



INTER-OFFICE MEMO

TO: Mayor & Council

FROM: General Manager, Planning & Development Department

DATE: September 29, 2024 FILE: 7922-0355-00

RE: Agenda Item F.3., September 9, 2024 Regular Council – Land Use
Development Application No. 7922-0355-00
13228 - 84 Avenue

Development Application No. 7922-0355-00 is on the agenda for consideration by Council at the September 9, 2024 Regular Council – Land Use Meeting.

Staff found an error in the Recommendations section of the planning report. An Official Community Plan Amendment Bylaw is being introduced to redesignate the site from Urban to Multiple Residential for only a *portion of the site*, noted as Block A in the Block Plan.

Revised pages are attached to reflect this information correctly.

Attachments: OCP Map
OCP Bylaw No. 21385

A handwritten signature in black ink, appearing to read 'Ron Gill', is positioned below the list of attachments.

Ron Gill
Acting General Manager
Planning & Development Department

c.c. - City Manager
- City Clerk

RECOMMENDATION

The Planning & Development Department recommends that:

1. An Official Community Plan (OCP) Amendment Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from “Urban” to “Multiple Residential” **for a portion of the site as shown as Block A on the attached Block Plan**; and
 - (b) amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding a site specific permission for the subject site to permit a density of up to 2.63 FAR (net density 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 a portion of the subject site as shown as Block A on the attached Block Plan (Appendix I) from “One-Acre Residential Zone (RA)” to “Comprehensive Development (CD) Zone” and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) review of the project by the Advisory Design Panel and resolution of urban design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

CITY OF SURREY

BYLAW NO. 21385

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 amended as follows:
 - a. "Figure 3, General Land Use Designations" of the Land Uses and Densities Section is amended by changing the land use designation for the area shown ~~hatched and~~ shaded in grey on Schedule A, attached to this Bylaw as follows:

FROM: URBAN (URB)
TO: MULTIPLE RESIDENTIAL (MR)

Portion of PID: 010-548-840
Lot 17 Except: Part Dedicated Road on Plan LMP31313, South East Quarter
Section 29 Township 2 NWD Plan 5488

(Portion of 13228 – 84 Avenue)

**Shown on the Survey Plan labelled Block A, containing 7486.4 square meters,
attached as Schedule B certified correct by R. A. Rowbotham, B.C.L.S.
on the 4th day of September, 2024**

- b. "Table 7a: Land Use Designation Exceptions" is amended to include 13228 - 84 Avenue, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 21385	Multiple Residential	13228 – 84 Avenue 010-548-840 Lot 17 Except: Part Dedicated Road on Plan LMP31313, South East Quarter Section 29 Township 2 NWD Plan 5488	Density permitted up to 2.63 FAR (net density calculation)"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21385".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of July, 20 .

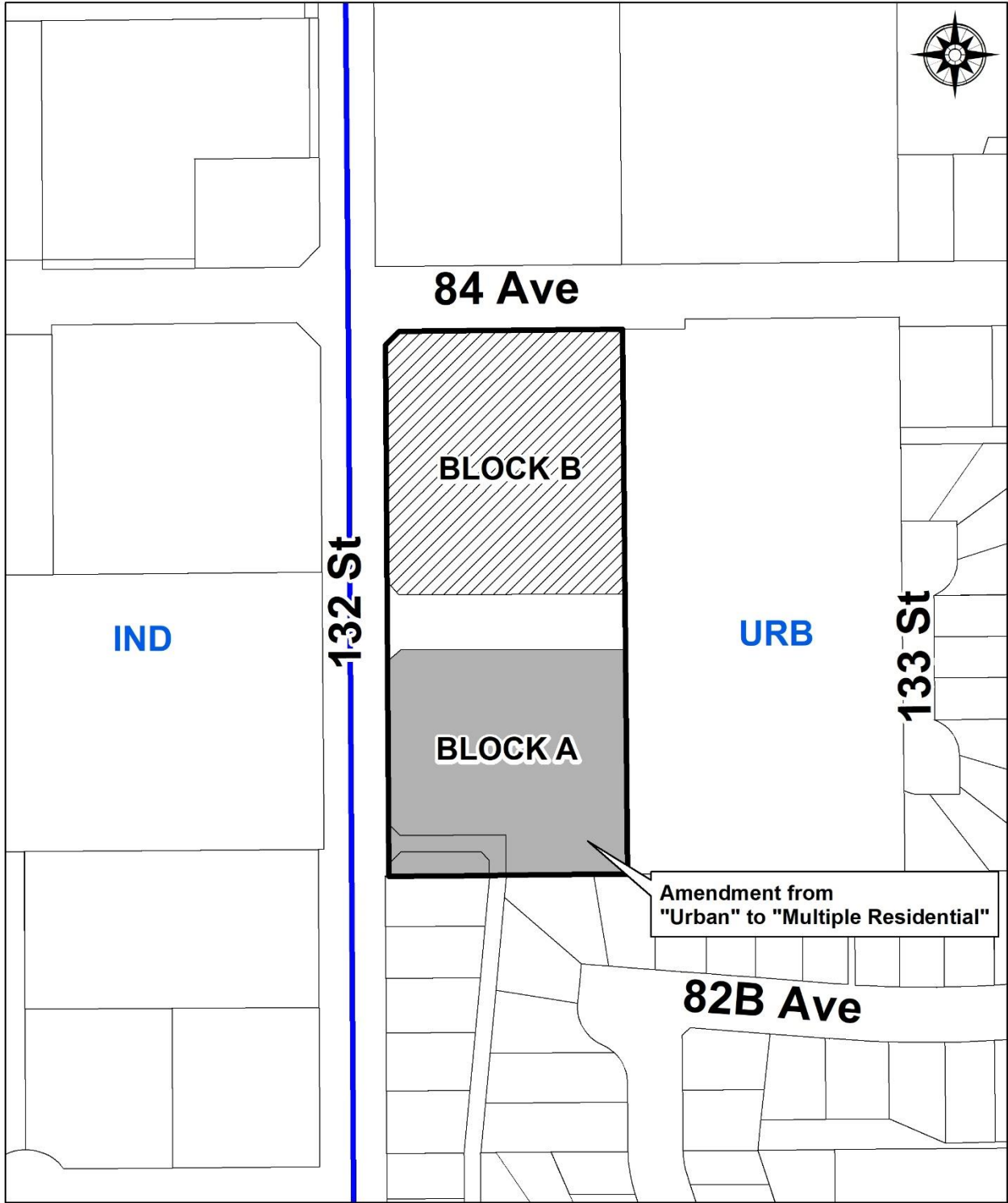
PUBLIC HEARING HELD thereon on the th day of , 20 .

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

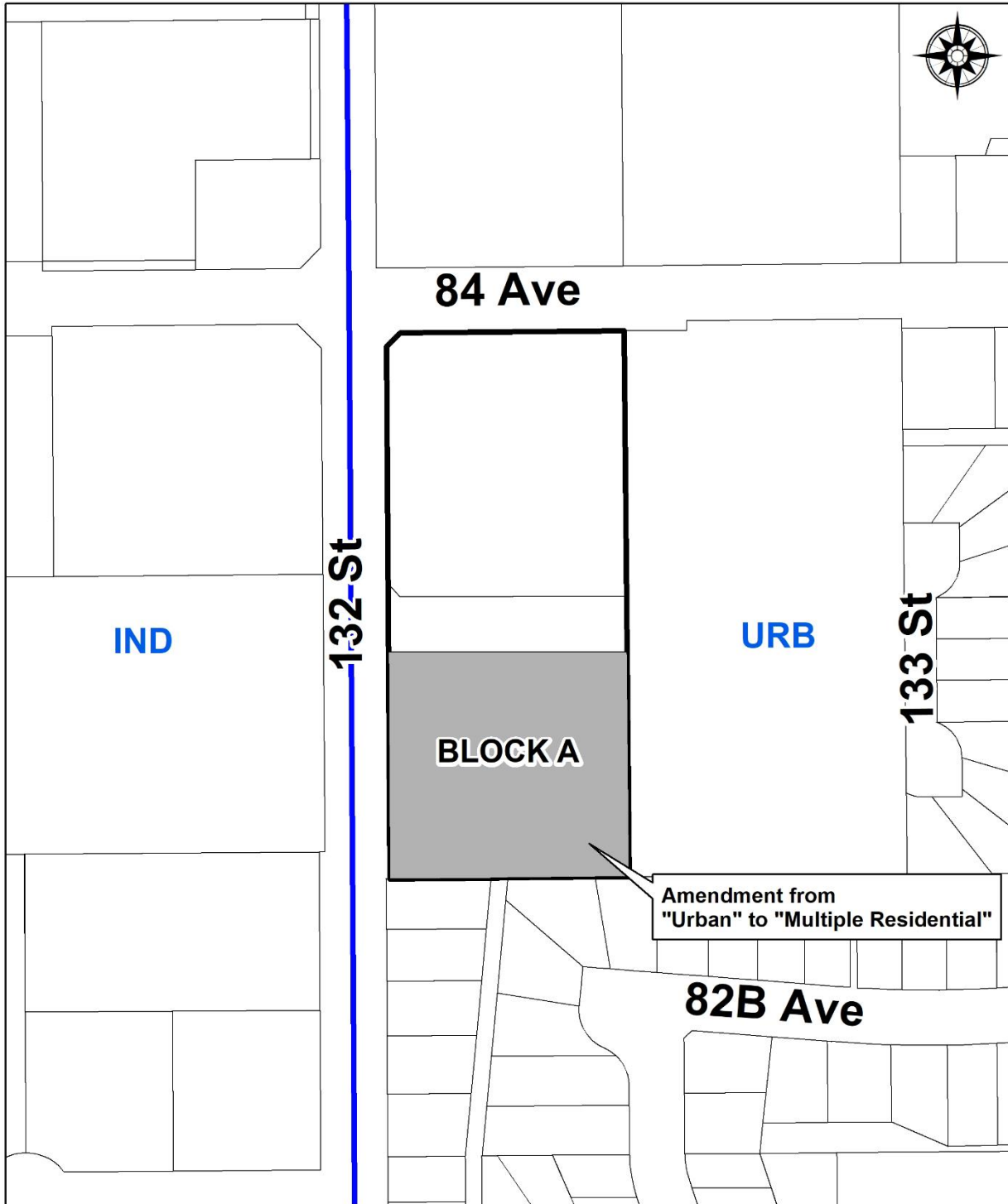



Amendment from "Urban" to "Multiple Residential"




OCP Amendment 22-0355-00
Amendment from "Urban" to "Multiple Residential"





 **CITY OF SURREY**
the future lives here.

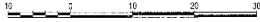
OCP Amendment 22-0355-00
Amendment from "Urban" to "Multiple Residential"



SCHEDULE B

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BY-LAW No: 21385 OF:
 LOT 17 EXCEPT: PART DEDICATED ROAD ON PLAN LMP31313, SOUTH EAST QUARTER
 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 5488

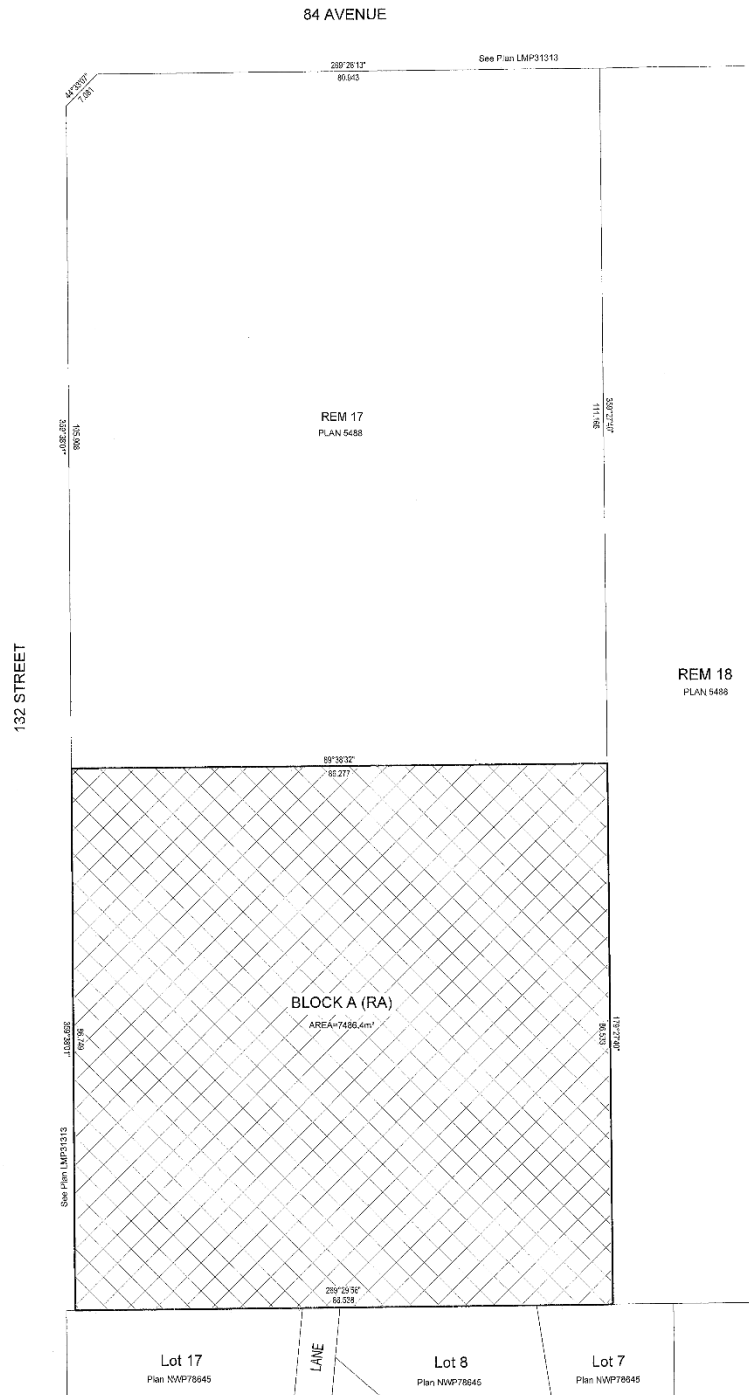
For Rezoning Purposes
 BCGS 92G 016



ALL DISTANCES IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE NOTED.
 The intended plot size of this plan is 422m in width 560mm
 in height (C Size) when plotted at a scale of 1:500



Note:
 Property boundary dimensions are derived from
 registered plan LMP31313



BENNETT LAND SURVEYING
 BRITISH COLUMBIA LAND SURVEYORS
 204-1555 249 AVENUE, SURREY, B.C. V4A 2J4
 PHONE: 604-531-4097 Fax: 604-531-6811
 email: info@bcsurveying.ca

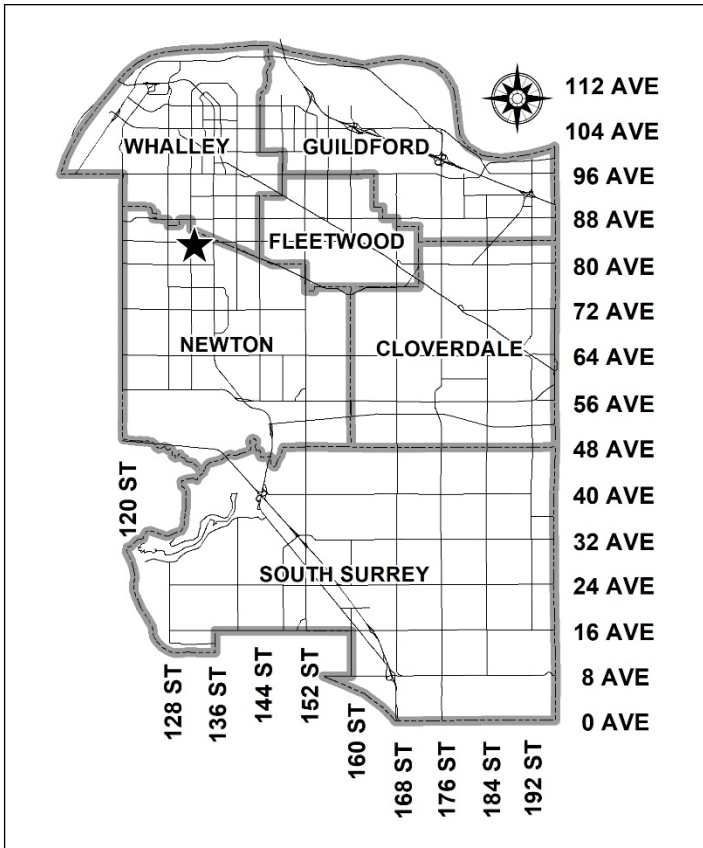
File No 1809-20013 BLOCK PLAN SEPT 2024



ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0355-00

Planning Report Date: September 9, 2024



PROPOSAL:

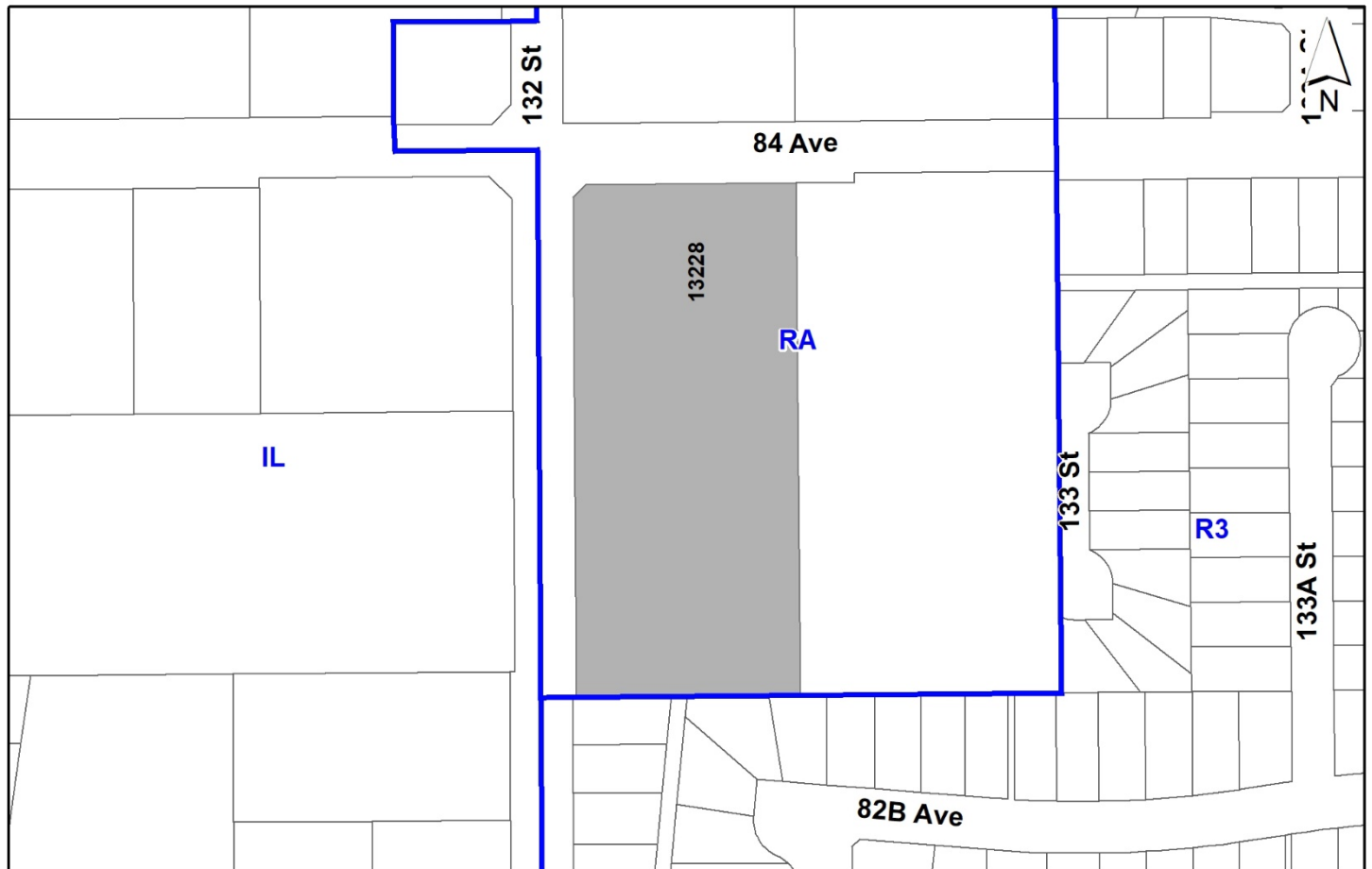
- **OCP Amendment** from Urban to Multiple Residential
- **OCP Amendment** to allow a density of 2.63 FAR within the Multiple Residential designation
- **Rezoning from RA to CD** based on RM-70
- **Development Permit**

to permit the development of two six-storey apartment buildings.

LOCATION: 13228 - 84 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to draft Development Permit for Form & Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to allow for a density of 2.63 FAR within the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- At the September 25, 2023 Regular Council – Land Use, Council considered a development proposal for 44 townhouses on a portion of the site and directed that the application be referred back to staff to explore the opportunity of more density under Council Resolution No. RES.R23-1824.
- The proposed development will provide housing options in the local neighbourhood and at the intersection of two major arterial roads. Furthermore, the development is adjacent to employment uses that will allow residents an opportunity to work close to where they reside.
- The subject site is located approximately 700 metres to a Frequent Transit Network (FTN) along King George as well as within walking distance of existing transit service and rapid transit bus (King George R1).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An Official Community Plan (OCP) Amendment Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from “Urban” to “Multiple Residential”; and
 - (b) amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding a site specific permission for the subject site to permit a density of up to 2.63 FAR (net density 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 a portion of the subject site as shown as Block A on the attached Block Plan (Appendix II) from “Acreage Residential (RA)” to “Comprehensive Development (CD) Zone” and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) review of the project by the Advisory Design Panel and resolution of urban design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to 84 Avenue and 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant for “no build” on proposed Lot 1 until future development approvals are acheived;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption; 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	OCP Designation	Existing Zone
Subject Site	Agriculture	Urban	RA
North (Across 84 Avenue):	Single Family Residential	Urban	RA
East:	Local Farm Operation	Urban	RA
South:	Single Family Residential	Urban	R3
West (Across 132 Street):	Industrial	Industrial	IL

Context & Background

- The subject site consists of one property with an area of 4.2 acres (1.7 hectares). The site is not located within a Secondary Plan area. Only approximately the southern half of the property is subject to the proposed apartment development with the northern portion remaining as a remnant parcel held for future apartment development.
- There is a Class A stream that traverses the northern portion of the property from east to west. This streamside area is located outside the proposed development portion under the subject application, which is not impacted.

- The subject site is designated “Urban” In the Official Community Plan, currently zoned "Acreage Residential (RA)" and is vacant.
- Council previously considered Development Application No. 7922-0355-00 on the subject site which proposed an OCP Amendment from “Urban” to “Multiple Residential”, Rezoning from “Acreage Residential (RA)” to “Multiple Residential 30 Zone (RM30)”, subdivision into one townhouse lot, and one remnant lot, and a Development Permit to allow for a 44-unit townhouse development. The proposal was introduced to Council on September 25, 2023 for consideration of First and Second Reading. Council Resolution No. RES.R23-1824 referred the application back to staff to explore the possibility of more density on this site.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 270 dwelling units with underground parking, the applicant proposes the following:
 - OCP Amendment from “Urban” to “Multiple Residential”;
 - OCP Amendment to allow a higher density of 2.63 FAR in the Multiple Residential designation for the site;
 - Rezoning from “Acreage Residential (RA)” to “Comprehensive Development Zone (CD)” (based on the “Multiple Residential 70 Zone [RM-70]”);
 - Development Permit for Form and Character; and
 - Subdivision into two (2) lots (one remnant northern parcel and the southern parcel for two proposed apartment buildings).
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	17,036 square metres
Road Dedication:	2,426 square metres
Remnant Lot Area:	8,400 square metres
Net Site Area:	6,201 square metres
Number of Lots:	2
Floor Area Ratio (FAR):	2.63 FAR
Residential Units:	
Studio	24
1-Bedroom	152
2-Bedroom	94
Total:	270

Referrals

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

School District: The School District has advised that there will be approximately 46 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

26 Elementary students at Newton Elementary School
12 Secondary students at Princess Margaret School

(Appendix IV)

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

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

Parks, Recreation & Culture: Dominion Park is the closest active park with amenities including playground and open greenspace and is 250 metres walking distance from the development. The future northern development application proposes to convey riparian area from the development site, which will be the closest park with natural area.

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 urban design items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- The site is approximately a 280-metre walk from bus stop 55676 which serves south bound passenger traffic on 132 Street. This stop services bus route 324 (Surrey Central Station).
- The site is approximately a 100-metre walk from bus stop 55658 which serves north bound traffic on 132 Street. This stop services bus route 324 (Newton Exchange).

Road Network & Infrastructure

- A new east-west road (83A Avenue) bisecting the site is proposed as part of this development. It will be fully dedicated and constructed to a local road standard of 20 metres wide. The road will connect to the existing 133 Street to the east when the property to the east redevelops.

- The application requires the existing 6.0 metre lane abutting the southwest property line to be constructed with an outlet to 132 Street. The lane currently has access from 132 Street from a temporary lane under a Statutory Right of Way between off-site properties (8286 and 8278 132 Street), which will be discharged and removed once the new lane and outlet has been constructed on the subject site.

Access and Parking

- The two proposed buildings will have vehicular access to underground parking from the new east-west road (83A Avenue), which will ultimately connect 132 Street to 133 Street.
- The two proposed apartment buildings will have underground parking and will provide a total of 328 parking spaces which meets the zoning bylaw requirement. Twenty-eight (28) of the proposed parking spaces are for the purposes of visitor parking and situated in the underground parkade as well.
- The applicant has also provided 364 bicycle parking spaces located in the underground parkade.

Natural Area Considerations

- Within and immediately north of the subject site is a Class A watercourse that extends through 13278 84 Avenue and northward until it connects to Mahood (Bear) Creek. The applicant is proposing no changes to the northern remnant lot. The applicant will convey the riparian area to the City at a later date when the application to the north is submitted.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated “General Urban” in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Urban” in the Official Community Plan (OCP).
- Under the OCP, the “Urban” Designation will support a maximum unit density of 72 units per hectare (30 units per acre) for sites located within a Frequent Transit Development Area (FTDA), or that abut a Frequent Transit Network, or located within an Urban Centre and or where specifically noted in an approved Secondary Plan Area.
- The proposed 6-storey apartment form and density cannot be accommodated under the Urban designation and, as such, an OCP Amendment from Urban to Multiple Residential is required to accommodate the proposal.

Amendment Rationale

- In the OCP, the “Multiple Residential” designation allows a maximum density of 1.5 FAR. For sites located within a Frequent Transit Development Area (FTDA) or Urban Centre, that abut a FTN or where specifically permitted in a Secondary Land-Use Plan, a maximum density of 2.5 FAR is permitted.
- Given that the subject site does not meet the locational criteria above that would allow a maximum density of 2.5 FAR, the applicant is proposing an Amendment to the OCP to increase the maximum permitted density under the Multiple Residential designation from 1.5 FAR to 2.63 FAR.
- The proposed development will provide housing options in the local neighbourhood and at the intersection of two major arterial roads. Furthermore, the development is adjacent to employment uses that will allow residents an opportunity to work close to where they reside.
- The subject site is located approximately 700 metres to a Frequent Transit Network (FTN) along King George as well as within walking distance of existing transit service and rapid transit bus (King George R1). A higher density multiple residential development on the subject site is supportable given that it promotes walkability and allows for greater housing choice.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

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 proposal will support various policies outlined in the OCP, including the following:
 - The proposal supports directing higher density residential land-uses to locations within close distance of neighbourhood centres (Surrey Central), along main roads (King George and 84 Avenue), near transit routes (Rapid Bus) and adjacent to major parks;
 - The proposal supports the development of a low to mid-rise apartment building with a variety of unit types to support a diversity of household sizes and composition located within walking distance of existing commercial services and transit routes; and
 - The proposed apartment building fronts onto 83A Avenue and 132 Street, with urban design features (e.g. outdoor balconies, ground-floor patio space, etc.) that promote a safe, welcoming public streetscape and urban public realm.

CD By-law

- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate proposed apartment buildings on a portion of the subject site (Appendix II). The proposed CD By-law for the 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	
Floor Area Ratio:	1.5	2.63	
Lot Coverage:	33%	50.56%	
Yards and Setbacks	7.5 m from all lot lines	North: 4.5 m South: 8.5 m East 7.5 m West 5.5 m	
Principal Building Height:	50 m	20 metres	
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings • Child care centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings 	
Amenity Space			
Indoor Amenity:	3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space; and 1.0 sq. m per lock-off suite; 4.0 sq. m per micro unit;	The applicant has proposed 232 m ² of indoor amenity area and will provide cash in lieu in accordance with Zoning By-law provisions to meet the minimum requirements.	
Outdoor Amenity:	3.0 sq. m per dwelling unit 4.0 sq. m per micro unit;	The proposed 883 m ² meets the Zoning By-law requirement.	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Residential:		297	300
Residential Visitor:		27	28
Total:			
Bicycle Spaces			
Residential Secure Parking:		324	358
Residential Visitor:		6	6

- The floor area ratio (FAR) has been increased from 1.5 net FAR in the RM-70 Zone to 2.63 net FAR in the CD Zone.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 51% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment developments.
- The reduced setbacks along frontages (132 Street, 84 Avenue) achieves a more urban, pedestrian-oriented streetscape.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

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 July 22, 2024, and the Development Proposal Signs were installed on July 25, 2024. Staff have not received any responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- A portion of the subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse along the north property line. The northern portion of the site is not being rezoned or developed at this time, therefore, the Streamside Development Permit will be deferred until the applicant redevelops the north remnant parcel.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 270 dwelling units with underground parking.
- The unit mix is comprised of 24 studio, 152 1 Bedroom and 1 Bedroom plus Den, 94 Two Bedroom units.
- The dwelling units range in size from 29 square metres for a studio to 73 square metres for the largest two-bedroom apartment.
- The design of the building is contemporary with a flat roof. The buildings are comprised of a 6-storey stepped façade, along all elevations, with a two-storey townhouse expression as well as individual entries at-grade facing the street. The uppermost storey of all elevations have been stepped back, and at the rear of the site (south), two storeys have been stepped back to mitigate the perceived building height and massing as well as allow some additional privacy for adjacent low density residential.
- The western elevation, fronting 132 Street, incorporates a variety of façade materials including hardie shingles and brick, that extend to the uppermost storeys which provide visual interest and anchors the building to the street. The building materials are supplemented by black vinyl aluminum windows, aluminum railings, painted hardi board panels, glass and metal canopies as well as vinyl soffits.
- The building orientation ensures the units will provide strong observation of the public realm with active rooms facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.

Indoor Amenity Space

- The Zoning By-law requires a minimum of 827 square metres of both indoor and outdoor amenity spaces be provided. The applicant is proposing that 232 square metres of indoor amenity space be provided with a cash in lieu contribution required to meet Zoning By-law requirements.
- The proposed indoor amenity spaces are located at the northeast corner of Building 1, and northwest corner of Building 2, and provide direct access to the common outdoor amenity space located within the central courtyard.
- The indoor amenity spaces will include a gym, kitchen and lounge space.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is located within the central courtyard and consists of outdoor seating area, and a small children's playground structure and a community garden.
- The proposed outdoor amenity space is roughly 883 square metres which meets the minimum outdoor amenity space requirement, per the Zoning Bylaw.
- The applicant has worked with staff to develop a layout that responds to grade changes on-site and addresses interface concerns by providing increased setbacks along the southern boundary which reduces the overall visual impact of the proposed development on adjacent single-family homes. Additional landscaping changes are required and will be finalized prior to Final Approval.
- The applicant is proposing to retain off-site trees along the south property line to supplement the proposed on-site landscaping, soften the edges, buffer the building massing and provide greater privacy for adjacent single family homes.
- Each apartment unit that faces onto the street frontages will provide an "eyes-on-the street" function with active rooms facing toward the public realm.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

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:
 - *Confirmation of grading at the east and south property lines, so that that the grading meets existing grades without any retaining occurring on the subject site at least 1 metre from the property line;*
 - *Clarification of grading around the southerly trees to ensure they can be retained, or to include changes to ensure that the trees can be retained;*
 - *Confirm accessible movement to and through the proposed courtyard;*
 - *Continue design development of the townhouse expression of the porticos, and other design elements; and*
 - *Provision of a treed boulevard along the lane at the south to provide privacy and comfort for residents (3 metre buffer).*
- A detailed list of Urban Design and Landscape comments has been provided to the applicant. The applicant has agreed to resolve these prior to the project being considered for Final Adoption.

TREES

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Grand Fir	6	1	5
Total (excluding Alder and Cottonwood Trees)	6	1	5
Additional Trees in the Riparian Area	38	0	38
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		67	
Total Retained and Replacement Trees Proposed		105	

- The Arborist Assessment states that there are a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. 38 existing trees, approximately 86 % of the total trees on the site, are Alder and Cottonwood trees and located within the riparian area. The applicant proposes to retain 5 trees as part of the development. The proposed tree retention was

assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional 38 protected trees that are located within the proposed riparian area. The trees within the riparian area will 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. As there is only 1 tree being removed, a replacement of 2 trees will be required for this site.
- A cedar hedge is located along the west perimeter of the property. Compensation will be required for any trees that are proposed for removal. The applicant will work with staff to revise the Arborist Report and Landscape Plans to confirm any trees that are to be removed, and to confirm any required payment under the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

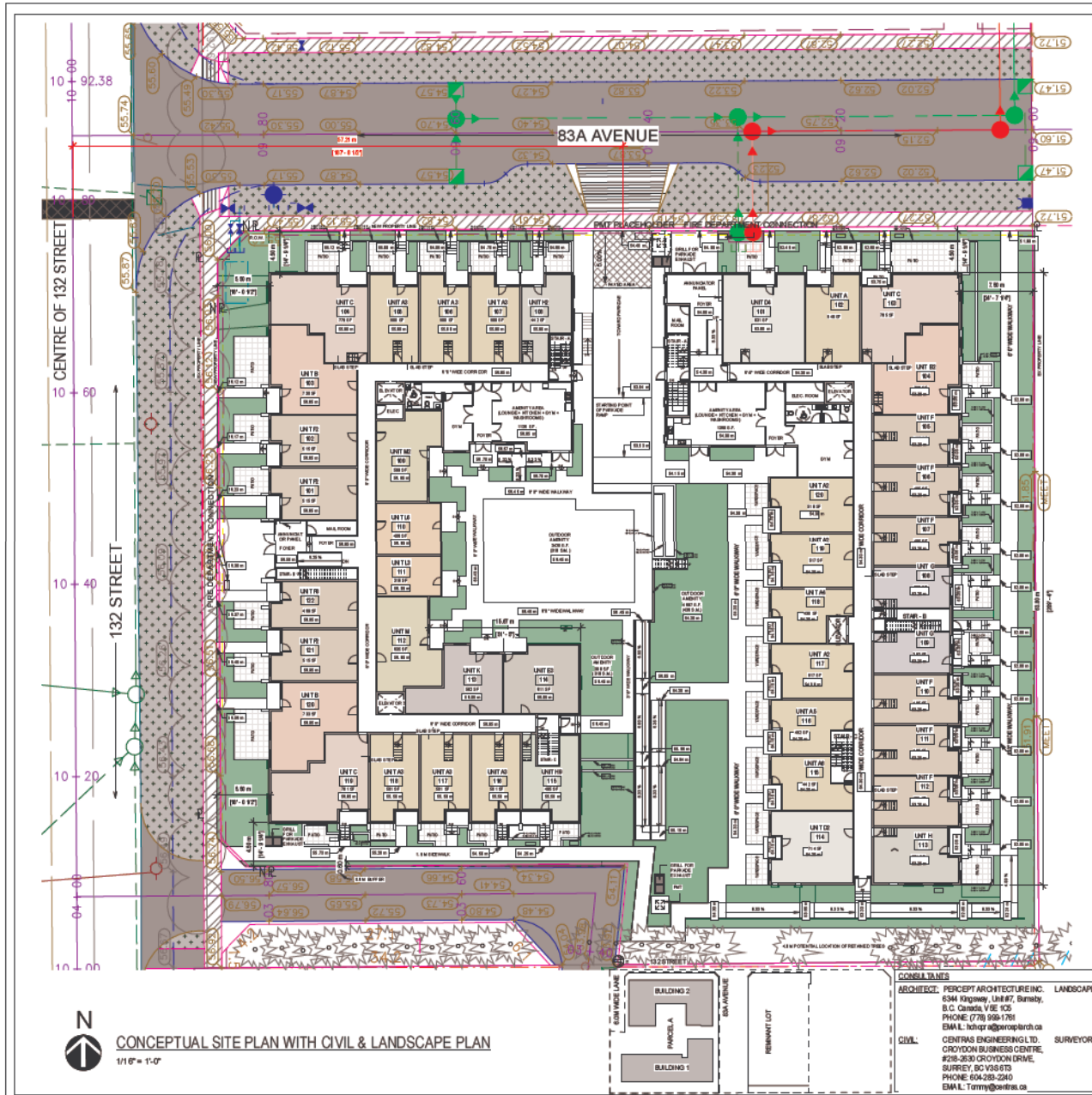
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	OCP Redesignation Map
Appendix VII.	Initial Planning Report No. 7922-0355-00 dated September 25, 2023

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

HS/cm



DEVELOPMENT DATA FOR PARCELS A + C (SOUTH PARCELS)	
LEGAL DESCRIPTION	LOT 17 EXCEPT PART DEDICATED ROAD ON PLAN LMB151L BE QUARTER SEC24, SP 2, LIND PLAN 056
CIVIL ADDRESS	13238 84 AVE, SURREY
ZONING	CBASD28 ON RM70
LOT AREA	GROSS SITE AREA: 163,371 SQ. FT. (3,768 SQ. YD.)
PROPOSED DENSITY	NET DENSITY: 182.6 U.P.A. (401 U.P.H.A.)
RESIDENTIAL AREA	175,800 SQ. FT. (4,011 SQ. YD.) (EXCLUDING AMENITY)
AMENITY	OUTDOOR: REQUIRED 3.0 M ² U.P.A. X 280 UNITS = 70,360 M ²
	REQUIRED 4.0 M ² U.P.A. X 270 UNITS = 10,800 M ²
	TOTAL REQUIRED 70,360 M ²
	PROVIDED TOTAL UNITS 270 UNITS = 89,310 M ²
INDOOR	REQUIRED (MINIMUM) = 74 M ²
	REQUIRED 4.0 M ² U.P.A. X 270 UNITS = 10,800 M ²
	TOTAL REQUIRED 10,800 M ²
	PROVIDED 10,800 M ²
F.A.R. ON GROSS	PROPOSED 0.86 (ON TOTAL PARCELS A+B+C+NEW ROAD+UNDEVELOPABLE AREAS)
F.A.R. ON NET	PROPOSED 2.42 (PARCELS A+PARCELS C)
LOT COVERAGE ON NET	PROPOSED 0.65% = 33,888 SQ. FT.
	REQUIRED RESIDENTIAL 1.1 PER UNIT X 270 UNITS = 297 SPACES
PARKING	PROVIDED 300 SPACES
	REQUIRED VISITOR 0.1 PER UNIT X 270 UNITS = 27 SPACES
	PROVIDED 27 SPACES
	REQUIRED ACCESSIBLE (2% OF TOTAL NO. OF PARKING SPACES) = 5 SPACES
PROVIDED 5 SPACES	
REQUIRED SMALL CARS (80% OF TOTAL NO. OF PARKING SPACES) = 238 SPACES	
PROVIDED 238 SPACES	
BICYCLE	REQUIRED RESIDENTIAL 1.2 PER UNIT X 270 UNITS = 324 SPACES
	PROVIDED 324 SPACES
BUILDING HEIGHT	PROPOSED 6 STOREY (20.30M)
	REQUIRED 6 STOREY (20.30M)
SERVICES	NORTH (ALONG FUTURE ROAD) 4.50 M @ 6.00 M @ 5 P.S. @ LVL.
	SOUTH (ALONG ADJACENT LOT) 8.50 M @ 13.00 M @ 5 P.S. @ LVL.
	EAST (ALONG ADJACENT LANE) 7.50 M @ 9.00 M @ 5 P.S. @ LVL.
	NORTH (ALONG FUTURE ROAD) 4.50 M @ 6.00 M @ 5 P.S. @ LVL.
SERVICES (BUILDING 3 - WEST)	SOUTH (ALONG LANE) 8.50 M @ 13.00 M @ 5 P.S. @ LVL.
	WEST (ALONG 132 STREET) 5.50 M @ 1.00 M @ 5 P.S. @ LVL. UP TO TRANSITION POINT @ 5 P.S. @ LVL.

F.A.R. CALCULATION	INDEX
SITE AREA: 163,371 SQ. FT.	A-100 TITLE SHEET
PARCELS A NET AREA: 1,610 SQ. FT.	A-102 CONCEPTUAL SITE PLAN WITH CIVIL PLAN
PARCELS C NET AREA: 1,610 SQ. FT.	A-103 OVERALL SITE PLAN
TOTAL NET AREA: 3,220 SQ. FT.	A-104 PARCELS A BASE PLAN
FLOOR AREA BUILDING 1: 15,272.46 SQ. FT.	A-105 CONCEPT PLAN
MAIN FLOOR (BUILDING 1): 15,272.46 SQ. FT.	A-106 CONCEPT PLAN
SECOND FLOOR (BUILDING 1): 15,071.00 SQ. FT.	A-107 CONCEPT PLAN, FUTURE SITE CONTEXT 3D VIEW
THIRD FLOOR (BUILDING 1): 15,071.00 SQ. FT.	A-108 SHADOW ANALYSIS
FOURTH FLOOR (BUILDING 1): 15,071.00 SQ. FT.	A-109 TREE FROST
FIFTH FLOOR (BUILDING 1): 15,071.00 SQ. FT.	A-110 DETAIL SECTIONS
SIXTH FLOOR (BUILDING 1): 15,071.00 SQ. FT.	A-111 DETAIL SECTIONS
TOTAL BUILDING 1: 75,357.46 SQ. FT.	A-112 MAIN FLOOR PLAN
MAIN FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-113 MAIN FLOOR UNIT PLAN
SECOND FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-114 SECOND - FOURTH FLOOR UNIT PLAN
THIRD FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-115 SIXTH FLOOR PLAN
FOURTH FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-116 FIFTH FLOOR UNIT PLAN
FIFTH FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-117 UPPER PARADE PLAN
SIXTH FLOOR (BUILDING 2): 14,754.84 SQ. FT.	A-118 MAIN PARADE PLAN
TOTAL BUILDING 2: 73,764.36 SQ. FT.	A-119 LOWER PARADE PLAN
TOTAL BUILDING 1+2: 149,121.82 SQ. FT.	A-120 BUILDING ELEVATIONS
F.A.R. ON NET: 2.42	A-121 BUILDING ELEVATIONS
	A-122 BUILDING ELEVATIONS
	A-123 BUILDING SECTIONS
	A-124 BUILDING SECTIONS
	A-125 BUILDING SECTIONS
	A-126 3D VIEWS

UNIT TYPE	SOFT FLOOR UNITS	SOFT FLOOR UNITS
A_1 1 BED + 1 BATH + DEN	549	A_3 1 BED + 1 BATH + DEN
A_2 1 BED + 1 BATH + DEN	507	B_1 2 BED + 2 BATH
A_4 1 BED + 1 BATH	430	B_2 2 BED + 2 BATH
A_5 1 BED + 1 BATH	462	B_3 2 BED + 1 BATH
A_6 1 BED + 1 BATH	442	B_4 2 BED + 1 BATH
A_7 2 BED + 2 BATH	790	B_5 2 BED + 2 BATH
A_8 2 BED + 2 BATH	790	B_6 2 BED + 2 BATH
A_9 2 BED + 2 BATH	790	B_7 2 BED + 2 BATH
A_10 2 BED + 2 BATH	790	B_8 2 BED + 2 BATH
A_11 2 BED + 2 BATH	790	B_9 2 BED + 2 BATH
A_12 2 BED + 2 BATH	790	B_10 2 BED + 2 BATH
A_13 2 BED + 2 BATH	790	B_11 2 BED + 2 BATH
A_14 2 BED + 2 BATH	790	B_12 2 BED + 2 BATH
A_15 2 BED + 2 BATH	790	B_13 2 BED + 2 BATH
A_16 2 BED + 2 BATH	790	B_14 2 BED + 2 BATH
A_17 2 BED + 2 BATH	790	B_15 2 BED + 2 BATH
A_18 2 BED + 2 BATH	790	B_16 2 BED + 2 BATH
A_19 2 BED + 2 BATH	790	B_17 2 BED + 2 BATH
A_20 2 BED + 2 BATH	790	B_18 2 BED + 2 BATH
A_21 2 BED + 2 BATH	790	B_19 2 BED + 2 BATH
A_22 2 BED + 2 BATH	790	B_20 2 BED + 2 BATH
A_23 2 BED + 2 BATH	790	B_21 2 BED + 2 BATH
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A_26 2 BED + 2 BATH	790	B_24 2 BED + 2 BATH
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A_178 2 BED + 2 BATH	790	B_176 2 BED + 2 B



8344 Kingsway, Unit #7,
Burnaby, B.C. Canada
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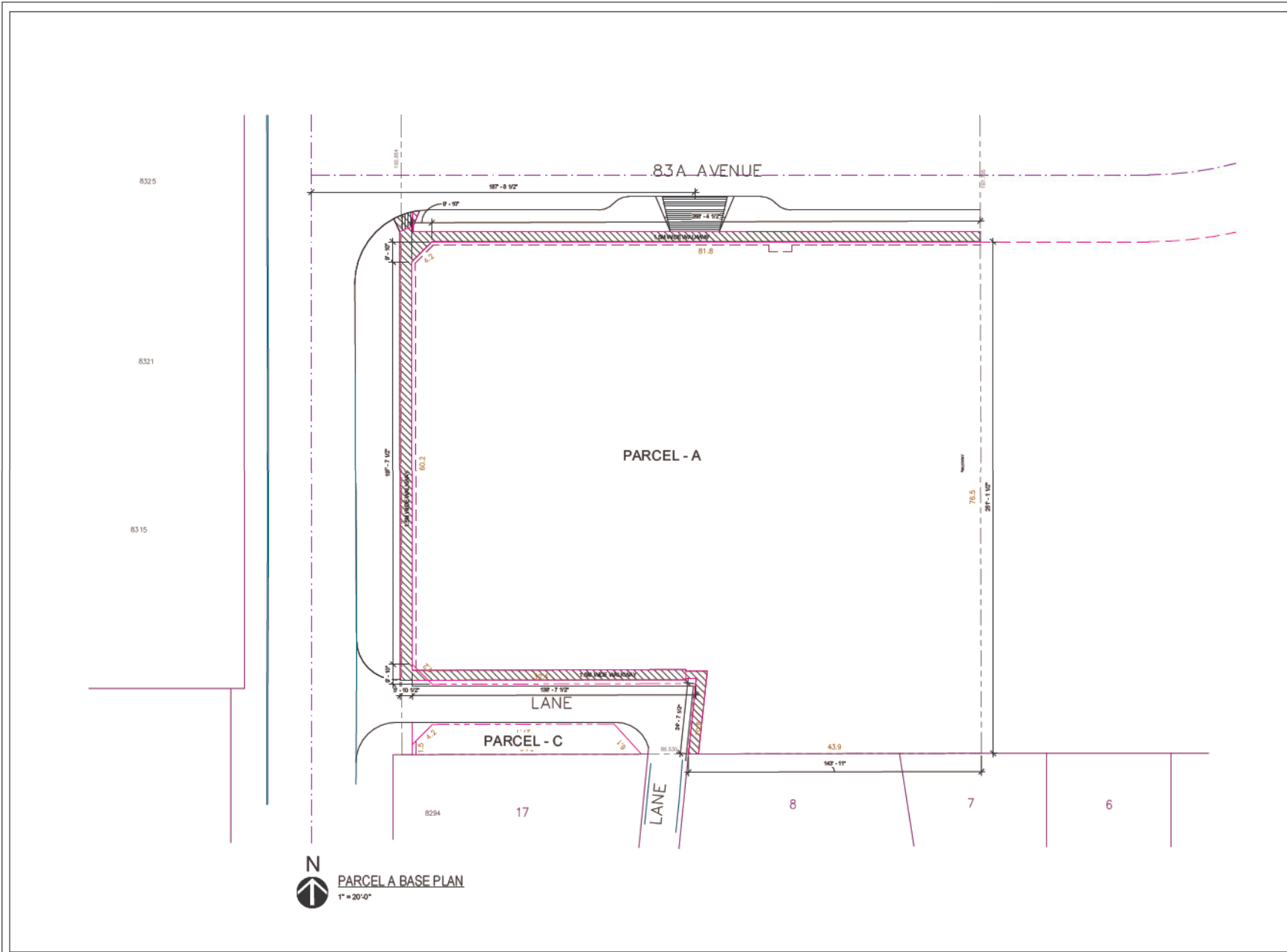
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REV#	DATE	NOTE	ISSUED FOR

CLIENT:	VALOUR DEVELOPMENT GROUP	DRAWN BY:	
PROJECT:	13238 84 Ave, Burnaby	CHECKED BY:	
SHEET CONTENTS:	PARCEL A BASE PLAN	DATE:	08/04/2024
		SCALE:	1" = 20'



PROJECT NO.	224007
SHEET NO.	A-104
REV. NO.	



8325

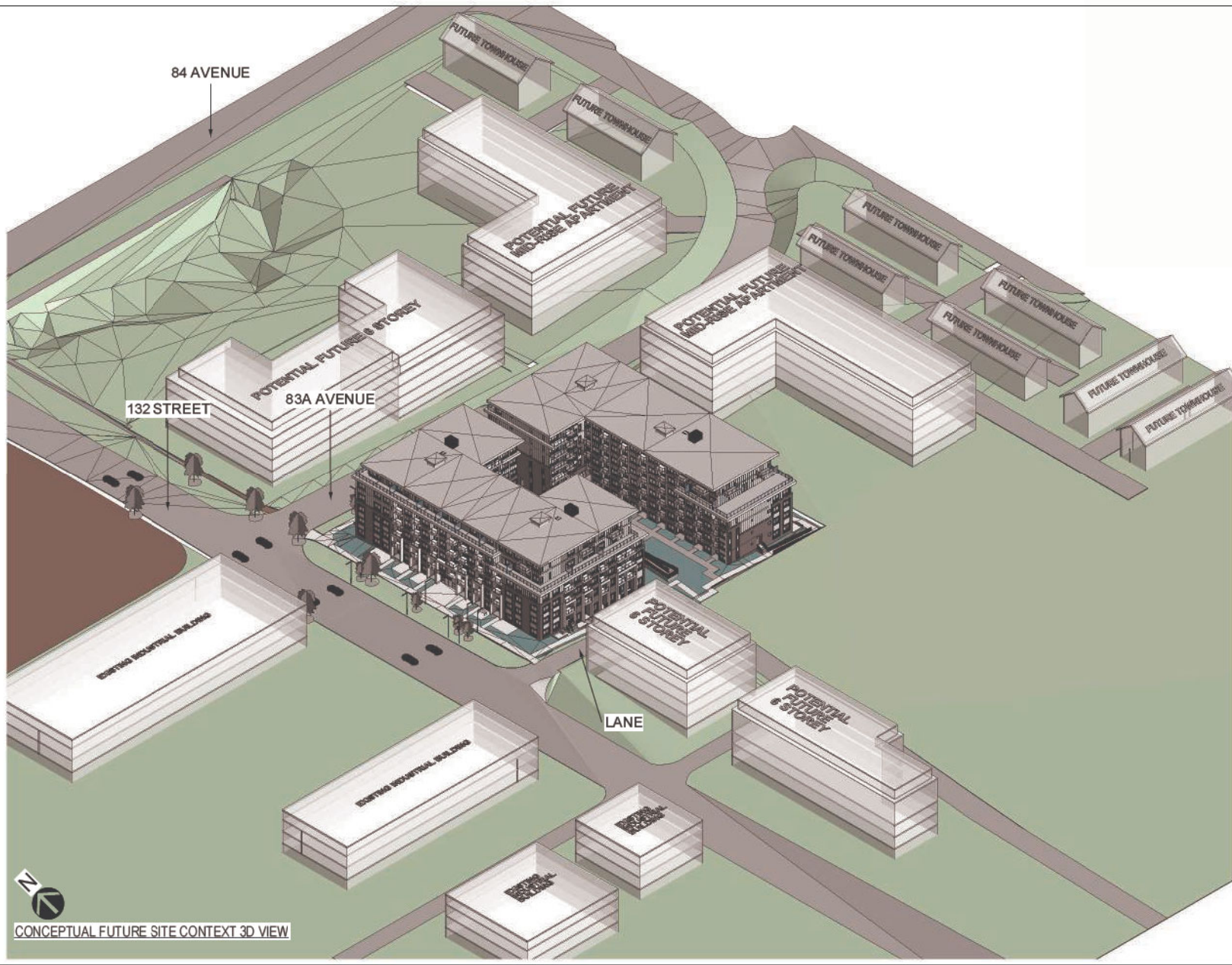
8321

8315



PARCEL A BASE PLAN

1" = 20'-0"



PERCEPT ARCHITECTURE
 8344 Kingsway, Unit #7,
 Burnaby, B.C. Canada
 V5E 1C6
 PHONE: (778) 866-1761
 EMAIL: info@perceptarch.ca

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REV#	DATE	NOTE

CLIENT: VALCOR DEVELOPMENT GROUP	DRAWN BY: MC
PROJECT: 13238 St. Ann, Burnaby	CHECKED BY: MC
SHEET CONTENTS: CONCEPTUAL FUTURE SITE CONTEXT 3D VIEW	DATE: 02/04/2024
	SCALE:

PROJECT NO: 224007
SHEET NO: A-106
REV NO:

CONCEPTUAL FUTURE SITE CONTEXT 3D VIEW



644 Kingsway, Unit #7,
Burnaby, B.C. Canada
V5E 1G6

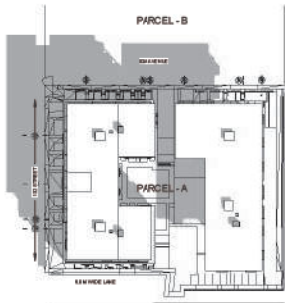
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REV#	DATE	NOTE	ISSUED FOR

CLIENT:	VALOUR DEVELOPMENT GROUP
PROJECT:	1328 St. Ann, Burnaby
SHEET CONTENTS:	SHADOW ANALYSIS
DRAWN BY:	
CHECKED BY:	
DATE:	06/24/2024
SCALE:	1/8" = 1'-0"

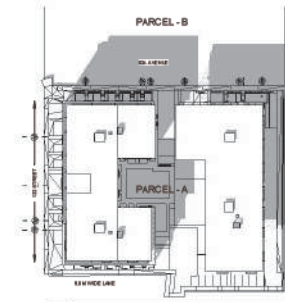
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SHEET NO:	A-108
REV. NO:	



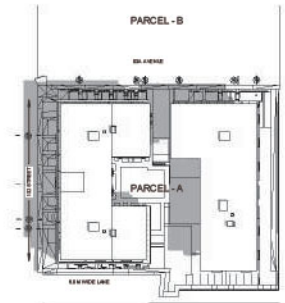
MARCH 20th, 10 AM
1/8" = 1'-0" (SPRING EQUINOX)



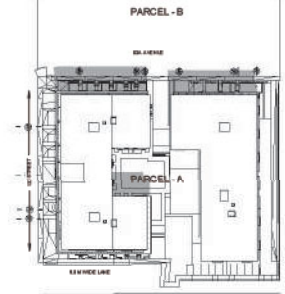
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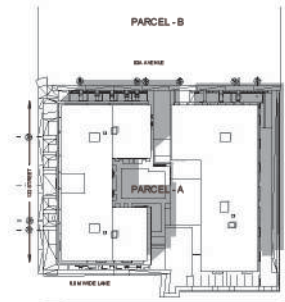
MARCH 20th, 02 PM
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JUNE 20th, 10 AM
1/8" = 1'-0" (SUMMER SOLSTICE)



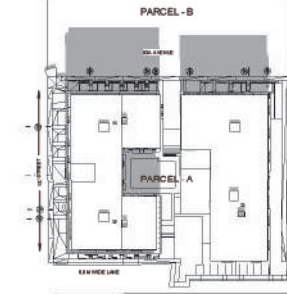
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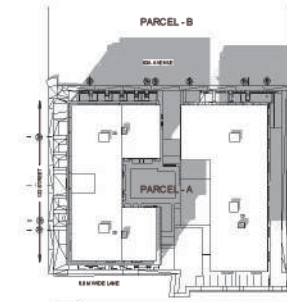
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1/8" = 1'-0" (SUMMER SOLSTICE)



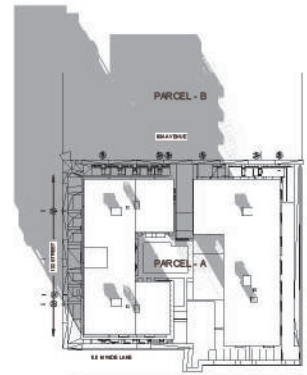
SEPTEMBER 22nd, 10 AM
1/8" = 1'-0" (FALL EQUINOX)



SEPTEMBER 22nd, 12 PM
1/8" = 1'-0" (FALL EQUINOX)



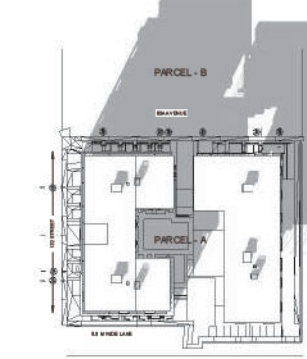
SEPTEMBER 22nd, 02 PM
1/8" = 1'-0" (FALL EQUINOX)



DECEMBER 21st, 10 AM
1/8" = 1'-0" (WINTER SOLSTICE)



DECEMBER 21st, 12 PM
1/8" = 1'-0" (WINTER SOLSTICE)



DECEMBER 21st, 02 PM
1/8" = 1'-0" (WINTER SOLSTICE)



STREETSCAPE (132 STREET)

1" = 20'-0"



STREETSCAPE (83A AVENUE)

1/16" = 1'-0"



8344 Kingsway, Unit #7,
Burnaby, B.C. Canada
V5E 1C6

PHONE: (778) 696-1761
EMAIL: info@perceptarch.ca

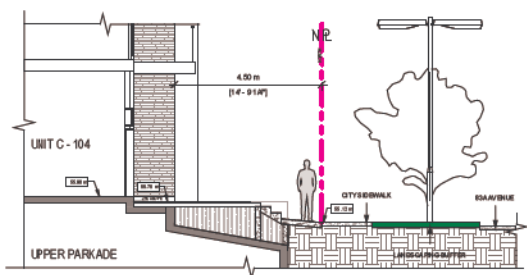
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REV#	DATE	NOTE

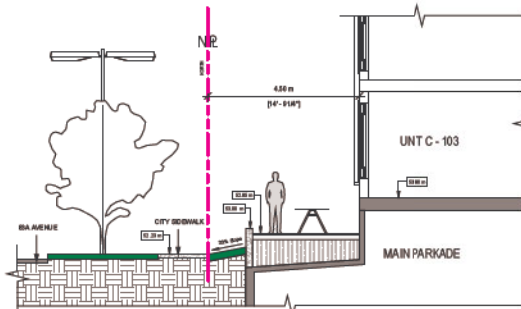
CLIENT:	VALOUR DEVELOPMENT GROUP
PROJECT:	1328 84 Ave, Burnaby
SHEET CONTENTS:	STREET SCAPE
DRAWN BY:	
CHECKED BY:	
DATE:	08/04/2024
SCALE:	1/8" = 1'-0"

PROJECT NO.	224007
SHEET NO.	A-109

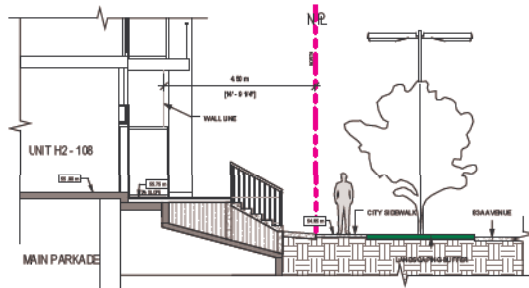
PROJECT NO.	224007
SHEET NO.	A-109



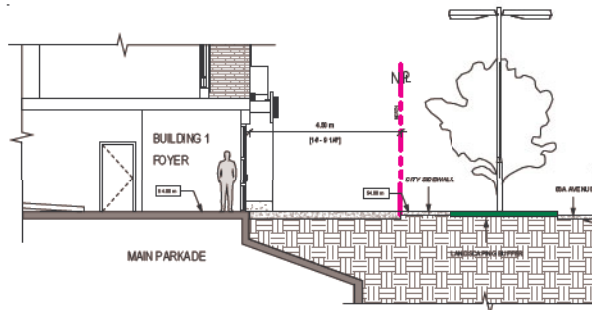
A) SECTION THROUGH UNIT C - 104 (BUILDING 2)
3/16" = 1'-0"



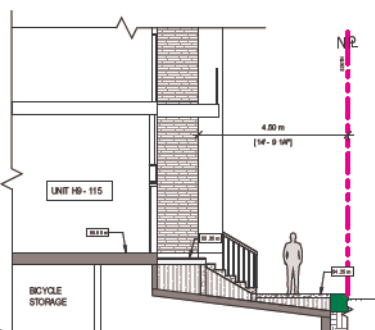
B) SECTION THROUGH UNIT C - 103 (BUILDING 1)
3/16" = 1'-0"



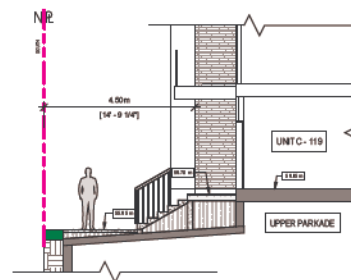
C) SECTION THROUGH UNIT H2 - 108 (BUILDING 2)
3/16" = 1'-0"



D) SECTION THROUGH ENTRANCE FOYER (BUILDING 1)
3/16" = 1'-0"



E) SECTION THROUGH UNIT H9 - 115 (BUILDING 2)
3/16" = 1'-0"



F) SECTION THROUGH UNIT C - 119 (BUILDING 2)
3/16" = 1'-0"



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WRITTEN PERMISSION OF PERCEPT ARCHITECTURE INC.

REV#	DATE	NOTE	ISSUED FOR

CLIENT:	VALOUR DEVELOPMENT GROUP
PROJECT:	13238 84 Ave, Burnaby
SHEET CONTENTS:	DETAIL SECTIONS
DRAWN BY:	IC
CHECKED BY:	NC
DATE:	08/04/2024
SCALE:	1/8" = 1'-0"

PROJECT NO.	224007
SHEET NO.	A-110
REV. NO.	

PLANT SCHEDULE				ME JOB NUMBER: 24-015
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
A	14	ACER LEUCOBETH	YVE PAWE	3 1/2" B&B 7 1/2" H&F
B	1	ACER PALMATA	JAPANESE MAPLE	8 1/2" CALIPN 5 1/2" H&B
C	1	ACER SACCHARIN FOLIOLIFLORUS	GLADESSE MAPLE	8 1/2" CALIPN 5 1/2" H&B
D	2	STYRAX JAPONICUS YUKI-GOMI	JAPANESE BIRCH	8 1/2" CALIPN 5 1/2" H&B

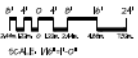
NOTES: 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER AREA COMMENTS, ROOT BALL SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 2. SPECIES AND ROOTBALL PLANT MATERIAL AVAILABLE FOR OPTIONS PROVIDED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER FRINGE AND TRAVEL VALLEY. 3. SUBSTITUTIONS DETERMINED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. TO BE SPECIFIED NATIONAL APPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, LATEST EDITION OF CATEGORIES OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORGANIC FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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SURFACE MATERIAL LEGEND

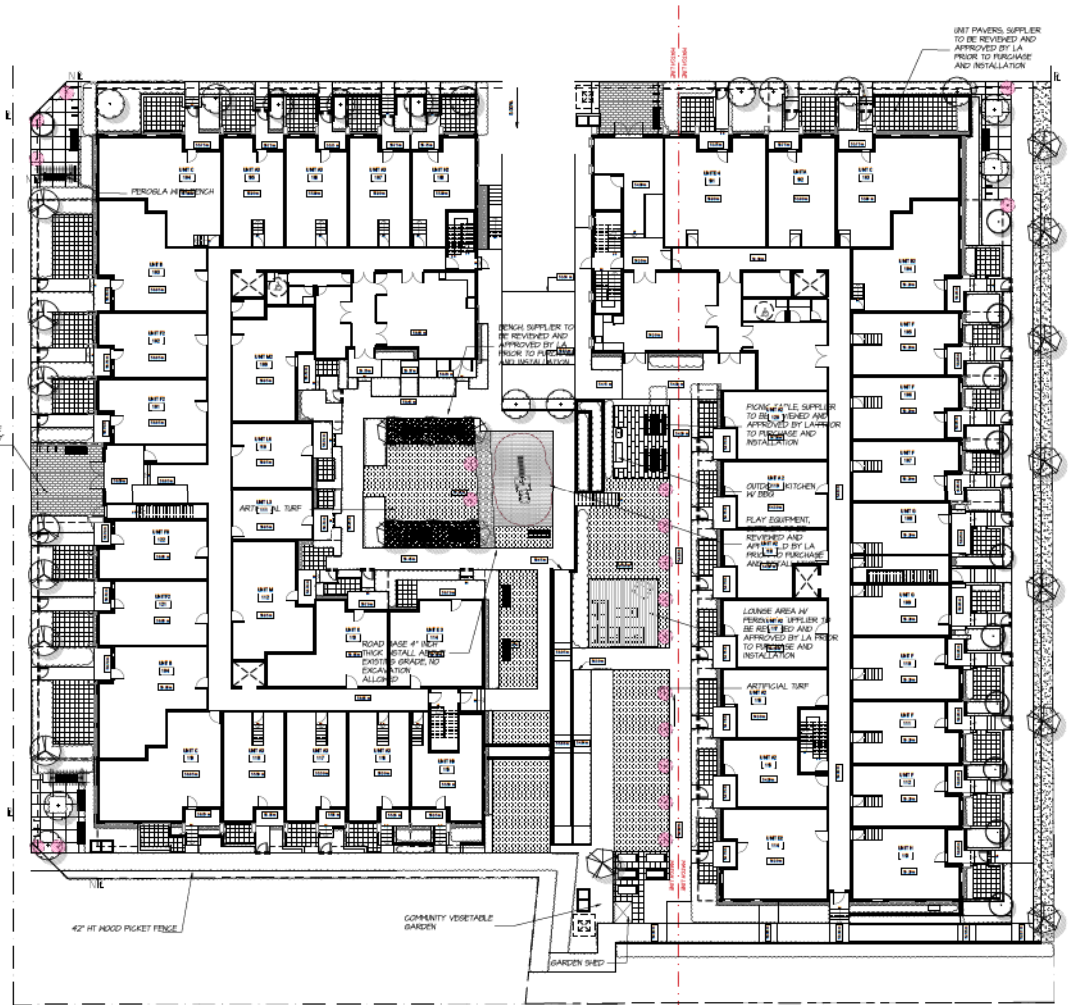
- PAVING UNIT FOR PATIO-SUPPLIER TO BE REVIEWED AND APPROVED BY LA PRIOR TO PURCHASE AND INSTALLATION TYP
- PEDESTRIAN ENTRANCE PAVING-SUPPLIER TO BE REVIEWED AND APPROVED BY LA PRIOR TO PURCHASE AND INSTALLATION TYP
- SOD LAWN
- 2" CRIP STRIP
- ARTIFICIAL TURF
- SAH CUT CONCRETE
- GRAVEL SURFACE

FENCE LEGEND

- 42" HT WOOD PICKET FENCE
- 36" HT CROSS BRACE FENCE
- 2 1/2" FT PERIMETER FENCE
- 42" HT METAL GUARD RAIL

LIGHTING LEGEND

- ROLL AND LIGHT



NO.	DATE	REVISION DESCRIPTION	DR.
1	24.04.23	REVISED PER CITY COMMENTS	SH
2	24.04.24	REVISED PER CITY COMMENTS	SH
3	24.04.24	REDEVELOPMENT PERMIT DESIGN	SH
4	24.04.24	PRELIMINARY DESIGN	SH

PROJECT:
APARTMENT BUILDING
 13228 84 AVENUE
 SURREY, BC

DRAWING TITLE:
TREE PLAN

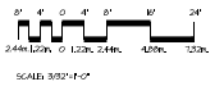
DATE: 24.04.23	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L1
DRAWN: SH	
DESIGN: SH	
CHECK: NS	

M2LA PROJECT NUMBER: **24-015**

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NO.	DATE	REVISION DESCRIPTION	DR.
4	10/2/20	REVISED PER CITY COMMENTS	SH
3	10/2/20	REVISED PER CITY COMMENTS	SH
2	10/2/20	DEVELOPMENT PERMIT CORRECT	SH
1	10/2/20	PRELIMINARY DESIGN	SH

PROJECT:
APARTMENT BUILDING
1228 84 AVENUE
SURREY, BC

DRAWING TITLE:
SHRUB (WEST) PLAN

DATE: 24.04.23	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L2
DRAWN: SH	
DESIGN: SH	
CHECK: NY	OF 8

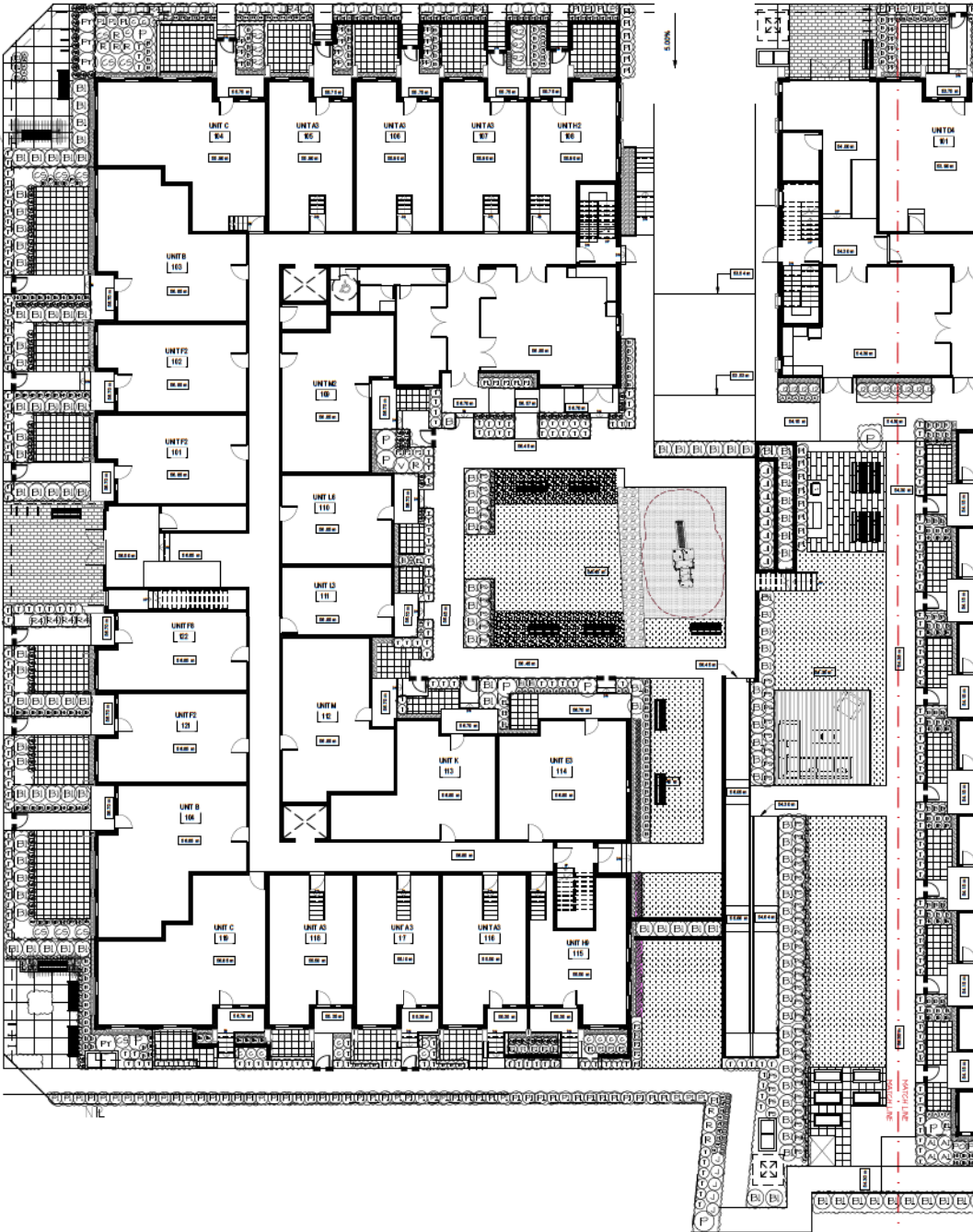
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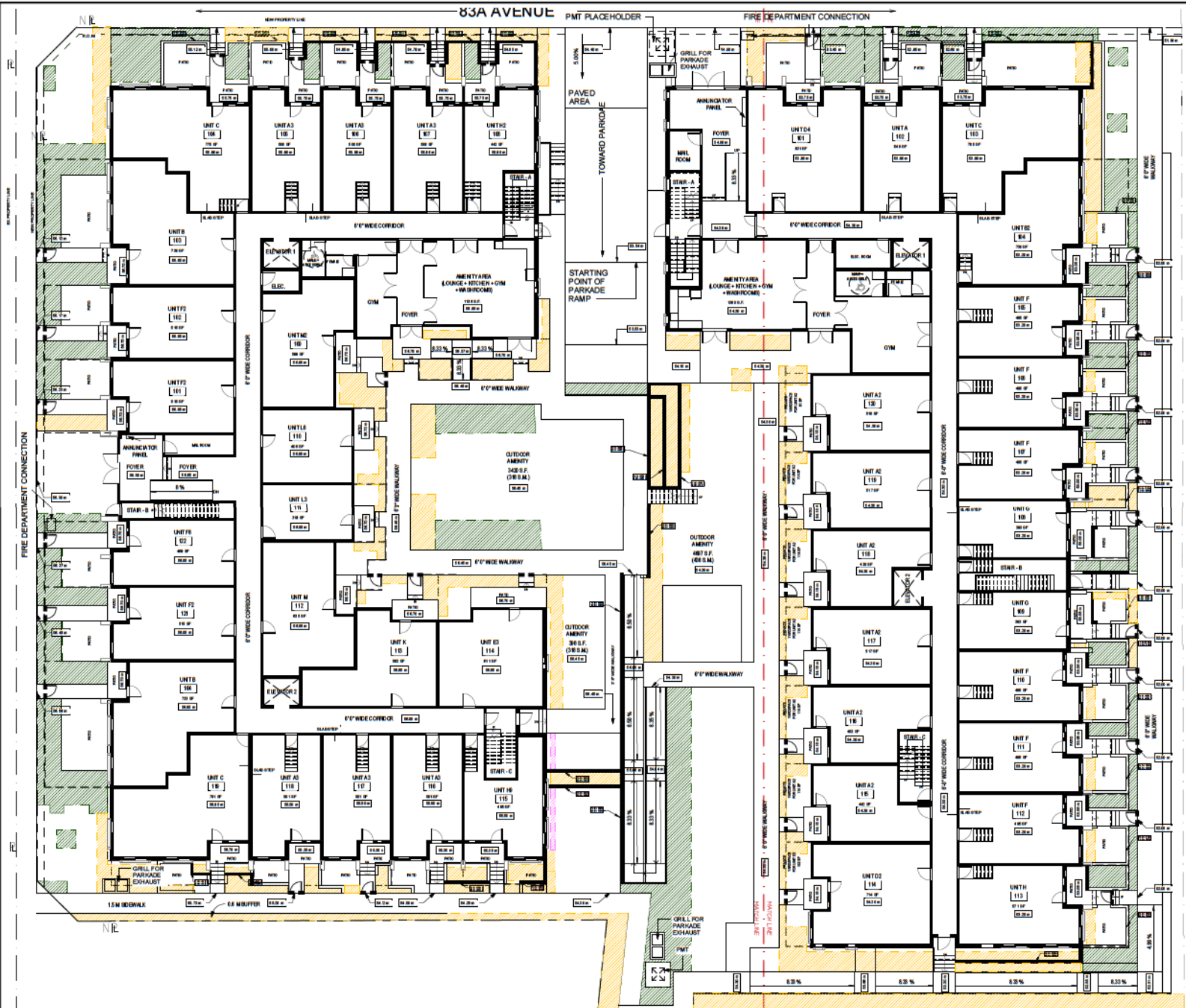
PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GR4			
A4	ARTEMISIA CANADENSIS	NIKE FOXTAIL	8' POT
A5	ARTEMISIA SERRULATA 'SILVER ICE'*	SILVER ICE ARTEMISIA	8' POT
B	BOSSIA HORTENSIS 'YAKHOI'*	YAKHOI BOSSIA	8' POT, 20" H
B1	BOSSIA SINGA VARI. 'RELIANCE'*	RELIANCE BOSSIA	8' POT, 20" H 8' POT, 20" H
C	CAREX FLACCELLATA	REEDS FROM SWIDE	8' POT
CG	CORNER SPEREA	REEDS FROM SWIDE	8' POT, 20" H 8' POT, 20" H
AB	BUXTIA PALMIA BLANCA	NIKE WHITE BUXOM	8' POT
J	JUNIPERUS COMPLANATA 'SILVER ALPINE'	YAKHOI BLUE SPREAD	8' POT
J2	JUNIPERUS COMPLANATA 'VIREA JEEP'	NIKE JEEP JUNIPER SPREAD	8' POT, 20" H 8' POT, 20" H
J3	JUNIPERUS COMPLANATA 'YAKHOI GOLD'	YAKHOI GOLD JUNIPER SPREAD	8' POT, 20" H 8' POT, 20" H
J4	JUNIPERUS COMPLANATA 'YAKHOI BLUE'	YAKHOI BLUE JUNIPER SPREAD	8' POT, 20" H 8' POT, 20" H
J5	JUNIPERUS COMPLANATA 'YAKHOI BLUE'	YAKHOI BLUE JUNIPER SPREAD	8' POT, 20" H
L	LOEBNERIA PLEATA	PRINCE ROYAL WIGGLE	8' POT, 20" H
PF	PHLOXARIS CRISTATUS 'PINKO DAVOLO'	PINKO DAVOLO	8' POT, 20" H 8' POT, 20" H
P	PERSEA FORTUNA 'SILVER STAR'	NIKE SILVER STAR	8' POT
PO	PERSEA JAPONICA 'NORDMAN TREE'	JAPANESE REDWOOD	8' POT
PI	PIRULARIA	FORGOTTEN LADLE	1' WIDE
R4	RHOXANTHUS 'YAKHOI'	YAKHOI RHOXANTHUS	8' POT
R2	RHOXANTHUS 'YAKHOI BLUE'	YAKHOI BLUE RHOXANTHUS	8' POT
R	RHOXANTHUS 'YAKHOI BLUE'	YAKHOI BLUE RHOXANTHUS	8' POT
D	DIERISIA VAGANDE	NIKE VAGANDE	8' POT, 20" H
T	TAXUS 'YAKHOI BLUE'	YAKHOI BLUE TAXUS	8' POT, 20" H 8' POT, 20" H
V	VIBURNUM 'YAKHOI BLUE'	YAKHOI BLUE VIBURNUM	8' POT
GR50			
PP	PINUS RESINOSA 'AUREA'	NIKE GOLDEN PINE	8' POT
PERFORAL			
A	ANDROMEDA 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
GG	GROSSUM 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
BB	BELLETTIA 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
LI	LILY 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
PS	PSYDRA 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
ST	STACHYS 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT
GG	GROSSUM 'YAKHOI BLUE'	YAKHOI BLUE	8' H POT

NOTE: * PLANT SPECIES IN THIS LIST ARE OFFERED ACCORDING TO THE BC LANDSCAPE HANDBOOK. LANDSCAPE HANDBOOK SPECIES OFFERED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH FOR OTHER PLANT MATERIAL AVAILABLE FOR OFFICIAL PERMITTED LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OR AMENDMENTS APPROVED FROM THE LANDSCAPE ARCHITECT FROM TO HAZARD ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. APPROVED SUBSTITUTIONS WILL BE REJECTED. ALTERNATIVE PLANT SPECIES TO BE PROVIDED FOR REQUEST TO SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD - DEFLECTION OF CONTAINER OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



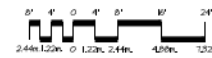


PLANTER DEPTH LEGEND

- SOIL DEPTH 18"
- SOIL DEPTH 1'
- SOIL DEPTH 2'
- SOIL DEPTH 3'
- SOIL DEPTH 4'
- UNDERGROUND PARKADE LINE



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SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	18.02.2023	PROJ. PRIMARY DESIGN	SH
2	18.02.2023	DEVELOPMENT PERMIT CORRECT	SH
3	18.02.2023	REVISED PER CITY COMMENTS	SH
4	18.02.2023	REVISED PER CITY COMMENTS	SH

PROJECT:
APARTMENT BUILDING
 1228 84 AVENUE
 SURREY, BC

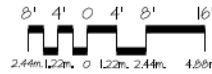
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SOIL VOLUME PLAN

DATE: 24.04.23	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L4
DRAWN: SH	
DESIGN: SH	
CHK'D: NP	OF 8

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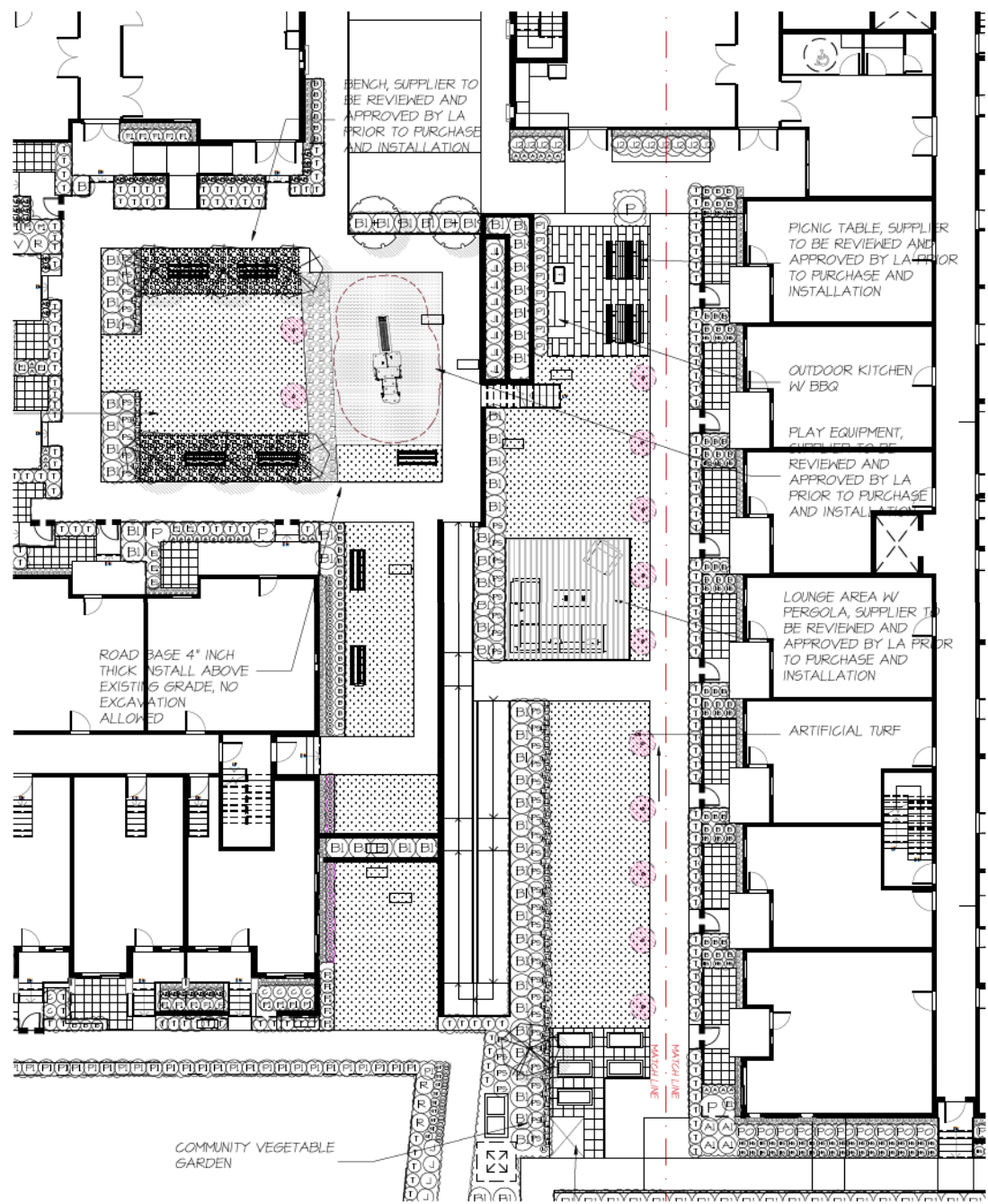
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	18.3.20	PRELIMINARY DESIGN	SH
2	18.3.20	DEVELOPMENT REVIEW DESIGN	SH
3	18.3.20	REVISED PER CITY COMMENTS	SH
4	18.3.20	REVISED PER CITY COMMENTS	SH

PROJECT:
APARTMENT BUILDING
 13228 84 AVENUE
 SURREY, BC

DRAWING TITLE:
OUTDOOR AMENITY PLAN

DATE: 24.04.23	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L5
DRAWN: SH	
DESIGN: SH	
CHECK: MH	



SURFACE MATERIAL LEGEND

[Pattern]	PAVING UNIT FOR PATIO: SUPPLIER TO BE REVIEWED AND APPROVED BY LA PRIOR TO PURCHASE AND INSTALLATION. TYP.
[Pattern]	PEDESTRIAN ENTRANCE PAVING: SUPPLIER TO BE REVIEWED AND APPROVED BY LA PRIOR TO PURCHASE AND INSTALLATION. TYP.
[Pattern]	SOD LAWN
[Pattern]	1" DRAIN STRIP
[Pattern]	ARTIFICIAL TURF
[Pattern]	SAW CUT CONCRETE
[Pattern]	GRAVEL SURFACE

FENCE LEGEND

[Line Style]	TREE PROTECTION FENCE
[Line Style]	42" HT. WOOD PICKET FENCE
[Line Style]	50" HT. CROSS BRACE FENCE
[Line Style]	5" HT. PERIMETER FENCE
[Line Style]	42" HT. METAL BOARD RAIL

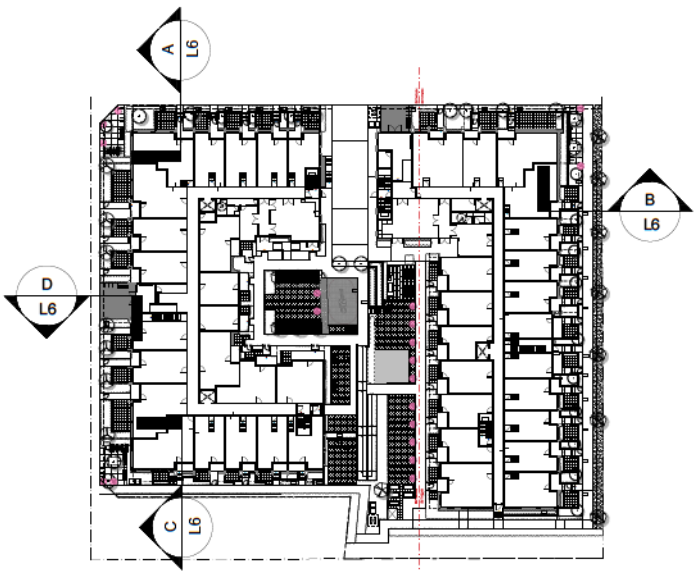
LIGHTING LEGEND

[Symbol]	BOLLARD LIGHT
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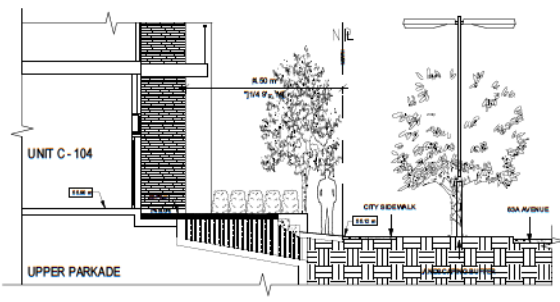
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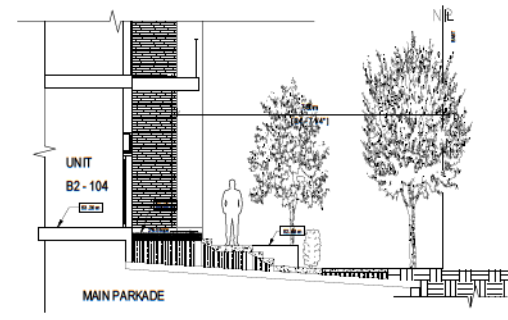
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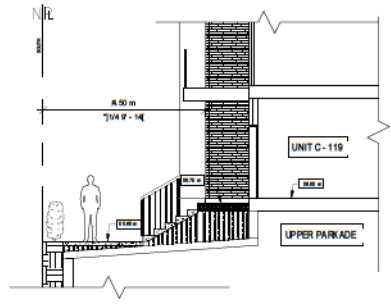
1 KEY PLAN
 L6 NTS



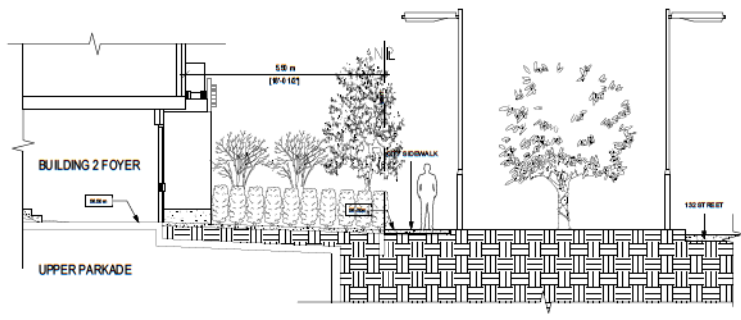
2 SECTION A - UNIT 104 - WEST BUILDING
 L6 SCALE: 3/16"=1'-0"



3 SECTION B - UNIT 104 - EAST BUILDING
 L6 SCALE: 3/16"=1'-0"



4 SECTION C - UNIT 119 - WEST BUILDING
 L6 SCALE: 3/16"=1'-0"



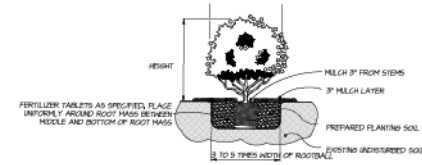
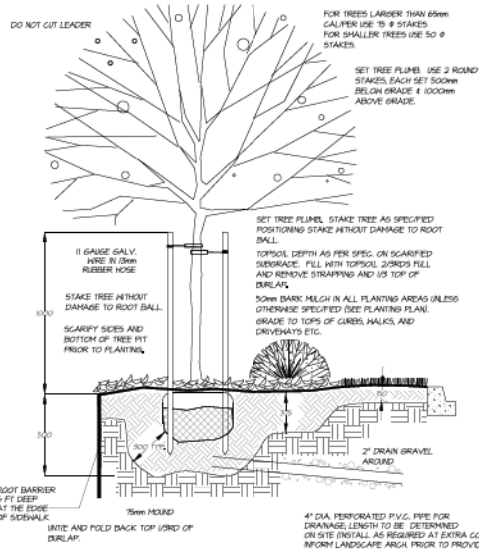
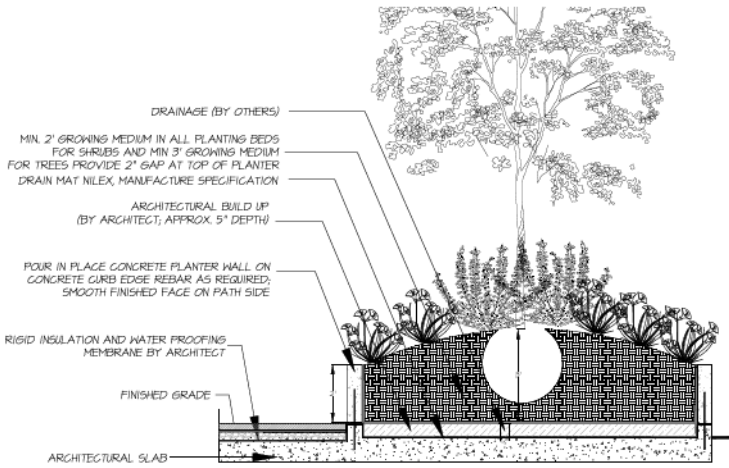
5 SECTION D - FOYER - WEST BUILDING
 L6 SCALE: 3/16"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	10/2/2014	PRELIMINARY DESIGN	SH
2	10/2/2014	REVISION PER CITY COMMENTS	SH
3	10/2/2014	REVISION PER CITY COMMENTS	SH
4	10/2/2014	REVISION PER CITY COMMENTS	SH

PROJECT:
APARTMENT BUILDING
 13228 84 AVENUE
 SURREY, BC

DRAWING TITLE:
LANDSCAPE SECTIONS

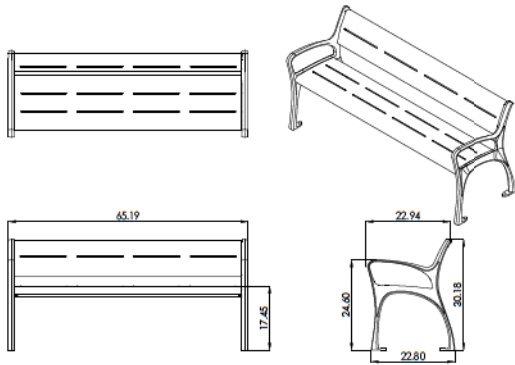
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DESIGN: SH	
CHECK: TH	



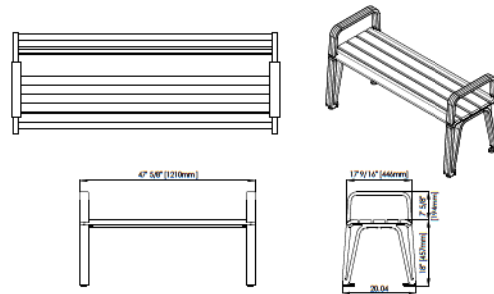
1 PLANTER ON SLAB (TREE MOUND)
SCALE: 1/2"=1'-0"

2 TYPICAL TREE PLANTING DETAILS (AT GRADE)
SCALE: 1/2"=1'-0"

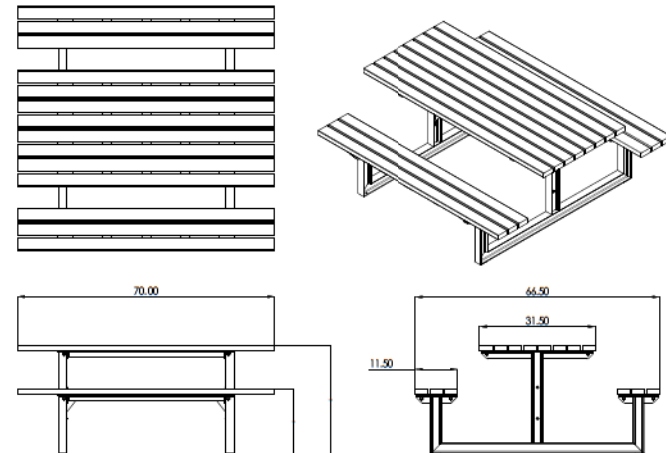
3 TYPICAL SHRUB PLANTING DETAILS (AT GRADE)
SCALE: 1/2"=1'-0"



4 BENCH
SCALE: NTS



5 BACKLESS BENCH
SCALE: NTS



6 PICNIC TABLE
SCALE: NTS

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.04.23	PRELIMINARY DESIGN	SH
2	2024.04.23	REVISIONS PER CITY COMMENTS	SH
3	2024.04.23	REVISIONS PER CITY COMMENTS	SH
4	2024.04.23	REVISIONS PER CITY COMMENTS	SH

PROJECT:
APARTMENT BUILDING
13228 84 AVENUE
SURREY, BC

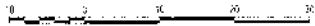
DRAWING TITLE:
DETAILS

DATE: 24.04.23	DRAWING NUMBER:
SCALE: VARIES	L7
DRAWN: SH	
DESIGN: SH	
CHECK: SH	
M2LA PROJECT NUMBER:	24-05

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BY-LAW No: _____ OF:
LOT 17 EXCEPT PART DEDICATED ROAD ON PLAN LMP31313, SOUTH EAST QUARTER
SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 5488

For Rezoning Purposes
BCGS 92G 016

84 AVENUE



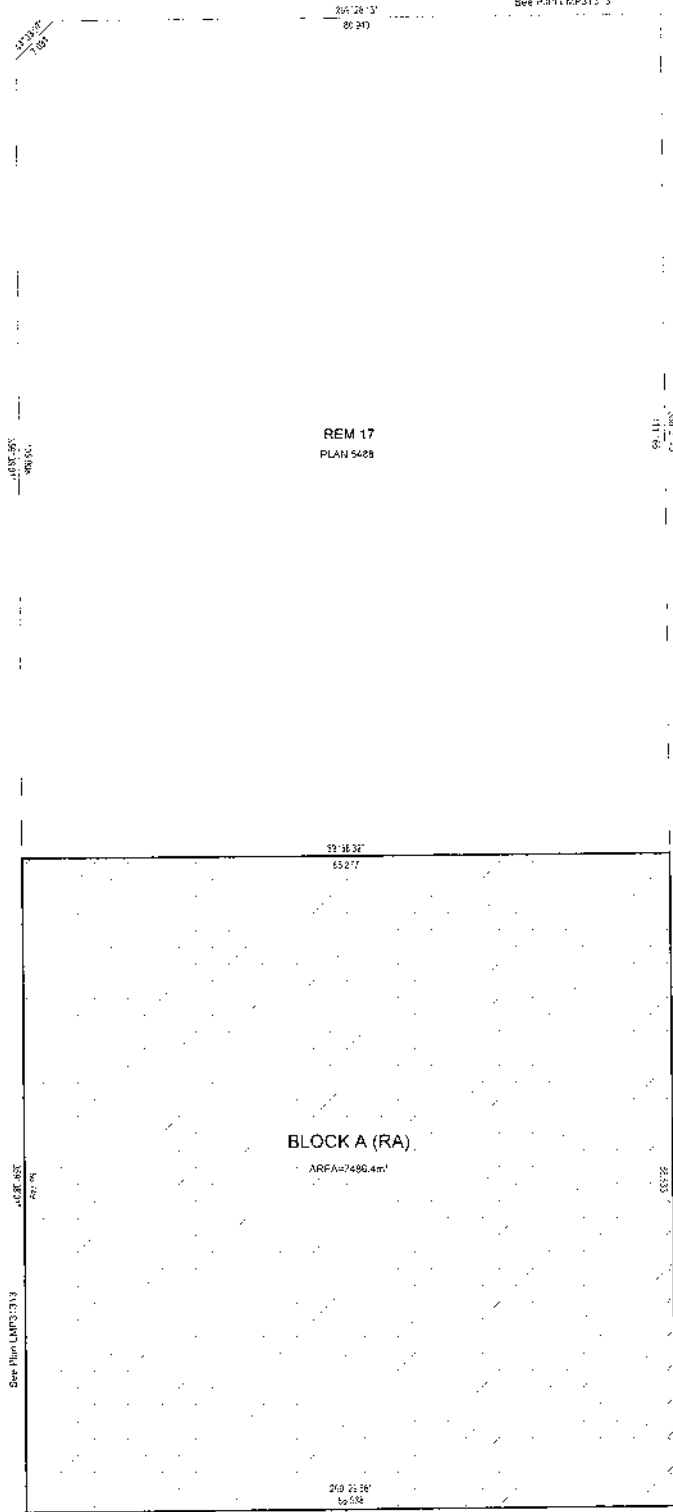
ALL DIMENSIONS IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

The intended grid size of this plan is 432 mm in width by 562 mm in height (D Series when plotted at a scale of 1:200).



Note:
These boundary dimensions are derived from registered Plan LMP31313.

132 STREET



REM 17
PLAN 5488

REM 18
PLAN 5488

Lot 17
Plan NWP76545

LANE

Lot 8
Plan NWP76545

Lot 7
Plan NWP76045

BENNETT LAND SURVEYING
BRITISH-COLUMBIA LAND SURVEYORS
204-15545 25th AVENUE, SURREY, B.C. V4A 2N4
PHONE: 604-551-4697 Fax: 604-551-5811
email: info@bennettsurveying.ca



Dated this 4th day of September 2014

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

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

DATE: **August 30, 2023** PROJECT FILE: **7822-0355-00**

RE: **Engineering Requirements
Location: 13228 84 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.442m along 84 Avenue and 132 Street.
- Dedicate 20.0m road for 83A Avenue.
- Dedicate 6.0m road for lane access.
- Dedicate necessary corner cuts at intersections.
- Register 0.5m SRW along 84 Avenue, 132 Street and 83A Avenue frontages.

Works and Services

- Construct south side of 84 Avenue, and east side of 132 Street.
- Construct 83A Avenue to local road standards.
- Construct lane.
- Construct driveway letdowns.
- Construct watermain along 83A Avenue.
- Provide and register RC for on-lot sustainable drainage features.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Register applicable easements for interim utilities.

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.
Development Services Manager
RH

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **September 3, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0355**

The proposed development of **290** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	46
---	----

Projected Number of Students From This Development In:	
Elementary School =	26
Secondary School =	12
Total Students =	38

Current Enrolment and Capacities:	
Newton Elementary	
Enrolment	440
Operating Capacity	527
# of Portables	0
Princess Margaret Secondary	
Enrolment	1409
Operating Capacity	1500
# of Portables	4

Summary of Impact and Commentary

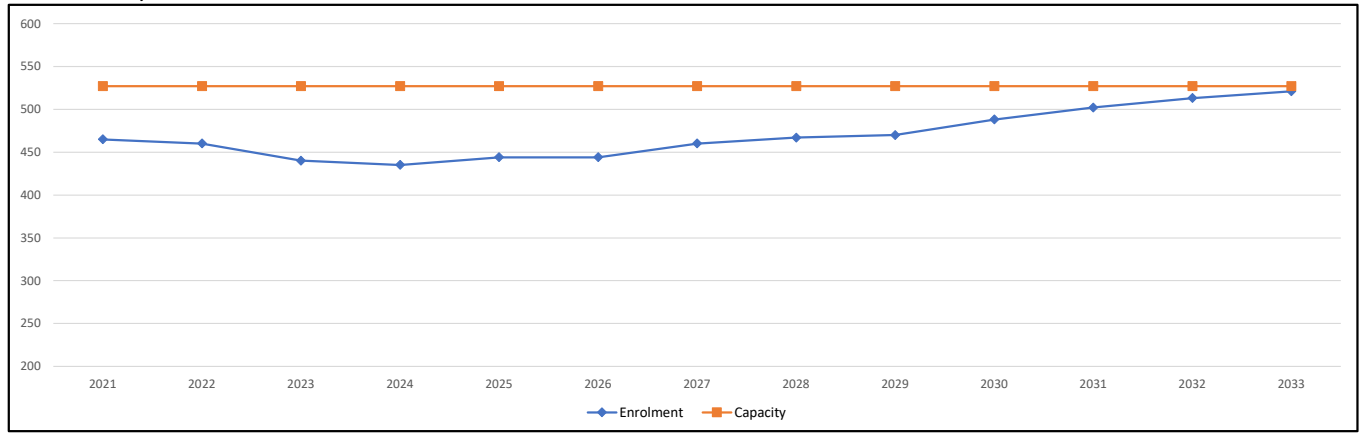
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Newton Elementary is operating at 84% capacity. With current projections, the school will reach capacity in the coming decade. There are currently no requests to expand this school.

It should be noted that this projection does not include changes to Provincial legislation nor anticipate significant OCP amendments such as 7922-0355. If amendments like this are approved it is expected Newton Elementary will be well over capacity in a much shorter timeframe.

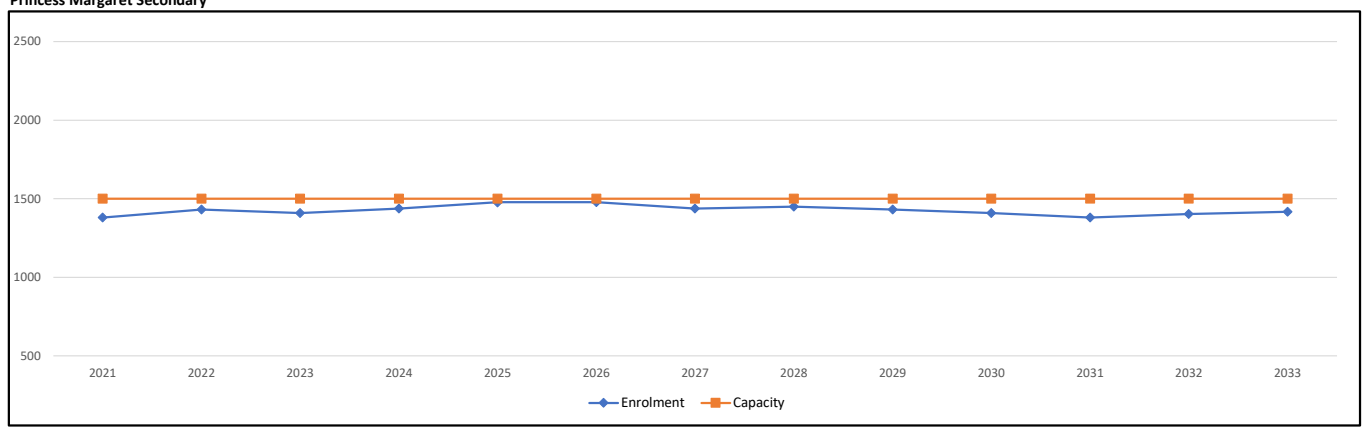
As of September 2023, Princess Margaret is operating at 94% capacity and is projected to remain relatively stable over the next few years. There are no capital projects requests for this school. Future development along the Scott Rd corridor will impact these projections.

Newton 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.

Princess Margaret 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.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



PLAN KEY

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- NO WORK ZONE
- TREE PROTECTION FENCE



NO.	DATE	REVISION DESCRIPTION	DR.
4	1/23/2021	REVISED WITH NEW SITE PLAN	SH
3	1/23/2021	REVISED WITH NEW SITE PLAN	SH
2	1/23/2021	REVISED WITH NEW SITE PLAN	SH
1	1/23/2021	REVISED WITH NEW SITE PLAN	XB

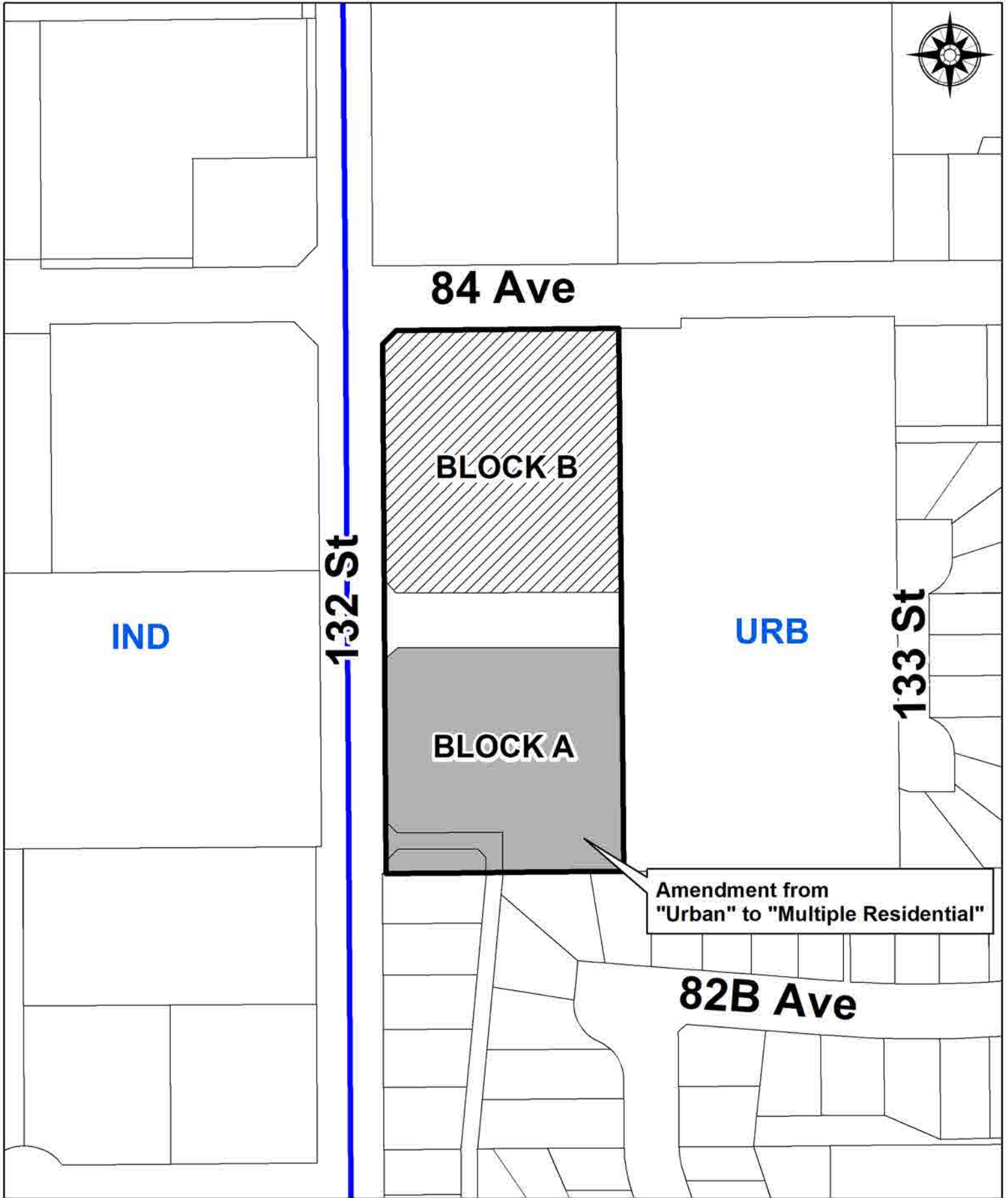
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

ARBORIST
 13228 84 AVE
 SURREY, BC

DRAWING TITLE:
ARBORIST PLAN

DATE: 4 FEB 2021	DRAWING NUMBER:
SCALE: 1:300	
DRAWN: XB	
DESIGN: XB	
CHK'D: XB	
MZLA PROJECT NUMBER:	L 1arb
	OF 2





INTER-OFFICE MEMO

TO: City Clerk

FROM: Acting Director, Area Planning & Development - South Division,
Planning & Development Department

DATE: September 25, 2023 FILE: 7922-0355-00

RE: Agenda Item B.15, September 25, 2023 Regular Council - Land Use
Development Application No. 7922-0355-00
13228 - 84 Avenue

Development Application No. 7922-0355-00 is on the agenda for consideration by Council at the September 25, 2023 Regular Council - Land Use Meeting.

An error was identified on page 2 of the planning report, which notes the proposed development is within a Frequent Transit Development Permit Area (FTDA). The proposed development is not located within a Frequent Transit Development Area.

Revised pages are attached to reflect this information correctly.

Shawn Low
Acting Director, Area Planning & Development - South Division
Planning & Development Department

c.c. - City Manager
- General Manager, Planning & Development Department

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an Official Community Plan (OCP) Amendment and Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems; and
- Approval for Development Variance Permit to proceed to Public Notification.

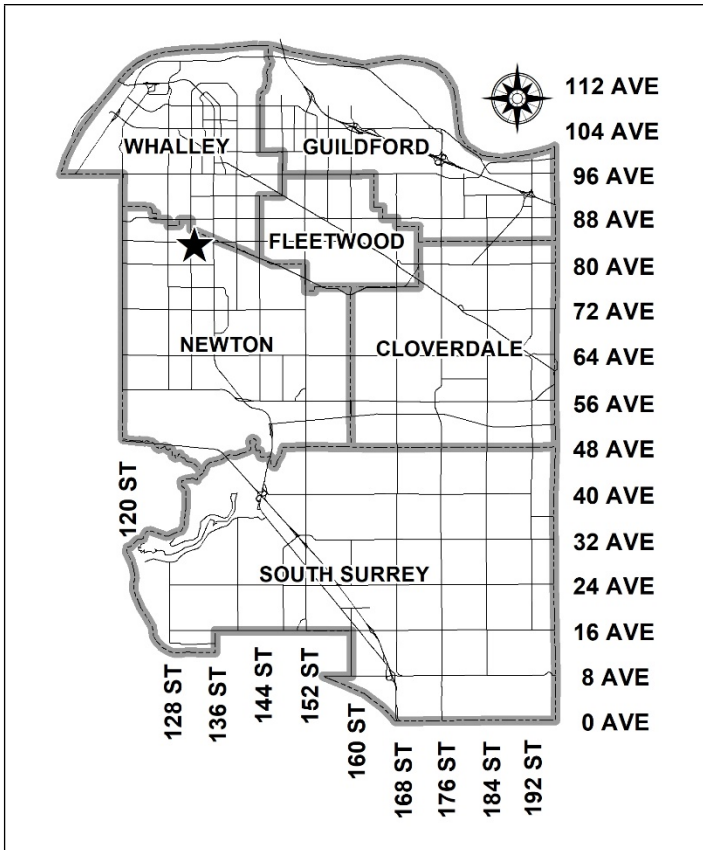
DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment to redesignate the townhouse portion of the subject site (Block A on the Survey Plan in Appendix VI) from Urban to Multiple Residential.
- Proposing to vary the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Urban designation in the Official Community Plan (OCP). An amendment for the townhouse portion of the site (Block B as shown on Appendix VI) is proposed from Urban to Multiple Residential.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate.
- ~~The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.~~
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Area residents have raised objections to the proposal as explained later in this report.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0355-00
 Planning Report Date: September 25, 2023



PROPOSAL:

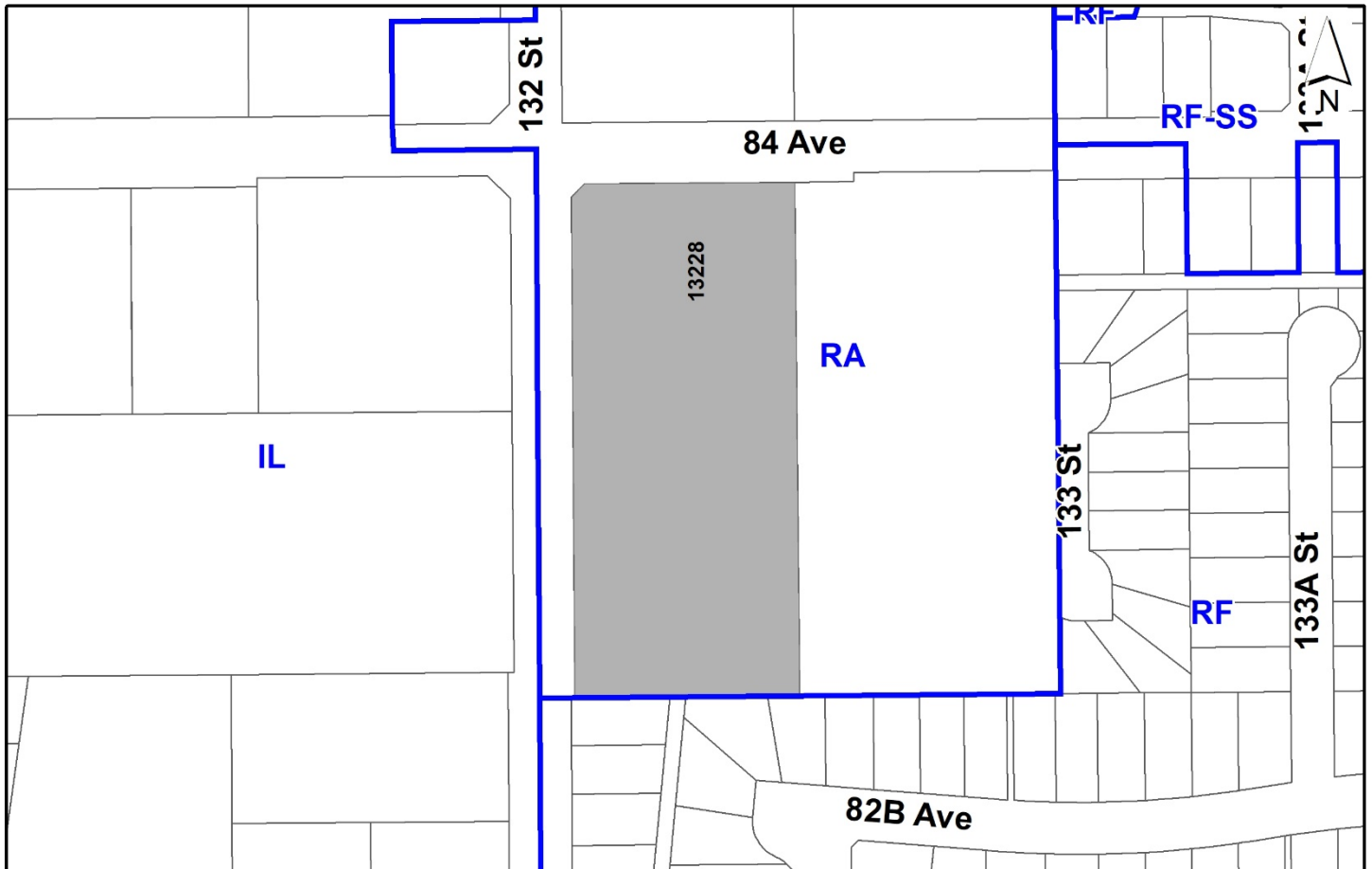
- **OCP Amendment** for a portion from Urban to Multiple Residential
- **Rezoning** from RA to RM-30 and CD (Based on RF-10)
- **Development Permit**
- **Development Variance Permit**

to permit the development of 44 Townhouses and 1 Single Family Residential Lot.

LOCATION: 13228 84 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an Official Community Plan (OCP) Amendment and Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems; and
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment to redesignate the townhouse portion of the subject site (Block A on the Survey Plan in Appendix VI) from Urban to Multiple Residential.
- Proposing to vary the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Urban designation in the Official Community Plan (OCP). An amendment for the townhouse portion of the site (Block B as shown on Appendix VI) is proposed from Urban to Multiple Residential.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Area residents have raised objections to the proposal as explained later in this report.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a

high quality to achieve a positive urban experience between the proposed building and the public realm.

- The site plan proposes a CD zoned lot (based on RF-10) single family residential lot along the south property line which will provide a transition between the existing single family lots and the proposed townhouses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site as shown as Block B on the attached Block Plan (Appendix VI) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C on the attached Block Plan from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7922-0355-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Buildings 5, 6, 7 and 8; and
 - (b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Buildings 1 and 3.
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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of an acoustical report for the units adjacent to 84 Avenue and 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of the proposed noise mitigation measures;
- (l) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into habitable space; 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	OCP Designation	Existing Zone
Subject Site	Agriculture	Urban	RA
North (Across 84 Avenue):	Single Family Residential	Urban	RA
East:	Local Farm Operation	Urban	RA
South:	Single Family Residential	Urban	RF-G
West (Across 132 Street):	Industrial	Industrial	IL

Context & Background

- The subject site consists of one property with an area of 4.2 acres (1.7 hectares). The site is not located within a Secondary Plan area. Only approximately the southern half of the property is subject to the proposed townhouse development with the northern portion remaining as a remnant parcel held for future development.

- There is a Class A stream that traverses the northern portion of the property from east to west. This streamside area is located outside the proposed townhome development portion under the subject application.
- The subject site is designated “Urban” In the Official Community Plan, and currently zoned One Acre Residential (RA) and is vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has submitted a development application proposing an Official Community Plan (OCP) Amendment from Urban to Multiple Residential on a portion of the site, and to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to " Multiple Residential 30 (RM-30) and "Comprehensive Development" based on "Single Family Residential (10) Zone (RF-10)" to permit subdivision into one remnant acreage lot (north portion), one townhouse lot and one single family residential lot (Appendix I).
- A Development Variance Permit to reduce the setbacks, and Development Permit (Form and Character and Streamside Setback) is also proposed to permit the construction of 44 townhouse units, 1 single family lot and 1 remnant lot for future redevelopment.
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	17,035 square metres
Road Dedication:	1,918 square metres
Undevelopable Area:	4,953 square metres
Net Site Area:	10,163 square metres
Number of Lots:	1
Building Height:	13 metres
Unit Density:	28 units per acre (69 units per hectare)
Floor Area Ratio (FAR):	0.96 FAR
Residential Units:	
3-Bedroom:	8
4-Bedroom:	36
Total:	44

Referrals

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

School District: The School District has advised that there will be approximately 32 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

21 Elementary students at Newton Elementary School
11 Secondary students at Princess Margaret Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: Dominion Park is the closest active park with amenities including playground and open greenspace and is 250 metres walking distance from the development. The application proposes to convey riparian area from the development site, which will be the closest park with natural area.

Surrey Fire Department: No concerns.

Transportation Considerations

- The site is approximately a 280-metre walk from bus stop 55676 which serves south bound passenger traffic on 132 Street. This stop services bus route 324 (Surrey Central Station).
- The site is approximately a 100-metre walk from bus stop 55658 which serves north bound traffic on 132 Street. This stop services bus route 324 (Newton Exchange).

Road Network & Infrastructure

- A new east-west road (83A Avenue) is proposed as part of this development. It will be constructed to a local road standard of 20 metres wide. The road will connect to the existing 133 Street to the east when the property to the east redevelops.
- The application requires the existing 6.0 metre lane abutting the south property line to be constructed with an outlet on to 132 Street. The lane currently has access from 132 Street from a temporary lane under a Statutory Right of Way between off-site properties (8286 and 8278 132 Street), which will be discharged and removed once the new lane and outlet has been constructed on the subject site.

Access and Parking

- The townhouse development will have access from the new east-west road, which will ultimately connect to 132 to 133 Street.
- The townhouse development will provide a total of 97 parking spaces which meets the zoning bylaw requirement. Nine (9) of the proposed parking spaces are for the purposes of visitor parking and are situated in various locations across the common areas of the development. Eighty-eight (88) of the proposed parking spaces are for residential purposes which are located in each of the unit's garages or driveways at a rate of two parking spaces per residential unit. Eight (8) of these residential parking spaces will be provided in tandem configuration.
- The applicant has provided six visitor bicycle parking spaces on bike racks located immediately adjacent to the indoor amenity building.

Natural Area Considerations

- Within and immediately north of the subject site is a Class A watercourse that extends through 13278 84 Avenue and northward until it connects to Mahood (Bear) Creek. The applicant is proposing to convey the riparian area to the City at no cost under maximum safeguarding.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan

Land Use Designation

- The subject site is currently designated Urban in the Official Community Plan (OCP). An OCP Amendment to Multiple Residential is proposed to accommodate the proposed RM-30 zoned townhouse development.

Amendment Rationale

- The proposed OCP Amendment from Urban to Multiple Residential will accommodate three storey townhouse units with a density of 0.90 Floor Area Ratio (FAR) and a unit density of 28 units per acre (UPA).

- Based on the site context, there is merit for a townhouse development on the subject site, as the properties to the west (across 132 Street) are designated industrial, which is only occupied during business hours. The properties to the north are encumbered by streamside environmental areas (Cruikshank Creek & Bear Creek) where development is not proposed. The townhouses will be located adjacent an existing farm to the east and more broadly is located in an existing single family neighbourhood.
- There is rationale for supporting increased densities near transit, schools and parks. The property is located within 250 metres of Dominion Park and Newton Elementary School.
- Bus transit service is available along 132 Street, as well as more frequent service along King George Highways to the west and 128 Street to the east. There are also frequent transit services along 88 Avenue to the north.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Staff had requested that the applicant hold a Public Information Meeting (PIM) given the changing land use and the proposed OCP amendment. This would have allowed the applicant the opportunity to hear directly for local residents and an opportunity to consider any changes that may result from any feedback that was the received. The applicant chose not to hold a PIM and instead wanted to move forward for consideration by Council.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods (A3); and
 - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and Comprehensive Development Zone (based on "Single Family Residential (10) Zone (RF-10)").
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone	Permitted and/or Required	Proposed
------------	---------------------------	----------

RM-30 Zone	Permitted and/or Required	Proposed
Unit Density:	30 Units Per Acre	28 Units Per Acre
Floor Area Ratio:	1.0 FAR	0.9 FAR
Lot Coverage:	60%	42%
Yards and Setbacks		
North:	4.5 m	4.5 m
East:	4.5 m	3.0 m
South:	6.0 m	6.0 m
West:	4.5 m	4.5 m
Height of Buildings		
Principal buildings:	13 metres	13 metres
Amenity Space		
Indoor Amenity:	1,408 square metres	The proposed 1,429 square metres meets the Zoning By-law requirement.
Outdoor Amenity:	1,408 square metres	1,429 square metres
Streamside (Part 7A)		
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres from top of bank	30 metres from top of bank
Parking (Part 5)		
Number of Stalls		
Residential:	88	88
Residential Visitor:	9	9
Total:	97	97
Tandem (%):		5%
Bicycle Spaces		
Residential Visitor:	4	4

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single family lot on the southwest portion of the subject site as a sensitive transition to the RF lots to the south. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Single Family Residential (10) Zone (RF-10)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RF-10 Zone, and the proposed CD By-law is illustrated in the following table:

Zoning	RF-10 (Type III) Zone (Part 17 C)	Proposed CD Zone
Unit Density:	2.5 units per hectare	2.5 units per hectare
Lot Coverage:	52%	52%
Front Yard:	4.0 metre	4.0 metre
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.7 metres	2.7 metres
Rear:	7.5 metres	7.5 metres
Lot Size:	363 square metres	293 square metres
Lot Width:	10.5 metres	9.5 metres
Lot Depth:	36.0 metres	35 metres
Principal Building Height:	9.5 metres	9.5 metres
Permitted Uses:	Single Family Residential	Single Family Residential
Number of Spaces	3 off street parking spaces	3 off street parking spaces

- The proposed CD lot is based on a Type III RF-10 Zone, which has a minimum lot width of 10.5, width of 36 metres and lot area of 363 square metres. The proposed lot is 9.5 metres wide, 35 metres deep and has a lot area of 325 square metres.
- The RF-10 lot typically allows for a maximum house size of 217 square metres, provided that 39 square metres is used only as a garage or carport, however, the applicant has agreed to reduce the house size to 195 square metres, provided that 39 square metres is used only as a garage or carport. This is to ensure that a functional home can be constructed on the proposed lot without any further variances in the future.

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Buildings 5, 6, 7 and 8; and
 - (b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Buildings 1 and 3.
- The proposed 3.0-metre side yard setback for the proposed buildings are acceptable given that this will front onto a future lane and/or is a side of unit condition. Landscaping has been proposed in this space for screening and to soften the interface.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be subject to the updated \$1,068 fee per new unit and 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 July 21, 2023 and the Development Proposal Signs were installed on July 28, 2023. Staff received approximately 15 responses from neighbouring property owners. The general concerns of all residents were that they did not want increased density and traffic in their predominately single-family residential neighbourhood.

(The proposed development conforms to the goal of allowing sensitive urban infill in an existing neighbourhood. The development is appropriate in scale and density to the existing neighbourhood and is located in proximity to transit (along 132 Street, 88 Avenue, King George) and commercial amenities (along King George and 128 Street)

The application did not meet the threshold that would trigger a Traffic Impact Assessment (TIA) given that only 44 units are proposed. Additionally 84 Avenue was recently opened east of King George Boulevard which will allow opportunities for increased traffic dispersal in the area. This section of 84 Avenue is also within the City's 10 Year Servicing Plan and is envisioned to be upgraded to an arterial road standard, inclusive of 2 travel lanes in each direction.)

Public Information Meeting

- The applicant was encouraged to hold a Public Information Meeting; however, that request was denied.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse (Cruikshank Creek) which flows along the north portion of the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- The proposed remnant lot (Lot B) adjacent to the creek is being retained for future redevelopment. The area adjacent to the creek is not proposed to be developed at this time.
- An Ecosystem Development Plan, prepared by Ryan Preston, R.P. Bio., of Blueline Environmental and dated April 3, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development consists of 44 townhouse units within 8 buildings. Eight (8) townhouse units are tandem units, and the remaining 36 units have side-by-side double car garages. All proposed townhouse units contain 3 or 4 bedrooms.
- Access to the site will be provided by a driveway and curb-let-down from the new east west public local road, which will ultimately connect 132 Street and 133 Street. The driveway will be used exclusively for the future owners and visitors of the subject development.

- The applicant has worked with staff to ensure the provision of an adequate public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance for each unit.
- The primary cladding materials include shingle siding, hardie plank siding, and window trim. The colour scheme consists primarily of black and grey, and other neutral tones to blend in with the surrounding residential context.
- The townhouse buildings will be articulated as a three-storey form, which are emphasized vertically to facilitate the identification of individual units. Sufficient glazing is proposed on the facades of each unit which will facilitate acceptable Crime Prevention Through Environmental Design (CPTED) outcomes.

Landscaping

- The proposal provides for tree and shrub planting along the public realm frontages of the new east west road, 84 Avenue and adjacent to the existing single family residential lots. Trees, such as Paperback Maple, Japanese Maple, Bark Maple, White Wonder Dogwood, Star Magnolia and Japanese Snowbell are being planted along with a variety of shrubs.
- Prior to final adoption, staff will continue to work with the applicant to explore ways of incorporating more trees and landscaping into the final site design, internal to the site along drive aisles and along the common frontage with the future park.
- There is significant tree retention proposed along 132 Street and 84 Avenue, which will provides a buffer between the proposed development and adjacent uses.

Indoor Amenity

- The application requires 1,408 square metres of both indoor and outdoor amenity space (3.0 sq. m. per dwelling unit). The applicant is proposing to provide 1,429 square metres of indoor amenity space, exceeding city requirements.
- The amenity building is directly adjacent to and accessible from the outdoor amenity space. The character of the amenity building is consistent with that of the overall development, which includes a gym and meeting room.

Outdoor Amenity

- The applicant is proposing to provide 1,429 square metres of outdoor amenity space, exceeding city requirements.
- The character of the outdoor amenity is consistent with the overall development and contains a play area, seating, and landscape treatments. Staff will continue to work with the landscape architect to expand the programmed outdoor amenity space prior to Final Adoption.

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 straightening the pathway along the south property line, providing dimensions for visitor stalls, providing options for playground equipment in the open amenity area, ensuring that the amenity building is accessible and fixing any technical and graphical errors.
- 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

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	38	0	38
Coniferous Trees			
Grand Fir	6	6	0
Western Red Cedar	173	50	123
Total (excluding Alder and Cottonwood Trees)	179	56	123
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		67	
Total Retained and Replacement Trees Proposed		228	
Estimated Contribution to the Green City Program		\$24,750	

- The Arborist Assessment states that there are a total of 180 mature trees on the site, excluding Alder and Cottonwood trees. 38 existing trees, approximately 18% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 162 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 112 replacement trees on the site. Since the proposed 67 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the proposed deficit of 45 replacement trees will

require an estimated cash-in-lieu payment of \$24,750, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Paperback Maple, Japanese Maple, Bark Maple, White Wonder Dogwood, Star Magnolia and Japanese Snowbell are being planted along with a variety of shrubs.
- In summary, a total of 228 trees are proposed to be retained or replaced on the site with an estimated contribution of \$24,750 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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Block Plan
Appendix VII.	Development Variance Permit No. 7922-0355-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar

DRAWING LIST

• COVER	A-0.1
• PROJECT SUMMARY	A-0.2
• TOPOG SURVEY	A-0.3
• BASE PLAN	A-0.4
• SITE PLAN	A-1.0
• FIRE ACCESS PLAN	A-1.1
• FLOOR PLAN	A-2.0 - 2.17
• ELEVATIONS	A-3.0 - 3.15
• SECTIONS	A-4.0 - 4.2
• UNIT PLANS	A-5.0 - 5.14

PROJECT TEAM

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PROGRAM SUMMARY

PROJECT SUMMARY									
ADDRESS		13228 - 84 AVENUE, SURREY, BRITISH COLUMBIA							
LEGAL DESCRIPTION		LOT 17 EXCEPT: PART DEDICATED ROAD ON PLAN LMP31333, SE QUARTER SEC 29, TP 2, NWD PLAN S488							
LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)					
	GROSS AREA	183,369	17,035	4.21					
	UNDEVELOPABLE AREA	53,319	4,953	1.22					
	ROAD DEDICATION	20,650	1,918	0.47					
	NET AREA (AFTER DEDICATION)	109,400	10,163	2.51					
LOT A NET AREA	68,441	6,358	1.5712	0.64					
LOT B NET AREA	34,247	3,182	0.79	0.32					
LOT C NET AREA	6,720.2	624	0.15	0.06					
PROJECT LOT A SUMMARY									
ZONING	CURRENT		PROPOSED						
	ZONING	A1	RM30						
	AREA LAND USE PLAN								
	SETBACKS		PROPOSED						
	SOUTH (ALONG NEIGHBOURING LOT)		6m						
	NORTH (ALONG WITH DRIVE AISLE)		4.5						
	EAST (ALONG NEIGHBOURING LOT)		3m						
	WEST (ALONG 132 STREET)		4.5m						
	BLDG HEIGHT		PERMITTED	PROPOSED					
	13 m		3 STOREY < 13 m						
DENSITY	PERMITTED		PROPOSED						
	UPA (UNITS PER ACRE)	27.97							
	TOWNHOUSE DWELLING UNITS	44							
SITE COVERAGE (NET)	(Sqft)	(Sqm)	(Usage)						
	PROPOSED	28,170	2,617	41.16%					
PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION								
	GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA
	UNIT-A / 4 BEDROOM	415	210	625	601	664	1,475	17	25,083
	UNIT-B / 4 BEDROOM	441	250	691	640	706	1,596	7	11,172
	UNIT-C / 3 BEDROOM	548	87	635	624	681	1,392	8	11,136
	UNIT-D / 4 BEDROOM	415	220	635	611	674	1,505	12	18,060
							TOTAL	44	65,451
							TOTAL FAR (NET)	0.96	
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN								
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS				
	TOWHHOUSE	44	2 CAR / UNIT	88	88				
	VISITORS	44	0.2 CAR / UNIT	8.8 SAY 9	9				
	TOTAL				97				
AMENITY CALCULATIONS	AMENITY			REMARKS					
	INDOOR AMENITY	REQUIRED (Sqft)	1,408	32 Sqft / UNIT					
	PROPOSED (Sqft)	1,429							
	OUTDOOR AMENITY	REQUIRED (Sqft)	1,408	32 Sqft / UNIT					
PROPOSED (Sqft)	1,428								



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2022-11-01	DP Approval
Date	Description
Issue / Revisions	

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By Y.O.	Date 2022-10-11
Checked By P.V.	Project ID SU28

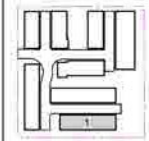
Sheet Title
PROJECT SUMMARY

Scale

Sheet No.

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KEY PLAN N



1 BUILDING 1
EAST ELEVATION



2 BUILDING 1
NORTH ELEVATION

SCHEDULE OF FINISHES			
1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK	9. PAINTED VINYL WINDOW COLOR: WHITE	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 212'-20
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	11. GARAGE DOORS COLOR: WHITE	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 212'-10	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE			

Date	Description
2022-11-01	DP Application

Revisions / Revisions

Scale

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13226 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJD	Date 2022-10-06
Checked By JY	Project ID BURE

Sheet Title
ELEVATIONS

Scale
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A-3.0

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KEY PLAN N



1 BUILDING 1 WEST ELEVATION



2 BUILDING 1 SOUTH ELEVATION

SCHEDULE OF FINISHES			
1	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2112-10	8	ASPHALT SINGLE ROOF COLOR: BLACK
2	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	9	PAINTED VINYL WINDOWS COLOR: WHITE
3	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 217-20
4	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS COLOR: WHITE
5	SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

Date	Description
2022-11-01	DP Application

Revisions / Revisions

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
13228 84TH AVE, SURREY, BRITISH COLUMBIA

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1 BUILDING 2 SOUTH ELEVATION



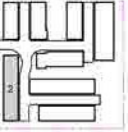
2 BUILDING 2 EAST ELEVATION

SCHEDULE OF FINISHES

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3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11. GARAGE DOORS COLOR: WHITE
5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	



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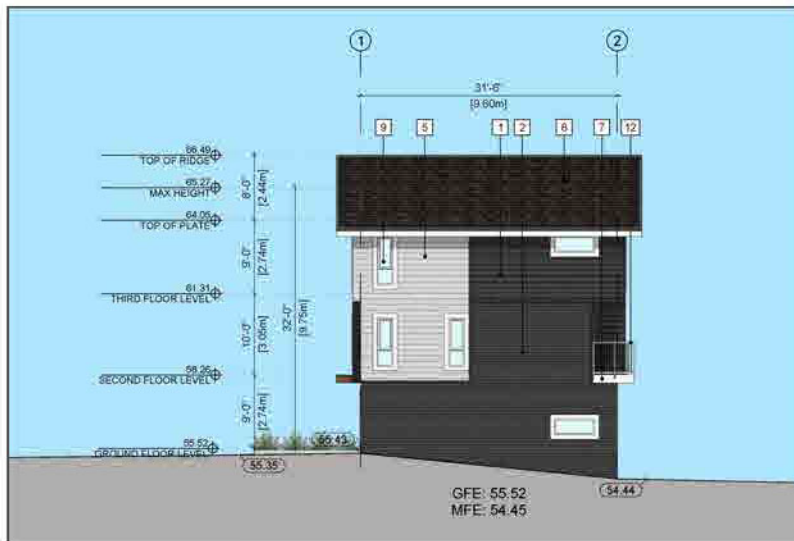


KEY PLAN N

2022-11-01	CP Application
Date	Description
Revisions / Revisions	
Scale	
Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
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Checked By JY	Project ID P-000
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Scale N.T.S.	
Sheet No.	



1 BUILDING 2 NORTH ELEVATION

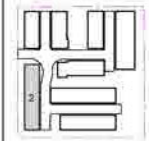


2 BUILDING 2 WEST ELEVATION

SCHEDULE OF FINISHES			
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2	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2126-70	9	PAINTED VINYL WINDOWS - COLOR: WHITE
3	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS - COLOR: BENJAMIN MOORE 2127-20
4	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS - COLOR: WHITE
5	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) - COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING - COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL - COLOR: WHITE		



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Date	Description
2022-11-01	DP Application

Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
13226 84TH AVE, SURREY, BRITISH COLUMBIA	
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Checked By	Project C
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1 BUILDING 3 WEST ELEVATION



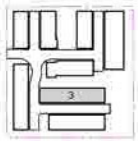
2 BUILDING 3 SOUTH ELEVATION

SCHEDULE OF FINISHES

1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	9. PAINTED VINYL WINDOWS COLOR: WHITE
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 212'-20
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11. GARAGE DOORS COLOR: WHITE
5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 212'-10
6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	



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KEY PLAN N

Date	Description
2022-11-01	CP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJ	Date 2022-XX-XX
Checked By JY	Project ID BURE

ELEVATIONS

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Sheet No.

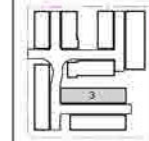
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SCHEDULE OF FINISHES			
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2	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	9	PAINTED VINYL WINDOWS COLOR: WHITE
3	SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS COLOR: WHITE
5	SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
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KEY PLAN N

Date	Description
2022-11-01	DP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13226 84TH AVE,
SURREY,
BRITISH COLUMBIA**

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453

Checked By
IVY

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Sheet No.
A-3.5



1 BUILDING 4 EAST ELEVATION



2 BUILDING 4 NORTH ELEVATION

SCHEDULE OF FINISHES			
1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK		
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	9. PAINTED VINYL WINDOWS COLOR: WHITE		
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20		
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11. GARAGE DOORS COLOR: WHITE		
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KEY PLAN N

Revision	Date	Description

2022-11-01 OP Application
Date Description

Revisions / Revisions

Scale

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJ	Date 2022.XX.XX
Checked By JV	Project ID P100

Sheet Title
ELEVATIONS

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Sheet No.
A-3.6



1 BUILDING 4 WEST ELEVATION



2 BUILDING 4 SOUTH ELEVATION

SCHEDULE OF FINISHES

1 SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8 ASPHALT SINGLE ROOF COLOR: BLACK
2 SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	9 PAINTED VINYL WINDOWS COLOR: WHITE
3 SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10 SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 217-20
4 SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11 GARAGE DOORS COLOR: WHITE
5 SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12 POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6 SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13 WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7 SMOOTH FINISH HARDIE PANEL COLOR: WHITE	



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KEY PLAN N

2022-11-01	DP Application

Scale

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By 413	Case 2022-14-01
Checked By FV	Project C SUCRE

Sheet Title

ELEVATIONS

Scale
N.T.S.

Sheet No.
A-3.7



1 BUILDING 6 SOUTH ELEVATION



2 BUILDING 5 EAST ELEVATION

SCHEDULE OF FINISHES			
1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK	9. PAINTED VINYL WINDOW COLOR: WHITE	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	11. GARAGE DOORS COLOR: WHITE	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70			
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70			
5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40			
6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40			
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE			



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KEY PLAN N

Date	Description
2022-11-01	CP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJ	Date 2022-10-10
Checked By JY	Project ID P106

Sheet Title
ELEVATIONS

Scale
N.T.S.
Sheet No.

A-3.8

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KEY PLAN N



1 BUILDING 5 NORTH ELEVATION



2 BUILDING 5 WEST ELEVATION

SCHEDULE OF FINISHES					
1	SHINGLE SIDING	COLOR: BENJAMIN MOORE 2112-10	8	ASPHALT SINGLE ROOF	COLOR: BLACK
2	SMOOTH FINISH HARDIE SIDING	COLOR: BENJAMIN MOORE 2112-10	9	PAINTED VINYL WINDOWS	COLOR: WHITE
3	SHINGLE SIDING	COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS	COLOR: BENJAMIN MOORE 2127-20
4	SMOOTH FINISH HARDIE SIDING	COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS	COLOR: WHITE
5	SHINGLE SIDING	COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)	COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING	COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING	COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL	COLOR: WHITE			

Date	Description
2022-11-01	DP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

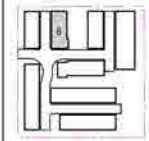
Drawn By 413	Case 2022-14-01
Checked By 414	Project C SURE

Sheet Title
ELEVATIONS

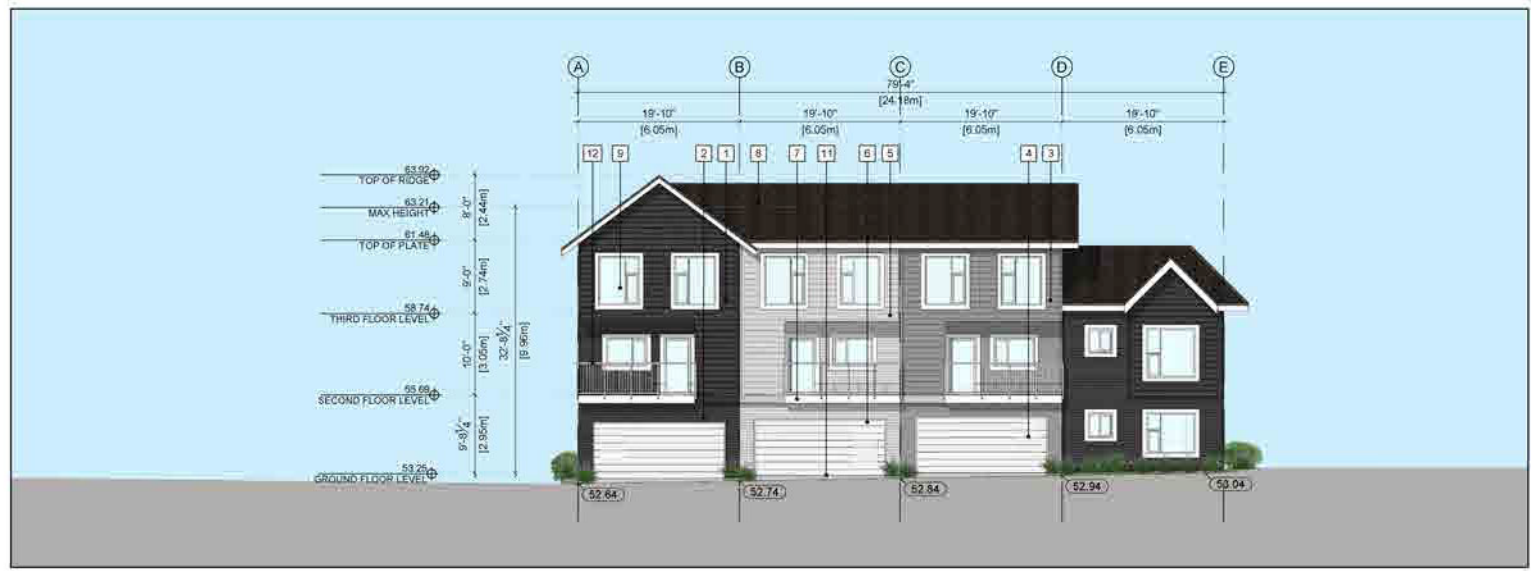
Scale
N.T.S.

Sheet No.
A-3.9

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KEY PLAN N



1 BUILDING 6 NORTH ELEVATION



2 BUILDING 6 EAST ELEVATION

SCHEDULE OF FINISHES			
1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK	9. PAINTED VINYL WINDOWS COLOR: WHITE	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	11. GARAGE DOORS COLOR: WHITE	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE			

Date	Description
2022-11-01	CP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

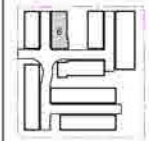
Drawn By	Date
VJ	2022.XX.XX
Checked By	Project ID
AV	BLR0

Sheet Title
ELEVATIONS

Scale
N.T.S.
Sheet No.

A-3.10

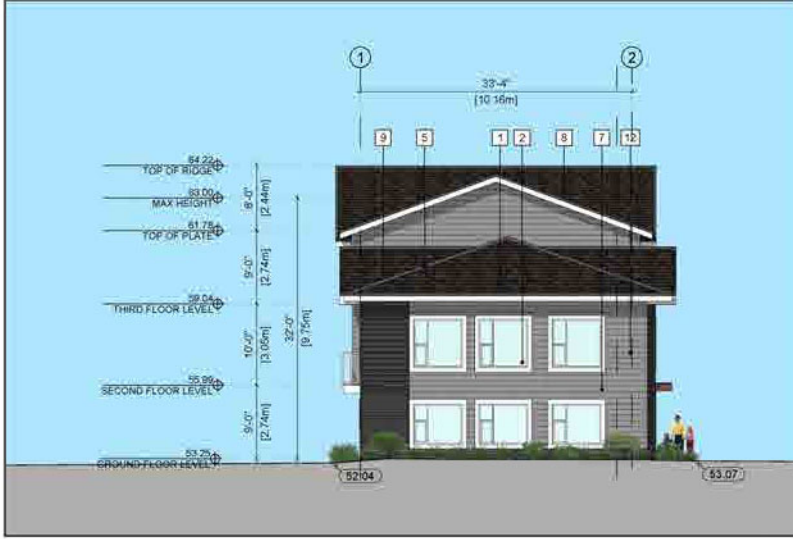
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KEY PLAN N



1 BUILDING 6 SOUTH ELEVATION



2 BUILDING 6 WEST ELEVATION

SCHEDULE OF FINISHES			
1	SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8	ASPHALT SINGLE ROOF COLOR: BLACK
2	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	9	PAINTED VINYL WINDOWS COLOR: WHITE
3	SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS COLOR: WHITE
5	SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

Date	Description
2022-11-01	DP Application

Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
13226 84TH AVE, SURREY, BRITISH COLUMBIA	
Drawn By	Gen
453	2022-04-28
Checked By	Project C
RY	SCORE
Sheet Title	
ELEVATIONS	
Scale	
N.T.S.	
Sheet No.	

A-3.11



1 BUILDING 7 SOUTH ELEVATION



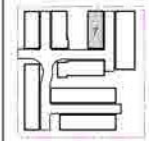
2 BUILDING 7 EAST ELEVATION

SCHEDULE OF FINISHES

1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	9. PAINTED VINYL WINDOWS COLOR: WHITE
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11. GARAGE DOORS COLOR: WHITE
5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	



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KEY PLAN N

Date	Description
2022-11-01	CP Application

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJ	Date 2022-XX-XX
Checked By AV	Project ID P-000

Sheet Title
ELEVATIONS

Scale
N.T.S.
Sheet No.

A-3.12

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KEY PLAN N



1 BUILDING 7 NORTH ELEVATION



2 BUILDING 7 WEST ELEVATION

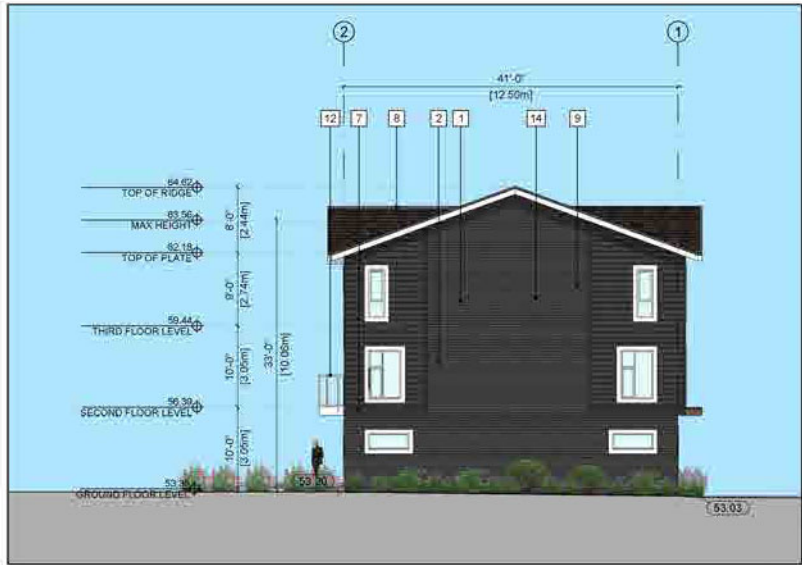
SCHEDULE OF FINISHES			
1	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2112-10	8	ASPHALT SINGLE ROOF COLOR: BLACK
2	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2112-10	9	PAINTED VINYL WINDOWS - COLOR: WHITE
3	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS - COLOR: BENJAMIN MOORE 217-20
4	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS - COLOR: WHITE
5	SHINGLE SIDING - COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) - COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING - COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING - COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL - COLOR: WHITE		

Date	Description
2022-11-01	DP Application

Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
13226 84TH AVE, SURREY, BRITISH COLUMBIA	
Drawn By	Gen
413	2022-11-01
Checked By	Project C
RY	SCORE
Sheet Title	
ELEVATIONS	
Scale	
N.T.S.	
Sheet No.	
A-3.13	



1 BUILDING 8 NORTH ELEVATION



2 BUILDING 8 EAST ELEVATION

SCHEDULE OF FINISHES

1. SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8. ASPHALT SINGLE ROOF COLOR: BLACK
2. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2112-10	9. PAINTED VINYL WINDOWS COLOR: WHITE
3. SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10. SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	11. GARAGE DOORS COLOR: WHITE
5. SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13. WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	



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KEY PLAN N

Date	Description
2022-11-01	CP Application

Revisions / Revisions

Scale

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**13228 84TH AVE,
SURREY,
BRITISH COLUMBIA**

Drawn By VJG	Date 2022-XX-XX
Checked By JY	Project ID BURE

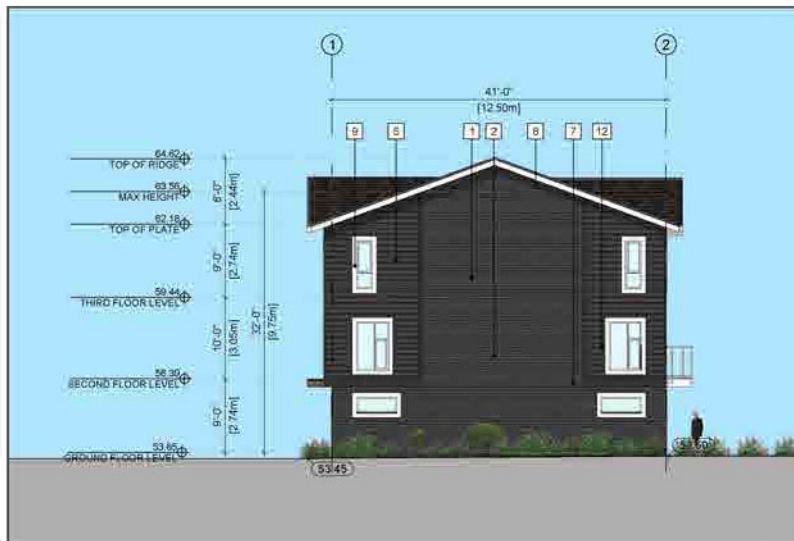
Sheet Title
ELEVATIONS

Scale
N.T.S.
Sheet No.

A-3.14



1 BUILDING 8 SOUTH ELEVATION



2 BUILDING 8 WEST ELEVATION

SCHEDULE OF FINISHES			
1	SHINGLE SIDING COLOR: BENJAMIN MOORE 2112-10	8	ASPHALT SINGLE ROOF COLOR: BLACK
2	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	9	PAINTED VINYL WINDOWS COLOR: WHITE
3	SHINGLE SIDING COLOR: BENJAMIN MOORE 2126-70	10	SOLID CORE WOOD DOORS COLOR: BENJAMIN MOORE 2127-20
4	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2126-70	11	GARAGE DOORS COLOR: WHITE
5	SHINGLE SIDING COLOR: BENJAMIN MOORE 2134-40	12	POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6	SMOOTH FINISH HARDIE SIDING COLOR: BENJAMIN MOORE 2134-40	13	WOOD GRAIN FINISH HARDIE SIDING COLOR: BROWN
7	SMOOTH FINISH HARDIE PANEL COLOR: WHITE		



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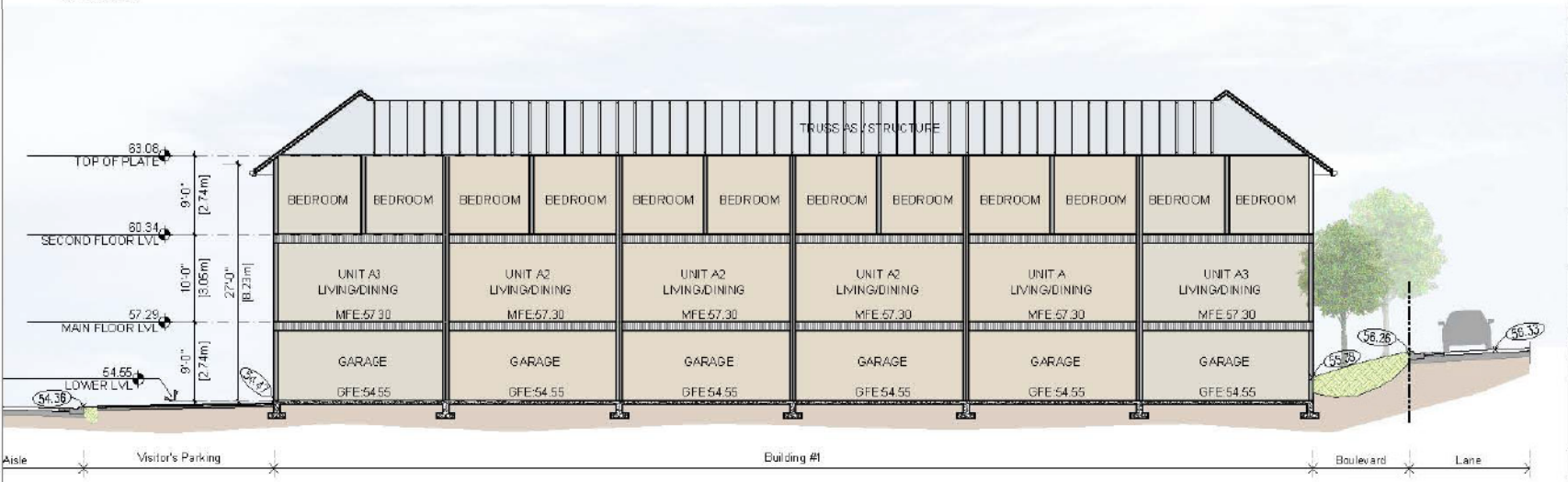
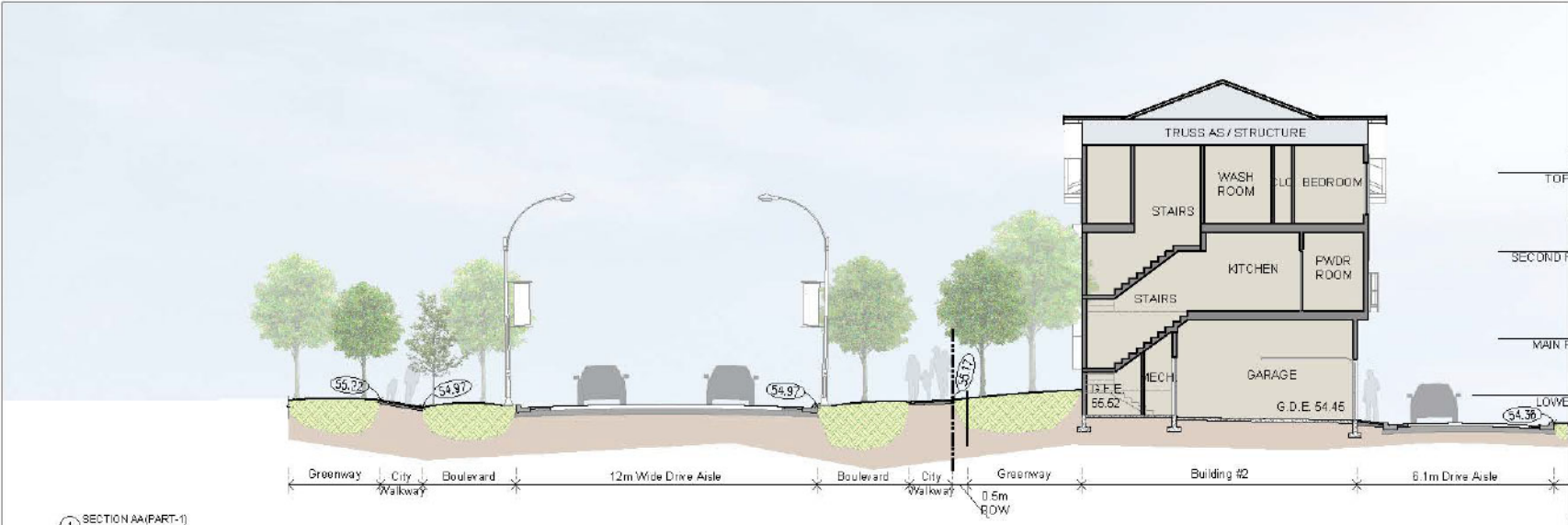
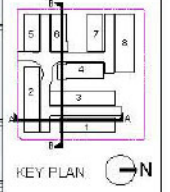


KEY PLAN N

Date	Description
2022-11-01	DP Application

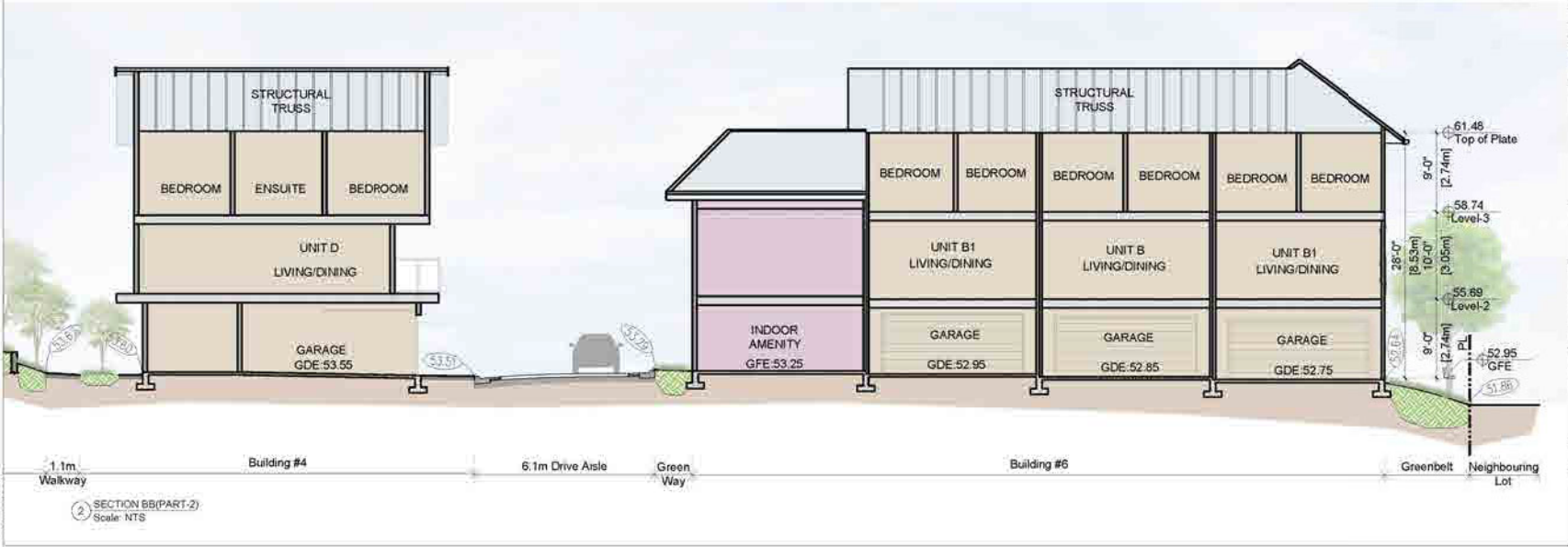
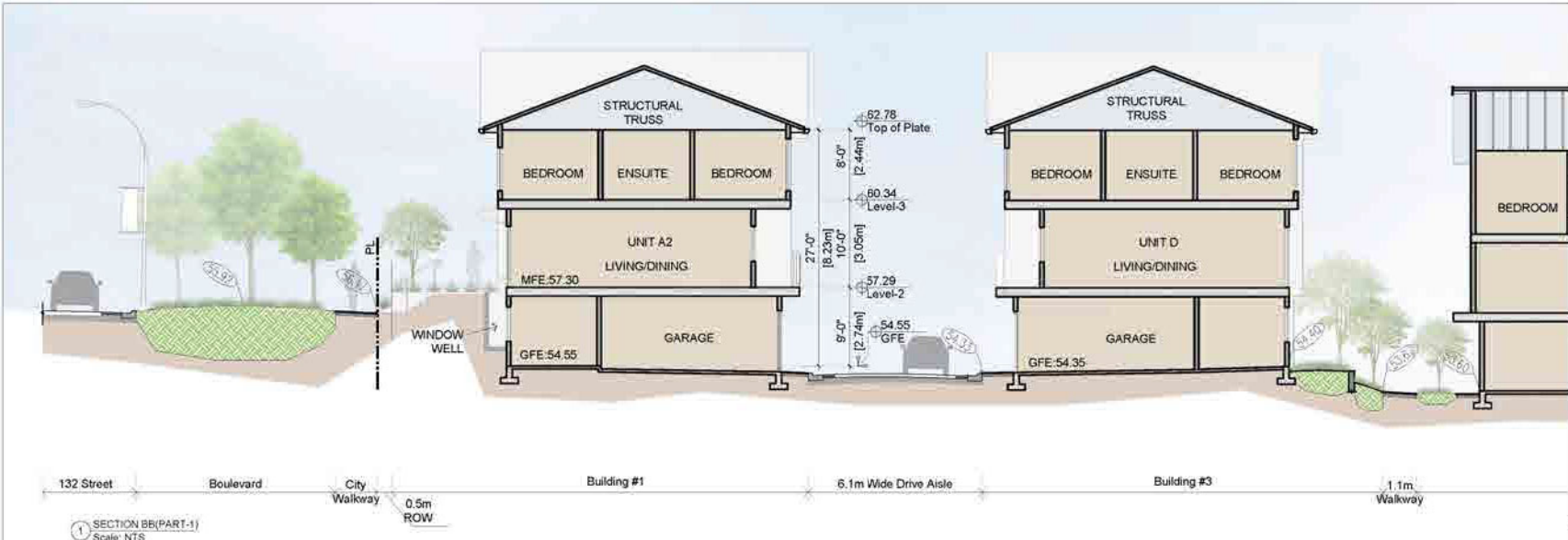
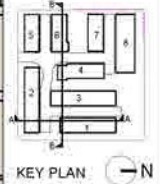
Project Title	
MULTI FAMILY DEVELOPMENT	
Project Address	
13226 84TH AVE, SURREY, BRITISH COLUMBIA	
Drawn By	Case
453	2022-11-01
Checked By	Project C
RY	SCORE
Sheet Title	
ELEVATIONS	
Scale	
N.T.S.	
Sheet No.	
A-3.15	

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2022-11-01	DP Application
Date	Description
Issue / Revision	
Scale	
Project Title	MULTI-FAMILY DEVELOPMENT
Project Address	13220 64TH AVE, SURREY, BRITISH COLUMBIA
Drawn by	YD
Checked by	MD
Scale Title	
Scale	NTS
Sheet No.	A-4.0

Notes:
1. This drawing is to be reviewed in relation to the project. If the Architect does not provide all information, please refer to the previous drawings for reference.
2. All dimensions are in feet and inches unless otherwise noted.
3. All dimensions are to the face of the wall unless otherwise noted.
4. All dimensions are to the centerline of the wall unless otherwise noted.
5. All dimensions are to the centerline of the wall unless otherwise noted.
6. All dimensions are to the centerline of the wall unless otherwise noted.
7. All dimensions are to the centerline of the wall unless otherwise noted.
8. All dimensions are to the centerline of the wall unless otherwise noted.



2020-11-01	DP Application
Date	Description
Issues / Revisions	
Shall	
Project Title	MULTI FAMILY DEVELOPMENT
Project Address	13228 84TH AVE, SURREY, BRITISH COLUMBIA
Drawn By	TSB
Checked By	TSB
Sheet Title	SECTIONS
Scale	NTS
Sheet No.	A-4.0

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4220 - 26 Lorne Ave.
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



GRADE LEGEND
 --- 4" HAZY PAVEMENT FENCE
 --- 3" HAZY PAVEMENT FENCE

LANDSCAPE LEGEND
 --- PROPERTY LINE
 [Symbol] ASPHALT/PORTLAND CONCRETE W/ FINISH (SEE NOTES)
 [Symbol] STAINED CONCRETE
 [Symbol] 300 LASH
 [Symbol] DRIP LINE
 [Symbol] FOLIAGE

ORISMA LEGEND
 SYMBOL CITY DESCRIPTION
 [Symbol] FOREST LAKE BUSH (WEST OF FOREST OR DRIVE)
 [Symbol] 8" BY 16" PINE BENCH (4" BY 8" BY 16" OR 4" BY 8" BY 16" OR 4" BY 8" BY 16")
 [Symbol] 8" BY 16" PINE BENCH (4" BY 8" BY 16" OR 4" BY 8" BY 16" OR 4" BY 8" BY 16")
 [Symbol] 8" BY 16" PINE BENCH (4" BY 8" BY 16" OR 4" BY 8" BY 16" OR 4" BY 8" BY 16")
 [Symbol] 8" BY 16" PINE BENCH (4" BY 8" BY 16" OR 4" BY 8" BY 16" OR 4" BY 8" BY 16")

NO.	DATE	REVISION/DESCRIPTION	BY
1	2024-04-15	ISSUE FOR PERMIT	MM
2	2024-04-15	ISSUE FOR PERMIT	MM
3	2024-04-15	ISSUE FOR PERMIT	MM
4	2024-04-15	ISSUE FOR PERMIT	MM
5	2024-04-15	ISSUE FOR PERMIT	MM
6	2024-04-15	ISSUE FOR PERMIT	MM
7	2024-04-15	ISSUE FOR PERMIT	MM
8	2024-04-15	ISSUE FOR PERMIT	MM
9	2024-04-15	ISSUE FOR PERMIT	MM
10	2024-04-15	ISSUE FOR PERMIT	MM

PROJECT:
MULTI-FAMILY DEVELOPMENT
 13228 84th AVE,
 Surrey, BC

DRAWING TITLE:
HARDSCAPE/ FURNITURE PLAN

DATE: 2024-04-15
 SCALE: 1/8"=1'-0"
 DRAWN BY: [Symbol]
 CHECKED BY: [Symbol]
 DESIGNED BY: [Symbol]
 PROJECT NUMBER: [Symbol]
 SHEET NUMBER: **L3** OF 6

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4220 - 26 Lorner Avenue,
New Westminster, British Columbia
V3M 3L7
Tel: 604.559.0044
Fax: 604.553.0045
Email: office@m2ca.com



1	PROPOSED GRADE	1.00
2	EXISTING GRADE	1.00
3	PROPOSED DRIVEWAY	1.00
4	PROPOSED DRIVEWAY	1.00
5	PROPOSED DRIVEWAY	1.00
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100	PROPOSED DRIVEWAY	1.00

PROJECT:
MULTI-FAMILY DEVELOPMENT
13228 84th AVE,
Surrey, BC

DRAWING TITLE:
GRADING PLAN

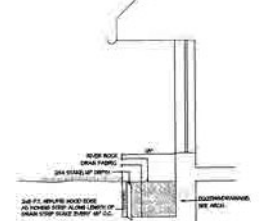
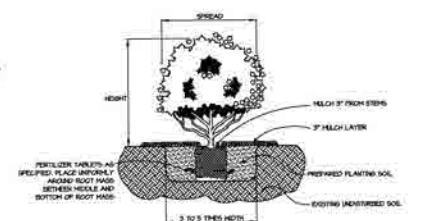
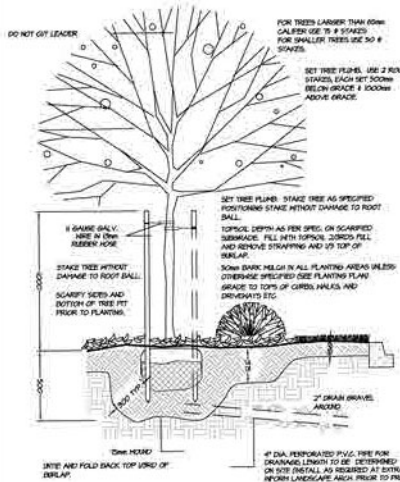
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/02/24
DRAWN BY: [Signature]
CHECKED BY: [Signature]

L4

OF 6

22-086-04-00 M2LA PROJECT NUMBER: 22-086





2 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: 1/2"=1'-0"

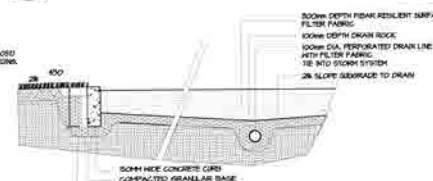
3 DRIP STRIP
SCALE: 1/2"=1'-0"



4 SOD ON GRADE
SCALE: 1/2"=1'-0"



7 BAYVIEW PARK BENCH
BY WISBONE



6 FIBAR ON GRADE
SCALE: 1/2"=1'-0"

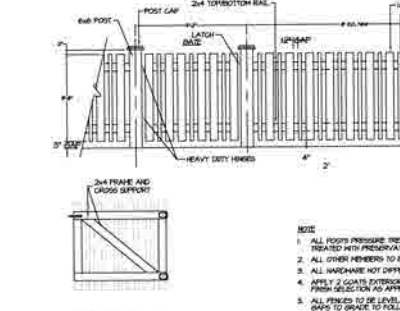


11 BAYVIEW PICNIC TABLE
BY WISBONE

1 TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



12 MODENA BIKE RACK
MODEL # 108-31
BY WISBONE

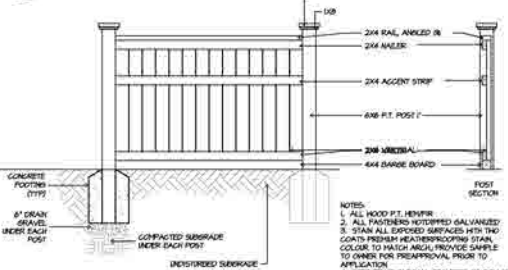


9 3' H. WOOD PICKET FENCE
SCALE: 1/2"=1'-0"

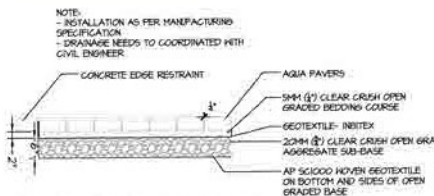
6 FIBAR ON GRADE
SCALE: 1/2"=1'-0"



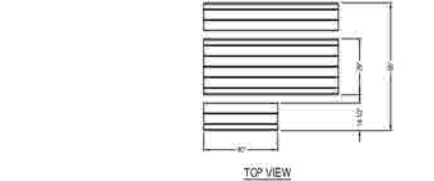
8 ENTRY SIGN
SCALE: 1/2"=1'-0"



10 5' H. WOOD FENCE
SCALE: 1/2"=1'-0"



5 PERMEABLE PAVERS FOR VISITOR PARKING STALLS
NATURAL COLOR SUPPLIER BY ECO-PRIORA



11 BAYVIEW PICNIC TABLE
BY WISBONE

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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT REVIEW ONLY	08/20/24
2	ISSUED FOR PERMIT REVIEW ONLY	08/20/24
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50	ISSUED FOR PERMIT REVIEW ONLY	08/20/24

PROJECT
MULTI-FAMILY DEVELOPMENT
13228 84th AVE,
Surrey, BC

DRAWING TITLE
LANDSCAPE DETAILS

DATE:	22NOV24	DRAWING QUANTITY:	
SCALE:	AS SHOWN		
QUANTITY IN:			
DESIGN BY:			
CHECKED BY:			
DATE:			
M2LA PROJECT NUMBER:			

L5

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

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

DATE: **August 30, 2023** PROJECT FILE: **7822-0355-00**

RE: **Engineering Requirements
Location: 13228 84 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.442m along 84 Avenue and 132 Street.
- Dedicate 20.0m road for 83A Avenue.
- Dedicate 6.0m road for lane access.
- Dedicate necessary corner cuts at intersections.
- Register 0.5m SRW along 84 Avenue, 132 Street and 83A Avenue frontages.

Works and Services

- Construct south side of 84 Avenue, and east side of 132 Street.
- Construct 83A Avenue to local road standards.
- Construct lane.
- Construct driveway letdowns.
- Construct watermain along 83A Avenue.
- Provide and register RC for on-lot sustainable drainage features.
- Provide adequately sized storm, sanitary and water service connection to each lot.
- Register applicable easements for interim utilities.

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.
Development Services Manager
RH

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **September 5, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0355 00**

The proposed development of **44** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	38
---	----

Projected Number of Students From This Development In:	
Elementary School =	21
Secondary School =	11
Total Students =	32

Current Enrolment and Capacities:	
Newton Elementary	
Enrolment	460
Operating Capacity	527
# of Portables	0
Princess Margaret Secondary	
Enrolment	1432
Operating Capacity	1500
# of Portables	5

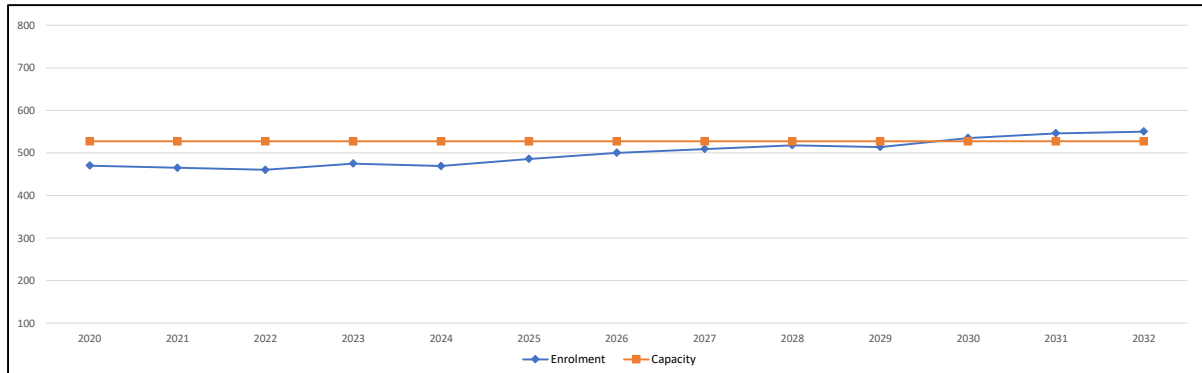
Summary of Impact and Commentary

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.

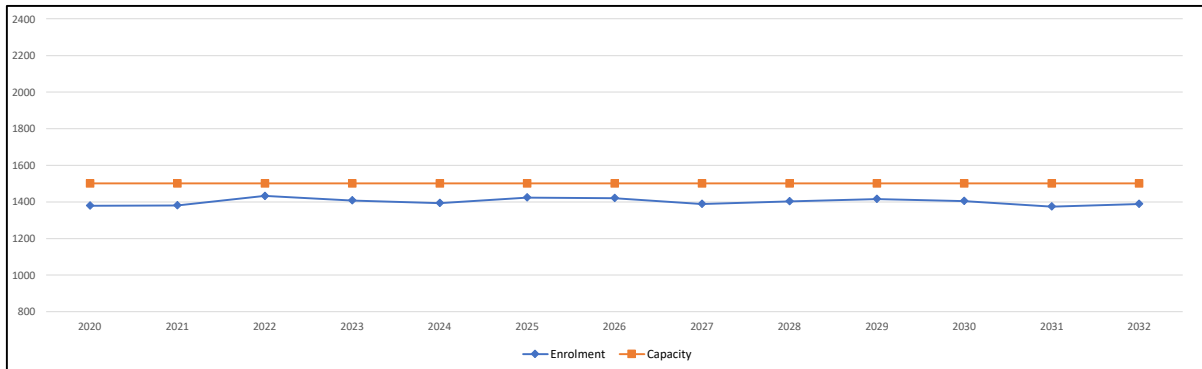
Newton Elementary is currently operating under capacity but is still showing a modest growth trend. Because of the slower growth trend, the district anticipates that the demand for more space at the school can be handled with portables once enrolment surpasses the school's existing capacity. Currently there are no capital requests for this school.

Princess Margaret has also been operating below capacity and is projected to remain so in the next few years. There is no capital projects requests for this school; but this catchment is monitored to watch annual enrolment growth impacts and changes to the strength and steepness of the growth trend line.

Newton Elementary



Princess Margaret Secondary



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

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

Tree Preservation Summary

Surrey Project No:

Address: 13228 84 Avenue, Surrey, BC V3W 3G9

Registered Arborist: Xudong Bao (ISA certified arborist PN-9671A, TRAQ)

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	217
Protected Trees to be Removed	56
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	161
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>56</u> X two (2) = 112	112
Replacement Trees Proposed	67
Replacement Trees in Deficit	45
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

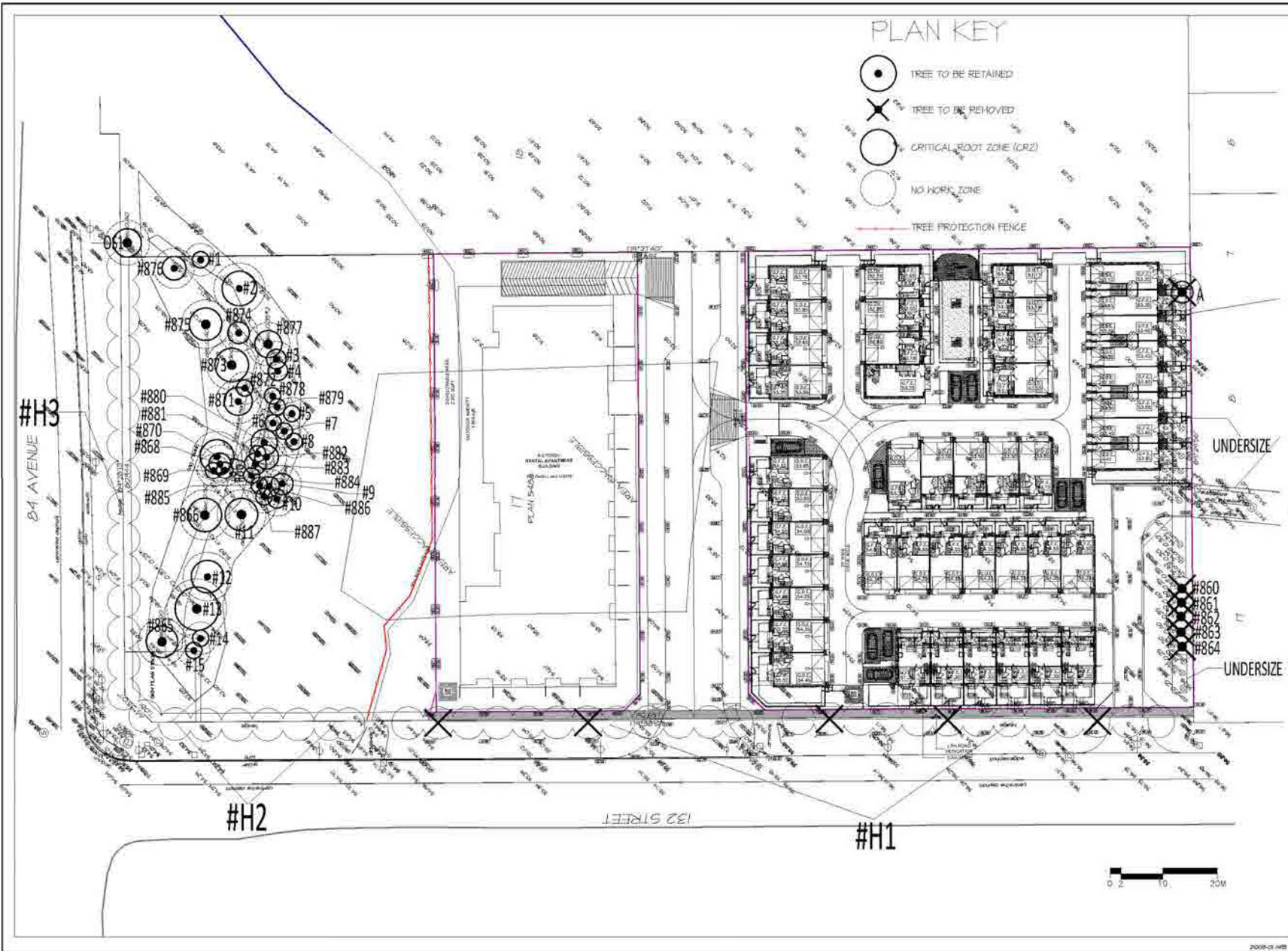
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 20, 2023

Date



PLAN KEY

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- NO WORK ZONE
- TREE PROTECTION FENCE

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 Email: office@m2la.com

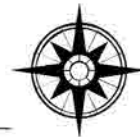


NO.	DATE	REVISION/DESCRIPTION	DR.

PROJECT
 ARBORIST
 13228 84 AVE
 SURREY, BC

DRAWING TITLE
**ARBORIST
 PLAN**

DATE: APR/2012	DRAWING NUMBER:
SCALE: 1:300	L2arb
DRAWN BY:	
DESIGN BY:	
CHECKED BY:	



84 Ave

132 St

IND

URB

BLOCK A

Amendment from
"Urban" to "Multiple Residential"



SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BY-LAW No. _____ OF:
 LOT 17 EXCEPT: PART DEDICATED ROAD ON PLAN LMP31313, SOUTH EAST QUARTER
 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 5488

For Rezoning Purposes
 BCGS 92G 016

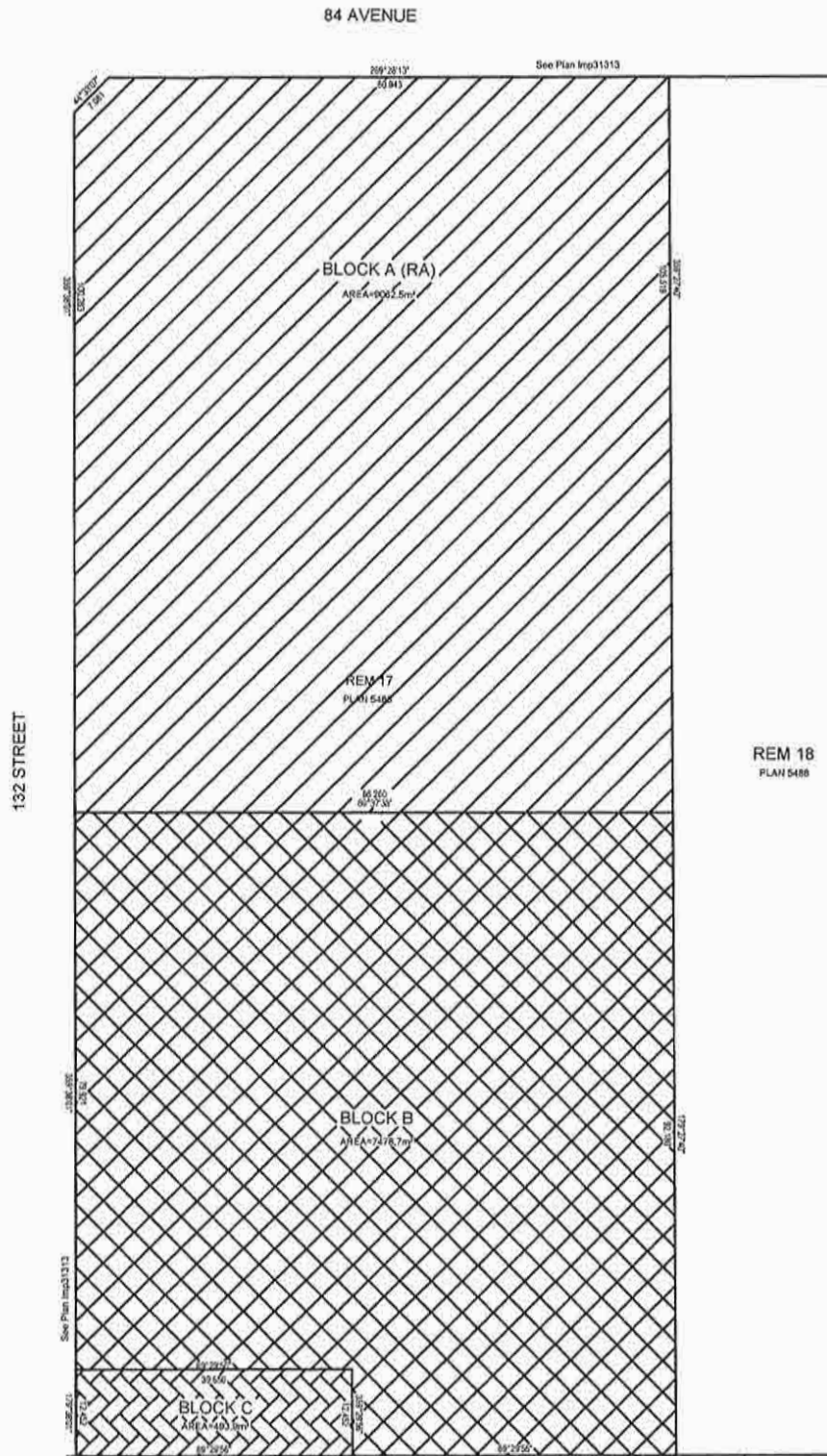


ALL DISTANCES IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 432mm in width 560mm in height (C 50e) when plotted at a scale of 1:500



Note: Property boundary dimensions are derived from registered plan LMP31313



BENNETT LAND SURVEYING
 BRITISH COLUMBIA LAND SURVEYORS
 264-15565 24th AVENUE, SURREY, B.C. V4A 2J4
 PHONE: 604-531-4027 Fax: 604-531-5811
 email: info@bennettsurveying.ca

File No 18005 BLOCK REZONE

Gary Rowbotham
 m IM9GCS

Digitally signed by Gary Rowbotham
 IM9GCS
 Date: 2023.09.20
 11:53:09 -07'00'

CERTIFIED CORRECT

BCLS

Created: 11:53:09 AM on September 20, 2023



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0355-00

Issued To:

Address of Owner:

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: 010-548-840
Lot 17 Except: Part Dedicated Road On Plan LMP31313,
South East Quarter Section 29 Township 2 New Westminster District Plan 5488
13228 84 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 side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the east building face for Building 5, 6, 7 and 8;
 - b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Building 1 and 3;
5. This development variance permit applies to only the 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



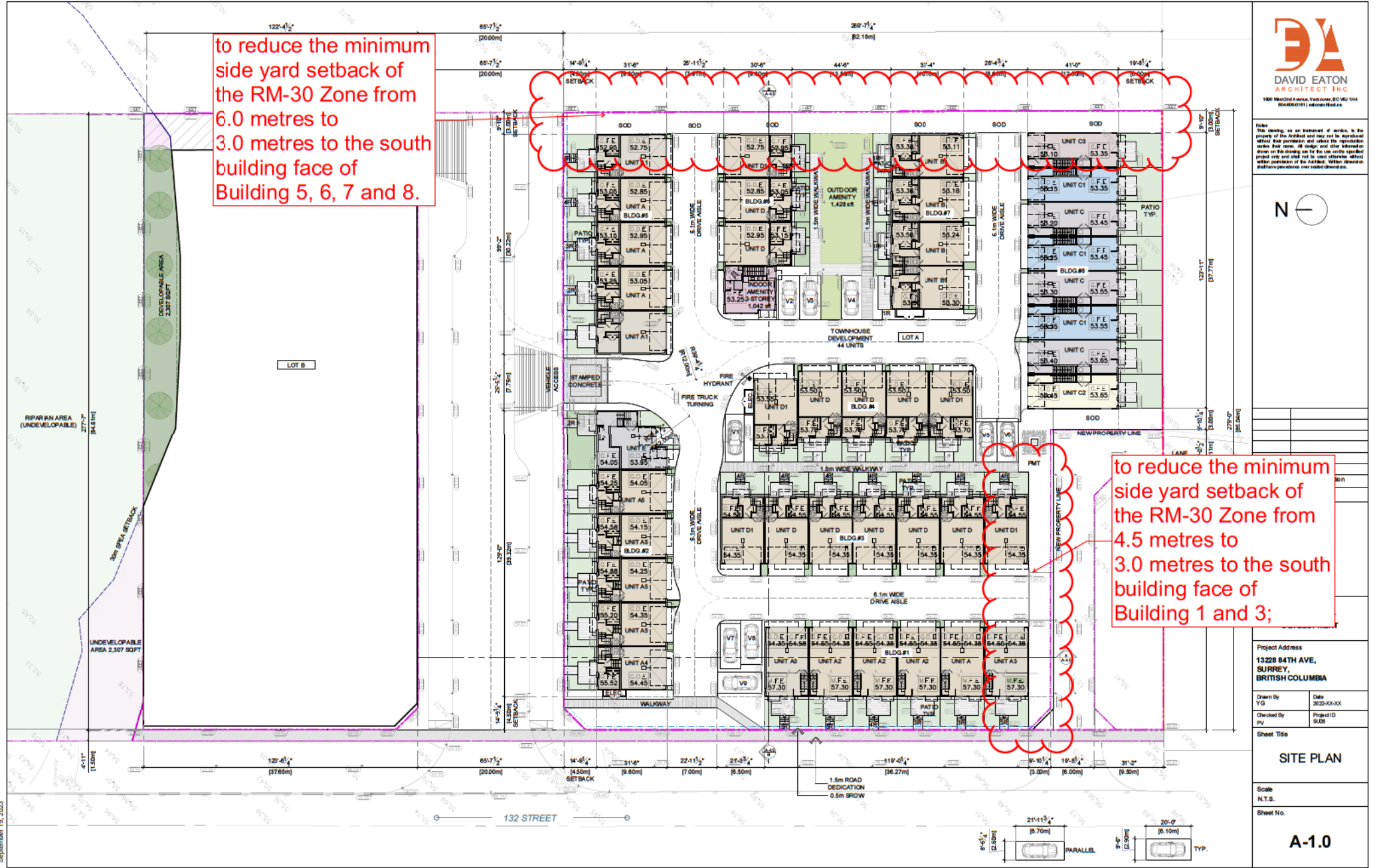
180 West 2nd Avenue, Vancouver, BC V6Z 1R4
604.680.0151 | david@edarch.com

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to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the south building face of Building 5, 6, 7 and 8.

to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the south building face of Building 1 and 3;



Project Address
13228 84TH AVE,
SURREY,
BRITISH COLUMBIA

Drawn By YG Date 2022-06-06
Checked By JLV Project ID 8108

Sheet Title
SITE PLAN

Scale
N.T.S.

Sheet No.
A-1.0

September 15, 2023