

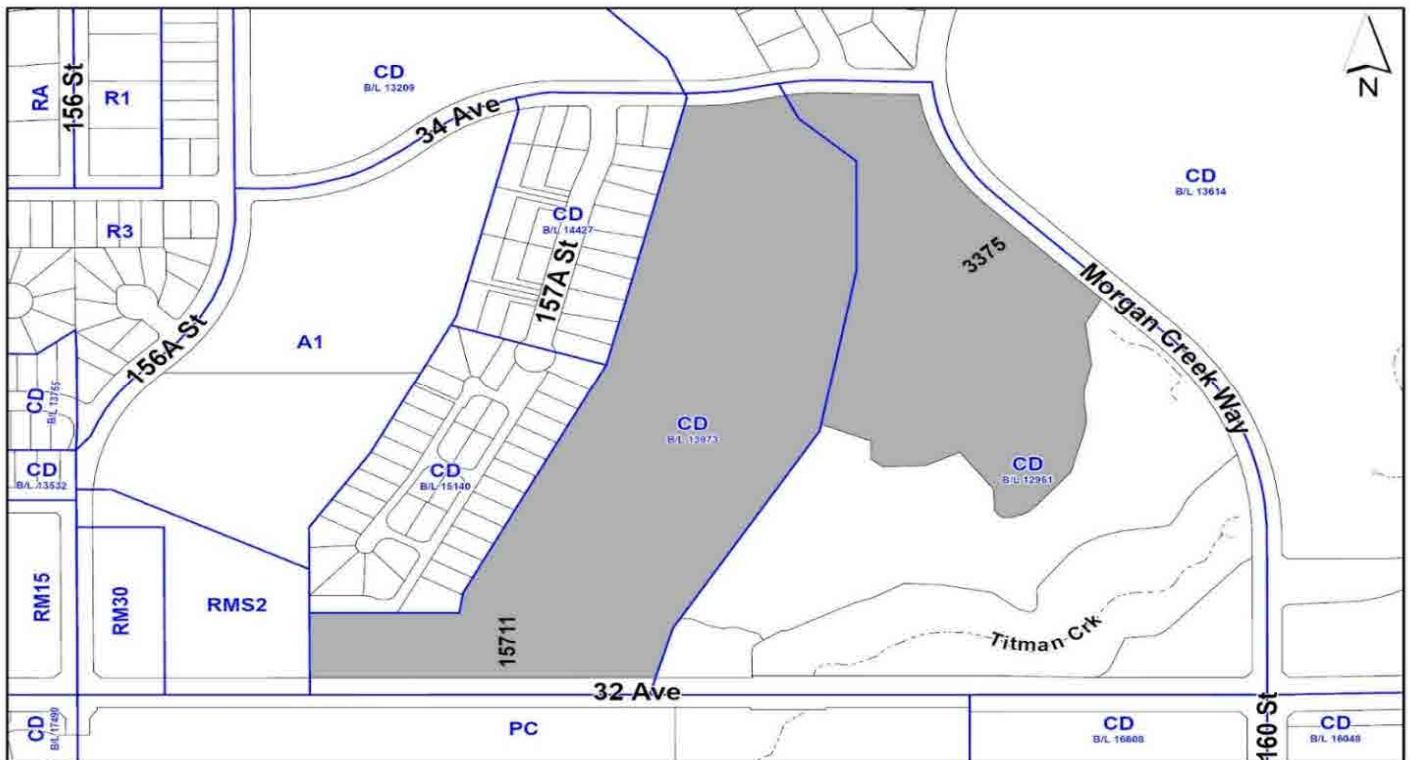
PROPOSAL:

Development of 82 townhouses and 119 apartment units, and a lot line adjustment to update the boundaries of the golf course.

- **Partial OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** to introduce a new land use designation: Low-Density Apartments (4 Storeys)
- **NCP Amendment** from Clustering at Single Family Density and Golf Course to Townhouses, Low-Density Apartments (4 Storeys) and Golf Course.
- **Rezoning** portion of subject site (Block 1 of Appendix B) from CD (Bylaw No. 12961) to CD Zone based on RM-70.
- **Rezoning** portion of subject site (Block 2 of Appendix B) from CD (Bylaw No. 12961) and CD (Bylaw No. 13973) to CD Zone based on RM-15.
- **Amending CD Bylaw No. 13973** by replacing Schedule I with a new Schedule I to reflect the new lot boundaries
- **Development Permit** for Form and Character
- **Subdivision**

LOCATION: 3375 Morgan Creek Way
 15711 32 Avenue

SECONDARY LAND USE PLAN: Rosemary Heights West
 Neighbourhood Concept Plan (NCP)



RATIONALE SUMMARY

The proposed Official Community Plan (OCP) amendment (from Urban to Multiple Residential) allows a change in form from townhouses to apartments, but not an increase in density (as the proposed density of 47 uph is well below the 72 uph permitted under the Urban designation). The application includes a mix of housing types that will broaden housing choice, support a range of household needs, and contribute to housing diversity within the Rosemary Heights community, and the development has been designed to be compatible with and provide appropriate transitions to the existing Morgan Creek neighbourhood and golf course context.

Staff support the application as the proposal is consistent with the overall policy intent of the OCP, implements the NCP's housing diversity goals, and contributes positively to neighbourhood livability and design quality.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2017, No. 19188.
2. Council file Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2013, No. 13973, Amendment Bylaw, 2017, No. 19189, and close Development Application No. 7914-0255-00 and all applications associated with that project.
3. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the apartment building portion of the subject site from Urban to Multiple Residential (Appendix A) and a date for Public Hearing be set.
4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
5. Council support amending the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to introduce a new land use designation: Low-Density Apartments (4 Storeys), and redesignate the site from Clustering at Single Family Density and Golf Course to Townhouses, Low-Density Apartments (4 Storeys) and Golf Course (Appendix B), and consider passing a resolution for the amendments when the project is considered for Final Adoption.
6. A Bylaw be introduced to amend Comprehensive Development Bylaw No. 13973 by replacing Schedule I with a new Schedule I to reflect the new lot boundaries (Appendix C), and a date be set for Public Hearing;
7. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 1 on the attached Block Plan (Appendix D) from Comprehensive Development Bylaw No. 12961 to Comprehensive Development Zone (CD), and a date be set for Public Hearing.

8. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 2 on the attached Block Plan (Appendix D) from Comprehensive Development Bylaw No. 12961 and Comprehensive Development Bylaw No. 13973 to Comprehensive Development Zone (CD), and a date be set for Public Hearing.
9. Council authorize staff to draft Development Permit No. 7925-0093-00 generally in accordance with the attached drawings (Appendix E).
10. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix F);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
 - (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement and obtaining authorization for the removal of off-site trees, to the satisfaction of the Planning and Development Department;
 - (f) provision of 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;
 - (g) registration of shared access easements to ensure access to the proposed development sites share parking and amenity facilities;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture 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; and
 - (i) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that the Morgan Creek Golf Course is adjacent to the property and to indemnify the City from any related liability.

DEVELOPMENT PROPOSAL

- The applicant is proposing the development of two four-storey apartment buildings with 119 units on Morgan Creek Way and 82 townhouse units that sensitively transition to adjacent development. An Official Community Plan amendment is required to redesignate the apartment portion of the site (Block 1 on Appendix D) from Urban to Multiple Residential. The OCP amendment is only required to accommodate the form of the proposed development (i.e. apartments) as the buildings are not entirely ground-oriented. The overall site density of 47 uph is well below the maximum permitted density of 72 uph under the Urban designation.
- The application also proposes a subdivision to allow for a lot line adjustment to amend the golf course lot boundary, and to split the surplus vacant lot into a townhouse lot and an apartment lot (Appendix G). An amendment to CD Bylaw No. 13973 is required to reflect the new lot line.
- The lot line adjustment is proposed to allow one of the golf tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) vacant lot, and to transfer the surplus golf course land (to the east of the existing golf cart pathway) to the development site. This will increase the developable area of the subject site from 4.0 hectares to 4.3 hectares.
- The application includes the following:
 - **Official Community Plan Amendment** for a portion of the site from Urban to Multiple Residential.
 - **Neighbourhood Concept Plan Amendment** to introduce a new land use designation: Low-Density Apartments (4 Storeys).
 - **Neighbourhood Concept Plan Amendment** to amend the land use designation from Clustering at Single Family Density and Golf Course to Townhouses, Low-Density Apartments (4 Storeys) and Golf Course.
 - **Rezoning** to allow for an amended CD Bylaw No. 13973 for the golf course lot, to reflect the new lot boundaries after the lot line adjustment;
 - **Rezoning** the proposed apartment lot from CD Bylaw No. 12961 to a new CD Bylaw based on the RM-70 Zone.
 - **Rezoning** the proposed townhouse lot from CD Bylaw Nos. 12961 and 13973 to a new CD Bylaw based on the RM-15 Zone.
 - **Development Permit** for form and character.
 - **Subdivision** to allow for a lot line adjustment of the golf course lot, and the subdivision of the surplus land into an apartment lot and a townhouse lot.
- The table below provides a summary of the proposed development. The proposed site boundaries will include an apartment lot (Lot 1), townhouse lot (Lot 2) and the adjusted golf course lot (Lot 3) (Appendix G).

Proposal	
Lot Area	
Total Development Site Area:	4.3 ha.
Apartment (Lot 1) Area:	0.8 ha.
Townhouse (Lot 2) Area:	3.5 ha.
Golf Course (Lot 3) Area:	7.0 ha.
Density (net/gross)	
Total Development FAR/UPH:	0.8 FAR / 47 UPH
Apartment (Lot 1) FAR/UPH:	1.5 FAR / 137 UPH
Townhouse (Lot 2) FAR/UPH:	0.6 FAR / 24 UPH
Number of Lots	3
Lot Coverage:	
Total Development:	41.5%
Apartment (Lot 1):	47%
Townhouse (Lot 2):	40.7%
Yards and Setbacks (Total Site)	
North (34 Avenue):	4.5 m
East (Morgan Creek Way):	6.0 m
Southeast:	11.0 m
West:	6.0 m
South:	6.0 m
Height of Buildings	
Apartment buildings:	16.5 m
Townhouse buildings:	11.0 m
Amenity Building:	11.0 m
Amenity Space	
Indoor Amenity:	637 sq. m. (exceeds the Zoning Bylaw requirement)
Outdoor Amenity:	887 sq. m. (exceeds the Zoning Bylaw requirement)
Floor Area	
Residential (Total)	10,400 sq. m.
Residential Units:	
1-Bedroom:	24 (11.9% of total)
2-Bedroom:	64 (31.8% of total)
3-Bedroom:	53 (26.4% of total)
4-bedroom:	60 (29.9% of total)
Total:	201

SITE CONTEXT & BACKGROUND

- The subject site consists of two properties:
 - The western property, at 15711 – 32 Avenue, is part of the Morgan Creek Golf Course (Fairway Nos. 10 and 11); and
 - The eastern property, at 3375 - Morgan Creek Way, is a vacant lot at the corner of 34 Avenue and Morgan Creek Way.

- The golf course property is 7.0 hectares and the vacant property is 4.3 hectares. The total site area is 11.3 hectares.
- The subject site is designated Urban in the Official Community Plan (OCP), Clustering at Single Family Density and Golf Course in the Rosemary Heights Central Neighbourhood Concept Plan (NCP), and is zoned Comprehensive Development Zone (Bylaw Nos. 13973 and 12961).

Direction	Existing Use	OCP/Secondary Land Use Plan Designation	Existing Zone
North (Across 34 Avenue):	Single family dwellings	<u>OCP</u> : Suburban <u>NCP</u> : N/A	CD (Bylaw Nos. 13614)
East (Across Morgan Creek Way):	Morgan Creek Golf Course	<u>OCP</u> : Suburban <u>NCP</u> : N/A	CD (Bylaw Nos. 13614)
South:	Townhouse site (Deer Run)	<u>OCP</u> : Urban <u>NCP</u> : Clustering at Single Family Density	CD (Bylaw No. 12961)
West:	Single family dwellings	<u>OCP</u> : Urban <u>NCP</u> : Clustering at Single Family Density and Compact Single Family/Cluster	CD (Bylaw Nos. 14427 and 15140)

- The subject site was originally rezoned for ground-oriented multiple residential (CD Bylaw No. 12961) in 1997, under Development Application No. 7996-0089-00. The original lot was subdivided into five lots. The other lots in the subdivision are south of the subject site and were subsequently developed into townhouses consistent with the proposal at that time. The subject site has remained vacant.
- In 2014, a proposal was submitted to develop the subject site under Development Application No. 7914-0255-00. This application included an NCP Amendment, Rezoning, Subdivision and Development Permit to develop 46 townhouse units and two three-storey apartment buildings with 51 units. A lot line adjustment was also proposed between the golf course and the vacant lot similar to what is currently being proposed.
- Development Application No. 7914-0255-00 proceeded to Council for consideration on March 6, 2017 and received First and Second readings of the Rezoning Bylaw and the Bylaw to amend Comprehensive Development Bylaw No. 13614 (Bylaw Nos. 19188 and 19189). These bylaws are proposed to be filed as part of this application.

- At the April 3, 2017 Regular Council – Public Hearing meeting, Council referred Development Application No. 7914-0255-00 back to staff to work with the developer to address neighbourhood concerns. This project went back to Council with Additional Planning Comments on June 10, 2019 and Council again referred the project back to staff to make further refinements to the design. The project then went dormant. Once the aforementioned bylaws have been filed, Development Application No. 7914-0255-00 will be formally closed.

POLICY & BYLAW CONSIDERATIONS

Official Community Plan Amendment

- The subject site is designated Urban and the applicant proposes an OCP Amendment to Multiple Residential for the apartment portion of the site (Lot 1).
- The OCP amendment is only required due to the form of housing that is being proposed – four-storey apartment buildings. The Urban designation in the OCP allows up to 72 units per hectare in secondary plan areas, but the form must be ground-oriented. The overall density proposed is 47 units per hectare, well below the maximum Urban density, however the applicant is proposing a mix of ground-oriented and non-ground-oriented housing to support a range of household types and add housing diversity to the area.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Secondary Land Use Plan Amendment

- The subject site is designated Clustering at Single Family Density and Golf Course in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The applicant proposes to introduce a new land use designation: Low-Density Apartments (4 Storeys), and to redesignate the apartment lot (Lot 1) to this new designation, the townhouse lot (Lot 2) to Townhouses, and to amend the boundaries for the portion designated Golf Course to align with the revised golf course lot (Lot 3) boundaries.
- The existing land use designation for the subject site, Clustering at Single Family Density, is outdated and not reflective of today's market conditions. The proposed development is reasonably low density and requested in response to changes in market demand, product differentiation and demographics.
- The site's location at the easternmost edge of the NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form which does not interface directly with the existing adjacent townhomes to the east and south.
- The NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". The proposal is aligns with this goal.

- The applicant has indicated that there is demand from existing area residents for master-on-main, lock-and-leave, low-maintenance units with secure parking in this area, especially for residents seeking to downsize.
- The apartment form offers a new more attainable unit type to the neighbourhood, which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.

Zoning Bylaw

- The applicant proposes to rezone the subject site to two Comprehensive Development Zones (CD), one for the apartment site and one for the townhouse site.

Proposed Apartment Site (Lot 1) CD Zone

- The proposed CD Zone for the apartment portion of the site (Lot 1) is based on the Multiple Residential 70 Zone (RM-70) and includes modifications to the lot coverage, building height, setbacks and special regulations sections.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 47% in the proposed CD Zone to accommodate the proposed built form. The proposed lot coverage and building height are typical for the proposed form of development.
- The proposed setbacks are suitable on the east yard (Morgan Creek Way) and west yard, and are proposed at 1.0 metre on the north and south yards as these are internal lot lines with the townhouse site (Lot 2). The development will read as a single site; the small setbacks are only to reflect that there is a property line between the two development sites which will not impact any adjacent lands.
- Outdoor amenity space may be located within the setbacks, to reflect the central location of amenity space within the site, after subdivision to create the two separate lots.

Proposed Townhouse Site (Lot 2) CD Zone

- The proposed CD Zone for the townhouse portion of the site (Lot 2) is based on the Multiple Residential 15 Zone (RM-15) and includes modifications to the setbacks and special regulations sections.
- The proposed setbacks along the outside edges of the site generally exceed what would typically be required for a contemporary townhouse development in the City. The internal setback between Lot 1 and Lot 2 is 0.0 metres to allow for the indoor amenity building to be located on the shared property line.
- As with the apartment CD Zone, outdoor amenity space may be located within the setbacks to reflect the central location of the amenity space within the overall site.

DEVELOPMENT CONSIDERATIONS

Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements listed in Appendix F.
- The proposal includes two site vehicular accesses on Morgan Creek Way which is a primary route within the neighbourhood.
- There are two bus routes on 32 Avenue, approximately 400 metres walking distance from the subject site: Route No. 354 White Rock South/Bridgeport Station (only available during peak hours), and Route No. 363 Southpoint/Peace Arch Hospital.
- The proposal did not meet the Surrey Design Criteria Manual's threshold of 100 peak hour trips for require a Transportation Impact Analysis (TIA). However, the applicant voluntarily completed a TIA given the neighbourhood concerns regarding traffic.
- According to the TIA findings, the proposed development is expected to generate approximately 84 trips during the morning peak hour and 94 trips during the evening peak hour, equivalent to an average of 1-2 additional trips per minute during peak hours. Staff deem this an acceptable level of service and have no traffic-related concerns with the proposal. Morgan Creek Way connects to 34 avenue and 160 Street to the north and 32 Avenue to the south which will capably diffuse the traffic in the area.
- The applicant is proposing to provide the following number of vehicle and bicycle parking spaces:

	Required	Proposed
Number of Stalls		
Residential Apartment:	174	215
Residential Visitor Apartment:	24	24
Residential Townhouse:	164	326
Residential Visitor Townhouse:	16	16
Total:	378	581
Tandem (%):	0	0
Accessible:	4	4
Bicycle Spaces		
Residential Apartment Secure Parking:	46.4	161
Residential Apartment Visitor:	12	12
Residential Townhouse Secure Parking:	Within units	Within units
Residential Townhouse Visitor:	6	12

Tree Considerations

- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix H.

- There are 41 trees on the subject site, 29 of which are proposed to be removed. The focus of tree retention/planting is along the east and south interfaces with existing townhomes to maintain a green buffer. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.
- There are also off-site trees that are proposed to be removed. Authorization is required to remove off-site trees on private property. If the authorization cannot be obtained prior to Final Adoption, a readjustment of a proposed retaining wall and servicing corridor would be required, which could be accommodated by the applicant. The applicant has confirmed that they will seek authorization prior to Final Adoption and will revise the site plan if that cannot be obtained.
- The City has reviewed the arborist report and supports the Arborist's findings.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Parks Considerations

- Parks has no concerns with the proposed development.
- The closest active park is Morgan Creek Park, with amenities including a playground, outdoor sport court and outdoor sport field. This park is 250 metres walking distance from the subject site. The closest natural area is 104A Greenbelt, just south of the development portion of the site.

School Capacity Considerations

- The School District has advised that there will be approximately 92 school-age children generated by this development (Appendix I). The School District has provided the following expected student enrollment:
 - 51 Elementary students at Morgan Elementary School; and
 - 26 Secondary students at Grandview Heights Secondary School.

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

- As of September 2024, Morgan Elementary School is at 94% capacity. Based on current plans, the School District expects enrollment to remain steady. Also as of September 2024, Grandview Heights Secondary School is at 119% capacity and enrollment is projected to grow rapidly in the next 10 years. The School District is planning for a 500-seat addition to this school, with expansion targeted to open in 2029, and has also been successful in securing funding for land acquisition in the area for a new secondary school.

Surrey Fire Considerations

- The Surrey Fire Department has no concerns with the proposed development, however there are some standard requirements to be addressed as part of the subsequent Building Permit application.

Form and Character Development Permit Considerations

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide sensitive interfaces along the public street edges, golf course, and neighbouring townhouse site to the south, refine the proposed site grading, and enhance the building character.
- The proposed development massing, ample unit sizes and high quality design/materials are to ensure that the proposal fits sensitively within the existing established neighbourhood. The four-storey apartment buildings on Morgan Creek Way step down toward the south to follow the existing grade. The upper level is stepped back to reduce the apparent massing.
- The townhouse units adjacent to the existing townhouse development to the south of the site have exposed basement levels. The intention is to create a three-storey elevation that lowers the proposed grade and prevents the need for large retaining walls and stepped landscaping.
- The architectural style proposed is a west coast aesthetic, inspired by traditional craftsman architecture but with a modest, minimalist expression. The design is intended to compliment the existing neighbourhood character.
- The townhouses all have traditional side by side garages and feature steep gabled roofs, extensive covered porches with large expressive columns, and a palette of mixed materials featuring stone and woodwork detailing.
- The apartment buildings feature articulated roof lines with deep overhangs, exposed post and beam wood detailing, and attention to detail around the windows and doors.
- Throughout the site, there is a strong emphasis on the interface between the architecture and the landscaping, with planter walls clad in stone, and extensive planting around and through the site.

Indoor & Outdoor Amenity

- The proposed development includes a central amenity building with adjacent outdoor amenity that links the townhouses and apartment buildings, both through orientation, location and architectural styling.
- The indoor amenity building is located on the townhouse lot (Lot 2), and there will be a shared access easement to ensure that the entire development has equal access to this building (as well as the adjoining outdoor amenity area discussed below).

- The indoor amenity building has three levels, and is 518 square metres in area, including the portion of the basement with usable amenity space. On the basement level there is a manager's office, co-working spaces, and golf club storage. On the main level there is a fitness area, change/washrooms, bicycle repair area, dog wash area, saunas, hot tub and plunge pool, and a great hall (lounge/party room). On the upper level there is a billiards room, washrooms, a kids craft room, cigar lounge and an outdoor deck.
- The main outdoor amenity is directly adjacent to the indoor amenity building, and includes a playground, lawn area and outdoor recreation area. The outdoor recreation area includes outdoor fitness, community agriculture plots, and table tennis.
- Additional smaller outdoor amenity spaces on the site which provide outdoor seating and passive outdoor space.

Advisory Design Panel

- For multi-family proposals that are six storeys or less and supported by City staff, consideration by the City's Advisory Design Panel (ADP) is not required. 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 Bylaw and issuance of the Development Permit.

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 further detailing of the retaining wall finishes, grading refinement, and landscape coordination.
- 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent and the development proposal signs installed on August 19, 2025. Staff received 33 responses from area residents. A summary of the feedback received is listed below (*staff comments in italics*):
 - Traffic and parking impacts, especially on Morgan Creek Way.
The applicant voluntarily completed a Traffic Impact Assessment (TIA), which concluded that the development will have a limited impact on area traffic. The project also provides 581 parking stalls, significantly exceeding the Zoning Bylaw requirement of 378 stalls.
 - School capacity and community infrastructure impacts, with residents citing that local schools are already operating at or near capacity.

The applicant has indicated that the development is targeted toward downsizers, retirees, and those seeking to age in place, and therefore is expected to generate fewer school-age children than typical multi-family projects.

- Concerns about neighbourhood character and building form, including opposition to the apartment buildings in an area currently characterized by single family and townhouse forms.

The apartment buildings are low-rise (four storeys) and designed with stepped massing, extensive landscaping, and west coast architectural detailing to ensure compatibility with the surrounding built form.

- Building height and density, with some noting that the proposal is inconsistent with the established scale of the Morgan Creek / Rosemary Heights Central neighbourhood.

The overall density of 47 units per hectare is well below the maximum permitted under the Urban OCP designation (72 units per hectare). The OCP amendment is required only for building form, not density.

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) at 3500 Morgan Creek Way (Morgan Creek Clubhouse) on September 16, 2025.
- Approximately 129 members of the community attended, and a total of 51 comment sheets were returned.
- Nineteen respondents (37.25%) expressed support for the proposal, 12 respondents (23.53) were neutral, and 20 respondents (39.22%) voiced concerns about the project.
- Key concerns were with regard to traffic and parking along Morgan Creek Way, the density proposed, school capacity issues, and construction disruption and safety issues.
- In addition to the PIM, the applicant organized voluntary public engagement sessions in November 2024 and February 2025, prior to the initial application submission, to gather early input from neighbouring residents during the design and development stage. Additionally, efforts were made by the applicant to maintain communication with neighbours over the course of the application process to date, providing updates on revisions and continuing the conversation through focus groups and one-on-one meetings. This represents a high level of public consultation through the development process.
- In response to a comment received at the PIM, the applicant amended the proposal to increase the size of townhouses along the fairway which resulted in a reduction of two units.
- Because there were many concerns regarding traffic and parking, the applicant voluntarily completed a Traffic Impact Assessment (TIA). The results of the TIA indicate that the project will have a limited impact on traffic. The applicant is also proposing a total of 581 parking stalls; the Zoning By-law requirement is for 378 stalls.
- With regard to the concerns about school capacity, the applicant has indicated that the project has been designed intentionally for downsizers, retirees and those looking to age-in-place. As a result, the applicant believes that the number of school-age children generated by the site will be lower than the School District's projection (Appendix I).

COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the following Community Amenity Contributions, with current rates listed subject to change:

Contribution Type	Current Rate
Capital Projects Contributions (Tier 1 CAC)	\$2,227.85 per unit
Community Specific Capital Projects Contributions (Tier 2 CAC)	22,278.48 per unit for townhouse, and \$359.72 per sq. m. per apartment above the base density
Affordable Housing Contribution	\$1,113.92 per unit
Secondary Plan & Infill Area Contributions	\$1,636.88 per unit

CONCLUSION

The applicant proposes to develop the subject site with two four-storey apartment buildings 119 units and 82 townhouse units, together with a lot-line adjustment to refine the golf-course boundary. An OCP amendment is required only to permit the apartment building form; overall density remains well within the Urban designation limit. The applicant has responded meaningfully to community concerns and the project reflects sound planning principles consistent with City policy. Accordingly, staff support the proposal subject to the conditions outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

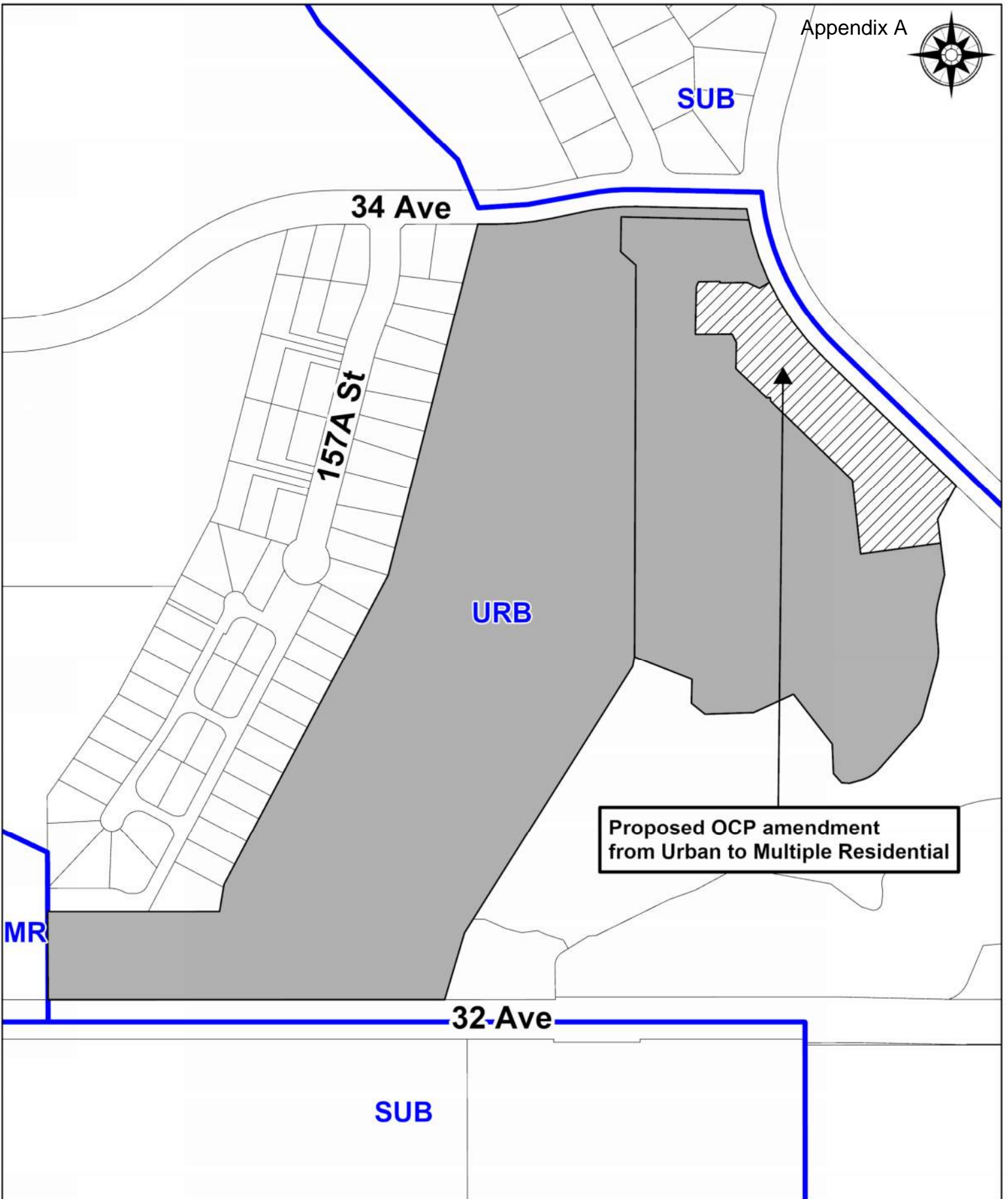
The following information is attached to this Report:

- Appendix A: Official Community Plan Amendment Map
- Appendix B: Rosemary Heights Central Neighbourhood Concept Plan Amendment Map
- Appendix C: Amended CD Bylaw No. 13973
- Appendix D: Block Plan
- Appendix E: Site Plan, Building Elevations, Perspective and Landscape Plans
- Appendix F: Engineering Summary
- Appendix G: Proposed Subdivision Plan
- Appendix H: Summary of Tree Preservation, Removal and Replacement
- Appendix I: School District Comments

approved by Chris McBeath

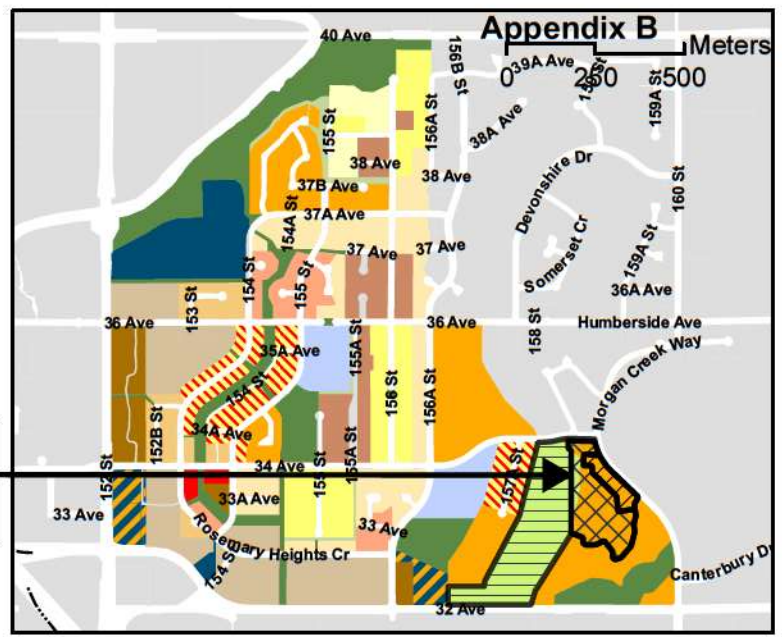
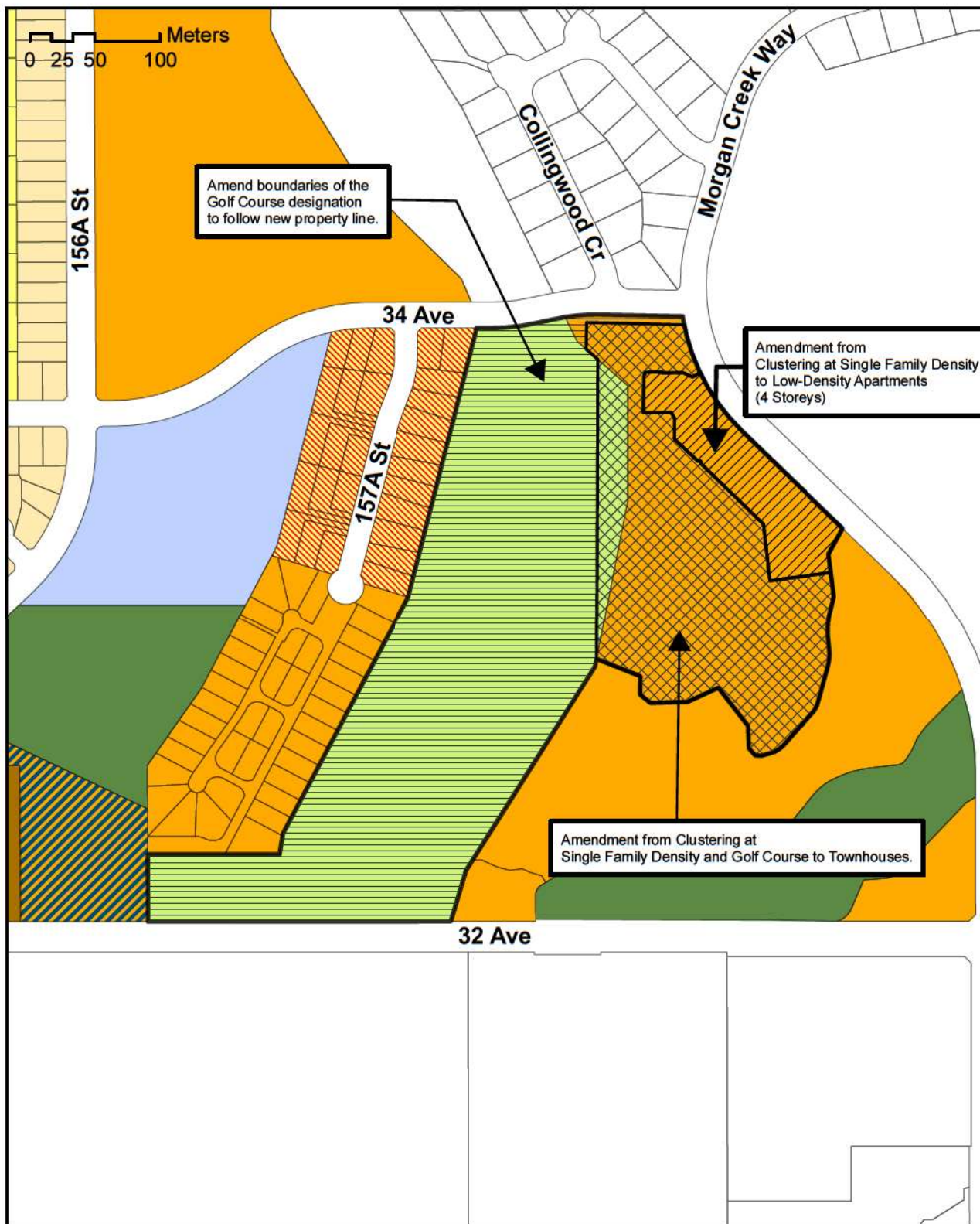
Ron Gill
General Manager
Planning and Development

HK/ar



Proposed OCP amendment
from Urban to Multiple Residential





NCP - Rosemary Heights Central

- Suburban 1 Acre Residential
- Suburban 1/2 Acre Residential
- Single Family Residential
- Compact Single Family Residential
- Clustering at Single Family Density
- Central, Suburban 1/4 Acre Residential
- Compact Single Family/Cluster
- Single Family Small Lots
- Townhouses
- Garden Apartments (3-Storeys)
- Neighbourhood Commercial
- Institutional
- Institutional Residential
- Buffer
- Park/Open Space
- Elementary School
- Golf Course
- 25-0093-00

Rosemary Heights Central

NEIGHBOURHOOD CONCEPT PLAN

Proposed NCP amendment for a portion of Golf Course to Townhouses and Clustering at SFD Density to Apartments

City of Surrey Planning & Development Department



CITY OF SURREY

BY-LAW NO. 13973

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Municipal Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURAL ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 023-869-356
 Portion of Lot 2 Except Part in Plan LMP 35777, Section 26,
 Township 1, New Westminster District, Plan LMP34571, shown
 on Survey Plan, attached hereto and forming part of this by-law,
 certified correct by R.H. Janzen, B.C.L.S. on the 3rd day of March,
 2000, containing 0.503 hectares.

(Portion of 15772 - 34 Avenue)

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 019-119-597
 Portion of Lot 1, Except Portions in Plans LMP34571, LMP 42205
 and LMP42537, Sections 25 and 26, Township 1, New
 Westminister District, Plan LMP21759, shown on Survey Plan,
 attached hereto and forming part of this by-law, certified correct by
 R.H. Janzen, B.C.L.S. on the 3rd day of March, 2000 and
 containing 6.838 hectares.

(Portion of 3500 Morgan Creek Way)

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *golf course* and its associated *accessory* uses.

B. Permitted Uses

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

1. *Golf Course*.
2. *Accessory building* and related facilities for the purpose of carrying out the maintenance of the *golf course*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction on the *lot*, the maximum *floor area ratio* shall not exceed 0.025.

E. Lot Coverage

For the purpose of *building* construction, the maximum *lot coverage* shall not exceed 1.31%.

F. Yard and Setbacks

Buildings and *structures* shall be sited not less than 7.5 metres [25 ft.] from all lot lines.

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

G. Height of Buildings

The *building height* of any *building* or *structure* shall not exceed 11 metres [36 ft.].

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

H. Off-Street Parking

Refer to Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

J. Subdivision

The *Lands* shall be consolidated as shown in Schedule I which is attached hereto and forms part of this By-law.

K. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CPG Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended, and the development cost charges shall be based on the CPG Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13973."

READ A FIRST AND SECOND TIME on the 20th day of March, 2000.

PUBLIC HEARING HELD thereon on the 17th day of April, 2000.

READ A THIRD TIME ON THE 11th day of December, 2000.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of December, 2000.

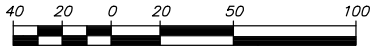
_____ MAYOR

_____ CLERK

h:\by-laws\adopted\2000\clk13973.blw
rdd 11/10/25 14:41 PM

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW OVER PARTS OF LOT 2 PLAN LMP33686 AND LOT A PLAN LMP51807 BOTH OF SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

BCGS 92G.007



SCALE 1:2000
ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:2000

NOTE:

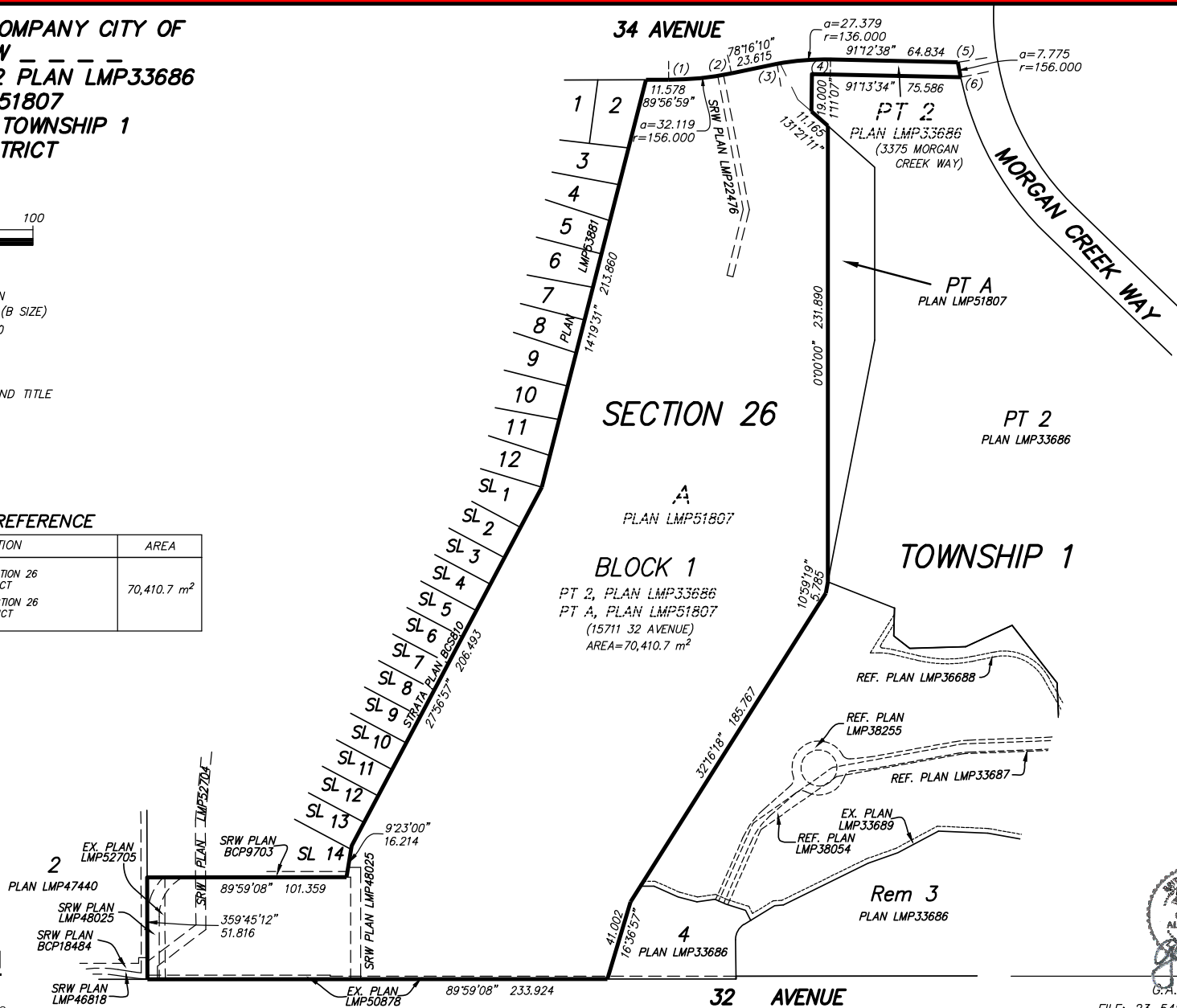
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

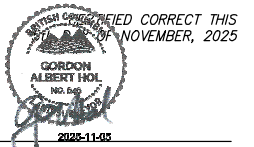
BLOCK	LEGAL DESCRIPTION	AREA
1	PART OF LOT 2 PLAN LMP33686 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PART OF LOT A PLAN LMP51807 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT	70,410.7 m ²

BEARING TABLE

NO.	BEARING
(1)	359°56'59"
(2)	168°09'10"
(3)	169°40'34"
(4)	112°38"
(5)	81°08'47"
(6)	78°17'26"



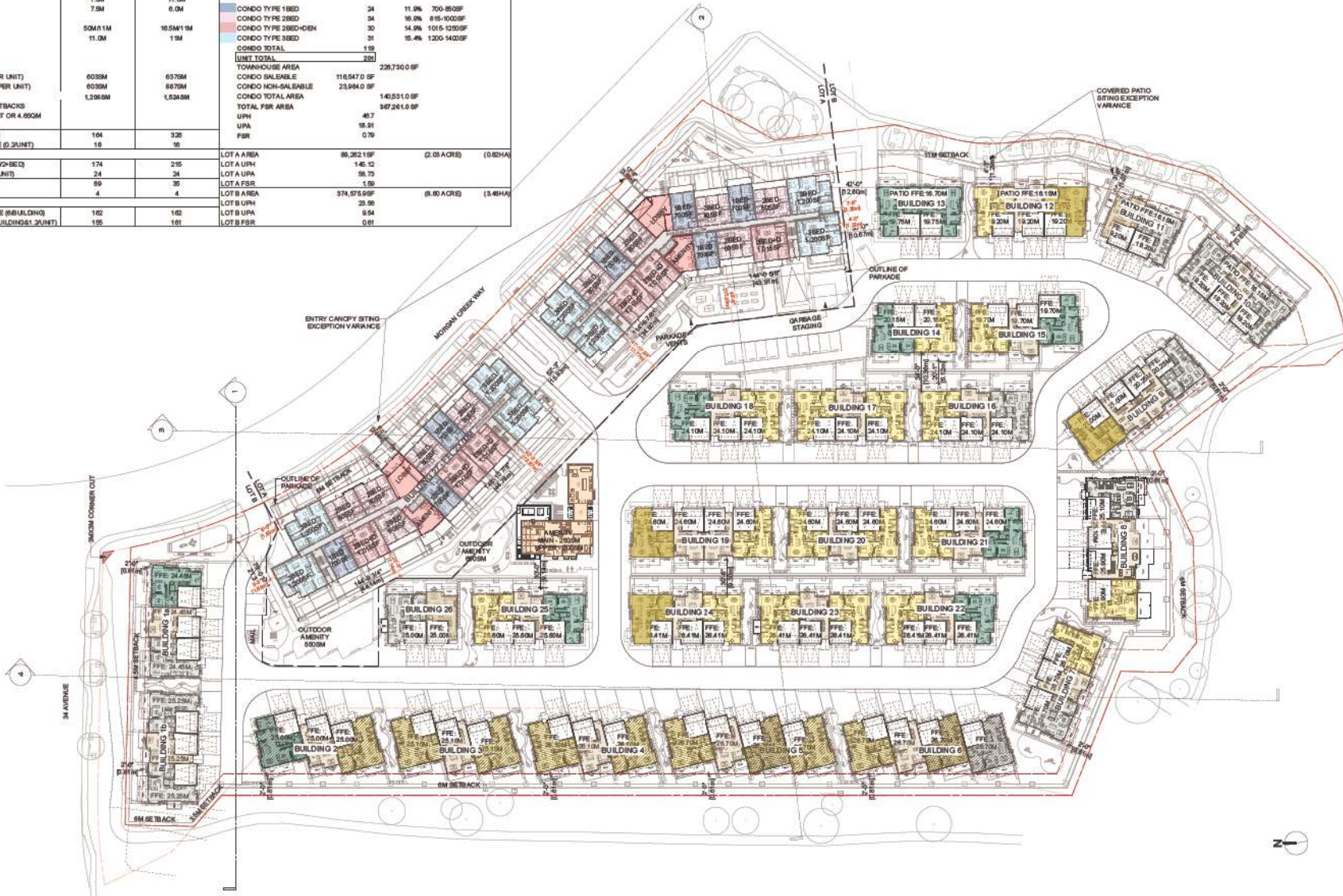
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189



G.A. BERT HOL, BCLS 646
FILE: 23-548-06 R01 BLOCK ZONING



CIVIC ADDRESS:	3375 MORGAN CREEK, SURREY, BC		
LEGAL ADDRESS:	LOT 2 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT, PLAN LMP5586		
SITE AREA:	462,283.55 SQ.FT 10.63 ACRES 4.30 HECTARE		
DEVELOPMENT DATA		UNIT BREAKDOWN	
ZONING	ALLOWED/REQUIRED	PROPOSED	
CCP	URBAN	CD BASED ON PMA-2018M-30	TOWNHOUSE TYPE A (F) 11 13.4% 2,204 SF 25,134 SF
MINIMUM PORTION ONLY		MULTIPLE RESIDENTIAL	TOWNHOUSE TYPE A (WF) 1 1.2% 2,950 SF 2,950 SF
NCP	CLUSTERING AT SINGLE FAMILY DENSITY	TOWNHOUSES & APARTMENTS	TOWNHOUSE TYPE A (S) 9 11.0% 2,320 SF 20,800 SF
			TOWNHOUSE TYPE A (WS) 1 1.2% 2,816 SF 2,816 SF
LOT AREA	N/A		TOWNHOUSE TYPE B (F) 18 22.0% 3,054 SF 55,044 SF
DENSITY UNITS PER HECTARE		46.7	TOWNHOUSE TYPE B (WF) 8 9.6% 3,439 SF 27,432 SF
FSR		0.70	TOWNHOUSE TYPE B (WF) 2 2.4% 3,369 SF 6,738 SF
LOT COVERAGE		41.5%	TOWNHOUSE TYPE B (S) 4 4.0% 3,228 SF 12,912 SF
FRONT YARD	7.9M	4.9M	TOWNHOUSE TYPE C (F) 26 31.7% 2,820 SF 68,120 SF
REAR YARD	7.9M	6.0M	TOWNHOUSE TYPE C (S) 2 2.4% 2,877 SF 5,314 SF
SIDE YARD EAST	7.9M	11.0M	TOWNHOUSE TOTAL 62
SIDE YARD WEST	7.9M	6.0M	
BUILDING HEIGHT	50M/11M	18.5M/11M	CONDO TYPE 1 (SD) 24 11.9% 700-850 SF
AMENITY BUILDING HEIGHT	11.0M	1.9M	CONDO TYPE 2 (SD) 24 16.0% 815-1000 SF
			CONDO TYPE 2 (SD) 30 14.9% 1015-1250 SF
			CONDO TYPE 3 (SD) 31 15.4% 1200-1400 SF
			CONDO TOTAL 119
			UNIT TOTAL 281
INDOOR AMENITY SPACE (SQ.M PER UNIT)	6038M	6378M	TOWNHOUSE AREA 226,730.0 SF
OUTDOOR AMENITY SPACE (SQ.M PER UNIT)	6038M	6678M	CONDO SALEABLE 118,547.0 SF
TOTAL AMENITY SPACE	1,2076M	1,3056M	CONDO NON-SALEABLE 23,984.0 SF
OUTDOOR AMENITY NOT WITHIN SETBACKS			CONDO TOTAL AREA 140,531.0 SF
BALCONIES GREATER OF 9% OF UNIT OR 4.650M			TOTAL FSR AREA 367,261.0 SF
			UPH 40.7
			UPA 18.91
			FSR 0.76
PARKING FOR TOWNHOUSE (2.1/UNIT)	104	328	LOT A AREA 85,262.1 SF (2.05 ACRES) (0.82HA)
VISITOR PARKING FOR TOWNHOUSE (0.2/UNIT)	16	18	LOT A UPH 146.12
			LOT A UPA 58.75
			LOT A FSR 1.92
PARKING FOR CONDO (1.31/BED+1.50/BE2)	174	215	LOT B AREA 374,575.9 SF (8.60 ACRES) (3.48HA)
VISITOR PARKING FOR CONDO (0.2/UNIT)	24	24	LOT B UPH 23.59
OF WHICH SMALL CAR (MAX 35%)	69	35	LOT B UPA 9.84
OF WHICH ACCESSIBLE (MIN 2%)	4	4	LOT B FSR 0.91
BICYCLE PARKING FOR TOWNHOUSE (8/BUILDING)	162	162	
BICYCLE PARKING FOR CONDO (8/BUILDING+1.2/UNIT)	195	161	



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOSZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2025-05-29	ISSUE FOR DEVELOPMENT PERMIT
2025-05-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-05-11	RE-ISSUE FOR DEVELOPMENT PERMIT

CICCOSZI
ARCHITECTURE

15th FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M5
TEL: 604 687-0211

INFINITY
PROPERTIES

MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

AW	BSM
1:500	0.50

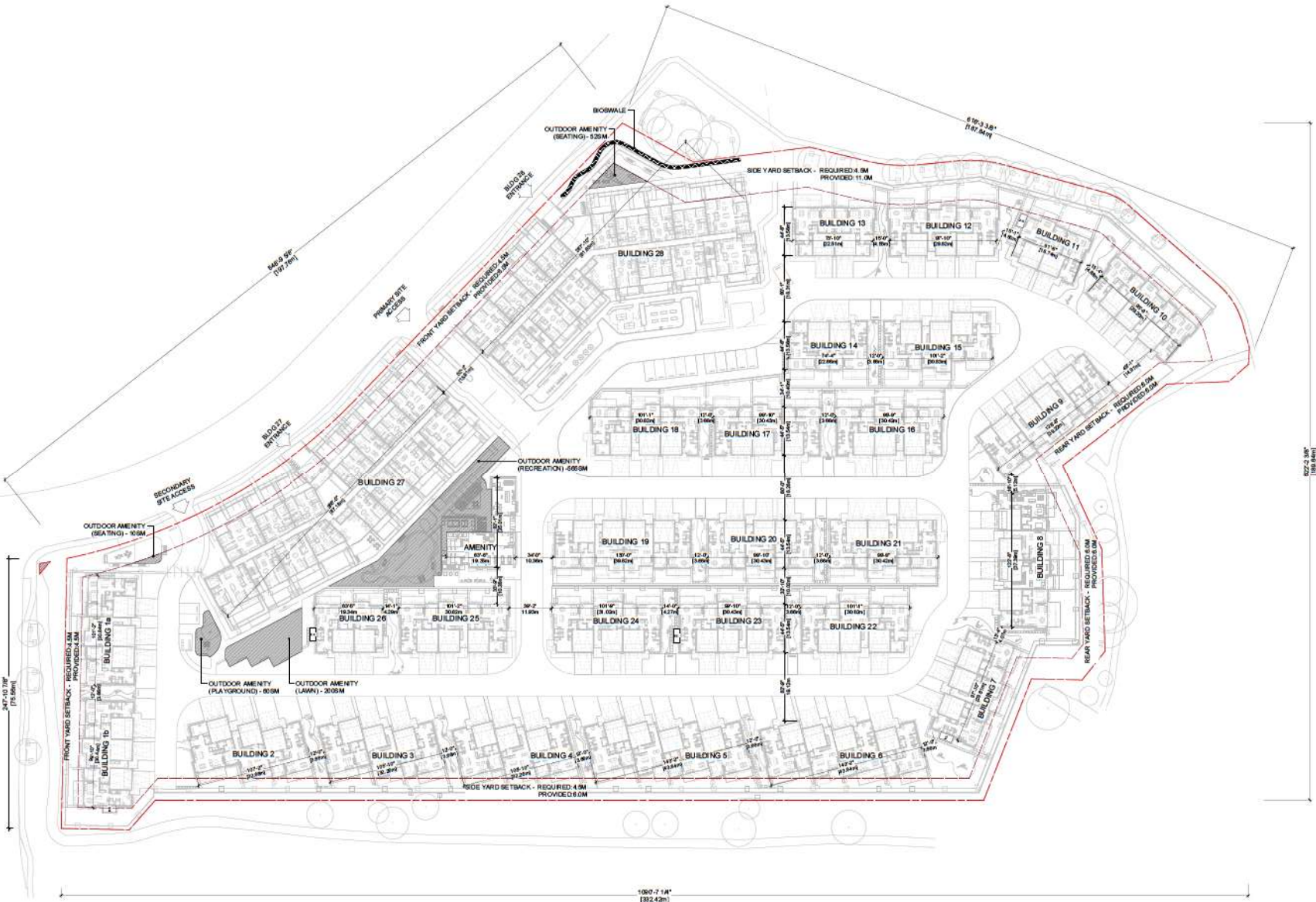
SITE PLAN

DATE: 2025-05-29
SCALE: AS SHOWN
PROJECT NO: **A1.00.00**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION	
NO.	DESCRIPTION

ISSUE	
DATE	DESCRIPTION
2025-05-28	RIE ISSUE FOR DEVELOPMENT PERMIT
2025-05-29	RIE ISSUE FOR DEVELOPMENT PERMIT
2025-06-10	RIE ISSUE FOR DEVELOPMENT PERMIT



CICCOZZI
ARCHITECTURE

155 FLOOR
1066 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604 697-4241

INFINITY
PROPERTIES

MORGAN CREEK

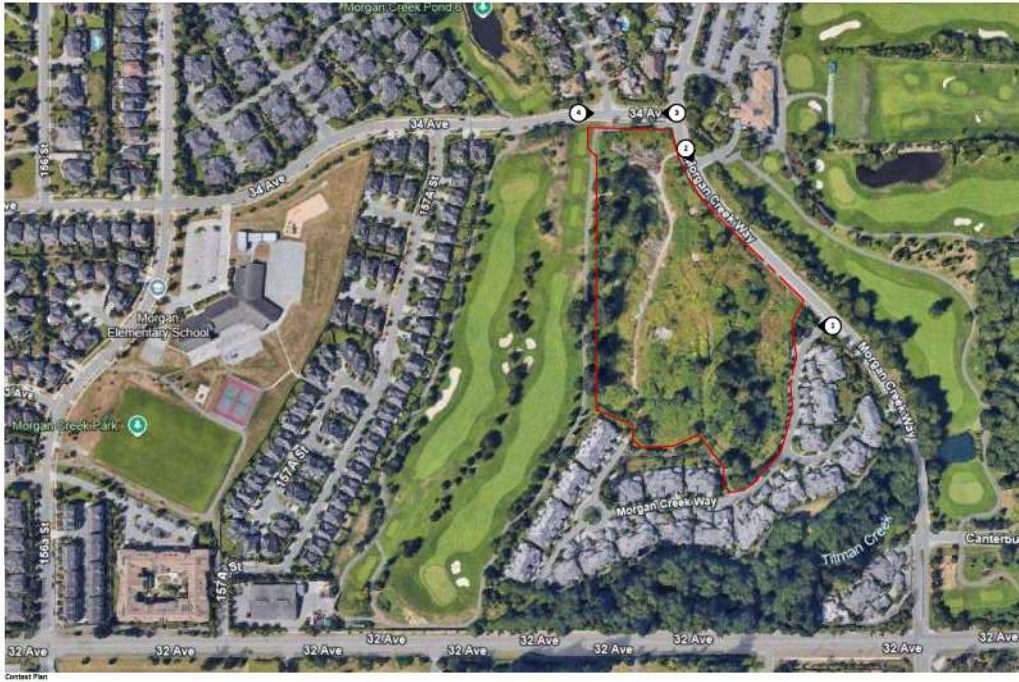
3375 MORGAN CREEK WAY,
SURREY, BC

AW	SM
1:500	0.39

SITE PLAN
SIMPLIFIED

A1.00.00a





Aerial View Looking North-West

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
2024-04-08	ISSUE FOR DEVELOPMENT PERMIT
2023-08-08	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOZZI
ARCHITECTURE

150 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 693 4741

INFINITY
PROPERTIES



1. Looking North-west from Entry to Deer Run Community



2. Looking South at Entry to Golf Course



3. Looking West Along 34 Avenue



4. Looking East Along 34 Avenue

MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

AW	SM
NTS	60W

**CONTEXT PLAN
& IMAGES**

A0.00.01

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2305-04-09	ISSUE FOR DEVELOPMENT PERMIT
2305-09-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2305-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOZZI
ARCHITECTURE

1501 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 683 4741

INFINITY
PROPERTIES

MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

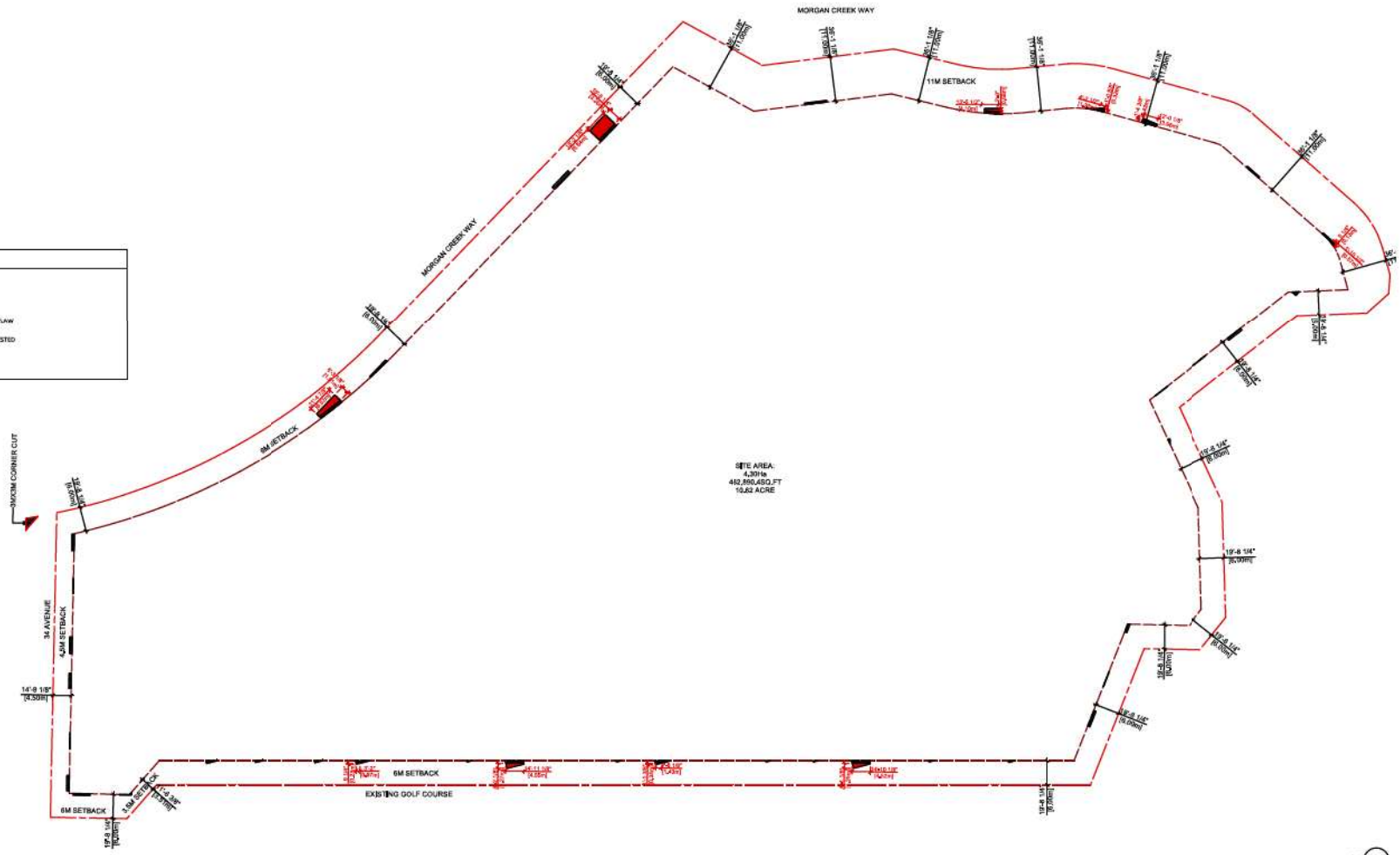
DATE:	DESIGNED BY:
AW	SM
1503	630

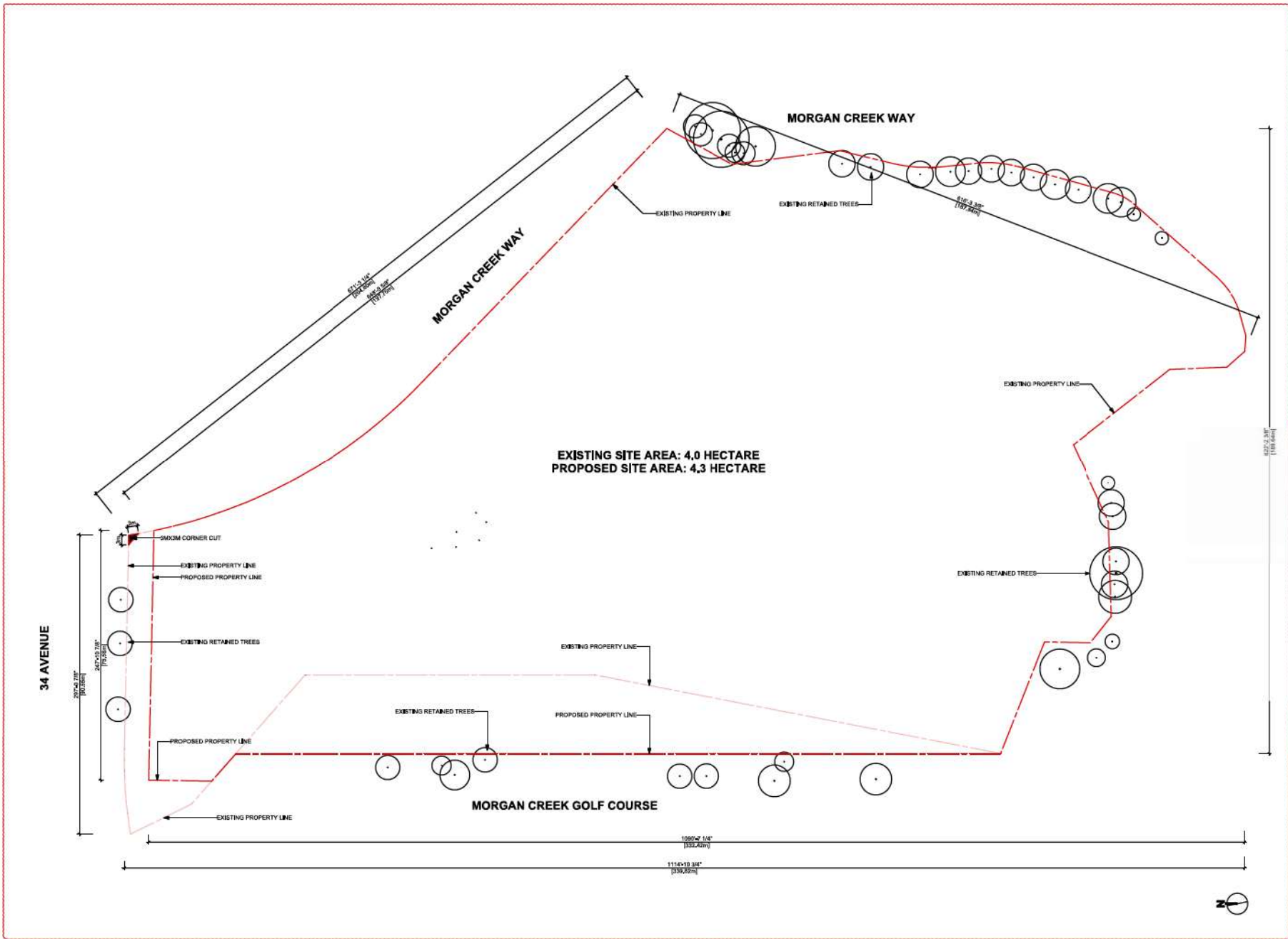
PROPERTY LINE & SETBACKS

SCALE: **A0,00,04**

LEGEND

- PROPERTY LINE
- SETBACK LINE
- SITING EXCEPTION - PERMITTED BY BYLAW
- SITING EXCEPTION - VARIANCE REQUESTED





COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2023-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
 1086 WEST PENDER STREET
 VANCOUVER, B.C.
 CANADA V6E 4M6
 TEL: (604) 697-6741

INFINITY
PROPERTIES

MORGAN CREEK











3375 MORGAN CREEK WAY,
 SURREY, BC

AW	SM
1:500	5/8"

BASE PLAN

PRICE: **A1,00,00b**

MATERIALS LEGEND

- ◇  **Stone**
Elicoro
Whitabark Chalkstone
- ◇  **Horizontal Siding**
Cementitious Panel (James Hardie)
Arctic White
- ◇  **Horizontal Siding**
Cementitious Panel (James Hardie)
Night Grey
- ◇  **Recessed Trim/Door/Cabinet Lenses**
- ◇  **Window Trim & Accents**
Painted (Benjamin Moore)
2166-0 Cloud Nine
- ◇  **Paint, Ceilings, & Doors**
Painted Metal
Black
- ◇  **Recessed Trim/Door/Cabinet Lenses**
- ◇  **Siding, Roofs, & Decks**
Heavy Timber
- ◇  **Walk & Cans**
Precast Concrete
- ◇  **Window Frames**
Painted (Benjamin Moore)
2119-0 Space Black



COLOUR SCHEME 3

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2304-04-01	ISSUE FOR DEVELOPMENT PERMIT
2305-08-01	RE-ISSUE FOR DEVELOPMENT PERMIT
2305-10-01	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

150 FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 683 4741

INFINITY
PROPERTIES

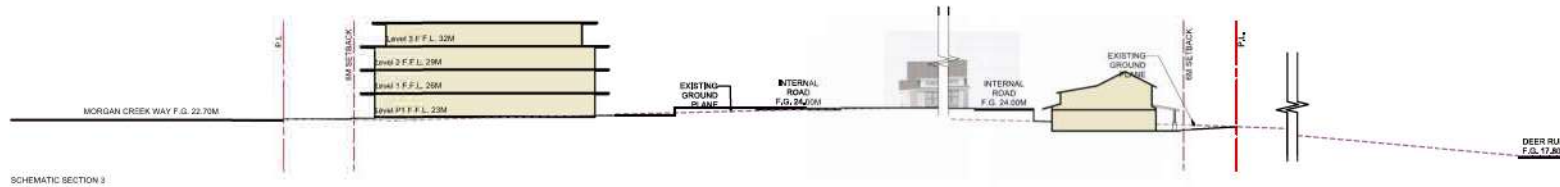
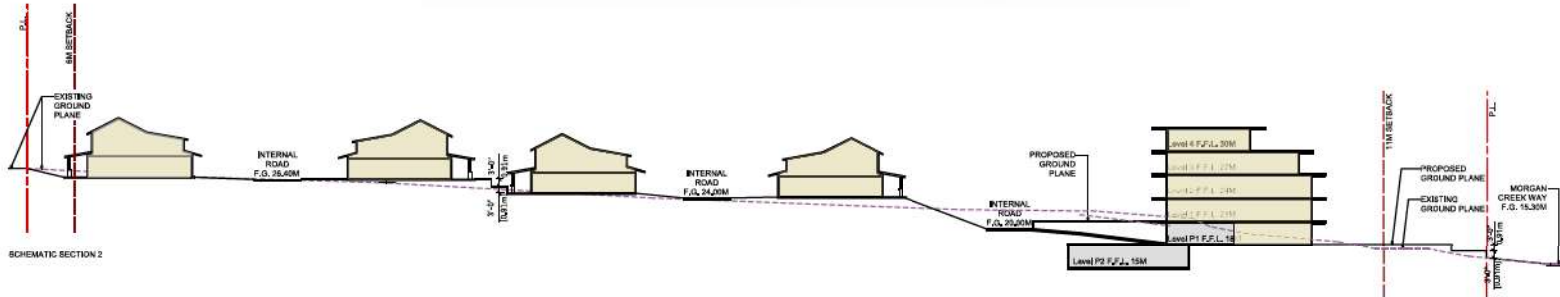
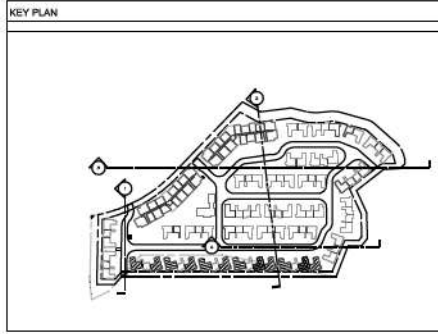
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DESIGNED BY AW	DRAWN BY SM
CHECKED BY NTS	PROJECT NO. 63W

COLOUR SCHEME
LOWRISE

SCALE:
A1,00,07



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2025-02-26	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-17	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1096 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 4M6
TEL: 604 697-6741

INFINITY
PROPERTIES

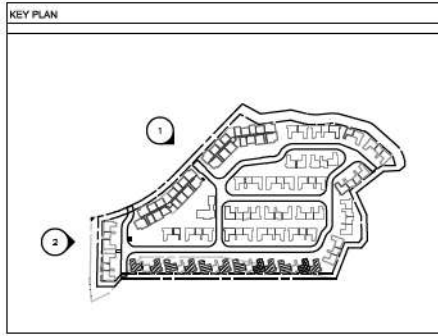
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DATE	DESIGNED BY
AW	SM
1:200	6/0

SITE SECTIONS

A1,00,08



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2025-02-20	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



1. MORGAN CREEK WAY STREETSCAPE

CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: (604) 671-4741

INFINITY
PROPERTIES

MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DESIGNED BY AW	DRAWN BY SM
CHECKED BY NTS	PROJECT NO. 609

STREETSCAPES

SCALE:
A1,00,09



2. 34 AVENUE STREETSCAPE

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2023-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604 697-4741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

BUILDING 01a
ELEVATIONS

DATE PLOTTED:	ISSUE NO.:
	A2.00.01



BUILDING 01 ELEVATION SOUTH (ENTRY)



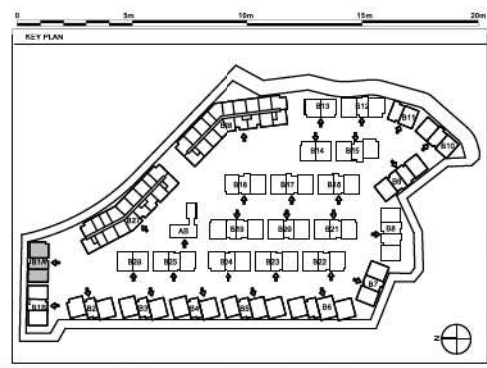
BUILDING 01 ELEVATION EAST (SIDE)



BUILDING 01 ELEVATION NORTH (34 AVENUE)



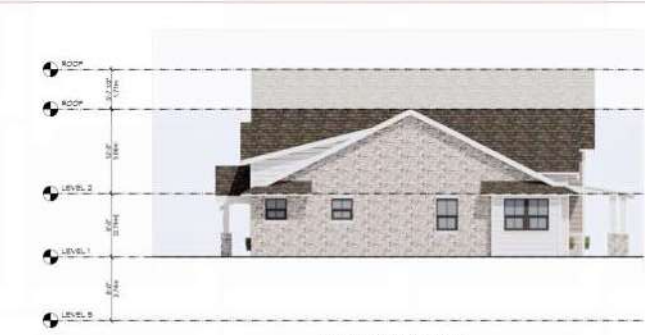
BUILDING 01 ELEVATION WEST (SIDE)



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



BUILDING 01 ELEVATION SOUTH (ENTRY)



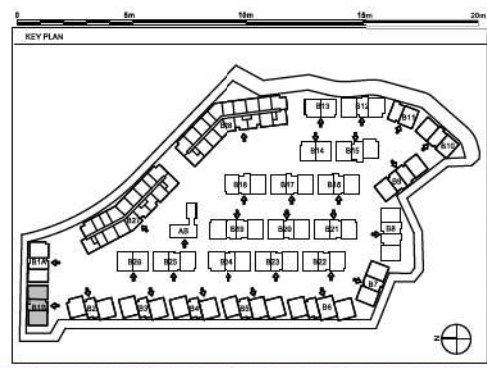
BUILDING 01 ELEVATION EAST (SIDE)



BUILDING 01 ELEVATION NORTH (34 AVENUE)



BUILDING 01 ELEVATION WEST (SIDE)



NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
2021-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 4M6
TEL: 604 697-6741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

**BUILDING 01b
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2.00.02a

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

ISSUE:	
NO.	DESCRIPTION

DATE:		DESCRIPTION:	
2024-04-08		ISSUE FOR DEVELOPMENT PERMIT	
2024-04-08		RE-ISSUE FOR DEVELOPMENT PERMIT	
2024-10-10		RE-ISSUE FOR DEVELOPMENT PERMIT	



CICCOZZI
ARCHITECTURE

150 FLOOR
1086 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 5M8
TEL: 604 693 4741

INFINITY
PROPERTIES

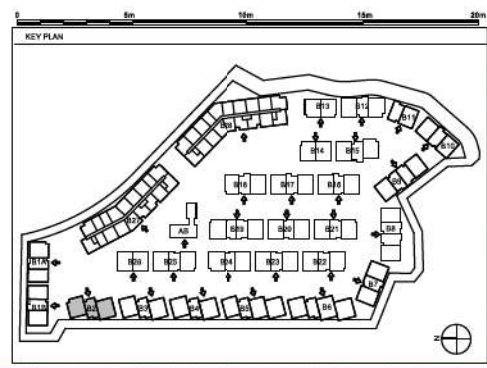
PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 608

SHEET TITLE:
**BUILDING 02
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2,00,05



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
2304-2009	ISSUE FOR DEVELOPMENT PERMIT
2305-09-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2305-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



BUILDING 08 ELEVATION NORTH (ENTRY)



BUILDING 08 ELEVATION WEST (SIDE)



BUILDING 08 ELEVATION SOUTH (DEER RUN)

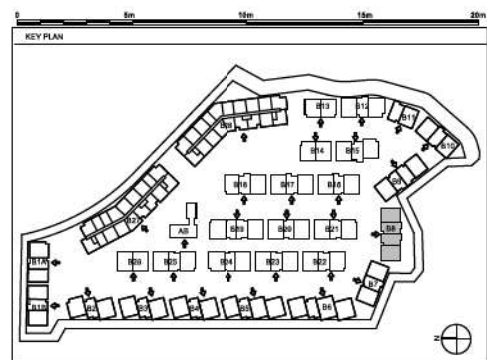


BUILDING 08 ELEVATION EAST (SIDE)

CICCOTZI
ARCHITECTURE

1501 FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 683 4741

INFINITY
PROPERTIES



PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 08
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2,00,22

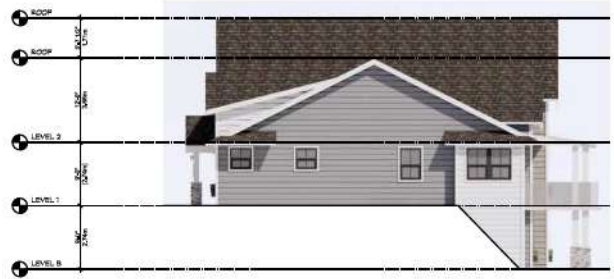
COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2024-04-09	ISSUE FOR DEVELOPMENT PERMIT
2025-09-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



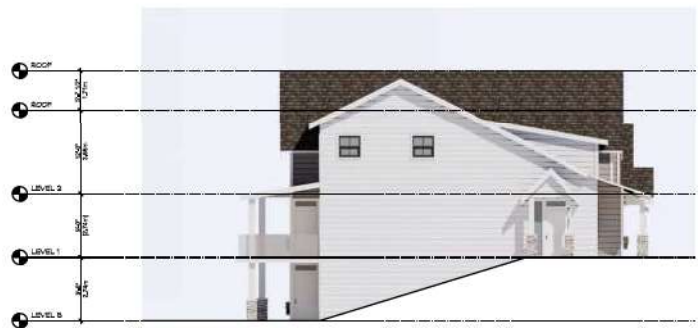
BUILDING 11 ELEVATION WEST (ENTRY)



BUILDING 11 ELEVATION SOUTH (SIDE)



BUILDING 11 ELEVATION EAST (MORGAN CREEK WAY)

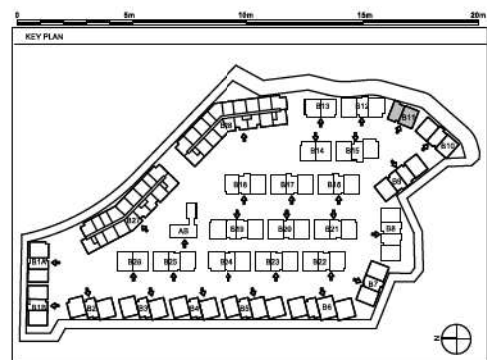


BUILDING 11 ELEVATION NORTH (SIDE)

CICCOZZI
ARCHITECTURE

150 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 693 4741

INFINITY
PROPERTIES



PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 11
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2,00,29

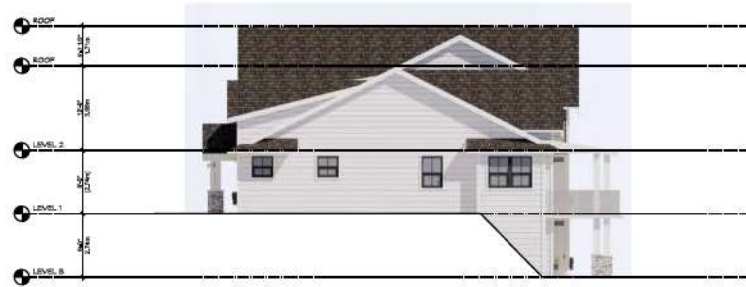
COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2024-04-09	ISSUE FOR DEVELOPMENT PERMIT
2024-08-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2024-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



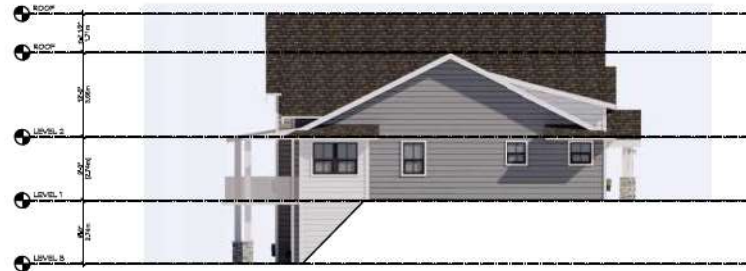
BUILDING 10 ELEVATION WEST (ENTRY)



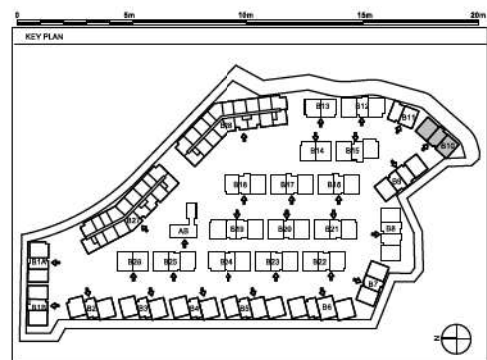
BUILDING 10 ELEVATION SOUTH (SIDE)



BUILDING 10 ELEVATION EAST (MORGAN CREEK WAY)



BUILDING 10 ELEVATION NORTH (SIDE)



CICCOTZI
ARCHITECTURE

150 FLOOR
1086 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 693 4741

INFINITY
PROPERTIES

PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 10
ELEVATIONS**

REV. NO.:	ISSUE NO.:
	A2.00.27

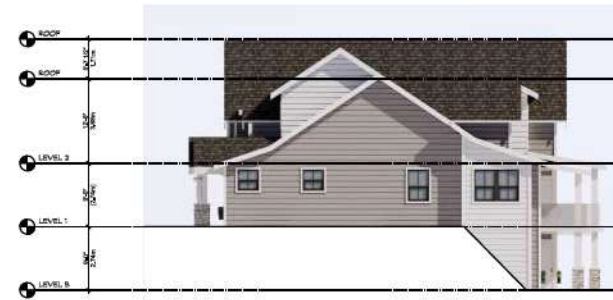
COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
2024-04-09	ISSUE FOR DEVELOPMENT PERMIT
2024-08-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2024-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



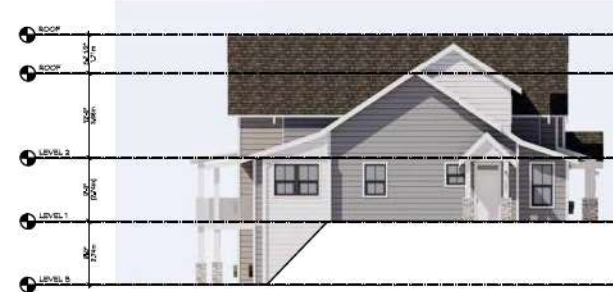
BUILDING 12 ELEVATION WEST (ENTRY)



BUILDING 12 ELEVATION SOUTH (SIDE)



BUILDING 12 ELEVATION EAST (MORGAN CREEK WAY)

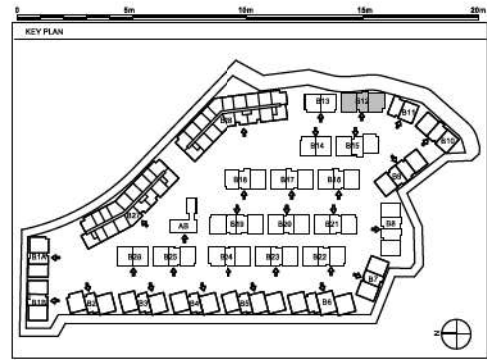


BUILDING 12 ELEVATION NORTH (SIDE)

CICCOTZI
ARCHITECTURE

150 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 693 4741

INFINITY
PROPERTIES



PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 12
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2.00.31

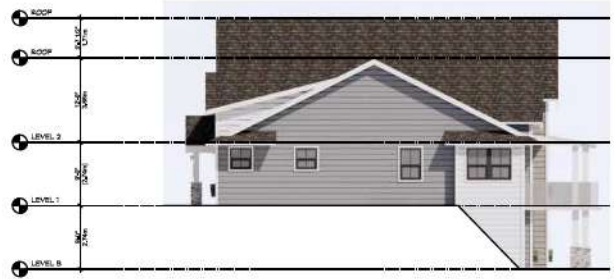
COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2024-04-04	ISSUE FOR DEVELOPMENT PERMIT
2025-09-04	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



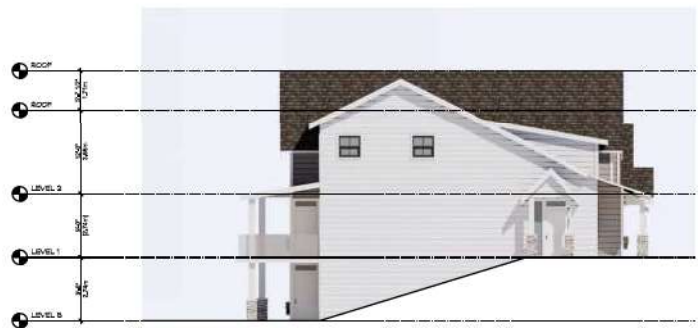
BUILDING 11 ELEVATION WEST (ENTRY)



BUILDING 11 ELEVATION SOUTH (SIDE)



BUILDING 11 ELEVATION EAST (MORGAN CREEK WAY)

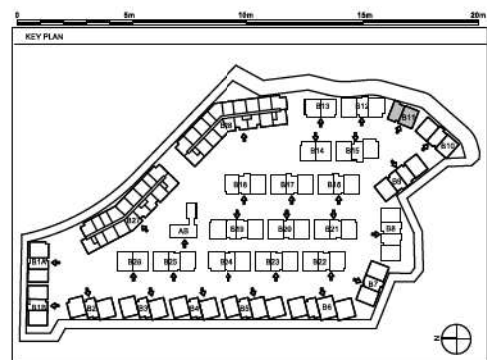


BUILDING 11 ELEVATION NORTH (SIDE)

CICCOZZI
ARCHITECTURE

150 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 693 4741

INFINITY
PROPERTIES



PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 11
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2.00.29

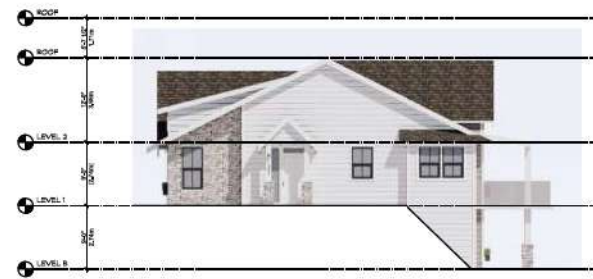
COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2024-04-09	ISSUE FOR DEVELOPMENT PERMIT
2025-08-09	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



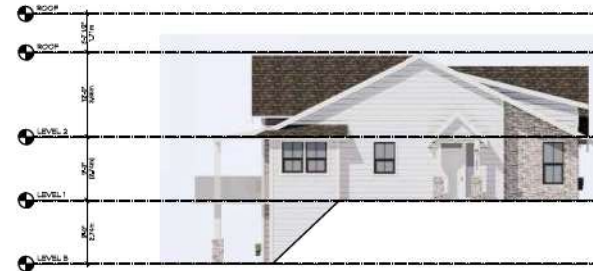
BUILDING 13 ELEVATION WEST (ENTRY)



BUILDING 13 ELEVATION SOUTH (SIDE)



BUILDING 13 ELEVATION EAST (MORGAN CREEK WAY)

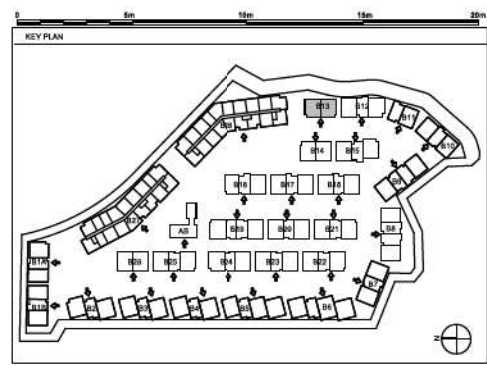


BUILDING 13 ELEVATION NORTH (SIDE)

CICCOTZI
ARCHITECTURE

150 FLOOR
1086 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 5M8
TEL: 604 683 4741

INFINITY
PROPERTIES



PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

SHEET TITLE:
**BUILDING 13
ELEVATIONS**

REV. NO.:	REVISED BY:
	A2.00.33

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

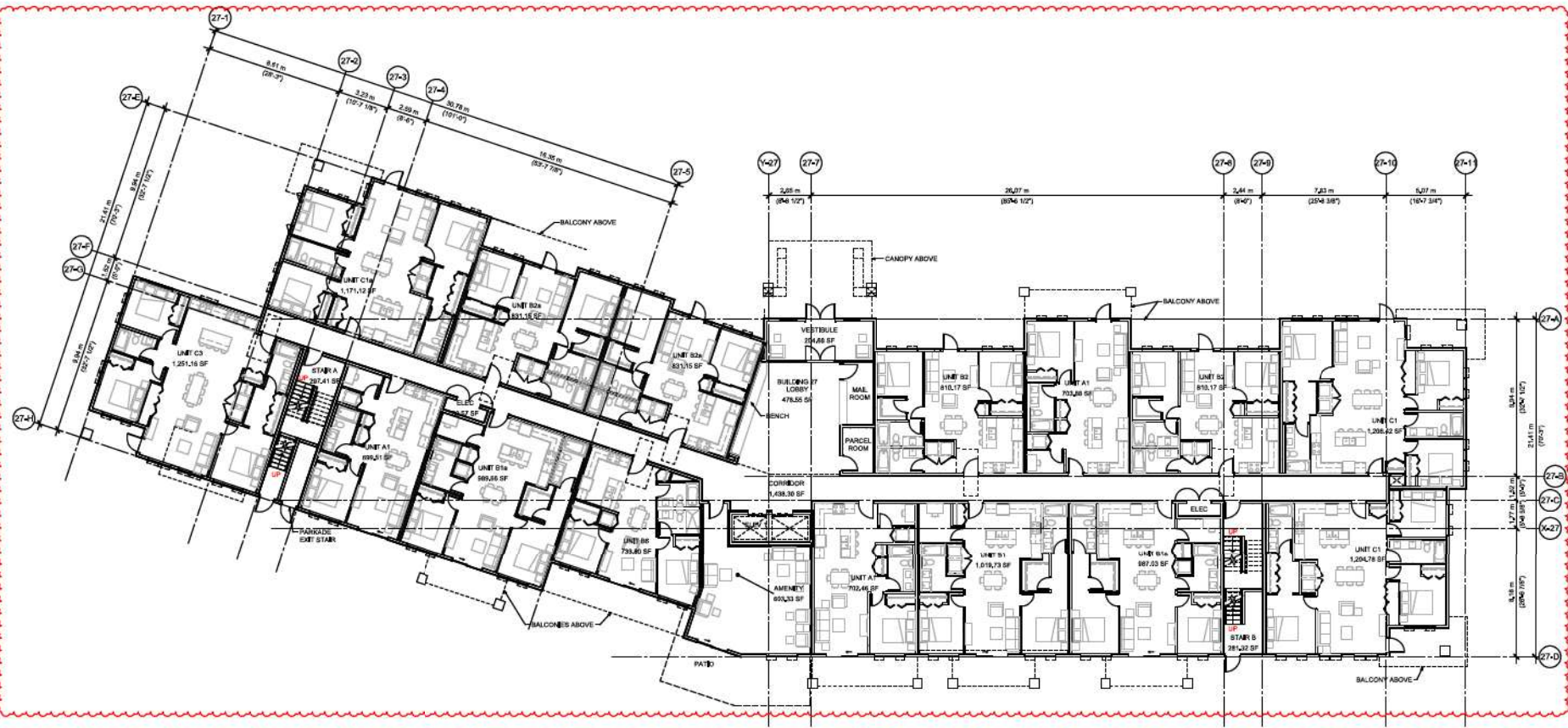
NO.	DATE	DESCRIPTION
1	Date 1	

DATE	DESCRIPTION
2025-02-08	ISSUE FOR DEVELOPMENT PERMIT
2025-05-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-05-10	RE-ISSUE FOR DEVELOPMENT PERMIT

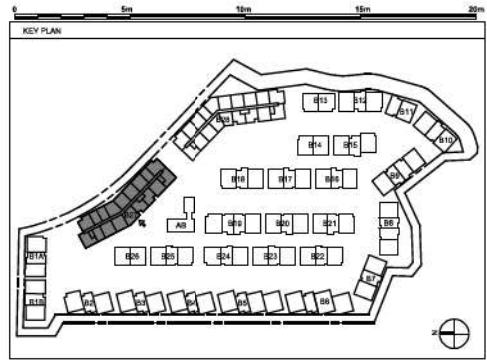
CICOZZI
ARCHITECTURE

18th FLOOR
1005 WEST PENDER STREET
VANCOUVER, B.C.
CANADA, V6E 0M8
TEL: 604 6747471

INFINITY
PROPERTIES



1 BUILDING 27 - LEVEL 1
11.124



PROJECT:
MORGAN CREEK

3375 MORGAN CREEK, SURREY,
BC

DRAWN BY:	CHECKED BY:
KR	RC
SCALE:	PROJECT NO.:
1:126	639
SHEET TITLE:	
BUILDING 27 - LEVEL 1	
1	

SHEET NO.:	SHEET TITLE:
1	A2.00.62

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2023-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



LICCOZZI ARCHITECTURE
 15th FLOOR
 1086 WEST FENDER STREET
 VANCOUVER, B.C.
 CANADA V6E 3M6
 TEL: 604 697-4741

INFINITY PROPERTIES

PROJECT:
MORGAN CREEK
 3375 MORGAN CREEK WAY,
 SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 639

BUILDING 27 ELEVATIONS

NO. 101: **A2.00.67**



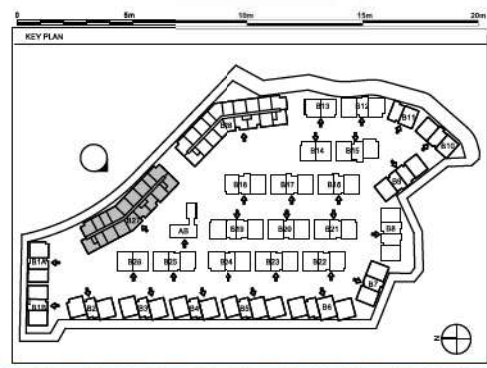
BUILDING 27 ELEVATION EAST (MORGAN CREEK WAY) - SOUTH HALF



BUILDING 27 ELEVATION EAST (MORGAN CREEK WAY) - NORTH HALF



MATERIALS LEGEND	
	Stone
	Exteriors
	Whitebark Cliffstone
	Horizontal Siding
	CarnegieBlue Panel (James Hardie)
	Arctic White
	Horizontal Siding
	CarnegieBlue Panel (James Hardie)
	Night Grey
	Recessed Flat Trimstone Colour Lintel
	Window Trim & Accents
	Painted (Benjamin Moore) 2144-05 Cloud Nine
	Painted Metal
	Black
	Recessed Flat Trimstone Colour Lintel
	Griffin, Beams, & Clans
	Heavy Timber
	Limes & Clans
	Pre-cast Concrete
	Window Frames
	Painted (Benjamin Moore) 2119-10 Space Black



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2025-02-20	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604 697-4741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 639

BUILDING 27
ELEVATIONS

NO. / REV. / DATE
A2,00,68

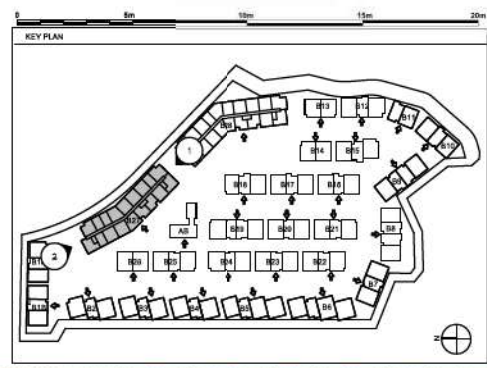


1. BUILDING 27 ELEVATION SOUTH



2. BUILDING 27 ELEVATION NORTH

MATERIALS LEGEND	
	Stone
	Ektoro
	Whitebark Cliffstone
	Cermetious Panel (James Hardie) Arctic White
	Cermetious Panel (James Hardie) Night Grey
	Resonand Eco Touchstone Cabinet Lacquer
	Window Trim & Accents
	Painted (Benjamin Moore) 2144-09 Cloud Nine
	Painted Metal Black
	Resonand Eco Touchstone Cabinet Lacquer
	Griffin, Beams & Clans Heavy Timber
	Lindas & Clans Pre-cast Concrete
	Painted (Benjamin Moore) 2119-10 Space Black



KEY PLAN



BUILDING 27 ELEVATION WEST (NORTH HALF)

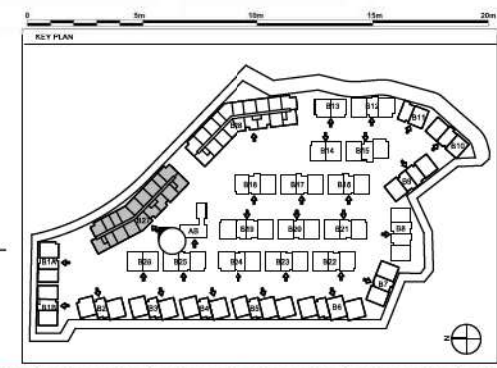


BUILDING 27 ELEVATION WEST (SOUTH HALF)



BUILDING 27 ELEVATION WEST (SCALE 1:200)

MATERIALS LEGEND	
Stone	Stone
Exteriors	Exteriors
Whitebark Cliffstone	Whitebark Cliffstone
Horizontal Siding	Horizontal Siding
Cornelious Panel (James Hardie)	Cornelious Panel (James Hardie)
Arctic White	Arctic White
Horizontal Siding	Horizontal Siding
Cornelious Panel (James Hardie)	Cornelious Panel (James Hardie)
Night Grey	Night Grey
Recessed Flat Trimstone Cabinet Lintel	Recessed Flat Trimstone Cabinet Lintel
Window Trim & Awning	Window Trim & Awning
Painted (Benjamin Moore)	Painted (Benjamin Moore)
2144-05 Cloud Nine	2144-05 Cloud Nine
Painted (Benjamin Moore)	Painted (Benjamin Moore)
2119-10 Space Black	2119-10 Space Black
Painted Metal	Painted Metal
Black	Black
Recessed Flat Trimstone Cabinet Lintel	Recessed Flat Trimstone Cabinet Lintel
Griffin, Beams, & Clam	Griffin, Beams, & Clam
Heavy Timber	Heavy Timber
Lindas & Clam	Lindas & Clam
Pre-cast Concrete	Pre-cast Concrete
Window Frames	Window Frames
Painted (Benjamin Moore)	Painted (Benjamin Moore)
2119-10 Space Black	2119-10 Space Black



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DATE / DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2025-02-20	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-17	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA, V6E 3M6
TEL: 604 697-4741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

BUILDING 27
ELEVATIONS

DATE: 2025-10-17
SHEET NO.: **A2,00,69**

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.	DATE	DESCRIPTION
1	Date 1	

ISSUE:	
DATE	DESCRIPTION
2025-02-08	ISSUE FOR DEVELOPMENT PERMIT
2025-09-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT

REV:

CICOZZI
ARCHITECTURE

189 FLOOR
1005 WEST PENDER STREET
VANCOUVER, B.C.
CANADA, V6E 0M9
TEL: 604 681 4761

INFINITY
PROPERTIES

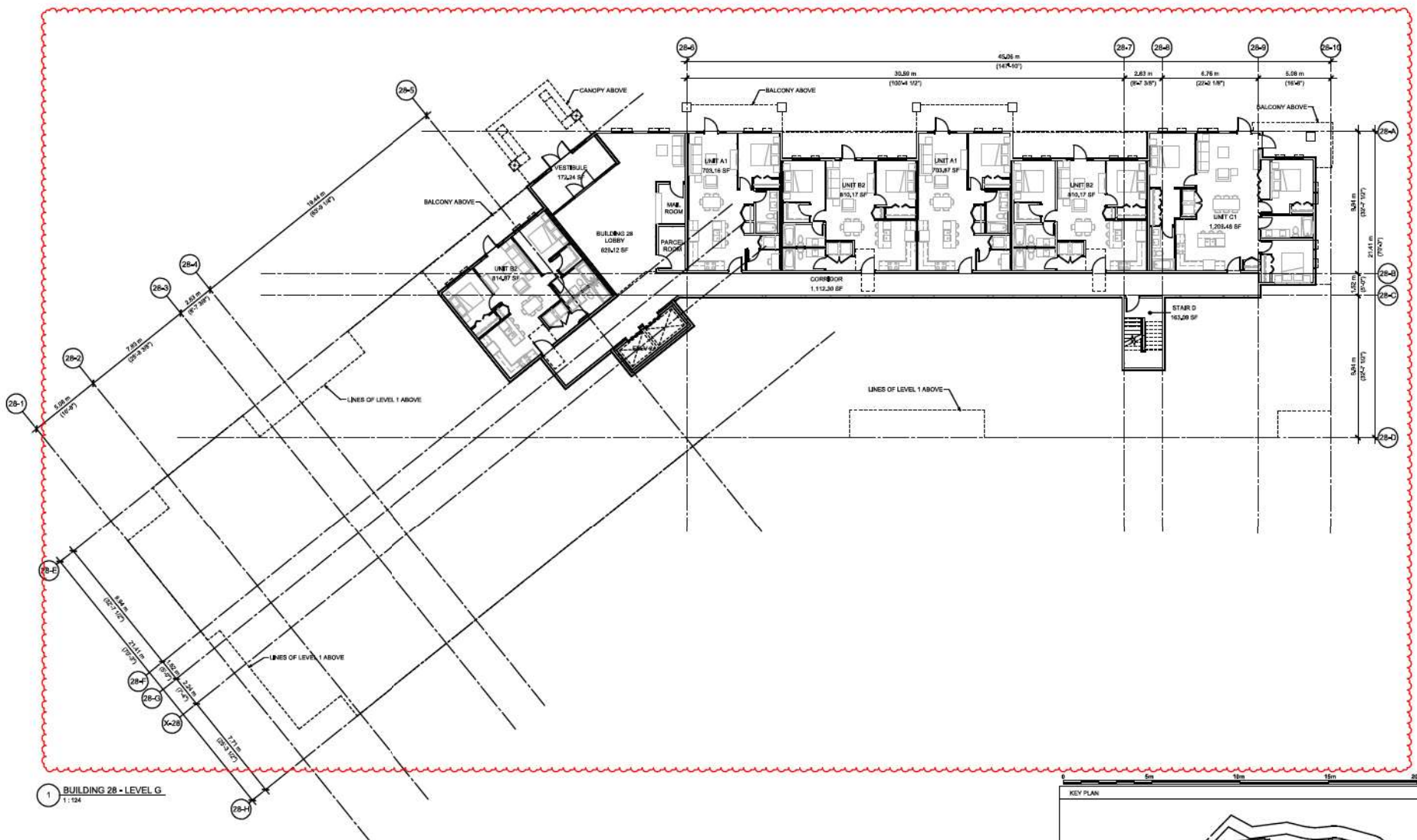
PROJECT:
MORGAN CREEK

3375 MORGAN CREEK, SURREY,
BC

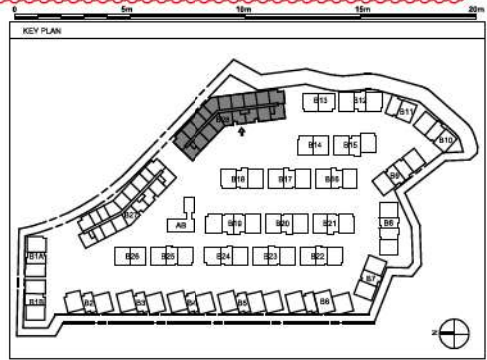
DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:124	PROJECT NO.: 639

DRAWN (BY):
BUILDING 28 - LEVEL G

SHEET NO.: 1	TOTAL SHEETS: A2.00.70
------------------------	----------------------------------



1 BUILDING 28 - LEVEL G
1:124



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DATE DESCRIPTION
1	Date 1

ISSUE:	
DATE	DESCRIPTION:
2025-02-08	ISSUE FOR DEVELOPMENT PERMIT
2025-05-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-05-10	RE-ISSUE FOR DEVELOPMENT PERMIT

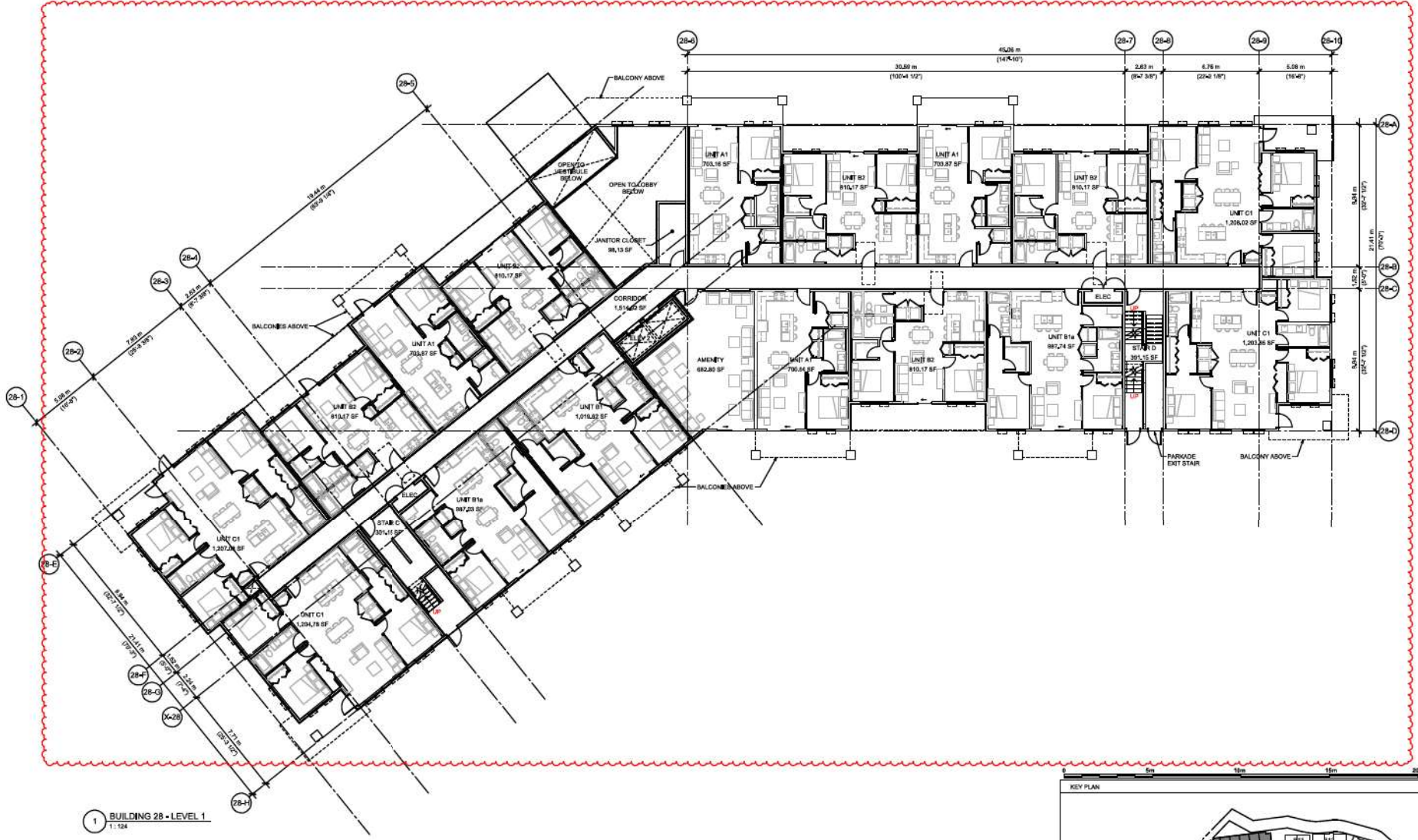
SCALE:
CICCOZZI
 ARCHITECTURE
 18th FLOOR
 1005 WEST PENDER STREET
 VANCOUVER, B.C.
 CANADA, V6E 0M9
 TEL: 604 681 4741

INFINITY
 PROPERTIES

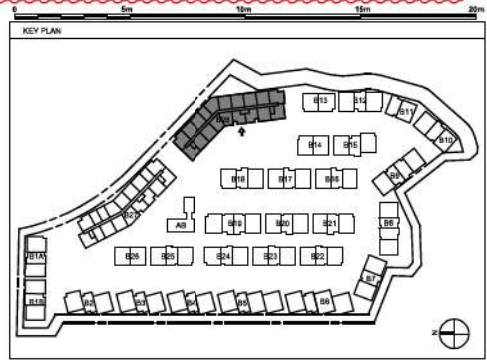
PROJECT:
MORGAN CREEK
 3375 MORGAN CREEK, SURREY, BC

DRAWN BY: Author	CHECKED BY: Checker
SCALE: 1:125	PROJECT NO.: 639
PROJECT TITLE: BUILDING 28 - LEVEL 1	
1	

SHEET NO.: 1	TITLE NO.: A2.00.71
------------------------	-------------------------------



1 BUILDING 28 - LEVEL 1
 1:125



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHALL ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DATE / DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2025-02-28	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA, V6E 3M6
TEL: 604 697-6741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 639

BUILDING 28
ELEVATIONS

NO. / SHEET NO.:
A2.00.76



BUILDING 28 ELEVATION EAST (MORGAN CREEK WAY) - SOUTH HALF

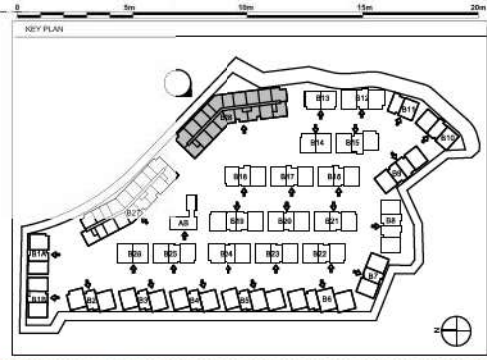


BUILDING 28 ELEVATION EAST (MORGAN CREEK WAY) - NORTH HALF

MATERIALS LEGEND	
	Stone
	Extoroso
	Whitebark Cliffstone
	Ceramicitious Panel (James Hardie) Arctic White
	Ceramicitious Panel (James Hardie) Night Grey
	Recessed Flat Touchstone Cabinet Laminat
	Window Trim & Accents Painted (Benjamin Moore) 2144-05 Cloud Nine
	Painted Metal Black
	Painted Metal
	Painted Metal Black
	Recessed Flat Touchstone Cabinet Laminat
	Griffin, Beams & Clans Heavy Timber
	Linden & Clans Pre-cast Concrete
	Window Frames Painted (Benjamin Moore) 2119-10 Space Black



BUILDING 28 ELEVATION EAST (MORGAN CREEK WAY) - SCALE 1:200



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2025-02-20	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604 697-4741

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

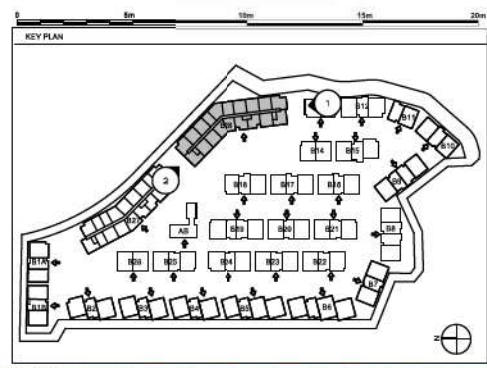
DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 609

BUILDING 28
ELEVATIONS

DATE:
A2.00.77



MATERIALS LEGEND	
	Stone Ektoro Whitebark Cliffstone
	Horizontal Siding Carnetious Panel (James Hardie) Arctic White
	Horizontal Siding Carnetious Panel (James Hardie) Night Grey
	Resonated Pine Tongue and Groove Cultural Leland
	Window Trim & Awning Painted (Benjamin Moore) 2144-09 Cloud Nine
	Paints, Glasswork, & Details Painted Metal Black
	Resonated Pine Tongue and Groove Cultural Leland
	Gutter, Beams, & Cloms Heavy Timber
	Ledges & Cloms Pre-cast Concrete
	Window Frames Painted (Benjamin Moore) 2119-10 Space Black





BUILDING 28 ELEVATION WEST (NORTH HALF)

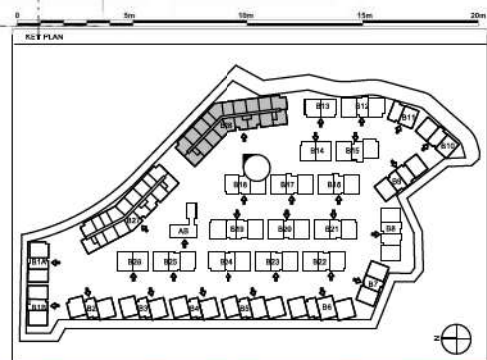


BUILDING 28 ELEVATION WEST (SOUTH HALF)



BUILDING 28 ELEVATION WEST (SCALE 1:200)

MATERIALS LEGEND	
	Stone
	Ektoro
	Whitebark Cliffstone
	Ceramic Tile
	Ceramic Tile Panel (James Hardie)
	Arctic White
	Ceramic Tile
	Ceramic Tile Panel (James Hardie)
	Night Grey
	Recessed Flat Touchstone Cabinet Lacquer
	Window Trim & Accents
	Painted (Benjamin Moore) 2144-09 Cloud Nine
	Painted (Benjamin Moore) 2119-10 Space Black
	Painted Metal
	Black
	Recessed Flat Touchstone Cabinet Lacquer
	Griffin, Beams, & Glass
	Heavy Timber
	Limes & Glass
	Pre-cast Concrete
	Window Frames
	Painted (Benjamin Moore) 2119-10 Space Black



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
2023-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

15th FLOOR
1096 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 4M6
TEL: 604 697-4741

INFINITY
PROPERTIES

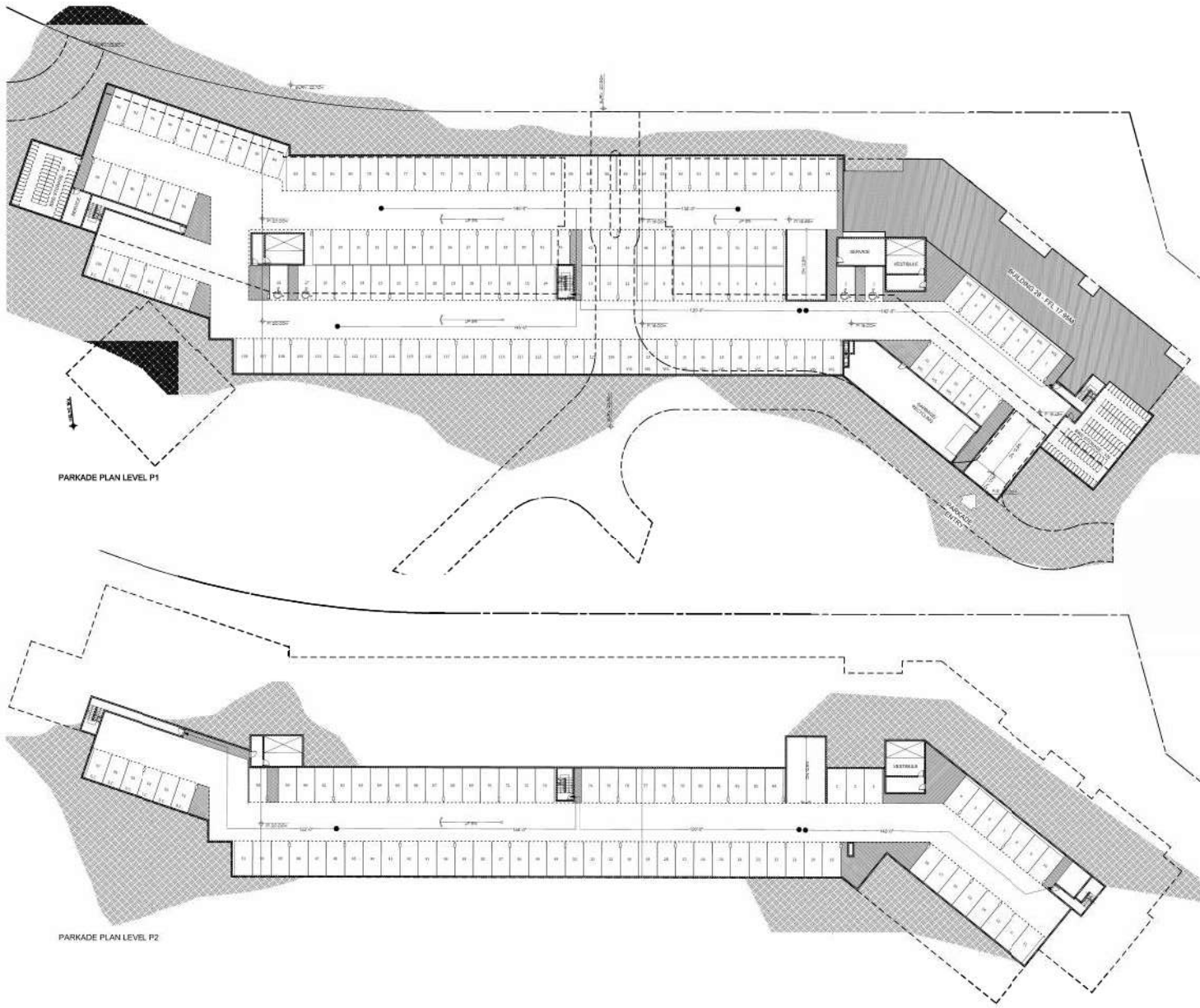
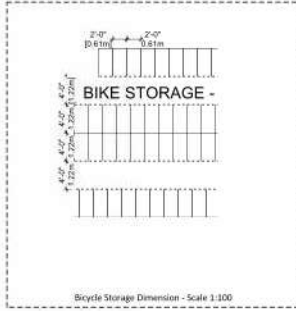
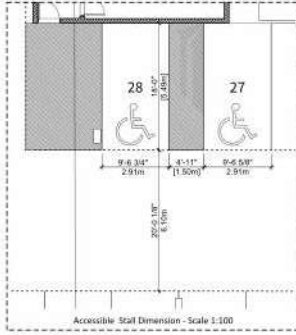
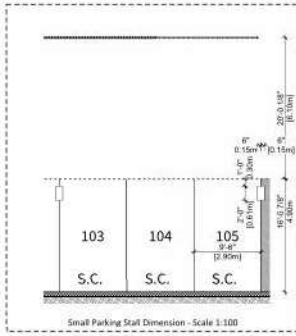
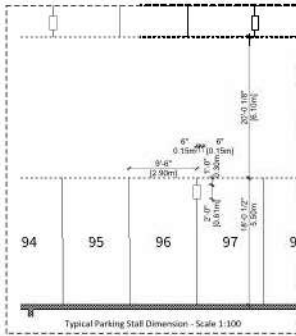
PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 639

BUILDING 28
ELEVATIONS

NO. 001
DATE:
A2.00.78



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
2023-02-29	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: (604) 674-7471

INFINITY
PROPERTIES

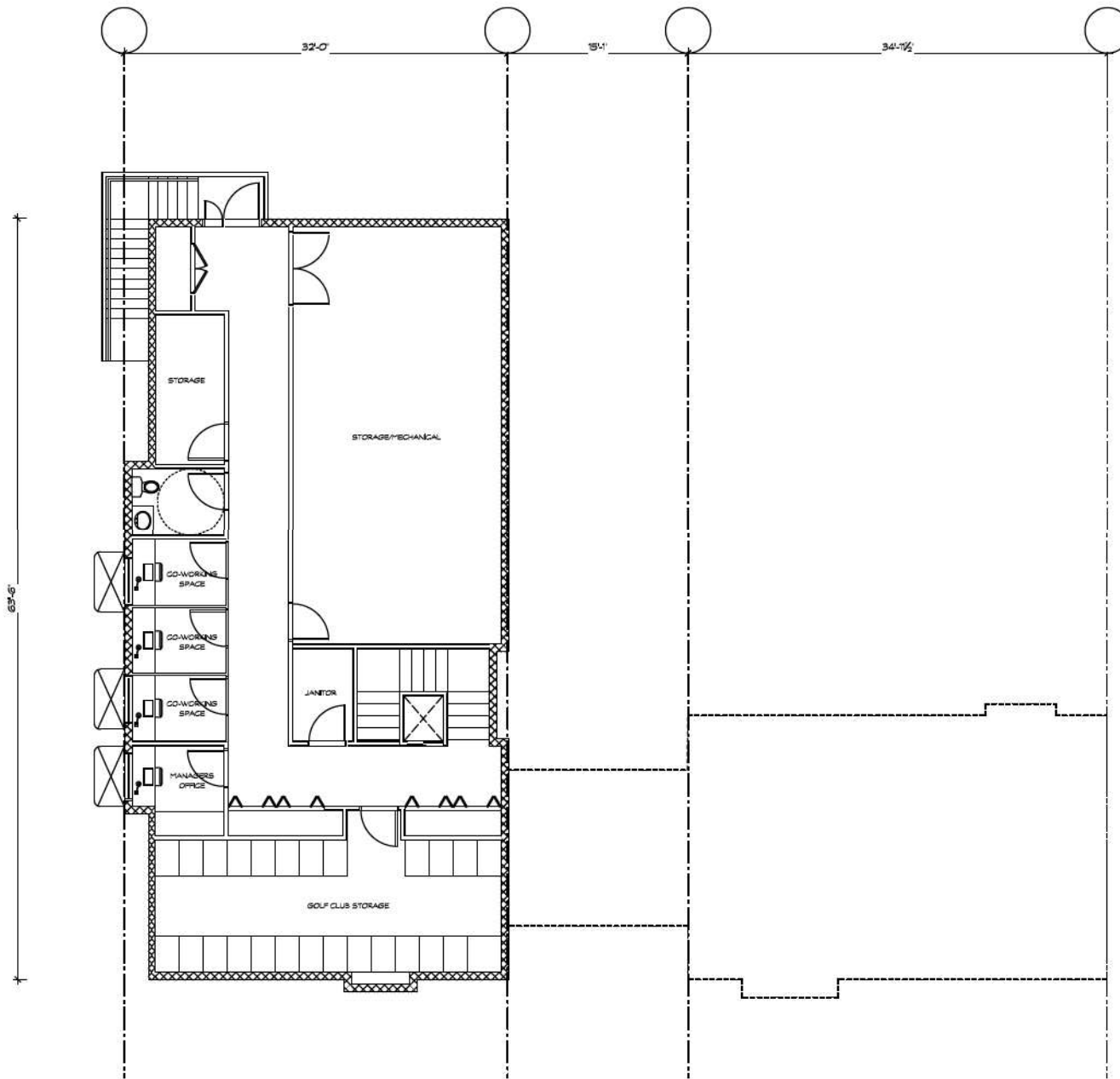
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

AW	SM
1:300	100

PARKADE PLANS

A2.00.79



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
23-04-2024	ISSUE FOR DEVELOPMENT PERMIT
23-05-2024	RE-ISSUE FOR DEVELOPMENT PERMIT
23-05-2024	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

150 FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 683 4741

INFINITY
PROPERTIES

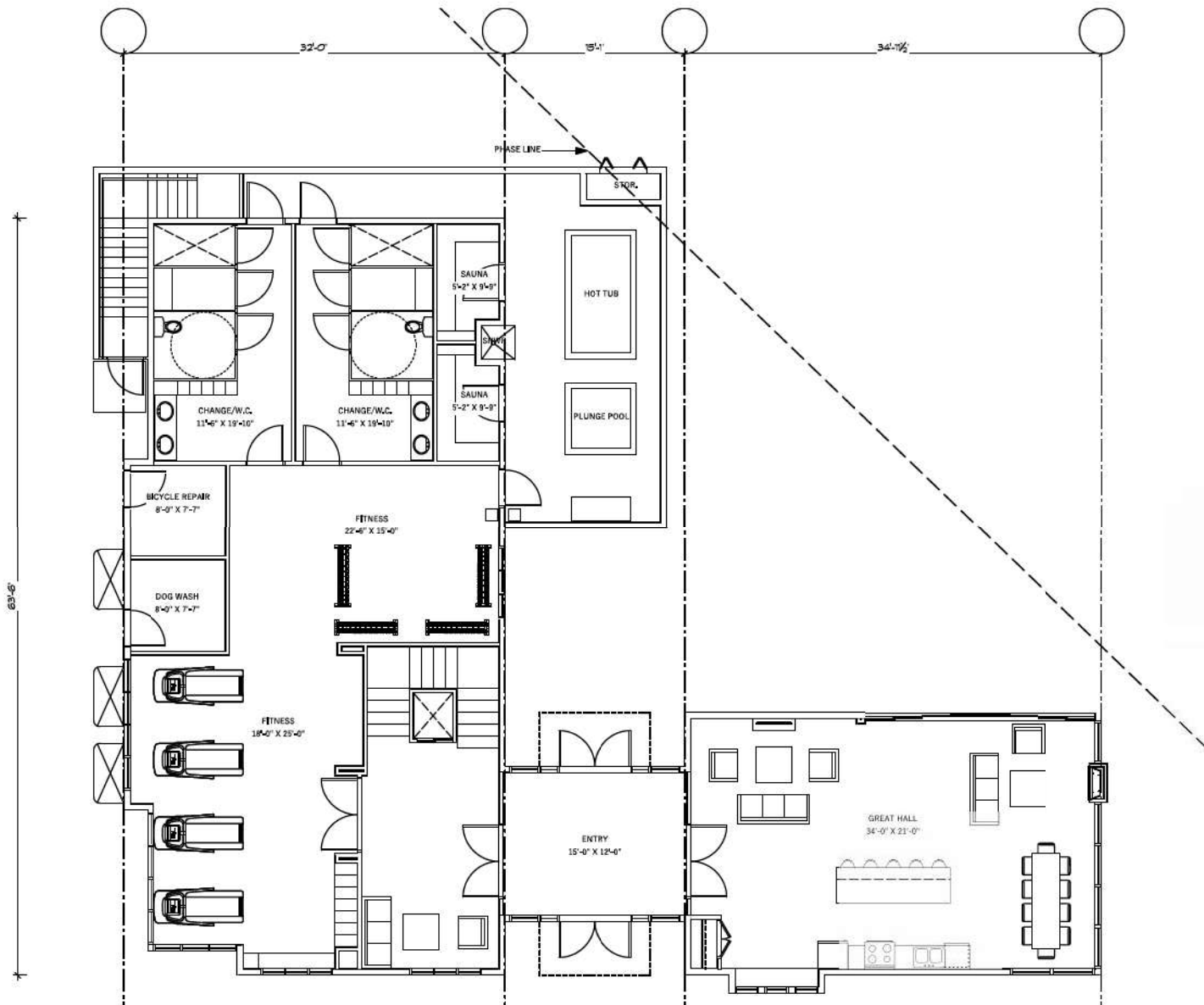
PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:50	PROJECT NO.: 608

SHEET TITLE:
**AMENITY PLANS
BASEMENT**

FILE NO.:	SHEET NO.:
	A2,00,80



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2025-02-20	ISSUE FOR DEVELOPMENT PERMIT
2025-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICOZZI
ARCHITECTURE

15th FLOOR
1086 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M6
TEL: 604 697-6741

INFINITY
PROPERTIES

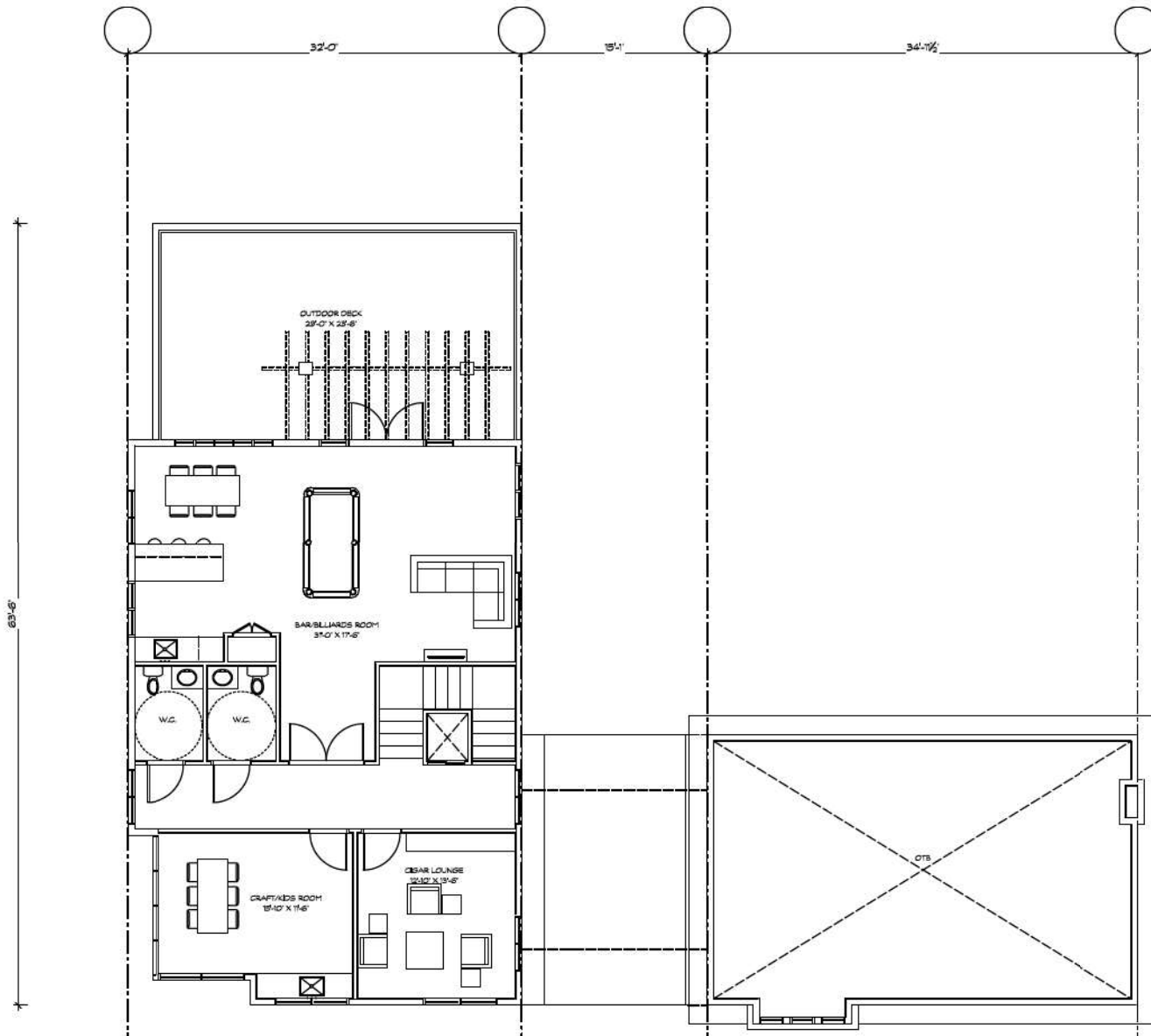
PROJECT:
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:50	PROJECT NO.: 609

SHEET TITLE:
**AMENITY PLANS
MAIN LEVEL**

FILE NO.:
SHEET NO.:
A2.00.81



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
23-04-2024	ISSUE FOR DEVELOPMENT PERMIT
23-05-2024	RE-ISSUE FOR DEVELOPMENT PERMIT
23-05-2024	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

150 FLOOR
1096 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 3M8
TEL: 604 683 4741

INFINITY
PROPERTIES

PROJECT
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:50	PROJECT NO.: 608

SHEET TITLE:
**AMENITY PLANS
UPPER LEVEL**

REV. NO.:
A2.00.82

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2023-02-28	ISSUE FOR DEVELOPMENT PERMIT
2023-04-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2023-10-11	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI
ARCHITECTURE

15th FLOOR
1086 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 4M6
TEL: 604 697-6741

INFINITY
PROPERTIES

PROJECT: **MORGAN CREEK**

3375 MORGAN CREEK WAY,
SURREY, BC

DRAWN BY: AW	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: 639

SHEET TITLE:
AMENITY BUILDING ELEVATIONS

DATE:	ISSUE NO.:
	A2,00,84



AMENITY ELEVATION - SOUTH (ENTRANCE)



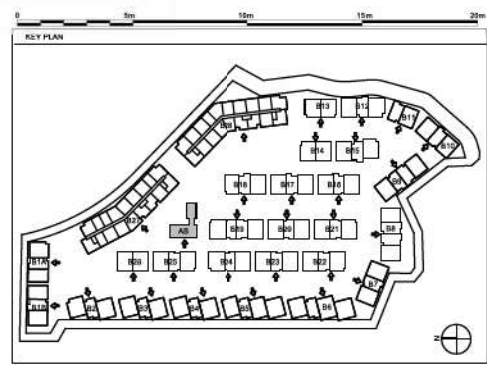
AMENITY ELEVATION - EAST

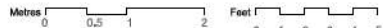
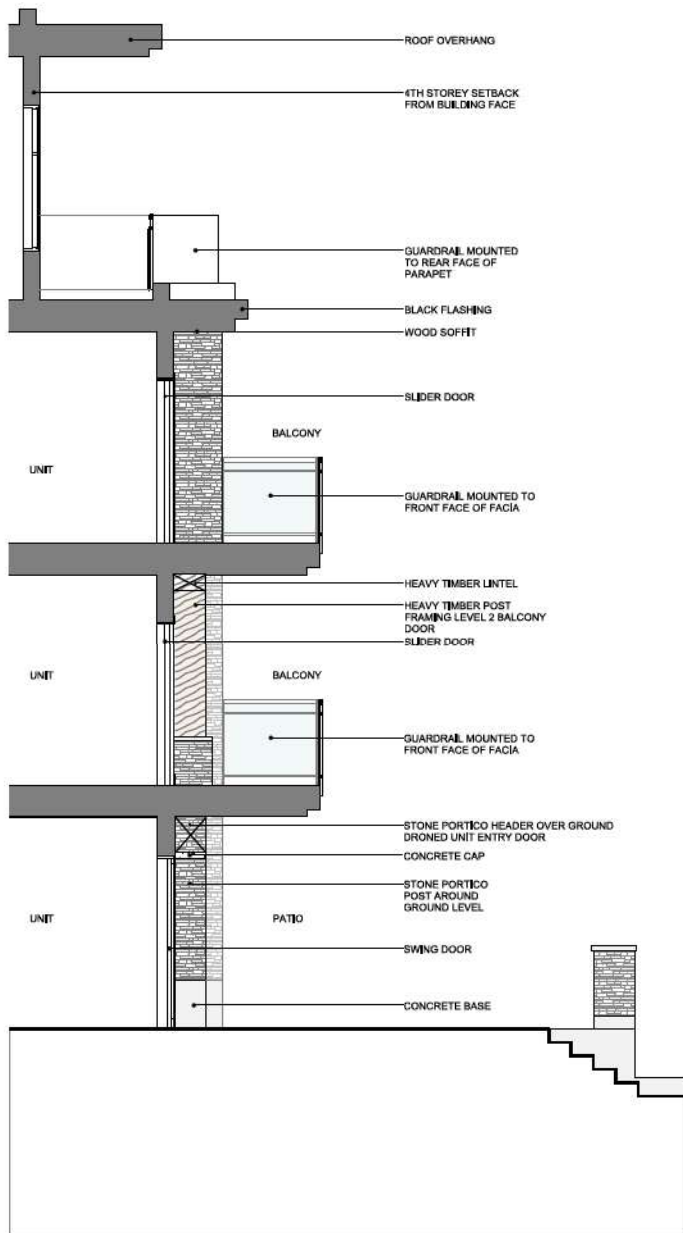


AMENITY ELEVATION - NORTH



AMENITY ELEVATION - WEST





1 PARTIAL SECTION - UNIT EXTERIOR ENTRY
1:20



GATE POST
STONE PORTICO POST AROUND GROUND LEVEL
HEAVY TIMBER POST FRAMING LEVEL 2 BALCONY DOOR
GUARDRAIL MOUNTED TO FRONT FACE OF FACIA

2 3D VIEW FOR UNIT EXTERIOR ENTRY
1:216

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2025-02-08	ISSUE FOR DEVELOPMENT PERMIT
2025-09-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT

SCALE:

CICOZZI
ARCHITECTURE

189 FLOOR
108 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 0M6
TEL: 604 674 7471

INFINITY
PROPERTIES

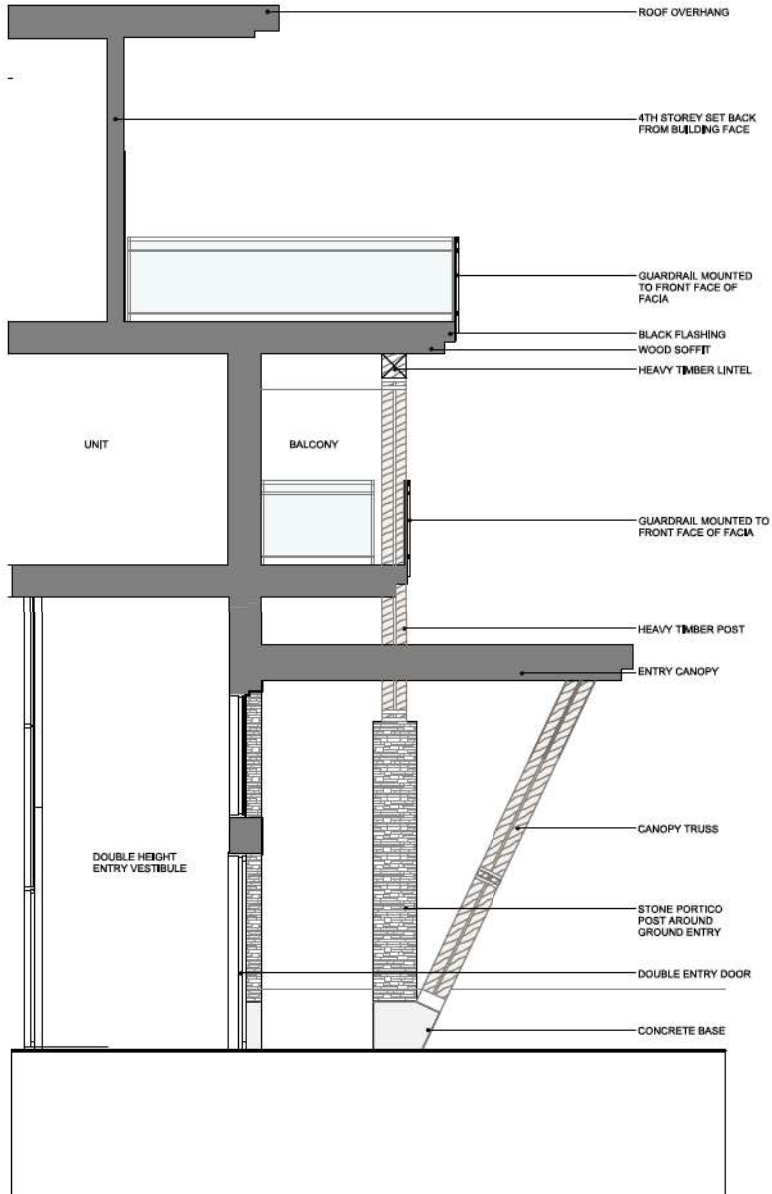
PROJECT:
MORGAN CREEK

3375 MORGAN CREEK, SURREY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As Indicated	639

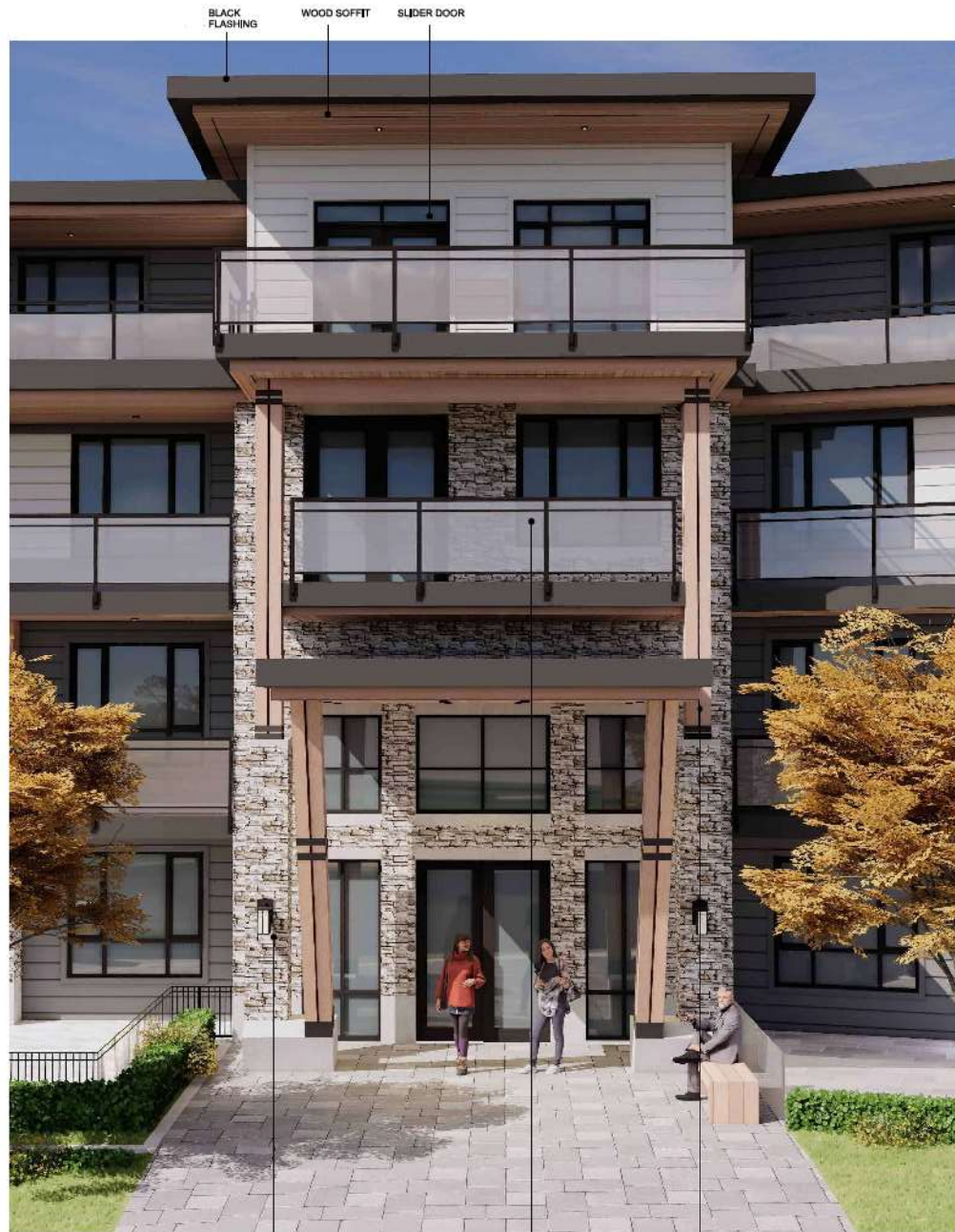
DRAWN BY:
STREET ORIENTED UNIT ENTRY DETAIL

REVISION:	ISSUE NO.:
	A5.00.00



Metres 0 0.5 1 2 Feet 0 1 2 3 4 5

1 PARTIAL SECTION - BUILDING ENTRY
1:25



2 3D VIEW FOR ENTRY
1:25

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2025-02-08	ISSUE FOR DEVELOPMENT PERMIT
2025-05-29	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT

SCALE:

CICOZZI
ARCHITECTURE

189 FLOOR
1005 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 0M9
TEL: 604 6747471

INFINITY
PROPERTIES

PROJECT:
MORGAN CREEK

3375 MORGAN CREEK, SURREY, BC

DRAWN BY:	CHECKED BY:
Author	Checker
SCALE:	PROJECT NO.:
As Indicated	639

**BUILDING ENTRY
DETAIL**

SCALE:	SHEET NO.:
	A5.00.01



COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2305-04-08	ISSUE FOR DEVELOPMENT PERMIT
2305-08-08	RE-ISSUE FOR DEVELOPMENT PERMIT
2305-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOZZI
ARCHITECTURE

1501 FLOOR
1086 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 5M6
TEL: 604 683 4741



INFINITY
PROPERTIES

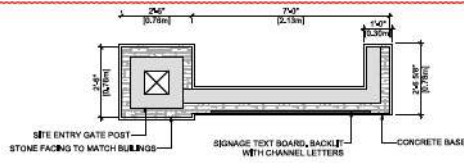
MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

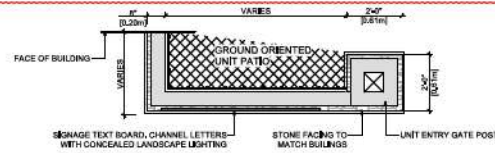
DESIGNED BY AW	DRAWN BY SM
CHECKED BY NTS	PROJECT NO. 630

3D VISUALS

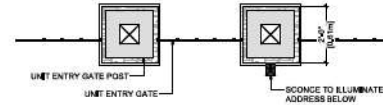
PRICE
A9,00,00



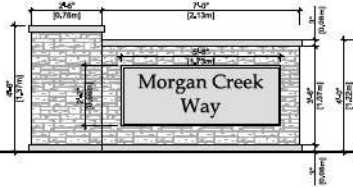
1 ENTRY MONUMENT SIGN PLAN



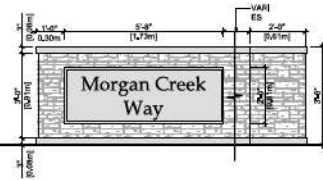
4 APARTMENT BUILDING SIGN PLAN



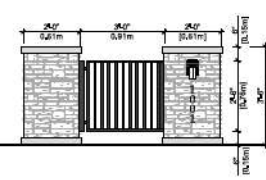
7 GROUND ORIENTED UNIT ADDRESS PLAN



2 ENTRY MONUMENT SIGN ELEVATION



5 APARTMENT BUILDING SIGN ELEVATION



8 GROUND ORIENTED UNIT ADDRESS ELEVATION



3 ENTRY MONUMENT SIGN VISUAL



6 APARTMENT BUILDING SIGN VISUAL



9 GROUND ORIENTED UNIT ADDRESS VISUAL

*Site Signage Design to Comply with City of Surrey Sign By-law as outlined here.

CITY OF SURREY

BY-LAW NO. 13656

SURREY SIGN BY-LAW, 1999

23. The following signs may be erected provided a sign permit is obtained:

(1) One identification sign, either as a free-standing sign or as a fascia sign, per residential subdivision or multiple residential development, provided that the sign area does not exceed 2.3 sq. m [24 sq. ft.].

Identification Sign means a fascia sign or a free-standing sign, which contains the name and/or address of the building or project.

SPECIFIC REGULATIONS

24. Except as otherwise specified, the height of a free-standing sign shall not exceed 1.8 m [6 ft.] and the setback of the sign, including the setback of a temporary off-site real estate development/construction sign, shall be a minimum of 2 m [6.5 ft.], provided that when the sign is located along Highway No. 1, Highway No. 10, Highway No. 15 or Highway No. 99, the setback shall be subject to the provisions of Sections 6, as applicable.

COPYRIGHT RESERVED, THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:	
NO.	DATE / DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
2024-04-04	ISSUE FOR DEVELOPMENT PERMIT
2025-09-04	RE-ISSUE FOR DEVELOPMENT PERMIT
2025-10-10	RE-ISSUE FOR DEVELOPMENT PERMIT



CICCOTZI ARCHITECTURE

1501 FLOOR
1096 WEST PENNER STREET
VANCOUVER, B.C.
CANADA V6E 5M6
TEL: 604 683 4211

INFINITY PROPERTIES

MORGAN CREEK

3375 MORGAN CREEK WAY,
SURREY, BC

AW	SM
125	650

SITE SIGNAGE

A9,00,01

MORGAN CREEK

Re-Issued for Development Permit

Contact Information

VDZ+A
Project Landscape Architecture

Fort Langley Studio
102 - 3181 Church Street
Fort Langley British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Kelowna Studio
302 - 1185 Suncof Drive
Kelowna, British Columbia, V1Y 0L4

Primary project contact:
Mei-Li Wu
mwu@vdz.ca
604-892-0624 ext. 107

Alternate contacts (in case away):
Mark van der Zalm
Principal Landscape Architect
mark@vdz.ca
604 546 0920

Key Project Contacts

Infinity Properties
Project Owner
20161 86 Ave A400
Langley Twp, BC V2Y 2C1

Nora Thompson
nthroness@infinitygp.ca
604-532-0065 ext. 27

Ciccozzi Architecture
Project Building Architecture
7th Floor - 1055 West Pender Street,
Vancouver, BC V6C 2K6

Sandro Mancini
sandro@ciccozziarchitecture.com
604-687-4741 ext 7323

Sheet List Table

Sheet Number	Sheet Title
L-00	COVER PAGE
L-01	OVERALL SITE PLAN
L-02A	LANDSCAPE PLAN A
L-02B	LANDSCAPE PLAN B
L-02C	LANDSCAPE PLAN C
L-02D	LANDSCAPE PLAN D
L-02E	LANDSCAPE PLAN E
L-03A	GRADING PLAN A
L-03B	GRADING PLAN B
L-03C	GRADING PLAN C
L-03D	GRADING PLAN D
L-03E	GRADING PLAN E
L-04A	LIGHTING PLAN - NORTH
L-04B	LIGHTING PLAN - SOUTH
LP-01	PLANTING PALETTE
LS-01	LANDSCAPE SECTIONS
LS-02	LANDSCAPE SECTIONS
LD-01	SOFTSCAPE DETAILS
LD-02	HARDSCAPE AND FENCING DETAILS
LD-03	WALL AND FENCING DETAILS
LD-04	FURNISHING DETAILS
LD-05	FURNISHING DETAILS
LD-06	SURFACING AND COMMUNITY GARDEN DETAILS



1 LOCATION MAP
Scale: NTS

REV.	BY	DESCRIPTION	DATE
4			
3			
2	MW	Re-issued for DP	2025-10-09
1	MW	Issued for DP	2025-08-27

REVISIONS TABLE FOR DRAWINGS
Architectural drawings are the property of VDZ+A and may not be reproduced or used for other projects without permission.

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 0J9

Drawn: AW	Stamp:
Checked: MW	
Approved: MWW	Original Sheet Size: 24"x36"
	Scale:



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	QNTY	CALL	SIZE	QTY
TREES					
	American Elm / Ulmus / Elm - Street Elm - Maple	1100	8.00 cal	30"	30
	Amelanchier / quercifolia / Sugarberry / American Redstart Apple Honeylocust	3300	8.00 cal	25"	25
	Arbutus Menziesii / Strawberry Tree	800	3.00 cal	21"	21
	Cercis canadensis / "Red" / Flowering Dogwood	800	8.00 cal	25"	25
	Chamaecyparis nana / Dwarf Cypress / Dwarf Blue Cypress	500	3.00 cal	7"	7
	Quercus macrocarpa / "White Oak" / White Oak	500	8.00 cal	14"	14
	Magnolia / "Yellow Star" / Yellow Star Magnolia	800	8.00 cal	30"	30
	Nyssa sylvatica / "Black Gum" / Black Gum	200	8.00 cal	21"	21
	Thuja occidentalis / "Green" / Green Ginkgo	800	3.00 cal	11"	11
	Populus tremuloides / "Quaking Aspen"	200	8.00 cal	26"	26
	Quercus laevis / "Live Oak" / Live Oak	800	8.00 cal	9"	9
	Thuja occidentalis / "Green" / Green Ginkgo	800	3.00 cal	11"	11
	Salix nigra / "Weeping Willow" / Weeping Willow	800	8.00 cal	21"	21

LANDSCAPE LEGEND

	CONCRETE
	ASPHALT
	GRAVEL
	GRASS
	WOOD
	PAVING
	STONE
	ROCK
	WATER
	POLE
	POST
	RAIL
	RAIL
	RAIL
	RAIL
	RAIL
	RAIL
	RAIL
	RAIL
	RAIL

PLANTING LEGEND

	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING
	PLANTING

FURNITURE LEGEND

	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH
	BENCH

LANDSCAPE LEGEND

	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE
	LANDSCAPE

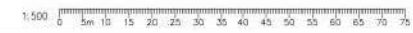


4			
3			
2	MW	Issued for DP	2024-10-09
1	MW	Issued for DP	2024-08-27
REV. BY	DESCRIPTION	DATE	
REVISIONS TABLE FOR DRAWINGS			
© copyright reserved. This drawing and design are the property of VDZ+A and may not be reproduced or used for other projects without permission.			
REV. BY	DESCRIPTION	DATE	
REVISIONS TABLE FOR SHEET			

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 0J9

Drawn: AW AL	Stamp:
Checked: MW	
Approved: MWW	Original Sheet Size: 24"x36"
	Scale: 1:500



Drawing Title
OVERALL SITE PLAN

VDZ Project #:
DP2024-35

Drawing #:
L-01

LANDSCAPE LEGEND

REF.	SYMBOL	DESCRIPTION
1	[Pattern]	CONCRETE PAVING
2	[Pattern]	CONCRETE/GRASS PAVING
3	[Pattern]	CONCRETE/ASPH PAVEN
4	[Pattern]	CONCRETE SLAB
5	[Pattern]	TERRAZZO/CONCRETE/GRASS PAVING
6	[Pattern]	ASPHALT/PAVING
7	[Pattern]	WOOD DECK
8	[Pattern]	CEMENT
9	[Pattern]	GRASS

PLANTING LEGEND

REF.	SYMBOL	DESCRIPTION
1	[Circle]	EXISTING TREE
2	[Circle]	TREE PLANTING
3	[Square]	LAWN
4	[Square]	SHRUB PLANTING

FURNITURE LEGEND

REF.	SYMBOL	DESCRIPTION
1	[Square]	CHARLTON TABLE
2	[Square]	TRUCK AND CHAIR
3	[Line]	BENCH
4	[Line]	LONG TABLE AND CHAIR
5	[Line]	SHADELESS BENCH
6	[Circle]	PLANTER/BOX
7	[Circle]	BIKE RACK
8	[Circle]	SOFT SEATING

LANDSCAPE LEGEND

REF.	SYMBOL	DESCRIPTION
1	[Line]	WOODEN PICKET GUARDRAIL
2	[Line]	ALUMINUM PICKET GUARDRAIL
3	[Line]	STEEL PICKET GUARDRAIL WITH 1" RIVETS
4	[Line]	GATE



REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
2	MW	Re-issued for DP	2025-10-09
1	MW	Issued by DP	2025-08-27

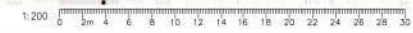
REVISIONS TABLE FOR SHEET

REV.	BY	DESCRIPTION	DATE

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 0J9

Drawn: AW AL	Stamp:
Checked: MW	Original Sheet Size: 24"x36"
Approved: MWW	Scale: 1:200



Drawing Title:
LANDSCAPE PLAN A

VDZ Project #:
DP2024-35

Drawing #:
L-02A

PROJECT DEVELOPMENT FROM ACTING TO MANAGING DIRECTOR, DESIGN/STELLION LANDSCAPE, L.A. A 2005



LANDSCAPE LEGEND

REF	REF	DESCRIPTION
1	1	CONCRETE PAVING
2	2	CONCRETE LAWN PAVING
3	3	CONCRETE CURB/STREET
4	4	CONCRETE SLAB
5	5	GRAVEL/LEAVES/STRAW INFILL
6	6	ARTIFICIAL TURF
7	7	WOOD DECK
8	8	STEEL
9	9	PAVING

PLANTING LEGEND

REF	REF	DESCRIPTION
1	1	PLANTING TRAIL
2	2	TREE PLANTING
3	3	LAWN
4	4	SHRUB PLANTING

FURNITURE LEGEND

REF	REF	DESCRIPTION
1	1	CHAIR AND SEAT
2	2	RECYCLED CHAIR
3	3	BENCH
4	4	LONG TABLE AND CHAIR
5	5	WOODEN BENCH
6	6	PLANTING BED
7	7	BIKE RACK
8	8	DOG FOUNTAIN

LANDSCAPE LEGEND

REF	REF	DESCRIPTION
1	1	WOODEN POST GUARDRAIL
2	2	ALUMINUM POST GUARDRAIL
3	3	WOODEN STEP DOWN WALL (1:1:1)
4	4	WOODEN STEP DOWN WALL (2:1:1)
5	5	LAWN



REVISIONS TABLE FOR DRAWINGS

REV	BY	DESCRIPTION	DATE
2	MW	Not Issued for DP	2025-10-09
1	MW	Issued for DP	2025-08-27

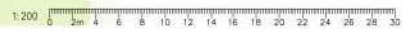
REVISIONS TABLE FOR SHEET

REV	BY	DESCRIPTION	DATE

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 6J9

Drawn: AW AL	Stamp:
Checked: MW	
Approved: MWW	Original Sheet Size: 24"x36"
	Scale: 1:200



Drawing Title:
LANDSCAPE PLAN D

VDZ Project #:
DP2024-35

Drawing #:
L-02D

PROJECT DEVELOPMENT FROM ACT 16/2016 TO 20/2024 BY MORGAN CREEK DESIGN/STEL/ALD/LANDSCAPE PLAN D (2024)



LANDSCAPE LEGEND

REF	REF	DESCRIPTION
1	1	CONCRETE PAVING
2	2	CONCRETE LANT PAVING
3	3	CONCRETE CURB/STREET
4	4	CONCRETE SLAB
5	5	STEPPING PAVERS
6	6	WOODEN FENCE
7	7	WOODEN GUARDRAIL FENCE
8	8	WOODEN PRIVACY FENCE
9	9	WOODEN RETAINING WALL
10	10	WOODEN POST AND RAIL FENCE
11	11	WOODEN POST AND RAIL FENCE
12	12	WOODEN POST AND RAIL FENCE
13	13	WOODEN POST AND RAIL FENCE
14	14	WOODEN POST AND RAIL FENCE
15	15	WOODEN POST AND RAIL FENCE
16	16	WOODEN POST AND RAIL FENCE
17	17	WOODEN POST AND RAIL FENCE
18	18	WOODEN POST AND RAIL FENCE
19	19	WOODEN POST AND RAIL FENCE
20	20	WOODEN POST AND RAIL FENCE
21	21	WOODEN POST AND RAIL FENCE
22	22	WOODEN POST AND RAIL FENCE
23	23	WOODEN POST AND RAIL FENCE
24	24	WOODEN POST AND RAIL FENCE
25	25	WOODEN POST AND RAIL FENCE
26	26	WOODEN POST AND RAIL FENCE
27	27	WOODEN POST AND RAIL FENCE
28	28	WOODEN POST AND RAIL FENCE
29	29	WOODEN POST AND RAIL FENCE
30	30	WOODEN POST AND RAIL FENCE

PLANTING LEGEND

REF	REF	DESCRIPTION
1	1	PLANTING
2	2	PLANTING
3	3	PLANTING
4	4	PLANTING
5	5	PLANTING
6	6	PLANTING
7	7	PLANTING
8	8	PLANTING
9	9	PLANTING
10	10	PLANTING
11	11	PLANTING
12	12	PLANTING
13	13	PLANTING
14	14	PLANTING
15	15	PLANTING
16	16	PLANTING
17	17	PLANTING
18	18	PLANTING
19	19	PLANTING
20	20	PLANTING
21	21	PLANTING
22	22	PLANTING
23	23	PLANTING
24	24	PLANTING
25	25	PLANTING
26	26	PLANTING
27	27	PLANTING
28	28	PLANTING
29	29	PLANTING
30	30	PLANTING

FURNITURE LEGEND

REF	REF	DESCRIPTION
1	1	WOODEN BENCH
2	2	WOODEN BENCH
3	3	WOODEN BENCH
4	4	WOODEN BENCH
5	5	WOODEN BENCH
6	6	WOODEN BENCH
7	7	WOODEN BENCH
8	8	WOODEN BENCH
9	9	WOODEN BENCH
10	10	WOODEN BENCH
11	11	WOODEN BENCH
12	12	WOODEN BENCH
13	13	WOODEN BENCH
14	14	WOODEN BENCH
15	15	WOODEN BENCH
16	16	WOODEN BENCH
17	17	WOODEN BENCH
18	18	WOODEN BENCH
19	19	WOODEN BENCH
20	20	WOODEN BENCH
21	21	WOODEN BENCH
22	22	WOODEN BENCH
23	23	WOODEN BENCH
24	24	WOODEN BENCH
25	25	WOODEN BENCH
26	26	WOODEN BENCH
27	27	WOODEN BENCH
28	28	WOODEN BENCH
29	29	WOODEN BENCH
30	30	WOODEN BENCH

LANDSCAPE LEGEND

REF	REF	DESCRIPTION
1	1	WOODEN POST AND RAIL FENCE
2	2	WOODEN POST AND RAIL FENCE
3	3	WOODEN POST AND RAIL FENCE
4	4	WOODEN POST AND RAIL FENCE
5	5	WOODEN POST AND RAIL FENCE
6	6	WOODEN POST AND RAIL FENCE
7	7	WOODEN POST AND RAIL FENCE
8	8	WOODEN POST AND RAIL FENCE
9	9	WOODEN POST AND RAIL FENCE
10	10	WOODEN POST AND RAIL FENCE
11	11	WOODEN POST AND RAIL FENCE
12	12	WOODEN POST AND RAIL FENCE
13	13	WOODEN POST AND RAIL FENCE
14	14	WOODEN POST AND RAIL FENCE
15	15	WOODEN POST AND RAIL FENCE
16	16	WOODEN POST AND RAIL FENCE
17	17	WOODEN POST AND RAIL FENCE
18	18	WOODEN POST AND RAIL FENCE
19	19	WOODEN POST AND RAIL FENCE
20	20	WOODEN POST AND RAIL FENCE
21	21	WOODEN POST AND RAIL FENCE
22	22	WOODEN POST AND RAIL FENCE
23	23	WOODEN POST AND RAIL FENCE
24	24	WOODEN POST AND RAIL FENCE
25	25	WOODEN POST AND RAIL FENCE
26	26	WOODEN POST AND RAIL FENCE
27	27	WOODEN POST AND RAIL FENCE
28	28	WOODEN POST AND RAIL FENCE
29	29	WOODEN POST AND RAIL FENCE
30	30	WOODEN POST AND RAIL FENCE



REVISIONS TABLE FOR DRAWINGS

REV	BY	DESCRIPTION	DATE
4			
3	MW	Revised for DP	2025-10-09
2	MW	Revised for DP	2025-08-27
1			

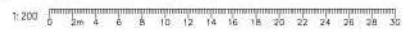
REVISIONS TABLE FOR SHEET

REV	BY	DESCRIPTION	DATE
1			

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 0J9

Drawn: AW AL	Stamp:
Checked: MW	
Approved: MWW	Original Sheet Size: 24"x36"
	Scale: 1:200



Drawing Title: **LANDSCAPE PLAN E**
 Drawing #: **L-02E**
 Project #: **DP2024-35**

PROJECT DEVELOPMENT FROM ACT 16/2016/2016/33, MORGAN CREEK, DESIGN/STUDIOS LANDSCAPE PLAN E.DWG

PLANTING PALETTE

- Bird Habitat Friendly Plant
- Pollinator Friendly Plant



Acer Griseum



● Prunus Serrulata 'Kwanzan'



● ● Cornus kousa 'Satomi'



● Azalea 'Kirin'



● ● Arbutus Unedo 'Compacta'



● Hebe pinguifolia 'Sutherlandii'



● Lonicera acuminata



Corylopsis pauciflora



● ● Cornus sericea



● Sedum 'Autumn Joy'



● ● Astrantia Major 'Hadspen Blood'



● ● Escallonia 'Newport Dwarf'



● Stipa Tenuissima



● ● Echinacea purpurea 'White Swan'



● Clematis armandii

REV	BY	DESCRIPTION	DATE
4			
3			
2	MW	Issued for DP	2024-10-09
1	MW	Issued by DP	2024-08-27

REVISIONS TABLE FOR DRAWINGS
 * Do not add, delete or modify any information in this table.
 REV S CHGS "AS IS" FOR SHEET

Project:
Morgan Creek

Location:
3375 Morgan Creek Way, Surrey,
BC V3S 0J9

Drawn: AW	Stamp:
Checked: MW	

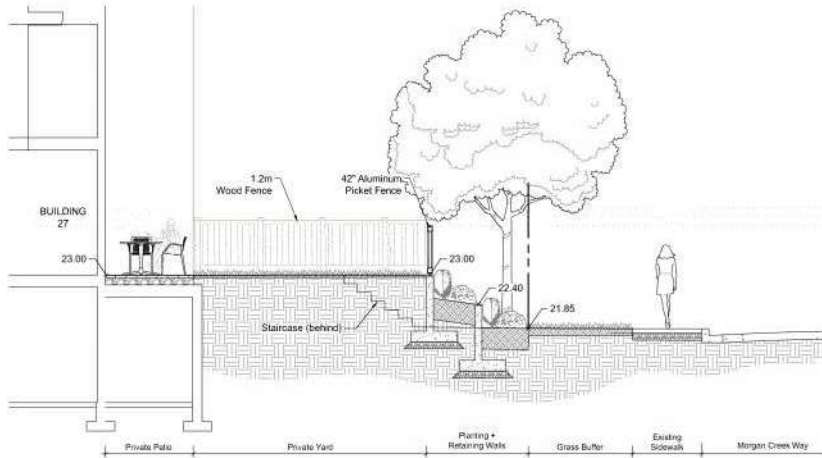
Approved:
MW

Original Sheet Size:
24"x36"

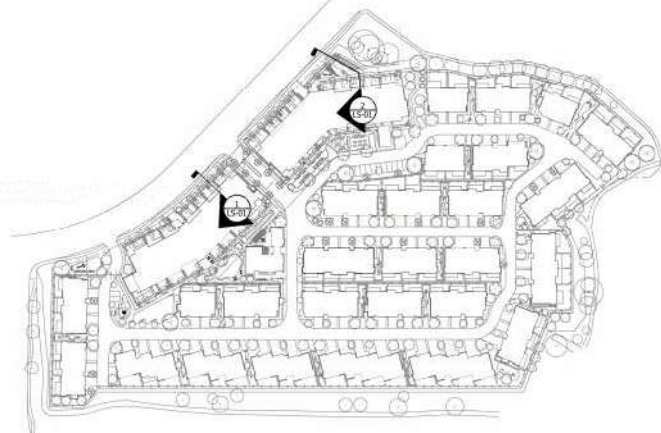
Scale:

Drawing Title: PLANTING PALETTE
 Drawing #: LP-01
 Project #: DP2024-35

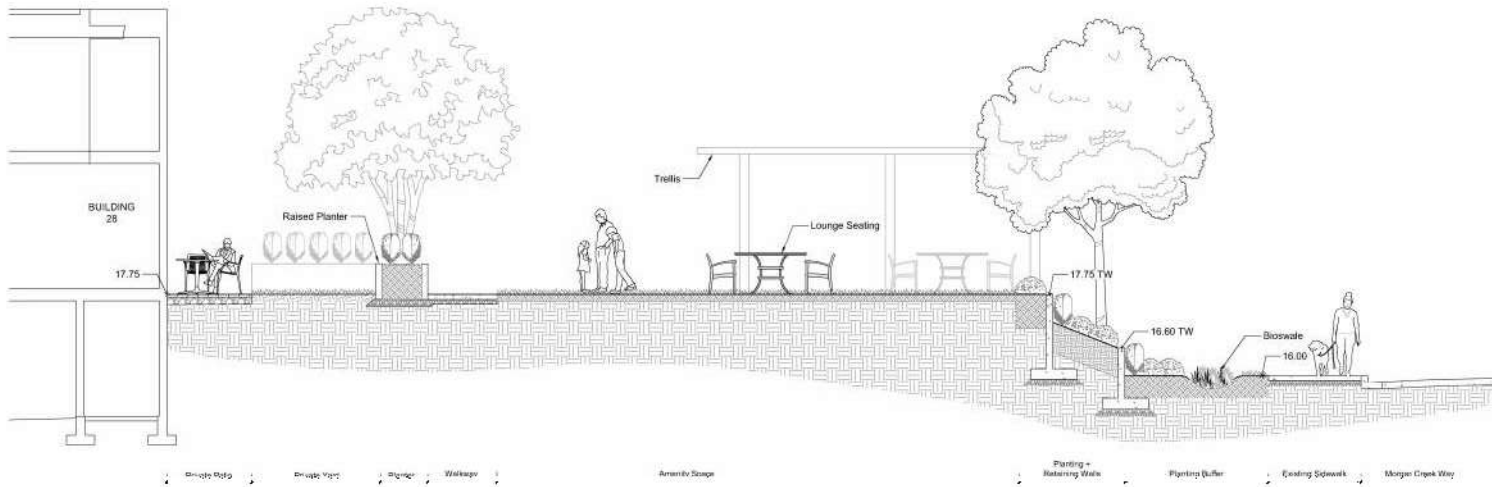
2024-10-09 11:11:11 - FILED IN: PROJECT FILES \2024\35 MORGAN CREEK - DESIGN\SETBACK PLANTING PALETTE



1 BUILDING 27 PATIO SECTION
 Scale 1/32'



KEY PLAN
 Scale 1/4" = 1'-0"



2 BUILDING 28 PATIO + AMENITY SPACE
 Scale 1/30'

REV. BY	DESCRIPTION	DATE
4		
3		
2	MW	Issued for DP
1	MW	Issued for DP

REVISIONS TABLE FOR DRAWINGS
 REVISIONS TABLE FOR SHEET

Project:
 Morgan Creek

Location:
 3375 Morgan Creek Way, Surrey,
 BC V3S 0J9

Drawn AW AL	Stamp
Checked MWW	
Approved MWW	24'x36"

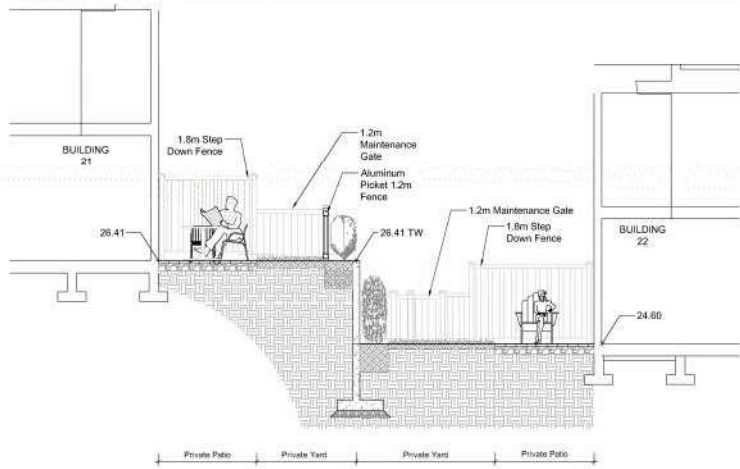
Scale AS NOTED

Drawing Title
LANDSCAPE SECTIONS

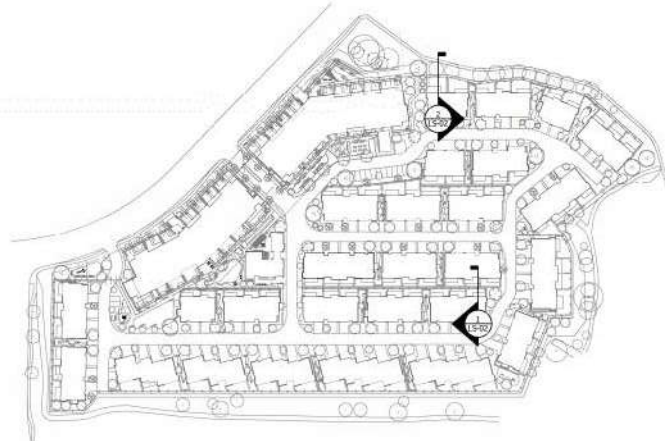
VDZ Project #
DP2024-35

Drawing #
LS-01

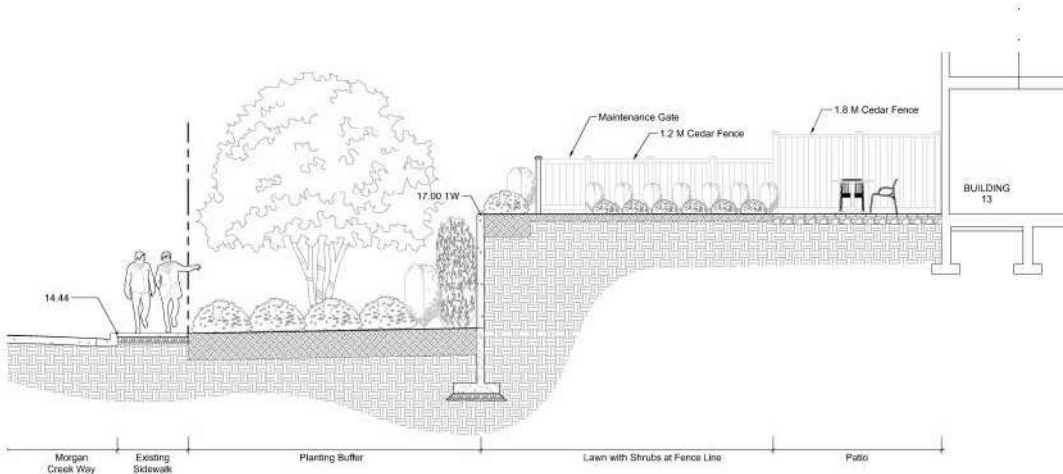
PROJECT DEVELOPMENT PATH: 1. CONCEPT DESIGN 2. PRELIMINARY DESIGN 3. PERMITTING 4. CONSTRUCTION ADMINISTRATION



1 BUILDING 21 YARD - BUILDING 22 YARD
 Scale 1:50



KEY PLAN
 Scale 1:50



2 MORGAN CREEK WAY + BUILDING 13 YARD
 Scale 1:50

REV.	BY	DESCRIPTION	DATE
1	MW	Issued for DP	2025-08-27

REVISIONS TABLE FOR DRAWINGS
 (No copyright reserved. This drawing and design is the property of V&Z+A and may not be reproduced or used for other projects without permission.)

REV.	BY	DESCRIPTION	DATE
REVISIONS TABLE FOR SHEET			

Project:
 Morgan Creek

Location:
 3375 Morgan Creek Way, Surrey,
 BC V3S 0J9

Drawn AW AL	Stamp
Checked MW	
Approved mrv	Original Sheet Size: 24"x36"
	Scale: AS NOTED

VDZ+A VAN DER ZALM + ASSOCIATES 1111 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2M6
 TEL: 604-882-0024 FAX: 604-882-0025
 www.vdz.ca

Drawing Title
LANDSCAPE SECTIONS

VDZ Project #
DP2024-35

Drawing #
LS-02



1 TRELLIS



OASIS™ 200 Outdoor Kitchen, Built in 700 Series S2
 Model: SKU #ODK200-BIG32RBPSS-1
 Material: Stainless Steel
 or approved equal

2 OUTDOOR KITCHEN

MBE-2300-00017 **ICONIC**

DETAILS: This bench uses an aluminum casting. The bench can be used for seating, or leaning against, or as a table.

FINISH: The High Performance Polymer finish is durable for all outdoor settings. The metal frame is treated with powder coating. The bench is made from all aluminum casting. The metal frame is treated with powder coating. The bench is made from all aluminum casting.

INSTALLATION: The bench is installed on concrete. The bench is 100" long for seating.

TECHNICAL SPECIFICATIONS:
 Model: MBE-2300-00017
 Color: Customizable

WEIGHT: 30 LBS (14 KG) LENGTH: 100 INCH (254 CM) DEPTH: 21 INCH (53 CM) HEIGHT: 18 INCH (46 CM)

MAGLIN

3 BENCH



4 BACKLESS BENCH



TABLES
 Model: 1800 Battery Cafe Table (MCH-1800-00001)
 Colour: Gunmetal
 Manufacturer: Maglin

CHAIRS
 Model: 1700 Foro Cafe Chair w/ Arms (MCH-1700-00002)
 Colour: Gunmetal
 Manufacturer: Maglin
 or approved equal

5 TABLE AND CHAIRS



720 Chaise Lounge
 Model: MCL720-W (Ipe Wood)
 Colour: Gunmetal
 Manufacturer: Maglin
 or approved equal

6 RECLINED CHAIRS



1050 SERIES TABLE AND BENCH
 Model (Table): MLTB1050
 Model (Bench): MLB1050B
 Material: IPE Slats
 Metal Colour: Gunmetal
 Manufacturer: Maglin
 or approved equal

7 LONG TABLE WITH BENCHES

Bike Rack, R-8212-FL

REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
4			
3	MW	Re-issued for DP	2025-10-09
2	MW	Revised for DP	2025-08-27
1	MW	Revised for DP	2025-08-27

REVISIONS TABLE FOR SHEET

REV.	BY	DESCRIPTION	DATE

Project: Morgan Creek
 Location: 3375 Morgan Creek Way, Surrey, BC V3S 6J9

RELIANCE FOUNDRY BIKE RACK
 Model: R-8212-EM Inverted U-Rack
 Material: Steel
 Finish: Powder Coated
 Color: Black
 Manufacturer: Reliance Foundry
 Mounting: Surface
 or approved equal

8 BIKE RACK

REVISIONS TABLE FOR DRAWINGS

REV.	BY	DESCRIPTION	DATE
4			
3	MW	Re-issued for DP	2025-10-09
2	MW	Revised for DP	2025-08-27
1	MW	Revised for DP	2025-08-27

REVISIONS TABLE FOR SHEET

REV.	BY	DESCRIPTION	DATE

Drawn AW	Stamp
Checked MW	
Approved MW	Original Sheet Size 24"x36"
	Scale AS SHOWN

Z:\PROJECTS\2024\DP2024-35\3375 MORGAN CREEK\24-04-FUNISHING DETAILS.rvt (10/10/2024 10:40:40 AM) (10/10/2024 10:40:40 AM)



Supplier: DreamCast
 Model: Zen 34
 Colour: Charcoal
 Or approved equal

1 FIRE PIT



CAMPANIA BRADFORD PLANTER
 Color: Ivory Lite
 Size: 26.75"W x 31.5"H
 Finish: Standard
 Manufacturer: Campania
<https://www.campainainternational.com/>

Supplier: Manque Gardens
<https://www.manquegardens.ca/>
 Or approved equal

Note: Coordinate to confirm with landscape architect quantity of each size planter

2 PLANTER



Murlock First Activated Round Stainless Steel Pet Fountain
 Product number: GHT174-WS-RFS
 All Stainless Steel

3 DOG DRINKING FOUNTAIN



OUTDOOR FITNESS EQUIPMENT

Manufacturer: Kompan
www.kompan.com

Or approved equal

4 OUTDOOR FITNESS EQUIPMENT



Note:
 1. To be installed as per CSA requirements.

Product: Playful with Slats, Gable & Decks
 Model No: MPO415
 Dimensions: 180" x 103" x 157" cm
 Age Group: 6 months - 6 years
 Manufacturer: Kompan Inc.
contact@kompan.com
 D: +1 800-426-9788

Or approved equal

5 PLAY HOUSE

Spring rider - Natural line

SPECIFICATIONS:
 • Age Range: 3 to 5
 • Play Area: 11' x 14'
 • Full Height: 31'

PLAYFUL VALUES
 • To rock
 • To bounce
 • To swing

MATERIALS
 APPROX 100% "NATURAL WOOD"
 • 100% solid maple (structural frame)
 • 100% solid oak (deck)
 • 100% solid oak (slats)
 • 100% solid oak (posts)
 • 100% solid oak (spring)
 • 100% solid oak (hardware)

The handles and slats are made from maple wood and the posts and springs are made from oak wood.
 The full spring has a coil of 1/2" steel, a diameter of 1 1/2" and a height of 20" max.
 Anchorage available in steel top.
 Ground anchor in which you operate concrete or post anchor must also be installed on concrete.
 Both anchors are manufactured from heavy galvanized steel.
 The spring has an oxidation proof.

Westplay
 info@westplay.ca
 +1 504-431-4368
 westplay.ca

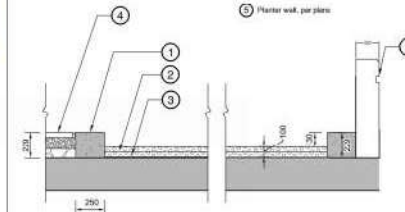
6 WESTPLAY SPRINGER



7 TABLE TENNIS



- ① 250mm wide concrete curb
- ② Curbside Chipe, install in (2) 50mm r/s, tightly compact
- ③ Waterproof membrane, refer A-01
- ④ Adjacent surface, per plans
- ⑤ Header wall, per plans



NOTES:
 1. Curbside Chipe with Fines to be BC Rock - Broken Rock
 Or Approved Equal

8 BOCCIE BALL COURT

4			
3			
2	MW	Pre-issued for DP	2024-10-09
1	MW	Issued for DP	2024-08-27

REVISIONS TABLE FOR DRAWINGS
 All drawings are the property of VDZ+A and may not be reproduced or used for other projects without permission.

REV.	BY	DESCRIPTION	DATE

REVISIONS TABLE FOR SHEET

Project:
 Morgan Creek
 Location:
 3375 Morgan Creek Way, Surrey,
 BC V3S 6J9

Drawn: AW	Stamp:
Checked: MW	
Approved: MWW	Original Sheet Size: 24" x 36"
	Scale: AS SHOWN

VDZ+A is a registered professional engineering firm under the Engineering Act of British Columbia. The firm is registered with the Professional Engineers and Geoscientists Society of British Columbia. The firm is also registered with the Professional Engineers and Geoscientists Society of Canada. The firm is a member of the International Association of Landscape Architects (IALA) and the International Association of Urban Forestry (IAUF).

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

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

DATE: **November 07, 2025**

PROJECT FILE: **7825-0093-00**

RE: **Engineering Requirements (Commercial/Industrial)**

Location: 3375 Morgan Creek Way

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment, NCP Amendment, or Development Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 m on 32 Ave.
- Dedicate 3 m by 3 m corner cut at intersection of 34 Ave & Morgan Creek Way.

Works and Services

- Prepare a traffic impact assessment and implement improvements as triggered by development.
- Prepare a sanitary flow calculation to confirm downstream capacity and address constraints.
- Prepare a stormwater control plan to confirm downstream capacity and address constraints.
- Implement sustainable drainage features as per Rosemary Heights Central NCP, and Old Loggings and Burrows ISMP.
- Provide driveway, water, sanitary, and drainage service connections to each lot.

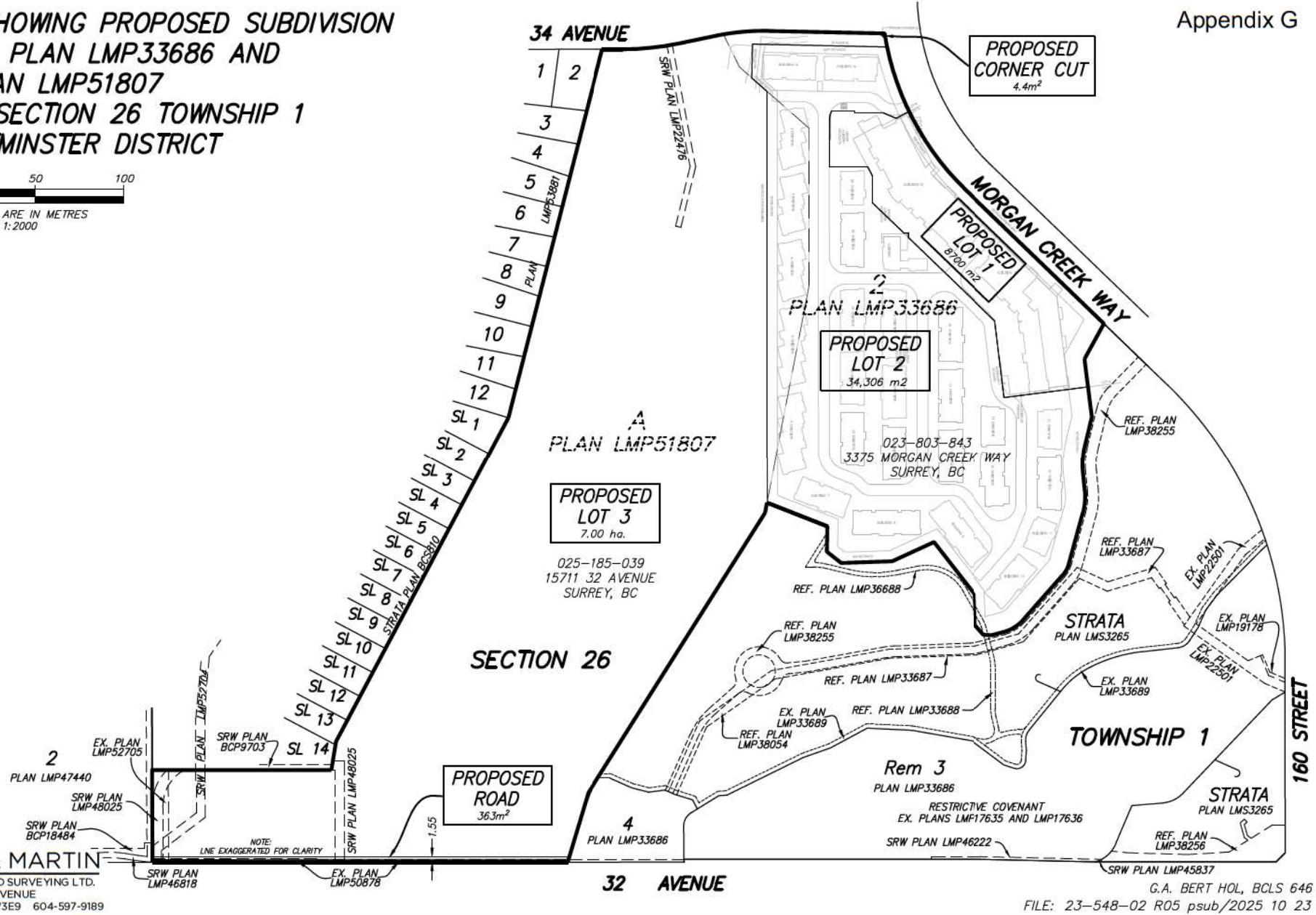
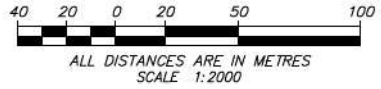
A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Director, Land Development

JNC

SKETCH SHOWING PROPOSED SUBDIVISION OF LOT 2, PLAN LMP33686 AND LOT A PLAN LMP51807 BOTH OF SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT



APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

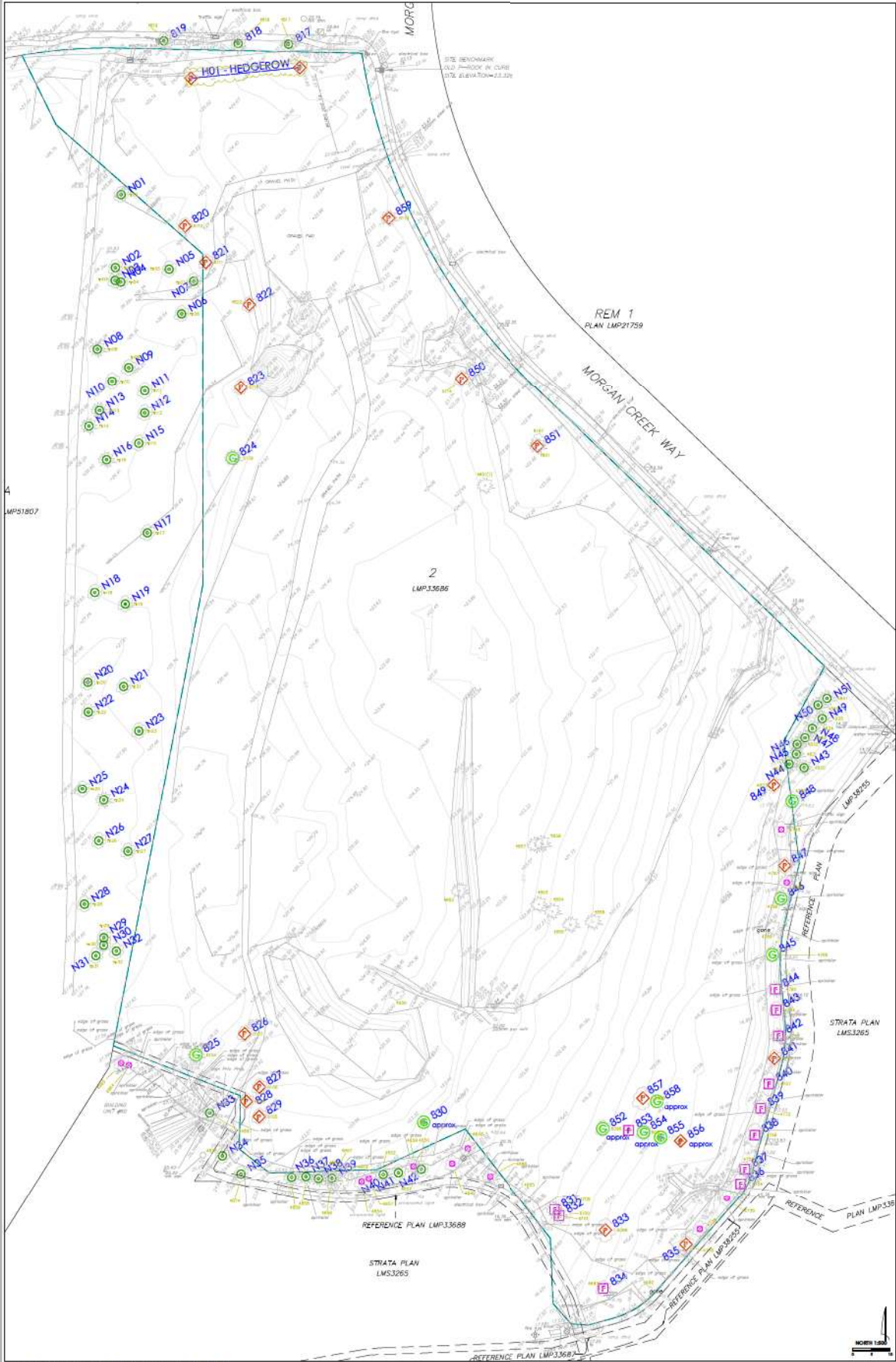


APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
 Project Address: **3375 Morgan Creek Way, Surrey, BC**
 Consulting Arborist: **Nick McMahon**

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

ONSITE TREES				# of Trees
Existing Bylaw Trees				<u>41</u>
Proposed Removed Bylaw Trees				<u>29</u>
Proposed Retained Bylaw Trees				<u>12</u>
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	Removed		Subtotal	
	7	x 1	7	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	13	x 2	26	
Required Replacement Trees				<u>33</u>
Proposed Replacement Trees				<u>0</u>
Deficit of Replacement Trees				<u>33</u>
Total Onsite Retained and Replacement Trees				<u>12</u>
OFFSITE TREES				# of Trees
Existing Bylaw Trees				<u>51</u>
Proposed Removed Bylaw Trees				<u>24</u>
Proposed Retained Bylaw Trees				<u>27</u>
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	Removed		Subtotal	
	20	x 1	20	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	24	x 2	48	
Required Replacement Trees				68
*To be taken as cash-in-lieu				
Total Offsite Retained Trees				<u>27</u>
CITY TREES		Existing	Removed	Retained
Park/City Lot Trees	0		0	0
Boulevard Trees	3		0	3
Total	3		0	3



TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN
HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY

GENERAL NOTES:

1. This drawing is a preliminary design and is subject to change without notice.
2. The information shown on this drawing is based on field data collected by the consultant.
3. The consultant is not responsible for the accuracy of the information provided by the client.
4. The consultant is not responsible for the accuracy of the information provided by the client.
5. The consultant is not responsible for the accuracy of the information provided by the client.

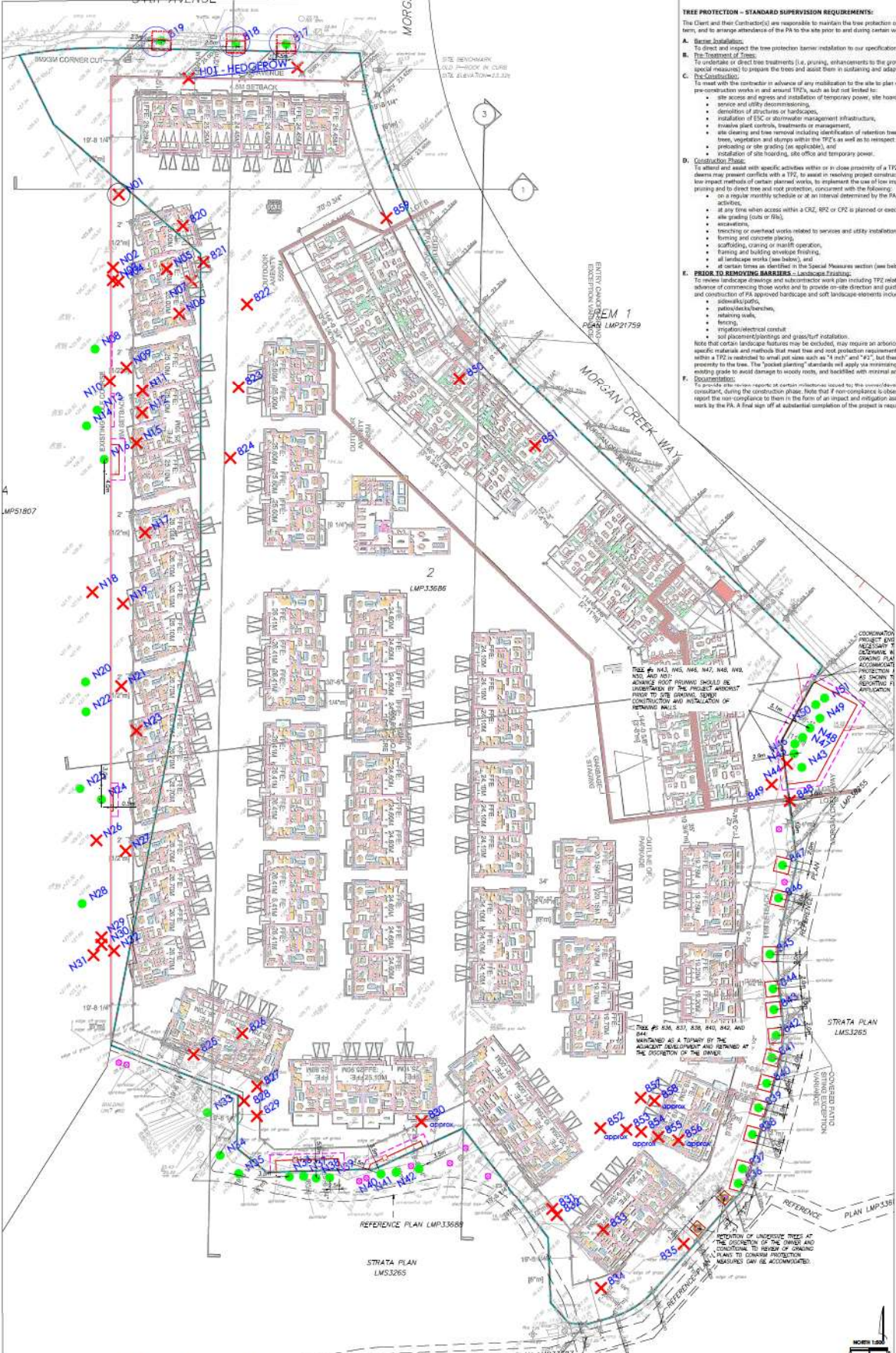
LEGEND:

	Green Tree
	Yellow Tree
	Red Tree
	Blue Tree
	Purple Tree
	Pink Tree
	Orange Tree
	Light Green Tree
	Light Yellow Tree
	Light Red Tree
	Light Blue Tree
	Light Purple Tree
	Light Pink Tree
	Light Orange Tree

PRELIMINARY - ISSUED FOR RE APPLICATION PURPOSES
PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT
TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
SHEET 2 OF 2

APPENDIX C: TREE MANAGEMENT DRAWING

 ARBORTECH CONSULTING 4135 48th Street Langley BC V3A 0B1	 ACL GROUP 1000 West Broadway Vancouver BC V6C 1A5	PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT	CLIENT: HINLEY DEVELOPMENT
		ADDRESS: 1375 MORGAN CREEK WAY, SUITE	CITY REF: []
DATE: AUG 28, 2023		ACI FILE: 23123	PLOT SIZE: 22'X26' REV # 12



TREE PROTECTION - STANDARD SUPERVISION REQUIREMENTS:
 The Client and their Contractor(s) are responsible to maintain the tree protection compliance through the entire construction term, and to arrange attendance of the PA to the site prior to and during certain work activities, generally as follows:

- Barrier Installation:**
To direct and inspect the tree protection barrier installation to our specifications and provide a barrier sign-off report.
- Treatment of Trees:**
To undertake all direct tree treatments (i.e. pruning, enhancements to the growing site, irrigation watering program and special measures) to prepare the trees and assist them in sustaining and adapting to the rigors of construction.
- Pre-Construction:**
To meet with the contractor in advance of any mobilization to the site to plan on-site assistance to direct/supervise pre-construction works in and around TPEs, such as but not limited to:
 - site access and egress and installation of temporary power, site hoarding, site office or other infrastructure;
 - soil and utility decontamination;
 - demolition of structures or landscapes;
 - installation of EIC or decontamination management infrastructure;
 - install a plant control, treatments or management;
 - site clearing and tree removal including identification of retention trees and direction of how impact removal of trees, vegetation and shrubs within the TPEs and as to impact retained trees after clearing for condition, preboring or site grading (as applicable), and
 - location of site hoarding, site office and temporary power.
- Construction Phase:**
To attend and assist with specific activities within or in close proximity of a TPE to review design details that the Client deems may present conflicts with a TPE, to assist in resolving project constructability challenges, to direct or undertake low impact methods of certain planned works, to implement the use of low impact materials, and/or to perform root-pruning and to direct tree and root protection, concurrent with the following:
 - on a regular monthly schedule or at an interval determined by the PA relative to the construction progress and activities;
 - at any time when access within a CRZ, RPE or EPE is planned or executed;
 - site grading (cut or fill);
 - excavations;
 - finishing or overhead works related to services and utility installation;
 - forming and concrete pouring;
 - scaffolding, craning or hoist operation;
 - finishing and building envelope finishing;
 - all landscape works (see below); and
 - at certain times identified in the Special Measures section (see below).
- PRIOR TO REMOVING BARRIERS - Landscape Restoring:**
To review landscape drawings and subcontractor work plan including TPE related annotations on methods and materials in advance of commencing those works and to provide on-site direction and guidance for the associated preparation works and construction of PA approved hardscape and soft landscape elements including but not limited to:
 - subsoil/aerification;
 - patina/soil/aerification;
 - retaining walls;
 - irrigation/electrical control;
 - soil placement/depths and grades/turf installation.
 Note that certain landscape features may be excluded, may require an arboricultural retention system, or will be limited to specific materials and methods that meet tree and root protection requirements. Planting of any plants, shrubs or hedges within a TPE is restricted to small pot plants such as "4 inch" and "6 inch", but these may vary depending on tree species and proximity to the tree. The "soil placement standards" will apply to retaining planting beds, limited digging site existing grade to avoid damage to nearby roots, and backfilled with mineral addition of growing medium.
- Documentation:**
To provide a written report of certain milestones required by the owner/developer, the general contractor and the prime consultant, during the construction phase. Note that if non-compliance is observed, the PA is required by the city to report to the city in the form of an impact and mitigation assessment which may require investigative work by the PA. A final sign off at substantial completion of the project is required.

TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

LEGEND - TREE RETENTION

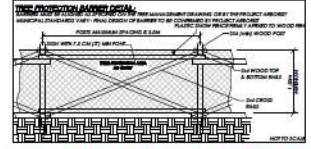
The PA shall identify and retain trees that are to be retained for the proposed development. The PA shall identify and retain trees that are to be retained for the proposed development. The PA shall identify and retain trees that are to be retained for the proposed development.

- Green circle: Tree to be retained
- Red 'X': Tree to be removed
- Blue circle: Tree to be retained (with specific notes)
- Yellow circle: Tree to be retained (with specific notes)
- Orange circle: Tree to be retained (with specific notes)
- Purple circle: Tree to be retained (with specific notes)
- Light blue circle: Tree to be retained (with specific notes)
- Light green circle: Tree to be retained (with specific notes)
- Light orange circle: Tree to be retained (with specific notes)
- Light purple circle: Tree to be retained (with specific notes)
- Light light blue circle: Tree to be retained (with specific notes)
- Light light green circle: Tree to be retained (with specific notes)
- Light light orange circle: Tree to be retained (with specific notes)
- Light light purple circle: Tree to be retained (with specific notes)
- Light light light blue circle: Tree to be retained (with specific notes)
- Light light light green circle: Tree to be retained (with specific notes)
- Light light light orange circle: Tree to be retained (with specific notes)
- Light light light purple circle: Tree to be retained (with specific notes)

LEGEND - TREE PROTECTION

The PA shall identify and retain trees that are to be retained for the proposed development. The PA shall identify and retain trees that are to be retained for the proposed development. The PA shall identify and retain trees that are to be retained for the proposed development.

- Red dashed line: Tree protection barrier
- Blue dashed line: Tree protection barrier
- Green dashed line: Tree protection barrier
- Orange dashed line: Tree protection barrier
- Purple dashed line: Tree protection barrier
- Light blue dashed line: Tree protection barrier
- Light green dashed line: Tree protection barrier
- Light orange dashed line: Tree protection barrier
- Light purple dashed line: Tree protection barrier
- Light light blue dashed line: Tree protection barrier
- Light light green dashed line: Tree protection barrier
- Light light orange dashed line: Tree protection barrier
- Light light purple dashed line: Tree protection barrier
- Light light light blue dashed line: Tree protection barrier
- Light light light green dashed line: Tree protection barrier
- Light light light orange dashed line: Tree protection barrier
- Light light light purple dashed line: Tree protection barrier



PRELIMINARY - ISSUED FOR RZ APPLICATION PURPOSES
PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT
TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
SHEET 2 OF 2

APPENDIX C: TREE MANAGEMENT DRAWING

PROJECT INFORMATION
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
 ADDRESS: 5275 MORGAN CREEK WAY, SUITE
 CLIENT: REXLEY DEVELOPMENT
 CITY REF: [blank]
 PLOT SIZE: 23'x14' [blank] REF # 12
 DATE: AUG 18, 2023

DESIGNER INFORMATION
 ABBORTTECH CONSULTING
 4155 42ND STREET CANARY BC V2Y 3L1
 TEL: 604-271-1111
 A.C.I. GROUP
 1000 WESTERN AVENUE
 VANCOUVER, BC V6V 3C7
 TEL: 604-271-1111

Department: **Planning and Demographics**
Date: **September 9, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **25-0093**

The proposed development of **115** Low Rise Apartment units and **84** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	92
---	----

Projected Number of Students From This Development In:	
Elementary School =	51
Secondary School =	26
Total Students =	77

Current Enrolment and Capacities:	
Morgan Elem	
Enrolment	551
Operating Capacity	584
# of Portables	0
Grandview Heights Sec	
Enrolment	1792
Operating Capacity	1500
# of Portables	8

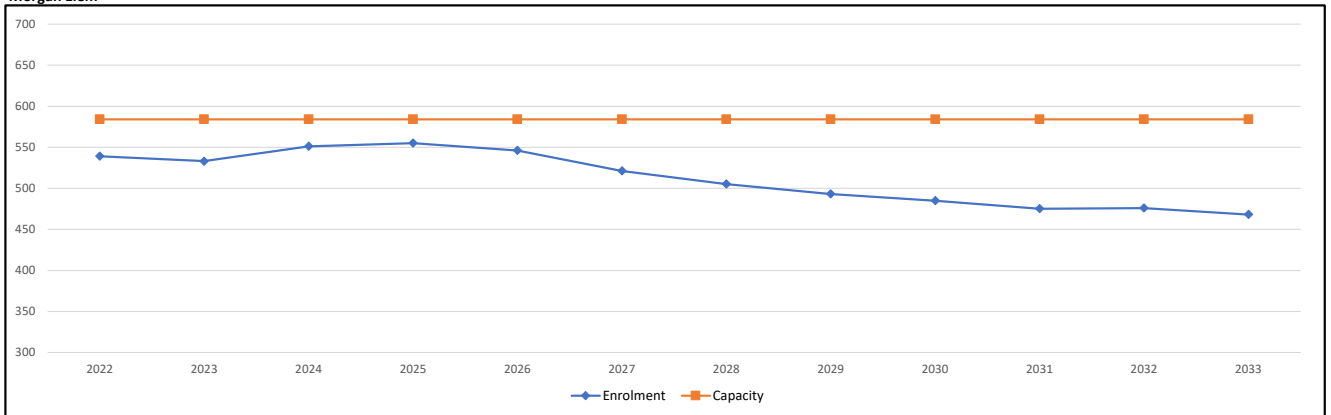
Summary of Impact and Commentary

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

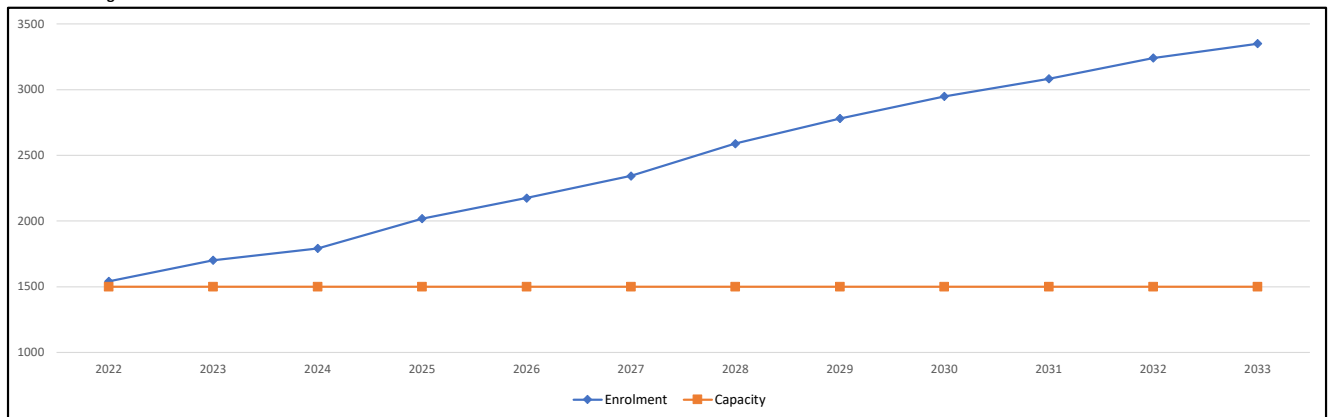
As of September 2024, Morgan Elementary is at 94% capacity. Based on current plans, enrolment in the Morgan catchment should remain steady. This application is proposing a significant amendment to the land use plan and would change projections for Morgan Elementary. However, there should be capacity in the catchment to accommodate this growth over time.

As of September 2024, Grandview Heights is operating at 119% capacity and enrolment is projected to grow rapidly in the next 10 years. The District was successful in securing support for a 500-seat addition to the school, with formal approval still pending. The expansion is targeted to open in 2029. The District was also successful in securing funding for land acquisition in the area, for a new secondary school.

Morgan Elem



Grandview Heights Sec



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.