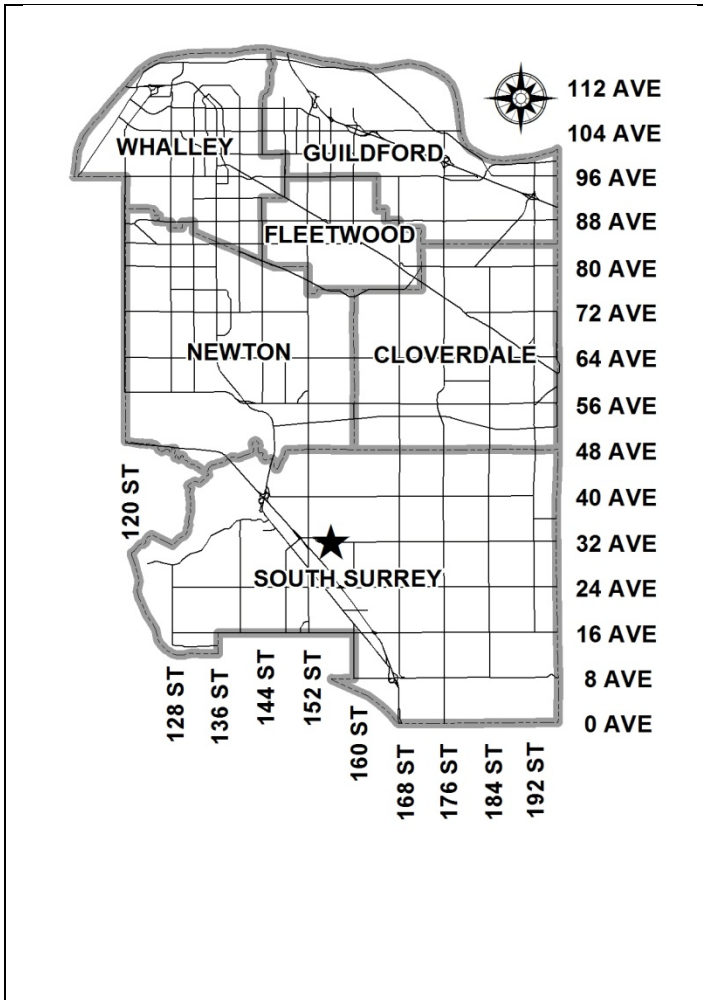


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0173-00

Planning Report Date: October 3, 2011

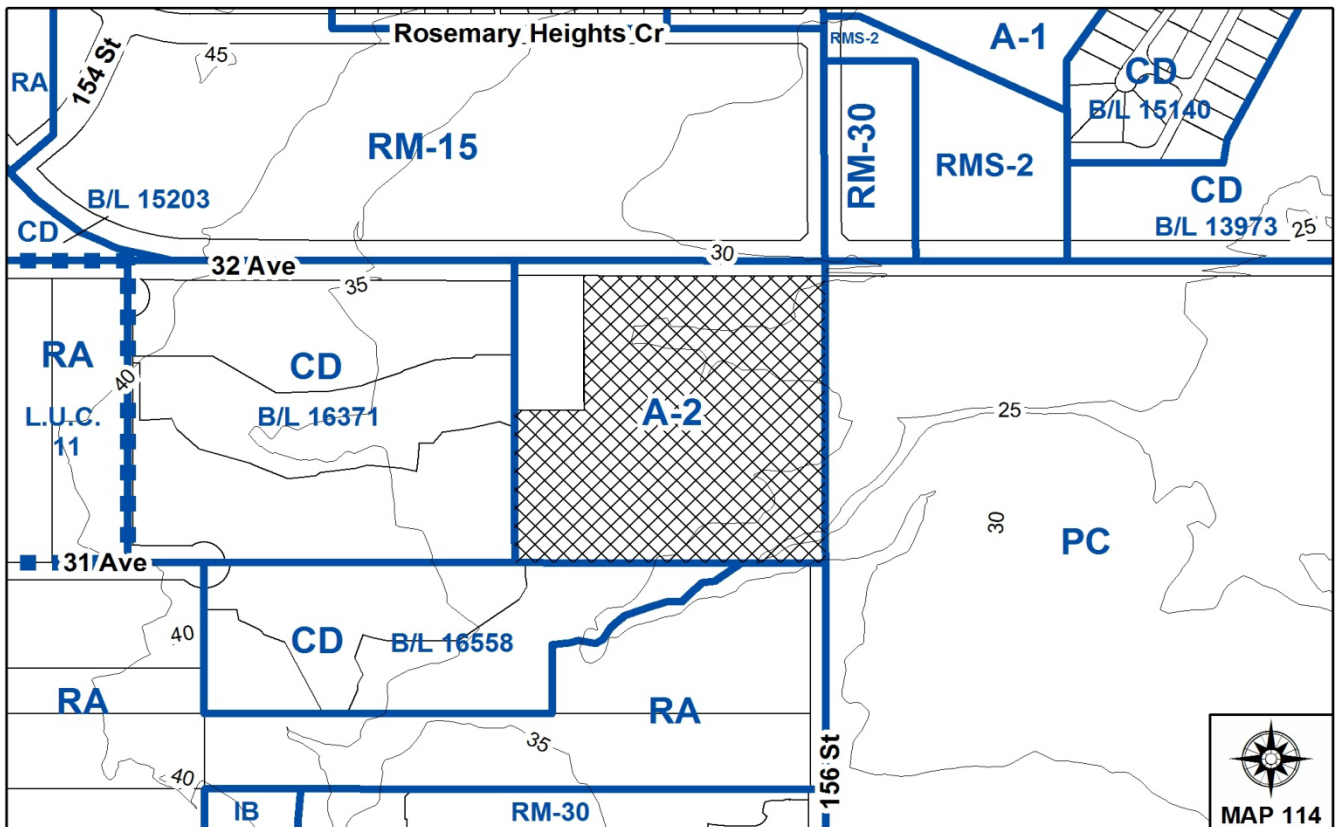


PROPOSAL:

- Partial NCP amendment to redesignate a portion of the site from "Detention Pond" to "Live & Work or Business Park Areas".
- **Rezoning** from A-2 to CD (based on RM-30 , C-5 and IB).
- **Development Permit**

in order to permit the development of 96 live/work townhouse units, a 3-storey office building, and open space.

LOCATION: 15572 - 32 Avenue
OWNER: South Slope Developments Inc.
ZONING: A-2
OCP DESIGNATION: Industrial
NCP DESIGNATION: Live & Work or Business Park Areas and Detention Pond.



MAP 114

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

- A portion of the site is designated "Detention Pond" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP). The Engineering Department has confirmed that a detention pond is not required at this location. As such, an amendment is proposed to eliminate the detention pond and to redesignate that portion of the site to "Live & Work or Business Park Areas" to match the remainder of the site.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed live/work and office building development complies with the Rosemary Heights Business Park NCP, which designates the the site, with the exception of the detention pond, for live & work or business park development.
- Live/work is an innovative concept that provides opportunities for residents to operate their businesses from their homes. The live/work model can significantly reduce commuting time and is therefore desirable from both an environmental and sustainability perspective. In addition, live/work provides further variety in the housing stock and greater affordability for small business entrepreneurs.
- The development is contemporary in architectural character and features high/quality durable materials. The recognizable urban form and contemporary design is appropriate for this innovative live/work development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Intensive Agriculture Zone (A-2) (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 288 square metres (3,100 square feet) to 186 square metres (2,000 square feet).
3. Council authorize staff to draft Development Permit No. 7910-0173-00 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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final endorsement from Senior Government Environmental Agencies;
 - (e) final approval from BC Hydro;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (i) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance within future parkland;
 - (j) the applicant adequately address the impact of reduced indoor amenity space;
 - (k) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work uses on the site;
 - (l) the applicant undertake a Building Code review to ensure minimum building standards for live/work uses are met and that the buildings are constructed to these standards from the outset;

- (m) registration of a statutory right-of-way through the site providing public (pedestrian and vehicular) access from the existing 31 Avenue private strata road to the 32 Avenue/156A Street intersection;
 - (n) registration of appropriate access easements to ensure that both the live/work and office building portions of the development have access to the 32 Avenue/156A Street intersection;
 - (o) registration of a Section 219 Restrictive Covenant to ensure that the "work" area for the live/work units will not be occupied as a secondary suite;
 - (p) registration of a Section 219 Restrictive Covenant to require a minimum of 12 m² (130 sq.ft.) of "work" space to be provided for each unit within the live/work portion of the site;
 - (q) registration of a Section 219 Restrictive Covenant requiring that wheelchair lifts are provided at all necessary locations to ensure universal accessibility to each of the live/work units;
 - (r) registration of a Section 219 Restrictive Covenant to ensure that a minimum of six (6) barrier free handicap accessible washrooms are provided within the live/work portion of the site as a common amenity;
 - (s) registration of a Section 219 Restrictive Covenant to ensure that all of the live/work units include a rooftop deck providing a minimum of 14 m² (150 sq.ft.) of usable outdoor space;
 - (t) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (u) The applicant address the deficiency in tree replacement on the site.
5. Council pass a resolution to amend the Rosemary Heights Business Park NCP to eliminate the proposed detention from the subject site and to redesignate that area to Live & Work or Business Park Areas when the project is considered for final adoption.

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:	<p>Projected number of students from this development:</p> <p>15 Elementary students at Morgan Elementary School 8 Secondary students at Earl Marriott School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2012.</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture:	<p>Parks, Recreation and Culture agrees with the proposed dedication of the riparian areas on the site. A P-15 agreement is required for monitoring and maintenance of replanting in the dedicated riparian areas. A detailed replanting plan is required for review and approval by Parks.</p>
Department of Fisheries and Oceans (DOF):	<p>The Department of Fisheries and Oceans (DFO) has agreed to riparian setbacks averaging 20 metres (66 ft.) with pinch points no less than 11 metres (36 ft.) from the top of bank of Titman Creek and the unnamed tributary which run through the site. The riparian area will be dedicated to the City as parkland.</p>
Ministry of Transportation & Infrastructure (MOTI):	<p>Preliminary approval granted for 1 year. Final approval from MOTI is required prior to final adoption of the rezoning by-law.</p>
BC Hydro:	<p>Preliminary approval granted. Final approval from BC Hydro is required prior to final adoption of the rezoning by-law.</p>

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory structures to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue):	Townhouses.	Urban/Townhouses	RM-15
East :	Cemetery.	Suburban/Existing Cemetery	PC
South:	Greenbelt and detention pond.	Suburban/ Multiple Residential (15-25 u.p.a.)	RA and CD (By-law No.16558)
West:	Single family dwelling and live/work townhouses.	Industrial/ Live & Work or Business Park Areas	A-2 and CD (By-law No. 16371 and 17177)

JUSTIFICATION FOR PLAN AMENDMENT

- A portion of the site is designated "Detention Pond" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP). The Engineering Department has confirmed that a detention pond is not required at this location. As such, as part of the proposed development an amendment is proposed to eliminate the detention pond and to redesignate that portion of the site to "Live & Work or Business Park Areas" to match the remainder of the site.

DEVELOPMENT CONSIDERATIONS

Site Context and Subject Proposal

- The subject site is approximately 3.61 hectares (8.92 acres) in size, and is designated as a "Live & Work or Business Park Area" and "Detention Pond" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP), which was approved by Council on July 21, 1999. The site is also designated Industrial in the Official Community Plan (OCP).
- To the west of the site are comprehensively designed live/work developments in both townhouse and apartment forms. To the east of the site is an existing cemetery and to the south of the site is a greenbelt and detention pond. To the north of the site, across 32 Avenue, are existing townhouses.
- The applicant for the subject site proposes a comprehensive live-work development that is consistent with the live & work/business park designation in the NCP. The development is comprised of 96 live/work townhouse units on the southern portion of the site and a 3-storey office building on the northern portion of the site fronting 32 Avenue.

Environmental and Riparian Protection

- The site is encumbered by 2 protected watercourses; Titman Creek, which runs through the southeast corner of the property, and an unnamed tributary, which runs through the centre of the property.
- Due to the environmental sensitivity of these watercourses, the application was reviewed by the Environmental Review Committee (ERC) and the Department of Fisheries and Oceans (DFO) to ensure preservation of the watercourses and riparian areas. The applicant proposes to dedicate 3.66 acres (1.48 hectares) of riparian habitat to the City, which is based on a setback line that ranges from 11 metres (36 ft.) to 30 metres (98 ft.) to the top of bank of the watercourses. The proposed dedication area was reviewed by the committee, and by DFO, and was supported.

The Live/Work Concept

- Live/work is an innovative concept that provides opportunities for residents to operate their businesses from their homes. The live/work model can significantly reduce commuting time and is therefore desirable from both an environmental and sustainability perspective. In addition, live/work provides further variety in the housing stock and greater affordability for small business entrepreneurs.

- Under the proposed live/work arrangement, all of the live/work units will include a built-in workspace. The types of businesses that could be accommodated include a variety of office uses, general service uses, community service uses and personal service uses. Restrictive Covenants are required to ensure these workspaces are provided and are not occupied as a secondary suite.
- Since this live/work development is proposed to permit business uses and is located in the Rosemary Heights Business Park NCP, the applicant is required to register a restrictive covenant on title to advise future owners that commercial uses are allowed on the site, prior to final adoption of the Rezoning By-law. This will ensure that owners unlikely to make use of the work facilities are less likely to reside in the project.
- To make the live/work type of development immediately ready, the owner is required to construct the live/work buildings, from the start, to conform to the BC Building Code requirements associated with the commercial uses permitted under the CD Zone. This will also encourage the work component as increased costs for those upgrades will be incurred. In order to maintain the full flexibility of uses permitted in the zone, buildings must be constructed to comply with the Building Code regulations applicable to the most stringent use permitted from the outset. Accordingly, an analysis by a building code consultant will be submitted with the building permit application in order to confirm that the method of construction proposed will safely, and feasibly, accommodate any of the permitted non-residential uses allowed in the zone.

Proposed CD By-law

- The proposed CD Zone is split into Blocks A, B, C and D. Blocks C and D, which cover the riparian areas to be dedicated to the City as Park, will only permit open space. Blocks A and B will accommodate the proposed office building and live/work townhouse units as described below.

Block A

- Block A will accommodate the 96 proposed live/work townhouse units.
- To accommodate the proposed live/work arrangement, and in compliance with the Rosemary Height Business Park NCP, Block A is based on a combination of the RM-30 and IB Zones with some variations to suit the proposal, as illustrated in the following table:

	RM-30 Zone	IB Zone	Proposed CD Zone (Block A)
Permitted Uses	- Multiple Unit Residential Buildings or Ground-Oriented Multiple Unit Residential Buildings.	- Light Impact Industry - Office Uses - General Service Uses - Warehouses - Distribution Centres - Personal Service Uses(limited) - Recreational Facilities - Eating Establishments - Community Services - Assembly Halls - Child Care Centres	- Ground- Oriented Multiple Unit Residential Buildings - Office Uses - General Service Uses(limited) - Personal Service Uses(limited) - Community Services - Child Care Centres

	RM-30 Zone	IB Zone	Proposed CD Zone (Block A)
Density	0.90 FAR / 30 upa (75 uph)	0.75 FAR	0.90 FAR / 23 upa(57 uph)
Lot Coverage	45%	45%	45%
Building Height	13 metres (43 ft.)	12 metres (40 ft.)	13 metres (43 ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines	Variable

- The proposed permitted uses in Block A include ground oriented multiple unit residential buildings and a combination of some of the business park uses permitted under the IB Zone. Some of the typical IB Zone uses are not included in Block A of the proposed CD Zone as they are not considered appropriate under the proposed live/work arrangement. These include light impact industry, warehouses, distribution centres, and eating establishments. In addition, some of the general service uses, including funeral parlours, banks, veterinary clinics, adult educational institutions, and appliance repair shops, which are permitted under the IB Zone, are not permitted under the proposed CD Zone.
- The CD Zone will require that the commercial uses permitted in Block A be located within the multiple unit residential buildings on the site, and also that they be operated solely by the residents of the units. In addition, the CD Zone will cap the total combined floor area of all commercial uses within Block A to a total of 1,490 square metres (16,000 sq.ft.).
- The proposed floor area ratio (FAR) of 0.90 (excluding garages) and unit density of 23 units per acre (57 units per hectare) is less than the 0.90 FAR (excluding garages) and 30 units per acre (75 uph) unit density permitted under the RM-30 Zone. It is noted that these density calculations are based on the net site area of Block A. Approximately 41% of the site is being dedicated to the City as open space to protect the 2 watercourses on the site, and these dedicated areas are excluded from the density calculation.
- The proposed maximum building height of 13.0 metres (43 ft.) and maximum lot coverage of 45% are identical to the provisions of the RM-30 Zone.
- The proposed setbacks in Block A range from 2.0 metres (6.5 ft.) to 7.5 metres (25 ft.) from the lot lines. As such, in some instances the setbacks are less than the 7.5 metre (25 ft.) setback requirements of the RM-45 Zone and IB Zone. It is noted, however, that the north, south, and east lot lines of Block A all abut the riparian area and as such the impact of the reduced setback on these sides is negligible. The west setback of Block A, which abuts existing live-work townhouses is 6.0 metres (20 ft.) which matches the 6.0 metre (20 ft.) setback provided on that adjacent townhouse site. All of the live/work townhouse units will have rooftop patio areas, which will provide additional usable outdoor space for all residents.

Block B

- Block B will accommodate the proposed 3-storey office building.

- To accommodate the proposed office building, and in compliance with the Rosemary Heights Business Park NCP, Block B is based on the IB Zone with some variations to suit the proposal, as illustrated in the following table:

	IB Zone	Proposed CD Zone (Block B)
Permitted Uses	<ul style="list-style-type: none"> - Light Impact Industry - Office Uses - General Service Uses - Warehouses - Distribution Centres - Personal Service Uses(limited) - Recreational Facilities - Eating Establishments - Community Services - Assembly Halls - Child Care Centres 	<ul style="list-style-type: none"> - Office Uses - General Service Uses(limited) - Personal Service Uses(limited) - Eating establishments (limited) - Community Services - Child Care Centres
Density	0.75 FAR	0.65 FAR
Lot Coverage	60%	45%
Building Height	12 metres (40 ft.)	13 metres (43 ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines	Variable

- The proposed permitted uses in Block B are based on the combination of uses permitted under the IB Zone with the exception that some of the typical IB Zone uses have been removed as they are not considered appropriate in this context. These include light impact industry, warehouses, and distribution centres, as well as some of the general service uses, including funeral parlours, banks, veterinary clinics, adult educational institutions, and appliance repair shops.
- The proposed floor area ratio (FAR) of 0.65 is less than the 0.75 FAR permitted under the IB Zone. The proposed lot coverage of 45% is less than the 60% coverage permitted under the IB Zone.
- The proposed building height of 13.0 metres (43 ft.) is higher than the 12.0 metre (40 ft.) building height permitted under the IB Zone. The additional 1.0 metre (3 ft.) of building height is to accommodate slightly higher floor to ceiling heights on each floor of the building and a decorative parapet feature, both of which result in a more elegant building design.
- The proposed setbacks within Block B are variable, ranging between 1.5 metres (5 ft.) to 6.1 metres (20 ft.) from the property lines. All of these proposed setbacks are less than the 7.5 metre (25 ft.) setbacks required under the IB Zone. Reduced building setback are necessary to facilitate a reasonable building envelope for the proposed office building due to constraints created by the riparian area and road dedication requirements on the site.
- The south and east yard setbacks are adjacent to the future dedicated riparian area and as such they are the appropriate sides to accommodate more significant setback reductions. These setback areas have been reduced to 1.5 metres (5 ft.) from the property line, which is wide enough to accommodate a gravel pathway around the perimeter of the building for emergency access purposes, and some landscaping adjacent the riparian area fence. These areas will be gated.

- The north yard setback has been reduced to 4.6 metres (15 ft.), which has merits because the north side is a street frontage (32 Avenue) and the building has been oriented to face the street. The reduced setback therefore allows the building to have more of a presence on the street and a more pedestrian-friendly presentation.
- The west yard setback has been reduced to 6.1 metres (20 ft.), which is comparable to other setback reductions permitted for other live/work developments in the surrounding area. The west yard will be heavily landscaped to reduce the visual impact of the reduction.
- The CD Zone will prohibit outdoor storage of goods, materials, and supplies, in both Block A and Block B, as per the IB Zone.

Parking

- Based on the standard off-street parking requirements of the Zoning By-law, the proposed live/work portion of the development would require 192 parking stalls for resident parking, 20 visitor parking stalls, and 45 stalls for the commercial uses. This is based on a combination of the number of residential units proposed (96) and the total commercial floor area proposed (1,490 square metres/16,000 sq.ft.) in the units.
- The applicant argues that the standard off-street parking requirements should not be applied to this unique live/work proposal. Specifically, the applicant contends that the 45 required commercial parking stalls, which are calculated based on the total commercial floor area proposed, are excessive based on the following rationale:
 - The standard parking regulations for commercial uses take into account parking needs for proprietors and employees of the businesses. In the case of this project, the operators of the businesses will be the residents of the townhouse units, and these residents will park in their designated residential parking spaces. In addition, staffing needs for the live/work units on this site are minimal. Since the commercial parking requirements for this site are limited primarily to customers and clients, a parking reduction is justified;
 - It is anticipated that the type of businesses that this live/work development will generate will not be the type that generate a lot of drive-by traffic. The most likely users of this live/work development include a combination of accountants, realtors, artists, contractors and other professionals, as well as some personal service providers, such as beauty parlours and barbershops, whose customers are more likely to visit on an appointment basis only; and
 - Visitors to the residential units will likely visit more often in the evenings whereas businesses customers and clients will likely visit more often during the day. As such, some of the residential visitor parking spaces can be used during the day by business customers and clients on an overflow basis.
- Based on the fact that the commercial uses on the subject site will be required through restrictive covenant to be operated by the residents of the buildings and those residents will have a designated residential parking space, a variation from the typical commercial parking rate is generally acceptable in this unique case. As such, the CD Zone will require a total of 10

off-street commercial parking stalls in Block A, in addition to the resident and resident visitor parking requirements, which represents a ratio of 0.7 parking stalls per 100 square metres of commercial floor area proposed. This is the same ratio applied to other live/work townhouse developments in the area.

- The City's Transportation Department supports the proposed number of parking stalls for the live/work portion of the Zone.
- Based on the standard off-street parking requirements of the Zoning By-law, the proposed office building portion of the development requires a total of 20 parking stalls, based on the total floor area of the proposed building. A total of 20 parking spaces can be accommodated within the Block B portion of the site and as such no relaxations are being requested in this Block.

PRE-NOTIFICATION

Pre-notification letters were sent on March 9, 2011 to 349 neighbouring property owners and staff received the following comments:

- Staff received 8 letters and 2 phone calls from residents in opposition to the proposed development due to concerns regarding traffic conditions on 32 Avenue and the 3-storey building height for the proposed office building fronting 32 Avenue.

(The concept of live/work allows residents to operate their businesses from their homes, minimizing their need to commute into work, and thereby reducing traffic impacts. The proposed development will access 32 Avenue, via a signalized intersection at 156A Street and will also have alternative access via a private road to 31 Avenue and out to Croydon Drive. The City's Transportation Department has reviewed the proposal and found it to be acceptable from a traffic impact perspective).

(The proposed 3-storey building form is appropriate under the business park designation. The building interfaces with a riparian area to the south and east and with 32 Avenue to the north. The property to the west is anticipated to redevelop to a business park or live/work use with a similar 3-storey form in the future under the Rosemary Heights Business Park NCP).

DESIGN PROPOSAL AND REVIEW

Vehicular Access

- There are 2 vehicular accesses proposed for the site. One access will be to 32 Avenue, on the northeast corner of the site via a signalized intersection at 156A Street. The other access will be to 31 Avenue at the southwest corner of the site via a private access road that was established by the neighbouring live-work developments to the south and west of the site.

- It is noted that the property to the immediate west of the site, at 15542 – 32 Avenue, will have access through the existing live/work project further to the west at 15454 – 32 Avenue. A shared access easement was registered as part of that live/work development.

Site Layout and Architectural Design

Live Work

- The live/work component of the development consists of 96 units, 94 of which are in a tandem parking arrangement, and 2 of which feature side-by-side double car garages. Units are arranged into building blocks of 2, 4, 6, and 8 units. All of the units include a dedicated work space which ranges in size from approximately 12 square metres (130 sq.ft.) to 25 square metres (270 sq.ft.) depending on the unit type. All of the work spaces are accessed at grade and connected by a series of pedestrian walkways and courtyard areas.
- The live/work buildings are contemporary in architectural character and feature high/quality durable materials. Siding materials consist of Fiber-Cement Board Horizontal siding and brick veneer. The colour palette is earthy and neutral. The recognizable urban form and contemporary design is appropriate for this innovative live/work development.
- All of the live/work units include a rooftop patio area which provides an additional private outdoor amenity space for residents. The rooftop patios will be partially covered by a decorative trellis.

Office building

- The office building component of the development consists of a 3-storey building providing a total of 1,034 square metres (11,132 sq.ft.) of office space. Parking for the office building is provided in a surface parking lot
- The office building is contemporary in architectural character and features high/quality durable materials similar to those used on the live/work units. Siding materials consist of the same combination of Fiber-Cement Board Horizontal siding and brick veneer as the live/work units in the same colour palette. The building includes significant amounts of glazing particularly on the street fronting (32 Avenue) elevation.

Signage

Live/Work

- The applicant is working on a comprehensive signage package for the live/work component of the development which will consist of a variety of freestanding monument signs, directory signs, and individual unit fascia signs, to assist customers in wayfinding to the various commercial businesses that will occupy the units. This signage package will be confirmed prior to final approval. All signage will consist of high quality materials and will comply with the City's Sign By-law.

Office building

- Signage for the proposed office building consists of two illuminated channel letter logos on the upper floor.

Accessibility

Live/Work

- In order to ensure that all of the units have at-grade entries into the various work spaces, some of the walkway and courtyard areas have been raised. To ensure that the site is still fully accessible, the applicant has committed to installing wheelchair lifts at various stairwell locations. Design details for the wheelchair lifts will be provided prior to final approval and a Section 219 Restrictive Covenant will be required to ensure that wheelchair lifts are provided at all necessary locations to ensure universal accessibility to each of the live/work units.
- Handicap parking stalls are provided at various locations around the live/work site.
- A total of 6 barrier free handicap accessible washrooms are provided within the live/work portion of the site at various locations. A Section 219 Restrictive Covenant will be required to ensure that these barrier free handicap accessible washrooms are provided within the live/work portion of the site as a common amenity.

Office building

- A handicap parking stall is located close to the entry to the office building.
- Entry doors to the building will be power doors .
- The interior of the building will be wheelchair accessible.

CPTED (Office building)

- Gates and no access signage are provided at the east and west sides of the building to control access to the rear of the building after hours.
- The building has significant amounts of glazing for natural surveillance of the site. The building will also have video surveillance.

Indoor Amenity Space (Live/Work)

- An indoor amenity building is proposed on the eastern portion of the live/work site overlooking Titman Creek. The applicant is working on the formatting for the indoor amenity area and as such detailed architectural designs are not yet available. Detailed designs for the amenity building will be provided prior to final approval. The amenity building is 186 square metres (2,000 sq.ft.) in size which is less than the 288 square metres (3,100 sq.ft.) of indoor amenity space required under the Zoning By-law. The 186 square metre (2,000 sq.ft.) building is considered appropriate for the size of the development and the applicant will provide a cash-in-lieu of indoor amenity contribution to offset the by-law deficit.

Tree Preservation and Landscaping

- The applicant retained Glenn Murray (Froggers Creek Tree Consultant's Ltd.) to conduct a site assessment and prepare an arborist report. The arborist report states that the subject site is heavily forested with native deciduous trees. There are a total of 413 trees on the property, 239 of which are on the development site, 155 are within the creek setback areas, and 19 are shared with neighbouring properties.
- The arborist report concludes that to accommodate the proposed development, 231 of the 239 trees within the development site will need to be removed. One-hundred forty-six (146) of these trees are Alders and Cottonwoods with little retentive value. The remaining 85 trees to be removed are within building envelopes, drive-aisles or areas of the site where extensive re-grading will be necessary.
- One-hundred and forty (140) of the 155 trees within the riparian area setbacks will be retained. The 15 to be removed are Alders and Cottonwoods with little retentive value. All of the 19 trees shared with neighbouring properties will be retained.
- The following tables provides details on the proposed tree removal and retention on the site:

Total Inventoried Trees			
Type	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	230	89	141
Paper Birch	107	37	70
Douglas Fir	22	12	10
Bigleaf Maple	12	9	3
Western Red Cedar	11	11	0
Black Cottonwood	10	0	10
English Walnut	3	0	3
Horse Chestnut	3	1	2
Black Locust	2	1	1
English Oak	3	2	1
Silver Maple	2	0	2
Western Hemlock	2	2	0
Apple	1	1	0
Blue Spruce	1	0	1
Hawthorne	1	0	1
Mountain Ash	1	1	0
Norway Maple	1	1	0
Pear	1	0	1
Total	413	167	246

- As part of the overall landscaping plan for the project, the applicant proposes 287 replacement trees in a variety of species. This is less than the 319 replacement trees required under the Tree Protection By-law based on the number of trees being removed and their species. The applicant will provide a cash-in-lieu contribution to the City Green Fund to offset the deficiency in tree replacement on the site.
- In addition to replacement trees, the landscaping plan includes a generous combination of shrubs in different species and colours to provide year-round interest.

- A double row of evergreen shrubs will be provided along 32 Avenue to screen the parking stalls within the office building parking lot.
- The garbage enclosure for the office building will be screened with a decorative enclosure and landscaping.
- The loading zone for the office building is decoratively paved so it can function as a small plaza when not in use.
- Courtyard areas within the live/work portion of the development include decorative water features and seating areas. The outdoor amenity area around the indoor amenity building will include a mini orchard, garden plots with a compost shed, and a large patio area. The proposed 288 square metres (3,100 sq.ft.) of outdoor amenity space meets the Zoning by-law requirement for the number of units proposed.

ADVISORY DESIGN PANEL

ADP Meeting Date: July 28, 2011

- The ADP supports the proposed design of the project subject to resolution of minor design recommendations that the applicant will address prior to final approval.

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 and Applicant's Response
Appendix VII	NCP Amendment Plan
Appendix VIII	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Reports Prepared by Enkon Environmental Dated January 31, 2011, May 30, 2011 and August 9, 2011
- Complete Set of Architectural and Landscape Plans prepared by Bernard Decosse Architect and Maruyama Landscape Architects, respectively, dated September 20, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/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: Bernard Decosse
 Bernard Decosse Architect Inc.
 Address: 201 – 910A Richards Street
 Vancouver BC V6B 3C1

 Tel: 604-682-3301
 Fax: 604-687-1335

2. Properties involved in the Application
 - (a) Civic Address: 15572 - 32 Avenue

 - (b) Civic Address: 15572 - 32 Avenue
 Owner: South Slope Developments Inc., Inc. No. 0890264
 PID: 002-965-259
 North East Quarter of the North East Quarter of the North West Quarter Section 23
 Township 1 Except: Part Subdivided by Plan 70995, New Westminster District

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

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2011-01234

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

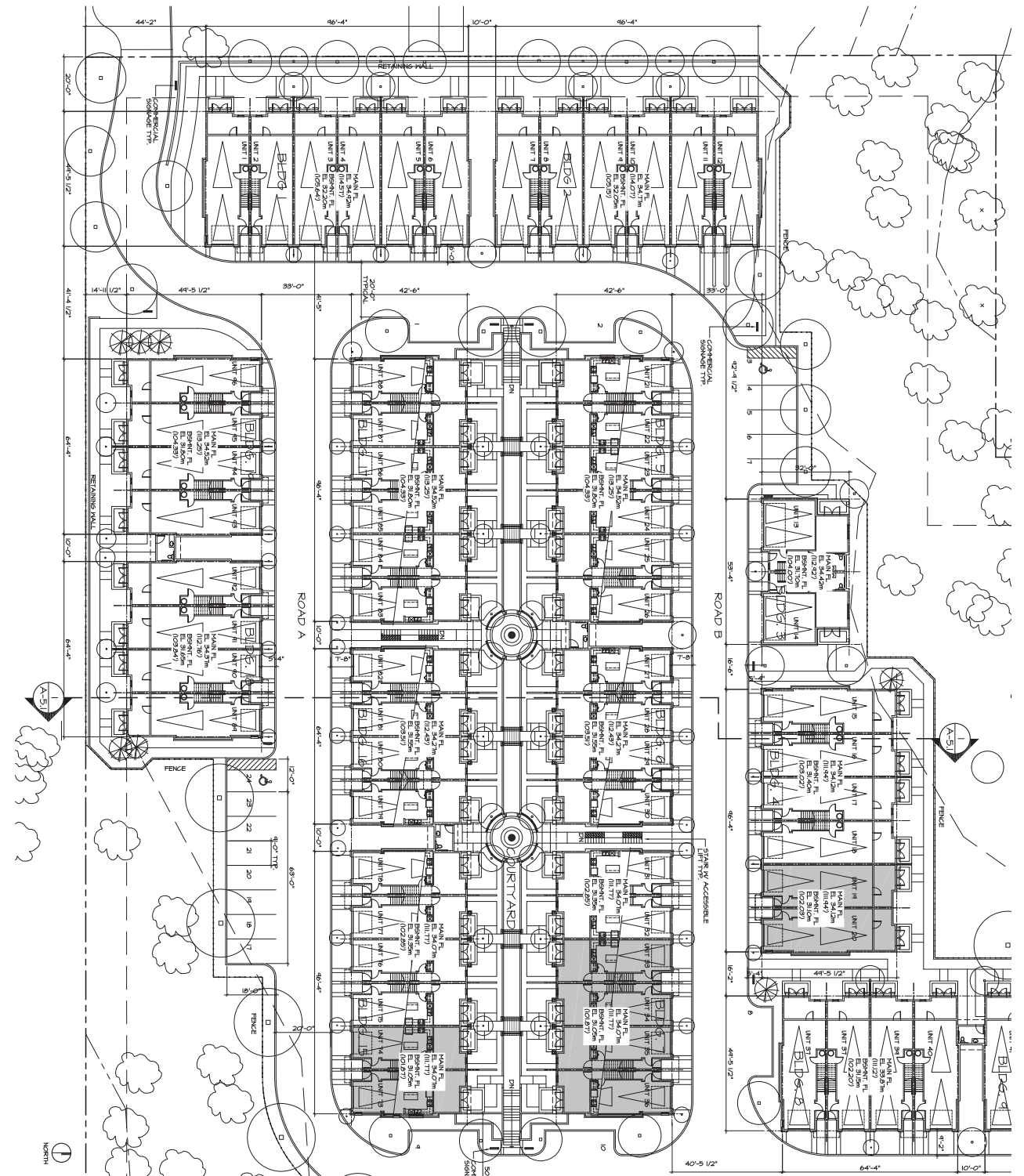
Required Development Data	Minimum Required / Maximum Allowed		Proposed	
	Office	Live/Work	Office	Live/Work
LOT AREA* (in square metres)				
Gross Total				
Road Widening area				
Undevelopable area				
Net Total			1,800 m ²	18,000 m ²
LOT COVERAGE (in % of net lot area)				
Buildings & Structures				
Paved & Hard Surfaced Areas				
Total Site Coverage	45%	45%	45%	45%
SETBACKS (in metres)				
North	4.6 m	2.0 m	4.6 m	2.0 m
South	1.5 m	4.5 m	1.5 m	4.5 m
East	1.5 m	2.0 m	1.5 m	2.0 m
West	6.1 m	6.0 m	6.1 m	6.0 m
BUILDING HEIGHT (in metres/storeys)				
Principal	13 m	13 m	13 m	13 m
Accessory				
NUMBER OF RESIDENTIAL UNITS				
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +				
Total		96		96
FLOOR AREA: Residential		14,710 m ²		14,710 m ²
FLOOR AREA: Commercial				
Retail				
Office				
Total	1,170 m ²	1,490 m ²	1,035 m ²	1,490 m ²
FLOOR AREA: Industrial				
FLOOR AREA: Institutional				
TOTAL BUILDING FLOOR AREA	1,170 m ²	16,200 m ²	1,035 m ²	16,200 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
	Office	Live/Work	Office	Live/Work
DENSITY				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)				
FAR (gross)				
FAR (net)	0.65	0.90	0.58	0.90
AMENITY SPACE (area in square metres)				
Indoor		288 m ²		186 m ²
Outdoor				
PARKING (number of stalls)				
Commercial	20	10	20	10
Industrial				
Residential		192		192
Residential Visitors		19		19
Institutional				
Total Number of Parking Spaces	20	221	20	221
Number of disabled stalls	1	3	1	3
Number of small cars				
Tandem Parking Spaces: Number / % of Total Number of Units				
Size of Tandem Parking Spaces width/length				

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



SHEET

THIS SHEET IS A PART OF A PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE OTHER SHEETS OF THE PROJECT. THE PROJECT IS THE PROPERTY OF THE ARCHITECT AND IS NOT 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, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	REVISION
2020/03/10	ISSUED FOR CLIENT REVIEW
2020/03/10	PRELIMINARY DEVELOPMENT
2020/03/11	REVISION FOR ZONING & DEVELOPMENT PERMIT
2020/03/11	REVISION FOR ZONING & DEVELOPMENT PERMIT

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.
 207 - 1010 Boulevard St. Vincent, St. Jean, QC J2K 1K2
 Phone: (514) 353-1111
 Fax: (514) 353-1112
 Email: bernard@bernarddecosse.com

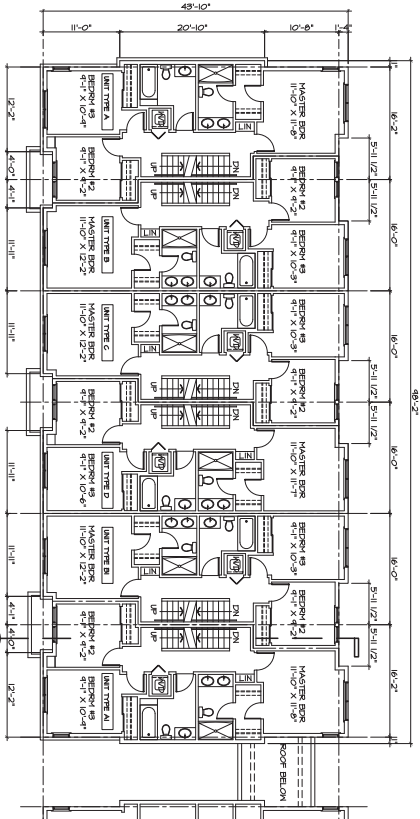
PROJECT TITLE
 SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT
 15512 32 AVE SURREY, BC

SHEET TITLE
 SITE PLAN WEST ENLARGEMENT

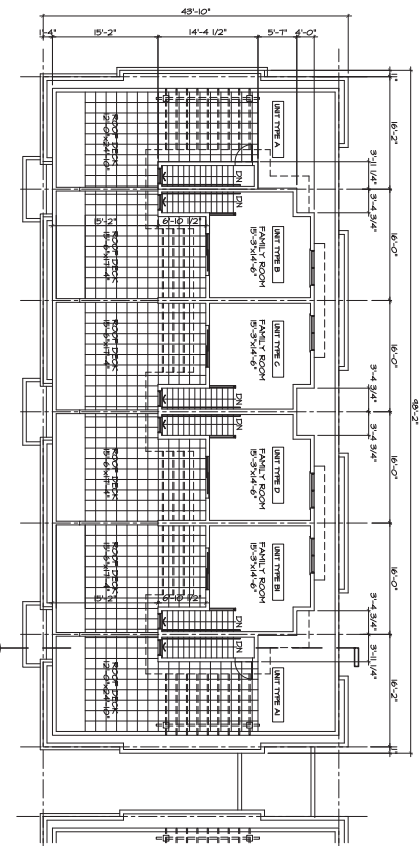
PROJECT NO. 116210
START DATE APRIL 2018
SCALE 1/16" = 1'-0"
REVISION NO. 0

SHEET NO. A-1.1

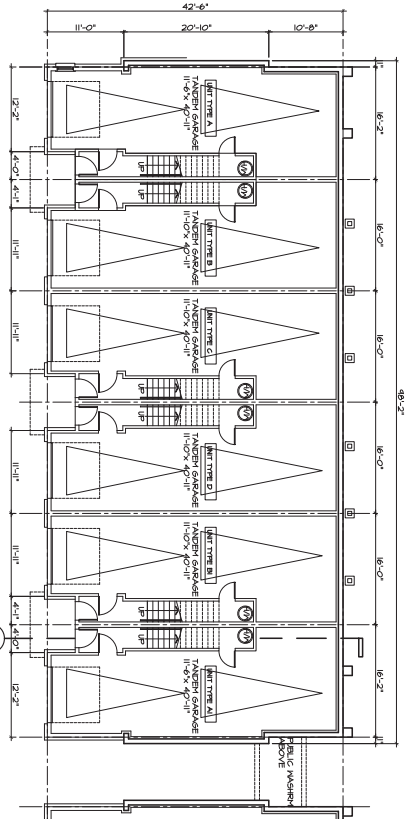
19 SEP 2011 DATE LAST REVISION



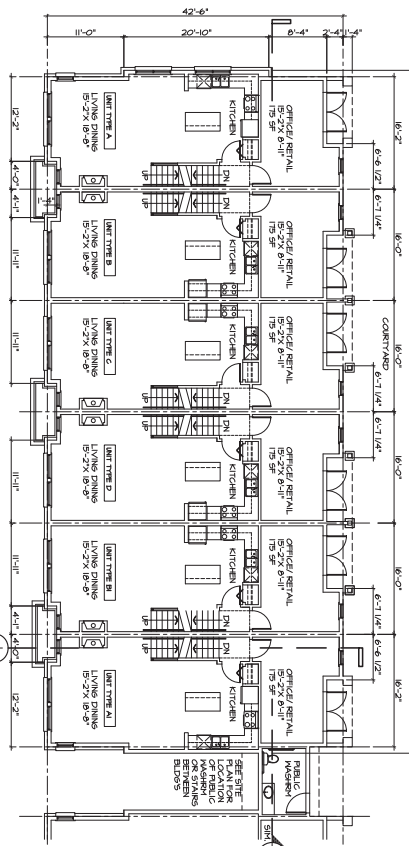
3 6-PLEX LEVEL 2 PLAN
SCALE 1/8" = 1'-0"
GROSS AREA 438 SF (30A4 SW)



4 6-PLEX LEVEL 3 PLAN
SCALE 1/8" = 1'-0"
GROSS AREA 438 SF (30A4 SW)



1 6-PLEX BASEMENT LEVEL PLAN
SCALE 1/8" = 1'-0"
GROSS AREA 4280 SF (31A4 SW)
NET AREA 614 SF (31D SW)



2 6-PLEX LEVEL 1 PLAN
SCALE 1/8" = 1'-0"
GROSS AREA 3905 SF (30A4 SW)

PROJECT NO. 114210
START DATE APRIL 2010
SCALE
REVISION NO. 0

A-2-1
DATE LAST REVISION

SHEET NO.

PROJECT TITLE
SIX-PLEX BUILDING TYPE A PLANS

CLIENT
SOUTH SLOPE DEVELOPMENTS INC.
TOWNHOME PROJECT
15972 32 AVE SURREY, BC

ARCHITECT
BERNARD DECOSSÉ ARCHITECT INC.
2727 - 8100 Richardson St., Vancouver, BC V6N 3C1
Phone: 604-273-1333
Fax: 604-273-1334

CONSULTANT

DATE

REVISION

RESERVED FOR CLIENT REVIEW
PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

25/07/10
21/01/11
20/06/11
20/06/11

DATE

REVISION

RESERVED FOR CLIENT REVIEW
PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

25/07/10
21/01/11
20/06/11
20/06/11

DATE

REVISION

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PRELIMINARY DEVELOPMENT
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25/07/10
21/01/11
20/06/11
20/06/11

DATE

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PRELIMINARY DEVELOPMENT
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25/07/10
21/01/11
20/06/11
20/06/11

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25/07/10
21/01/11
20/06/11
20/06/11

DATE

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PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

25/07/10
21/01/11
20/06/11
20/06/11

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RESERVED FOR CLIENT REVIEW
PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

25/07/10
21/01/11
20/06/11
20/06/11

DATE

REVISION

RESERVED FOR CLIENT REVIEW
PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

25/07/10
21/01/11
20/06/11
20/06/11

DATE

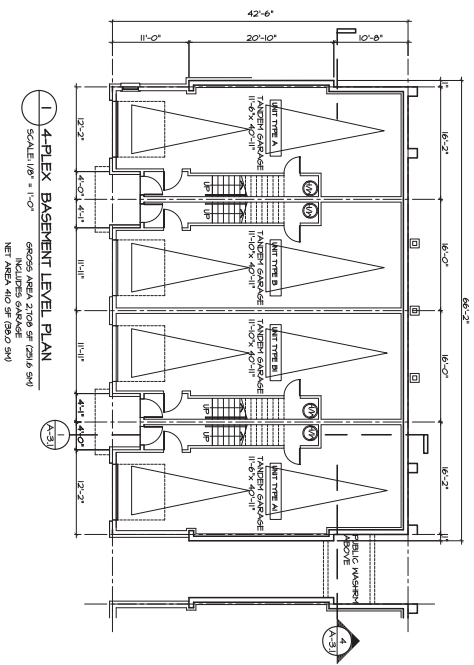
REVISION

RESERVED FOR CLIENT REVIEW
PRELIMINARY DEVELOPMENT
DESIGNED FOR REZONING & DEVELOPMENT PERMIT
REVISIONS & RESSUED FOR DEVELOPMENT PERMIT

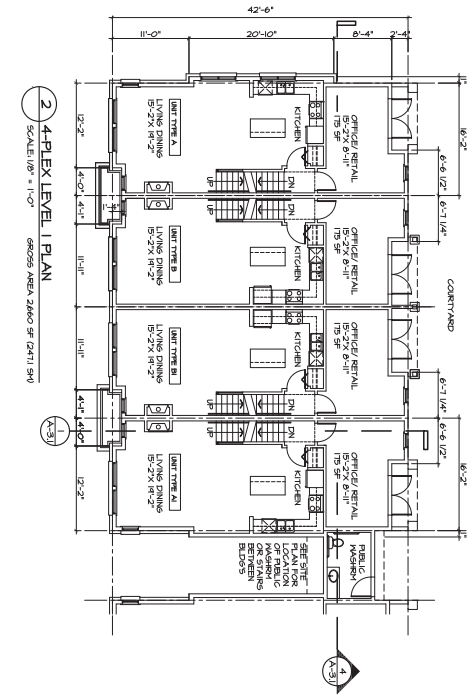
25/07/10
21/01/11
20/06/11
20/06/11

DATE

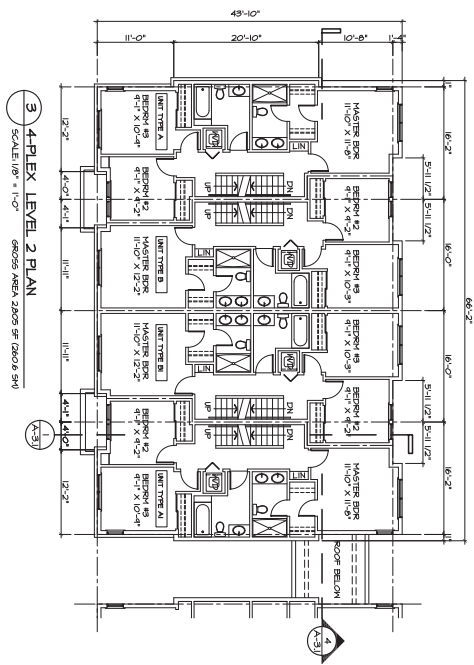
REVISION



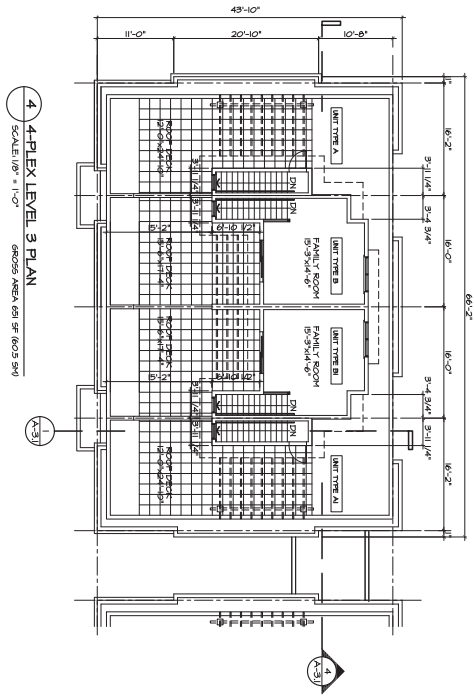
1 4-PLEX BASEMENT LEVEL PLAN
 SCALE: 1/8" = 1'-0"
 66255 AREA 2708 SF (216.84)
 NET AREA 467 SF (86.03)



2 4-PLEX LEVEL 1 PLAN
 SCALE: 1/8" = 1'-0"
 66255 AREA 2460 SF (247.34)



3 4-PLEX LEVEL 2 PLAN
 SCALE: 1/8" = 1'-0"
 66255 AREA 2205 SF (206.24)



4 4-PLEX LEVEL 3 PLAN
 SCALE: 1/8" = 1'-0"
 66255 AREA 161 SF (162.54)

PROJECT NO. 116-10
 START DATE APRIL 2010
 SCALE 1/8" = 1'-0"
 REVISION NO. 0

A-2.2

DATE LAST REVISION

SHEET NO.

SHEET TITLE

FOUR-PLEX BUILDING TYPE B

PROJECT TITLE

SOUTH SIDE DEVELOPMENTS INC. TOWNHOME PROJECT

15572 32 AVE SURREY, BC

327 - 4104 BURNHAMTHORPE BL. VANCOUVER, BC V6N 3C1
 604-273-8888
 bernard@bernarddecosse.com

BERNARD DECOSSÉ ARCHITECT INC.

CONSULTANT

RESUBMISSION

250310 ISSUED FOR CLIENT REVIEW

150710 PRELIMINARY DEVELOPMENT

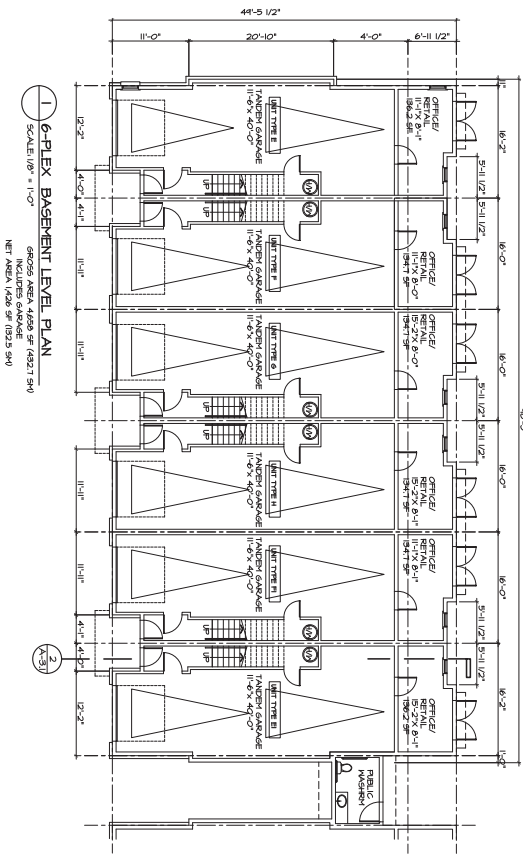
210111 PRELIMINARY DEVELOPMENT

260011 REVISION FOR REZONING & DEVELOPMENT PERMIT

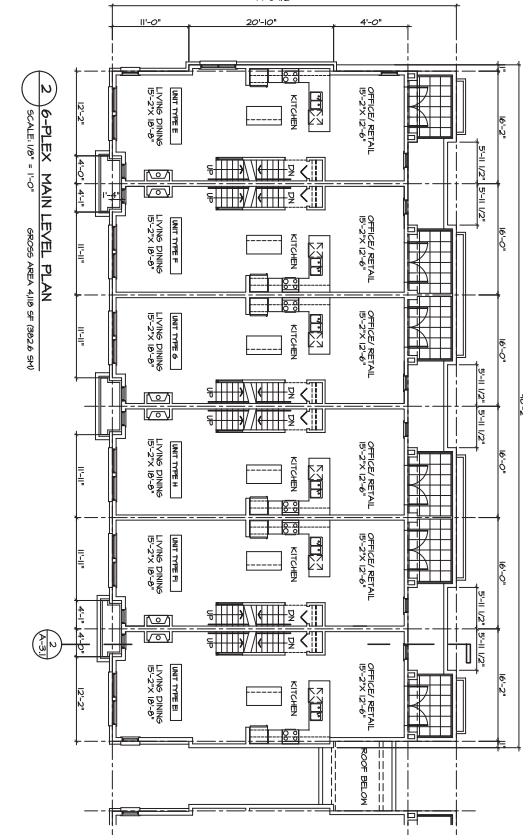
260011 REVISIONS & REISSUED FOR DEVELOPMENT PERMIT

DATE

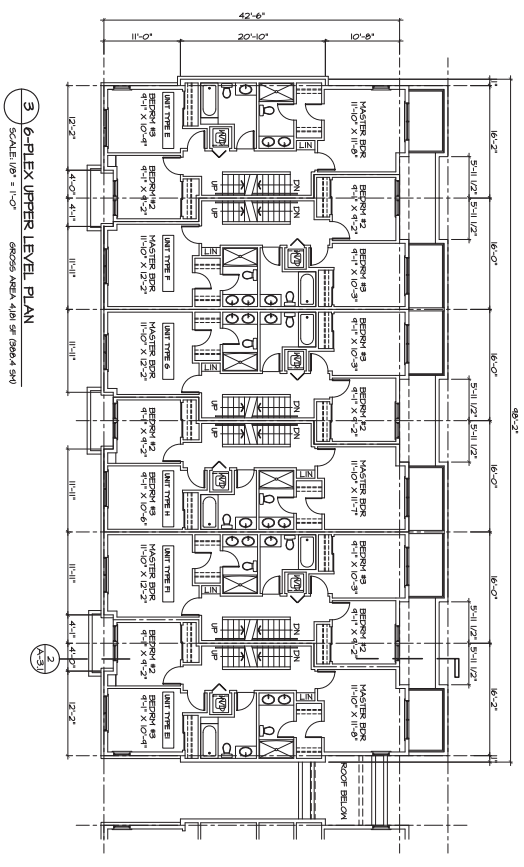
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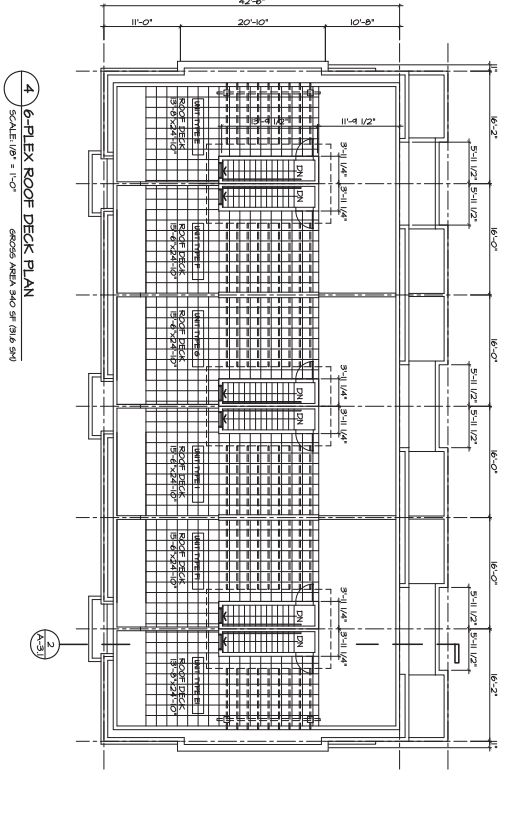
1 6-PLEX UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"
660255 AREA 4489 SF (423.7 SQ)
NET AREA 1426 SF (132.9 SQ)



2 6-PLEX MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"
660255 AREA 4119 SF (382.8 SQ)



3 6-PLEX UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"
660255 AREA 4489 SF (423.7 SQ)



4 6-PLEX ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
660255 AREA 590 SF (54.6 SQ)

PROJECT NO. 11610
START DATE APRIL 2010
SCALE
REVISION NO. 0

A-2.3
DATE LAST REVISION

SHEET NO.
SHEET TITLE
SIX-PLEX BUILDING TYPE C PLANS

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

PROJECT LOCATION
207 - 210A Westside Dr, Vancouver, BC V6B 3C1
Drawing Information: 001 001 1010

PROJECT TITLE
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT 15972 32 AVE SURREY, BC

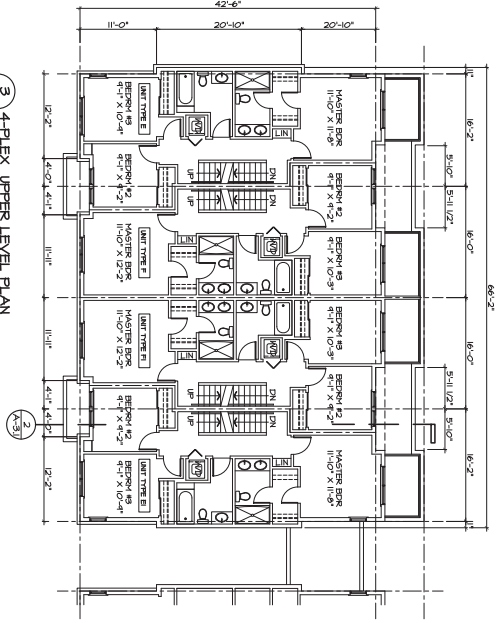
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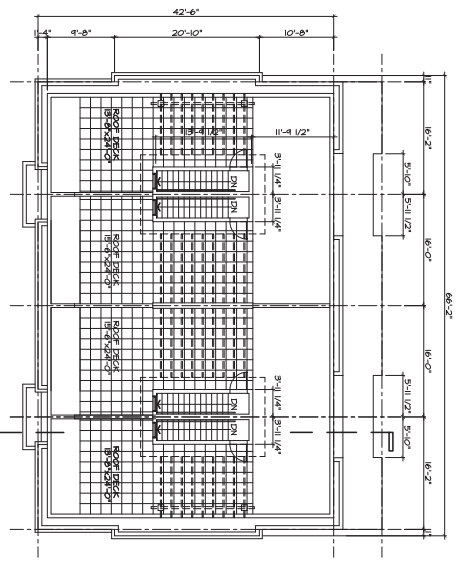
PROJECT LOCATION
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Drawing Information: 001 001 1010

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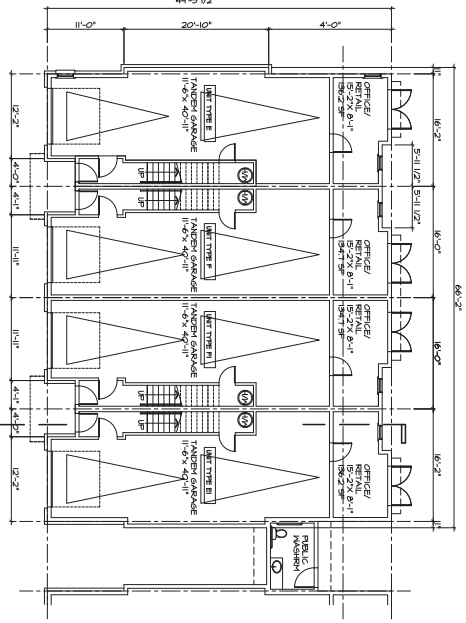
DATE	REVISION
25/03/20	ISSUED FOR CLIENT REVIEW
15/07/20	PRELIMINARY DEVELOPMENT
21/01/21	PRELIMINARY DEVELOPMENT
26/06/21	ISSUED FOR ZONING & DEVELOPMENT PERMIT
26/06/21	REVISIONS & REISSUED FOR DEVELOPMENT PERMIT



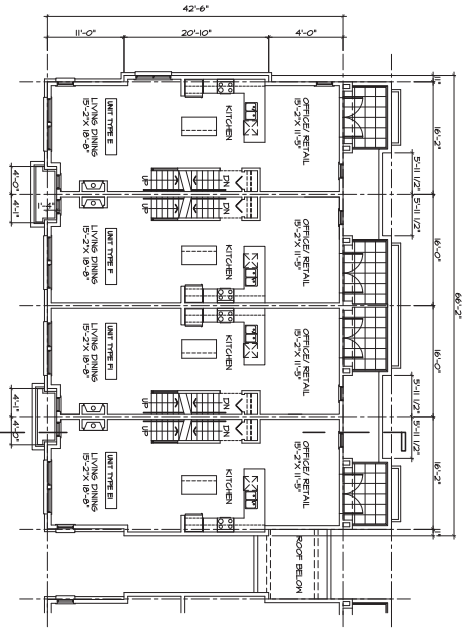
3-4 PLEX UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"
66055 AREA 2305 SF (2302 SW)



4-4 PLEX ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
66055 AREA 2305 SF (2302 SW)



1-4 PLEX BASEMENT LEVEL
SCALE: 1/8" = 1'-0"
66055 AREA 324 SF (2302 SW)
NET AREA 90 SF (2304 SW)



2-4 PLEX MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"
66055 AREA 2169 SF (2301 SW)

PROJECT NO. 116210
START DATE APRIL 2018
SCALE
REVISION NO. 0

A-2.4

19 SEP 2011 DATE LAST REVISION

BERNARD DECOSSÉ
ARCHITECT INC.

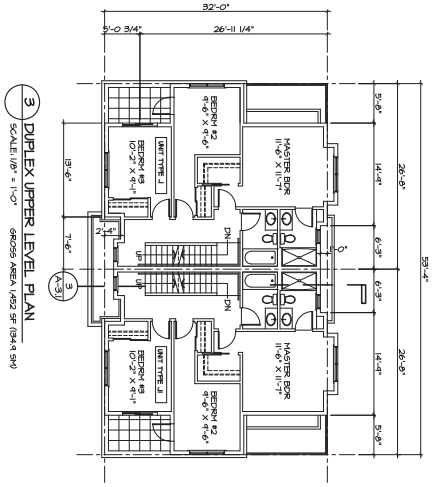
207 - 410A BAYVIEW DR. WILLOWDALE, ONT. M2B 3K1
Tel: 416-491-1333
Fax: 416-491-1334
www.bernarddecoesse.com

PROJECT TITLE
SOUTH SLOPE
DEVELOPMENTS INC.
TOWNHOME PROJECT
15972 32 AVE SURREY, BC

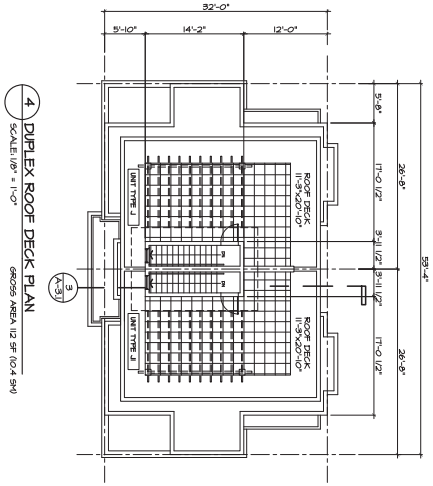
SHEET TITLE
FOUR-PLEX
BUILDING TYPE D
PLANS

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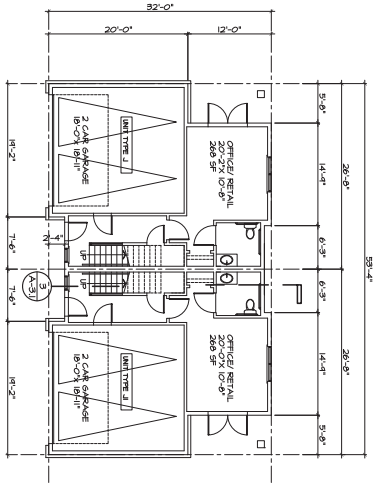
DATE	REVISION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	PERMIT APPLICATION
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	DESIGNED FOR ZONING & DEVELOPMENT PERMIT
26/06/11	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT



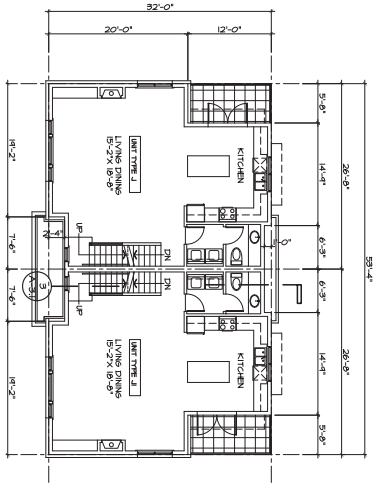
3 DUPLEX UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"
GROSS AREA 1402 SF (134.4 SM)



4 DUPLEX ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
GROSS AREA 112 SF (10.4 SM)



1 DUPLEX BASEMENT LEVEL
SCALE: 1/8" = 1'-0"
GROSS AREA 1024 SF (94.6 SM)
INCLUDES GARAGE
NET AREA 762 SF (70.4 SM)



2 DUPLEX MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"
GROSS AREA 1524 SF (141.6 SM)

CONSULTANT:

BERNARD DECOSSÉ
ARCHITECT INC.

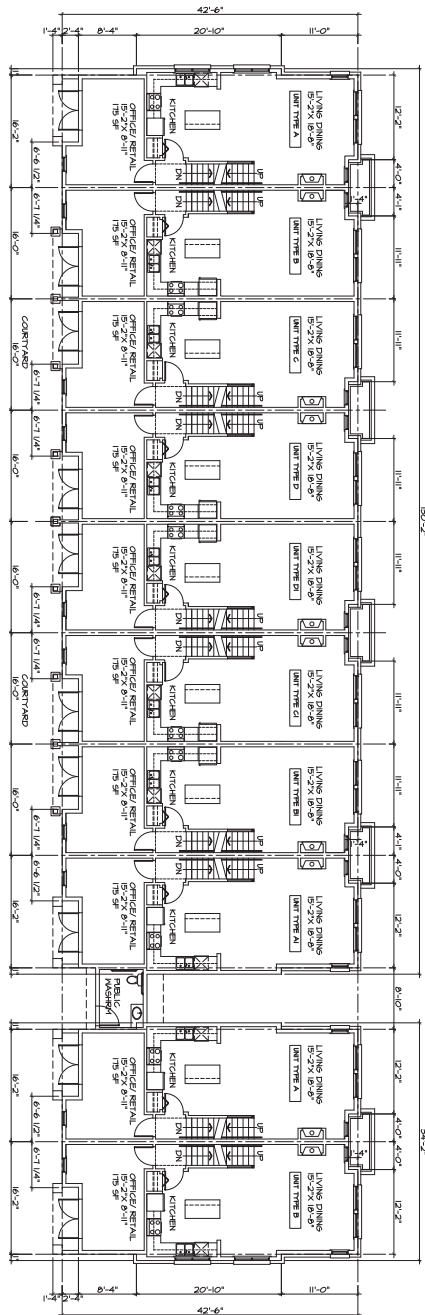
207 - 210A BURNHAMTHORPE BL. VANCOUVER, BC V6B 3C1
Tel: 604-273-1232
Fax: 604-273-1233
Email: bernard@bernarddecosse.com

PROJECT TITLE
SOUTH SI OPE
DEVELOPMENTS INC.
TOWNHOME PROJECT
15972 32 AVE SURREY, BC

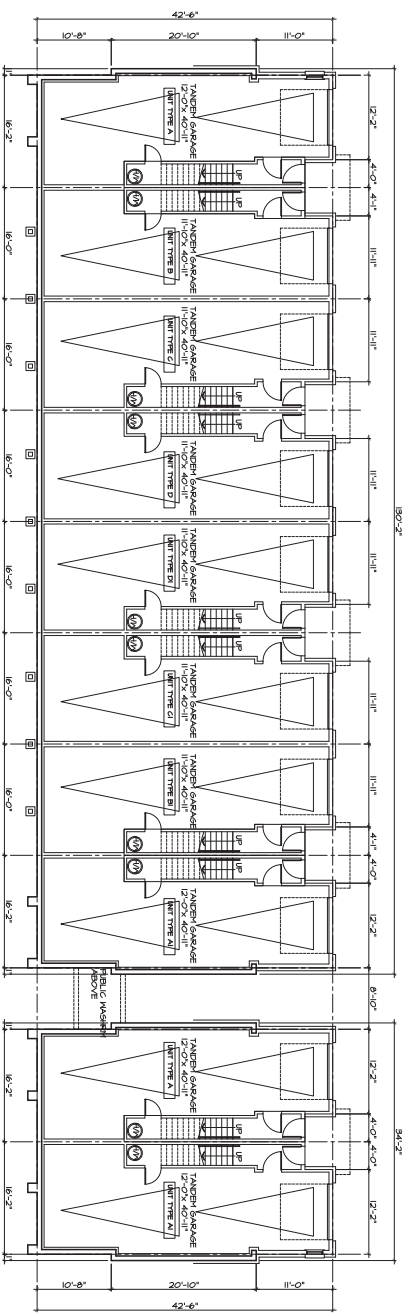
SHEET TITLE
DUPLEX
BUILDING TYPE E
PLANS

PROJECT NO.	116-10
START DATE	APRIL 2010
SCALE	-
REVISION NO.	0
SHEET NO.	A-2.5

19 SEP 2011 DATE LAST REVISION



2-B-PLEX & DUPLEX MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"
 B-PLEX 68025 AREA 5271 SF (1467.2 SQM)
 DUPLEX 68025 AREA 1929 SF (178.2 SQM)



1-B-PLEX & DUPLEX BASEMENT LEVEL PLAN
 SCALE: 1/8" = 1'-0"
 B-PLEX 68025 AREA 1349 SF (124.2 SQM)
 DUPLEX 68025 AREA 1260 SF (116.2 SQM)
 NET AREA 2609 SF (240.4 SQM)

DATE: 25/03/20
 DATE: 15/07/20
 DATE: 21/01/21
 DATE: 26/09/21

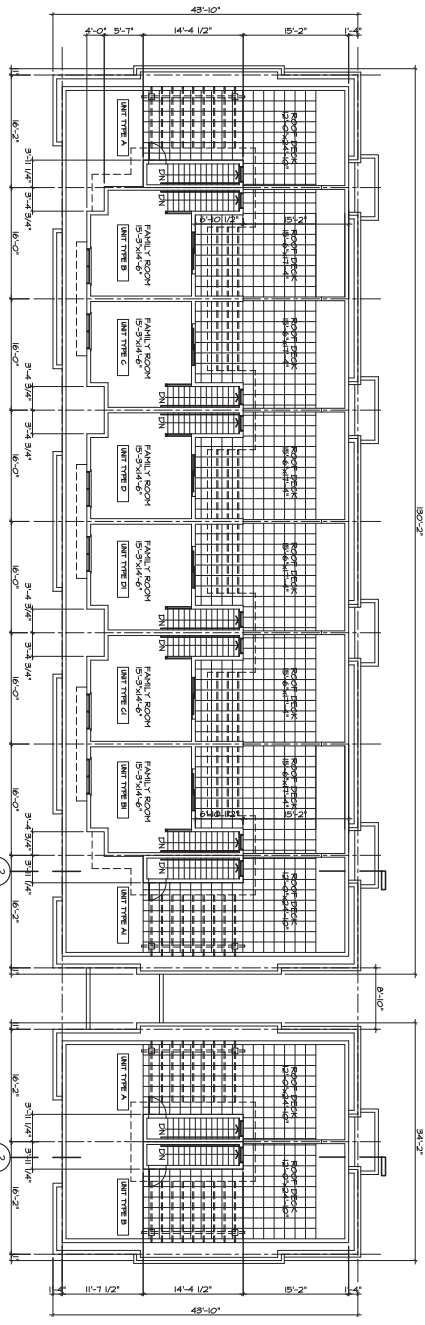
REVISION:
 ISSUED FOR CLIENT REVIEW
 PRELIMINARY DESIGN
 PRELIMINARY DEVELOPMENT
 REVISION FOR SEIZING & DEVELOPMENT PERMIT
 REVISIONS & REISSUED FOR DEVELOPMENT PERMIT

CONSULTANT:
 BERNARD DECOSSE ARCHITECT INC.
 207 - 1010 West Beaver Creek, Richmond, BC, V6X 3C1
 Phone: 604-273-8888
 Fax: 604-273-8889
 Email: bernard@decosse.com

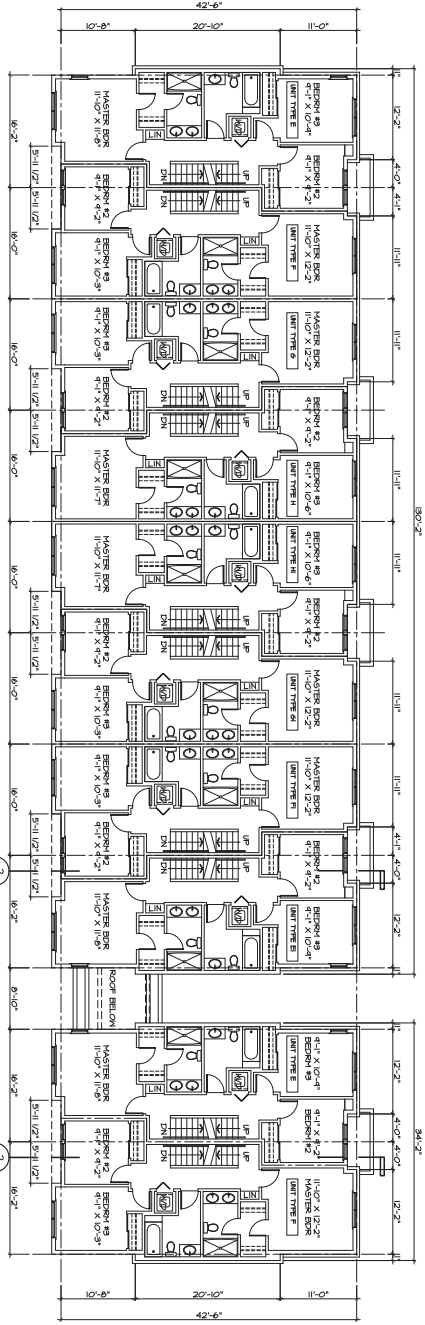
PROJECT TITLE:
 SOUTH SLOPE DEVELOPMENTS INC.
 TOWNHOME PROJECT
 15572 32 AVE SURREY, BC

SHEET TITLE:
 EIGHT-PLEX / DUPLEX BUILDINGS TYPES F & G BASEMENT & MAIN LEVEL PLANS

PROJECT NO.: 116-10
 START DATE: APRIL 2018
 REVISION NO.: 0



2-B-PLEX & DUPLEX ROOF DECK PLAN
SCALE: 1/8" = 1'-0"
B-PLEX 66055 AREA 1122 SF (1600 S44)
DUPLEX 66055 AREA 1879 SF (123 S44)



1-B-PLEX & DUPLEX UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"
B-PLEX 66055 AREA 1420 SF (106 S 344)
DUPLEX 66055 AREA 1424 SF (103 S 344)

DATE: 25/03/20
DATE: 15/07/20
DATE: 21/01/11
DATE: 20/06/11
DATE: 20/06/11

DATE	REVISION
25/03/20	ISSUED FOR CLIENT REVIEW
15/07/20	PRELIMINARY DEVELOPMENT PERMIT SUBMISSION
21/01/11	PRELIMINARY DEVELOPMENT PERMIT SUBMISSION
20/06/11	REVISIONS FOR SEIZING & DEVELOPMENT PERMIT
20/06/11	REVISIONS FOR SEIZING & DEVELOPMENT PERMIT

CONSULTANT:
BERNARD DECOSSÉ ARCHITECT INC.
207 - 4th Floor, Vancouver, BC, Vancouver, BC, V6B 3C1
Tel: 604.681.1111 Fax: 604.681.1122
Email: bernard@bernarddecose.com

PROJECT TITLE:
SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT
15572 32 AVE SURREY, BC

SHEET TITLE:
B-PLEX / DUPLEX BUILDINGS TYPES F & G UPPER & ROOF DECK PLANS

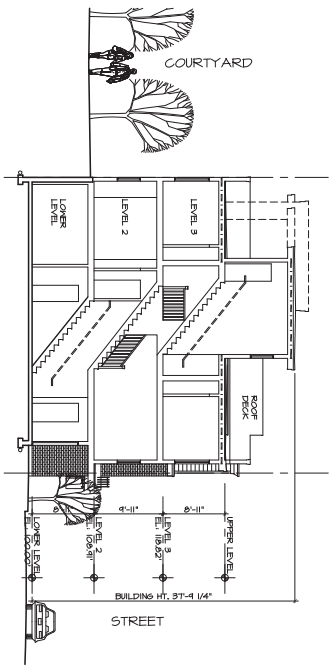
PROJECT NO.: 116210
START DATE: APRIL 2010
SCALE:
REVISION NO.: 0

SHEET NO.: A-27
DATE LAST REVISED: 19 SEP 2011

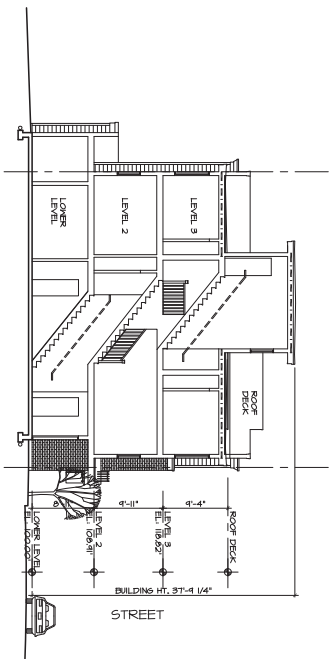
SCALE

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1:4" = 1'-0"
1:2" = 1'-0"
1:1" = 1'-0"
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1:3/4" = 1'-0"
1:5/8" = 1'-0"
1:7/8" = 1'-0"
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1:1 3/4" = 1'-0"
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1:2 1/2" = 1'-0"
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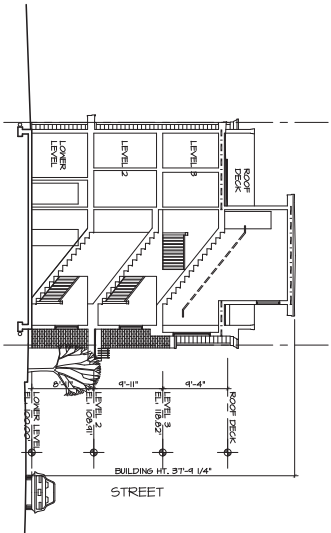
DATE	REVISION
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15/07/10	PRELIMINARY DEVELOPMENT
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT
26/09/11	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT



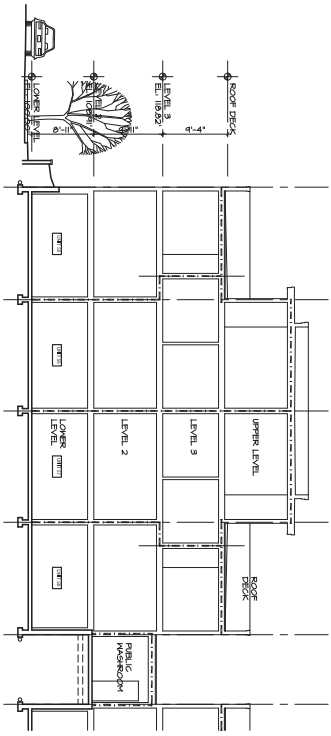
1 BUILDING 'A' & 'B' SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING 'C' & 'D' SECTION
SCALE: 1/8" = 1'-0"



3 DUPLEX SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING 'A' & 'B' SECTION
SCALE: 1/8" = 1'-0"

CONSULTANT

BERNARD DECOSSÉ
ARCHITECT INC.

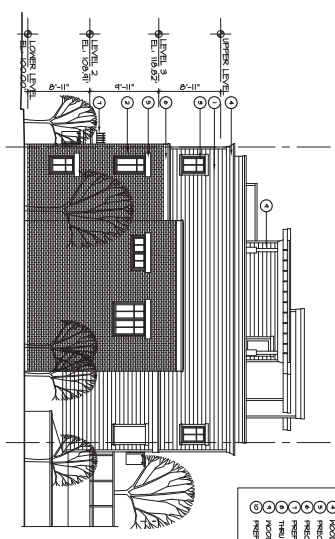
207 - 410A Burrard St. Vancouver, BC V6B 3C1
Canada | bernarddecosse.com | 604 687 1333

PROJECT TITLE
SOUTH SIDE
DEVELOPMENTS INC.
TOWNHOME PROJECT
15572 32 AVE SURREY, BC

SHEET TITLE
SECTIONS

PROJECT NO. 116210
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0

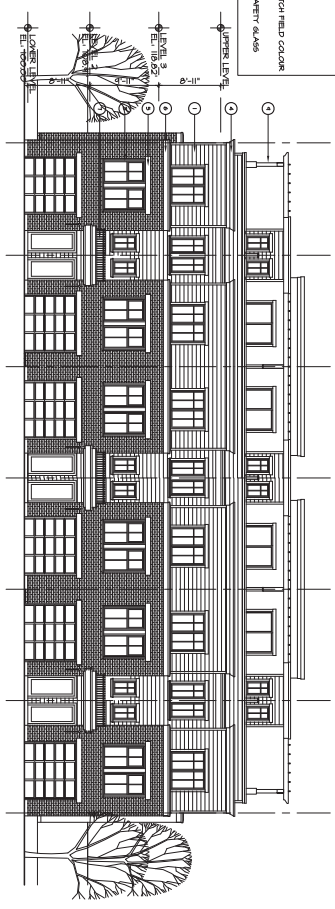
SHEET NO. **A-3.1**
DATE LAST REVISED 19 SEP 2011



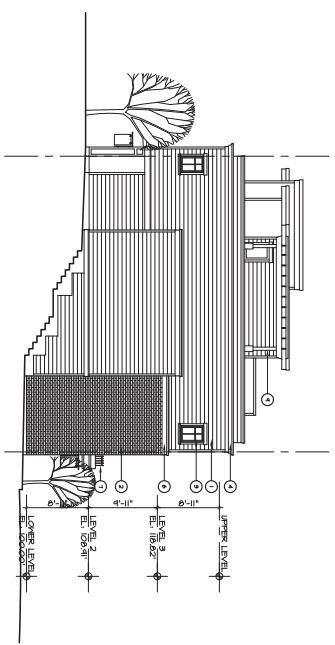
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SCALE: 1/8" = 1'-0"

MATERIAL KEY

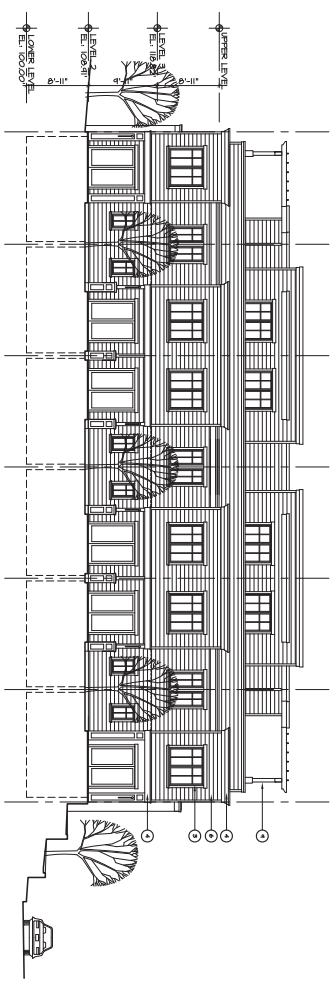
- 1 FIBER-CEMENT BOARD (KELT, SIDING)
- 2 BRICK VENEER
- 3 VERTICAL SLATS (WOOD TRIM)
- 4 HORIZONTAL CONCRETE PANELS
- 5 REINFORCED METAL PANELS
- 6 REINFORCED METAL PANELS
- 7 TRIM PAINT FINISH (COLOR TO MATCH FIELD COLOR)
- 8 REINFORCED METAL, EXTERIOR, W/ SAFETY GLASS



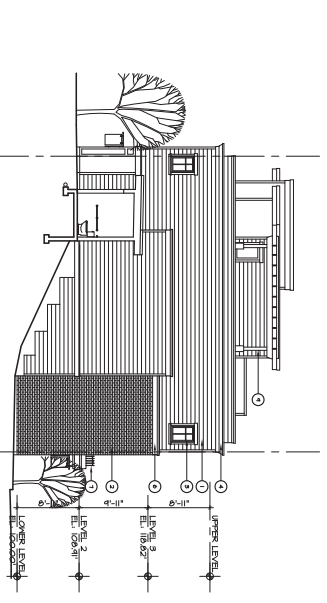
2 6-PLEX STREET ELEVATION
SCALE: 1/8" = 1'-0"



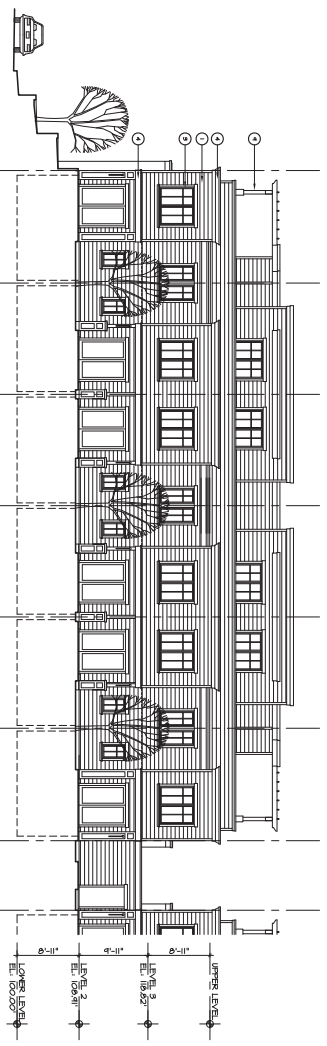
3 6-PLEX STAIR END ELEVATION
SCALE: 1/8" = 1'-0"



4 6-PLEX COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



5 6-PLEX W/ PUBLIC WASHROOM END ELEVATION
SCALE: 1/8" = 1'-0"



6 6-PLEX W/ PUBLIC WASHROOM COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

DATE	DESCRIPTION
25/03/20	ISSUED FOR CLIENT REVIEW
15/07/20	PERMANENT PRELIMINARY DESIGN
21/01/21	PERMANENT PRELIMINARY DESIGN
26/06/21	ISSUED FOR ZONING & DEVELOPMENT PERMIT
25/09/21	ISSUED FOR ZONING & DEVELOPMENT PERMIT

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.

207 - 2104 BURNHAMTHORPE RD, WILLOWDALE, ONT. M2B 3C1
 416-491-1330
 bernarddecosse.com

PROJECT TITLE
SOUTH SILOPE DEVELOPMENTS INC. TOWNHOME PROJECT
15972 32 AVE SURREY, BC

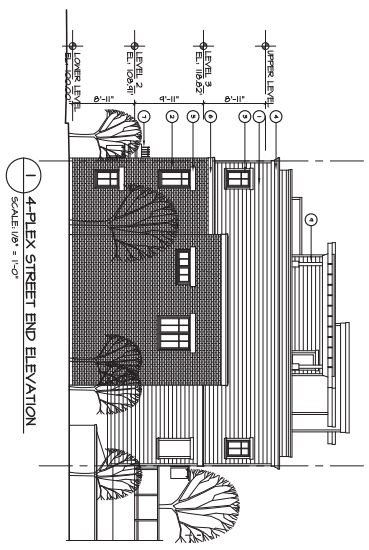
SHEET TITLE
SIX-PLEX BUILDINGS TYPE A ELEVATIONS

PROJECT NO. 114210
START DATE APRIL 2018
SCALE 1/8" = 1'-0"
REVISION NO. 0
SHEET NO.

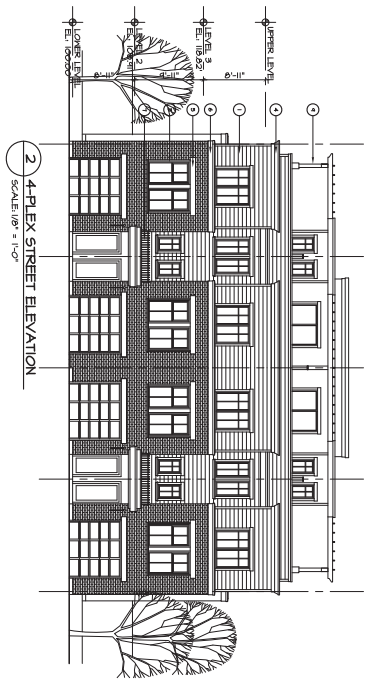
A-4.1
DATE: LATE REVISION
19 SEP 2011

MATERIAL KEY

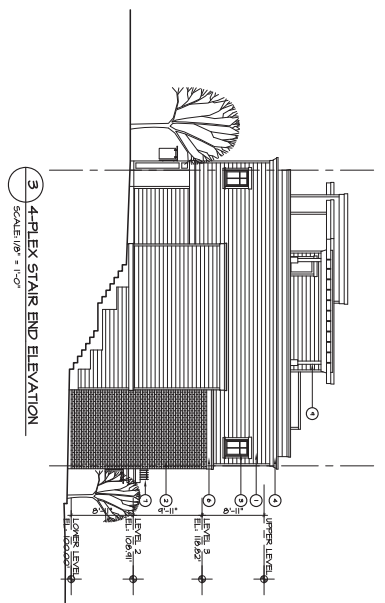
- ① PERK-CENT BROWN HOLEY STONE
- ② BRICK VENEER (HORIZONTAL AT ROOF TRIM)
- ③ HOOD PANELS & MATERIALS
- ④ PRECAST CONCRETE PANELS
- ⑤ PRECAST CONCRETE PANELS CAP
- ⑥ PREFINISHED METAL ROOF RAILING
- ⑦ PREFINISHED METAL COLUMN TO MATCH RAIL COLOR
- ⑧ HOOD ROOF & BEAM
- ⑨ PREFINISHED METAL SKYBRUSH BY SAFETY GLASS



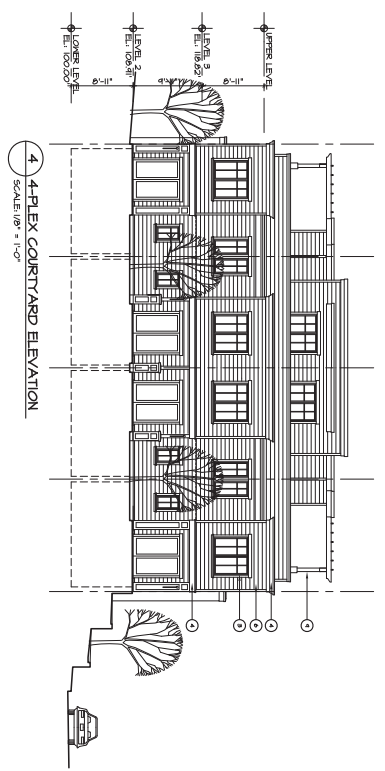
1 4-FLEX STREET END ELEVATION
SCALE: 1/8" = 1'-0"



2 4-FLEX STREET ELEVATION
SCALE: 1/8" = 1'-0"



3 4-FLEX STAIR END ELEVATION
SCALE: 1/8" = 1'-0"



4 4-FLEX COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

SHEET

THIS SHEET IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE PROJECT. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE LATEST REVISIONS OF THESE DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SHEET. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS SHEET.

DATE	DESCRIPTION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	ISSUED FOR CLIENT REVIEW
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT
26/09/11	REVISIONS & RESUBMIT FOR DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DECOSSÉ ARCHITECT INC.

207 - 101A Boulevard de Vancouver, Dé. 7688 S.C.T.
 Montréal (Québec) H2V 1S2

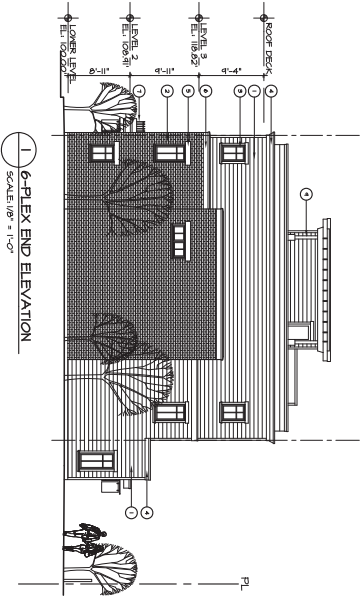
PROJECT TITLE
 SOUTH SLOPE DEVELOPMENTS INC.
 TOWNHOME PROJECT
 15972 32 AVE SURREY, BC

SHEET TITLE
 FOUR-PLEX BUILDINGS TYPE B ELEVATIONS

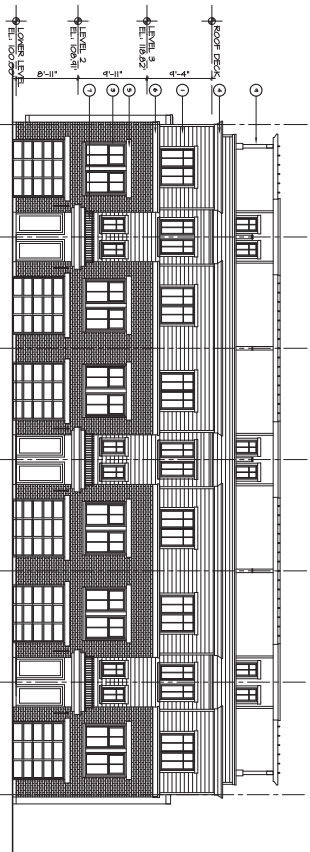
PROJECT NO. 116210
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0

SHEET NO.
A-4.2
 DATE LAST REVISION
 19 SEP 2011

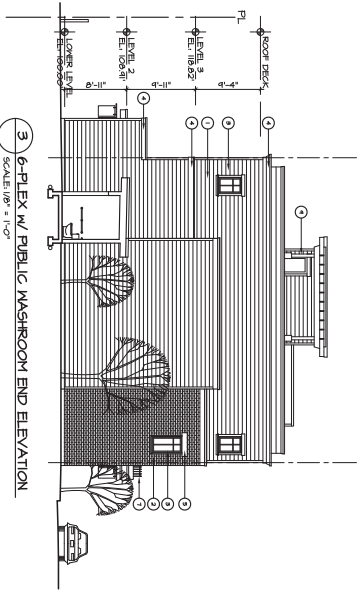
MATERIAL KEY	
1	INTERLOCKING ROOFING METAL SIDING
2	VINYL CLADDED WINDOWS W/ WOOD TRIM
3	WOOD SHAKES & MATERIALS
4	PRECAST CONCRETE UNITILES
5	PRECAST CONCRETE PANELTY CLAY
6	TRIM WALL FINISHING COLOR TO MATCH FIELD COLOR
7	WOOD POSTS & BEAM
8	PREFINISHED METAL GUTTERWALL W/ SAFETY GLASS



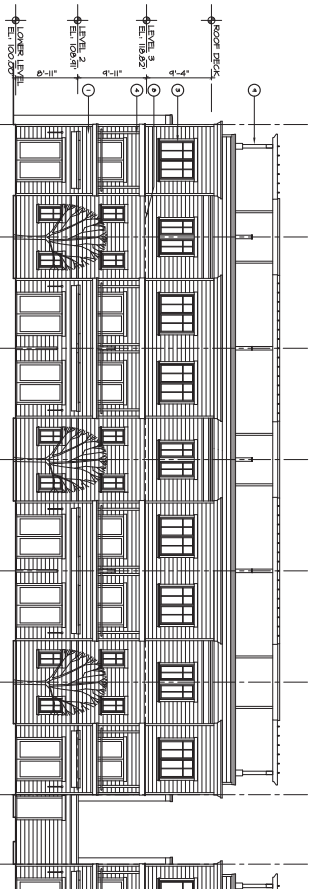
1 6-PLEX END ELEVATION
SCALE: 1/8" = 1'-0"



2 6-PLEX STREET ELEVATION
SCALE: 1/8" = 1'-0"



3 6-PLEX W/ PUBLIC WASHROOM END ELEVATION
SCALE: 1/8" = 1'-0"



4 6-PLEX W/ PUBLIC WASHROOM REAR ELEVATION
SCALE: 1/8" = 1'-0"

DATE	REVISION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	PERMIT SUBMISSION
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT
26/06/11	REVISIONS & RESUBMIT FOR DEVELOPMENT PERMIT

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.

207 - 101A BURNHAM ST. VANCOUVER, BC V6B 3C1
 Phone: 604.681.8888
 Fax: 604.681.8889
 Email: bernard@bernarddecosse.com

PROJECT TITLE
 SOUTH SI OPE DEVELOPMENTS INC.
 TOWNHOME PROJECT
 15972 32 AVE SURREY, BC

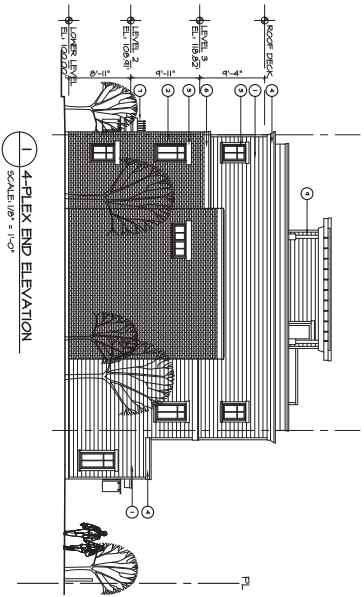
SHEET TITLE
 SIX-PLEX BUILDINGS TYPE C ELEVATIONS

PROJECT NO. 116210
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0
SHEET NO.

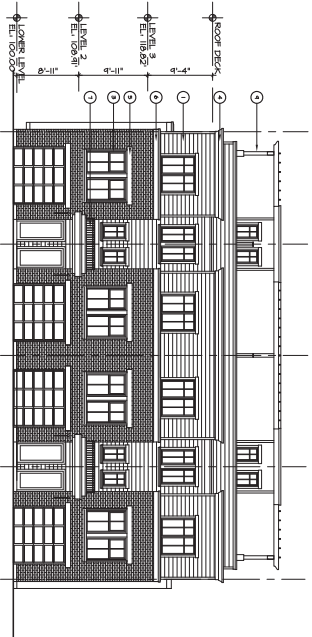
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19 SEP 2011 DATE LAST REVISED

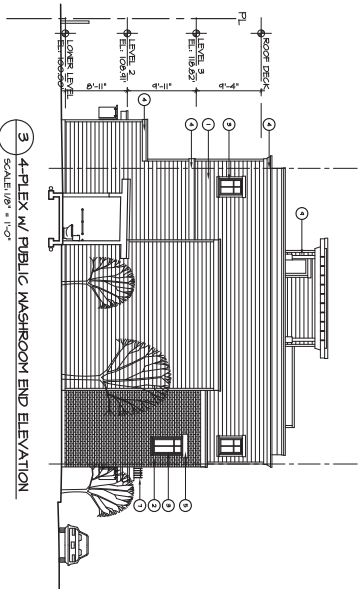
MATERIAL KEY	
1	FINISH: GREY BOARD WOOD, STONE
2	BRICK VENEER
3	WOOD PANELING (WOOD TRIM)
4	WOOD PANELING & MATERIALS
5	PRECAST CONCRETE LINTEL
6	PRECAST CONCRETE PARAPET CAP
7	PRECAST VERTICAL PANEL BOARD
8	PRECAST VERTICAL PANEL BOARD WITH VERTICAL FIELD COLOR
9	WOOD POSTS & BEAM
10	PRETENSIONED VERTICAL GLAZING WITH SAFETY GLASS



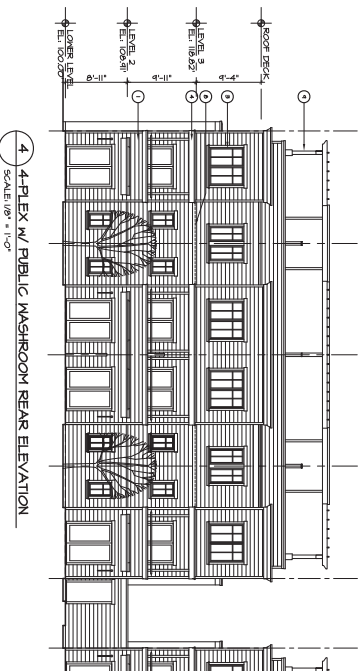
1 4-PLEX END ELEVATION
SCALE: 1/8" = 1'-0"



2 4-PLEX STREET ELEVATION
SCALE: 1/8" = 1'-0"



3 4-PLEX W/ PUBLIC WASHROOM END ELEVATION
SCALE: 1/8" = 1'-0"



4 4-PLEX W/ PUBLIC WASHROOM REAR ELEVATION
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	PERMIT APPLICATION
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	DESIGNED FOR SEIZING & DEVELOPMENT PERMIT
26/06/11	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.

207 - 110A BURNHAMTHORPE RD. WILLOWDALE, ONT. M2B 3C1
Canada: 416-491-0000 Fax: 416-491-1333

PROJECT TITLE
SOUTH SIDE OPEN DEVELOPMENTS INC.
TOWNHOME PROJECT
15972 32 AVE SURREY, BC

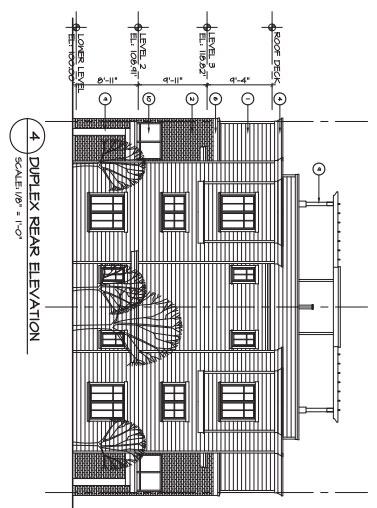
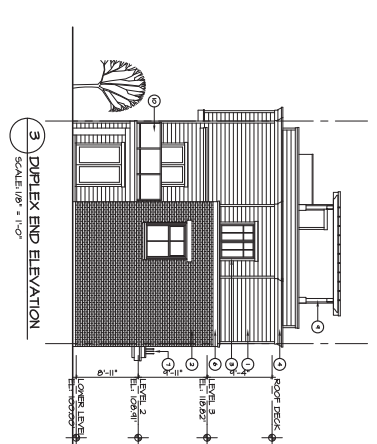
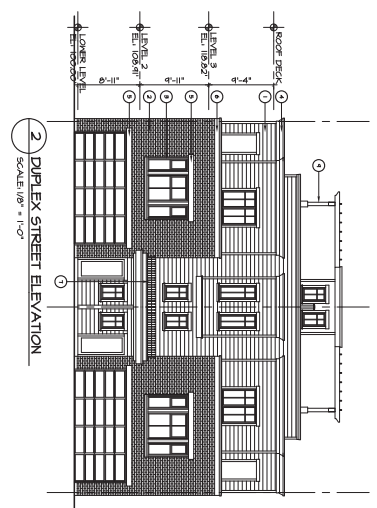
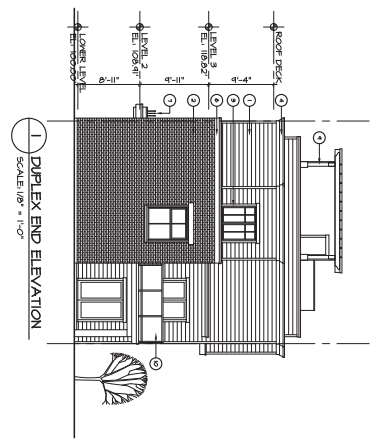
SHEET TITLE
FOUR-PLEX BUILDINGS TYPE D ELEVATIONS

PROJECT NO. 116210
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0

SHEET NO. **A-4.4**
DATE LAST REVISION 19 SEPT 2011

MATERIAL KEY

- ① MISC-CEMENT BOARD WOODL SOUNE
- ② VINYL CLINGED PAPER ON WOOD TRIM
- ③ WOOD FASCIAS & MATERIALS
- ④ PRECAST CONCRETE PANELS
- ⑤ PRECAST CONCRETE PARADET CAP
- ⑥ FINISHED METAL ROOF RIBS ON INSULATED WOOD TRIM
- ⑦ FINISHED METAL ROOF RIBS ON INSULATED WOOD TRIM
- ⑧ WOOD POSTS & BEAM
- ⑨ FINISHED METAL SHIMROOF, W/ SAFETY GLASS



REVISIONS

DATE	REVISION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	FINAL PRELIMINARY DEVELOPMENT
21/01/11	PRELIMINARY DEVELOPMENT
26/06/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT
25/09/11	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DECOSSÉ ARCHITECT INC.

207 - 410A BURNHAMTHORPE RD. WILLOWDALE, ONT. M2B 3C1
 Phone: 416-491-1330
 Fax: 416-491-1332

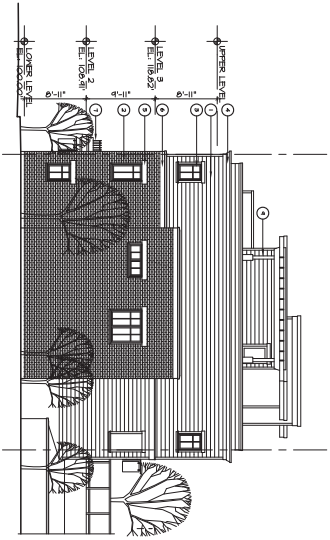
PROJECT TITLE
 SOUTH SLOPE DEVELOPMENTS INC.
 TOWNHOME PROJECT
 15572 32 AVE SURREY, BC

SHEET TITLE
 DUPLEX BUILDINGS TYPE E ELEVATIONS

PROJECT NO. 110-110
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0

SHEET NO.
A-4.5
 DATE LAST REVISION
 19 09/07/2011

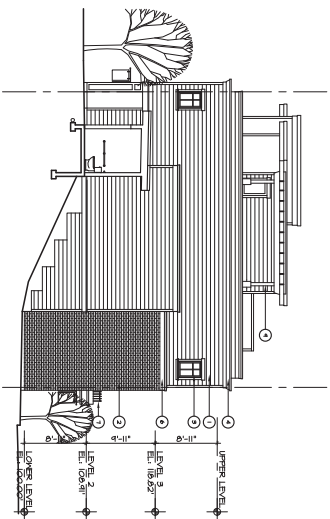
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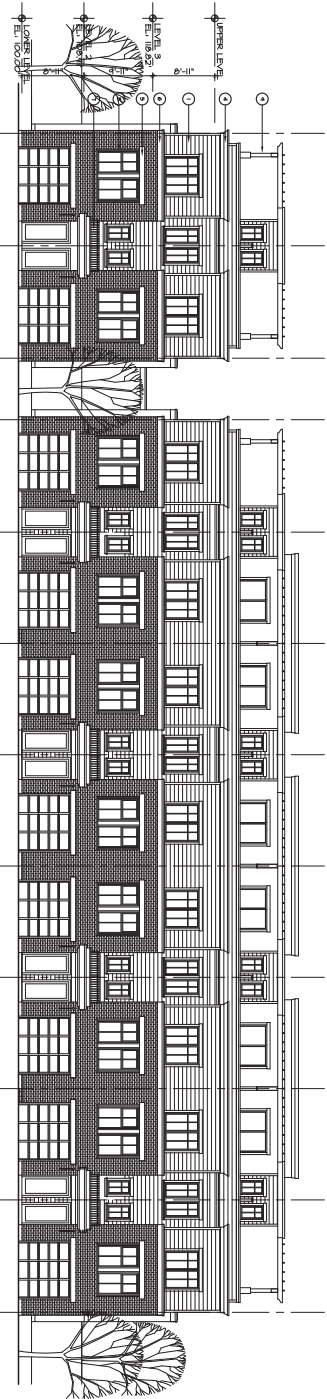
1 8-PLEX STREET END ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY

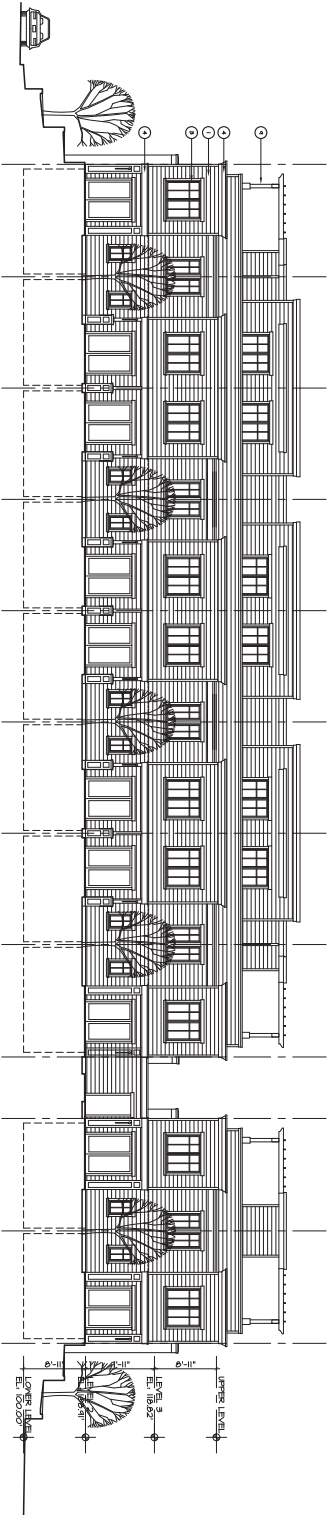
- HERRING-BONE BOARD (PANEL, SIDING)
- VINYL FLOORED WINDOWS W/ WOOD TRIM
- WOOD PANELING & INTERIORS
- PRECAST CONCRETE LINTELS
- PRECAST CONCRETE MARKET CAP
- TRIM SHALL FINISHING COLOR TO MATCH FIELD COLOR
- WOOD TRIMS & BEAM
- REFINISHED METAL GUARDRAIL W/ SMART GLASS



2 8-PLEX W/ PUBLIC WASHROOM END ELEVATION
SCALE: 1/8" = 1'-0"



3 8-PLEX / DUPLEX STREET ELEVATION
SCALE: 1/8" = 1'-0"



4 8-PLEX / DUPLEX COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

DATE	DESCRIPTION
25/03/20	ISSUED FOR CLIENT REVIEW
15/07/20	PRELIMINARY DEVELOPMENT PERMIT SUBMISSION
21/01/21	REVISIONS FOR ZONING & DEVELOPMENT PERMIT
20/06/21	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT

DATE

25/03/20

15/07/20

21/01/21

20/06/21

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.

207 - 210A BURNHAMTHORPE RD, WILLOWDALE, ONT. M2H 3K1
 416-491-1100
 bernard@bernarddecosse.com

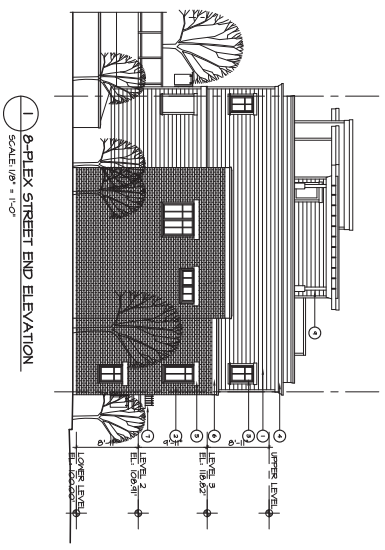
PROJECT TITLE

SOUTH SILOPE DEVELOPMENTS INC. TOWNHOME PROJECT
 15972 32 AVE SURREY, BC

SHEET TITLE

EIGHT PLEX / DUPLEX BUILDINGS TYPE P & G ELEVATIONS

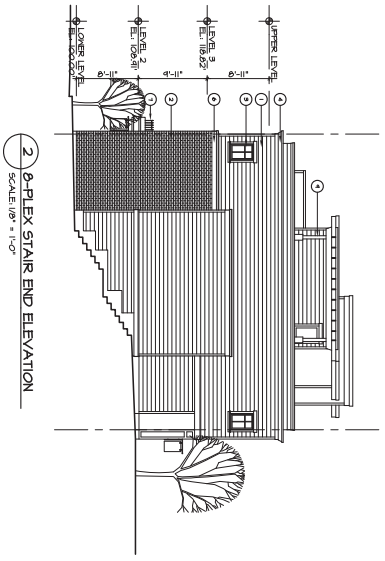
PROJECT NO. 114210
START DATE APRIL 2018
SCALE 1/8" = 1'-0"
REVISION NO. 0



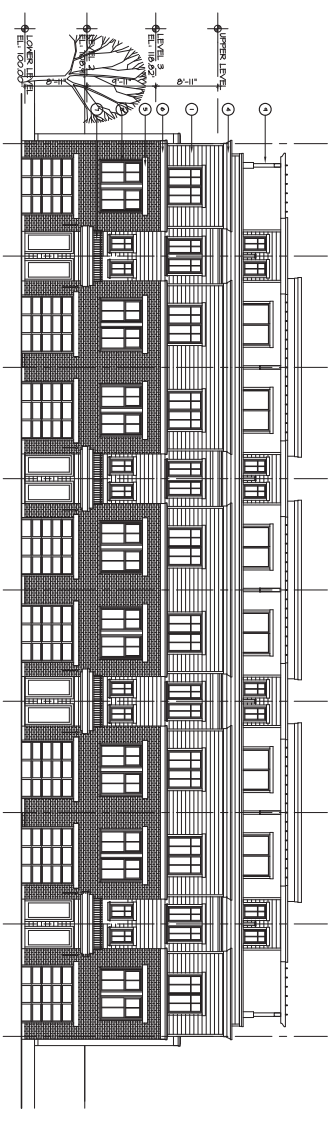
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SCALE 1/8" = 1'-0"

MATERIAL KEY

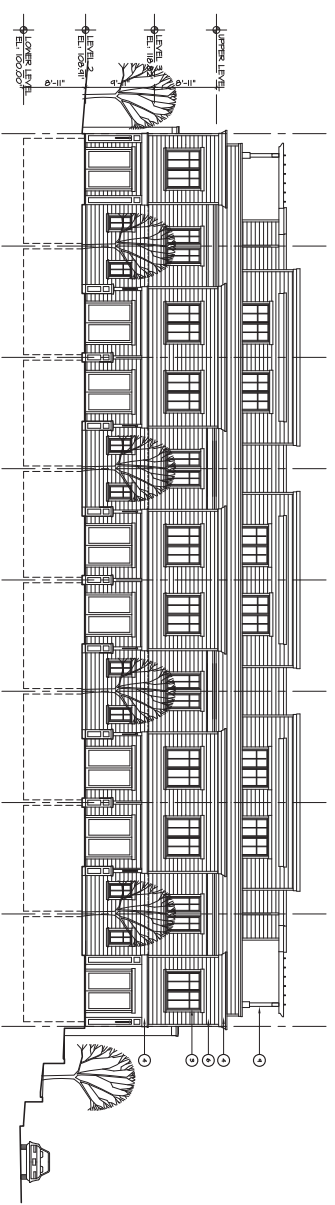
- 1 BRICK-GREY BROAD JOINT, SHING
- 2 BRICK-RED BRICKWORK W/ MOOP TON
- 3 MOOP FINISH & INTERIORS
- 4 PRECAST CONCRETE LINTELS
- 5 PRECAST CONCRETE PARAPET CAP
- 6 PRECAST METAL ROCKET BALUN
- 7 PRECAST METAL COLONN TO VERTICAL HEAD COLONN
- 8 MOOP TONNS & BRAM
- 9 REFINISHED METAL GALVANNEAL W SAFETY GLASS



2 8-PLEX STAIR END ELEVATION
SCALE 1/8" = 1'-0"



3 8-PLEX STREET ELEVATION
SCALE 1/8" = 1'-0"



4 8-PLEX COURTYARD ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS

DATE	REVISION
25/03/20	ISSUED FOR CLIENT REVIEW
15/07/20	PRELIMINARY DEVELOPMENT PERMIT SUBMISSION
21/01/21	PRELIMINARY DEVELOPMENT PERMIT SUBMISSION
26/06/21	ISSUED FOR ZONING & DEVELOPMENT PERMIT REVIEW
26/09/21	REVISIONS & RESUBMITTED FOR DEVELOPMENT PERMIT

CONSULTANT

BERNARD DECOSSE ARCHITECT INC.
 207 - 210A BURNHAMTHORPE RD, WILLOWDALE, ONT. M2B 3C1
 416-491-8888
 bernarddecosse.com

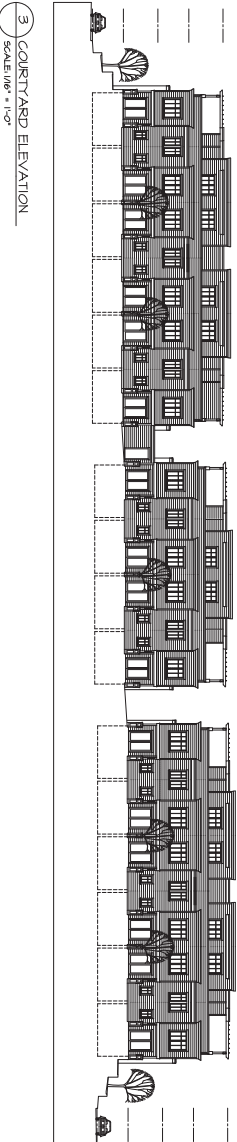
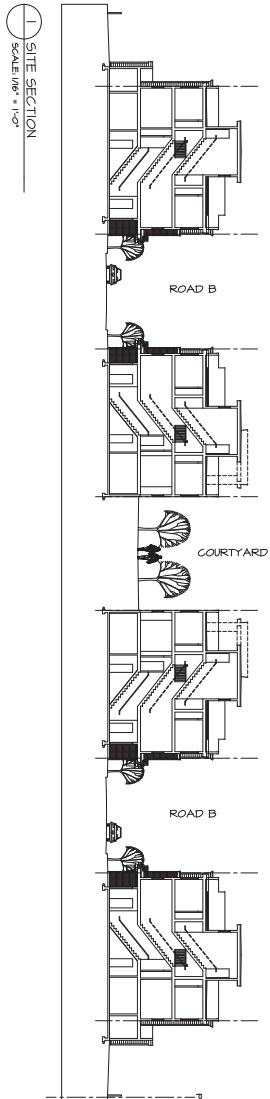
PROJECT TITLE

SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT
 15972 32 AVE SURREY, BC

SHEET TITLE

EIGHT PLEX BUILDINGS TYPE F ELEVATIONS

PROJECT NO. 116210
START DATE APRIL 2018
SCALE 1/8" = 1'-0"
REVISION NO. 0
SHEET NO.



SHEET

THIS SHEET IS A PART OF A SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED ABOVE. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER SHEETS OF THE SET. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

DATE	REVISION
25/03/10	ISSUED FOR CLIENT REVIEW
15/07/10	ISSUED FOR CLIENT REVIEW
21/01/11	PRELIMINARY DEVELOPMENT PERMIT APPLICATION
26/06/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT APPLICATION
25/09/11	ISSUED FOR ZONING & DEVELOPMENT PERMIT APPLICATION

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

207 - 210A BAYVIEW DR, VANCOUVER, BC, V6B 3C1
 Phone: 604-681-1111
 Fax: 604-681-1112

PROJECT TITLE
 SOUTH SLOPE DEVELOPMENTS INC.
 TOWNHOME PROJECT
 15972 32 AVE SURREY, BC

SHEET TITLE
 SITE SECTION
 STREET ELEVATION
 COURTYARD ELEVATION

PROJECT NO. 116210
START DATE APRIL 2010
SCALE 1/8" = 1'-0"
REVISION NO. 0

SHEET NO.
A-5.1
 DATE LAST REVISED
 19 SEP 2011



TYPICAL END ELEVATION



TYPICAL STREET ELEVATION



TYPICAL COURTYARD ELEVATION

SCALE

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE SHALL BE USED FOR CONSTRUCTION. DIMENSIONS TO CENTERLINE SHALL BE USED FOR FINISH. DIMENSIONS TO FINISH SHALL BE USED FOR FINISH. DIMENSIONS TO CENTERLINE SHALL BE USED FOR FINISH. DIMENSIONS TO FINISH SHALL BE USED FOR FINISH.

DATE	DESCRIPTION
2020/10	ISSUED FOR CLIENT REVIEW
2020/10	PRELIMINARY DEVELOPMENT REVIEW
21/01/21	PRELIMINARY DEVELOPMENT REVIEW
20/06/21	ISSUED FOR REVISIONS & REVISIONS & REVISIONS FOR DEVELOPMENT PERMIT
20/06/21	REVISIONS & REVISIONS FOR DEVELOPMENT PERMIT

CONSULTANTS

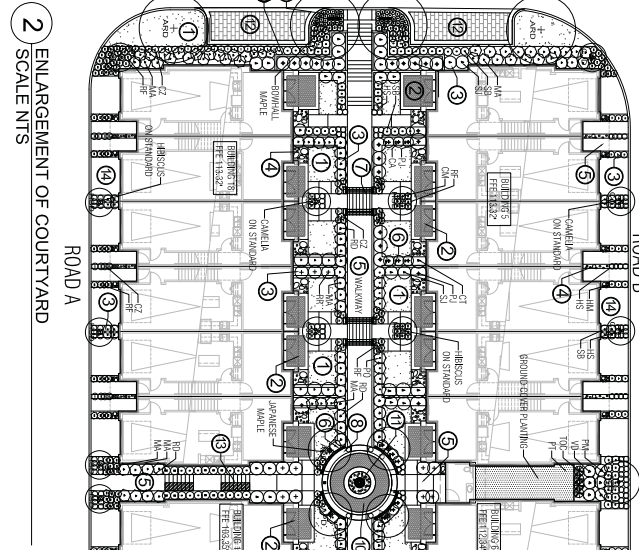
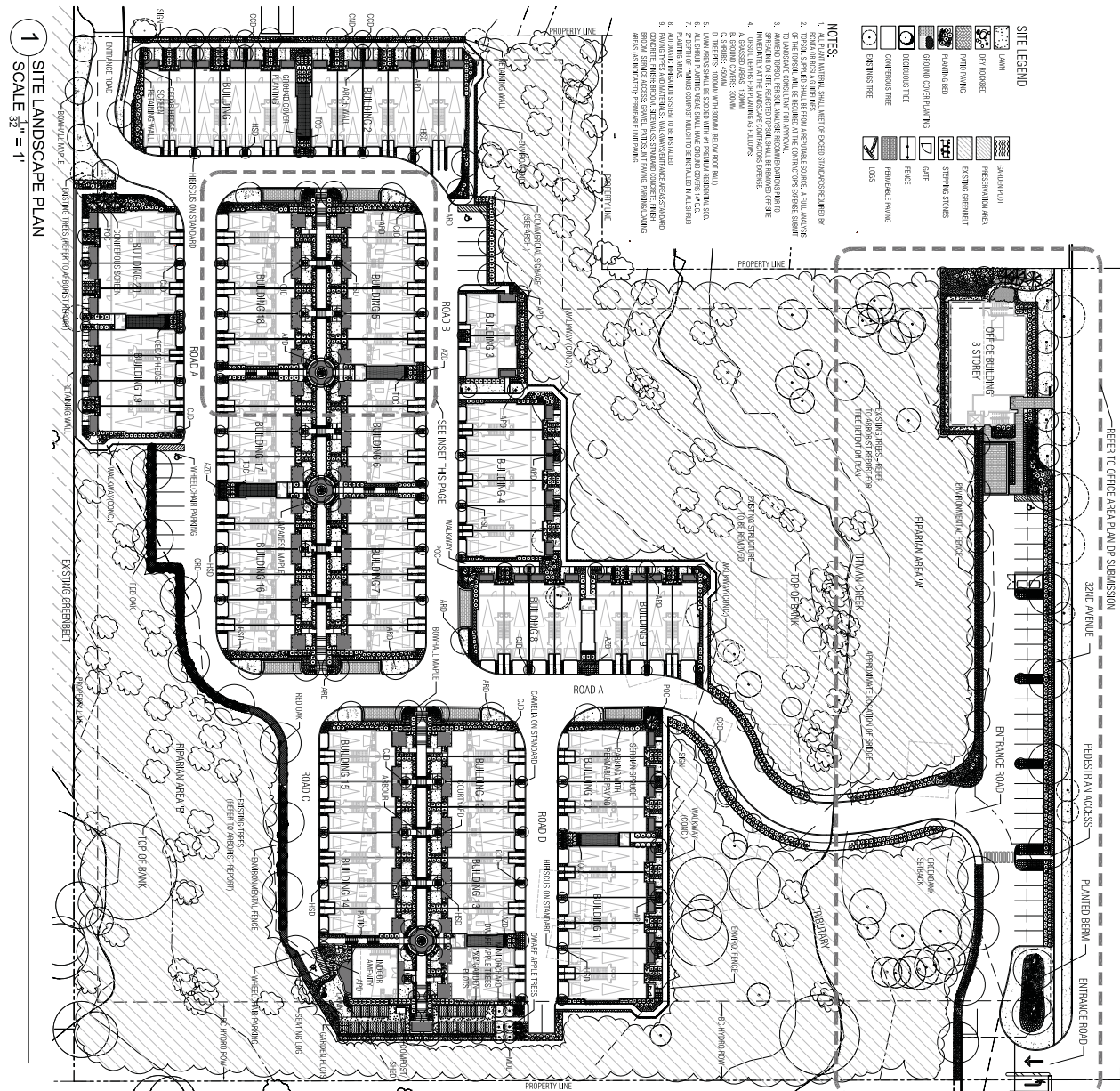
BERNARD DECOSSE ARCHITECT INC.
 2011 - 4500 Highway 16, Vancouver, BC V6P 3C1
 Tel: 604-276-2207 Fax: 604-687-1338
 Email: info@bernarddecosse.com

PROJECT TITLE
 SOUTH SLOPE DEVELOPMENTS INC. TOWNHOME PROJECT
 15572 32 AVE SURREY, BC

SHEET TITLE
 RENDERED ELEVATIONS

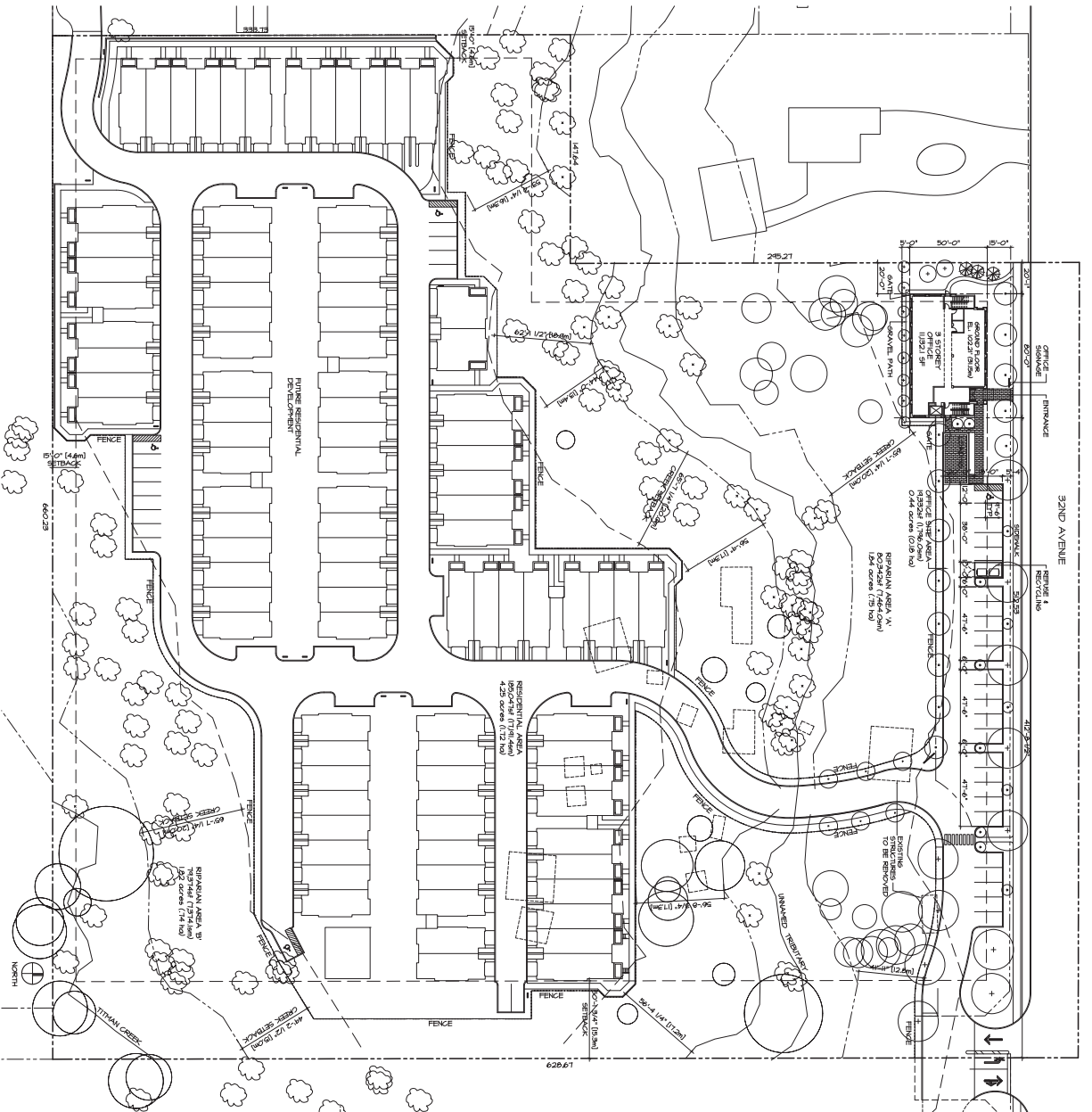
PROJECT NO. 15-210
START DATE APRIL 2018
SCALE 1/8" = 1'-0"
REVISION NO. 0
SHEET NO.

A-5.2
 DATE PLOTTED: 11/09/2021 09:14:00



PLANT LIST

NO.	SYM.	SYMBOLIC NAME	COMMON NAME	SIZE	CONT.
1	1	PERMEABLE PAVING	PERMEABLE PAVING	1/2" x 1/2"	CONCRETE
2	2	CONCRETE PATIO	CONCRETE PATIO	4" x 4"	CONCRETE
3	3	TERRAZZO PATIO	TERRAZZO PATIO	4" x 4"	CONCRETE
4	4	PERMEABLE PAVING	PERMEABLE PAVING	1/2" x 1/2"	CONCRETE
5	5	WALKWAY	WALKWAY	4" x 4"	CONCRETE
6	6	BENCH	BENCH	4" x 4"	CONCRETE
7	7	SEATING WALL	SEATING WALL	4" x 4"	CONCRETE
8	8	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
9	9	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
10	10	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
11	11	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
12	12	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
13	13	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
14	14	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
15	15	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
16	16	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
17	17	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
18	18	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
19	19	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
20	20	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
21	21	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
22	22	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
23	23	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
24	24	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
25	25	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
26	26	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
27	27	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
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29	29	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
30	30	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
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98	98	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
99	99	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD
100	100	WOODEN FENCE	WOODEN FENCE	4" x 4"	WOOD



PROJECT DATA

CIVIC ADDRESS: 15942 32AVE SURREY, BC

LOT AREA: (8009) 36,016 M² (8,422 ACRES)
 (8010) 36,016 M² (8,422 ACRES)
 (RIPARIAN) 14,821 M² (3,66 ACRES)
 (OFFICE) 17,660 M² (4.34 ACRES)
 (RESIDENTIAL) 17,114 M² (4.25 ACRES)
 (OFFICE) 356.5 M² (0.088)

LOT COVERAGE: (OFFICE) 356.5 M² (0.088)
 CD COMPREHENSIVE DEVELOPMENT
 3 STOREY OFFICE BUILDING

ZONING: CD COMPREHENSIVE DEVELOPMENT
 3 STOREY OFFICE BUILDING

BUILDING TYPES: 3 STOREY OFFICE BUILDING

BUILDING SETBACKS: 15.3 M (50 FT) (TO RIPARIAN BOUNDARY)
 6.12 M (20 FT)
 4.57 M (15.0 FT)
 8.03 M (26.5 FT)

TOTAL OFFICE BUILDING AREA: 10.6 M² (760 FT²)
 LEVEL 1 - 394.5 M² (8,500.6 FT²)
 LEVEL 2 - 348.0 M² (3,742.0 FT²)
 LEVEL 3 - 324.0 M² (3,492.0 FT²)
 TOTAL - 1,066.5 M² (11,534.6 FT²)

FAR (OFFICE): 5.0
 BUILDING HEIGHT: 13.0m (42.92 FT) PRINCIPAL BLDG.
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PARKING: OFFICE 3100 M² LEVEL 1 - 84 SPACES
 +2100 M² LEVELS 2 & 3
 2 X 245.05 M² / 100 M² = 11 SPACES
 TOTAL SPACES - 20 SPACES

LOADING: 1 LOADING SPACE PROVIDED

LANDSCAPE: L-1 SITE PLAN, PROJECT DATA & AREA KEY

AREA KEY: ROAD ALLOWANCE 24.489M (2,375.5M)
 0.56 ACRES (0.23 HA)
 OFFICE SITE AREA 1,833.92 (1786.05M)
 (0.18 HA)
 RIPARIAN AREA A, 184 ACRES (75 HA)
 RIPARIAN AREA B, 184 ACRES (75 HA)
 RESIDENTIAL SITE AREA 4.25 ACRES (1.72 HA)
 RIPARIAN AREA B, 7837M² (1731.15M)
 1.82 ACRES (1.14 HA)

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AREA KEY: ROAD ALLOWANCE 24.489M (2,375.5M)
 0.56 ACRES (0.23 HA)
 OFFICE SITE AREA 1,833.92 (1786.05M)
 (0.18 HA)
 RIPARIAN AREA A, 184 ACRES (75 HA)
 RIPARIAN AREA B, 184 ACRES (75 HA)
 RESIDENTIAL SITE AREA 4.25 ACRES (1.72 HA)
 RIPARIAN AREA B, 7837M² (1731.15M)
 1.82 ACRES (1.14 HA)

ARCHITECTURAL: A-1 SITE PLAN, PROJECT DATA & AREA KEY
 A-2 CONCEPT PLAN
 A-3 CONCEPT PLAN
 A-4 DESIGN ANALYSIS AND PRECEDENT PHOTOS
 A-5 REBORDERED ELEVATIONS AND STREETSCAPE
 A-6 ROOF PLAN AND BUILDING SECTIONS
 A-8 ELEVATIONS

LANDSCAPE: L-1 SITE PLAN, PROJECT DATA & AREA KEY

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DATE: 15 SEP 2011
 SHEET NO: 0
 PROJECT NO: 11-219
 START DATE: APRIL 2011
 SCALE: 1/32" = 1' 0"
 REVISION NO: 0

A-1

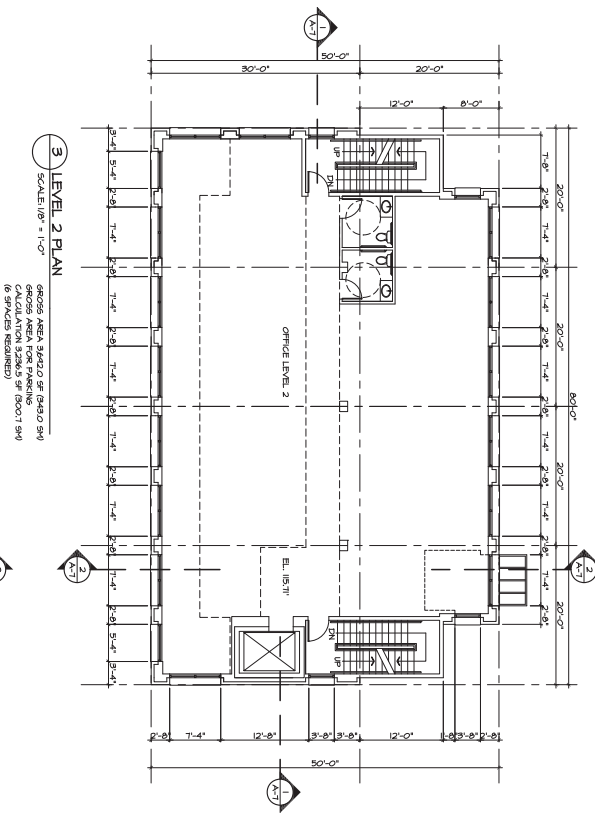
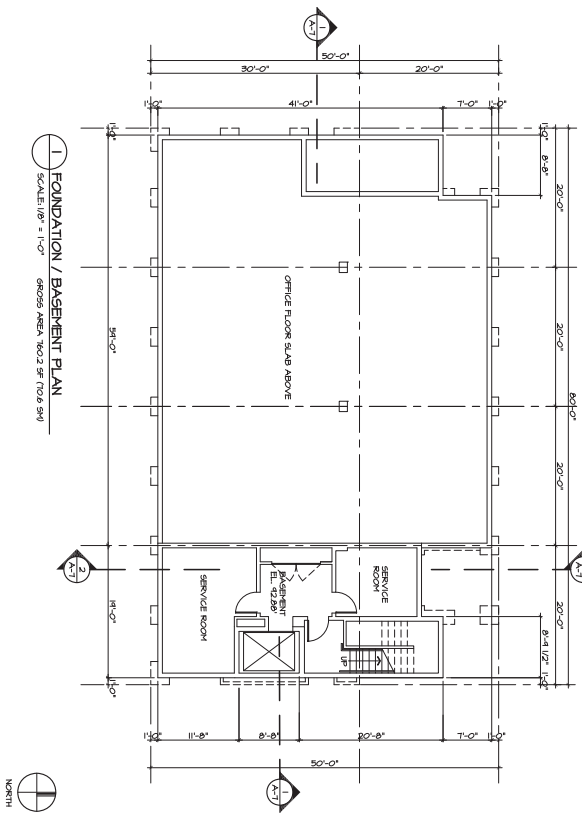
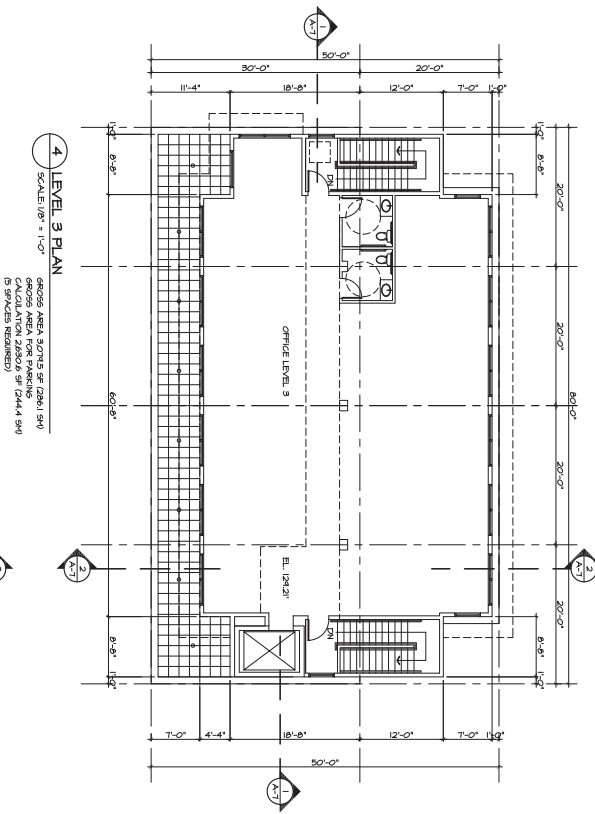
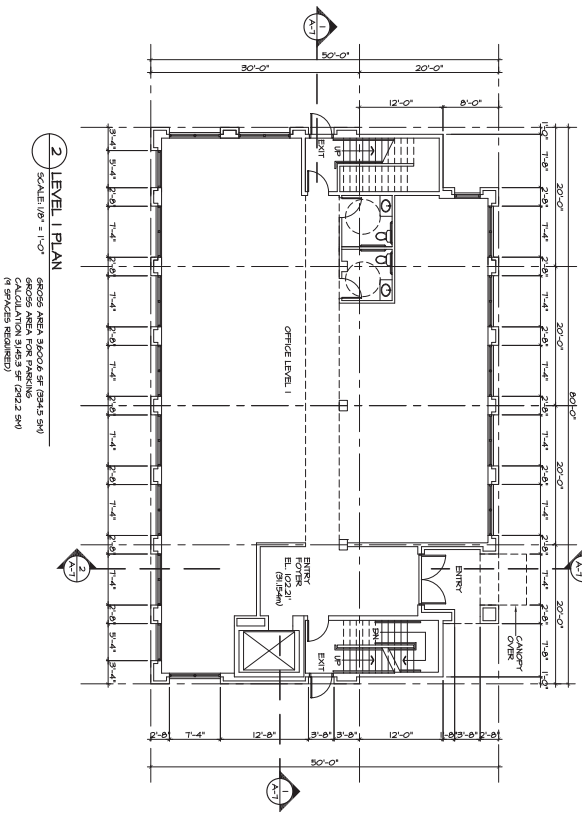
DATE LAST REVISION: 15 SEP 2011

CONSULTANT: BERNARD DECOSSÉ ARCHITECT INC.
 207 - 410A BURNHAMTHORPE BLVD, VANCOUVER, BC V6B 3C1
 TEL: 604-271-1111
 FAX: 604-271-1112
 EMAIL: bernard@bernarddecoffe.com

PROJECT TITLE: SOUTH SIDE DEVELOPMENTS INC. OFFICE BUILDING
 15572 32 AVE SURREY, BC

SHEET TITLE: OVERALL SITE PLAN PROJECT DATA

DATE: 15 SEP 2011



CONSULTANT:
BERNARD DECOSSE ARCHITECT INC.
207 - 101A BURNHAMTHORPE BLVD, WILLOWDALE, ONT. M2B 3C1
Canada: 416-491-1333
Canada: bernarddecosse.com

PROJECT TITLE:
SOUTH SLOPE DEVELOPMENTS INC. OFFICE BUILDING
15572 32 AVE SURREY, BC

SHEET TITLE:
FLOOR PLANS

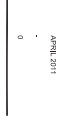
PROJECT NO.: 11-219
START DATE: APRIL 2011
SCALE:
REVISION NO.: 0
SHEET NO.:

DATE:
14/05/11
14/05/11
26/05/11

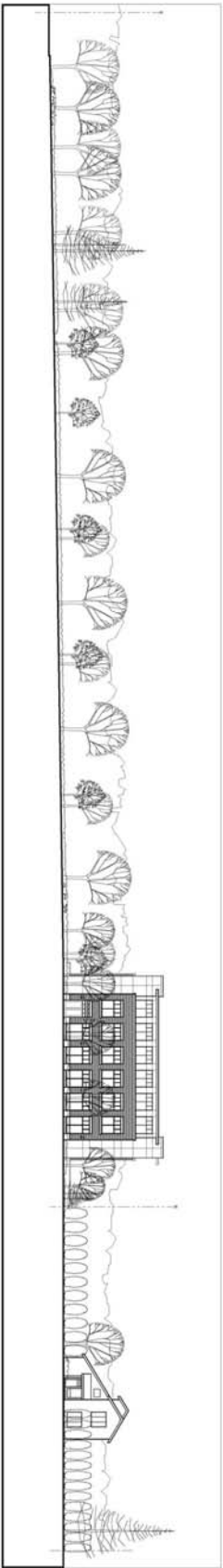
REVISION:
CLIENT REVIEW
ARCHITECT REVIEW
ENGINEER REVIEW
DESIGNER REVIEW

DATE:
14/05/11
14/05/11
26/05/11

REVISION:
CLIENT REVIEW
ARCHITECT REVIEW
ENGINEER REVIEW
DESIGNER REVIEW



A-6
DATE LAST REVISION:
25 AUGUST 2011



32ND AVENUE STREETSCAPE



NORTH ELEVATION



WEST ELEVATION

RENDERING NOTES:
 1. THIS RENDERING IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONSULTANTS:

BERNARD DECOSSÉ ARCHITECT INC.
 2011 - 4500 Highway 91, Vancouver, BC V6P 3C1
 Tel: 604-469-2207 Fax: 604-681-1388
 E-mail: info@bernarddecosse.com

PROJECT TITLE:
 SOUTH SLOPE DEVELOPMENTS INC. OFFICE BUILDING
 15672 32 AVE SURREY, BC

PROJECT NO.:
 15672

DATE:
 14 MAY 2011

PROJECT NO.: 11-218
START DATE: APRIL 2011
SCALE: 1/8" = 1'-0"
REVISION NO.: 0

DATE: 14 MAY 2011
SCALE: 1/8" = 1'-0"

A-5

APPENDIX III

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

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

DATE: **September 28, 2011** PROJECT FILE: **7810-0173-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15572 32 Ave**

REZONE

Property and Right-of-Way Requirements

- Dedicate 3.442 metres on 32 Avenue for a total of 27.000 metres;
- Dedicate gazetted road for the south 10.058 metres of 32 Avenue;
- Dedicate 8.25 metres for 156A Street for a total of 16.5 metres;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 32 Avenue and 156A Street;
- Provide 0.500 metres statutory right-of-way on 32 Avenue;
- Provide statutory right-of-way for access Titman Creek outfall and culvert ;
- Provide restrictive covenant for operation of water quality facility; and
- Provide on-site statutory right-of-way for reciprocal access.

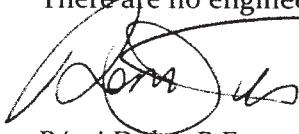
Works and Services

- Construct 156A Street to Limited Local standard;
- Construct storm sewer main on 156A Street; and
- Provide 100% cash payment of Road/Drainage/Water/Sanitary DCC.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB



SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 09, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0173 00

SUMMARY

The proposed 96 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	15
Secondary Students:	8

September 2010 Enrolment/School Capacity

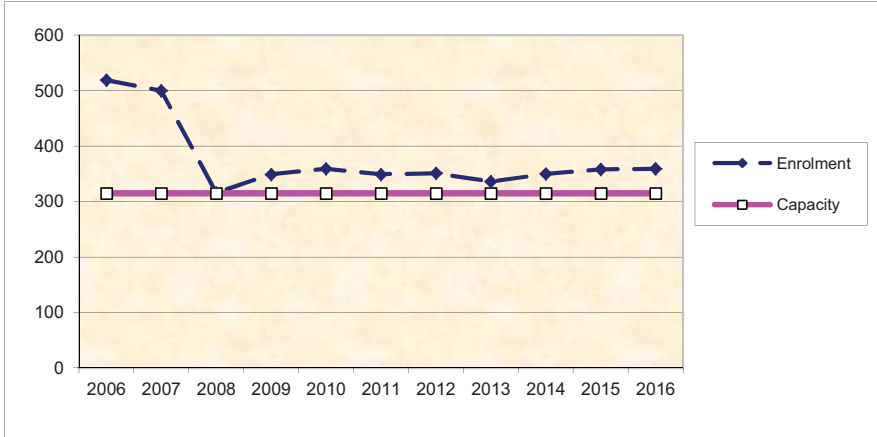
Morgan Elementary	
Enrolment (K/1-7):	32 K + 327
Capacity (K/1-7):	40 K + 275
Earl Marriott Secondary	
Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

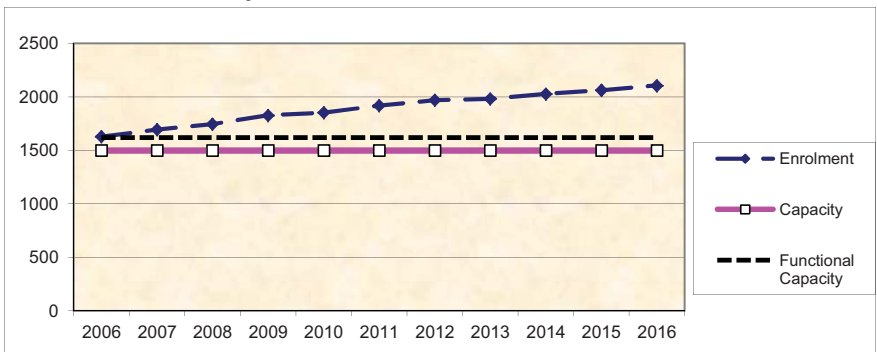
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school, Rosemary Heights Elementary opened in Sept 2008, to relieve overcrowding at Morgan Elementary. Also, a new elementary school in North Grandview Area on 28th Ave at 160th St is in design stage and when completed will help accommodate the growth south of 32nd Ave. The School District has requested provincial capital project funding for two site acquisitions: No. 6 priority in the Capital Plan is a new site for a Gradview Area elementary School (within NCP #2) and No. 7 priority in the capital plan is for a new secondary school site in the Grandview Heights area, to relieve overcrowding and projected long term space shortfall in South Surrey-Grandview Area schools. The nominal capacity for Morgan Elementary in the graph below is adjusted to full day kindergarten which will be implemented in 2011.

Morgan 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.

TREE PRESERVATION SUMMARY

Surrey Project No:

APPENDIX V

Project Location: 15572 32nd Avenue, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The site is a large 8.5 acre lot with two creeks running through the property. Presently there is a single house with a horse stable on the property. Most of the site is forested with native deciduous trees. There are total of 413 trees. 239 are onsite, 155 are onsite within creek setbacks and 19 are on neighbouring properties. Most of the trees are mid-sized native deciduous trees in a wide range of conditions.

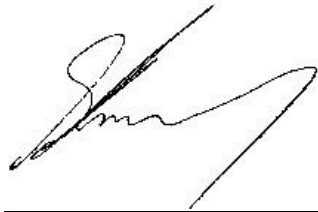
2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	239
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	231
D	Number of Protected Trees to be Retained	8
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	319
F	Number of Replacement Trees Proposed	
G	Number of Replacement Trees in Deficit (E-F)	
H	Number of Retained and Replacement Trees on Site (D+F+3)	
I	Number of Lots Proposed in the Project	
J	Average Number of Trees per Lot (H/I)	

3. Tree Protection and Tree Replacement Plans

- The Tree Protection Plan is attached.



Dated: September 19, 2011

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JULY 28, 2011
Time: 4:07 p.m.

Chair:

L. Mickelson

Panel Members:

L. Mickelson
S. Lyon
R. Myers
K. Newbert
T. Wolf
R. Worden
Cpl. M. Searle

Guests:

A. Morgulis, Morgulis Architecture Inc.
M. MacDonald, Master Landscaper
B. Rai, Owner
G. Kahlon, Owner
B. Decosse, Bernard Decosse Architect Inc.
R. Maruyama, Rod Maruyama and Associates Inc.
D. Luking-Klassen, Gramercy Developments Ltd.
R. Klassen, Gramercy Developments Ltd.
A. Belliveau, Chandler Associates Architecture Inc.
A. Good, DMG Landscape Architects

Staff Present:

T. Ainscough, Planning & Development
M. B. Rondeau, Planning & Development
H. Kamitakahara, Planning & Development

APPENDIX VI

- | | | |
|----|-----------------------|---|
| 2. | File No.: | 7910-0173-00 |
| | New or Resubmit: | New |
| | Description: | Three-Storey Office Building (part of larger live-work development) |
| | Address: | 15572 – 32 Avenue (Rosemary Heights Business Park) |
| | Developer: | Stephan Luking, Gramercy Developments Ltd. |
| | Architect: | Bernard Decosse, Bernard Decosse Architect Inc. |
| | Landscape Architect: | Rod Maruyama, Maruyama Landscape Architects |
| | Planner: | Ron Gill |
| | Urban Design Planner: | Hernan Bello |

Tom Ainscough, City Architect provided background and an overview of the project and highlighted the following:

- The proposal is for a mixed use live-work project in that there is an office building proposed to be connected to a townhouse project.
- We are only looking at the office building portion of the project, not the townhouse portion.
- The site is constrained because of the riparian area, which limits the layout options on the site.
- Staff are generally supportive of the proposal for the building, but ask the applicant to consider some refinements.
- One of the suggestions for the office building component is to consider making the entry area more transparent.
- Transparency was suggested to encourage people to use the stairs instead of the elevator, to help define the entry and for security. This might be achieved by flipping the stair and the elevator in plan to allow for a view from the lobby. The panel is asked to comment on this suggestion.

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

- The site is comprised of 8.9 acres, of which 0.56 acres are being dedicated for road, and 3.5 acres are being dedicated for riparian area protection. The office portion of the site is approximately 0.6 acres.
- An effort was made to save as much riparian area as possible. The project has been presented to the Environmental Review Committee and everyone is on board with the approach that is being taken.
- Access is provided from 32 Avenue.
- Links are provided to the Headwaters and Nuvo developments to the west of the site.
- The immediate neighbour to the west of the site is a single family residence and some outbuildings.
- There is a crossing through the riparian area where the existing crossing is.
- The proposed building is 3 storeys with approximately 11,000 square feet.
- An effort has been made to preserve as much of the vegetation as possible.
- Building materials include brick. The windows are double-glazed and have dark glazing frames.
- Opportunities for increased glazing will be pursued.

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

- The entrance area will be landscaped with perennials, coniferous and deciduous trees.
- High amount of tree preservation.
- There is an environmental fence along the south edge of the property, which is intended to keep people and pets out of the riparian area.
- A row of shrubs is proposed along the north property line, that acts as a barrier. These are low shrubs, which still allow for some street presence.
- The landscaping blends with the natural area.
- A mixture of deciduous and evergreen shrubs is proposed around the building, in a three foot wide bed with small trees and shrub planting around the edge.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
15572 32 Avenue (Rosemary Heights Business Park)
File No. 7910-0173-00

It was

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

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

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

- Overall, panel members liked the long narrow parking, organized along the axis of the road, and the opportunity for a formal entry expression.

Form and Character

- The building is well designed with good proportions.
- The building needs more glass on east end but don't get carried away.
- Adjust fenestration to reflect operable windows. Consider a different window pattern on the top floor of the building; smaller wall area between windows. The false windows are not necessary; instead leave as solid brick.
- Stair transparency is a missed opportunity. If stairs must be located on the outside face of the building, consider giving those stairs some daylighting and expression on the exterior.

Landscaping

- Overall, the landscaping was well received by the panel.
- The loading bay can operate as an entry feature with the use of materials and soft landscaping.
- The loading bay should be treated as a plaza space with pavers. Create a space that can be used as a loading zone but also as a pedestrian zone.
- The entry could be announced in some way; perhaps low walls at the property line.
- Coming in off the street, it is hard to understand where the entrance is. Work on creating more of a sense of entry with the landscaping and architecture.
- Incorporate bioswales.

CPTED

- The building is problematic after hours from a CPTED point of view. There is no natural surveillance or access control at the back of the building. There is no visibility to the back of the building unless you physically walk there, which could put an RCMP officer in a dangerous situation, especially if it is a one-member response.
- Use a gate and clear signage to control after hours access. If there is a gate and signage, if the RCMP find someone there, they are arrest-able. If there is no controlled access, the RCMP cannot arrest. It also signals people not to enter the site at the back of the building.

Accessibility

- Elevator button panel should be horizontal instead of vertical to provide for better wheelchair accessibility.
- The entrance doors should be power doors.
- The washroom/toilet flusher handles should be against the wall to provide for better wheelchair accessibility.

Sustainability

- Sustainability has been well thought out. The sustainability initiatives are appreciated.
- Use energy efficient windows.
- There is an opportunity for bio swales for stormwater management to clear the parking lot water.
- The project is a good candidate for solar hot water.

B. Worden left the meeting at 5:44 p.m.



BERNARD DECOSSE ARCHITECT INC.

205 - 910A Richards St., Vancouver, BC, V6B 3C1
Tel 604 682 3301 Fax 604 687 1335

RECEIVED

AUG 26 2011

PLANNING AND DEVELOPMENT
DEPARTMENT

26th August, 2011

City of Surrey,
Planning and Development Department
14245 - 56th Avenue,
Surrey, BC, V3X 3A2

Attention: Mr. Ron Gill, MA, MCIP
Planner, South Surrey Section

RG	7910-0173

**Re: Office Building Development ~ 15572-32nd Avenue, Surrey, BC
Response to Advisory Design Panel Comments**

Bernard Decosse Architect offers the following responses to the Advisory Design Panel comments from the July 28th, 2011 meeting.

Form and Character

- The building needs more glass on east end but don't get carried away.*

Windows have been added to the upper level landings at all three stories within the both stairwells affording the user views to the east and west of the project.

- Adjust fenestration to reflect operable windows. Consider a different window pattern on the top floor of the building; smaller wall area between windows. The false windows are not necessary; instead leave as solid brick.*

The fenestration has been adjusted on all levels to reflect operable windows. The fenestration pattern at the upper level has fewer mullions that those of the lower two floors. The spacing of the windows at the upper floor was at the specific request of the client who will be occupying the third floor. The false windows have been deleted and replaced with brick veneer.

- Stair transparency is a missed opportunity. If stairs must be located on the outside face of the building, consider giving those stairs some daylighting and expression on the exterior.*

The windows added to stairwells will afford the user views to the east and west of the project and provide day lighting.

Landscaping

- The loading bay can operate as an entry feature with the use of materials and soft landscaping.*

The loading bay has been reduced in width and paving introduced to create more of a pedestrian environment. Additional planting has been added to the north side

of the loading bay and with the existing planting to the west and the riparian area to the south will further enhance the pedestrian experience.

- *The loading bay should be treated as a plaza space with pavers. Create a space that can be used as a loading zone but also as a pedestrian zone.*

The asphalt has been removed from the loading area and replaced with pavers to match those of the sidewalks leading to the building from 32nd Avenue and the parking lot to enhance the pedestrian character of the approaches to the office building.

- *The entry could be announced in some way; perhaps low walls at the property line.*

The office building entry is characterized by a two storey brick opening, in contrast to the balance of the building which has punched openings at windows. The entry is further defined by a suspended entry canopy and paver sidewalks from the parking area and 32nd Avenue. Building signage is proposed adjacent to the entry sidewalk along 32nd Avenue.

- *Coming in off the street, it is hard to understand where the entrance is. Work on creating more of a sense of entry with the landscaping and architecture.*

See response above.

- *Incorporate bio-swales.*

Bio-swales will be incorporated into the storm water management plan to address the parking area drainage.

CPTED

- *The building is problematic after hours from a CPTED point of view. There is no natural surveillance or access control at the back of the building. There is no visibility to the back of the building unless you physically walk there, which could put an RCMP officer in a dangerous situation, especially if it is a one-member response.*

Gates and no access signage have been provided at the east and west sides of the building to control access to the rear of the building after business hours.

- *Use a gate and clear signage to control after hours access. If there is a gate and signage, if the RCMP find someone there, they are arrest-able. If there is no controlled access, the RCMP cannot arrest. It also signals people not to enter the site at the back of the building.*

See response above.

Accessibility

- *Elevator button panel should be horizontal instead of vertical to provide for better wheelchair accessibility.*

The orientation of the elevator call button panel will be coordinated in construction documentation.

- *The entrance doors should be power doors.*

The provision of power doors will be coordinated in construction documentation.

- *The washroom/toilet flusher handles should be against the wall to provide for better wheelchair accessibility.*

The location of the washroom/ toilet flusher handles will be coordinated in construction documentation.

Sustainability

- *Use energy efficient windows.*

The windows proposed are to be double glazed within thermally broken metal frames.

- *There is an opportunity for bio swales for storm water management to clear the parking lot water.*

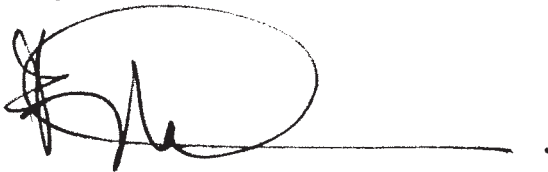
Bio-swales will be incorporated into the storm water management plan to address the parking area drainage.

- The project is a good candidate for solar hot water.

The incorporation of solar hot water will be considered in conjunction with our client and the mechanical engineer.

We trust that the responses provided to the comments by the Advisory Design Panel have been addressed and thank you for your consideration of this project. We look forward to moving forward with this development.

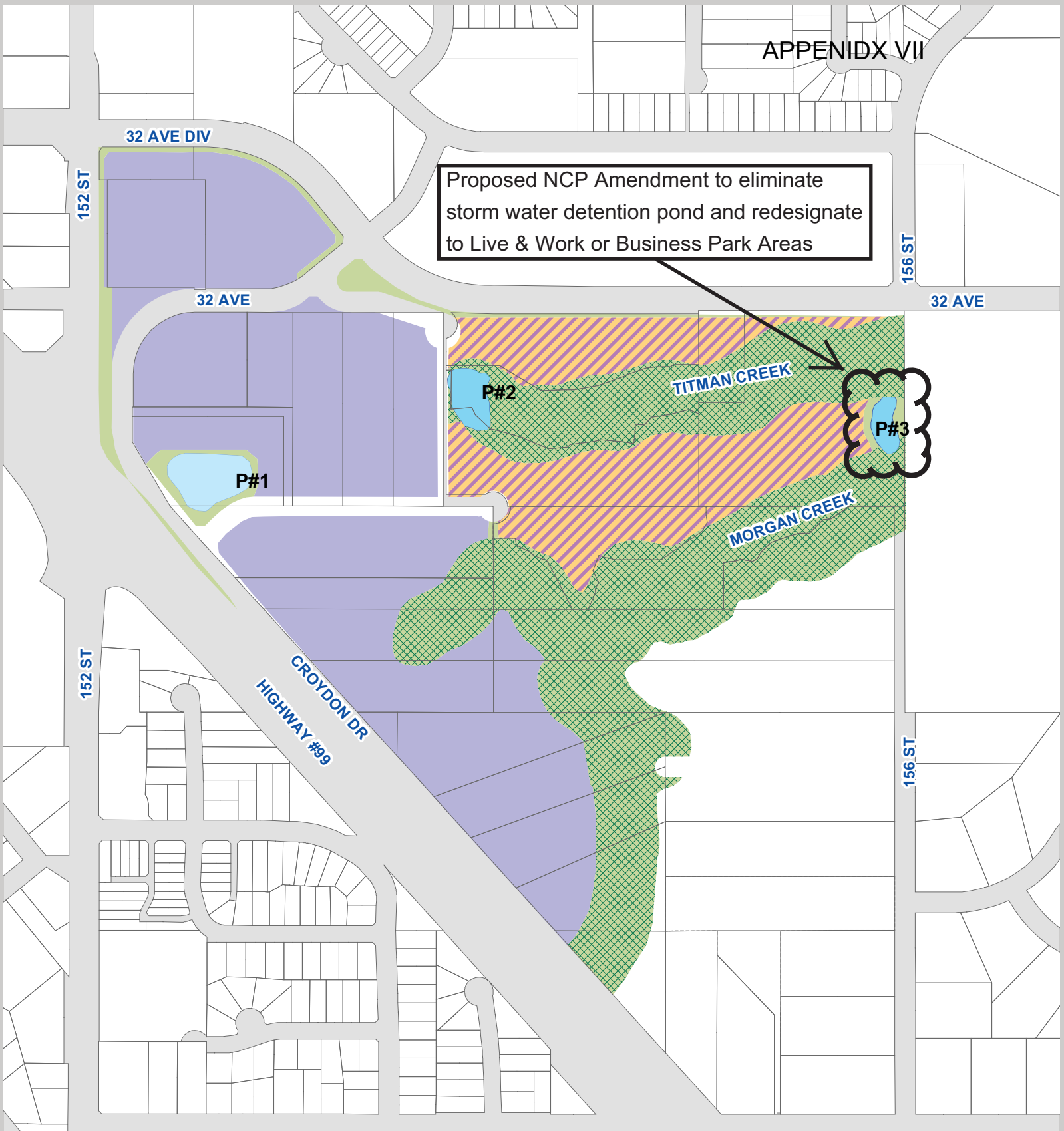
Regards,













Bernard Decosse, maibc

cc: Daphne Luking-Klassen, Gramercy Developments Ltd.
Stephan Luking, Gramercy Developments Ltd.
Randy Klassen, Gramercy Developments Ltd.

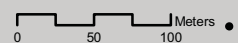
Proposed NCP Amendment to eliminate storm water detention pond and redesignate to Live & Work or Business Park Areas



-  Business Park
-  Live & Work or Business Park Areas
-  Buffers
-  Storm Water Detention Pond (amenity feature City-owned)
-  Storm Water Detention Pond (amenity feature privately-owned)
-  Creek Preservation Areas
-  15m & 30m Riparian Set Backs
-  Hydro Towers
-  Creeks
-  Hydro Right of Way



ROSEMARY HEIGHTS BUSINESS PARK LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



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: INTENSIVE AGRICULTURE ZONE (A-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-965-259

North East Quarter of the North East Quarter of the North West Quarter Section 23
Township 1 Except: Part Subdivided by Plan 70995, New Westminster District

15572 -32 Avenue

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of business parks, consisting of office and services uses, and low impact office or service uses within low *density, ground-oriented multiple unit residential buildings*, and related *amenity spaces* where *density bonus* is provided.

The *Lands* are divided into Blocks A, B, C, and D as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ray Janzen, B.C.L.S. on the 16th day of September, 2011.

B. Permitted Uses

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

1. Block A:

- (a) *Ground-oriented multiple unit residential buildings.*
- (b) *Child care centres, provided that such centres:*
 - i. Do not constitute a singular use on the *lot*; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- (c) The following *accessory uses* are permitted provided that such uses are located within a *dwelling unit* in a *ground-oriented multiple unit residential building* and occupy no more than 26 square metres [280 sq.ft.] within one *dwelling unit*, and further provided that such uses are operated by the occupant of the *dwelling unit* in which they are located and do not exceed a total combined *floor area* of 1,490 square metres [16,000 sq.ft.] per *lot*.
 - i. Office uses excluding the following:
 - a. *Social escort services*; and
 - b. *Methadone clinics*;
 - ii. *General service uses* excluding the following:
 - a. Funeral parlours;
 - b. Banks and *drive-through banks*;
 - c. Veterinary clinics;
 - d. *Adult educational institutions*; and
 - e. Appliance repair shop.
 - iii. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops; and
 - iii. *Community services*.

2. Block B:

- (a) Office uses excluding:

- i. *Social Escort Services*; and
 - ii. *Methadone Clinics*.
- (b) *General service uses* excluding the following:
- i. Funeral parlours;
 - ii. Banks and *drive-through banks*;
 - iii. Veterinary clinics;
 - iv. *Adult educational institutions*; and
 - v. Appliance repair shop.
- (c) *Accessory uses* including the following:
- i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops.
 - ii. *Eating establishments*, excluding *drive-through restaurants* provided that the *floor area* of an individual establishment shall not exceed 150 square metres [1,615 sq.ft.].
 - iii. *Community services*;
 - iv. *Child care centres*; and
 - v. One (1) *dwelling unit*, provided that the *dwelling unit* is:
 - a. Contained within the *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted; and
 - c. Restricted to a total *floor area* of 140 square metres [1,500 sq.ft.].

3. Blocks C and D:

Open space.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A:

- (a) The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Sub-section D.1(b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b)
 - i. The *floor area ratio* shall not exceed 0.90; and
 - ii. The *unit density* shall not exceed 57 *dwelling units* per hectare [23 u.p.a.].
- (c) The indoor *amenity space* required in Sub-section J.1(a) of this Zone is excluded from the calculation of *floor area ratio*.

2. Block B:

- (a) The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a building area of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2(b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The *floor area ratio* shall not exceed 0.65.

3. Blocks C and D:

Not applicable.

E. Lot Coverage

1. Blocks A and B:

The *lot coverage* shall not exceed 45%.

2. Blocks C and D:

Not applicable.

F. Yards and Setbacks

1. Blocks A and B:

Buildings and structures shall be sited not less than 6.0 metres [20 feet] from the west *lot line* and not less than 1.5 metres [5 feet] from any other *lot line*. Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended

2. Blocks C and D:

Not applicable.

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 metres [43 feet].

(b) *Accessory buildings and structures:*

i. *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and

ii. *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B:

(a) *Principal buildings:* The *building height* shall not exceed 13 metres [43 feet].

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

3. Blocks C and D:

Not applicable.

H. Off-Street Parking

1. Block A:

(a) Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

- (b) Notwithstanding Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, employee and customer *parking spaces* for uses permitted under Sub-section B.1(c) of this Zone shall be provided at a ratio of 0.7 *parking spaces* per 100 square metres [1,075 sq.ft.] of floor area for the uses listed under Sub-section B.1(c) of this Zone.
- (c) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
- (d) *Tandem parking* is permitted, subject to the following:
 - i. *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - ii. *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - iii. *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - iv. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

2. Block B:

- (a) Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- (b) *Tandem parking* is not permitted.

3. Blocks C and D:

Not applicable.

I. Landscaping

1. Blocks A and B:

- (a) 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.
- (b) 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*.

- (c) 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*.
- (d) Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

2. Blocks C and D:

Not applicable.

J. Special Regulations

1. Block A:

- (a) *Amenity space* shall be provided on the *lot* as follows:
 - i. Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - ii. Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- (b) *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- (c) The outdoor storage for display of any goods, materials or supplies is specifically prohibited.
- (d) The *Lands* and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - i. Constitute no unusual fire, explosion or safety hazard; and
 - ii. Do not produce heat or glare perceptible from another *dwelling unit* from the *dwelling unit* in which the use is located.

2. Block B:

- (a) *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
- (b) The outdoor storage for display of any goods, materials or supplies is specifically prohibited.
- (c) The *Lands* and *structures* shall be used for the use permitted in this Zone only if such uses:

- i. Constitute no unusual fire, explosion or safety hazard; and
 - ii. Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
3. Blocks C and D:
- Not applicable.

K. Subdivision

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

1. Block A:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
15,000 sq. m. [3.7 acres]	30 metres [100 ft.]	15 metres [49 ft.]

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

2. Block B:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,500 sq. m. [0.37 acre]	30 metres [100 ft.]	14 metres [46 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.

3. Blocks C and D:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
7,000 sq. m. [1.7 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

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 IB 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, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for Block A and the IB Zone for Block B.
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

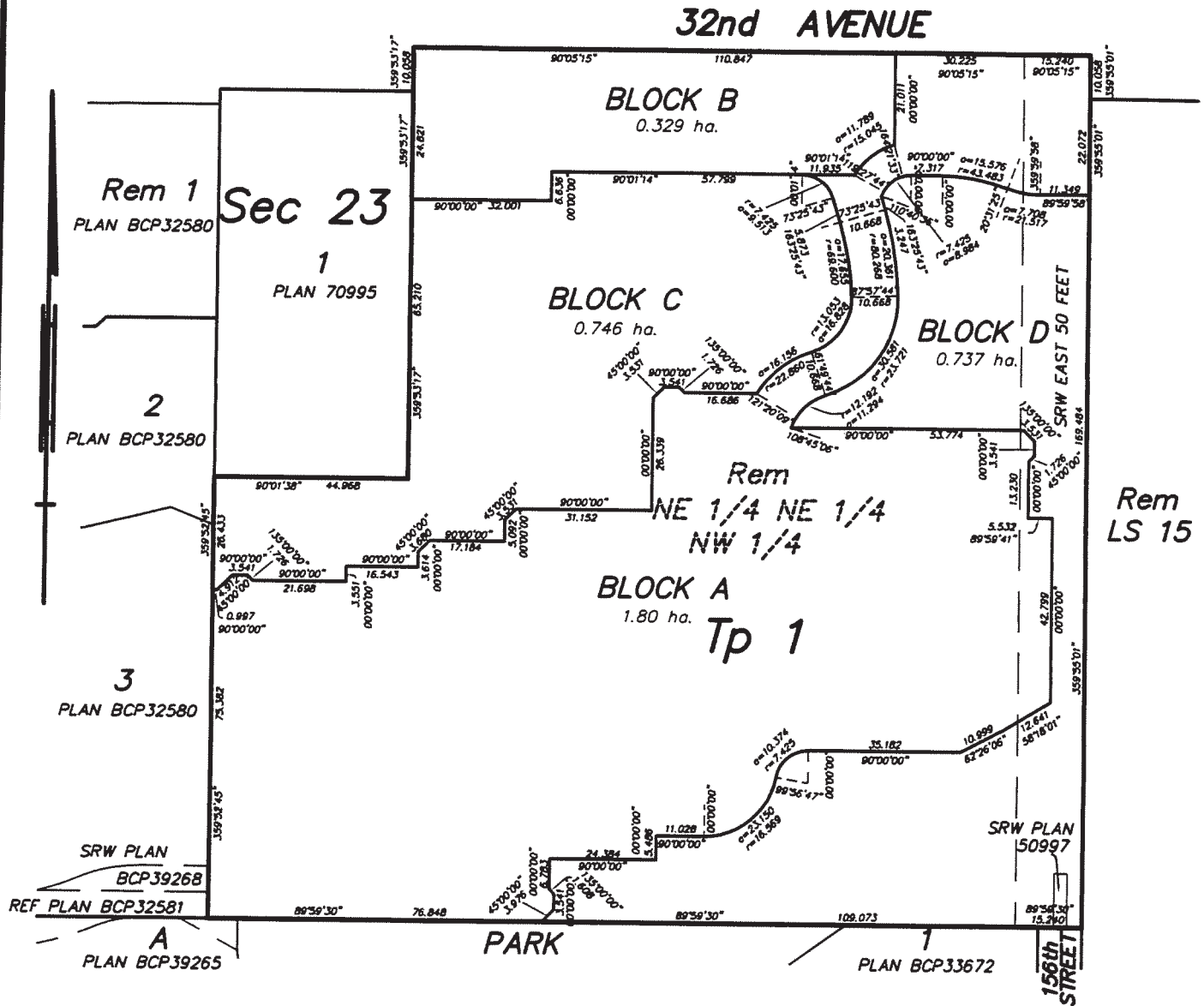
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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____ OVER
NORTH EAST QUARTER OF THE NORTH EAST QUARTER
OF THE NORTH WEST QUARTER SECTION 23 TOWNSHIP 1
EXCEPT: PART SUBDIVIDED BY PLAN 70995,
NEW WESTMINSTER DISTRICT**

SCHEDULE A



SCALE 1 : 1500
ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 16th DAY OF SEPTEMBER, 2011.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

B. C. L. S.

FILE 9580A-04