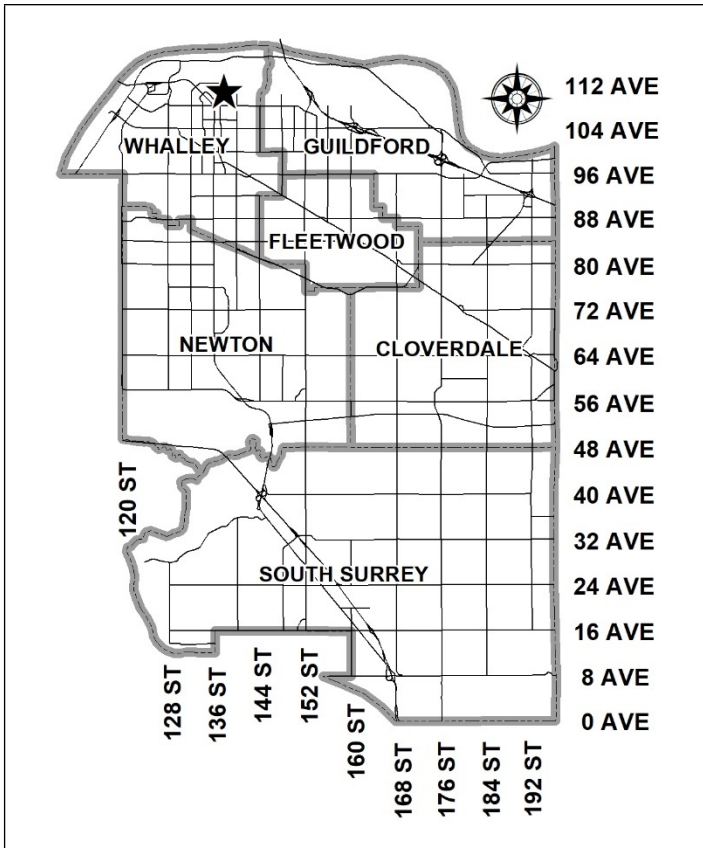


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0271-00

Planning Report Date: July 8, 2024



PROPOSAL:

- **Rezoning** from RF to CD
- **Development Permit**

To permit the development of a 6-storey apartment building consisting of approximately 82 dwelling units in City Centre.

LOCATION:

13760 - Bentley Road
13782 - Harper Road
Portion of 13758 - Bentley Road
(also 13795 - Berg Road and 13790 - Harper Road)
Portion of lane

ZONING:

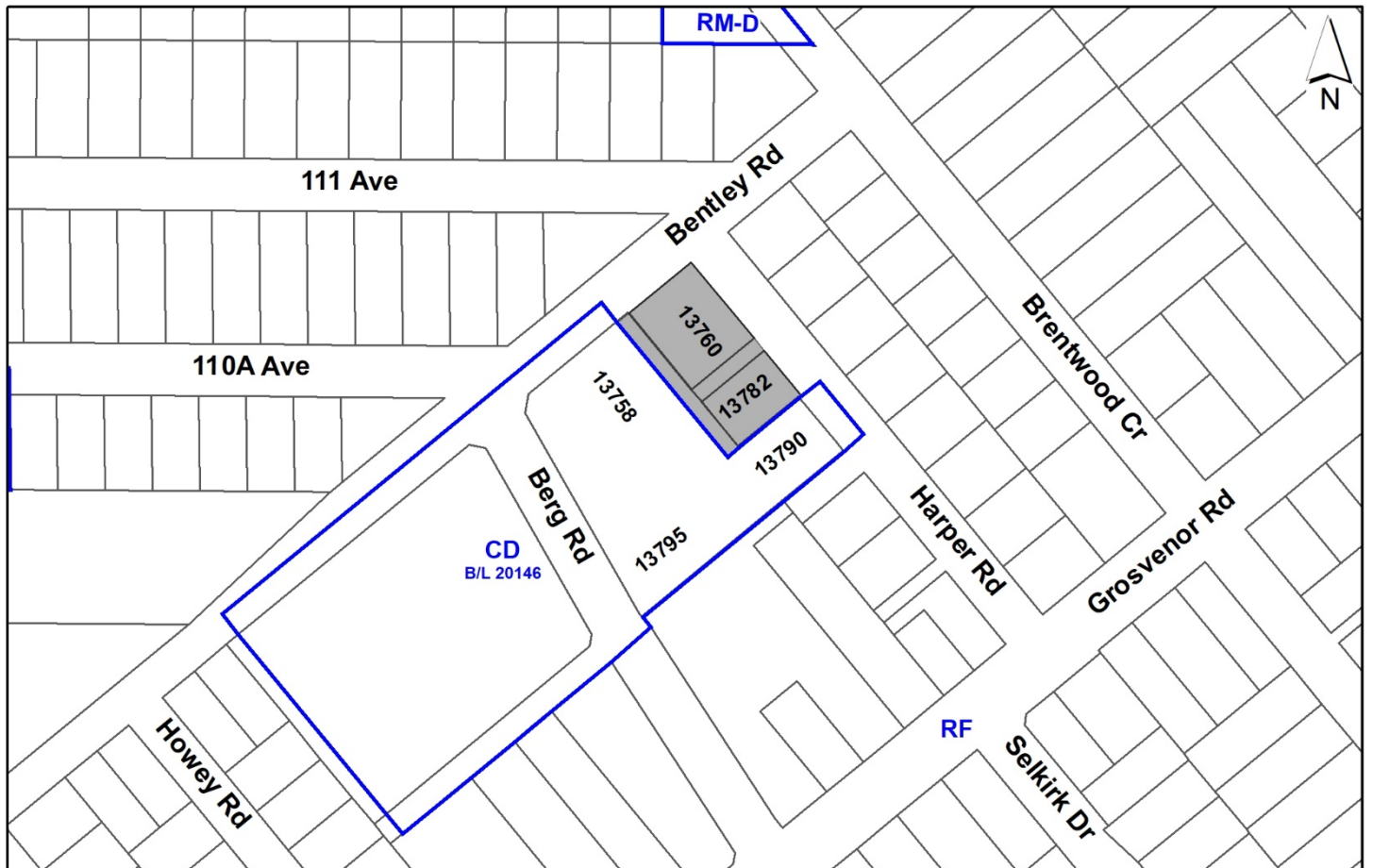
RF

OCP DESIGNATION:

Multiple Residential

CCP DESIGNATION:

Low Rise Residential - Type II



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal generally complies with the Low Rise Residential – Type II designation in the Surrey City Centre Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- 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. Council endorse the Public Notification to proceed for a By-law to rezone the properties at 13760 - Bentley Road and 13782 - Harper Road, along with the portion of 13758 - Bentley Road (also 13795 - Berg Road and 13790 - Harper Road) shown as Block 1, and the portion of lane shown as Block 2, on the attached Survey Plan in Appendix I from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0271-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) completion of the road closure and acquisition of a portion of the unopened lane adjacent to Harper Road;

- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (m) registration of access easement to ensure access to on-site walkways and shared amenity spaces between the proposed development and development at 13758 – Bentley Road (Completed under Development Application No. 7917-0544-00); and
- (n) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single Family Residential;	Low Rise Residential – Type II	RF
Northeast (Across Harper Road):	Single Family Residential	Low Rise Residential – Type I	RF
Southeast:	Construction of three 6-storey apartment buildings approved under Development Application No. 7917-0544-00	Low Rise Residential – Type II	CD By-law No. 20146
Southwest (Adjacent and across Berg Road):	Construction of seven 6-storey apartment buildings approved under Development Application No. 7917-0544-00	Low Rise Residential – Type II	CD By-law No. 20146
Northwest (Across Bentley Road):	Single Family Residential	Low Rise Residential – Type II	RF

Context & Background

- The subject site is approximately 2,500 square metres in size and is located at the south side of the intersection between Bentley Road and Harper Road. The site is located within the Bolivar Heights District of City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP) and Low Rise Residential – Type II in the City Centre Plan, and is zoned Single Family Residential Zone (RF).
- The subject site consists of two single family lots (13760 - Bentley Road and 13782 - Harper Road), a portion of an unconstructed lane, and a portion of a consolidated development site to the southwest (13758 – Bentley Road).

- The property to the southwest (13758 – Bentley Road) was created as part of Development Application No. 7917-0544-00 in December 2022, and a No-Build Restrictive Covenant was registered on a portion of the property (402 sq. m) for future consolidation with 13760 – Bentley Road and 13782 – Harper Road.
- The site slopes downward by approximately 2 metres from southeast to northwest.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 82 dwelling units, the applicant is proposing the following:
 - Rezoning the site from RF to CD (based on RM-70);
 - Subdivision (consolidation) of three lots (and portion of lane) into one lot; and
 - A Development Permit for Form and Character.
- The applicant is proposing to acquire a portion of unopened lane adjacent to Harper Road in the middle of their development site (184 sq. m) (Appendix I). The applicant will need to initiate a road closure application in order to close, purchase and consolidate the portion of the unopened road allowance. This process will be initiated by the City's Realty Section if Council grants Third Reading for the subject rezoning.

	Proposed
Lot Area	
Gross Site Area:	2,498 sq. m
Road Dedication:	62 sq. m
Road Closure Area:	184 sq. m
Net Site Area:	2,435 sq. m
Number of Lots:	2
Building Height:	21 m
Floor Area Ratio (FAR):	2.48 (gross)
Floor Area	
Residential:	6,185 sq. m
Residential Units:	
Studio:	2
1-Bedroom:	54
2-Bedroom:	18
3-Bedroom:	8
Total:	82

Referrals

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- School District:** The School District has advised that there will be approximately 12 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 7 Elementary students at Forsyth Road Elementary School
3 Secondary students at Kwantlen Park Secondary School
- (Appendix 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.
- Parks, Recreation & Culture:** The parkland to the southwest of the development will become an active park in accordance with the City Centre Plan. The amenities selected and the overall park development will be informed through a public engagement process in the future. 1A - Greenbelt is the closest park with natural areas and is 1.1 km walking distance from the development.
- Surrey Fire Department:** No concerns. Comments provided are to be addressed as part of the Building Permit application.
- Advisory Design Panel:** At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.
- The subject development proposal is generally supported by City staff and the applicant has agreed to resolve the outstanding items identified by staff in this report and the forthcoming ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- The applicant will provide the following road improvements to services the subject proposal:
 - Dedication and construction of Harper Road to the City Centre local road standard; and
 - Construction of Bentley Road to the City Centre local road standard.
- The Zoning bylaw requires a total of 74 residential parking spaces to be provided on site. The applicant is proposing to provide a total of 75 parking spaces, which exceeds the Bylaw requirement.
- As part of the proposal, the application will be providing frontage works along Bentley Road and Harper Road to accommodate additional on-street parking.
- Vehicular access for the development is proposed to be located off Bentley Road, at the northwest corner of the site.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised Forsyth Road Elementary is operating at 132% capacity, with enrolment expected to increase with densification of the City Centre neighbourhood. The Ministry of Education and Child Care has supported the District's request for a new 8-classroom capacity addition to Forsyth Road Elementary School. The addition is targeted to open in 2029.
- The School District has advised Kwantlen Park Secondary is operating at 133% capacity with 16 portables used for enrolling classes. Enrolment is also projected to grow significantly because of future high-rise development in the area. The Ministry approved funding to build a 500-student capacity addition, targeted to open in the fall of 2027. Additional measures will also be required to address the anticipated future growth.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

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

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Accommodate higher density development into Surrey's City Centre and near Frequent Transit Corridors at density sufficient to encourage commercial development and transit service expansions (A2);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
 - Encourage Development that supports increased transit, pedestrian walkability, and bicycle access (B3);
 - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4); and
 - Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6).

Secondary Plans

Land Use Designation

- The proposal generally complies with the Low Rise Residential – Type II designation in the Surrey City Centre Plan with Tier 2 Capital Projects Community Amenity Contributions (CPCACs) applicable to increase the allowable gross density from 1.85 FAR to 2.48 FAR.

Themes/Objectives

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

CD By-law

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

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.5 FAR (net)	2.54 FAR (net)
Lot Coverage:	33%	44%
Yards and Setbacks:		
Northeast (Harper Road):	7.5 m	6.0 m
Southeast:	7.5 m	7.5 m
Southwest:	7.5 m	9.49 m
Northwest (Bentley Road):	7.5 m	6.0 m
Principal Building Height:	50.0 m	21.0 m
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings • Child care centres, as an accessory use 	<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 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 143 m ² + CIL of meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 293 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	74	75
Residential Visitor:	8	10
Total:	82	85
Bicycle Spaces		
Residential Secure Parking:	98	102
Residential Visitor:	6	6

- The floor area ration (FAR) has been increased from 1.5 net FAR in the RM-70 Zone to 2.54 net FAR in the proposed CD Zone. The proposed density complies with the OCP and City Centre Plan designations.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 45% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment development in the City Centre Plan area.
- The reduced setbacks along frontages (Bentley Road and Harper Road) to achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.
- An increased setback along is provided along the southwest property line, adjacent to 13785 – Bentley Road, to achieve a 16-metre building separation between an approved 6-storey

apartment building and the subject proposal. This will allow for windows and patios for units facing the adjacent development helping to improve livability of unit layouts.

- The applicant is proposing to exceed the minimum residential parking requirements with 75 parking space (74 required) and exceed the minimum visitor parking requirements with 10 visitor parking spaces provided (8 required), for a total of 85 parking spaces (82 required).
- The applicant is proposing to exceed the minimum bicycle parking requirements with 102 residential bicycle parking spaces (98 required) and meet the 6 visitor bicycle parking spaces required.

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 \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Whalley is \$44.56 per sq. ft., for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address

the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 17, 2024, and the Development Proposal Signs were installed on June 14, 2024. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing a 6-storey apartment building containing 82 units, consisting of two (2) studio units, 54 one-bedroom units, 18 2-bedroom units, and eight (8) 3-bedroom units. The units range in size from 38 square metres to 89 square metres.
- The proposed 6-storey apartment development incorporates a design and building massing that is generally in accordance with the vision for this part of City Centre. This area is envisioned as an evolving urban neighbourhood, featuring a variety of housing options including low rise apartment buildings.
- The proposed rectangular-shaped building completes the perimeter filling up this block with apartments. The proposed apartment building fronts onto Bentley Road to the Northwest, and Harper Road to the Northeast. The Southwest side front onto a shared connected outdoor amenity space and the Southeast side front to its neighbour.
- Along the street, the building includes ground-floor units with front doors and usable, semi-private outdoor space, with direct access to street frontages, while the ground-floor units fronting onto the shared connected outdoor amenity space are also connected to that space.
- The 6th floor is stepped back along all street frontages to help reduce the overall building massing where interfacing with existing single family neighbourhood context.
- The indoor amenity space is located on the ground floor, adjacent to the outdoor amenity space, with at-grade connection to the outdoor amenity space on the adjacent site that is to be shared. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant proposes a contemporary architectural rectilinear form using traditional brown brick veneer on the first and second storeys and white colour fibre cement panels on the upper storeys. The frameless transparent glass panel balconies disappear into the building. This design complements and extends the character from the development to the west.

- The applicant will continue to work with staff to resolve comments identified in the Outstanding Items section below.
- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.
- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.

Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, groundcover, along with hardscaping, site lighting, fencing, and site furnishings.
- The landscaping concept centres around four areas, the building lobby entrance, a corner plaza at the intersection of Bentley Road and Harper Road, the ground-oriented unit entrances along street frontages, and the outdoor amenity areas on the southern sides of the building.
- Pathways provide for pedestrian circulation around the site and provide access to the outdoor amenity courtyard on the west side of the site from Harper and Bentley roads.
- At grade units have patio space which feature paving, trees, shrubs, fencing with gates to create semi-private outdoor spaces for residents.

Indoor Amenity

- The required indoor amenity is 248 square metres, while the applicant is proposing to provide 142 square metres of indoor amenity space on site, requiring cash-in-lieu for the shortfall in accordance with City policy.
- The indoor amenity space is located on the first level near the south corner of the building and opens onto the outdoor amenity courtyard.
- The main floor indoor amenity space consists of a meeting and co-working space, and a lounge area with kitchen and dining facilities, and an accessible washroom.

Outdoor Amenity

- The required outdoor amenity is 248 square metres. The applicant is proposing 293 square metres of outdoor amenity on-site, exceeding the minimum requirement.
- The proposed outdoor amenity is organized at the south west corner of the site and includes spaces for outdoor seating, children's play space, and BBQ and outdoor dining area.

- The outdoor amenity is connected with a walkway to the shared outdoor amenity courtyard located on 13758 – Bentley Road.

Outstanding Items

- There are a number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - General design refinement to address ADP and staff comments;
 - Coordination of all drawings to accurately describe the design intent;
 - Refinement of the design in particular to improve the relationship to the public realm and sloping ground plane;
 - Coordination of the outdoor amenity space with shared amenity space on the adjacent development site; and
 - Further refine utility and civil works integration into the proposed development.
- 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

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Maidenhair Tree	1	1	0
Coniferous Trees			
Yew/Boxwood	1	1	0
Deodar Cedar	1	1	0
Cypress	3	3	0
Norway Spruce	1	1	0
Pine	4	4	0
Western Red Cedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		37	
Total Retained and Replacement Trees Proposed		37	
Estimated Contribution to the Green City Program		NA	

- The Arborist Assessment states that there are a total of **15** mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 30 replacement trees on the site. The applicant is proposing 37 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Bentley Road and Harper Road. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Cornelian Cherry, English Oak, and Japanese Cedar.
- In summary, a total of 37 trees are proposed to be replaced on the site with no estimated contribution to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix V for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

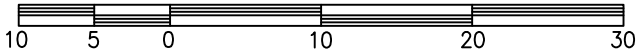
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

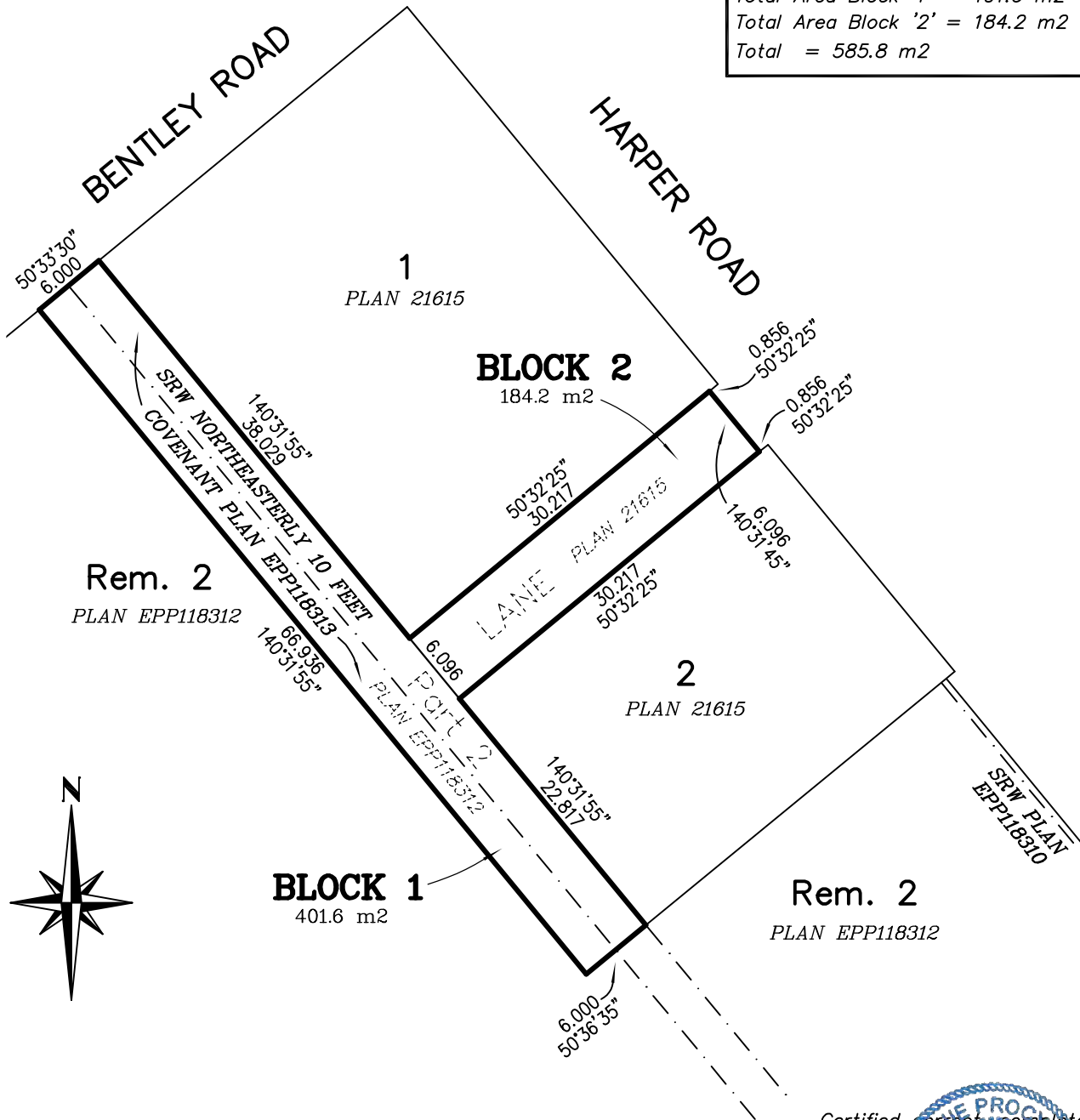
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW #_____ OF PART OF LANE DEDICATED ON PLAN 21615
AND PART OF LOT 2 PLAN EPP118312, ALL OF SECTION 14
BLOCK 5 NORTH RANGE 2 WEST NWD**

SCALE 1:500



All Distances are in Metres.

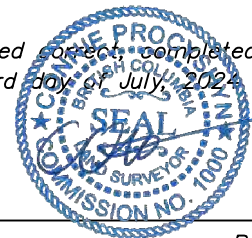
Total Area Block '1' = 401.6 m²
Total Area Block '2' = 184.2 m²
Total = 585.8 m²



Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: SR23-03_RZ_rev1

Certified correct, completed on
the 3rd day of July, 2024

©



B.C.L.S.

DATA SHEET

SITE CALCULATION	Sq. ft.	Sq. m.	ACRE
GROSS SITE AREA	28857.26	2497.23	0.62
ROAD DEDICATION	665.80	61.80	0.02
EXISTING LANE (To be purchased from city)	1982.84	184.40	0.05
NET SITE AREA	26191.77	2435.83	0.60

SITE CALCULATION	LOT COVERAGE AREA (Sq. Ft.)	NET SITE AREA...	LOT COVERAGE (%)
LOT COVERAGE	11612.46	26191.77	44.34%

ZONING DATA	Existing	Provided
ZONING CODE	CO	CO
TOTAL BUILT UP AREA (Sq. Ft.)		66570.31
FAR (On Gross)		2.48
FAR (On Net)		2.54

SETBACKS	Required	Provided
East (Along Harper Road)		6.0m
North (Along Bentley Road)		6.0m
West (Along neighbouring lot - Phase 1)		9.49m
South (Along neighbouring lot- Phase 1)		7.5m

CAR PARKING	Number of units	Required per unit	Required Stalls	Stalls provided
For residents	82	0.9	73.80	75
For visitors	82	0.1	8.2	10
Remarks				
Total Units			82	85

Small car parking stalls	Number of units	Allowed/Required	Allowed/Required	Provided
Parking stalls for person with disability	85	5%	29.75	30
Remarks			1 Accessible + 1 Van Accessible	2 Accessible + 1 Van Accessible

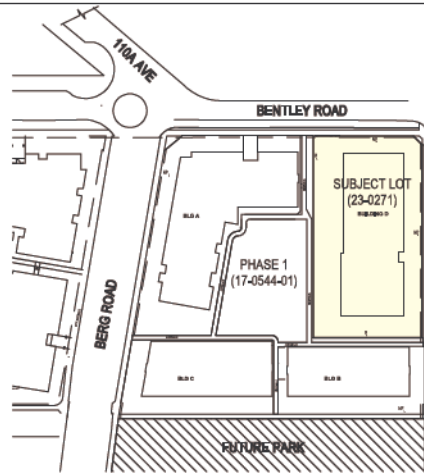
BICYCLE PARKING	Number of units	Required per unit	Required Stalls	Stalls provided
For residents	82	1.2	98.4	102
For visitors		6 per building	6	6
Total			104.4	108

UNIT NAME	Unit Type	Number of Units	Area(Sq. ft.)	Total Area(Sq. ft.)	Total Area(Sq. m.)
Unit A	1BR	1	727.99	727.99	67.70
Unit B	2BR	1	920	920	85.54
Unit B1	2BR	4	915.31	3661.24	340.50
Unit C	1BR+DEN	28	665	18620	1731.66
Unit C1	1BR	1	665	665	61.85
Unit C2	1BR+DEN	5	731.5	3657.5	340.15
Unit C3	1BR	5	641.15	3205.75	298.13
Unit C4	1BR	1	647.12	647.12	60.18
Unit D	1BR+DEN	5	672	3360	312.48
Unit D1	1BR+DEN	1	672	672	62.50
Unit E	2BR+DEN	5	890.03	4450.15	413.86
Unit E1	2BR+DEN	1	890.03	890.03	82.77
Unit F	2BR	1	876.12	876.12	81.48
Unit G	3BR	4	955.00	3822.4	355.48
Unit H	2BR	4	864.42	3457.68	321.56
Unit J	2BR	5	802.99	4014.95	373.39
Unit K	1BR	1	592	592	55.06
Unit L	1BR	5	532	2660	247.38
Unit M	1BR+DEN	1	663.71	663.71	61.73
Unit N	2BR+BATH	1	752.79	752.79	70.01
Unit P	STUDIO	2	413.32	826.64	76.88
Total		82		99149.01	5500.30

UNIT MIX CALCULATION	Total Units	No of STUDIO Units	1BED &...	2 BED, 2 BED+DEN...	No of 3BR Units
	82	2	54	18	8
		2%	66%	22%	10%

AREA CALCULATION LEVEL	Residential (Sq. Ft.)	Amenity (Sq. ft.)	Circulation (Sq. ft.)	Number of Units	Total Built Area (Sq. Ft.)	Efficiency
Main Floor	8219.46	1534.49	1694	12	11447.95	85%
Second Floor	10463.19	0	1149.38	14	11612.57	90%
Third Floor	10463.19	0	1149.38	14	11612.57	90%
Fourth Floor	10463.19	0	1149.38	14	11612.57	90%
Fifth Floor	10463.19	0	1149.38	14	11612.57	90%
Sixth Floor	9071.16	0	1135.41	14	10206.57	89%
Total area				82	68104.8	

AMENITY TABLE	Amenity Type	Number of units	Area Required (Sq. m.)	Area Provided (Sq. ft.)	Area Provided (Sq. m.)	Notes
	Indoor Amenity for Studio Unit (4sqm per unit)	2	2 x 4 = 8			
	Indoor Amenity for other Unit (3sqm per unit)	80	80 x 3 = 240	1534.49	142.71	VARIANCE
	TOTAL INDOOR AMENITY AREA (PROVIDED ON 23-0271)		248			
	Outdoor Amenity for Studio Unit (4sqm per unit)	2	2 x 4 = 8			
	Outdoor Amenity for other Unit (3sqm per unit)	80	80 x 3 = 240	3150.77	293.02	
	TOTAL OUTDOOR AMENITY AREA (PROVIDED ON 23-0271)		248			
	Indoor Amenity (Provided on Phase 1 / 17-0544-01)	216	318	9561.15	888.26	
	Outdoor Amenity (Provided on Phase 1 / 17-0544-01)	216	318	11315.02	1051.20	



KEY PLAN

SHEET LIST		
Sheet Number	Sheet Name	SCALE

A-001	COVER SHEET	NTS
A-002	PROJECT INFORMATION	NTS
A-003	CONNECTIVITY PLAN	AS INDICATED
A-004	SITE PHOTOS + CONCEPT PLAN	NTS
A-005	STREETSCAPE FOR CONTEXT PLAN	1" = 30'-0"
A-006	BASE PLAN	1/16" = 1'-0"
A-100	PHASE PLAN	1/16" = 1'-0"
A-101	CONNECTED AMENITY PLAN	1 1/2" = 1'-0"
A-102	SHARED AMENITY PLAN	1/16" = 1'-0"
A-103	ENLARGED SITE PLAN	3/32" = 1'-0"
A-104	FIRE ACCESS PLAN	3/32" = 1'-0"
A-105	PRECEDENT IMAGES	NTS
	ARCHITECTURAL/BUILDING EXTERIOR	
A-200	PARKADE 2 FLOOR PLAN	3/32" = 1'-0"
A-201	PARKADE 1 FLOOR PLAN	3/32" = 1'-0"
A-202	MAIN FLOOR PLAN	3/32" = 1'-0"
A-203	SECOND FLOOR PLAN	3/32" = 1'-0"
A-204	THIRD FLOOR PLAN	3/32" = 1'-0"
A-207	SIXTH FLOOR PLAN	3/32" = 1'-0"
A-208	ROOF LEVEL PLAN	3/32" = 1'-0"
A-300	COLOR ELEVATION	3/32" = 1'-0"
A-301	COLOR ELEVATION	3/32" = 1'-0"
A-302	COLOR ELEVATION	3/32" = 1'-0"
A-303	COLOR ELEVATION	3/32" = 1'-0"
A-304	MATERIAL BOARD	NTS
A-400	STREETSCAPE VIEW - HARPER ROAD	NTS
A-401	STREETSCAPE VIEW - BENTLEY ROAD	NTS
A-500	SECTIONS SHEET 1	AS INDICATED
A-501	SECTIONS SHEET 2	AS INDICATED
A-502	SECTIONS SHEET 3	AS INDICATED
A-503	SECTIONS SHEET 4	AS INDICATED
A-504	SECTIONS SHEET 5	AS INDICATED
A-505	SECTIONS SHEET 6	AS INDICATED
A-600	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-601	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-602	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-603	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-604	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-605	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-606	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-607	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-608	ENLARGED UNIT PLANS	1/4" = 1'-0"
A-609	ENLARGED INDOOR AMENITY PLAN	1/4" = 1'-0"
A-700	SHADOW STUDY SHEET	1" = 80'-0"
A-800	STREET LEVEL VIEW	NTS



LOCATION PLAN



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NO.	DATE	DESCRIPTION	BY
1	2024-04-18	ISSUED FOR DP SUBMISSION	
2	2023-11-14	PRELIM SUBMISSION	
3	2023-08-02	REVISION COVER SHEET	

CONTRACT

PRINT STAMP



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PROJECT

VICTORY PHASE 3 + MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 1782 HARPER ROAD, SURREY, BC

DRAWING TITLE

PROJECT INFORMATION

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO.	PLANT DATE	DRAWN	AUTHOR
722975	06-06-2024		
DRAWING NO.	SCALE	REVISION	CHECKER
A-002	As Indicated		

1

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
2	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
3	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
4	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
5	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
6	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
7	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
8	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
9	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
10	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
11	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
12	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
2	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
3	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
4	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
5	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
6	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
7	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
8	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
9	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
10	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
11	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD
12	2023-09-01	PHASE 1 EXISTING GENERAL	AD	AD



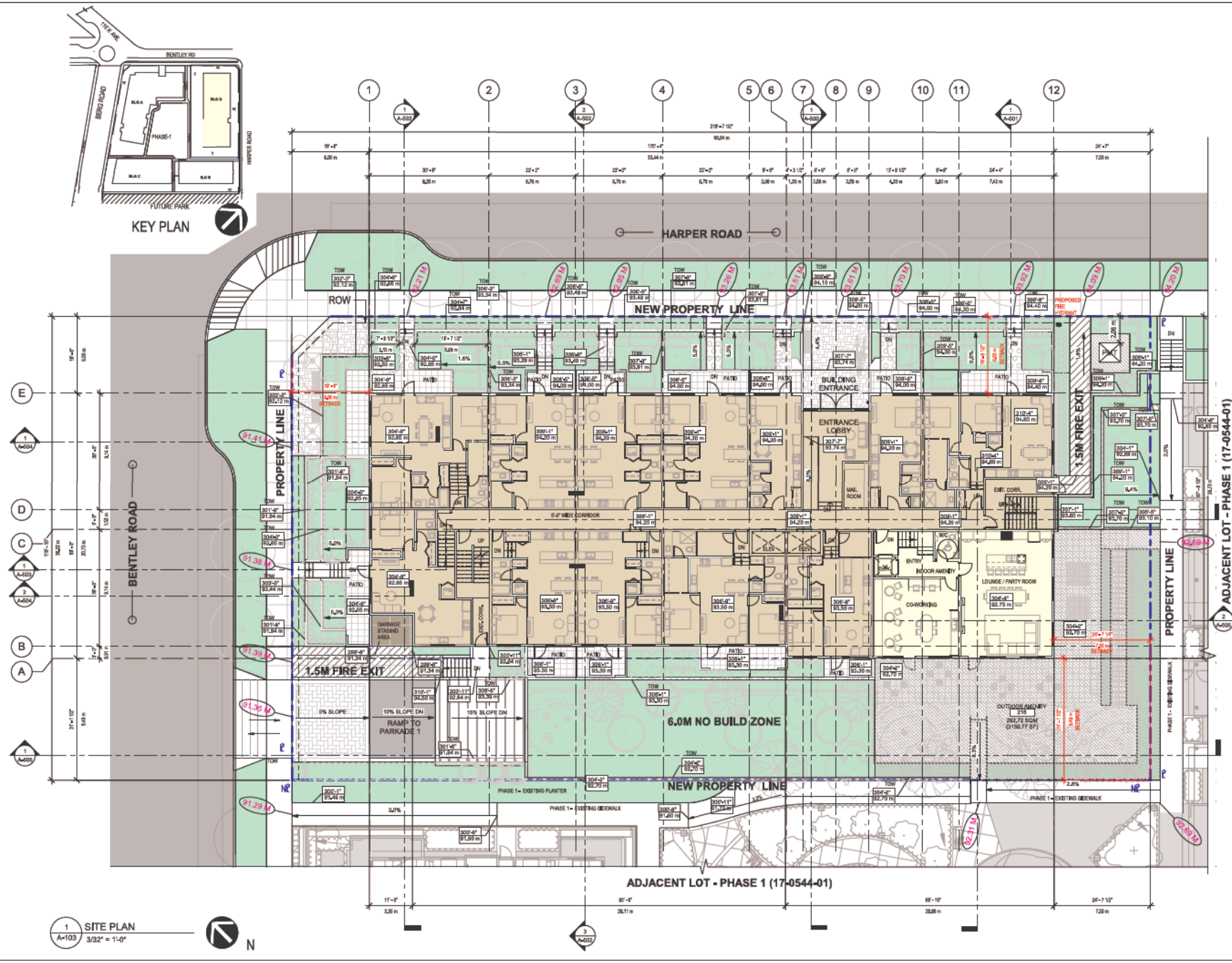
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PROJECT
VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, B.C.

DRAWING TITLE
ENLARGED SITE PLAN

DRAWING ISSUE
ISSUED TO CIVIL

PROJECT NO.	PLAT DATE	DRAWN	AG
722075	2023-09-01	AD	AG
DRAWING	SCALE	REVISION	TD
A-103	As indicated		1



ADJACENT LOT - PHASE 1 (17-0544-01)

ADJACENT LOT - PHASE 1 (17-0544-01)

1 SITE PLAN
A-103 3/32" = 1'-0"



NOTE : MATERIAL BOARD AND DESIGN LANGUAGE MATCHES THAT OF 17-0544- PHASE 1 BUILDING C



PRECEDENT IMAGE FOR 2 STOREY BRICK EXPRESSION



PRECEDENT IMAGE FOR PARKADE ROOF



PRECEDENT IMAGE FOR ENTRY FEATURE



PRECEDENT IMAGE FOR ROOF OVERHANG



PRECEDENT IMAGE FOR RAILING TYPE & ATTACHMENT



PRECEDENT IMAGE FOR LANDSCAPE ALONG SIDEWALK



PRECEDENT IMAGE FOR BOX FEATURE



PRECEDENT IMAGE FOR 2 STOREY BRICK EXPRESSION



PRECEDENT IMAGE FOR MATERIAL PALLETTE



PRECEDENT IMAGE FOR DESIGN LANGUAGE - PROPOSAL 17 - 0544 - PHASE 1



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NO.	DESCRIPTION	DATE

1	2024-08	ISSUED FOR SUBMISSION	
2	2023-11	PROJ APP SUBMISSION	
REV	2024-08-01	REVISION OVERHAULS	PREV

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PROJECT STAMP



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PROJECT

VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

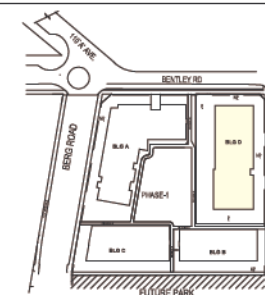
DRAWING TITLE

PRECEDENT IMAGES ARCHITECTURAL/BUILDING EXTERIOR

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO. 722375	PLOT DATE 06-06-2024	DRAWN Chandler	AUTHOR
DRAWING NO. A-105	SCALE 1/2" = 1'-0"	REVIEWED Chandler	DATE
		REVISION	1



KEY PLAN



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NO.	DESCRIPTION	DATE
1	ISSUED FOR DP SUBMISSION	2024-05-10
2	PROJ APP SUBMISSION	
3	REVISION (CONTRACTIBLE)	

CONTRACT

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SCALE



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PROJECT

VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

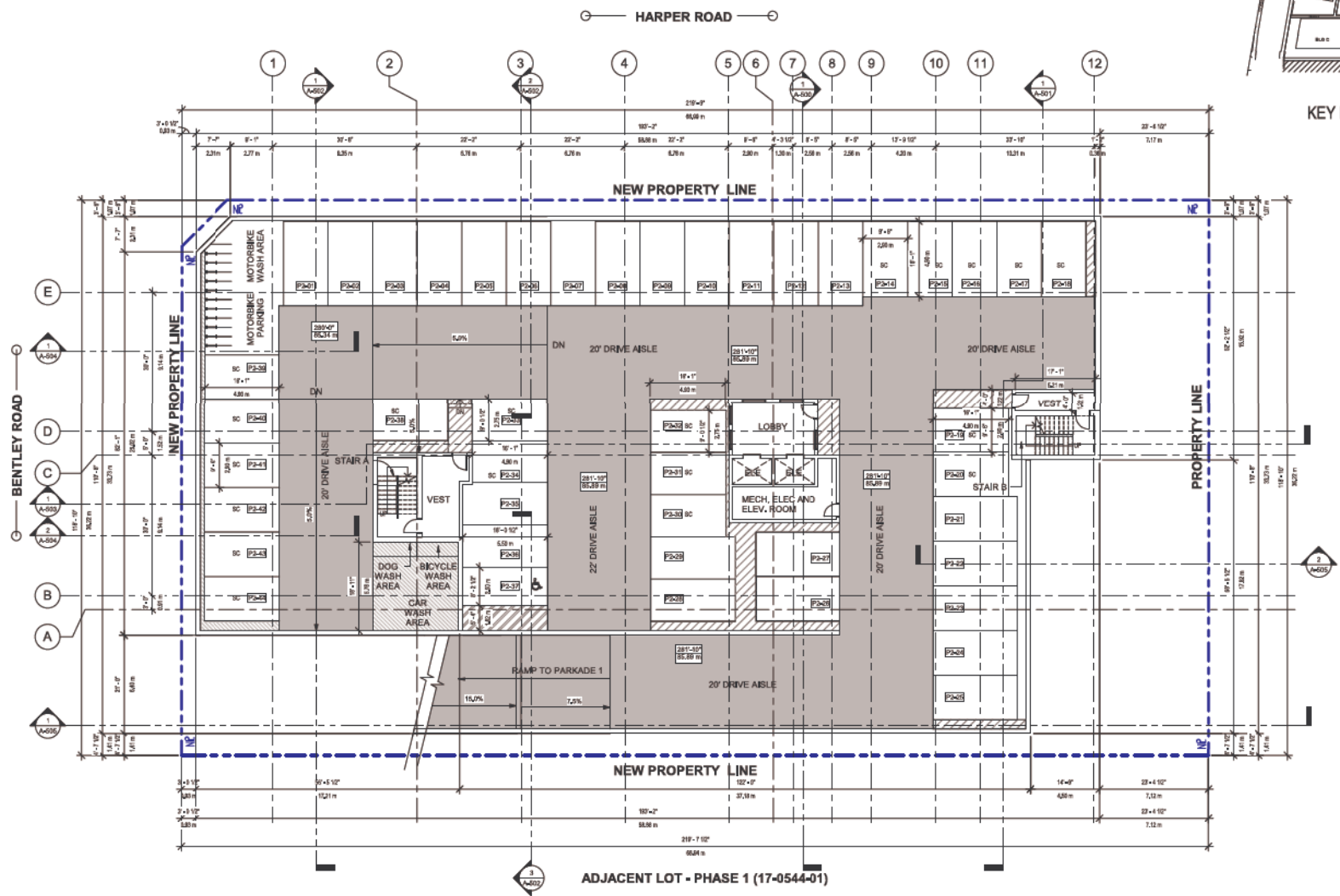
DRAWING TITLE

PARKADE 2 FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO.	723375	DATE	06-06-2024	DRAWN	AG
SCALE	As Indicated	REVIEWED	TD	DATE	1
DRAWING NO.	A-200				



1 PARKADE FLOOR-2
A-200 3/32" = 1'-0"



ADJACENT LOT - PHASE 1 (17-0544-01)

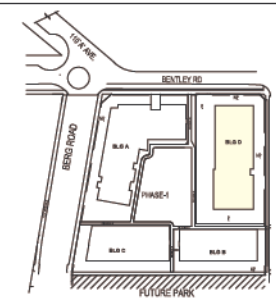
ADJACENT LOT - PHASE 1 (17-0544-01)

HARPER ROAD

BENTLEY ROAD

HARPER ROAD

FUTURE PARK



KEY PLAN



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1	ISSUED FOR DP SUBMISSION		
2	REVISION		
3	REVISION		

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PROJECT

VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

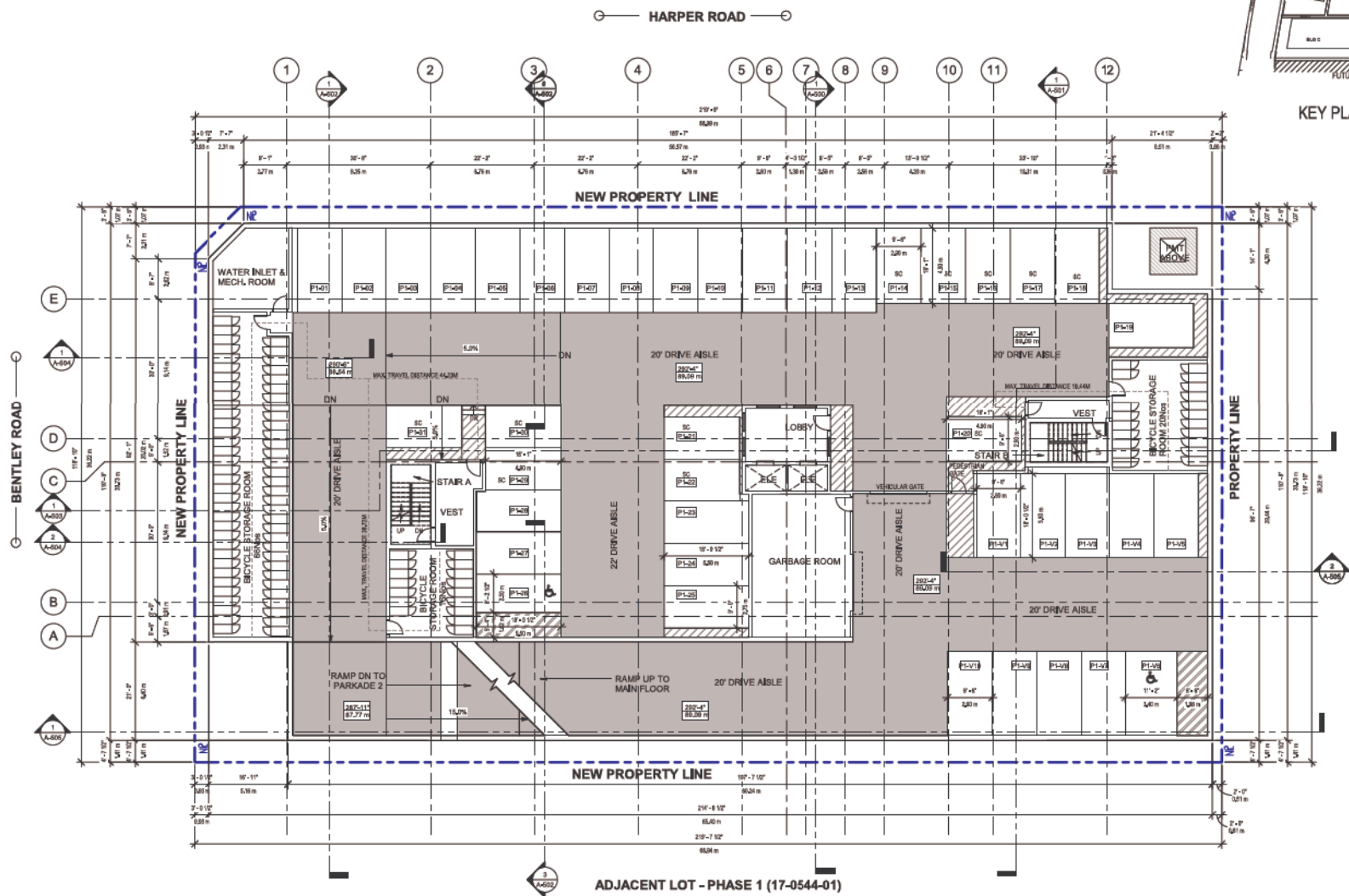
DRAWING TITLE

PARKADE 1 FLOOR PLAN

DRAWING ISSUE

ISSUED FOR DP SUBMISSION

PROJECT NO.	723375	PLANT DATE	06-06-2024	DRAWN	AG
DRAWING NO.	A-201	SCALE	As Indicated	REVIEWED	TD
				DATE	1

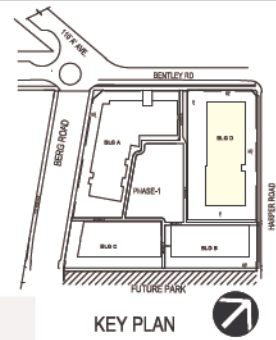


1 PARKADE FLOOR-1
A-201 3/32" = 1/4"



ADJACENT LOT - PHASE 1 (17-0544-01)

ADJACENT LOT - PHASE 1 (17-0544-01)



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1	2024-04-08	ISSUED FOR DP SUBMISSION	
2	2023-11-14	PRELIMINARY SUBMITTAL	
3	2023-08-02	REVISION (CONTRACTORS)	REVISED

CONTRACT

PROJECT

DATE

SCALE

REVISION



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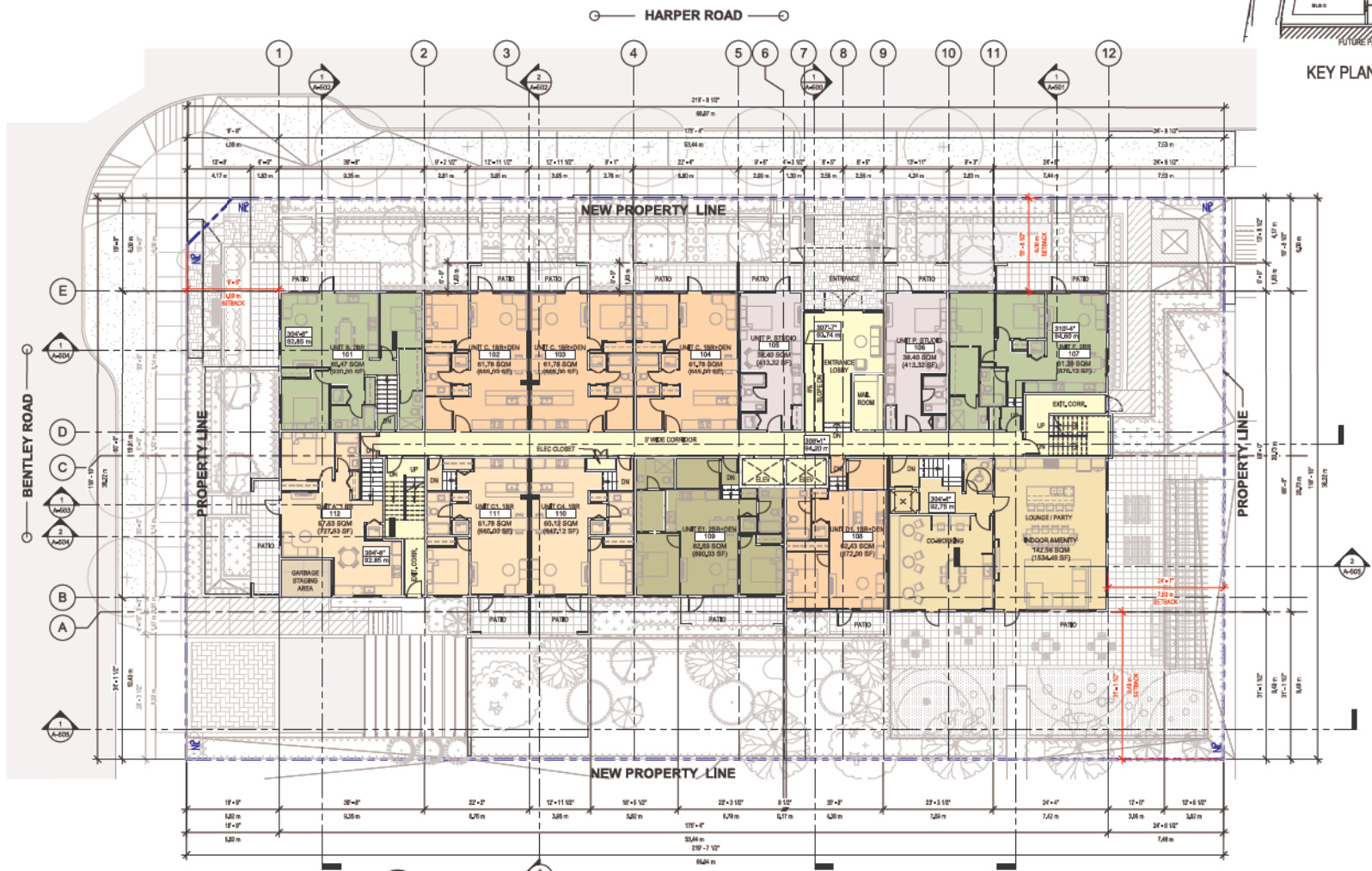
VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

MAIN FLOOR PLAN

ISSUED FOR DP SUBMISSION

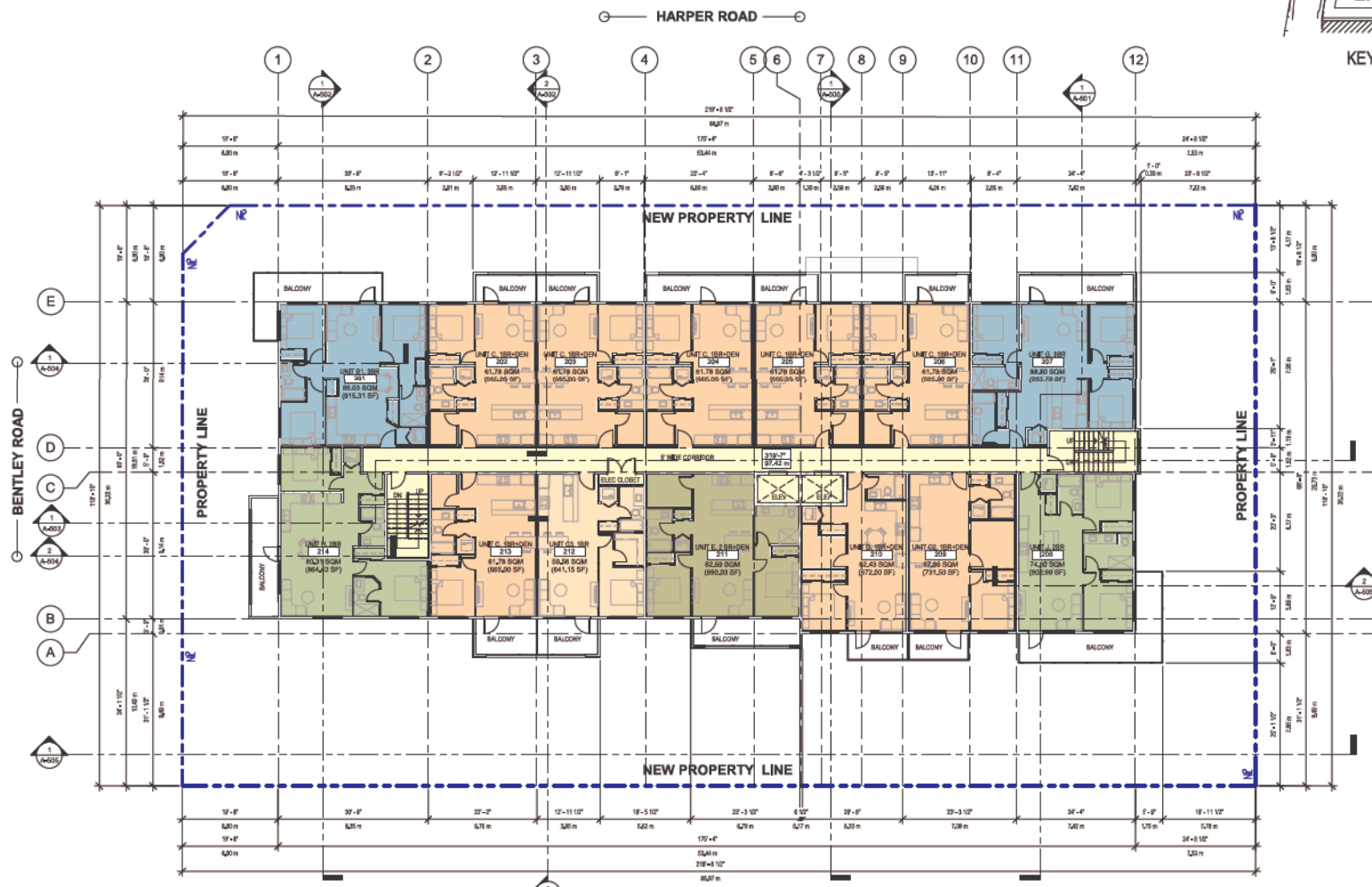
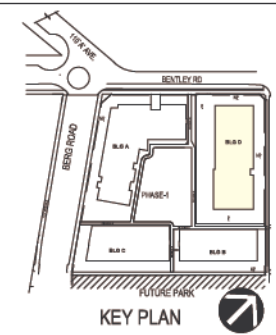
PROJECT NO.	723575	PLANT DATE	06-06-2024	DRAWN	AG
DRAWING NO.	A-202	SCALE	As Indicated	REVIEWED	TD
				REVISION	1



1 MAIN FLOOR PLAN
A-202 3/32" = 1'-0"

ADJACENT LOT - PHASE 1 (17-0544-01)

ADJACENT LOT - PHASE 1 (17-0544-01)



1 SECOND FLOOR PLAN
A-203
3/32" = 1'-0"

ADJACENT LOT - PHASE 1 (17-0544-01)

ADJACENT LOT - PHASE 1 (17-0544-01)



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1	2023-04-18	ISSUED FOR DP SUBMISSION	
2	2023-05-14	PRELIMINARY SUBMITTAL	
3	2023-06-05	REVISIONS/ISSUES	PRELIM

CONTRACT	
FORM/STAMP	
SCALE	



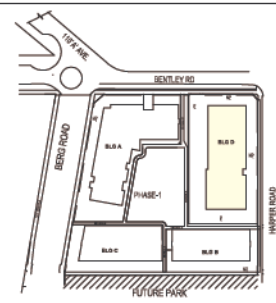
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PROJECT
VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC
DRAWING TITLE

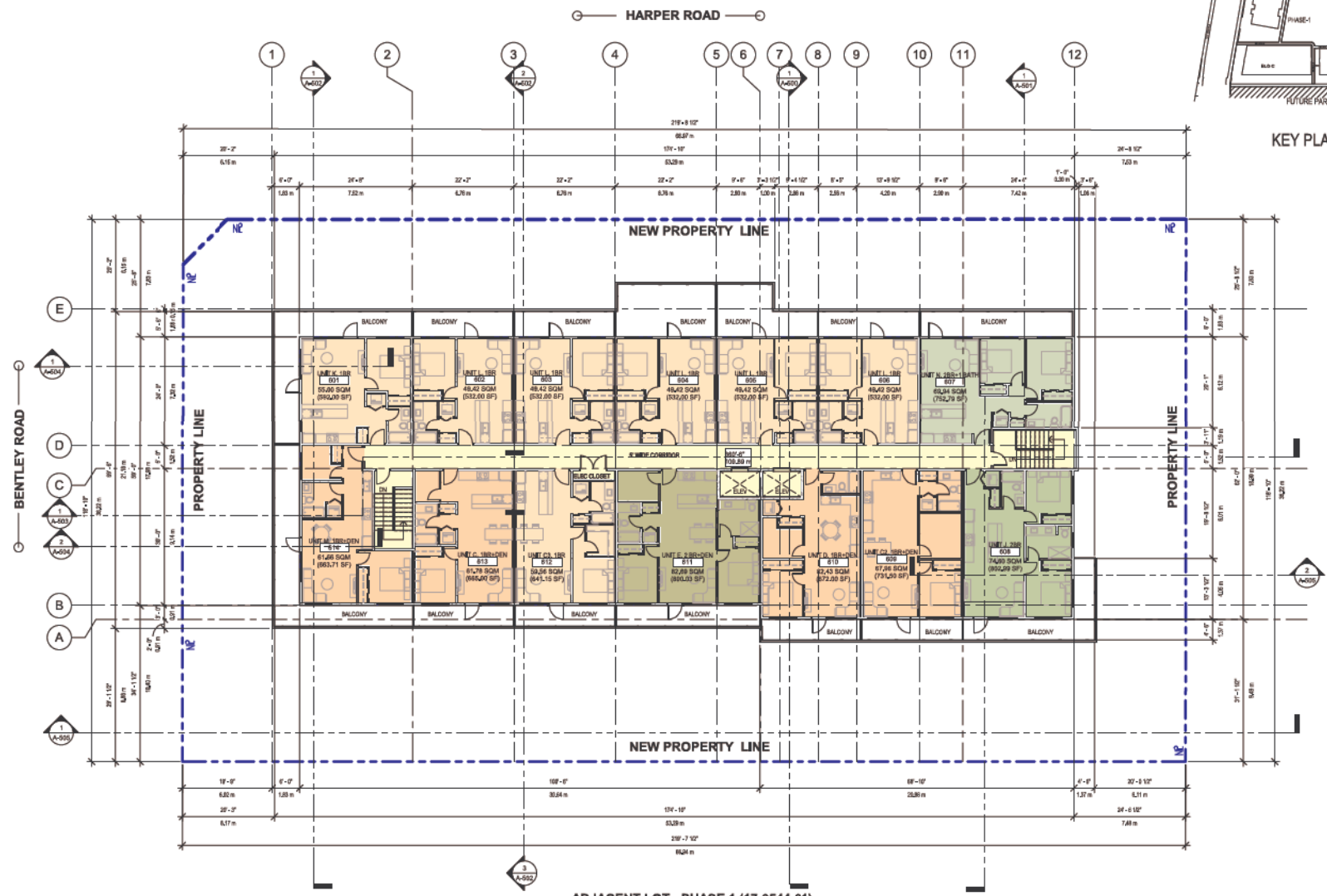
SECOND FLOOR PLAN

DRAWING ISSUE
ISSUED FOR DP SUBMISSION

PROJECT NO.	723575	PLANT DATE	06-06-2024	DRAWN	Author
DRAWING NO.	A-203	SCALE	As Indicated	REVIEWED	Chander
				DATE	18/08/24



KEY PLAN



1 SIXTH FLOOR PLAN
A-207
3/32" = 1'-0"



ADJACENT LOT - PHASE 1 (17-0544-01)

ADJACENT LOT - PHASE 1 (17-0544-01)

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR DP SUBMISSION			
2	REVISED FOR COMMENTS			
3	REVISED FOR COMMENTS			

CONTRACT NO. 17-0544-01

PROJECT NAME: VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT



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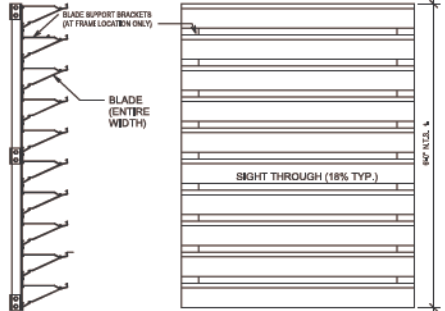
PROJECT: VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

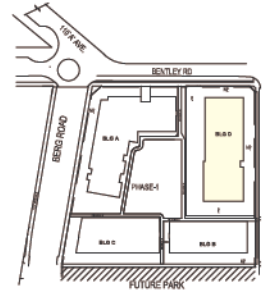
DRAWING TITLE: SIXTH FLOOR PLAN

DRAWING ISSUE: ISSUED FOR DP SUBMISSION

PROJECT NO.	723375	PLANT DATE	06-06-2024	DRAWN	AG
DRAWING NO.	A-207	SCALE	As Indicated	REVIEWED	TD
					REVISION
					1



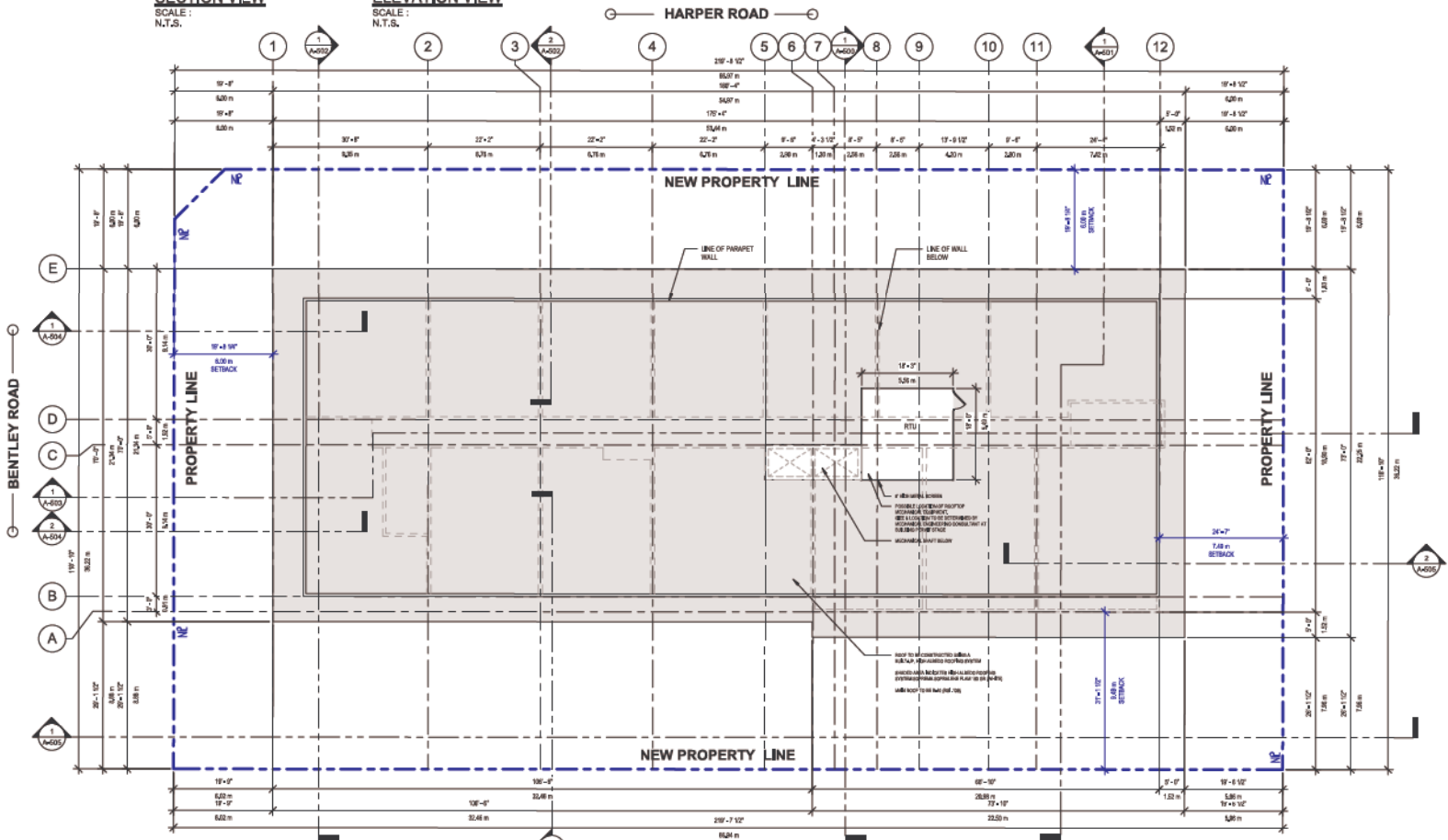
ROOF EQUIPMENT SCREEN DETAIL
 SCALE : N.T.S. INSTALLED TO MANUFACTURER'S SPECS
 - PROVIDE ACCESS DOOR AS REQUIRED
 - CONFIRM CLEARANCE FROM EQUIPMENT WITH ROOF TOP UNIT MANUFACTURER



KEY PLAN

SECTION VIEW
SCALE: N.T.S.

ELEVATION VIEW
SCALE: N.T.S.



1 ROOF LEVEL
A-208 3/32" = 1'-0"

ADJACENT LOT - PHASE 1 (17-0544-01)

NOTE: "HIGH ALBEDO ROOFING MATERIAL"
MIN SRI 75



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Vancouver, BC Canada V6C 2B8
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www.kasian.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR DP SUBMISSION	2024-05-10	AG	AG
2	ISSUED FOR PERMITS	2024-05-10	AG	AG
3	ISSUED FOR PERMITS	2024-05-10	AG	AG

CONTRACT NO. 2024-05-10
 PROJECT NO. 17-0544-01
 SHEET NO. 17-0544-01-001

PROJECT NAME
 VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT



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PROJECT
 VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
 13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

DRAWING TITLE
 ROOF LEVEL PLAN

DRAWING ISSUE
 ISSUED FOR DP SUBMISSION

PROJECT NO.	DATE	DRAWN	AG
723575	06-06-2024	AG	AG
DRAWING NO.	SCALE	REVISION	TD
A-208	As Indicated		



1 Cementitious Fibre Panel with reveal to match the cladding colour
Finish: Smooth
Colour: Benjamin Moore OC-65 Chantilly Lace



2 Thin Brick (1XL Bulk)
Colour: Copper Tone



3 Cementitious Fibre Panel with reveal to match the cladding colour
Finish: Smooth
Colour: Iron Mountain 2134-30



4 Storefront, Doors, And Windows:
Tempered glass: clear with prefinished anodized black frame



5 Guard Rail / Privacy Screen
Tempered Glass : Tinted Grey with prefinished aluminium black frame



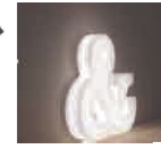
6 Fascia Board
Colour: Match to adjacent cladding



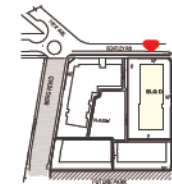
7 Vented vinyl/soffit panels
Colour: Match adjacent cladding colour



8 Metal Flashing
Colour: Anodized Black



9 Signage (White acrylic backlit letters)



KEY PLAN



1 COLOR NORTH ELEVATION (ALONG BENTLEY ROAD)
A-300 3/32" = 1'-0"

AVERAGE EXISTING GRADE
 $92.85M + 91.34M + 93.30M + 94.40M = 92.92 M$
 4
 MAX BUILDING HEIGHT = 92.92 M + 21 M = 113.92 M



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1	2024-04	ISSUED FOR DP SUBMISSION	
2	2023-11	PRELIM SUBMISSION	
3	2023-02	REVISED CONCEPTS	PRELIM

CONTRACT

PROJECT STAMP



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PROJECT

VICTORY PHASE 3 • MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

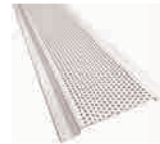
DRAWING TITLE

COLOR ELEVATION

DRAWING NOTE

ISSUED FOR DP SUBMISSION

PROJECT NO.	723375	DATE	06-06-2024	DRAWN	Author
DRAWING NO.	A-300	SCALE	As Indicated	REVIEWED	Chandler
				REVISION	1



1 Cementitious Fibre Panel with reveal to match the cladding colour
Finish: Smooth
Colour: Benjamin Moore OC-65 Chantilly Lace

2 Thin Brick (1XL Bulk)
Colour: Copper Tone

3 Cementitious Fibre Panel with reveal to match the cladding colour
Finish: Smooth
Colour: Iron Mountain 2134-30

4 Storefront, Doors, And Windows:
Tempered glass: clear with prefinished anodized black frame

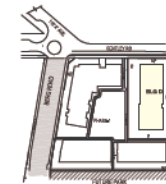
5 Guard Rail / Privacy Screen
Tempered Glass : Tinted Grey with prefinished aluminium black frame

6 Fascia Board
Colour: Match to adjacent cladding

7 Vented vinyl/soffit panels
Colour: Match adjacent cladding colour

8 Metal Flashing
Colour: Anodized Black

9 Signage (White acrylic backlit letters)



KEY PLAN



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NO.	DATE	DESCRIPTION	BY
1	2024-04	ISSUED FOR DP SUBMISSION	PKM
2	2023-11	PRELIM SUBMISSION	PKM
3	2023-08	REVISION (CONTRACTS)	PKM



1 COLOR EAST ELEVATION (ALONG HARPER ROAD)
A-301 3/32" = 1'-0"

AVERAGE EXISTING GRADE
 $92.85M + 91.34M + 93.30M + 94.40M = 92.92 M$
 4
 MAX BUILDING HEIGHT = 92.92 M + 21 M = 113.92 M



PROJECT	VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
CONTRACT	REVISION (CONTRACTS)



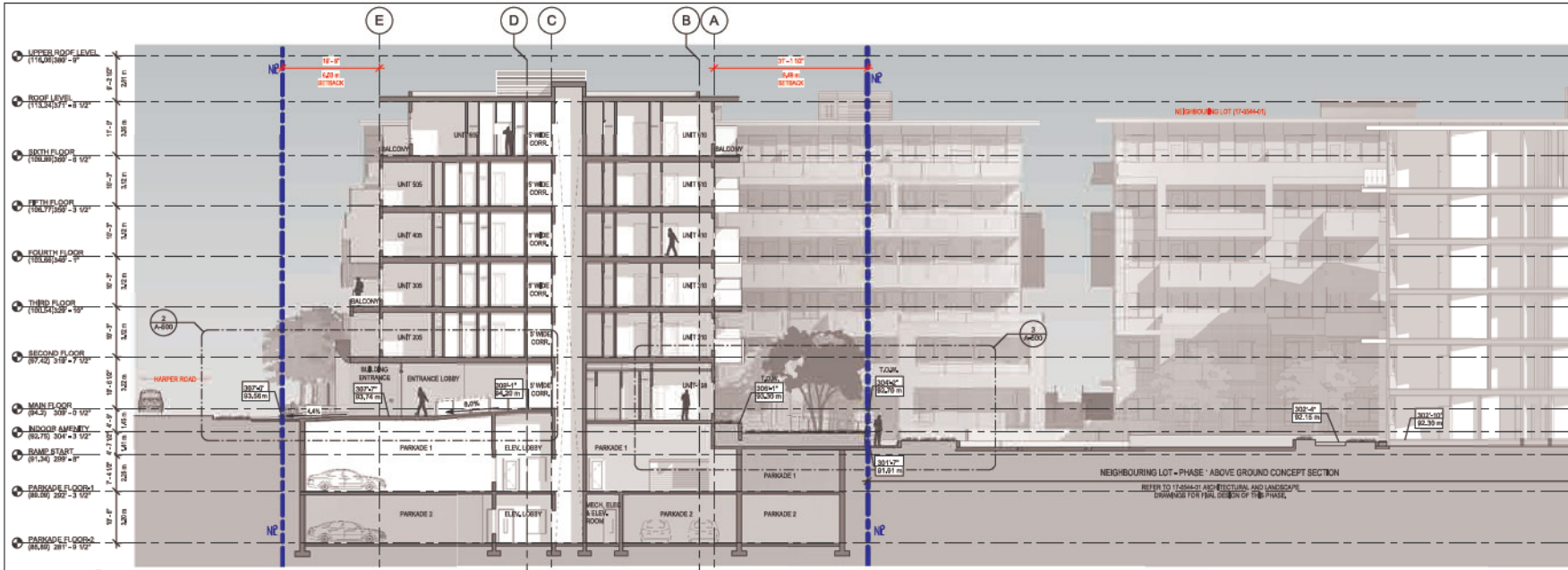
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PROJECT
VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
 13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

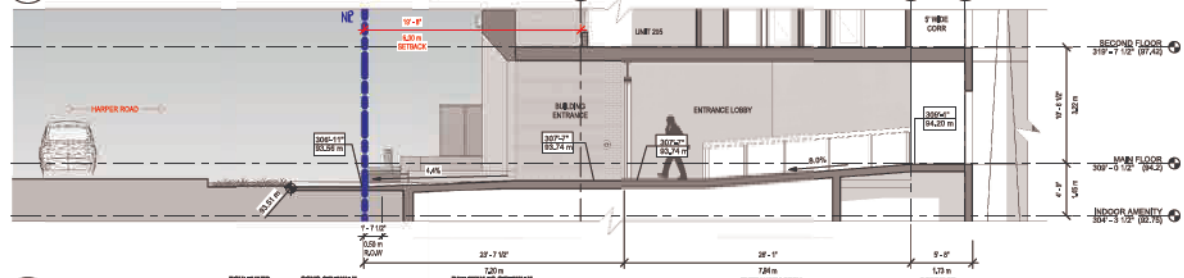
DRAWING TITLE
COLOR ELEVATION

DRAWING NOTE
ISSUED FOR DP SUBMISSION

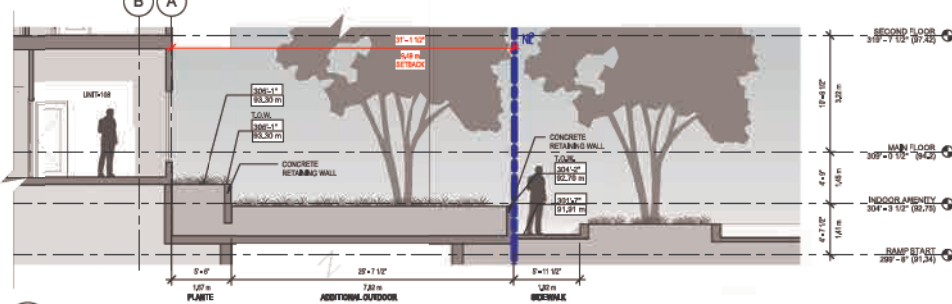
PROJECT NO.	723575	DATE	06-06-2024	DRAWN	Author
DRAWING NO.	A-301	SCALE	As Indicated	REVIEWED	Checker
					REVISION
					1



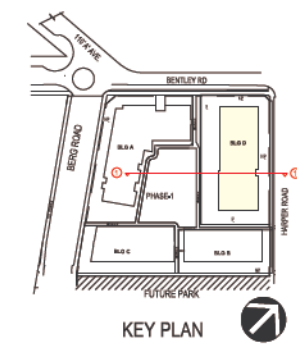
1 BUILDING SECTION 1 THROUGH BUILDING ENTRANCE



2 BUILDING SECTION 1A - ENLARGED



3 BUILDING SECTION 1B - ENLARGED



1	2024-04	ISSUED FOR SUBMISSION	
2	2023-11	PRE-APP SUBMISSION	
3	2024-02-02	REVISION: OVERSIGHTS	PRELIM

CONTRACT

FORM STAMP



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PROJECT

VICTORY PHASE 3 • MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

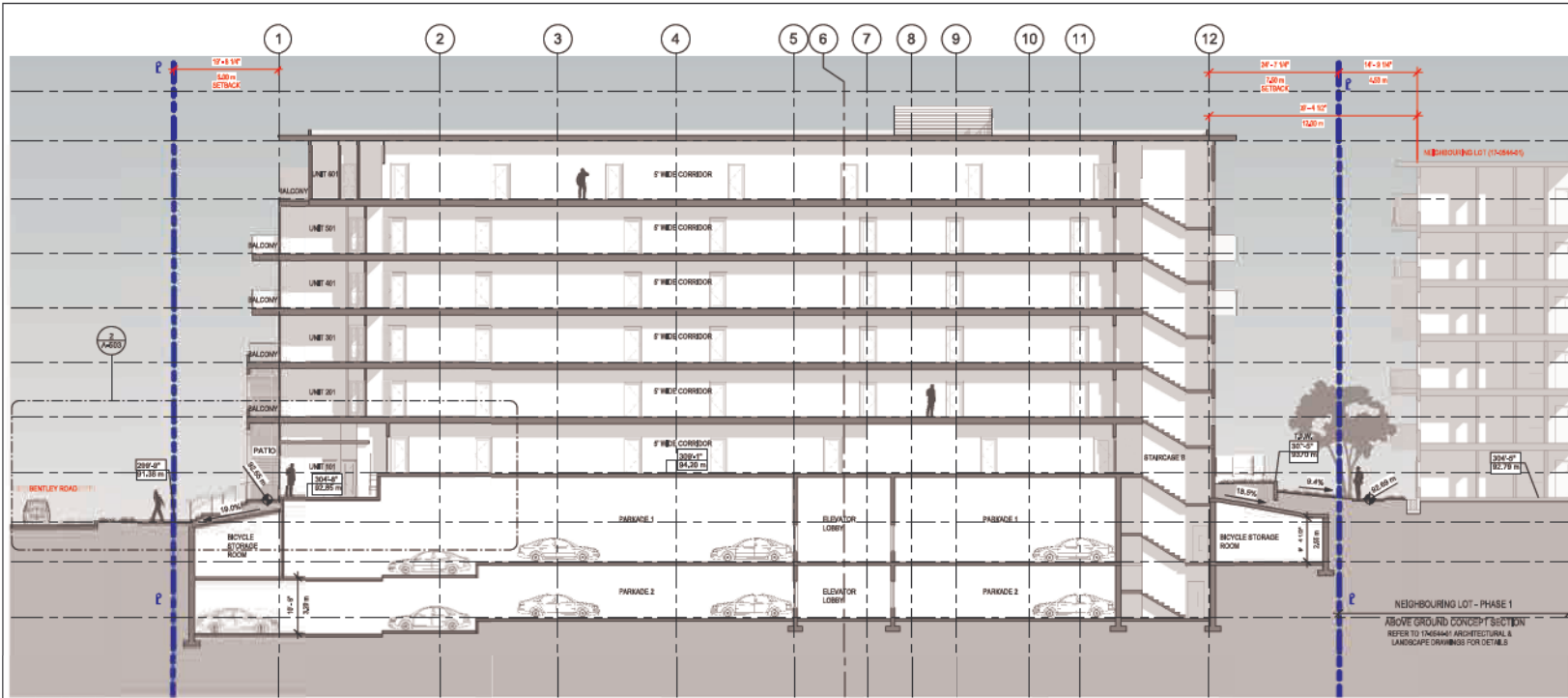
DRAWING TITLE

SECTIONS SHEET 1

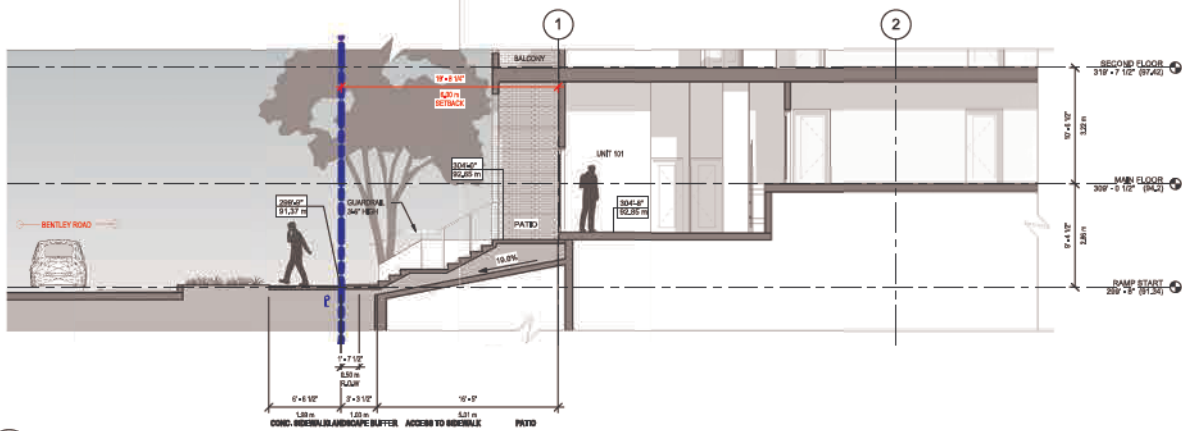
DRAWING ISSUE

ISSUED FOR DP SUBMISSION

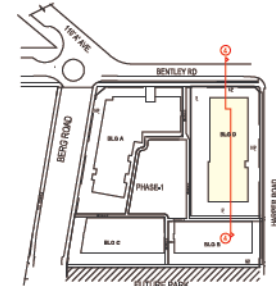
PROJECT NO.	722575	PLANT DATE	06-06-2024	DRAWN	Author
DRAWING NO.	A-500	SCALE	As Indicated	REVIEWED	Charles
				REVISION	1



1 BUILDING SECTION 4 THROUGH BENTLEY ROAD
A-603 3/32" = 1'-0"



2 BUILDING SECTION 4 - ENLARGED
A-603 3/16" = 1'-0"



KEY PLAN



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NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR SUBMISSION			
2	PRELIMINARY SUBMISSION			
3	REVISED FOR SUBMISSION			

CONTRACT NO. 2024-08-10

PROJECT NAME



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PROJECT

VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT

13780 BENTLEY ROAD & 13782 HARPER ROAD, SURREY, BC

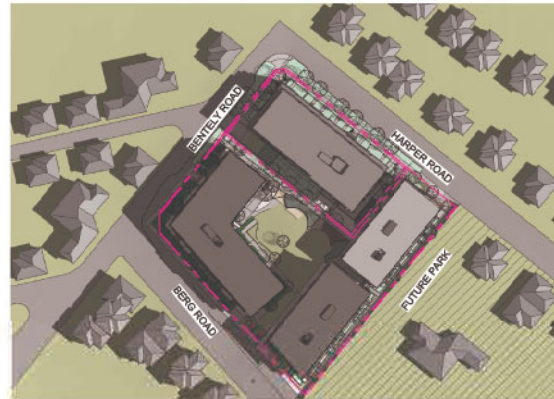
SECTIONS SHEET 4

ISSUED FOR DP SUBMISSION

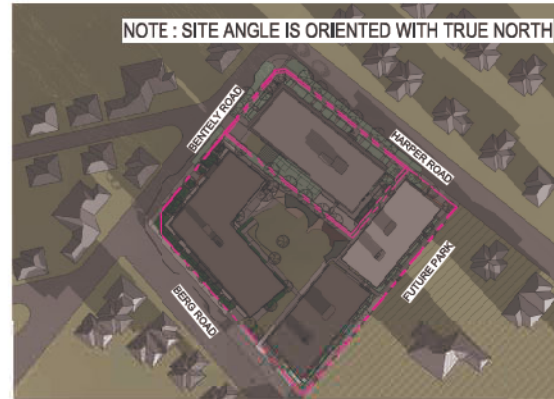
PROJECT NO.	722375	PLANT DATE	06-06-2024	DRAWN	AG
DRAWING NO.	A-503	SCALE	As Indicated	REVIEWED	TD
				REVISION	1



1 MARCH 20/ SEPTEMBER 22 10:00AM
1" = 80'-0"



4 JUNE 21 10:00AM
1" = 80'-0"



7 DECEMBER 21 10:00AM
1" = 80'-0"



2 MARCH 20/ SEPTEMBER 22 12:00PM
1" = 80'-0"



5 JUNE 21 12:00PM
1" = 80'-0"



8 DECEMBER 21 12:00PM
1" = 80'-0"



3 MARCH 20/ SEPTEMBER 22 02:00PM
1" = 80'-0"



6 JUNE 21 2:00PM
1" = 80'-0"



9 DECEMBER 21 02:00PM
1" = 80'-0"



NOTE : SITE ANGLE IS ORIENTED WITH TRUE NORTH



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NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
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20				

DATE: 2024-06-06
DRAWN: J.P.
CHECKED: J.P.
REVISION: 1

PROJECT: VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
DRAWING TITLE: SHADOW STUDY SHEET



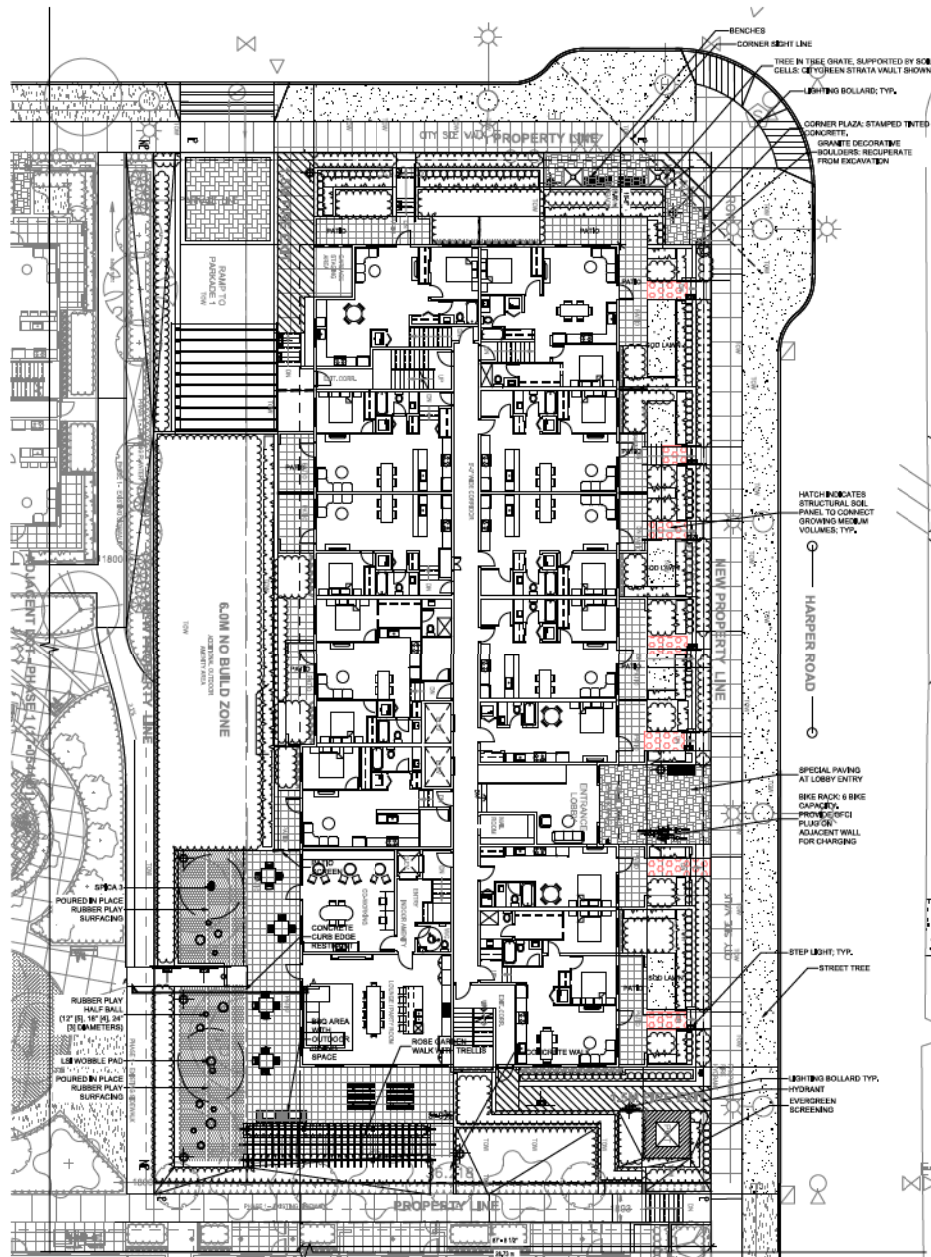
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PROJECT: VICTORY PHASE 3 - MULTIFAMILY DEVELOPMENT
BENTLEY & HARPER ROAD, SURREY, B.C.

DRAWING TITLE: SHADOW STUDY SHEET

DRAWING DATE: ISSUED FOR DP SUBMISSION

PROJECT NO.	722075	PLANT DATE	2024-06-06	DRAWN	Author
SCALE	1" = 80'-0"	REVISION	1	CHECKED	Checker
DRAWING NO.	A 700	REVISION		CHECKED	Reviewer



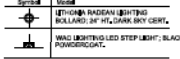
TREE SCHEDULE

KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	3	8%	CHAMAECYPARIS OSTUSA 'GRACELE'	SLIMMER HINGO FALSE CYPRESS	3M HT, 8.6M CLIMATE RESILIENT
2	3	8%	CORNUS MAS	CORNELIA CHERRY	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
3	3	8%	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
4	3	8%	CRYPTOMERIA JAPONICA 'ELEGANS'	JAPANESE CEDAR	3M HT, 8.6M CLIMATE RESILIENT
5	3	8%	CUPIRESSUS X LEYLANDII	LEYLANDII CYPRESS	3.5M HT, 8.6M CLIMATE RESILIENT
6	3	8%	DAUBENIA INVOLUCRATA	HANKERIDGE (JIN DOU) TREE	8CM CAL, 8.6M CLIMATE RESILIENT
7	3	8%	GENKIO BELGIA 'PRINCETON SENTRY'	PRINCETON SENTRY AMERICAN HEMLOCK	5CM CAL, 2M STD, 8.6M CLIMATE RESILIENT
8	3	8%	MAGNOLIA GRANDIFLORA 'SOUTH BOGUE'	SOUTH-ERN MAGNOLIA 'SOUTH BOGUE'	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
9	3	8%	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN BROWWOOD	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
10	3	8%	PNUS NIGRA 'ANNOLD SENTINEL'	ANNOLD SENTINEL AUSTRALIAN BLACK PINE	3.5M HT, 8.6M CLIMATE RESILIENT
11	3	8%	QUERCUS ROBUR 'VASTIGATA'	QUERCUS ROBUR 'VASTIGATA'	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
12	3	8%	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT
13	3	8%	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL, 1.5M STD, 8.6M CLIMATE RESILIENT

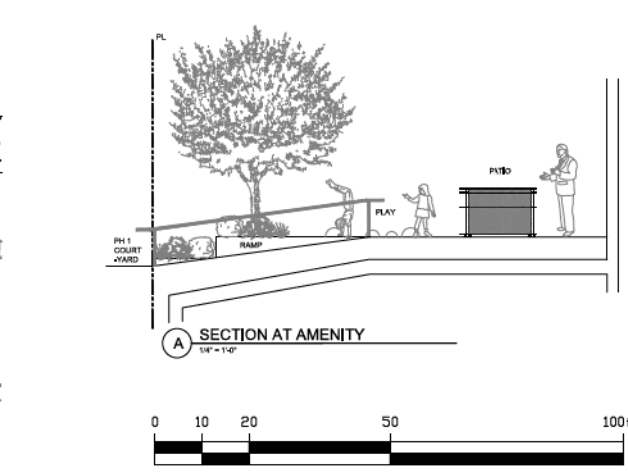
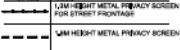
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER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



Lighting Legend



Fence Legend



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p. 604-294-0011, f. 604-294-0022

SCALE:



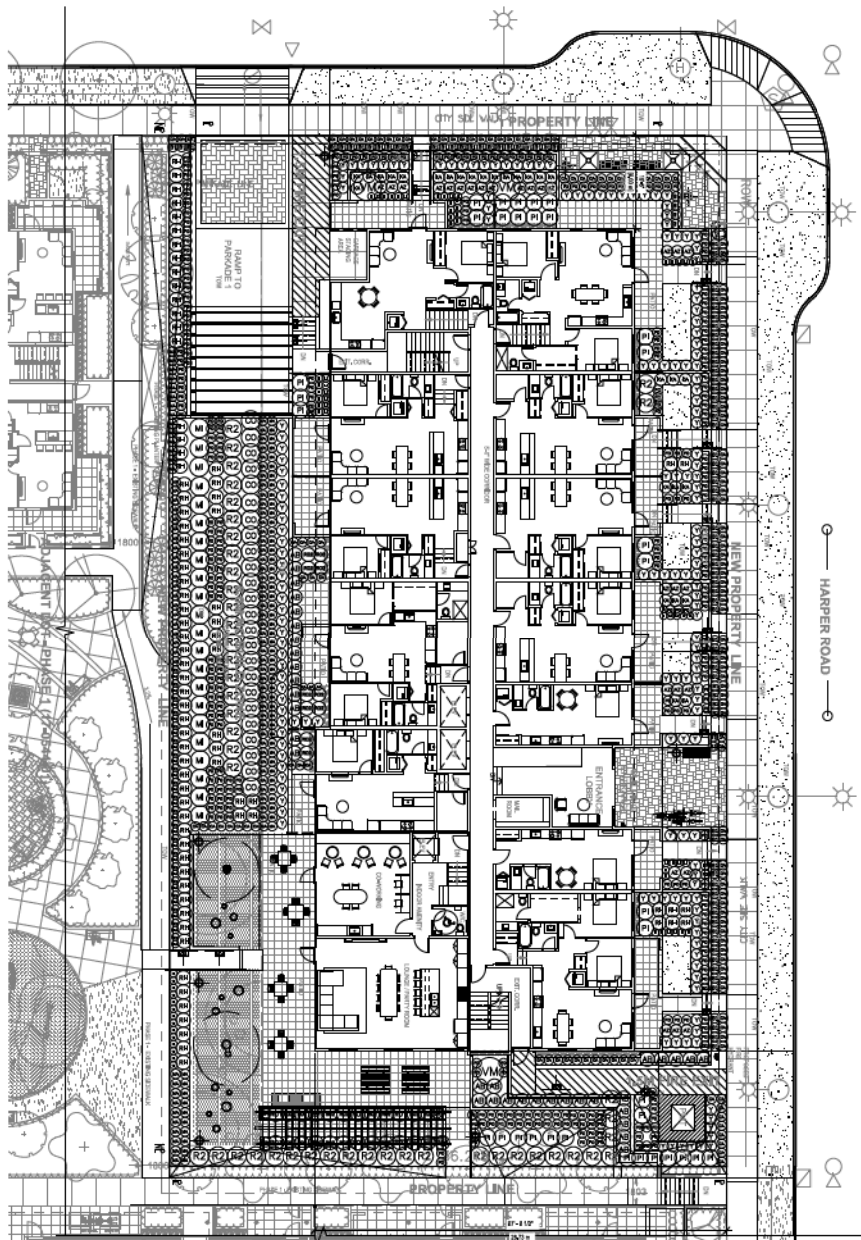
NO.	DATE	REVISION DESCRIPTION	DRG.
1	24 JUN 2024	FINAL SUBMITTAL	01
2	24 MAY 2024	REVISED FOR NEW SITE PLAN	02
3	24 JUL 2024	REVISED FOR NEW SITE PLAN	03
4	23 AUG 2024	ISSUE FOR SUBMISSION	04
5	23 AUG 2024	REVISED FOR NEW SITE PLAN	05
6	23 AUG 2024	REVISED FOR NEW SITE PLAN	06
7	23 AUG 2024	REVISED FOR NEW SITE PLAN	07
8	23 AUG 2024	REVISED FOR NEW SITE PLAN	08
9	23 AUG 2024	REVISED FOR NEW SITE PLAN	09
10	23 AUG 2024	REVISED FOR NEW SITE PLAN	10

CLIENT:

PROJECT:
VICTORY PHASE 3 MULTI-FAMILY DEVELOPMENT
BENTLEY & HARPER ROAD SURREY

LANDSCAPE PLAN

DATE: 23 JUN 25 DRAWING NUMBER:
SCALE: 1:50
DRAWN: MC
DESIGN: MC
CHKD: CG
L1
OF 5



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	POT	PGO PROJECT NUMBER: 23-015
SHRUB					PLANTED SET / REMARKS
36	ARELIA EDWARD GOUCHER	PINK ARELIA	#2 POT, 30CM		
27	AZALEA JAPONICA 'HARDY WHITE'	AZALEA HARDY WHITE	#2 POT, 25CM		
62	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA RED-BLLET	#2 POT, 25CM		
86	BUXUS SEMPERVERENS	COMMON BOXWOOD	#2 POT, 25CM		
24	CORNUS SCOPESIA KEULEY	REDTID GOOSEWOOD KEULEY	#2 POT, 30CM		
144	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	#2 POT, 25CM		
28	PIETRA JAPONICA 'CAVATINE'	PIETRA CAVATINE	#2 POT, 30CM		
24	PIETRA JAPONICA 'FOREST FLAME'	PIETRA WHITE BLOSSOM	#2 POT, 30CM		
47	RHODODENDRON ANNA KRUSCHKE	RHODODENDRON; BLUE	#3 POT, 50CM		
9	ROSA 'CECILE BRUNNER' (CLIMBING ROSE)	ROSE 'CECILE BRUNNER'	#2 POT, 40CM		
26	ROSA 'SCARLET MELODY'	SCARLET MELODY ROSE	#2 POT, 40CM		
171	TAXUS MEDIA 'HICKS'	HICKS YEW	1.5M HT, 84B		
3	VIBURNUM P.T. 'WARREN'	WARREN'S DOUBLE FILE VIBURNUM	1.5M HT, 84B		
GRASS					
146	CAREX EVERGREEN	EVERGREEN SEDGE	#1 POT		
22	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	#1 POT		
PERENNIAL					
35	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT		
57	RUDBECKIA FULGIDA VAR SULLIVANTE	GOLDENROD; GOLDENROD; YELLOW-ORANGE	15CM POT		
GC					
288	POLYSTECHUM MUNDTUM	WESTERN SWORD FERN	#1 POT, 25CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITIONAL. CONTAINER SIZES SPECIFIED AS PER ONLA 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 AND REMOVE HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITIONAL. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DRG.
1	23.AUG.18	ISSUE FOR SUBMISSION	GS
2	23.AUG.18	ISSUE FOR NEW SITE PLAN	GS
3	23.AUG.18	ISSUE FOR NEW SITE PLAN	GS
4	23.AUG.18	ISSUE FOR SUBMISSION	GS
5	23.AUG.18	ISSUE FOR NEW SITE PLAN	GS
6	23.AUG.18	ISSUE FOR SUBMISSION	MC
7	23.AUG.18	ISSUE FOR SUBMISSION	MC

CLIENT:

PROJECT:

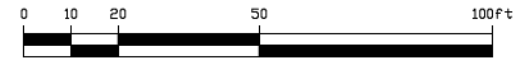
VICTORY PHASE 3 MULTI-FAMILY DEVELOPMENT

BENTLEY & HARPER ROAD SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 23.AUG.18 DRAWING NUMBER:
SCALE: 1:50
DRAWN: MC
DESIGN: MC
CHKD: CG

L2
OF 5



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

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

DATE: **June 28, 2024**

PROJECT FILE: **7823-0271-00**

RE: **Engineering Requirements**
Location: 13760 Bentley Rd

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.856 m along Harper Road;
- Dedicate required corner cuts; and
- Provide 0.5 m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct south side of Bentley Road;
- Construct west side of Harper Road;
- Provide downstream analyses of sanitary and drainage system to confirm capacity, and address constraints as required;
- Construct adequately-sized service connections (drainage, water, and sanitary);
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary); and
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT/CCP AMENDMENT/DEVELOPMENT PERMIT

There are no additional engineering requirements relative to the OCP Amendment/City Centre Amendment, and the associated Development Permit.



Jeff Pang, P.Eng.
Manager, Development Services

MS



Department: **Planning and Demographics**
 Date: **July 2, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0271**

The proposed development of **82** 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	12
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Projected Number of Students From This Development In:	
Elementary School =	7
Secondary School =	3
Total Students =	10

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

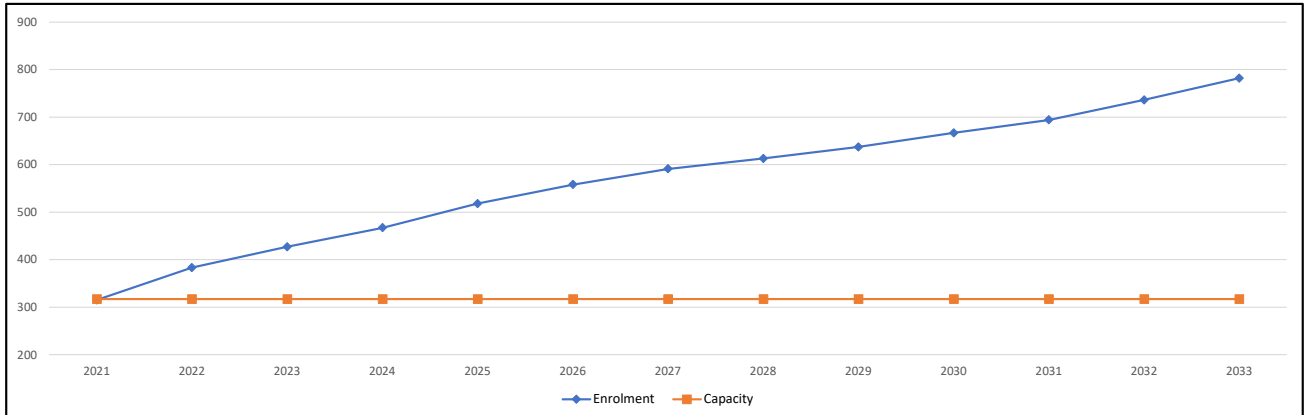
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Forsyth Road Elementary is at 132% capacity. Given the densification of the City Centre surroundings, the school is projected to double its current student enrolment over the next 10 years.

The Ministry of Education and Child Care has supported the District’s capital request for a new 8-classroom capacity addition and we are waiting on formal approval for the project to move into design and construction. The addition is targeted to open 2029.

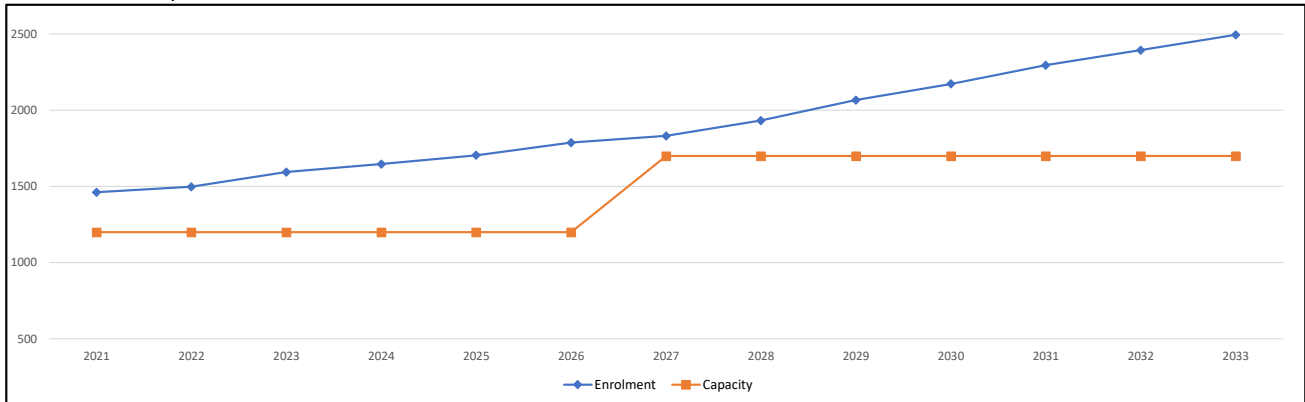
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the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

Forsyth Road Elementary



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

Kwantlen Park Secondary



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

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

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

Tree Preservation Summary

Surrey Project No:

Address: 13760 Bentley Road & 13782 Harper Road, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio- PR5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	15	Protected Trees Identified	6
Protected Trees to be Removed	15	Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	4
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 15 X two (2) = 30 	30	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 2 X two (2) = 4 	4
Replacement Trees Proposed	37	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

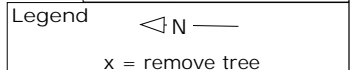
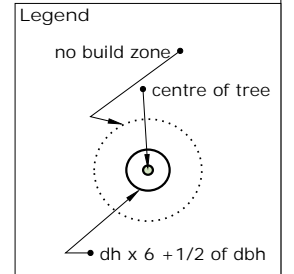
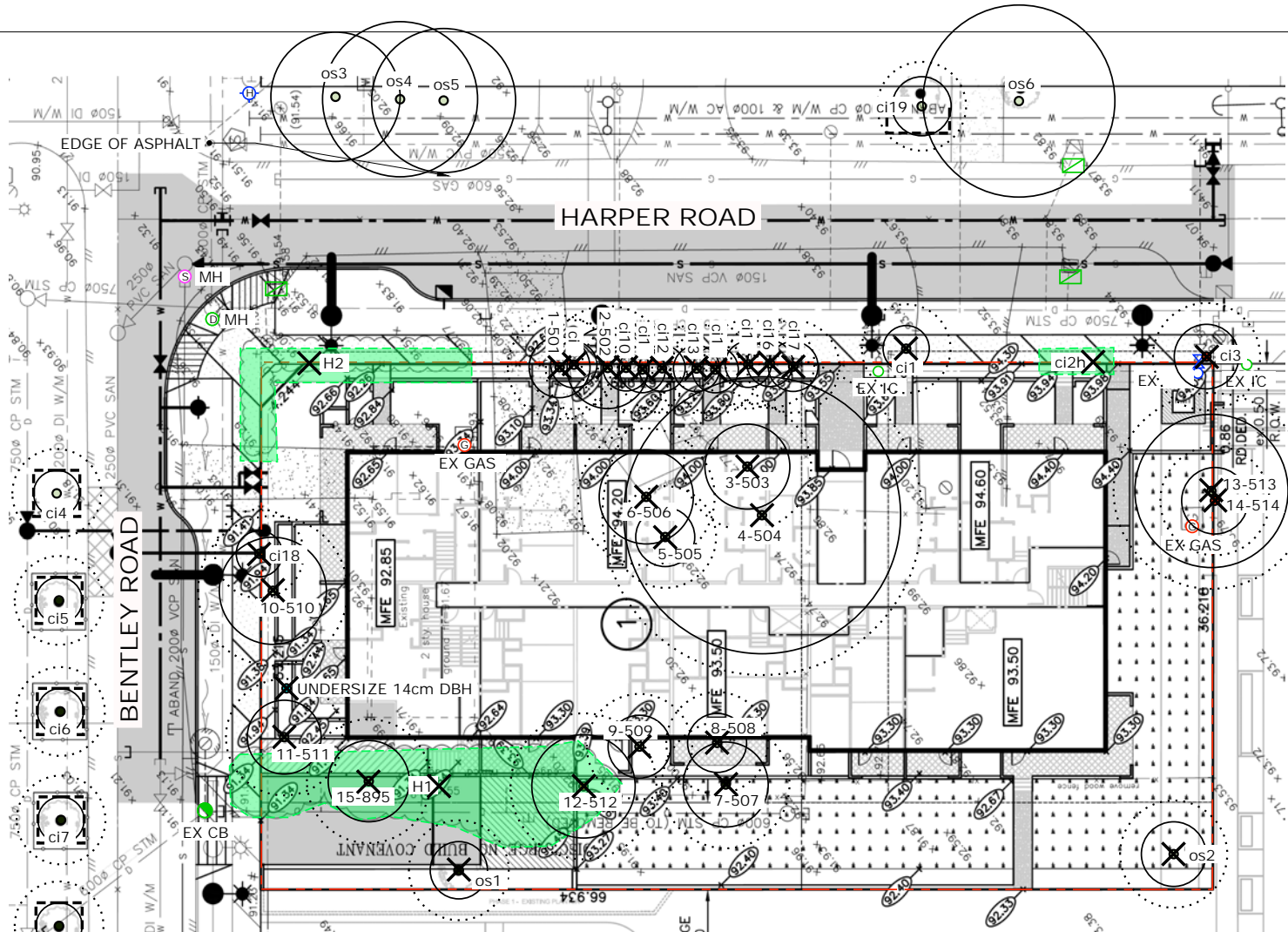
August 23, 2023

Date



Tree Plan for Construction at
13760 Bentley Road & 13782
Harper Road, Surrey

Date: August 23, 2023





Tree Plan for Construction at
13760 Bentley Road & 13782
Harper Road, Surrey

Date: August 23, 2023

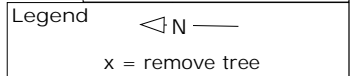
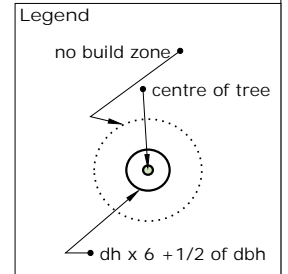
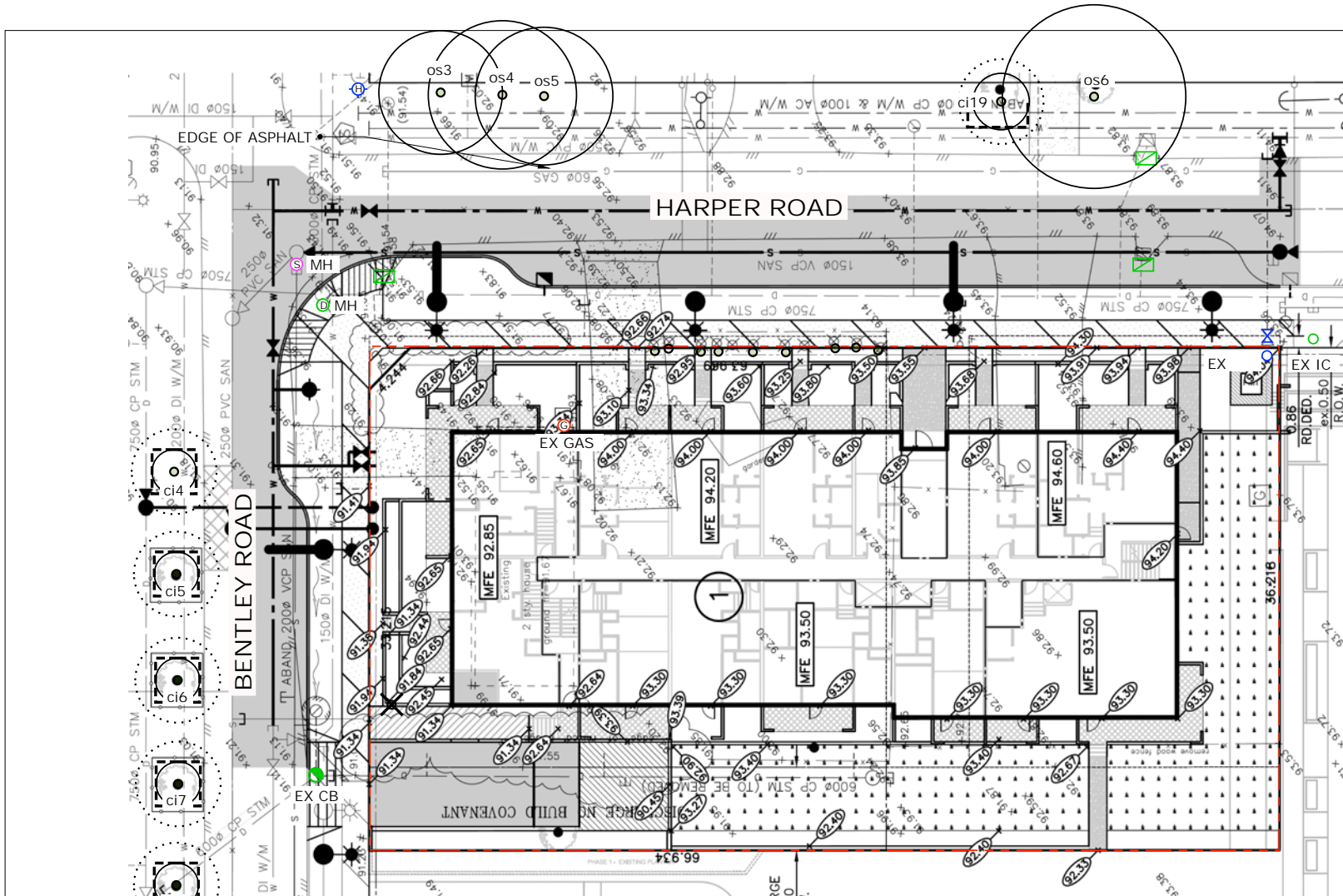
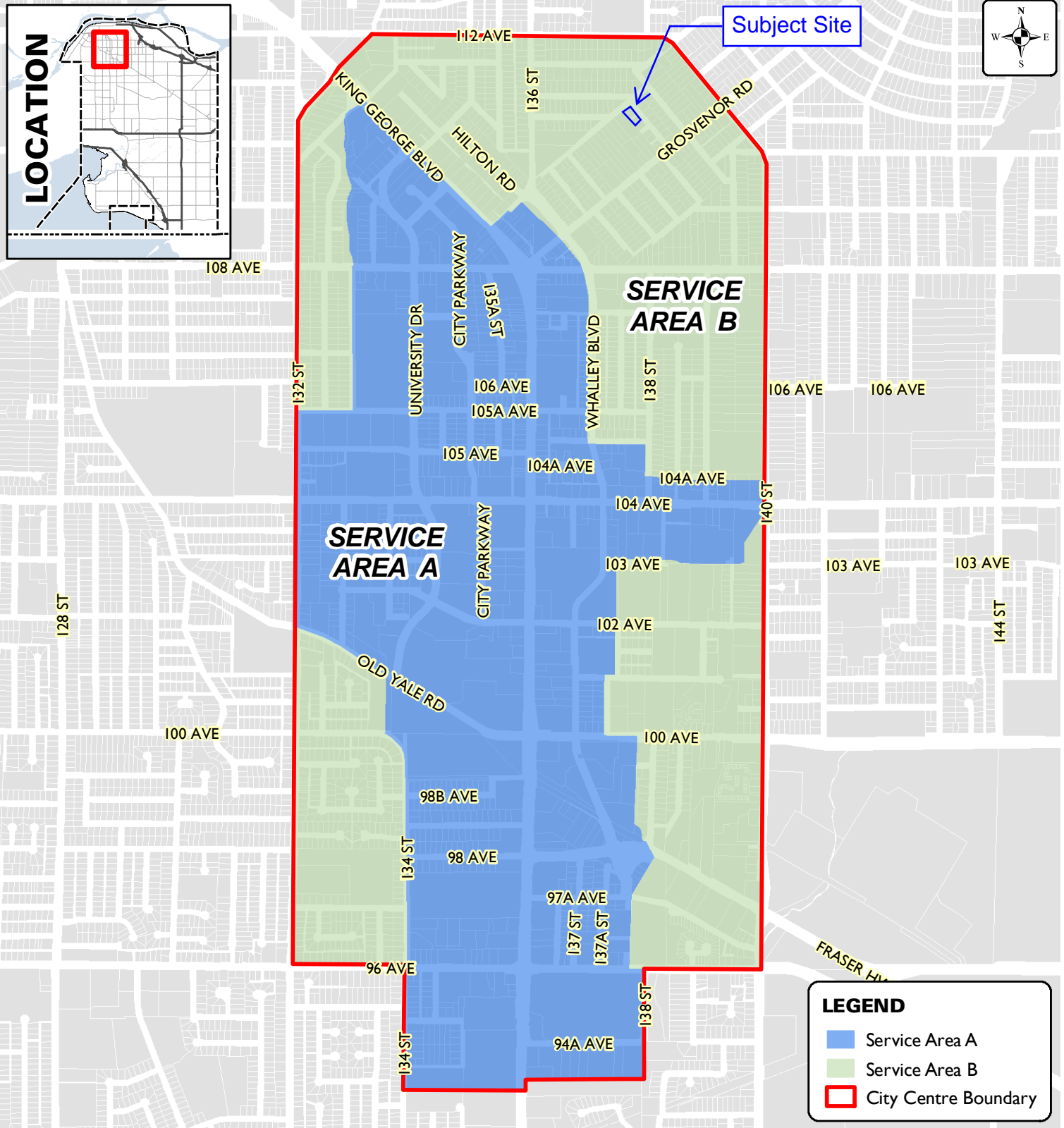


FIGURE 1



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



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

ENGINEERING DEPARTMENT

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