

CLIENT
Rize
 Rezoning Drawings for
 104 Avenue & 133 Street
 104 Avenue & 133 Street, Surrey, BC
 Prepared for
 Rize Alliance Properties Ltd.
 Suite 304 - 1055 Dunsen Street

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NO.	DATE	DESCRIPTION
00	2011-06-29	Issued for Recording
04	2011-06-21	Response to ADP Comments
03	2011-05-26	Issued for Advisory Design Panel
02	2011-06-21	Issued for Development Permit
01	2011-03-00	Issued for Recording

NO.	DATE	DESCRIPTION

NO.	DATE	APPR.	DESCRIPTION

SEAL
 SUB-CONSULTANT

PRIME CONSULTANT
 IBI GROUP
 1030-1150 West Pender Street
 Vancouver BC V6E 4E1 Canada
 Tel: 604 683 8787
 Fax: 604 683 9682

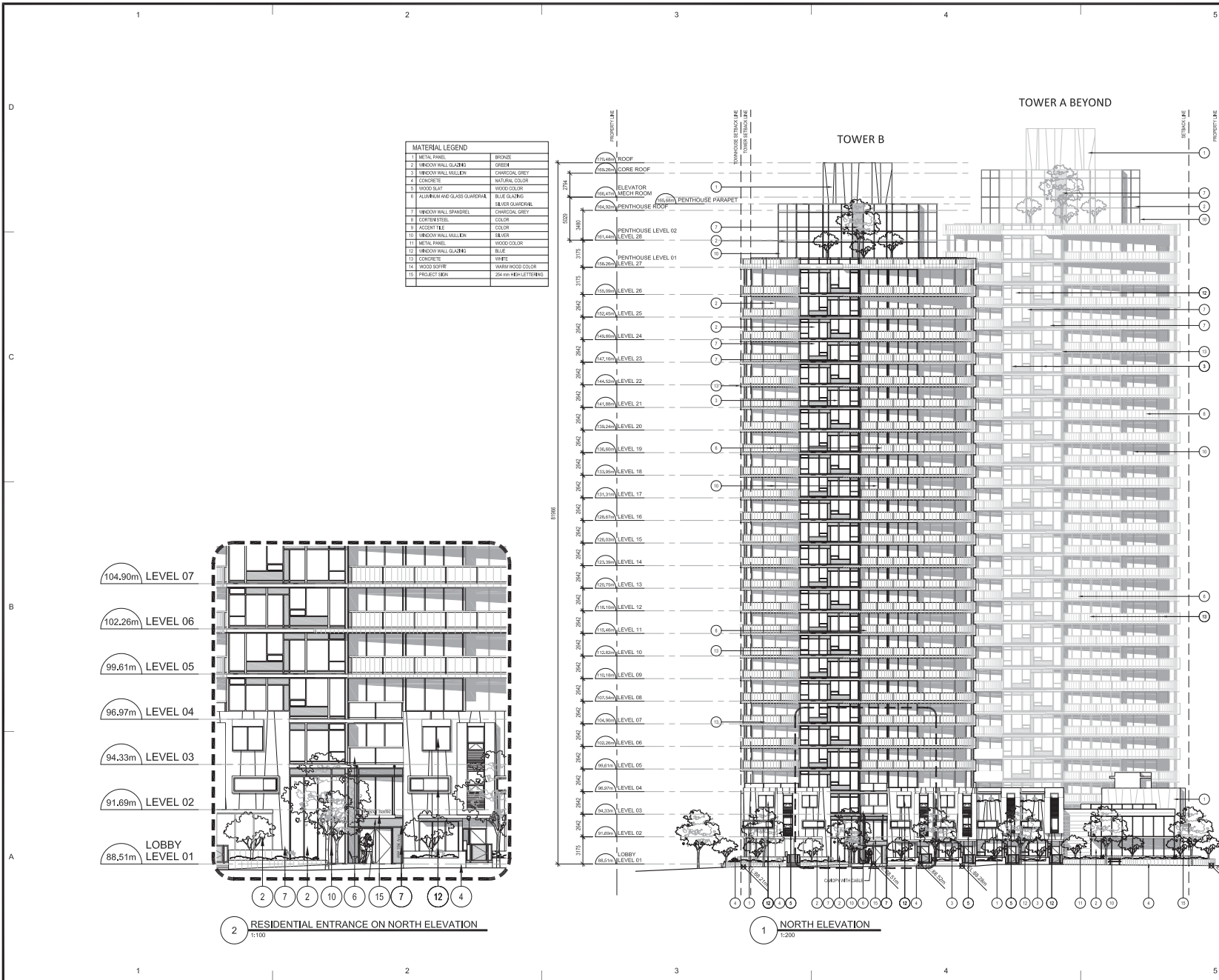
PROJECT TITLE
104 Ave & 133 Street
 Project Address

PROJECT NO.: 28454
 DRAWN BY: IBI
 CHK'D BY: CD
 SCALE: 1/200
 DATE: 2011-06-29

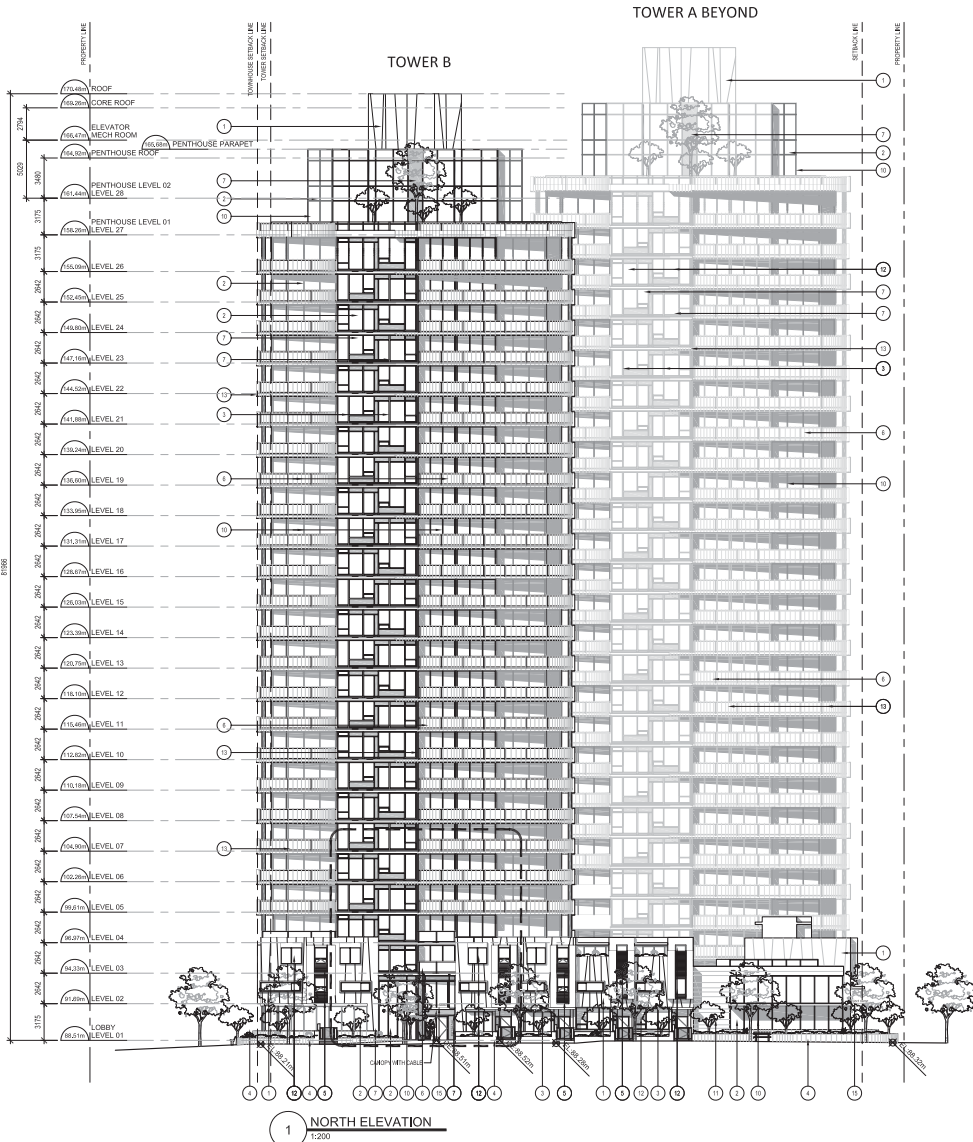
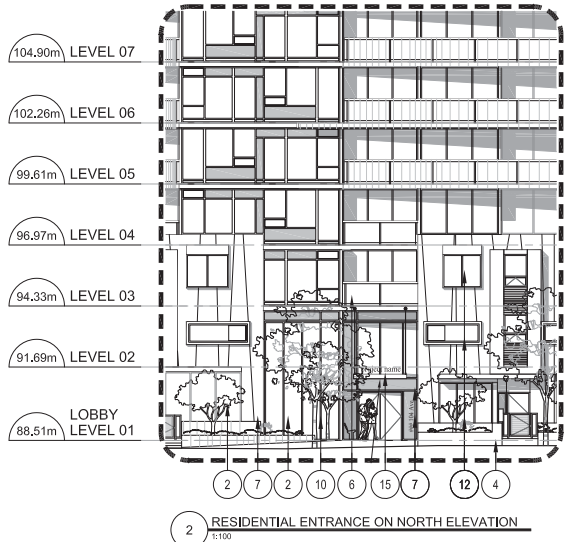
SHEET TITLE
LEVEL 28 FLOOR PLAN

SHEET NUMBER
A-109

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MATERIAL LEGEND		
1	METAL PANEL	BRONZE
2	WINDOW WALL GLAZING	GREEN
3	WINDOW WALL MULLER	CHARCOAL GREY
4	CONCRETE	NATURAL COLOR
5	WOOD SLAT	WOOD COLOR
6	FLUOROPOLYMER GLASS CURTAIN WALL	BLUE TINTING
7	WINDOW WALL SPANDREL	SILVER GLAZING
8	COUNTER PANEL	CHARCOAL GREY
9	ACCENT TILE	COLOR
10	WINDOW WALL MULLER	SILVER
11	METAL PANEL	WOOD COLOR
12	WINDOW WALL GLAZING	BLUE
13	CONCRETE	WHITE
14	WOOD SLAT	NATURAL WOOD COLOR
15	PROJECT SIGN	24 mm HIGH LETTERING



CLIENT

Rize

Recording Drawings for
104 Avenue & 133 Street
104 Avenue & 133 Street, Surrey, BC

Prepared for
Rize Alliance Properties Ltd.
Suite 3034 - 1055 Dunsford Street

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03 2014-06-29 Based for Recording

04 2014-06-21 Response to ADP Comments

03 2014-05-26 Based for Advisory Design Panel

02 2014-06-21 Based for Development Permit

01 2014-03-20 Based for Recording

NO.	DATE	DESCRIPTION

NO. DATE APPR DESCRIPTION

REVISIONS

SEAL

SUB-CONSULTANT

PRIME CONSULTANT

TBI

104 Avenue & 133 Street
104 Avenue & 133 Street, Surrey, BC
V4A 1A4
Tel: 604-883-8787
Fax: 604-883-9482

PROJECT TITLE
104 Ave & 133 Street
Project Address

PROJECT NO: 21844

DRAWN BY: TBI

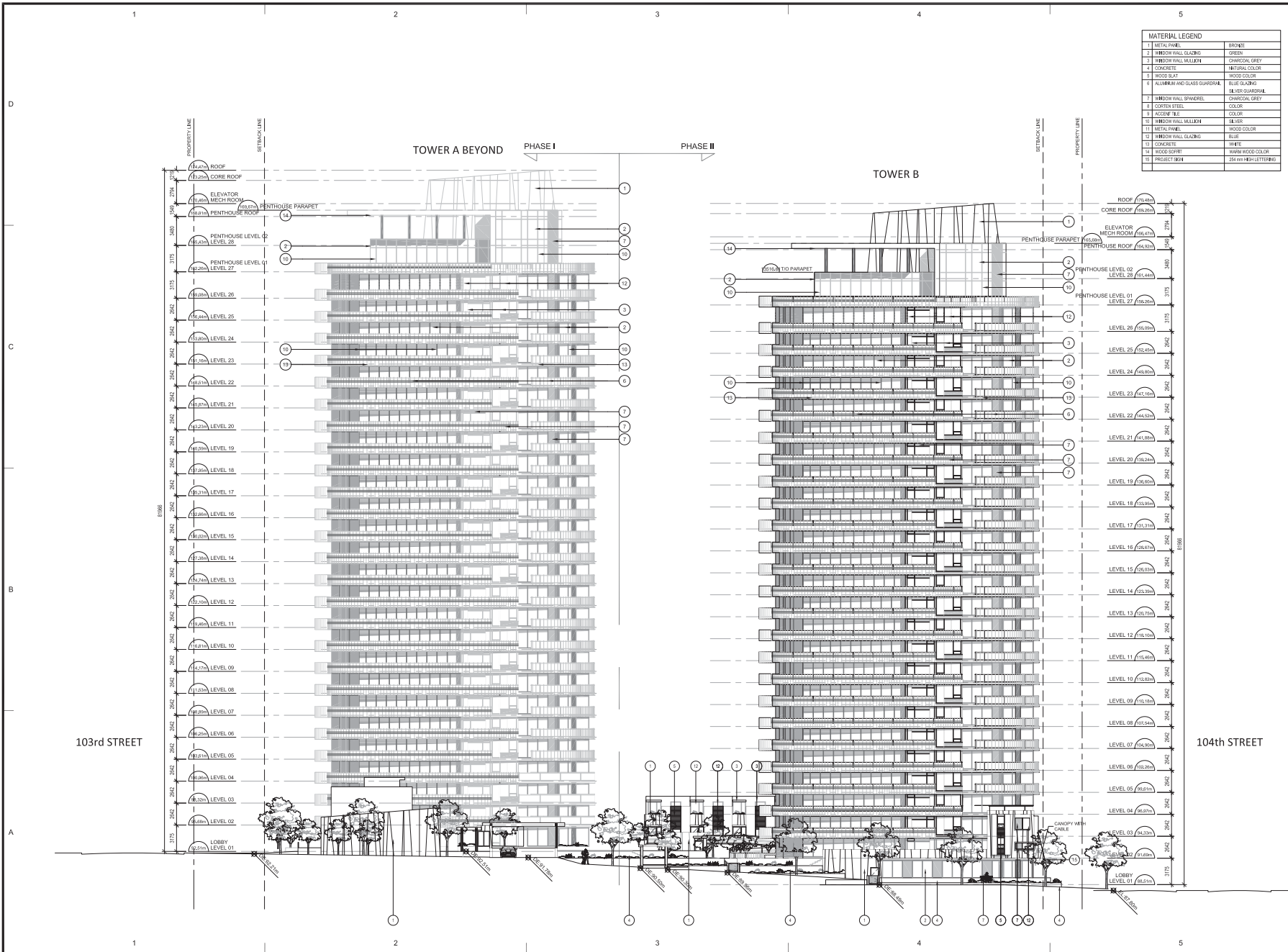
CHECKED BY: CD

SCALE: AS NOTED

DATE: 2011-09-29

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER	REV.
A-201	---



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 Recording Drawings for
 104 Avenue & 133 Street
 104 Avenue & 133 Street, Sunny, BC

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01	2011-03-02	Issued for Recording

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PRIME CONSULTANT
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 Fax: 604 683 9982

PROJECT TITLE
104 Ave & 133 Street
 Project Address

PROJECT NO: 21844
 DRAWN BY: IBI
 CHECKED BY: CD
 SCALE: 1/200
 DATE: 2011-06-29

SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-204

18:\Users\j20424\Documents\133 Ave & 104 Ave\104 Ave & 133 Street\104 Ave & 133 Street.dwg, 2011-06-29 10:51:53 AM, IBI Inc.

LEGEND

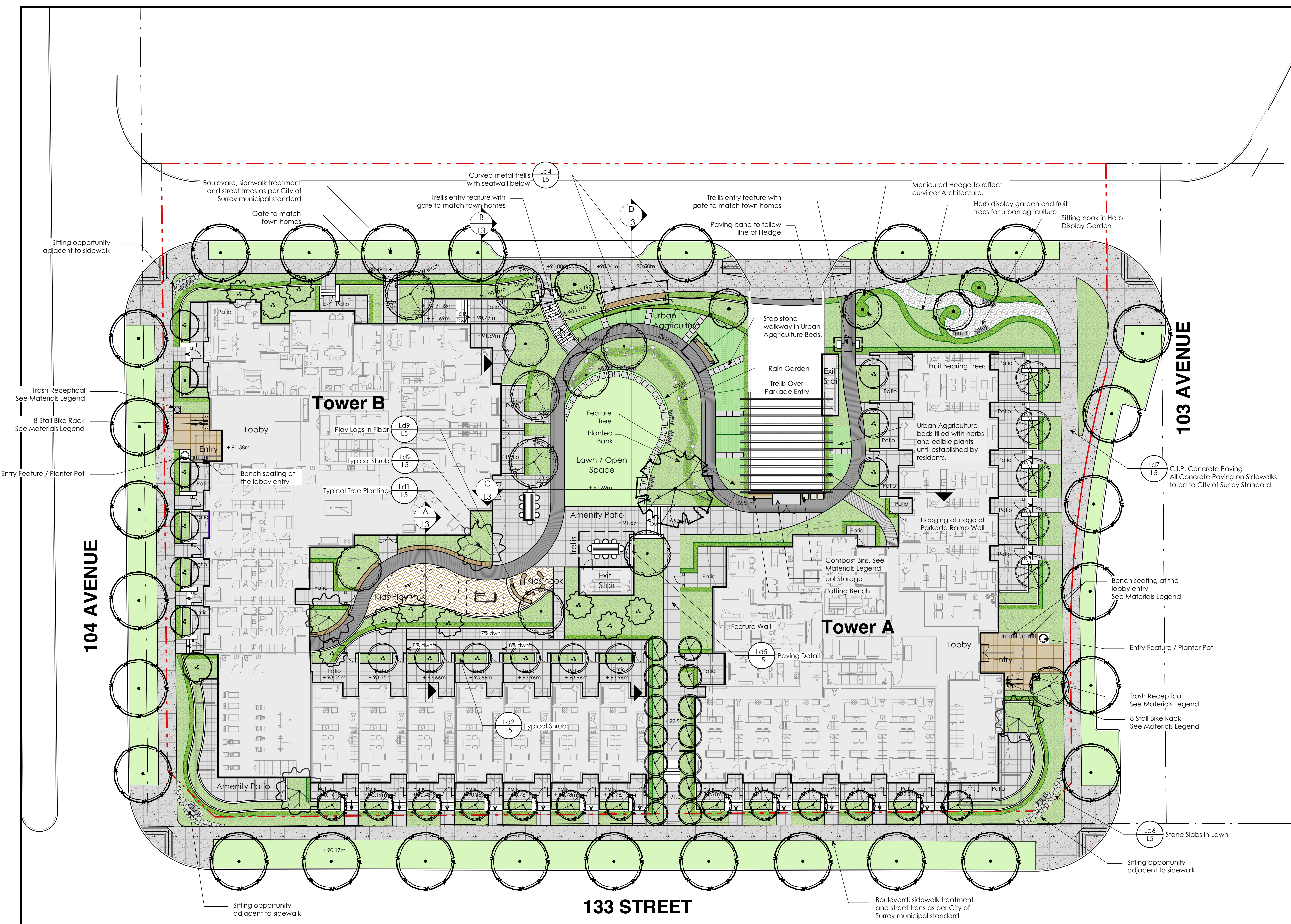
	Existing Spot Elevation		Property Line
	Top of Wall		Direction of Slope
	Bottom of Wall		Control joint
	Top of Stair		
	Bottom of Stair		

SYMBOL KEY

- Trash Receptical Model RTC-4 with Dome Lid. Supplied by Victor Stanley, Inc. (1.800.368.2573). Fasten to 600mm sq. concrete base. Similar to conc. paving detail.
- 1.8m Wood Slat Bench. Model PRS-10 with Ipe slats. Supplied by Victor Stanley, Inc. (1.800.368.2573). Install on 2032mm x 914mm x 100mmmk broom finished conc. base.
- 8 Stall Bike Rack. Model W450B, Colour Stainless Steel. Supplied by Cora Bike Racks 1.800.354.8624.
- Compost Bins
- Entry Feature Planter Pot
- Nature Discovery Play house: by GameTime Model 36059. Install as per manufacturers specifications. Supplied by Suttle Recreation Ltd (1.800.668.5221)
- Tilted Whirl-Wind Seat by GameTime Model 6142. Install as per manufacturers specifications. Supplied by Suttle Recreation Ltd (1.800.668.5221)
- C-Spring, Themed Spring Toy by GameTime Model 4893. Install as per manufacturers specifications. Supplied by Suttle Recreation Ltd (1.800.668.5221)

MATERIALS KEY

- Concrete Paving Light Broom Finish. Broom pattern to be perpendicular to edge of paving or as noted. See Detail 7 on Sheet L5
- Unit Concrete Paving. Supplied by Abbotsford Concrete Products (1.800.663.4091). Type: Standard Classic Series. Colour: Desert Sand. Pattern: Running Bond. See Detail 5 on Sheet L5
- Unit Concrete Paving. Supplied by Abbotsford Concrete Products (1.800.663.4091). Type: Standard Classic Series. Colour: Natural. Pattern: Running Bond. See Detail 5 on Sheet L5
- Unit Concrete Paving. Supplied by Abbotsford Concrete Products (1.800.663.4091). Type: Texada Hydra Pressed Slabs. Colour: Natural. Size: 457mm x 457mm x 40mm. See Detail 5 on Sheet L5
- Unit Concrete Paving. Supplied by Abbotsford Concrete Products (1.800.663.4091). Type: Texada Hydra Pressed Slabs. Colour: Tan. Size: 457mm x 457mm x 40mm. See Detail 5 on Sheet L5
- 1.5' X 2' thick tumbled blue stone flagstone on sand. See Detail Ld6 on Sheet L5
- Gravel Pathway
- Fibar Play Surfacing. See Detail 9 on Sheet L5
- Sodded Lawn
- Shrub Planting



104 AVE & 133 STREET GROUND LEVEL MATERIALS

SCALE 1:200

ISSUED FOR DP

DATE 29 JUNE 2011

L1

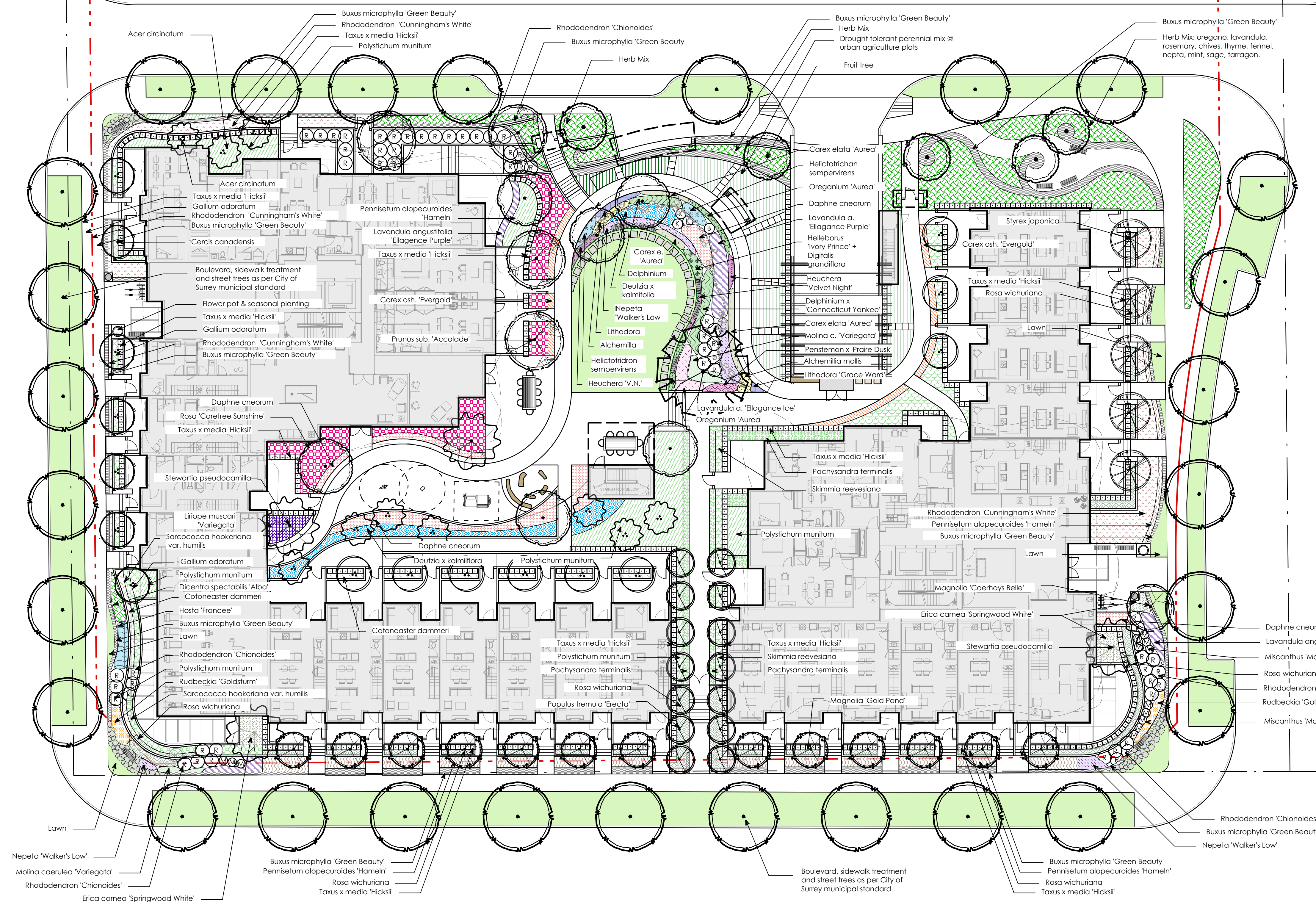


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PLANT LIST

Symbol	Qty	Botanical Name	Common Name	Size & Spacing
Trees				
⊙	11	Acer circinatum		B+B, 4m clump
⊙	6	Acer palmatum		B+B, 7cm caliper
⊙	1	Cercis canadensis		6cm caliper, WB
⊙	6	Cornus 'Aurora'		B+B, 5cm caliper
⊙	1	Magnolia 'Caerhays Belle'		B+B, 5cm caliper
⊙	14	Magnolia 'Golden Pond'		B+B, 5cm caliper
⊙	4	Magnolia yellow		B+B, 5cm caliper
⊙	14	Populus tremula 'Erecta'		B+B, 5cm caliper
⊙	7	Prunus sub. 'Accolade'		B+B, 9cm caliper
⊙	4	Stewartia pseudocamellia		B+B, 5cm caliper
⊙	5	Styrex japonica		B+B, 6cm caliper
⊙	28	Street tree, spp. TBD by Surrey Parks		B+B, 7cm caliper
⊙	5	Fruit tree		
Shrubs / Perennials / Ground Covers / Urban Agriculture				
⊙	43	Alchemilla mollis		#1 pot, 0.3m o.c.
⊙	1280	Buddleia x 'Petite Indigo'		#3 pot, 0.9m o.c.
⊙	79	Buxus microphyllum 'Green Beauty'		#3 pot, 0.3m o.c.
⊙	151	Carex elata 'Aurea'		#1 pot, 0.3m o.c.
⊙	105	Carex osh. 'Evergold'		#1 pot, 0.3m o.c.
⊙	232	Cotoneaster dammeri		#1 pot, 0.4m o.c.
⊙	97	Daphne cneorum		#3 pot, 0.45m o.c.
⊙	241	Delphinium x 'Connecticut Yankee'		#1 pot, 0.3m o.c.
⊙	9	Deutzia x kalmifolia		#3 pot, 0.4m o.c.
⊙	180	Dicentra spec. 'Alba'		#1 pot, 0.4m o.c.
⊙	118	Erica carnea 'Springwood White'		#1 pot, 0.3m o.c.
⊙	25	Gallium odoratum		4" pot, 0.3m o.c.
⊙	12	Helicofotrichan sempervirens		#1 pot, 0.4m o.c.
⊙	79	Helleborus 'Ivory Prince' + Digitalis grandiflora		#1 pot, 0.3m o.c. (alt. spacing)
⊙	16	Heuchera 'Velvet Night'		#1 pot, 0.3m o.c.
⊙	3	Hosta 'Francee'		#2 pot, 0.4m o.c.
⊙	143	Kolkwitzia amabilis		#5 pot, 0.9m o.c.
⊙	32	Lavandula angustifolia 'Elegance Purple'		#2 pot, 0.4m o.c.
⊙	29	Lavandula 'Elegance Ice'		#2 pot, 0.4m o.c.
⊙	75	Lithodora 'Grace Ward'		#1 pot, 0.3m o.c.
⊙	13	Liriope muscari 'Variegata'		#1 pot, 0.3m o.c.
⊙	30	Miscanthus 'Morning Light'		#2 pot, 0.75m o.c.
⊙	140	Molina c. 'Variegata'		#1 pot, 0.3m o.c.
⊙	38	Nepeta 'Walker's Low'		#1 pot, 0.3m o.c.
⊙	398	Oreganium 'Aurea'		4" pot, 0.2m o.c.
⊙	325	Pachysandra terminalis		#1 pot, 0.3m o.c.
⊙	21	Pennisetum alopecuroides 'Hamel'		#2 pot, 0.4m o.c.
⊙	696	Penstemon x 'Prairie Dusk'		#1 pot, 0.3m o.c.
⊙	295	Polystichum munitum		#2 pot, 0.4m o.c.
⊙	240	Rosa 'Carefree Sunshine'		#3 pot, 0.45m o.c.
⊙	56	Rosa wichuriana		#3 pot, 0.5m o.c.
⊙	324	Rhododendron 'Chionoides'		#10 pot, 1.2m o.c.
⊙	75	Rhododendron 'Cunningham's White'		#3 pot, 0.45m o.c.
⊙	62	Rudbeckia 'Goldstrum'		#1 pot, 0.3m o.c.
⊙	650	Sarcococca hookeriana var. humilis		#3 pot, 0.45m o.c.
⊙	830	Skimmia reevesiana (38 sq.m)		1.2m ht., rootball to rootball
⊙	530	Taxus x media 'Hicksii'		#1 pot, .45m o.c.
⊙		HERB MIX		#1 pot, .45m o.c.
⊙		DROUGHT TOLERANT PERENNIAL MIX (Consisting of Edible Herbs and Plants)		#1 pot, .45m o.c.

NOTES:
 - All plants / planting to be as per current BCNTA/BCSLA Landscape Standards
 - All landscape to be irrigated with automatic irrigation system
 - Plant selection subject to availability at the time of planting.
 - All plant substitutes to be pre-approved by Landscape Architect



104 AVE & 133 STREET GROUND LEVEL PLANTING

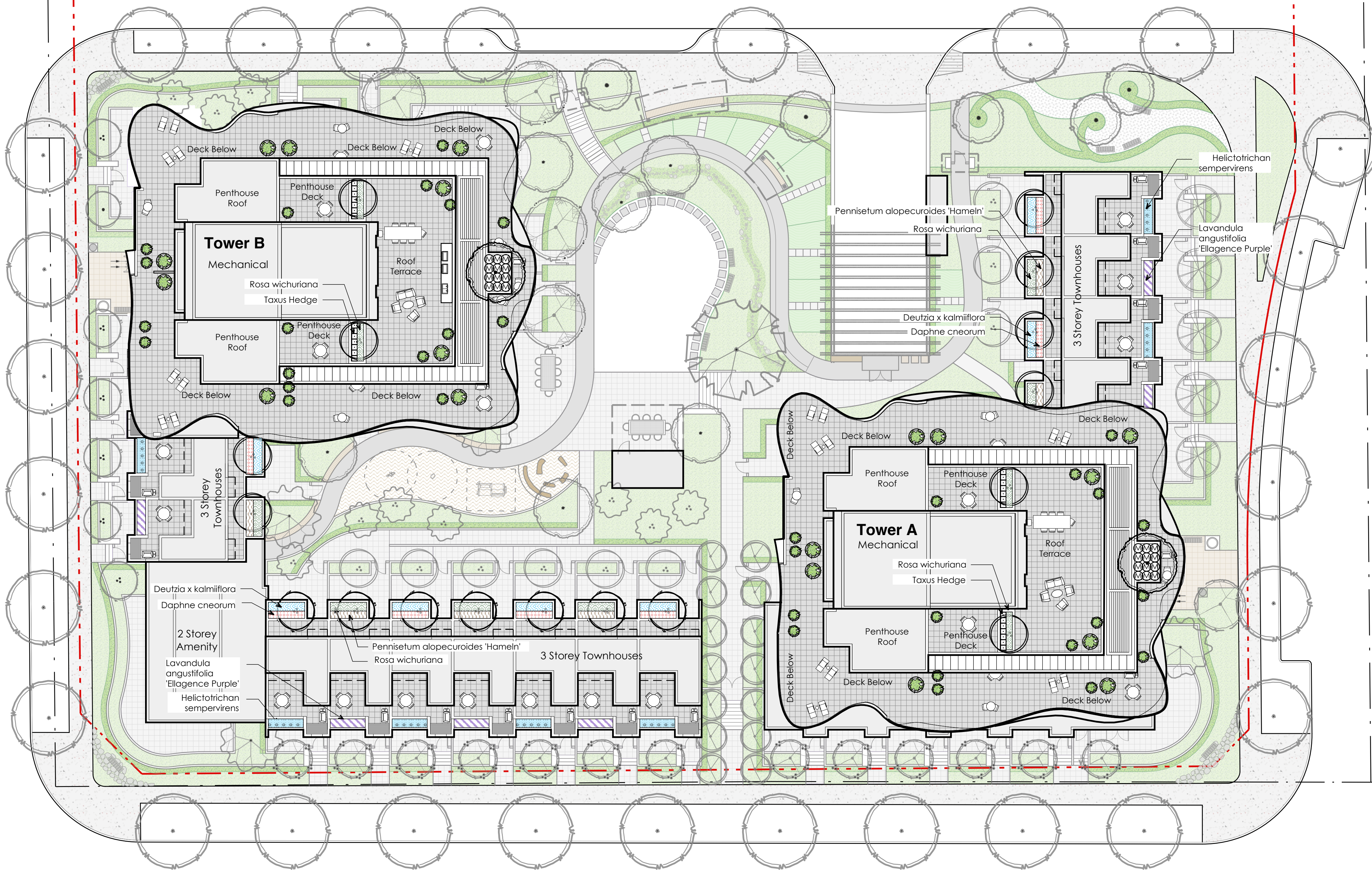
durantekrek
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SCALE 1:200

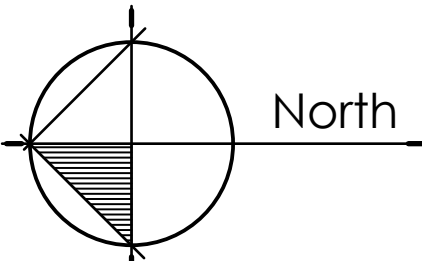
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DATE 29 JUNE 2011

L2



REFER TO SHEET L2 FOR PLANT LIST



104 AVE & 133 STREET ROOF LEVEL MATERIALS / PLANTING



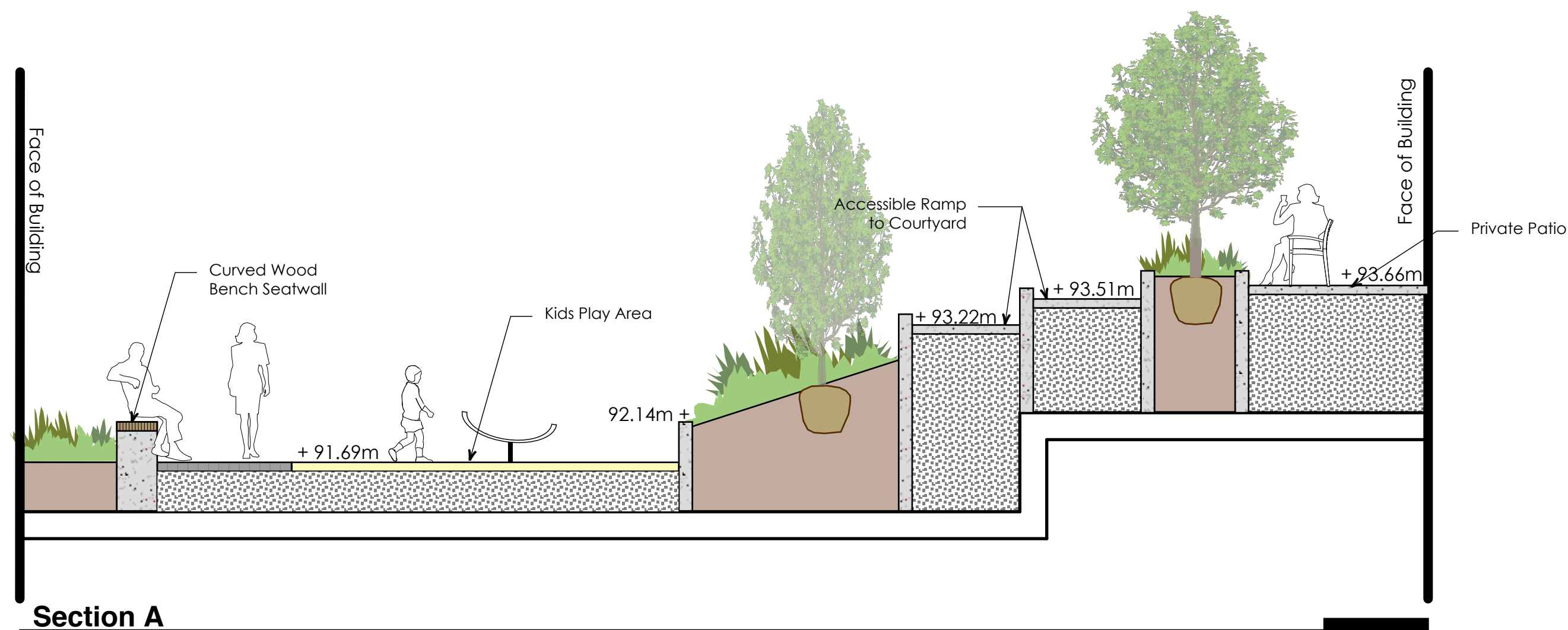
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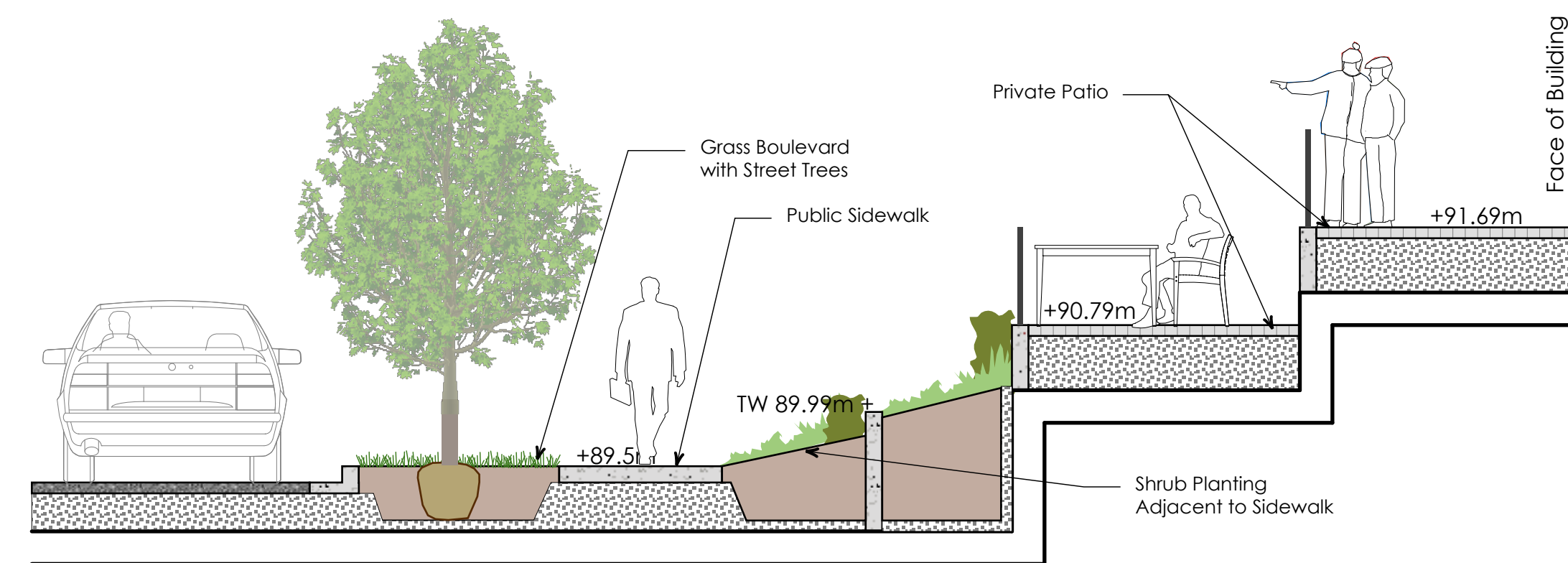
ISSUED FOR DP

DATE 29 JUNE 2011

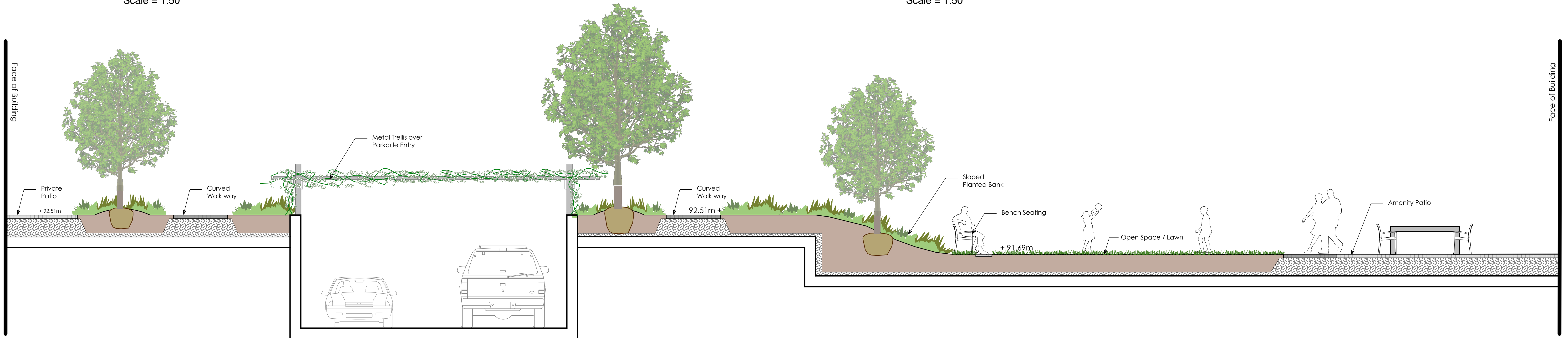
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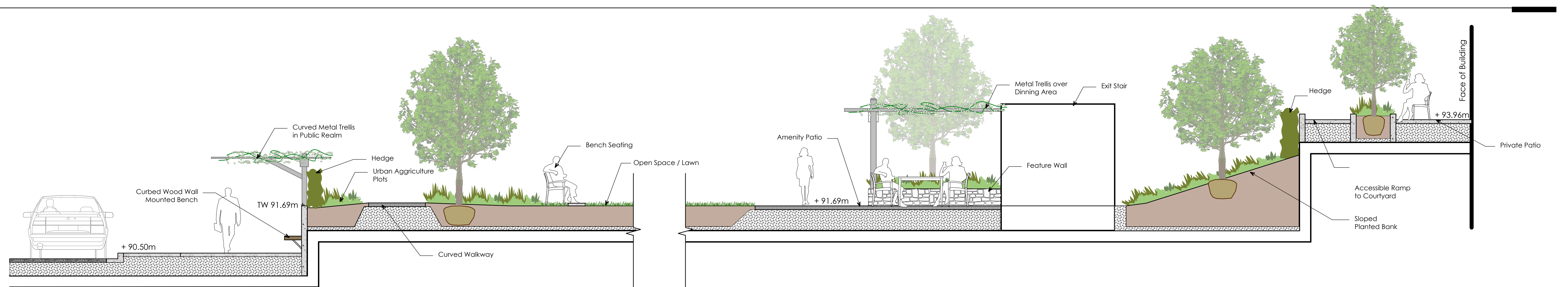
Section A
Scale = 1:50



Section B
Scale = 1:50



Section C
Scale = 1:50



Section D
Scale = 1:50

104 AVE & 133 STREET SECTIONS



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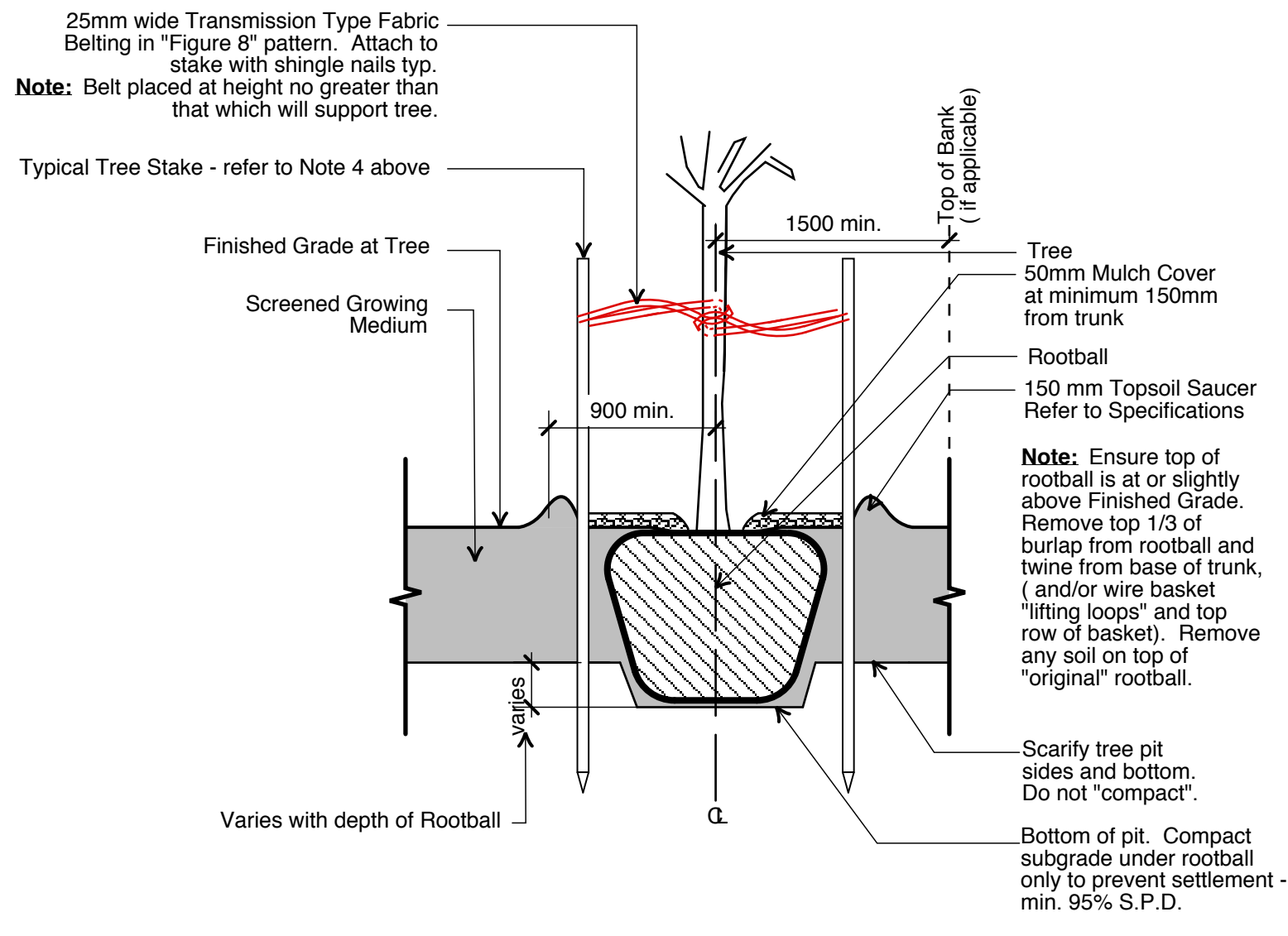
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ISSUED FOR DP

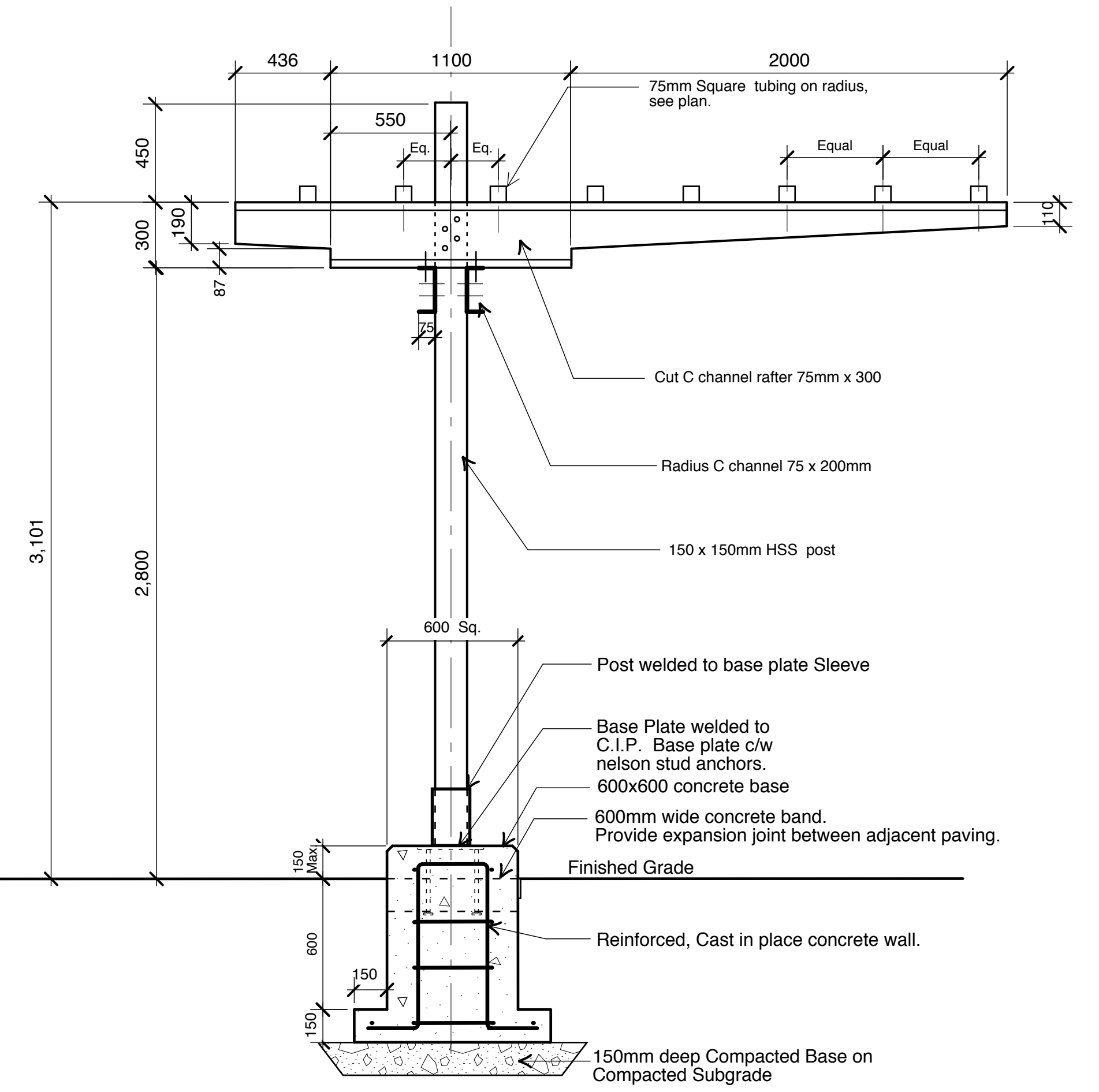
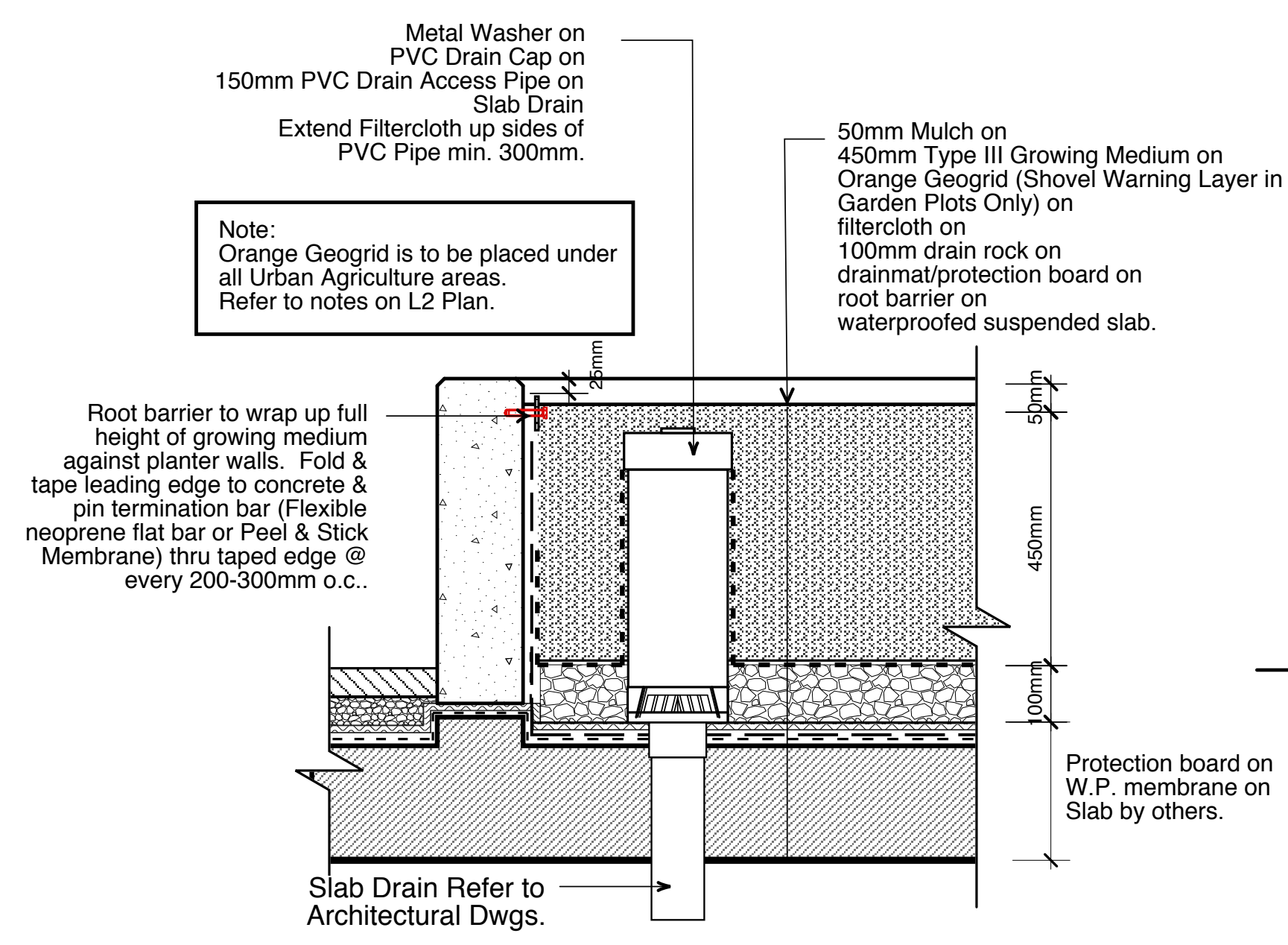
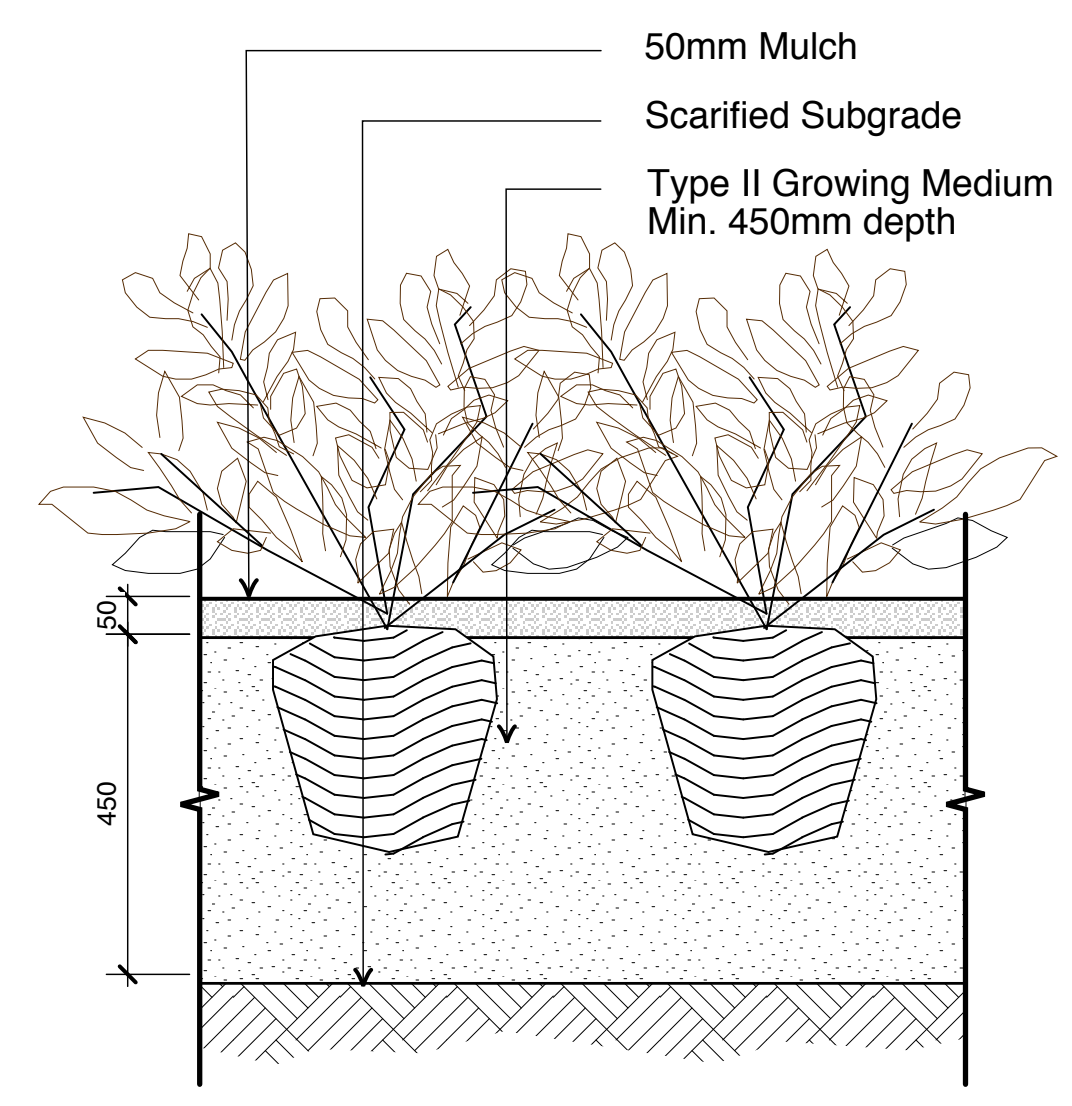
DATE 29 JUNE 2011

L4

- General Notes:**
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging".
 4. All street trees to be staked with 2" - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
 5. Provide min. 5 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth of Growing Medium Total (mm)	Area (M2)	Variation	
		Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

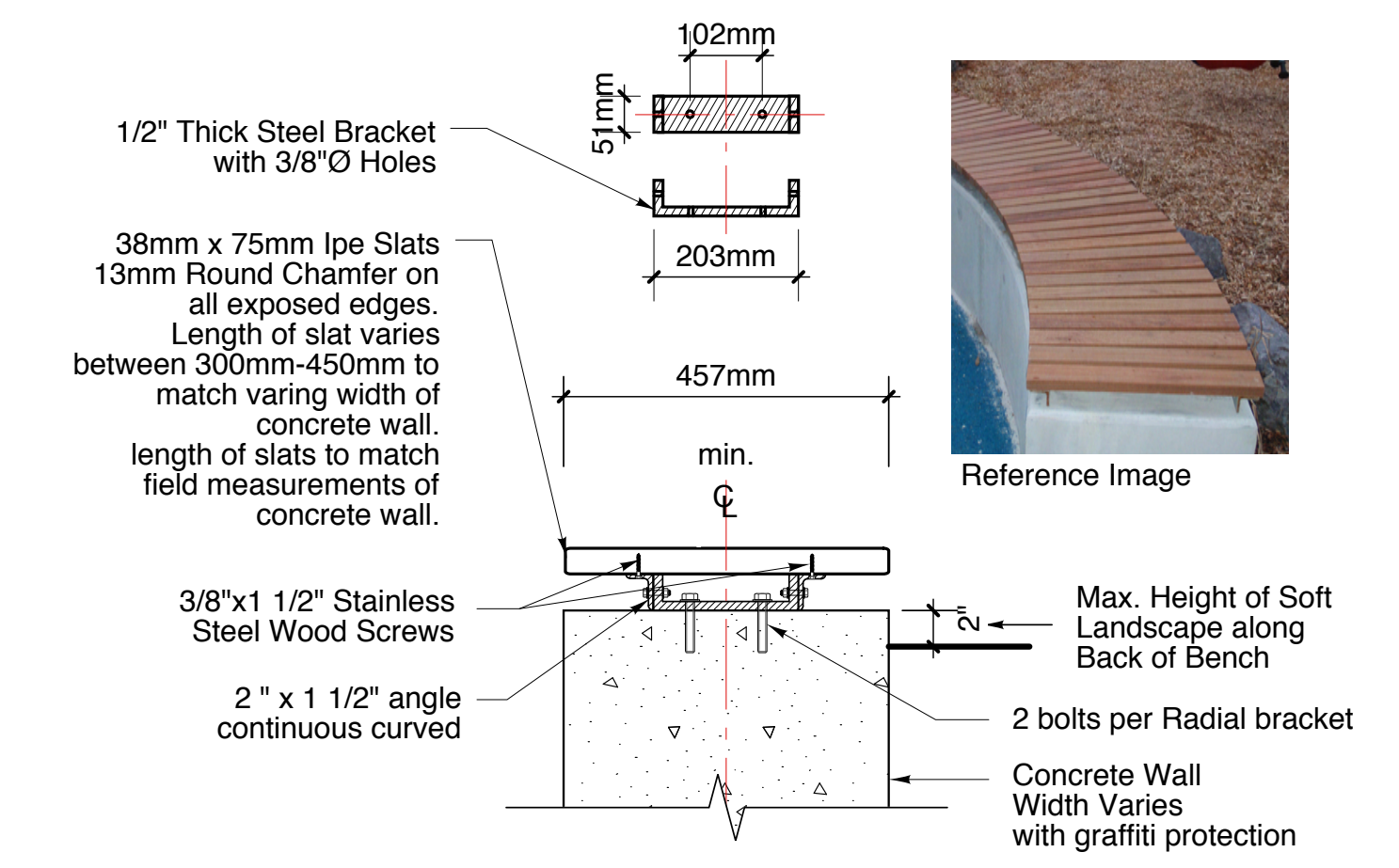
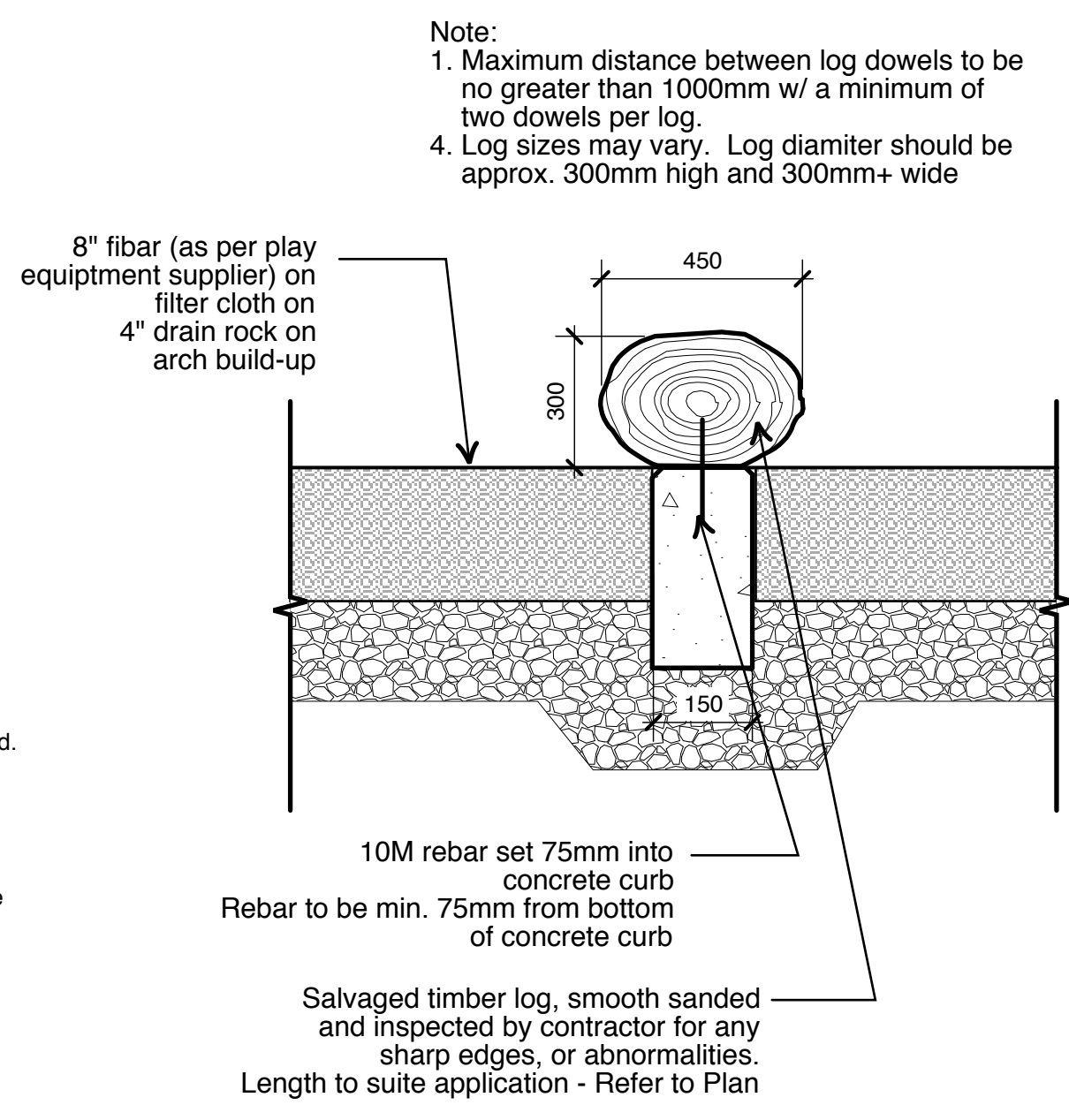
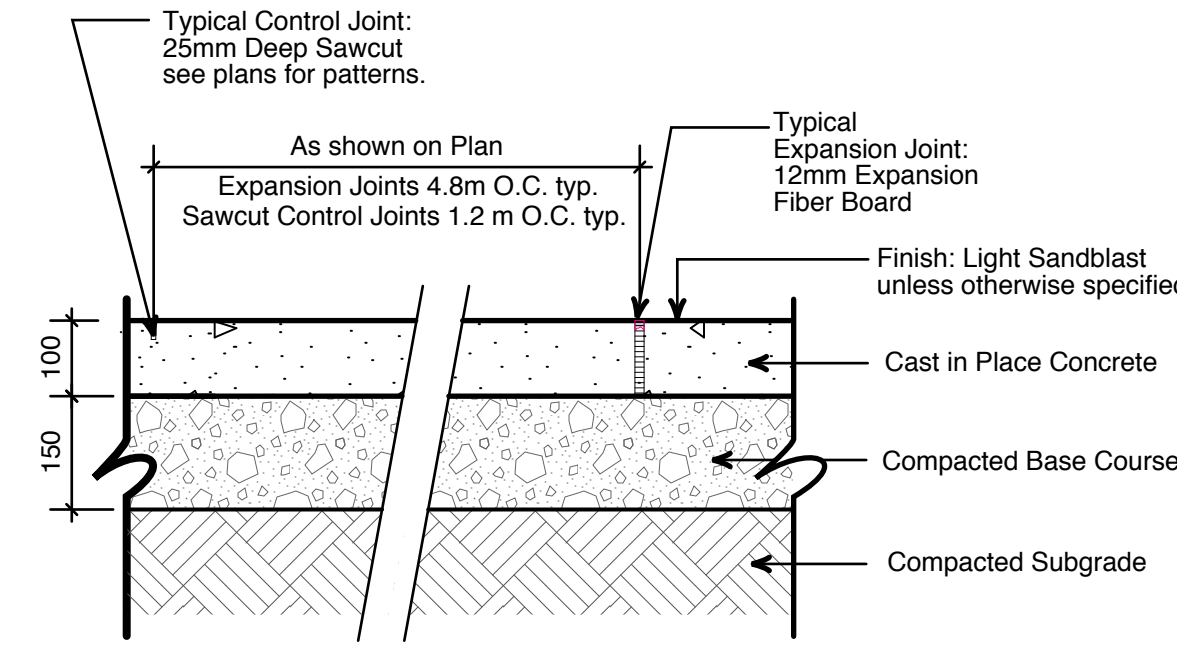
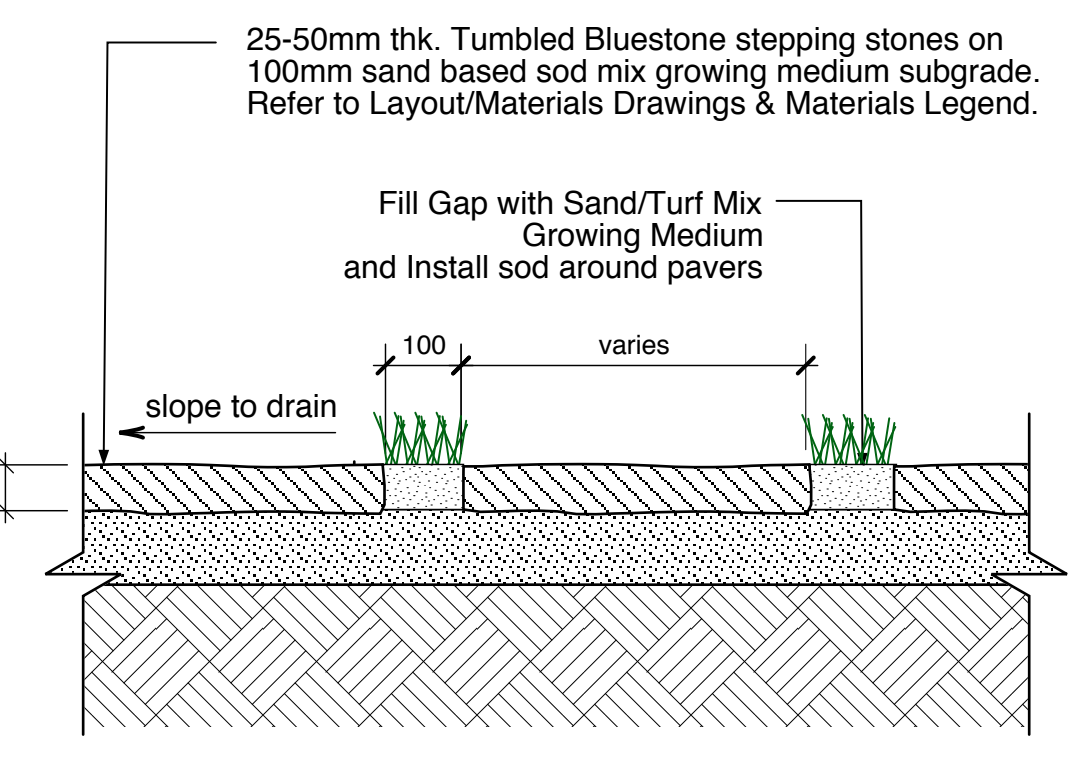
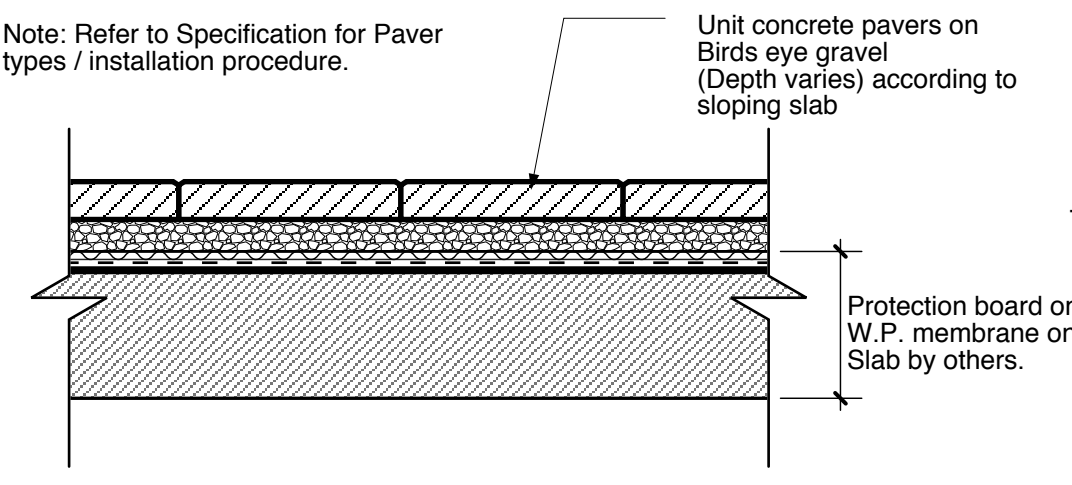


Ld-1
L1
Typical Tree Planting
SCALE NTS

Ld-2
L1
Typical Shrub Planting
SCALE 1 : 10

Ld-3
L1
Raised Planter on Slab
SCALE 1 : 10

Ld-4
L1
Cantilevered Metal Trellis
SCALE 1 : 20



Ld-5
L1
Unit Concrete Pavers on Slab
SCALE 1 : 10

Ld-6
L1
Stone Slabs in Lawn
SCALE 1 : 10

Ld-7
L1
C.I.P. Concrete Paving
SCALE 1 : 10

Ld-8
L1
Play Log in Fibr
SCALE 1 : 10

Ld-9
L1
Ipe Bench Top - Curved
SCALE 1 : 10



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104 AVE & 133 STREET DETAILS

SCALE 1:200

ISSUED FOR DP

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L5

Planting / Urban Agriculture



Herb Gardens



Curvilinear Planting Layout



Fruit Trees



Topiary Edge



Open Lawn

Trellises / Amenity Patio



Trellis over Parkade Entry



Metal Trellis over Curvilinear Seatwall



Metal Trellis over Curvilinear Seatwall



Trellis over Outdoor Dining Area



Outdoor Kitchen

Kid's Play



Small Play Structures



Kid's Nook



Kid's Nook



Urban Agriculture



Spinner Toy

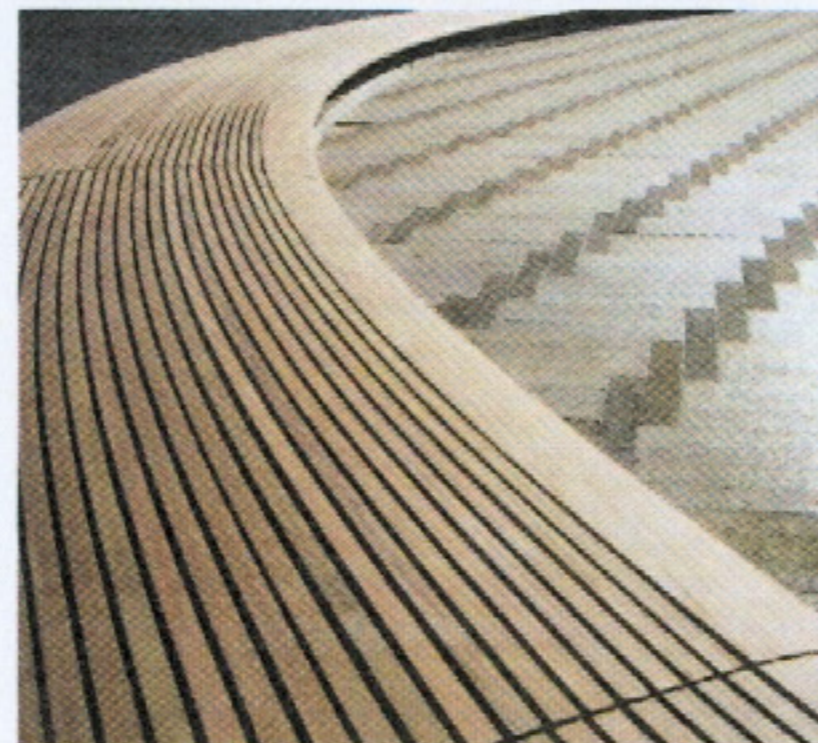
Curved Walls / Benches



Curved Seatwall



Curved Seatwall



Curved Seatwall



Curvilinear / Organic Curves



Curvilinear / Organic Curves



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104 AVE & 133 STREET MATERIAL IMAGES

SCALE NTS

ISSUED FOR UDP

DATE 29 JUNE 2011

L6

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 23, 2011** PROJECT FILE: **7811-0075-00**

RE: **Engineering Requirements
Location: 13286 104 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.308 meters for the widening of 104 Avenue to a 27.0 metre wide ROW.
- dedicate a 5.0 m x 5.0 m corner cut at the intersection of 133 Street and 104 Avenue.
- dedicate approximately 7.5 metres of 103 Avenue.
- dedicate a 3.0 m x 3.0 m corner cut at the intersection of 133 Street and 103 Avenue

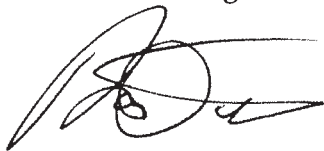
Works and Services

- construct a raised median on 104 Avenue to restrict turning movements into the driveway.
- construct 103 Avenue to a half road City Centre Standard.
- widen 104 Avenue to a full arterial road City Centre Standard.
- widen 133 Street to an 11.0 metre wide City Centre Standard.
- construct adequate sized City utilities to service the proposed development.
- remove the existing overhead hydro, telephone and cablevision lines fronting the site on 133 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Acting Development Services Manager

RWB



School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.

Thursday, May 05, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911 0075 00

SUMMARY

The proposed 459 highrise units and 21 townhouse units are estimated to have the following impact on the following schools:

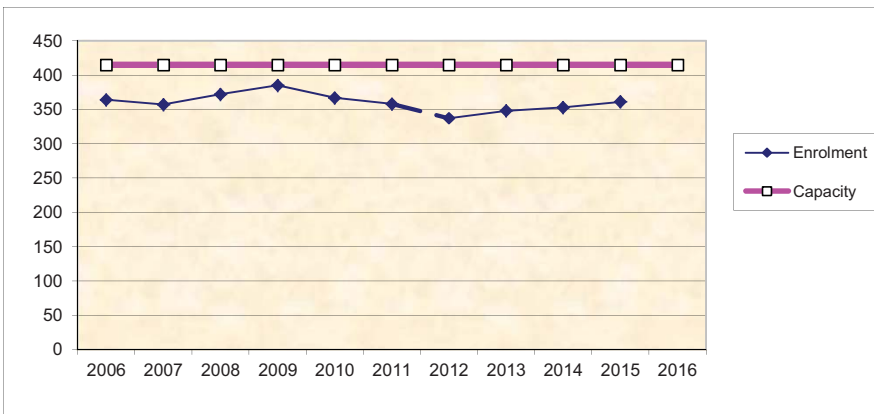
Projected # of students for this development:

Elementary Students:	15
Secondary Students:	6

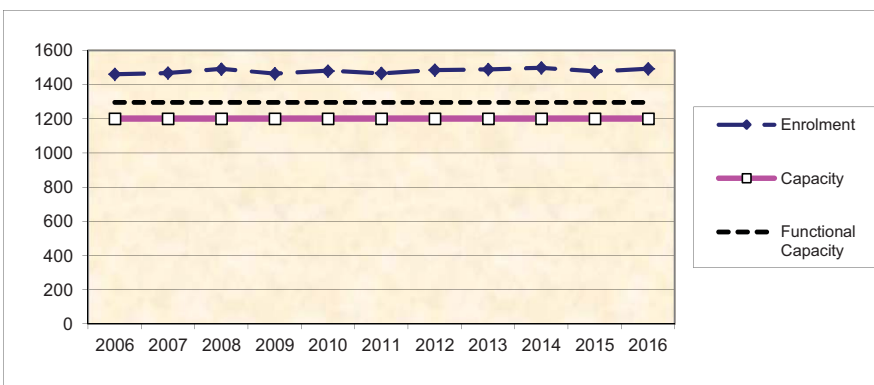
September 2010 Enrolment/School Capacity

Old Yale Road Elementary	
Enrolment (K/1-7):	32 K + 335
Capacity (K/1-7):	40 K + 375
Kwantlen Park Secondary	
Enrolment (8-12):	1480
Capacity (8-12):	1200

Old Yale Road Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Advisory Design Panel Minutes- draft

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 2, 2011
Time: 4:10 p.m.

Chair:

Leroy Mickelson

Guests:

S. Chan, Ionic Architecture Inc.
Meredith Mitchell, DMG Landscape Architects
Tim Clark, Owner Rep
Gordon MacPherson, Remax
Barry Weih, Wensley Architecture
Neil Banich, Wensley Architecture
Joel Smith, Wensley Architecture
Mark Van der Zalm, Van der Zalm & Associations Inc.
Raj Singh, Van der Zalm & Associations Inc
Kirk Fisher, Lark Group
John Therney, Lark Group
Martin Brükner, IBI/HB Architect
Colleen Dixon, IBI/HB Architect
Iris Woo, IBI/HB Architect
Peter Kreuk, Durante Kreuk Ltd. Landscape Architect
Chris Vollan, Developer
Andy Tam, Developer
Patrick Cotter, Patrick Cotter Architects
Jason Olinek, Patrick Cotter Architects

Staff Present:

T. Ainscough, Planning & Development
H. Bello, Planning & Development
J. Hunter, Legislative Services
M. B. Rondeau, Planning & Development

Panel Members:

N. Baldwin
W. Francl
D. Lee
S. Lyon
L. Mickelson
Cpl. M. Searle

B. SUBMISSIONS

- | | | |
|----|---|---|
| 3. | File No.:
New or Resubmit:
Description:

Address:
Developer:
Architect:
Landscape Architect:
Planner:
Urban Design Planner: | 7911-0075-00
New
Proposed 471 units in 2 28-storey high rise buildings and 3-storey townhouses to be completed in two phases

13286 and 13300-104 Avenue, City Centre
Chris Vollan, Rize Alliance Properties
Colleen Dixon, IBI/HB Architects
Peter Kreuk, Durante Kreuk Landscape Architects
Pat Lau
Mary Beth Rondeau |
|----|---|---|

The Urban Design Planner presented background information and an overview of the proposed project and highlighted the following:

- Westerly side of city centre; in the Urban Village site is on the north west; previous applicant proposed higher buildings on this site.
- A revised precinct plan with tower placement analysis has been done and this site proposes towers in the northwest and southeast corners of the site.
- Road that has been relocated through the site.
- Height concept in City Centre - the building falls within the heights envisaged

for this area.

- A small corner public open space will become part of a consolidated open space across the 3 corners of the intersection.

The Project Architect presented an overview of the context plan, site plan, pedestrian circulation, shadow studies, design concept, parkade floor plan, and building elevations and highlighted the following:

- Road alignment of 103 Avenue - master plan is ongoing, towers positioned away from the corner and amenity on the corner, new right of way access off 104 Avenue.
- Vehicular and pedestrian access, parkade entry off new right of way, throughway private access for residents in centre of the block, drop off area and access, all accesses will be key fobbed and controlled.
- 3 storey townhouses along both frontages; garden entries off 133 Street and 104 Avenue.
- Urban qualities - this is an area in transition, offsetting the towers (90 feet separation between the towers) to take advantage of the views to the north
- Design concept undulating wave form for towers.
- Liveable outdoor space.
- Materials include low E glass.
- Indoor/outdoor amenity space - top of each tower has outdoor amenity space.
- Site development is very urban, not devoting surface area to cars, these will be engaging street frontages.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Streetscape creates a friendly edge with opportunities for seating, display herb garden, trellis and seating, urban agriculture, main open space is podium area above parking, kids play, open seating area, big open terraces as building steps up, curvilinear forms, plant palette providing textures and colours.
- CPTED - min of 24 inches grade separation between public and private spaces.
- Sustainability - densification of urban areas, creation of urban village.
- Accessibility - elevators serve lobby areas for townhouses and towers.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
13286 and 13300-104 Avenue, City Centre
File No. 7911-0075-00

It was

Moved by W. Francel

Seconded by N. Baldwin

That the Advisory Design Panel (ADP)

supports the application and recommends that the applicant address the following issues to the satisfaction of the Planning and Development Department

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Repositioning of two towers is good, space between towers works better.
- Good that the cul de sac in the courtyard is eliminated.
- Not much shared open space so appreciate the rooftop terraces and enormous private balconies in each suite.
- Vehicle/Pedestrian circulation – Consideration of drop-off zone / parallel street parking adjacent to lobbies.

Form and Character

- It's going to be a welcome addition to the Surrey skyline.
- The scale works but the podium could go a little higher.
- It would be interesting if the two towers weren't identical pieces with identical orientations. *Bi-conic* - two iconic buildings.
- Great tower shapes and balcony form. Like the floor plate forms, balconies are going to be fantastic; people will like them very much.
- Caution on tighter corners on glass; curved glass will make or break these elements.
- There could be greater emphasis on the tower main entrances.

The applicant's architect has indicated that the drawings have been revised to show more emphasis on the tower main entrances by extending the main canopy beyond the front face of the building, widening the entrances and changing the character and colour of the unit pavers. Street furniture such as benches and bike racks are given adequate space with an emphasis on the formal entry path to the front doors of the tower.

- Care in detailing the way in which tower forms are integrated into the townhouse base curves into rectilinear takes skilled design development.

The applicant's architect has indicated that care will be taken to integrate the curved tower form and rectilinear base through design development.

- Consider increasing the strength of the townhouse base (3 storeys straight up).

The applicant's architect has indicated that the revised drawings have incorporated a continuation of townhouses along 103 Avenue that partially wraps the corner. In addition, gated townhouse entries have been added at the corner and along the new internal road to add more garden entries to the street. This is an improvement from an Urban Design perspective and adds a finer grain detail at grade.

- Townhouses very important, like treatment and the plans of the townhouses - find them quirky in relationship to the building form.
- The rendering shows NE corner where slabs are brought down to the ground, appear relentless. Don't bring curved balcony forms right down to the grade.

The applicant's architect has indicated that the revised drawings show the townhouse "look" at the northeast corner.

- Revise the base treatment to NE corner, preferably by extending "townhouse base" around into the new ROW.

See response above.

Landscaping

- Use the "Aqua" form and expression in landscape.

The proposed curved wall hedging, planting patterns and paving all contribute to an "Aqua" form character in the landscape. A meandering bioswale utilized along the curved walkway will further enhance this character.

- Corner open space - could be some seating elements in narrow space with linkage into interior; parkettes could be better celebrated.

A seating area will be added at the north west corner of the site to provide a better connection to the herb display garden.

- Do like the grade change and the sinuous pathway; could have a water feature.

The bioswale added along the curved path will create water interest.

- Like the idea of urban agriculture, still unproven – caution the approach and make sure you have solid maintenance plan especially in area where people will be looking down on it.
 - ensure provision for composting equipment, shed, etc. with initial planting scheme.
 - Concern over long term maintenance by Strata – consider other potentials including tower roofs.

Various herbs and edible plants will be proposed in the herb display garden to establish the urban agriculture planting beds. Residents may later replace these plants as they see fit.

CPTED

- Enthused by the concept of public and private space and the fob access.
- Request the address be painted on top of building for increasing use of air service for emergency services.

The applicant's architect has indicated that the proposed address will be placed on the roof plans.

Accessibility

- Wheelchair disabled access units to have no curb out onto the balcony.

The applicant will consider the possibility of deleting curbs out into the balcony with an envelope consultant.

- Elevators buttons to be on side so floor 1 and top are same level.

This will be incorporated into the plans.

- Amenity space, washrooms to be wheelchair accessible.

All amenity space and washrooms will be wheelchair accessible.

- Recommend 5% of units disabled accessible/friendly.

If there were potential purchasers who required that the units be disabled accessible, the unit plans could be adapted for this purpose.

- Walkways to be wheelchair accessible and grade not to exceed 1:12.

All walkways will meet the BC Building Code requirement for wheelchair accessibility.

- Recommend stairway on west side to be changed to ramp to allow wheelchair and stroller accessible.

The proposed walkway from the internal road leading into the central outdoor amenity area and children's play area is completely at grade and will allow for wheelchair accessibility. The Urban Designer has reviewed this plan and feels that this is a sufficient response.

- Emergency call buttons to be used in parking lobbies for disabled, etc.

The applicant's architect has indicated that this recommendation will be incorporated into the plans.

Sustainability

- This building is an energy hog – it is a huge radiator with the balcony slab extensions. Try thermal breaking on the slabs.

The applicant's architect has indicated that they will look into thermally breaking the slabs and consider it in conjunction with their envelope consultant and structural engineer.

- Storm water management – consider runnel alongside walkway in courtyard that conveys water to cistern or other storage facility.

The applicant's architect has indicated that a swale/rain garden feature with cobbles has been designed to run within the lawn area along the curving/undulating path as a visible feature towards rainwater management.

CITY OF SURREY

BY-LAW NO. _____

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 Local Government 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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-426-187

Lot 6 Except: Part Dedicated on Road Plan LMP18314 Section 27 Block 5 North Range 2 West New Westminster District Plan 9655

13286 - 104 Avenue

Parcel Identifier: 010-074-538

Lot 8 Except: Part Dedicated on Road Plan LMP18314 Section 27 Block 5 North Range 2 West New Westminster District Plan 15335

13300 - 104 Avenue

(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 high *density, multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for *multiple unit residential buildings*, and *ground-oriented multiple residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 5.5.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 33%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard (104 Avenue)</i>	<i>Rear Yard (103 Avenue)</i>	<i>Side Yard (East)</i>	<i>Side Yard on Flanking Street (133 Street)</i>
<i>Principal and Accessory Buildings and Structures</i>		4.1 m [13 ft.]	8.5 m [28 ft.]	2.5 m [8 ft.]	3.6 m [12 ft.]

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

2. Notwithstanding the definition of *Setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the entry canopy may encroach up to 2.0 metres [6 ft.] into the required *front yard setback* (104 Avenue), the entry canopy may encroach up to 3.5 metres [11 ft.] into the required *rear yard setback* (103 Avenue) and *the east side yard setback* is to be measured from the edge of the statutory right-of-way.
3. Notwithstanding Sub-section F.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than 3 risers may encroach into the required *setback*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 87 metres [285 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Sub-section H.1, resident parking shall be provided at a rate of 1 *parking space* per *dwelling unit* and visitor parking shall be provided at the rate of 0.16 *parking space* per *dwelling unit*.
3. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
4. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended, the *underground parking facility* may extend to the western *lot line*.

I. Landscaping

1. 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.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
7,000 sq. m. [1.7 acres]	70 metres [230 ft.]	100 metres [328 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 RMC-150 Zone as set forth in the 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 Off-Street Parking, 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.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-150 Zone (for City Centre).
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. 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, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

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

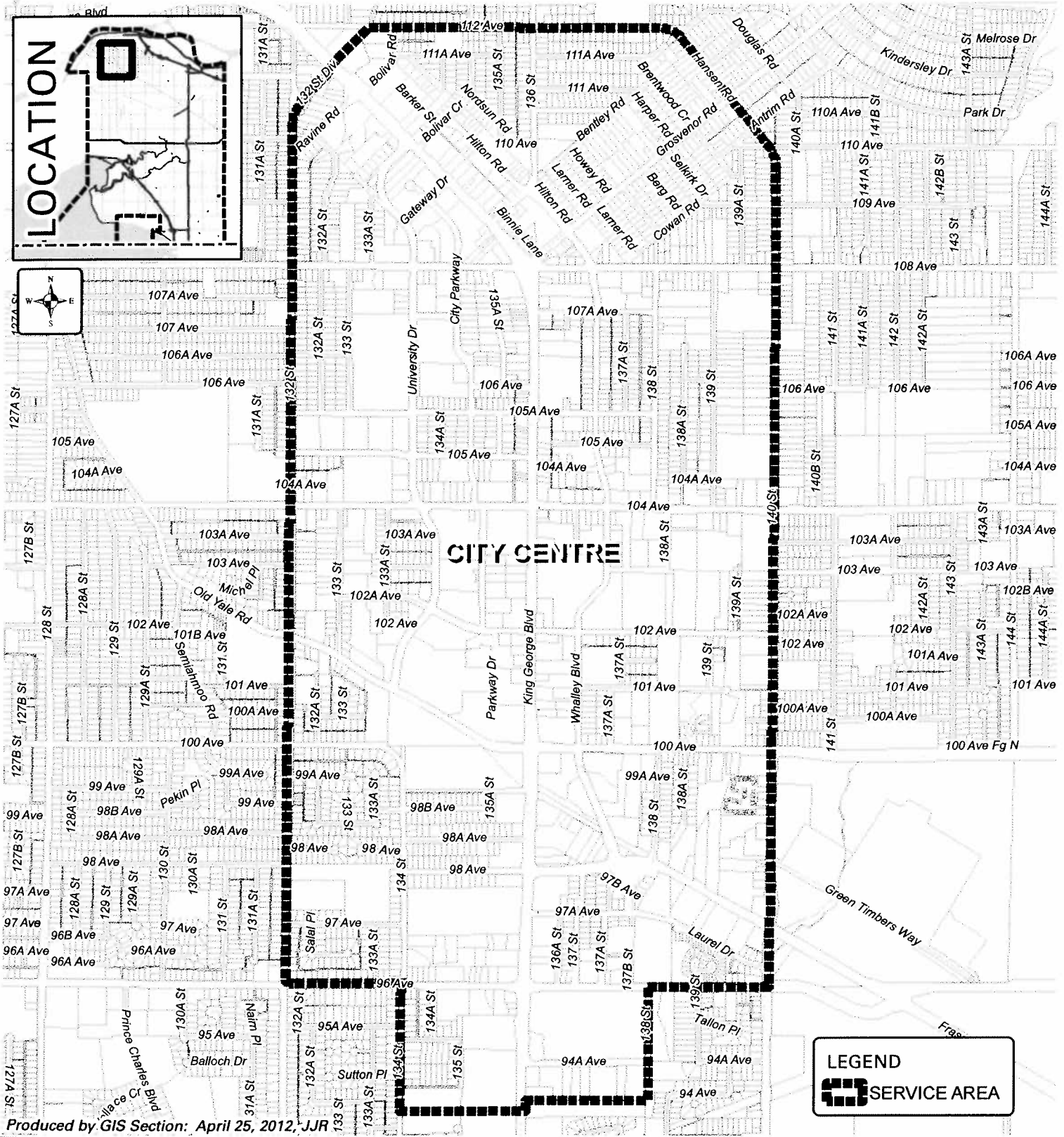
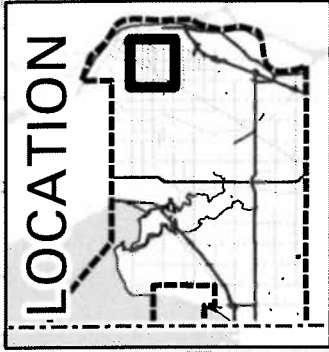
READ A THIRD TIME ON THE _____ th day of _____, 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

_____ MAYOR

_____ CLERK

APPENDIX II DISTRICT ENERGY SERVICE AREA BOUNDARY



Produced by GIS Section: April 25, 2012, JJR



CITY CENTRE DISTRICT ENERGY SERVICE AREA BOUNDARY

ENGINEERING
DEPARTMENT

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