

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0031-00

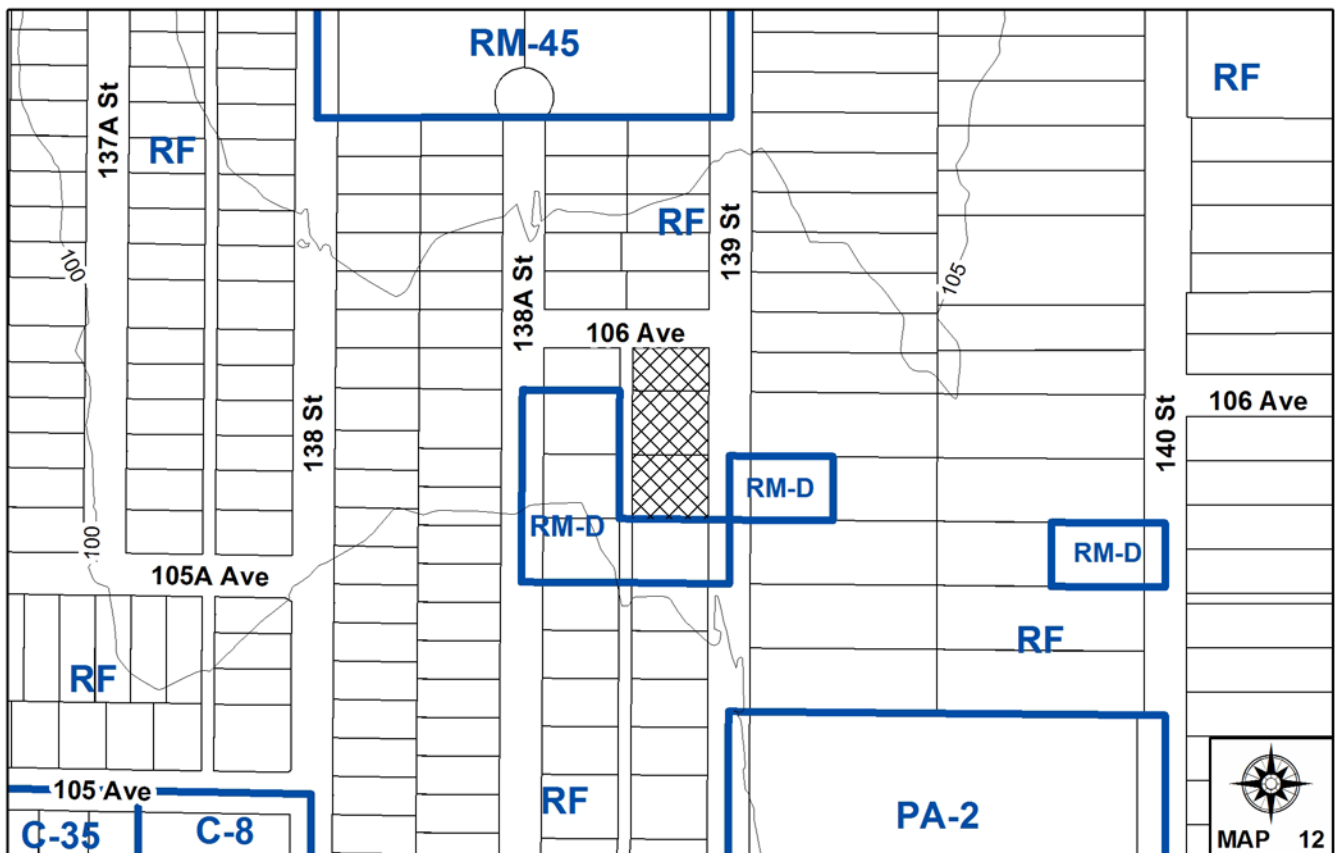
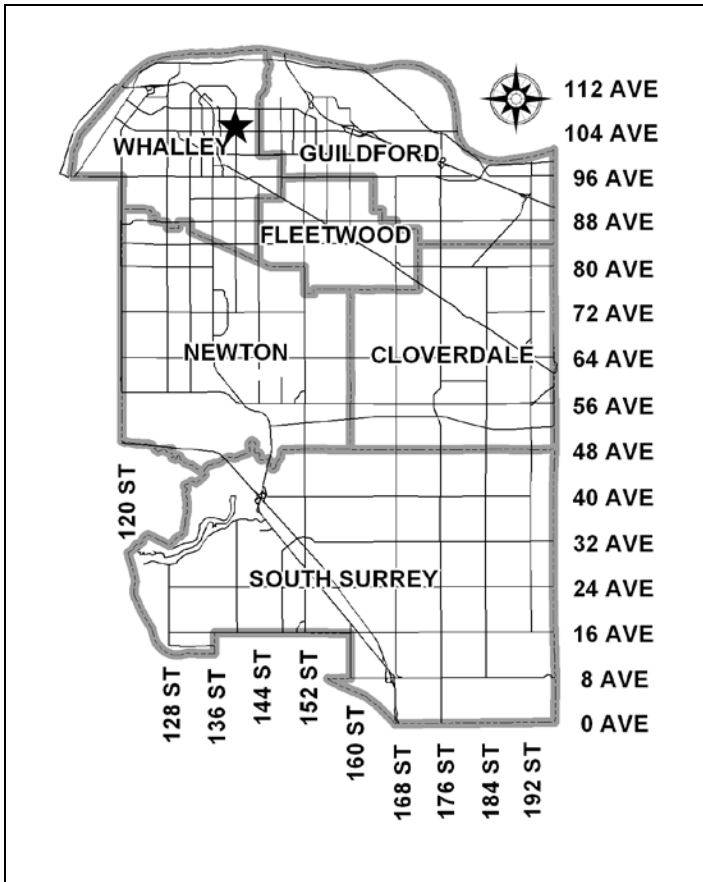
Planning Report Date: November 15, 2010

**PROPOSAL:**

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a four-storey apartment building in Surrey City Centre.

**LOCATION:** 10575/93 and 10605 - 139 Street  
**OWNER:** S & S Titan Development Group Inc.  
**ZONING:** RF  
**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Surrey City Centre Plan Update – Phase II, Stage 1 Land Use and Density Concept.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the interim Design Guidelines in the Surrey City Centre Plan Update.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 204 square metres (2,195 sq.ft.) to 81 square metres (872 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7908-0031-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption :
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) the applicant adequately address the impact of reduced indoor amenity space; and
  - (i) registration of a joint access agreement to provide for access to the adjoining lot to the south.

## REFERRALS

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

School District: **Projected number of students from this development:**

4 Elementary students at Forsyth Elementary School  
2 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

Parks, Recreation &  
Culture:

Parks has concern about the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

### SITE CHARACTERISTICS

Existing Land Use: Three older, single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 106 Avenue):	Older, single family dwelling.	Multiple Residential	RF
East (Across 139 Street):	Older, single family dwellings and vacant land.	Multiple Residential	RF and RM-O
South:	Duplex.	Multiple Residential	RM-D
West (across unconstructed lane):	Single family dwelling. Duplexes.	Multiple Residential	RF RM-D

### DEVELOPMENT CONSIDERATIONS

#### Background

- The 0.3-hectare (0.73-acre) subject site at 10575/10593/10605-139 Street in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP), and is currently zoned Single Family Residential Zone (RF).
- The applicant has applied to consolidate the 3 existing lots into one new lot and to rezone the new lot from RF to Comprehensive Development Zone (CD) in order to permit the development of a four-storey apartment building containing 68 units.
- The proposed Floor Area Ratio (FAR) of the proposed apartment development is 1.98, which is consistent with the maximum density of 2.5 FAR permitted in the Multiple Residential designation in City Centre under the provisions of the OCP, and with the Surrey City Centre Land Use and Density Concept and long term vision for this area of Surrey City Centre.

- The 4-storey apartment building form proposed for the site is similar to the building form permitted in the RM-70 Zone. However, as the subject site is only 0.3 hectare (0.73 acre) in area, under the sliding density regulations of the RM-70 Zone, the maximum FAR that can be achieved on the site is 1.11, which is below the 1.98 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to the RM-70 Zone.

#### Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone but differs in terms of the maximum density that can be achieved on the site, as noted above, and differs in terms of building setbacks, lot coverage and building height.
- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines.
- The proposed CD By-law reduces the front yard setbacks from 7.5 metres (25 ft.) to 4.0 metres (13 ft.), which is the usual front yard setback that is supported in City Centre and that achieves the required urban, pedestrian streetscape.
- The south and north side yard setbacks will be 3.0 metres (10 ft.) rather than the 7.5 metres (25 ft.) required in the RM-70 Zone.
- Reduced side yard setbacks create a more continuous urban streetscape in accordance with the pedestrian-oriented environment that is envisioned for Surrey City Centre.
- The rear yard setback will be 4.5 metres (10 ft.) rather than the 7.5 metres (25 ft.) required in the RM-70 Zone, in order to achieve a more urban building form appropriate for City Centre.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 52%.
- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 15 metres (50 ft.).
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

#### PRE-NOTIFICATION

Pre-notification letters were sent on March 24, 2010. Staff received two responses from area residents with respect to the proposal.

- One area resident indicated that he did not necessarily have an objection to proposed development, but did have an objection to the amount and, in particular, speed of traffic that is already using 139 Street. Two sets of speed bumps have recently been added along this section of 139 Street but, according to the caller, these speed bumps have not slowed traffic appreciably and, to the contrary, has made the street more dangerous as drivers often hit the speed bumps at high rates of speed causing them to lose control of the vehicle. The caller was also unsatisfied with the

results of the RCMP speed watch programme.

- *Roads & Transportation Engineering suggested that the next step would be for the caller to submit a petition for additional traffic calming for the portion of 139 Street between 105 Avenue and 106 Avenue and that if traffic volumes and speeds are determined to be a problem, additional speed bumps may need to be installed.*
- The owners of the adjoining duplex lot to the south of the subject site, 10559/61-139 Street expressed concern that the proposed development to the north of their lots and the alignment of the future extension of 105A Avenue and the associated 105A Avenue multi-use pathway which impacts the southern portion of their lot, precludes their lot from consolidating with other lands, thereby negatively impacting the future development potential of their lot.
  - *The Planning & Development Department has reviewed this issue extensively and, even after the required road widening and additional rights-of-way are taken along 105A Avenue from the lot at 10559/61-139 Street, there is still adequate area on which to construct a 4-storey multiple residential building. (Appendix V) Further, the developer of the subject project will be required to register a joint access agreement over the ramp to the underground parking to permit any future development on the lot to the south to use this ramp to access a future underground parking facility on the adjoining lot. Utilizing the parking ramp for the subject site will permit the lot to the south to maximize the number of underground parking spaces that can be accommodated on the adjoining lot, thereby increasing the number of units that can be developed.*

## DESIGN PROPOSAL AND REVIEW

### Building Design and Site Layout

- The project consists of a four-storey apartment building containing 68 units, that is made up of 48 one-bedroom units and 16 two-bedroom units.
- Although the proposed building form is that of a standard, four-storey apartment building, ground floor units facing 139 Street, and 106 Avenue along the north side of the subject site are comprised of two-storey, ground-oriented, townhouse units.
- The Interim Urban Design Guidelines for Surrey City Centre that were endorsed by Council in February, 2009 as part of the Surrey City Centre Plan Update Phase II, Stage 1 Report, recommends that buildings incorporate two-storey townhouse units along those building facades facing streets and pedestrian routes in order to create a more urban streetscape and to increase safety and security by providing additional surveillance and “eyes on the street”.
- The exterior of the proposed building will be clad in fiber concrete cement panels. The bottom two floors of the building will be painted a dark, brownish-gray colour and a dark green colour. The upper two floors, which will be set back from the lower two floors to add interest and articulation to the building, will be painted off-white and beige to make the upper levels feel lighter and to add to the contrast and articulation of the building.
- The balconies on the top two floors will be made of beige-coloured metal railings and glass panels.

- The entry to the building along 139 Street will be highlighted and accented through the use of ledge-stone cladding with a natural stained wood lattice screen.

### Indoor Amenity Space

- The indoor amenity space will consist of a large multi-purpose room on the ground floor of the building, that will contain washroom facilities.
- The indoor amenity space will cover 81 square metres (872 sq. ft.), which is 123 square metres (1,324 sq. ft.) less than the 204-square metre (2,195 sq. ft.) requirement of the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

### Landscaping and Outdoor Amenity Space

- The outdoor door amenity area will be located along the west side of the lot, adjacent to the rear lane.
- The outdoor amenity space will consist of a large patio area, with a barbeque and picnic tables, immediately adjacent to the indoor amenity area.
- The outdoor amenity area will also include 32 garden plots and heavily landscaped, passive seating areas with benches.
- The outdoor amenity space will cover 219 square metres (2,350 sq. ft.), which is 15 square metres (160 sq. ft.) more than the 204-square metre (2,195 sq. ft.) requirement of the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

### Parking

- All parking will be provided underground, and will be accessed from the rear lane that runs along the west side of the subject site.
- The ramp to the underground parking will be located on the southwest corner of the subject site and, as mentioned earlier in this report, will provide joint access to the future underground parking on the adjoining lot to the south as well as to the underground parking on the subject site.
- A wooden trellis will be constructed over the ramp to the underground parking to screen the ramp from over views and to provide additional architectural interest to the project.
- The one and a half levels of underground parking will contain a total of 89 parking spaces. Of these 89 parking spaces, 72 parking spaces will be provided for resident parking, which is approximately one parking space per unit, and which is consistent with the parking standard applied to other multiple residential projects in City Centre.
- A total of 17 parking spaces are provided for visitors, which is in accordance with the number of parking spaces required under the Zoning By-law.

ADVISORY DESIGN PANEL

ADP Meeting: April 22, 2010

- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, some issues remain outstanding and will need to be addressed prior to final approval. The principal issues that still need to be addressed are as follows:
  - Detailing of minor exterior cladding elements.
  - Confirmation of underground parking maneuverability.
  - Dimensioned details of all soft and hard landscaping plans including fencing, retaining walls, and lighting.
- The applicant has agreed to address these issues prior to consideration of final reading of the rezoning by-law and issuance of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Future 105A Avenue Alignment
Appendix VI.	ADP Comments
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Don Andrew and DMG Landscape Architect, respectively, dated October 19, 2010.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

GAG/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Don Andrew, Architect  
   Address:                    150 – 1450 Creekside Drive  
   Vancouver, BC  
   V6J 5B3  
   Tel:                         604-733-3125
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:                    10575, 10593 and 10605 – 139 Street
  
  - (b)      Civic Address:                    10575 – 139 Street  
   Owner:                         S & S Titan Development Group Inc.  
   PID:                                008-120-358  
   Lot 44 Section 23 Block 5 North Range 2 West NWD 20317
  
  - (c)      Civic Address:                    10593 – 139 Street  
   Owner:                         S & S Titan Development Group Inc.  
   PID:                                000-658-758  
   Lot 45 Section 23 Block 5 North Range 2 West New Westminster District 20317
  
  - (d)      Civic Address:                    10605 – 139 Street  
   Owner:                         S & S Titan Development Group Inc.  
   PID:                                006-286-216  
   Lot 58 Section 23 Block 5 North Range 2 West New Westminster District 27955
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,955 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		2,955 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	52%	51.2%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		74%
SETBACKS ( in metres)		
East	4.0 m	4.4 m
West	4.5 m	4.5 m
North	3.0 m	3.2 m
South	3.0 m	3.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	16.5 m	16 m/4 storey
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		48
Two Bedroom		18
Three Bedroom +		
Total		68
FLOOR AREA: Residential		5,847 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5,847 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		229 uph/93 upa
FAR (gross)		
FAR (net)	2.0	1.98
AMENITY SPACE (area in square metres)		
Indoor	204 m <sup>2</sup>	81 m <sup>2</sup>
Outdoor	204 m <sup>2</sup>	219 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	68	72
Residential Visitors	11	17
Institutional		
Total Number of Parking Spaces	79	89
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# AMARA

## 68 UNIT TOWNHOUSE / APARTMENT DEVELOPMENT, SURREY, B.C.

Advisory Design Panel Submission October 27, 2010

# AMARA

## 70 SUITE TOWNHOUSE APARTMENT DEVELOPMENT S & S TITAN DEVELOPMENT GROUP INC.

### Design Rationale

**Location:**  
The site is located at the corner of 106 Avenue and 139 Street. There is an undeveloped lane at the west of the site. To the south of the site is a duplex house. The neighbourhood features a mix of existing single family homes and new development with school and church in the vicinity and convenient access to public transit.

**Existing zoning and OCF Designation**

The proposed project site currently consists of three individual lots all zoned as R1 Single Family Residential Zone and are all occupied by existing single family dwellings.

The proposed project would need to rezone this three properties into CD-RM70 to allow for a 68-unit townhouse/apartment residential development. As the site is within city center area, it is in support of increasing the current density on the subject site to a higher residential density.

**Development proposal outline**

68 residential units, on a net site area of 0.73 acre, resulting in a density of 94 upa, 4 storey wood frame building, with two-level town houses at street level and apartments above. Two level of concrete parking below grade.

The proposed development requires rezoning of the current area from R1 to CD-RM70 in order to allow low-rise apartment development to a density of 44 units per acre.

Vehicle access to the underground parking would be off from 106 Avenue through the current undeveloped lane. Landscaped boulevards along both streets, together with unit entry design will create a pedestrian friendly interface between the building and the city street, which is strongly mandated by the city planning department.

All landscaping and pedestrian access to the site will be designed for public security and safety while maximizing the greening of the substantial yards surrounding the building.

### Drawing List

- ARCHITECTURAL**  
 A-0-0 Project Data, Drawing List, & Suite List  
 A-1-1 Site Plan  
 A-1-2 Survey Plan  
 A-1-3 Site Location & Context  
 A-1-4 Site Analysis & Schematic Diagram  
 A-1-5 Shadow Analysis  
 A-2-1 Underground Parking Level 2  
 A-2-2 Underground Parking Level 1  
 A-2-3 Ground Floor Plan  
 A-2-4 Second Floor Plan  
 A-2-5 Third Floor Plan  
 A-2-6 Fourth Floor Plan  
 A-3-1 Sections A-A and B-B  
 A-3-2 Sections C-C and E-E  
 A-3-3 Sections F-F and G-G  
 A-3-4 Building Grading Sections  
 A-3-5 Building Elevations  
 A-3-6 Material and Color Schedule  
 A-3-7 Perspective Views

### Approvals

Development Permit No.: 7408-0031-00  
 Building Permit No.: -----

### Suite List

SUITE	TYPE	AREA SQ. FT.	SUITES/ GROUND FLOOR	AREAS/ GROUND FLOOR	SUITES/ THIRD FLOOR	AREAS/ THIRD FLOOR	SUITES/ FOURTH FLOOR	AREAS/ 4TH	SUITES/ TOTAL
A	1 Bedroom	571	6	3426	5	2955	5	2955	21
B	1 Bedroom	575	1	575	1	575	1	575	4
C	1 Bedroom	503	0	0	4	2412	0	0	4
D	1 Bedroom	649	0	0	0	675	1	2146	4
E	1 Bedroom	679	0	0	0	675	1	675	3
F	1 Bedroom	575	0	0	0	146	0	146	2
G	1 Bedroom	575	0	0	0	0	0	119	2
H	1 Bedroom	717	0	0	0	0	0	1434	2
I	1 Bedroom	622	0	0	0	0	0	622	2
J	1 Bedroom	577	0	0	0	0	0	622	2
K	1 Bedroom	577	0	0	0	0	0	577	1
L	1 Bedroom	577	0	0	0	0	0	577	1
<b>TOTAL 1 BED</b>									<b>43</b>
B	2 Bedroom	1260	10	12600	0	0	0	0	10
F	2 Bedroom	935	1	0	1	489	1	489	3
P	2 Bedroom	1312	1	1312	0	0	0	0	1
Q	2 Bedroom	979	0	0	0	0	0	0	1
R	2 Bedroom	743	0	0	0	0	0	0	1
S	2 Bedroom	728	0	0	0	0	0	0	1
R	2 Bedroom	476	0	0	0	0	0	0	1
<b>TOTAL 2 BED</b>									<b>16</b>
M	3 Bedroom	1600	1	1600	0	0	0	0	1
N	3 Bedroom	1529	1	1529	0	0	0	0	1
<b>TOTAL 3 BED</b>									<b>2</b>
<b>TOTAL SUITES</b>									<b>68</b>
<b>TOTAL AREAS</b>									<b>51720</b>

### Project Data

**LEGAL DESCRIPTION:**

Lot 44, Section 23, Block 5, North Range 2 West, N.W.D. Plan 17346, P.D. 003-120-359  
 Lot 49, Section 23, Block 5, North Range 2 West, N.W.D. Plan 20317, P.D. 002-459-159  
 Lot 56, Section 23, Block 5, North Range 2 West, N.W.D. Plan 21895, P.D. 006-238-216

**CIVIC ADDRESS:**

10975 - 19th Street, Surrey B.C.  
 10969 - 19th Street, Surrey B.C.

**ZONE:**

CD - RM70

**SITE AREA:**

31,910 SQ. FT. (2,958.19 m<sup>2</sup>) 0.73 Acres

**GROSS BUILDING AREA:**

GROSS CALCULATION  
 SERVICE AREA

GROUND LEVEL (entry lobby, mezzanine, assembly room, exit corridors, stairs)  
 LEVEL 2 to 4 (hallways, exit corridors, stairs, elevator)

375,000  
 7,485,000

**11,218.00**

**TOTAL GROSS CALCULATION + SERVICE AREA (GPA)**

**51,720.00**

**TOTAL NET RESIDENTIAL SUITE AREA (RPA)**

**62,935.00**

**NET RESIDENTIAL AREA:**

Residential Parking  
 1 BED = 48 x 13 = 624  
 2 BED or more = 20 x 15 = 300

62.4  
 30.0

**192.4**

**OFFSET STALLS:**

REQUIRED STALLS:  
 106.0  
 106.0  
**212.0**

**TOTAL PARKING STALLS PROVIDED:**

Residential parking  
 106.0  
 106.0  
**212.0**

**TOTAL PARKING STALLS PROVIDED:**

Includes 18 Visitors Stalls and 2 Disabled Persons Stalls  
 91.6  
 6.0  
**97.6**

**BIKE PARKING:**

REQUIRED STALLS:  
 Residents Bike Storage Lockers - Stalls:  
 84.0  
 Visitors Bike Storage Lockers - Stalls:  
 6.0  
**90.0**

**PROVIDED STALLS:**

Residents Bike Storage Lockers - Stalls:  
 84.0  
 Visitors Bike Storage Lockers - Stalls:  
 6.0  
**90.0**

**Total Stalls Provided:**

**97.6**

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**REVISIONS / ISSUES**

NO DATE DESCRIPTION

NO	DATE	DESCRIPTION
2	APR 23, 2023	ADP Submission
1	MAY 30, 2023	Issue for CIP Application

**PROJECT NAME**

**Amara**  
 TO SUITE TOWNHOUSE APARTMENT DEVELOPMENT  
 19195 - 19th St. S.  
 SURREY, B.C.

**DRAWN BY:**

DAVID TAYLOR

**PROJECT DATA:**

Drawing List,  
 & Suite List



**OWNER:**

THE TITAN GROUP INC.  
 SUITE 100, 10100 136th Street, Surrey, BC V4N 1V8  
 PHONE: (604) 876-1000  
 PROJECT NO.: 19195-19th St

**DATE:**

APPROVED: DA  
 DATE: OCTOBER 27, 2023

A-0-0

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NO.	DATE	DESCRIPTION	BY	CHK
1	10/20/24	NOT SITE PLAN		
2	10/20/24	NOT SITE PLAN		
3	10/20/24	NOT SITE PLAN		
4	10/20/24	NOT SITE PLAN		
5	10/20/24	NOT SITE PLAN		
6	10/20/24	NOT SITE PLAN		
7	10/20/24	NOT SITE PLAN		
8	10/20/24	NOT SITE PLAN		
9	10/20/24	NOT SITE PLAN		
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14	10/20/24	NOT SITE PLAN		
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16	10/20/24	NOT SITE PLAN		
17	10/20/24	NOT SITE PLAN		
18	10/20/24	NOT SITE PLAN		
19	10/20/24	NOT SITE PLAN		
20	10/20/24	NOT SITE PLAN		

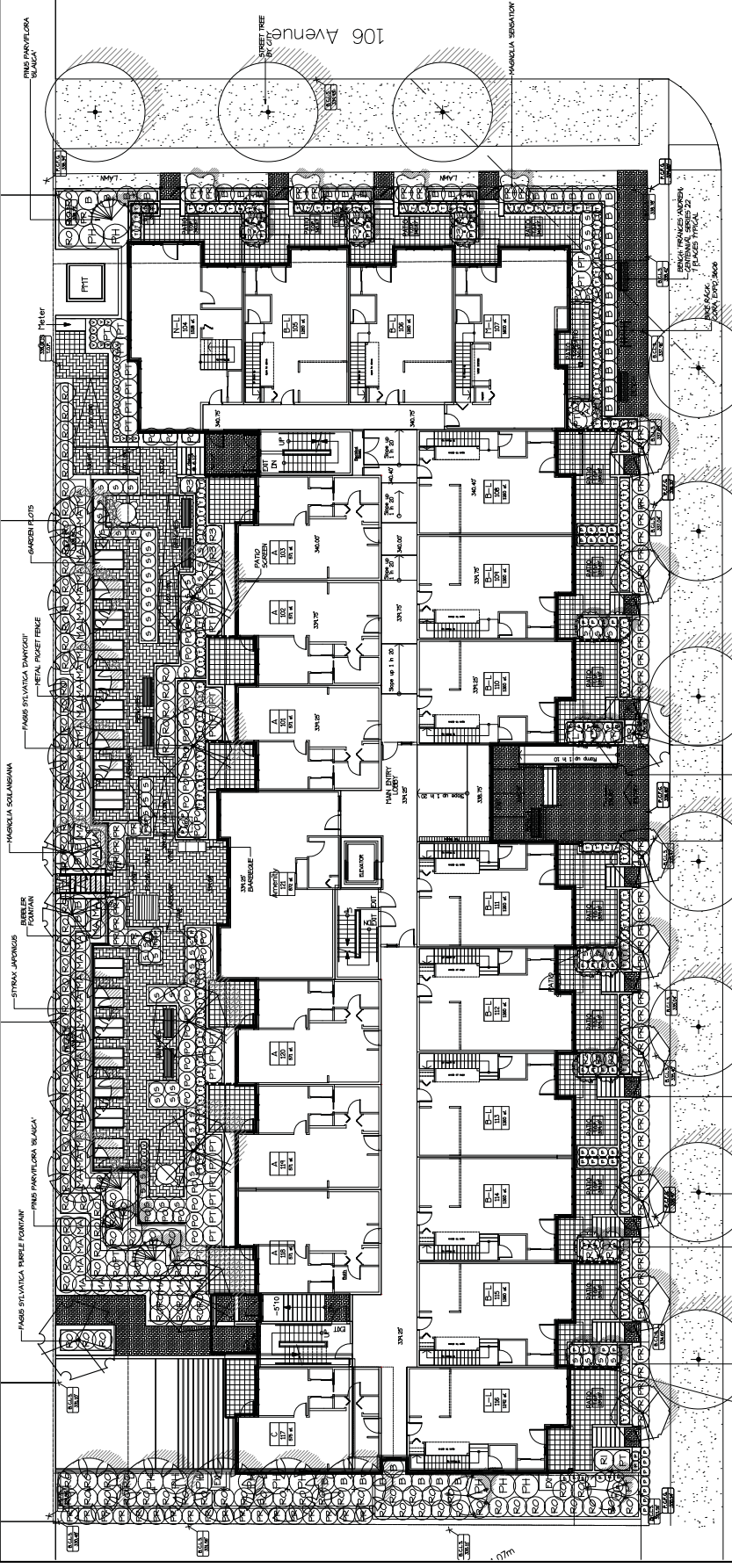


**DMG**  
landscape architects  
A Division of  
Landscape Architecture  
2510 University Ave. Suite 200  
Westborough, MA 01581  
Tel: (508) 336-2865 • Fax: (508) 336-2878  
www.dmg-landscape.com

PROJECT:  
**RESIDENTIAL DEV.**  
**139TH STREET**  
**SURREY, B.C.**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE:	10/20/24	DRAWING NUMBER:	
SCALE:	1"=8'-0"		
DRAWN BY:	JCH		
CHECKED BY:	JCH		
DATE:	JCH		
DMG PROJECT NUMBER:	10-049		



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
2	1	PARSONS' LILY	PARSONS' LILY	12" x 12"	
3	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
4	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
5	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
6	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
7	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
8	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
9	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
10	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
11	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
12	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
13	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
14	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
15	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
16	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
17	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
18	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
19	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
20	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
21	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
22	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
23	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
24	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
25	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
26	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
27	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
28	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
29	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	
30	1	PANZOLIA LILY	PARSONS' LILY	12" x 12"	

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. PROVIDE CERTIFICATION UPON REQUEST.  
 1. 1/4" x 1/4" x 1/4" LILY (SEE SPECIFICATIONS) TO BE PROVIDED AS SUSTAINABLE MATERIALS (SEE SPECIFICATIONS) AS PER CANADA STANDARDS. 2. PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR FURTHER CONTAINER INFORMATION. 3. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 4. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 5. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 6. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 7. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 8. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 9. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 10. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 11. ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED SUSTAINABLE SOURCES. 12. 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10-049





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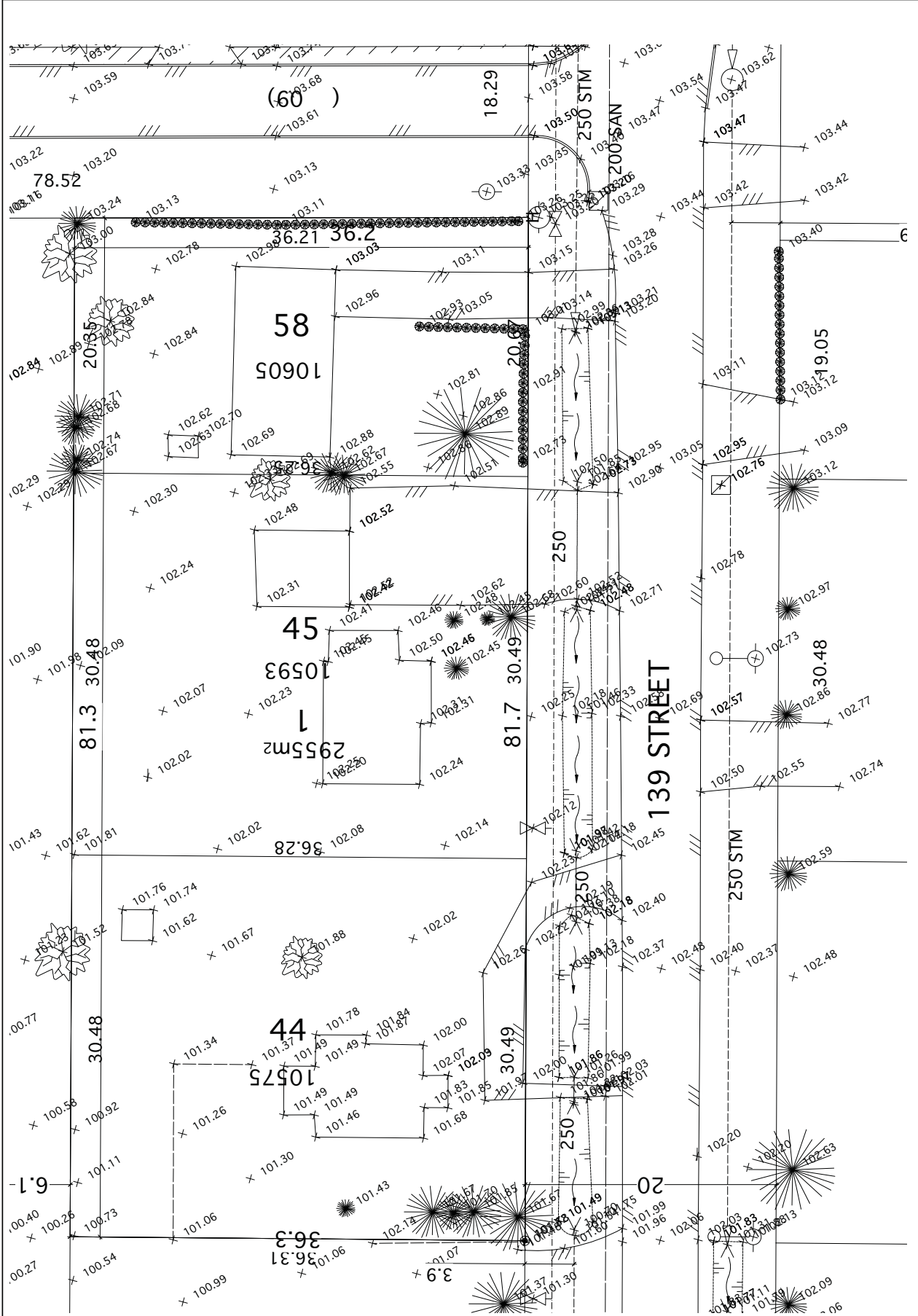
NO.	DATE	DESCRIPTION
1	10/20/17	Issue for P.P.
2	10/23/17	ADP Amendment

**PROJECT NAME**  
Amara  
100 Units Townhouse  
Apartment Development  
1815 W. 10th Street  
Surrey, B.C.  
**DRAWING TITLE**  
Survey Plan



**CHEONG ARCHITECTS**  
1000 WEST 10TH STREET  
SURREY, BC V4L 1Y4  
TEL: 604-276-1111  
WWW.CHEONGARCHITECTS.COM  
PROJECT NO. 201703001  
DRAWN BY: [Name]  
SCALE: 1/8" = 1'-0"  
PLOT DATE: October 27, 2017

A-1.2



Made With Microdesk  
Created With VectorWorks



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NO.	DATE	DESCRIPTION
1	2023.09.22	ADP Submission
2	2023.10.27	Revised ADP D.P.
3	2023.11.02	Final ADP

PROJECT NAME  
**Amara**  
 To suite Townhouse  
 Apartment Development  
 194 St. & 106 Ave.,  
 Surrey B.C.

DRAWING TITLE  
**Site Location &  
 Context**



CHESSMAN ARCHITECTS  
 1100 W. 10TH AVENUE, SUITE 100  
 VANCOUVER, BC V6P 2C6  
 TEL: 604.273.1111  
 WWW.CHESSMANARCHITECTS.COM  
 PROJECT NO.: 2303  
 DRAWN BY: J.E./E.S./C.A.D./D.A.  
 APPROVED BY: J.E./E.S./C.A.D./D.A.  
 SCALE: 1:1  
 PLOT DATE: October 27, 2023

**A-1.3**



Southwest corner of the site



Adjacent property to the south



New Apartment building along 194 St.  
 Right: Forsyth Road Elementary School



New Apartment building at  
 corner of 194 St. & 106 Ave.



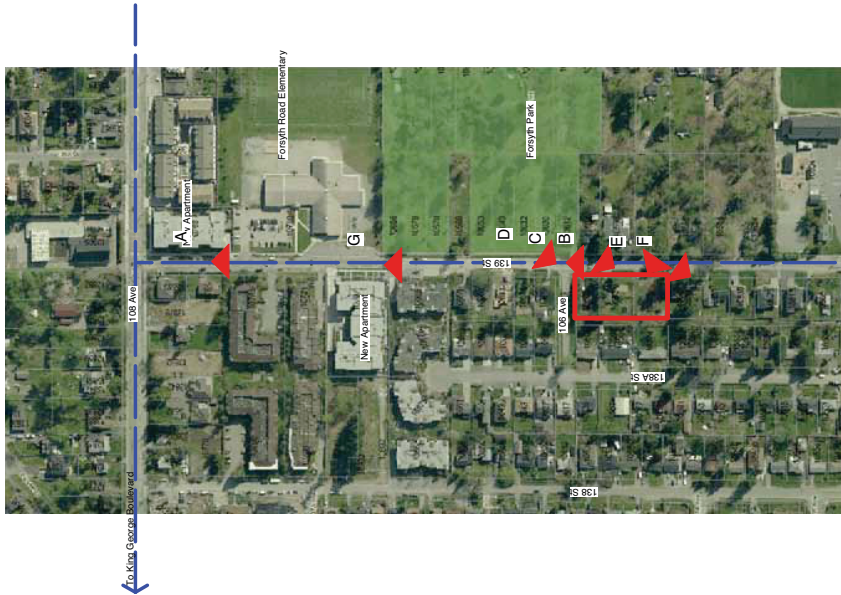
looking south on 194 St.



Looking north on 194 St. & 106 Ave.  
 Right: Forsyth Park



106 Ave. & 194 Street, northwest corner of the site



## Site Location Map

Neighbourhood - a mix of existing single family lots and duplex lots with wide frontage. Newer developments with existing schools and church on the same street, easy access to arterial street (King George Boulevard) and city center public transit and commercial area.





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**REVISIONS**

NO.	DATE	DESCRIPTION
1	2023.10.27	Issue for D.P.
2	2023.11.02	Issue for D.P.

NO.	DATE	DESCRIPTION
1	2023.10.27	Issue for D.P.
2	2023.11.02	Issue for D.P.

**PROJECT NAME**  
**Amara**  
 To suite Townhouse  
 Apartment Development  
 194 St. e 106 Ave.,  
 Surrey B.C.  
**DRAWING TITLE**

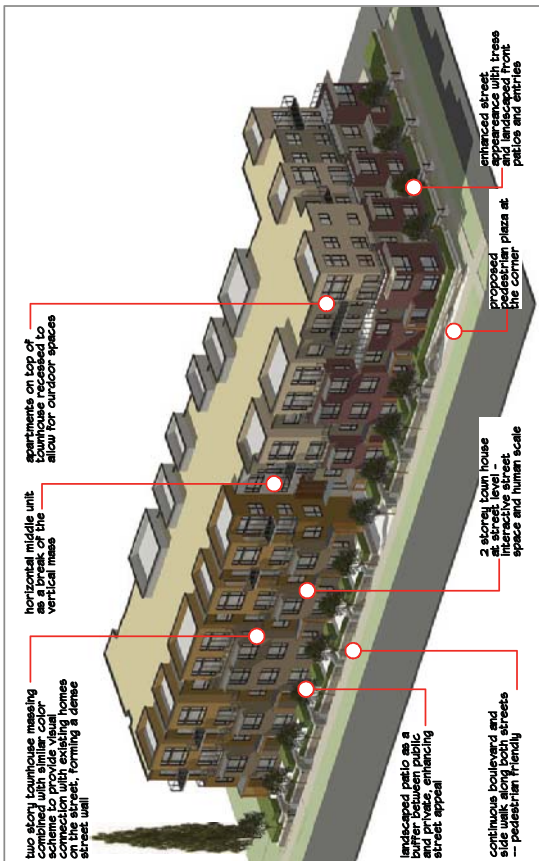
**Site Analysis &  
 Schematic Diagram**



**CREATIVE ARCHITECTS**  
 1100 W. 10TH AVENUE STE 100  
 VANCOUVER, BC V6H 1T6  
 TEL: 604.273.2222  
 FAX: 604.273.2222  
 PROJECT NO.: 2303  
 DRAWN BY: J.E.S./C.A.D. D.A.  
 SCALE:  
 N.T.S.  
 PLOT DATE:  
 October 27, 2023

A-1.4

## Proposed Development Character - Surrey City Center



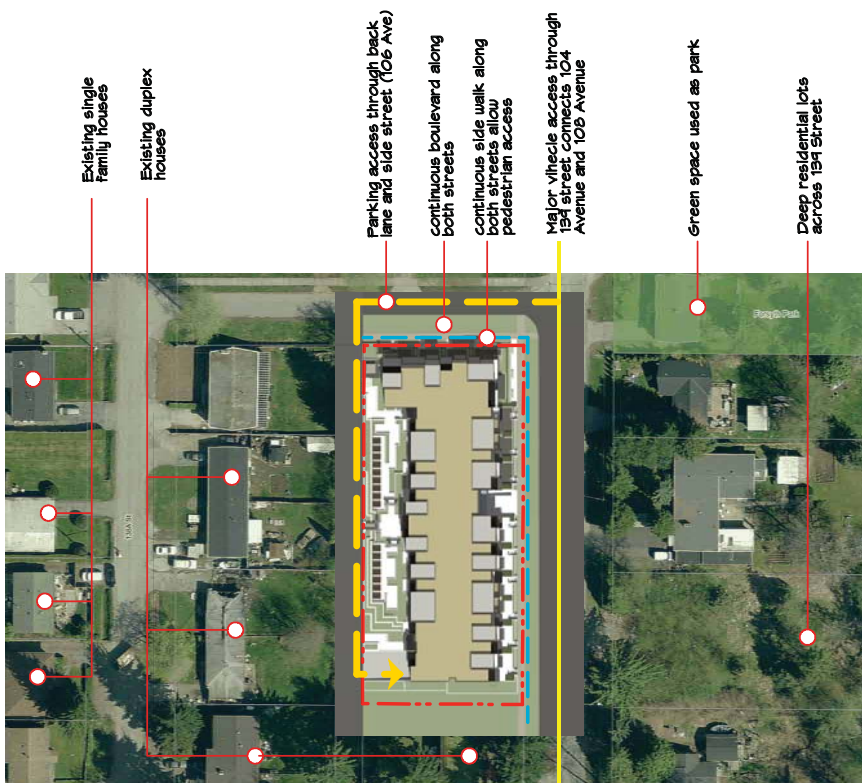
- Ground oriented townhouse at street level
- Private entry and landscaped patio
- Recessed apartments above 2-level townhome
- Contemporary / modern architectural image
- Pedestrian friendly environmental design

### Sample project images



Private entry and landscaped patio creating intimate human scale and streetscape that promote pedestrian friendly urban environment.

## Site Context Diagram



## Neighbourhood Character

A mix of existing residential use with low density and a few newer developments (mostly apartments), easy access to school, church, arterial street (King George Boulevard) and city center public transit and commercial area. Some existing old houses with new houses recently developed by home owners, a fast developing and changing area.



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NO.	DATE	DESCRIPTION
1	2023.06.21	NOI Submission
2	2023.06.21	Revised NOI Submission

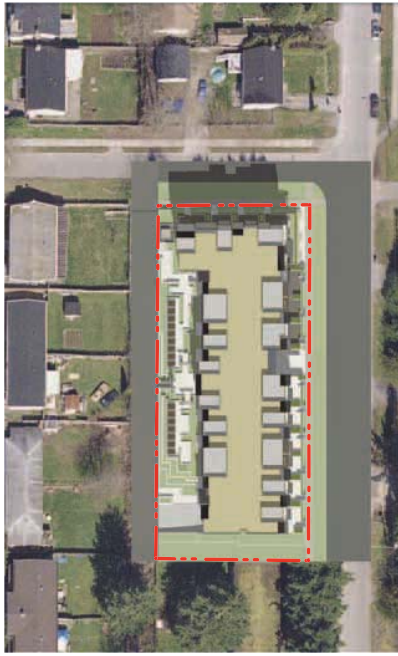
PROJECT NAME  
**Amara**  
 To suite Townhouse  
 Apartment Development  
 194 St. e 105 Ave.,  
 Surrey B.C.  
 DRAWING TITLE

Shadow Analysis



CHESSONE ARCHITECTS  
 1100 W. HASTINGS STREET  
 VANCOUVER, BC V6P 1M1  
 TEL: 604.273.8888  
 FAX: 604.273.8889  
 WWW.CHESSONEARCHITECTS.COM  
 TO: ARCHITECT  
 FROM: ARCHITECT  
 PROJECT NO.  
 SHEET NO.  
 2023  
 APPROVED  
 U.E./E.S./C.M.D./P.A.  
 SCALE  
 N.T.S.  
 PLOT DATE  
 October 27, 2023

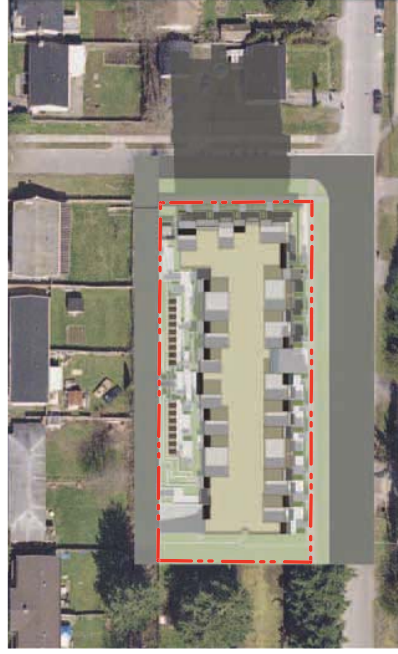
A-1.5



March/September 21 noon



June 21 noon



December 21 noon



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NO.	DATE	DESCRIPTION
1	10/10/2020	Issue for D.P. Approval
2	10/22/2020	ADP Submission

**PROJECT NAME**  
**Amara**  
 4th Suite Townhouse  
 Apartment Development  
 191 St. S. 106 Ave.,  
 Sunny B.C.

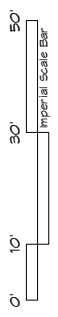
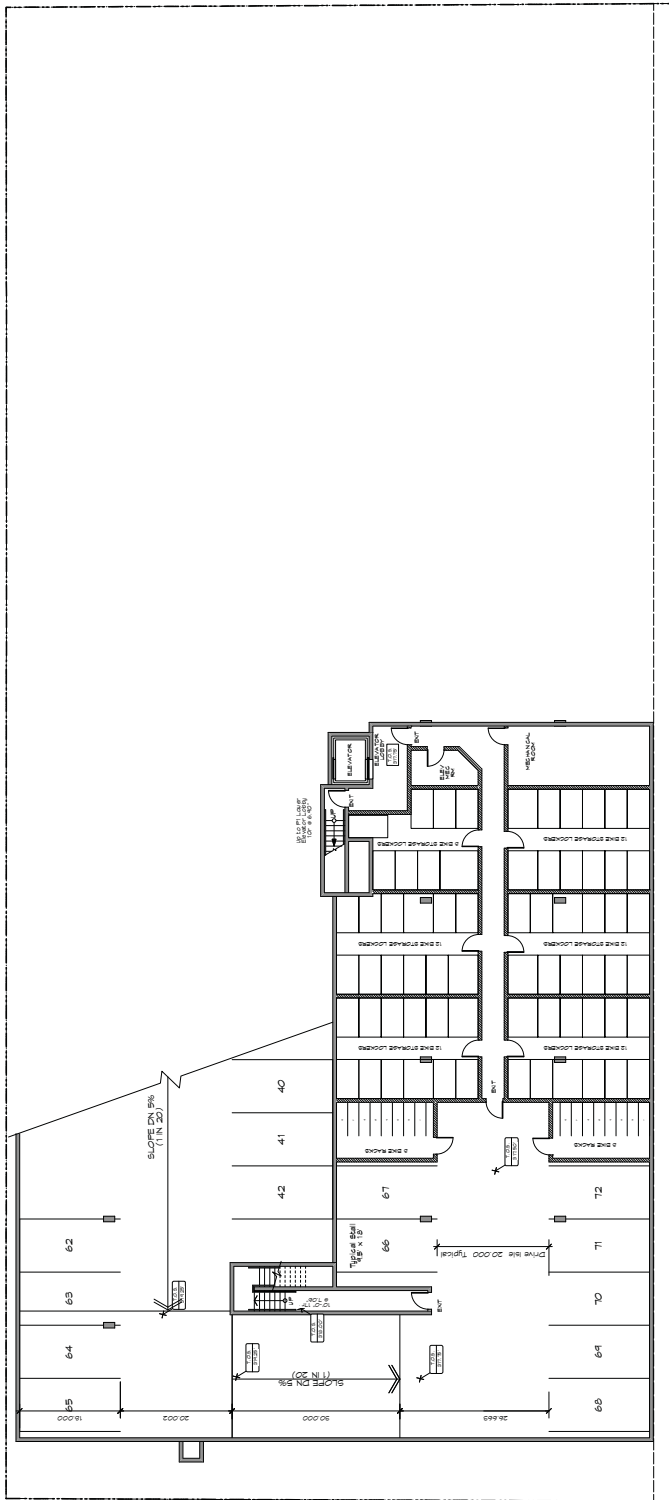
**DRAWING TITLE**  
**Underground  
 Parking  
 Level 2**



**CHERRIES ARCHITECTS**  
 4000 W. 10th Street, Suite 100  
 Vancouver, BC V6P 4K1  
 TEL: 604.273.8888  
 WWW.CHERRIESARCHITECTS.COM

**PROJECT NO.**  
**2019**  
**DATE**  
**10/22/2020**  
**SCALE**  
**1" = 8'**  
**DATE**  
**October 21, 2020**

**NO.**  
**A-2.1**



**Parking 2 Plan**



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NO.	DATE	DESCRIPTION
1	08/10/2010	Initial P&ID
2	08/25/2010	ADP Submission

**PROJECT NAME**  
**Amara**  
 4th Suite Townhouse  
 Apartment Development  
 191 St. S. 106 Ave.,  
 Sunnyvale, B.C.

**DRAWING TITLE**  
**Underground  
 Parking  
 Level 1**



**CHERRIES ARCHITECTS**  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T6  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 WWW.CHERRIESARCHITECTS.COM

**PROJECT NO.**  
 2010

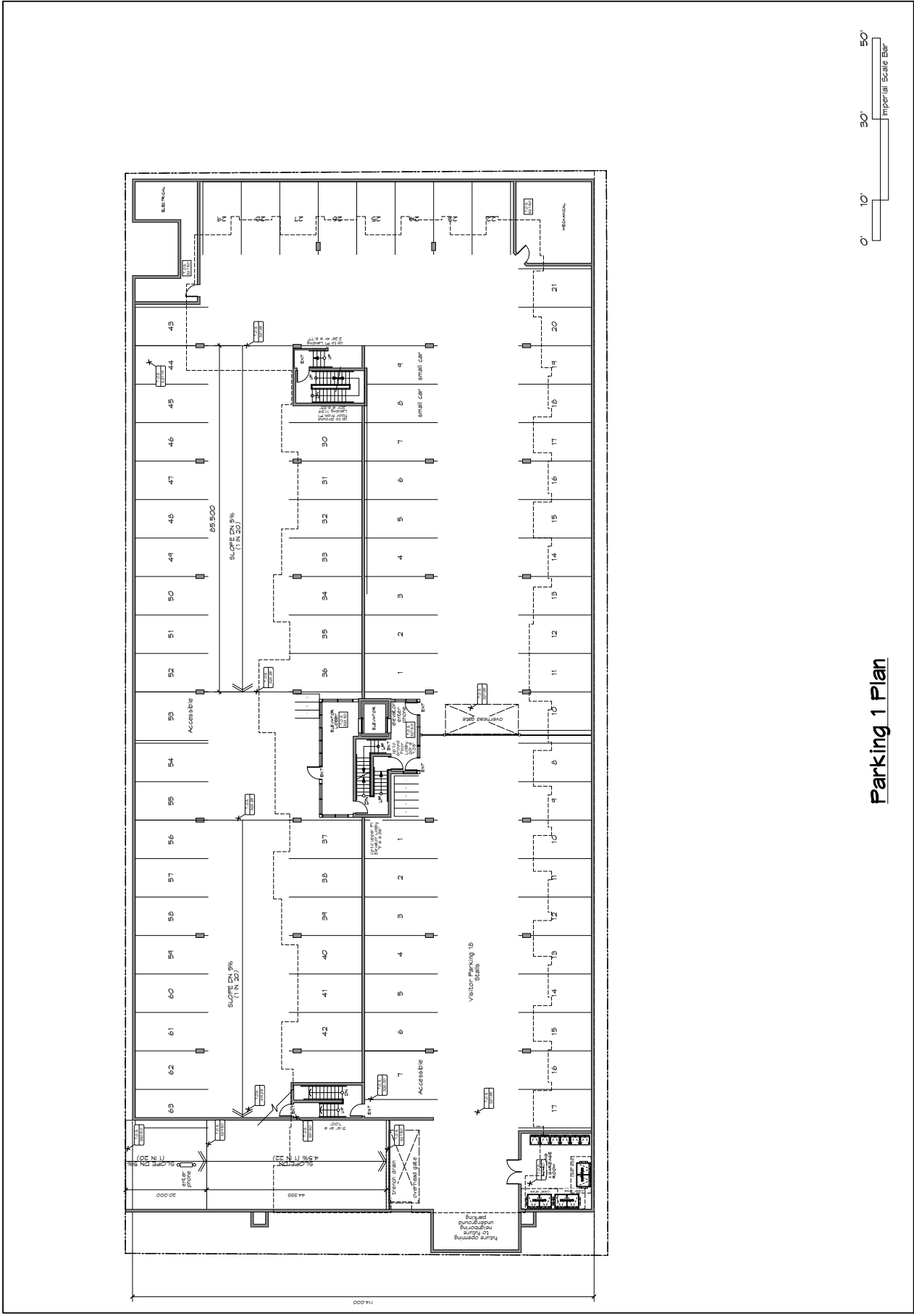
**APPROVED**  
 [Signature]  
 CHERRIES ARCHITECTS, P.A.

**DATE**  
 11/11/10

**SCALE**  
 1" = 8'

**PLOT DATE**  
 October 21, 2010

**A-2.2**



**Parking 1 Plan**





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NO.	DATE	DESCRIPTION
1	10/10/2010	Issue for D.P.
2	05/02/2011	ADP Submission

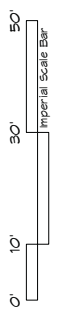
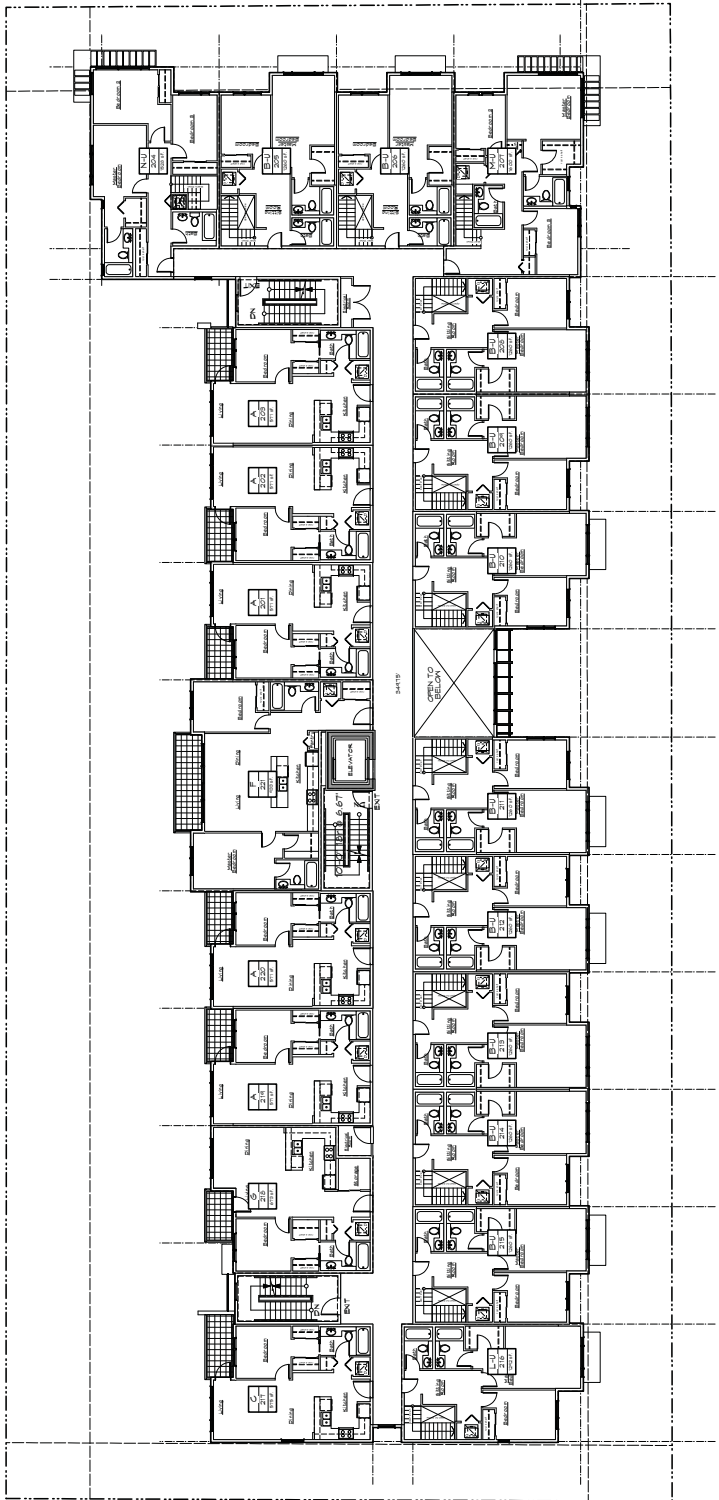
**PROJECT NAME**  
**Amara**  
 41 Suite Townhouse  
 Apartment Development  
 191 St. J. Ave.,  
 Surrey B.C.

**FLOOR PLAN**  
**Level 2**



**CHAMBERLAIN ARCHITECTS**  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T6  
 TEL: 604-681-1111  
 WWW.CHAMBERLAINARCHITECTS.COM  
 PROJECT NO. 1000000000  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 DATE: 05/02/2011

**A-2.4**



**Second Floor Plan**



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NO.	DATE	DESCRIPTION
1	10/10/2010	Issue for P.D.P.
2	10/25/2010	ADP Submission

**PROJECT NAME**  
**Amara**  
 4th Suite Townhouse  
 Apartment Development  
 191 St. S. 106 Ave.,  
 Surrey B.C.

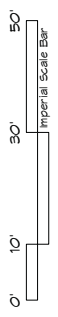
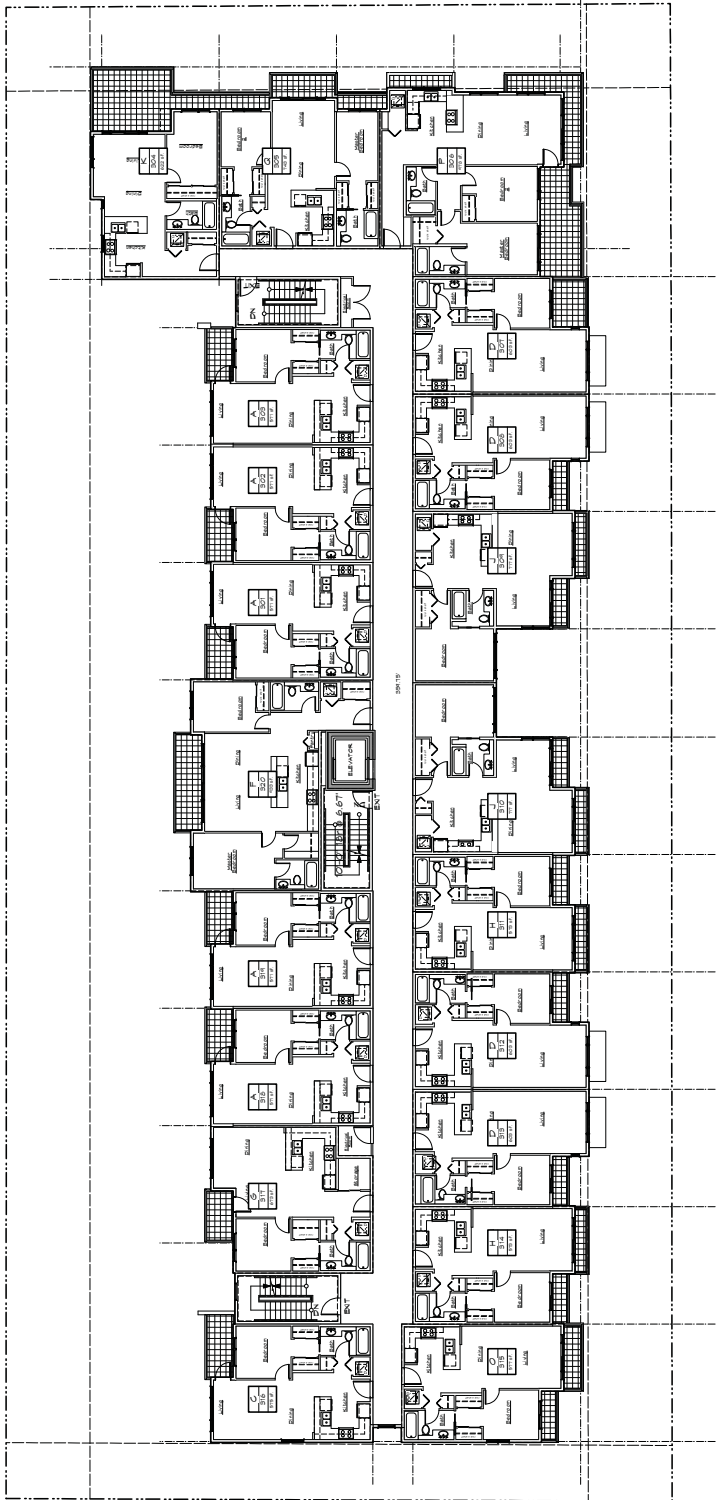
**DRAWING TITLE**  
**Floor Plan**  
**Level 3**



**CHAMBERLAIN ARCHITECTS**  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BRITISH COLUMBIA  
 V6H 2G6  
 TEL: 604.681.1111  
 FAX: 604.681.1112  
 WWW.CHAMBERLAINARCHITECTS.COM

**PROJECT NO.**  
**2010**  
**DRAWN**  
**APPROVED**  
**J. J. CHAMBERLAIN, P.A.**  
**REGISTERED ARCHITECT**  
**1 • 1 • 07**  
**PLOT DATE**  
**October 21, 2010**

**A-2.5**



**Third Floor Plan**



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NO.	DATE	DESCRIPTION
1	08/10/2010	Issue for D.P.
2	08/25/2010	ADP Submission

**PROJECT NAME**  
**Amara**  
 4th Suite Townhouse  
 Apartment Development  
 191 St. S. 106 Ave.,  
 Surrey B.C.

**DRAWING TITLE**  
**Floor Plan**  
**Level 4**



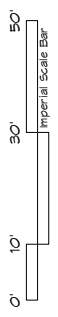
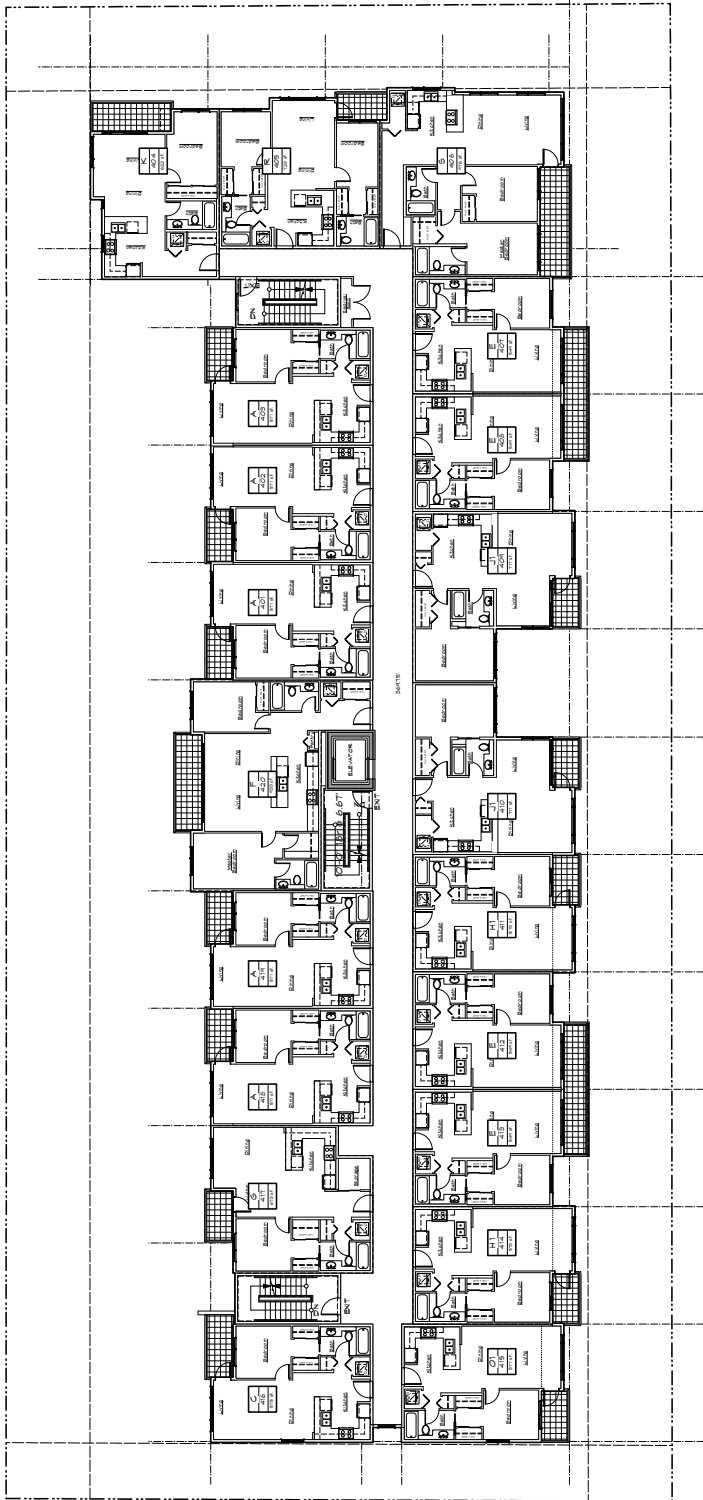
**CHAMBERLAIN ARCHITECTS**  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 VANCOUVER, BC V6H 3G7  
 TEL: 604.681.1111  
 FAX: 604.681.1112  
 WWW.CHAMBERLAINARCHITECTS.COM

**PROJECT NO.**  
**2010**

**APPROVED**  
**CHAMBERLAIN ARCHITECTS**  
**1000 WEST 10TH AVENUE**  
**SUITE 1000**  
**VANCOUVER, BC V6H 3G7**  
**TEL: 604.681.1111**  
**FAX: 604.681.1112**  
**WWW.CHAMBERLAINARCHITECTS.COM**

**DATE: 08/25/2010**

**A-2.6**



**Fourth Floor Plan**





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NO.	DATE	DESCRIPTION
2	05/01/22	ADP Submission
1	04/10/22	Issued for D.P. Approval

**PROJECT NAME**  
**Amara**  
 64 Suite Townhouse  
 Apartment Development  
 191 St. S. 106 Ave.,  
 Surrey B.C.



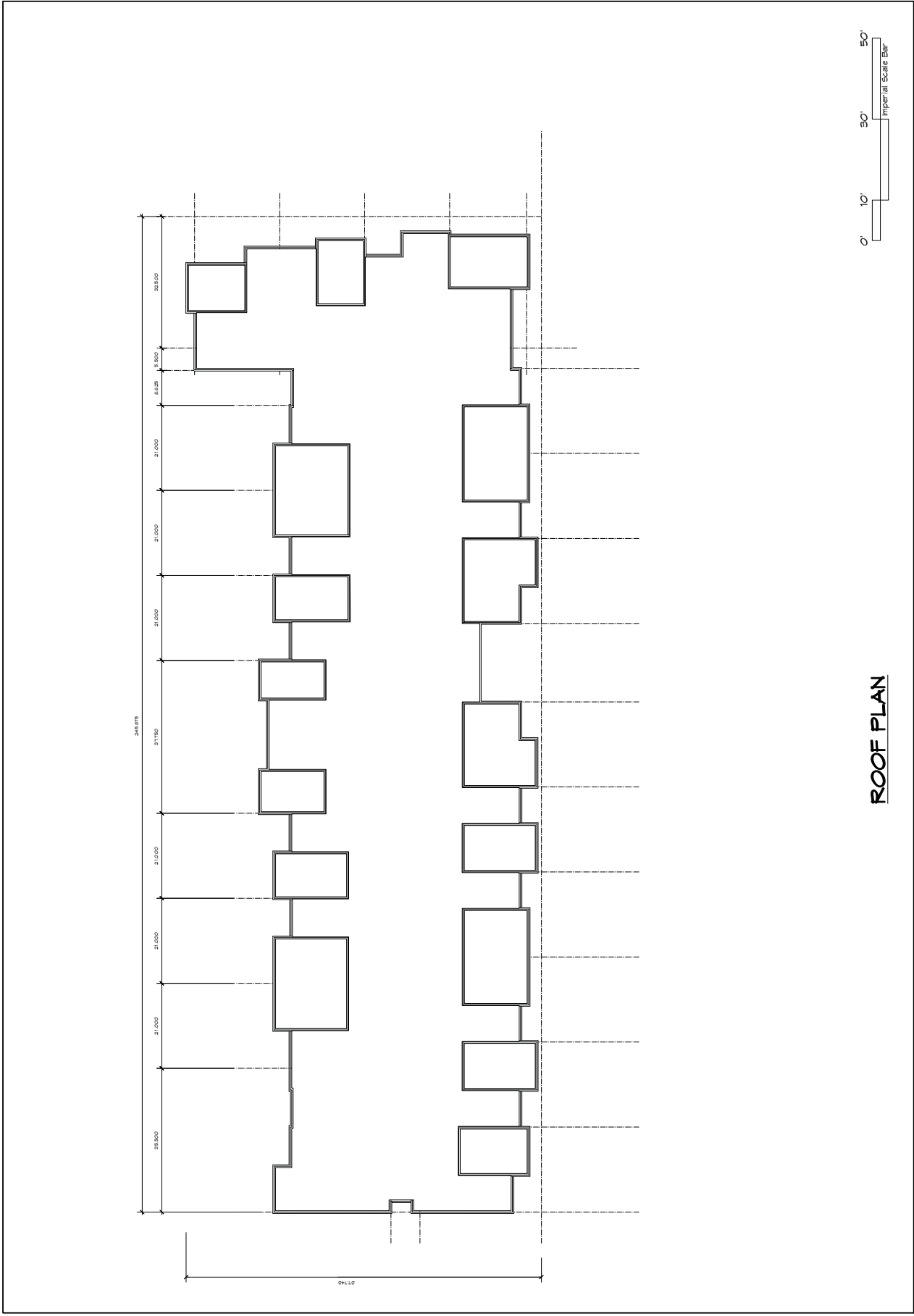
**CREATIVE ARCHITECTS**  
 4000 WEST 4TH AVENUE  
 VANCOUVER, BC V6M 2K1  
 TEL: 604-273-8888  
 WWW.CREATIVEARCHITECTS.COM

**PROJECT NO.**  
**2019**

**APPROVED**  
**W. J. GILGILCHRIST, P.A.**

**DATE**  
**October 21, 2020**

**A-2.7**



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NO.	DATE	DESCRIPTION
1	09/27/21	ADP Submission

**PROJECT NAME**  
**Amara**  
 19 S. 4th, Fairbanks  
 Apartment Development  
 199 S. 4th Ave.,  
 Fairbanks, AK 99701

**DRAWING TITLE**  
**Sections:**  
**AA & BB**

**CHEROME ARCHITECTS**  
 1100 N. UNIVERSITY DRIVE  
 FAIRBANKS, ALASKA 99701  
 TEL: 907.452.1100  
 FAX: 907.452.1101  
 WWW.CHEROMEARCHITECTS.COM

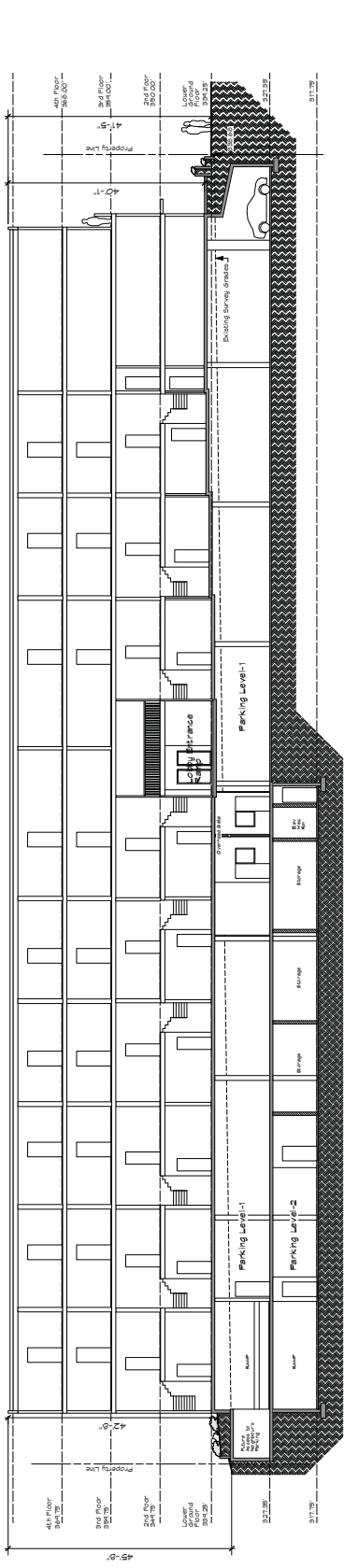
**DATE**  
 09/27/21

**DESIGNER**  
 J.E. CLAUD, D.A.

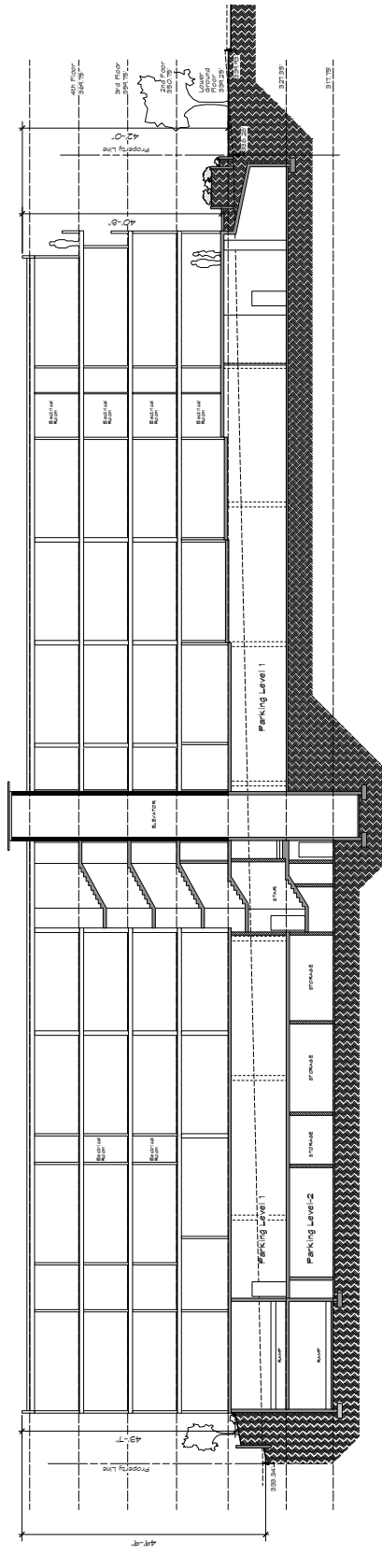
**SCALE**  
 1/8" = 1'-0"

**DATE PLOTTED**  
 October 21, 2020

**A-3.1**



**SECTION A-A**



**SECTION B-B**





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NO.	DATE	DESCRIPTION
1	05/21/21	ADP Submission

**PROJECT NAME**  
**Amara**  
 150 S. Fairbanks  
 Apartment Development  
 150 S. Fairbanks Blvd.,  
 Suite 100  
 Anchorage, AK 99501

**DRAWING TITLE**  
**Sections:**  
**F-F & G-G**

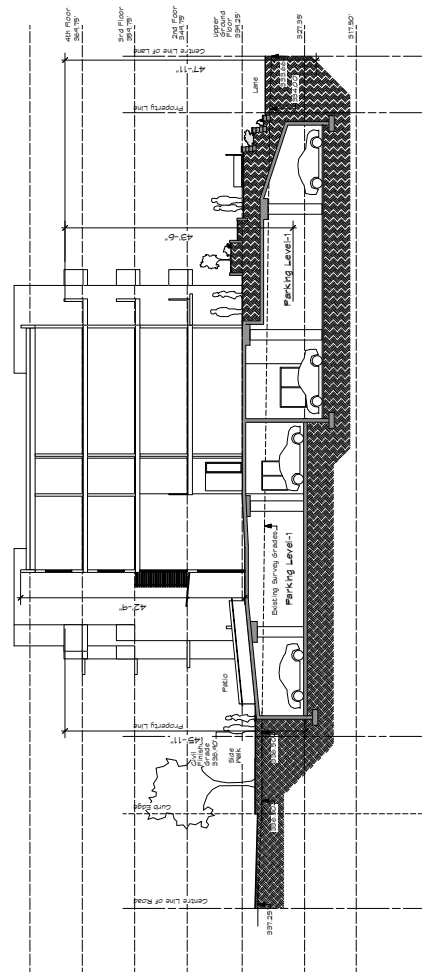
**CREATIVE ARCHITECTS**  
 150 S. FAIRBANKS BLVD., SUITE 100  
 ANCHORAGE, AK 99501  
 TEL: (907) 562-1111  
 FAX: (907) 562-1112  
 WWW.CREATIVEARCHITECTS.COM

**DATE**  
 05/21/21

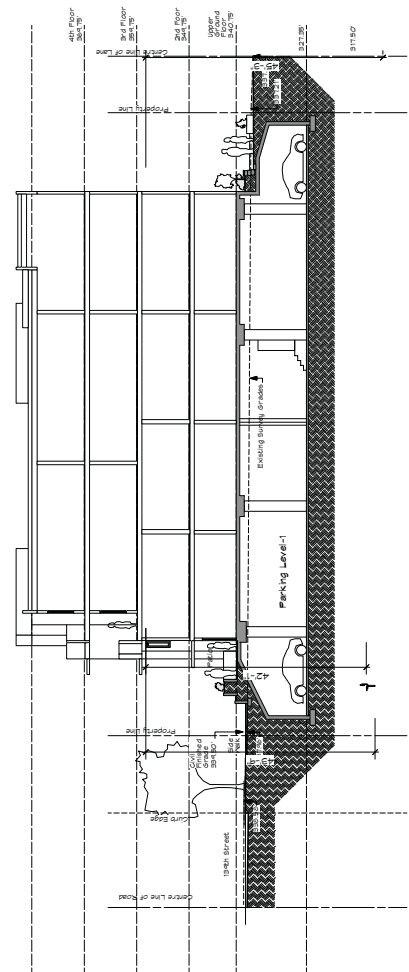
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 1/8" = 1'-0"

**DATE PLOTTED**  
 05/21/21

**A-3.4**



**SECTION F-F**



**SECTION G-G**

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REV. NO.	DATE	DESCRIPTION
1	10/21/20	DCP Submission

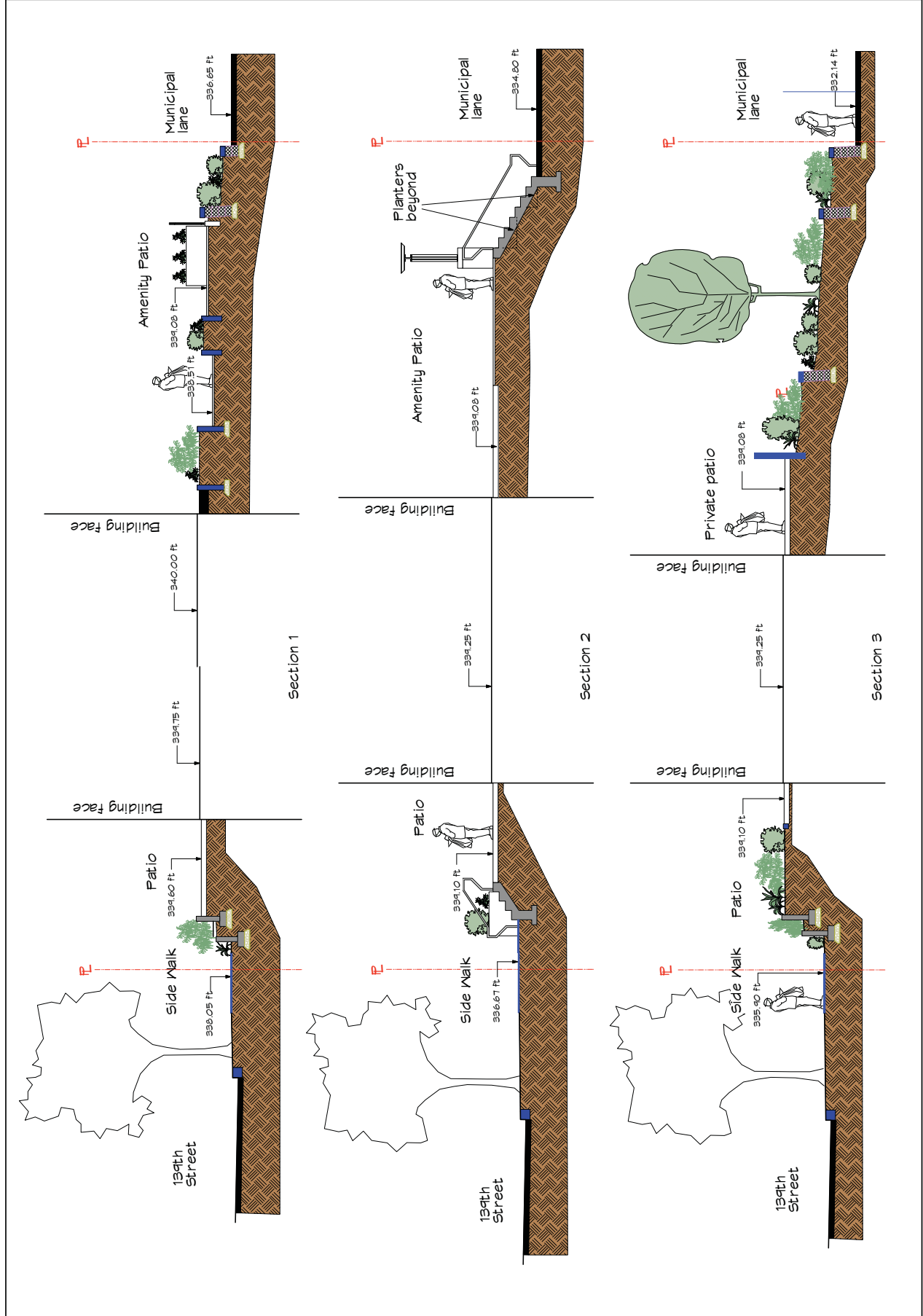
**PROJECT NAME**  
**Amara**  
 To Sub: Townhomes  
 Apartment Development  
 194 St. & 104 Ave.,  
 Surrey B.C.

**DRAWING TITLE**  
 Building  
 Grading  
 Sections



**CHERRIDGE ARCHITECTS**  
 1101 14th Street, Suite 100  
 Vancouver, BC V6Z 2Y6  
 TEL: 604.681.1101  
 FAX: 604.681.1102  
 WWW.CHERRIDGEARCHITECTS.COM  
 PROJECT NO.: 20003  
 DRAWN: [Name]  
 APPROVED: [Name]  
 U.E. C.N.D. P.A.  
 SCALE: 1/8" = 1'-0"  
 DATE: October 21, 2020

**A-3.5**







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NO.	DATE	DESCRIPTION
1	2022	ACPP Submission
2	2022	Amara / OC-45
3	2022	Final ACPP

**PROJECT NAME**  
**Amara**  
 64 Suite Townhouse  
 Apartment Development  
 199 St. Joe Ave.,  
 4th Floor, Toronto, ON

**DRAWING TITLE**  
**Material & Colour Schedule**

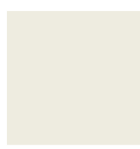


**CREATIVE ARCHITECTURE**  
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5  
 TEL: (416) 291-1111  
 WWW.CREATIVEARCHITECTURE.COM  
**PROJECT NO.**  
**2022**  
**DRAWN**  
**APPROVED**  
**LEAZ/CA/MD, DA**  
**11 x 87**  
**PLOT DATE**  
**October 27, 2022**

**A-3.7**



No.	Material	Colour
1	FiberCement Panel	Benjamin Moore HC-33 Montgomery White
2	FiberCement Panel	Benjamin Moore HC-102 Clarksville Gray
3	FiberCement Panel	Benjamin Moore OC-45 Swiss Coffee
4	FiberCement Panel	Benjamin Moore 196 Goldenhurst
5	FiberCement Panel	Benjamin Moore 182 Glowing Umber
6	Brick	Mutual - Mission Imperial Gray
7	Wood Soffit and Screen	Natural wood colour with stain finish
8	Brick	Mutual - Mission Inca
9	Ledge Stone Veneer	



Goldenhurst  
Benjamin Moore 196



Glowing Umber  
Benjamin Moore 182



Clarksville Gray  
Benjamin Moore HC-102



Swiss Coffee  
Benjamin Moore OC-45



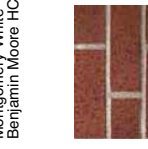
Montgomery White  
Benjamin Moore HC-33



Imperial Gray  
Mutual



Wood soffit / Screen



Inca  
Mutual



Ledge Stone





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NO.	DATE	DESCRIPTION
1	07/22	ACPP Submission
2	08/05	Amara APN 218
3	08/05	Permit Application

**PROJECT NAME**  
**Amara**  
 64 Suite Townhouse  
 Apartment Development  
 139 St. & 106 Ave.,  
 106 St. & 139 St.,  
 DALLAS, TX 75241

**Perspective Views**



**CREATIVE ARCHITECTS**  
 10000 W. LBJ Fwy, Suite 1000  
 Dallas, TX 75241  
 TEL: 214.343.1111  
 WWW.CREATIVEARCHITECTS.COM  
**PROJECT NO.**  
 2102  
**APPROVED**  
 J. L. GARDNER, D.A.  
 11/1/18  
**PLANT DATE**  
 October 27, 2019

A-3.3



View along 139 Street from Southeast



View from Northwest (106 Ave & Back Lane) corner



View at back lane parking entry



View from Northeast (139 St. & 106 Ave) corner

• Made With SketchUp®  
 Created With VCCUWorks®



## INTER-OFFICE MEMO

---

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

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

DATE: **July 19, 2010** PROJECT FILE: **7808-0031-00**

---

RE: **Engineering Requirements  
Location: 10575 139 St**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- there are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location

***Works and Services***

- construct the west side of 139 Street and the south side of 106 Avenue to full urban City Centre Standards
- construct a 6.0 metre wide lane for access to the site
- construct an adequate sized watermain to provide fire protection for the proposed development
- construct adequate sized sanitary sewer and storm sewer service connections to service the development
- provide on-site stormwater management in accordance with City Centre Guidelines

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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

A handwritten signature in black ink, appearing to read 'Rémi Dubé', written over a white background.

Rémi Dubé, P.Eng.  
Acting Development Services Manager

RWB



**SCHOOL DISTRICT #36 (SURREY)**

March 29, 2010  
Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7908 0031 00

**SUMMARY**

The proposed 70 lowrise units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	2

**September 2009 Enrolment/School Capacity**

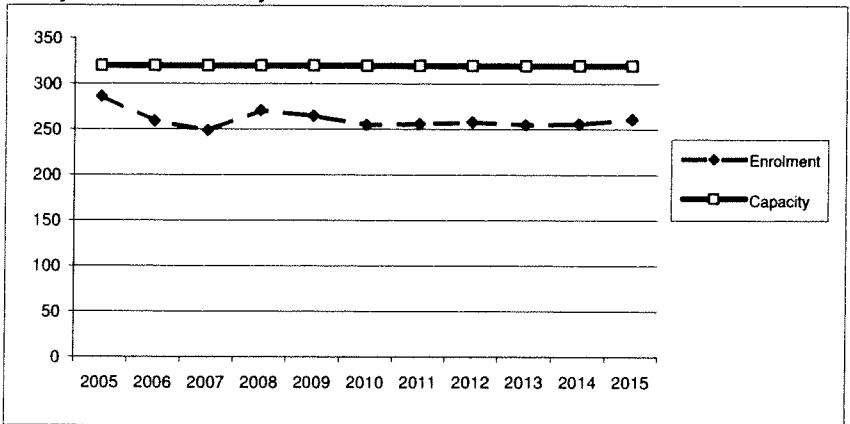
<b>Forsyth Road Elementary</b>	
Enrolment (K/1-7):	26 K + 239
Capacity (K/1-7):	20 K + 300
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1464
Capacity (8-12):	1200

**School Enrolment Projections and Planning Update:**

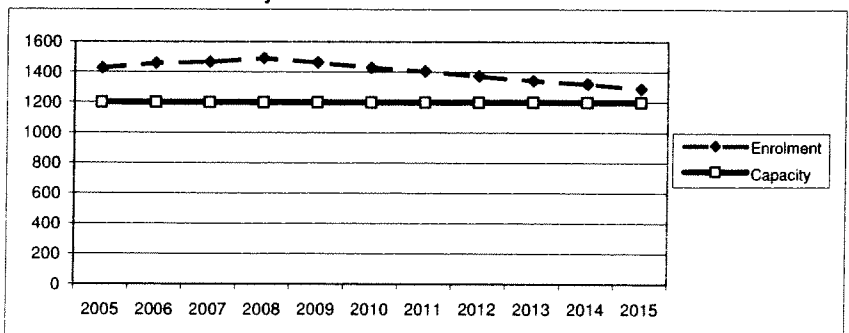
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

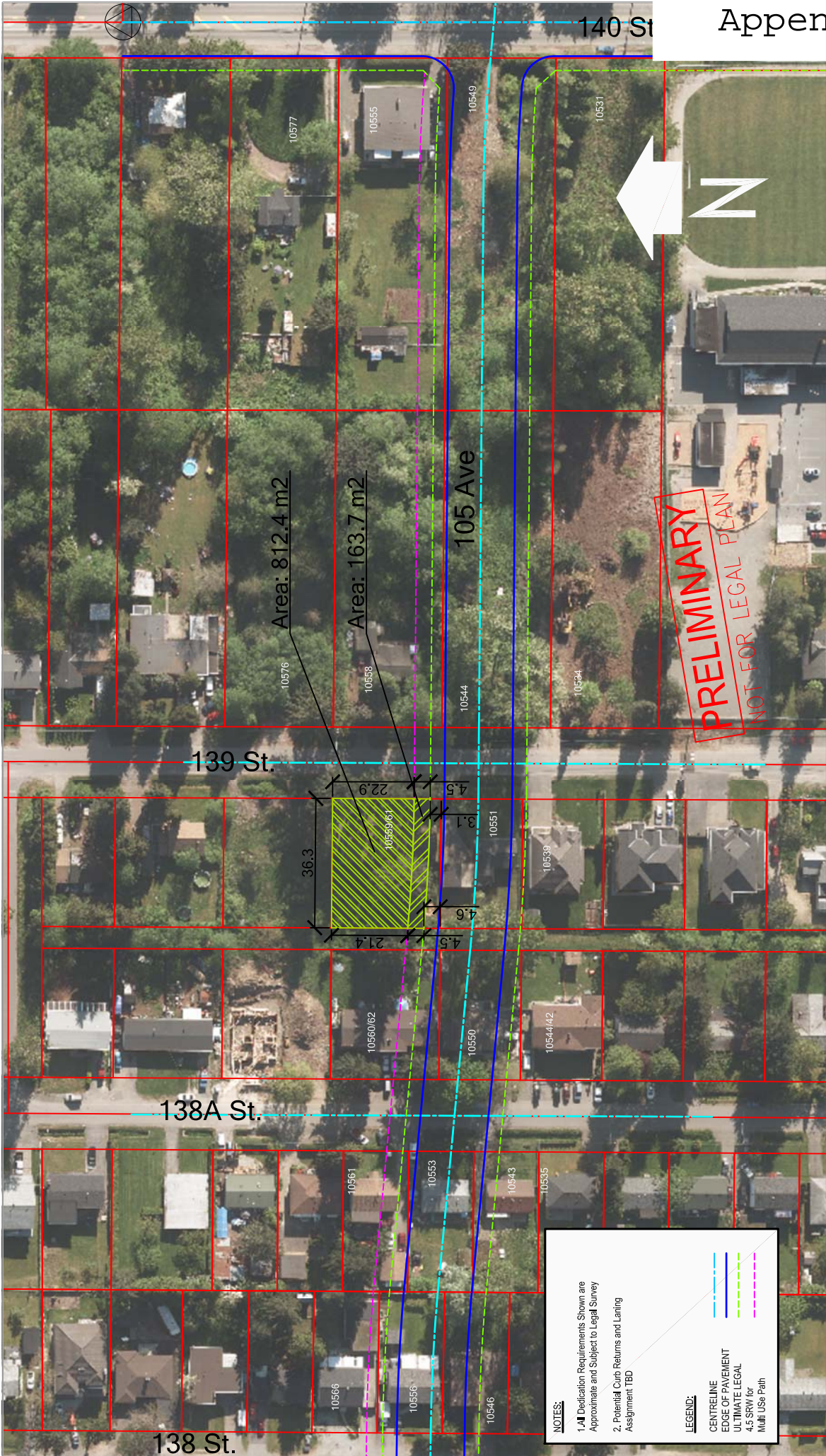
There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The District is considering enrolment move options from Kwantlen Park to another secondary school site, to eliminate projected overcrowding at Kwantlen Park Secondary School.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

**Forsyth Road Elementary**



**Kwantlen Park Secondary**





**PRELIMINARY**  
NOT FOR LEGAL PLAN

**NOTES:**

1. All Dedication Requirements Shown are Approximate and Subject to Legal Survey
2. Potential Curb Returns and Lining Assignment TBD

**LEGEND:**

- CENTRELINE
- EDGE OF PAVEMENT
- ULTIMATE LEGAL
- 4.5 SRW for Multi Use Path

CITY OF SURREY - TRANSPORTATION SECTION 14245 56th Avenue Surrey, B.C., V2X 3A2 Telephone 604-598-5852		Surrey Project No.:	N/A	Drawing No.:	10550-138/1
105A CONNECTOR ROAD - PRELIMINARY CONCEPTUAL ALIGNMENT 138 Street to 140 B Street		Designed.:	DM	Date:	NOVEMBER 2010
		Drawn:	DM / LFM	Revision No.:	
No.	Date	Drwn.			
2	11-04-10	LFM			
1	04-29-09	DM			



## *Advisory Design Panel Minutes*

Park's Meeting Room #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, APRIL 22, 2010  
Time: 4:12 PM

**Chair:**

R. Ciccozzi

**Panel Members:**

Cpl. M. Searle  
R. Myers  
M. Mortensen  
R. Bernstein  
B. Worden

**Guests:**

D. Andrew, Creekside Architects  
A. Good, DMG Landscape Architects  
C. Hogen, Focus Architecture Incorporated  
A. Moolin, LA West

**Staff Present:**

H. Bello, Planning & Development  
R. Duke, Planning & Development  
M. Rondeau, Planning & Development  
T. Mueller, Legislative Services

**A. SUBMISSIONS****4:00 PM**

- |    |                       |  |
|----|-----------------------|--|
| 1. | File No.:             | 7908-0031-00                                     |
|    | New or Resubmit:      | New  |
|    | Description:          | 4-Storey, 70 unit apartment building             |
|    | Address:              | 10575/10593/10605-139 Street, Surrey City Centre |
|    | Developer:            | Gary Saran, S & S Titan Development              |
|    | Architect:            | Don Andrew, Creekside Architects Ltd.            |
|    | Landscape Architect:  | A. Good, DMG Architecture Inc.                   |
|    | Planner:              | Gary Gahr  |
|    | Urban Design Planner: | Robert Duke                                      |

The Urban Designer provided an overview of the project:

- The project is a rezoning within the City Centre for a 70 unit, 4 storey residential development.
- The underground parking provides 28 stalls more than the required parking.
- The FAR for the area is 1.5, 2.0 is proposed.
- 82 square metres of indoor amenity space is provided this is short of the 210 square metres required, the outdoor amenity conforms.
- The parkade access is from a lane that will be constructed with the project; the parkade access allows shared access to the adjacent property.
- The ADP is asked to consider the following:
  - break down the length of the building into smaller blocks
  - the amount of masonry used on the development,
  - the massing in the top two storeys;
  - the incorporation of a children's play area within the outdoor amenity.

The Project Architect made the following comments:

- The project evolves from other developments done in the area, with a more urban and contemporary approach proposed.
- The underground provides a connection to the parkade of the future adjacent development.
- Building setbacks are 15 feet on the east and north, with a 10 foot setback to the south.
- Ground oriented 2 storey town houses have been raised to a minimum of 1.5 feet above the sidewalk level. The town houses and front yard patios step with the grade.
- A 2 storey entry lobby is level with the sidewalk. The grade transition to the townhouse levels occurs in the lobby with stairs and a wheelchair lift.

R. Bernstein Arrived at 4:20 PM

- There is an opportunity at the ends of the hallways to have windows to provide daylight.
- The indoor amenity space will be programmed by the future residents. An outdoor amenity space has been provided.
- The building is split horizontally in two, with the ground floor two storey units being identifiable as separate units.
- There is a visual break in the elevation at the lobby through the use of stone, wooden screens and wood detailing.
- Finish materials are gleaned by the local environment and typical for the area; lighter colours will be used on upper floors.
- Windows have aluminum frames.
- Hardiepanel will be butt jointed.
- Flashings will be revealed later on.

The Landscape Architect made the following comments:

- Landscaping is straightforward keeping in line with the neighbourhood theme.
- More structured plantings, evenly spaced along the street to delineate front entries.
- Seating and bike parking at the northeast corner of the building.
- The backyard amenity space utilizes a hard surface; an expansion to people's living rooms.
- To provide privacy evergreen hedging and ornamental shrubs are proposed.
- Plant palette is residential in character, minimal native planting proposed as it lends itself to a broadleaf palette.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**10575/10593/10605-139 Street, Surrey City Centre**  
**File No. 7908-0031-00**

It was Moved by R. Bernstein  
Seconded by R. Myers  
That the Advisory Design Panel recommends  
that the applicant address the following issues to the satisfaction of the Planning  
and Development Department and, at the discretion of Planning Staff, resubmit  
the project to ADP for review.

Carried

M. Searle left the meeting at 4:37 PM

## STATEMENT OF REVIEW COMMENTS

### Context and Site Circulation

- The exit stairs from the parkade should be reviewed to ensure they maintain building security.

*All exit stairs are now located within the building.*

- Confirm if the exits on the 2<sup>nd</sup> floor of the town houses are required and adjust the door swing so it does not conflict with corridor.

*Exit doors are required but now swing inward.*

- The NW corner unit has a very long stretch of hallway that could be absorbed in the unit; there are a lot of similar efficiency opportunities throughout the plan.

*The internal layout has been revised to increase efficiency.*

- The changing levels in the lobby are a concern; eliminate the wheelchair lift and stairs so the elevator connects directly with the lobby. This might mean redesigning the units slightly to accommodate for the grade changes.

*The lobby has been redesigned to eliminate changing levels.*

### Form and Character

- Connection between the amenity room and outdoor amenity needs more thought. Indoor amenity could be added to the second floor and expanding throughout the building.

*The relationship between the indoor and outdoor amenity space has been refined.*

- Provide programming for the outdoor amenity space; consider focusing on kid's use and private spaces for families to picnic, which could be part of the development marketing.

*The outdoor amenity area has been programmed with a barbeque, picnic tables and garden plots.*

- The proposed development and density are appropriate for the site.
- The building has a very long facade; it is fairly minimalistic and lacks detail. The top of the building could be broken up to respond to the grade change of the site.

*More detailing has been brought into the facade and increased articulation has been brought to the top of the building.*

- Materials used could have a more residential expression utilizing more colour, and changing texture to pull the landscape form into the entry. The entry lobby proposes a palette of warm materials that could be integrated into the building and used to enhance the building corners and turn the elevation.

*The entry area has been enhanced through the use of stone and wood screening.*

- The addition of a balcony on level 2 of the town houses provides an opportunity to incorporate wood lattice into the building elevation.

*It was not deemed appropriate to add balconies to the second floor.*

- Concern with the amount of hardiepanel used; suggest incorporating the new hardiepanel system. With hardiepanel, a clean look is very difficult to achieve, as there are a lot of joints. Bringing in some other material like the ledge stone would be a way to mitigate the amount of hardiepanel, especially around the entries and at the corners.

*Ledge stone and wood screening have been added to the front entry.*

- Suggest toning down the yellow colour used, the sample is a bit strong.

*The shade of yellow has been softened.*

- The northwest corner elevation is blank. There is a lot of wasted space in the corridors that could be integrated into some of the units. Open up the corridors to introduce more light.

*Windows have been added to the northwest elevation and the corridor.*



- Finding a way to frame the repetitive elements would help or use some wood lattice expression and insert it all the way along.

*A wood screen has been added to the entry.*

- Not convinced about the stepping of the perimeter wall. If the guardrail is done correctly, it might give more of a sense of ownership.

*The terracing of the western side of the site has been revisited.*

#### Landscaping

- Ensure non-toxic plants within landscaping.

*No toxic plantings are proposed.*

- Planting plans are appropriate.
- The amount of amenity area pavers seems expansive, may be able to break up the spaces and reduce the amount of pavers.

*Additional trees and planting has been added to the outdoor amenity area.*

#### CPTED and Accessibility

- The interphone needs to be relocated to another location that is more suitable to visitors and residents. It is problematic that there is no interphone on the ramp.

*An interphone has been added to the ramp.*

- The wheelchair lift should have a backup system in the event of power failure.
- Ensure unobstructed access from the lobby to the elevator without having to push buttons to get there.

*The access from the lobby to the elevator is unobstructed.*

- Disabled parking underground should be closely associated with elevators.

*Disabled parking is located close to elevators.*

The Project Architect made the following comment:

- Comments from the Panel have been clear and are summarized as follows:
  - Issues are finding more programming intent in the amenity spaces.
  - Technical housekeeping issues to be addressed.
  - General concerns about the design of the lobby and how the levels all work.
  - The character of the building. Generally favourable but perhaps try to find some additional residential details and clues.
  - Introduction of more masonry and ledge-stone elements throughout the building.

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: 008-120-358

Lot 44 Section 23 Block 5 North Range 2 West New Westminster District Plan 20317

10575 – 139 Street

Parcel Identifier: 000-658-758

Lot 45 Section 23 Block 5 North Range 2 West New Westminster District Plan 20317

10593 – 139 Street

Parcel Identifier: 006-286-216

Lot 58 Section 23 Block 5 North Range 2 West New Westminster District Plan 27955

10605 – 139 Street

(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 medium *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 unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 2.0.
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 maximum *lot coverage* shall be 52%.

**F. Yards and Setbacks**

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

	<b>Setback</b>	East Yard	West Yard	North Yard	South Yard
<b>Use</b>					
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	4.5 m. [15 ft.]	3.0 m. [10 ft.]	3.0 m. [10 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 Section 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, *balconies* may encroach 1.0 metres (3 ft.) into the required *yards*.

**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 15 metres [50 feet].

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

## H. Off-Street Parking

1. Notwithstanding Table C.6 Part 5 Off-Street Parking and Loading of Surrey Zoning By-law, 1993, No. 12000 as amended, resident *parking spaces* shall be provided at the rate of one *parking space* per *dwelling unit*.
2. 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.
3. All resident and visitor *parking spaces* shall be provided as *underground parking*.
4. *Tandem parking* is not permitted.
5. 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 eastern and northern *lot lines*.

## 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 provided within the *underground parking*.

## 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
  - (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>
2,900 sq. m [0.71 acre]	36 metres [118 ft]	80 metres [262 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of 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 RM-135 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 Surrey Development Cost Charge By-law, 2008, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone (in City Centre).

- 8. Surrey Tree Protection By-law, 2006, No. 16100, 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, \_\_\_\_\_, 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

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