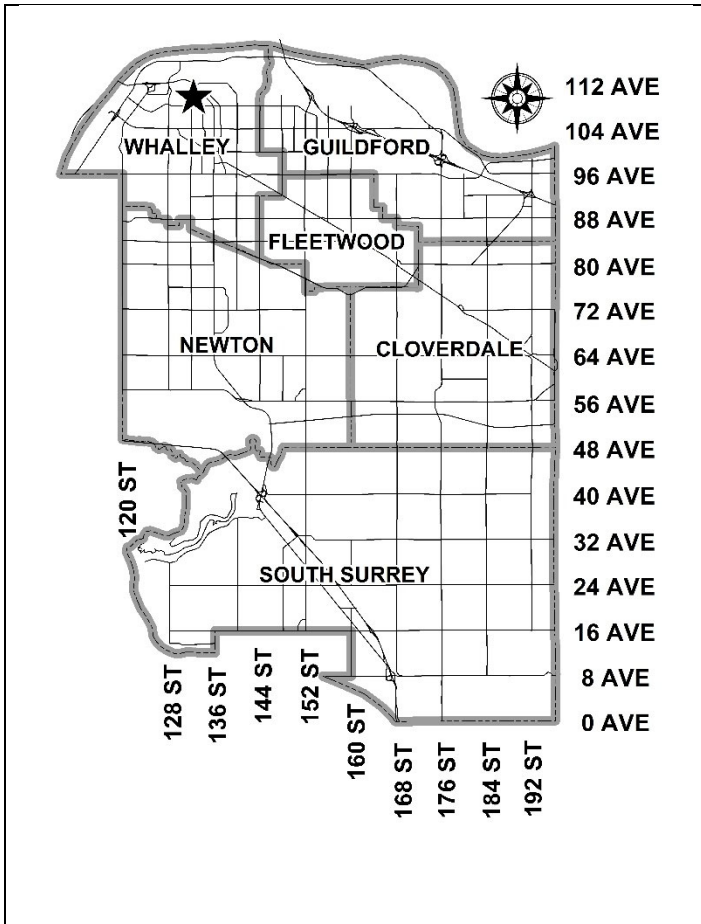


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0326-00

Planning Report Date: January 27, 2025



**PROPOSAL:**

- **OCP Text Amendment** to permit a higher density under the Multiple Residential designation over a portion of the subject site.
- **Rezoning** from R3 to CD (based on RM-70) and R5
- **Development Permit**

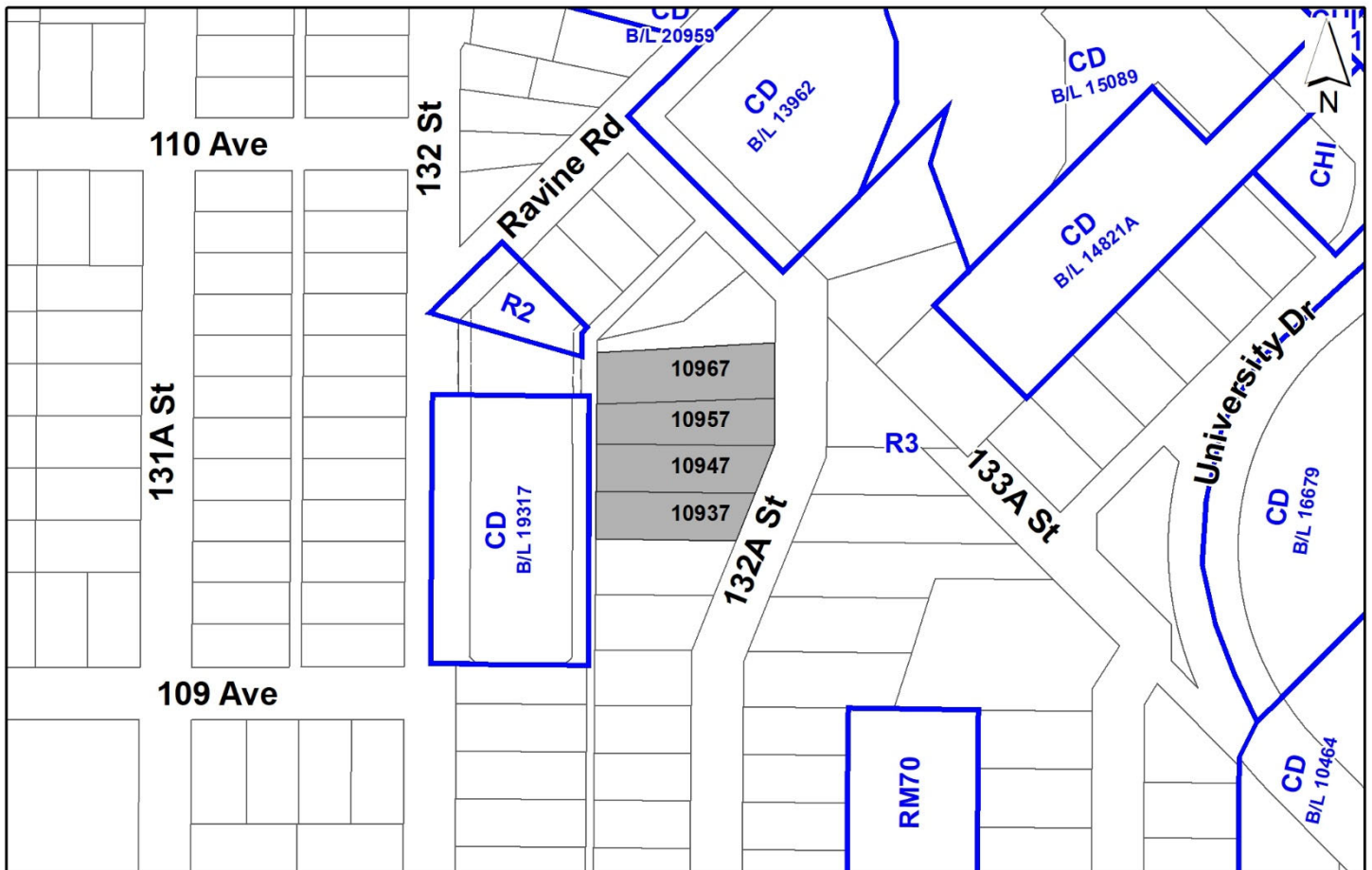
to permit the development of a 6-storey residential building containing 169 market strata dwelling units over two (2) levels of underground parking in City Centre as well as a remnant R5 lot.

**LOCATION:** 10937 - 132A Street  
 10947 - 132A Street  
 10957 - 132A Street  
 10967 - 132A Street

**ZONING:** R3

**OCP DESIGNATION:** Multiple Residential

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



## RECOMMENDATION SUMMARY

- OCP Amendment By-law to proceed to Public Notification. If supported, the By-law will be brought forward for consideration of First, Second and Third Reading.
- Two (2) Rezoning By-laws to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a text amendment to "Table 7A: Land Use Designation Exemptions" in the OCP in order to permit the proposed density of 2.68 Floor Area Ratio (FAR), based on the gross site area, under the "Multiple Residential" designation on proposed Lot 1.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation of the subject site in Metro Vancouver's *Metro 2050: Regional Growth Strategy (RGS)*.
- The subject site is located within Tier 3 (400 to 800 metre) radius of the Provincial Transit-Oriented Area (TOA) associated with Gateway SkyTrain Station. As such, the residential building complies with the minimum allowable density and height in the OCP with a proposed FAR of 2.81 (Net) and building height of 6-storeys.
- The applicant is proposing an OCP Text Amendment on proposed Lot 1 to increase the allowable FAR under the "Multiple Residential" designation from 2.5 to 2.68 FAR, based on the gross site area. The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CPCACs) as the overall proposed density complies with the 3.0 FAR (Net) permitted on the subject site through the above-noted Provincial TOA legislation.
- The proposal complies with the "Low to Mid Rise Residential" designation in the Surrey City Centre Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject OCP Amendment and Rezoning application as the proposed density is consistent with TOA density and height provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP Amendment and Rezoning By-laws. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

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- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed building utilizes high-quality materials as well as contemporary massing and achieves a positive urban experience between the proposed building and the adjacent public realm.
  - The proposal includes the creation of a remnant R5 Zone lot, over which a Section 219 Restrictive Covenant for "No-Build" will be registered in order to facilitate future consolidation and redevelopment with existing lots to the north under a future development application.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to amend OCP Table 7A: Land Use Designation Exemptions by adding the following site-specific notation:

By-law No.	Land Use Designation	Site Specific Property	Site Specific Permissions
"By-law # xxxx	Multiple Residential	10937 – 132A Street 10947 – 132A Street 10957 – 132A Street 10967 – 132A Street (portion of)	Density permitted up to 2.68 FAR (Gross)"

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 requirements of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for a By-law to rezone 10937, 10947, 10957 – 132A Street and a portion of 10967 – 132A Street shown as Block A on the attached Survey Plan (Appendix I) from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council endorse the Public Notification to proceed for a By-law to rezone a portion of 10967 – 132A Street shown as Block B on the attached Survey Plan (Appendix I) from "Urban Residential Zone (R3)" to "Compact Residential Zone (R5)".
5. Council authorize staff to draft Development Permit No. 7920-0326-00 generally in accordance with the attached drawings on proposed Lot 1 (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant over proposed Lot 1 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
- (j) registration of a Section 219 Restrictive Covenant over proposed Lot 2 for future consolidation with adjacent lots (10991/10993 – 132A Street and 10977/10979 – 132A Street) and redevelopment under a future land development application.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Existing urban residential lots	Low to Mid-Rise Residential	R3
North:	Existing urban residential lots	Low to Mid-Rise Residential	R3
East (Across 132A Street):	Existing urban residential lots.	Low to Mid-Rise Residential and Park	R3
South:	Existing urban residential lots.	Low to Mid-Rise Residential	R3
West (Across Lane):	5-storey senior's independent living residence and existing urban residential lots under Surrey File No. 21-0341-00 for 6-storey residential apartment building (Third Reading)	Low to Mid-Rise Residential	CD (Bylaw No. 19317), R3 and R2

### Context & Background

- The 4,807-square metre subject site consists of four (4) existing urban residential lots (10937, 10947, 10957, and 10967 – 132A Street) in Gateway District of Surrey City Centre.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Surrey City Centre Plan and currently zoned "Urban Residential Zone (R3)".

- The subject site is located within the Tier 3 (400 to 800 metre) radius of a Transit-Oriented Area (TOA) associated with Gateway SkyTrain Station in the OCP, which permits a minimum allowable density and building height of 3.0 FAR (Net) and 8-storey, respectively.
- The existing on-site dwellings have access from 132A Street; however, all existing buildings and structures are to be demolished as part of the subject development proposal.
- The applicant has worked extensively with City staff to ensure that the subject development proposal does not negatively impact the redevelopment potential of adjacent lots in which portion of Surrey City Centre. As such, the applicant has agreed to the registration of a Section 219 Restrictive Covenant over a portion of 10967 – 132A Street (proposed Lot 2) for ‘No-Build’ until consolidation with the existing lots to the north (10991/10993 – 132A Street and 10977/10979 – 132A Street) and redevelopment under a future land development application

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey residential building, containing 165 dwelling units over two (2) levels of underground parking in the Gateway District of Surrey City Centre as well as one (1) remnant R5 Zone lot the applicant will require the following:
  - **OCP Text Amendment** to permit a higher density of 2.68 FAR (Gross) under the Multiple Residential designation on proposed Lot 1;
  - **Rezoning** from R3 to CD (based on RM-70) on proposed Lot 1 and from R3 to R5 on proposed Lot 2;
  - **Development Permit** for Form and Character on proposed Lot 1; and
  - **Subdivision** from four (4) lots to two (2) lots.

Lot 1 (CD) Only	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,807 square metres
Proposed No-Build (Lot 2):	597 square metres
Road Dedication:	189 square metres
Net Site Area:	4,021 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	6-storeys (~20.0 metres)
<b>Floor Area Ratio (FAR):</b>	2.68 FAR (Gross), 2.81 FAR (Net)
<b>Floor Area</b>	
Residential:	11,300 square metres
<b>Residential Units:</b>	
1-Bedroom:	84 dwelling units (51% of total units)
1-Bedroom plus Den:	32 dwelling units (19% of total units)
2-Bedroom:	22 dwelling units (13% of total units)
2-Bedroom plus Den:	20 dwelling units (12% of total units)
3-Bedroom:	7 dwelling units (5% of total units)
<b>Total:</b>	<b>165 dwelling units (13 adaptable or 8% of total units)</b>

Lot 2 (R5) Only	Proposed
<b>Lot Area</b>	
Gross Site Area:	597 square metres
Road Dedication:	19 square metres
Net Site Area:	578 square metres
<b>Number of Lots:</b>	1
<b>Unit Density:</b>	17.3 lots per hectare
<b>Lot Area:</b>	579 square metres
<b>Lot Width:</b>	~10.2 metres
<b>Lot Depth:</b>	~65.6 metres

**Referrals**

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

School District: **The School District has advised that there will be approximately 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

8 Elementary students at KB Woodward Elementary School  
 3 Secondary students at Kwantlen Park Secondary School

(Appendix III)

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

Parks, Recreation & Culture: Whalley Athletic Park is the closest active park with amenities including playgrounds, baseball diamonds and soccer fields and is 500 metres walking distance from the subject site. Future parkland is proposed within 20 metres walking distance as part of the Surrey City Centre Plan.

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

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (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 and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
  - Construction of the west side of 132A Street to the City Centre Local Road Standard; and
  - Dedication and construction of the east side of the adjacent lane to the City Centre Green Lane Standard.

#### Access and Parking:

- The proposed development is to be accessed from the existing lane via an underground parkade entrance at the north-west corner of the subject site.
- Section D. Required Parking Spaces of Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw does not apply as the subject site is located within a Provincial Transit-Oriented Area (TOA). However, the applicant is proposing 158 residential and 18 visitor parking spaces over two (2) levels of underground parking, equivalent to 0.96 residential and 0.1 visitor parking spaces per dwelling unit.

#### Transit and/or Active Transportation Routes:

- The subject site is approximately 650 metre walking distance from the Gateway SkyTrain Station, which is located at the intersection of 108 Avenue and University Drive to the south-east of the subject site. In addition, the BC Parkway multi-use pathway runs north-south parallel to the existing elevated SkyTrain guideway.

### **Sustainability Considerations**

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



## School Capacity Considerations

- The School District has advised that, as of September 2024, KB Woodward Elementary School is operating at 110% capacity with six (6) existing portables and some room for future portables available to accommodate interim growth. The 10-year enrolment projects indicate that the school will grow rapidly as Surrey City Centre continues to transform into the business, commercial and residential center for Surrey.
- A new elementary school is slated to open to the north of 108 Avenue in 2025 in order to provide some relief to the catchment area, however, further expansions of new schools will be required to accommodate the continued rapid growth in Surrey City Centre.
- The School District has advised that, as of September 2024, Kwantlen Park School is operating at 140% capacity with sixteen (16) existing on-site portables. Future impacts to the school will be impacted by the timing of future higher density development in the catchment area.
- In February 2023, the District received capital funding approval from the Ministry to build a 500-seat capacity addition to Kwantlen Parking Secondary School, targeted to open in Fall 2027. However, additional measures will also be required to address future growth.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposed development complies with the "General Urban" designation of the subject site under Metro Vancouver's *Metro 2050: Regional Growth Strategy (RGS)*.

### Official Community Plan (OCP)

#### Land Use Designation

- The subject site is designated "Multiple Residential" in the OCP.
- In accordance with the OCP, the "Multiple Residential" designation supports a maximum Floor Area Ratio (FAR) based on the gross site area for sites located within the Surrey City Centre Plan area.
- The applicant is requesting an increase in the allowable FAR under the "Multiple Residential" designation from 2.5 to 2.68 FAR (Gross) on proposed Lot 1, which is required in order to allow the form of development proposed.

#### Amendment Rationale

- The subject site is located approximately 650 metres walking distance from the Gateway SkyTrain Station located at the intersection of 108 Avenue and University Drive to the south-east. As such, the proposed density and built form is appropriate for this part of the Gateway District within the Surrey City Centre Plan area in close proximity to an existing SkyTrain corridor.

- In addition, the subject site is located within Tier 3 (400 to 800 metre) radius of the Provincial Transit-Oriented Area (TOA) associated with Gateway SkyTrain Station. As such, the residential building complies with the minimum allowable density and height in the OCP with a proposed FAR of 2.81 (Net) and building height of 6-storeys.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CPCACs) as the overall proposed density complies with the 3.0 FAR (Net) permitted on the subject site through the above-noted Provincial TOA legislation.

#### Public Consultation for Proposed OCP Amendment

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

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (A1.1);
  - Accommodate higher density development in Surrey's City Centre and near Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansion (A2.1);
  - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities as well as implementing improvements to the public realm (A3.1);
  - Create an interconnected, short-block, fine-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing, and safe pedestrian and bicycle movements as well as to distribute traffic efficiently (B1.22);
  - Implement high architectural and urban design standards within Surrey's City Centre and create a public realm that is safe, beautiful, active, and vibrant (B1.28);
  - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4.3); and
  - Promote affordable family housing in City Centre by encouraging a mixture of unit types, including two-bedroom and three-bedroom units, in new developments (F3.1).

#### **Secondary Plans**

##### Land Use Designation

- The proposed development complies with the "Low to Mid Rise Residential" designation of the subject site under the Surrey City Centre Plan.

**CD By-law (Lot 1 Only)**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential building on proposed Lot 1. 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:

<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Floor Area Ratio:</b>	1.5 FAR (Net)	2.81 FAR (Net)
<b>Lot Coverage:</b>	33%	64%
<b>Yards and Setbacks</b>	7.5 metres from all lot lines	<b>North:</b> 4.5 metres <b>East:</b> 4.5 metres <b>South:</b> 9.0 metres <b>West:</b> 4.5 metres
<b>Principal Building Height:</b>	50.0 metres	20.0 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings.</li> <li>Accessory child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 square metres per unit (495 sq.m. in total)	The proposed 167 m <sup>2</sup> + CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 square metres per unit (495 sq.m. in total)	The proposed 1,020 m <sup>2</sup> meets the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	N/A	158
Residential Visitor:	N/A	18
<b>Total:</b>	<b>N/A</b>	<b>176</b>
<i>Accessible:</i>	<i>3 (0.02 per dwelling unit)</i>	<i>4 (0.024 per dwelling unit)</i>
<b>Bicycle Spaces</b>		
Long-Term Residential:	198	200
Short-Term Visitor:	6	6

- The proposed CD Zone is based on the RM-70 Zone with modifications made to permitted uses, maximum density, minimum building setbacks, building height, and the location of the proposed underground parkade in relation to the front (north) lot line.
- The proposed modifications are generally consistent with more recent 6-storey residential developments throughout the City Centre Plan area.

- The Floor Area Ratio (FAR) has been increased from 1.5 FAR (Net) in the RM-70 Zone to 2.81 FAR (Net) to accommodate the proposed development.
- The subject site is located within Tier 3 (400 to 800 metre) radius of the Provincial Transit-Oriented Area (TOA) associated with Gateway SkyTrain Station. As such, the proposal complies with the minimum allowable density and height in the OCP with a proposed FAR of 2.81 (Net) and building height of 6-storesys.
- The maximum lot coverage has increased from 33% in the RM-70 Zone to 64%.
- The proposed setback reductions, especially those along 132A Street, will allow for improved connectivity with the adjacent street, providing a more pedestrian-oriented and urban streetscape in line with both OCP and City Centre design guidelines.
- As the subject site is located within a Provincial Transit-Oriented Area (TOA) there are no minimum residential parking requirements. However, the applicant is proposing 158 residential parking spaces and 18 visitor parking spaces, equivalent to a rate of 0.94 residential parking spaces and 0.1 visitor parking spaces per dwelling unit, respectively.
- The Zoning By-law required that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. As the proposed underground parkade on proposed Lot 1 will be within 0.5 metres of the front (north) lot line the proposed CD Zone has been amended accordingly.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new dwelling unit.
- The proposed development will not be subject to density bonus amenity contributions consistent with Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CPCACs) as the overall proposed density complies with the 3.0 FAR (Net) permitted on the subject site through the above-noted Provincial TOA legislation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 10, 2024, and the Development Proposal Sign was installed on April 23, 2024. To date, staff have not received any responses from neighbouring residents with respect to the subject development proposal.

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to, and generally complies with, a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The applicant has worked closely with staff to ensure:
  - Ensure an appropriate lot consolidation strategy on the subject site in order to mitigate any negative impacts to the future developability of the adjacent properties under the Surrey City Centre Plan.
  - Design an appropriate response to the sloping site, including the refinement of perimeter grading and on-site public-to-private realm transitioning.
  - Refinement of the proposed materials and design elements.
- The applicant is proposing a 6-storey wood-framed residential apartment building containing 165 market strata dwelling units over two (2) levels of underground parking on a consolidated site in Surrey City Centre. The proposed unit mixture consists of 84 1-bedroom, 32 1-bedroom plus den, 22 2-bedroom, 20 2-bedroom plus den and 7 3-bedroom units which range in size from approximately 45 to 103 square metres.
- Thirteen (13) of the proposed dwelling units will be considered to be adaptable with respect to BC Building Code requirements.
- The proposed 6-storey residential building incorporates both building massing and design aesthetics, including exterior material composition, that are generally in accordance with the vision for this portion of Surrey City Centre. This area (Gateway) is envisioned as a mixed-use office, retail and residential node whose densities would taper down moving away from the central core creating a combination low- to mid-rise residential neighbourhood to the west of Bolivar Creek.

- The applicant proposes a contemporary, rectilinear building façade articulated by the interplay of extruded frames and clad in fibre cementitious panels (Sandstone, Iron Gray, Light Mist, Pearl Gray, Arctic White, Evening Blue and Monterey Taupe) as well as horizontal metal siding and smooth brick to delineate a more human-scaled two-storey "townhouse expression" along the base.

### Landscaping

- The landscape plans contain a mixture of coniferous and deciduous trees, low-lying shrubs, grasses and ground-cover to be planted extensively throughout the subject site as well as hardscaping, fencing, furniture and lighting details.
- All ground-level units have access to an at-grade, semi-private patio space screened through a combination of low, landscaped retaining walls, low-lying compact shrubs and individual trees. Each patio can be accessed either through the dwelling unit or via a gated entrance from an abutting public or semi-private sidewalk.
- Exterior lighting will be designed to reduce light pollution and/or spillage which still providing adequate way-finding and community safety as per Crime Prevention Through Environmental Design (CPTED) principles.

### Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of indoor amenity space (IAS) per dwelling unit. The Zoning Bylaw also prescribes the minimum IAS requirement that must be provided on-site with a cash-in-lieu to address the remaining requirement.
- Based upon the City's Zoning Bylaw, the proposed development must provide 495 square metres of IAS to serve the residents of the proposed 165-unit apartment building. Of this 495-square metre requirement, a minimum of 74 square metres of IAS must be provided on-site with the remaining IAS requirement addressed through a cash-in-lieu contribution.
- The applicant is proposing 167 square metres of IAS, which is less than the 495-square metre total IAS requirement for the project but which exceeds the minimum on-site requirement of 74 square metres.
- The applicant is proposing a large fitness studio, lounge space and multi-purpose party room on the ground floor of the proposed building, directly adjacent to the proposed central courtyard outdoor amenity space.
- The applicant has agreed to provide a monetary contribution of \$328,000 (based on \$3,000 per dwelling unit of IAS shortfall) in accordance with Council Policy No. O-48, as amended. However, the cash-in-lieu contribution must be paid at the rate in effect at the time of Final Adoption of the OCP Amendment and Rezoning By-laws.

### Outdoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of outdoor amenity space (OAS) per dwelling unit. Based upon the City's Zoning Bylaw, the proposed development must provide 495 square metres of OAS to serve the residents of the proposed 165-unit apartment building.
- The applicant is proposing a total of 1,020 square metres of OAS, thereby exceeding the minimum requirement in the Zoning Bylaw. The proposed OAS is divided between a 405-square metre central, at-grade courtyard containing several semi-private seating areas interspersed with planter beds, and a 614-square metre rooftop space containing a shared outdoor kitchen and communal dining area, urban agriculture boxes, a children's play area and several semi-private seating areas.

### 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 include further refinement of the design language on the lower level bays, at-grade semi-private patios and on-site landscaping to maximize replacement tree potential.
- 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**

- Peter Rennie, ISA Certified Arborist of Davey Resource Group, 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 IV.
- 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)	1	1	0
Deciduous Trees	12	11	1
Coniferous Trees	18	14	4
<b>Onsite Tree and City Tree Totals</b>	<b>31</b>	<b>26</b>	<b>5</b>
<b>Onsite Replacement Trees Proposed</b>	<b>44</b>		
<b>Total Onsite/City Retained and Replacement Trees</b>	<b>46</b>		

- The Arborist Assessment states that there are a total of twenty-six (26) on-site bylaw protected trees in addition to five (5) City trees within close proximity to the proposed development. The applicant proposes to retain three (3) on-site trees as well as two (2) of five (5) City trees identified in the Arborist Assessment 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. Parks, Recreation and Culture staff have accepted the removal of City Tree Nos. 2, 651 and 652 based on the Arborist Assessment recommendations with compensation to be provided at a 2:1 ratio.
- Seven (7) additional trees were identified with the 132A Street road allowance, however, it was determined that these trees were planted in pots within the road allowance by a previous Owner without permission from City staff. Parks, Recreation, and Culture staff have accepted the removal of these seven (7) trees without compensation.
- Additionally, four (4) bylaw protected off-site trees were identified in close proximity to and likely to be impacted by the proposed development. The Arborist Assessment has confirmed that all four (4) trees can be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of fifty-one (51) replacement trees on the site. As only forty-four (44) replacement trees can be accommodated within the proposed development the proposed deficit of seven (7) replacement trees will require an estimated cash-in-lieu payment of \$2,800.00, representing \$400 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 132A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Hinoki Cypress, Venus Hybrid Dogwood, Handkerchief Tree, Pink Star Magnolia and Orangebark Stewartia.
- In summary, a total of three (3) on-site and two (2) City trees are proposed to be retained with the addition of 44 replacement trees through the proposed development and an estimated contribution of \$2,800.00 to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and



- City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out FAR equal to or greater than 2.5 will be required to incorporate hydronic thermal energy systems for all space heating and hot water heating in the building and to allow for future connection to the City's district energy system.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system. Further, the project is required to be compatible for a future connection to the City's DE System.
- There may be an opportunity to connect this building directly to the DE system and avoid the cost of heat generation equipment in the building. Engineering staff will work with the applicant to determine the best strategy for this building.
- In order to avoid conflicts between the DE 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 City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

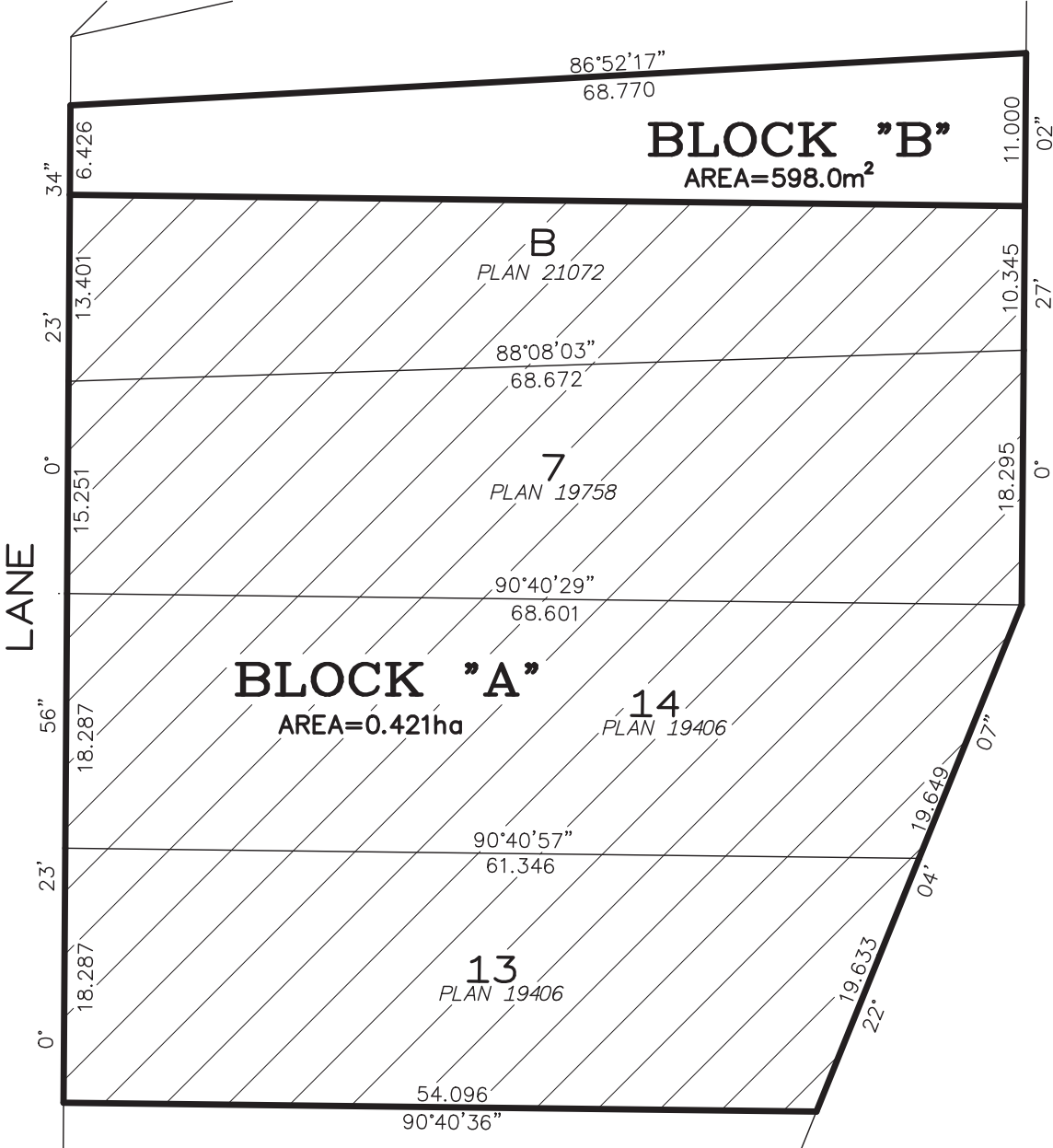
Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	District Energy Map

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OF:  
LOT "B" PLAN 21072; LOT 7 PLAN 19758; LOT 13  
PLAN 19406; LOT 14 PLAN 19406; ALL OF SECTION  
15 BLOCK 5 NORTH RANGE 2 WEST NWD**

*FOR REZONING PURPOSES*



CERTIFIED CORRECT  
DATED THIS 20th DAY OF January, 2025.



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

12  
PLAN 19406



Property lines are derived from field survey.

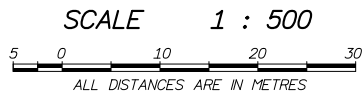
**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

**PROPOSED SUBDIVISION PLAN OF  
 LOT "B" PLAN 21072;  
 LOT 7 PLAN 19758;  
 LOT 13 PLAN 19406;  
 LOT 14 PLAN 19406;  
 ALL OF SECTION 15 BLOCK 5 NORTH  
 RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT**

DRAFT: JAN-20-2025

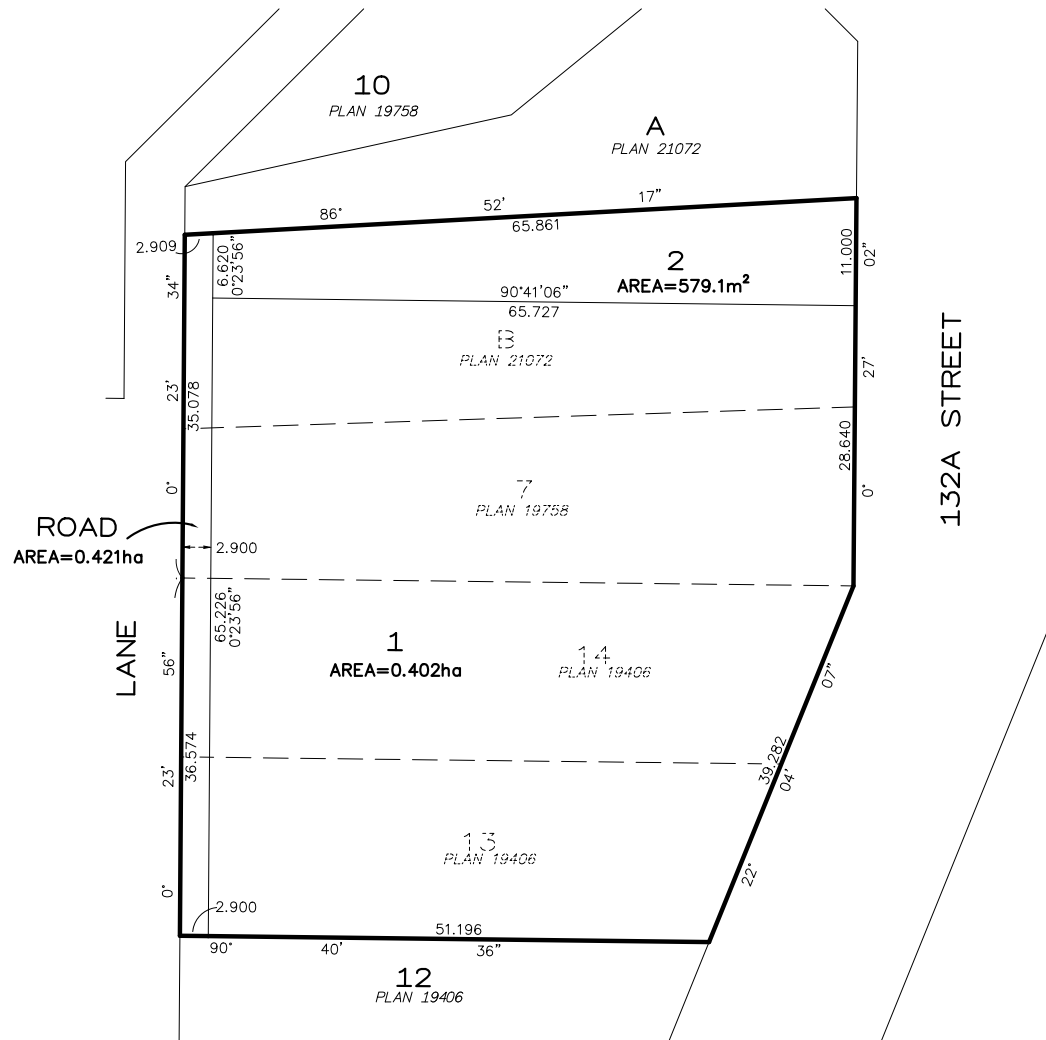
LEGEND

ha DENOTES HECTARES  
 m<sup>2</sup> DENOTES SQUARE METRES



Property lines are derived from field survey.

This Plan was prepared for city application and 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

FILE: 8324-SUB

























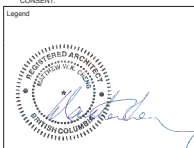




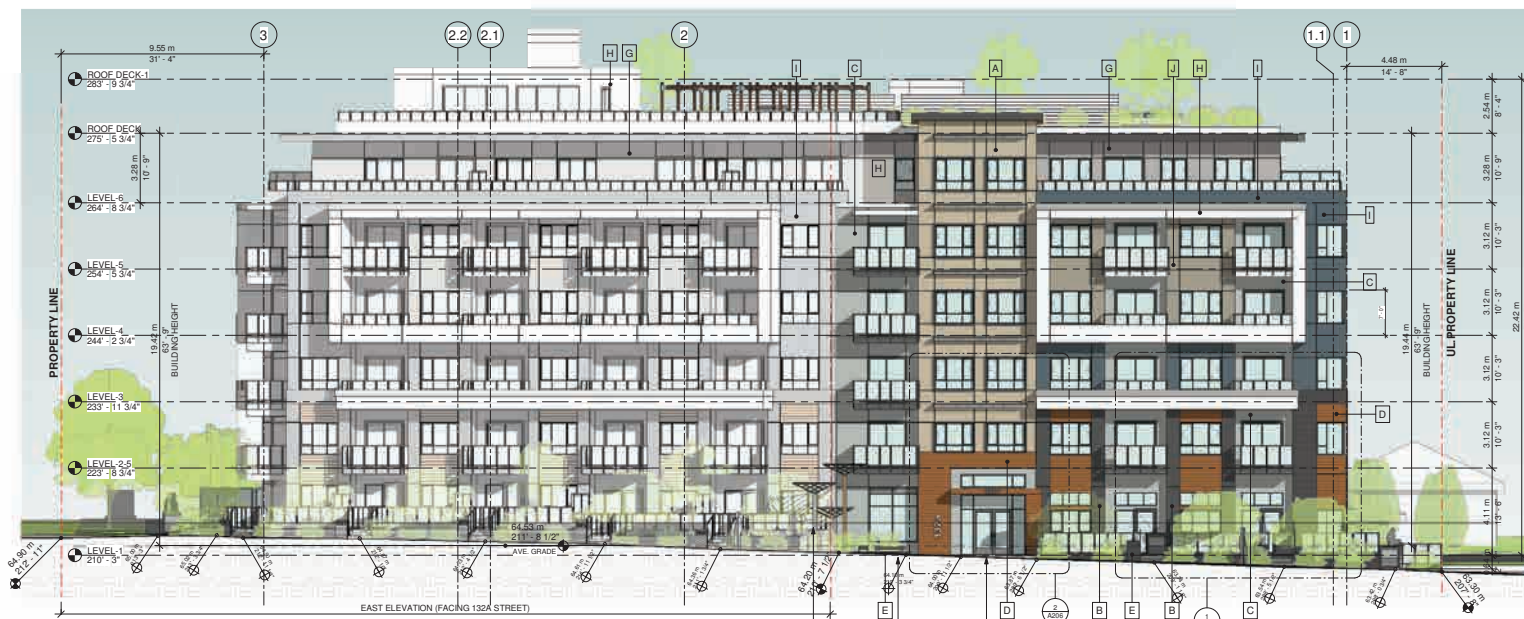
**MATTHEW CHENG ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
T: 604.731.3012  
M: 604.649.0669  
E: MATTHEW@MCAI.CA

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



Jan 21 2025



**1 EAST ELEVATION 132A STREET-1**  
1/8" = 1'-0"

**LEGEND:**

<p><b>A</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE SANDSTONE BEIGE BY JAMES HARDIE</p> <p><b>B</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE IRON GRAY BY JAMES HARDIE</p> <p><b>C</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE LIGHT MIST BY JAMES HARDIE</p>	<p><b>D</b> METAL CLADDING FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS</p> <p><b>E</b> EXTERIOR WALLS MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK</p> <p><b>F</b> WINDOW FRAME ALUM. POWDER COAT CHARCOAL</p>	<p><b>G</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE PEARL GREY BY JAMES HARDIE</p> <p><b>H</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE ARCTIC WHITE BY JAMES HARDIE</p> <p><b>I</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE EVENING BLUE BY JAMES HARDIE</p>	<p><b>J</b> EXTERIOR WALLS FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDINGS) SMOOTH TEXTURE MONTEREY TAUPE BY JAMES HARDIE</p>
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**165 UNITS 6-STORY APARTMENT**  
10967 132A ST. SURREY B.C.  
**ELEVATIONS**

Project number	S AP 02
Date	Issue Date
Drawn by	Author
Checked by	Checker
<b>A201</b>	
Scale	As indicated

1/21/2025 9:50:00 AM







































SEAL:

8	25 JAN 17	NEW SITE PLANNING COMMENTS	CD
7	24 NOV 17	NEW SITE PLANNING COMMENTS	CD
6	24 AUG 17	REV. SECTION NORTH PARKING LOT/DRIFT	CD
5	24 AUG 16	NEW SITE PLANNING COMMENTS	CD
4	22 APR 17	NEW SITE PLANNING COMMENTS	CD
3	25 APR 16	NEW SITE PLAN	CD
2	23 MAR 16	REVISION AS PER CITY COMMENTS	CD
1	20 DEC 14	NEW SITE PLAN	CD
NO.	DATE	REVISION DESCRIPTION	DR.

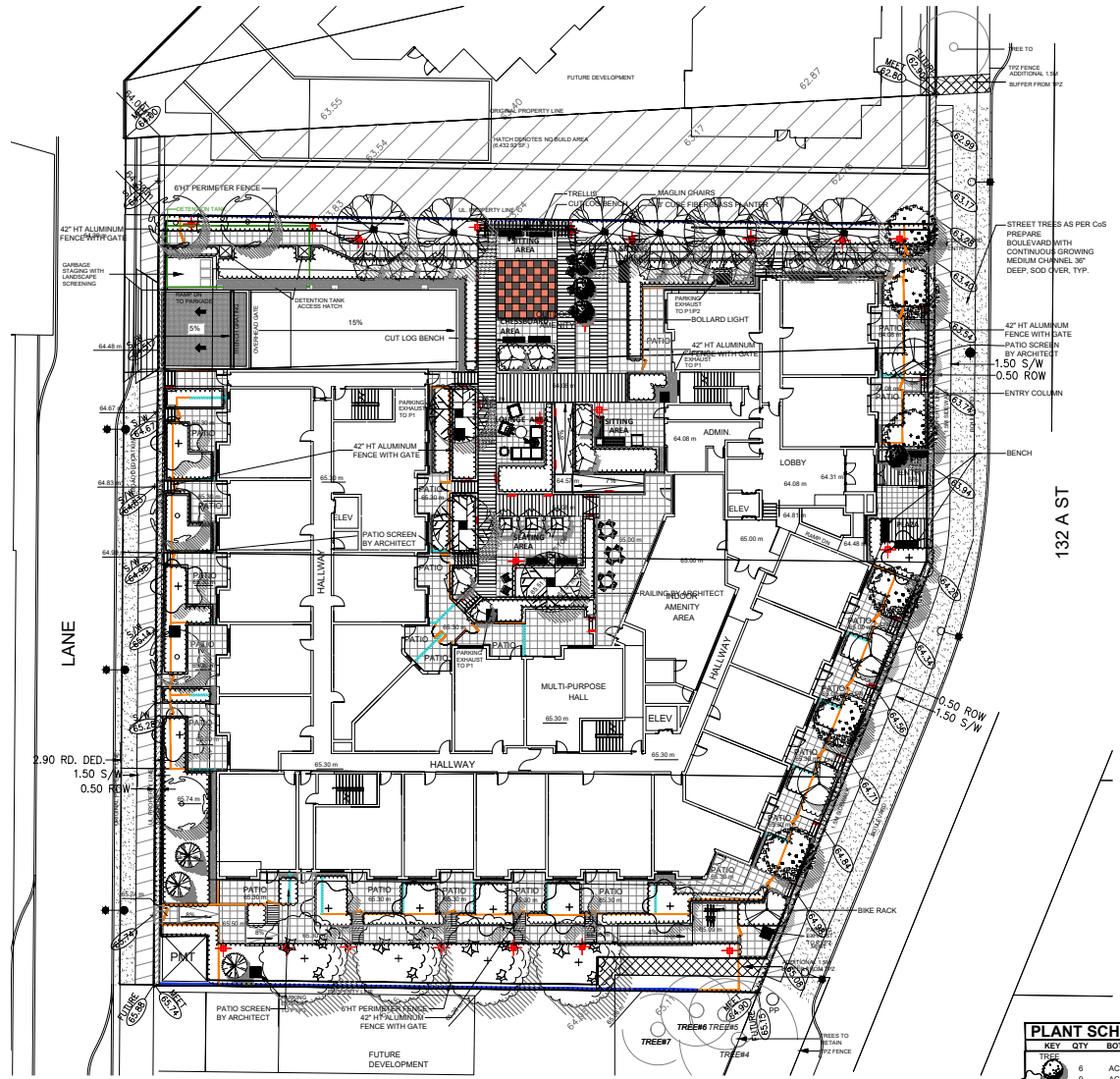
CLIENT: LINKED GROUP PROPERTY LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
10987 132A STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN  
Ground floor**

DATE: December 04, 2020 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
OF 6

**L1**



**LIGHTING LEGEND**

	BOLLARD LIGHT
	STEPLIGHT

Kim Lighting:  
Step Light Rectangle

LITHONIA RADEAN LED BOLLARD  
INTERNATIONAL DARK SKY ASSOCIATION (IDA)  
FIXTURE SEAL OF APPROVAL(FSA)

**FENCE LEGEND**

	42" HT. ALUMINUM PICKET FENCE AND GATE
	6" HT. WOOD FENCE
	PATIO SCREEN BY ARCHITECT
	TRELLIS STRUCTURE

**FURNITURE LEGEND**

Maglin Bench - M8B1400  
Brown HDPE - MBE-1400-00008

Nova Sofa HSLJ4066-K/  
Nova Loveseat HSLJ4065-K  
BY HOUSER

TRENT Rectangular fiberglass planter  
48" (20" wide x 24" tall x 48" long)  
by Atlas pots

24" GEORGE CUBE  
by Atlas pots

Maglin 800 Series 870 Chairs

**CUT LOG BENCH**

Maglin\_Lexicon\_LAYT\_LXM1500

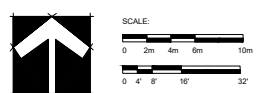
**ALL FURNITURE TO BE SURFACE MOUNT ON CONCRETE PAD AS PER MANUFACTURER SPECIFICATIONS**

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER PALMATUM	JAPANESE MAPLE	5CM CAL: 1.8M HT: B&B
	9	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL: 1.5M STD, B&B; TREE FORM
	4	CERCIS CAN LAVENDER TWIST	Lavender Twist	1.8M HT: B&B
	3	CHAMAECYPARIS OBTUSA 'NANA GRACILIS'	HINOKI CYPRESS	1.2M HT: B&B
	3	CORNUS KOUSA X NUTTALLII 'VENUS'	VENUS HYBRID DOGWOOD	5CM CAL: 1.8M HT: B&B
	5	DAVIDIA INKOUKOUKATA	HANKOCHIEF (OR DOG) TREE	5CM CAL: B&B; CLIMATE RESILIENT
	4	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL: 1.8M STD, B&B
	4	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA	5CM CAL: 1.5M STD, B&B; CLIMATE RESILIENT
	7	STRYAN JAPONICUS 'ROSE'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL: 1.8M HT: B&B

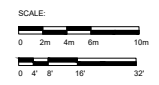
**NOTE:** \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER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

**NOTE:**  
\* PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.





SCALE:



\* PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.  
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-108
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
157		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
18		HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#7 POT; 1.5M HT., ON STANDARD
8		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
117		ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY	#3 POT; 50CM
35		KALMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
81		PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	#3 POT; 50CM
39		POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL; RED	#3 POT; 40CM
76		ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
79		SARCOCOCCA HOOKERIANA 'RUSCOFOLIA'	FRAGRANT SARCOCOCCA	#2 POT
43		SKIMMIA JAPONICA (10% MILE)	JAPANESE SKIMMIA	#3 POT; 30CM
11		SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT; 40CM
420		TAXUS X MEDIA 'HICKSIF'	HICKS' YEW	1.0M HT. BAB
6		VBURNUM X 'BURKWOODIF'	BURNWOOD VBURNUM	1.0M HT. BAB; TREE FORM
70		WEIGELA FLORIDA 'NANA VARIEGATA'	DWARF VARIEGATED WEIGELA	#3 POT 50CM
<b>GRASS</b>				
603		CAREX OSHIMENSIS 'EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
42		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
<b>PERENNIAL</b>				
73		RUDEBECKIA FULGIDA VAR SULLIVANTH 'GOLDSTURM/RUDEBECKIA; YELLOW		#1 POT
<b>DEC</b>				
172		EUONYMUS JAPONICA 'EMERALD GAITY'	EUONYMUS SILVER VARIEGATED	#1 POT; 25CM
284		MAHONIA NERVOSEA	LONGLEAF MAHONIA	#2 POT; 25CM

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

NO.	DATE	REVISION DESCRIPTION	DR.
8	25 JAN 17	NEW SITE PLAN; CITY COMMENTS	CD
7	24 NOV 17	NEW SITE PLAN; CITY COMMENTS	CD
6	24 AUG 16	REV. SECTION NORTH PARK; ROOF DRAIN	CD
5	24 AUG 16	NEW SITE PLAN; CITY COMMENTS	CD
4	22 APR 17	NEW SITE PLAN; CITY COMMENTS	CD
3	25 APR 16	NEW SITE PLAN	CD
2	23 MAR 16	REVISION AS PER CITY COMMENTS	CD
1	20 DEC 14	NEW SITE PLAN	CD

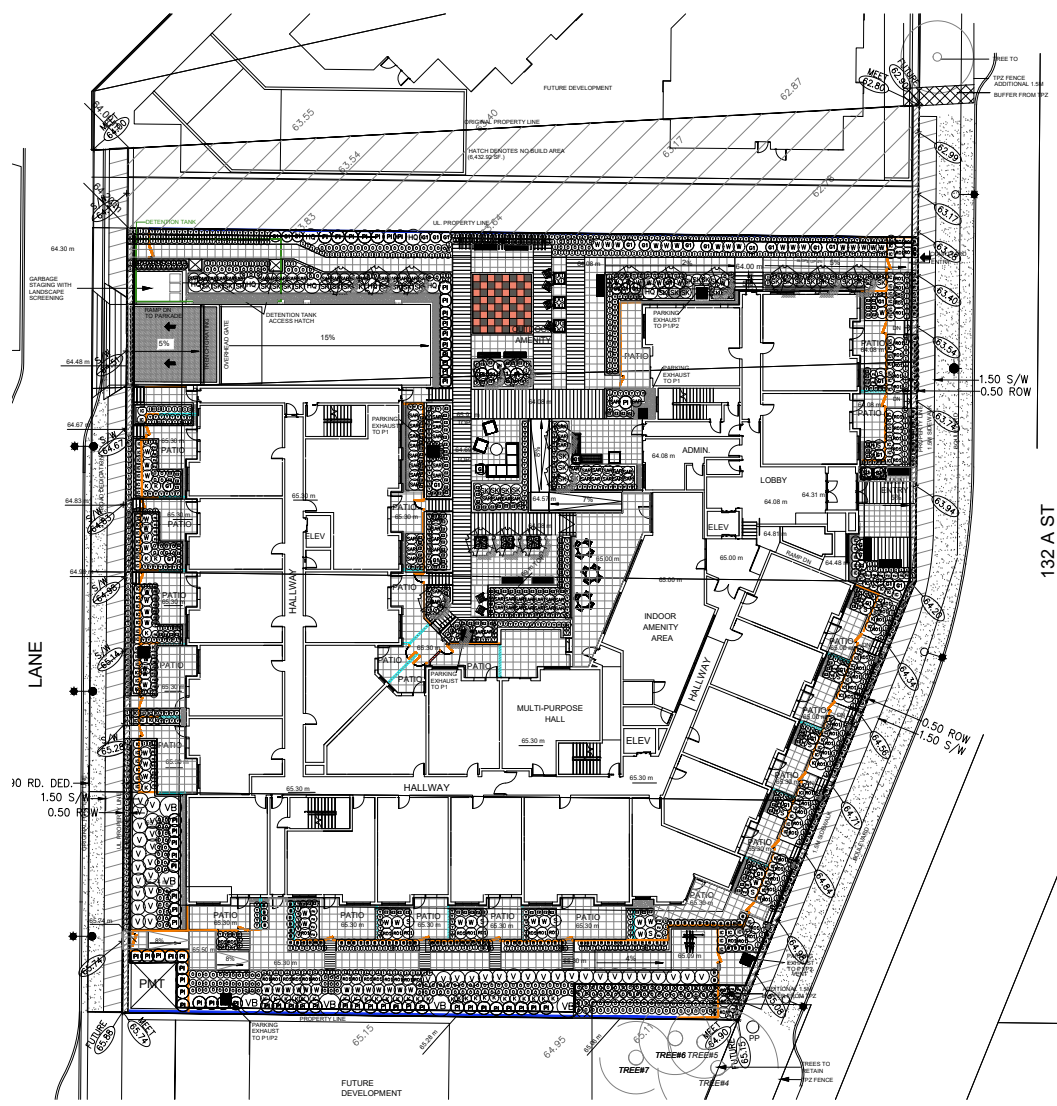
CLIENT: LINKED GROUP PROPERTY LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
10987 132A STREET  
SURREY

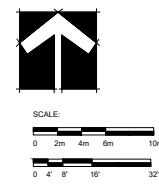
DRAWING TITLE:  
**SHRUB PLAN**  
Groud floor

DATE: December 04, 2020 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 6

**L2**

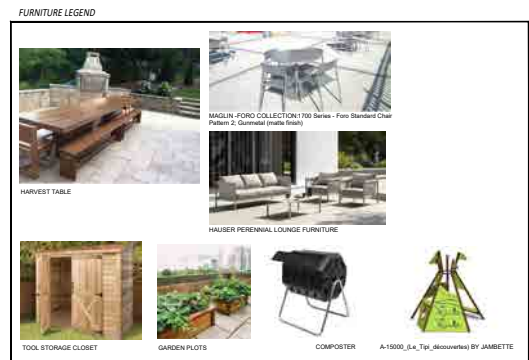


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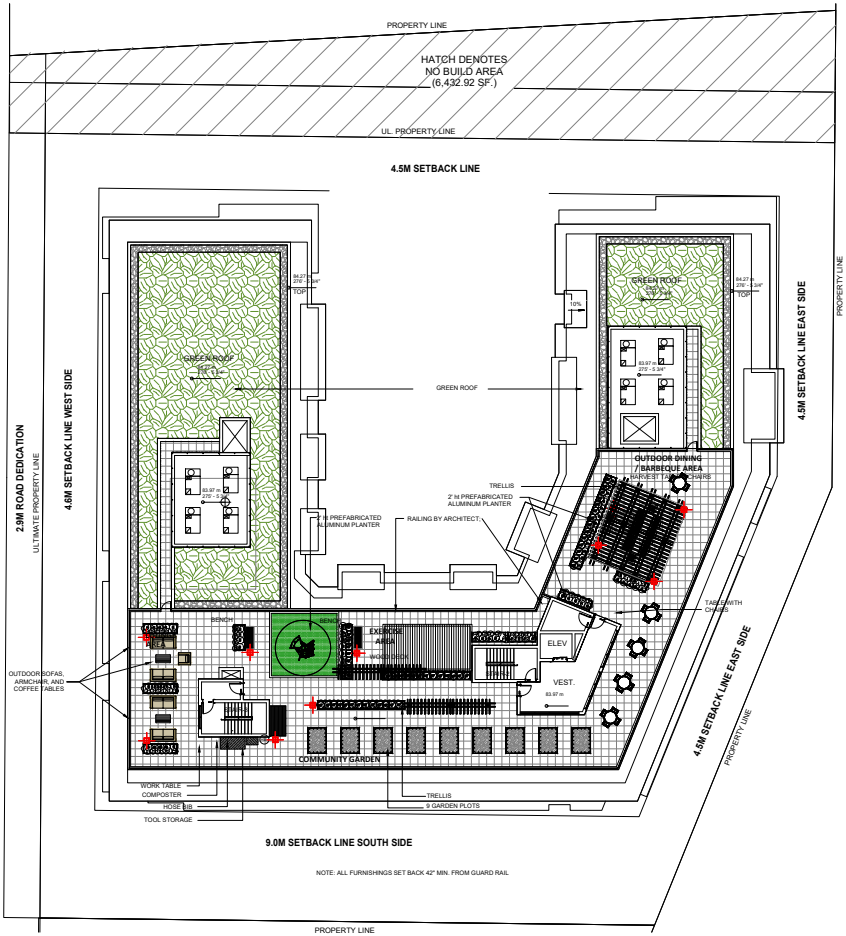


**MATERIALS LEGEND**

HARDSCAPE LEGEND	
2x12 Weathered Gray Architectural Slats COLOR: GRAY BY MULTIMAT MATERIALS	
Flora in Press Rubber by MABATHON	
WOOD DECK	
GREEN ROOF	
RIVER ROCK	



NOTE:  
ALL FURNITURE TO BE SURFACE MOUNT ON CONCRETE PAD AS PER



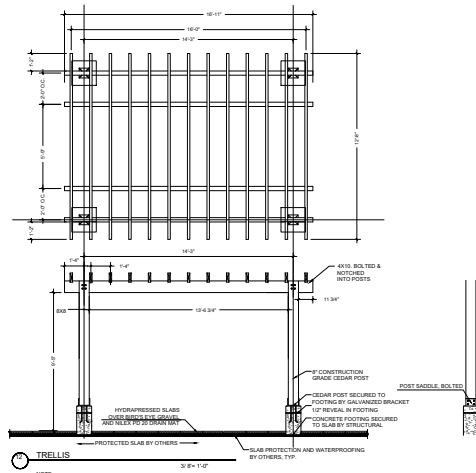
NOTE: ALL FURNISHINGS SET BACK 42" MIN. FROM GUARD RAIL.

**PLANT SCHEDULE - ROOFTOP** PMG PROJECT NUMBER: 20-108

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(S)	59	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
(G)	48	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
(I)	42	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT

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

NOTE:  
\* PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.  
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



TRUSS  
3/8" x 1-1/2"  
1. ALL MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM  
2. ALL WOODWORK NOT OILED OR GALVANIZED  
3. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
8	25 JAN 17	NEW SITE PLAN & CITY COMMENTS	DD
7	24 NOV 17	NEW SITE PLAN/CITY COMMENTS	DD
6	24 AUG 16	REV. SECTION NORTH PARK, ROOF DRAIN	DD
5	24 AUG 16	NEW SITE PLAN/CITY COMMENTS	DD
4	22 APR 17	NEW SITE PLAN/CITY COMMENTS	DD
3	25 APR 16	NEW SITE PLAN	DD
2	23 JAN 16	REVISION AS PER CITY COMMENTS	DD
1	20 DEC 14	NEW SITE PLAN	DD

CLIENT: LINKED GROUP PROPERTY LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

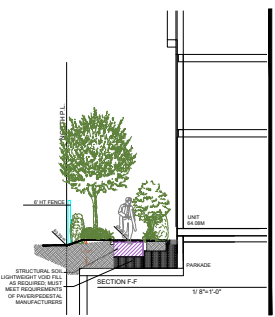
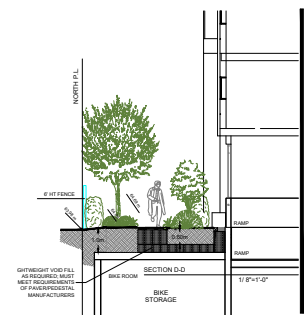
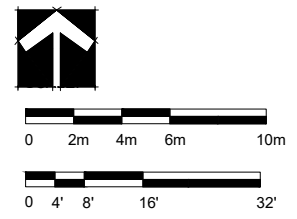
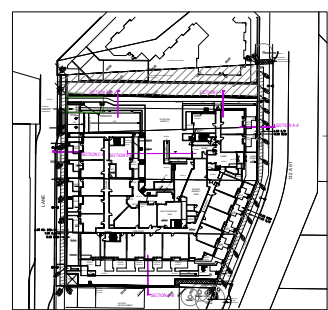
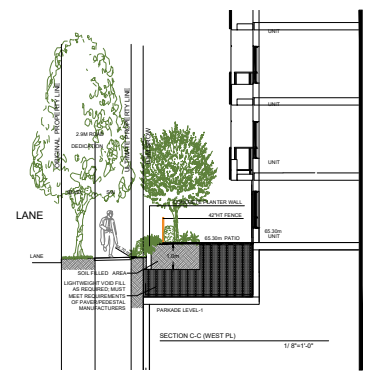
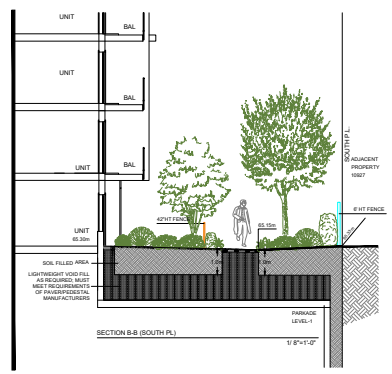
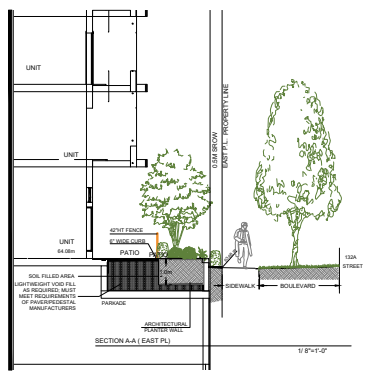
PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
10987 132A STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN  
Rooftop**

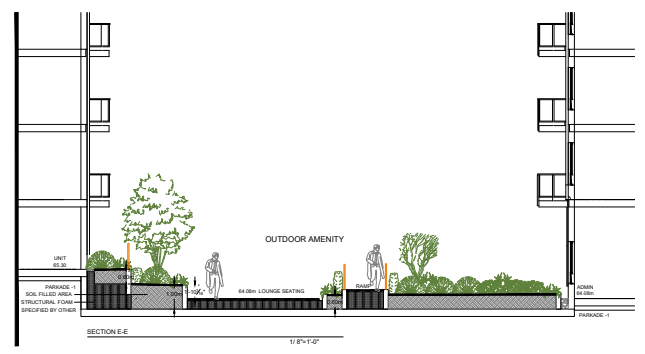
DATE: December 04, 2020 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 6

**L3**

SEAL:



KEY PLAN



NO.	DATE	REVISION DESCRIPTION	DR.
8	25 JAN 17	NEW SITE PLAN & CITY COMMENTS	DD
7	24 NOV 17	NEW SITE PLAN & CITY COMMENTS	DD
6	24 AUG 17	REV. SECTION NORTH PARK, RIBBY GROUP	DD
5	24 AUG 06	NEW SITE PLAN & CITY COMMENTS	DD
4	22 APR 17	NEW SITE PLAN & CITY COMMENTS	DD
3	25 APR 15	NEW SITE PLAN	DD
2	21 MAR 01	REVISION AS PER CITY COMMENTS	DD
1	20 DEC 14	NEW SITE PLAN	DD

CLIENT: LINKED GROUP PROPERTY LTD.  
WITH: MATTHEW CHENG ARCHITECT INC.

PROJECT:

**6-STORY APARTMENT / TOWNHOUSE DEVELOPMENT**  
**10987 132A STREET**  
**SURREY**

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: December 04, 2020 DRAWING NUMBER:

SCALE:  
DRAWN: DD  
DESIGN: DD

CHKD: PCM

**L5**  
OF 6

# INTER-OFFICE MEMO

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

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

DATE: **January 21, 2025** PROJECT FILE: **7820-0326-00**

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RE: **Engineering Requirements  
Location: 10937 132A St**

## REZONE/SUBDIVISION

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

- Dedicate 3.0 m along Green Lane;
- Register 0.5 m statutory right-of-way along road frontages of 132A Street and Lane.

### *Works and Services*

- Construct west side of 132A Street;
- Construct the east side of the Green Lane;
- Construct adequately-sized service connections (water, drainage and sanitary), complete with inspection chambers/water metre/BFPs, to each lot.
- Extend 250 mm watermain from 250 mm on Ravine Road along 132A Street along full road frontage.

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.  
Manager, Development Services

M51



Department: **Planning and Demographics**  
Date: **October 15, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **20-326**

The proposed development of **165** High 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>	13
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	8
Secondary School =	3
Total Students =	11

<b>Current Enrolment and Capacities:</b>	
<b>K B Woodward Elementary</b>	
Enrolment	764
Operating Capacity	682
# of Portables	6
<b>Kwantlen Park Secondary</b>	
Enrolment	1675
Operating Capacity	1200
# of Portables	16

**Summary of Impact and Commentary**

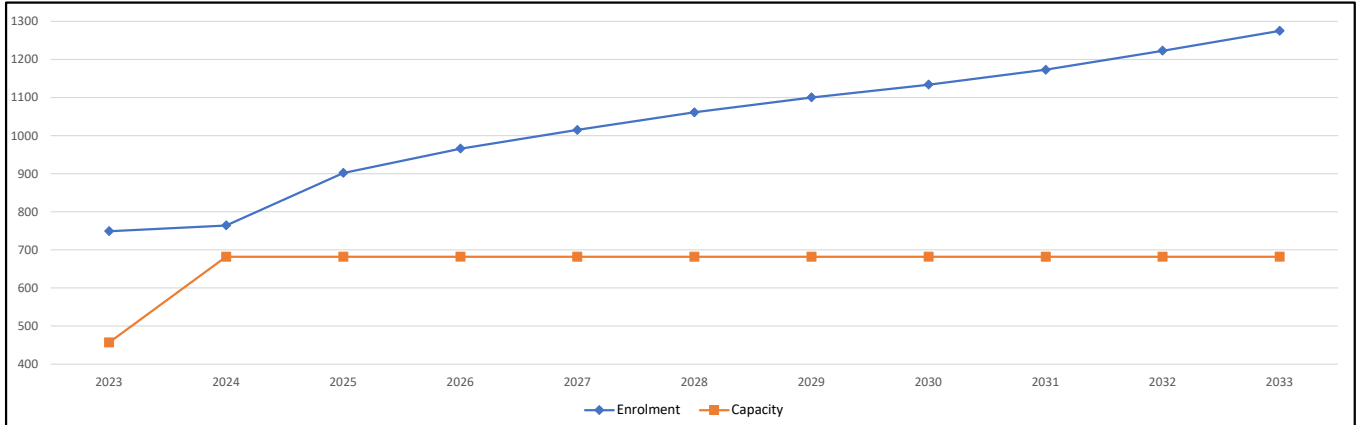
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, KB Woodward is operating at 110% capacity. The 10 year enrolment projections indicate that the school will grow rapidly as City Centre continues to transform into the new business/commercial/residential center for Surrey. There are currently 6 portables with some room for future portables to accommodate some growth.

With the current school over capacity, and significant development coming in the area, a new elementary will open north of 108th Ave in 2025. This will provide some relief for the catchment overall, but further expansions or new schools will be required to accommodate the rapid growth in City Centre.

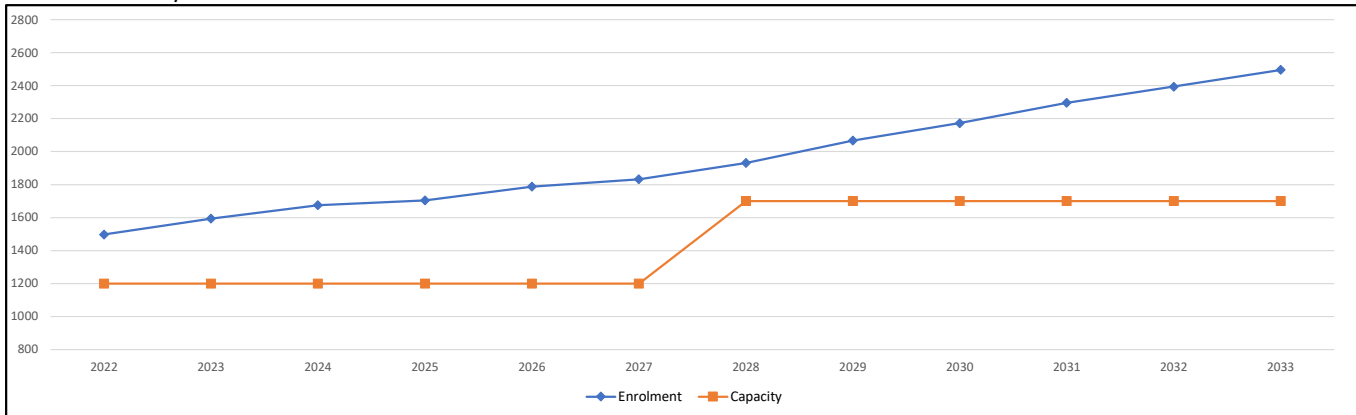
As of September 2024, Kwantlen Park Secondary is currently operating at 140% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

**K B Woodward Elementary**



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

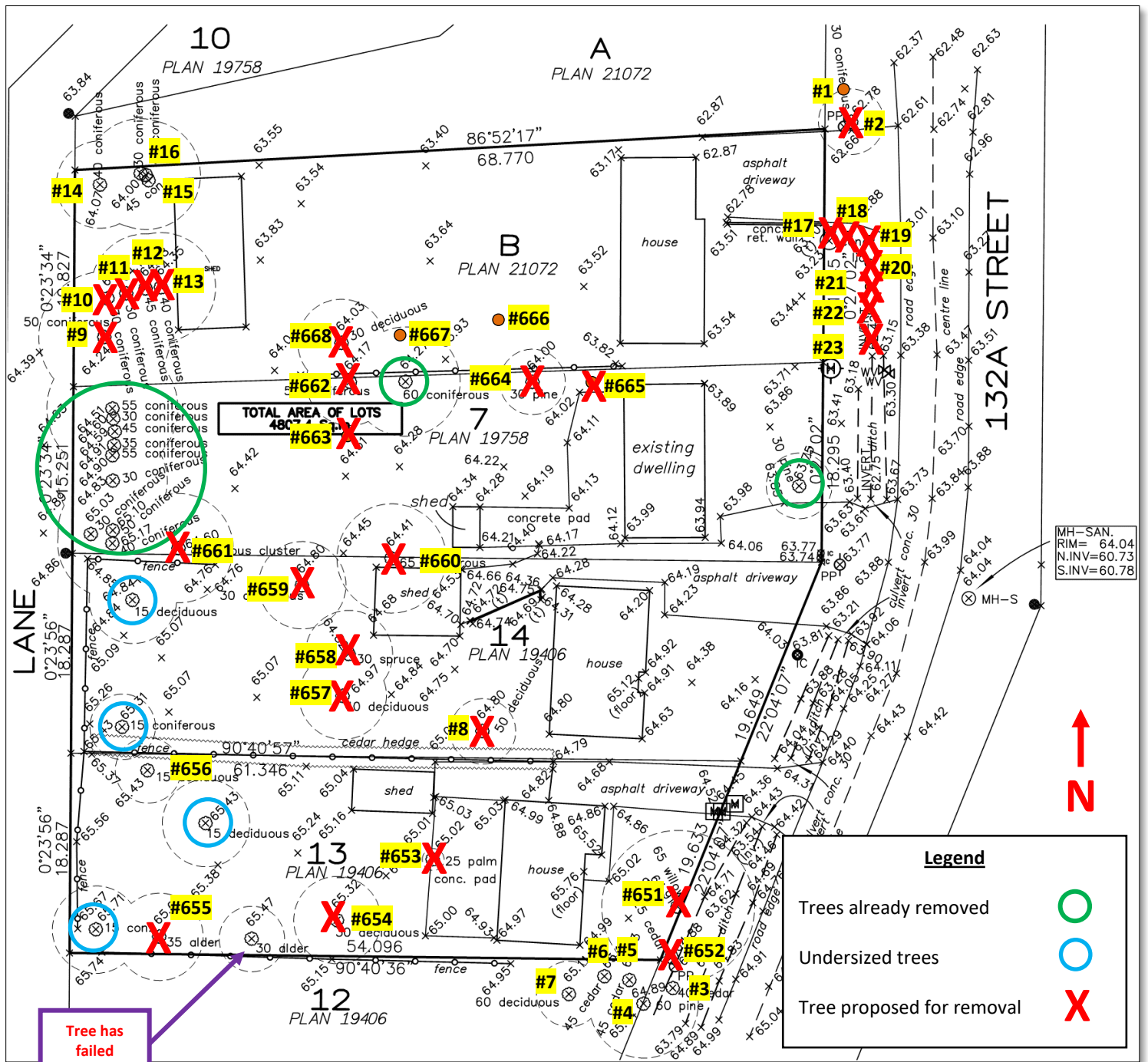
**Kwantlen Park Secondary**



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

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

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



Site Survey – Not to Scale

## Tree Preservation Summary

**Surrey Project No:**
**Site Address:** 10937, 10947, 10957 & 10967 132 A St., Surrey

**Registered Arborist:** Peter Rennie

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)	<b>31</b>
<b>Protected Trees to be Removed</b>	<b>26</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	<b>1</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = 50 (No replacement tree is required for Trees #17 - #23)	<b>50</b>
<b>Replacement Trees Proposed</b>	<b>44</b>
<b>Replacement Trees in Deficit</b>	<b>8</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

(NOTE: Two dead on-site trees, one on-site shrub and one tree, which is shared ownership between the City and the neighbouring property have NOT been included in the Tree Preservation Table)

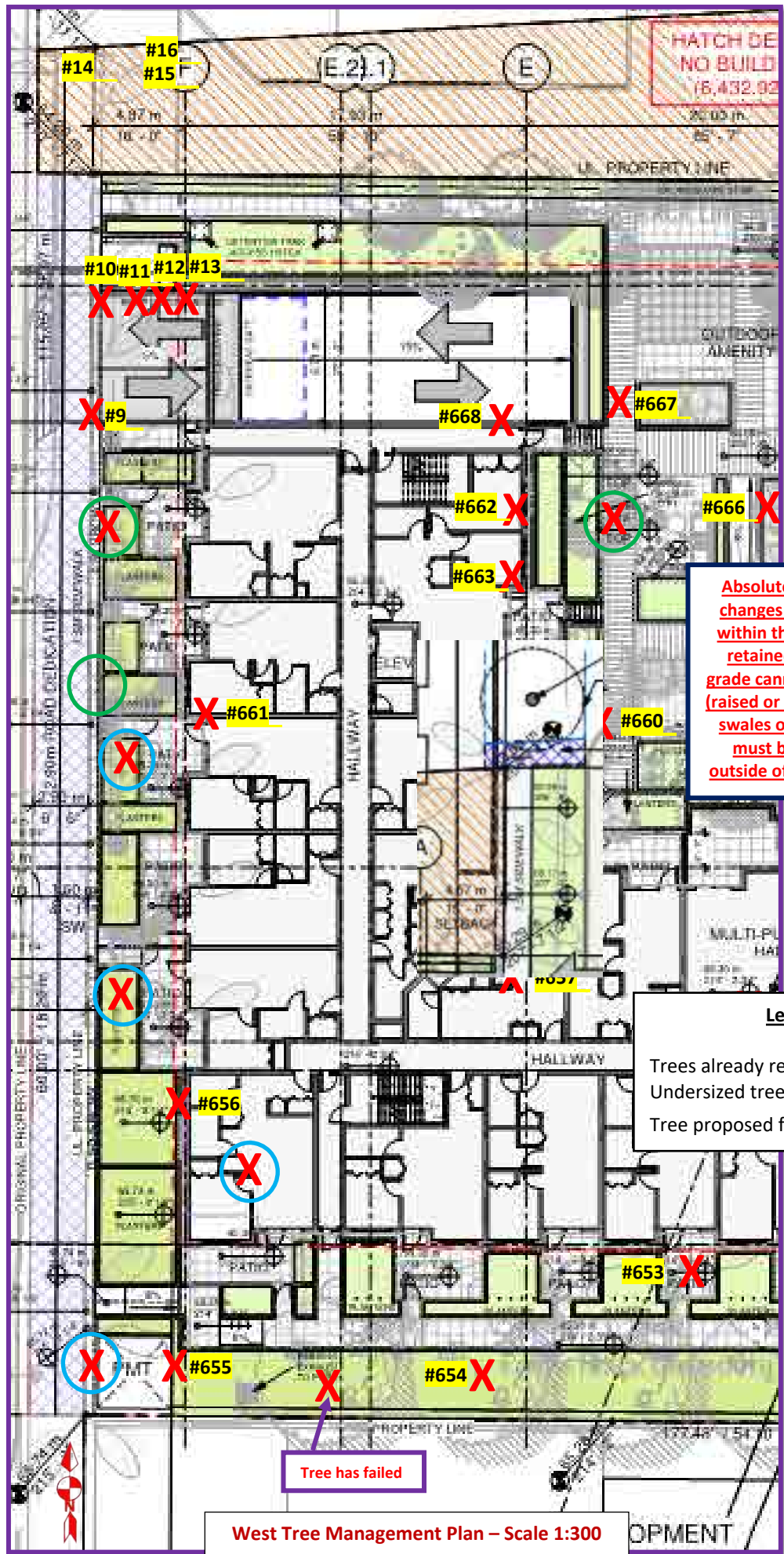
Summary, report and plan prepared and submitted by:



 \_\_\_\_\_  
 (Signature of Arborist)

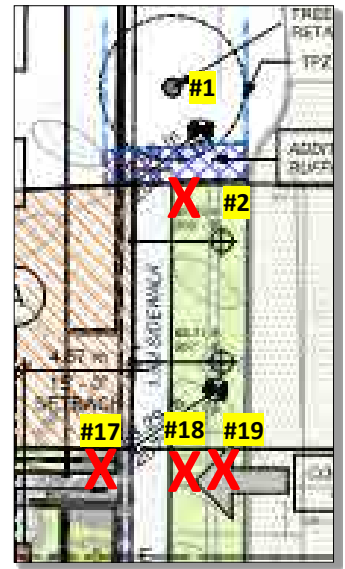
January 20, 2025

 \_\_\_\_\_  
 Date





X #2



X #17

X #18 #19

X #20

X #21

X #22

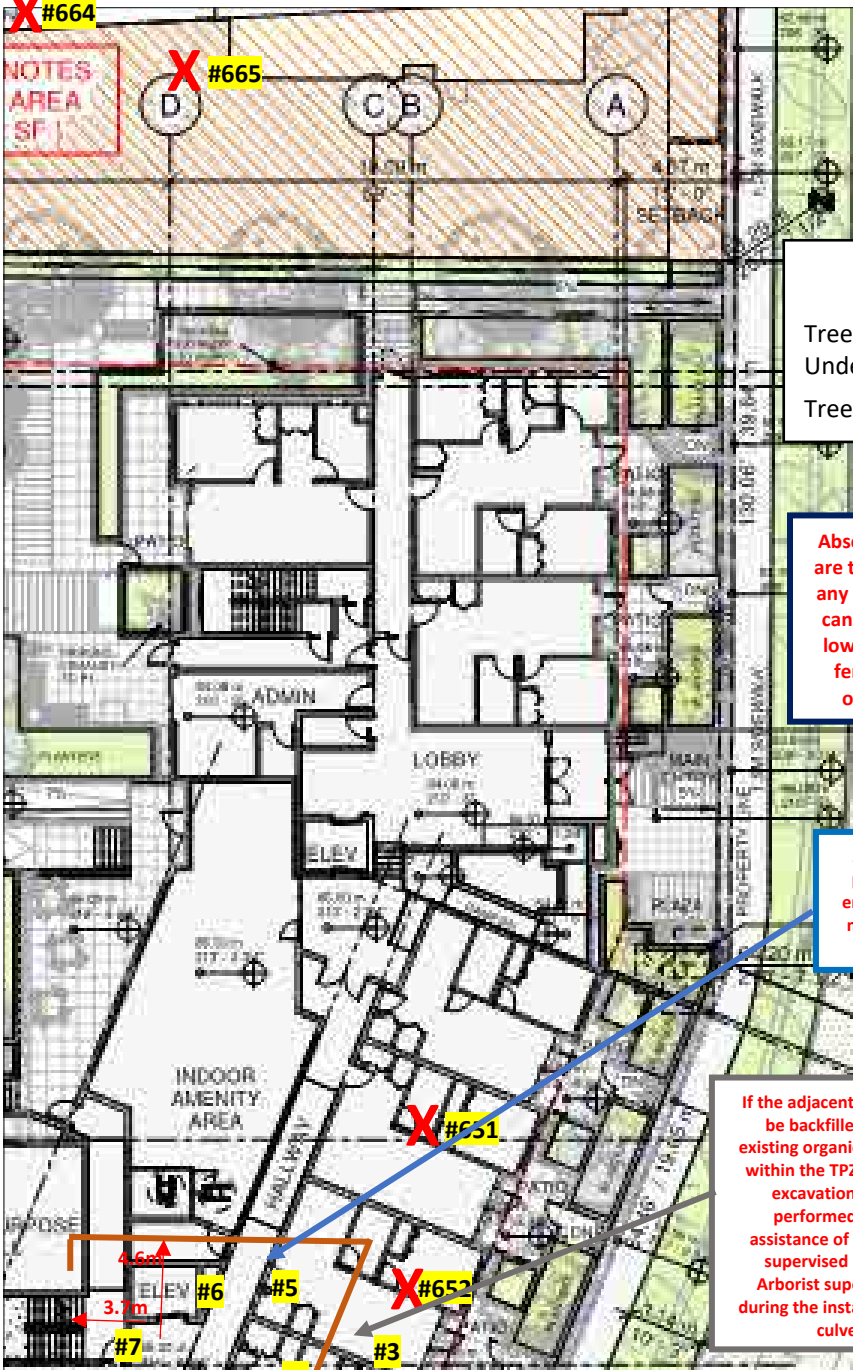
X #23

Tree #1 insert

X #664

NOTES AREA SF

X #665



**Legend**

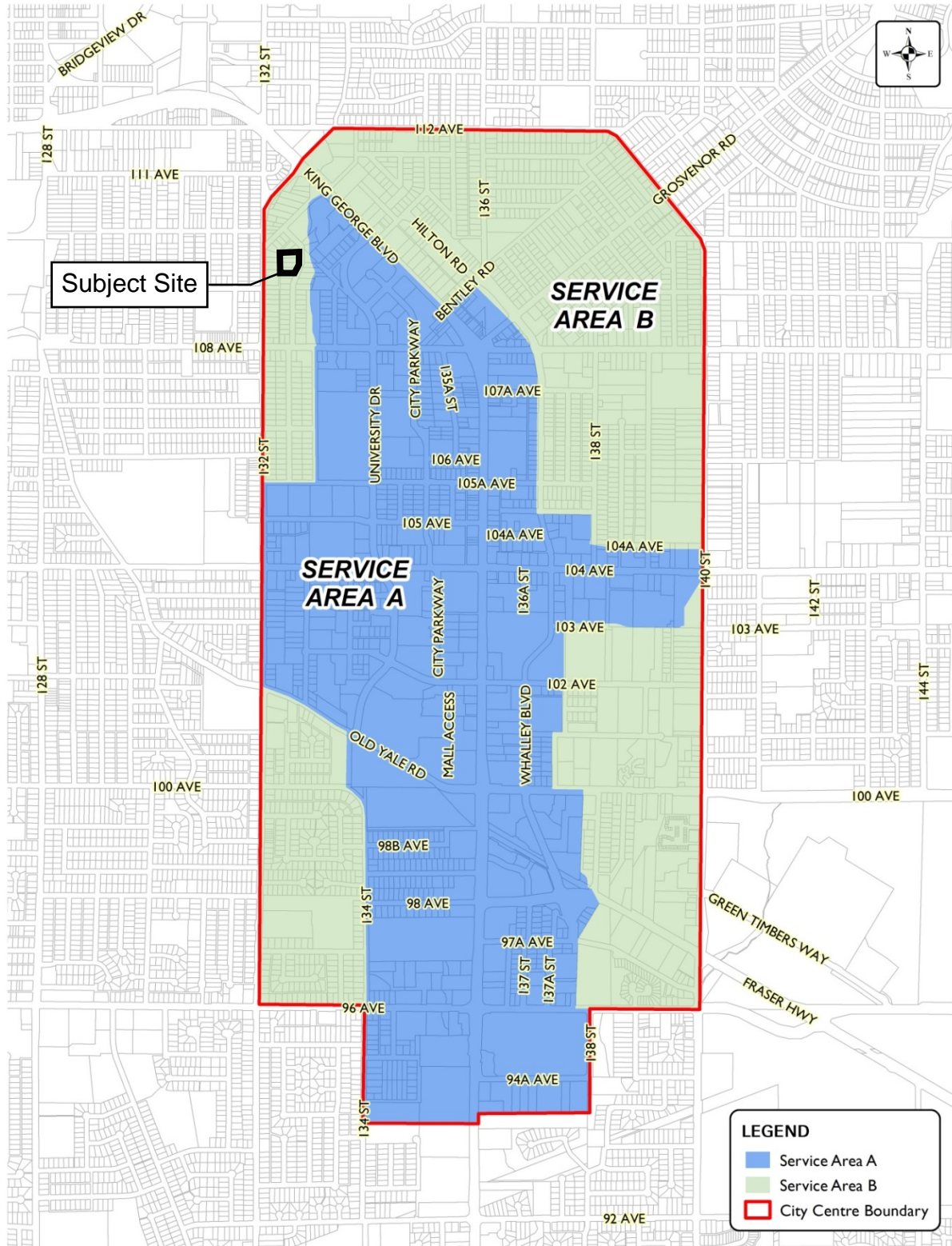
- Trees already removed ○
- Undersized trees ○
- Tree proposed for removal X

**Absolutely no grade changes are to occur within the TPZ of any retained trees; the grade cannot be altered (raised or lowered). Any swales or silt fencing must be installed outside of these Zones.**

**Any excavation for the proposed parkade that encroaches into this zone must be supervised by a Certified Arborist.**

**If the adjacent ditch within the TPZ is to be backfilled, then removal of the existing organics & deleterious materials within the TPZ & CRZ of this tree & any excavation for a culvert must be performed manually & with the assistance of equipment; this must be supervised by a Certified Arborist. Arborist supervision is also required during the installation of gravel, the new culvert & backfilling.**

East Tree Management Plan – Scale 1:300



Map 265 District Energy City Centre Service Areas