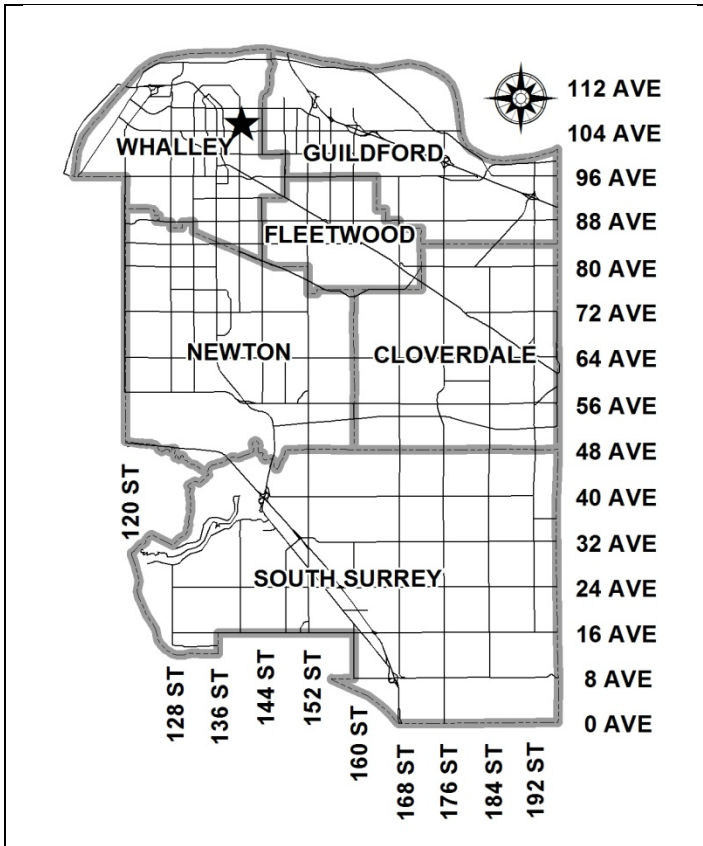


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0069-00

Planning Report Date: September 12, 2011

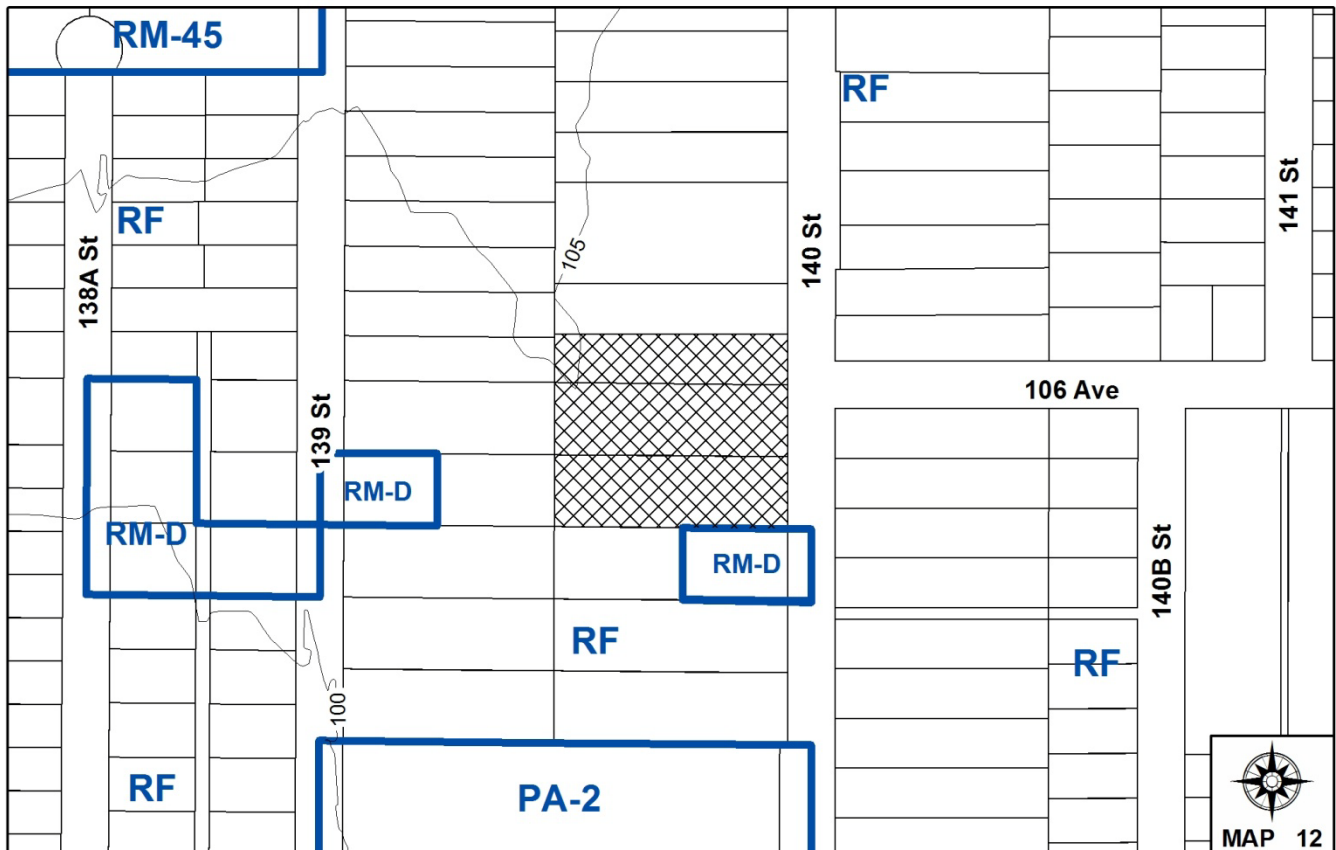


PROPOSAL:

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

in order to permit the construction of 3, six-storey apartment buildings.

LOCATION: 10577, 10595 and 10607 - 140 Street
OWNERS: City of Surrey, Herkiranjeet Kaur et al
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Surrey City Centre Plan Update.
- The proposed density and building form are appropriate for this part of Surrey City 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) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 642 square metres (6,900 sq.ft.) to 258 square metres (2,800 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7910-0069-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) registration of a 5.0-metre (16 ft.) wide right-of-way for public passage along the western property line in order to accommodate a public walkway;
 - (i) secure for the construction of the public walkway along the western portion of the site concurrently with the construction of the project;
 - (j) registration of a reciprocal access agreement over the driveway along the southern property line to permit any future development on the adjoining lot to the south to use this driveway for access; and
 - (k) purchase of the City-owned property at 10607 - 140 Street.

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:**

10 Elementary students at Forsyth Road Elementary School
 4 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks has no objection to the development provided a multi-use pathway connection is constructed along the western edge of the site. Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighborhood.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant City-owned lot intended for future Forsyth Park.	Multiple Residential	RF
East (Across 140 Street)	Older single family residences on oversized lots.	Multiple Residential	RF
South	Older duplex on oversized lot.	Multiple Residential	Split-zoned RM-D and RF
West	Oversized lots with older single family residences or vacant.	Multiple Residential	RF and split-zoned RF and RM-D

DEVELOPMENT CONSIDERATIONS

Background

- The 0.77-hectare (1.9-acre) subject site at 10577, 10595 and 10607 - 140 Street in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP), and is currently zoned Single Family Residential Zone (RF).
- The applicant has applied to consolidate the 3 existing lots into one new lot and to rezone the site from RF to a Comprehensive Development Zone (CD) in order to permit the development of 3, six-storey apartment buildings containing a total of 214 dwelling units.
- The floor area ratio (FAR) of the proposed apartment development is 2.2, which is consistent with the maximum density of 2.5 FAR permitted in the Multiple Residential designation in City Centre under the provisions of the OCP, the Surrey City Centre Land Use and Density Concept, and the long term vision for this area of Surrey City Centre.
- The 6-storey apartment building form proposed for the site is similar to the building form permitted in the RM-70 Zone. However, the RM-70 Zone permits a maximum FAR of 1.5, which is below the 2.2 FAR proposed for the site.
- As a result, the applicant has applied to rezone the site to a Comprehensive Development Zone rather than to the RM-70 Zone.

Proposed CD Zone

- The proposed CD By-law is based, generally, on the RM-70 Zone but differs in terms of the maximum density that can be achieved on the site, as noted above, and differs in terms of front and the side yard setbacks, lot coverage and building height.
- The RM-70 Zone requires that buildings and structures be sited not less than 7.5 metres (25 ft.) from all property lines.
- The proposed CD By-law reduces the front yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.), which is consistent with the usual front yard setback that is supported in City Centre and that achieves the required urban, pedestrian streetscape.
- The south and north side yard setbacks will be 5.0 metres (16 ft.) rather than the 7.5 metres (25 ft.) required in the RM-70 Zone.
- Reduced side yard setbacks create a more continuous urban streetscape in accordance with the pedestrian-oriented environment that is envisioned for Surrey City Centre.
- The rear yard setback will be 5.0 metres (16 ft.) rather than the 7.5 metres (25 ft.) required in the RM-70 Zone, due to the public multi-use pathway to be constructed on the west side of the site.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 50%.

- The maximum building height of 50 metres (164 ft.) permitted in the RM-70 Zone has been reduced to 21 metres (69 ft.).
- All other aspects of the proposed CD By-law are consistent with the requirements of the RM-70 Zone.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 12, 2010. Staff received no telephone calls or letters in response to the pre-notification letter or to the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

Building Design and Site Layout and Context

- The project consists of three, 6-storey apartment buildings.
- The proposed buildings will be located on the west (Building 1), north (Building 2) and east (Building 3) sides of the site, grouped around a central courtyard that will be open to the south.
- A long, internal driveway, connecting 140 Street to the entry to the underground parking facility at the southwest corner of the site, will be located along the southern edge of the subject site, forming the southern boundary of this central courtyard.
- The alignment of the future 105A Avenue will be located approximately 30 metres (100 ft.) south of the subject site, along the southern boundary of the adjoining lot at 10565 – 140 Street.
- In addition to the 30-metre (100 ft.) road allowance required for the future 105A Avenue, a 4.5-metre (15 ft.) wide right-of-way will be required along the north side of the 105A Avenue road allowance to accommodate an off-street multi-use pathway that will extend from 132 Street, along the western boundary of City Centre, into Hawthorne Park.
- The adjoining lot at 10555 – 140 Street will be impacted by both the future 105A Avenue alignment and the associated off-street multi-use pathway which, in turn, will affect locating safe and acceptable vehicle access to the site.
- As a result, in order to avoid the creation of additional vehicle access points along 140 Street, to avoid the creation of an access point too close to the intersection of 140 Street and 105A Avenue, and to avoid severing the multi-use pathway along the north side of 105A Avenue with a driveway access, the proposed driveway along the southern edge of the subject site will be used to provide vehicle access to the adjoining lot to the south, as well as to the subject site.
- To this end, the applicant will be required to register a reciprocal access agreement across the southern driveway to ensure that any future development on the lot to the south at 10555 – 140 Street can be accessed by this driveway.

- Forsythe Park, which is currently undeveloped at this time, is located between 139 Street and 140 Street, immediately north of the subject site.
- It is anticipated that a 10-metre (33 ft.) wide public walkway and bikeway will be constructed between the subject site and the adjoining lots to the west, which will eventually link the multi-use pathway along 105A Avenue to Forsythe Park.
- In order to achieve this public walkway connection, the applicant will be required to register a 5.0-metre (16 ft.) wide right-of-way for public passage along the western edge of the subject site and to construct this walkway to the specifications provided by Parks, Recreation and Culture.
- It is anticipated that the additional 5.0-metre (16 ft.) wide right-of-way and walkway construction will be achieved when the adjoining lots to the west are redeveloped.

Building Design

- The three, 6-storey apartment buildings that make up the proposed project will contain 214 units, consisting of 14 studio units, 169 one-bedroom and one-bedroom and den units, 7 one-bedroom loft units, and 24 2-storey townhouse units.
- Proposed Building 1 will be located along the west side of the subject site. Building 2 will be located along the north side of the subject site. Building 3 will be located along the east side of the subject site.
- Although Building 1 will be an entirely stand-alone building, Buildings 2 and 3, although separated at the ground and second floor levels and each containing their own separate entrances, will be joined from the third to sixth floors.
- Building 1 will incorporate 2-storey, ground-oriented townhouse units facing the north-south walkway linking 105A Avenue and Forsythe Park.
- Building 2 will incorporate 2-storey, ground-oriented townhouse units into the northern façade facing Forsythe Park, while Building 3 will incorporate 2-storey, ground-oriented townhouse units facing 140 Street.
- All of the ground-oriented townhouse units will have small front patios, enclosed by low walls, vegetation and a black-coloured metal gate and will have direct pedestrian access to the adjoining sidewalks.
- Although all three proposed buildings are rectangular in shape, the façades of the buildings are highly articulated through the use of stepping, projections, balconies, and a variety of exterior cladding materials.
- Building 1 is further articulated through the addition of lofts in the 6th floor, west facing units.
- The lower two floors of the proposed buildings are clad, primarily, in a combination of grey-coloured metal panels and dark-grey coloured brick.

- The third and fourth floors are clad, primarily in dark-grey coloured brick, while the upper two floors will be clad in stucco, painted primarily in grey, with some areas painted dark brown or beige to add additional texture and interest.
- The loft units on the west side of Building 1 will be further emphasized by the use of design and colour that will add even more articulation and interest to the building.

Indoor Amenity Space

- The indoor amenity space will consist of a large, south-facing, multi-purpose room on the ground floor of Building 2 that will contain washroom and kitchen facilities as well as a separate fitness room.
- A large, south-facing outdoor patio will be provided that runs the full length of the indoor amenity area.
- The indoor amenity space will cover an area of 258 square metres (2,800 sq. ft.) which is 384 square metres (4,100 sq. ft.) less than 642 square metres (6,900 square feet) required in the RM-70 Zone and under the proposed CD Zone for the site (3.0 square metres./32 sq. ft. per dwelling unit).

Landscaping and Outdoor Amenity Space

- The project focuses on the heavily landscaped and programmed, south-facing central courtyard that constitutes the major outdoor amenity space for the project.
- The central courtyard is quite large, measuring 32 metres (105 ft.) wide and 37 metres (121 ft.) long.
- A shallow reflecting pool, that incorporates a fountain and rock formations, surrounded on three sides by a low seating-wall, is located in the middle of the courtyard.
- A composite wood deck, that incorporates trellises and seating areas, is located to the east of the central fountain.
- A large children's play area, surfaced with rubberized mats and incorporating five pieces of play equipment, is located to the north of the central fountain.
- The remaining areas of the central courtyard incorporate grassed areas for both active and passive use, and a number of walkways and paths.
- A row of wood trellises, on which will be planted various varieties of creeping vines, will be located on the southern edge of the central courtyard to create enclosure of the courtyard and to screen the surface visitor parking and internal drive-aisle immediately to the south.

- In total, the outdoor amenity space will cover 900 square metres (9,700 sq. ft.), which is 258 square metres (2,800 sq. ft.) more than the 642 square metres (6,900 square feet) required under the proposed CD Zone for the site (3.0 square metres./32 sq. ft. per dwelling unit).

Parking

- The applicant is proposing to provide one level of underground parking.
- The driveway will consist of broom-finished concrete with decorative concrete banding.
- The southern edge of the driveway will be landscaped and will contain a section along which vertical trellises, covered in creeping vines, will be installed.
- The underground parking garage contains a total of 247 parking spaces.
- Of these 247 parking spaces, 217 parking spaces are provided for residents of the project, which reflects a ratio of one parking space for each residential. A parking ratio of one parking space per residential unit is consistent with parking ratios achieved in other projects throughout Surrey City Centre.
- A total of 38 parking spaces are provided for visitors, which is in accordance with the number of parking spaces required under the Zoning By-law.
- Thirty of these visitor parking spaces are provided in the underground parking facility while an additional 8 visitor parking spaces are provided along the internal access driveway along the southern portion of the site.

ADVISORY DESIGN PANEL

ADP Meetings: March 20, 2011 and August 18, 2011

- At the March 20, 2011 meeting of the Advisory Design Panel (ADP), the ADP recommended that the applicant address the concerns and recommendations raised by the Panel members and return to the ADP for a second review.
- The applicant revised the plans and returned to the ADP on August 18, 2011.
- The revised plans presented at the ADP meeting on August 18, 2011 (Appendix II) addressed many of the issues raised at the March 20, 2011 meeting. The ADP was complimentary and supportive of the response to the previous comments that were reflected on the revised plans. Nevertheless, the Panel members had additional concerns which include, but are not limited to the following:
 - Reconsideration and refinement of the corners of the building, particularly along 140 Street.
 - Review and refinement of the entry sequences and building entries, particularly for those buildings not fronting 140 Street.
 - Review and refinement of the colour palette.

- Reconsideration of the pedestrian routes and pedestrian/vehicle interface along the southern property line.
- Reconsideration of the inner courtyard space with a view to reducing the large hard-surfaced spaces and providing more trees for shade.
- Detailed ADP comments and recommendations are contained in the August 18, 2011 ADP Minutes (Appendix V).
- The proposal has been delayed on several occasions, pending the refinement and final alignment of the future road network in the area. Therefore, in order to help expedite the project, and given the relatively few outstanding design issues, the Planning & Development Department supports the Planning Report proceeding to Council without all of the design issues being fully resolved.
- The applicant has agreed to adequately address all outstanding design issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Joe Minton and Jenny Liu, respectively, dated August 11, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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Information for City Clerk

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

1. (a) Agent: Name: Joe Minten
 JM Architecture & Interior Design
 Address: #204 - 10190 - 152A Street
 Surrey BC V3R 1J7

 Tel: 604-583-2003 - Work

2. Properties involved in the Application
 - (a) Civic Addresses: 10577 - 140 Street
 10595 - 140 Street
 10607 - 140 Street

 - (b) Civic Address: 10577 - 140 Street
 Owners: Herkiranjeet Kaur
 Jagjiwan Singh
 PID: 000-691-461
 The South Half Lot 13 Section 23 Block 5 North Range 2 West New Westminster District Plan 8054

 - (c) Civic Address: 10595 - 140 Street
 Owners: Sukhpal K Rai
 Satnam S Rai
 PID: 011-310-715
 Parcel "A" (H85858E) Lot 13 Section 23 Block 5 North Range 2 West New Westminster District Plan 8054

 - (d) Civic Address: 10607 - 140 Street
 Owners: City Of Surrey
 PID: 011-432-489
 Lot 20 Section 23 Block 5 North Range 2 West New Westminster District Plan 9325

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,099 sq. m.
Road Widening area		412 sq. m.
Undevelopable area		
Net Total		7,687 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	38%
Paved & Hard Surfaced Areas		30%
Total Site Coverage		68%
SETBACKS (in metres)		
East (Front)	4.0 metres	4.0 metres
West (Rear)	5.0 metres	10.0 metres
North (Side)	5.0 metres	6.0 metres
South (Side)	5.0 metres	10.0 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	23.0 metres	20.8 metres
Accessory	4.5 metres	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		14
One Bed		142
One Bed and Den		34
Townhouse		24
Total		214
FLOOR AREA: Residential		16,804 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	19,218 sq. m.	16,804 sq. m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	2.5	2.2
AMENITY SPACE (area in square metres)		
Indoor	642 square metres	258 square metres
Outdoor	642 square metres	900 square metres
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	217	217
Residential Visitors	38	38
Institutional		
Total Number of Parking Spaces	255	255
Number of disabled stalls		
Number of small cars	64	64
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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INTER-OFFICE MEMO

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

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

DATE: **Sept. 1st, 2011** PROJECT FILE: **7810-0069-00**

RE: **Engineering Requirements
Location: 10577, 10595 & 10607 140 Street**

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

- dedicate 4.942 metres along 140 for a 30-metre Arterial Road standard;
- provide 0.5-metre Right-of-Way along 140 Street; and
- provide 5.0-metre Right-of-Way along the western property line.

Works and Services

- provide cash-in-lieu for construction of 140 Street to a ultimate 30-metre Arterial Road standard;
- upgrade drainage system in accordance with the Storm Water Control Plan;
- upgrade water system to meet the domestic and fire flow requirements; and
- upgrade sanitary sewer along 140 Street, south of 106 Avenue.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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

Remi Dube, P. Eng.
Acting Manager Development Services

ssa



May 17, 2010

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0069 00

SUMMARY

The proposed 190 highrise units and 31 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	4

September 2009 Enrolment/School Capacity

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

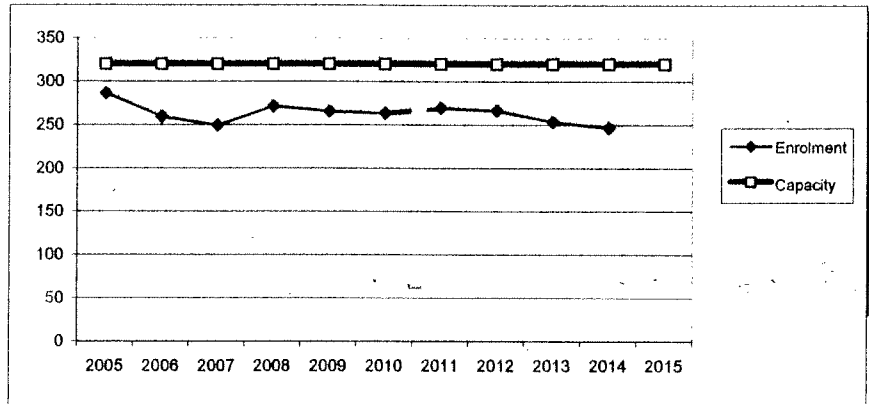
SCHOOL DISTRICT #36 (SURREY)

School Enrolment Projections and Planning Update:

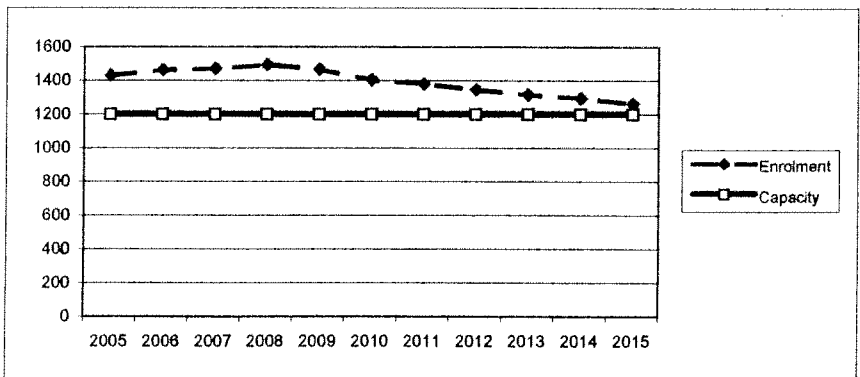
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Forsyth Road Elementary



Kwantlen Park Secondary





Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, AUGUST 18 2011
Time: 4:00 p.m.

Chair:

L. Mickelson

Panel Members:

CPL M. Searle
K. Newbert
N. Baldwin
N. Couttie
R. Myers
T. Ankenman
W. Francl

Guests:

C. Hogan, Focus Architecture Inc.
M. Chan Yip, DMG Landscape Architects
D. Bird, Owner
J. Liu, JHL Design Group
J. Minton, JM Architecture
R. Green, DGBK Architects
K. McKillop, Durante Kreuk Ltd.
F. Fisch, Durante Kreuk Ltd.
W. Zaitsoff, PCL Construction
S. McGhee, SSBC
J. Purewall, Aplin & Martin
M. Koka, Aplin & Martin
J. Minhas, Partner
J. S. Sran, Partner

Staff Present:

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

B. SUBMISSIONS

2.	File No.:	7910-0069-00
	New or Resubmit:	Resubmit
	Last Submission Date:	March 17, 2011
	Description:	3-6-storey apartment buildings
	Address:	10577, 10595, 10607- 140 Street, Surrey City Centre
	Developer:	Jagjiwan Singh, Ortech Distributors
	Architect :	Joe Minton, JM Architecture
	Landscape Architect :	Jenny Liu, JHL Design Group
	Planner:	Gary Gahr
	Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner noted that this is a resubmit and the minutes from the March 17 ADP meeting were made available.

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

- The revisions address the issues raised by the panel. There is a much more generous courtyard with pedestrian paths.
- The amenity space has been moved to the north portion of the courtyard with a direct link to a hard surfaced gathering spot bordered by a water feature.

- Permanent seating was added in the landscaped area and seasonal storage areas have been added.
- Rock features were added for visual accents / play areas.
- Access is available from the accessible units into the common areas.
- The site plan has changed to open to the park and street with a water feature at the 140th entry.
- The reduction of the floor plans has provided opportunity to add two bedroom units.
- The material treatments and massing of the building were changed. There is one natural field tone, one brick feature throughout (as opposed to three). The accent colours will be EIFS.
- Entries were highlighted with glazed sections and some of the trellising was reduced over the ramp area.
- The upper floor terraces at the corners on 140 St.

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

- The play areas have been increased and the deck areas have been redesigned.
- The basic concept is large, vibrant and encourages social interaction.
- There is a transition from private, to semi-private to public space.
- Close to the water are larger decks, benches and tables. Space has been left to allow moveable chairs to create future seating opportunities.
- Emphasis has been given to creating more urban character; there are spaces for trees and greenery used to screen hydro kiosks.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
10577, 10595, 10607- 140 Street, Surrey City Centre
File No. 7910-0069-00

It was

Moved by T. Ankenman

Seconded by N. Couttie

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

- Concerned about what the access points are.
- Access around the site has improved; however, the design is tricky, particularly how a pedestrian would gain access / entry to the buildings.

- The south entry should be improved with a more successful pedestrian route; it might mean losing a visitor parking spot or two.
- Access for emergency vehicles and moving trucks is a concern. More consideration should be given to improve site circulation; any type of normal size moving trucks will have difficulties. Suggest implementing “no stopping” signs on the street.
- Building entries need to be more legible. It’s important that the entry lobbies be strongly expressed for pedestrian access.

Form and Character

- Good overall response to the past comments. Breaking the buildings up has provided more structure / framework and rationale.
- The Building 2 lobby is located in a very odd spot and far away for pedestrian access. Consideration should be given to relocating the lobby as it is currently orphaned.
- Building 3 with lobby and circulation facing outward creates nice a glazed box feature. Would be nice if the glazing was more distinguished on the face of the building and happened on the other building entries.
- Like the broad gesture that breaks down the fairly long boring facades. Suggest making major gestures at corners to pick up the floating cube theme to better wrap and pull the building together.
- Would be nicer if the gestures could be brought up three storeys at the base to break up the wall plane. Would like to see the most successful facade and have the language facing a major street it would make the project more successful.
- The breezeway is not strongly expressed. Support moving the two bedroom units and putting them on the two corners to get a much stronger (higher) slot definition.
- The earlier rendering with cowls was more successful even though it is more of a concrete expression.
- The water feature under the building needs careful consideration; will be dark.
- Most successful parts of the plan are the townhouse elements; have great rhythm.
- The colour palette was toned down to dark muted tones. Colours should be added to put emphasis on points of entry. Would not mind reintroducing some of the original palette and would hope to see more animation.
- Liveability has improved in general. The studio units are marginal, and opportunities have been lost on windows and the linear nature of the kitchen. The conditions could be much improved.
- Might want to check the size of the garbage and recycling rooms based on Metro Vancouver guidelines.

Landscaping

- Trees are located along access route to provide shade opportunities.
- The plan has been much improved with the removal of the fire lane. Concerned about the new open area. Appears to be a large open space and there appears to be a large hard surface. Should be broken up, particularly the

deck area and playground area. There is a need for shade for both the sitting and play areas to give people an opportunity for a choice of sun or shade.

- The deck area is very large and could be lessened. If moveable furniture is used, consideration should be given to how it will be dealt with in the winter.
- The paving pattern with grass between pavers is problematic for wheelchair access.
- The plantings on the upper floors are a combination of ornamental and roof located treatments; consideration should be given to how they are maintained. If the planters are not maintained it will cause issues with how the building looks. Are the upper floor plantings needed?
- Consider some vertical elements at the courtyard.

CPTED

- With the new layout, strong definitions are needed to depict semi-private spaces to control access / sight-lines.

Accessibility

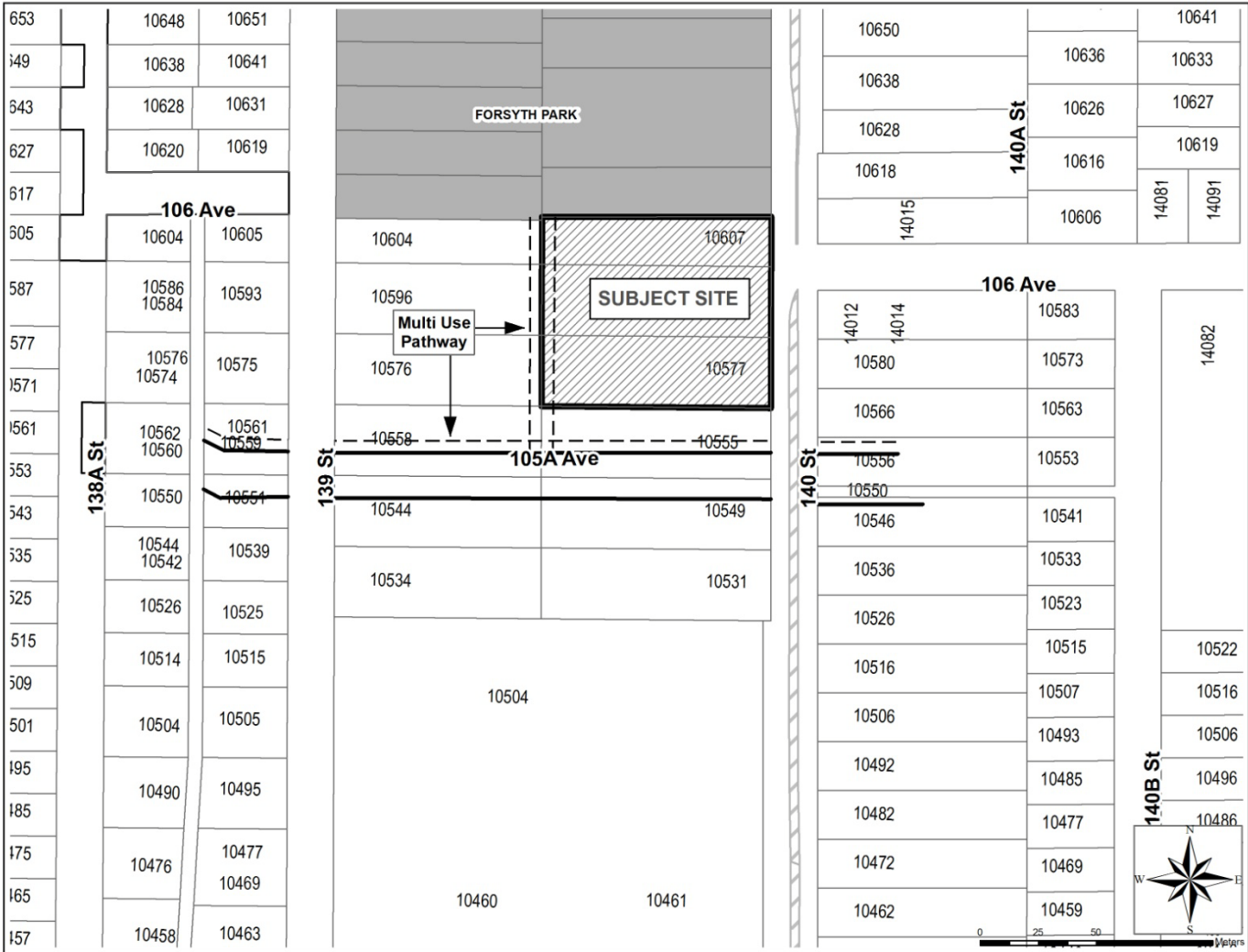
- Reconsideration could be given to the placement of the accessible units; suggest locating a few in the other building to provide choice. Disappointed that the grouping of the accessible units have not been addressed.
- Recommend that the developer devise a plan for the wheelchair friendly units.
- All call buttons / elevator buttons should be located horizontally.
- Have power doors and intercom system at entrances.

Sustainability

- Previous sustainability comments were not addressed and a LEED checklist was not provided with this submission.
- The LEED checklist is flawed and the building will not certify, e.g., energy performance needs to be 25% better than building code minimum.
- With standard electric heat and gas fired corridor pressurization there is no chance to achieve the energy prerequisite let alone 1 energy point.
- Should consider Built Green as an alternative to LEED; better suited to residential, less onerous.

The Project Architect made the following comments:

- Will revisit the colours to see if there is a way they can be more strategically placed.
- The box-like elements will be explored.
- There is a storage area for seasonal storage; consideration was given to how storage would work.
- The green areas could be bermed to give more interest.
- There are some climbing elements as play features for children of varying ages.
- The studio kitchen will be reviewed and windows added to the north face.
- Will review relocating accessible units.



CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-691-461

The South Half Lot 13 Section 23 Block 5 North Range 2 West New Westminster District Plan 8054

10577 – 140 Street

Parcel Identifier: 011-310-715

Parcel "A" CH85858E) Lot 13 Section 23 Block 5 North Range 2 West New Westminster District Plan 8054

10595 – 140 Street

Parcel Identifier: 006-286-216

Lot 20 Section 23 Block 5 North Range 2 West New Westminster District Plan 9325

10607 – 140 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings* and *ground-oriented multiple-unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.5.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1.(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

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

Use	Setback	East <i>Yard</i>	West <i>Yard</i>	North <i>Yard</i>	South <i>Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	5.0 m. [16 ft.]	5.0 m. [16 ft.]	5.0 m. [16 ft.]

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

2. Notwithstanding the definition of *setback* in Section 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, *balconies* and *balcony* support columns may encroach 1.0 metre [3 ft.] into the required *yards*.
3. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs more than three risers may encroach into the *setback*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 23 metres [75 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Notwithstanding Table C.6 Part 5 Off-Street Parking and Loading of Surrey Zoning By-law, 1993, No. 12000 as amended, resident *parking spaces* shall be provided at the rate of one *parking space* per *dwelling unit*.
2. Visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. All resident and visitor *parking spaces* shall be provided as *underground parking*.
4. Notwithstanding Section H.3, up to 8 visitor *parking spaces* may be provided as *parking at grade*.
5. *Tandem parking* is not permitted.
6. Notwithstanding Sub-section A.2.(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may extend to the eastern *lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be provided within the *underground parking*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres (50 sq.ft.) per *dwelling unit*, whichever is greater.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
7,500 sq. m. [1.85 acres]	80 metres [262 ft.]	90 metres [295 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-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking 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 Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone (in City Centre).
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

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

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

_____ MAYOR

_____ CLERK