

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0103-00

Planning Report Date: October 7, 2024

PROPOSAL:

- **OCP Amendment** to increase the maximum floor area ratio (FAR) from 2.5 to 2.82 in the Multiple Residential designation of the site.
- **Rezoning** from R3 to CD (based on RM-70)
- **Development Permit**
- **Subdivision**

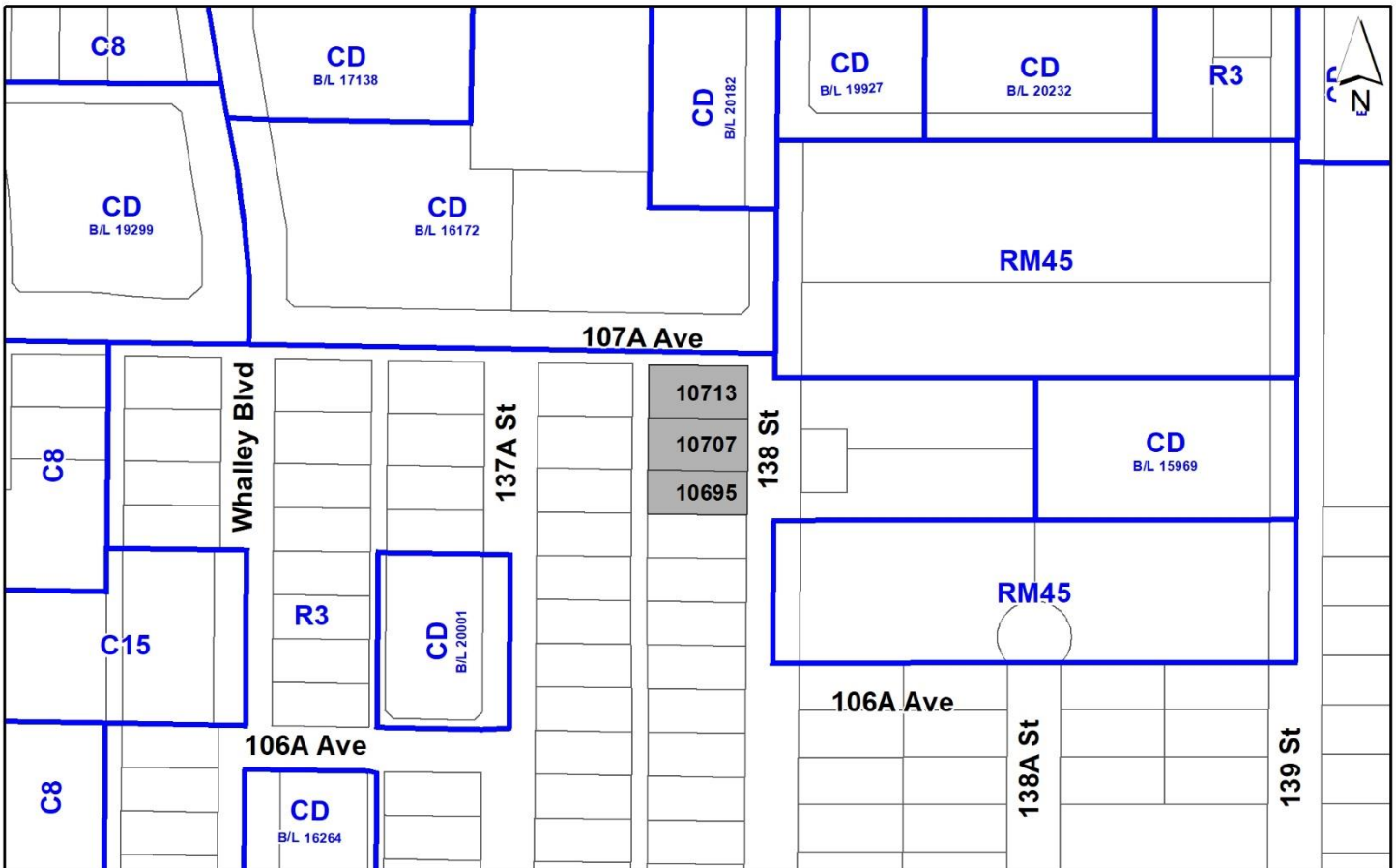
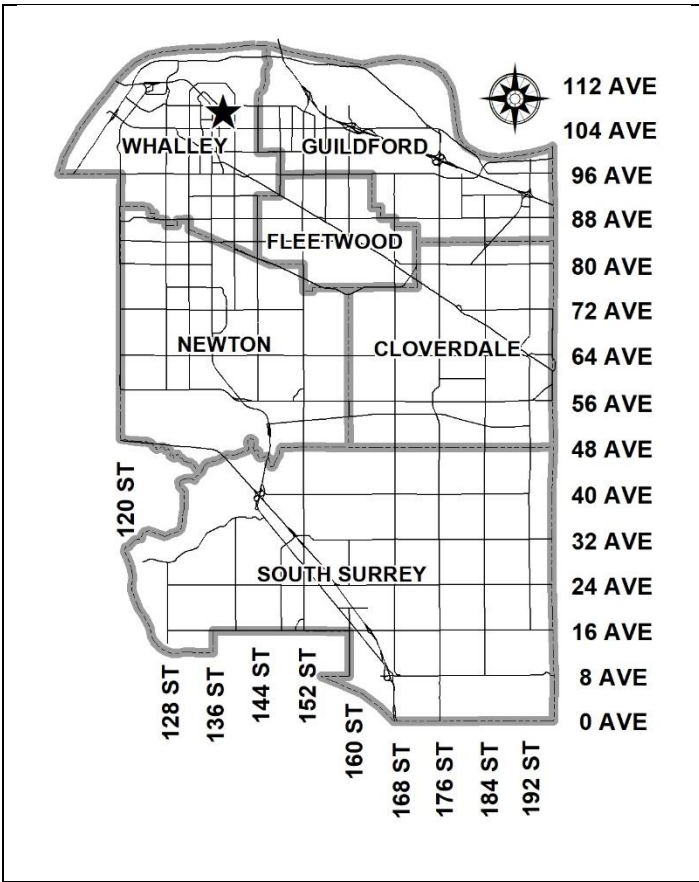
to permit the development of a 6-storey 87 unit rental apartment building secured through a Housing Agreement

LOCATION: 10707 - 138 Street, 10695 - 138 Street
 10713 - 138 Street

ZONING: R3

OCP DESIGNATION: Multiple Residential

CITY CENTRE PLAN DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to increase the maximum permitted density of the Low to Mid Rise Residential designation from 2.5 FAR to 2.82 FAR (Net density).

RATIONALE OF RECOMMENDATION

- The applicant is proposing an OCP Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.82 FAR. The requested OCP Amendment is supported given that the proposed development complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP) and conforms to the goal of achieving higher density in and around existing SkyTrain stations within Surrey City Centre.
- Under Bill 47 (2023) a Public Hearing is not permitted for the subject Official Community Plan (OCP) amendment and rezoning application as the proposed density is consistent with Transit-Oriented Area (TOA) density and height provisions in the OCP. As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP By-law and Rezoning By-law. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is consistent with the intent with the form of development that is envisioned under the Low Rise to Mid Rise designation under the City Centre Plan. Similarly the proposal is within a Tier 3 TOA and conforms to the goal of achieving higher density development near a transit corridor, while at the same time providing an appropriate density and interface with lower density designated lands to the west.
- The applicant is proposing that all 87 units will be provided as rental units and has agreed to enter into a Housing Agreement for a 60 year period to ensure that these remain available as rental units during this time. Registration of a Housing Agreement is identified as a condition of approval for the subject application and will be brought forward for consideration by Council separately, should the proposal be supported.
- The proposed density and building form are appropriate for this part of Surrey City Centre Plan area.

- 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 accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality 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 an Official Community Plan (OCP) amendment By-law (Appendix V) to amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density of up to 2.82 FAR (Net density).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft Development Permit No. 7924-0103-00 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant enter into a Housing Agreement with the City to ensure the provision of 87 market rental units for a period no less than 60 years;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, and Tier 1 Capital Projects Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family House	Multiple Residential/	R ₃
North (Across 107A Avenue):	4 storey apartment	Multiple Residential/Low Rise Residential	CD (Bylaw No. 16172)
East (Across 138 Street):	3 vacant lots	Multiple Residential/Low Rise Residential	R ₃
South:	Single family house	Multiple Residential/Low Rise Residential	R ₃
West (Across Lane):	Single family houses.	Multiple Residential/Low Rise Residential	R ₃

Context & Background

- The 0.216-hectare subject site is comprised of three (3) single family residential lots that are currently zoned single family residential, between 138 Street and 107A Avenue in the Forsyth Neighbourhood of City Centre. The site is also within the Gateway Station TOA (Tier 3).
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and currently zoned "Urban Residential Zone (R₃)".

DEVELOPMENT PROPOSAL

Planning Considerations

- To permit the development of a 6-storey apartment building containing 87 units over two (2) levels of shared underground parking in City Centre, the applicant has requested the following:
 - OCP Amendment to allow a higher density of 2.82 FAR (Net) in the Multiple Residential designation for the consolidated site;
 - Rezoning from R₃ to CD (based on RM-70);
 - Detailed Development Permit for Form and Character; and
 - Subdivision (Consolidation) from three (3) lots to one (1) lot
- The applicant is proposing that all 87 units will be provided as rental units and has agreed to enter into a Housing Agreement for a 60 year period to ensure that these remain available as rental units during this time. Registration of a Housing Agreement is identified as a condition of approval for the subject application and will be brought forward for consideration by Council separately, should the proposal be supported.

Proposed	
Lot Area	
Gross Site Area:	2156.8 m ²
Road Dedication:	111.34 m ²
Net Site Area:	2045.46 m ²
Number of Lots:	3
Building Height:	20.13 m (6-storeys)
Unit Density:	30.74 upa
Floor Area Ratio (FAR):	2.68 gross, 2.82 net
Floor Area	
Residential:	5,891 m ²
Residential Units:	
1-Bedroom:	59
2-Bedroom:	22
3-Bedroom:	6
Total:	87

Referrals

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

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

8 Elementary students at Forsyth Road Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix III)

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

Parks, Recreation & Culture: The closest active park is Forsyth Park and is 217 metres away, and the closest natural area is Hawthorne Rotary Park and is 610 metres away.

Surrey Fire Department: The Surrey Fire Department does not have any objections to this project moving forward to the next step in the development process.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

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

Transportation Considerations

Road Network and Infrastructure:

- The applicant will provide the following road improvements to service the subject proposal:
 - Construct the south side of 107A Ave with barrier curb and gutter, boulevard with street lighting and street trees, and sidewalk.
 - Dedication and construction of a portion of 138 Street with barrier curb and gutter, boulevard with street lighting and street trees, and sidewalk.
 - Construct the 6.0 - metre wide residential lane along the western property line

Parking and Access

- Access to the underground parkade will be provided from the lane only.

Transit and/or Active Transportation Routes

- The subject site is within walking distance (approximately 975 metres) from the Gateway SkyTrain station.
- The subject site is located approximately 350 metres from the following TransLink services routes along King George Boulevard:
 - Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
 - Route No. N19 (Downtown/Surrey Central Station Nightbus)
- The subject site is located approximately 160 metres from the following TransLink services routes along 108 Ave:
 - Route No. 335 (Surrey Central Station)

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the "General Urban" and "Urban Centres (Surrey Metro Centre)" land use designations of the subject site in Metro Vancouver's Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation and Amendment Rationale

- The subject site is designated "Multiple Residential" in the Official Community Plan.
- In accordance with the OCP, the "Multiple Residential" designation supports a maximum floor area ratio (FAR) of up to 2.5 for sites within the City Centre Plan area.
- The applicant is requesting an increase in allowable FAR under the "Multiple Residential" designation from 2.5 to 2.68 gross FAR (2.82 net FAR), which is required in order to allow the form of development proposed.
- The requested OCP Amendment is supported given the following rationale
 - the proposed development complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP) and has merit given;
 - the proposal is consistent with the existing pattern of multiple residential development in this portion of City Centre;
 - the proposal is has an appropriately designed 6-storey residential form on the consolidated site; and
 - all 87 units will be provided as market rental units, secured through a Housing Agreement for a minimum of 60 years.

Themes/Objectives

- The proposed development is compliant with the following OCP themes/policies:
 - 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 densities 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);
 - Encourage the development of accessible and adaptable units (F3); and

- Promote affordable family housing in City Centre by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments (F3)

CD By-law

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to CD based on the "Multiple Residential 70 Zone (RM-70)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey rental apartment 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
Unit Density:	NA	NA
Floor Area Ratio:	1.5 FAR	2.82 FAR
Lot Coverage:	33%	60%
Yards and Setbacks	7.5 metres for all lot lines	North (Front): 4.5 m East (Exterior Side): 4.5 m South (Rear): 4.5 m West (Interior Side) 6.0 m
Principal Building Height:	50m	20.13 m
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 building
Indoor Amenity:	261 m ²	The proposed 117 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	261 m ²	The proposed 775 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Proposed
Residential:		83
Residential Visitor:		9
Total:		92
Bicycle Spaces		110

- The applicant is proposing an OCP Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.82 FAR, when calculated on the net site area. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.82 (net) in the proposed CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 60% in the proposed CD Bylaw in order to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirements along all lot lines, including street frontages, for the proposed development is supported given that it will allow for a more urban, pedestrian-oriented streetscape.
- Part 1 Definitions of the Surrey Zoning Bylaw allow encroachments into the required setbacks, to a maximum of 0.6 metres. The balconies encroach 0.99 metres into this setback area. As a result, the proposed CD Bylaw will include provisions that will allow for the balconies to extend 0.39 metres into the required setbacks.
- Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located a minimum of 0.5 metres from all street frontages. As a result, the proposed CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metres of all lot lines.
- The site is located within a Transit-Oriented Area (TOA), and as such, there are no minimum residential parking requirements. The applicant is proposing to provide 83 residential parking spaces and 9 residential visitor parking spaces.

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 not be subject to the Tier 1 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.
- The proposed development is not subject to the Tier 2 Capital Plan Project CACs as the proposed density complies with the Tier 3 Transit-Oriented Area (TOA) minimum allowable density and height in the Official Community Plan (OCP).

Affordable Housing Strategy

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

Public Art Policy

- The Public Art contribution will not be required as the proposal includes 100% market rental units and will be applicable to the residential portion only if there is a future change in tenure from the market rental residential units. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 5, 2024, and the Development Proposal Signs were installed on June 12, 2024. Staff received no responses from neighbouring properties.

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 single 6-storey apartment building, containing 87 market rental dwelling units, located over two (2) levels of shared underground parking. The proposal also includes 11 adaptable units located throughout the proposed development.
- The proposed 6-storey apartment complex incorporates both building massing and design aesthetics that are generally in accordance with the vision for this part of Surrey City Centre. This area is envisioned as a medium-density, medium-height residential neighbourhood of 4- to 6-storey apartments and townhouses. Specifically, the apartment addresses a number of design related items:
 - The setbacks match the City Centre TCP Guidelines.
 - Entries are logically located for clarity and safety. The main street front entry/lobby is easily identifiable as different materials and colours are used in this area.

- The building design and massing is sympathetic to the 4-storey apartment building across 107A Ave. Level 6 is stepped back and there is a design emphasis on levels 1-4.
 - Indoor and outdoor amenity are located away from the street and relate to each other.
 - Fenestration and balconies are designed to have a logical and attractive order.
 - There is a limited palette of materials that are high-quality and placed to create a pedestrian-scaled building base and visual interest.
 - There is a clear architectural design character that engages pedestrian interest with balanced scale and composition.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. Outdoor amenity is provided both at grade as well as on the roof top. For more details, please see the Indoor and Outdoor Amenity Space sections in this report.

Landscaping

- The landscape plans include a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- Street-facing, ground-level dwelling units each have access to a semi-private, raised patio space which are screened from the adjacent public sidewalk through a combination of low landscaped retaining walls, low-lying shrubs and individual trees. Each patio can be accessed either through the dwelling unit or via a gated, street-level entrance.
- Extensive landscaping and a pathway that runs alongside the rear lane are proposed along the west lot line, as well as a landscape buffer to the south adjacent to an existing single family dwelling.
- See the Outdoor Amenity section below regarding landscaping in association with the proposed on-site outdoor amenity spaces

Indoor Amenity

- The Surrey Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of amenity space per dwelling unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the Surrey Zoning Bylaw requirement, the proposed development must provide 261 square metres of indoor amenity space to serve the residents of the proposed 87-unit apartment building. Of this 261-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through a cash-in-lieu contribution.
- The applicant proposed 117 square metres of indoor amenity space thereby requiring cash-in-lieu for the proposed shortfall in accordance with City Council policy.
- The applicant is proposing the following ground floor indoor amenity spaces within the project:

- A 70.8 - square metre games room, multi-purpose lounge, and communal kitchen area; and,
- A 46.5 - square metre fitness/yoga studio

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit, the proposed development must provide a total of 261 square metres of outdoor amenity space to serve the residents of the proposed 87-unit apartment building.
- The applicant is proposing 775 square metres of outdoor amenity space, exceeding the minimum requirement.
- All of the proposed outdoor amenity space is proposed in two locations: at grade along the western portion of the site adjacent to the lane and accessed directly from the indoor amenity space on the first floor, as well as on the roof top. The proposed outdoor amenity space accessed from the indoor amenity area consists of an outdoor sitting area. The proposed roof top outdoor amenity area consists of 5 sitting areas, several planters, a children's play structure, garden plots and a BBQ area.

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 revising some materials use at the lobby area, minor changes to soffits, and a top floor massing treatment.
- 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

- Kimberley Dahl, ISA Certified Arborist of Davey Resource Group prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix V.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0		
Alder/Cottonwood (within riparian area)	0		
Deciduous Trees	4	4	0
Coniferous Trees	2	2	0
Onsite Tree Totals	6	6	0
Onsite Replacement Trees Proposed	12		
Total Onsite Retained and Replacement Trees	12		

- The Arborist Assessment states that there are a total of 6 bylaw protected trees on the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of **12** replacement trees on the site. The applicant is proposing **12** replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 138 Street and 107A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Fullmoon Maple, Autumn Brilliance Serviceberry, The Rising Sun Redbud, Gold Spire Maidenhair, Ruby Vase Persian Ironwood, Bruns Serbian Spruce, Orangebark Stewartia and Snowcone Japanese Snowbell.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix X 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.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

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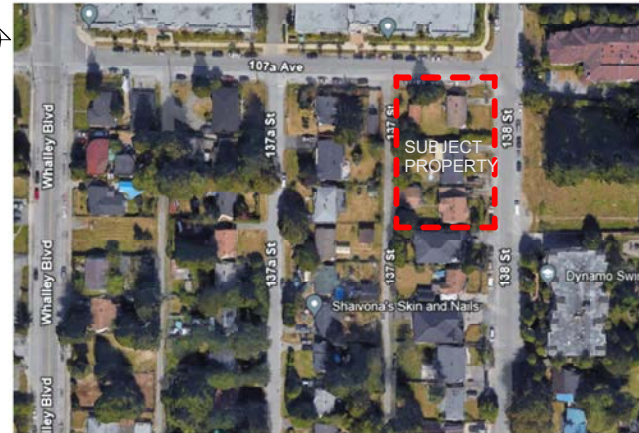
6-STOREY MULTI-RESIDENTIAL RENTAL BUILDING 10713/10707/10695 - 138 STREET SURREY

CIVIC ADDRESS: # 10713, #10707, #10695 138 STREET SURREY

LEGAL DESCRIPTION: LOTS 1 & 2 PLAN 14218, LOT 1 11662
ALL OF SEC 23 BLOCK 5 NORTH RANGE 2 WEST NWD

EXISTING ZONE : RF
PROPOSED ZONE : CD

GROSS SITE AREA 2156.80m²
NET SITE AREA 2045.46m²



Sheet List	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	SITE PLAN
A02	SITE INFO. & SURVEY PLAN
A03	FIRE FIGHTER ACCESS PLAN
A04	BASE PLAN
A05	FLOOR AREA OVERLAY
A05a	FLOOR AREA OVERLAY
A06	PROJECT DATA
A07	CONTEXT PLAN
A08	STREETSCAPE SECTION
A09	SETBACK SECTIONS & STREET INTERFACE
A10	3D VIEWS
A11	MASSING STUDIES & MATERIALS
A12	SHADOW ANALYSIS
A13	DESIGN CONCEPTS & PRECEDENT
A14	DESIGN CONCEPTS & PRECEDENT
A201	PARKING LEVEL 2
A202	PARKING LEVEL 1
A203	LEVEL 1 FLOOR PLANS
A204	LEVEL 2-5 FLOOR PLANS
A205	LEVEL 6 FLOOR PLAN
A206	ROOF DECK PLAN
A207	1-BEDROOM UNIT TYPES
A208	2/3-BEDROOM UNIT TYPES & INDOOR AMENITY
A300	WEST ELEVATION
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	EAST ELEVATION
A304	ENLARGED ENTRANCE LOBBY AND UNIT ENTRANCES
A400	CROSS SECTION
A401	LONGITUDINAL SECTION
A402	SITE SECTIONS



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

**6-STOREY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

COVER PAGE

Drawn: RNO

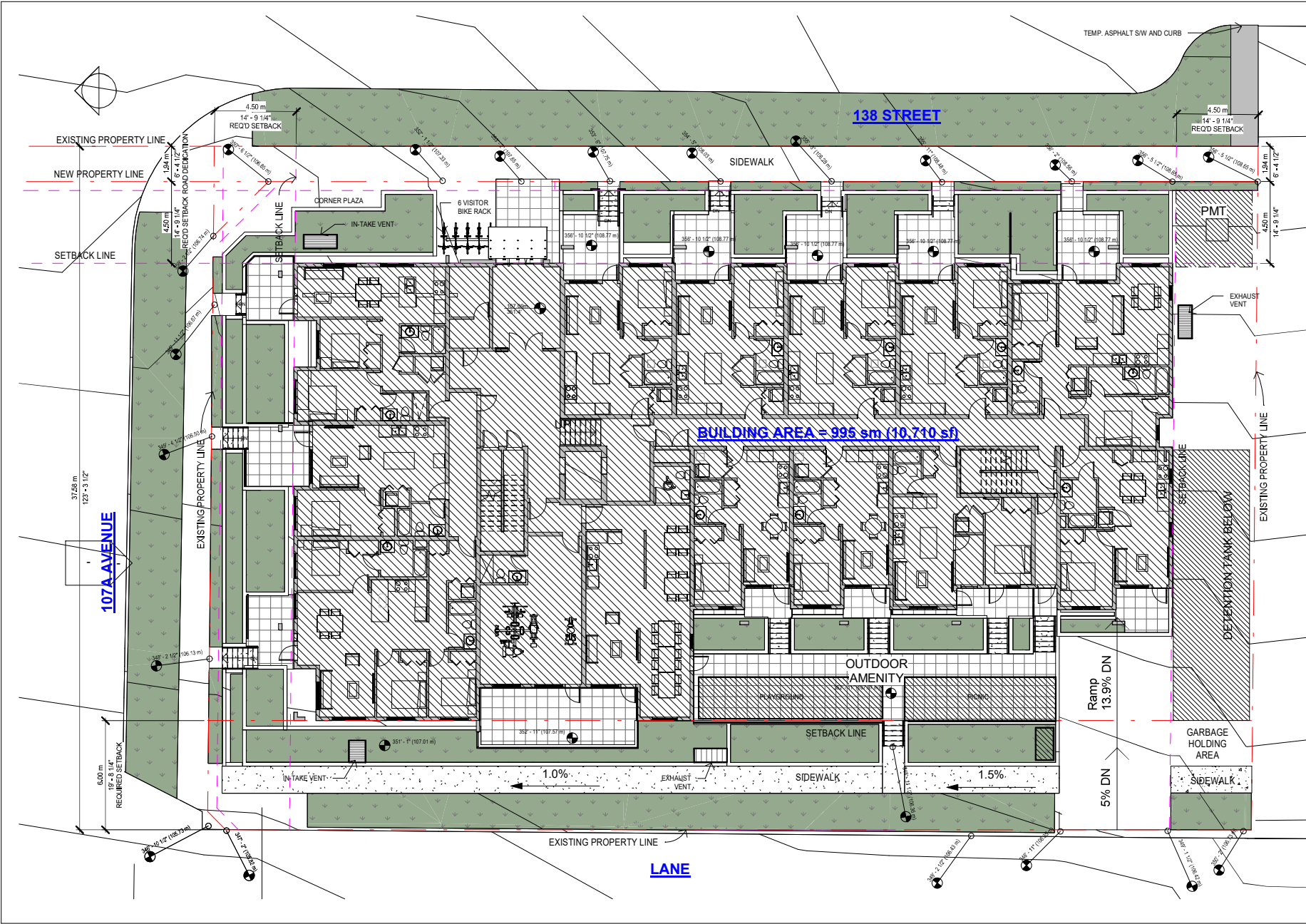
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Project Number:
23SAP01

Revision Date: Dwg. No.:

Print Date:
09/25/23 **A00**



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No.	Date	Revision
1	2024-09-19	ORG RESUBMISSION



Project Title
6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
SITE PLAN

Drawn: RNO
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 23SAP01
Revision Date: Dwg. No.:
Print Date: 04/01/2024 **A01**



MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title

SITE INFO. & SURVEY PLAN

Drawn: RNO

Checked: MC

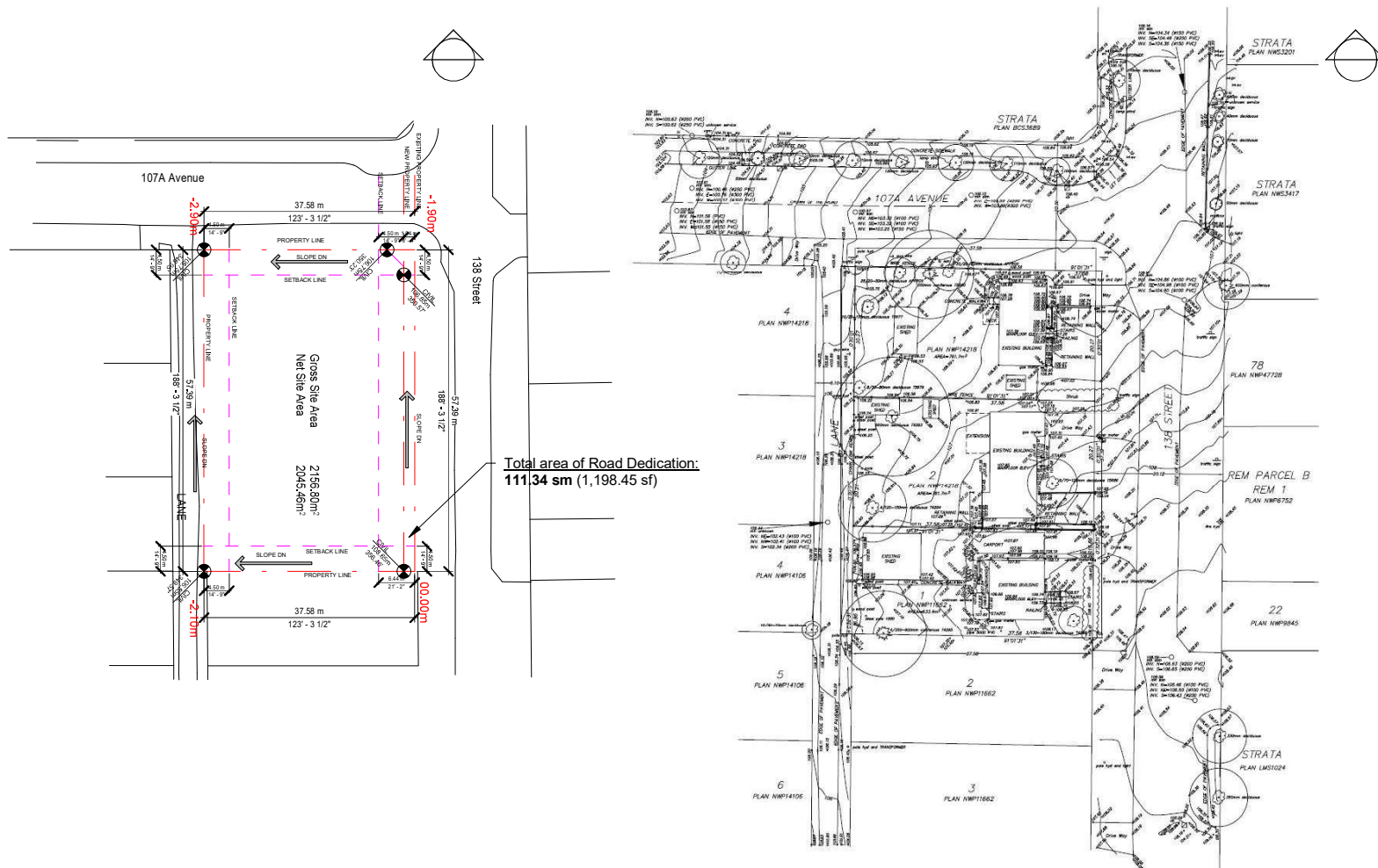
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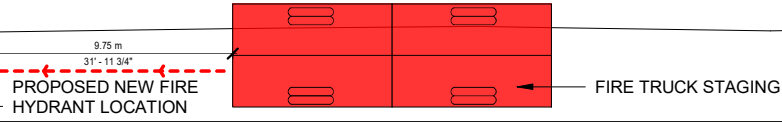
Project Number: 23SAP01

Revision Date: Dwg. No.:

Print Date: 09/27/23

A02





138 STREET

107A AVENUE

BUILDING AREA = 995 sm (10,710 sf)

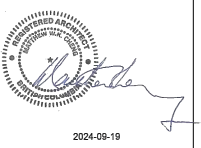


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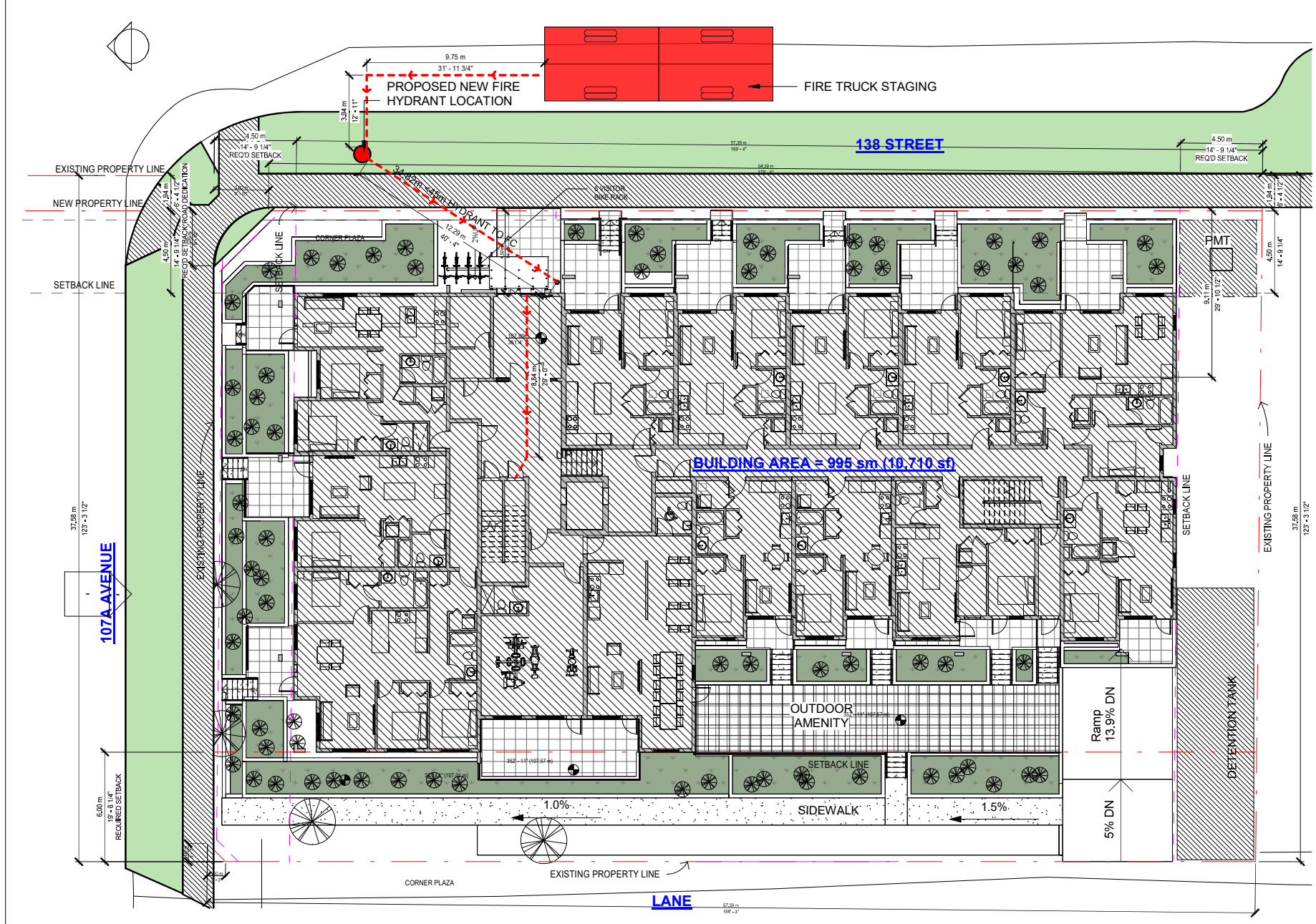
No.	Date	Revision
1	2024-09-19	ORG RESUBMISSION



Project Title
6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
FIRE FIGHTER ACCESS PLAN

Drawn: RNO
Checked: MC
Scale: 1/16" = 1'-0"
Project Number: 23SAP01
Revision Date: Dwg. No.:
Print Date: 11/02/23
A03



AREA TABULATIONS				
Level	Name	Number	Area	Count

AREA TABULATIONS				
Level	Name	Number	Area	Count
Level 1				
1 BR				
Level 1	1 BR	103	542 ft ²	1
Level 1	1 BR	113	487 ft ²	1
Level 1	1 BR	112	486 ft ²	1
Level 1	1 BR	110	557 ft ²	1
		(Adaptable)		
Level 1	1 BR	108	526 ft ²	1
Level 1	1 BR	106	526 ft ²	1
Level 1	1 BR	105	526 ft ²	1
Level 1	1 BR	107	526 ft ²	1
1 BR: 8			4175 ft ²	8
1 BR + D				
Level 1	1 BR + D	111	578 ft ²	1
1 BR + D: 1			578 ft ²	1
2 BR				
Level 1	2 BR	104	757 ft ²	1
Level 1	2 BR	109	823 ft ²	1
2 BR: 2			1580 ft ²	2
3 BR				
Level 1	3 BR	102	1050 ft ²	1
		(Adaptable)		
3 BR: 1			1050 ft ²	1
AMENITY				
Level 1	AMENITY	101	1263 ft ²	1
AMENITY: 1			1263 ft ²	1
COMMON AREAS				
Level 1	COMMON AREAS	100	2017 ft ²	1
COMMON AREAS: 1			2017 ft ²	1
Level 1: 14			10664 ft ²	14
Level 2				
1 BR				
Level 2	1 BR	214	545 ft ²	1
Level 2	1 BR	212	623 ft ²	1
		(Adaptable)		
Level 2	1 BR	209	486 ft ²	1
Level 2	1 BR	208	497 ft ²	1
Level 2	1 BR	205	526 ft ²	1
Level 2	1 BR	203	526 ft ²	1
Level 2	1 BR	204	526 ft ²	1
Level 2	1 BR	210	487 ft ²	1
Level 2	1 BR	202	526 ft ²	1
Level 2	1 BR	201	488 ft ²	1
1 BR: 10			5228 ft ²	10
2 BR				
Level 2	2 BR	215	780 ft ²	1
Level 2	2 BR	211	763 ft ²	1
Level 2	2 BR	207	753 ft ²	1
Level 2	2 BR	206	824 ft ²	1
2 BR: 4			3120 ft ²	4
3 BR				
Level 2	3 BR	213	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 2	COMMON AREAS	200	1244 ft ²	1
COMMON AREAS: 1			1244 ft ²	1
Level 2: 16			10639 ft ²	16

AREA TABULATIONS				
Level	Name	Number	Area	Count

AREA TABULATIONS				
Level	Name	Number	Area	Count
Level 3				
1 BR				
Level 3	1 BR	314	545 ft ²	1
Level 3	1 BR	312	623 ft ²	1
		(Adaptable)		
Level 3	1 BR	309	486 ft ²	1
Level 3	1 BR	308	497 ft ²	1
Level 3	1 BR	305	526 ft ²	1
Level 3	1 BR	303	526 ft ²	1
Level 3	1 BR	304	526 ft ²	1
Level 3	1 BR	310	487 ft ²	1
Level 3	1 BR	302	526 ft ²	1
Level 3	1 BR	301	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 3	2 BR	315	759 ft ²	1
Level 3	2 BR	311	763 ft ²	1
Level 3	2 BR	307	753 ft ²	1
Level 3	2 BR	306	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 3	3 BR	313	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 3	COMMON AREAS	300	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 3: 16			10639 ft ²	16
Level 4				
1 BR				
Level 4	1 BR	414	545 ft ²	1
Level 4	1 BR	412	623 ft ²	1
		(Adaptable)		
Level 4	1 BR	409	486 ft ²	1
Level 4	1 BR	408	497 ft ²	1
Level 4	1 BR	405	526 ft ²	1
Level 4	1 BR	403	526 ft ²	1
Level 4	1 BR	404	526 ft ²	1
Level 4	1 BR	410	487 ft ²	1
Level 4	1 BR	402	526 ft ²	1
Level 4	1 BR	401	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 4	2 BR	415	759 ft ²	1
Level 4	2 BR	411	763 ft ²	1
Level 4	2 BR	407	753 ft ²	1
Level 4	2 BR	406	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 4	3 BR	413	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 4	COMMON AREAS	400	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 4: 16			10639 ft ²	16

LOT COVERAGE COMPUTATION:
 LOT COVERAGE AREA: 1,224.55 m²
 NET SITE AREA: 2,045.46 m²
 LOT COVERAGE: 1,224.55 / 2,045.46 = 0.599
 = 59.9 %

AREA TABULATIONS				
Level	Name	Number	Area	Count

AREA TABULATIONS				
Level	Name	Number	Area	Count
Level 5				
1 BR				
Level 5	1 BR	514	545 ft ²	1
Level 5	1 BR	512	623 ft ²	1
		(Adaptable)		
Level 5	1 BR	509	486 ft ²	1
Level 5	1 BR	508	497 ft ²	1
Level 5	1 BR	505	526 ft ²	1
Level 5	1 BR	503	526 ft ²	1
Level 5	1 BR	504	526 ft ²	1
Level 5	1 BR	510	487 ft ²	1
Level 5	1 BR	502	526 ft ²	1
Level 5	1 BR	501	482 ft ²	1
1 BR: 10			5222 ft ²	10
2 BR				
Level 5	2 BR	515	759 ft ²	1
Level 5	2 BR	511	763 ft ²	1
Level 5	2 BR	507	753 ft ²	1
Level 5	2 BR	506	824 ft ²	1
2 BR: 4			3099 ft ²	4
3 BR				
Level 5	3 BR	513	1047 ft ²	1
		(Adaptable)		
3 BR: 1			1047 ft ²	1
COMMON AREAS				
Level 5	COMMON AREAS	500	1271 ft ²	1
COMMON AREAS: 1			1271 ft ²	1
Level 5: 16			10639 ft ²	16
Level 6				
1 BR				
Level 6	1 BR	614	436 ft ²	1
Level 6	1 BR	612	621 ft ²	1
		(Adaptable)		
Level 6	1 BR	609	486 ft ²	1
Level 6	1 BR	608	497 ft ²	1
Level 6	1 BR	605	526 ft ²	1
Level 6	1 BR	603	526 ft ²	1
Level 6	1 BR	604	526 ft ²	1
Level 6	1 BR	610	487 ft ²	1
Level 6	1 BR	602	526 ft ²	1
Level 6	1 BR	601	482 ft ²	1
1 BR: 10			5112 ft ²	10
2 BR				
Level 6	2 BR	615	603 ft ²	1
Level 6	2 BR	611	762 ft ²	1
Level 6	2 BR	607	753 ft ²	1
Level 6	2 BR	606	824 ft ²	1
2 BR: 4			2942 ft ²	4
3 BR				
Level 6	3 BR	613	870 ft ²	1
		(Adaptable)	870 ft ²	1
3 BR: 1			870 ft ²	1
COMMON AREAS				
Level 6	COMMON AREAS	800	1272 ft ²	1
COMMON AREAS: 1			1272 ft ²	1
Level 6: 16			10195 ft ²	16
Grand total: 94			63416 ft ²	94

ADAPTABLE UNITS COMPUTATION:
 REQUIREMENTS: 10% OF DWELLING UNITS
 REQUIRED: 87 UNITS X 10% = 8.7 UNITS (8 UNITS)
 PROVIDED: 11 ADAPTABLE DWELLING UNITS

GROSS SITE AREA	2,156.80m²
NET SITE AREA	2,045.46m²
FLOOR AREA CALCULATION:	
LEVEL 1 AREA	10,664 sf
LEVEL 2 AREA	10,639 sf
LEVEL 3 AREA	10,639 sf
LEVEL 4 AREA	10,639 sf
LEVEL 5 AREA	10,639 sf
LEVEL 6 AREA	10,195 sf
GROSS FLOOR AREA (A)	63,416 sf (5,891.54 m²)
FAR EXEMPTIONS:	
REQUIRED INDOOR AMENITY	87 x 3m ² = 261m ²
PROVIDED INDOOR AMENITY (B)	1,263 sf (117.34 m²)
NET FLOOR AREA (A-B)	62,153 sf (5,774.20 m²)
GROSS FAR	2.68
NET FAR	2.82
REQUIRED OUTDOOR AMENITY	87X3m ² =261 m ²
PROVIDED OUTDOOR AMENITY ON GROUND LEVEL	278 m ²
PROVIDED OUTDOOR AMENITY ON THE ROOF	497 m ²
PARKING SPACE CALCULATION IS BASED ON 0.9 RESIDENTIAL PARKING SPACE AND 0.1 PARKING SPACE VISITOR FOR EACH UNIT.	
REQUIRED PARKING SPACES	0.9 x 87 = 78.3
PROVIDED PARKING SPACES	83
REQUIRED VISITOR PARKING SPACES	0.1 x 87 = 9
PROVIDED VISITOR PARKING SPACES	9
PARKING SPACES FOR PERSONS WITH DISABILITIES:	
REQUIRED:	87 X 0.02 = 1.74
PROVIDED INCLUDING + SPACE FOR VAN.	2
TOTAL PARKING SPACES REQUIRED:	87 SPACES
TOTAL PARKING SPACES PROVIDED:	92 SPACES
ALLOWED SMALL CAR	35% X 87 = 30.45
PROVIDED SMALL CAR	22
REQUIRED BICYCLE SPACES BASED ON 1.2 SPACE FOR EACH UNIT + 6 PER MULTIPLE UNIT RESIDENTIAL BUILDING 87 x 1.2 = 104 + 6 = 110	
PROVIDED BICYCLE SPACES	110

LEVEL	UNIT MIX SUMMARY				
	1 BR	1 BR+D	2 BR	3 BR	TOTAL
LEVEL 1	8	1	2	1	12
LEVEL 2	10	-	4	1	15
LEVEL 3	10	-	4	1	15
LEVEL 4	10	-	4	1	15
LEVEL 5	10	-	4	1	15
LEVEL 6	10	-	4	1	15
TOTAL	58	1	22	6	87
	66.67%	1.15%	25.28%	6.90%	
	67.82%		32.18%	100%	



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

PROJECT DATA

Drawn: RNO

Checked: MC

Scale: 1/32" = 1'-0"

Project Number: 23SAP01

Revision Date: Dwg. No.:

Print Date: 11/07/23 **A06**



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2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title

STREETSCAPE SECTION

Drawn: RNO

Checked: MC

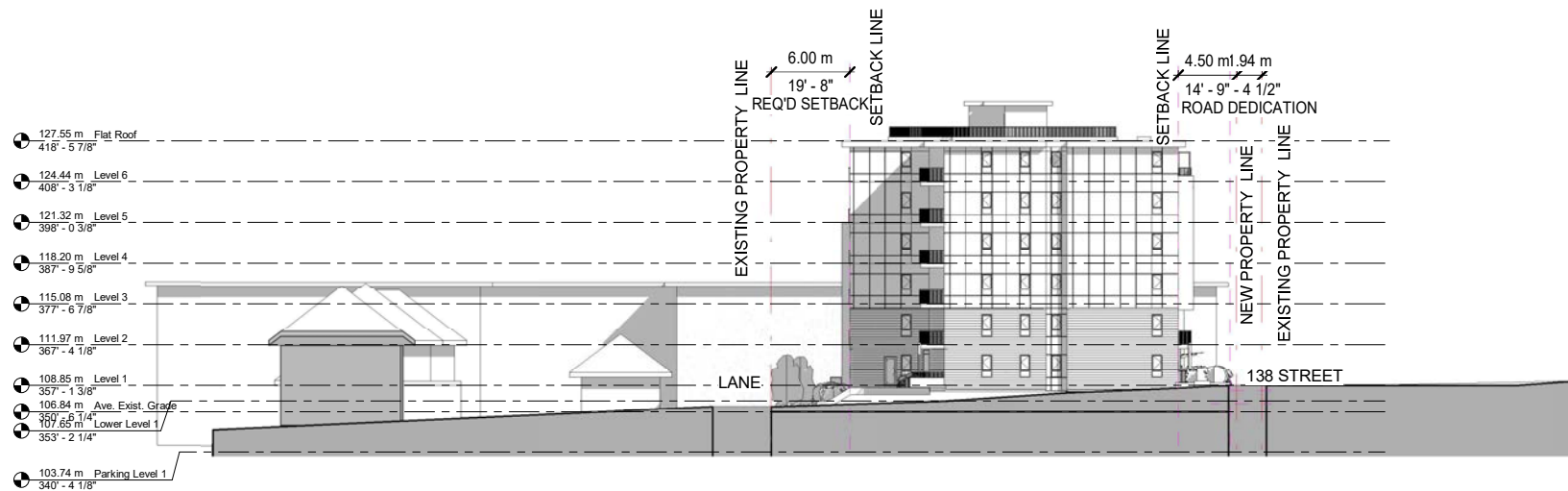
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Project Number: 23SAP01

Revision Date: Dep. No.:

Print Date: 09/12/24

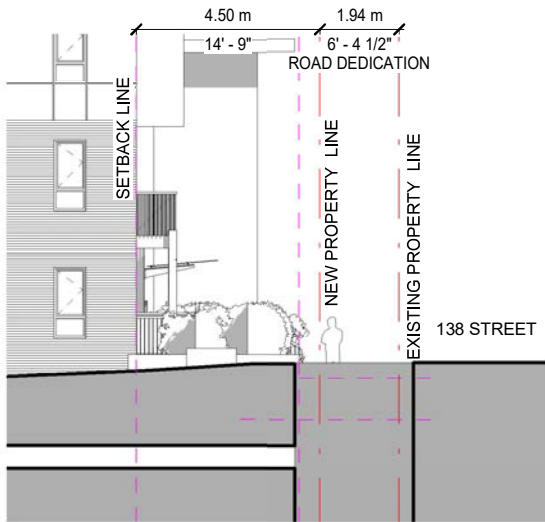
A08



① CROSS SECTION-STREETSCAPE
1" = 30'-0"



② LONGITUDINAL SECTION -STREETSCAPE
1" = 30'-0"



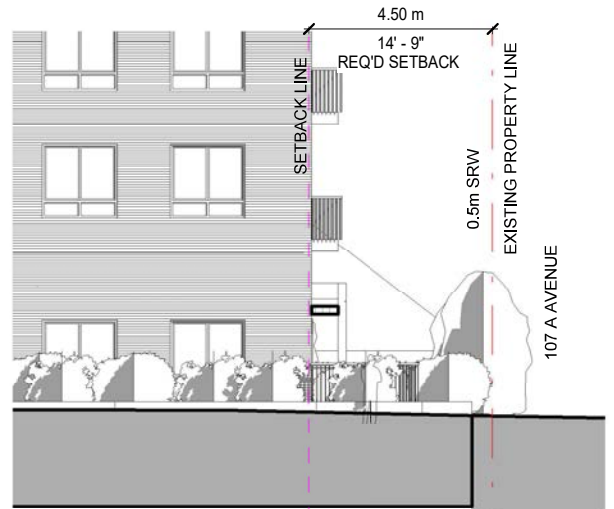
① RATIONAL SECTION/CROSS
1" = 10'-0"



② RATIONAL SECTION /CROSS
1" = 10'-0"



④ LONGITUDINAL SECTION -RATIONAL
1" = 10'-0"



⑤ LONGITUDINAL SECTION -RATIONAL Copy 1
1" = 10'-0"



③ UNIT ENTRANCE VIEW



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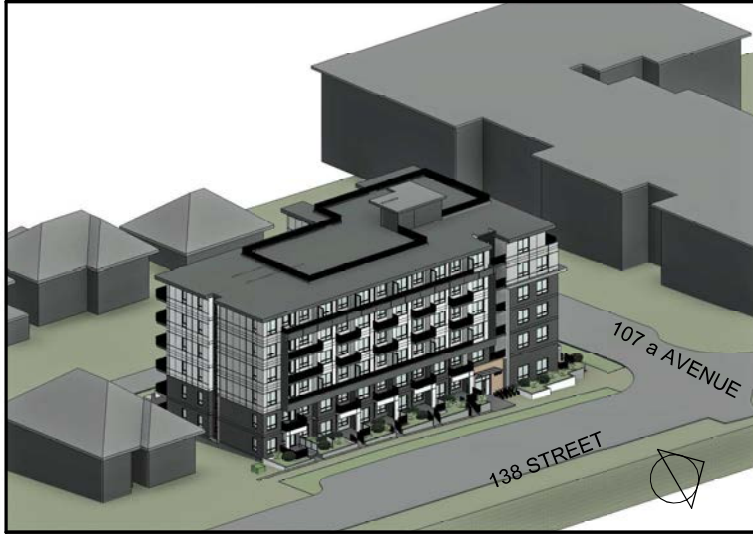
No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



Project Title
6-STORY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
SETBACK SECTIONS & STREET INTERFACE

Drawn: RNO
Checked: MC
Scale: 1" = 10'-0"
Project Number: 23SAP01
Revision Date: Dep. No.:
Print Date: 09/15/24
A09



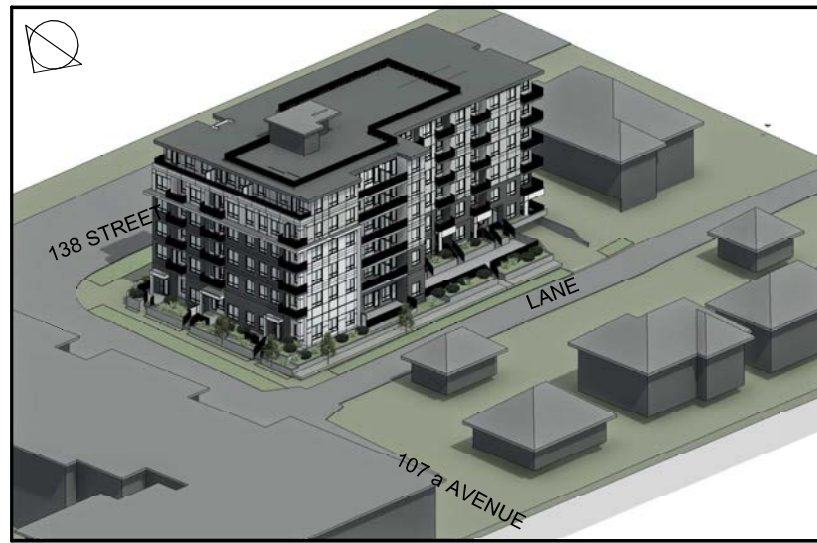
② South-East View



③ South-West View



① North-East View



④ North-West View



**MATTHEW CHENG
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2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

3D VIEWS

Drawn: RNO

Checked: MC

Scale:

Project Number:
23SAP01

Revision Date: Dep. No.:

Print Date:
09/27/24

A10

EXTERIOR FINISHES



M01: EXTERIOR WALLS
 FIBRE CEMENT BOARD
 CEDARMILL TEXTURE
 MIDNIGHT BLACK



M04: EXTERIOR WALLS
 HARDIE PLANK, LAP SIDING
 BEADED CEDARMILL
 SMOOTH TEXTURE
 RICH ESPRESSO



M07: MAIN ENTRANCE WALL
 FAUX WOOD METAL PANEL, HEMLOCK
 OR EQUIVALENT



**M02: EXTERIOR, FASCIA, WALLS
 AND BELTS**
 FIBRE CEMENT BOARD
 SMOOTH TEXTURE
 ARCTIC WHITE



M05: EXTERIOR WALLS
 FIBRE CEMENT BOARD
 SMOOTH TEXTURE
 LIGHT MIST



M03: EXTERIOR WALLS
 HARDIE PLANK, LAP SIDING
 BEADED CEDARMILL
 SMOOTH TEXTURE
 LIGHT MIST



**M06: BUILT-UP WALLS, EXTERIOR
 WALLS, ROOF FASCIA, SOFFITS**
 FIBRE CEMENT BOARD
 SMOOTH TEXTURE
 IRON GRAY



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Project Title
**6-STOREY
 MULTI-RESIDENTIAL
 RENTAL**
 10695/10713/10707 138
 Street, Surrey

Sheet Title
**MASSING
 STUDIES &
 MATERIALS**

Drawn: RNO
 Checked: MC
 Scale: 1/16" = 1'-0"
 Project Number: 23SAP01
 Revision Date: Dep. No.:
 Print Date: 09/19/24
A11



INDOOR AMENITIES



OUTDOOR AMENITIES



LOBBY



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2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

**DESIGN
CONCEPTS &
PRECEDENT**

Drawn: RNO

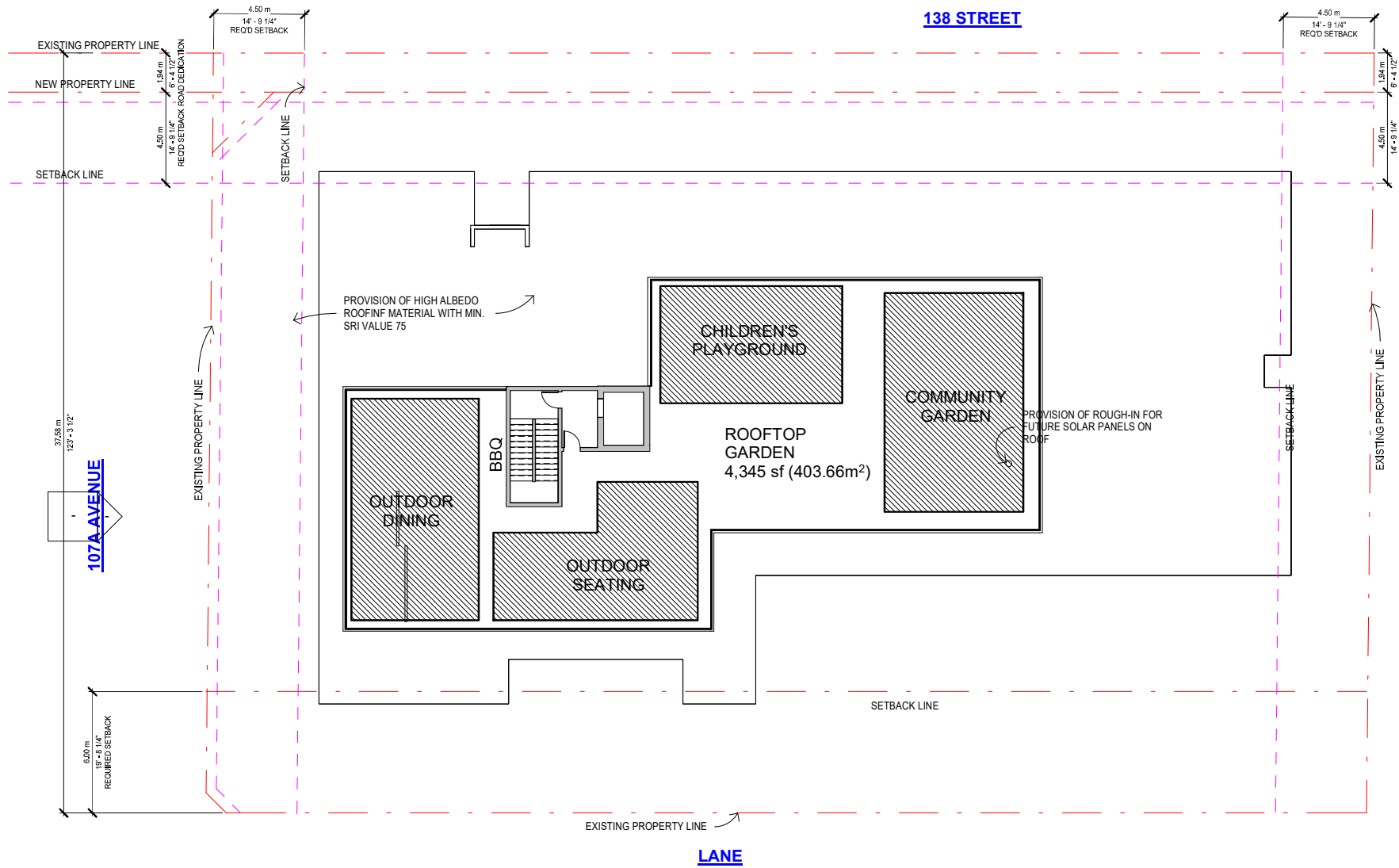
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Scale:

Project Number:
23SAP01

Revision Date: Dep. No.:

Print Date:
09/19/24 **A14**

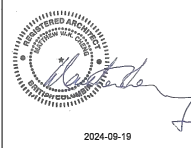


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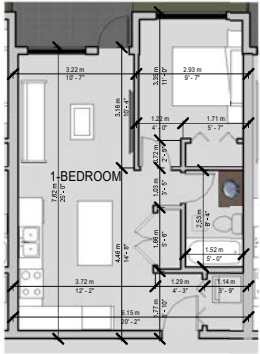
No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



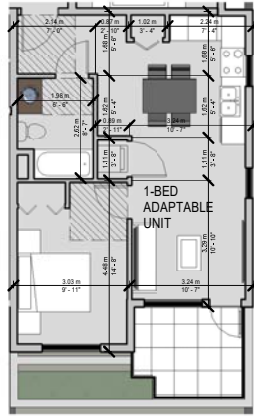
Project Title
6-STOREY MULTI-RESIDENTIAL RENTAL
10695/10713/10707 138 Street, Surrey

Sheet Title
ROOF DECK PLAN

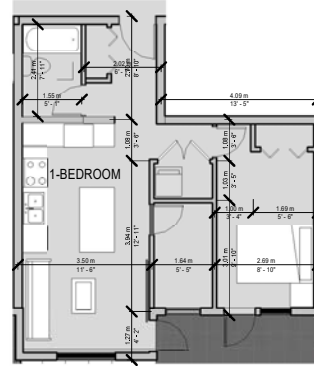
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Project Number: 23SAP01
Revision Date: Dwg. No.:
Print Date: 09/14/23 **A206**



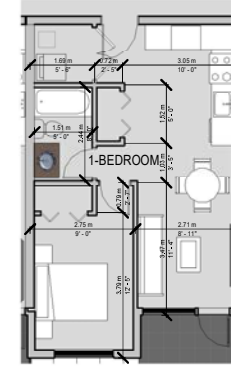
① A-1 1-BEDROOM (528 sf)
3/32" = 1'-0"



② A-2 ADAPTABLE 1-BEDROOM (561sf)
3/32" = 1'-0"



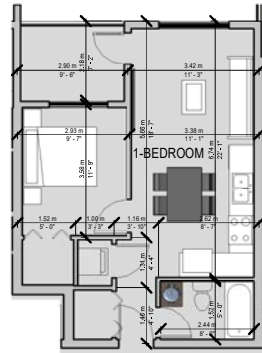
③ A-3 1-BEDROOM (582 sf)
3/32" = 1'-0"



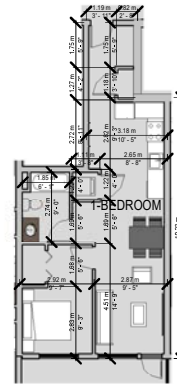
④ A-4 1-BEDROOM (488 sf)
3/32" = 1'-0"



⑤ A-5 1-BEDROOM (544 sf)
3/32" = 1'-0"



⑥ A-6 1-BEDROOM (496 sf)
3/32" = 1'-0"



⑦ A-7 1-BEDROOM (622 sf)
1/16" = 1'-0"



⑧ A-8 1-BEDROOM (499 sf)
1/16" = 1'-0"



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

10695/10713/10707 138
Street, Surrey

Sheet Title

**1-BEDROOM UNIT
TYPES**

Drawn: RNO

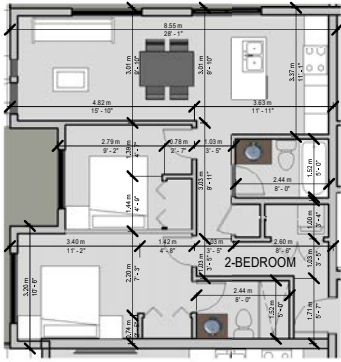
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Scale: As indicated

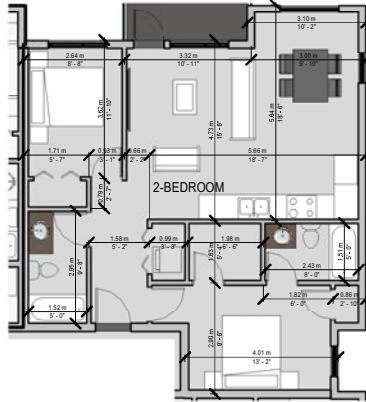
Project Number:
23SAP01

Revision Date: Dwg. No.:

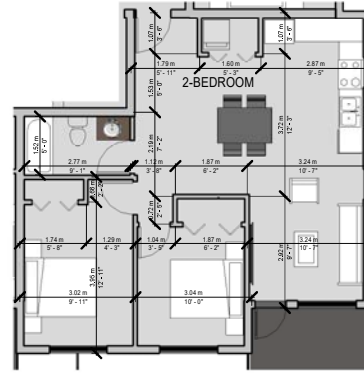
Print Date: 09/23/24 **A207**



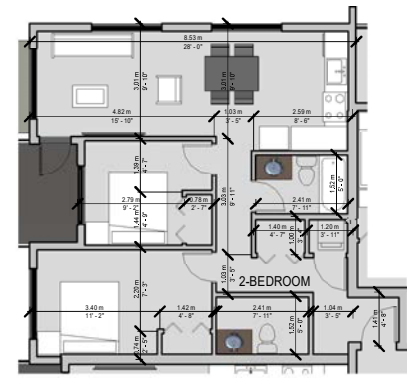
① B-1 2-BEDROOM (765 sf)
3/32" = 1'-0"



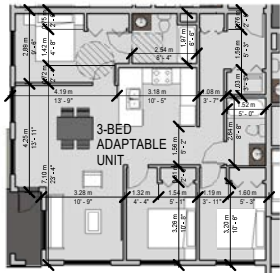
② B-2 2-BEDROOM (830 sf)
3/32" = 1'-0"



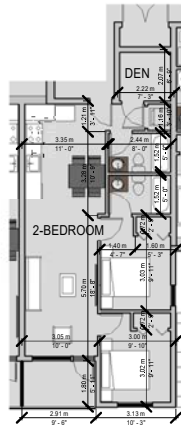
③ B-3 2-BEDROOM (759 sf)
3/32" = 1'-0"



④ B-4 2-BEDROOM (787 sf)
3/32" = 1'-0"



⑥ C-1 ADAPTABLE (1054 sf)
1/16" = 1'-0"



⑤ B-5 2-BEDROOM+DEN (767 sf)
1/16" = 1'-0"

⑦ INDOOR AMENITY (1320 sf)
3/32" = 1'-0"



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

**10695/10713/10707 138
Street, Surrey**

Sheet Title

**2/3-BEDROOM
UNIT TYPES &
INDOOR AMENITY**

Drawn: RNO

Checked: MC

Scale: As indicated

Project Number:
23SAP01

Revision Date: Dwg. No.:

Print Date:
09/23/24

A208



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

WEST ELEVATION

Drawn: RNO

Checked: MC

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

Project Number: 23SAP01

Revision Date: Dwg. No.:

Print Date: 09/15/20

A300





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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

**6-STORY
MULTI-RESIDENTIAL
RENTAL**

**10695/10713/10707 138
Street, Surrey**

Sheet Title

**NORTH
ELEVATION**

Drawn: RNO

Checked: MC

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

Project Number:
23SAP01

Revision Date: Dwg. No.:

Print Date:

A301



North Elevation (107a Avenue)



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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

SOUTH ELEVATION

Drawn: RNO

Checked: MC

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

Project Number: 23SAP01

Revision Date: Dwg. No.:

Print Date: 04/2/23 **A302**



SOUTH ELEVATION



MATTHEW CHENG ARCHITECT INC.

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No.	Date	Revision
1	2024-09-19	DRG RESUBMISSION



2024-09-19

Project Title

6-STORY MULTI-RESIDENTIAL RENTAL

10695/10713/10707 138 Street, Surrey

Sheet Title

EAST ELEVATION

Drawn: RNO

Checked: MC

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

Project Number: 23SAP01

Revision Date: Dep. No.:

Print Date: 04/2/23

A303



EAST ELEVATION (138 STREET)

SEAL:

1	24 SEP 20	REVISE PER NEW SITE PLAN	CL
2	24 AUG 27	PLANNING DESIGN	CL
3	24 AUG 15	ADD LIGHTING PLAN	CL
4	24 AUG 01	NEW SITE PLAN/NOTY COMMENTS	CL
5	24 MAR 25	REVISE PER NEW SITE PLAN	CL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST SURREY BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23 NOV 24 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: CL
DESIGN: CL
CHKD: CLG

L1
OF 9

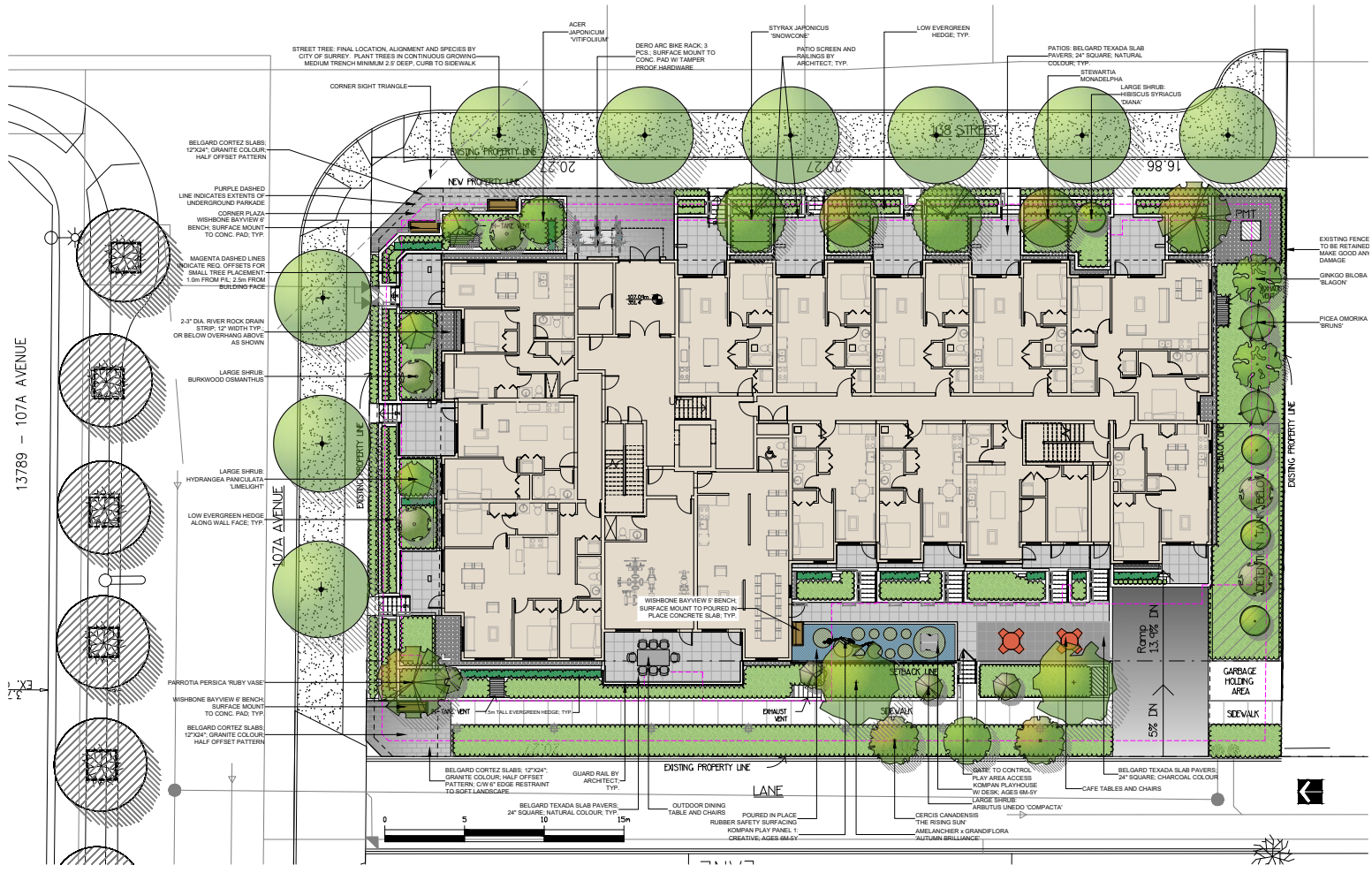
TREES



LARGE SHRUBS



FURNISHINGS



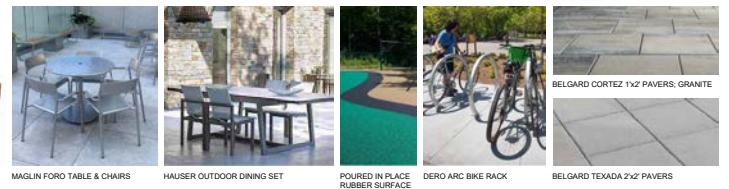
ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.L.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

KEY		BOTANICAL NAME		COMMON NAME	PLANTED SIZE / REMARKS
1	2	ACER JAPONICUM 'VITIFOLIUM'	FULLMOON MAPLE	SCM CAL: 8.8B; CLIMATE RESILIENT	
2	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	SCM CAL: 1.8M STD; 8.8B; CLIMATE RESILIENT	
3	2	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	SCM CAL: 8.8B; CLIMATE RESILIENT	
4	2	GINKGO BILOBA 'BLAISON'	GOLD SPIRE MADEIRAHEAR	SCM CAL: LOW STD; 8.8B; CLIMATE RESILIENT	
5	2	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	SCM CAL: 1.0M STD; 8.8B; CLIMATE RESILIENT	
6	2	PICEA OMRIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; 8.8B; CLIMATE RESILIENT	
7	2	PICEA OMRIKA 'BRUNS'	ORANGEBARK STEWARTIA	SCM CAL: 1.5M STD; 8.8B; CLIMATE RESILIENT	
8	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	SCM CAL: 1.5M STD; 8.8B; CLIMATE RESILIENT	
LARGE SHRUB					
1	4	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#7 POT: 1.25M HT	
2	4	HIBISCUS SYRIACUS 'DIANA'	DIANA ROSE OF SHARON (WHITE)	#7 POT: 1.25M HT	
3	4	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA (LIMEGREEN-PINK)	#7 POT: 1.5M HT - ON STANDARD	
4	4	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#7 POT: 1.5M HT	

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

NOTE: 16 PROPOSED BY-LAW-SIZED REPLACEMENT TREES.

MATERIALS



KOMPAN PLAYHOUSE W/ DESK
WISHBONE BAYVIEW BENCH WITH ARMS
MAGLIN FORD TABLE & CHAIRS
HAUSER OUTDOOR DINING SET
POURED IN PLACE RUBBER SURFACE
DERO ARC BIKE RACK
BELGARD TEXADA 2 1/2" PAVERS

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 20	REVISE PER NEW SITE PLAN	CI
2	24 AUG 21	NEW SITE PLAN/PLANNY COMMENTS	CI
3	24 AUG 25	ADD LIGHTING PLAN	CI
4	24 AUG 27	PLANNING DESIGN	CI
5	24 SEP 20	REVISE PER NEW SITE PLAN	CI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG

10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 23 NOV 24 DRAWING NUMBER:

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

DRAWN: CI

DESIGN: CI

CHKD: CLG

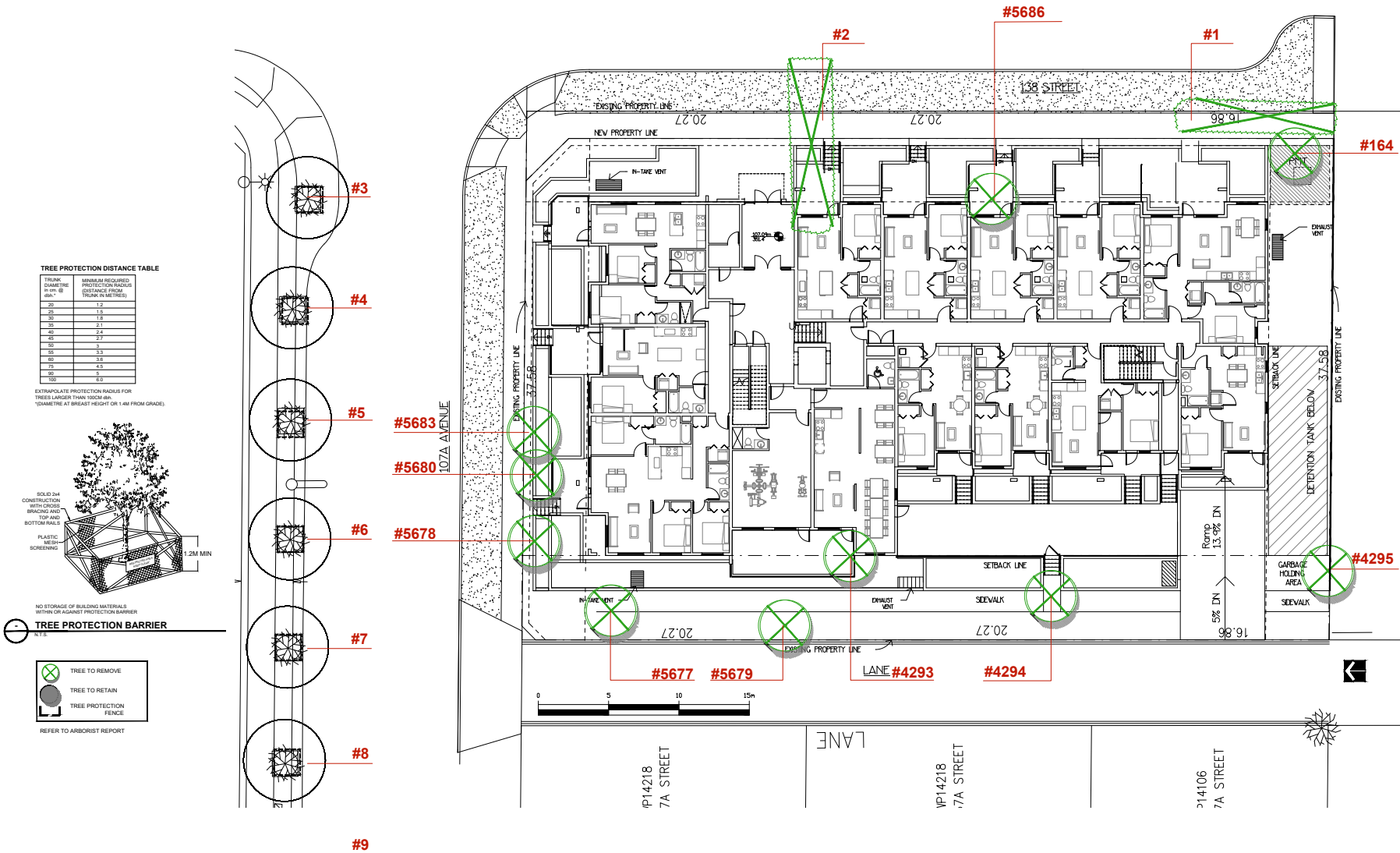
L2

OF 9

23209-6.ZIP

PMG PROJECT NUMBER:

23-209



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 Suite C100 - 4185 Still Creek Drive
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 p. 604 294-0011 • f. 604 294-0022

SCALE:

5	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANNING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 01	NEW SITE PLAN/SCHEMATIC COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI

NO. DATE REVISION DESCRIPTION DR.

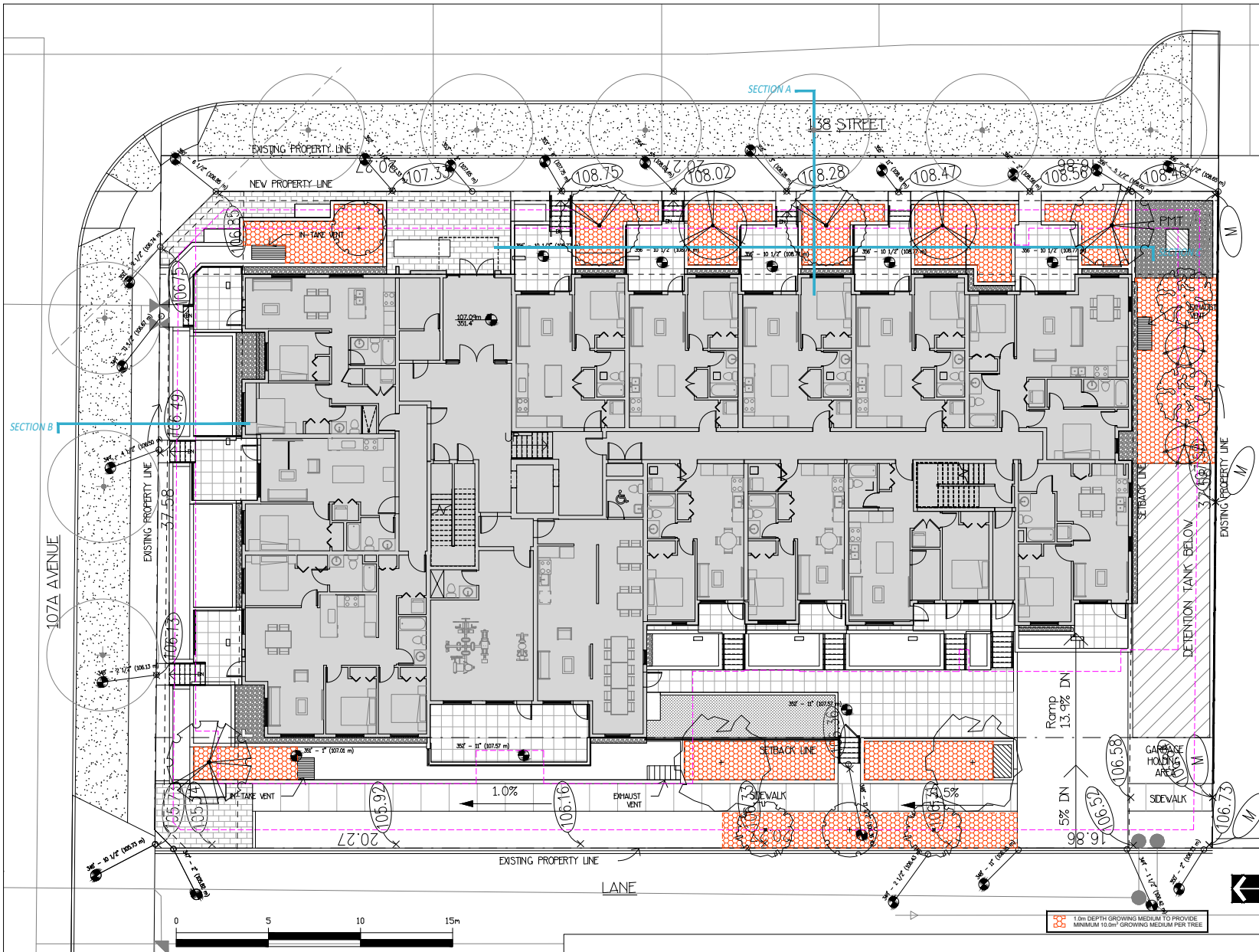
CLIENT:

PROJECT:
6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
GROWING MEDIUM DEPTH PLAN

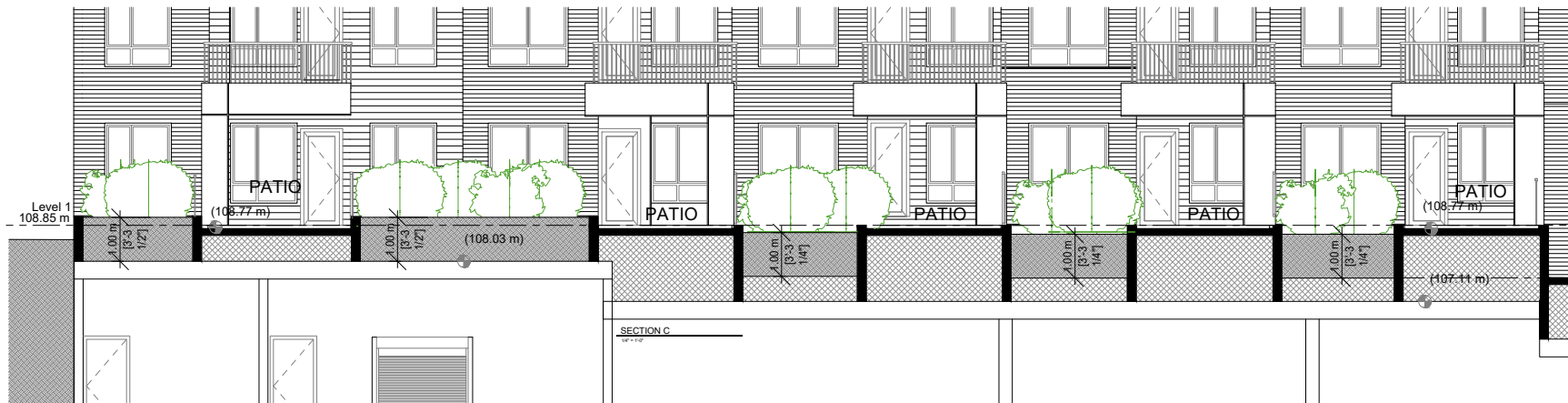
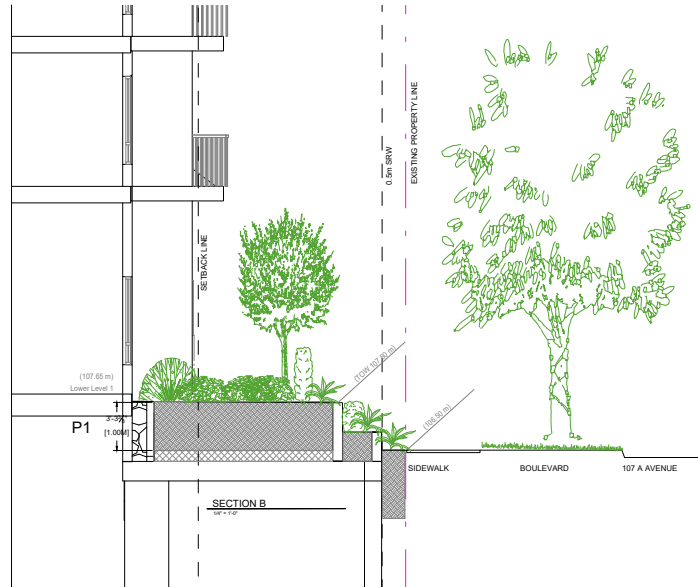
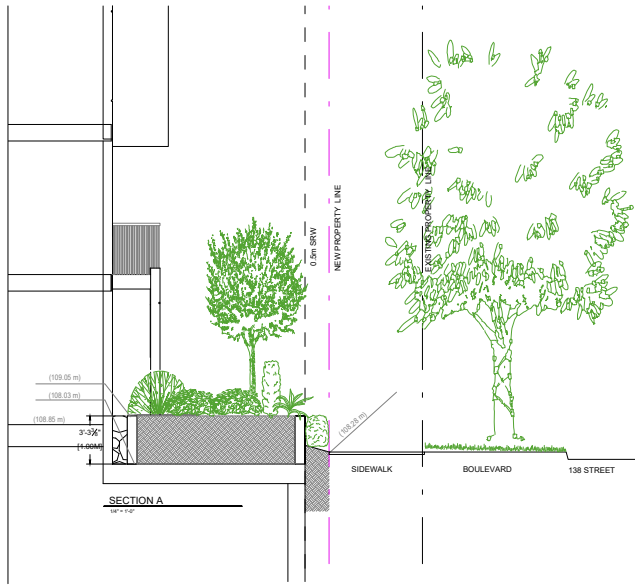
DATE: 23 NOV 24 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: CI
 DESIGN: CI
 CHKD: CLG **L3**
 OF 9

23209-6.ZIP PMG PROJECT NUMBER: 23-209



1.0m DEPTH GROWING MEDIUM TO PROVIDE MINIMUM 150m³ GROWING MEDIUM PER TREE

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
5	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANTING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 01	NEW SITE PLANNING COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI

CLIENT:

PROJECT:

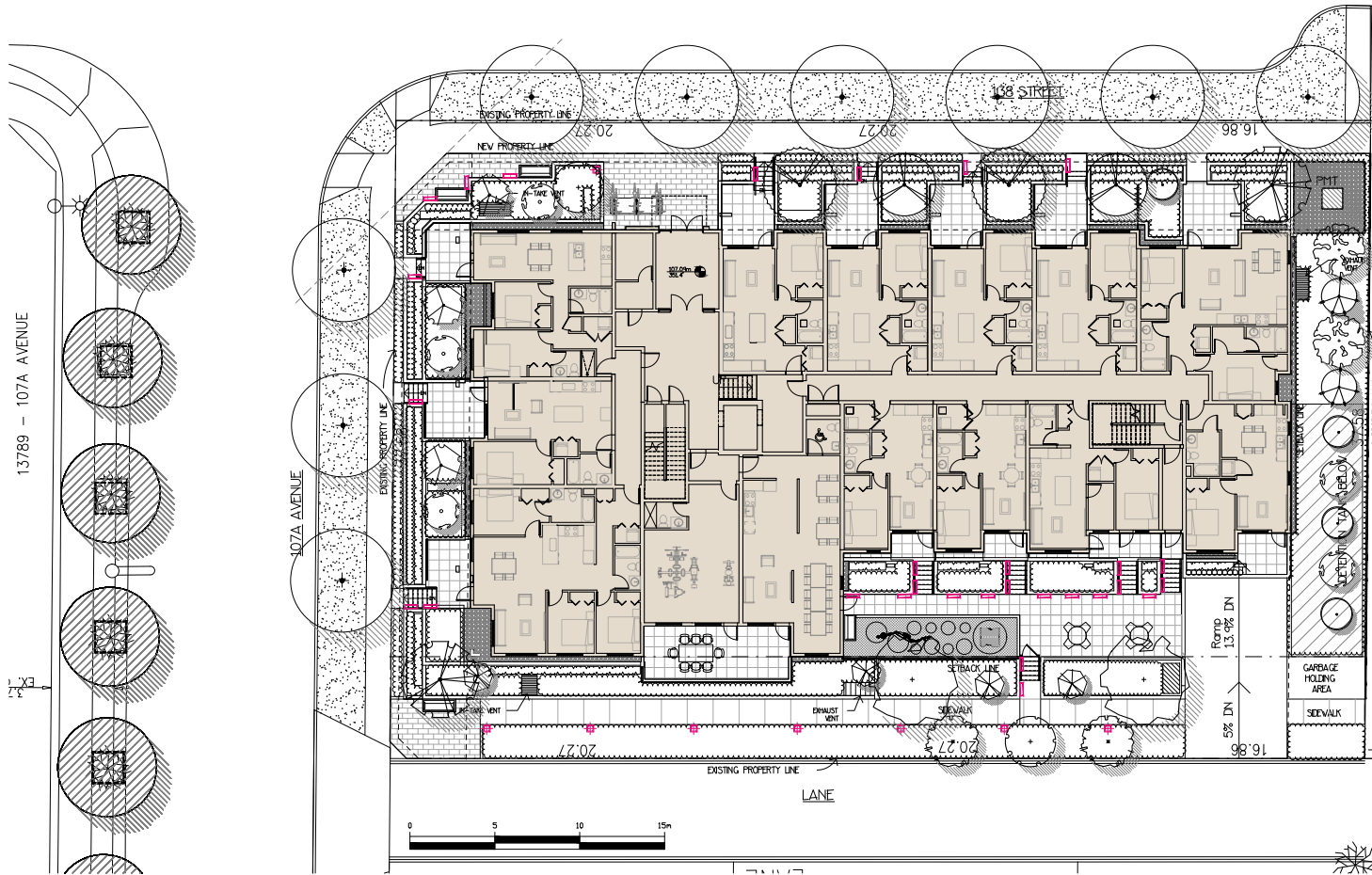
6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 23.NOV.24 DRAWING NUMBER:
SCALE:
DRAWN: CI
DESIGN: CI
CHKD: CLG

L4
OF 9

SEAL:



LIGHTING SUMMARY
NOTE: CONCEPTUAL LAYOUT ONLY. REFER TO ELECTRICAL ENGINEER TO CONFIRM LOCATIONS AND TYPE OF LIGHTING TO BE USED.

- BOLLARD LIGHT: LITHONIA RADEAN LED BOLLARD; 24" HEIGHT; DARK SKY APPROVED
- RECESSED WALL LIGHT: ABOVE ALL LIGHTING SOLID RECTANGULAR RECESSED STEP AND WALL LIGHT - LOUVER; DARK SKY APPROVED



5	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANNING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 01	NEW SITE PLANNING COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

DATE: 23.NOV.24 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: CI
DESIGN: CI
CHKD: CLG

L5
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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANTING DESIGN	CI
1	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 15	NEW SITE PLAN/NOTY COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI

CLIENT:

PLANT SCHEDULE			PMG PROJECT NUMBER: 23-209	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
85		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 80CM
13		HAMAMELIS VIRGINIANA 'LITTLE SUZIE'	LITTLE SIZE DWARF WITCH HAZEL	#3 POT, 80CM
2		HYDRANGEA QUERCIFOLIA 'SIKE'S DWARF'	SIKE'S DWARF OAKLEAF HYDRANGEA	#3 POT, 80CM
87		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT, 25CM
75		RHODODENDRON KEN JANECK	RHODODENDRON LIGHT PURPLE MAY	#3 POT, 30CM
19		RIBES SANGUINEUM 'POKEY'S PINK'	POKEY'S PINK FLOWERING CURRANT	#3 POT, 80CM
31		SKIMMIA JAPONICA 'KEW WHITE'	'KEW WHITE' SKIMMIA	#3 POT, 50CM
44		TAXUS X MEDIA 'Y.M. EDDIE'	EDDIE'S YEW	1.5M BAR
6		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT, 60CM
GRASS				
18		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
215		CAREX OSHMENSIS 'EVEREST'	EVEREST SEDGE	#1 POT
198		DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	DWARF TUFTED HAIR GRASS	#1 POT
32		HAKONECHLOA MACRA 'NAOMI'	'NAOMI' JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
41		BERGENIA 'BRESSINGHAM WHITE'	BRESSINGHAM WHITE BERGENIA	15CM POT
117		GERANIUM 'JOHNSON'S BLUE'	GERANIUM BLUE	#1 POT
45		HELLEBORUS L. 'ICE 'N' ROSES WHITE'	'ICE 'N' ROSES WHITE' LENTEN ROSE	#1 POT
33		RUBICEKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR RUBICEKIA	15CM POT
GC				
41		ARCTOSTAPHYLOS LVA-URSI 'VANCOUVER JADE'	KINKIKINICK	#1 POT, 20CM
7		BLECHNUM SPICANT	DEERFERN	#2 POT, 35CM
193		LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 25CM
30		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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

PROJECT:
6 STOREY RESIDENTIAL BLDG
 10713/10707/10695 138 ST
 SURREY BC

DRAWING TITLE:
LANDSCAPE PLANTING PLAN

DATE: 23 NOV 24 DRAWING NUMBER:
 SCALE: 3/32" = 1'-0"
 DRAWN: CI
 DESIGN: CI
 CHECKD: CLG

L6
 OF 9

138 STREET



LARGE SHRUBS

AMELANCHIER CANADENSIS 'GLENN FORM'

PRUNUS LUSITANICA, ON STANDARD

ROOF PLANTERS

POWDERCOATED ALUMINUM PLANTERS

ROOF FURNISHINGS



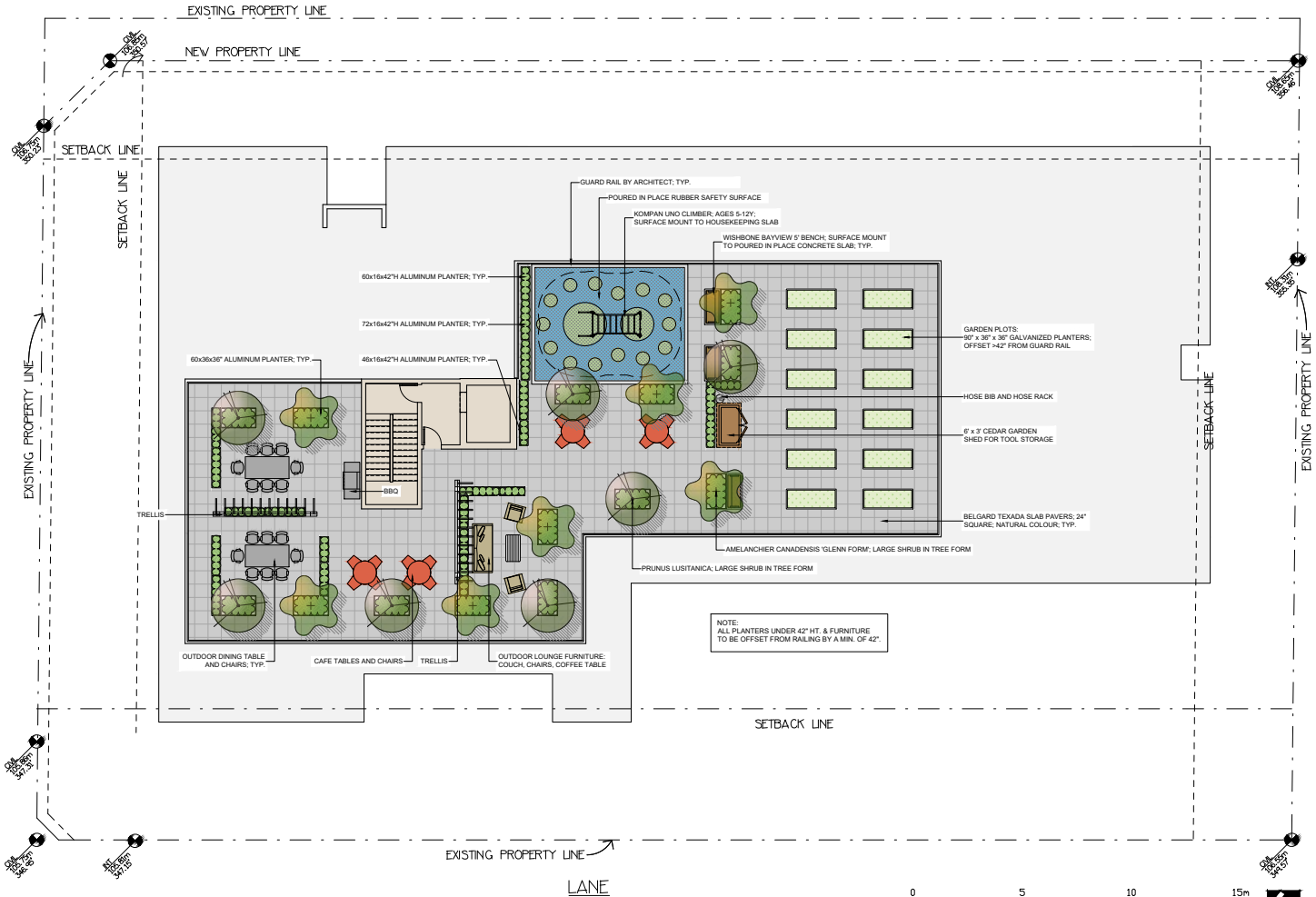
KOMPAN UNO CLIMBER

HAUSER OUTDOOR LOUNGE FURNITURE

MAGLIN FORD TABLE & CHAIRS

HAUSER OUTDOOR DINING SET

CEDARSHED CANADA 6x3 SHED



NOTE:
ALL PLANTERS UNDER 42" HT. & FURNITURE
TO BE OFFSET FROM RAILING BY A MIN. OF 42".



PLANT SCHEDULE - ROOF		PMG PROJECT NUMBER: 23-209		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
LARGE SHRUB	7	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR CANADIAN SERVICEBERRY	2M HT. LOW STD. B&B
	7	PRUNUS LUSITANICA	PORTUGUESE LAUREL	2M HT. 1M STD

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 20	REVISE PER NEW SITE PLAN	CI
2	24 AUG 27	PLANTING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
4	24 AUG 01	NEW SITE PLANNING COMMENTS	CI
5	24 MAR 25	REVISE PER NEW SITE PLAN	CI

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 SEP 20	REVISE PER NEW SITE PLAN	CI
2	24 AUG 27	PLANTING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
4	24 AUG 01	NEW SITE PLANNING COMMENTS	CI
5	24 MAR 25	REVISE PER NEW SITE PLAN	CI

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:

**ROOF DECK
LANDSCAPE PLAN**

DATE: 23 NOV 24 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CI
DESIGN: CI
CHKD: CLG

L7

OF 9

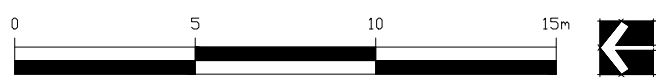
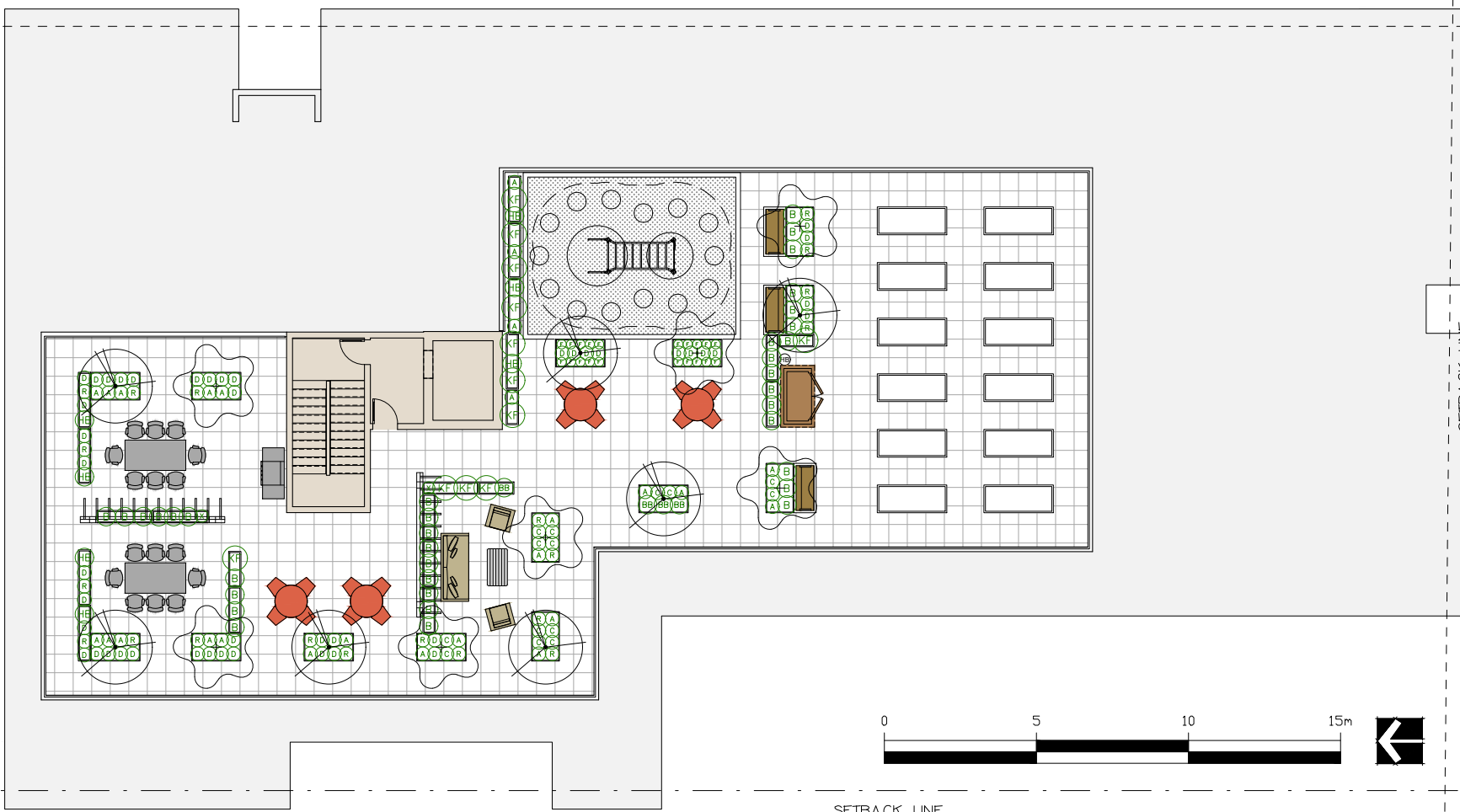
23209-6.ZIP PMG PROJECT NUMBER: 23-209

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604-294-0011 . f. 604-294-0022

SEAL:

SETBACK LINE



SETBACK LINE

5	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANTING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 01	NEW SITE PLANNING COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST SURREY BC

ROOF DECK PLANTING PLAN

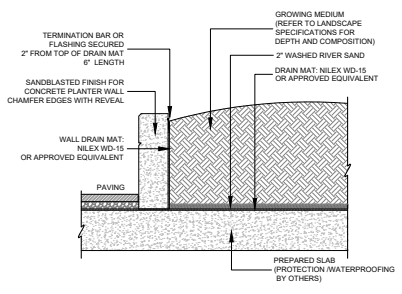
DATE: 23.NOV.24 DRAWING NUMBER:
SCALE: 3/16" = 1'-0"
DRAWN: CI
DESIGN: CI
CHKD: CLG
L8
OF 9

PLANT SCHEDULE - ROOF

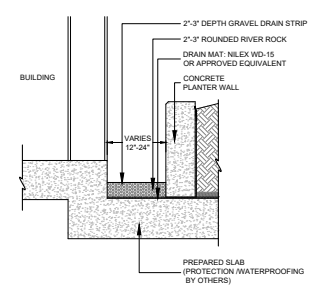
KEY		BOTANICAL NAME		COMMON NAME	PLANTED SIZE / REMARKS
(S)	35	CALAMAGROSTIS ACUTIFLORA 'WINTER GEM'	LITTLE-LEAF BOX		#3 POT; 40CM
(G)	12	CAREX OSHIMENSIS 'EVEREST'	FEATHER REED GRASS		#1 POT
(S)	14	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	EVEREST SEDGE		#1 POT
(V)	44	DESCHAMPSIA CESPITOSA 'PIXIE FOUNTAIN'	DWARF TUFTED HAIR GRASS		#1 POT
(P)	2	CLEMATIS ARMANDII	EVERGREEN CLEMATIS		#3 POT; 75CM; STAKED
(A)	26	ACHELLEA FILIPENDULINA 'SUMMER PASTELS'	SUMMER PASTELS YARROW		15CM POT
(B)	4	BERGEMIA BRESINGHAM WHITE	BRESINGHAM WHITE BERGEMIA		15CM POT
(R)	7	HELLEBORUS x G. 'ICE N' ROSES WHITE'	'ICE N' ROSES WHITE' LENTEN ROSE		#1 POT
(C)	20	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	'LITTLE GOLDSTAR' RUDBECKIA		15CM POT
(F)	20	FRAGARIA VESCA 'MARA DU BOIS'	WOODLAND STRAWBERRY		9CM POT

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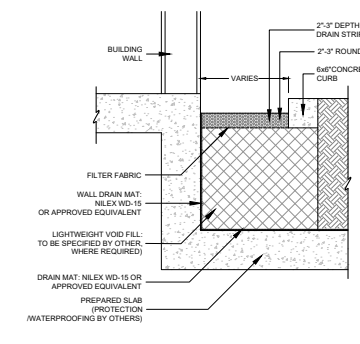
SCALE:



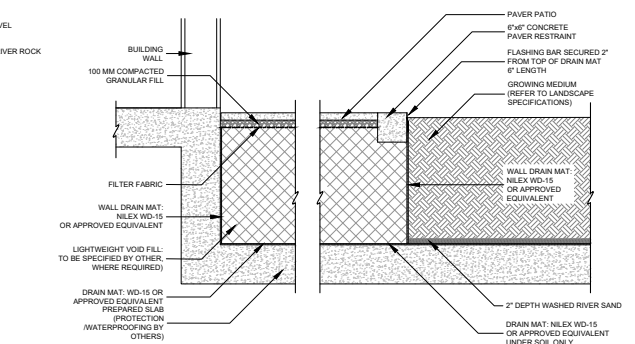
1 PLANTER WALL ON SLAB
1/2" = 1'-0"



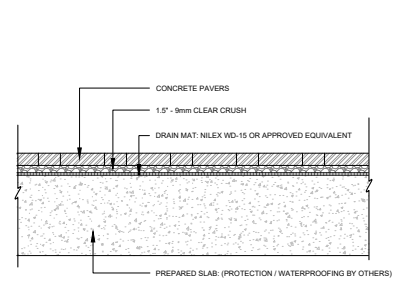
2 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



3 DRAIN STRIP AT BUILDING AT SLAB DROP
1/2" = 1'-0"

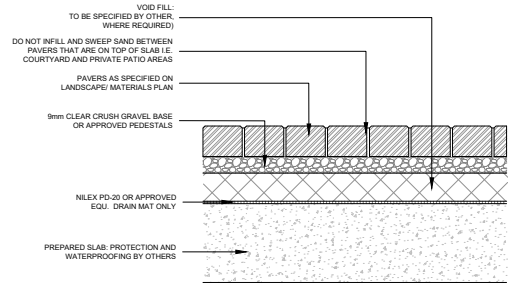


4 PATIO/LANDSCAPE AT SLAB DROP
1/2" = 1'-0"



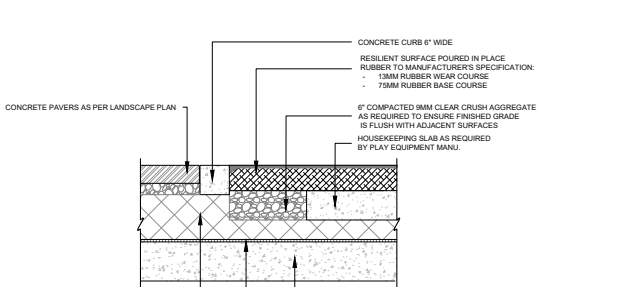
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES LIPGAGE: 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

5 PAVERS ON SLAB
1" = 1'-0"



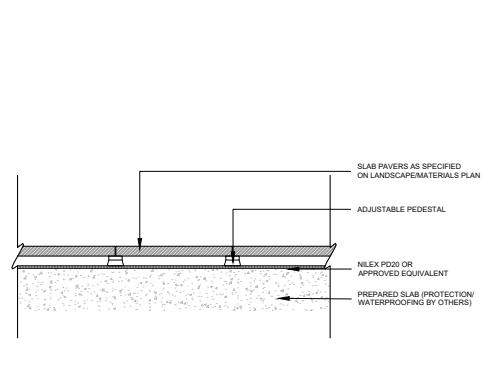
NOTE:
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PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES LIPGAGE: 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

6 PAVERS ON SLAB WITH VOID FILL
1" = 1'-0"

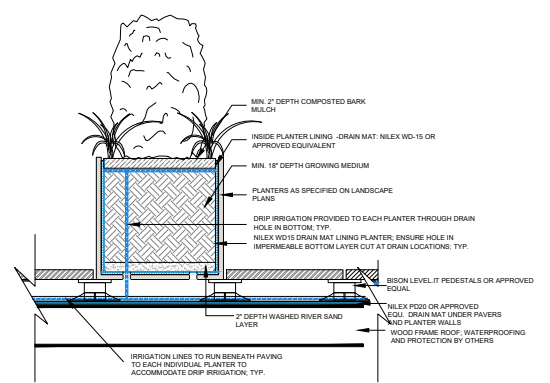


NOTE: RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

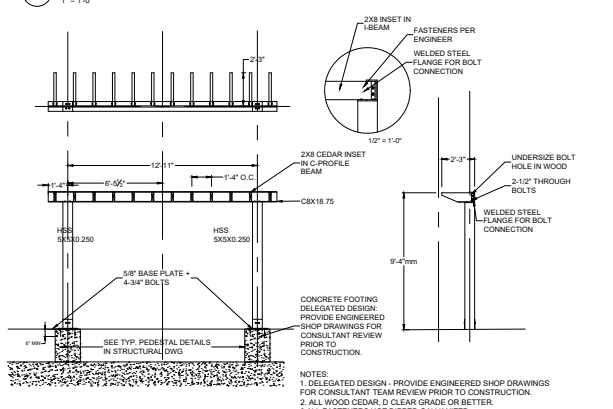
7 POURED IN PLACE RUBBER SAFETY SURFACE & EDGE
1" = 1'-0"



8 HYDRAPRESSED SLABS OVER PEDESTALS
1" = 1'-0"



9 ROOF DECK PLANTERS
1" = 1'-0"



10 TRELLIS ON ROOF DECK
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
5	24 SEP 20	REVISE PER NEW SITE PLAN	CI
4	24 AUG 27	PLANTING DESIGN	CI
3	24 AUG 15	ADD LIGHTING PLAN	CI
2	24 AUG 01	NEW SITE PLAN/NOTY COMMENTS	CI
1	24 MAR 25	REVISE PER NEW SITE PLAN	CI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

6 STOREY RESIDENTIAL BLDG
10713/10707/10695 138 ST
SURREY BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23 NOV 24 DRAWING NUMBER:
SCALE:
DRAWN: CI
DESIGN: CI
CHKD: CLG

L9
OF 9

TO: **Director, Development Planning, Planning and Development Department**
 FROM: **Manager, Development Services, Engineering Department**
 DATE: **September 27, 2024** PROJECT FILE: **7824-0103-00**

RE: **Engineering Requirements**
Location: 10695, 10707, and 10713 - 138 Street

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 138 St.;
- Dedicate 1.0-metre x 1.0-metre corner cut at Lane;
- Dedicate 3.0-metre x 3.0-metre corner cut at intersection of 107A Ave. and 138 St.; and
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct the south side of 107A Ave.;
- Construct the west side of 138 St.;
- Construct Lane;
- Construct required mains for water, sanitary and drainage to service the development site;
 - Construct/upgrade existing sanitary main in the lane;
 - Design of the storm sewer in the rear (west) lane should consider the potential for properties to the south to also drain to the rear lane.
 - Submit sanitary catchment analysis up to King George Blvd (with NCP scenario).
 - Upsize any downstream systems if required.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
 Manager, Development Services

M51

Department: **Planning and Demographics**
Date: **June 7, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0103**

The proposed development of **87** 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	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	3
Total Students =	11

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

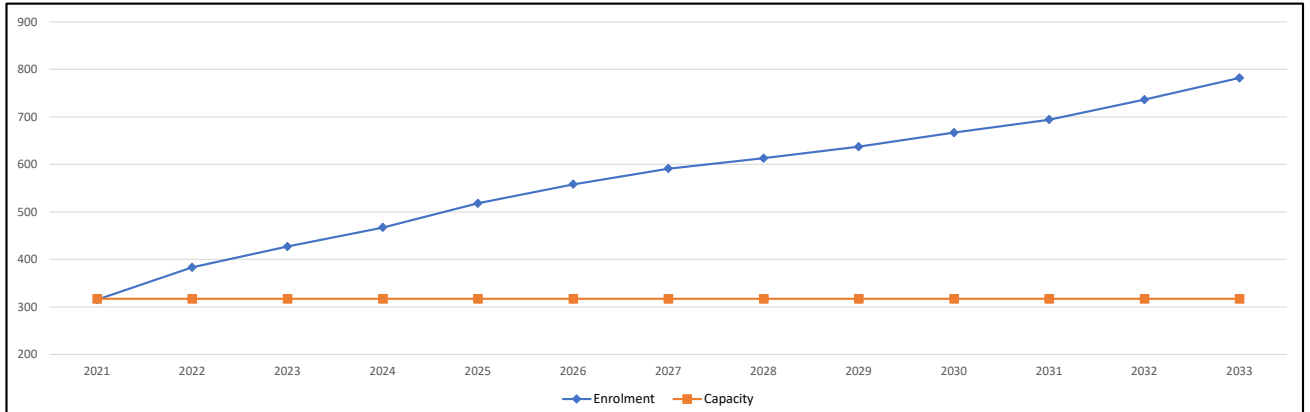
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary serves northern city centre neighborhood community and students. Given the densification of the City Centre surroundings, the school is projected to double its current student enrolment over the next 10 years, indicating a strong case for an addition to the school.

The Ministry of Education and Child Care has supported the District's capital request to plan and create a business case for a new 8-classroom capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2029.

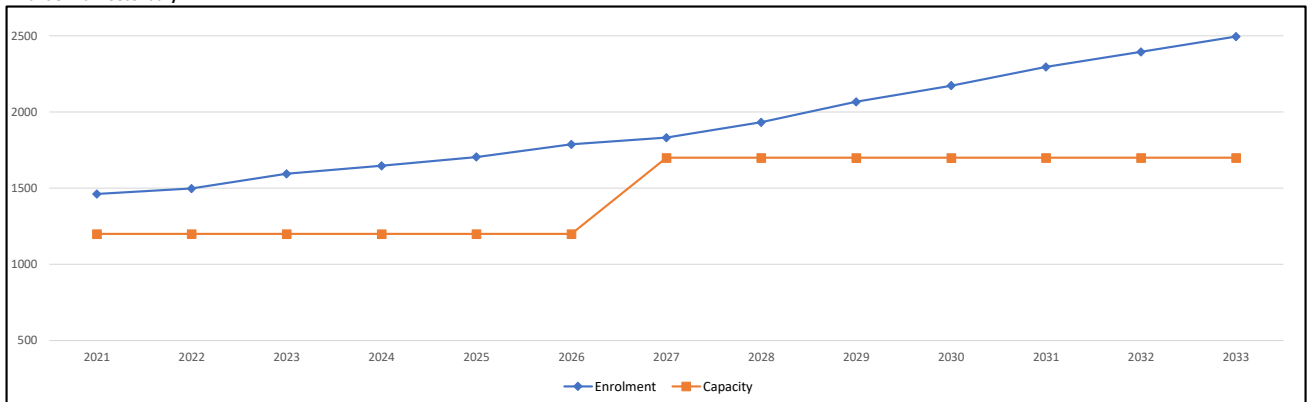
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the 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.

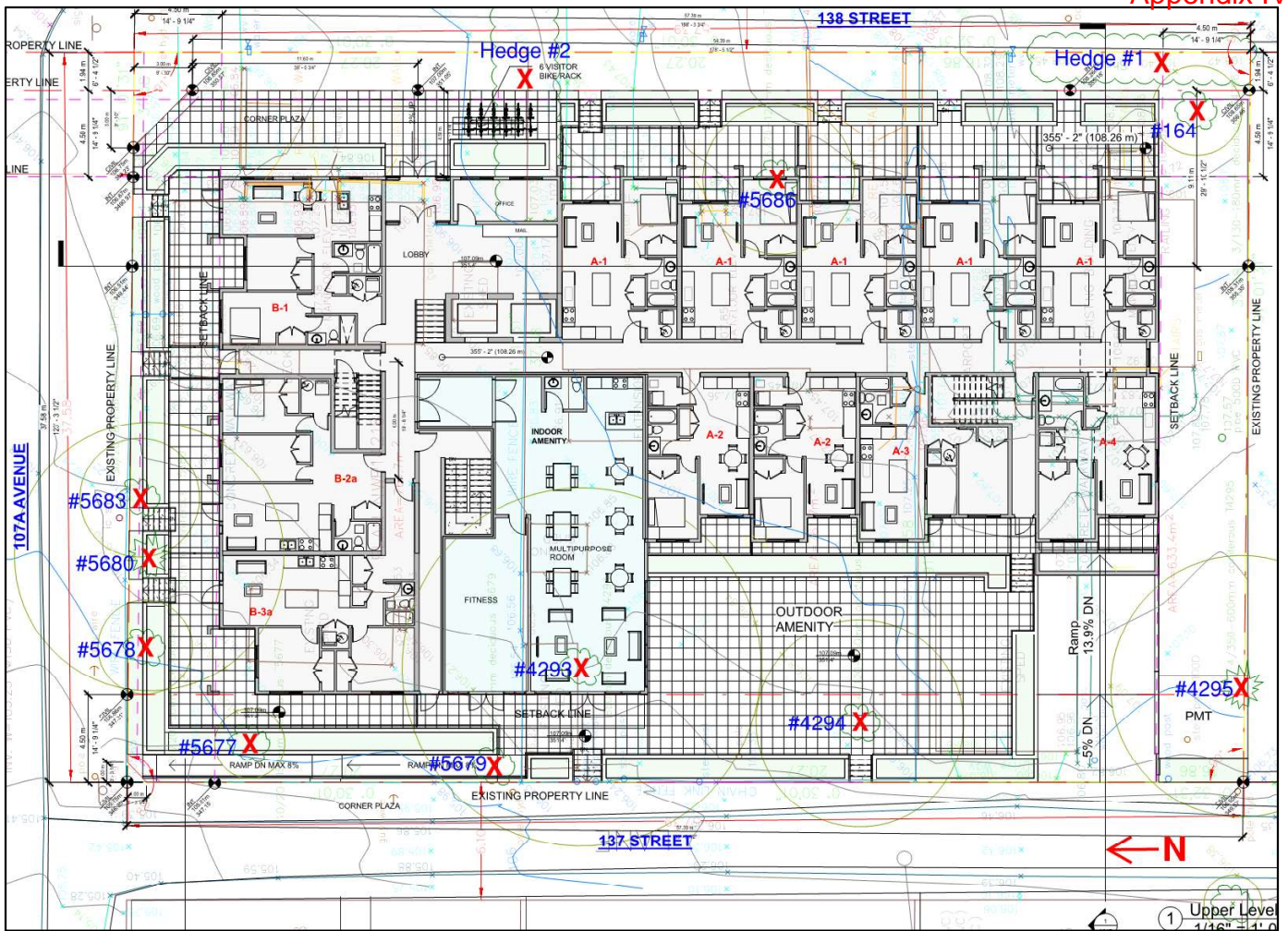
Kwantlen Park Secondary



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 Management Plan- Scale, 1" = 30'

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (Excluding Alder and Cottonwood Trees)			
Holly	1	1	0
Photinia	1	1	0
Walnut	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	12		
Total Retained and Replacement Trees	12		
Contribution to the Green City Program	-		

Tree Preservation Summary			
Surrey Project No:		Address: 10695-10713 138 Street, Surrey	
Registered Arborist: Davey Resource Group – Kimberley Dahl PN7658A			
On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	6	Protected Trees Identified	0
Protected Trees to be Removed	6	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X 0 = 0	12	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0

- All other species to be removed (2:1) 6 X two (2) = 12		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	12	Replacement Trees Proposed	-
Replacement Trees in Deficit	0	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			
Summary, report, and plan prepared and submitted by: <i>K. Dahl</i>			
		August 1, 2023	
(Signature of Arborist)		Date	



Parking Plan, Level 1 – Not to Scale

