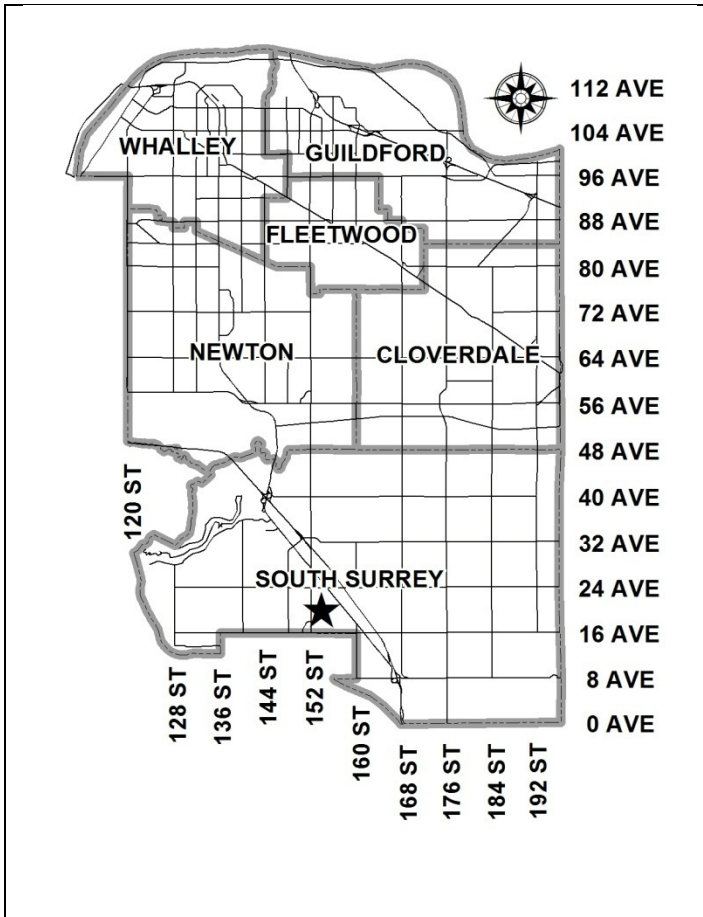


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0210-00

Planning Report Date: June 27, 2011



PROPOSAL:

- **Rezoning** from RF and RM-D to CD (based on RM-45)
- **Development Permit**

in order to permit the development of 102 apartment units in two buildings.

LOCATION:

15370, 15376 & 15380 - 20 Avenue,
 1955, 1963 & 1971 - 154 Street

OWNER:

Boffo Developments (WR) Ltd.

ZONING:

RF and RM-D

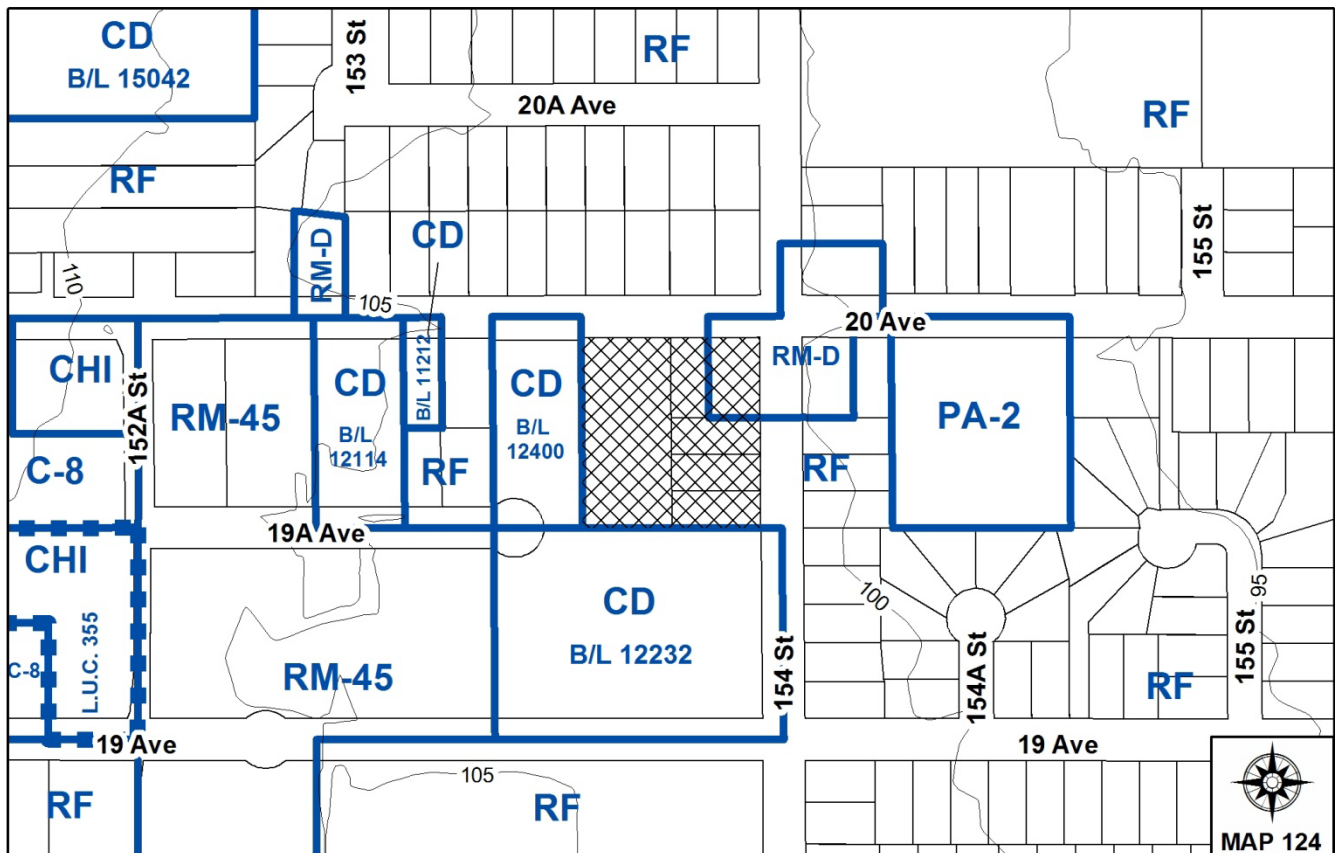
OCP DESIGNATION:

Multiple Residential

TOWN CENTRE

Multiple Residential

PLAN DESIGNATION:



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Semiahmoo Town Centre Plan.
- The proposed density and building form are appropriate for this part of the Semiahmoo Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7909-0210-00 generally in accordance with the attached drawings (Appendix II).
3. 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 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 Planning and Development Department;
 - (e) 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
 - (f) registration of a Section 219 Restrictive Covenant, or other appropriate legal encumbrance, ensuring shared use of the indoor and outdoor amenity spaces between the two proposed buildings.

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:**

2 Elementary students at Jessie Lee Elementary School
1 Secondary student at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2012.

(Appendix IV)

Parks, Recreation & Culture:

The Parks Recreation and Culture Department generally supports the proposal.

Parks have some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant is required to meet with staff in the Parks, Recreation and Culture Department to find a way to resolve these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: The subject site consists of six properties, five zoned RF and one zoned RM-D. Each of the RF zoned lots contains a single family dwelling. The RM-D lot is located at the corner of 154 Street and 20 Avenue and contains a duplex. The western most lot in the assembly is 3,839 m² (1 acre) in size and contains significant clusters of coniferous trees.

Adjacent Area:

Direction	Existing Use	OCP/STC Plan Designation	Existing Zone
North(Across 20 Avenue):	Single family homes	Urban/Not in STC	RF
East(Across 154 Street):	Single family homes and a duplex	Urban/Not in STC	RF/ RM-D
South :	A three building apartment complex 3 to 4 storeys in height	Multiple Residential / Multiple Residential	CD
West:	Apartment building 3-storeys in height	Multiple Residential / Multiple Residential	CD

DEVELOPMENT CONSIDERATIONS**Subject Proposal**

- The 0.75 ha (1.85 acre) site is six parcels currently zoned "One-Acre Residential Zone (RA)," and "Duplex Residential Zone (RM-D)". The applicant proposes to consolidate the six parcels into two parcels roughly equal in size and rezone to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 102-unit apartment complex.

Background and Site Context

- The subject site is located on 20 Avenue and 154 Street in the north east corner of the Semiahmoo Town Centre Plan.

- The site is located two blocks east of the 152 Street commercial area and one block north of Bakerview Park.
- The properties to the west and south have previously developed to apartment uses in accordance with the Multiple Residential designation of the Semiahmoo Town Centre Plan (TCP).

PROPOSED CD BY-LAW

- The proposed CD By-law (Appendix VI) is similar to the RM-45 Zone.
- The applicant is proposing a FAR of 1.50, which is in conformance with the FAR envisioned for Multiple Residential lands in both the OCP and the Semiahmoo TCP.
- Permitted RM-45 site coverage is 45%, the applicant is proposing site coverage of 47% with the increase included in the proposed CD By-law.
- A maximum building height of 15.0 metres (40 ft.) is permitted in the RM-45 Zone; this height is to be reduced to 14.1 metres (46 ft.) in the CD Zone.
- The proposed minimum setback from a flanking street for principal buildings in the CD By-law is reduced from the RM-45 Zone. The setback to the building face will be 7.5 metres (25 ft.), but the setback to the balconies is reduced to 5.5 metres (19 ft.), from the front lot line (154 Street). This reduction results in a more intimate streetscape and improved pedestrian experience, while also improving surveillance of the public realm in accordance with New Urbanist and CPTED principles.
- The proposed minimum front, west side, and rear yard setbacks in the CD By-law are proposed to be reduced for the roof overhangs. In each instance, the building face conforms to the RM-45 Zone 7.5 metres (25 ft.) setback, however, the setback to the roof overhang is proposed at 7.0 metres (23 ft.), 7.0 metres (23 ft.) and 6.5 metres (22 ft.) respectively. These reductions are supportable as they have no impact on tree retention or the privacy of adjacent residents. Furthermore the wider overhangs improve the overall performance of the building in terms of weather protection and energy consumption.
- The applicant intends to subdivide the site into two lots. The new lot line will result in reduced setbacks in the courtyard area. These proposed setbacks are acceptable as the outdoor amenity spaces will function as a single unit and access for both buildings will be secured through easement or other appropriate legal encumbrances. The CD By-law reflects this arraignment by permitting a zero lot line setback for the courtyard and allowing outdoor amenity spaces to be located in the courtyard area.

- The proposed CD Zone is compared to the RM-45 Zone in the table below:

	RM-45 Zone	Proposed CD Zone (Based on RM-45)
Density (unit density and FAR)	111 units per ha (45 upa) 0.87 FAR	136 units per ha (55 upa) 1.50 FAR
Lot Coverage	45%	47%
Setbacks	7.5 m (25 ft)	Front yard: Building: 7.5 m (25 ft) Overhang: 7.0 m (23 ft) Rear Yard: Building: 7.5 m (25 ft) Overhang: 6.5 m (22 ft) Side Yard -West: Building: 7.5 m (25 ft) Overhang: 7.0 m (23ft) Side Yard -Flanking: Building: 7.5 m (25 ft) Balcony: 5.5 m (18 ft) Side Yard-Courtyard: Building: 0.0 m (0 ft)
Principal Building Height	15 metres (50 ft)	14.1 metres (46 ft)

PRE-NOTIFICATION /CONSULTATION

- Pre-notification letters were sent on January 29, 2010 and a development sign outlining the proposed project was installed on the property in January, 2010. Staff received five phone calls and two written responses from the public. Three respondents either had no concerns or supported the proposal. Of the four respondents opposed, concerns were expressed about the proposed Height (4-storeys) and about traffic congestion and safety in the area. The applicant has tried to address these concerns as follows:
 - The eastside of building 2 has been stepped back at the upper floor to reduce the massing of the building as it relates to the single family homes across the street.*
 - The Architect has designed the building in accordance with CPTED principles.*
 - The main site entrance is accessed via 19A Avenue and 152 Street rather than 20 Avenue and 154 Street and provisions have been made for pedestrians and cyclists.*

DESIGN PROPOSAL AND REVIEW

Context

- The site is located at the corner of 20 Avenue and 154 Street in the northeast corner of the Semiahmoo Town Centre Plan. Previously developed apartment sites are to the west and south. The proposal consolidates the remaining properties at this corner, effectively finishing the development at this prominent intersection. The proposed development marks the entrance to the town centre area to residents travelling from the single family neighbourhoods to the north and east.

Access & Pedestrian Circulation

- The main vehicular entrance to the site is from the southwest corner via an access easement over the adjacent apartment site and a driveway to 19A Avenue, which connects to 152 Street to the west.
- The proposal incorporates pull-out driveways adjacent to the main entrances to each building, one from 20 Avenue and one from 154 Street. Two handicap parking stalls have been added to each pull-out to facilitate accessibility for individuals with mobility issues.
- Pedestrians access the site from sidewalks along 20 Avenue and 154 Street, with street fronting ground level units having individual entrance walkways. The site is highly "walkable" given proximity of shops and services in the 152 Street commercial area and the nearby Bakerview Park.

Form & Character

- The proposed 102 unit apartment project consists of 9, 1-bedroom and 93, 2-bedroom units in 2 buildings, with an average floor area of 97 square metres (1044 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- The buildings are above a single level of underground parking with 167 stalls, garbage and recycling areas and storage for 134 bicycles.
- The buildings are oriented in a north-south direction to allow sunlight into the central courtyard area and ample roof overhangs have been included to improve building performance by offering shade in the heat of the day and shedding water away from the building envelope.
- The design features an understated Italianate character with primary cladding materials of brick and stucco with natural cedar accents and metal railings. The buildings will be tied together with matching brick, trim and accent colours, but will have distinct, yet complementary main field colours on the stucco portion of the walls.
- The eastern building has been stepped back at the upper storey to reduce the massing along 154 Street from 4 to 3-storeys, in recognition of the single family homes across the street.

- Design incorporates significant building articulation and architectural detailing such as strong vertical columns, arches and brackets that contribute to the depth and interest of the façade.

Tree Retention, Landscaping & Sustainability Principles

- The applicant retained Michael J Mills Consulting to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 54 trees on site, of which 8 are to be retained and 46 are to be removed. The Trees and Landscaping Department generally supports the proposed tree management plan. A finalized tree management plan must be submitted prior to final adoption.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	2	0	2
Douglas Fir	38	5	33
Plum	1	0	1
Cedar	4	3	1
Birch	4	0	4
Cascara	1	0	1
Pine	2	0	2
Hemlock	2	0	2
TOTAL	54	8	46

- In addition to the above the applicant is proposing to retain a number of smaller trees on site that are not by-law size, yet contribute to the overall landscaping of the project and offer considerable screening from the property to the west. In all, approximately 12 smaller trees are being retained.
- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- The outdoor amenity area is provided in the form of a central landscaped courtyard with a mix of hard and soft surfaces and a variety of program areas, including children's play area, raised vegetable gardens, pergolas with seating and larger patio spaces.

ADVISORY DESIGN PANEL

- The ADP meeting was held on February 3, 2011. The applicant has satisfactorily addressed all the issues raised, as itemized in Appendix VI.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
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.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chris Dikeakos Architects Inc and Rod Murayama Landscape Architects, respectively, dated April 28, 2011

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

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Information for City Clerk

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

1. (a) Agent: Name: Jim Ellis, Boffo Developments (WR) Ltd.
 Address: Unit 201 4695 East Hastings Street
 Vancouver BC V5C 2K6
 Tel: 6042993443 - Work
 6042993443 - Cellular

2. Properties involved in the Application
 - (a) Civic Addresses: 15376, 15380 and 15370 - 20 Avenue
 1971, 1963 and 1955 - 154 Street

 - (b) Civic Address: 15376 - 20 Avenue
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 000-687-456
 Lot 1 Section 14 Township 1 New Westminster District Plan 68171

 - (c) Civic Address: 15380 - 20 Avenue
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 000-687-464
 Lot 2 Section 14 Township 1 New Westminster District Plan 68171

 - (d) Civic Address: 1971 - 154 Street
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 000-687-472
 Lot 3 Section 14 Township 1 New Westminster District Plan 68171

 - (e) Civic Address: 1963 - 154 Street
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 000-687-481
 Lot 4 Section 14 Township 1 New Westminster District Plan 68171

 - (f) Civic Address: 1955 - 154 Street
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 000-687-499
 Lot 5 Section 14 Township 1 New Westminster District Plan 68171

 - (g) Civic Address: 15370 - 20 Avenue
 Owner: Boffo Developments (WR) Ltd., Inc. No. BCo832421
 PID: 012-463-591
 Lot 17 Block 8 Section 14 Township 1 New Westminster District Plan 2015

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on RM45

Required Development Data	Minimum Req'd Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7681 m ² (82, 679 ft ²)
Road Widening area		m ² (ft ²)
Undevelopable area		
Net Total		m ² (ft ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	47%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	47%
SETBACKS (in metres)		
Front	7.5 m (25 ft)	7.5 m (25 ft)*
Rear	7.5 m (25 ft)	7.5 m (25 ft)*
Side #1 (E)	7.5 m (25 ft)	7.5 m (25 ft)*
Side #2 (W)	7.5 m (25 ft)	7.5 m (25 ft)
Side (Courtyard)	0 m (0 ft)	0 m (0 ft)
		*Some reductions for balconies and roof overhangs
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m (49 feet)/ 4 -storeys	14.1 m (46 feet)/ 4 -storeys
Accessory	4.5 m (15 ft) 1- storey	4.5 m (15 ft) 1- storey
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		9
Two Bedroom		93
Three Bedroom +		
Total		102
FLOOR AREA: Residential		11,256m ² (121,161 ft ²)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11,256m ² (121,161 ft 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)	111 upha (45 upa) max.	136 upha (55 upa)
FAR (gross)		
FAR (net)	1.50 max.	1.50
AMENITY SPACE (area in square metres)		
Indoor	306 m ² (3,292 ft ²)	306m ² (3,292 ft ²)
Outdoor	306m ² (3,292 ft ²)	750 m ² (8,703ft ²) Aprox.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	12	12
2-Bed	139	139
3-Bed		
Residential Visitors	20	20
Institutional		
Total Number of Parking Spaces	171	171
Number of disabled stalls	4	4
Number of small cars	48	0
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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AVERA
 102 UNIT RESIDENTIAL PROJECT
 20 Avenue & 154 Street
 Surrey, British Columbia
 File No.: #7909-0210-00



CHRIS DIKEAKOS ARCHITECTS INC.
 F 604 231 2807 | E cmarr@cdi.ca | www.cdi.ca

CONSTRUCTION GROUP INC.

Submitted for Development Permit
 April 28, 2011

CONTACT LIST

OWNER
 BOFFO CONSTRUCTION GROUP INC.
 102 AVENUE EAST, HASTINGS STREET,
 SURREY, BC V4E 1R6
 TEL: (604) 231-2807
 FAX: (604) 231-2807

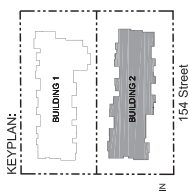
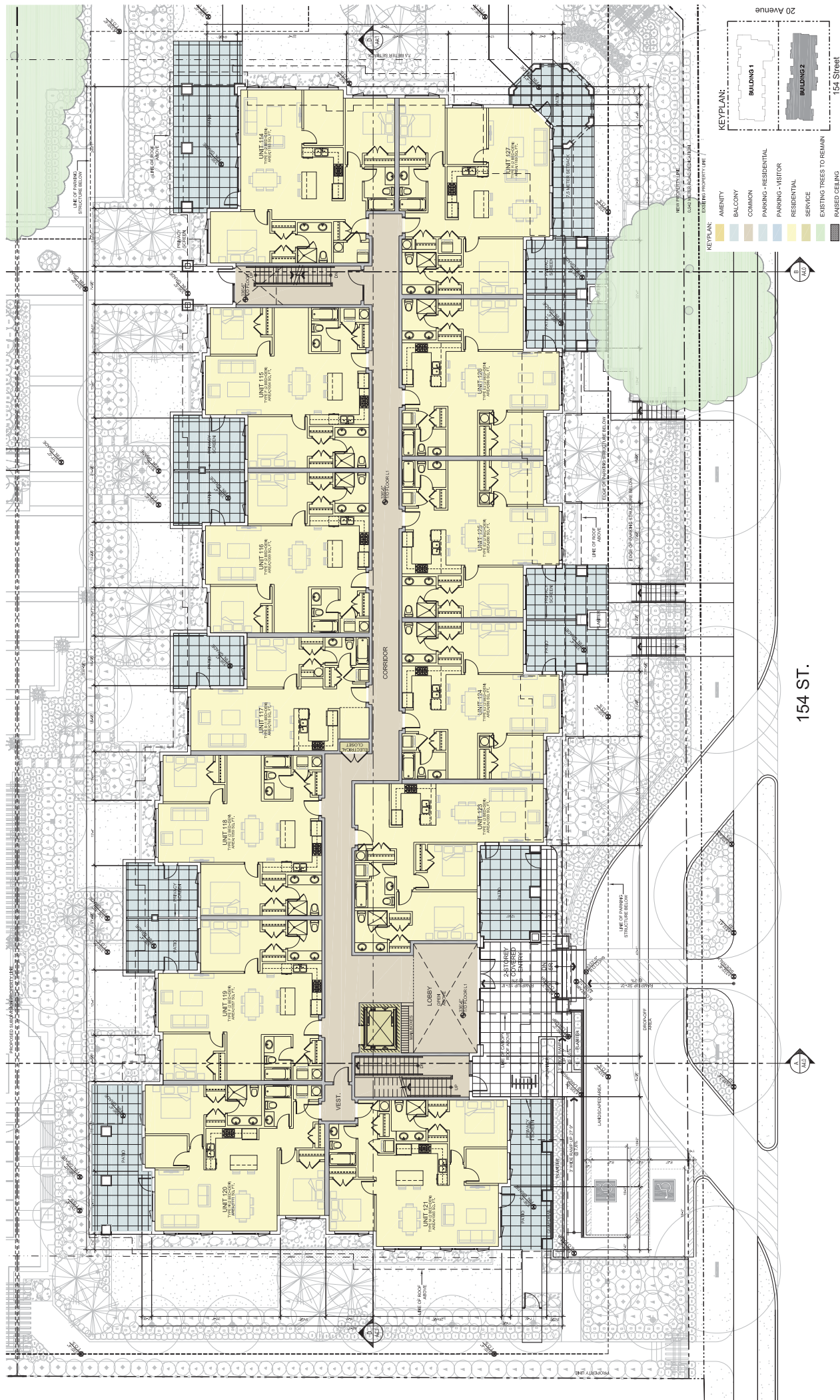
ARCHITECTURAL
 CHRIS DIKEAKOS ARCHITECTS INC.
 1010-1010 AVENUE WEST,
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 TEL: (604) 231-2807
 FAX: (604) 231-2807
 EMAIL: RICH@CDIARCHITECTS.COM

LANDSCAPE
 MARUYAMA & ASSOCIATES
 1000-1010 AVENUE WEST,
 SURREY, BC V4E 1R5
 TEL: (604) 231-2807
 FAX: (604) 231-2807
 EMAIL: MARUYAMA@TELUS.NET

CITY PLANNER
 CITY OF SURREY, PLANNING DEPARTMENT
 10445-97TH AVE,
 SURREY, BC V4N 1C1
 TEL: (604) 591-4115
 EMAIL: MEWALL@SURREY.CA

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 - A1.2 DEVELOPMENT PROPOSAL
 - A1.3 DEVELOPMENT PROPOSAL
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 - L3 LANDSCAPE PLAN EAST SIDE
 - L4 LANDSCAPE SECTIONS
 - L5 LANDSCAPE SECTIONS



- KEYPLAN:**
- AMENITY
 - BALCONY
 - COMMON
 - PARKING - RESIDENTIAL
 - PARKING - VISITOR
 - RESIDENTIAL
 - SERVICE
 - EXISTING TREES TO REMAIN
 - RAISED CEILING

Boffo
CONSTRUCTION GROUP INC.



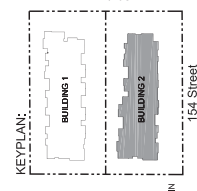
DP Application
April 28, 2011

Building 2 - Level 1
Scale: 1/8" = 1'-0"

Proposed Multi-Family Project
20 Ave. & 154 St. Surrey
File No.: #7909-0210-00

CDI
CHRIS DIKEAKOS
ARCHITECTS INC.

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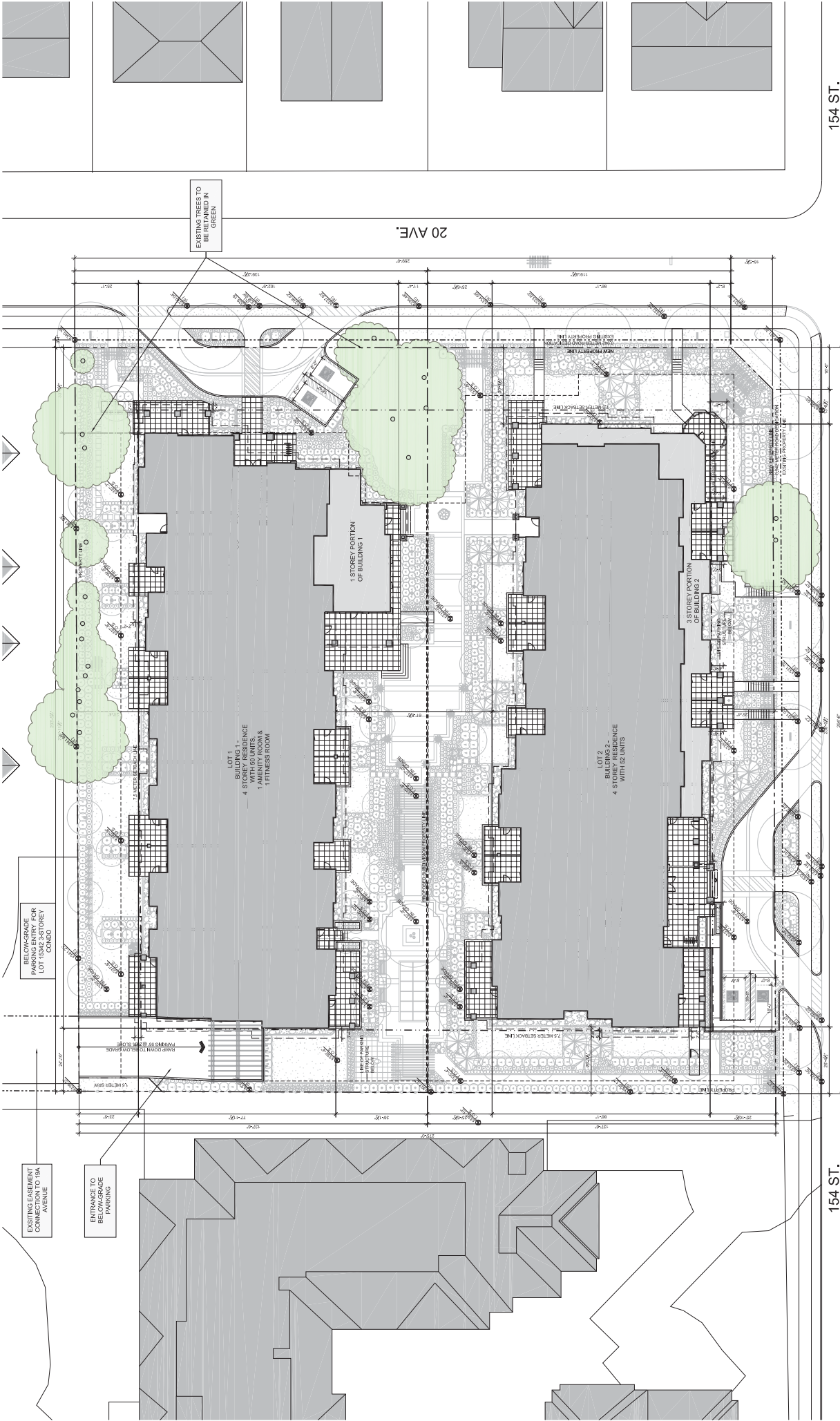


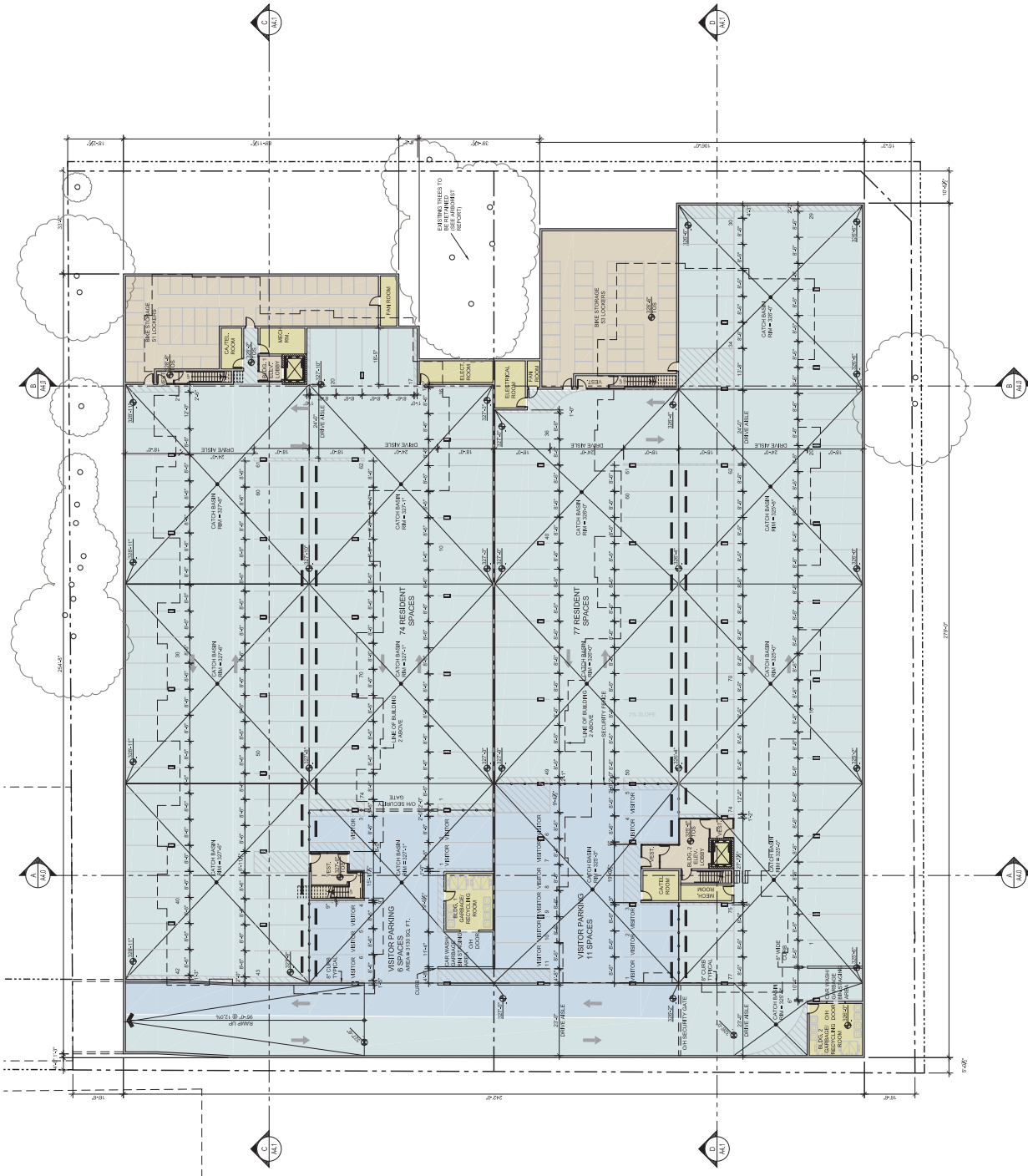
- KEYPLAN:
- AMENITY
 - BALCONY
 - COMMON
 - PARKING - RESIDENTIAL
 - PARKING - VISITOR
 - RESIDENTIAL
 - SERVICE
 - EXISTING TREES TO REMAIN
 - RAISED CEILING

NEW PROPERTY LINE
 EXISTING PROPERTY LINE
 EXISTING ROAD RIGHT-OF-WAY
 EXISTING UTILITY RIGHT-OF-WAY

154 ST.

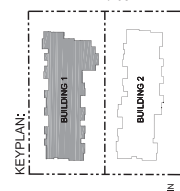
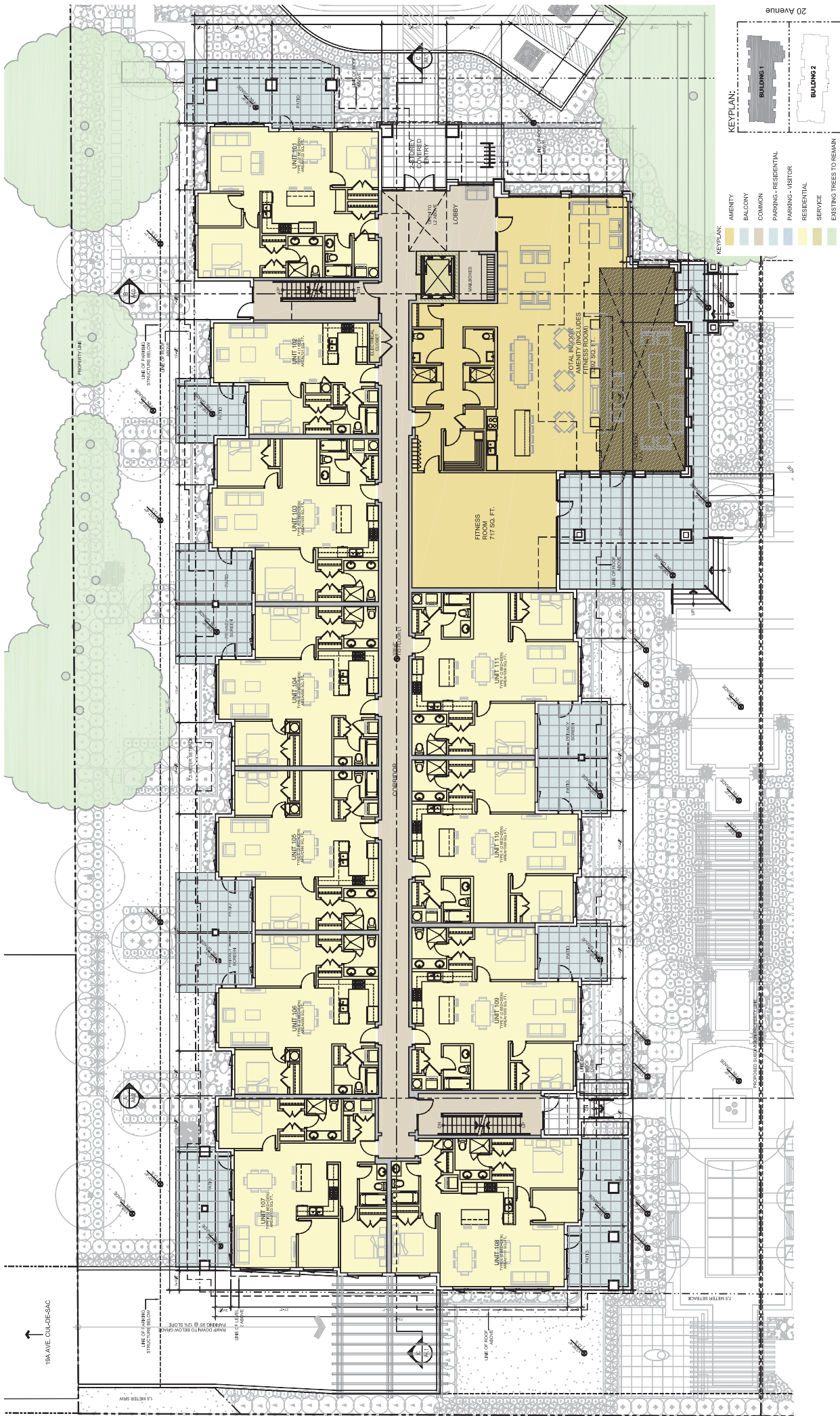






- KEY PLAN:
- ▲ AGENCY
 - ▲ BALCONY
 - ▲ COMMON
 - ▲ PARKING - RESIDENTIAL
 - ▲ PARKING - VISITOR
 - ▲ RESIDENTIAL
 - ▲ SERVICE
 - ▲ EXISTING TREES TO REMAIN
 - ▲ RAISED CEILING





- KEYPLAN:**
- AMENITY
 - BALCONY
 - COMMON
 - PARKING - RESIDENTIAL
 - PARKING - VISITOR
 - RESIDENTIAL
 - SERVICE
 - EASTING TREES TO REMAIN
 - RAISED CEILING



**CHRIS DIKEAKOS
ARCHITECTS INC.**

Proposed Multi-Family Project
20 Ave. & 154 St. Surrey
File No.: #7909-0210-00

Building 1 - Level 1
Scale: 1/8" = 1'-0"

DP Application
April 28, 2011

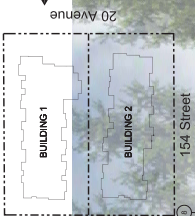


Boffo
CONSTRUCTION GROUP INC.

A2.1

- BUILDING MATERIAL LEGEND**
- STYACD - Colours to match Bergeijk Moore "Shad" (CC-04)
 - STYACD - Colours to match Bergeijk Moore "Narrowleaf" (TM-115-01)
 - STYACD - Colours to match Bergeijk Moore "Lakeland" (TM-115-04)
 - STYACD - Colours to match Bergeijk Moore "Lakeland" (TM-115-04)
 - BRICK - "183" "Barnwood"
 - ROOF - SHINGLES (Midwest Roofing Products - "Weathered Wood")
 - WINDOW COLOURS - "Chestnut" (Lakeland)
 - WINDOW AND DOOR COLOUR - "Shad" (CC-04) to match Bergeijk Moore "Shad" (CC-04)
 - WINDOW AND DOOR COLOUR - "Narrowleaf" (TM-115-01) to match Bergeijk Moore "Narrowleaf" (TM-115-01)
 - WINDOW AND DOOR COLOUR - "Lakeland" (TM-115-04) to match Bergeijk Moore "Lakeland" (TM-115-04)
 - WINDOW FRAME - "183" "Barnwood" (White)

KEYPLAN:



BUILDING 2 - EAST ELEVATION



BUILDINGS 1 & 2 - NORTH ELEVATION

Proposed Multi-Family Project

20 Ave. & 154 St. Surrey
File No.: #7909-0210-00



**CHRIS DIKEAKOS
ARCHITECTS INC.**

NORTH AND EAST ELEVATIONS

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

DP Application

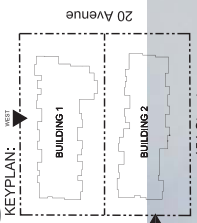
April 28, 2011



CONSTRUCTION GROUP INC.

A3.0

- BUILDING MATERIAL LEGEND**
- STUCCO - Color to match Berghel Moore "Small Cobble"
 - STUCCO - Color to match Berghel Moore "Narrowstone" (see HCS-1)
 - STUCCO - Color to match Berghel Moore "Lakewood" (see HCS-2)
 - BRICK - "1918 Tennessee"
 - ROOF SHINGLES - Midway Roofing Products - "WeatherShield"
 - HANDRAILS/RAILINGS - Custom Color
 - WINDOW AND DOOR CASING - White Color to match Berghel Moore "Stone White"
 - WINDOW AND DOOR CASING - Custom Color to match Berghel Moore "Natural"
 - WINDOW FRAME - 1 1/4" Sustain White



NOTE: BUILDING HEIGHT IS THE VERTICAL FINISHED FINISHES TO THE TOP OF THE WALLS SURROUNDING A BUILDING TO THE AVERAGE FINISHED GRADE LEVEL TO THE ROOF OF ROOF.



SOUTH ELEVATION - BUILDING 1

NOTE: BUILDING HEIGHT IS THE VERTICAL FINISHED FINISHES TO THE TOP OF THE WALLS SURROUNDING A BUILDING TO THE AVERAGE FINISHED GRADE LEVEL TO THE ROOF OF ROOF.



SOUTH ELEVATION - BUILDING 2

WEST ELEVATION - BUILDING 1

WEST ELEVATION - BUILDING 2

Proposed Multi-Family Project
 20 Ave. & 154 St. Surrey
 File No.: #7909-0210-00



ELEVATIONS - SOUTH AND WEST

DP Application

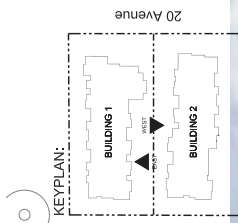
April 28, 2011

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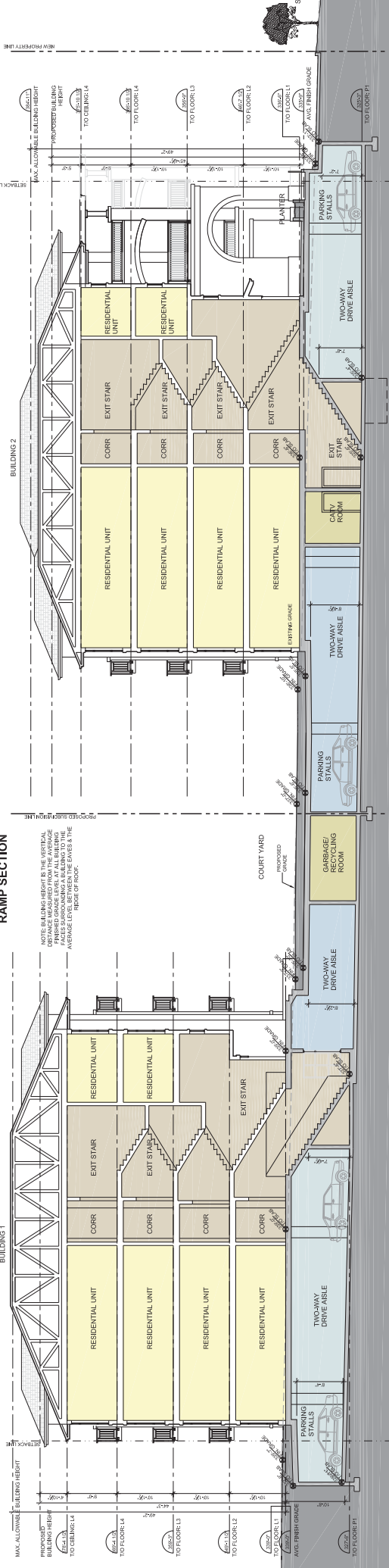
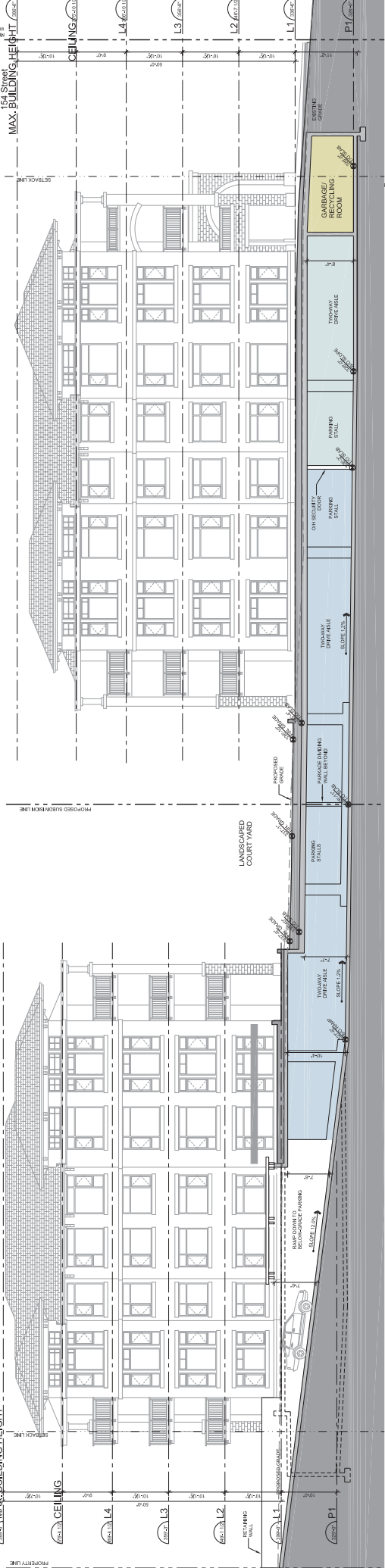


A3.1

- BUILDING MATERIAL LEGEND**
- STYACO - Cedar to match Berghel Moore "Small" COCOK
 - STYACO - Cedar to match Berghel Moore "Narrow" 1" x 1/2"
 - STYACO - Cedar to match Berghel Moore "Medium" 1" x 1/2"
 - STYACO - Cedar to match Berghel Moore "Large" 1" x 1/2"
 - BRICK - Red - "1/2" "Roman"
 - ROOF - SHINGLES - Midway Roofing Products - "Weather Wood"
 - WINDOW COLOURS - Black - "Black"
 - WINDOW COLOURS - White - "White"
 - WINDOW COLOURS - Grey - "Grey"
 - WINDOW COLOURS - Brown - "Brown"
 - WINDOW COLOURS - Blue - "Blue"
 - WINDOW COLOURS - Green - "Green"
 - WINDOW COLOURS - Yellow - "Yellow"
 - WINDOW COLOURS - Orange - "Orange"
 - WINDOW COLOURS - Purple - "Purple"
 - WINDOW COLOURS - Pink - "Pink"
 - WINDOW COLOURS - Silver - "Silver"
 - WINDOW COLOURS - Gold - "Gold"
 - WINDOW COLOURS - Bronze - "Bronze"
 - WINDOW COLOURS - Copper - "Copper"
 - WINDOW COLOURS - Aluminum - "Aluminum"
 - WINDOW COLOURS - Steel - "Steel"
 - WINDOW COLOURS - Iron - "Iron"
 - WINDOW COLOURS - Zinc - "Zinc"
 - WINDOW COLOURS - Tin - "Tin"
 - WINDOW COLOURS - Lead - "Lead"
 - WINDOW COLOURS - Cadmium - "Cadmium"
 - WINDOW COLOURS - Mercury - "Mercury"
 - WINDOW COLOURS - Selenium - "Selenium"
 - WINDOW COLOURS - Tellurium - "Tellurium"
 - WINDOW COLOURS - Polonium - "Polonium"
 - WINDOW COLOURS - Astatine - "Astatine"
 - WINDOW COLOURS - Francium - "Francium"
 - WINDOW COLOURS - Radium - "Radium"
 - WINDOW COLOURS - Actinium - "Actinium"
 - WINDOW COLOURS - Thorium - "Thorium"
 - WINDOW COLOURS - Protactinium - "Protactinium"
 - WINDOW COLOURS - Uranium - "Uranium"
 - WINDOW COLOURS - Neptunium - "Neptunium"
 - WINDOW COLOURS - Plutonium - "Plutonium"
 - WINDOW COLOURS - Americium - "Americium"
 - WINDOW COLOURS - Curium - "Curium"
 - WINDOW COLOURS - Berkelium - "Berkelium"
 - WINDOW COLOURS - Californium - "Californium"
 - WINDOW COLOURS - Einsteinium - "Einsteinium"
 - WINDOW COLOURS - Fermium - "Fermium"
 - WINDOW COLOURS - Mendelevium - "Mendelevium"
 - WINDOW COLOURS - Nobelium - "Nobelium"
 - WINDOW COLOURS - Lawrencium - "Lawrencium"
 - WINDOW COLOURS - Rutherfordium - "Rutherfordium"
 - WINDOW COLOURS - Dubnium - "Dubnium"
 - WINDOW COLOURS - Seaborgium - "Seaborgium"
 - WINDOW COLOURS - Bohrium - "Bohrium"
 - WINDOW COLOURS - Hassium - "Hassium"
 - WINDOW COLOURS - Meitnerium - "Meitnerium"
 - WINDOW COLOURS - Darmstadtium - "Darmstadtium"
 - WINDOW COLOURS - Roentgenium - "Roentgenium"
 - WINDOW COLOURS - Copernicium - "Copernicium"
 - WINDOW COLOURS - Tennessine - "Tennessine"
 - WINDOW COLOURS - Oganesson - "Oganesson"

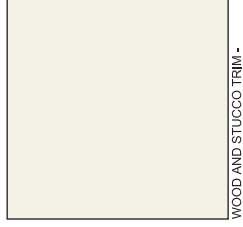
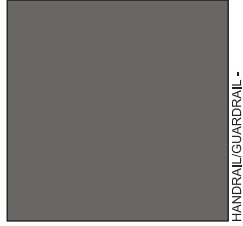
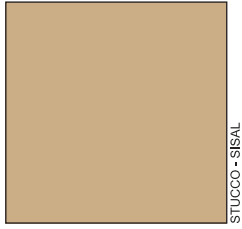


- KEY PLAN:
- AMENITY
 - BALCONY
 - COMMON
 - PARKING - RESIDENTIAL
 - PARKING - VISITOR
 - RESIDENTIAL
 - SERVICE



BUILDING MATERIAL LEGEND

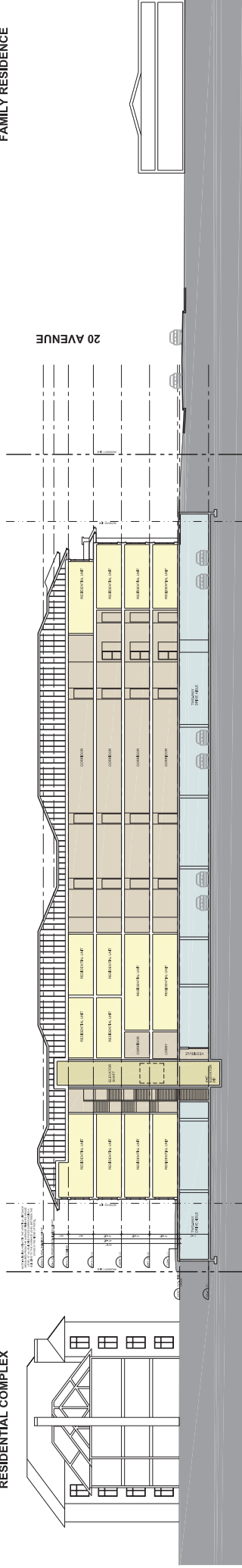
- 1 STUCCO - Colour to match Benjamin Moore 'Sisal' CC-304
- 2 STUCCO - Colour to match Benjamin Moore 'Manchester Tan' HC-81
- 3 STUCCO - Colour to match Benjamin Moore 'Jackson Tan' HC-46
- 4 BRICK; IKL - #163 'Rosewood'
- 5 ROOF SHINGLES; Malarkey Roofing Products - 'Weathered Wood'
- 6 HANDRAIL/GUARDRAILS; Charcoal colour
- 7 WOOD AND STUCCO TRIM; Colour to match Benjamin Moore 'Cloud White'
- 8 STAINED WOOD TRIM; Colour to match Benjamin Moore 'Natural Cedarstone' semi-transparent stain
- 9 WINDOW FRAME; Vinyl, Standard White



ADJACENT 3 STOREY
RESIDENTIAL COMPLEX

BUILDING 2

ADJACENT SINGLE
FAMILY RESIDENCE



SITE SECTION PARALLEL TO 154 STREET

ADJACENT SINGLE
FAMILY RESIDENCE

BUILDING 2

BUILDING 1

ADJACENT 3 STOREY RESIDENTIAL COMPLEX
WITH 4 STOREY BUILDING IN BACKGROUND



STREETSCAPE ELEVATION ALONG 20 AVENUE

ADJACENT 3 TO 4 STOREY
RESIDENTIAL COMPLEX

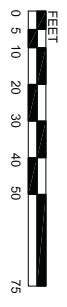
BUILDING 2

ADJACENT SINGLE
FAMILY RESIDENCE



STREETSCAPE ELEVATION ALONG 154 STREET





- NOTES:**
1. INFORMATION SHOWN ON THIS PLAN HAS BEEN DERIVED FROM THE PROJECT ARBORIST: MICHAEL J. MILLS CONSULTING. PLAN PREPARED ON OCT. 06-2008.
 2. IN CONJUNCTION TO THIS PLAN READER TO ALSO REFER TO ARBORIST'S REPORT WHICH INCLUDES A COMPLETE SUMMARY OF RELATED MATTERS.

*Sterling Place
Three Storey Residential Building*

LEGEND

- TREES DERIVED WITH DOTTED SYMBOL INDICATES TREES SELECTED FOR PRESERVATION
- DENOTES ELEVATION AT BASE OF TREE
- DENOTES SPECIES, TRUNK SIZE AND CANOPY RADIUS
- #35 DENOTES REPORT REFERENCE NUMBER

Michael J. Mills Consulting
 1826 Sunshine Coast Highway
 Roberts Creek, BC V0N 2M5 / 604-230-4711 / fx. 1-604-886-2718

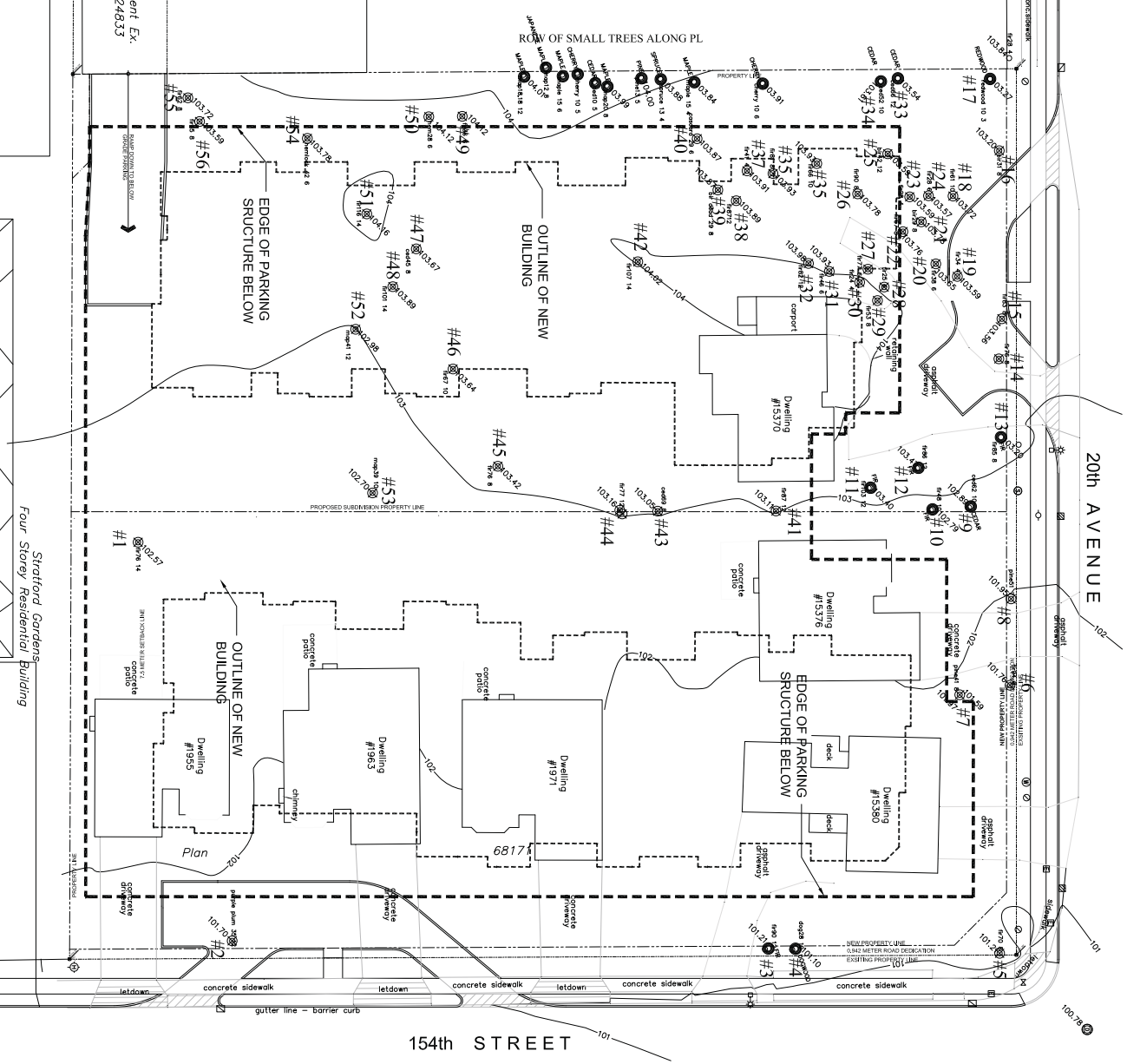
**EXISTING TREE ASSESSMENT
 SUMMARY PLAN**

20th Avenue and 154th Street
 City of Surrey

October 6, 2008
 MIM file #830

Survey information provided by
 Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 File: 4591-1P2

Easement Ex.
 LMP 24833



SHEET TITLE
TREE RETENTION PLAN

SHEET NO.
L-0

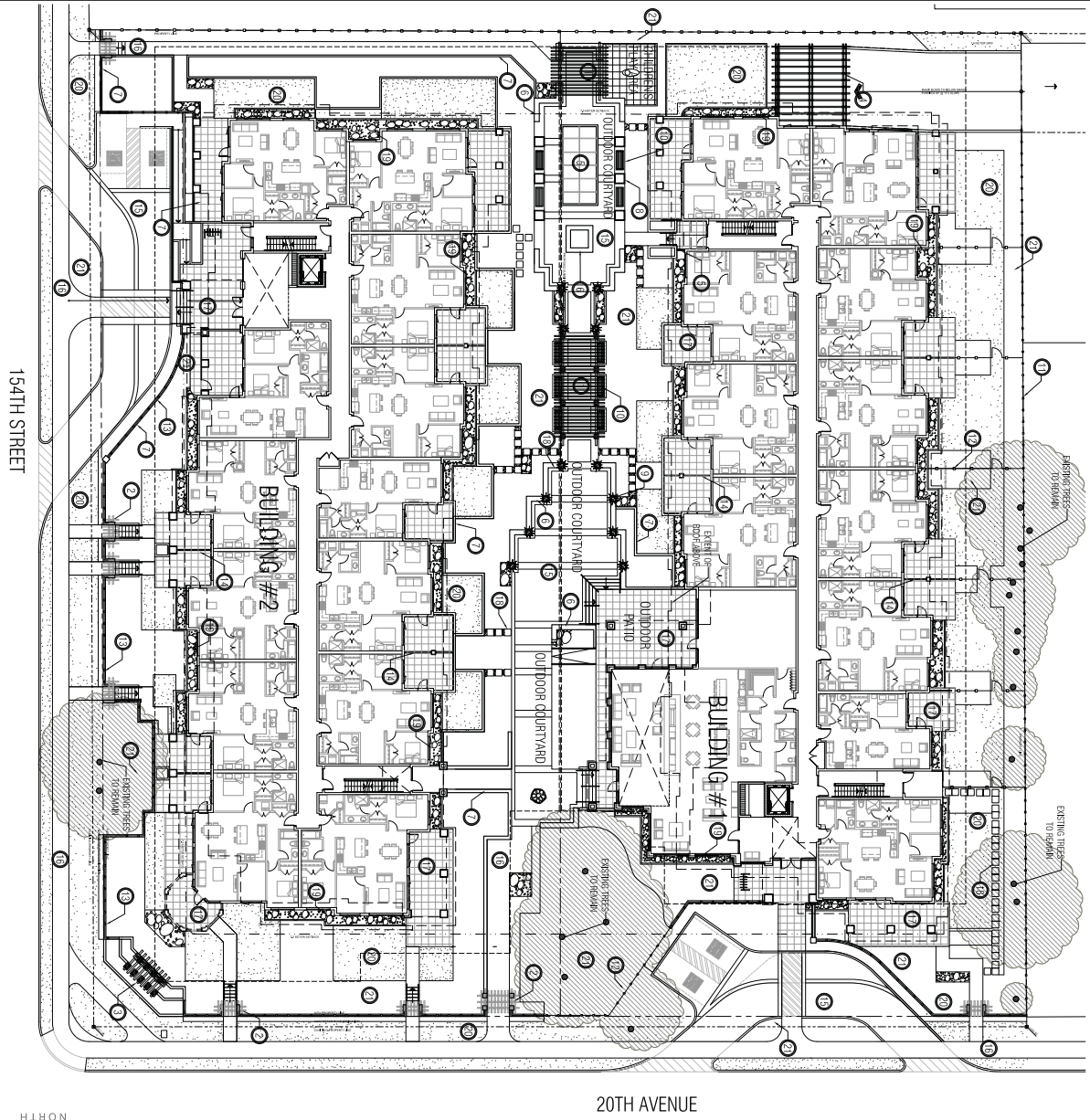
DATE JUN 14 2011
 DESIGN RHM
 DRAWN RHM
 CHECKED RHM
 SCALE 1/8" = 1'-0"
 JOB NO. M011

MARUYAMA
 LANDSCAPE ARCHITECTS

PROJECT
AVERA-MULTI-FAMILY PROJECT
 20 AVE. & 154 ST. SURREY, B.C.
 CLIENT: BOFFO CONSTRUCTION GROUP INC.
 ARCHITECT: CHRIS DINEAKOS ARCHITECTS INC.

REVISIONS/ISSUED
 1. PER BOFFO CONSTRUCTION GROUP INC. 11/10/10
 2. PER BOFFO CONSTRUCTION GROUP INC. 11/10/10
 3. PER BOFFO CONSTRUCTION GROUP INC. 11/10/10

CONCEPT DESIGN. THIS DRAWING IS ONE OF A SET THAT IS THE PROPERTY OF MARUYAMA & ASSOCIATES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE TO BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
2. TOPSOIL SUPPLY SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE OBTAINED TO DETERMINE THE NUTRIENT CONTENT AND TO IDENTIFY ANY CONTAMINANTS. THE TOPSOIL SHALL BE REMOVED OR SITE REMEDIATED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
3. ALL PLANT MATERIAL SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
4. TOPSOIL SUPPLY SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE OBTAINED TO DETERMINE THE NUTRIENT CONTENT AND TO IDENTIFY ANY CONTAMINANTS. THE TOPSOIL SHALL BE REMOVED OR SITE REMEDIATED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. CONCRETE FINISHES SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
6. ALL SURFACE FINISHES SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
7. PAVING MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
8. ROCK AND BOLLARD MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
9. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
10. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
11. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
12. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
13. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
14. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.
15. ALL MATERIALS SHALL BE SPECIALLY SELECTIONED BY CONTRACTOR FOR RESILIENCE, DIVERSITY, AND COLOR.

SCHEDULE OF LANDSCAPE ITEMS:

- | | |
|--|---|
| 1 PERGOLA | 11 FENCE TYPE 1 - 5FT. HT. SOLID WOOD SCREEN |
| 2 GATEWAY TRELLIS | 12 FENCE TYPE 2 - 3FT. HT. SIDEYARD FENCE TO DEFINE BACKYARDS ON GRADE LEVEL |
| 3 DEVELOPMENT SIGNAGE FEATURE - TERRACED PLANTING WITH STONE COLUMNS | 13 FENCE TYPE 3 - 2FT. HT. DECORATIVE FENCE ABOVE TRELLIS ABOVE PARKING ENTRANCE (BY ARCHITECT) |
| 4 TRELLIS ABOVE PARKING ENTRANCE (BY ARCHITECT) | 14 PRIVACY SCREEN (BY ARCHITECT) |
| 5 RAISED GARDEN PLOT | 15 COLOURED CONCRETE PAVING |
| 6 CONCRETE SEAWALLS (18" WIDE - 18" HIGH) | 16 CONCRETE PAVING WITH BROOM FINISH (CAST IN PLACE) |
| 7 CONCRETE RETAINING WALLS | 17 PATIO UNIT PAVING (18"x18") |
| 8 CONCRETE PLANTER WITH FRUIT TREES | 18 UNIT PAVING (24"x24") |
| 9 DECORATIVE PLANTER WITH SEASONAL ANNUALS | 19 DECORATIVE ROCK BED |
| 10 BENCHES | 20 LAWN |
| | 21 SHRUB PLANTING BED |



SHEET TITLE
LANDSCAPE OVERALL SITE PLAN

SHEET NO.
L-1

DATE JUN 14 2011

DESIGN RHM

DRAWN RHM

CHECKED RHM

SCALE 1/8" = 1'-0"

JOB NO. M001



PROJECT
AVERA-MULTI-FAMILY PROJECT
 20 AVE. & 154 ST. SURREY, B.C.
 CLIENT: BOFFO CONSTRUCTION GROUP INC.
 ARCHITECT: CHRIS DIKEAKOS ARCHITECTS INC.

REVISIONS/ISSUED

1. PER BOFFO CONSTRUCTION GROUP INC. 11/14/10

2. PER BOFFO CONSTRUCTION GROUP INC. 11/14/10

3. PER BOFFO CONSTRUCTION GROUP INC. 11/14/10

CONTRACT APPROVED. THIS DRAWING IS ONE OF A SET. THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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

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

DATE: **June 21, 2011** PROJECT FILE: **7809-0210-00**

RE: **Engineering Requirements
Location: 15370/76/80 20th Avenue & 1955/63/71 154th Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

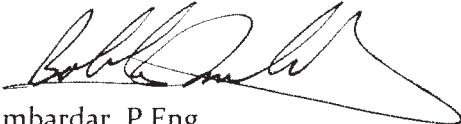
- Dedicate 0.942 metres on 20 Avenue;
- Dedicate 0.942 metres on 154 Street
- Dedicate 5.00 metre x 5.00 metre corner cut and register a 2.00 metre wide Statutory Right-of-Way (SRW) to achieve 7.00 metre x 7.00 metre corner cut at the intersection of 20 Avenue and 154 Street.
- Register 0.50 metre SRW on 20 Avenue & on 154 Street;
- Register 1.60 metre wide SRW adjacent to the existing SRW (south west corner of the site), to provide a combined 3.00 metre wide SRW for the existing water main.

Works and Services

- Construct south side of 20 Avenue.
- Construct west side of 154 Street.
- Modify the existing raised median feature in the centre of the 19A Avenue cul-de-sac bulb with a standardized traffic circle island.
- Confirm capacity constraints in the downstream sanitary system and upgrade as required.
- Provide onsite infiltration system.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



Wednesday, June 01, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 09-210

SUMMARY

The proposed 102 adult oriented apartments are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

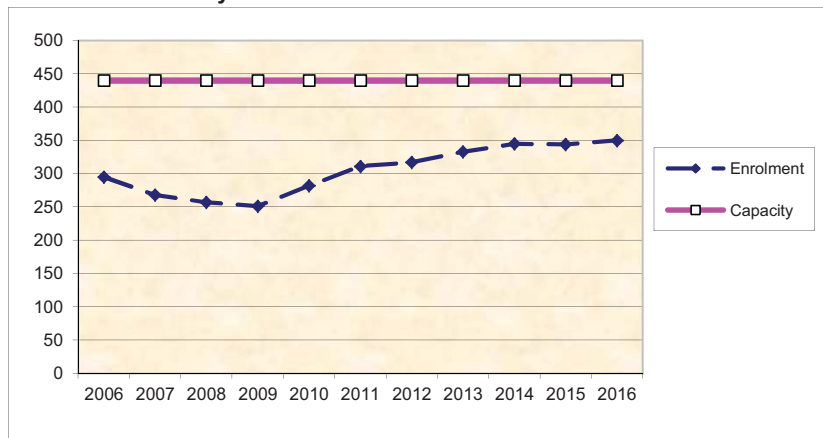
Jessie Lee Elementary	
Enrolment (K/1-7):	31 K + 251
Capacity (K/1-7):	40 K + 400
Earl Marriott Secondary	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

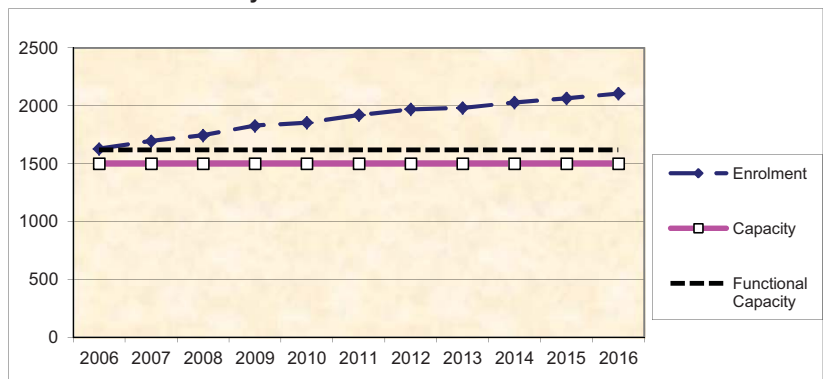
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program is being moved from White Rock Elementary to Jessie Lee Elementary to increase enrolment at the school. (It is noted that Jessie Lee catchment includes a major portion of Semiahmoo Town Centre, which may be subject to further densification). Jessie Lee Elementary school capacity has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. A new Secondary School is proposed as the #7 priority in the 2010-2014 Five Year Capital Plan in the Grandview Area to help relieve growth and overcrowding at Earl Marriott Secondary.

Jessie Lee Elementary



Earl Marriott 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.

City of Surrey

TREE PRESERVATION SUMMARY

Surrey Project # Surrey file # 7909-0210-00
Project Location: 15370 – 20th Ave Project name: “Avera”
Certified Arborist **Michael J Mills Consulting** / MJM File #830

Detailed Assessment of the existing trees was prepared for this proposal in November of 2009. The site was revisited by the arborist in late 2010 to confirm the site condition remain unchanged. The following is a summary of the tree assessment report for quick reference.

- 1. General Tree Assessment of the Subject Site**
 - a. The subject site is located at the intersection of 154th Street and 20th Ave in the south Surrey area.
 - b. 2 Apartment buildings with underground parking have been proposed for the site.
 - c. The site is presently comprised of 6 single family residential lots. Only four of the six lots contain bylaw size trees.
 - d. On site tree retention will be limited due to the extent of underground parking, however a number of good quality trees have been proposed for retention around the perimeter of the site.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	56	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes (dead)	0	(B)
○	Number of Protected Trees to be Removed	48	(C)
○	Number of Trees to be Retained		
	8 protected trees + 10 other trees added to the tree survey plan	18	(D)
○	Number of Replacement Trees Required (C-Bx2)	96	(E)
○	Number of Replacement Trees Proposed	*101	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	119	(H)
○	Average Number of Trees / Lot (H/I)	N/A	(I)

3. Tree Survey and Preservation Plan

 X Tree Survey and Tree Management Plan has been provided.

*Tree replacement information has been provided by Maruyama & Associates, Landscape Architects
Street trees have not been included in tree replacement number.

Summary and tree management plan prepared and submitted by:

Michael J Mills
ISA Certified Arborist #PN0392
Michael J Mills Consulting Ltd.
June 8th, 2011

Chair:

M. Mortensen

Guests:

C. Dikeakos, Chris Dikeakos Architects Inc.
M. Peter, Chris Dikeakos Architects Inc.
R. Maruyama, Rod Maruyama and Associates Inc.
J. Ellis, Boffo Developments
M. Dembek, Barnett Dembek Architects Inc.
M. Mitchell, DMG Landscape Architects

Staff Present:

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

Panel Members:

R. Bernstein
R. Ciccozzi
R. Myers
K. Newbert
B. Worden

A. RECEIPT OF MINUTES

It was Moved by K. Newbert
Seconded by R. Bernstein
That the minutes of the Advisory Design
Panel meeting held on December 16, 2010 be received.

Carried

It was Moved by K. Newbert
Seconded by R. Bernstein
That the notes of the Advisory Design Panel
meeting held on January 20, 2011 be received.

Carried

B. SUBMISSIONS

1. File No.: 7909-0210-00
New or Resubmit: New
Description: 102 apartments in two low-rise (four storey) buildings.
Address: 15370, 15376 and 15380 – 20 Avenue and 1955, 1963 and
1971 – 154 Street, South Surrey
Developer: Jim Ellis, Boffo Developments Ltd.
Architect: Chris Dikeakos & Martin Peter, Chris Dikeakos
Architects Inc.
Landscape Architect: Rod Maruyama, Maruyama and Associates Landscape
Architects.
Planner: Mike Newall
Urban Design Planner: Hernan Bello

Mr. R. Bernstein declared a conflict of interest and removed himself from the discussion on this submission.

The Urban Design Planner and the City Architect presented an overview of the

proposed project and highlighted the following:

- the proposed 102 unit residential project is located at the south west corner of 154 Street and 20 Avenue
- the project consists of two 4-storey buildings on a net site area of 1.85 acres
- the buildings are separated by a landscaped courtyard with 3,290 square feet of common amenity space
- a single level concrete parkade is situated entirely below grade
- existing trees will be retained where possible
- to soften the visual and massing impact of the project over existing single family development to the east, building #2 was required to be set back from 154 Street on the top level

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

- the units are primarily two-bedroom or two-bedroom and den; ground floor units have private outdoor patios
- underground parking is accessed by a common parking entry ramp on 19A Avenue
- bicycle parking is provided
- two visitor handicapped parking stalls for each building are located next to the entrance lobbies
- on-site tree retention
- common amenity space, including fitness space is provided
- CPTED strategies have been incorporated in the design
- the building exteriors include brick at the ground floor on both street facing elevations
- design features include Italianate character as requested by the client and variation and variety in the building form
- setback at grade and at the 4th floor on 154 St. was requested by staff in response to the existing 3 storey apartment building to the south
- sustainability features include proximity to transit, energy star appliances and individual hot water tanks in each unit

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

- existing trees to be retained
- wheelchair access areas in the courtyard
- buffers separating public realm from private
- treatments of walkways, surfaces, driveways, gateways
- raised garden plots for residents and raised planters
- specimen focal trees
- outdoor space for ground floor units
- courtyard details

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
15370, 15376 and 15380 – 20 Avenue and 1955, 1963 and
1971 – 154 Street, South Surrey
File No. 7909-0210-00

It was
recommends that the applicant revise and resubmit the proposal to Planning staff.
Carried

Moved by R. Myers
Seconded by R. Ciccozzi
That the Advisory Design Panel (ADP)

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

- like the development overall; generally, it is very well designed
- consider division of the outdoor amenity space into more functional spaces
- include some outdoor area for children
- there doesn't seem to be much for young families
- on grade parking - car doors open onto landscaped areas – this could be improved
- regarding curb cuts and drop offs to the buildings – would it not be easier to do a lay-by on street and not have any cuts to sidewalk
- make it a bit more liveable by shifting building #2 to the east and open up the courtyard a bit

Form and Character

- suggest introducing a trellis above the entries to provide a bit more articulation (similar to the landscape trellis at the corner of the site)
- consider better alignment of the fourth floor to lower floors
- suggest having one colour scheme for both buildings

Landscaping

- this is the right solution for trying to save trees and the applicant should be commended
- the courtyard has the right dimensions and is quite delightful
- there should be programming for young families in the courtyard areas
- simplify the courtyard
- the courtyard is very challenging and given the site dimensions perhaps they are doing too much. Maybe look at a more simplified courtyard, including pulling back some of the landscape and create places that are more useable
- it is bothersome that there is a lot of grass on front yards – it feels like a very suburban approach, the front gates are a step in right direction

CPTED and Accessibility

- ensure that shrubs don't screen views into the alcoves at building entries
- consider use of gates to control access to some private areas
- there are safety concerns related to the patios that are screened off by planting material on the north side of the west building and the south corner of the east building

Sustainability

- like the features incorporated to date
- consider simple efficient boilers with sub meters
- consider storm water management
- glazing area seems to be a little bit high – might consider somewhat smaller glazing areas, particularly in bedrooms

5:18 PM

2.	File No.:	7905-0359-00
	New or Resubmit:	New
	Description:	Two commercial buildings (one single storey and a 2-storey building).
	Address:	18808 – 72 Avenue / East Clayton
	Developer:	Mohinder Kaur Sandhu, Sapna Rani Katyal
	Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
	Landscape Architect:	Meredith Mitchell, DMG Landscape Architects
	Planner:	Shawn Low
	Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner provided background and an overview of the project and highlighted the following:

- The development is a mixed use commercial/retail complex located at 188th and 72nd Avenue.
- The East Clayton NCP envisaged a denser mixed-use development in this “village centre”, the proposal is auto oriented pad retail with office on the 2nd floor of the corner building
- Staff accept that this is going to have lower scale development and worked with the development team to create a similar form by locating the buildings along the street with parking behind as well as massing the 2 storey building at the corner.
- The length of retail frontage is less than shown in the NCP so that live/work townhouses are proposed to the south along 188th. This compliments the existing live/work along 72nd Ave, east of the site.
- The character of the commercial buildings is more contemporary than was envisaged by the NCP where pitched roofs are suggested.
- There are no significant variances requested.
- Staff are also seeking the Panels comments on the need for a monument sign which is not contemplated in the NCP.

The Project Architect presented an overview of the site plans, floor plans, and building elevations and highlighted the following:

- rooftop equipment is not visible due to the roof well and the fence parapet around the top of the roof
- the garbage storage is enclosed so that it is not visible to residents
- sign boxes on building side above the windows is very much a part of building design

The Landscape Architect presented an overview of the landscaping plan and highlighted the following

- open streetscape design with lot of visibility, benches, bike racks
- retaining existing trees which screen the parking lot from adjacent neighbours and extending the multi-use pathway
- bioswales will be able to treat most of water on parking lot

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

18808 – 72 Avenue / East Clayton

File No. 7905-0359-00

It was

Moved by B. Worden

Seconded by R. Meyers

That the Advisory Design Panel (ADP)

recommends that applicant revise and resubmit to the ADP subject to the discretion Planning staff

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

- In general, the layout and siting of the proposed development was supported.
- Pedestrian circulation is well thought out; the variety of seating areas is good.
- Provide decent weather protection which promotes pedestrian activity and supports retail tenants.
- Weather protection canopies need to be added at right height with more depth over the sidewalk.
- Consider relocation of loading and garbage to put them in a less conspicuous location. Consider simplifying and playing down the garbage enclosure.
- Consider sunny spot on south side of retail, facing the parking, for a cafe to spill out and make more action and connect to something lively with more pedestrian orientation.

Form and Character

- The brick material is good.

- Improvements should be made to the treatment of the corner – there is no celebration either in architecture, landscape or signage.
- The parking lot side of the buildings appear sterile – they need elements along the building facades to create interest for pedestrians.
- There were some concerns with the large cornice element which seems too big for the scale of the building.
- There were concerns regarding the joints of the cornice – some thought they should be detailed as a strong feature of the design; also higher quality materials could be considered. The metal edge should be heavy enough gauge to look good in future years.
- The top heavy cornice on pylon sign was a general concern.
- The height of the lettering of the retail signage should be taller and develop more signage character.
- The signage shown on 2nd level of 2 storey commercial building was a concern. Provide a reasonable hierarchy of signage for the building. Signage comments included:
 - The signage for the 2nd floor office is shown higher than the retail, the opposite of recommended practice.
 - 8 inches high was not considered high enough for the retail signage.
 - The building sign bands need to be detailed.
- Consider having a layer of signage for pedestrians moving around the project.
- Redesign the canopy at the office entry to be more in keeping with the remainder of the building.
- The globe lighting fixtures are odd at the corner.
- Consider projecting, blade type signs at the pedestrian level.

Landscaping

- The swales and storm water management are well developed.
- Significant paving on west and north edges make the interface sterile from the street view.
- Break the paving up with soft landscape areas, additional medium size trees.
- Parking area needs larger trees.

Sustainability

- Amount of landscaping is good. Use of rain gardens to treat runoff is a positive element. Use of bioswales is a good example of utilizing available site features.
- Too much glass – it will cause problems with energy code requirements.
- Consider reducing the amount of glass for the office and responding to south and west solar.
- Consider the use of "fins" in pedestrian weather protection to shade windows during the summer months.
- Consideration should be given to heat recovery.
- The west and north sides seem to have extensive paving – consideration could be given to reducing the amount of pavement or making it permeable.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 17, 2011, at 4:00 p.m. in Parks Meeting Room #1.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:04 p.m.

Jane Sullivan, City Clerk

M. Mortensen, Advisory Design Panel

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:

- (a) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-687-464
 Lot 2 Section 14 Township 1 New Westminster District Plan 68171
 15380 - 20 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-687-456
 Lot 1 Section 14 Township 1 New Westminster District Plan 68171
 15376 - 20 Avenue

Parcel Identifier: 000-687-472
 Lot 3 Section 14 Township 1 New Westminster District Plan 68171
 1971 - 154 Street

Parcel Identifier: 000-687-481
 Lot 4 Section 14 Township 1 New Westminster District Plan 68171
 1963 - 154 Street

Parcel Identifier: 000-687-499
Lot 5 Section 14 Township 1 New Westminster District Plan 68171

1955 - 154 Street

Parcel Identifier: 012-463-591
Lot 17 Block 8 Section 14 Township 1 New Westminster District Plan 2015

15370 - 20 Avenue

(hereinafter both (a) and (b) shall be 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 *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ken Shuurman, B.C.L.S. on the 3rd day of June, 2011.

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*.
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. Block A

- (a) The *floor area ratio* shall not exceed 1.47; and
- (b) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

2. Block B

- (a) The *floor area ratio* shall not exceed 1.53.
- (b) 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

- 1. The *lot coverage* shall not exceed 47%.

F. Yards and Setbacks

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

1. Block A

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (East)</i>	<i>Side Yard (West)</i>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m [25 ft]	7.5 m [25 ft]	0 m [0 ft]	7.5 m [25 ft]

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

2. Block B

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (West)</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m [25 ft]	7.5 m [25 ft]	0 m [0 ft]	7.5 m* [25 ft]

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

* The *side yard setback* on a *flanking street* may be reduced to 5.5 metres [18 ft.] measured to the *balcony*.

G. Height of Buildings

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

1. Block A

- (a) Principal buildings: The *building height* shall not exceed 13.5 metres [44 feet]; and
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

2. Block B

- (a) Principal buildings: The *building height* shall not exceed 14.1 metres [46 feet]; and
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

- 1. Resident *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. Notwithstanding Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, visitor *parking spaces* shall be provided as follows:
 - (a) Block A
0.16 *parking spaces* per *dwelling unit*.
 - (b) Block B
0.25 *parking spaces* per *dwelling unit*.

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 *lands* 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*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
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 By-law; and
 - (b) Have direct access to *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>
3700 sq. m. [0.9 acre]	40 metres [130 ft]	80 metres [262 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-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 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, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 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__ .

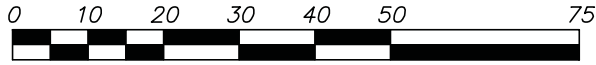
_____ MAYOR

_____ CLERK

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. 6/3/11 9:24 AM

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 17, BLOCK 8, PLAN 2015
AND LOTS 1 TO 5 INCLUSIVE, PLAN 68171; ALL OF
SECTION 14, TOWNSHIP 1, NWD**

City of Surrey B.C.G.S. 92G.007



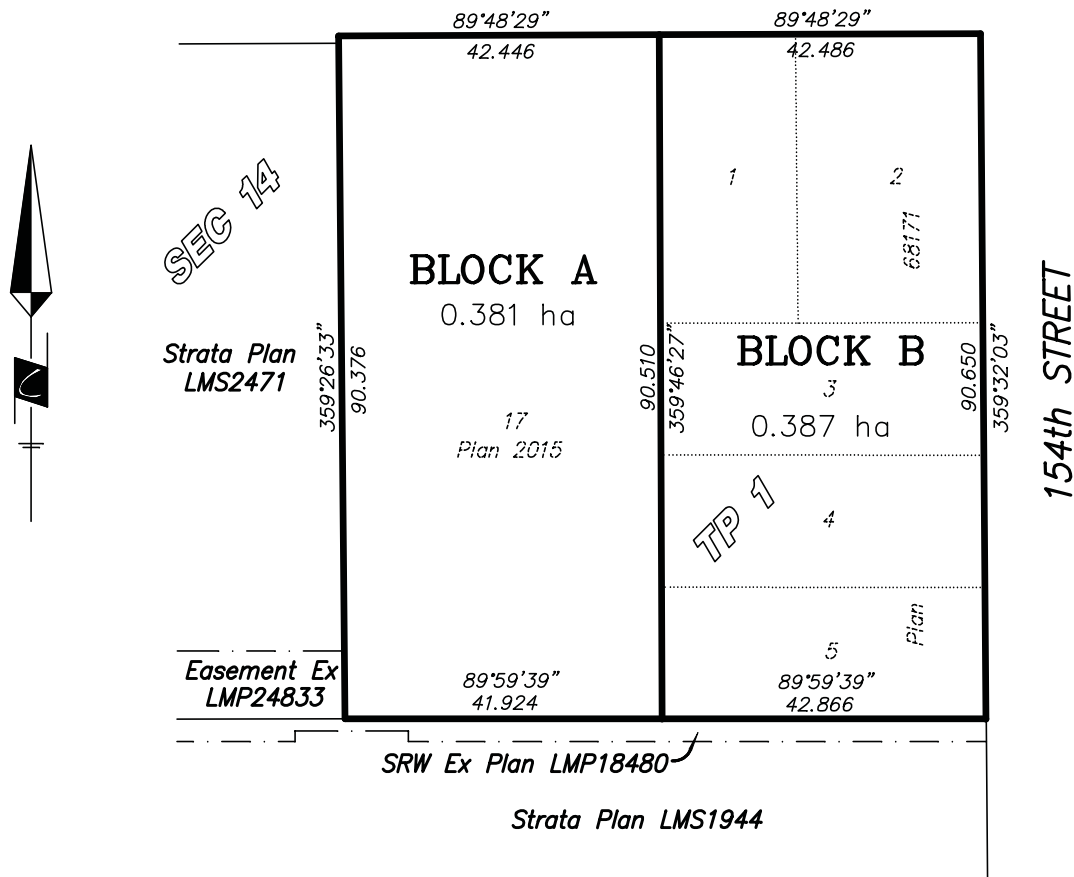
SCALE 1 : 1000

All distances are in metres

ha Denotes hectares

Grid bearings are derived from
OCM's 84H0578 and 8668

20th AVENUE



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 – 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct according to survey
dated this 3rd day of June, 2011.

Ken W. Schuurman, B.C.L.S.