMUL)



H.Y. -HD ASSOCIATES  
UHD SURVEYING LTD.  
100, 1120 152nd St  
Surrey, BC V3R 4G1  
Tel: 604-311-1111  
Fax: 604-311-1116  
E-mail: h.y.uhd@h.y.uhd.com



CITY OF SURREY

BYLAW NO. 21470

A bylaw to amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570", as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, as amended, is further amended as follows:
  - a. Section B., Permitted Uses, is amended as follows:
    - i. Subsection 2.(d) is amended by deleting the phrase "and limited to less than 150 square metres (1,615 sq.ft.) in gross floor area per eating establishment"
    - b. Section H., Off-Street Parking, is amended as follows:
      - i. Insert a new subsection 4. as follows:

"4. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *eating establishment parking spaces* shall be provided at the rate of *3.5 parking spaces per 100 square metres of gross floor area.*"
      - ii. Renumber the two subsequent subsections to subsections 5 and 6.
2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470"

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0067-00

Planning Report Date: November 18, 2024

**PROPOSAL:**

- **OCP Amendment** to allow for higher density of 1.22 FAR within the Mixed Employment designation
- **Rezoning** from IB to CD (based on IB)
- **Development Permit**

to permit the development of a multi-storey industrial building.

**LOCATION:**

- 12464 - Old Yale Road
- 12476 - Old Yale Road
- 10665 - 125 Street
- 10657 - 125 Street

**ZONING:**

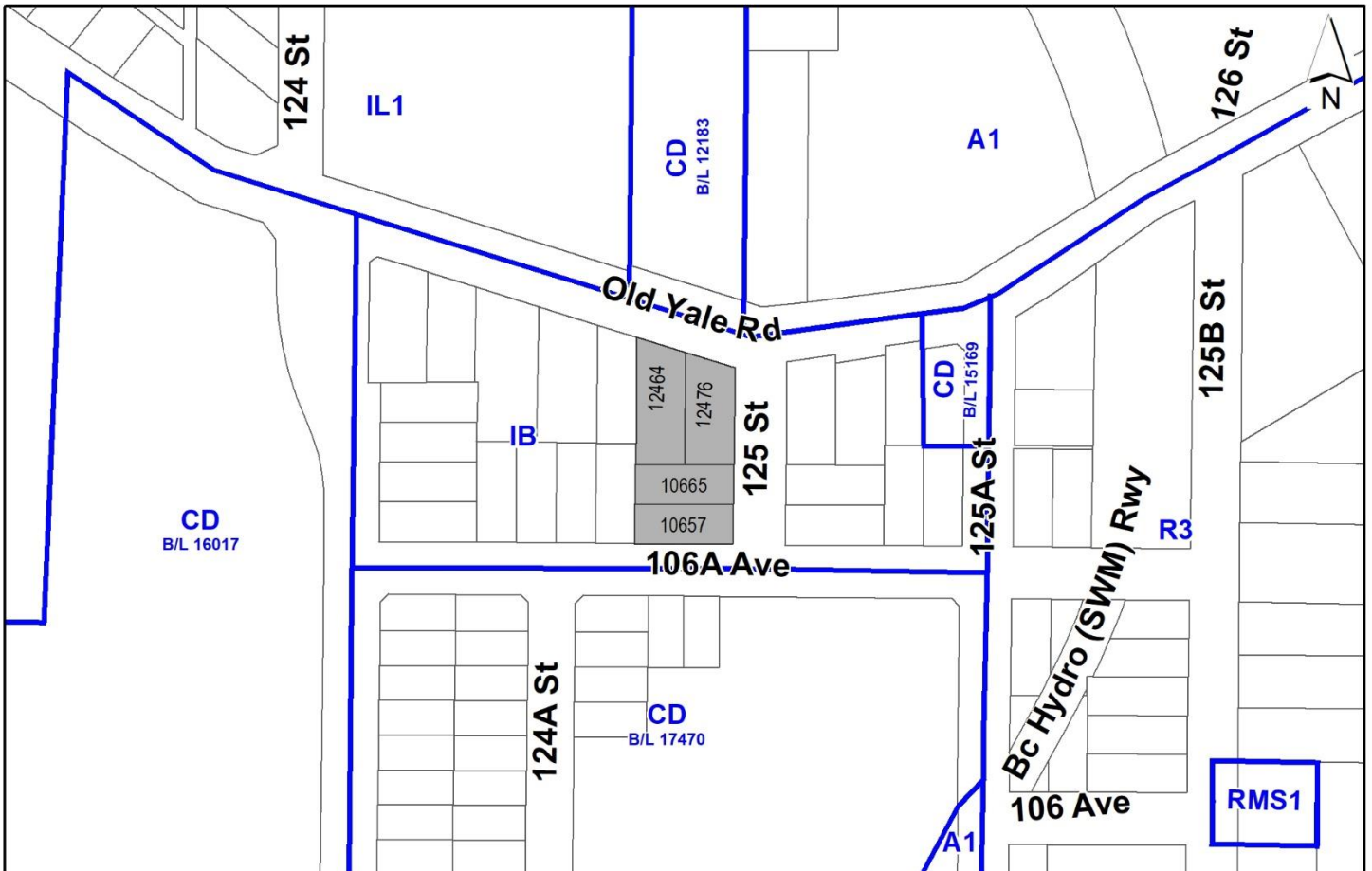
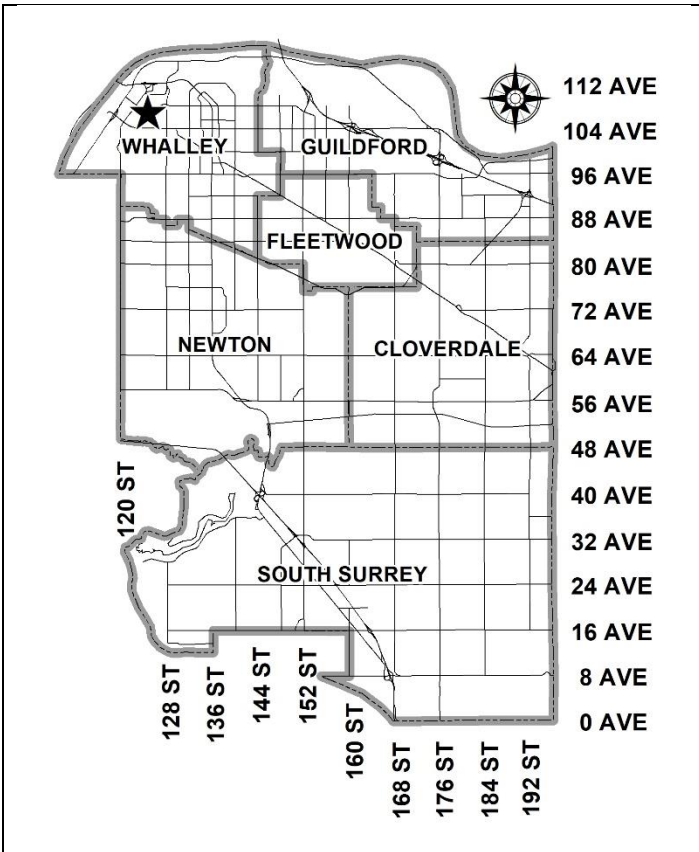
IB

**OCP DESIGNATION:**

Mixed Employment

**NCP DESIGNATION:**

Business Park



## 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 and Hazard Lands.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the density, setback, lot coverage and height requirements through a Comprehensive Development Zone.
- Proposing to reduce the landscape requirements for the southern setback area.
- Proposing a text amendment to "Table 7A: Land Use Designation Exemptions" of the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.22 within the Mixed Employment land use designation.

## RATIONALE OF RECOMMENDATION

- The developer is a Surrey based lighting wholesaler and supplier that is looking to expand their operations in Surrey.
- The subject site is the first industrial development in the area east of Scott Road within South Westminster.
- The applicant has consolidated four lots to construct a high quality 4-storey industrial building while managing to address complex soil and geotechnical conditions and has found a creative solution in dealing with the floodplain.
- The proposal requires a site specific Text Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.22 FAR to accommodate the multi-storey industrial building. Staff are generally supportive of efforts to intensify development on employment lands given their limited supply in Surrey and more generally in Metro Vancouver as a whole.
- The proposed additional density is intended to accommodate the industrial building with upper floor office but will not compromise the more intensive light-impact industrial/business park uses.
- The proposal is an example of a multi-storey industrial development which incorporates a high quality design and complies with the Development Permit requirements in the OCP for Form and Character.

- The proposal complies with the Business Park designation in the South Westminster Neighbourhood Concept Plan (NCP) and complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend OCP 'Table 7a: Land Use Designation Exceptions' to allow for a higher density of 1.22 FAR within the Mixed Employment designation by adding the following site specific notation:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw #	Mixed Employment	12464 - Old Yale Road 12476 - Old Yale Road 10665 - 125 Street 10657 - 125 Street  Lot 7 Except: Parcel C (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 8 Except: Parcel D (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 9 Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517  Lot 10 Block 1 Section 20 Block 5 North Range 2 West New Westminster District Plan 517	Density permitted up to 1.22 FAR (net calculation)

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 By-law be introduced to rezone the subject site from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7923-0067-00 for Form and Character and for Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant to 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	NCP Designation	Existing Zone
Subject Site	Two vacant lots and two lots with single family dwellings.	Business Park	IB
North (Across Old Yale Road):	Scrap metal business.	Business Park	CD (By-law No. 12183)
East (Across unopened 125 Street):	Industrial business and storage of wrecked vehicles.	Business Park	IB
South (Across 106A Avenue):	Vacant residential lots.	Special Residential	CD (By-law No. 17470)
West:	Unauthorized truck parking.	Business Park	IB

## Context & Background

- The proposed site consists of 4 lots located at 12464 and 12456 Old Yale Road as well as 10657 and 10665 - 125 Street and is approximately 2,714 square metres in area.
- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the South Westminster NCP and zoned "Business Park Zone (IB)" in the Zoning By-law.



- The two lots fronting Old Yale Road have existing dwellings. The two lots at 10657 and 10665 - 125 Street front the unopened 125 Street.
- The four existing lots when combined will create a double fronting lot between Old Yale Road and 106A Avenue.
- The developer is a Surrey based lighting wholesaler and supplier that is looking to expand their operations in Surrey.
- The subject site is the first industrial development in the area east of Scott Road.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject application includes the following components:
  - OCP Amendment to increase the allowable floor area ratio permitted within the Mixed Employment designation to 1.22 FAR;
  - A Rezoning from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)"; and
  - A Development Permit for Form and Character and Hazard Lands (flood plain) for a three-storey industrial building.
- The proposed four-storey industrial building is intended for a lighting wholesaler and supplier, which includes a showroom of products.
- The layout of the building is as follows:
  - The first floor is an at-grade (underneath the building) parkade.
  - The second floor is the main floor and includes the warehouse.
  - The third floor is mezzanine office with the majority of the floor remaining as open-to-below for the warehouse area.
  - The fourth floor is designed as either an office component or potentially a daycare. The owner plans to rent this space out but expand into it as their business grows.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,713 square metres
Road Dedication:	65 square metres
Undevelopable Area:	n/a
Net Site Area:	2,648 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20.2 metres
<b>Lot Coverage:</b>	60.5%
<b>Floor Area Ratio (FAR):</b>	1.22
<b>Floor Area</b>	
Industrial:	1,602 square metres
Mezzanine (office):	363 square metres
Office:	1,253 square metres

	<b>Proposed</b>
Total:	3,218 square metres

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

## Transportation Considerations

- The site is proposed to be accessed via two driveways from Old Yale Road, with one driveway (western) accessing an at-grade (underneath the building) parkade and the second driveway (eastern) accessing the loading areas on the second (warehouse) floor. The applicant is required to demonstrate that adequate sightlines can be achieved and the applicant must construct physical measures at their cost to restrict the accesses to right-in/right-out only.
- Access to the site from 106A Avenue was explored however due to the residential interface on the south side, Staff were open to reviewing the proposed access points along Old Yale Road.
- The subject site is located approximately 500 metres from the Scott Road Frequent Transit Network and approximately 900 metres from the Scott Road Skytrain station. Most staff of the business live in Surrey.

## 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 Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS) which the proposal complies with.

### Official Community Plan

#### Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.

- The applicant proposes a site specific Text Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.22 FAR.

#### Amendment Rationale

- The maximum floor area ratio in the Mixed Employment OCP designation is reflective of the form of development that is typical for light-impact industrial and/or business park developments. Staff are generally supportive of efforts to intensify development on employment lands given their limited supply in Surrey and more generally in Metro Vancouver as a whole.
- The proposed additional density is intended to accommodate the industrial building with upper floor office but will not compromise the more intensive light-impact industrial/business park uses.
- The site size is moderately constrained to accommodate the truck loading areas and parking. The proposed amendment to allow increased floor area will make the at-grade (underneath the building) parkade viable, thereby facilitating the intensification of employment uses on the site.
- 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

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;

*(The proposed development will increase the supply of industrial land.)*

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

*(Site access and loading bays have been designed and located to be away from residential streets.)*

#### **Secondary Plans**

##### Land Use Designation

- The subject site is designated as Business Park in the South Westminster NCP. As there will be both a Light Impact industry component and office component, the subject site complies with the Business Park designation.

## CD By-law

- The applicant proposes to rezone the subject site from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multi-storey industrial and office 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 "Business Park Zone (IB)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB Zone (Part 47)	Proposed CD Zone
<b>Permitted Uses:</b>	<u>Principal</u> <ul style="list-style-type: none"> <li>• Light impact industry</li> <li>• Office uses with exclusions</li> <li>• General service uses</li> <li>• Warehouse uses</li> <li>• Distribution centres</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• Personal service uses</li> <li>• Recreation Uses</li> <li>• Eating establishments</li> <li>• Community Services</li> <li>• Assembly halls</li> <li>• Child Care Centres</li> <li>• Caretaker Unit</li> </ul>	<u>Principal</u> <ul style="list-style-type: none"> <li>• Light impact industry , including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations</li> <li>• Office uses with exclusions</li> <li>• General service uses</li> <li>• Warehouse uses</li> </ul> <u>Accessory Uses</u> <ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Floor Area Ratio:</b>	1.00	1.22
<b>Lot Area:</b>	1,800 sq.m.	3,430 sq. m.
<b>Lot Coverage:</b>	60%	61%
<b>Yards and Setbacks</b>	7.5 metres	0 metres – 6 metres
<b>Principal Building Height:</b>	12 metres	20.2 metres
<b>Landscaping:</b>	3 metre landscape strip	1.5 metre landscape strip along south property line

- The CD Bylaw differs from the "Business Park Zone (IB)" in that distribution centres have been eliminated as a Principal Use due to the lack of loading bays and the challenges of providing frequent Intensus access onto the arterial road, a distribution centre was deemed too intensive as a use. .
- The south setback has been reduced from 7.5 metres to 3.8 metres and the north setback has been reduced from 7.5 metres to 6.0 metres. The reduced south side setback is required to assist with the grading transition of the site as well as allow for a more efficient building layout on a constrained site.

- The FAR has been increased to 1.22 from 1.00 which is required to accommodate the multi-storey industrial building. Due to the dimensions and size of the lot, which requires an at-grade (underneath the building) parkade, a multi-storey industrial building, although expensive, was determined to be the most efficient form of an industrial building to construct on the lot. Intensifying the use of the site through increased floor area and height also provides an opportunity to expand the industrial and employment land base in the City through innovative design.
- Lot coverage has been increased from 60% to 61%.
- Building height has been increased from 12 metres to 20.2 metres which is required to accommodate the multi-storey industrial building with at-grade parking underneath the building. The proposed building will be 20.2 metres tall along Old Yale Road but will only be 17 metres tall along 106A Avenue which will provide a better interface with the residential lots to the south.
- The 3 metre landscaping strip requirements of the IB Zone has been reduced to 1.5 metres along the south property line. Due to grading issues and the constrained area of the site, the proposed building requires an increased setback along the north property line. The south property line has been reduced to accommodate this increased north setback.

### **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 September 4, 2024, and the Development Proposal Signs were installed on September 9, 2024. Staff received no responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **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.
- The site slopes approximately 3 metres from 106A Avenue down to Old Yale Road.



- A feasibility study, prepared by Jaswinder S. Bansal, *P. Eng.*, of Bansal and Associates Consulting Engineers Inc. and dated June 16, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit and recommendations in their report are incorporated into the overall design of the site.
- 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 4.7 metres geodetic is required. The applicant is proposing a main floor elevation of 5.76 metres geodetic elevation, which is approximately 1 metre above the minimum flood plain level.
- The main floor parking level is set at 2.41 MBE which is above Old Yale Road by 0.50 metres. The driveway rises approximately 0.50 metres to prevent the parkade from flooding in storm/rain events.
- The consultant has determined that the development is feasible provided that the subject site have two accesses off of Old Yale Road. The eastern access ramp leads to the main floor/Level 2, which includes loading areas for 5 tonne trucks. The west ramp leads to the at-grade (underneath the building) parkade where parking is located.
- 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. As the at-grade (underneath the building) parkade is located within the floodplain, mechanical and electrical rooms will be required on the upper floors of the building.

### **Form and Character Development Permit Requirement**

- The subject site is a difficult site to develop due to a 3-metre grade change across the site, complex soil conditions and floodplain requirements.
- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Westminster 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 South Westminster Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to have the parkade meet flood requirements and reduce the massing interface with the vacant lots (future residential) to the south.

- The north elevation fronts Old Yale Road and will be the most visible façade of the building and will appear as a 4 storey building. Most pedestrian traffic will access the site from the north side of the building. Due to grading and flood plain requirements, the loading ramp and parkade entrance are prominent features of the elevation. The upper floors include substantial glazing and are primarily white and shades of grey. A wood panel canopy exists over the pedestrian entrance which leads to an internal elevator room. The proposed height of the north elevation is 20.3 metres.
- As the company wholesales lighting products, a primary feature of the north elevation will be displaying/showcasing lighting through the windows.
- As the west elevation is at the property line, it is primarily a solid white wall at the ground level. The applicant agrees to add some variation to this wall as a condition of final issuance of the Development Permit. The upper floor is set back and includes a row of windows. It is anticipated that when the properties to the west develop construction will occur at the property line, abutting and obscuring the wall.
- The south elevation fronting 106A Avenue appears as a three-storey building with the main floor (Level 2) close to grade but requires an accessibility ramp and approximately 8 stair risers to meet the main floor. The south entrance will not be the primary entrance. The proposed height of the south elevation is approximately 17 metres from the entrance to the top of the parapet. The façade is primarily white and grey with substantial glazing. Display of lighting products through windows will be limited along the south to reduce lighting impacts on residential properties.
- The east elevation includes a parking ramp to the main floor loading areas. Two loading doors are located in the middle of the elevation. The elevation is primarily white and shades of grey. The proposed setback is 7.5 metres from the east property line.
- The subject site requires 56 parking spaces and is proposing 58 spaces. All the parking will be located within the at-grade (underneath the building) parkade with loading areas located on the main floor.
- Signage is minimal, with only two small signs proposed on the north elevation (along Old Yale Road) and one sign proposed on the south façade (106A Avenue) which comply with the Sign By-law.

### Landscaping

- Landscaping is located along both the north and south setbacks.
- Within the north landscaping, are 3 trees with substantial shrubs. The majority of the north setback is a drive aisle for the parkade and second floor loading areas.
- The southern landscape includes 2 trees. An accessibility ramp is located within the centre of the frontage.

- Blank walls are visible along the east and west property lines. Both walls will be screened in the future as neighbouring properties develop.

### Outdoor Amenity

- An employee outdoor common space is proposed at the southeast portion of the site at the end of the loading bay ramp. The area includes sitting areas and some landscaping.
- The fourth floor includes a 300 square metre patio which may be used as an outdoor play area for the potential daycare.

### 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:
  - improving the grading and reducing stairs along the Old Yale Road (north) frontage;
  - adding variation to the western blank wall; and
  - Provision of landscaping to add variation to the retaining walls along the north and south property lines.

## TREES

- Alexander Groenewold, ISA Certified Arborist of KD Planning and Design Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	n/a	n/a	n/a
Deciduous Trees	n/a	n/a	n/a
Coniferous Trees	n/a	n/a	n/a
<b><u>Onsite Tree Totals</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Onsite Replacement Trees Proposed</b>	<b>5</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>5</b>		

- The Arborist Assessment states that there are a no bylaw protected trees on the site but 2 offsite trees with one off-site tree being removed and one off-site tree being retained. 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. This will require a proposed total of 1 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Old Yale Road and 106A Avenue. 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 European Hornbeam.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site and one off-site tree is to be retained.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	OCP Redesignation Map

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

JKS/cm

# Appendix I



New Development For 10657 & 10665 125 Street + 12476 & 12464 Old Yale Road  
Development Permit Application Project # 7923-0067-00



KCC Architecture & Design Ltd. [kccarchitecture.com](http://kccarchitecture.com)  
Unit 409 1493 Foster Street, White Rock, BC V4B 0C4 Tel: 866.362.4717





**SITE DATA**

**CMC ADDRESS**

12464 & 12476 OLD YALE ROAD, 10657 & 10665 125 STREET, SURREY, B.C.

**LEGAL DESCRIPTION**

LOT 7 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD EXCEPT PLAN LMP2023, & BLK 5N, (PID 011-631-678)  
 LOT 8 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD EXCEPT PLAN REF LMP2023, (PID 011-631-716)  
 LOT 9 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD (PID 011-631-732)  
 LOT 9 BLOCK 1 SECTION 20 RANGE 2 PLAN NWP517 NWD (PID 011-631-724)

**ZONING**

IB BUSINESS PARK ZONE

**SITE AREA**

GROSS SITE AREA	29,208.61 SF	2,713.57 SM
ROAD DEDICATION	701.22 SF	65.15 SM
NET SITE AREA	28,507.39 SF	2,648.42 SM

**BUILDING FOOTPRINT**

	17,242.32 SF	1,601.86 SM
--	--------------	-------------

**GROSS FLOOR AREA**

BUILDING			
LEVEL 1 (PARKADE)	23,553.52 SF	2,166.19 SM	
LEVEL 2 (WAREHOUSE)	17,242.32 SF	1,601.86 SM	
LEVEL 3 (MEZZANINE)	3,906.75 SF	362.65 SM	
LEVEL 4 (OFFICE)	13,492.92 SF	1,253.53 SM	
<b>SUBTOTAL</b>	<b>34,641.99 SF</b>	<b>3,218.34 SM</b>	

**DENSITY (FAR)**

1.0	PERMITTED
1.22	PROVIDED

**LOT COVERAGE**

60%	PERMITTED
80.46%	PROVIDED

**BUILDING HEIGHT**

12M	PERMITTED
20.2M	PROVIDED

**BUILDING SETBACKS**

FRONT YARD (OLD YALE)	7.50M	PERMITTED
	6.00M	PROPOSED
REAR YARD (106A AVENUE)	7.50M	PERMITTED
	3.60M	PROPOSED
SIDE YARD (WEST)	7.50M	PERMITTED
	0.00M	PROPOSED
SIDE YARD (EAST)	7.50M	PERMITTED
	7.50M	PROVIDED

**STANDARD PARKING REQUIREMENTS**

INDUSTRY (LIGHT IMPACT)	1 SPACE PER 100SM OF G.F.A.	1,601.86 SM / 100'1" =	16.02
OFFICE USE	2.5 SPACE PER 100SM OF G.F.A.	1,616.48 SM / 100'2.5" =	40.41
<b>TOTAL REQUIRED</b>			56.43
<b>PROVIDED</b>			58

**ACCESSIBLE PARKING REQUIREMENTS**

IF MORE THAN 12 SPACES 2% ARE REQUIRED			
ACCESSIBLE = 2%			1.13
(50% OF ACCESSIBLE PARKING SPACES MUST BE PROVIDED AS VAN-ACCESSIBLE PARKING SPACES)			
<b>TOTAL PROVIDED</b>			1

**ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

(20% REQUIRED = 11)			12
<b>PROVIDED</b>			

**ARCHITECTURAL DRAWING LIST**

A0.0	COVER SHEET
A1.0	PROJECT DATA
A2.0	SITE PLAN
A2.1	FIRE TRUCK ACCESS
A2.2	PROPERTY LINES
A3.0	LEVEL 1 / PARKADE FLOOR PLAN
A3.1	LEVEL 2 / WAREHOUSE FLOOR PLAN
A3.2	LEVEL 3 / MEZZANINE
A3.3	LEVEL 4 / OFFICE
A3.4	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	BUILDING SECTION 1
A5.1	BUILDING SECTION 2
A5.3	STREET SECTION
A5.4	STREET SECTION
A6.0	ISO VIEWS
A6.1	ISO VIEWS
A6.2	RENDERING
A6.3	RENDERING

**OWNER**

SUNNY DEWAT  
 BELLSON LIGHTING  
 Office: 604 834 3511  
 Email: sunny@bellsonlighting.com

**ARCHITECT**

KARLA CASTELLANOS Architect ABCI  
 KCC ARCHITECTURE AND DESIGN LTD  
 Office: 604 909 1267  
 Email: kcaste@kccarchitecture.com

**CML**

STUART MCGREGOR  
 KHRAIN ENGINEERING  
 Office: 604 853 8831  
 Email: stuartm@khrain.com

**LANDSCAPE**

JESSICA THIESSEN  
 KD PLANNING & DESIGN LTD  
 Office: 778 808 3738  
 Email: jessicat@khrain.com

**SURVEY**

FINNY PHILIP  
 ELEVATE LAND SURVEYING LTD.  
 Office: 604 385 5571  
 Email: finny@elevatelandsurveying.com

**GEOTECHNICAL**

JASWINDER S. BANSAL P.Eng  
 BANSAL & ASSOCIATES  
 CONSULTING ENGINEERS INC.  
 Office: 604 501 7788  
 Email: info@bansalassociates.com



**CONTEXT PLAN**



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EQUIPMENT PERMITTED TO EXECUTE THE WORK. DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, SUBORDINATE CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 08 09	ISSUED FOR REVIEW
2	2024 08 13	ISSUED FOR DP
3	2024 10 17	RE-ISSUED FOR DP



**PROPOSED NEW DEVELOPMENT**

12464 Old Yale Road  
 Surrey BC

**PROJECT DATA**

**A 1.0**

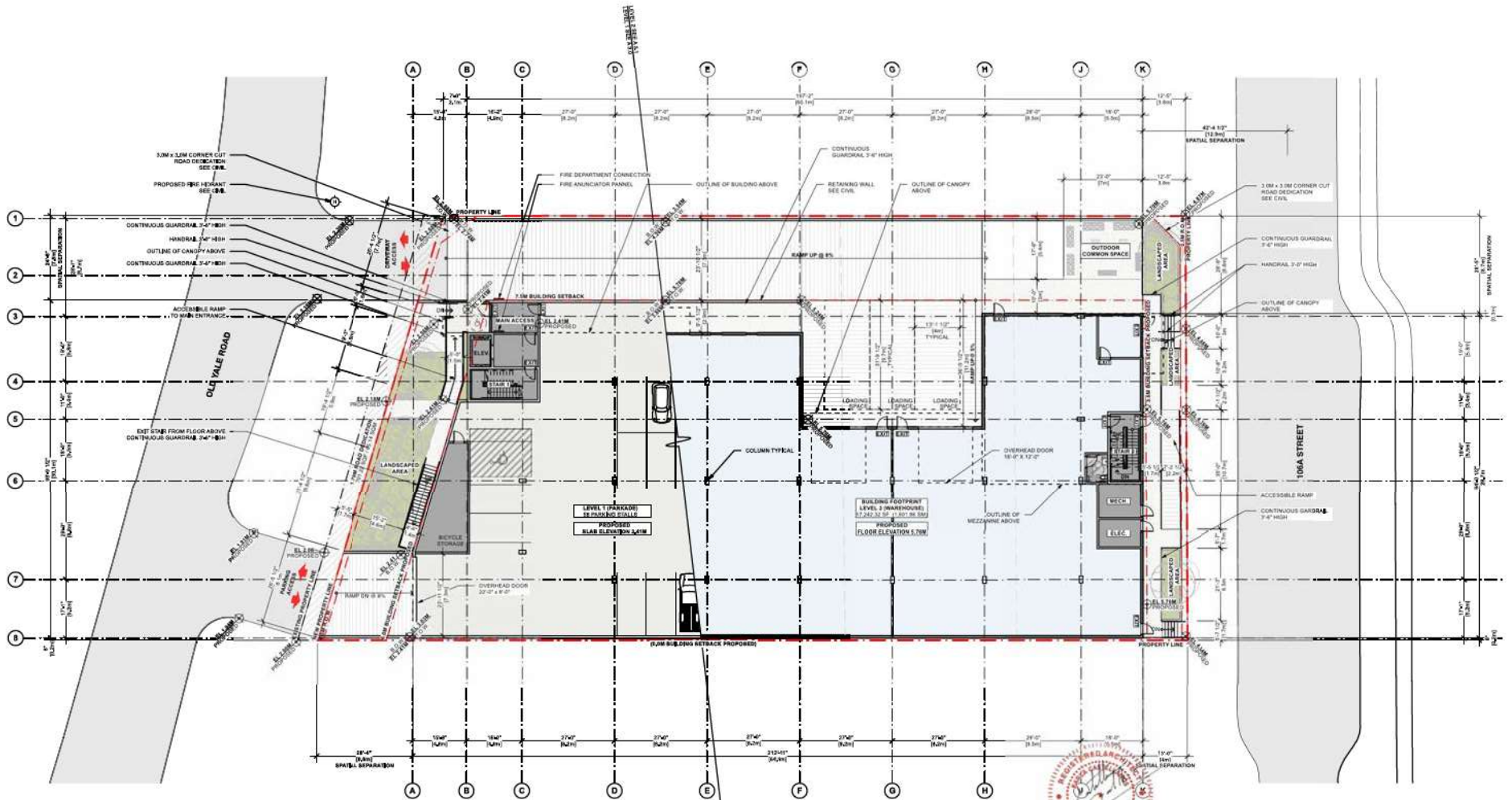


DRAWN: LL  
 CHECKED: KC

SCALE: 1:1

PL: 2214

KCC Architecture & Design Ltd. kccarchitecture.com  
 Unit 407 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAWATI & ASSOCIATES (SEEDED 20240617)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SEEDED 20240617)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 232789 (SEEDED 20240617)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROPOSED DIMENSIONS FOR EXTERNAL BY OWNERS



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ONLY IN THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EXISTING PERMIT TO EXECUTE THE WORK. DIMENSIONS, SERIAL AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL INDICATE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE HEREBY SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, UNLESS FOR REFERENCIAL PURPOSES ONLY, ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, TERRITORY, FEDERAL AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 06 25	ISSUED FOR REVIEW
2	2024 07 11	ISSUED FOR COORDINATION
3	2024 07 22	ISSUED FOR COORDINATION
4	2024 07 31	ISSUED FOR COORDINATION
5	2024 08 09	ISSUED FOR REVIEW
6	2024 08 13	ISSUED FOR DP
7	2024 10 10	ISSUED FOR COORDINATION
8	2024 10 16	ISSUED FOR COORDINATION
9	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Vale Road  
Surrey BC

SITE PLAN

A 2.0

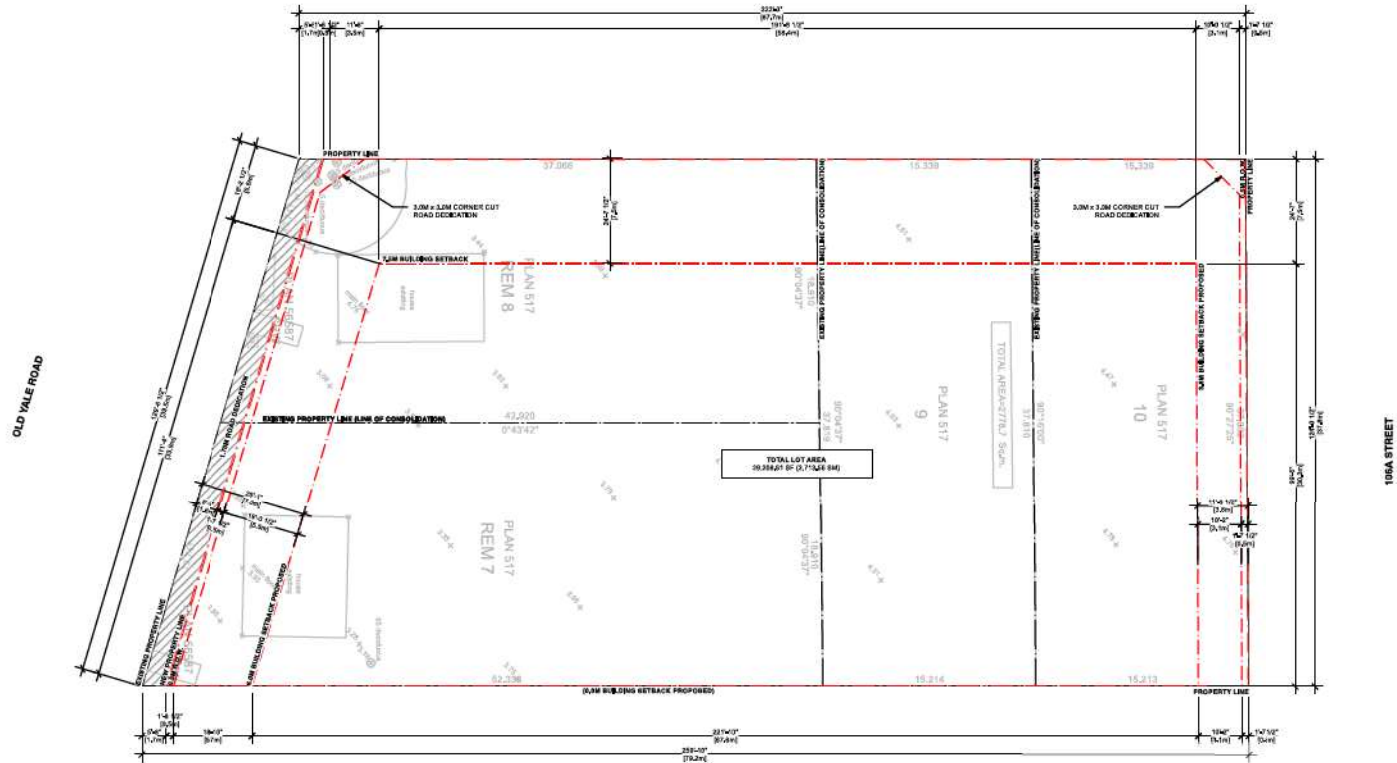


DRAWN: LL  
CHECKED: KC  
SCALE: 1:350  
FILE: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 TEL: 855.382.4717  
kccarchitecture.com







**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAKI & ASSOCIATES (SEATED 808946)
- FOR CIVIL REFER TO DRAWING PREPARED BY KMC&E (E 3509) (NO 8888 2024)17
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789 2024 10020 2024.17
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE SIGNAGE FOR EXTERNAL BY OWNERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, ZONING BYLAW CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 06 25	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR REVIEW
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC



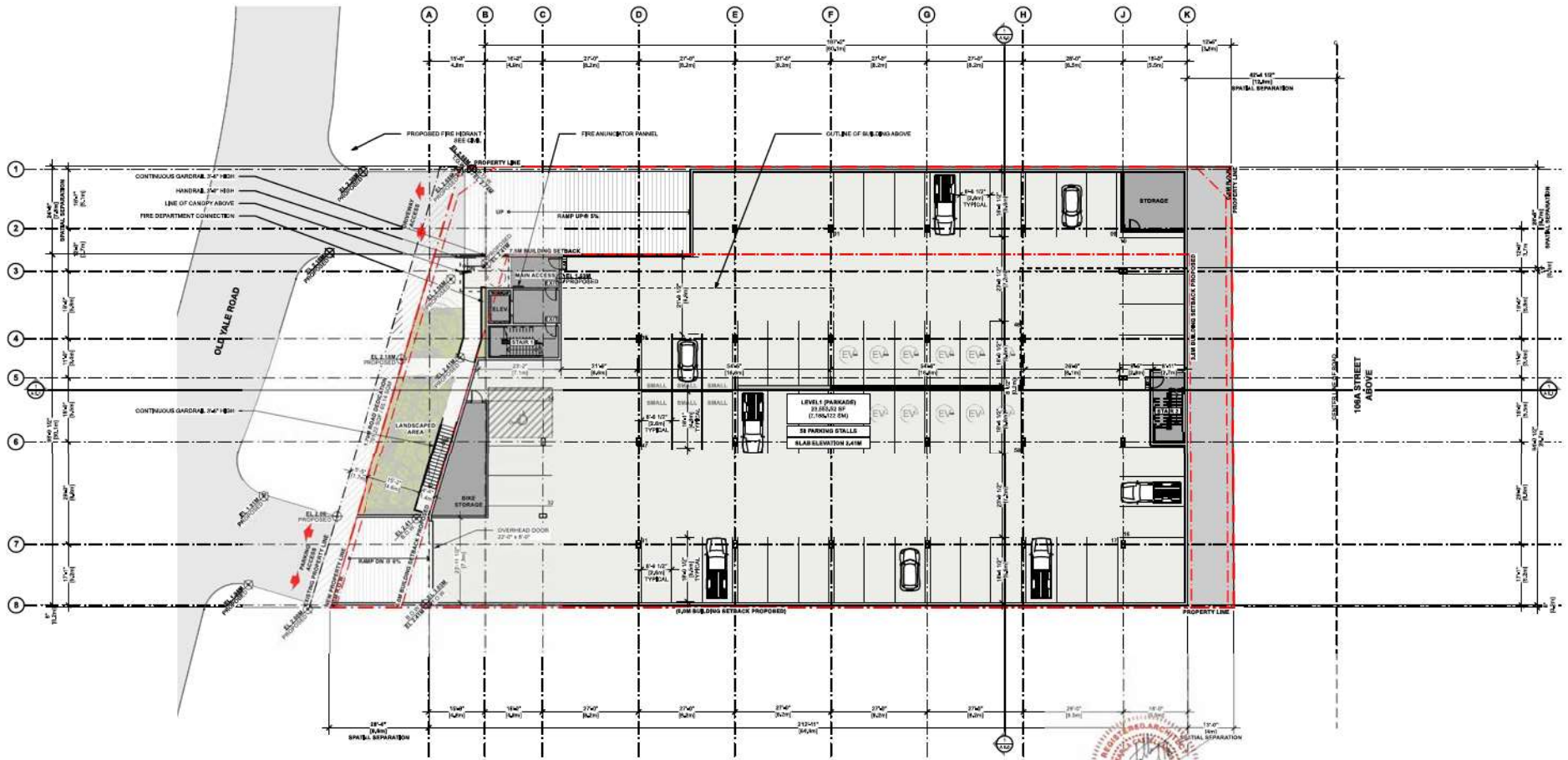
PROPERTY LINES

A 2.2



DRAWN: LL  
CHECKED: KC  
SCALE: 1:350  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 856 382 4717  
kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELI DAVIS & SONS LIMITED (SEASIDE ROAD)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & SONS LIMITED (SEASIDE ROAD)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789 (SEASIDE ROAD)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY CHARGERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EQUIPMENT PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, ZONING BYLAW CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 06 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 09	ISSUED FOR REVIEW
6	2024 08 13	ISSUED FOR DP
7	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

LEVEL 1 / PARKADE

A 3.0

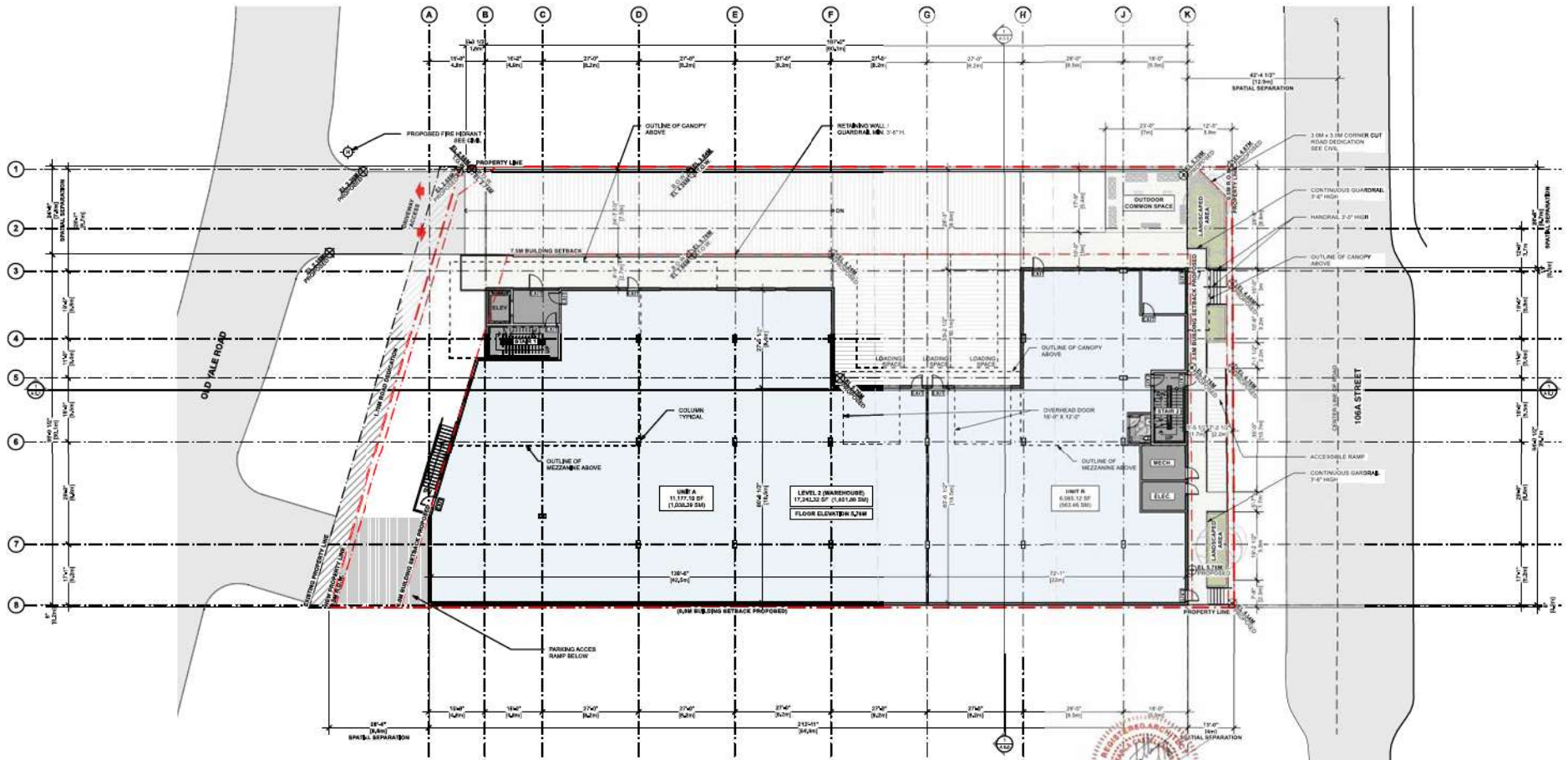


DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
FILE: 2214

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717







**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELIZABETH T & S CONSULTANTS (SHOWN AS SHOWN)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO INC. (SEE DRAWING SHOWN AS SHOWN)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230788 (SHOWN AS SHOWN)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY CHARGES

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EQUIPMENT PERMIT TO EXECUTE THE WORK. DIMENSIONS, SERIAL AND MARKING SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, ZONING REGULATIONS AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 04 25	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 05 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 05	ISSUED FOR COORDINATION
6	2024 08 09	ISSUED FOR REVIEW
7	2024 08 13	ISSUED FOR DP
8	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

LEVEL 2 / WAREHOUSE

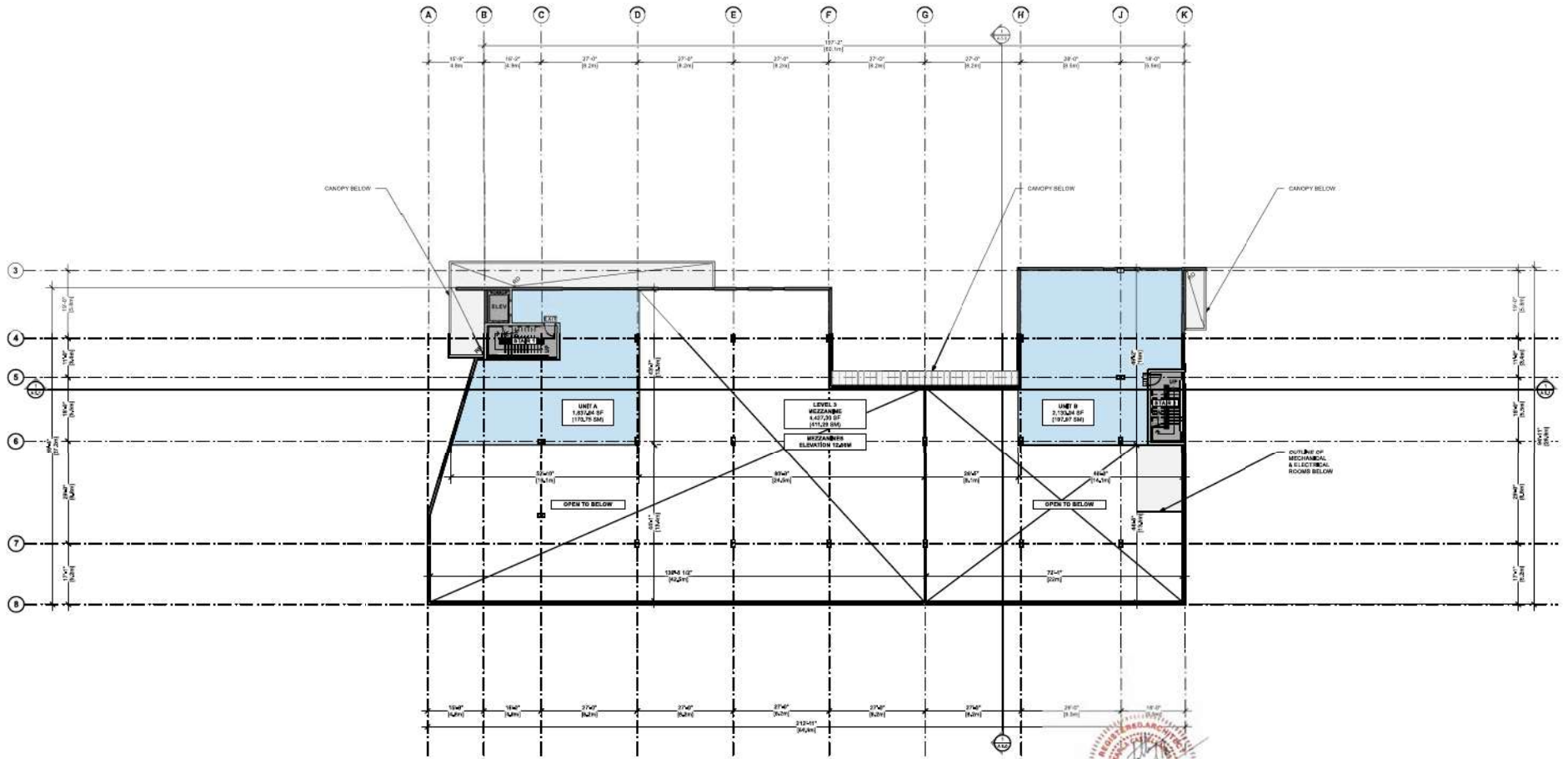
A 3.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
FILE: 2214

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717





**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELDTWY 75 5 (DATE) (SHEET) (SHEET) (SHEET)
- FOR CIVIL REFER TO DRAWING PREPARED BY KMC 75 5 (DATE) (SHEET) (SHEET) (SHEET)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789 (DATE) (SHEET) (SHEET) (SHEET)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGHINGS FOR EXTERNAL BY OTHERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS CONFIDENTIAL MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERTAINING TO EXECUTION OF THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST EDITION AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL AND INTERNATIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 06 17	ISSUED FOR REVIEW
4	2024 06 25	ISSUED FOR REVIEW
5	2024 08 09	ISSUED FOR REVIEW
6	2024 08 13	ISSUED FOR DP
7	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

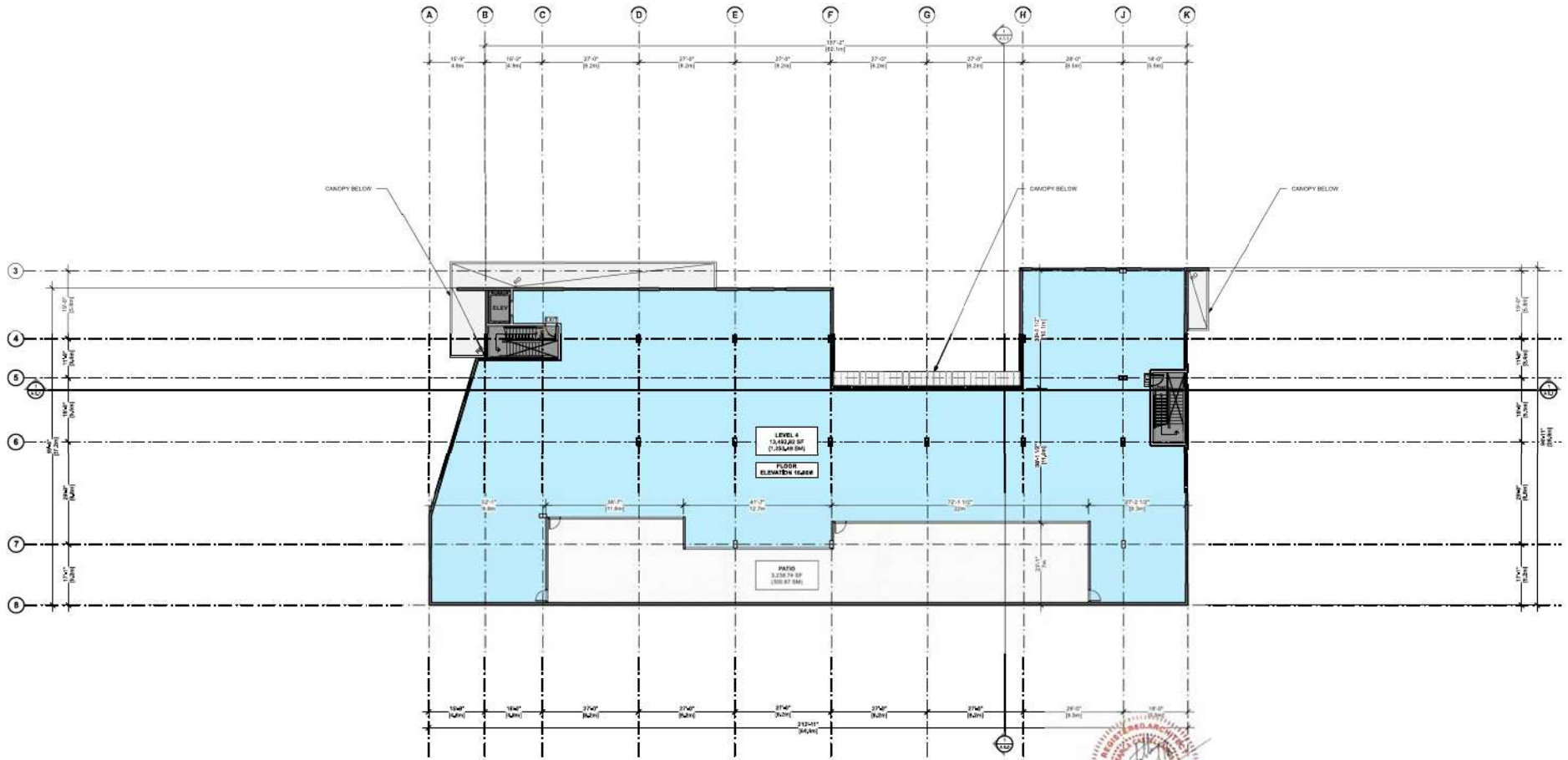
LEVEL 3 / MEZZANINE

A 3.2



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELWOOD & SONS LIMITED (SEASIDE HOUSING)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & SONS (L.C. 3500) (L.C. 3500) (L.C. 3500)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23789 (SEASIDE HOUSING)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE PROVISIONS FOR EXTERNAL BY OWNERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, AND INTERNATIONAL CODES AND ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 04 26	ISSUED FOR REVIEW
2	2024 05 10	ISSUED FOR REVIEW
3	2024 05 17	ISSUED FOR REVIEW
4	2024 05 23	ISSUED FOR REVIEW
5	2024 05 25	ISSUED FOR REVIEW
6	2024 08 09	ISSUED FOR REVIEW
7	2024 08 13	ISSUED FOR DP
8	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

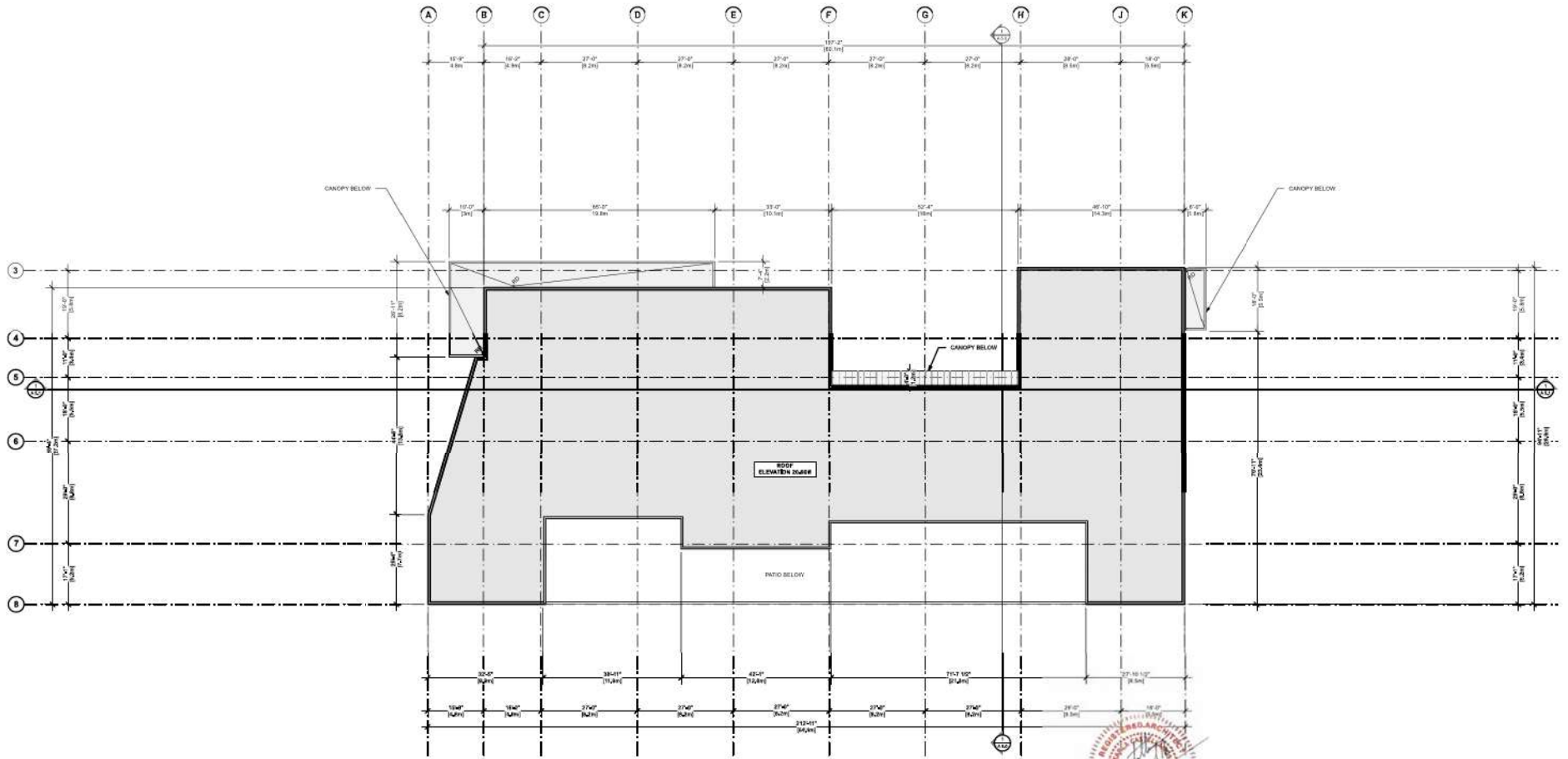
LEVEL 4 / OFFICE

A 3.3



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com



**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY ELWOOD & SONS LIMITED (SHADED BOUNDARY)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMBLE & E. 3509/14/03 2020/17
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789 2024/10/17
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE ROUGHINGS FOR EXTERNAL BY OTHERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERTINENT TO EXECUTING THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, AND FEDERAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 08 09	ISSUED FOR REVIEW
2	2024 08 13	ISSUED FOR DP
3	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

ROOF PLAN

A 3.4



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com





1 NORTH ELEVATION OLD YALE ROAD  
1 = 3/64



2 SOUTH ELEVATION 106 A STREET  
1 = 3/64

**MATERIAL LEGEND**

- |                                     |  |                                  |
|-------------------------------------|--|----------------------------------|
| <b>A</b> BWP COLOUR 1 (WHITE)       | <b>F</b> CURTAIN WALL                    | <b>K</b> STEEL HANDRAIL          |
| <b>B</b> BWP COLOUR 2 (LIGHT GRAY)  | <b>G</b> CANOPY                          | <b>L</b> TEMPERED GLASS HANDRAIL |
| <b>C</b> BWP COLOUR 3 (MEDIUM GRAY) | <b>H</b> STEEL FRAME HOLLOW METAL DOOR   | <b>M</b> METAL PANEL (DARK GRAY) |
| <b>D</b> BWP COLOUR 4 (DARK GRAY)   | <b>I</b> INSULATED OVERHEAD DOOR PAINTED | <b>N</b> BOLLARDS                |
| <b>E</b> METAL FAUX WOOD PANEL      | <b>J</b> CONCRETE                        | <b>O</b> SOFFIT                  |

**GENERAL NOTES:**  
 -FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY CLIENT.  
 -FOR CIVIL REFER TO DRAWING PREPARED BY KIMCOE ENGINEERING CONSULTANTS.  
 -FOR LANDSCAPE REFER TO DRAWING PREPARED BY KIMCOE ENGINEERING CONSULTANTS.  
 -ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.  
 -PROVIDE SIGNAGE FOR EXTERIOR BY OTHERS.

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS CONFIDENTIAL MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIALS AND EQUIPMENT PERMITTED TO EXECUTE THE WORK. DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, AND INTERNATIONAL CODES AND ORDINANCES.

<b>NO.</b>	<b>DATE</b>	<b>ISSUANCE</b>
1	2024 07 11	ISSUED FOR COORDINATION
2	2024 08 01	ISSUED FOR REVIEW
3	2024 08 09	ISSUED FOR DP
4	2024 08 13	RE-ISSUED FOR DP
5	2024 10 17	



PROPOSED NEW DEVELOPMENT  
 12464 Old Yale Road  
 Surrey BC

**ELEVATIONS**

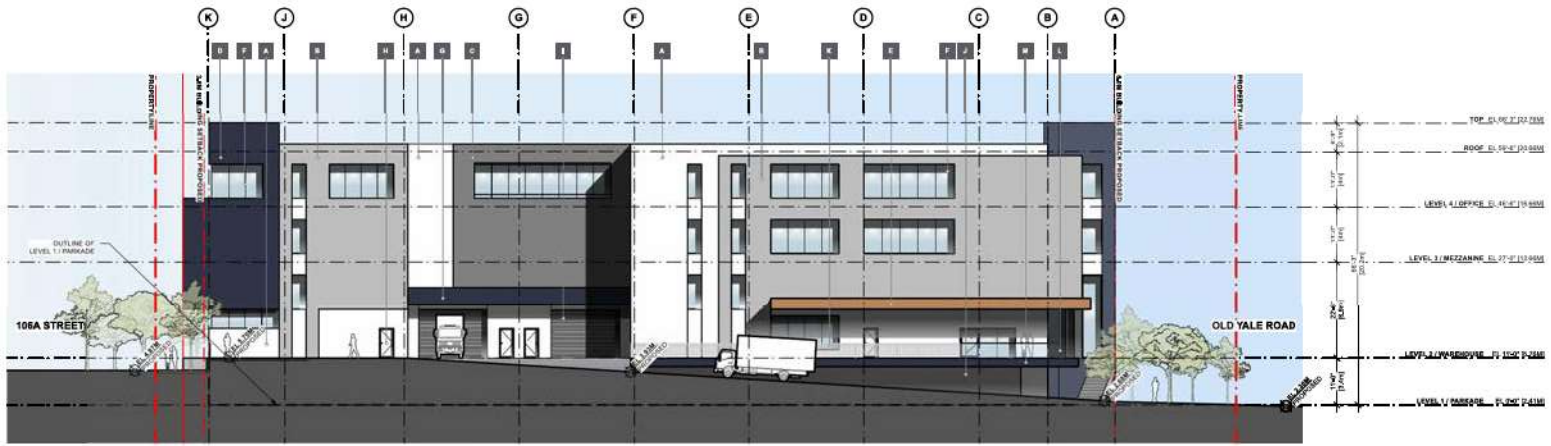
**A 4.0**



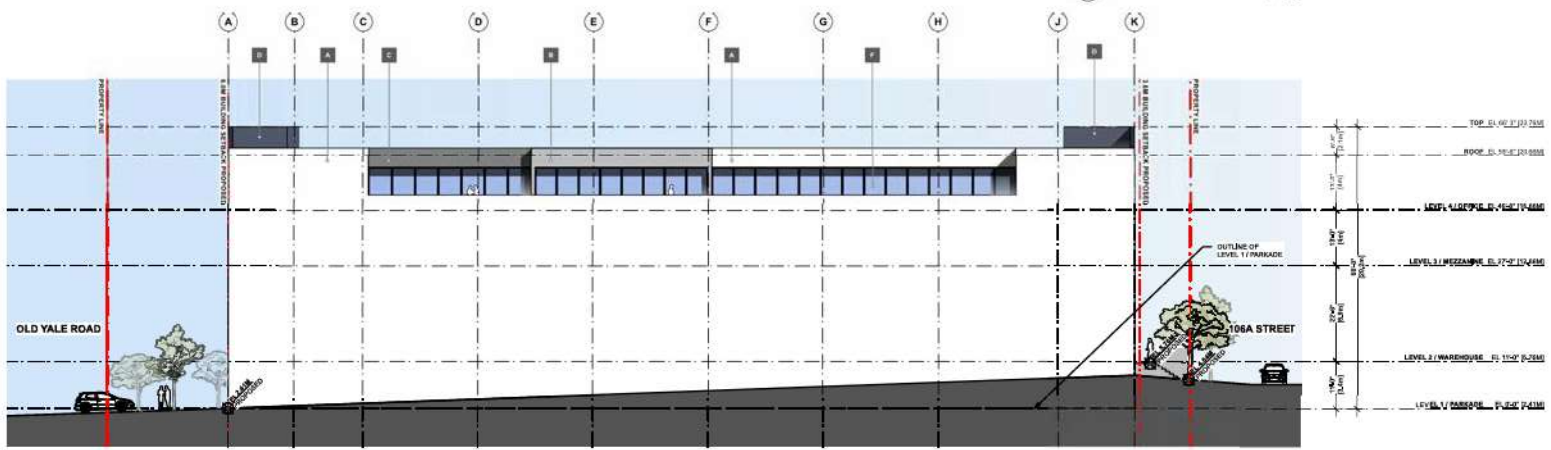
DRAWN: LL  
 CHECKED: KC  
 SCALE: 1/320  
 FILE: 2214

KCC Architecture & Design Ltd.  
 Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 856 382 4717  
 kccarchitecture.com





1 EAST ELEVATION  
1 = 350



2 WEST ELEVATION  
1 = 350

**MATERIAL LEGEND**

- |                                     |  |                                  |
|-------------------------------------|--|----------------------------------|
| <b>A</b> BWP COLOUR 1 (WHITE)       | <b>F</b> CURTAIN WALL                    | <b>K</b> STEEL HANDRAIL          |
| <b>B</b> BWP COLOUR 2 (LIGHT GRAY)  | <b>G</b> CANOPY                          | <b>L</b> TEMPERED GLASS HANDRAIL |
| <b>C</b> BWP COLOUR 3 (MEDIUM GRAY) | <b>H</b> STEEL FRAME HOLLOW METAL DOOR   | <b>M</b> METAL PANEL (DARK GRAY) |
| <b>D</b> BWP COLOUR 4 (DARK GRAY)   | <b>I</b> INSULATED OVERHEAD DOOR PAINTED | <b>N</b> BOLLARDS                |
| <b>E</b> METAL FAUX WOOD PANEL      | <b>J</b> CONCRETE                        | <b>O</b> SOFFIT                  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY CLIENTS TO BE GOVERNMENT GRANTED REGULATIONS
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO INC. E-3503/0-0-0000000000000000
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 23078
- FOR ELECTRICAL REFER TO DRAWING PREPARED BY KIMCO INC. E-3503/0-0-0000000000000000
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE DIMENSIONS FOR EXTERNAL BY OWNERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EQUIPMENT PERMIT TO RESUBMIT THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE CODES, REGULATIONS, ORDINANCES AND LOCAL ORDINANCES.

<b>NO.</b>	<b>DATE</b>	<b>ISSUANCE</b>
1	2024 07 11	ISSUED FOR COORDINATION
2	2024 08 01	ISSUED FOR REVIEW
3	2024 08 09	ISSUED FOR REVIEW
4	2024 08 13	ISSUED FOR DP
5	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

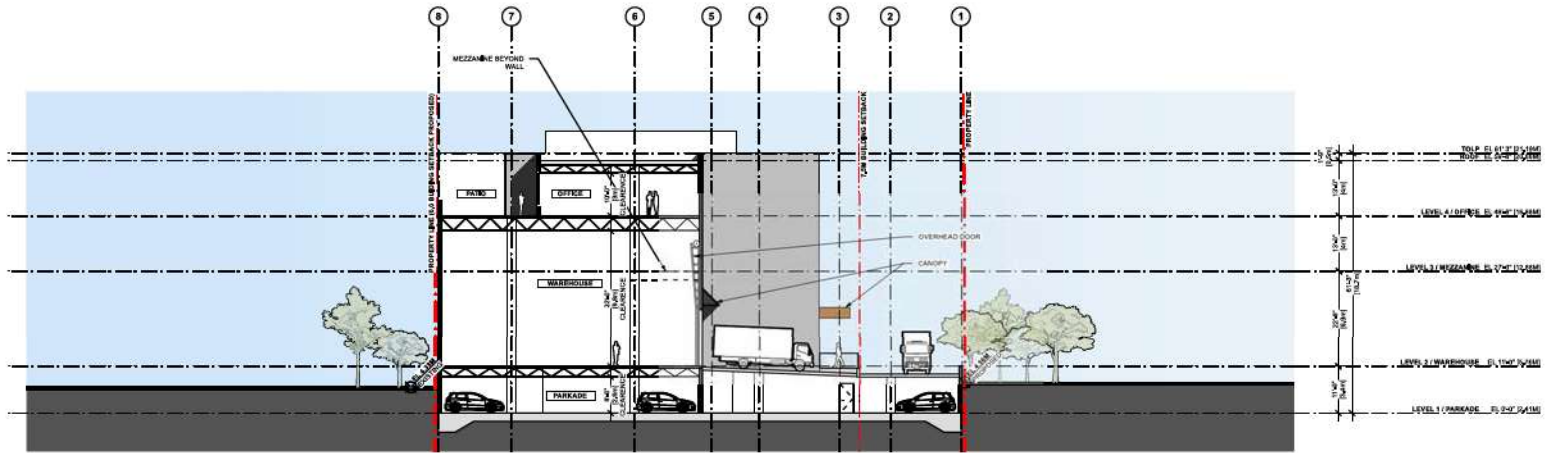
**ELEVATIONS**

A 4.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1:350  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com



SECTION 1  
1 = 3/8"

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAKI & ASSOCIATES (SHEETS 000000)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO & ASSOCIATES (SHEETS 000000)
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789 (SHEETS 000000)
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE DIMENSIONS FOR EXTERNAL BY OWNERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, BUILDING CODES, ZONING REGULATIONS AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 05 21	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR REVIEW
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC



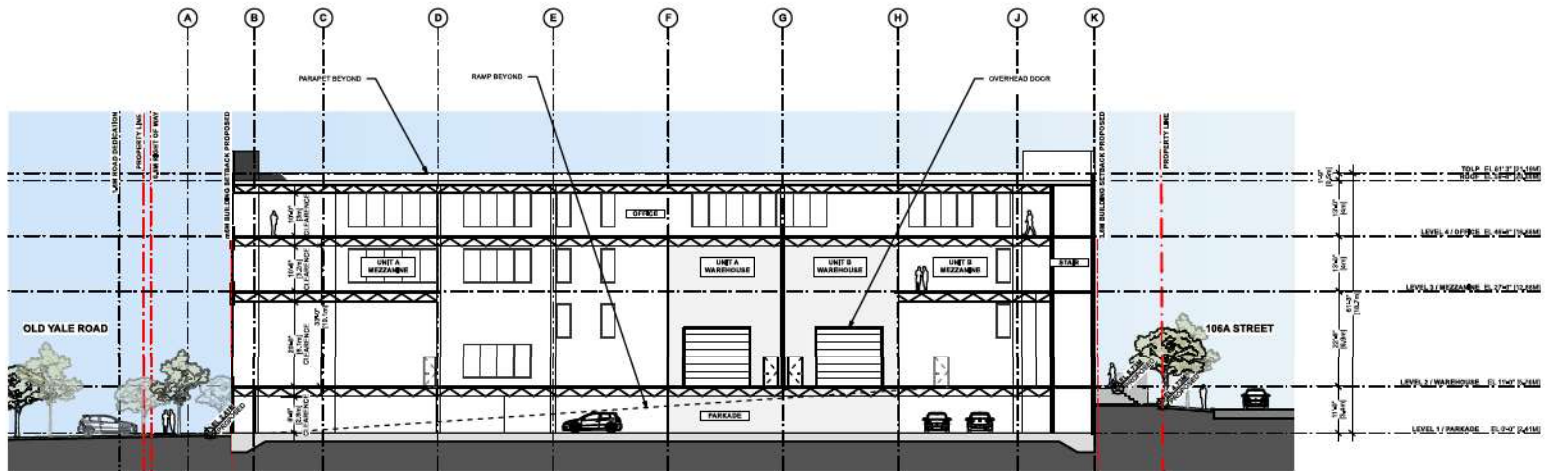
BUILDING SECTION 1

A 5.0



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 407 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com



1 SECTION 2  
1 = 3/32

**GENERAL NOTES:**

- FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DARY & ASSOCIATES (SHEETS 000000)
- FOR CIVIL REFER TO DRAWING PREPARED BY KIMCO # 18 E 3500/1/16 230789
- FOR LANDSCAPE REFER TO DRAWING PREPARED BY KD PLANNING FILE 230789
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION
- PROVIDE FINISHES FOR EXTERNAL BY OTHERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE ISSUED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, BUILDING CODES, ARCHITECTURAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 05 21	ISSUED FOR REVIEW
2	2024 08 09	ISSUED FOR REVIEW
3	2024 08 13	ISSUED FOR DP
4	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC



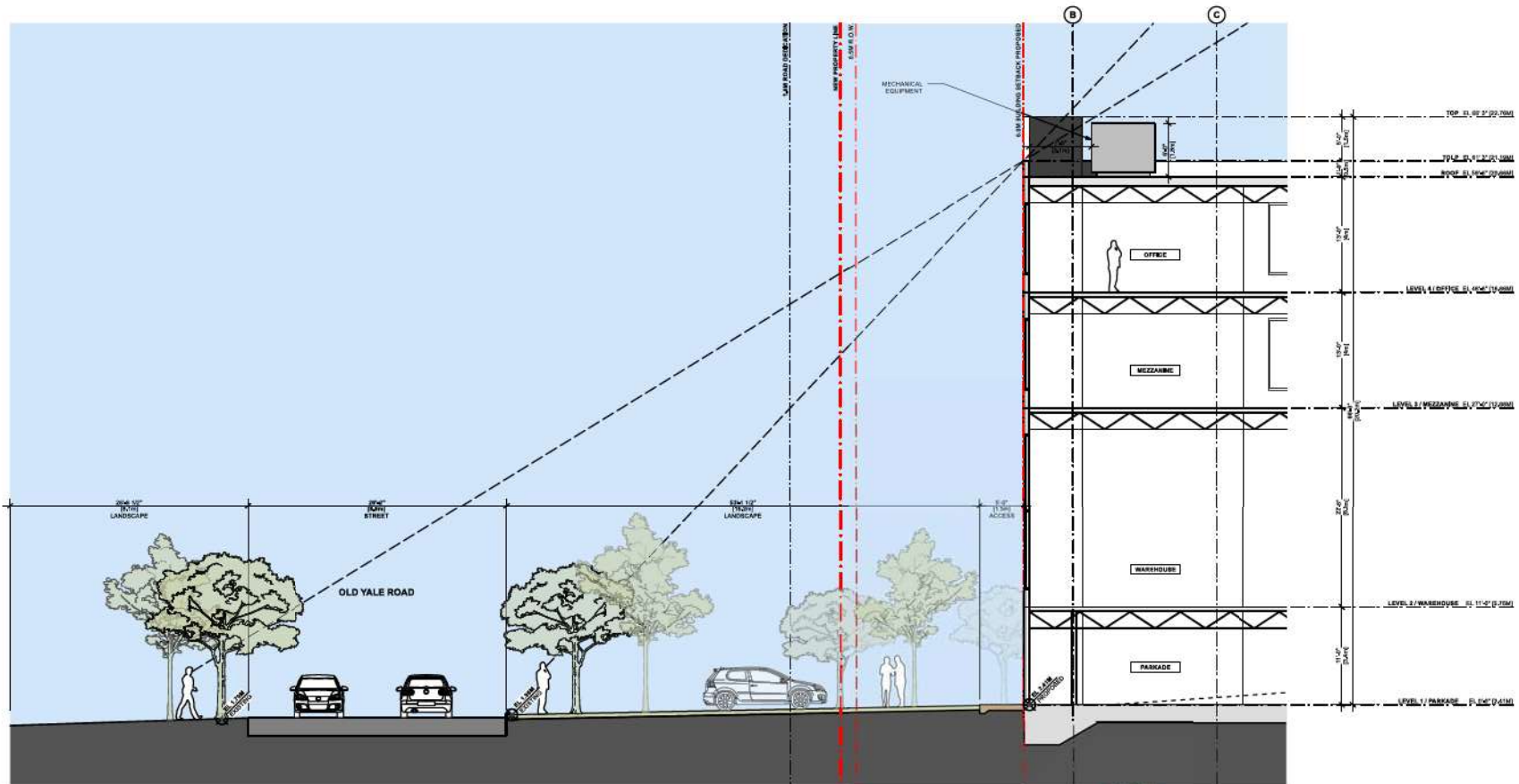
BUILDING SECTION 2

A 5.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1/320  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
kccarchitecture.com



1 STREET SECTION / OLD YALE ROAD  
1 = 1/8"

**GENERAL NOTES:**  
 - FOR TOPOGRAPHIC SURVEY REFER TO TOPOGRAPHIC PLAN BASED ON THE SURVEY DRAWING PROVIDED BY EL DAVIS & ASSOCIATES (SEATED 300494)  
 - FOR CIVIL REFER TO DRAWING PREPARED BY KIMCOLE & ASSOCIATES (SEATED 202788)  
 - FOR LANDSCAPE REFER TO DRAWING PREPARED BY KIMCOLE & ASSOCIATES (SEATED 202788)  
 - ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION  
 - PROVIDE ROUGHNESS FOR EXTERNAL BY OTHERS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EXISTING PERMIT TO EXECUTE THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, AND INTERNATIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2024 08 13	ISSUED FOR DP
2	2024 10 17	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
 12464 Old Yale Road  
 Surrey BC

STREET SECTION

A 5.3



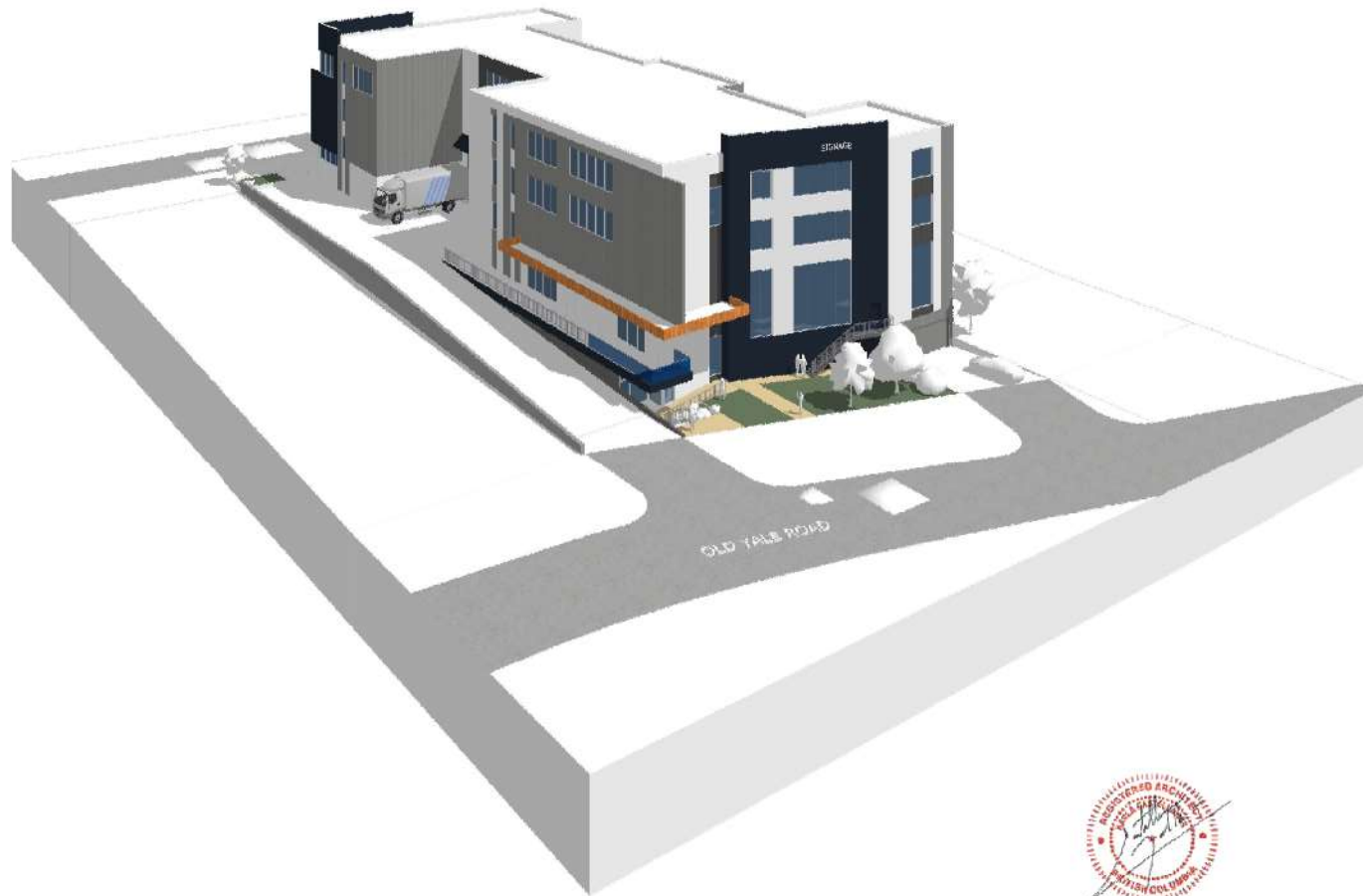
DRAWN: LL  
 CHECKED: KC  
 SCALE: 1/8"  
 R/E: 2214

KCC Architecture & Design Ltd.  
 Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 855 382 4717  
 kccarchitecture.com









THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE ISSUED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SIZES, AND ELEVATIONS PERTINENT TO EXECUTION OF THE WORK. DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, ZONING BYLAW CODES AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
ISSUED FOR DP  
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

ISO VIEWS

A 6.0



DRAWN: LL  
CHECKED: KC  
SCALE: 1:1  
FILE: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel: 856 382 4717  
kccarchitecture.com



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE ISSUED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WHETHER AMENDING SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS, DRAWINGS SHALL NOT BE SCALED, THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND ELEVATION PERMIT TO EXECUTE THE WORK, DISCREPANCIES AND MISMATCHES SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS EDITIONS OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, NATIONAL CODES AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
ISSUED FOR DP  
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

ISO VIEWS

A 6.1



DRAWN: LL  
CHECKED: KC  
SCALE: 1:1  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 409 1493 Foster Street White Rock BC V4B 3C4 Tel: 855.382.4717  
kccarchitecture.com



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE ISSUED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN PERMISSION SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SERIAL AND EQUIPMENT PERTINENT TO EXECUTION OF THE WORK. DIMENSIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
ISSUED FOR DP  
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

12464 Old Yale Road  
Surrey BC

RENDERING

A 6.2



DRAWN: LL  
CHECKED: KC

SCALE: 1:1

FILE: 2214

KCC Architecture & Design Ltd. kccarchitecture.com  
Unit 407 1493 Foster Street White Rock BC V4B 0C4 Tel: 856 382 4717



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS CONFIDENTIAL MATERIAL AND IS FOR USE ON THE ISSUED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WHETHER OR NOT SUCH TAKE PRECEDENCE OVER SCALED DIMENSIONS, DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SOCIAL AND EXISTING PERMIT TO EXECUTE THE WORK, OBSTRUCTIONS AND MARKINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION-LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, PROVINCE, FEDERAL, AND LOCAL ORDINANCES.

NO.  
1  
2

DATE  
2024 08 13  
2024 10 17

ISSUANCE  
ISSUED FOR DP  
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
12464 Old Yale Road  
Surrey BC

RENDERING

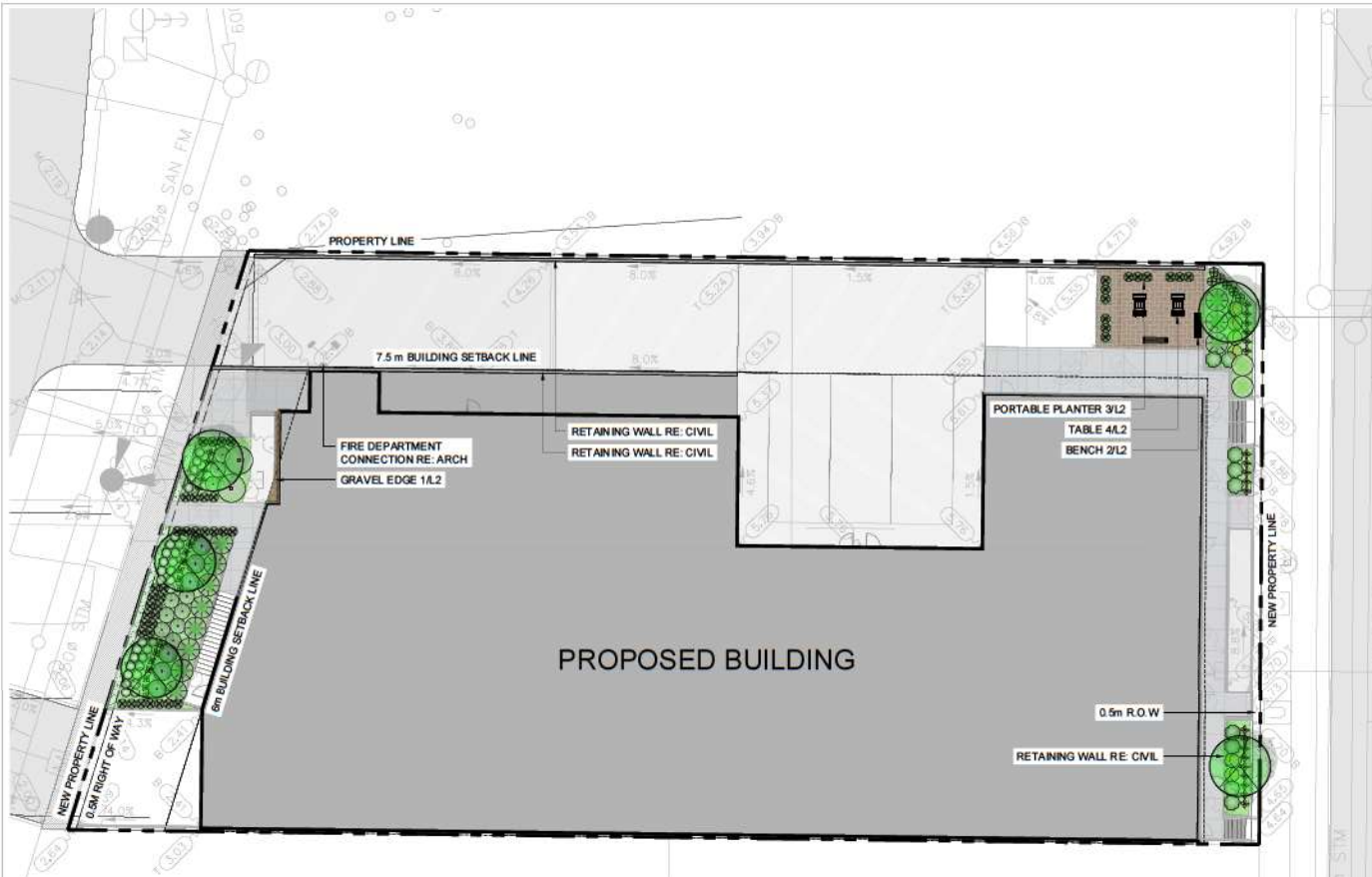
A 6.3



DRAWN: LL  
CHECKED: KC  
SCALE: 1:1  
R/E: 2214

KCC Architecture & Design Ltd.  
Unit 407 1493 Foster Street White Rock BC V4B 0C4 Tel: 856.382.4717  
kccarchitecture.com





PROPOSED BUILDING

- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
  2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
  3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OR ANY RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  5. OBTAIN UTILITY AND SERVICES LOCATIONS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER FORM OR CONTRIBUTE TO THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORMANCE OF ANY LANDSCAPE WORK OR WORKS THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
  7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE CONDITION OF MATERIALS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
  8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORK. RESIDENTIAL, PUBLIC AND PROGRAM AREAS TO BE SWEEP BY THE END OF EACH DAY AND EXISTING TREES TO BE PROTECTED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
  2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
  3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
  4. TREE PROTECTION PER THE MUNICIPAL DETAIL IS REQUIRED.
  5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
  6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 400mm.
  7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIA IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO THE TENDERS.
  8. PLANTING MEDIA TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
  9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BAIN MILLS. REFER TO PLANTING DETAILS FOR INSTALLATION AND/OR PLANT MATERIAL.
  10. PLANT MATERIALS TO BE USED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR BIDS. VARIETY AND CONDITIONS INDICATED ON THE PLANT LIST SHOWN ON THE DRAWINGS. ANY PLANTING MATERIALS THAT DO NOT MEET THESE REQUIREMENTS WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
  11. PROTECT ALL EXISTING TREES AND STRUCTURES. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, PROVINCIAL, TERRITORIAL AND INTERNATIONAL SOCIETY AGREEMENTS (E.G.) SPECIFICATIONS WITH APPROPRIATE TENDERS FOR SPECIES.
  12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR THE BENEFIT OF PLANT MATERIALS THAT ARE IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of installation by the Owner or Owner's representative. Failure to do so will be held liable and shall be at the contractor's expense. The cost of this work shall be deducted from the Contract Price of the bid and otherwise increased from the Contractor.
    - 12.2 Mulch removal and additional installation of mulch.
    - 12.3 Weed removal.
    - 12.4 Disease control.

- BIDDING NOTES**
1. SUCCESSOR AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULLIVATED TURF 800 MM WITH STANDING TENDRIL ROOT SYSTEM. THICKNESS AND HEAVY GROWTH. CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD AND OF THE FOLLOWING MIX OF APPROVED EQUAL:
- 40% BLEND OF QUARTZITE OF THE FOLLOWING ALTERNATIVE:
  - 40% CREEPING REDICULE
  - 20% PERENNIAL IN EQUATION
- USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
- AREAS TO BE LOCATED SHALL HAVE AN 800MM ISOMM TOPSOIL BLENDE.
1. LOCUS ON SURFACE PRIOR TO SOEDING. ELIMINATE BUMPS AND HOLLOW. FILL TALLS WHEREVER TOPSOIL IS EDGE IS HEAVY LOOSE.
2. PRIOR TO SOEDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE IN THE ACTORY.
3. DELIVER SOED TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 24 HOURS OF BEING LIFTED. DURING DRY WEATHER PROJECT SOED FROM DRYING AND WATER SOED AS NECESSARY TO MAINTAIN TO REALITY AND PREVENT THE LOSS OF SOIL BY WINDING. DRY SOED WILL BE REJECTED.
4. LAY SOED DURING GROWING SEASON. AT SOED FROM, PREFERRED CLAY TO SOLO. AND WITH JOINTS STAGGERED BUT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
5. IN TOP SOED IMMEDIATELY AFTER LAYING TO OBTAIN IN DEPTH OF PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOEDD HEADS FROM STATE OF THE TALLIATION UNTIL FINAL ACCEPTANCE.

- IRRIGATION NOTES**
1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THESE SUBOUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULT AT LEAST ONE WEEK PRIOR TO TALLIATION AND AS BUILT DRAWING WITHIN ONE MONTH OF SUBTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVES TO BE EQUIPPED WITH GUNCK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ON DRY TREE TRUNKS.

- SEEDING NOTES**
1. AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES:
2. REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRASS, STONE, CONCRETE, WOOD AND METAL. SCOURY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
3. TO PREPARE AREAS FOR SEEDING, SPREAD LOOSE AND FINE GRADE TOPSOIL GRADE FOR POSITIVE DRAINAGE. CAPTURE TOPSOIL TO BE RE-USE.
4. TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
5. SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THROUGH AND LATE 15TH OF SPRING WORK OR BETWEEN AUGUST 1ST THROUGH OCTOBER 31ST FOR FALL WORK.
6. SEED APPLICATION METHOD-HYDROSEEDING BY APPROVED CONTRACTOR.
7. CONTRACTOR TO ENSURE ADEQUATE SEEDING CATCH SEEDS ARE AS WELL AS ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THESE IS IN THE AREA AND BECOME ESTABLISHED IN THE PROXIMITY OF THE PROJECT MANAGER.
8. MAINTENANCE FOR SEEDING AREAS SHALL BE IMMEDIATELY AFTER TALLIATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.
- SEED MIX TO BE AS FOLLOWS:
- PERENNIAL SPECIES: 50% CREEPING REDICULE MIXTURE AT A SEEDING RATE OF 1000KG/HA OR APPROVED EQUAL AT SEEDING RATE OF 100KG/HA.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	5	<i>Carpinus betulus 'Fastigiata'</i>	European Hornbeam	6m Ca.	As Shown	W.B.
<b>SHRUBS</b>						
	6	<i>Physocarpus Opulifolius 'Dielsii'</i>	Common Ninebark	50cm Ht.	As Shown	#3 Pot
	8	<i>Ilex glabra</i>	holly	30cm Ht.	As Shown	#2 Pot
	10	<i>Rosa x 'Redrazz'</i>	Knock Out Shrub Rose	90cm Ht.	As Shown	#3 Pot
	6	<i>Amelanchier alnifolia 'Smokely'</i>	Smokely Shrub	1.2m Ht.	As Shown	#5 Pot
	2	<i>Hydrangea Arborescens 'Paniculata'</i>	Panicle Hydrangea	1.5m Ht.	As Shown	B & B
	11	<i>Thuja Occidentalis 'Emerald'</i>	Emerald Green Cedar	2m Ht.	As Shown	B & B
	2	<i>Forsythia Ovata 'Northern Gold'</i>	Northern Gold Forsythia	1.5m Ht.	As Shown	B & B
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	32	<i>Antennaria dioica</i>	Bearberry	1 G.d.	As Shown	Potted
	52	<i>Alga reptans 'Purple Torch'</i>	Bugweed	1 G.d.	As Shown	Potted
	39	<i>Echinacea sibirica</i>	Siberian Red Coneflower	1 G.d.	As Shown	Potted

**Krahn GROUP OF COMPANIES**

ARCHITECTURE OFFICE  
4500 WEST HAVEN AVE. SUITE 200  
VANCOUVER, BC V6V 2G6  
TEL: 604.273.1111 FAX: 604.273.1112  
WWW.KRAHN.COM

LANDSCAPE OFFICE  
110-2500 VICTORIA STREET, VANCOUVER, BC V8E 4T7  
TEL: 604.273.1111 FAX: 604.273.1112  
WWW.KRAHN.COM

**KD Planning**  
1221 BURNHAMTHORPE AVE. #101  
VANCOUVER, BC V6C 3K8  
TEL: 604.273.1111 FAX: 604.273.1112  
WWW.KRAHN.COM

**LEGEND**

- TURF
- PLANTING MEDIUM
- CONCRETE SIDEWALK
- PAVING
- GRAVEL
- CONCRETE RETAINING WALL
- BENCH
- PROPERTY LINE
- SETBACK LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NO.	DATE	ISSUED FOR	DESCRIPTION
1	2018/01/15	ISSUED FOR IF	
2	2018/01/15	ISSUED FOR IF	
3	2018/01/15	ISSUED FOR COORDINATION	
4	2018/01/15	ISSUED FOR IF	

NO. DATE ISSUED FOR DESCRIPTION  
DRAWN BY: JESSICA THIESSEN  
SCALE:



PROJECT NAME:  
**BELLSON LIGHTING**

PROJECT ADDRESS:  
**12464 & 12476 OLD YALE ROAD  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE PLAN**

SCALE: 1:50  
DRAWN BY: MA  
CHECKED BY: JT  
PROJECT NO: 2018-01  
DRAWING NO: L1



THIS DRAWING IS THE PROPERTY OF KRAHN GROUP OF COMPANIES AND SHALL NOT BE REPRODUCED OR DISTRIBUTED IN ANY FORM WITHOUT WRITTEN CONSENT.





---

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Acting Director, Land Development, Engineering Department**

DATE: **October 21, 2024**

PROJECT FILE: **7823-0067-00**

---

RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 12464 Old Yale Rd**

**REZONE/SUBDIVISION**

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

- Register 0.5 m SRW along Old Yale Road and 106A Avenue.
- Dedicate 1.527~1.765 m fronting Old Yale Road for an ultimate 30.0-metre Arterial Road.
- Dedicate 3.0 metre x 3.0 metre corner cut at the intersection Old Yale Road and 125th Street
- Dedicate 3.0 metre x 3.0 metre corner cut at the intersection 106A Avenue and 125th Street.

***Works and Services***

- Construct south side of Old Yale Road.
- Construct north side of 106A Avenue.
- Construct water mains along Old Yale Road and 106A Avenue.
- Construct storm, sanitary and water service connections for the lot.
- Register applicable legal documents as determined through detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**


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



Jeff Pang, P.Eng.  
Acting Director, Land Development

BD

**TREE PRESERVATION SUMMARY**

Surrey File Number: DP 23-0067  
 Address: 12464, 12476 Old Yale Road  
 Arborist: Alexander Groenewold  
 Date of Report/Revision: October 30th 2024  
 Arborist Signature: 

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<b>ONSITE TREES</b>		<b># of Trees</b>
Existing Bylaw Trees		<u>0</u>
Proposed Removed Bylaw Trees		<u>0</u>
Proposed Retained Bylaw Trees		<u>0</u>
<b>Total Replacement Trees Required</b>		
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	0 x 2	0
Required Replacement Trees		<u>0</u>
Proposed Replacement Trees		<u>0</u>
Deficit of Replacement Trees		<u>0</u>
<b>Total Onsite Retained and Replacement Trees</b>		<u>0</u>

<b>OFFSITE TREES</b>		<b># of Trees</b>
Existing Bylaw Trees		<u>0</u>
Proposed Removed Bylaw Trees		<u>0</u>
Proposed Retained Bylaw Trees		<u>0</u>
<b>Total Replacement Trees Required</b>		
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio		
	Removed	
	0 x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	
	0 x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	
	0 x 2	0
Required Replacement Trees		<u>0</u>
*To be taken as cash-in-lieu		<u>0</u>
<b>Total Offsite Retained Trees</b>		<u>0</u>

<b>CITY TREES</b>	<b>Existing</b>	<b>Removed</b>	<b>Retained</b>
Park/City Lot Trees	2	1	1
Boulevard Trees	0	0	0
<b>Total</b>	<b>2</b>	<b>1</b>	<b>1</b>

**TREE PRESERVATION BY LOCATION**

Surrey File Number:

DP 23-0067

Address:

12464, 12476 Old Yale Road

Arborist:

Alexander Groenewold

Date of Report/Revision:

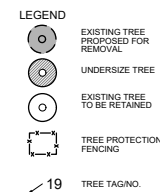
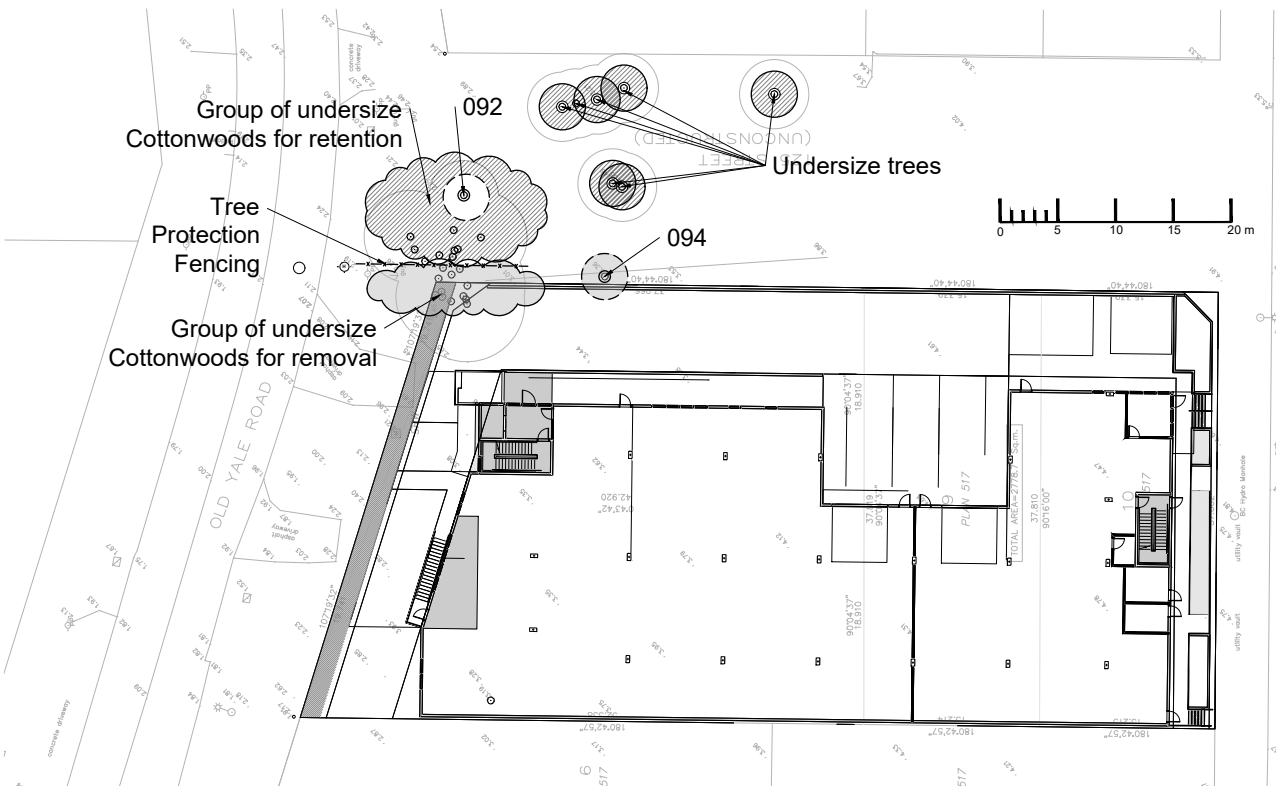
October 30th 2024

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<b>ONSITE</b>	<b><u>Alder &amp; Cottonwood Trees</u></b>			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)			
	Alder/Cottonwood (within riparian area)			
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b><u>Deciduous Trees</u></b> (excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	<b>Deciduous Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b><u>Coniferous Trees</u></b>			
	Tree Species	Existing	Remove	Retain
	<b>Coniferous Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Deciduous &amp; Coniferous Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b><u>Onsite Tree Totals</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
	<b>Onsite Replacement Trees Proposed</b> *insert "0" if TBD or unknown			
<b>Total Onsite Retained and Replacement Trees</b>		<b>0</b>		

<b>Alder &amp; Cottonwood Trees</b>				
<b>OFFSITE</b>		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)			
	Alder/Cottonwood (within riparian area)			
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Deciduous &amp; Coniferous (excluding Alder &amp; Cottonwood Trees)</b>				
	Existing	Remove	Retain	
Tree Species				
<b>Deciduous &amp; Coniferous Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Offsite Tree Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total Offsite Retained Trees</b>	<b>0</b>			
<b>CITY</b>				
	Existing	Remove	Retain	
Park/City Lot Trees	2	1	1	
Boulevard Trees				
<b>Total</b>	<b>2</b>	<b>1</b>	<b>1</b>	

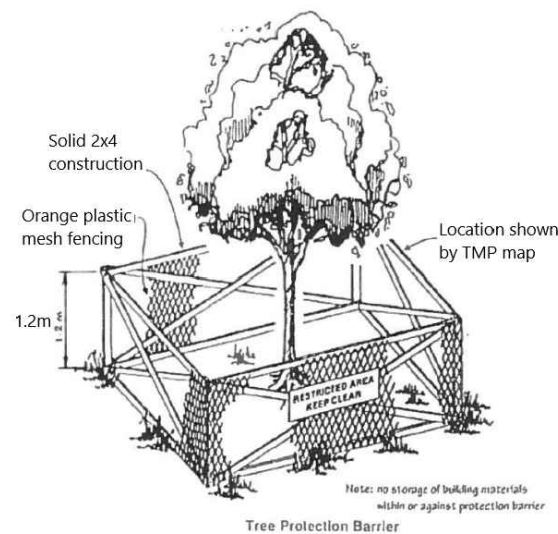




Assessment Done January 31st  
By Alexander Greenwood  
I.S.A. TRAQ

**PROTECTING AND MANAGING TREES DURING CONSTRUCTION**

1. Refer to the most recent arborist report for full details on recommendations, required protection and management of trees. Contact the undersigned consulting arborist if any questions arise
2. Tree Protection Fencing must be installed to municipal specifications prior to demolition, tree removal or construction work and be kept in good order until the completion of project or final landscaping. Consulting arborist to be contacted prior to Tree Protection Fencing removal.
3. **The following activities are prohibited within the area enclosed by the Tree Protection Fencing unless specifically exempt by the consulting arborist:**
  - a. Excavation, trenching, stump grinding, stump removal or subsurface work,
  - b. Grade alteration,
  - c. Storage of any construction material or demolition debris,
  - d. Parking or storage of vehicles or machinery,
  - e. Installation of parking, sidewalk, curbing, asphaltting or building, or
  - f. Contamination of soil by processes of washing, dumping or cleaning out materials (Especially concrete, or oil based materials) within the Tree Protection Fencing or in a location such as to allow the contaminants to flow into the area designated by the Tree Protection Fencing.
4. Within the Arborist Supervision Zone, outside of the Tree Protection Fencing:
  - a. Excavation, trenching, stump grinding, stump removal or subsurface work can proceed only under the supervision of the consulting arborist,
  - b. All activities prohibited within the Tree Protection Fencing (See 3. above) should be minimized where possible within the Arborist Supervision Zone.
  - c. Consulting arborist to be contacted minimum 48 hours prior to required supervision.



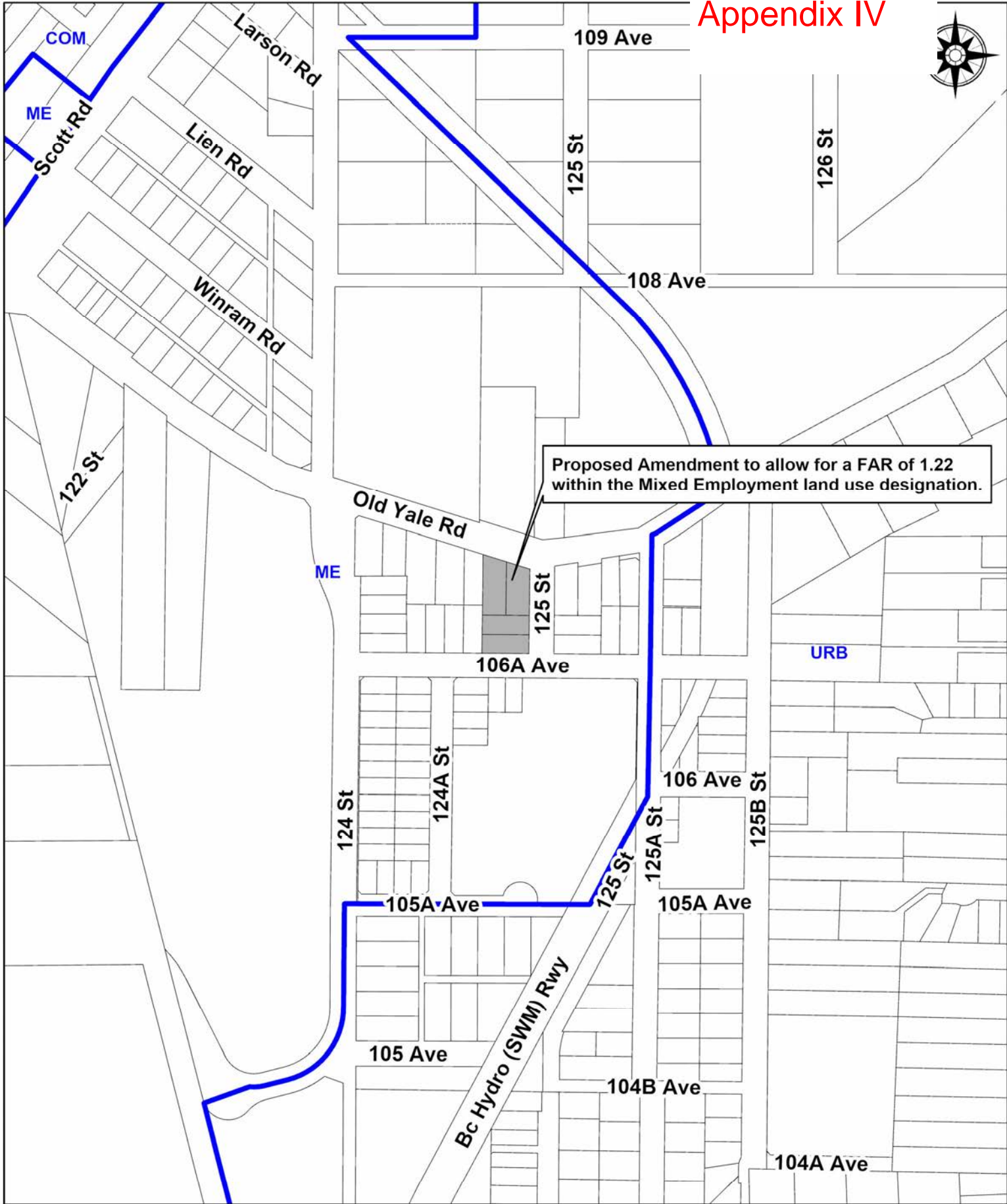
PROJECT NAME:  
**Bellson Lighting Landscape**

PROJECT ADDRESS:  
12464, 12476 Old Yale Road, Surrey, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

SCALE: 1:50 AT ARCH C SIZE  
DRAWN: AG  
CHECKED: N/A  
PROJECT NO.: 2413

DRAWING NO.:



CITY OF SURREY

BYLAW NO. 21471

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 "Table 7A: Land Use Designation Exceptions" to include 12464 Old Yale Road, 12476 Old Yale Road, 10665 – 125 Street and 10657 – 125 Street, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 21471	Mixed Employment	12464 Old Yale Road PID: 011-631-678 Lot 7 Except: Parcel C (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517  12476 Old Yale Road PID: 011-631-716 Lot 8 Except: Parcel D (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517  10665 – 125 Street PID: 011-631-724 Lot 9 Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517  10657 – 125 Street PID: 011-631-732 Lot 10 Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517	Density permitted up to 1.22 FAR (net calculation)"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21472

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 266 (CD 266), 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: BUSINESS PARK ZONE (IB)  
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 266" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 266"	(a) 12464 Old Yale Road (b) 12476 Old Yale Road (c) 10665 - 125 Street (d) 10657 - 125 Street	(a) Lot 7, Plan 517 (b) Lot 8, Plan 517 (c) Lot 9, Plan 517 (d) Lot 10, Plan 517	21472	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 266 (CD 266), Bylaw, 2024, No. 21472".



PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 266 (CD 266)**

In this Comprehensive Development Zone 266 (CD 266), **Part 47, Business Park Zone (IB)**, 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
12464 Old Yale Road	Lot 7 Except: Parcel C (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517	011-631-678
12476 Old Yale Road	Lot 8 Except: Parcel D (Bylaw Plan LMP2029), Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517	011-631-716
10665 – 125 Street	Lot 9 Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517	011-631-724
10657 – 125 Street	Lot 10 Block 1 Section 20 Block 5 North Range 2 West NWD Plan 517	011-631-732

(collectively the "*Lands*")

**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 *comprehensive design* of industrial business park *buildings* with limited office and 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. *Light impact industry*, including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations.
2. Office uses, excluding
  - (a) *Social escort services*;
  - (b) *Methadone clinics*; and
  - (c) *Marijuana dispensaries*.
3. *Warehouse uses*.

**3. Density**

Delete Sub-section D.1.(b) in Section D. Density and replace it with a new Sub-section D.1(b) as follows:

**"(b) Permitted Density Increases:**

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.22."

**4. 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 61%."

**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*:

<b>USES:</b>	<b>SETBACKS:</b>			
	North Yard	South Yard	West Yard	East Yard
<i>Principal and Accessory Buildings and Structures</i>	6 m <sup>1,2</sup>	3.8 m <sup>1,2,3</sup>	0 m	7.5 m <sup>3</sup>

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions of the Zoning Bylaw, accessibility ramps and canopies may be permitted within the *setback*.
- 2 Notwithstanding Section B.26.(b) of Part 4, General Provisions of the Zoning Bylaw, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding the definition of *setback* in Part 1, Definitions of the Zoning Bylaw, the south *yard* and east *yard setbacks* may be reduced to 0.0 metres for a retaining wall."

**6. Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

**"G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 21 m."

**7. 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) 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 *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Loading and Refuse:  
Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0260-00

Planning Report Date: November 18, 2024

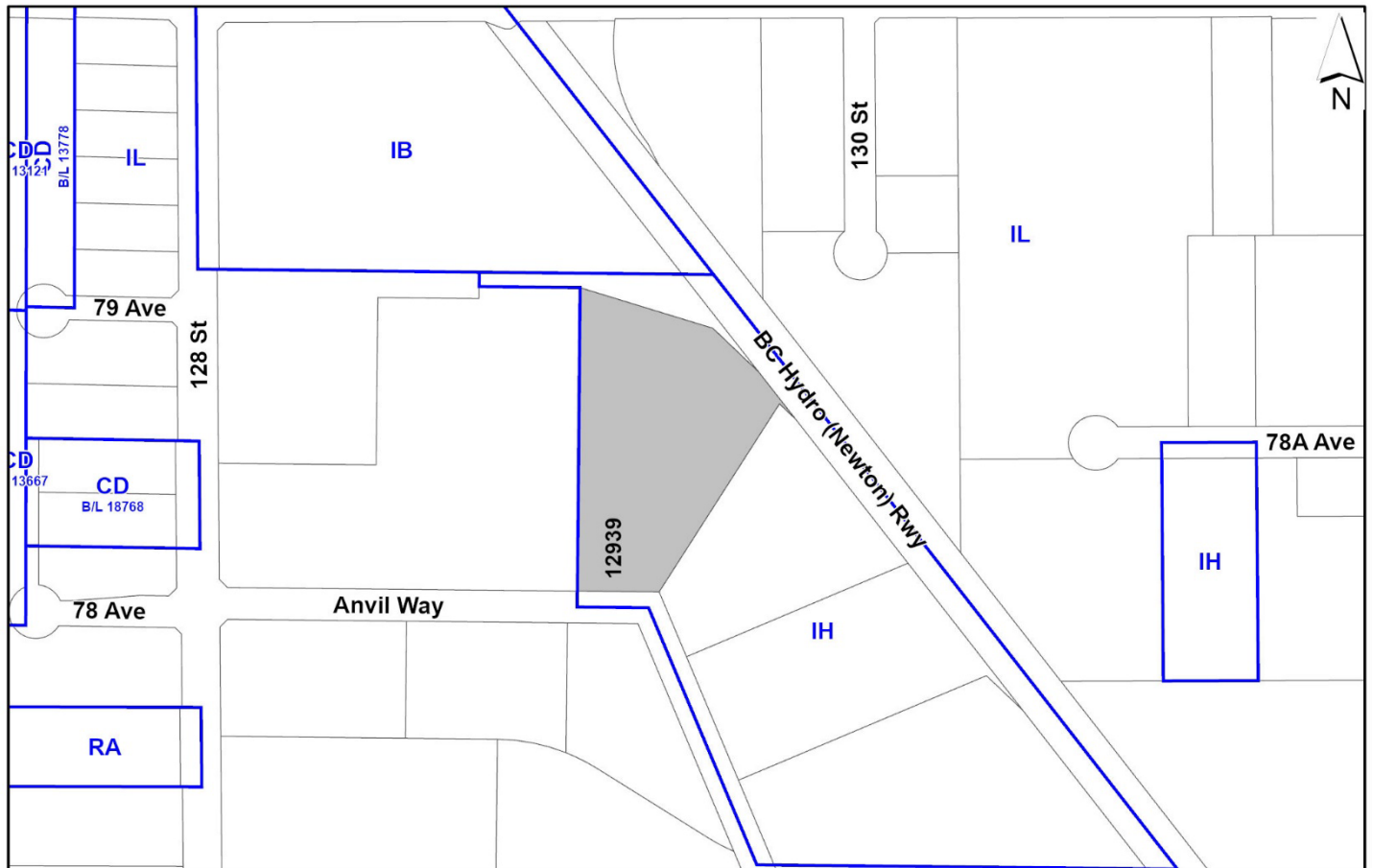
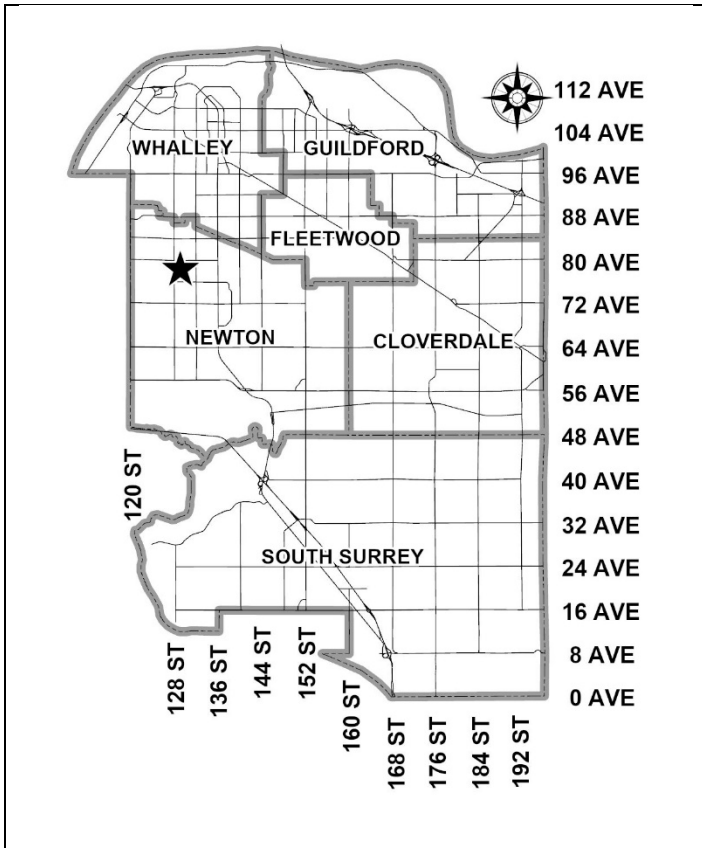
PROPOSAL:

- **Rezoning** from IH to IL to allow additional industrial uses.

LOCATION: 12939 - Anvil (78 Avenue) Way

ZONING: IH

OCP DESIGNATION: Industrial



## **RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.

## **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 to the Light Impact Industrial (IL) Zone is to accommodate a new building with uses more appropriately suited for a light industrial development.
- Neighbouring businesses have not raised any objections to the proposal.
- Staff have not received any correspondence of concerns/objections from nearby businesses to the proposal.



## RECOMMENDATION

- The Planning & Development Department recommends that a By-law be introduced to rezone the subject site from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IH
North (Across BC Hydro Railway):	Industrial Business Park	Mixed Employment	IB
East:	Industrial	Industrial	IH
South (Across Anvil Way):	Industrial	Industrial	IL
West:	Industrial	Industrial	IL

### Context & Background

- The subject site is located at 12939 Anvil (78 Ave) Way and has a total area of 16,907 square meters. The site is designated "Industrial" in the Official Community Plan (OCP) and zoned "High Impact Industrial Zone (IH)".
- The property is located in an existing industrial area on the north side of Anvil Way. A Business Park Zone (IB) property is located northwest of the site. To the northeast beyond the BC Hydro (Newton) Railway that runs adjacent to the north side is a Light Industrial Zone IL property.
- A proposed industrial building is currently under construction on the proposed. The ultimate construction has a tentative completion date of July 2025.
- A Development Variance Permit No. 7922-0244 was recently approved on the subject site to permit the development of an industrial building and reduce the minimum streamside setback area in Part 7A of the Zoning Bylaw for a Class B Ditch from 7.0 metres to 2.0 metres on the northeast side, as measured from top-of-bank.
- A Statutory Utility Right of Way (E2024-0068) is located on the south side of the lot.



IL Zone (Part 48)	Permitted and/or Required	Proposed
Parking (Part 5)	Required	Proposed
<b>Number of Stalls</b>		
Total (Warehouse, Storage, Office)	108	111

### 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.

### TREES

- Twenty nine (29) on-site and nine (9) off-site trees were removed under an approved Tree Cutting Permit as part of application No. 7922-0244-00 as the site was raised with fill by 1.5 metres to accommodate the new development.
- The applicant proposes to plant Fifty one (51) on-site and ten (10) off-site trees as part of the Building Permit (23-60116) for the proposed building. New shrubs and trees will be planted along the western and southern property lines.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 29, 2024, and the Development Proposal Signs were installed on October 24, 2024.
- Staff has received no responses from neighbouring properties.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Survey Plan, Site Plan

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

CM/cb

# Anvil Way Multi-Tenant Building

Beedie Development Group

12939 Anvil Way,  
Surrey BC

Rezoning

September 23, 2024

## BUILDING CODE SUMMARY:

BUILDING CODE SUMMARY:

BCBC2018 / Part 3  
Project Name: Anvil Way  
Civic Address: 12939 Anvil Way, Surrey BC  
Legal Description: Lot 35, Section 20 Township 2  
MIRD Plan 25946  
Zone: (B) - Light Impact Industrial  
Uses: Warehouse

**3.1.2 BUILDING CLASSIFICATION:**  
3.1.2.1.1 CLASSIFICATION BY OCCUPANCY:  
PROPOSED: GROUP F2 - MEDIUM-HAZARD INDUSTRIAL  
GROUP-D: BUSINESS & PERSONAL SERVICES

**3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS:**  
3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES:  
NOT APPLICABLE

**3.1.17 OCCUPANT LOAD:**  
NORTH BLDG  
OCCUPANT LOAD:  
Area Classification (BCBC 3.1.17.1)

Level	Area (m <sup>2</sup> )	# (IND)	Area/Occupant (m <sup>2</sup> /IND)	Occupants*		
<b>Level 1</b>						
Warehouse (Storage)	L1	60929	5660	302.00	28.00	204
Office	L1	13877	1280	100	9.30	134
Building Services (ME)	L1	562	52	-	-	-
Entry/Exit	L1	1587	147	-	-	-
Sub-Total Level 1		76955	7249	-	-	338
<b>L2</b>						
Office	L2	3548	330	100	9.30	34
Warehouse (Storage)	L2	10811	1000	302.00	28	35
Entry/Exit	L2	1128	105	-	-	-
Sub-Total L2		15487	1439	-	-	69
<b>TOTAL AREA</b>		<b>92442</b>	<b>8588</b>			<b>407</b>

**3.2.2 BUILDING SIZE & CONSTRUCTION:**

**3.2.2.5 HEIGHT & AREA:**  
BUILDING HEIGHT: 2 STOREYS  
BUILDING AREA: 27149 SM

**3.2.2.6 MULTIPLE MAJOR OCCUPANCIES:**  
MOST RESTRICTIVE MAJOR OCCUPANCY APPLIES TO WHOLE BUILDING

**3.2.2.10. STREETS:**  
BUILDING FACES 1 STREET

**3.2.2.5.4 GROUP D, UP TO 3 STOREYS, SPRINKLERED**  
 • SPRINKLERED THROUGHOUT  
 • CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE  
 • FLOOR ASSEMBLIES: 3/4HR FIRE SEPARATION REQUIRED  
 • MEZZANINES: 3/4HR FIRE SEPARATION REQUIRED  
 • LOADBEARING WALLS, COLUMNS & ARCHES: 3/4HR FIRE RATED, NON-COMBUSTIBLE

**3.2.2.7.5 GROUP F, DIV. 2 UP TO 4 STOREYS, INCREASED AREA, SPRINKLERED**  
 • SPRINKLERED THROUGHOUT  
 • CONSTRUCTION: NON-COMBUSTIBLE  
 • FLOOR ASSEMBLIES: 1HR FIRE SEPARATION REQUIRED  
 • MEZZANINES: 1HR FIRE SEPARATION REQUIRED  
 • LOADBEARING WALLS, COLUMNS & ARCHES: 1HR FIRE RATED ASSEMBLIES  
 • GROUP F2 IS MOST RESTRICTIVE, THEREFORE 1HR FIRE ASSEMBLIES REQUIRED PER 3.2.2.6 ABOVE.

**3.2.3 SPATIAL SEPARATION AND EXPOSURE PROTECTION**  
REFER TO CODE COMPLIANCE DRAWINGS

**3.2.4 FIRE ALARM & DETECTION SYSTEMS**  
3.2.4.1.1. FIRE ALARM REQUIRED

3.2.4.3.161 PERMITTED TO BE SINGLE OR 2 STAGE SYSTEM:  
2 STAGE SYSTEM PROVIDED:  
CENTRAL MONITORING REQUIRED:  
3.2.4.3.162 TENANT TO PROVIDE ADDRESSING:  
3.2.4.8. ANALYSIS AND ZONE INDICATION REQUIRED FOR ALARM AT NORTH MAIN FIRE.

**3.2.5 PROVISIONS FOR FIRE FIGHTING**  
3.2.5.4 FIRE DEPARTMENT ACCESS ROUTE REQUIRED / PROVIDED  
3.2.5.5 STANDPIPE SYSTEM, NOT REQUIRED  
3.2.5.6 AUTOMATIC SPRINKLER SYSTEMS REQUIRED, COMPATY WITH NFPA-13  
3.2.5.16 FIRE DEPARTMENT CONNECTION, REQUIRED FOR SPRINKLER SYSTEM  
REFER TO CODE COMPLIANCE PLANS

**3.2.7 LIGHTING AND EMERGENCY POWER SYSTEMS**  
3.2.7.1 MINIMUM LIGHT LEVELS REQUIRED AT ALL EXITS, CORRIDORS PROVIDING ACCESS TO STAIR  
3.2.7.2 EMERGENCY LIGHTING REQUIRED:  
• EXITS, SERVICE ROOMS, WASHROOMS, CORRIDORS, SHOPS  
3.2.7.3 WASHROOMS, RESTROOMS, SERVICE AREAS  
3.2.7.4 EMERGENCY POWER FOR LIGHTING:  
• BATTERY BACKUP, 90 MINUTES.

**3.2.8 MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES**  
3.2.8.2.1 A MEZZANINE NEED NOT TERMINATE AT A VERTICAL FIRE SEPARATION NOR BE PROJECTED WITH THE REQUIREMENTS OF ARTICLES 3.2.8.1 TO 3.2.8.6  
3.2.8.2.2 LEVEL 2 IS AN INTERLOCKED FLOOR SPACE MEETING THE REQUIREMENTS OF 6.1.1.1 AND 6.1.1.2 AND NEED NOT TERMINATE AT A VERTICAL FIRE SEPARATION NOR BE PROJECTED WITH THE REQUIREMENTS OF ARTICLES 3.2.8.1 TO 3.2.8.6.

**3.2.9 SAFETY WITHIN FLOOR AREAS**  
3.2.9.1.1 SEPARATION OF SUITES, 3HR RM AT TENANT DEMAND  
3.2.9.1.2 PUBLIC CORRIDOR SEPARATION, NOT APPLICABLE  
3.2.9.1.3 18 IN ROOMS INTENDED FOR OCCUPANT LOAD EXCEEDING 500  
3.2.9.1.4 200 IN OTHER ROOM AREA EXCEEDS 3000 FOR GROUP D, AND 3000 FOR F2 (TABLE 3.1.1.1.5)  
3.2.9.1.5 HANDRAILS REQUIRED TO EXCEED 400MM (16") FOR GROUP D  
3.2.9.1.6 HEADROOM CLEARANCE, MINIMUM 2000mm x 2000mm FOR CORRIDORS  
3.2.9.1.7 CORRIDORS:  
• 21 MINIMUM WIDTH x 1300mm  
3.2.9.1.8 71 DEAD END CORRIDORS NOT TO EXCEED 6m LONG  
3.2.9.1.9 12 DOOR PROTRUSION ACCESS TO EXIT FROM ROOMS WHERE OCCUPANT LOAD EXCEEDS 60 PERSONS IN DIRECTION OF TRAVEL  
3.2.9.1.10 JAMBLED ROOMS  
3.2.9.1.11 FIRE SEPARATION, UNLIMITED

**3.4 EXITS**  
3.4.2.1.1 2 EXITS PROVIDED FROM ALL FLOOR AREAS GREATER THAN 200m<sup>2</sup> FOR F2, 300m<sup>2</sup> FOR D.  
3.4.2.1.2 MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED 45M (147'6")  
3.4.2.1.3 REFER TO CODE COMPLIANCE PLANS  
3.4.2.1.4 MIN. EXIT DOOR AT ALL ENTRANCES  
3.4.2.1.5 REFER TO CODE COMPLIANCE DRAWINGS

3.4.3.4 HEADROOM CLEARANCE  
3.4.3.4.1 MINIMUM HEIGHT OF EXITS, STAIRS, LANDING 2000mm  
3.4.3.4.2 4 DOORWAYS 2000mm  
3.4.3.4.3 12 DOOR CLOSURE DEVICES  
3.4.3.4.4 ALL EXITS ARE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR FIRE SEPARATION  
3.4.3.4.5 EXITS THROUGH LOBBY, NOT APPLICABLE.  
3.4.3.4.6 EXIT SIGNS PROVIDED

**3.5 VERTICAL TRANSPORTATION**  
3.5.1 UNIVERSAL WASHROOM PROVIDED EACH UNIT  
3.5.2 ALL SERVICE ROOMS ARE FIRE SEPARATIONS TO 1HR FIRE.

**3.6 SERVICE FACILITIES**  
3.6.1.1 UNIVERSAL WASHROOM PROVIDED EACH UNIT

**3.7 HEALTH REQUIREMENTS**  
3.7.1 ACTUAL NUMBER OF WE WILL BE SUBJECT TO TENANT IMPROVEMENT

**3.8 ACCESSIBILITY**  
3.8.2.1 ACCESS PROVIDED TO ALL PUBLIC AREAS, WITH DESIGNATIONS AS NOTED BELOW  
3.8.2.1.6 THE STOREY NEXT ABOVE OR BELOW THE ACCESSIBLE WITHIN OR ABOVE THE STOREY NEXT ABOVE OR BELOW THE ACCESSIBLE STOREY  
3.8.2.1.7 IF IT IS LESS THAN 400 MM IN FLOOR AREA  
3.8.2.1.8 IF IT CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY  
3.8.2.1.9 IF IT DOES NOT CONTAIN AN ASSEMBLY MAJOR OCCUPANCY WITH AN AREA MORE THAN 200.0M<sup>2</sup>, AND IS NOT SERVED BY A PASSENGER ELEVATOR SERVICE CONNECTING THE STOREY NEXT ABOVE OR BELOW THE ACCESSIBLE STOREY  
3.8.2.2 ACCESSIBLE PARKING STALLS PROVIDED

## ZONING SUMMARY:

PROJECT ADDRESS: 12939 Anvil Way, Surrey BC

LEGAL DESCRIPTION: City of Surrey, 24710 1/2 Block 12939, Light Impact Industrial (B)



SETBACKS:  
Front Yard (Anvil Way): 7.5m  
West Side Yard: 7.5m  
East Side Yard: 7.5m  
Rear Yard (BCH Railway): 7.5m

Lot Coverage: Proposed: 43%, Permitted: 50%

**PROPERTY AREA**  
LOT 32 (Gravel): 181967 SF, 4.18 acres  
Riparian Sublot: 3421 SF, 0.08 acres  
LOT 32 (Wet): 176646 SF, 4.10 acres

**Area - By Level**

Occupancy	Area (SF)	Area (SM)
Warehouse (Storage)	60929	5660
STORAGE	603	56
Office	13877	1289
Office	963	91
Building Services	562	52
Building Services	76955	7149
L2	10811	1004
Office	3548	330
Entry/Exit	1128	105
Building Services	15487	1439
Total	92442	8588

**Area - By Occupancy**

Occupancy	Area (SF)	Area (SM)
Warehouse (Storage)	17140	6665
STORAGE	603	56
Office	17438	1619
Entry/Exit	2112	196
Building Services	562	52
Gross Floor Area	92442	8588

**Areas - By Unit**

Building Unit	Area (SF)	Area (SM)
101	6681	621
102	9498	882
103	12472	1159
104	13268	1235
105	13168	1223
106	13251	1231
107	12104	1128
108	11279	1048
109	130	11
111	1300	11
Total Net Unit Area	91860	8536

**PARKING REQUIRED**

Use	Area (SF)	Parking Factor (1/AREA)	Spaces
Warehouse (Storage)	71740	1.075	66.7
STORAGE	603	0.3	0.3
Office	17426	4.0	40.5
Office	89789	4.0	107.3

**PARKING PROVIDED**

Type	Count
CCS Accessible (8x18)	2
CCS Accessible Van (11x18)	94
CCS Reg (8m x 24m)	14
CCS 5m (2750x4900x6m) (TKA+D)	111

Loading: Proposed: 13 Dock Bays & Grade Bays



## LOCATION PLAN:



## GRAPHIC & SYMBOL LEGEND

Existing construction to be retained	—	Detail Reference
Existing construction to be demolished	---	Wall / Detail Section Reference
New stud wall; construction as indicated	▬	Building Section Reference
New insulated stud wall; construction as indicated	▬	Interior Elevation Reference
Demolition Tag	⊘	Matchline - View Reference
Room Tag	#	Reference - Label Reference
Door / Window Tag	⊕	Spot Elevation (Relative to Topographical Survey)
Wall / Floor / Roof Type Material / Finish Keynote	⊕	Spot Elevation (Relative to Project Base)
Tag	⊕	North Arrow
Millwork Tag	⊕	North Arrow
Specialty Equipment Tag	⊕	North Arrow
Centre Line	⊕	North Arrow
Property Line	⊕	North Arrow
Fire Hydrant	⊕	North Arrow
Manhole Cover	⊕	North Arrow
Catch Basin	⊕	North Arrow

## DRAWING INDEX:

ARCHITECTURAL	
A000	Cover
A001	Location, Project Data
A010	Code Compliance Site Plan
A011	Code Compliance Plan, Sections
A012	Code Compliance Plan, Sections
A013	WB19 - Truck Movements
A100	Site Plan
A101	Floor Plan L1
A102	Floor Plan L2
A103	Roof Plan
A300	West Building Elevations
A301	East Building Elevations
A302	North & South Building Elevations
A400	Building Sections
A401	Building Sections
A450	Wall Sections
A500	Stair 1 & 2 - Plan, RCP & Sections
A501	Stair 3 - Plan, RCP & Sections
A520	Typ. Washroom - Plan, RCP & Interior Elevations
A620	Site Details
A630	Typical Foundation Details
A631	Typical Tile Details
A650	Stair Exit Stair, Guards and Handrails
A670	Roofing Details
A671	Canopy Details
A680	Glazing Details - CW and Storefront
A700	Construction Assemblies

BUILDING CODE	BCBC 2018 PART 3
BUILDING ENVELOPE DESIGN	ASHRAE 90.1, 2016 - TRADE OFF
TYPE OF CONSTRUCTION	TYPE III - LIGHT INDUSTRIAL
BUILDING HEIGHT	PERMITTED 18.3M - PROVIDED 11.3M
CLIMATE ZONE	4
	FULLY CONDITIONED

REV.	DATE	DESCRIPTION
14	24.09.23	Revised
13	24.08.22	02/10/2024: Various Revisions
8	24.07.21	Issued for Building Permit Amendment 2
5	24.06.21	Issued for Construction
4	24.05.21	Issued for Building Permit Amendment 1
3	24.03.21	Revised for Tender
2	24.02.20	Issued for Tender
1	23.08.19	Issued for Building Permit

REV.	DATE	DESCRIPTION
1	09/23/2024	3:47:49 PM

**Beedie**

TKA+D ARCHITECTURE + DESIGN INC.

**Anvil Way Multi-Tenant Building**

12939 Anvil Way, Surrey BC

Location, Project Data

PLOT DATE: 09/23/2024 3:47:49 PM

**A001**





CITY OF SURREY

BYLAW NO. 21473

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: HIGH IMPACT INDUSTRIAL ZONE (IH)  
TO: LIGHT IMPACT INDUSTRIAL ZONE (IL)

PID: 009-137-025  
Lot 32 Section 20 Township 2 NWD 29845  
(12939 Anvil (78 Avenue) Way)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21473".

PASSED FIRST READING on the th day of , 20 .  
PASSED SECOND READING on the th day of , 20 .  
PUBLIC HEARING HELD thereon on the th day of , 20 .  
PASSED THIRD READING on the th day of , 20 .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

---

# BYLAWS AND PERMITS



---

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning  
Planning & Development Department**

DATE: **November 13, 2024**

FILE: **7923-0180-00**

---

RE: **By-law No. 21048  
Development Application No. 7923-0180-00**

ADDRESS: 13990 - 92 Avenue

OWNER: 1368613 BC Ltd (Director Information: A. Singh)

AGENT: A. Singh

s. 22(1)

s. 22(1)

PROPOSAL: Rezoning from C-4 to C-5.

Development Variance Permit No.7923-0180-00.

To permit the conversion of an existing commercial building to accommodate a medical clinic, pharmacy and caretaker suite.

---

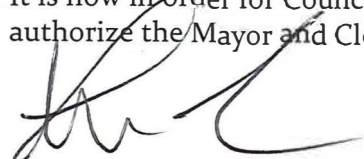
Rezoning By-law No. 21048 received Third Reading on October 16, 2023.

All conditions of approval with respect to this By-law have been met.

It is in order for Council to grant Final Adoption to this By-law.

After Public Notification, Development Variance Permit No. 7923-0180-00 received support from Council on October 16, 2023.

It is now in order for Council to issue Development Variance Permit No. 7923-0180-00 and to authorize the Mayor and Clerk to execute the Permit.



Shawn Low  
Director of Development Planning  
EiM

CITY OF SURREY

BYLAW NO. 21048

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: LOCAL COMMERCIAL ZONE (C-4)  
TO: NEIGHBOURHOOD COMMERCIAL ZONE (C-5)

PID: 009-682-236  
East Half Lot 1 Except: Part Dedicated Road on Plan LMP20529,  
Section 33 Township 2 NWD Plan 9867

(13990 – 92 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21048".

PASSED FIRST READING on the 25th day of September, 2023.

PASSED SECOND READING on the 25th day of September, 2023.

PUBLIC HEARING HELD thereon on the 16th day of October, 2023.

PASSED THIRD READING on the 16th day of October, 2023.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**B. DELEGATIONS - PUBLIC HEARING**

**5. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21048"  
Application No. 7923-0180-00**

CIVIC ADDRESS: 13990 – 92 Avenue

APPLICANT: Owner: 1368613 B.C. Ltd. (Director Information: A. Singh)  
Agent: A. Singh

PURPOSE: The applicant is requesting to rezone the subject site from Local Commercial Zone to Neighbourhood Commercial Zone in order to permit the conversion of an existing commercial building to accommodate a medical clinic, pharmacy and caretaker suite.

In addition, the proposal includes a Development Variance Permit to reduce the east street side and north front yard setback from 7.5 metres to 2.0 metres to the principal building and to 0 metres to the main floor overhang of the existing building, and to reduce the west side yard setback from 7.5 metres to 4.0 metres to the principal building face of the existing building.

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

R. Landale, Fleetwood: The delegation spoke to the proposal citing traffic volumes, safety, and parking.

Written submissions were received as follows:

- T. Fehr expressing support for the proposal.
- R. Landale expressing opposition for the proposal citing traffic, parking, and road and pedestrian safety.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0180-00

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: 009-682-236

East Half Lot 1 Except: Part Dedicated Road on Plan LMP20529, Section 33 Township 2 New  
Westminster District Plan 9867  
13990 - 92 Avenue

(the "Land")

1. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 35 - Neighbourhood Commercial Zone (C-5), Section F - Yards and Setbacks, the east street side yard setback is reduced from 7.5 metres to 2.0 metres to the principal building face and to 0 metres to the main floor overhang of the existing building;
  - (b) In Part 35 - Neighbourhood Commercial Zone (C-5), Section F - Yards and Setbacks, the north front yard setback is reduced from 7.5 metres to 2.0 metres to the principal building face and to 0 metres to the main floor overhang of the existing building; and
  - (c) In Part 35 - Neighbourhood Commercial Zone (C-5), Section F - Yards and Setbacks, the west side yard setback is reduced from 7.5 to 4.0 metres to the principal building face of the existing building.

2. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
3. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
4. 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.
5. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
6. 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



---

**TO:** City Clerk, Legislative Services Division

**FROM:** Director of Development Planning  
Planning & Development Department

**DATE:** November 13, 2024      **FILE:** 7921-0342-00, 7921-0342-01

---

**RE:** By-law No. 21330  
Development Application No. 7921-0342-00,01

**ADDRESS:** 5930 147 Street  
14725 59 Avenue

**OWNER:** G. Grewal

**AGENT:** N. Singh  
Gursimer Design & Management Inc.  
8686 166 Street  
Surrey V4N 5B2

**PROPOSAL:** Rezoning of a portion of the site from “Acreage Residential Zone (RA)” to  
“Small Lot Residential Zone (R4)”

Development Variance Permit No. 7921-0342-01.

To permit subdivision into six (6) single family lots.

---

Rezoning By-law No. 20713 received Third Reading on August 8, 2022. By-law No. 20713 was filed by Council on July 22, 2024, as the rezoning was impacted by the changes to the Zoning By-law in accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023).

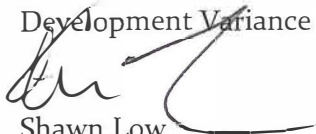
Rezoning By-law No. 21330 received Third Reading on September 9, 2024.

After Public Notification, Development Variance Permit No. 7921-0342-01 was granted conditional approval by Council on September 9, 2024.

All conditions of approval with respect to this By-law and Development Variance Permit have been met.

It is in order for Council to grant Final Adoption to Rezoning By-law No. 21330 and issue

Development Variance Permit 7921-0342-01.



Shawn Low  
Director of Development Planning

CITY OF SURREY

BYLAW NO. 21330

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: ACREAGE RESIDENTIAL ZONE (RA)  
TO: SMALL LOT RESIDENTIAL ZONE (R4)

PID: 004-749-561  
Lot 1 Section 10 Township 2 New Westminster District Plan 20412  
(5930 - 147 Street)

Shown on a Survey Plan labelled Block A containing 970.4 square metres  
attached as Schedule A, certified correct by Finny Philip, B.C.L.S.  
on the 19th day of July, 2022.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21330".

PASSED FIRST READING on the 9th day of September, 2024.

PASSED SECOND READING on the 9th day of September, 2024.

PASSED THIRD READING on the 9th day of September, 2024.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the 12th day of September, 2024.

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



SCHEDULE A

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY BYLAW NO: 21330 OF**

**LOT 1 PLAN 20412 AND  
LOT 2 PLAN EPP73704  
ALL OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

**CIVIC ADDRESS:**

5930 147 Street & 14725 59 Avenue, Surrey  
P.I.D. 004-749-561 & 030-451-451

**SCALE 1 : 250**



ALL DISTANCES ARE IN METRES

**LEGEND**

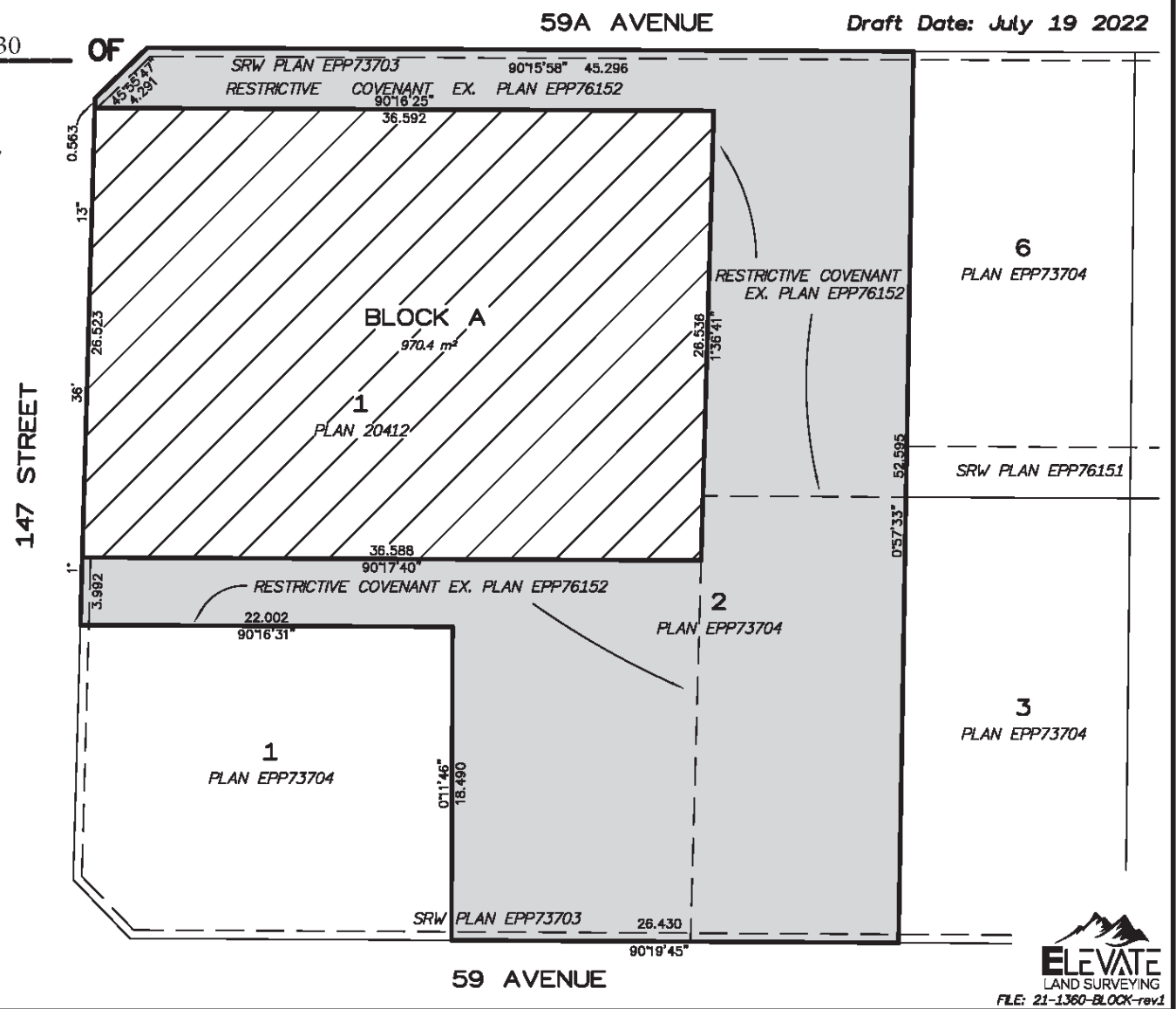
- m<sup>2</sup> DENOTES SQUARE METRES
- ha DENOTES HECTARES
- EX. DENOTES EXPLANATORY PLAN



Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT  
DATED THIS 19th DAY OF JULY, 2022

*Finny Philip*  
BCLS



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0342-01

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: 004-749-561  
Lot 1 Section 10 Township 2 New Westminster District Plan 20412  
5930 147 Street

Parcel Identifier: 030-451-451  
Lot 2 Section 10 Township 2 New Westminster District Plan EPP73704  
14725 59 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:
  - (a) to reduce the minimum lot depth of the R4 (Type II Interior and Type II Corner) Zone from 24.0 metres to 21.5 metres for Proposed lot 1 and 21.7 metres for Proposed lot 6; and
  - (b) to reduce the minimum lot width of the R4 (Type II Interior) Zone from 13.4 metres to 13.0 metres for proposed Lot 5.
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.
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
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 .

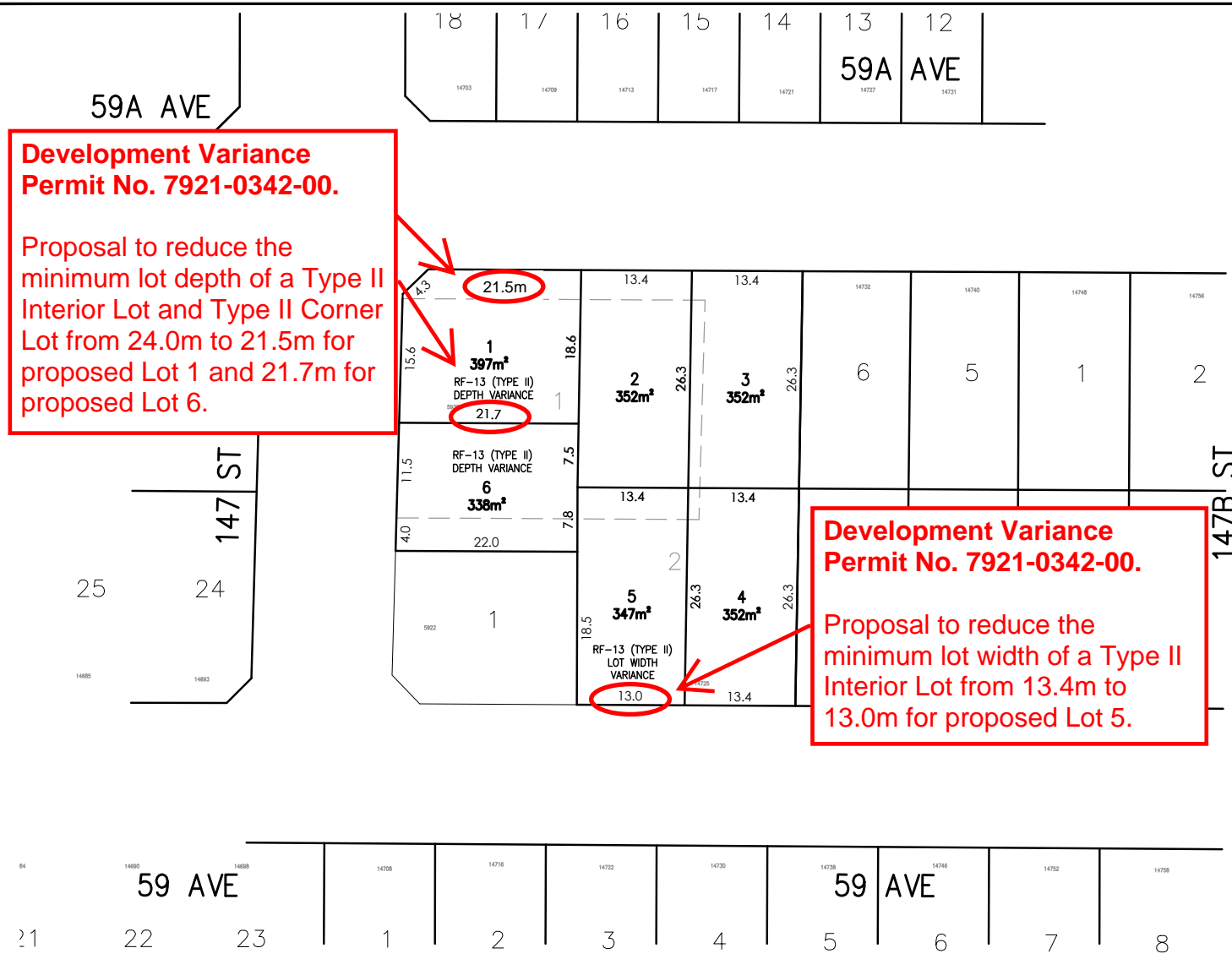
ISSUED THIS       DAY OF           , 20 .

---

Mayor – Brenda Locke

---

City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



**Development Variance  
Permit No. 7921-0342-00.**

Proposal to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24.0m to 21.5m for proposed Lot 1 and 21.7m for proposed Lot 6.

**Development Variance  
Permit No. 7921-0342-00.**

Proposal to reduce the minimum lot width of a Type II Interior Lot from 13.4m to 13.0m for proposed Lot 5.

**PRELIMINARY  
FOR DISCUSSION PURPOSES**

Title				RESIDENTIAL SUBDIVISION			
Address				5930-147 STREET & 14725-59 AVENUE			
Project No.	2021-PRE-60	Date	JUNE 2021	Scale	1:500	Dwg No.	L2

**GurSimer  
Design and  
Management Inc.**

Tel: 778-895-658 | Email: nirvair@gs-gm.com

---

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning, Planning & Development Department**

DATE: **November 12, 2024** FILE: **7923-0047-00**

---

RE: **Development Application No. 7923-0047-00**

ADDRESS: 7948 - 120 Street  
(12030, 12048 - 80 Avenue)

OWNER(S): Siddoo Kashmir Holdings Ltd.

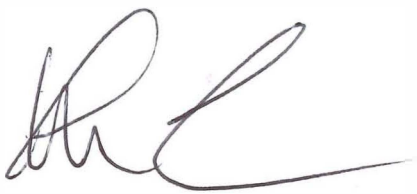
AGENT(S): S. Sidhu, Medico Consultancy  
9666 - King George Boulevard  
Surrey, BC, V3T 2V4

PROPOSAL: Development Variance Permit No. 7923-0047-00.

To vary the minimum 400 metre separation requirement between a small-scale drugstore and an existing drugstore.

After Public Notification, Development Variance Permit No. 7923-0047-00 received support from Council on October 16, 2023.

It is now in order for Council to issue Development Variance Permit No 7923-0047-00 and to authorize the Mayor and Clerk to execute the Permit.



Shawn Low  
Director of Development Planning

P211523



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0047-00

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: 026-633-639  
Lot 2 Section 19 Township 2 New Westminster District Plan BCP22892  
7948 - 120 Street, 12030 & 12048 - 80 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section 32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 210 metres.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

ISSUED THIS     DAY OF       , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

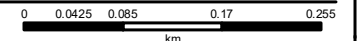




Location of Existing Drugstores

Scale: 1:6,500

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

---

NOTICE OF MOTION



CITY OF SURREY

---

OTHER BUSINESS





CITY OF SURREY

---

# ADJOURNMENT

