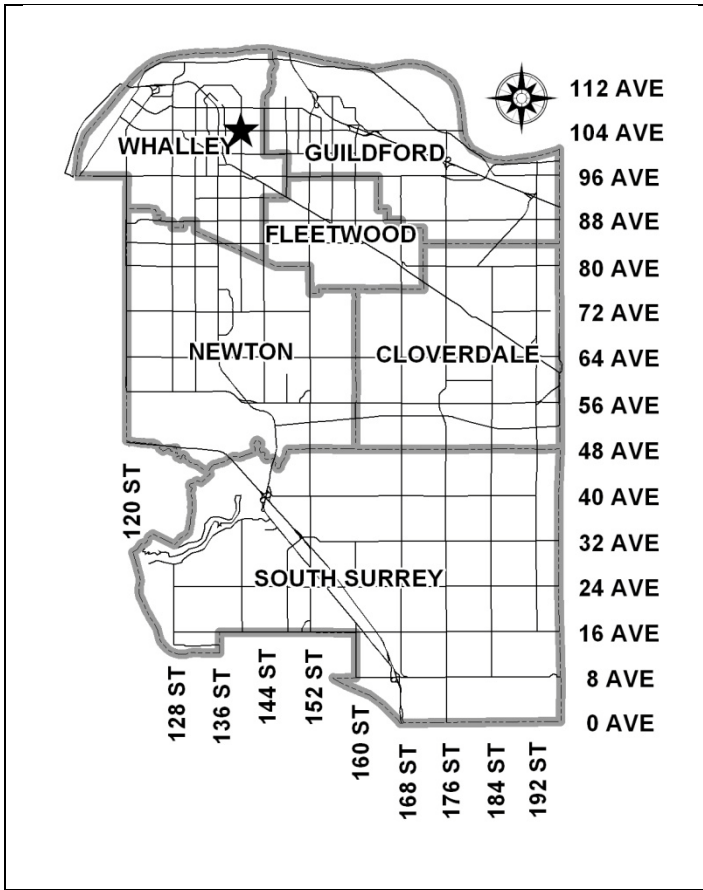


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0170-00

Planning Report Date: July 23, 2012



PROPOSAL:

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

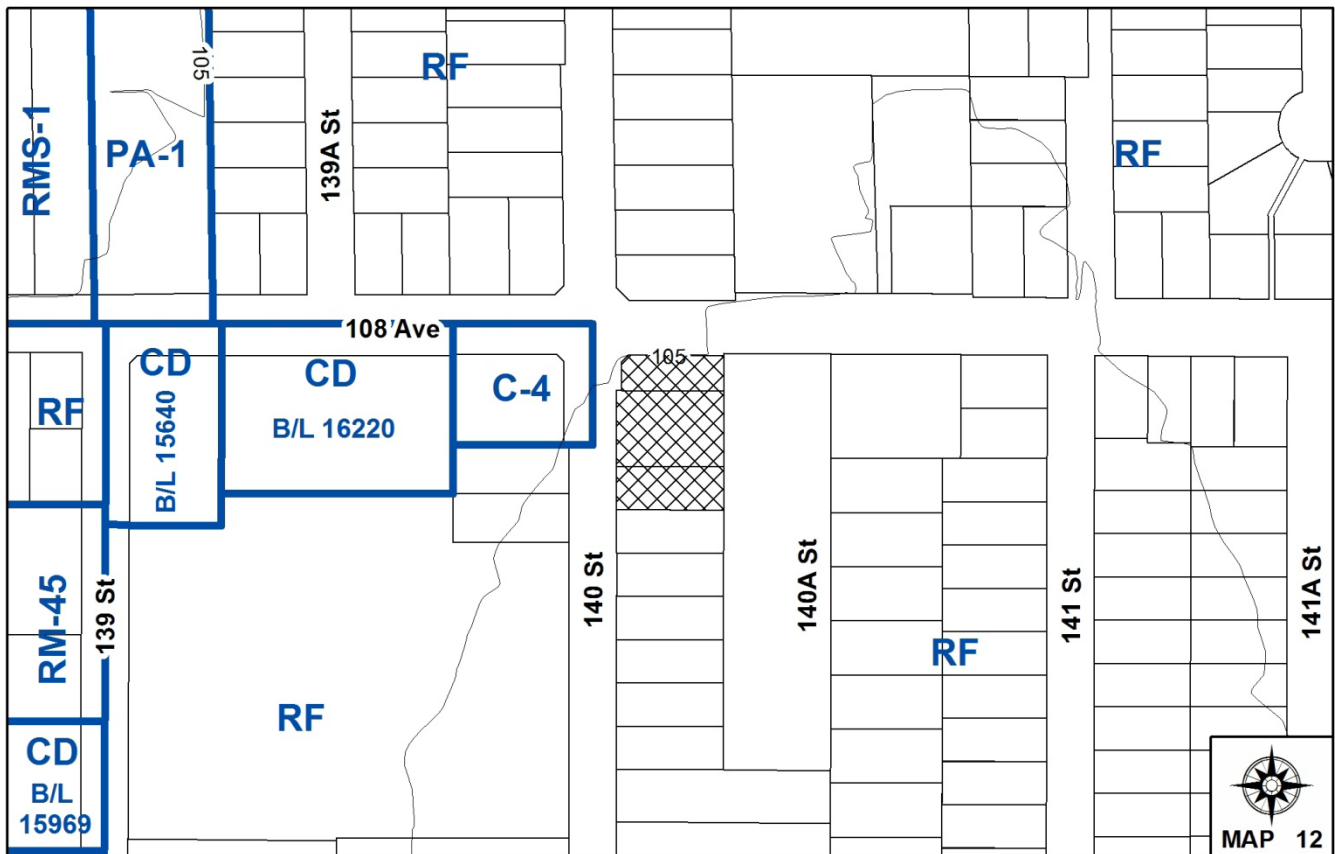
in order to permit the development of a 5-storey, 46-unit apartment building.

LOCATION: 10764 and 10782 - 140 Street;
 14008 - 108 Avenue

OWNERS: Sital S Pannu
 Gurbhej S Pannu
 Balbir K Taggar

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an Official Community Plan Text Amendment to increase the allowable floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.50 to 2.00 for the subject site.

RATIONALE OF RECOMMENDATION

- The proposed increase in density under the Multiple Residential designation for the subject site is supportable as it facilitates a new north-south lane through the subject site and increased road right-of-way along arterial roads affecting both the 108 Avenue and 140 Street frontages of the site.
- The proposed density allows the applicant to achieve a similar density to what they would have been able to achieve prior to these additional road requirements being identified, while at the same time allowing the City to achieve the benefits provided by the enhanced road network.
- The proposed density and building form are appropriate for this part of Whalley (opposite the boundary of Surrey City Centre).
- The proposed setbacks will help achieve a more urban, pedestrian streetscape which will help support a vibrant City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.00, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. 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.
4. Council authorize staff to draft Development Permit No. 7908-0170-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:

3 Elementary students at Mary Jane Shannon Elementary School
 2 Secondary students at Guildford Park Secondary School

(Appendix IV).

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2014.

Parks, Recreation & Culture:

The construction of a 4.0-metre (13 ft.) wide mixed-use asphalt pathway (Quibble Creek Greenway) is required adjacent 108 Avenue along the site's northern frontage. There is concern about the pressure the proposed development will place on existing park facilities.

SITE CHARACTERISTICSExisting Land Use: Vacant single family lots.Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Single family dwelling.	Urban	RF
East:	Hydro corridor.	Multiple Residential	RF
South:	Single family dwelling.	Multiple Residential	RF
West (Across 140 Street):	Convenience store and single family homes	Multiple Residential	C-4 and RF

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan Text Amendment, to permit a floor area ratio (FAR) of 2.0 on the subject site, supports City efforts to achieve a finer-grained road network in and around Surrey City Centre while at the same time allows the applicant to achieve a similar density to what they would have achieved prior to the additional road requirements.

DEVELOPMENT CONSIDERATIONS

- The subject 0.81-hectare (2.0-acre) site is located at the southeast corner of 108 Avenue and 140 Street in Whalley, across from the eastern boundary of Surrey City Centre. It is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- The applicant proposes an Official Community Plan Text Amendment to increase the maximum floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.5 to 2.0 for the subject site; rezoning the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; and a Development Permit, to facilitate the development of a 5-storey, 46-unit apartment building.
- The proposed building will have a total floor area of 4,050 square metres (43,594 sq. ft.), representing a net floor area ratio (FAR) of 1.86, which exceeds the maximum 1.50 FAR permitted within the Multiple Residential designation, beyond Surrey City Centre.
- The indoor amenity area, totalling approximately 138 square metres (1,485 sq. ft.), meets the CD Zone (based on RM-70) requirement for indoor amenity space of 138 square metres (1,485 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area, totalling approximately 138 square metres (1,485 sq. ft.) meets the CD Zone (based on RM-70) requirement for outdoor amenity space of 138 square metres (1,485 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The application proposes 74 parking spaces in two levels of underground parking, which exceeds the Zoning By-law requirement of 73 spaces. Parking is comprised of 65 resident and 9 visitor parking spaces.

OCP Text Amendment

- Since the application was originally proposed in July 2008, the right-of-way requirements for arterial roads, has increased from 27.0 metres (88 ft.) to 30.0 metres (100 ft.) which results in an additional 1.5-metre (5 ft.) wide road dedication being required from the 108 Avenue and 140 Street frontages of the subject site. Similarly the need for a new 6.0-metre (20 ft.) wide, north-south lane has been identified along the eastern boundary of the site. The new lane is expected to facilitate the future development of the properties on the east side of 140 Street, between 104 Avenue and 108 Avenue, by removing the need for driveway accesses from 140 Street for these properties.
- The proposal requires an amendment to the Official Community Plan (OCP) to increase the maximum FAR in the Multiple Residential designation from 1.50 to 2.0 for the subject site. The proposed gross FAR on the site is 1.40, which is within the allowable FAR of 1.50 in the RM designation but, due to road dedication requirements for both 140 Street and 108 Avenue and land required for a new lane along the east property line, 25% of the gross site area is to be dedicated and thus is not included in the calculation of net FAR.
- To achieve the City's objectives, while at the same time allow the developer to achieve a similar density to what they would have achieved without these additional road

requirements, staff support an increase to the allowable FAR for the Multiple Residential designation from 1.5 to 2.0, for this site only. The gross FAR is similar to what could have been achieved prior to these additional requirements and would result in an FAR of 1.49 if the new lane and additional road dedication requirements were not excluded.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated January 12, 2012, identifies 9 mature trees on the site. All of the existing trees are proposed to be removed as all but one conflict with the future building envelope. The other tree is proposed to be removed due to its poor condition. An additional tree on the neighbouring property is also proposed to be removed, pending approval from the neighbour.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Western Hemlock	1	0	1
Catalpa	1	0	1
Douglas Fir	3	0	3
Black Cottonwood	4	0	4
Total	9	0	9

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 27 replacement trees to be provided, which is 13 more than the 14 required under the Tree Protection By-law.

Proposed CD By-law

- The proposed Comprehensive Development (CD) Zone is based on the Multiple Residential 70 Zone (RM-70) with modifications to the density, lot coverage, setback and building height sections of the By-law.
- As noted previously the density has been increased to a maximum FAR of 1.88, in order to achieve additional road dedication on both 108 Avenue and 140 Street and a new north-south lane (see OCP Text Amendment section). The proposed development has a net FAR of 1.86.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 44% lot coverage that is proposed is appropriate for 4- to 5-storey buildings. The proposed CD Zone allows a maximum lot coverage of 45%.

- The RM-70 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard (North)	Rear Yard (South)	Side Yard (East)	Side Yard (West)
Proposed CD By-law	7.0 m (23 ft.)	3.0 m (10 ft.)	6.5 m (21 ft.)	5.0 m (16 ft.)
RM-70	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)

- The CD Zone proposes 7.0-metre (23 ft.) and 5.0-metre (16 ft.) setbacks along 108 Avenue and 140 Street respectively, which will help enliven these streets by bringing the buildings closer to the public realm.
- The proposed 6.5-metre (21 ft.) side yard (east) setback is measured to the new lane, whereas the proposed 3.0-metre (10 ft.) rear yard (south) setback pertains to the side of the building. A similar setback can be expected when the properties to the south develop.
- The RM-70 Zone has a maximum building height of 50 metres (164 ft.). The CD By-law proposes a maximum building height of 17 metres (56 ft.) which will accommodate the proposed building.

PRE-NOTIFICATION

Pre-notification letters were sent on October, 2008 and July 9, 2012. To date, staff have received no correspondence or telephone calls in response to the pre-notification letter or development proposal sign.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP Text Amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The application proposes a 46-unit, 5-storey apartment building with 2-storey, ground-oriented, townhouse units along the 140 Street and 108 Avenue façades of the building.
- Residential units range in size from 39 square metres (421 sq. ft.) to 145 square metres (1,560 sq. ft.) and comprise a mix of studio, one-, two- and three-bedroom units with variations that incorporate dens.
- The main entrance to the building is located along 140 Street, towards the northwest corner of the building. The building form is very contemporary and uses differing materials to emphasize the vertical nature of the building. Similarly, the building form steps at different elevations to provide articulation. This is most pronounced on the upper floor, which is

completely set back to minimize the building's massing. The contemporary theme is completed by the use of a cornice feature at the roof line which extends from the building façades.

- The development proposes higher quality building materials and includes painted hardi-panel siding (light brown and beige colours) and painted board and batten (grey colour) on the upper portions of the building, and the extensive use of dark red brick veneer on the lower portions. The brick is used to help reinforce the townhouse character of the development as unique from the apartment units above. Additional detailing is achieved through the provision of glass railings on all balconies.

Parking

- Access to the underground parking facility is proposed from a new lane along the site's eastern boundary, a portion of which will be constructed as part of this application. The ramp will be located as far from 108 Avenue as possible to avoid site line conflicts.
- Access to the parking facility will be controlled by security gates. The resident and visitor parking areas will be separated by additional security gates.
- A total of 74 parking spaces are provided in one and a half levels of underground parking, which is comprised from 65 resident and 9 visitor parking spaces, which exceeds the Zoning By-law requirements of 64 resident and 9 visitor parking spaces.

Landscaping

- The development proposes a very urban and open corner plaza at the intersection of 108 Avenue and 140 Street which will help to provide additional semi-public space near Surrey City Centre. The plaza is framed by a number of 0.45-metre (18 in.) high concrete 'seatwalls' which provide opportunity for seating. The plaza area is complemented by two small planting beds, with low shrubs surrounding a singular tree in each.
- The Quibble Creek Greenway is proposed to run north-south through the hydro encumbered lands to the east. To facilitate safe pedestrian crossing and connection to the north side of 108 Avenue, the applicant will be providing a 2.5-metre (8 ft.) wide statutory right-of-way (SRoW) along 108 Avenue. The SRoW will facilitate the extension of the greenway to the intersection 108 Avenue and 140 Street and help discourage crossing at a mid block location.
- Each residential unit has access to either a private patio or a balcony.

Indoor and Outdoor Amenity Spaces

- The indoor amenity space is proposed on the ground floor at the rear of the building. The indoor amenity spaces will consist of a workout area, in addition to a kitchen and space that can be used for hosting gatherings.

- The outdoor amenity area is located directly adjacent the indoor amenity space at the rear of the building, and consists of an outdoor patio area with picnic tables and a children's play area. Significant landscaping is provided around these areas, including the provision of a water feature ('river rock gurgler') to provide visual interest.

ADVISORY DESIGN PANEL

ADP Date: February 9, 2012

The ADP had a number of concerns with the project and made a number of recommendations. The applicant has resolved these issues to the satisfaction of the Planning and Development Department.

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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	OCP Text Amendment By-law
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by DF Architecture Inc. and PMG Landscape Architects Inc. respectively, dated June 29 , 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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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		2,886 m ²
Road Widening area		710 m ²
Undevelopable area		
Net Total		2,176 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (north)	7.2 m	7.37 m
Rear (south)	3.3 m	3.41 m
Side #1 (east)	6.9 m	7.01 m
Side #2 (west)	5.3 m	5.49 m
BUILDING HEIGHT (in metres/storeys)		
Principal	17 m	16.25
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Townhouse		9
Bachelor		1
One Bed		26
Two Bedroom		10
Three Bedroom +		
Total		46
FLOOR AREA: Residential		4,050 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,050 m ²

** 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)		
FAR (gross)		1.40
FAR (net)	1.88	1.86
AMENITY SPACE (area in square metres)		
Indoor	138 m ²	138 m ²
Outdoor	138 m ²	138 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	35	36
2-Bed	15	15
3-Bed (includes Townhouses)	14	14
Residential Visitors	9	9
Institutional		
Total Number of Parking Spaces	73	74
Number of disabled stalls	1	3
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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ZONING SYNOPSIS:

CIVIC ADDRESS: 14008, 108 AVENUE, SURREY B.C
 10784-140 STREET, SURREY B.C
 10782-140 STREET, SURREY B.C

LEGAL DESCRIPTION: LOTS 11, 12, 13
 EXCEPT:
 FIRSTLY PARCEL R (REF PLAN 39122)
 SECONDLY PARCEL D (BYLAW PLAN 79596)
 ALL OF SECTION 24, BSN, R2W, NWD
 PLAN 12882

EXISTING ZONING: R (SINGLE FAMILY)

PROPOSED ZONING: CD

SITE:

EXISTING AREA: 31,069 SF 2,886 SM
 DEDICATIONS
 ROAD WIDENING(140 ST/108 AVE.) 3,428 SF 318 SM
 DEDICATION (NEW LANE.) 4,219 SF 397 SM

NET SITE AREA: 23,422 SF 2,171 SM

TOTAL DEDICATION: $\frac{7,647}{31,069} = 24.0\%$

F.A.R. :

FIRST FLOOR : 9,005.04 SF
 SECOND FLOOR : 10,224.33 SF
 THIRD FLOOR : 8,899.10 SF
 FOURTH FLOOR : 8,781.20 SF
 FIFTH FLOOR : 6,684.66 SF
 43,594.33 SF

F.A.R. OF EXISTING SITE $\frac{43,594.33}{31,069} = 1.40$

F.A.R. OF NET SITE $\frac{43,594.33}{23,422} = 1.86$

INTERIOR AMENITY NOT INCLUDED

SITE COVERAGE:

$\frac{\text{FIRST FLOOR}}{\text{NET SITE AREA}} = \frac{10,479.90}{23,422} = .44$

INTERIOR AMENITY SPACE:

REQUIRED 46 STE. X 3 = 138 SM
 PROVIDED = 1,484.86 SF (138.01 SM)

EXTERIOR AMENITY SPACE:

REQUIRED 46 STE. X 32 = 1,472 SF
 PROVIDED = 1,484.30 SF (138.00 SM)

PARKING:

REQUIRED

FOR RESIDENTS : TOWN HOUSE 9
 2 BED ROOM 10
 19 X 1.5 = 28.5
 1 BED ROOM 26
 1 STUDIO 1
 27 X 1.3 = 35.1

FOR VISITORS $46 \times 0.2 = 9.2$
 72.8 CARS

TOTAL PARKING PROVIDED: 74 CARS
 ALL PARKING PROVIDED UNDERGROUND.

BICYCLES:

REQUIRED 46 X 1.2 = 55.2
 PROVIDED: 55
 ALL BICYCLE STORAGE PROVIDED UNDERGROUND.

TYPE	NO. OF UNITS	UNIT AREA (sf.)	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		FIFTH FLOOR		GRAND TOTAL (sf.)	
			# OF UNITS	AREA (sf.)	# OF UNITS	AREA (sf.)	# OF UNITS	AREA (sf.)	# OF UNITS	AREA (sf.)	# OF UNITS	AREA (sf.)		
A	2-DEN	5.00	1,238.28	5.00	629.76	5.00	608.52						6,191.40	
A1	3-DEN	1.00	1,680.63	1.00	850.72	1.00	829.91						1,680.63	
A2	3BR	1.00	1,402.39	1.00	712.30	1.00	690.09						1,402.39	
A3	2-DEN	1.00	1,402.28	1.00	629.79	1.00	772.48						1,402.28	
A4	3BR	1.00	1,539.74	1.00	614.79	1.00	944.95						1,539.74	
B (HC)	1BR	1.00	605.75	1.00	605.75								605.75	
B1	1BR	4.00	561.88			1.00	561.88	1.00	561.88	1.00	561.88	1.00	561.88	2,247.52
C (HC)	SUITE	1.00	621.91	1.00	621.91								621.91	
D	2BR	1.00	1,082.17			1.00	1,082.17						1,082.17	
D1	2BR	2.00	1,039.41					1.00	1,039.41	1.00	1,039.41		2,078.82	
E	2-DEN	1.00	1,251.40			1.00	1,251.40						1,251.40	
E1	2-DEN	2.00	1,207.75					1.00	1,207.75	1.00	1,207.75		2,415.50	
F	2BR	1.00	763.80					1.00	763.80				763.80	
G	1BR	2.00	526.35					1.00	526.35	1.00	526.35		1,052.70	
H	1BR	1.00	722.81					1.00	722.81				722.81	
H1	1BR	1.00	704.45							1.00	704.45		704.45	
I	1BR	3.00	441.06					3.00	1,323.18				1,323.18	
J	1BR	4.00	526.39					2.00	1,052.78	2.00	1,052.78		2,105.56	
F1	2BR	1.00	745.22							1.00	745.22		745.22	
K	1BR	1.00	522.99					1.00	522.99				522.99	
L	1BR	3.00	420.58							3.00	1,261.74		1,261.74	
M	1BR	1.00	502.46							1.00	502.46		502.46	
N	1BR	1.00	606.98								1.00	606.98	606.98	
O	1BR	1.00	651.31								1.00	651.31	651.31	
P	1BR	1.00	642.85								1.00	642.85	642.85	
Q	1BR	1.00	648.35								1.00	648.35	648.35	
R	1BR	1.00	698.86								1.00	698.86	698.86	
S	2BR	1.00	822.67								1.00	822.67	822.67	
T	2BR	1.00	962.82								1.00	962.82	962.82	
TOTAL		46.00		11.00	7,184.06	12.00	9,175.49	12.00	7,720.89	12.00	7,602.04	8.00	5,595.72	37,278.20

CIRCULATION		
LEVEL 1	1,820.98 sf.	10,479.90 sf.
LEVEL 2	1,048.84 sf.	10,224.33 sf.
LEVEL 3	1,178.71 sf.	8,899.10 sf.
LEVEL 4	1,179.16 sf.	8,781.20 sf.
LEVEL 5	1,088.94 sf.	6,684.66 sf.
TOTAL	6,316.63 sf.	
AMENITY		
F.A.R.	FIRST FLOOR	9,005.04 sf.
	SECOND FLOOR	10,224.33 sf.
	THIRD FLOOR	8,899.10 sf.
	FOURTH FLOOR	8,781.20 sf.
	FIFTH FLOOR	6,684.66 sf.
TOTAL F.A.R.		43,594.33 sf.

NOTES:

DATE	
BY	
REVISION	
DATE	
BY	
REVISION	
DATE	
BY	
REVISION	



1025-4071 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 1Z6
 T (604) 274-8111 F (604) 274-5131
 info@dfarchitectural.ca

PROJECT:
CONDOMINIUM DEVELOPMENT
 108 Ave./ 140 St
 SURREY, BC

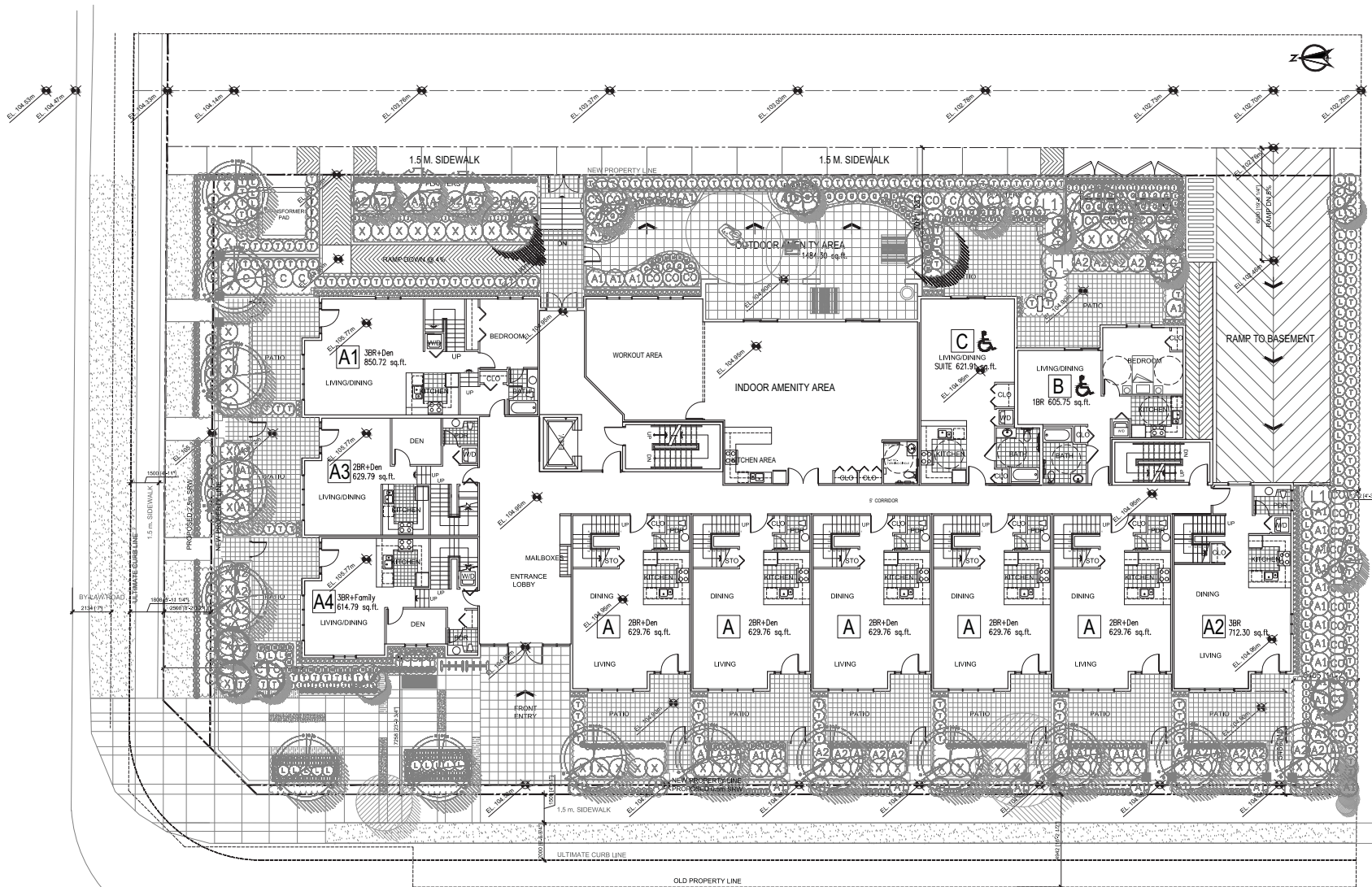
CLIENT:
 SPEEDWAY HOMES

CONSULTANT:

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SHEET TITLE:
ZONING SYNOPSIS

DRAWN: MPC	SEAL:
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JOB No.:	
DATE:	
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NOTES:

F	FORMER
D	DEMOLITION
C	CONCRETE
B	BRICK
A	ASPHALT
S	GRAVEL
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1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
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 info@dfarchitects.ca

PROJECT:
CONDOMINIUM DEVELOPMENT
 108 Ave J 140 St.
 SURREY, BC

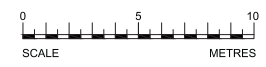
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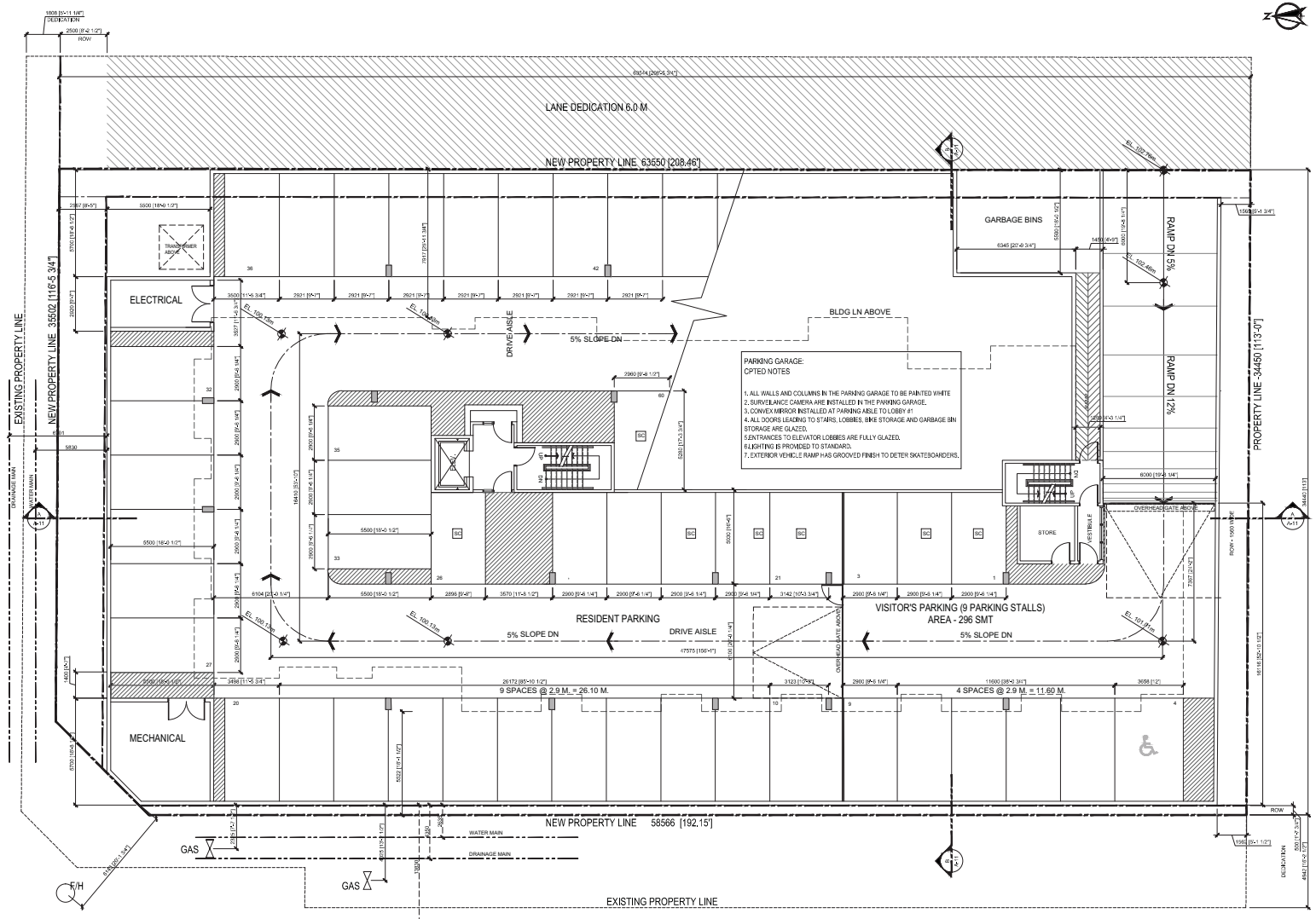
SITE PLAN



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SCALE: 1:100 M	
JOB No:	
DATE: JUN. 6, 2012	
DRAWING No:	REV:
A1	C



NOTES:



PARKING GARAGE OPTED NOTES

1. ALL WALLS AND COLLARS IN THE PARKING GARAGE TO BE PAINTED WHITE
2. SURVEILLANCE CAMERA ARE INSTALLED IN THE PARKING GARAGE.
3. CONVEYER BELT IS INSTALLED AT PARKING AISLE TO CLEAR #1.
4. ALL DOORS LEADING TO STAIRS, LOBBIES, BIKE STORAGE AND GARBAGE BIN STORAGE ARE GLAZED.
5. BATHROOMS TO ELEVATOR LOBBIES ARE FULLY GLAZED.
6. LIGHTING IS PROVIDED TO STANDARDS.
7. EXTERIOR VEHICLE RAMP HAS GROOVED FINISH TO DEFEY SKATEBOARDERS.

LEVEL P1 FLOOR PLAN
SCALE: 1:100



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1205-8511 SPELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z6
T (604) 294-0134 F (604) 264-0137
RND@CFEDERATION.CA

PROJECT: CONDOMINIUM DEVELOPMENT
108 Ave / 140 St.
SURREY, BC
CLIENT: SPEEDWAY HOMES
CONSULTANT:

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SHEET TITLE:
PARKING P1 PLAN

DRAWN: MFC	SCALE:
CHECKED:	
SCALE: 1:100 M	
JOB NO.:	
DATE: 2/14/6, 2012	
DRAWING NO.:	REV.:

A2 C



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12054871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604) 274-5116 F (604) 274-1311
info@dfarchitects.ca

PROJECT:
CONDOMINIUM DEVELOPMENT
108 Ave./ 140 St.
SURREY, BC

CLIENT:
SPEEDWAY HOMES

CONSULTANT:

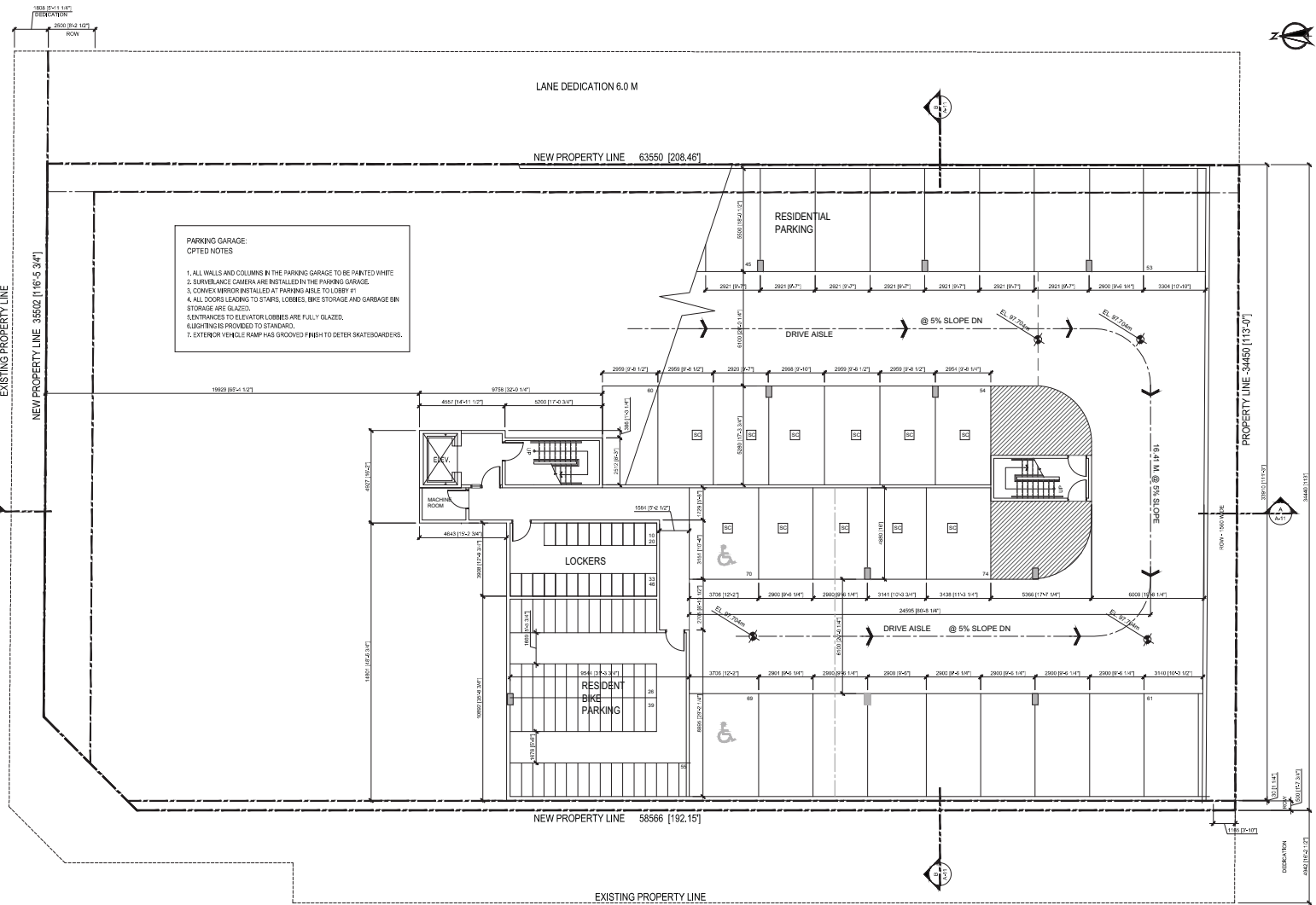
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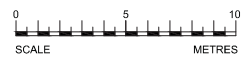
PARKING P2 PLAN

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JOB No.:	
DATE: JUN. 6, 2012	
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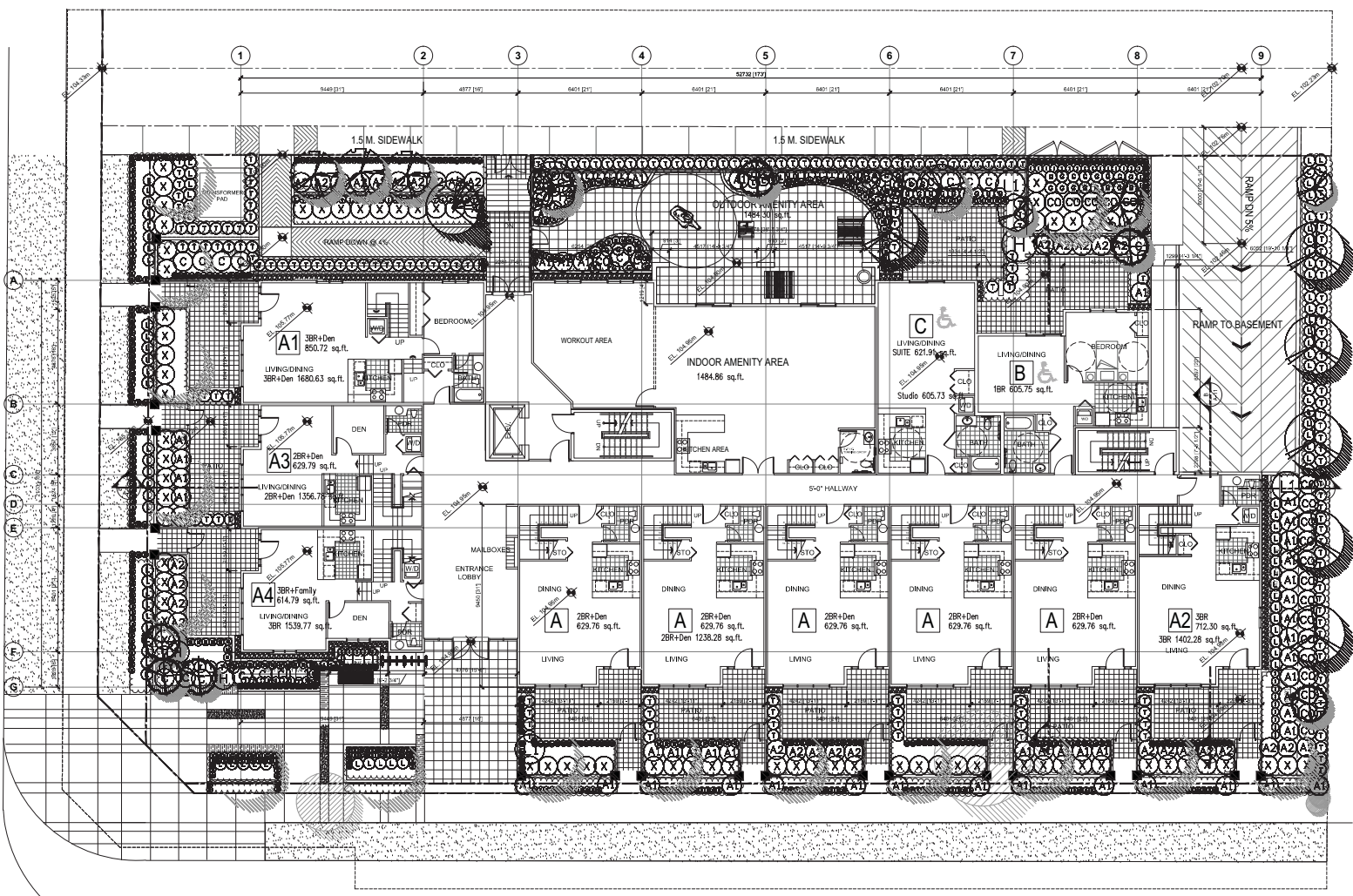


LEVEL P2 FLOOR PLAN
SCALE: 1:100





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225-871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z5
 T (604) 284-6154 F (604) 284-6151
 info@starstructure.ca

PROJECT:
 CONDOMINIUM DEVELOPMENT
 108 Ave./ 140 St.
 SURREY, BC

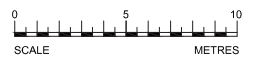
CLIENT:
 SPEEDWAY HOMES

CONSULTANT:

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SHEET TITLE:
 MAIN FLOOR PLAN

MAIN FLOOR PLAN
 SCALE: 1:100



DRAWN: MPC	SEAL:
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SCALE: 1:100 M	
JOB No.: JAL.6.2012	
DATE:	
SHEET No.:	REV:

A4 **C**

NOTES:

- 1-HARDI SIDING, BM CC-500
- 2-GREY PAINTED BOARD BATTEN'S COLOR-AF-560
- 3-CHARCOAL BLACK ALUMINUM RAILING WITH LAMINATED GLASS
- 4-HARDI SIDING, BM CC-456
- 5-DARK RED BRICK VENEER
- 6-VINYL WINDOWS WITH CLEAR SEALED GLAZING
- 7-DARK GREY FASCIA AND CASINGS COLOR-AF-550
- 8-STAINED CEDAR SOFFIT



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1205-8871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 3Z6
 T (604) 284-5184 F (604) 284-9131
 info@creativeform.ca

PROJECT:
 CONDOMINIUM DEVELOPMENT
 108 Ave./ 140 St.
 SURREY, BC

CLIENT:
 SPEEDWAY HOMES

CONSULTANT:

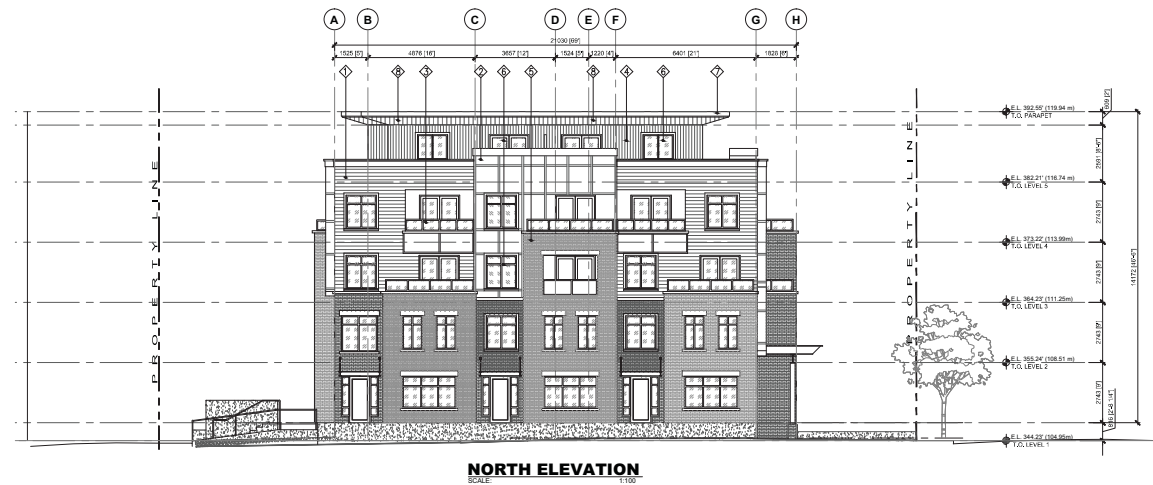
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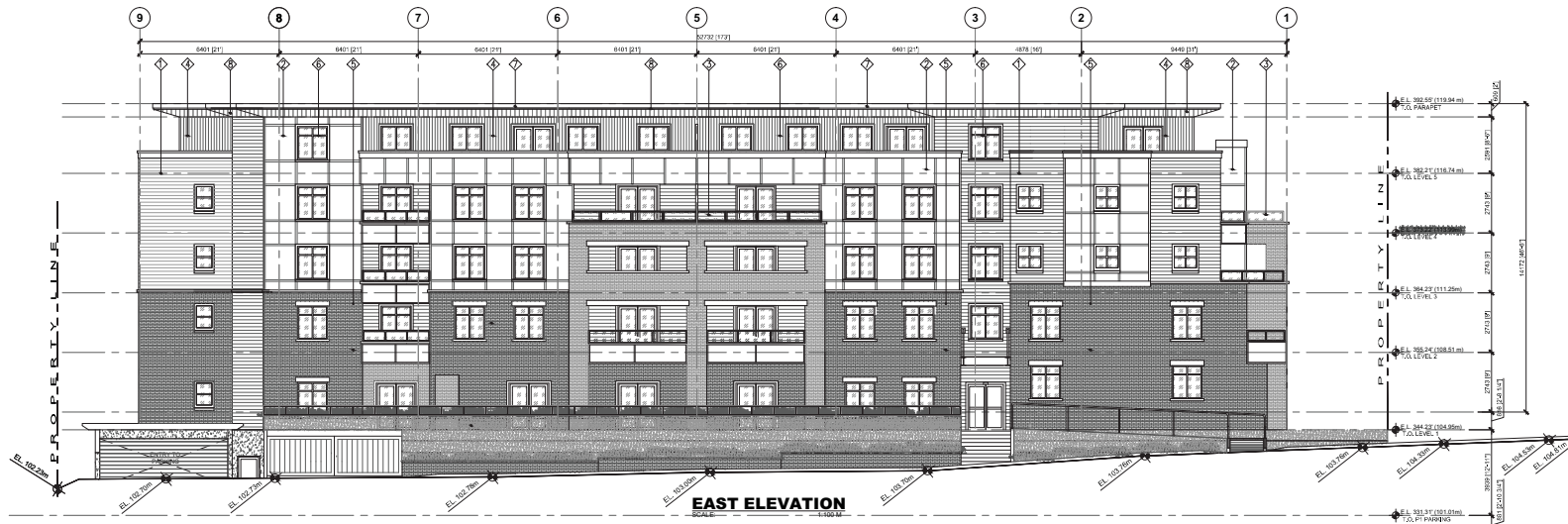
SHEET TITLE:

ELEVATIONS

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CHECKED: JASGARR	
SCALE: 1/800 M	
JOB No.:	
DATE: FEB. 2, 2012	
DRAWING No.:	REV.

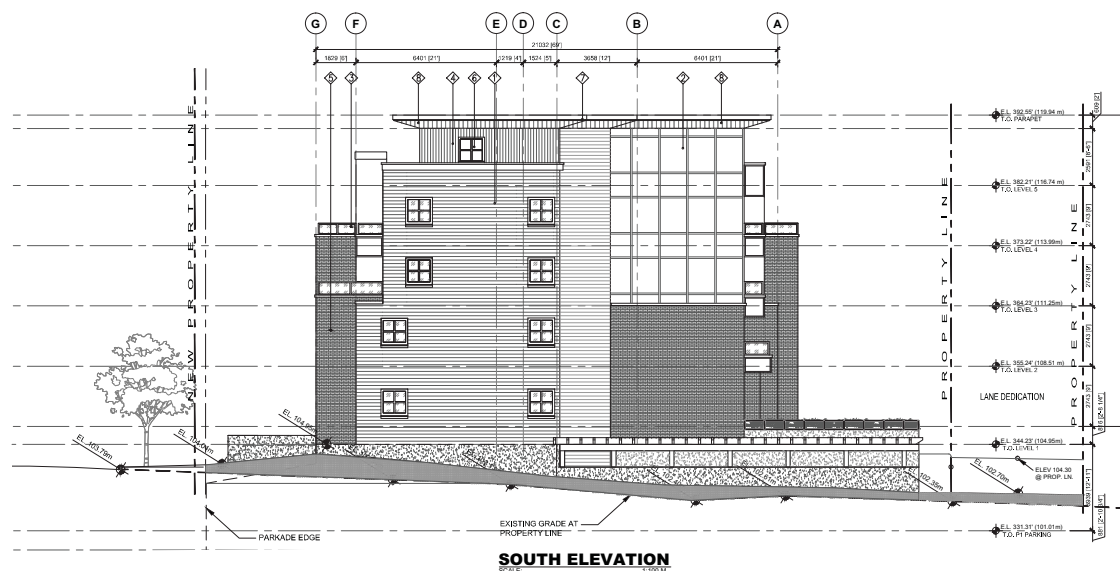
A9 C





- NOTES:
- 1-HARDI SIDING, BM CC-500
 - 2-GREY PAINTED BOARD BATTEN'S COLOR-AF-560
 - 3-CHARCOAL BLACK ALUMINUM RAILING WITH LAMINATED GLASS
 - 4-HARDI SIDING, BM CC-456
 - 5-DARK RED BRICK VENEER
 - 6-VINYL WINDOWS
 - 7-DARK GREY FASCIA AND CASINGS COLOR-AF-550
 - 8-STAINED CEDAR SOFFIT

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PROJECT:
 CONDOMINIUM DEVELOPMENT
 108 Ave./ 140 SL
 SURREY, BC

CLIENT:
 SPEEDWAY HOMES

CONSULTANT:

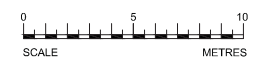
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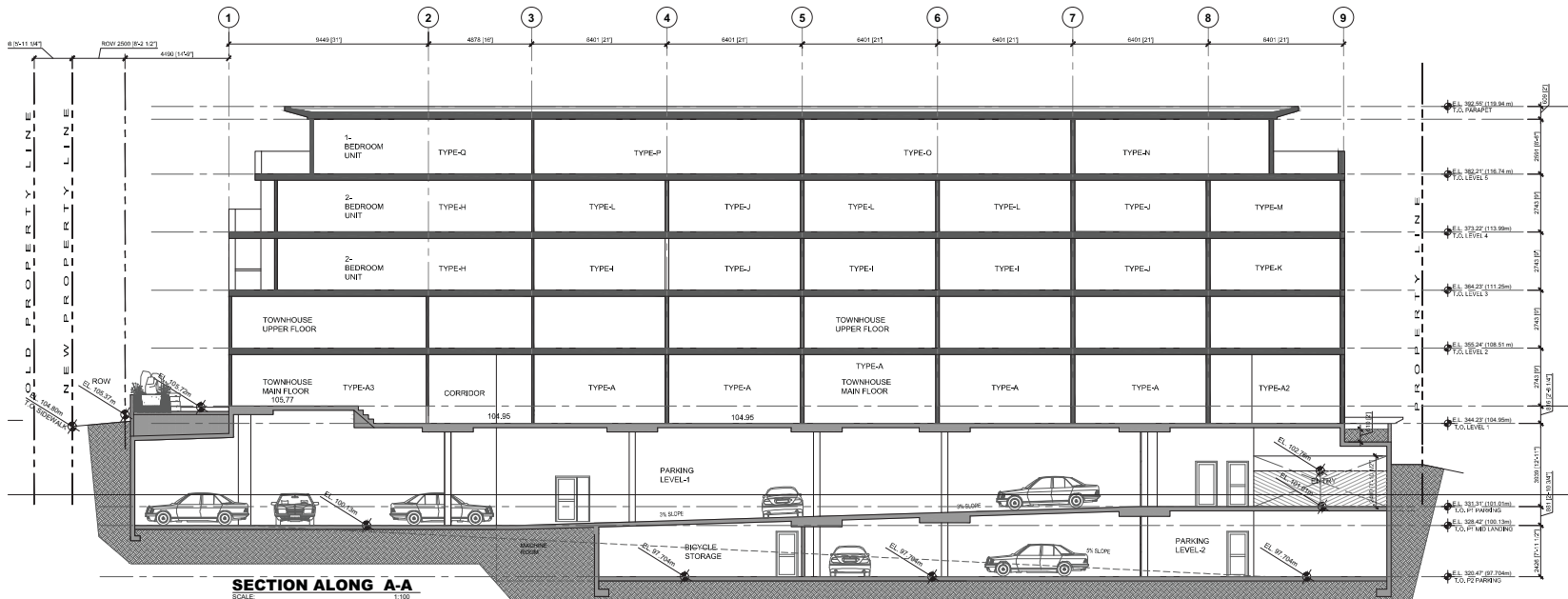
SHEET TITLE:

ELEVATIONS

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DATE: FEB. 2, 2012	
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A10



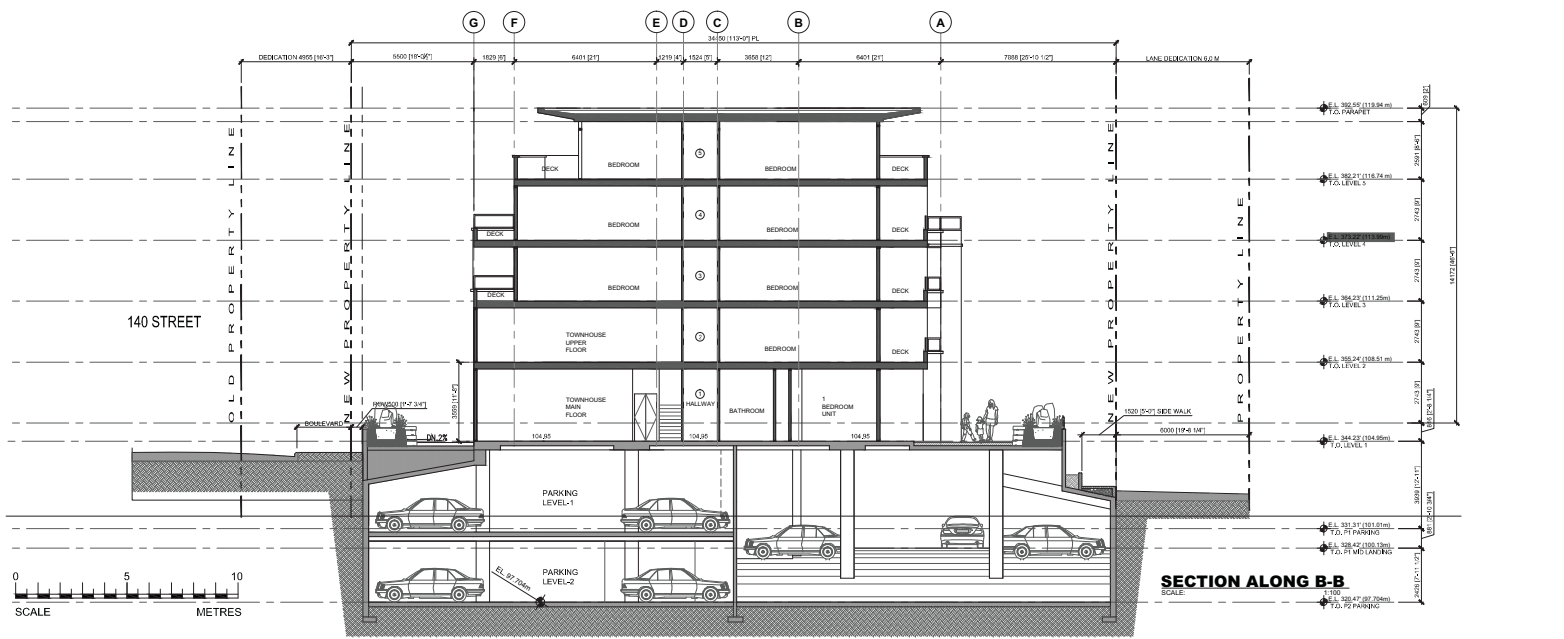


SECTION ALONG A-A
SCALE: 1/100

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SECTION ALONG B-B
SCALE: 1/100



1205-811 SHELL ROAD
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info@dfarchitecture.ca

PROJECT:
**CONDOMINIUM DEVELOPMENT
108 Ave/ 140 St.
SURREY, BC**

CLIENT:
SPEEDWAY HOMES

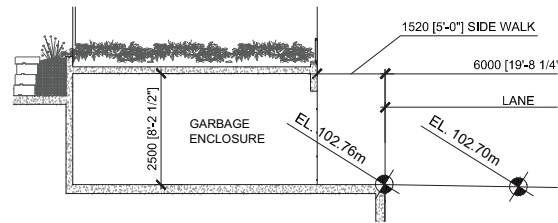
CONSULTANT:
df

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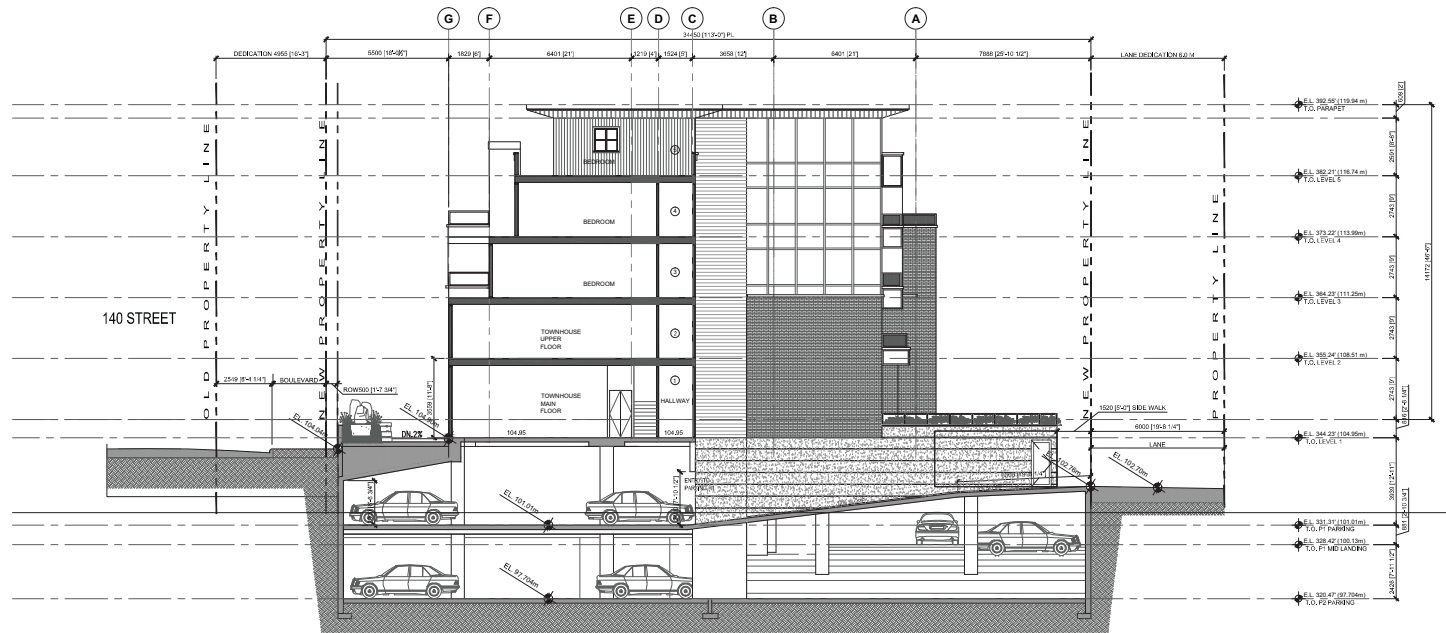
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SECTIONS

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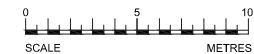
A11 C



SECTION THRU GARBAGE COMPARTMENT
SCALE: 1/50



SECTION ALONG C-C
SCALE: 1/50



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12054811 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z8
T (604) 264-5154 F (604) 264-5131
info@dfarchitecture.ca

PROJECT:
CONDOMINIUM DEVELOPMENT
108 Ave/ 140 St.
SURREY, BC

CLIENT:
SPEEDWAY HOMES

CONSULTANT:

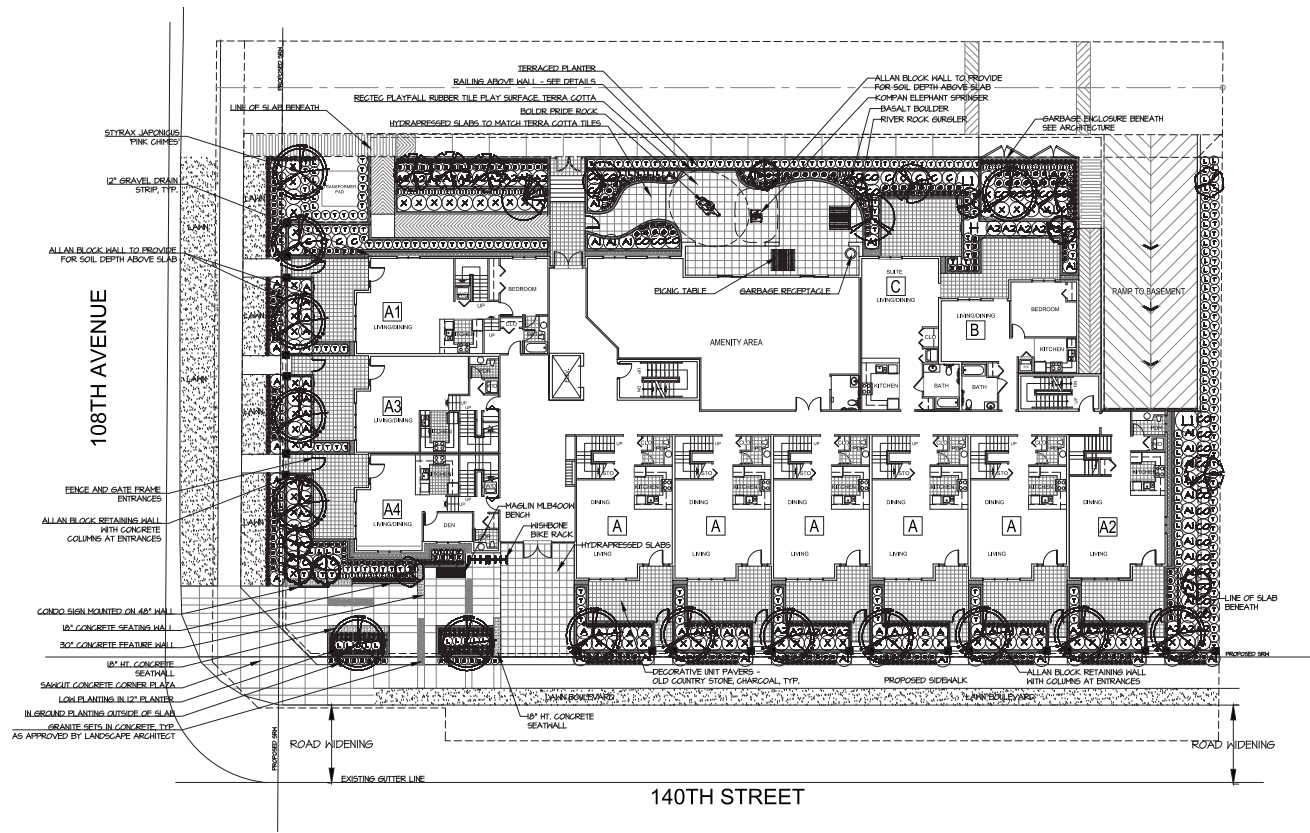
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SECTIONS

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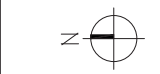
SEAL:



CHILDREN'S PLAY EQUIPMENT



WATER FEATURE



NO.	DATE	REVISION DESCRIPTION	DR.
7	12 JUL 13	REV. MUNICIPAL COMMENTS	RC
6	12 JUL 09	REV. NEW SITE PLAN	RC
5	12 JUN 25	REV. PER CITY COMMENTS & NEW SITE PLAN	RC
4	12 MAY 7	REV. PER CITY COMMENTS	RC
3	12 FEB 09	DP SUBMISSION	RC
2	12 JAN 04	REV. CITY SUBMISSION	RC
1	11 OCT 18	LANDSCAPE CONCEPT PLAN	RC

CLIENT:

PROJECT:

CONDO DEVELOPMENT
14008 108TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11.OCT.18 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RC
DESIGN: RC
CHKD: MCV

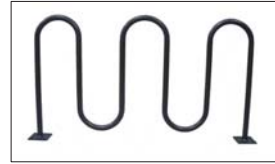
L1
OF 5

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 11-188
1	1	ACER PALMATH 'OSAKAZUKI'	GREEN JAPANESE MAPLE	1M SPRD	
2	1	AMELANCHIER C. 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	50% GAL.	
6	1	MAGNOLIA x 'GALAXY'	MAGNOLIA	12H HT, 1/4B, STD	
15	15	STYRAX JAPONICUS 'PINK CHIEF'	JAPANESE SNOEWELL	50% GAL.	
1	1	TALIA PULGATA 'SIEGELA'	HEISTON RED CEDAR	23H HT, 1/4B	
50	50	AZALEA JAPONICA 'BLUE DANIE'	AZALEA BURSH-VIOLET	15 POT, 60CM	
25	25	AZALEA JAPONICA 'INDO GEMSH'	AZALEA SINGLE DEEP GEMSH	15 POT, 40CM	
35	35	AZALEA JAPONICA 'INDO WHITE'	AZALEA HARDY WHITE	15 POT, 40CM	
14	14	ERIGA MAGNIFOLIA 'WINTER BOB'	LITTLE LEAF BOX	15 POT, 40CM	
13	13	CHODSYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	15 POT, 50CM	
26	26	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15 POT, 80CM	
5	5	HAMAMELIS x 'INTERMEDIA DIANE'	RED WING HAZEL	15 POT, 80CM	
1	1	HYDRANGEA OBERGIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA	15 POT, 80CM	
25	25	STIRONIA PATULA 'HESS KON'	DWARF LILAC PALE LILAC	15 POT, 80CM	
30	30	TALIA OCCIDENTALIS 'SHARAGO'	ERSHALD GREEN CEDAR	2H HT, 1/4B	
3	3	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	15 POT, 60CM	
71	71	CAREX 'ICE DANCE'	SILVER VARIATED SEDGE	15 POT	
15	15	DESCHAMPSIA CASPITOSA	TIPPED HAIR GRASS	15 POT	
62	62	HEPHERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	15 POT	
156	156	BERIS SCHIFFERDIENS	EVERGREEN CANDYTUFF	15 POT	
149	149	ERICA CARNEA 'SPRINGWOOD WHITE'	HEATH	15 POT	
44	44	GALLIETERIA SWALLOW	SALAL	15 POT, 20CM O.G.	
285	285	ISOTOMA FLUVIATILIS	BLUE STAR GREENER	4 IN POT	
100	100	LONCERA PILEATA	PRIVET HONEYSCALE	15 POT, 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF PURCHASE. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS MUST BE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

SITE FURNITURE



MAGLIN MBR400 SERIES BIKE RACK



MAGLIN MLB400W BENCH



MAGLIN MLPT21K PICNIC TABLE



MAGLIN MLR400W-20 RECEPTACLE

NOTE:
ENSURE 10" MINIMUM GROWING MEDIUM DEPTH IN ALL PLANTING BEDS



INTER-OFFICE MEMO

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

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

DATE: **May 7, 2012** PROJECT FILE: **7808-0170-00**

RE: **Engineering Requirements
Location: 14008 108 Avenue, 10764 & 10782 140 Street**

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

- dedicate 1.808m on 108 Avenue;
- dedicate 2.808m on 140 Street from 10408 – 108 Avenue;
- dedicate 5.0m x 5.0m corner cut at the intersection of 108th Ave. and 140 Street;
- dedicate 4.942m on 140 Street from 10764 and 10782 – 140 Street;
- dedicate 6.0m for residential lane along the east property lines;
- dedicate By-law road as a road on a dedication or a subdivision plan;
- provide 0.5m SRW along 140 Street; and
- provide 2.5m SRW along 108 Avenue for a multiuse pathway.

Works and Services

- construct 4.0m wide multiuse pathway along 108 Avenue;
- construct 140 Street to the Arterial road standard within the City Centre;
- construct north south lane to residential standards along the east property line of this site;
- construct drainage system for the proposed lane; and
- construct 250mm watermain on 140 Street.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

Completion of the Servicing Agreement process is required prior to the issuance of the Development Permit

Bob Ambardar, P.Eng.
Development Project Engineer

RSS

NOTE: Detailed Land Development Engineering Review available on file



Friday, July 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 08 0170 00

SUMMARY

The proposed 60 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2011 Enrolment/School Capacity

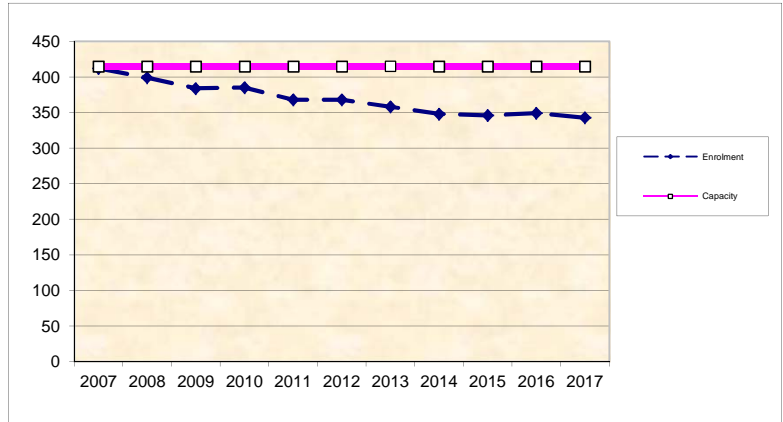
Mary Jane Shannon Elementary	
Enrolment (K/1-7):	44 K + 324
Capacity (K/1-7):	40 K + 375
Guildford Park Secondary	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12);	1134

School Enrolment Projections and Planning Update:

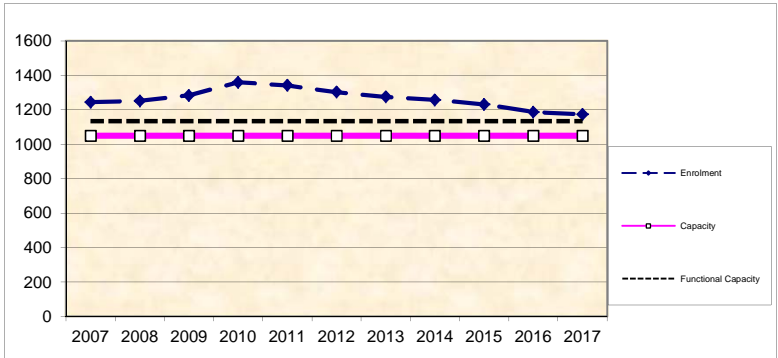
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

This catchment has considerable densification potential. There are no capital projects proposed at the elementary school and no new capital projects identified at Guildford Park Secondary. The proposed development will not have a major impact on these projections.

Mary Jane Shannon Elementary



Guildford 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: TBD

Project Location: 14008 - 108 Avenue, 10782 - 140 Street and 10764 - 140 Street

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource consists of a mixture of native broadleaf and coniferous species along with one poorly conditioned catalpa. The conifers are generally of moderate structure and health at the south end of the site and the broadleaf trees include a stand of black cottonwood containing many trees less than 30cm diameter.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 9
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 9
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (4 alder and cottonwood X 1 and 5 others X 2)	(E) 14
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: January 12, 2012





Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 9, 2012
Time: 4:08 pm

Chair:

L. Mickelson

Panel Members:

B. Heaslip
D. Lee
G. McGarva
J. Makepeace
M. Searle
N. Baldwin
R. Ciccozzi

Guests:

D. Andrew, Creekside Architects
M. C. Yip, DMG Landscape Architects
T. Wolf, Studio One Architecture
A. Scott, PJ Lovick Architect Ltd.
J. Arora, DF Architecture Inc.
B. Stanimipov, Vivid Green
M. Castro, DF Architecture Inc.

Staff Present:

T. Ainscough, City Architect - Planning & Development
H. Bello, Senior Planner - Planning & Development
M. Rondeau, Senior Planner - Planning & Development
T. Mueller, Legislative Services

B. NEW SUBMISSIONS

4. **7:00 pm**

File No.:	7908-0170-00
New or Resubmit:	New
Description:	Proposed 5-storey apartment building with townhouses at grade
Address:	10764 / 10782 140 Street and 14008 108 Avenue Guildford (opposite side of street from City Centre Boundary)
Developer:	Sittal Pannu, Gurbhej Pannu, Balbir Taggar
Landscape Architect:	Architect: Jessi Arora, DF Architecture Inc.
Planner:	Mary Chan Yip, DMG Landscape Architects
Urban Design Planner:	Shawn Low Mary Beth Rondeau

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

- This site is to be treated as City Centre so that apartment forms can be carried down both sides of 140th. The proposed 5th storey steps back given lower density context to the east across the utility right-of-way.
- Working on the townhouse expression to achieve individual townhouse entrances stepping up, trying to avoid the horizontal plinth by having stepped entrances and markers on one side only.
- Working to create a public open space at the NW corner.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The site slopes gently and the southern units are taller.
- The entry lobby is on grade, is accessible and does not have stairs and ramps at exterior.
- Materials are durable for sustainability compliance.
- The side volumes are combined with the Hardie panels in dark grey and some fascia is cedar. Some wood elements are used as a gesture toward a North West expression.
- Some private screens will be introduced at the 6 foot level and they will be etched glass.
- The amenity space has benches for sitting / visiting.
- For the roof, still exploring the option of using TPO membrane to help reduce the need for A/C for the 5th storey condominiums.
- Looking at exploring the heating and cooling options using heat pumps. Thinking of going geothermal, but it is not cost effective for such a small development. Could not go with horizontal piping, other geothermal options considered involve going with in floor hydronic heating.

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

- Individual gates define each home with a gate entry, a yard, and a private area for each home owner.
- The trees are selected as a smaller variety (smaller scale) and it is nice in terms of forming interaction between pedestrians using the space.
- The plant palette used as a foundation is more of a variety with ornamental grasses to create seasonal interest for the homeowners.
- Have an amenity area with a children's play component with limited grass and additional plantings to provide some separation between the sidewalk and the amenity space which is gated for safe play by children.
- Will look at the intersection and work further with staff on 108 Avenue and 140 Street.
- In the arrival areas, there are benches and bike racks for guests.
- Will have a variety of furniture that ties together with the amenity areas. Play structures for children will be a climbing rock element and a spring toy element.

Questions from the panel were clarified as follows:

- Sustainability measures were unclear. The project architect suggested using etched glazing for privacy but not to reduce solar load.
- Air / air heat pumps are proposed to provide AC for all units. Panel member advised this is not considered practical due to amount of equipment required.
- Regarding sidewalk and boulevard, is there an opportunity to reverse these? Staff clarified that the sidewalk will be at the new property line.
- The architect advised that the building could be moved further south over the ramp.

- The architect advised that visitors will access the garage elevator by using an enterphone and clarified a washroom will be provided in the amenity area of the building.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

10764 / 10782 140 Street and 14008 108 Avenue

File: 7908-0170-00

It was Moved by N. Baldwin
Seconded by R. Ciccozzi
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and revise
and resubmit to the ADP, at the discretion of Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

- Looks like a great start in the neighbourhood, like materials, modulation and scale of building.
- Like the project, the proportions; materials should be broken up.
- Lot of vertical and horizontal vinyl; consideration should be given to Hardie.
- Commend on the extensive use of brick around the base, like the variation.
- One area that needs improvement is the main entry. The canopy appears out of place and more of an afterthought. Something more complimentary to the architecture would be more appropriate. More thought should be put into the main entry and actually be more important than the one in the rear.

(The canopy over the building's main entrance has been re-designed.)

- More legible front door is needed; the width of the lobby is mean.

(The design of the building's main entrance has been revised and its width has been increased.)

- The townhouses are nicely articulated but need a way finding to suggest 'this is the front of the building'. Take the 6 townhouses and move the width of the lobby south. Provide a clearer demonstration of the conceptual order of the building. Appears as all variations without having first established the theme.

(The townhouse units have been moved southward to provide more articulated units.)

- Rethinking space planning, many units appear difficult to use. Scale of living places is radically out of tune with balance of bedrooms on a large unit, doors to townhouse patio need relocation at a minimum.

(Unit plans have been revised accordingly and a spatial balance for bedrooms and living areas has been achieved. The main entrance door to the townhouse units has been moved to the front.)

- Need to revisit scale and detail of windows and modulation along south elevation and south-east portion of east elevation, break up blank wall feel.

(The window detail has been updated and the location has been altered to break up the blank wall effect on the south-east and east elevations.)

- The townhouses should not come in straight at grade. An opportunity to establish the project would be through some grade separation between the front lawn areas and the sidewalk. At edge steps up with extra soil volume through the trees. A height difference could offer a private realm. Careful thought should be given to it as a typology to inform deeper development in the area.

(Entrance patios to the townhouse units have been revised and raised, thus giving a sense of separation between the front lawn and the sidewalk. This is achieved through landscaping.)

- The townhouses should be raised and the setback is not so much (18 inches - 2 feet will help).

(See comments above.)

- Something interesting is suggested in the rendering. Concerned it is too much of a diagram and not a design. Some of the space planning of the unit has odd proportion of bedrooms and living spaces. Seems arbitrary the plans and the material treatments are lacking.

(Efficient space planning of the units is achieved which helps to facilitate a more balanced treatment of the elevation, with material treatment in mind.

Building massing above the 3-storey portion where the large canopies are located has been removed and subdued giving a more balanced and weighted massing to the building (refer to west elevation)).

- Would suggest further design work to convince of the hierarchy in the development driving the development rather than a considered expression.

(See comments above.)

- Red (brick) and yellow (siding) is over used in buildings in Surrey.
(See comments above).
- The building massing above the three storeys is unsuccessful with a massively heavy bracketed overhang. There is something very unsuccessful about it.
(See comments above).
- Some suites need more glazing; some have very heavy to wall to window ratios. Windows are small, need bigger windows.
(Glazing has been increased and is balanced on the wall to window ratio).

Landscaping

- Develop entry sequence from the street to the patio door, e.g., grade separation, gate, stairs, etc. (see Form and Character comment above).
(Entry gates to the townhouse units have been introduced in addition to providing grade separation to emphasize the sidewalk and patio areas.)
- Like the plant material, like marking entrances with slightly different landscaping expressions at the thresholds.
(No action required).
- Would like to see better integration of the corner sidewalk nodes and landscaping / signage rather than a lawn strip. Work with Planning on how to work around the property line.
(Corner sidewalk nodes and landscaping have been revised. Refer to latest landscape drawings.)
- Gesture to do something on the sidewalk corner; have a band of grass and landscaping. Suggest consolidation into something more meaningful. How could the interface between the property lines work as a destination node.
(See comments above).

CPTED

- The primary issue will be the underground parking with theft.
- Garage ramp and exit stairs should be monitored with CCTV.
(Garage ramp and exit stairs will be monitored to ensure that parking areas are secured.)

- Ensure visitor parking is secure.
- The fence into the amenity space and the buffer is a good feature to define public and private space.

(The fence to the outdoor amenity space has been incorporated as well as landscaping buffer to provide a sense of privacy into the areas.)

Accessibility

- Visitor parking and how to get to the elevators is confusing for disabled people.

(The disabled space in the visitor parking area has been relocated to provide better visibility and access to the elevator lobby.)

- Make sure amenity building is wheelchair accessible.

(All consideration for accessibility has been noted and will be implemented.)

- Consider making 5% of the units accessible friendly.

(Two units are identified as accessible friendly units.)

- Elevator buttons - if the panel can be placed on the side all buttons are reachable for someone in a wheel chair.
- In the parking lobby put in an emergency call button if someone gets stuck.
- Appreciate the ramping detail.

Sustainability

- Hope the sustainability measures will be kept in the budget and not revert to electric baseboard.
- Consider individual suite heat recovery ventilators and hot water or in floor radiant heat.

(Vinyl siding has been replaced with hardie siding and heating will be either heat recovery ventilators or as floor radiant heat).

The Developer made the following comments on the Statement of Review:

- The layout plans for the units will be revisited.
- Will study the volume of the living space / sleeping area. Have tried to balance to make it more liveable and have done so just recently.
- Making the townhouse units more private will bring more drama when entering the unit and brings security to the owners as well.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900" as amended

.....

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

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:

Section 3.6 Land Use Designations: Allowable Density is amended by adding an additional footnote below the table by inserting "Except 10764 and 10782-140 Street and 14008 – 108 Avenue and any subsequent civic addresses created, multiple residential uses may have a floor area ratio of 2.0."

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 114 Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING 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

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: 009-748-318

Lot 11 Section 24 Block 5 North Range 2 West New Westminster District Plan 12882

10764 - 140 Street

Parcel Identifier: 004-883-721

Lot 12 Section 24 Block 5 North Range 2 West New Westminster District Plan 12882

10782 - 140 Street

Parcel Identifier: 003-597-971

Lot 13 Except: Firstly: Parcel "R" (Reference Plan 39122) Secondly: Parcel "D" (By-law Plan 79596), Section 24 Block 5 North Range 2 West New Westminster District Plan 12882

14008 - 108 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 medium *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings* and related *amenity space*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.88.
2. The indoor *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 45%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> (north)	<i>Rear Yard</i> (south)	<i>Side Yard</i> (east)	<i>Side Yard on Flanking Street</i> (west)
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.0 m [23 ft.]	3.0 m [10 ft.]	6.5 m [21 ft.]	5.0 m [16 ft.]

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

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 17 metres [56 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. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking*.
3. Parking within the required *setbacks* is not permitted.

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 screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

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. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *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>
2,100 sq. m. [0.54 acre]	34 metres [112 ft.]	57 metres [187 ft.]

Dimensions shall be measured in accordance with Section E.21 of 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-70 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 and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in 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.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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