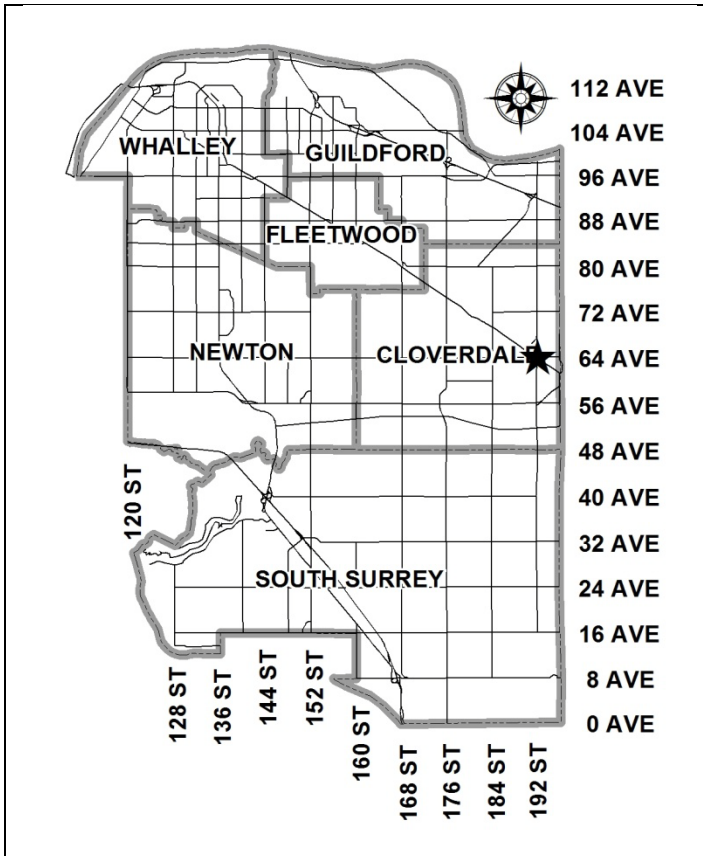


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7909-0116-00

Planning Report Date: June 11, 2012



PROPOSAL:

- **OCP Amendment** from Urban to Commercial
- **Rezoning** from C-4 to CD (based on C-8 and RM-45)
- **Development Permit**

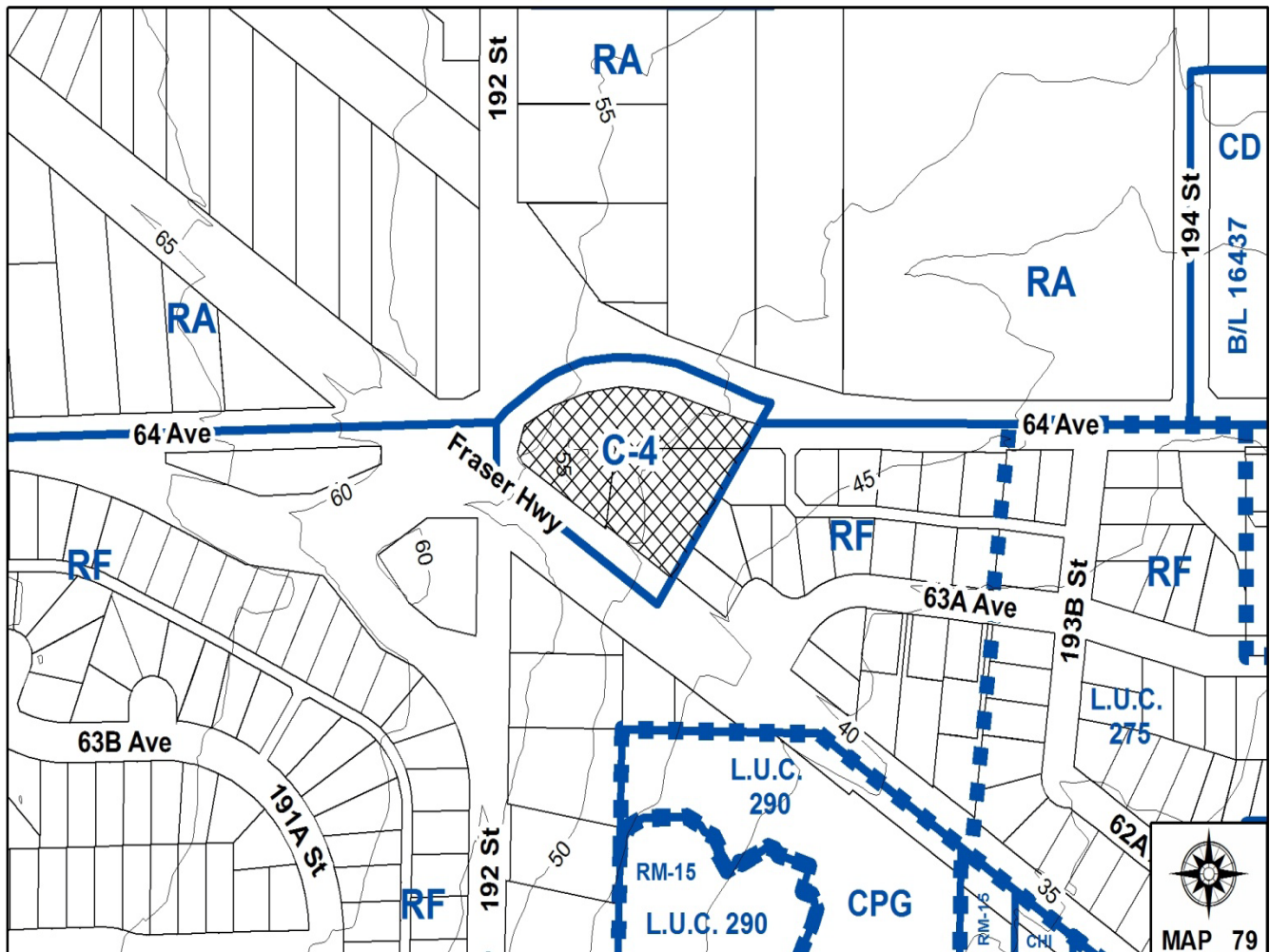
in order to permit the redevelopment of two existing properties into a mixed-use commercial/residential project.

LOCATION: 19240 64 Avenue and 19209 Fraser Highway

OWNER: 0911110 BC Ltd., Inc. No. 911110

ZONING: C-4

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rescind Second Reading and Third Reading of Rezoning By-law No. 17113.
- Amend Rezoning By-law No. 17113 and set a date for Public Hearing.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Official Community Plan (OCP) Amendment By-law No. 17112 to redesignate the site from Urban to Commercial, received Third Reading on January 25, 2010.

RATIONALE OF RECOMMENDATION

- The applicant is proposing a comprehensive mixed-use development for the site that will serve as an attractive gateway/signature development for the Clayton community.
- For financing reasons, the applicant is now considering the possibility of an air space subdivision. An air space subdivision was not contemplated when proposed CD By-law No. 17113 was drafted.
- The CD By-law requires revisions to sections including Section D. Density and therefore a new Public Hearing is required.
- The proposed development concept is unchanged but the CD By-law requires revisions to enable the Approving Officer to consider an air space subdivision and subsequently to facilitate the issuance of building permits.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind resolution no. RES.R10-203 of the January 25, 2010 Regular Council – Public Hearing meeting, giving Third Reading to By-law No 17113.
2. Council rescind resolution no. RES.R10-6 of the January 11, 2010 Regular Council – Land Use meeting, giving Second Reading to By-law No 17113.
3. Council amend By-law No. 17113 as outlined in Appendix B and a date be set for Public Hearing.

DEVELOPMENT CONSIDERATIONS

Background

- At the Regular Council – Land Use meeting of January 11, 2010, Council considered an initial Planning Report proposing an Official Community Plan Amendment from Urban to Commercial; a rezoning from C-4 to CD (based on C-8 and RM-45); and a Development Permit to allow the redevelopment of 19240 - 64 Avenue and 19209 Fraser Highway into a mixed-use commercial/residential project in East Cloverdale.
- On January 25, 2010, a Public Hearing was held in relation to OCP Amendment By-law No. 17112 and Rezoning By-law No. 17113 and subsequently given Third Reading to both by-laws on that same date.
- At the Regular Council – Land Use meeting of January 9, 2012, Council considered and approved Corporate Report No. L001, dealing with proposed changes to the site layout and building design resulting from the original La Masia restaurant no longer wishing to be associated with the redevelopment of the site.

Current Proposal

- The applicant wishes to undertake amendments to the proposed Comprehensive Development (CD) By-law for financing purposes and to permit some minor design changes required in response to changing market conditions.
- The applicant wishes to amend the current proposed CD By-law No. 17113 for the site, in order to permit the subject site to be subdivided into air space parcels.
- The definition of an air space parcel in section 138 of the *Land Title Act* is “a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan”. An air space parcel may be further subdivided in accordance with the *Strata Property Act*.
- Currently, an air space subdivision is not allowed under the proposed CD By-law.
- For financing purposes, the applicant is considering an air space subdivision. The applicant has also advised that an air space subdivision will provide greater separation between the future

residential strata and commercial strata and allow each to operate independently in terms of budgetary items and strata rules and regulations.

- As density, lot coverage, setbacks and lot dimensions are based on the air space parcel (i.e. lot), revisions are proposed to the Density, Lot Coverage, Setback and Subdivision sections of the proposed CD By-law.
- Although the overall density for the entire site is unchanged, technically, the density is increasing for the individual air space parcels. In accordance with section 894 of the *Local Government Act*, a new Public Hearing is required in order to incorporate the increased density.
- In addition, the applicant is proposing to increase the height of the proposed mixed-use building from 16 metres (52.5 ft.) to 18 metres (59 ft.) in order to increase the ceiling height in the residential units from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) to improve the livability of the residential units.
- The proposed change in building height will have virtually no affect on the form, character or design of the proposed building and is therefore supported.

Proposed Modifications to CD By-law

- In order to permit subdivision of the subject site into air space parcels and to facilitate the issuance of building permits for the proposed development, changes are required to the Density; Lot Coverage; Yards and Setbacks; and Subdivision sections of proposed CD By-law No. 17113 (Appendix B).
- None of the proposed changes with respect to air space parcels will permit additional floor area to be included in the development.
- In order to accommodate increased residential unit ceiling heights, the Building Height section of proposed CD By-law No. 17113 is also amended to increase the maximum building height from 16 metres (52.5 ft.) to 18 metres (59 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|-------------|--|
| Appendix A. | Lot Owners and Action Summary |
| Appendix B. | Proposed Amendments to CD By-law No. 17113 |
| Appendix C. | Planning Report No. 7909-0116-00, dated January 11, 2010 (Note: Architectural and Landscape Plans (Appendix II) are not included as they are superseded by the Plans attached to Corporate Report No. L001.) |
| Appendix D. | Selected Architectural Plans from Corporate Report No. L001 dated January 9, 2012 |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Gateway Architecture Incorporated and Sharp and Diamond Landscape Architects Ltd., respectively, dated May 30, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms/dlg

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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: Michael Cox
 Gateway Architecture Incorporated

 Address: 947 Seymour Street
 Vancouver BC
 V6B 3M1

 Tel: 604-608-1868

2. Properties involved in the Application
 - (a) Civic Addresses: 19240 - 64 Avenue and 19209 Fraser Highway

 - (b) Civic Address: 19240 - 64 Avenue
 Owner: 091110 BC Ltd., Inc. No. 91110
 Director Information:
 Henry Rempel

 No Officer Information Filed as at May 20, 2012

 PID: 011-391-464
 Lot 2 Except: Part Dedicated Road on Plan 67872; Section 10 Township 8 New
 Westminster District Plan 9440

 - (c) Civic Address: 19209 Fraser Highway
 Owner: 091110 BC Ltd., Inc. No. 91110
 Director Information:
 Henry Rempel

 No Officer Information Filed as at May 20, 2012

 PID: 027-233-413
 Lot 1 Sections 10 and 15 Township 8 New Westminster District Plan BCP32553

3. Summary of Actions for City Clerk's Office
 - (a) Rescind Second and Third Readings of By-law No. 17113.

 - (b) Amend By-law No. 17113 as outlined in Appendix B and set Public Hearing date.

Proposed Amendments to CD By-law No. 17113

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113" is amended as follows:

- (a) Delete Sub-sections 2.D.1 and 2.D.2 and replace them with the following:

- " 1. The *floor area ratio* shall not exceed 0.90.
2. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1.
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*."

- (b) Delete Section 2.E, excluding the heading, and replace it with the following:

"The *lot coverage* shall not exceed 50%, excluding air space parcels which shall have a maximum *lot coverage* of 100%."

- (c) Delete Section 2.F, excluding the heading, and replace it with the following:

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

Use	Setback	North Yard	South Yard	East Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>		0.0 m [0 ft.]	0.0 m [0 ft.]	13 m [43 ft.]
<i>Principal Buildings and Accessory Buildings and Structures Within Air Space Parcels</i>		0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

- (d) Amend Sub-section 2.G.1 by deleting "16 metres [52.5 feet]" and replacing with "18 metres [59 feet]".

- (e) Delete Section 2.K, excluding the heading, and replace it with the following:

- "1. *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>
2,000 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 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.

2. Air space parcels created through subdivision in this Zone, are not subject to Section K.1., but shall comply with the provisions in the Land Title Act R.S.B.C., 1996 Chapter 250, as amended."

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0116-00

Planning Report Date: January 11, 2010

PROPOSAL:

- **OCP Amendment** from Urban to Commercial
- **Rezoning** from C-4 to CD (based on C-8 & RM-45)
- **Development Permit**

in order to permit the redevelopment of two existing properties into a mixed-use commercial/residential project.

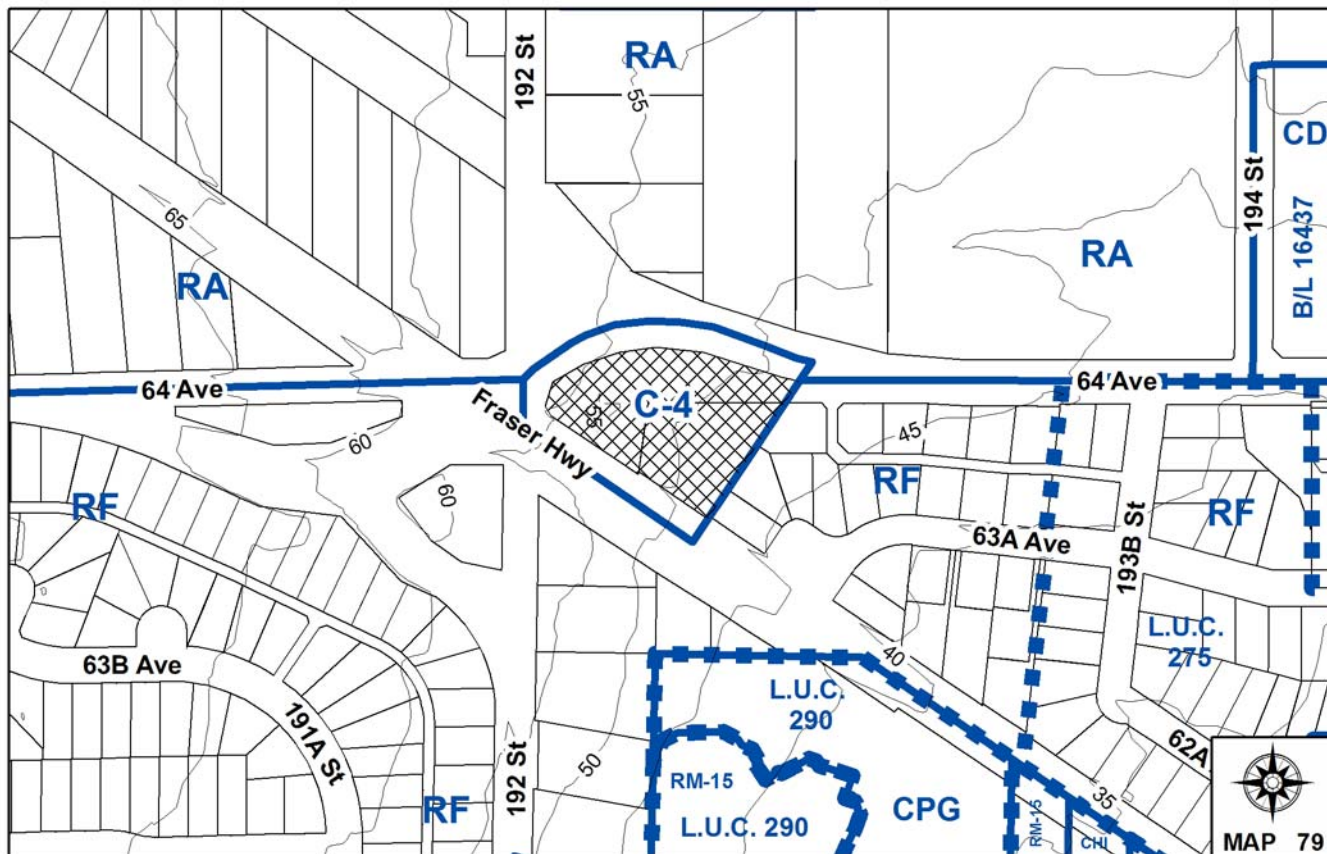
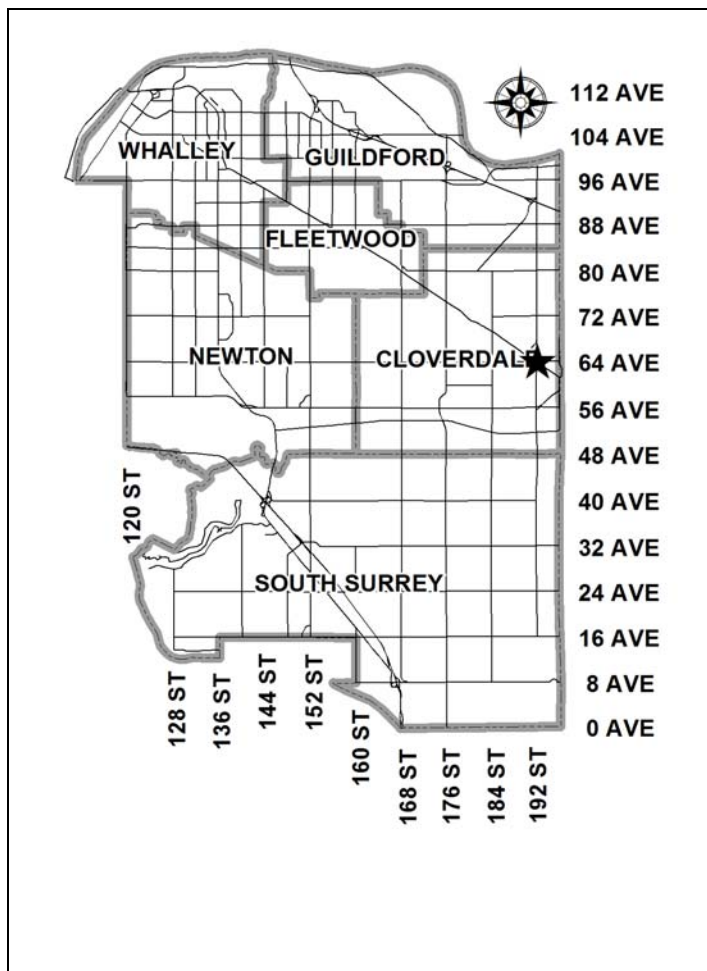
LOCATION: 19240 - 64 Avenue and 19209 Fraser Highway

OWNER: "Las Tapas" Enterprises et al

ZONING: C-4

OCP Urban

DESIGNATION:



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed mixed-use development is not consistent with the Urban designation in the Official Community Plan (OCP), and therefore requires an OCP amendment to redesignate the site to Commercial.

RATIONALE OF RECOMMENDATION

- The applicant is proposing a comprehensive mixed-use development for the site that will serve as an attractive gateway/signature development for the Clayton community.
- The density and building form are appropriate for this highly visible intersection of Fraser Highway and 64th Avenue.
- The high-quality buildings achieve an urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial 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 "Local Commercial Zone (C-4)" (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. 7909-0116-00 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, 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, including the art feature, 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; and
 - (h) resolution of lot grading issues along the east property line to the satisfaction of the Planning & 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 Latimer Road Elementary School
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has concerns about the pressure this project will place on the existing parks, recreation and culture facilities in the neighbourhood. The applicant should meet with staff representatives to resolve these concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing restaurant and existing single family dwelling on two commercial-zoned properties. All buildings will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Dwellings on acreage parcels and vacant acreage parcels (City-owned).	Specialty Community Oriented Commercial and High Density 25-45 upa in the East Clayton NCP and Urban in the OCP.	RA
East:	Single family dwellings.	Urban in the OCP	RF
South (Across Fraser Highway):	Single family dwellings.	Urban in the OCP	RF
West (Across the intersection of 192 Street and Fraser Highway):	Dwellings on acreage parcels, existing single family dwellings and vacant parcels (some of which are City-owned). Currently under application 7908-0200-00 (pre-Council) to rezone from RA to RM-15 in order to permit approximately 35 townhouse units.	Townhouses Cluster 8 -15 upa in the North Cloverdale East NCP,	RA and RF

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The 0.78-hectare (1.93-acre) subject site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Commercial (see Appendix VII).
- The subject site is zoned "Local Commercial Zone" (C-4) and has been the site of the La Masia restaurant for many years. The proposed development will continue this commercial use.
- The proposed density and building form are appropriate for this highly visible intersection of Fraser Highway and 64th Avenue, and the mixed-use development will serve as an attractive gateway/signature development for the Clayton community.

DEVELOPMENT CONSIDERATIONS

Site Context

- The 0.78-hectare (1.93-acre) subject site consists of two properties located southeast of the intersection of Fraser Highway and 64th Avenue, immediately outside both the East Clayton and North Cloverdale East NCP areas.
- The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Local Commercial Zone" (C-4).
- The site falls to the southeast, and has commanding views of Mount Baker.

Current Proposal

- The applicant is proposing to consolidate the two properties into one and rezone the subject site to "Comprehensive Development Zone" (CD), based on the "Community Commercial Zone" (C-8) and the "Multiple Residential 45 Zone" (RM-45).
- The rezoning is to permit the construction of a mixed-use development that will consist of street-facing commercial units with 57 multi-family residential apartment units above, in addition to two stand-alone commercial buildings, one of which will house the existing La Masia restaurant, which is proposed to be relocated within the site into the new building (see Appendix II).
- As the proposed CD Zone is not consistent with the Urban designation in the Official Community Plan (OCP), the applicant is also proposing to redesignate the site to Commercial in the OCP.
- The proposed mixed-use development will front onto 64th Avenue and will gain access via private driveways off of both 64th Avenue and Fraser Highway.
- The proposed access to the site from 64th Avenue is to be a temporary right-in/right-out/left-in access.

- A 5.5-metre (18 ft.) wide statutory right-of-way is required to protect the western half of a future lane that will be required to be constructed along the east property line when the properties east of the subject site develop in the future. This future lane will provide the ultimate access to 64th Avenue. The temporary 64th Avenue access is to be permanently closed once the future lane is constructed. Cash-in-lieu for the access removal and boulevard reinstatement at this location will be required.
- The applicant is required to dedicate additional road widening along both 64th Avenue and Fraser Highway.
- Parking for the site will be provided as a combination of above ground and below ground parking spaces, and will be provided as follows:
 - A total of 80 parking spaces will be available for residents in the underground parking area, achieving the minimum parking requirement of 80 spaces in Surrey Zoning By-law No. 12000. This area will be secured by a gate.
 - Based on the Zoning By-law requirement for visitor parking of 0.2 parking space per unit, a total of 11 parking spaces are required for visitors. The applicant is proposing 11 visitor spaces. These will be located underground, but will be separated from the residential parking by a security gate.
 - A total of 89 parking spaces will be available for patrons of the commercial business, exceeding the minimum parking requirement of 88 spaces in the Zoning By-law. Of these, 51 parking spaces will be provided both above ground while 38 parking spaces will be provided underground. The underground commercial spaces will be separated from the secured residential parking, and will have separate pedestrian access.
- Access to the underground parking will be provided under the restaurant in the southeast corner of the site.
- The amount of outdoor amenity space proposed is 181 square metres (1946 sq.ft.). The base zone for this CD-zoned site (the RM-45 Zone) requires that 171 square metres (1,840.5 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The proposed outdoor amenity space consists of a north-facing deck on the fifth floor of the residential building, and incorporates outdoor seating and landscaped planters.
- The amount of indoor amenity space proposed is 171 square metres (1,842 sq.ft.). The base zone for this CD-zoned site (the RM-45 Zone) requires that 171 square metres (1,840.5 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). This amenity space will be provided in three locations. Two amenity rooms are to be located on the ground floor adjacent the lobby, while the third amenity room will be located on the fifth floor adjacent the outdoor amenity space.

Proposed CD Zone

- The proposed CD Zone is based upon a combination of the "Multiple Residential 45 Zone" (RM-45) Zone and the "Community Commercial Zone" (C-8) with modifications to permitted uses, density (Floor Area Ratio, or FAR), setbacks, and height.
- For a comparison between the C-8 Zone, RM-45 Zone and the proposed CD Zone, see the table attached as Appendix IX.

- As the proposed CD-zoned portion of the subject site is less than 1.0 hectare (2.47 acres) in area, the sliding density scale of the RM-45 Zone would typically apply. The maximum density permitted would therefore be 40 upa (98.7 uph), with a maximum floor area ratio (FAR) of 1.15 as opposed to maximums of 45 upa (111 uph) and 1.30 FAR for a 1.0-hectare site. The allowable floor area ratio (FAR) of the proposed mixed use development allowed in the CD By-law is 0.87.
- The permitted uses in the proposed CD Zone vary from those permitted in the C-8 Zone and RM-45 Zone. Uses permitted in the C-8 Zone that will not be permitted in the proposed CD Zone include beverage container return centres, parking facilities, automotive service uses and assembly halls. In addition, the C-8 Zone permits only one dwelling unit per lot, while the proposed CD Zone will permit multiple residential dwelling units similar to, but at reduced densities of, the RM-45 Zone.
- The applicant is proposing varied building setbacks along all property lines. Under the RM-45 and C-8 Zones, the minimum setback along all property lines is 7.5 metres (25 ft.). The applicant is proposing setbacks ranging from 0 metres (0 ft.) to 1.7 metres (5.5 ft.) along the north property line (64th Avenue), from 0 metres (0 ft.) to 3.15 metres (10 ft.) along the south property line (Fraser Highway), and 13.2 metres (43 ft.) along the east property line.
- The setback variances are acceptable as the reduction of the setbacks along 64th Avenue and Fraser Highway will provide a strong street presence, and will provide for better street-oriented commercial and residential units along 64th Avenue in particular.
- The 16-metre (53 ft.) maximum building height of the proposed CD By-law will exceed that of the 15-metre (50 ft.) restriction of the RM-45 Zone, and the 12-metre (40 ft.) restriction of the C-8 Zone. Of the three buildings on the site, only the 5-storey mixed-use building on the west side of the site will approach the maximum building height. The two remaining buildings on the east side of the site are only one-storey in height.

Tree Preservation and Replacement

- Arbortech Consulting Ltd. prepared the Arborist Report and Trees Preservation/ Replacement Plans (Appendix V). They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are 10 mature trees on the subject site. The report proposes the removal of all 10 trees because they are located within the footprint of the proposed development. Most are also assessed as "unviable".
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Western Red Cedar	3	0	3
Douglas Fir	4	0	4
Lawson Cypress	2	0	2
Cherry	1	0	1
Total	10	0	10

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As ten (10) mature trees are to be removed, a total of twenty (20) replacement trees would be required for this application.
- The applicant's Landscape Architect (Sharp & Diamond Landscape Architecture Inc.) proposes fifty-seven (57) replacement trees to be planted both within the site (39) and off-site (18) as street trees, in addition to other shrubs and ground covers (see Design Review section for further information).

PRE-NOTIFICATION

Pre-notification letters were sent out on August 10, 2009 and revised pre-notification letters were sent out on November 4, 2009. Staff received no responses.

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 amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- A Development Permit is required to regulate the form and character of the proposed development.
- Three buildings are proposed for the site. The most prominent building will be a 5-storey, mixed use building at the northwest corner of the site fronting 64th Avenue. This building will consist of commercial units at the ground level and 57 residential units above. The remaining buildings consist of two, 1-storey commercial buildings at the northeast and southeast corners of the site, respectively.
- The three buildings are all located above underground parking and are arranged around a central courtyard that will provide parking and is intended to create an "urban village" feel.
- The 5-storey mixed use building follows the arc of 64th Avenue and frames the site. It is designed with an urban character consisting of strong horizontal lines, and features a significant amount of glass. The building addresses the intersection of 64th Avenue and Fraser Highway with a prominent plaza and strong corner feature. An art feature and public seating is proposed for this location.
- The cladding materials for this building consist of painted concrete at the commercial level, and hardi-board for the residential portion above. The colours will be shades of brown and tan.
- The 1-storey restaurant (to be occupied by La Masia restaurant) will be located at the southeast corner of the site, adjacent to Fraser Highway, and will have commanding views of Mt. Baker, particularly from the southeast-facing patio. The shape and colour of the metal roof ("Cordovan", a reddish-brown shade) is intended to evoke a "Spanish Villa" aesthetic. Similar to the other buildings on the site, the colours will be shades of brown and tan.

- The 1-storey commercial unit at the northeast corner of the site will, along with the 5-storey mixed use building, frame the entry to the site. This building, which is expected to be occupied by a coffee shop, will be a relatively simple, urban-feeling building with a strong connection to the street. Patio seating will be provided on the south side of the building, overlooking the centre of the site. Similar to the other buildings on the site, the colours will be shades of brown and tan.
- Vehicular access to the underground parking will be located under the restaurant at the southeast corner of the site.
- Pedestrian access to the commercial portion of the underground parking will be provided in two locations, one incorporated into the restaurant, and a second adjacent the corner plaza which will have a glazed treatment over the stairway. Elevator access from the commercial parking spaces will also be provided adjacent the restaurant.
- Pedestrian and elevator access to the residential portion of the underground parking to the residential units will be separate from the commercial access. These accesses will be centrally located in the mixed-use building.

Outdoor Amenity Space and Landscaping

- Landscaping will consist of 39 trees interspersed throughout the site, an additional 18 street trees that will be located on City property, and shrubs, groundcovers, grasses and perennials also interspersed throughout. Much of the planting will be drought tolerant.
- The on-site trees will consist of a number of species in various locations:
 - Magnolia and European Beech trees will be planted throughout the courtyard and along the internal roadways.
 - Red Maple will border the south and east property lines.
 - London Plane, Scots Pine, Red Maple and European Beech will be planted around the commercial building in the northeast corner.
 - London Plane and Magnolia will also be planted adjacent to the restaurant patio.
- The variety of street trees is to be selected in coordination with City staff.
- Shrubs, including Boxwood, Barbery, Mugo Pine, Dogwood and others, as well as ground covers such as Iris, Coneflower, among others, will be strategically planted adjacent the corner plaza, the La Masia restaurant patio, and all pedestrian and vehicular entrances to the site.
- On-site stormwater management has been addressed, with increased soil depth for maximum water absorption throughout the site, while an infiltration swale is to be located at the southeast corner of the site. The swale will also feature ground cover planting.
- The consultant's have undertaken a CPTED design analysis to ensure that there are open sightlines throughout the site, and to/from the surrounding streets.

ART FEATURE

- The applicant has committed to providing a landmark art feature. This feature is to be located within the plaza area at the intersection of 64th Avenue and Fraser Highway.
- The Advisory Design Panel expressed their appreciation and support for the art feature as a means to enrich this prominent corner.
- Further details are forthcoming, and will be a condition of final adoption.

ADVISORY DESIGN PANEL

ADP Meeting Date: October 15, 2009

Most of the ADP comments and suggestions have been addressed, with the exception of minor items related to signage and aesthetics that will be addressed by staff and the applicant prior to final adoption.

In addition to the above, there are additional minor items to be resolved to the satisfaction of the Acting City Architect and the Landscape Architect prior to Final Adoption.

The applicant has agreed to work with City Staff to resolve the outstanding issues.

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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Responses
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law
Appendix IX.	Zoning Comparison Table

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Bunt & Associates dated April 14, 2009.

Jean Lamontagne
General Manager
Planning and Development

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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: Mike Cox, Gateway Architecture Inc.
 Address: 947 Seymour Street
 Vancouver, BC
 V6B 3M1
 Tel: 604-608-1868

2. Properties involved in the Application

- (a) Civic Addresses: 19240 - 64 Avenue and 19209 Fraser Highway

- (b) Civic Address: 19240 - 64 Avenue
Owners: Maurice Aguilar and Mercedes Aguilar
PID: 011-391-464
Lot 2 Except: Part Dedicated Road on Plan 67872; Section 10 Township 8 New
Westminster District Plan 9440

- (c) Civic Address: 19209 Fraser Highway
Owner: "Las Tapas" Enterprises Ltd., Inc. No. BC0161225
PID: 027-233-413
Lot 1 Sections 10 and 15 Township 8 New Westminster District Plan BCP32553

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

(b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8 and RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,814.3 m ²
Road Widening area		269.1 m ²
Undevelopable area		
Net Total		7,542.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	35%
Paved & Hard Surfaced Areas		51%
Total Site Coverage		86%
SETBACKS (in metres)		
North (64 Avenue)	0.0 m	0.0 m to 1.7 m
South (Fraser Highway)	0.0 m	0.0 m to 3.15 m
East	13 m	13.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	16 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		3
One Bedroom		28
Two Bedroom		26
Three Bedroom +		
Total		57
FLOOR AREA: Residential		4,703 m ²
FLOOR AREA: Commercial		
Retail/Restaurant		1,860 m ²
Office		
Total		1,860 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,563 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)		73.1 uph/29.5 upa
# of units/ha /# units/acre (net)		76 uph/30.5 upa
FAR (gross)	0.9	0.84
FAR (net)	0.80	0.90
AMENITY SPACE (area in square metres)		
Indoor	171 m ²	171 m ²
Outdoor	171 m ²	181 m ²
PARKING (number of stalls)		
Commercial	88	89
Industrial		
Residential Bachelor + 1 Bedroom	40	40
2-Bed	39	40
3-Bed		
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	178	180
Number of disabled stalls	0	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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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on C-8)

Required Development Data	Building #1	Building #2 (Commercial)	Building #3 (Restaurant)
SETBACK (in metres)			
North	0.0 m to 1.5 m	5.14 m	
South	3.0 m		0.0 m to 4.4 m
East		13 m	15.84 m
Building Height (in metres/storeys)	16 m	6.45 m	6.2 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	3		
One Bedroom	28		
Two Bedroom	26		
Three Bedroom +			
TOTAL FLOOR AREA	5,830 m ²	270 m ²	463 m ²

Appendix II Removed
(Drawings Superseded)



INTER-OFFICE MEMO

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

DATE: **August 25, 2009**

FILE: **7809-0116-00**

FROM: **Development Services Manager, Engineering Department**

RE: **Engineering Requirements (Commercial/Multi-Family)**
Location: 19209 Fraser Hwy

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate road widening on 64 Avenue
- Dedicate road widening on Fraser Highway
- Provide statutory rights of way to protect west half of the future commercial lane and along a portion of the 64 Avenue frontage to protect sightlines for the proposed access

Works and Services

- construct new driveway access to 64 Avenue and Fraser Highway;
- provide cash for future lane construction and 64 Avenue access closure;
- relocate existing sanitary sewer, storm sewer, and watermain from within the site to the 64 Ave. road right-of-way and provide new service connections to the development; and
- provide interim onsite detention.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

for Sam Lau, P.Eng.
 Development Services Manager

RWB

NOTE: Detailed Land Development Engineering Review available on file



SCHOOL DISTRICT #36 (SURREY)

January 5, 2010
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 09 0116 00

SUMMARY

The proposed 57 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 2009 Enrolment/School Capacity

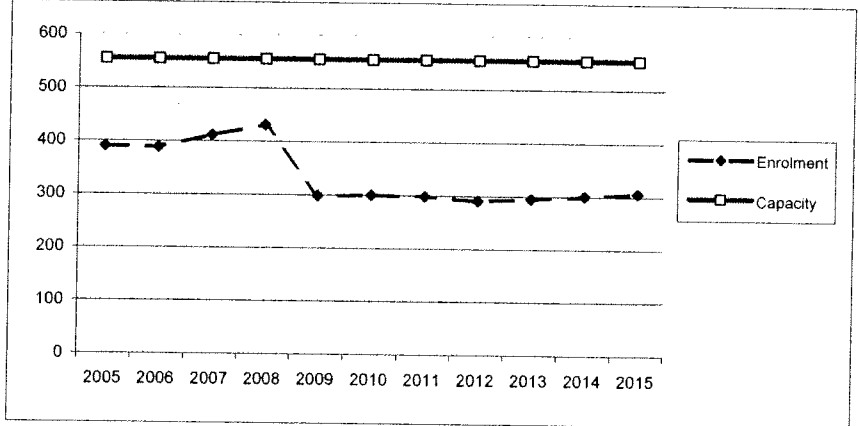
Latimer Road Elementary	
Enrolment (K/1-7):	32 K + 266
Capacity (K/1-7):	80 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1279
Capacity (8-12):	1000

School Enrolment Projections and Planning Update:

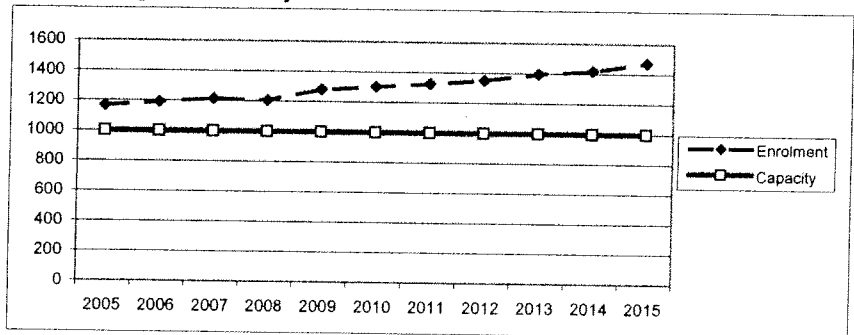
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new school, Hazelgrove Elementary is under construction in East Clayton NCP Area with planned opening in September 2009. Enrolment moves to the new school will relieve overcrowding in surrounding schools but will also result in a reduced enrolment at Latimer Road Elementary, which has a long term space surplus available to accommodate any new growth South of 64th Avenue or program moves to the school. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (proposed in year four in the 2009-2013 Five Year Capital Plan). The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road Elementary



Clayton Heights Secondary



TREE PRESERVATION SUMMARY

Surrey Project No: 79

Project Location: 19209 Fraser Highway Surrey

Registered Landscape Architect/Arborist Max Rathburn - Arbortech Consulting Ltd

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 of the Subject Site

This site contains an existing residential house and commercial restaurant, and the majority of the site is a paved parking lot. The 9 out of the 10 on-site trees that were found to be non-viable due to their very poor health and/or structural condition are proposed to be removed, and 1 on-site tree was found to be in fair health and structural condition; however it will need to be removed to accommodate the proposed development.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

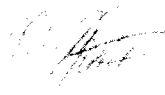
_____ Number of Protected Trees Identified	(A)	<u>10</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>10</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>0</u>
Number of Replacement Trees Required (10 @ 2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>20</u>
Number of Replacement Trees Proposed	(F)	<u>N/A</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>N/A</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>N/A</u>
Number of Lots Proposed in the Project	(I)	<u>N/A</u>
Average Number of Trees per Lot (H/I)		<u>N/A</u>

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:


(Arborist)

Date: Nov 20 2009

TOPOGRAPHIC AND TREE SURVEY PLAN OF
 LOT 1 PLAN BCP32553 AND LOT 2 PLAN 9440
 EXCEPT PART DEDICATED ROAD ON PLAN 67872
 ALL OF SECTION 10 TOWNSHIP 8 N.W.D.

SCALE 1:500

10 5 0 10 20 30
 All Distances are in Metres.

SURVEY LEGEND

- Hydrant
- Catch Basin - Top Entry
- Catch Basin - Side Entry
- Lawn Basin
- Utility Pole
- Utility Pole With Light
- Street Light - Down
- Street Light - Post Top
- Water Valve
- Sewer
- Ditch
- Water Meter
- Utility Vault
- Driveway Lardown
- Guy Wire
- Ditch
- Manhole Box

CIVIC ADDRESS
 19209 & 19240 FRASER HWY
 SURREY B.C.
 P.O. 027-233-413
 P.I.D. 011-391-464

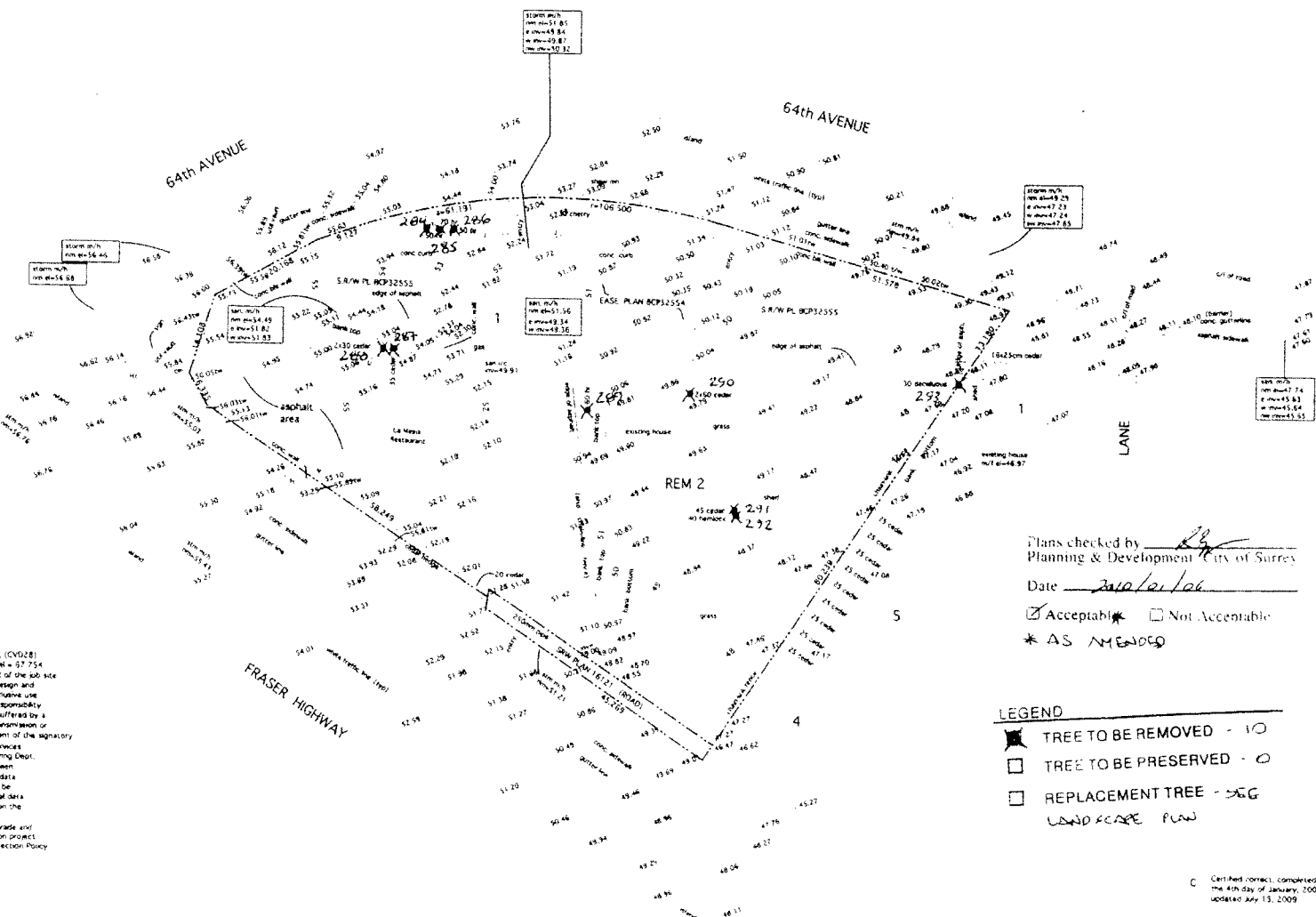
07



NOTES:

- 1) Elevations are in metres and are geodetic, (CVD28)
- 2) Elevations are derived from OCM 45015, at 57.754 located at 64th AVE, approx 250 m west of the sub site
- 3) This Plan was prepared for architectural design and site planning purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory
- 4) Prior to any construction, underground services are to be confirmed by Municipal Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Tree Diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project and any trees required by Surrey's Tree Protection Policy are shown.

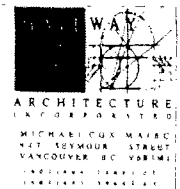
Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 4104-1850 176A Street
 Cloverdale B.C.
 P.R.E. 2502151 TP2



Plans checked by [Signature]
 Planning & Development City of Surrey
 Date 2/16/06
 Acceptable Not Acceptable
 * AS AMENDED

- LEGEND
- TREE TO BE REMOVED - 10
 - TREE TO BE PRESERVED - 0
 - REPLACEMENT TREE - 50G
- LANDSCAPE PLAN

C Certified correct, completed on the 4th day of January, 2008 updated July 13, 2009



LaMasia Commercial Residential Development SURVEY

Present:

Chair – P. Cotter
Panel Members:
D. Hamming
D. Lee
L. Mickelson
R. Ciccozzi
R. Meyers
Sgt. R. Morrow

Guests:

A. Boschitz, Musson Cattell Mackey Partnership
D. Stoyko, Sharp & Diamond Landscape Architecture Inc.
G. Brumpton, PWL Partnership
G. Wylie, Ivanhoe Cambridge
J. Beaudreault, Musson Cattell Mackey Partnership
J. Brown, Ivanhoe Cambridge
J. Rempel, Rempel Development Group
M. Cox, Gateway Architecture Incorporated
S. Dwoskin, Callison

Staff Present:

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

A. NEW SUBMISSIONS

1. File: 7909-00116-00
Description: Mixed Use Commercial and Residential
Address: 19209 Fraser Highway and 19240 – 64th Avenue
Developer: John Rempel, Rempel Development Group
Architect: Michael Cox, Gateway Architecture, Inc.
Landscape Architect: Sharp and Diamond Landscape Architects, Inc.
Planner: Christopher Atkins
Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner provided an overview of the project, and asked the Panel to comment on several items:

- The surrounding context was outlined and included future commercial to the north as part of East Clayton NCP where a similar form of development would be supportable on this site in future. Three storey townhouses are proposed on the adjacent corner as part of the Cloverdale NCP with a 15 metre greenway incorporated along Fraser HWY.
- There are significant slopes on the site.
- Project is placed at a dramatic intersection including significant slopes, and views of Mt. Baker.
- It is intended that 192nd would be closed for vehicle traffic at the Fraser HWY intersection as part of the East Clayton NCP.

4:01 p.m. R. Meyers arrived

The Project Architect made the following comments:

- The access points on Fraser HWY and 64th will be relocated as far as possible from the intersection for traffic safety reasons.

- A lot of different variations were derived in arranging the massing of the site.
- The mixed use residential commercial follows the arc of the street and frames the site. It gives prominence to the corner at this location with a one storey restaurant (La Masia) located to take advantage of views to Mt. Baker from the patio and another 1 storey commercial pad building facing 64th.
- The mixed-use building is done in concrete for the commercial portion with the residential would be done in wood frame.
- There are three existing trees in the location (7 originally); when roadwork was completed on 64th four trees were removed. The remaining trees within the site were found to be at risk and are proposed to be removed.
- Underground parking is mixed visitor, commercial and residential.
- To facilitate access to the commercial on the sloping site, there is a steady 5 percent walkway with alternate stair access.
- Three colours used in residential portion. Red metal roof on the restaurant area. Because the restaurant is fairly large, wanted to treat it with something that is just not a flat roof.

The Project Landscape Architect made the following comments:

- Try to focus on establishing a real pedestrian quality for the site with a raised crossings and using the grades of materials so they can interact together with a strong modern feel along with traditional aspects.
- Using some rich materials with all season interest and solar orientations.
- Using the trees as an orienting and organizing point for the site.
- Are using the storm water to slope to advantage, using soak away points and having areas to treat the storm water. That and circulation have helped to work together to create an open and safe feeling environment.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
ARORA INVESTMENTS
File No. 7909-00116-00

It was

Moved by R. Meyer

Seconded by R. Morrow

That the Design Panel recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department, and for information only, forward final design to the Panel.

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STATEMENT OF REVIEW COMMENTS

- Overall, the Panel considered the site layout/circulation and building massing/orientation to be very well resolved with consideration of the following:

Context and Site Circulation

- The 64th Ave street frontage should be softened and humanized as much as possible. Although the challenging traffic environment along 64th Ave was acknowledged, the lack of street trees to allow visibility for drivers, will significantly compromise the pedestrian desirability of the 64th Avenue public realm. Trees may also slow down traffic and it should be a suggestion to the Engineering Department.

(Planning staff is continuing to work internally and with the applicant to resolve this item.)

- Residential loading should be resolved to allow access from the internal parking area during the day to the residential elevator.

(The architect has provided access thru the ground floor commercial from the residential lobby to the south parking area.)

- Pedestrian and vehicle entrances need elements to highlight them.

(See response below.)

- Underground parking entry should be clearer to users.

(The architect has provided directional signage at entrances and has enhanced the visibility of the parking entry through the use of colour and framing.)

- Turning radii for larger vehicles in central courtyard should be confirmed.

(A report provided by traffic consultants Bunt & Associates confirms that delivery vans can be accommodated on this area.)

Form and Character

- The architectural style of the mixed-use building was supported.
- The sophistication of the massing and site design needs to be applied to the materials, colours, and finishes in recognition of the limitations of wood frame versus concrete construction. Variation of window size could be a way to create levels of order similar to other modern contemporary buildings.

(See response below.)

- The horizontality was supported but the material treatment of the mock slab extension was considered to be difficult to achieve in Hardy-board. Suggest greater development of elevations with respect to Hardi-board pattern and detailing.

(The architect has provided a detail of how the Hardi-board floor edge treatment would be constructed. The architect's position is that with the revised end detail and the change to the residential entry area, the window configuration no longer needs to be revised. Staff will consider this position.)

- The colour palette attempting to appear as painted concrete requires further refinement to be consistent with the more urban aesthetic.

(The architect feels the colour palette is appropriate and would like to retain it with the exception of the red roof on the restaurant. The bright red roof has been changed to a more sophisticated shade called Cordovan, a traditional Spanish shade of red/brown which reflects the traditional roof colours of La Masia.)

- The curved building responding to the street curve was strongly supported. The long building frontage on 64th could be improved by breaking it at the residential entry or perhaps the where the notched roof form could be carried down the building as an indentation

(The residential entry area is to consist of the same material and form as the curved end element with a projecting feature that highlights the entry location.)

- On the west of the building facing the prominent corner, the end of the curved form should include a better acknowledgement of a special, visible treatment. It is a significant site with some landmark and history and it begs something more significant on the corner, opportunities such as a differentiated mass.

(The massing at the end of the curved form has been reworked to create a more prominent feature at the intersection of Fraser Highway and 64th Avenue. This creates a strong visual element as well as adding additional purpose to the plaza and to the commercial space.)

- Residential entry needs a stronger expression.

(See item referring to residential entry above.)

- The red metal roof on the restaurant was not considered to be successful and should be reconsidered.

(See item referring to colour palette above.)

- The glass staircase coming out of the parkade could be more in character with the rest of the architecture.

(The treatment of the glazed exit stair has been revised to better relate to the architecture of the main building.)

Landscaping

- The idea of drainage expression on the south end of the site (gravel strip) to visibly capture run-off from parking as a storm water management feature was appreciated.
- The public art concept shown was supported as a way to enrich the prominent corner (The developer confirmed that they intend to proceed with this likely through an RFP from a number of artists).

(Details of the art concept will be provided at a later date once an artist is selected.)

- Review opportunities to plant large trees to enhance courtyard character and shade trees on La Masia patio.

(The landscape architect has added a large shade tree at the south end of the La Masia patio.)

- The roof outdoor amenity should be programmed with both communal and private spaces

(The landscape architect has programmed this amenity area into communal and private areas.)

CPTED

- The north east lane and garbage disposal should be designed to reduce opportunities for vandalism, graffiti, and mischief with lighting and materials.

(This area will be lit appropriately and the painted surfaces will be treated with anti-graffiti sealant.)

- Underground lot lighting, light color paint and security cameras with at least one at eye level coming into the lot.

(The underground parking will be painted a light paint colour and security cameras will be part of the enterphone system.)

- Pylon signage, east side to be further into site so as to not conflict with stop sign.

(Staff is continuing to work with the applicant to resolve this item.)

Universal Access

- Recommend four residential units be made "disabled" friendly.

(The market requirements for "disabled" friendly units will be investigated and considered.)

- Ensure outdoor amenity space at roof is accessible with a ramp access from indoor room and amenity rooms have wheel chair accessible washrooms.

(The roof deck is universally accessible via a wheelchair ramp. Staff will work with the applicant to ensure the amenity rooms have wheelchair accessible washrooms.)

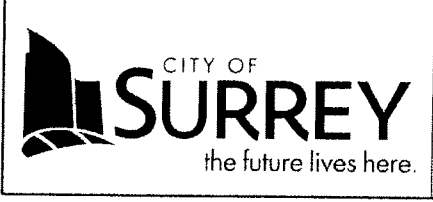
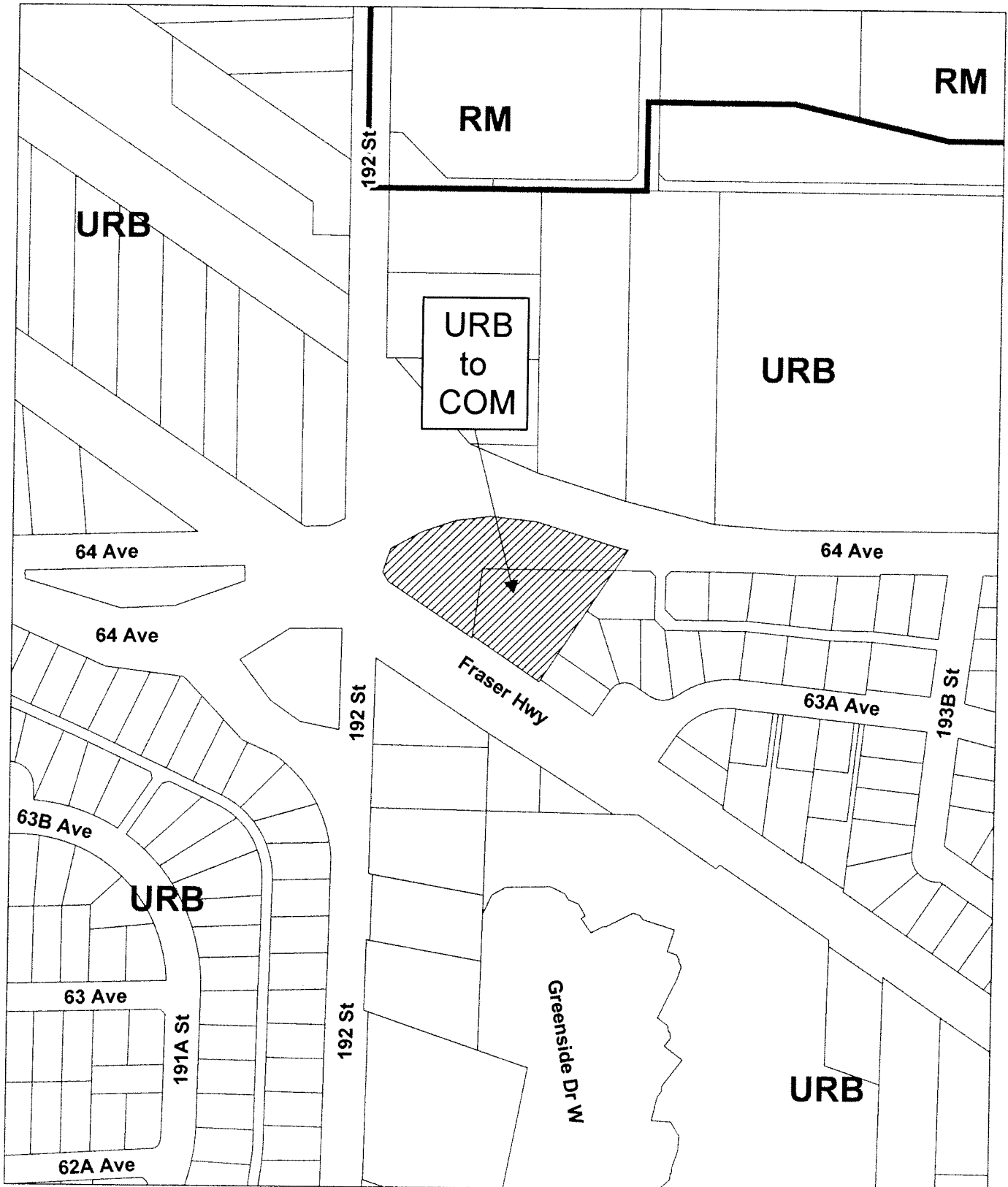
Sustainability

- Storm water management is acknowledged well with gravel drainage features and could be improved by use of permeable pavers.

(A large amount of permeability has been integrated into the design. As most of the parking is over underground parking, there is limited opportunity for permeable pavers.)

- Ensure that planting is drought tolerant.

(The landscape architect has taken this into consideration with their design.)



OCP Amendment

Proposed amendment from Urban to Commercial



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: LOCAL COMMERCIAL ZONE (C-4)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-233-413

Lot 1 Sections 10 and 15 Township 8 New Westminster District Plan BCP32553

19209 Fraser Highway

Parcel Identifier: 011-391-464

Lot 2 Except: Part Dedicated Road on Plan 67872; Section 10 Township 8 New Westminster District Plan 9440

19240 - 64 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 a medium *density* mixed use development consisting of *multiple unit residential building* and related *amenity spaces* and *commercial* uses, 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, provided such combined uses are part of a *comprehensive design*:

- 1. *Multiple unit residential buildings.*

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on a *lot*; and
 - (b) Do not exceed a total of 3,0 square metres [32 sq.ft.] per *dwelling unit*.
3. The following uses, provided that any one of these uses, or a combination thereof do not constitute a singular use on the *lot*:
 - (a) *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding *funeral parlours* and *drive-through banks*
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended;
 - (g) *Office uses* excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*; and
 - (j) *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.90.
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 50%.

F. Yards and Setbacks

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

	Setback	North	South	East
		Yard	Yard	Yard
Use				
<i>Principal and Accessory Buildings and Structures</i>		0.0 m [0.0 ft]	0.0 m [0.0 ft]	13 m [42.6 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 16 metres [52.5 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Commercial *parking spaces* shall be provided as stated in Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. One hundred percent (100%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

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

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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.
4. The uses listed under Section B.3 of this Zone shall be located on the ground floor and second storey and shall have access independent of the residential access.

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>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. *Special building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as may be amended or replaced from time to time. Development cost charges for the residential uses shall be based on the rate for the RM-45 Zone, and development cost charges for the commercial uses shall be based on the rate for the C-8 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
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.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C. 1996, Chapter 267, 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

v:\wp-docs\planning\09data\july-sept\08311408ca.doc
. 1/7/10 10:06 AM

Zoning Comparison

75

	C-8 Zone	RM-45 Zone	Proposed CD Zone
Permitted Uses	<ul style="list-style-type: none"> • Retail stores excluding adult entertainment stores, second hand stores and pawnshops. • Personal service uses excluding body rub parlours. • General service uses excluding funeral parlours and drive-through banks. • Beverage container return centres • Eating establishments excluding drive-through restaurants. • Neighbourhood pubs. • Liquor Store, • Office uses excluding social escort services and methadone clinics • Parking facilities. • Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W • Indoor recreational facilities. • Entertainment uses excluding arcades and adult entertainment stores. • Assembly halls. • Community services. • Child care centres. • One dwelling unit per lot 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Child care centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Child care centres • Retail stores excluding adult entertainment stores, second hand stores and pawn shops • Personal service uses excluding body rub parlours • General service uses excluding funeral parlours and drive-through banks • Eating establishments excluding drive-through restaurants • Neighbourhood pubs • Liquor store • Office uses excluding the following social escort services and methadone clinics • Indoor recreational facilities • Entertainment uses excluding arcades and adult entertainment stores • Community services
FAR	0.80	1.15	0.90
Lot Coverage	50%	45%	50%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	North: 0.0 m. (0 ft.) South: 0.0 m. (0 ft.) East: 13 m. (42.5 ft.)
Building Height	Principal building: 12 metres (40ft.) Accessory buildings and structures: 4.5 m. (15 ft.)	Principal building: 15 metres (50 ft.) Accessory buildings and structures: 4.5 m. (15 ft.)	Principal building: 16 metres (52.5 ft.) Accessory buildings and structures: 4.5 m. (15 ft.)

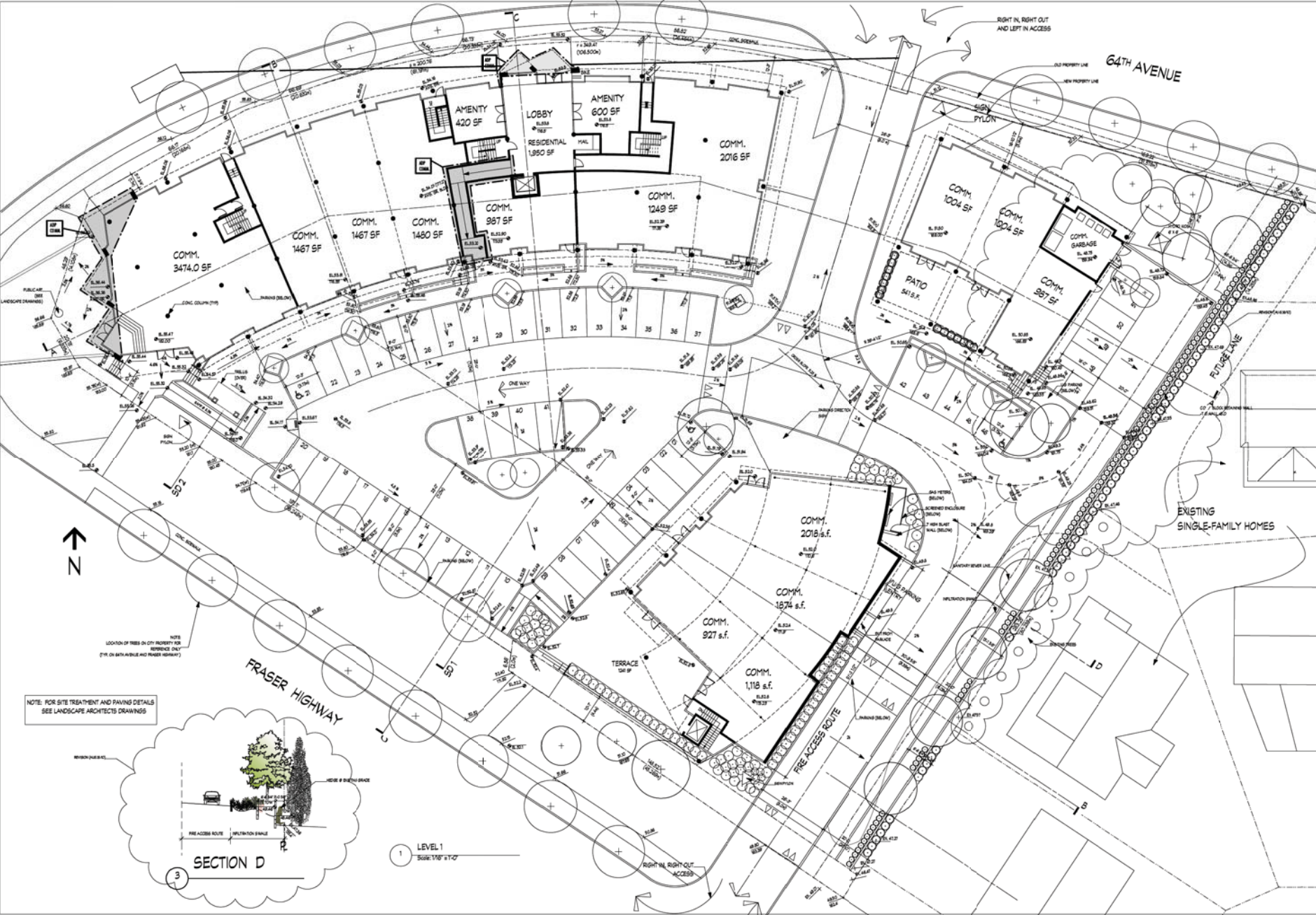
7	DEC 2/11	REVISED AS PER CITY COMMENTS
8	NOV 2/11	REVISION TO CORRECT REVISION
9	AUG 18/11	REVISION TO CORRECT CITY REVISION
4	MAY 20/10	REVISED DRAWING
3	DEC 7/09	ADD SUBMISSION REVISIONS
2	OCT 16/09	REVISION TO ADDRESS DESIGN PANEL COMMENTS
1	JUNE 24/09	ISSUING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE
**LaMasia Commercial/
Residential Development**

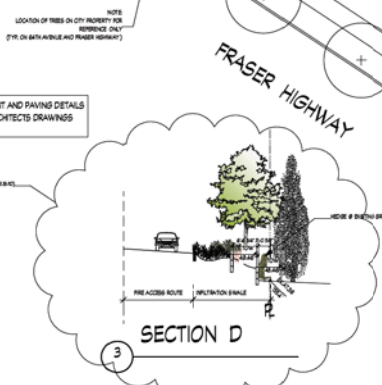
DRAWING TITLE
**LEVEL 1
(EL. 53.6m)**

DRAWN BY	J. W.
CHECKED BY	SSB
PROJECT NUMBER	596
SCALE	1/8"=1'-0"
DRAWING NO.	A2.0

A2.0



NOTE: FOR SITE TREATMENT AND PAVING DETAILS
SEE LANDSCAPE ARCHITECTS DRAWINGS



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



2 SOUTH ELEVATION
 SCALE = 1/8"=1'-0"



1 NORTH ELEVATION
 SCALE = 1/8"=1'-0"

7	DEC 14/17	REVISION 44 PER CITY COMMENTS
6	NOV 21/17	REVISION 12 COMMERCIAL REVISION
5	AUG 28/17	REVISION 10 IMPROVE FINISH OF INTERIOR
4	MAY 22/17	REVISION 08
3	DEC 7/16	HP SUBMISSION REVISION
2	OCT 20/16	REVISION 12 ANCHOR BRACKEN PANEL 3000MM
1	JUNE 28/16	REVISION 04 APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE
 LaMasia Commercial/
 Residential Development

DRAWING TITLE
 N & S ELEVATIONS

DRAWN BY	J. W.
CHECKED BY	
PROJECT NUMBER	596
SCALE	1/8"=1'-0"
DRAWING NO.	

A8.0

7	DEC 14/17	REVISION 44 PER CITY COMMENTS
8	NOV 2/17	REVISION 12 COMMERCIAL REVISION
9	AUG 18/17	REVISION 11 SUPPLY CONTRACT HISTORY
4	NOV 20/16	REVISION 8 DESIGN
3	DEC 7/16	HP SUBMISSION REVISION
2	OCT 20/16	REVISION 10 ANCHOR DESIGN FINAL
1	JUNE 28/16	REVISION 10 APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT FOR
**LaMasia Commercial/
 Residential Development**

DRAWING TITLE
E & W ELEVATIONS

DRAWN BY
 J. W.

CHECKED BY
 S.B.

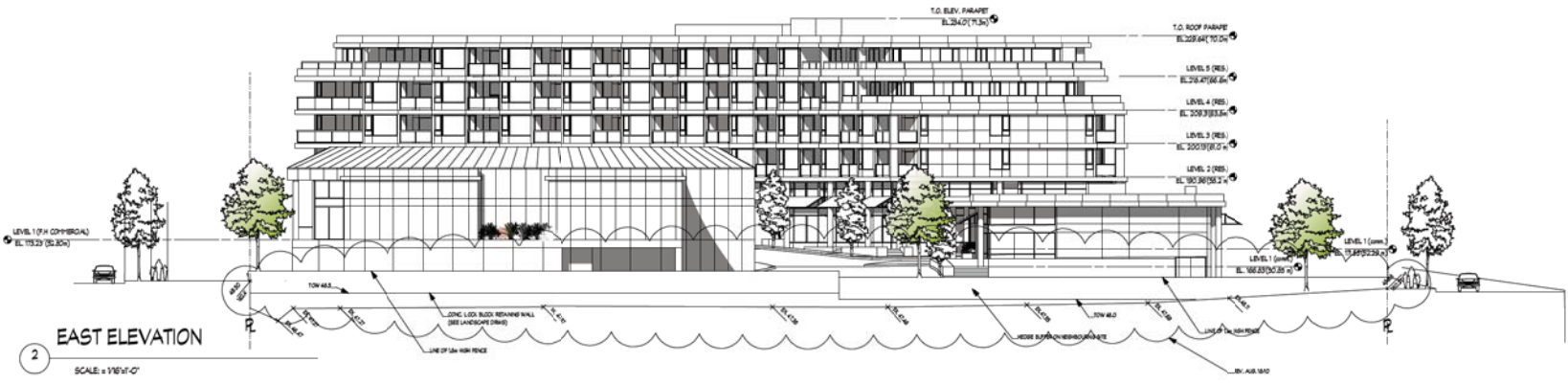
PROJECT NUMBER
 596

SCALE
 1/8"=1'-0"

DRAWING NO.
A9.0



1
WEST ELEVATION
 SCALE = 1/8"=1'-0"



2
EAST ELEVATION
 SCALE = 1/8"=1'-0"

COLOR/MATERIAL LEGEND

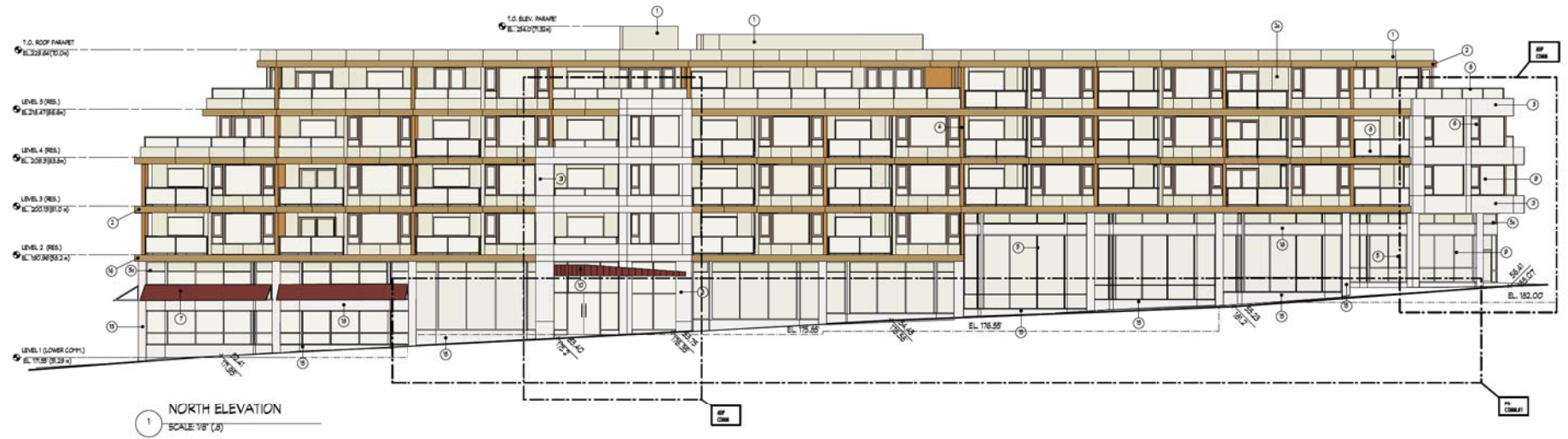
- 1 WIDE BOVED PANELS (20x80)
- 2 WIDE BOVED PANELS (30x40)
- 3 VENT PANELS (20x8)
- 4 WIDE BOVED PANELS (30x40)
- 5 STONEFRONT WINDOWS AND REINFORCED GLASS
- 6 SPHONIC GLASS IN STONEFRONT WINDOWS
- 7 VENT WINDOW FRAMES (2x4)
- 8 CORONIAN CHANNELS W/ SLUR FRAMES
- 9 MULTIPLY SLABFRAMES W/ TYPED SLAB INFILL PANELS (20x20)
- 10 LOW V DOUBLE GLAZING
- 11 VENT WINDOW (20x80)
- 12 WOOD WINDOW FRAMES (20x20) TRANSPARENT BLACK STAIN
- 13 WOOD BRACKETS (20x20) TRANSPARENT BLACK STAIN
- 14 WOOD COLUMNS (20x20) TRANSPARENT BLACK STAIN
- 15 TYPED SLAB BRACKETS
- 16 PAINTED CONCRETE (B+C-20-80)
- 17 PAINTED CONCRETE (B+C-80-20)
- 18 PAINTED CONCRETE (B+C-20-80)
- 19 PAINTED CONCRETE (B+C-20-80)
- 20 BRASS LOCATION

7	DEC 14/17	REVISION AS PER CITY COMMENTS
6	NOV 2/17	REVISION TO CORRECTION WINDOW
5	NOV 2/17	REV TO BRASS LOCATION OF WINDOW
4	APR 10/17	REVISED FOR AIR PERM
3	DEC 11/16	REV FOR WINDOW SIZES
2	OCT 10/16	REVISION TO WINDOW SIZES AND BRASS LOCATION
1	JUNE 28/16	REVISIONS APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT: LaMasia Commercial/ Residential Development
 DRAWING: NORTH & SOUTH ELEVATIONS (COLOURED)

DRAWN BY	J. W.
CHECKED BY	
PROJECT NUMBER	596
SCALE	
DRAWING NO.	

A 9.1



1 NORTH ELEVATION
 SCALE: 1/8" (3)



2 SOUTH ELEVATION
 SCALE: 1/8" (3)

NOTE: SHADOWS AND LANDSCAPING REMOVED FOR CLARITY

COLOR/MATERIAL LEGEND

- 1 WIDE BOARD PANEL (3)20403
- 2 WIDE BOARD PANEL (3)20403
- 3 WIDE PANEL (3)408
- 4 WIDE BOARD PANEL (3)20403
- 5 FLOURENT WINDOWS AND BARRING (3)408
- 6 FINISH, GLASS IN FLOURENT WINDOWS
- 7 VINYL WINDOW FRAMES (3)4
- 8 LOROUAN CHAIRS W/ BLUES FINISH
- 9 MULTIPLE BLANKSILLS W/ TYPED GLASS WIDE PANEL (3)22-82
- 10 VINYL DOOR (3)4
- 11 VINYL DOOR (3)4
- 12 LOROUAN CHAIRS W/ BLUES FINISH
- 13 MULTIPLE BLANKSILLS W/ TYPED GLASS WIDE PANEL (3)22-82
- 14 WOOD WINDOW FRAMES (3)4
- 15 WOOD BRACKETS (3)4
- 16 WOOD COLUMNS (3)4
- 17 TYPED GLASS BLANKSILLS
- 18 PAINTED CONCRETE (3)22-82
- 19 PAINTED CONCRETE (3)4
- 20 PAINTED CONCRETE (3)4
- 21 PAINTED CONCRETE (3)4
- 22 FINISH LOCATION

7	DEC 14/17	REVISED AS PER CITY COMMENTS
6	NOV 2/17	REWORKED TO COMMERCIAL WINDOW
5	AUG 28/17	REVISED TO INCLUDE FINISH LOCATION
4	APR 20/17	REVISED FOR ASH FINISH
3	DEC 17/16	ADD SUSPENSION WINDOWS
2	OCT 20/16	REVISION TO WINDOW DESIGN AND FINISH
1	JUNE 28/16	ISSUING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE
LaMasia Commercial/Residential Development

DRAWING TITLE
EAST & WEST ELEVATIONS (COLOURED)

DRAWN BY	J. W.
CHECKED BY	SSB
PROJECT NUMBER	SSB
SCALE	
DRAWING NO.	

A9.2



1 EAST ELEVATION
 Scale: 1/8" = 1'-0"



2 WEST ELEVATION
 Scale: 1/8" = 1'-0"



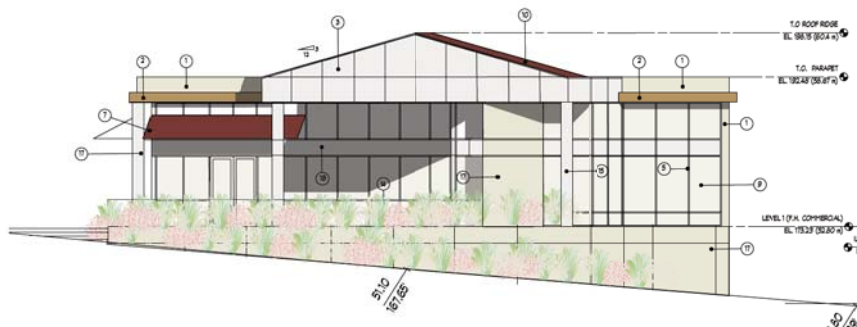
1 WEST ELEVATION (FRASER HIGHWAY COMM.)
 Scale: 1/8" = 1'-0"



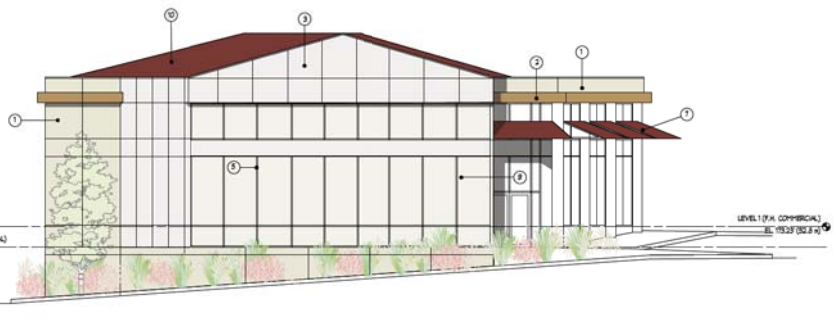
2 EAST ELEVATION (FRASER HIGHWAY COMM.)
 Scale: 1/8" = 1'-0"

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS OF THIS PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED WITHOUT PERMISSION.

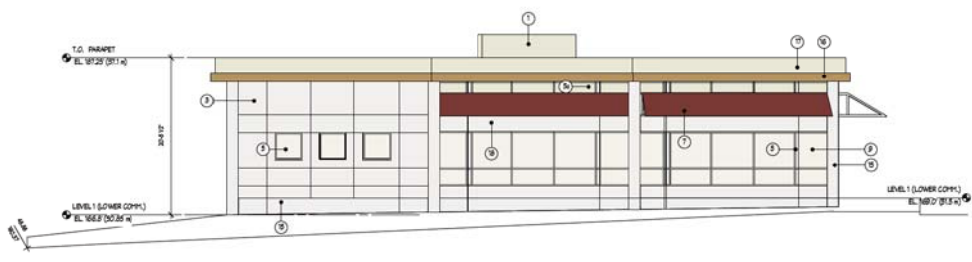
- COLOUR/MATERIAL LEGEND**
- 1 WIDE BOARD PANELS (3124-40)
 - 2 WIDE BOARD PANELS (3122-80)
 - 3 METAL PANELS (3125)
 - 4 WIDE BOARD PANELS (3128-40)
 - 5 STOREFRONT WINDOWS AND SPANDOL GLASS
 - 6 SPANDOL GLASS IN STOREFRONT WINDOWS
 - 7 VINYL WINDOW FRAMES (214)
 - 8 ALUMINUM WINDOW FRAMES (214)
 - 9 ALUMINUM WINDOW FRAMES W/ THERMO-BREAK (214)
 - 10 LOW 'E' DOUBLE GLAZING
 - 11 WOOD ROOFING (214 WEST-CEDAR)
 - 12 WOOD WINDOW FRAMES (214 WEST-CEDAR)
 - 13 WOOD BRACKETS (214 WEST-CEDAR/BLACK STAIN)
 - 14 WOOD COLUMNS (214 WEST-CEDAR/BLACK STAIN)
 - 15 THERMO-BREAK SPANDOL GLASS
 - 16 PAINTED CONCRETE (31-2340)
 - 17 PAINTED CONCRETE (31-2540)
 - 18 PAINTED CONCRETE (31-2640)
 - 19 PAINTED CONCRETE (31-4140)
 - 20 FINISH LOCKER



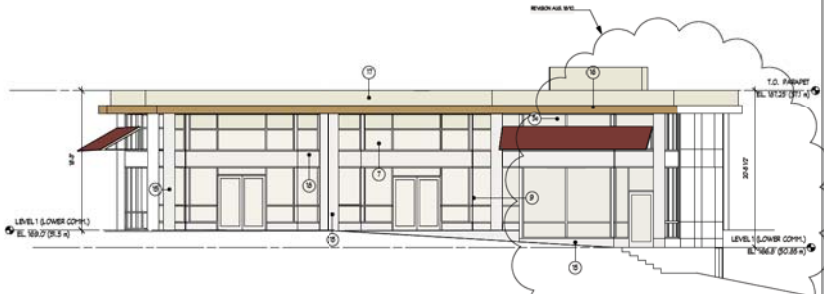
1 SOUTH ELEVATION
 SCALE: 1/8"



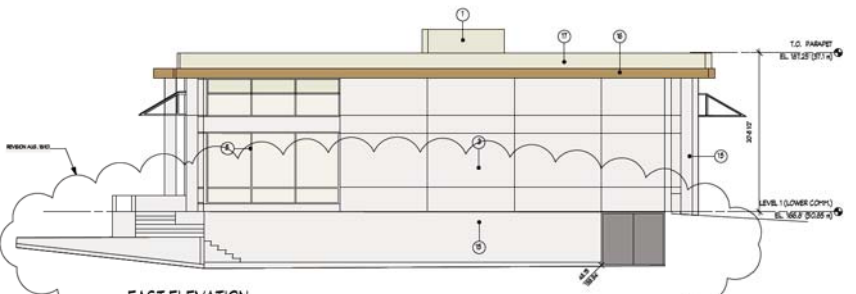
2 NORTH ELEVATION
 SCALE: 1/8"



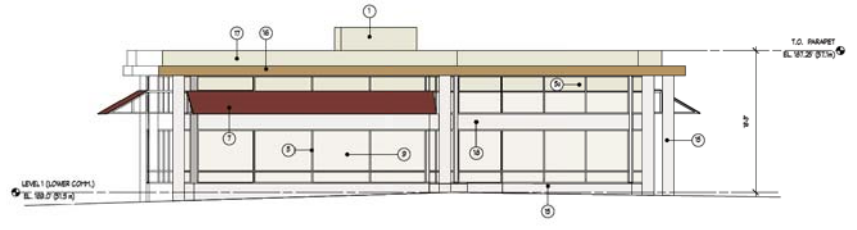
3 NORTH ELEVATION
 SCALE: 1/8"



4 SOUTH ELEVATION
 SCALE: 1/8"



5 EAST ELEVATION
 SCALE: 1/8"



6 WEST ELEVATION
 SCALE: 1/8"

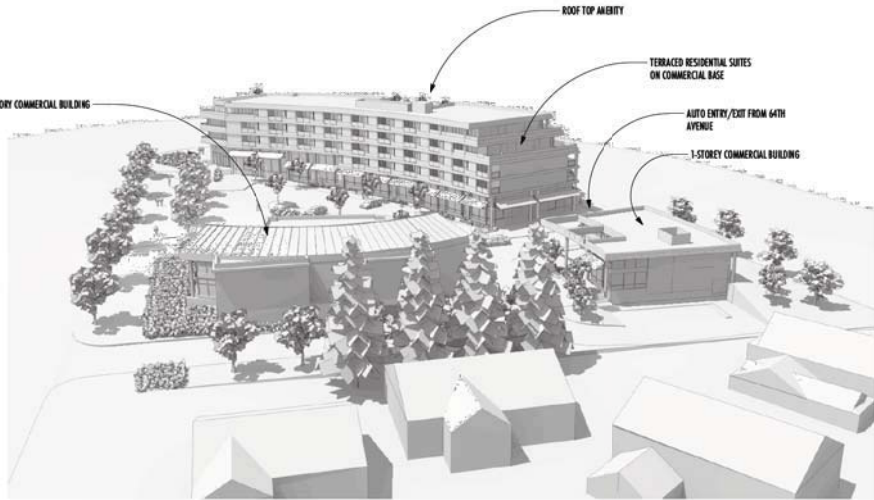
NOTE: SHADOWS AND LANDSCAPING REMOVED FOR CLARITY

NO.	DATE	REVISIONS / SUPPLEMENTS
1	DEC 14/17	ISSUED AS PER 21/17 COMMENTS
2	NOV 21/17	REWORKING TO COMMERCIAL WINDOW
3	NOV 21/17	ADD TO SUSPENSION WINDOW
4	APR 10/18	ISSUED FOR I&D AND
5	DEC 11/18	ADD SUSPENSION WINDOW
6	OCT 10/19	REVISION TO WINDOW DESIGN PANEL
7	LIN 28/20	REWORKING APPLICATION

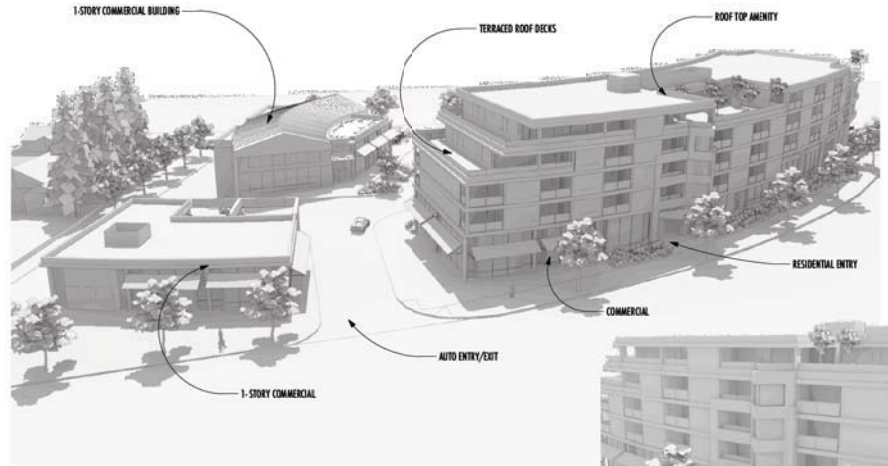
PROJECT TITLE
**LaMasia Commercial/
 Residential Development**

DRAWING TITLE
**COMMERCIAL BLDG.
 ELEVATIONS (COLOURED)**

DRAWN BY: J. W.
 CHECKED BY: SSB
 PROJECT NUMBER: 556
 SCALE:
 DRAWING NO.:



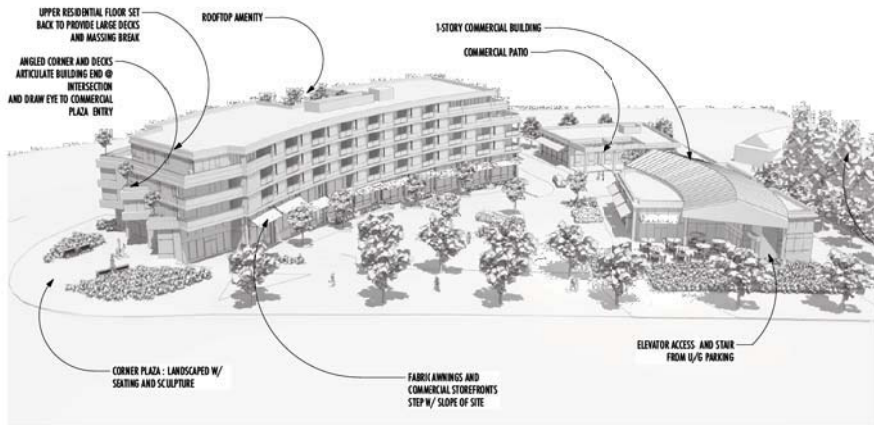
VIEW FROM EAST



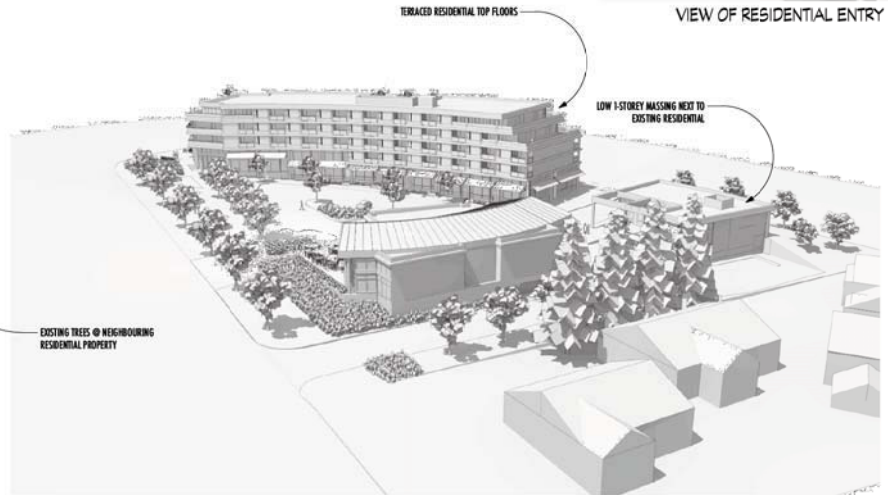
VIEW FROM NORTH-EAST



VIEW OF RESIDENTIAL ENTRY



VIEW FROM SOUTH-WEST



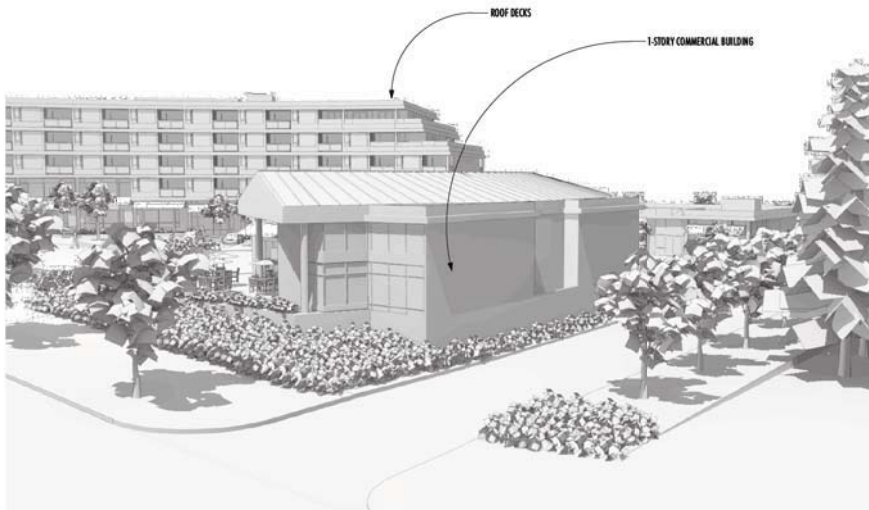
VIEW FROM SOUTH-EAST

7	DEC 14/11	REVISION AS PER CITY COMMENTS
6	NOV 2/11	REVISION TO COMMERCIAL RENOV
5	AUG 24/11	REVISION TO IMPROVE QUALITY OF RENDERING
4	JULY 20/11	REVISIONS
3	DEC 17/10	APP SUBMISSION REVISION
2	OCT 28/10	PREPARED TO ANSWER SUBMITTAL COMMENTS
1	LAME 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE
**LaMasia Commercial/
Residential Development**

DRAWING TITLE
**MASSING
PERSPECTIVES 1**

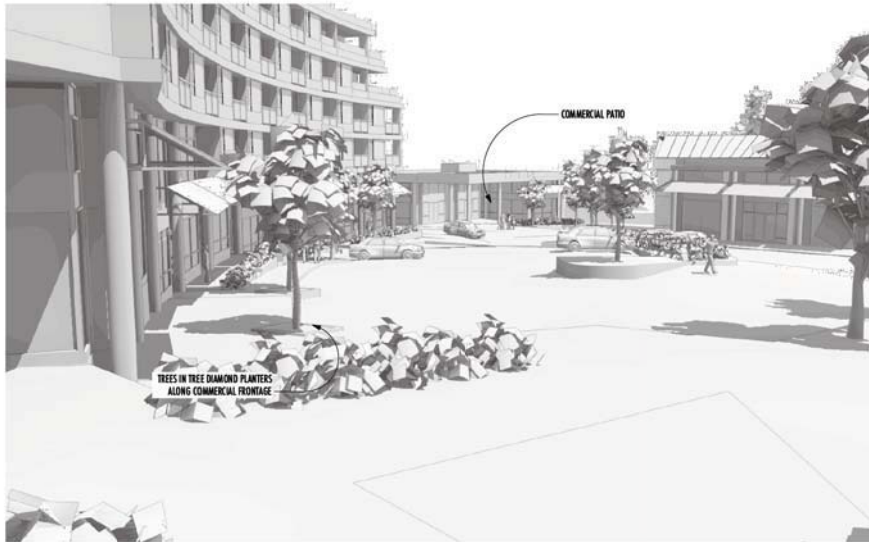
DRAWN BY: J. W.
DATE PLOTTED:
PROJECT NUMBER: 506
SCALE:
DRAWING NO.:



VIEW OF COMMERCIAL BUILDING WITH RESIDENTIAL BUILDING BEYOND



VIEW OF COMMERCIAL BUILDING



VIEW FROM SOUTH -WEST CORNER



VIEW ALONG COMMERCIAL BASE

GATEWAY
ARCHITECTURE
INCORPORATED
MICHAEL COX, MAIBC
947 SEYMOUR STREET
VANCOUVER, B.C. V6B3M1
(604) 688-1888 ext 1
(604) 683-3988 ext 1

RDG
MANAGEMENT LTD
107 19789 92A Ave., Langley, BC
V1M 3B3

7	DEC 14/11	REVISION AS PER CITY COMMENTS
6	NOV 2/11	REVISION TO COMMERCIAL RENOV
5	NOV 28/10	REVISION TO BUSINESS PLAN OF PROPERTY
4	OCT 22/10	REVISED DRAWING
3	DEC 17/09	APP SUBMISSION REVISION
2	OCT 28/09	REVISION TO CONCEPT DESIGN AND 3D RENDERING
1	JUNE 28/09	RE-ZONING APPLICATION
NO.	DATE	REVISIONS / SUBMISSIONS

PROJECT TITLE
**LaMasia Commercial/
Residential Development**

DRAWING TITLE
**MASSING
PERSPECTIVES 2**

DRAWN BY
J. W.

CHECKED BY
PROJECT NUMBER
596

SCALE

DRAWING NO.

A 12.0