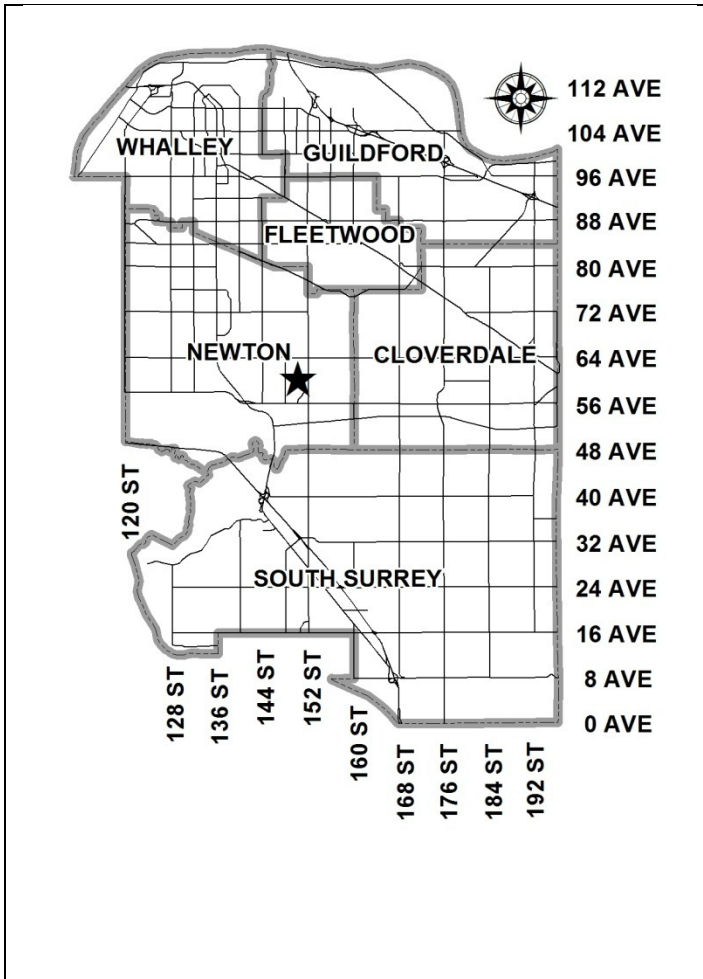


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0219-00

Planning Report Date: June 13, 2011

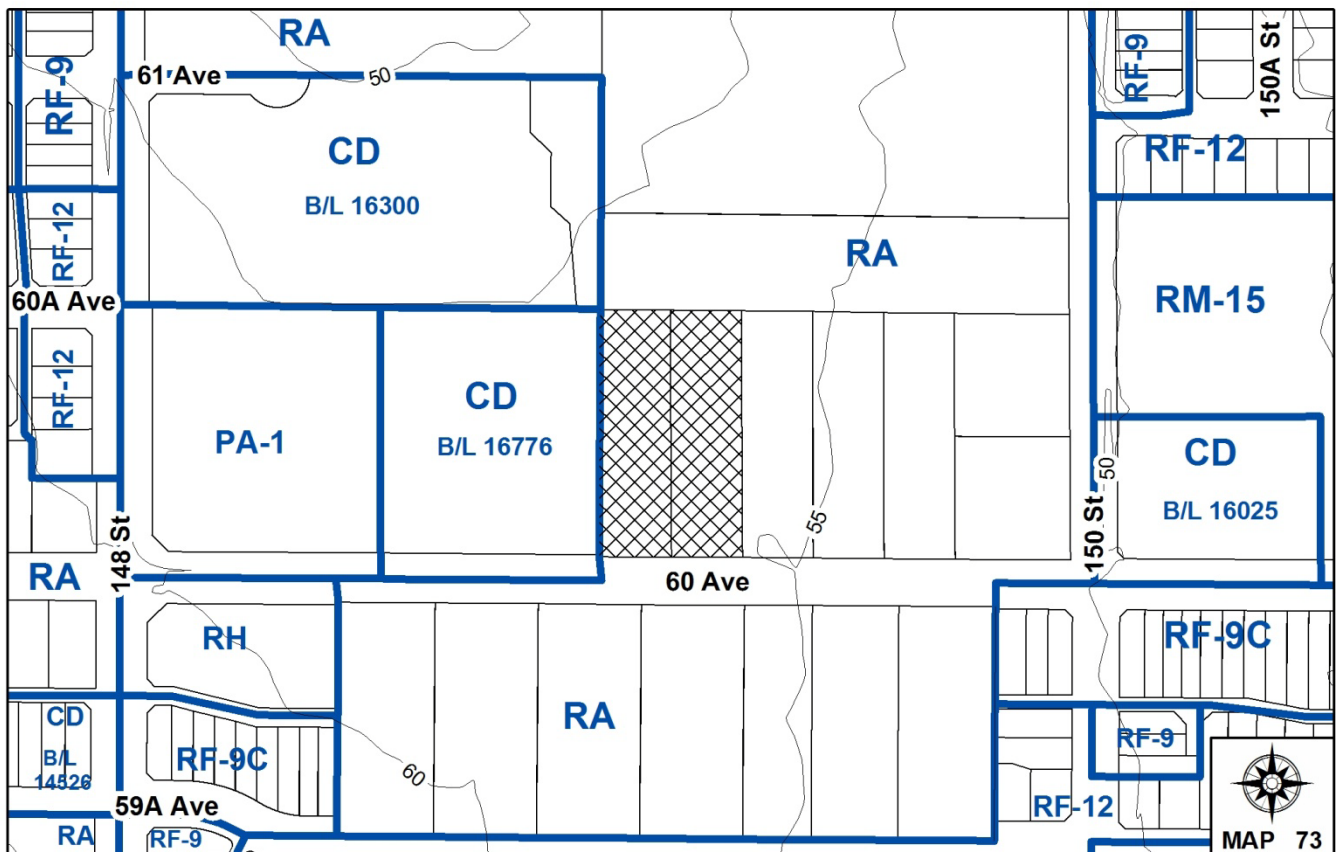


PROPOSAL:

- **NCP amendment** from "Mixed Commercial-Residential Townhouses" to "Townhouses 25 upa max."
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 10 live work units and 26 townhouses

LOCATION: 14923 and 14907 - 60 Avenue
OWNER: Rawlins Enterprises Ltd. Inc. No. 146044
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Mixed Commercial-Residential Townhouse



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

- No commercial uses are considered for the northern portion of the site; therefore, an NCP amendment is required to change this portion from "Mixed Commercial-Residential Townhouse" to "Townhouses 25 upa max."

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The front (south) portion of the site is being developed in accordance with the South Newton NCP. This portion is suitable for live-work type commercial uses as it has direct exposure on 60 Avenue.
- The back (north) portion of the site does not have any exposure to 60 Avenue, which makes it less viable for a commercial enterprise.
- The site immediately to the west pursued a similar NCP amendment which resulted in a split NCP designation. This application would result in consistent building forms adjacent to each other.
- The proposed Townhouses 25 upa max. designation on the northerly portion of the site is a compatible land use with the surrounding area, including the park site to the north and the adjacent parcel to the east, also under application for a townhouse project at a density of 25 upa (Project #7910-0205-00, currently at third reading).
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Plan.
- The applicant has demonstrated community support for the proposal.
- The proposed density and building form are appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0219-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 108 square metres (1,163 sq.ft.) to 59 square metres (635 sq.ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) Registration of a statutory right of way along the western boundary to facilitate a off street pedestrian connection to the north; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend South Newton NCP to re-designate the land from "Mixed Commercial Residential Townhouse" to "Townhouse 25 upa max." 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: **Projected number of students from this development:**

5 Elementary students at Cambridge Elementary School
 3 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the first dwelling units will be completed and ready for occupancy in Spring 2012.

Parks, Recreation & Culture: Parks has no concerns with the subject proposal.

Fire Department: The Fire Department has no concerns with the subject proposal.

SITE CHARACTERISTICS

Existing Land Use:

The site currently consists of two single family homes and accessory buildings on large lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Cambridge Elementary School Park	Urban/ Park Walkway	RA
East :	Single family residences on large lots . Currently under application for townhouses (Project No. 7910-0219-00).	Urban / Townhouses 15 upa max. (Proposed for Townhouses 25 upa max.)	RA (proposed CD-By-law is at third reading)
South (Across 60 Avenue):	Two single family homes on acreages.	Urban / Single Family Small Lots	RA
West:	Mixed-use development including townhouses, apartments and retail (under construction)	Urban / Mixed Commercial – Residential Apartments & Townhouses 25 upa max.	CD

DEVELOPMENT CONSIDERATIONS

Subject Proposal

- The 0.63 ha (1.52 acre) site is two parcels currently zoned "One-Acre Residential Zone (RA)." The applicant proposes 10 live-work units on the south portion of the site and 26 townhouses on the north portion. The two parent parcels will be reconfigured to create one parcel on 60 Avenue for the live work building and one panhandle parcel behind for the townhouses. The proposal includes rezoning to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 36 unit mixed Live/work and townhouse complex.
- The project has a proposed net unit density of 23.6 upa. This entire area is currently designated "Mixed Commercial-Residential Townhouse" in the South Newton NCP; therefore, an NCP amendment to re-designate the northern, exclusively residential portion of the site to "Townhouses 25 upa max." is needed.

Site Context

- The subject site is located on 60 Avenue one block east of 148 Street.
- The site is bounded by a park to the north, a proposed townhouse project to the east and a mixed use development currently under construction to the west.

JUSTIFICATION FOR PLAN AMENDMENT

- The front (south) portion of the site is being developed in accordance with the South Newton NCP. This portion is suitable for live-work type commercial uses as it has direct exposure on 60 Avenue.
- The back (north) portion of the site does not have any exposure to 60 Avenue, which makes it less viable for a commercial enterprise.
- The site immediately to the west pursued a similar NCP amendment which resulted in a split NCP designation. This application would result in consistent building forms adjacent to each other.
- There were no concerns expressed by the public at the Public Information Meeting held by the applicant.
- The proposed Townhouses 25 upa max. designation on the northerly portion of the site is a compatible land use with the surrounding area, including the park site to the north and the adjacent parcel to the east also under application for a townhouse project at a density of 25 upa (Project #7910-0205-00, currently at third reading).

PROPOSED CD BY-LAW

- The proposed CD By-law (Appendix VII) is similar to the RM-30 Zone, with additional uses provided for the live-work portion of the site similar to the RF-9S Zone, and with a maximum overall unit density of 25 upa and reduced setbacks and lot coverage.

- The RM-30 Zone permits townhouse uses and other uses customarily associated with townhouses, including a limited child care centre. The RF-9S zone was developed specifically to allow live-work arrangements in residential areas. The RF-9S uses have been added to the live-work portion of the site to permit commercial uses that are compatible with the dominant residential uses proposed.
- The FAR of 0.9 is permitted in the RM-30 Zone. The applicant is proposing an actual overall FAR of 0.71, which is well below this standard.
- Permitted RM-30 site coverage is 45%, the applicant is proposing overall site coverage of only 41.2% with the reduction included in the proposed CD Bylaw.
- A maximum building height of 13 metres (43 ft.) is permitted in the RM-30 Zone, this height is to be reduced to 11 metres (36 ft.) in the CD Zone.
- The proposed minimum front yard setback for principal buildings in the CD By-law is reduced from the RM-30 Zone. The setback to the building face will be 0.6 metres (2 ft.), (0.0 metres (0 ft) to the canopy) from the front lot line (60 Avenue) rather than the 7.5 metres (25 ft.) setbacks required in the RM-30 Zone. This reduction is in recognition of the commercial expression of the building and is generally consistent with the setback of the approved mixed-use building to the west.
- The proposed minimum setback from the northern lot line (adjacent to the park) is reduced to 6.0 metres (20 ft) from the building face, or 3.7 metres (12 ft) from a balcony. This reduced setback is acceptable given the park and school uses on the adjacent property.
- The proposed side yard along the eastern lot line is reduced to 2.3 metres (7.5 ft), (1.9 metres (6 ft.) to the canopy). This reduced setback is acceptable given the orientation of the units on this site and on the proposal to the east (at third reading), which results in this area acting as a functional side yard rather than a rear yard.
- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	RM-30 Zone	Proposed CD Zone (Based on RM-30)
Density (unit density and FAR)	30 units per acre 0.90 FAR	25 units per acre (average) 0.71 FAR (average)
Lot Coverage	45%	41.2% (average)
Setbacks: Live-work Building	7.5 m (25 ft)	Front yard: 0.6 m (2 ft) Side Yard (east): 2.3m (7.5 ft) Side yard (west): 3.2m (10 ft) Rear Yard: Building: 6.0 m (20 ft) Balcony: 3.7 m (12 ft)
Principal Building Height	13 metres (43 ft)	11 metres (36 ft)
Uses	Townhouses, Accessory uses	Townhouses, Accessory uses, Commercial uses similar to the those of the RF-9S Zone

PRE-NOTIFICATION /CONSULTATION

- Pre-notification letters were sent on March 15, 2011. No comments from the public were received.
- A development sign outlining the proposed project and required NCP Amendment was installed on the property on March 11, 2011. No comments from the public were received.
- The proposed NCP Amendment from commercial to residential uses also required additional public consultation in the form of a Public Information Meeting (PIM). This meeting was held on March 23, 2011. The applicant reports that a total of 2 residents and 3 realtors from an adjacent development attended the meeting. No comment sheets were submitted and no opposition was expressed by the attendees.

DESIGN PROPOSAL AND REVIEW

Context

- The existing neighbourhood consists of mainly older single family lots and acreages, many of which are currently being redeveloped in accordance with the NCP.

Access & Pedestrian Circulation

- There is one main vehicular access to the site from 60 Avenue at the west boundary. The drive aisle branches to the east to provide a connection with proposed development on the properties to the east. A reciprocal easement will be established to secure access between the two sites. A pedestrian sidewalk leads from the public sidewalk along 60 Avenue into the site and connects to an existing network of off- street trails through to 62A Avenue to the north. An additional pathway has been provided (to be secured by easement) through a central mews with connection to a pathway envisioned for the adjacent project to the east. The amenity building has an accessible entry and an accessible washroom.

Form & Character

- The proposed 26 unit residential townhouse portion consists of 16, 3-bedroom and 10, 2-bedroom units in 3 buildings, with an average floor area of 161 square metres (1,733 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 26 units, all have a tandem parking arrangement. In addition, 3 visitor stalls have been provided for these units. The live work building has incorporated an enclosed, at grade garage which provides an additional 29 stalls bringing the total parking count to 84 stalls.
- The proposed 10 unit live-work building consists of 7, 3 storey , 3 bedroom units with a commercial area fronting 60 Avenue, and 3 smaller bachelor units on to the rear of the building. The 3 storey units are approximately 167 square metres (1,800 sq. ft.) in area, while the bachelor units are approximately 57 square metres (600 sq.ft.).

- The residential portion of the site is designed with a strong traditional, residential character including pitched roofs, gables, shutters, and box windows. Cladding materials include shingle siding, board and batten elements and horizontal vinyl siding.
- The live-work building has been designed with a modern, commercial aesthetic, including a flat roof, large windows, brick cladding elements and a strong horizontal timber sunshade along the 60 Avenue frontage.

Tree Retention, Landscaping & Sustainability Principles

- The applicant retained Diamond Head Consulting to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 64 trees on site, of which 17 are to be retained and 47 are to be removed. The Trees and Landscaping Division generally supports the proposed tree management plan. A finalized tree management plan must be submitted prior to final adoption.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	4	0	4
Cedar	15	7	8
Fir	18	7	11
Plum	3	0	3
Hemlock	2	0	2
Birch	2	0	2
Alder	8	3	5
Butternut	1	0	1
Magnolia	1	0	1
Dogwood	1	0	1
Cypress	1	0	1
Spruce	4	0	4
Maple	4	0	4
Pine	3	0	3
TOTAL	64	17	47

- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (70 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There is one main outdoor amenity area at the northwest corner of the site, adjacent to the proposed public pathway. This area has children's play equipment, seating areas and a large flat lawn suitable for active play. A secondary amenity space has been provided adjacent to the indoor amenity building in the form of a patio seating area.

ADVISORY DESIGN PANEL

- The ADP meeting was held on April 7 2011. The applicant has satisfactorily addressed all the issues raised, as itemized in Appendix VIII.

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, Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	Proposed CD By-law
Appendix VIII.	Minutes of the April 7, 2011 ADP meeting.

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc and DMG Landscape Architects respectively, dated April 26th, 2011)

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

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Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek, Barnett Dembek Architects Inc.
 Address: #135, 7536 - 130 Street
 Surrey BC
 V3W 1H8
 Tel: 6045977100 104 - Work
 6045977100 104 - Fax

2. Properties involved in the Application

(a) Civic Address: 14923 and 14907 - 60 Avenue

(b) Civic Address: 14923 - 60 Avenue
 Owner: Rawlins Enterprises Ltd., Inc. No. 146044
 PID: 009-980-423
 Lot: Lot 6 Section 10 Township 2 New Westminster District Plan 14439

(c) Civic Address: 14907 - 60 Avenue
 Owner: Rawlins Enterprises Ltd., Inc. No. 146044
 PID: 009-980-466
 Lot: Lot 7 Section 10 Township 2 New Westminster District Plan 14439

3. Summary of Actions for City Clerk's Office

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

DEVELOPMENT DATA SHEET Block "A"

Proposed Zoning: CD (Based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,280 sq. m. (67,600 sq. ft.)
Road Widening area		117 sq. m. (1,259 sq. ft.)
Block "B" area		1,466.5 sq. m. (15,786 sq. ft.)
Net Total		4696.5 sq. m. (50,554 sq. ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36.4%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	36.4%
SETBACKS (in metres)		
Front	7.5 m (25 ft)	4.4 m (15 ft)
Rear	7.5 m (25 ft)	6.0 m (20 ft) to Building / 4.2 m (14 ft) to Balcony
Side #1 (E)	7.5 m (25 ft)	2.3 m (7.5 ft)
Side #2 (W)	7.5 m (25 ft)	11.3 m (37 ft)
Side #3		
BUILDING HEIGHT (in metres/storeys)		
Principal	3 storeys / 11 m (36 ft)	3 storeys / 10 m (33 ft)
Accessory	4.5 m (15 ft)	4.5 m (15 ft)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		10
Three Bedroom +		16
Total		26
FLOOR AREA: Residential		3,135 sq. m. (33,746 sq. ft.)
Amenity building		59 sq. m. (635 sq. ft.)
TOTAL BUILDING FLOOR AREA		3,194 sq. m. (34,381 sq. ft.)

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		41.4 uph / 16.7 upa
# of units/ha /# units/acre (net)	62 uph / 25 upa	55.9 uph/22.4 upa
FAR (gross)		0.499
FAR (net)	0.9	0.67
AMENITY SPACE (area in square metres)		
Indoor	78 sq. m. (840 sq. ft.)	59 sq. m. (635 sq. ft.)
Outdoor	78 sq. m. (840 sq. ft.)	243 sq. m. (2,616 sq. ft.)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	20	20
3-Bed	32	32
Residential Visitors	5	3 (+2 in Block "B")
Institutional		
Total Number of Parking Spaces	57	55 (+2 in block "B")
Number of disabled stalls		
Number of small cars	14	14
Tandem Parking Spaces: Number / % of Total Number of Units		52 / 100%
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET Block "B"

Proposed Zoning: CD (Based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,280 sq. m. (67,600 sq. ft.)
Road Widening area		117 sq. m. (1,259 sq. ft.)
Block "A" area		4696.5 sq. m. (50,554 sq. ft.)
Net Total		1,466.5 sq. m. (15,786 sq. ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	72.6%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	72.6%
SETBACKS (in metres)		
Front	7.5 m (25 ft)	0.9 m (3 ft)
Rear	7.5 m (25 ft)	3.9 m (12 ft)
Side #1 (E)	7.5 m (25 ft)	4.2 m (13 ft)
Side #2 (W)	7.5 m (25 ft)	2.9 m (9.5 ft)
Side #3		
BUILDING HEIGHT (in metres/storeys)		
Principal	3 storeys / 11 m (36 ft)	3 storeys / 10.7 m (35 ft)
Accessory	4.5 m (15 ft)	4.5 m (15 ft)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		3
One Bed		
Two Bedroom		
Three Bedroom +		7
Total		10
FLOOR AREA: Residential		1,117 sq. m. (39,446 sq. ft.)
FLOOR AREA: Commercial		225 sq. m. (2,422 sq. ft.)
TOTAL BUILDING FLOOR AREA		1,342 sq. m. (14,446 sq. ft.)

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		15.9 uph / 6.4 upa
# of units/ha /# units/acre (net)	62 uph / 25 upa	68.2 uph/27.6 upa
FAR (gross)		0.22
FAR (net)	0.9	0.92
AMENITY SPACE (area in square metres)		
Indoor	78 sq. m. (840 sq. ft.)	59 sq. m. (635 sq. ft.)
Outdoor	78 sq. m. (840 sq. ft.)	243 sq. m. (2,616 sq. ft.)
PARKING (number of stalls)		
Commercial	7	7
Industrial		
Residential Bachelor + 1 Bedroom	4	4
2-Bed		
3-Bed	14	14
Residential Visitors	2	4 (incl. 2 assigned to Block "A")
Institutional		
Total Number of Parking Spaces	57	29
Number of disabled stalls		
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		0 / 0%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

60th AVENUE

PHASE 2
2.2m (8'-7") PARKING ROCKET

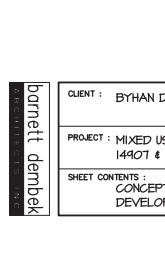
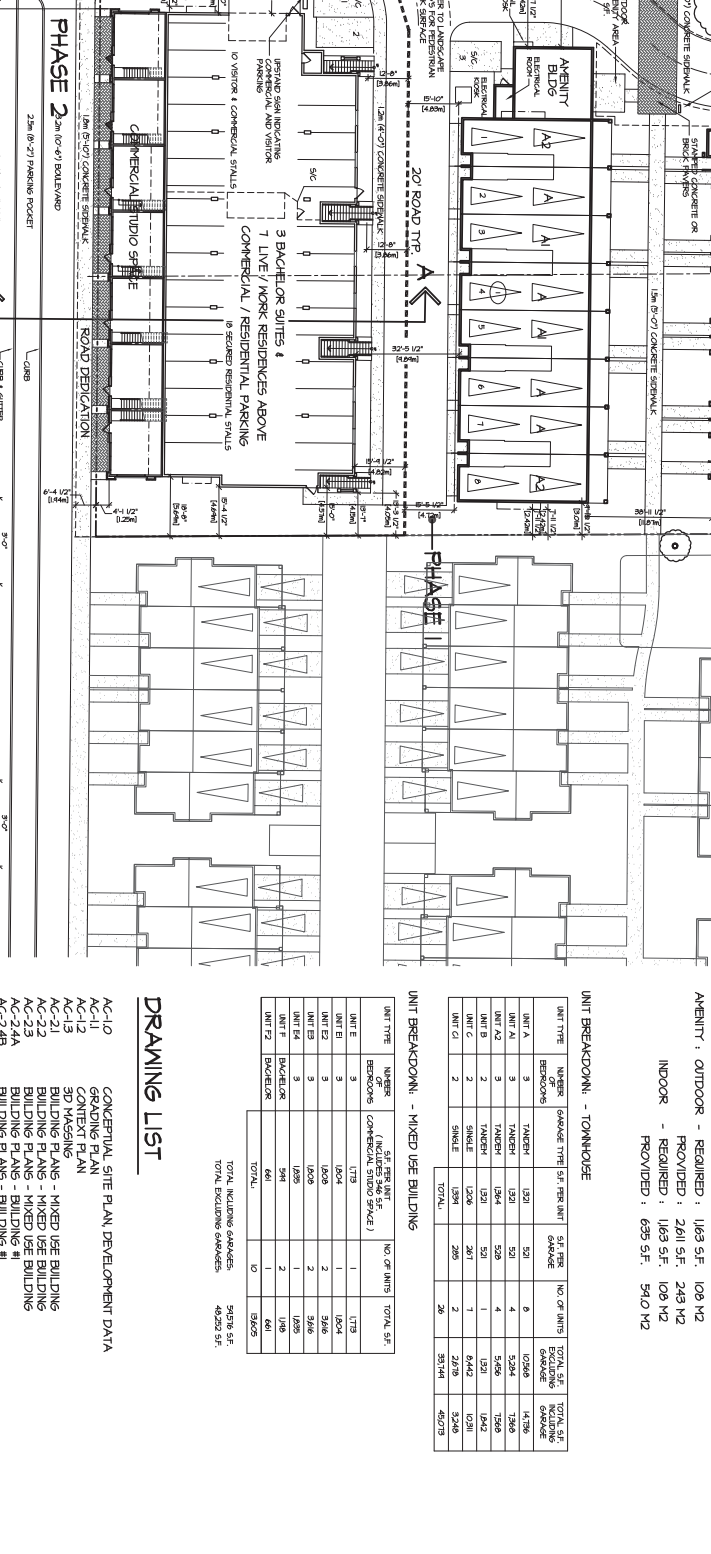
1.5m (5'-0") BOULEVARD
3.4m (11'-0") CONCRETE SIDEWALK

PHASE 1

20' ROAD TYP.
20' ROAD TYP.
20' ROAD TYP.

FEDESTRIAN WALK S.S.W.M.

OUTDOOR AMENITY AREA = 2,044 SF



UNIT BREAKDOWN - MIXED USE BUILDING

UNIT TYPE	NUMBER	GROSS AREA (SQ FT PER UNIT)	GROSS AREA	NO. OF UNITS	TOTAL SQ. GARAGE	TOTAL SQ. GARAGE
UNIT 1	3	1,370	4,110	1	175	175
UNIT 2	5	1,025	5,125	2	525	1,050
UNIT 3	3	1,525	4,575	2	566	1,132
UNIT 4	3	1,625	4,875	2	1,025	2,050
UNIT 5	1	1,425	1,425	1	143	143
UNIT 6	1	295	295	2	148	295
UNIT 7	1	661	661	1	661	661
TOTAL	20	18,225	18,225	10	3,342	6,684

TOTAL INCLUDING GARAGES: 9,176 SQ. FT.
TOTAL EXCLUDING GARAGES: 4,225 SQ. FT.

UNIT BREAKDOWN - TOWNHOUSE

UNIT TYPE	NUMBER	GROSS TYPE SF PER UNIT	S.F. PER GARAGE	NO. OF UNITS	TOTAL SQ. GARAGE	TOTAL SQ. GARAGE
UNIT A	3	1,321	521	4	1,764	1,764
UNIT B	3	1,321	521	4	1,764	1,764
UNIT C	3	1,321	521	4	1,764	1,764
UNIT D	3	1,321	521	4	1,764	1,764
UNIT E	3	1,321	521	4	1,764	1,764
UNIT F	3	1,321	521	4	1,764	1,764
TOTAL	18	17,838	2,084	16	21,264	21,264

UNIT BREAKDOWN - MIXED USE BUILDING

UNIT TYPE	NUMBER	GROSS TYPE SF PER UNIT	S.F. PER GARAGE	NO. OF UNITS	TOTAL SQ. GARAGE	TOTAL SQ. GARAGE
UNIT A	3	1,321	521	4	1,764	1,764
UNIT B	3	1,321	521	4	1,764	1,764
UNIT C	3	1,321	521	4	1,764	1,764
UNIT D	3	1,321	521	4	1,764	1,764
UNIT E	3	1,321	521	4	1,764	1,764
UNIT F	3	1,321	521	4	1,764	1,764
TOTAL	18	17,838	2,084	16	21,264	21,264

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UNIT A	3	1,321	521	4	1,764	1,764
UNIT B	3	1,321	521	4	1,764	1,764
UNIT C	3	1,321	521	4	1,764	1,764
UNIT D	3	1,321	521	4	1,764	1,764
UNIT E	3	1,321	521	4	1,764	1,764
UNIT F	3	1,321	521	4	1,764	1,764
TOTAL	18	17,838	2,084	16	21,264	21,264

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UNIT B	3	1,321	521	4	1,764	1,764
UNIT C	3	1,321	521	4	1,764	1,764
UNIT D	3	1,321	521	4	1,764	1,764
UNIT E	3	1,321	521	4	1,764	1,764
UNIT F	3	1,321	521	4	1,764	1,764
TOTAL	18	17,838	2,084	16	21,264	21,264

UNIT BREAKDOWN - TOWNHOUSE

UNIT TYPE	NUMBER	GROSS TYPE SF PER UNIT	S.F. PER GARAGE	NO. OF UNITS	TOTAL SQ. GARAGE	TOTAL SQ. GARAGE
UNIT A	3	1,321	521	4	1,764	1,764
UNIT B	3	1,321	521	4	1,764	1,764
UNIT C	3	1,321	521	4	1,764	1,764
UNIT D	3	1,321	521	4	1,764	1,764
UNIT E	3	1,321	521	4	1,764	1,764
UNIT F	3	1,321	521	4	1,764	1,764
TOTAL	18	17,838	2,084	16	21,264	21,264

MIXED USE BUILDING

REQUIRED: 2.0 SPACES / UNIT X 1 UNITS = 140 SPACES
SUITES: 13 SPACES / UNIT X 3 UNITS = 39 SPACES
VISITOR: 0.2 SPACES / UNIT X 10 UNITS = 2.0 SPACES
COMMERCIAL: 3.0 SPACES / 100 M2 = 6.4 SPACES
TOTAL: 26.0 SPACES

PROVIDED: 26 SPACES

TOWNHOUSE

REQUIRED: 2.2 SPACES / UNIT X 26 UNITS = 57.2 SPACES
VISITOR = 3 SPACES
TOTAL = 57 SPACES

DEVELOPMENT DATA

ZONING: CD

SITE AREA: 61,571 SF, 1,552 AC, 6,280 M2, 0.628 HA

ROAD DEDICATION: 1,263 SF, 0.029 AC, 117.3 M2, 0.027 HA

NET: 66,354 SF, 1,523 AC, 6,162 M2, 0.616 HA

DENSITY: 236 U.P.A., 56.4 U.P.H.A. (36 UNITS TOTAL)

F.A.R.: 0.90 (59,576 SF.)
GARAGES INCLUDED: 0.71 (48,252 SF.)
GARAGES EXCLUDED: 0.11 (40,252 SF.)

SITE COVERAGE: 40.6 % (26,444 SF., 2503 M2)

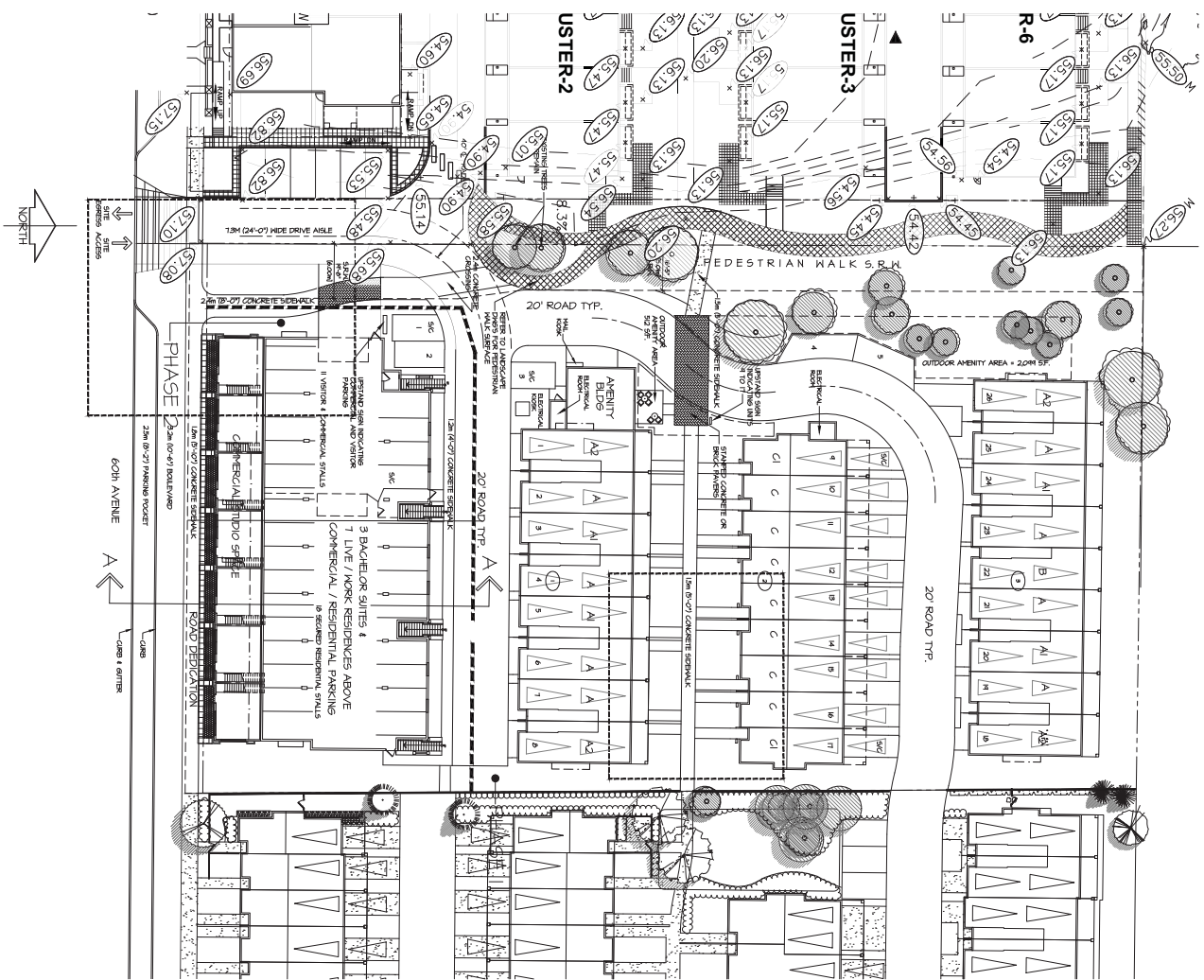
CONCEPTUAL SITE PLAN DEVELOPMENT DATA

CONCEPT PLAN

BUILDING PLANS - MIXED USE BUILDING #1
BUILDING PLANS - MIXED USE BUILDING #2
BUILDING PLANS - MIXED USE BUILDING #3
BUILDING PLANS - BUILDING #1
BUILDING PLANS - BUILDING #2
BUILDING PLANS - BUILDING #3
BUILDING PLANS - BUILDING #4
BUILDING PLANS - BUILDING #5
BUILDING PLANS - BUILDING #6

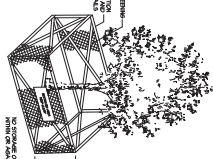
DRAWING LIST

AC-10	CONCEPTUAL SITE PLAN DEVELOPMENT DATA
AC-11	GRADING PLAN
AC-12	CONCEPT PLAN
AC-21	BUILDING PLANS - MIXED USE BUILDING #1
AC-22	BUILDING PLANS - MIXED USE BUILDING #2
AC-23	BUILDING PLANS - MIXED USE BUILDING #3
AC-24A	BUILDING PLANS - BUILDING #1
AC-24B	BUILDING PLANS - BUILDING #2
AC-24C	BUILDING PLANS - BUILDING #3
AC-24D	BUILDING PLANS - BUILDING #4
AC-24E	BUILDING PLANS - BUILDING #5
AC-24F	BUILDING PLANS - BUILDING #6
AC-31	UNIT PLANS
AC-32	UNIT PLANS
AC-33	UNIT PLANS
AC-41	ELEVATIONS - BUILDING #1
AC-42	ELEVATIONS - BUILDING #2
AC-43	ELEVATIONS - BUILDING #3
AC-44	ELEVATIONS - BUILDING #5



TREE PROTECTION BY SPECIES

SPECIES	PROTECTION METHOD	PROTECTION PERIOD
...



1 TREE PROTECTION BARRIER

TREE PROTECTION BARRIER TABLE

TREE ID	DATE	STATUS	REMARKS
...

DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
CHECK: L1
DWG PROJECT NUMBER: 10-223

PROJECT: MIXED USE DEVELOPMENT
14907 & 14923 80TH AVE. SURREY, BC
File No.: 7910-0219-00

DRAWING TITLE: TREE MANAGEMENT CONCEPT

DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
CHECK: L1

OF 6

DMG landscape architects

J.D. Nelson & Associates Ltd.
A subsidiary of
DMG landscape architects
14907 & 14923 80th Ave.
Surrey, BC
V5C 6G9
PRJ 0041437-0042 PRJ 437-0723

DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
CHECK: L1

DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
CHECK: L1

DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
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DATE: JAN 23
SCALE: 1/4"=1'-0"
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DATE: JAN 23
SCALE: 1/4"=1'-0"
DRAWN: L1
DESIGN: L1
CHECK: L1

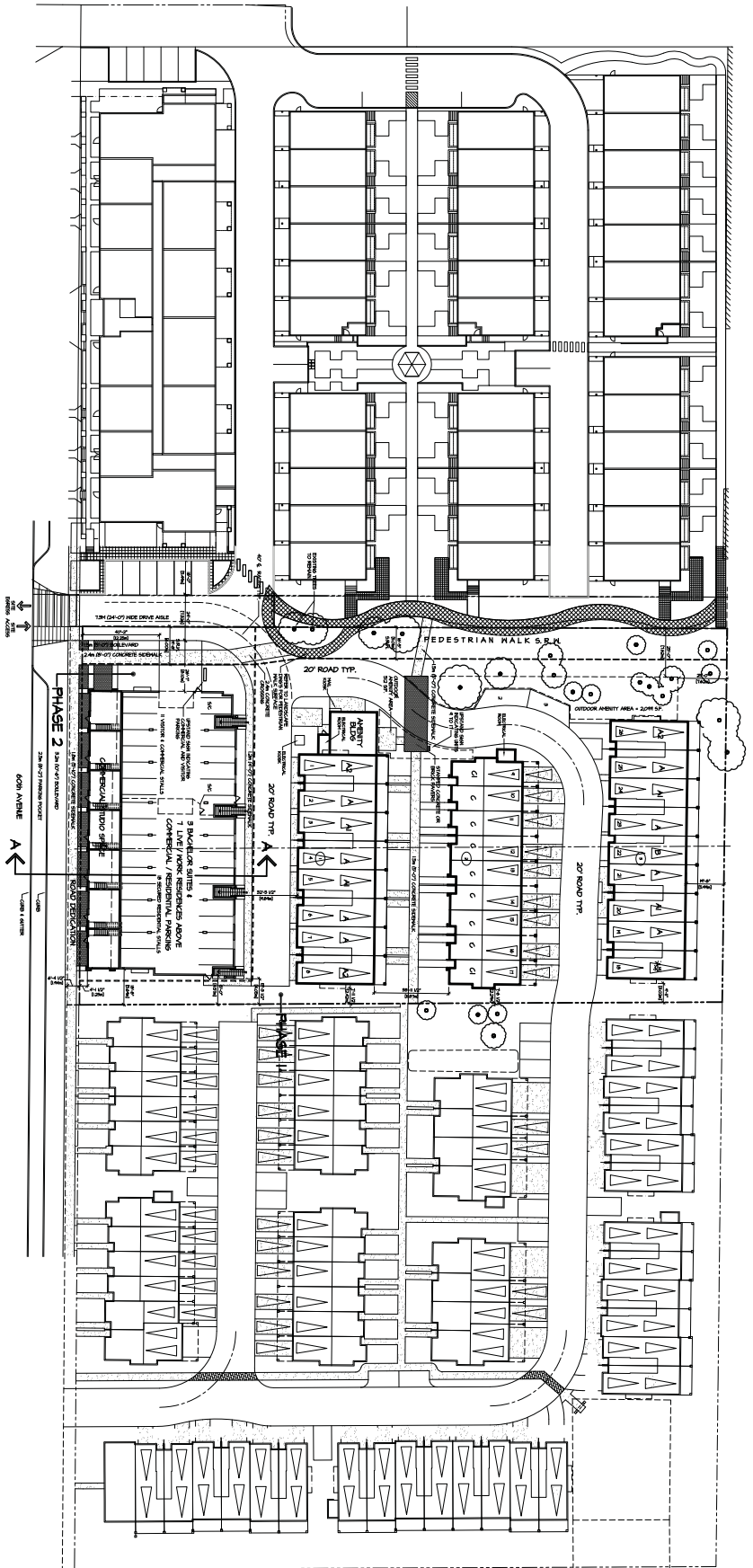
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DESIGN: L1
CHECK: L1

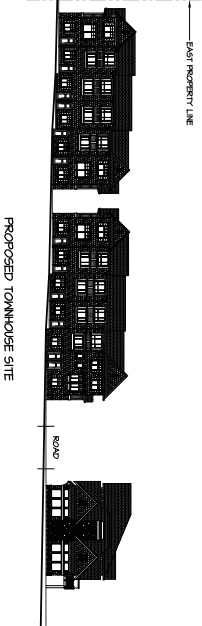
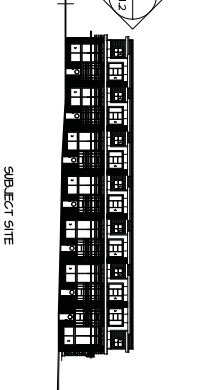
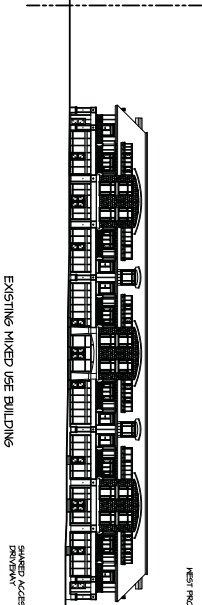
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CHECK: L1



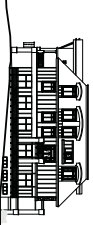
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CONTEXT SITE PLAN
SCALE: 1" = 30'-0"



STREETSCAPE ALONG 60TH AVE.



1 EAST ELEVATION



2 WEST ELEVATION

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AND ENGINEERS. (REV. 01/15)

REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

DESIGN : M.D.
DRAWN :
DATE : Apr. 26 11
SCALE : 1" = 30'-0"

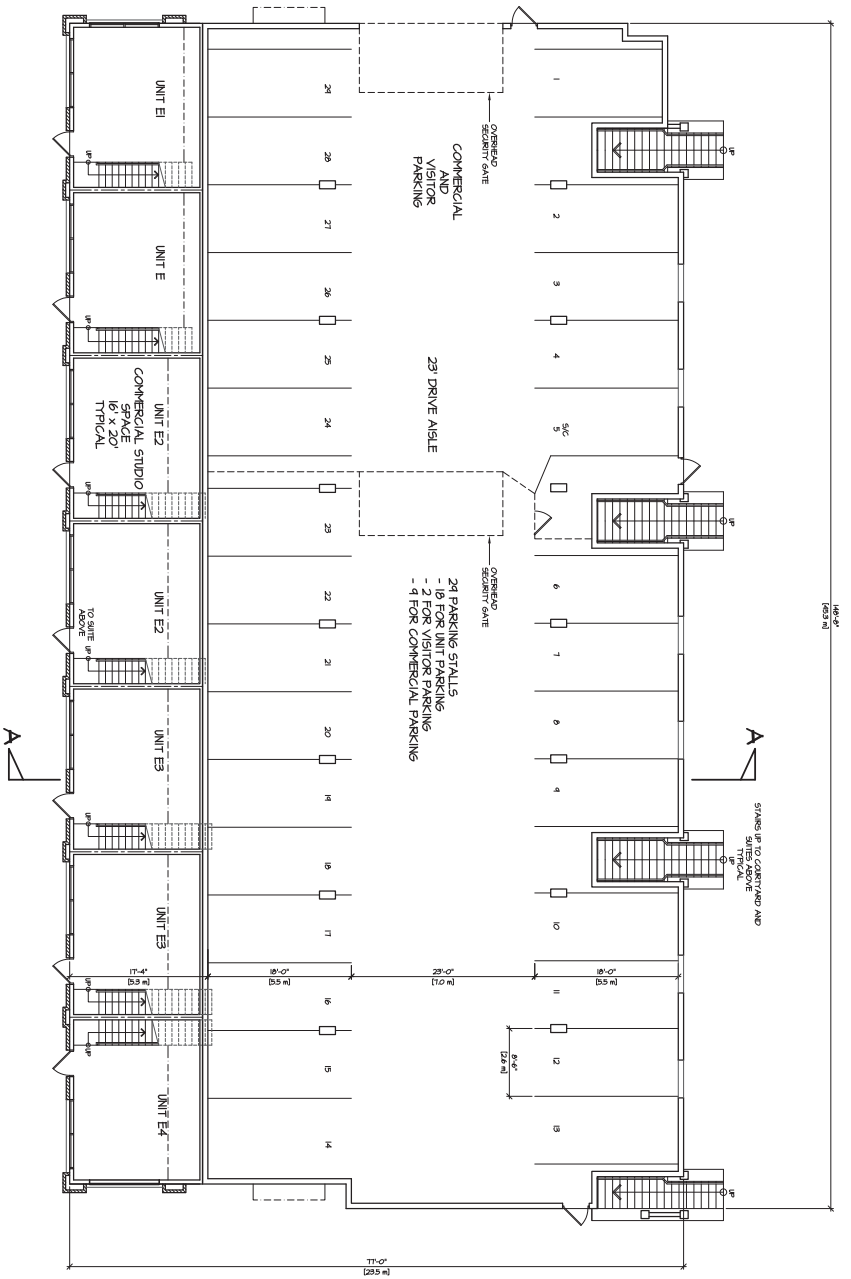
CLIENT : BYHAN DEVELOPMENTS LTD.
PROJECT : MIXED USE DEVELOPMENT
14407 & 14423 60th AVENUE, SURREY
SHEET CONTENTS : CONTEXT SITE PLAN

Dornett dembek

UNIT 135,
SUITE 130 STREET
2150
VIAVIEW TRAIL
SURREY, BC V3R 4S1

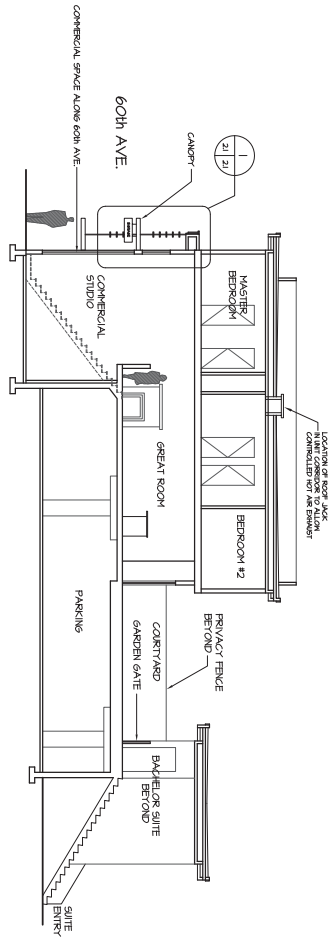
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornett.com

PROJECT NO. 509
SHEET NO. A-1.2
DATE: 08/04/11



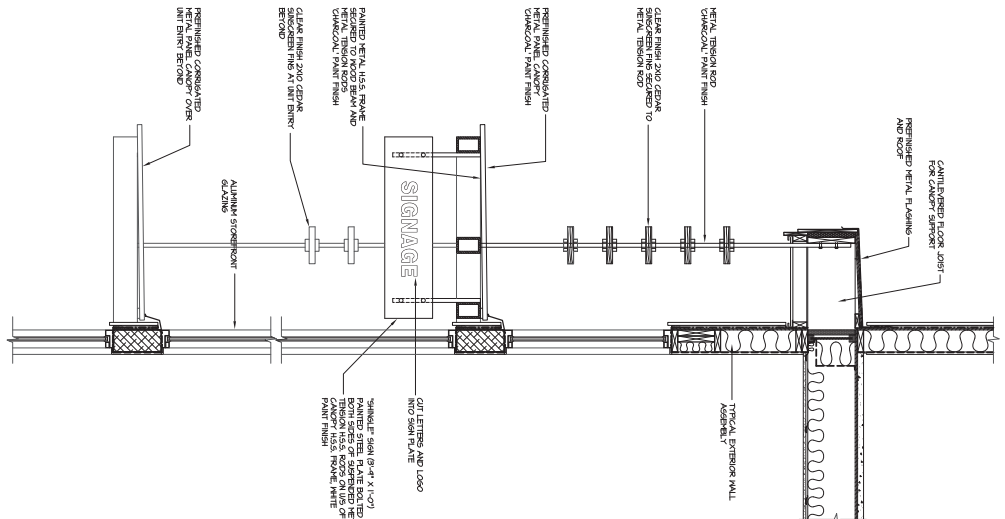
PARKING GARAGE & COMMERCIAL STUDIO LEVEL - MIXED USE BUILDING

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



MIXED USE BUILDING SECTION A

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



CANOPY / SUNSCREEN DETAIL

SCALE: 3/4" = 1'-0"

REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

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PROJECT :	MIXED USE DEVELOPMENT 1440T & 1442S 60th AVENUE, SURREY
SHEET CONTENTS :	BUILDING PLANS

DESIGN :	M.D.
DRAWN :	
DATE :	Apr. 24 11
SCALE :	1/8" = 1'-0"

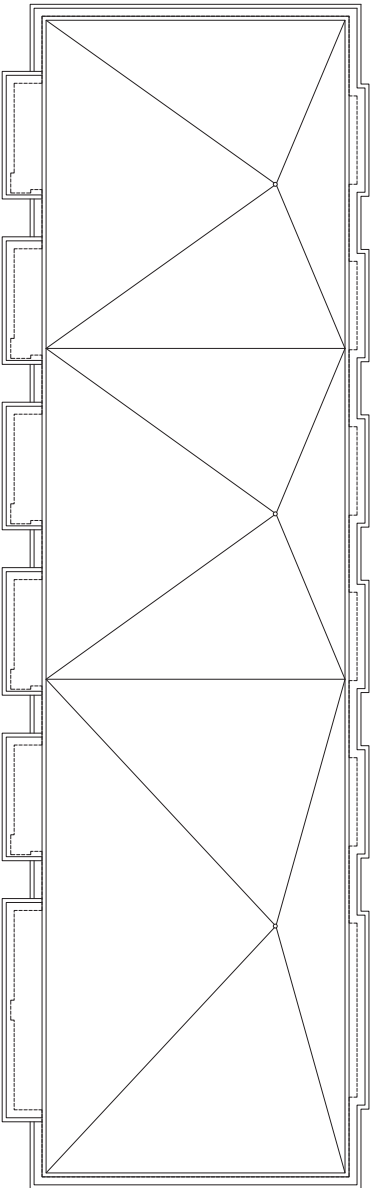
Dornett dembek

UNIT 135,
SUITE 1300 STREET,
2550 1300 STREET,
VAN TR 813

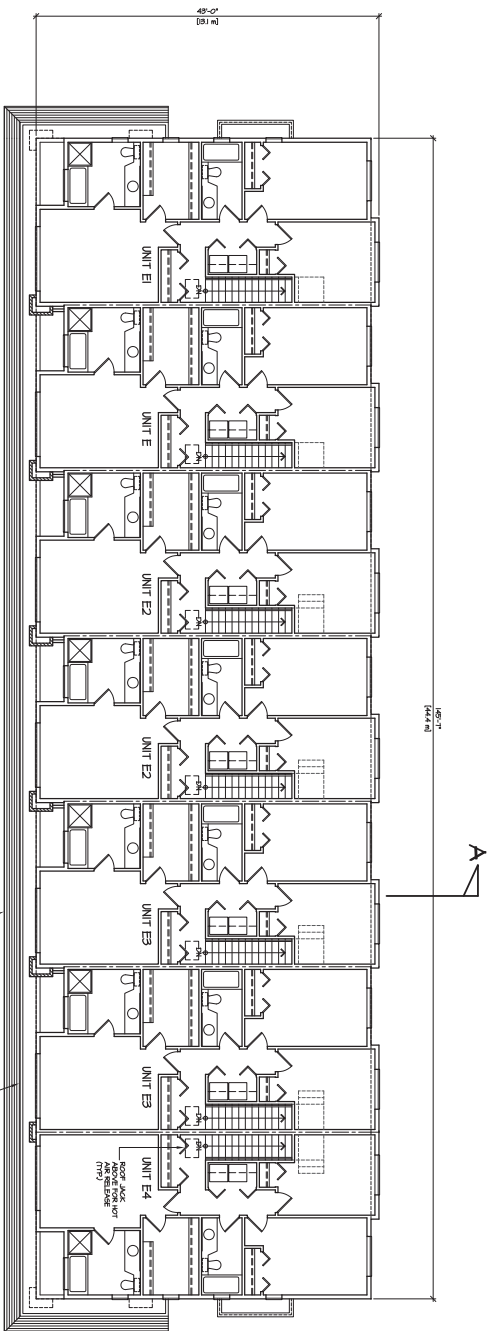
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CREAT. NO. AC-21
BOB
PROJECT NO. 08043

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UPPER ROOF PLAN - MIXED USE BUILDING
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN - MIXED USE BUILDING
SCALE: 1/8" = 1'-0"

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 CANADA COMPANY, INC. 1978

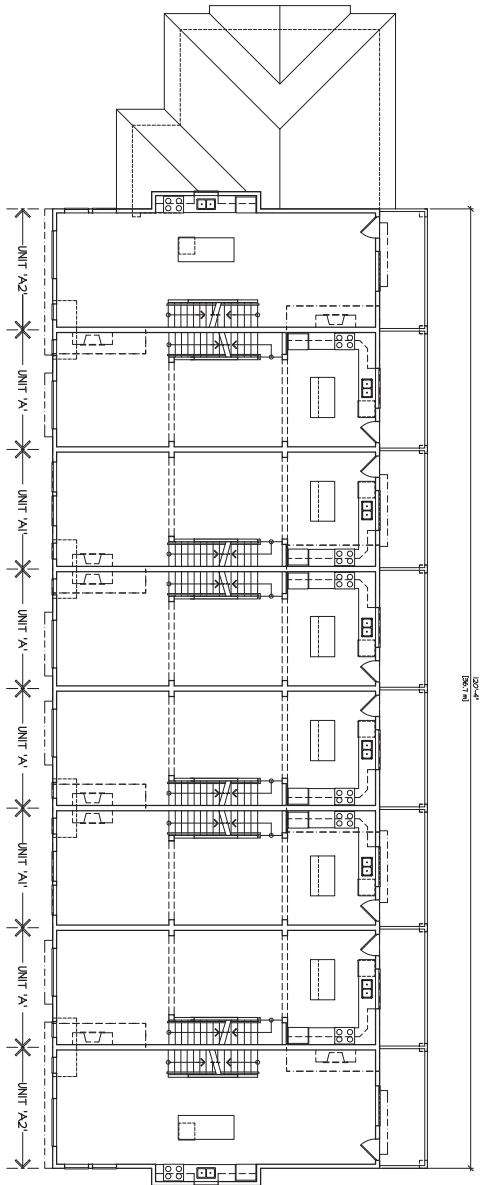
REV#	DATE	DRN	CR'D	ISSUE	DATE	BY	ISSUED FOR

CONTENTS

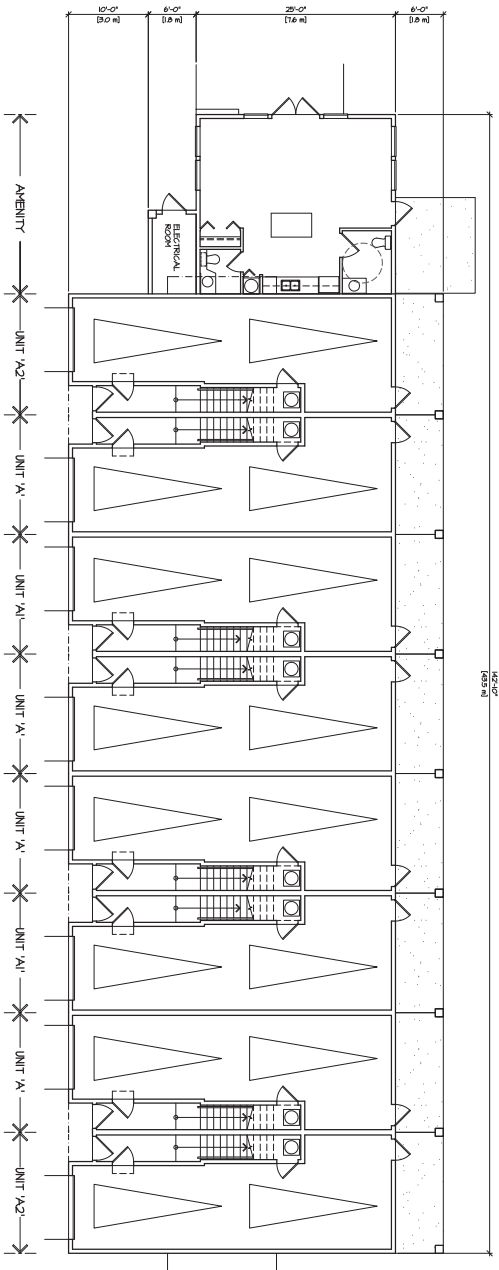
DESIGN :	M.D.
DRAWN :	
DATE :	Apr. 24 11
SCALE :	1/8" = 1'-0"
CLIENT :	BYHAN DEVELOPMENTS LTD.
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SHEET CONTENTS :	BUILDING PLANS

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 2150 130th STREET,
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PROJECT NO.	08043
CLIENT NO.	509
DATE	AC-23
REV. NO.	



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

32'-0"

142'-0"

REV#	DATE	DRN	CR'D	ISSUE	DATE	BY	ISSUED FOR

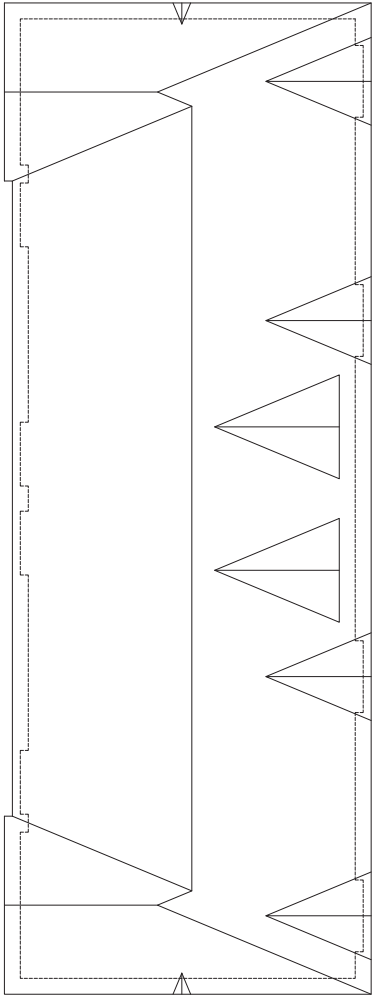
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 (CANADA PROFESSIONAL ACT R.S.C. 1970)

DATE: 14/05/2024
 TIME: 10:54 AM

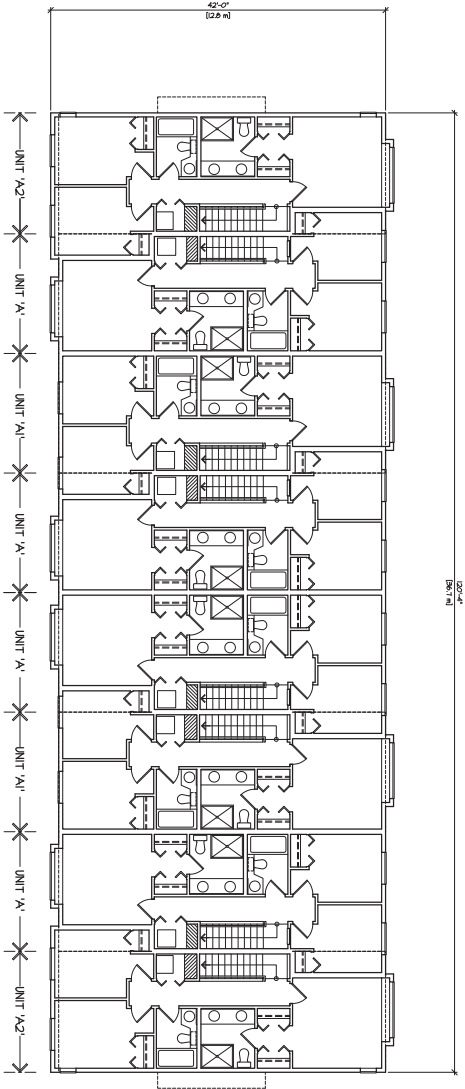
CLIENT : BYHAN DEVELOPMENTS LTD.
 PROJECT : MIXED USE DEVELOPMENT
 14407 & 14423 60th AVENUE, SURREY
 SHEET CONTENTS :
 BUILDING PLANS
 BUILDING #1

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 EMAIL: info@dornett.com
 CREDIT NO. 509
 AC-24A
 PROJECT NO. 08043
 REV. NO.



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



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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 PROFESSIONAL BODY UNDER THE
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 BODIES ACT (R.S.C. 1985, c. 110).
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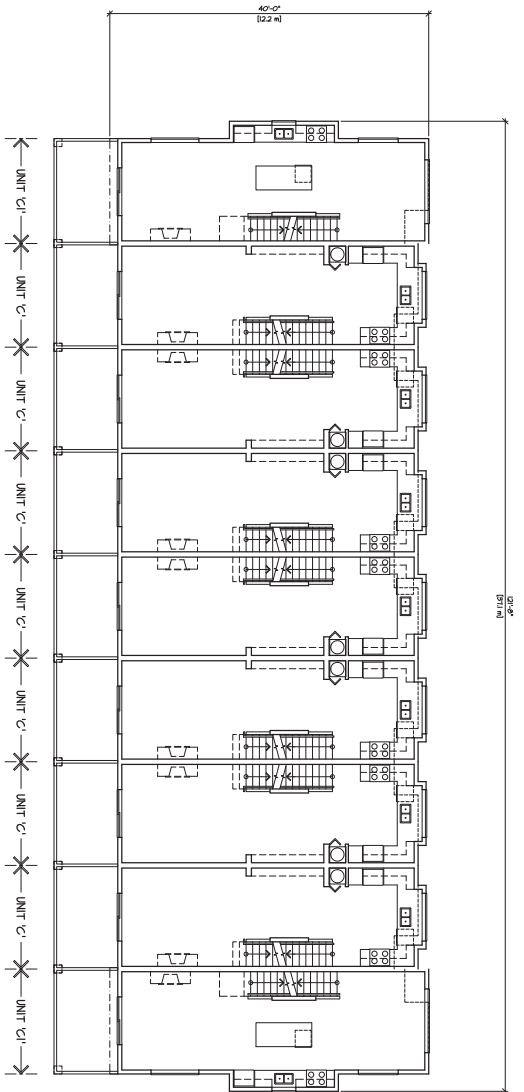
REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR

DATE: 14/07/2011
 SCALE: 1/8" = 1'-0"

CLIENT :	BYHAN DEVELOPMENTS LTD.
PROJECT :	MIXED USE DEVELOPMENT 14407 & 14423 60th AVENUE, SURREY
SHEET CONTENTS :	BUILDING PLANS BUILDING #1
DESIGN :	M.D.
DRAWN :	
DATE :	Mar. 21 11
SCALE :	1/8" = 1'-0"

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 2150 130 STREET
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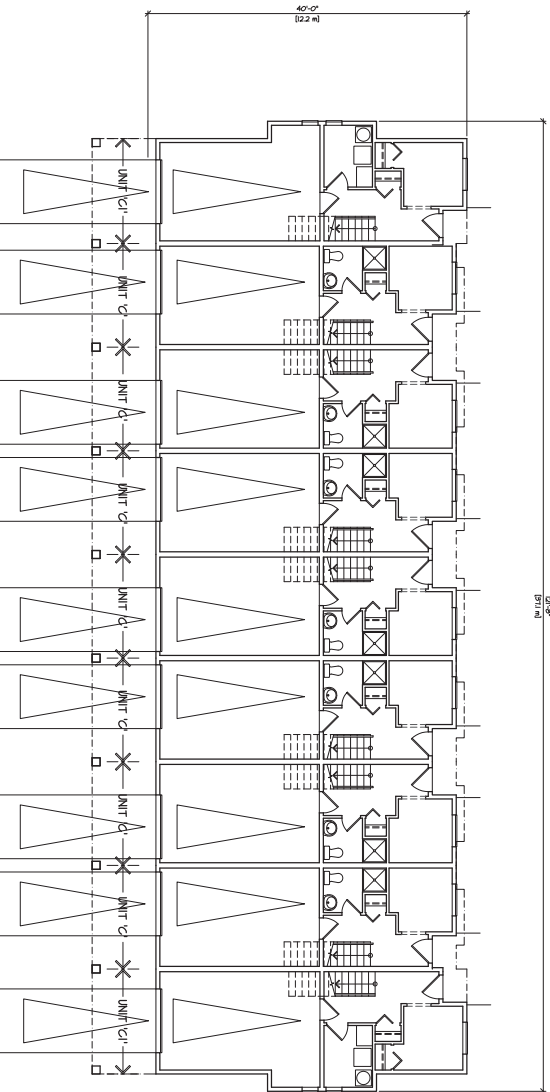
PROJECT NO.	06043
CLIENT NO.	509
PROJECT NO.	AC-24B
CLIENT NO.	



MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

DATE: 07/14



GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

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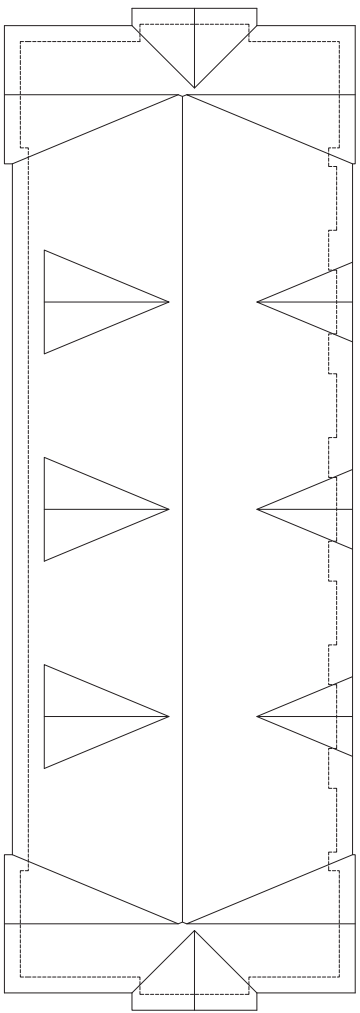
DESIGN :
M.D.
DRAWN :
DATE :
Mar. 21 11
SCALE :
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PROJECT : MIXED USE DEVELOPMENT
14407 & 14429 60th AVENUE, SURREY
SHEET CONTENTS :
BUILDING PLANS
BUILDING #2

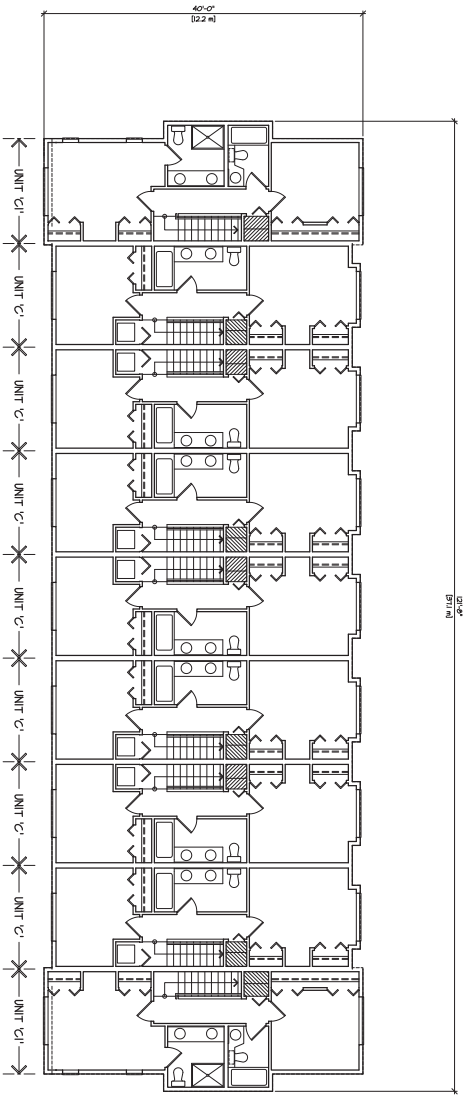
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PROJECT NO. 080043
SHEET NO. AC-25A
REV. NO.



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



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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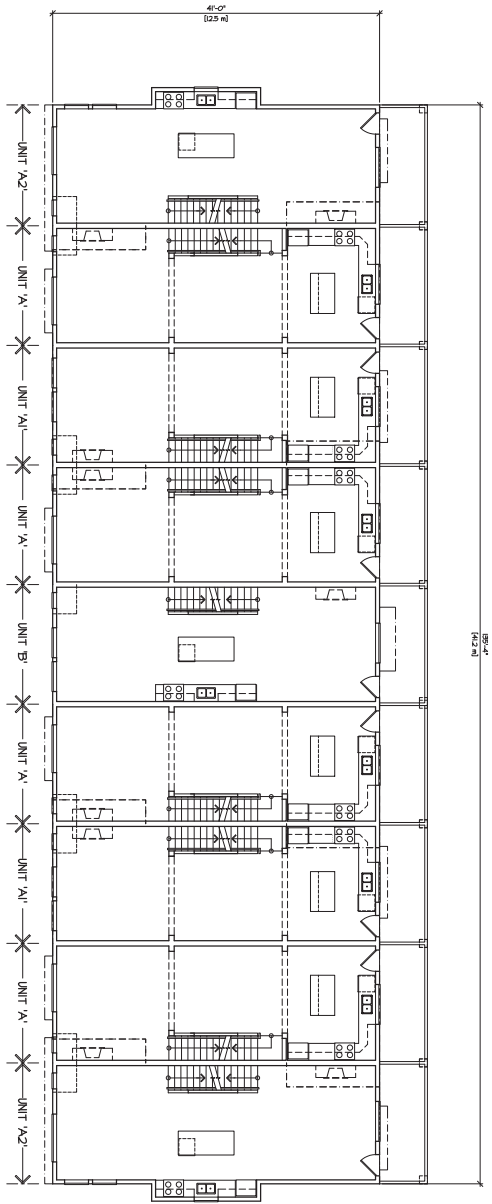
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CLIENT :	BYHAN DEVELOPMENTS LTD.	DESIGN :	M.D.
PROJECT :	MIXED USE DEVELOPMENT 14407 & 14423 60th AVENUE, SURREY	DRAWN :	
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		SCALE :	1/8" = 1'-0"

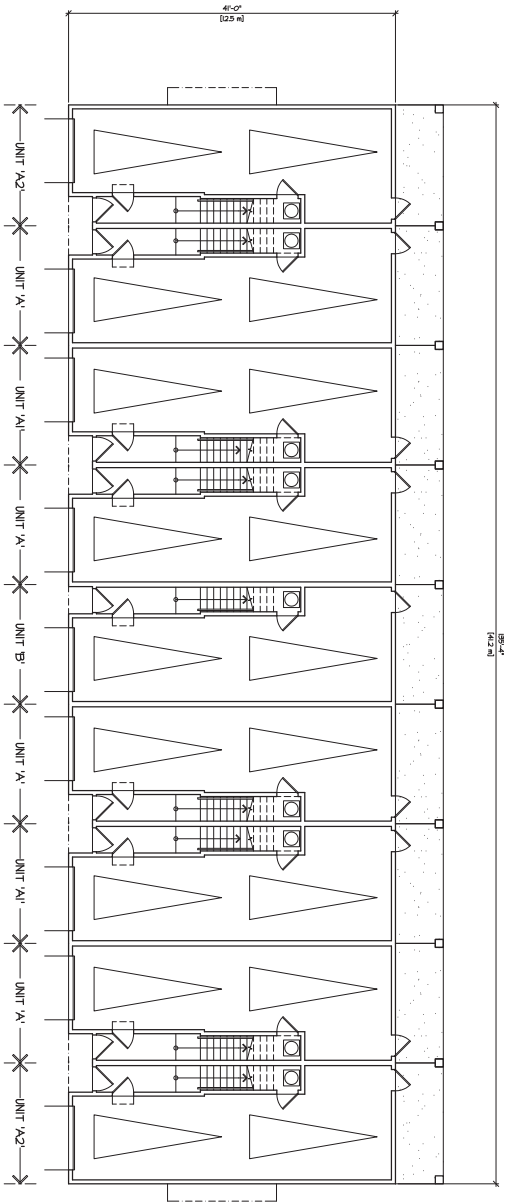
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PROJECT NO.	060043
CLIENT NO.	509
DRAWING NO.	AC-259



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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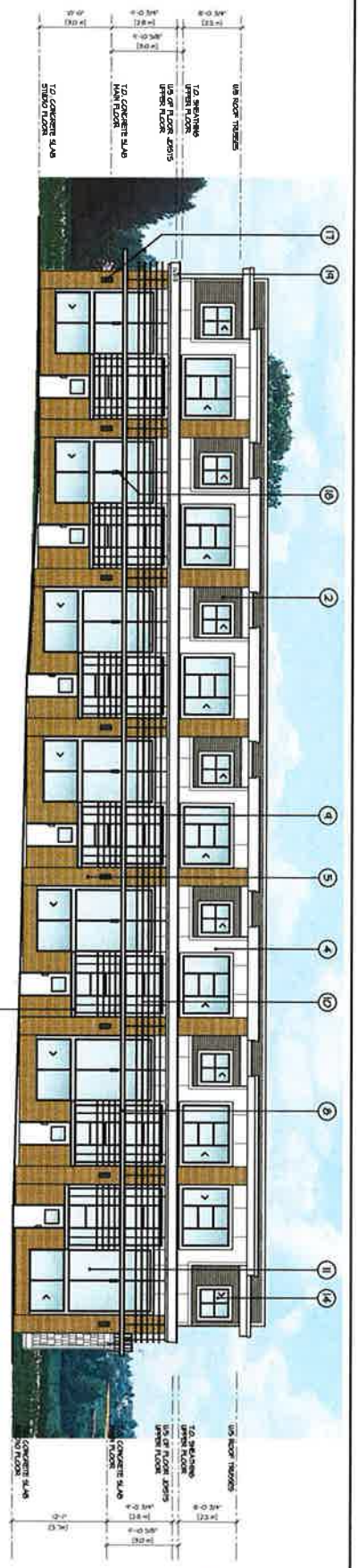
DESIGN :
 M.D.
 DRAWN :
 DATE :
 Mar. 21 11
 SCALE :
 1/8" = 1'-0"

CLIENT : BYHAN DEVELOPMENTS LTD.
 PROJECT : MIXED USE DEVELOPMENT
 14407 & 14423 60th AVENUE, SURREY
 SHEET CONTENTS :
 BUILDING PLANS
 BUILDING #3

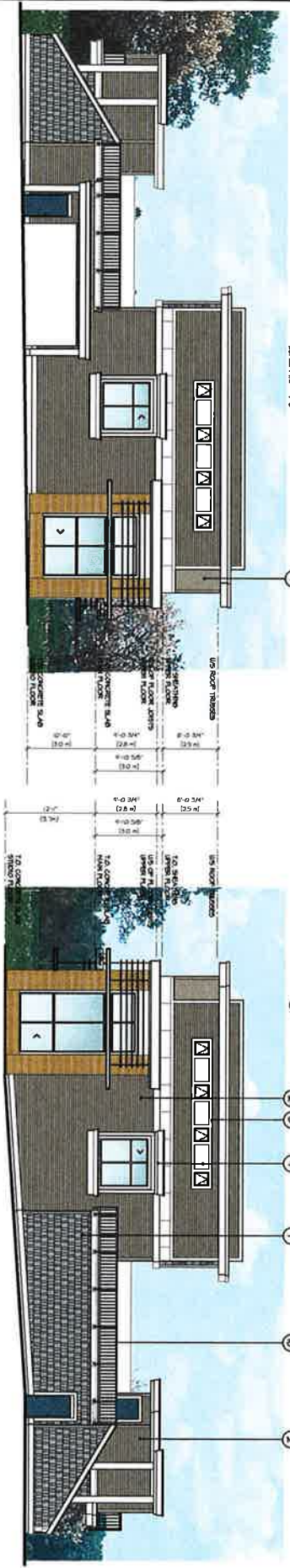
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 2150 130 STREET,
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 PROJECT NO: 08043
 SHEET NO: AC-26A
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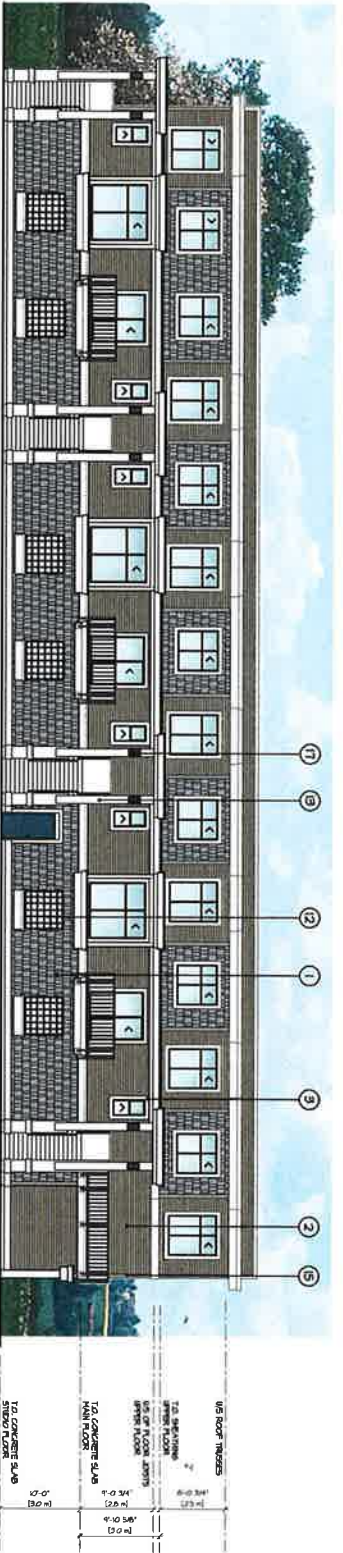


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

- SCHEDULE OF FINISHES**
- ① SHINGLE SIDING
 - ② HORIZONTAL VINYL SIDING
 - ③ 2x6 WINDOM TRIM
 - ④ CARBONITOLIS FIBREBOARD PANEL
 - ⑤ BRICK

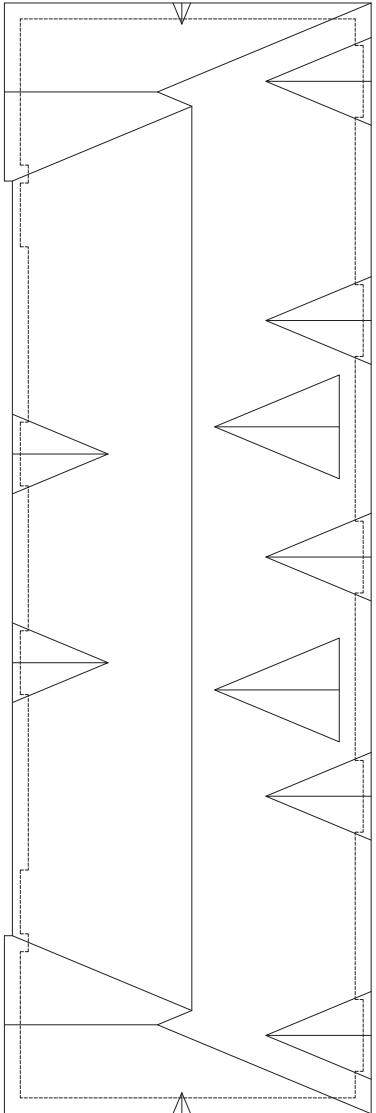
- ⑦ PRIVACY SCREEN
- ⑧ CORRUGATED PREFINISHED METAL CANOPY ON 186 RAWE
- ⑨ METAL TENSION ROD
- ⑩ 2x6 SIMULATED LAMBERS
- ⑪ CLEAR ANODIZED STORMFRONT GLAZING

- ⑫ DECORATIVE METAL GRILLE OVER WALL OPENING
- ⑬ DECORATIVE WOOD COLUMN
- ⑭ VINYL RAISED WINDOM
- ⑮ 2x6 TRIM

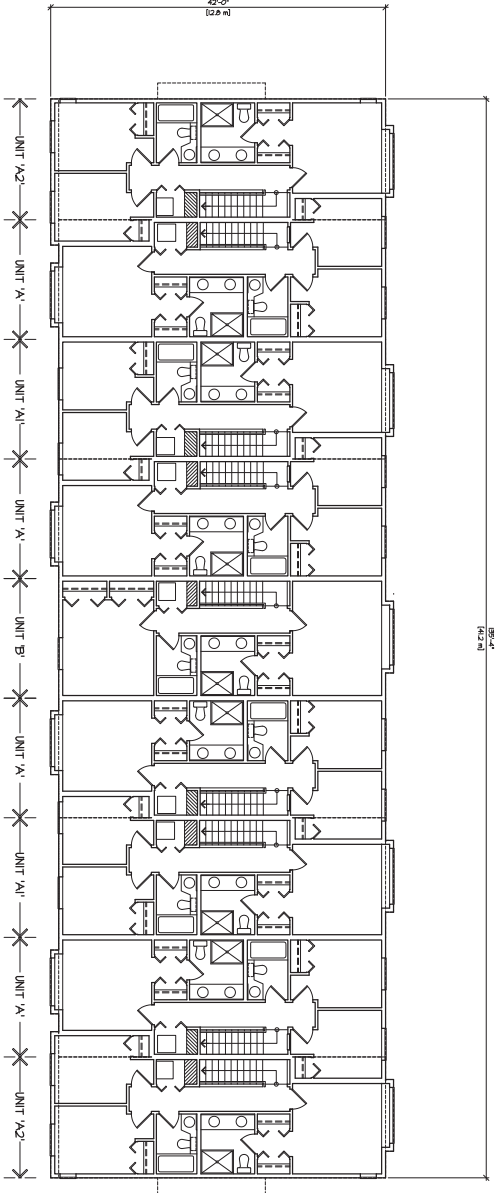
- ⑯ POWDER COATED ALUMINUM RAILING
- ⑰ METAL CYLINDER LIGHT FIXTURE
- ⑱ PAINTED STEEL PLATE SHINGLE SIGN CAN LETTERS AND LOGO CUT INTO PLATE AND STRENGTHENED OFF INSIDE OF CANOPY RAWE
- ⑲ 12" HIGH BLACK METAL INDIVIDUAL ADDRESS NUMBERS

CLIENT : BYHAN DEVELOPMENTS LTD. PROJECT : MIXED USE DEVELOPMENT 14401 & 14423 60th AVENUE, SURREY SHEET CONTENTS : ELEVATIONS		DESIGN : DRAWN : DATE : June 21 SCALE : 1/8" = 1'-0"	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>REASON</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV	DATE	BY	CHKD	REASON																										PROJECT NO. : 06045 SHEET NO. : AC-41 DRAWN BY : CHECKED BY : DATE : SCALE :
REV	DATE	BY	CHKD	REASON																														

barnett dembek
 ARCHITECTS
 2308 130 STREET
 VAN TRU, B.C.
 PHONE: (604) 977-7100
 FAX: (604) 977-7100
 EMAIL: info@barnettdembek.com



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



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

Dornett dembek

UNIT 135,
2150 STREET,
VAN TRU
VIEW TRU
ST.

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornett.com

PROJECT NO. 08043

DATE: 2008

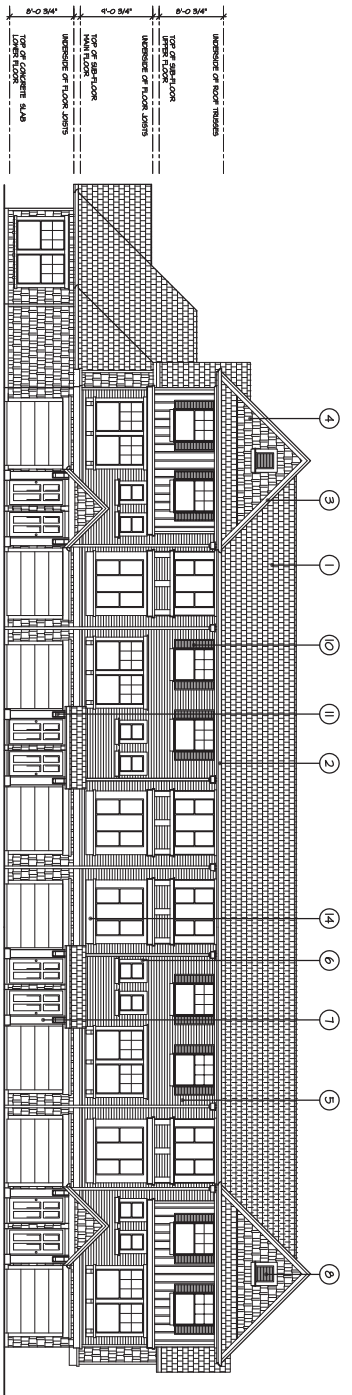
NO. 2008

CLIENT :	BYHAN DEVELOPMENTS LTD.
PROJECT :	MIXED USE DEVELOPMENT 14407 & 14423 60th AVENUE, SURREY
SHEET CONTENTS :	BUILDING PLANS BUILDING #3
DESIGN :	M.D.
DRAWN :	
DATE :	Mar. 21 11
SCALE :	1/8" = 1'-0"

DATE

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR

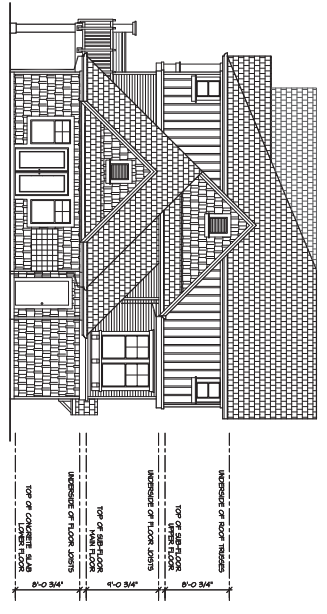
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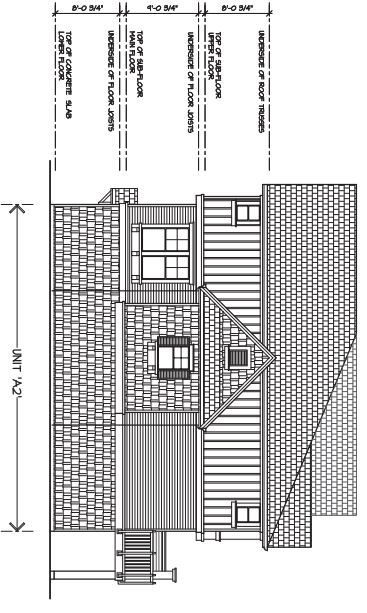
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

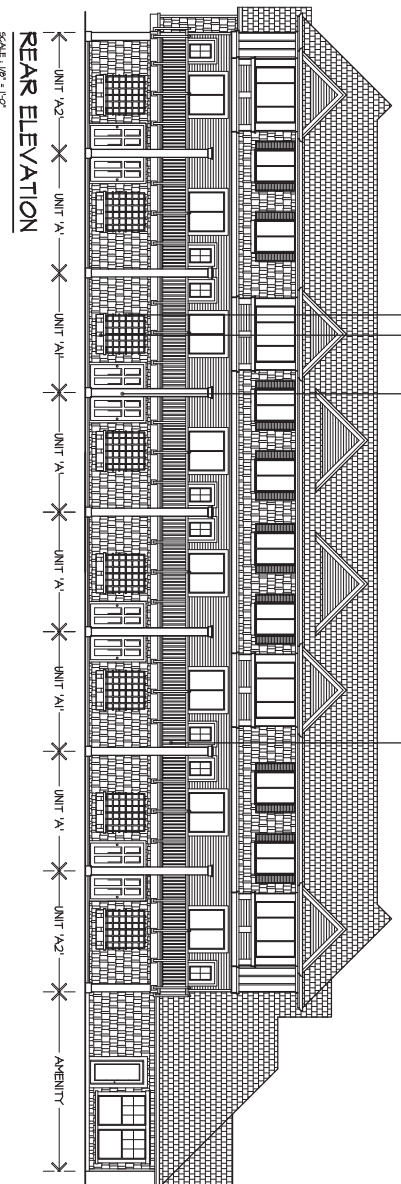
- 1 DIBROID ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- 4 SHINGLE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LOUVRES
- 9 PREFAB METAL RAILINGS
- 10 VINYL SHUTTERS
- 11 KNEE BRACKES
- 12 POWDER COAT ALUMINUM LATTICE
- 13 PLANT SHELF
- 14 1X4 ON 1X2 WOOD TRIM
- 15 PRIVACY SCREEN



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

REVN	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

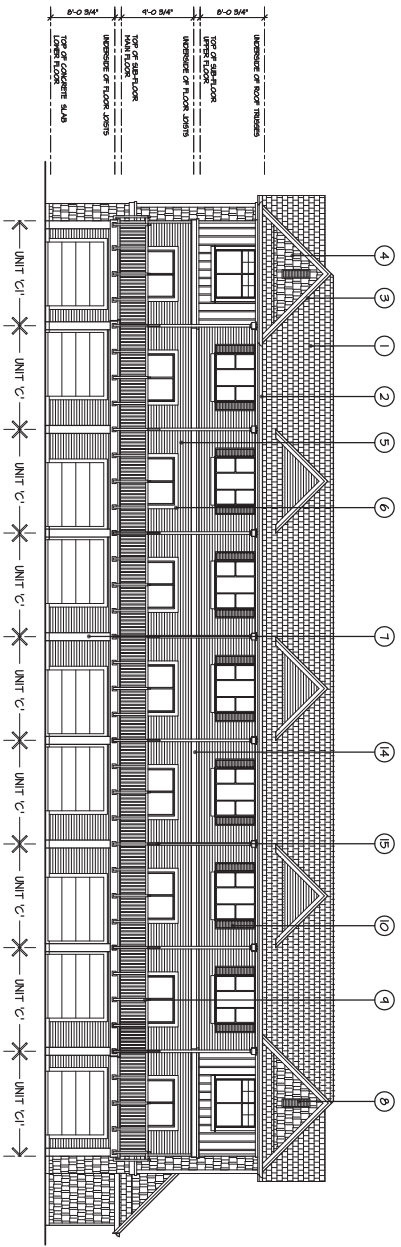
CLIENT : BYHAN DEVELOPMENTS LTD.
PROJECT : MIXED USE DEVELOPMENT
14401 & 14423 60th AVENUE, SURREY
SHEET CONTENTS :
ELEVATIONS
BUILDING #

DESIGN : M.D.
DRAWN :
DATE : Mar. 21 11
SCALE : 1/8" = 1'-0"
CONTRACT NO.

dornett dembek
UNIT 135,
SUITE 1300 STREET
2150 1300 STREET
VAN TRU
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornet.com

CREAT. NO. AC-42
SOB
PROJECT NO. 08043
REV. NO.

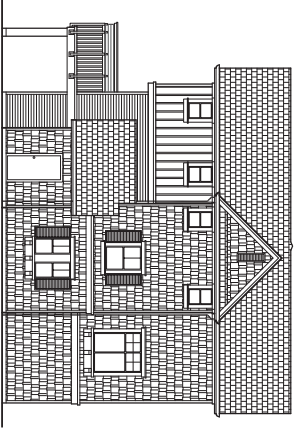
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FRONT ELEVATION
SCALE 1/8" = 1'-0"

SCHEDULE OF FINISHES

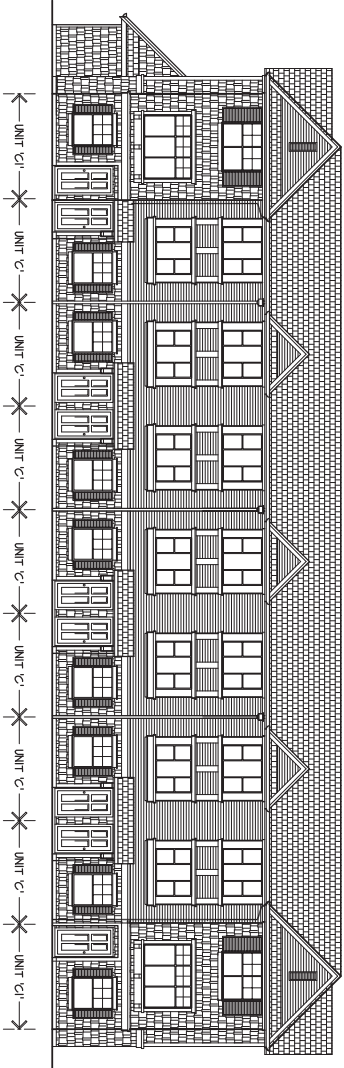
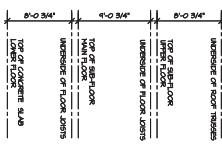
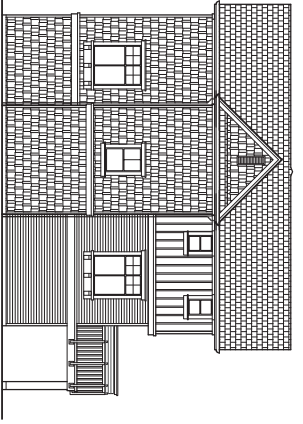
- 1 DIKOID ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- 4 SHINGLE SIDING
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- 11 KNEE BRACES
- 12 POWDER COAT ALUMINUM LATTICE PLANT SHELF
- 13 1X4 ON 1X2 WOOD TRIM
- 14 PRIVACY SCREEN
- 15



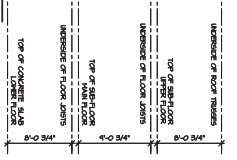
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION



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



REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

DESIGN :	M.D.
DRAWN :	
DATE :	Mar. 28 11
SCALE :	1/8" = 1'-0"

CLIENT :	BYHAN DEVELOPMENTS LTD.
PROJECT :	MIXED USE DEVELOPMENT 14407 & 14429 60th AVENUE, SURREY
SHEET CONTENTS :	ELEVATIONS BUILDING #2

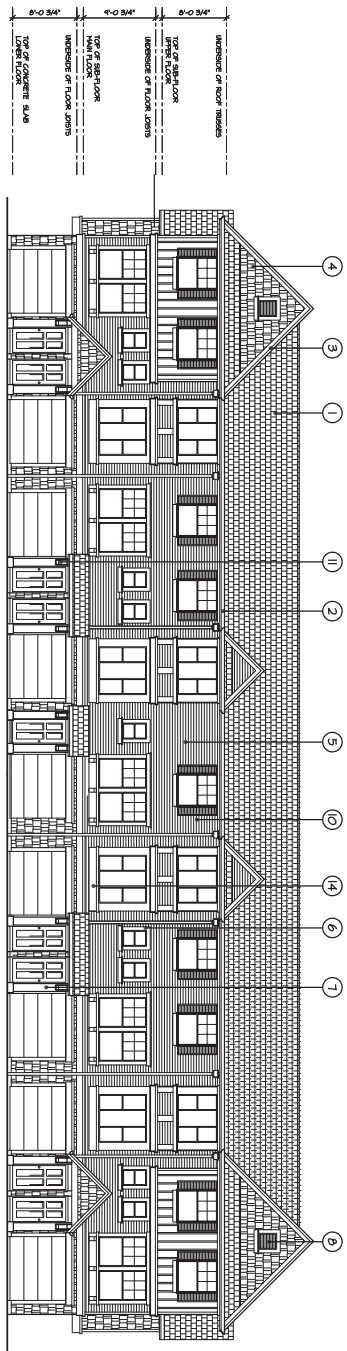
Dornett dembek

UNIT 135,
2125 135th STREET,
SURREY, BC
V4W 1H8

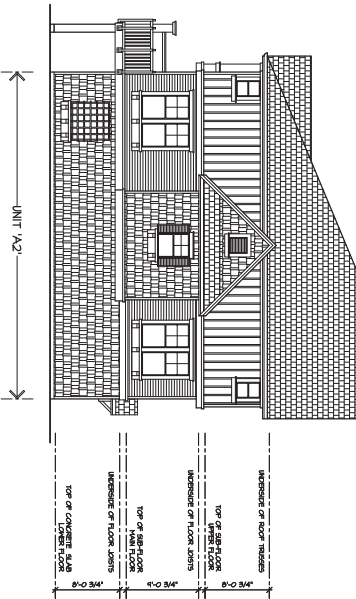
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornett.com

CREAT. NO. 509
PROJECT NO. AC-43
DORNETT NO. 06043

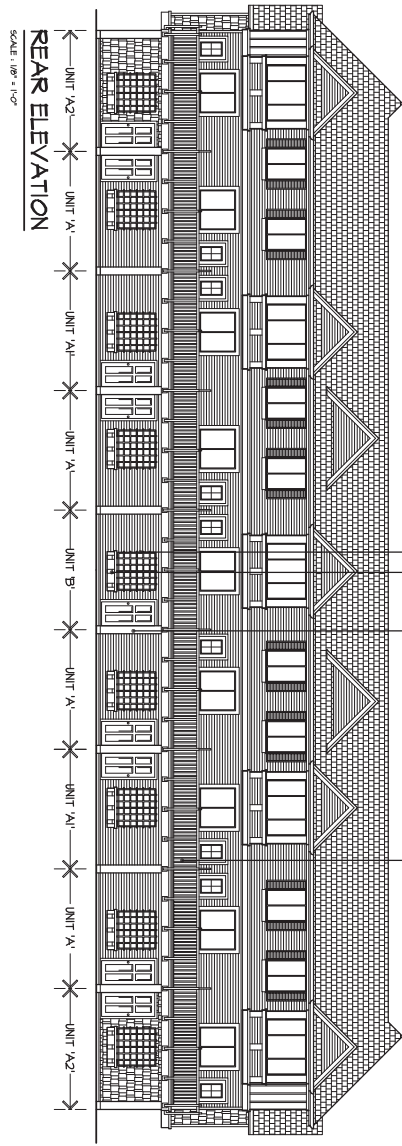
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



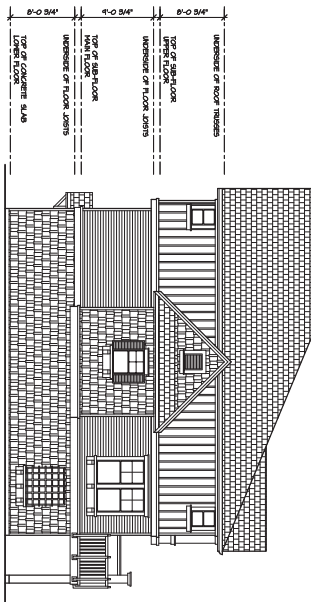
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- 1 DICKROD ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2x8 WOOD FASCIA
- 4 SHINGLE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LOUVRES
- 9 PREFAB METAL RAILINGS
- 10 VINYL SHUTTERS
- 11 KNEE BRACKETS
- 12 POWDER COAT ALUMINUM LATTICE
- 13 PLANT SHELF
- 14 1x4 ON 1x2 WOOD TRIM
- 15 PRIVACY SCREEN



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

CLIENT: BYHAN DEVELOPMENTS LTD.
PROJECT: MIXED USE DEVELOPMENT
14407 & 14423 60th AVENUE, SURREY

DESIGN: M.D.
DRAWN: Mar. 21.11
DATE: Mar. 21.11
SCALE: 1/8" = 1'-0"
SHEET CONTENTS: ELEVATIONS BUILDING #3

Dornett dembek
UNIT 135,
SUITE 1350
3750 STREET
VIEW RD.
VAN. V1B 8L8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornett.com

CREATED BY: BOB
PROJECT NO: 08043
SHEET NO: AC-4-A
REV. NO:

INTER-OFFICE MEMO

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

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

DATE: **June 7, 2011** PROJECT FILE: **7810-0219-00**

RE: **Engineering Requirements
Location: 14907/14923 - 60 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.924 metres fronting 60 Avenue.
- provide a 5.0 metre SROW for Park access.
- provide an access easement for adjacent properties.
- provide a reciprocal access agreement between created properties.

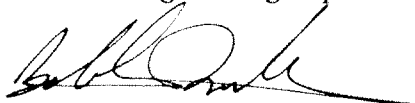
Works and Services

- construct north half of 60 Avenue to Major Collector standard.
- construct east half of driveway access to development.
- construct north-south walkway
- pay sanitary and drainage latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

LR



Tuesday, March 15, 2011

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0219 00

SUMMARY

The proposed 33 townhouse units and 3 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

September 2010 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	72 K + 590
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Capacity (8-12):	1000

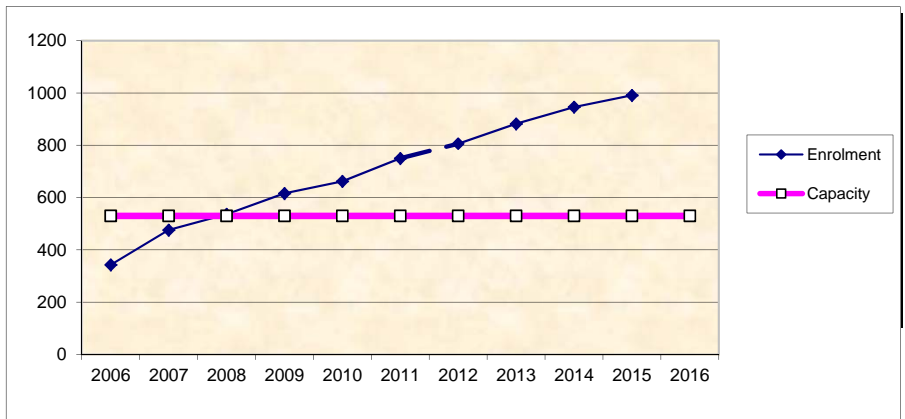
SCHOOL DISTRICT #36 (SURREY)

School Enrolment Projections and Planning Update:

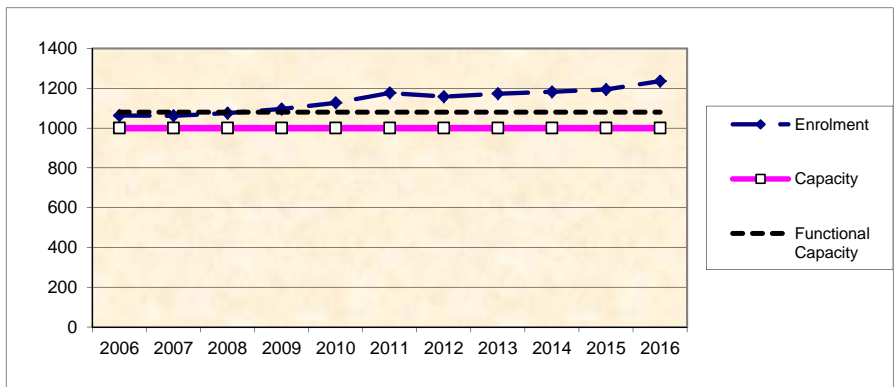
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary opened in September 2006 and enrolment has grown rapidly resulting in portables on site. The School District's #2 priority in the 2010-2014 Five Year Capital Plan is the construction of a new elementary school on Site #211 located in the 6200 block of 146th Street. The Cambridge Elementary projection below does not show an enrolment move to the proposed new school as the District is awaiting approval from the Ministry. The capacity in the table does include a four classroom addition approved for Cambridge Elementary to help accommodate full day Kindergarten implementation to be completed in 2011-12 school year. Enrolment moves or other measures may be needed to reduce future overcrowding at Sullivan Heights Secondary. The proposed development will not have an impact on these projections.

Cambridge Elementary



Sullivan Heights Secondary





TREE PRESERVATION SUMMARY

Surrey Project No.:	unknown 7910-0219-00
Project Location:	14907 & 14923 60 Ave, Surrey BC
Registered Arborist:	Lesley Gifford, B.App Sc. ISA Certified Arborist (PN5432A) Certified Tree Risk Assessor (83) BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Two residential lots (approx. 1.5 acres) proposed for high density townhouses, apartments and commercial space. 64 protected trees identified on site and 16 identified off site. 6 hazard trees identified on the subject site and one on a neighboring site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	64	(A)
Number of Protected Trees declared high risk due to natural causes	6	(B)
Number of Protected Trees to be removed (does not include off site trees)	47	(C)
Number of Protected Trees to be Retained (A-B-C)	17	(D)
Number of Replacement Trees Required (5@1:1, 42@2:1) (C-B) x 2	89	(E)
Number of Replacement Trees Proposed	70	(F)
Number of Replacement Trees in Deficit (E-F)	19	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	97	(H)
Number of Lots Proposed in the Project	3	(I)
Average Number of Trees per Lot (H / I)	32.33	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached
 - This plan will be available before final adoption

Summary prepared and submitted by:

Arborist

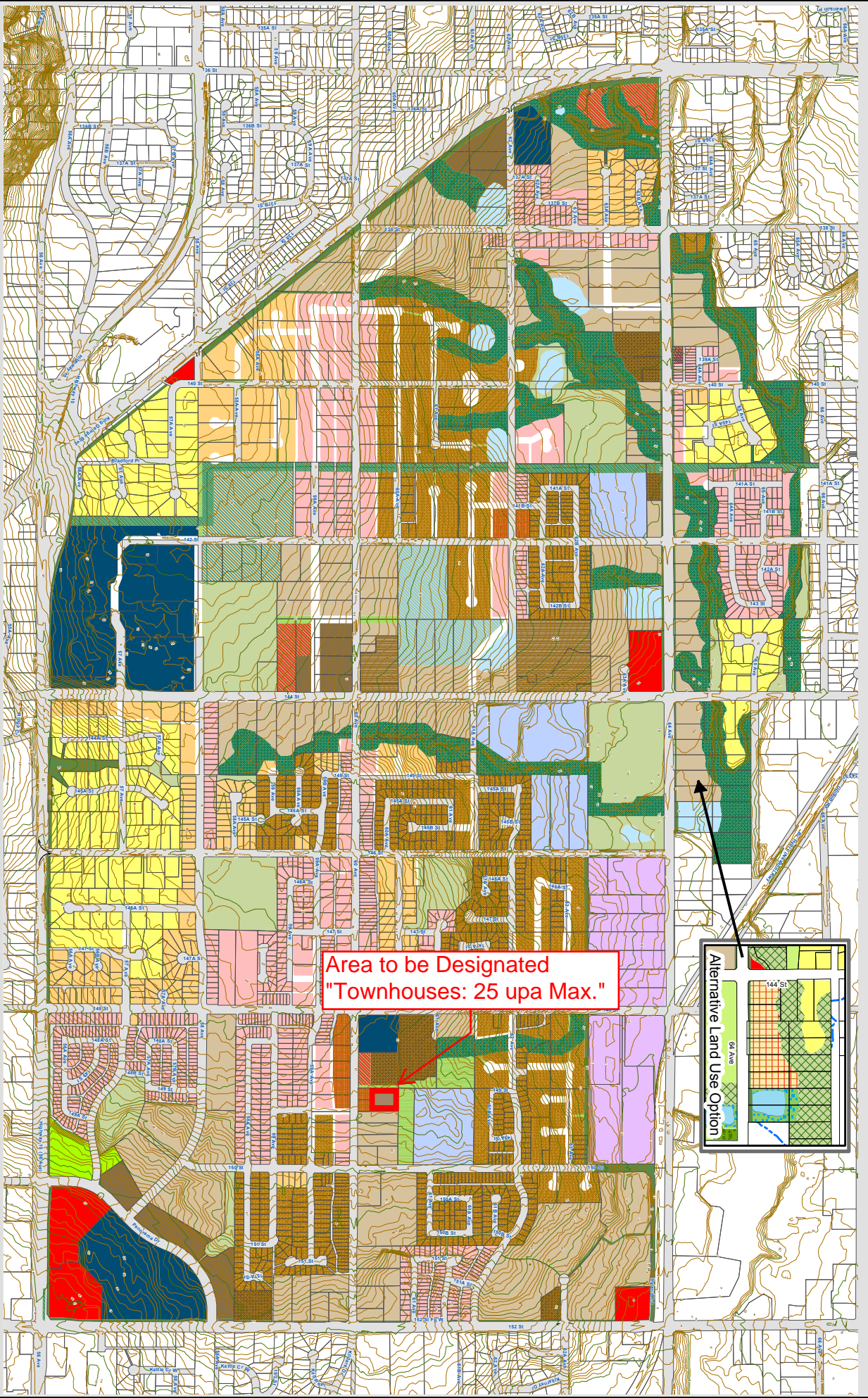
November 9,
2010

Date

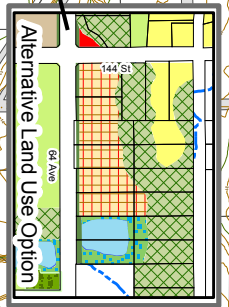


SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
 PLANNING AND DEVELOPMENT DEPARTMENT

- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse
- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School
- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Setback
- Buffers
- Detention Ponds
- Utility RAW Greenway



Area to be Designated
 "Townhouses: 25 upa Max."



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or for the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained therein.

CITY OF SURREY

BY-LAW NO. _____

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

.....

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-980-423

Lot 6 Section 10 Township 2 New Westminster District Plan 14439

14923 - 60 Avenue

Parcel Identifier: 009-980-466

Lot 7 Section 10 Township 2 New Westminster District Plan 14439

14907 - 60 Ave

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a combination of *ground-oriented multiple unit residential buildings*, limited commercial uses and related *amenity spaces* in accordance with a *comprehensive design*, where *density bonus* is provided.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ken Shuurman, B.C.L.S. on the 18th day of May, 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 combined uses are part of a *comprehensive design*:

1. Block A

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

2. Block B

- (a) *Ground-oriented multiple unit residential buildings*; and
- (b) The following *accessory uses* may be permitted only in association with the use permitted under Sub-section B.2(a), provided that the floor area occupied by such *accessory uses* does not exceed 30% of the floor area of the *dwelling unit* and shall be operated by the occupant of the said *dwelling unit*:
 - i. *Personal service uses* excluding *body rub parlours*;
 - ii. Office uses excluding the following:
 - a. *Social escort services*; and
 - b. *Methadone clinics*;
 - iii. *General service uses* excluding the following:
 - a. Funeral parlours;
 - b. Banks and *drive-through banks*;
 - c. Veterinary clinics; and
 - d. *Adult education institutions*;
 - iv. *Retail stores* excluding the following:
 - a. *Adult entertainment stores*;
 - b. *Secondhand stores* and *pawnshops*;
 - c. *Convenience stores*;

- d. *Retail warehouses*; and
- e. Flea markets; and
- v. *Eating establishments* excluding the following:
 - a. *Drive-through restaurants*; and
 - b. *Eating establishment* licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. 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 Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Block A:
 - (a) The *floor area ratio* shall not exceed 0.68; and
 - (b) The *unit density* shall not exceed 56 *dwelling units* per hectare [22 u.p.a.].
3. Block B:
 - (a) The *floor area ratio* shall not exceed 0.92; and
 - (b) The *unit density* shall not exceed 68 *dwelling units* per hectare [28 u.p.a.].
4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. Block A: The *lot coverage* shall not exceed 37%.
2. Block B: The *lot coverage* shall not exceed 73%.

F. Yards and Setbacks

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

1. Block A

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
Use			
<i>Principal and Accessory Buildings and Structures</i>	4.4 m [15 ft]	6.0 m* [20 ft]	2.3 m [7.5 ft]

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

* The rear yard setback may be reduced to 3.7 metres [12 ft.] measured to the balcony.

2. Block B

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
Use			
<i>Principal and Accessory Buildings and Structures</i>	0.6 m [2 ft]	3.9 m [13 ft]	2.3 m [7.5 ft]

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

Notwithstanding the definition of setback in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, canopies may encroach within the front yard and side yard setbacks.

G. Height of Buildings

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

1. Principal buildings: The building height shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures: The building height shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

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

2. Notwithstanding Table C.6. of Part 5 Off-Street Parking and Loading/ Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, visitor *parking spaces*, including parking spaces for uses permitted in Section B.2(b) of this Zone, shall be provided as follows:
 - (a) Block A: A minimum of 0.12 *parking spaces per dwelling unit*; and
 - (b) Block B: A minimum of 1.1 *parking spaces per dwelling unit*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *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;
 - (b) Eighty percent (80%) of *parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (a) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.

2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the *residential* uses permitted in Section B of this By-law; and
 - (b) Have direct access to *open space* and play area within the *lot*.
3. The outdoor storage of goods, *vehicles* or equipment associated with the *accessory uses* permitted under Sub-section B.2(b) of this Zone shall not be permitted.

K. Subdivision

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

	Lot Size	Lot Width	Lot Depth
<u>Block A</u>	4,600 sq. m. [1.1 acre]	50 metres [165 ft]	75 metres [246 ft]
<u>Block B</u>	1,400 sq. m. [0.35 acre]	50 metres [165 ft]	20 metres [65 ft]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and loading / unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permit is 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

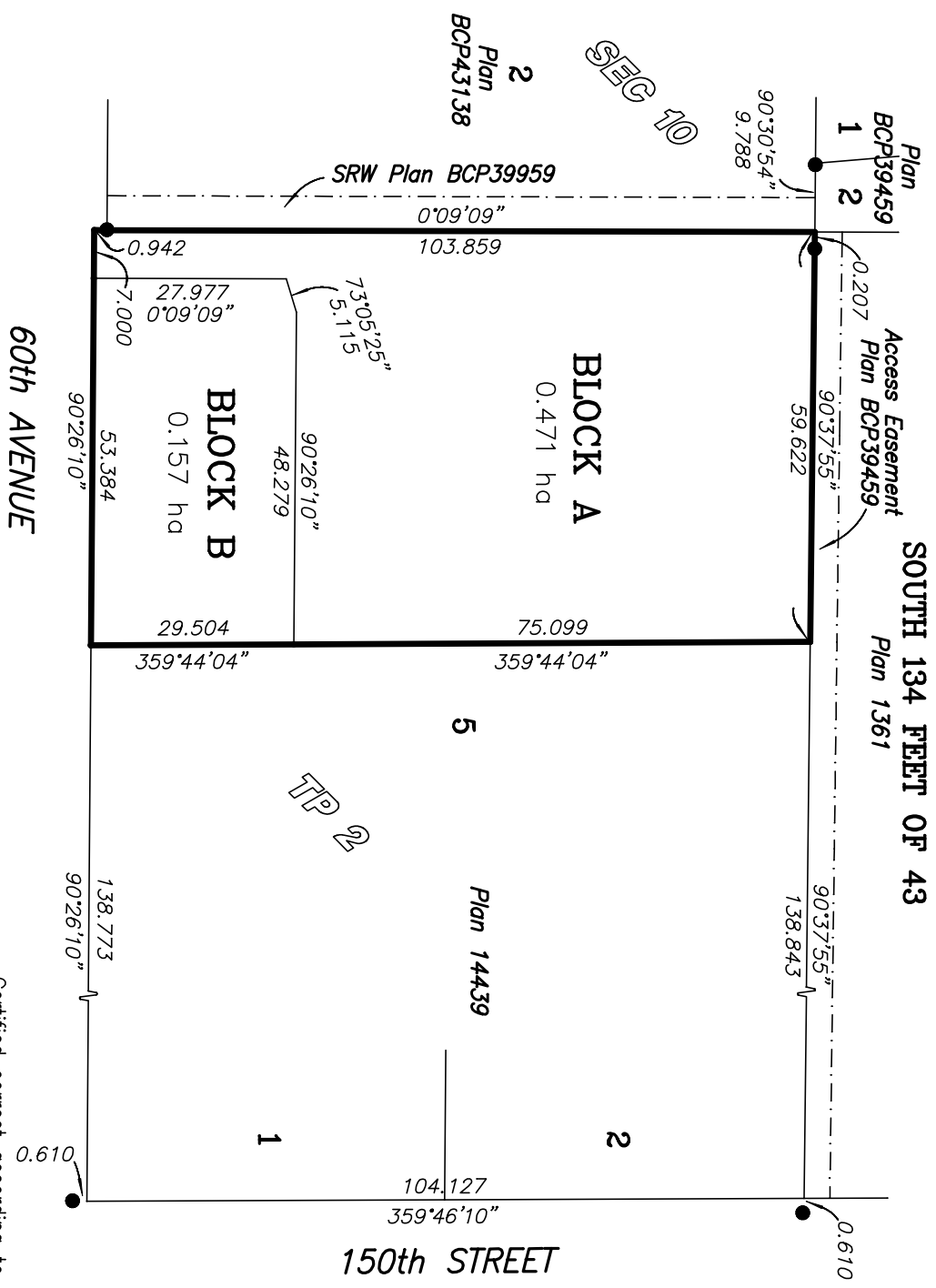
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOTS 7 & 8, SECTION 10,
TOWNSHIP 2, NWD, PLAN 14459**

City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1000
All distances are in metres

Legend:
● Denotes iron post found
ha Denotes hectares



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V3S 3C3
Phone: 604-597-3777
Fax: 604-597-3783

This plan lies within the
This Greater Vancouver Regional District

Certified correct according to survey
dated this 18th day of May, 2011.

Ken W. Schuurman, B.C.L.S.
File: 4760-ZONING

Chair:

John Makepeace

Guests:

Joe Dhaliwal

Hans Rawlins

Staff Present:T. Ainscough, Planning & Development
H. Bello, Planning & Development
M. B. Rondeau, Planning & Development
H. Dmytriw, Legislative Services
Misty Jorgenson**Panel Members:**Ron Meyers
Robert Ciccozzi
Cpl M. Searle
T. Wolf
S. Lyon**A. RECEIPT OF MINUTES**

It was Moved by R. Meyers
Seconded by J. Makepeace
That the minutes of the Advisory Design
Panel meeting held on March 17, 2011 be received.
Carried

Welcomed Tomas Wolf, Studio One Architecture Inc, the newest member to the panel. Studio One is located in Vancouver and architect member on the panel. Tomas is welcome to observe and provide comments as he wishes on the three agenda items.

B. SUBMISSIONS**4:00 pm**

- File No.:** 7910-0316
New or Resubmit: New
Description: 4 storey apartment building
Address: 1726 Barnston Drive, Fraser Heights
Developer: Joe Dhaliwal
Architect: Lance Barnett, Barnet Dembek Architects
Landscape Architect: DMG Landscape Architects
Planner: Shawn Low
Urban Design Planner: Mary Beth Rondeau

The Urban Design Planner and the City Architect presented background information and an overview of the proposed project:

- First phase is townhouses and one apartment building which is the subject of the Panel's review.
- The apartment building integrates three storey townhouses fronting Barnston Drive to provide a continuation of the townhouse streetscape and due to the single family context across the street.

- Behind the townhouses, the 4 storey apartment building angles to follow the utility right of way which also allows views of the Fraser River.
- Future phases will include a commercial centre south of the utility right of way and the remainder of the site is proposed for apartment buildings.

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

- Master Plan was designed by Chris Dikeakos Architects Inc. and now Barnet Dembek Architects are on board. Owner: Joe Dhaliwal.
- Intent of the design is for a contemporary feel.
- The whole site is ultimately to be developed. A Fire station is situated between Highway 15 and Highway 1.
- The area is large properties with single family houses.
- Condos to be interfaced with the single family properties across the street.
- 4 story design steps down to 3 levels along 177A Street, with 3 units along the end and a break to the street.
- 71 units are proposed; 72,000 sq.ft.; 54,000 sq.ft. of that is residential; and 2,500 sq.ft. amenity space on one level. The challenge is the significant slope from the far back corner of the site to front: a 5 meter grade change.
- Buildings are close to the existing grade. The parking access is straight, almost flat, with a 2% grade into the building.
- There are two entry points to the building: one for those with accessibility issues located at the north side, and one entry located at the front which is higher on the second level.
- Still tweaking the grade by another 2.5 – 3 ft particularly to address the front entry grades.
- Roofing material – roof built up to a 3.5 slope, asphalt shingles.
- Sample board provided: materials are white on white and brick with hardie board.

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

- The plan is for plenty of planters on slab along the perimeter, a good sized play area for children, slightly elevated for lots of eyes onto the space from all around.
- Units have individual yards. Plants on each individual unit patio.
- Stair landings are large.
- Retaining wall on front to provide screening in a terraced manner with a fair amount of trees and shrubs. Plantings along fencing at back.
- Right front corner of building to be heavily planted. Are working on pushing down the grades and retaining walls heights to ensure to maintain the character of the building.
- Certain level of green, landscaping to follow and mirror the other side of the street, with lots of colour and texture and open for view.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
1726 Barnston Drive, Fraser Height
File No. 7910-0316-00

It was Moved by S. Lyon
Seconded by R. Ciccozzi
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and revise
and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

General

- In general, the proposal was supported with the integrated townhouses considered to be a positive contribution to the scheme.

Form and Character

- The main entrance to the building needs design improvement. This can be achieved by dropping the entry elevation and reducing the number of stairs.
- Rescale and lower the main entry canopy and make entry more visible from road.
- Consider calming the roof features by dropping the angles of the tipped roofs.
- Utilize the roof to create lofted ceilings and windows for those units as well as careful attention to materials used on the exterior.
- Consider hardie siding rather than hardie panel; the battens required for hardie panel can be problematic; siding may provide more richness.
- Consider redesign of corner units to place living rooms at corner to take better advantage of strategic locations around building and daylight access.
- Look at more glazing on building corners wherever possible.
- Service areas within suites could be manipulated to allow views from three ways and cross ventilation around suites.
- Consider relocating the exterior staircases to the interior to permit unit windows.
- Consider decreasing length of corridors.
- Improve detailing of wood brackets; carry brackets down further to tie roofs into main mass of building more.

Landscaping

- Soft landscape should respond to retaining walls.
- Evergreen material for screening on walls for year round coverage.

CPTED

- Underground parking – incorporate City’s CPTED design guidelines at underground parking area.
- Sequential build up of complexes does cause concern, provides road access into a field or cleared area. The south side is open and would provide opportunity for illegal dumping of trash. Recommend controlled access to the

site during phased construction.

- Interior paths – good structures. Eyes on the inside.
- Complex is going to rely upon itself for security. Not much associated traffic could be advantageous.

Accessibility

- Improve entry element. Locate main entrance at lower level to reduce the number of stairs.
- Disabled access is a significant issue. Combine front entry accesses into one to have stroller and wheelchair accesses and intercoms at each entry.
- Have fully accessible pathway located near playground to allow accessibility of strollers to play area.
- Need better direct access from units to landscape, particularly to play area.

Sustainability

- Look at improving heating system, heat recovery system, corridor pressurization system.

5:00 pm

2.	File No.:	7910-0219-00
	New or Resubmit:	New
	Description:	DP for a Live/Work Townhouse Building
	Address:	14907 & 14923 - 60 th Avenue, South Newton
	Developer:	Hans Rawlins, Rawlins Enterprises
	Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
	Landscape Architect:	Meredith Mitchell, DMG Landscape Architects
	Planner:	Mike Newall
	Urban Design Planner:	Hernan Bello

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

- NCP provisions for land use plan in the area.
- Surrounding land uses include a new elementary school and park.
- This project has a live/work component. This is the first time we have seen the work component taking precedence over the townhouse. The live work also has a studio unit in back.
- The central townhouse units (building 2) do not have swing door access from the drive aisle. The Fire Department has requested direct access through a swing door and enclosed entry corridor through the garage; access through the overhead garage door into the garage is not acceptable. Townhouses with entries facing the street are acceptable.
- An emergency access lane or a wide access path around to the principal entry to the unit may be acceptable; Fire Department to confirm.
- City staff are seeking input from the panel on the form and character of the building.

The Project Architect presented an overview of the site plan, elevations, perspectives, CPTED, building design and sustainability and highlighted the following:

- Not in favour of a fire lane in front of the mews.
- Focus is on the live/work building on front of site. There is at grade covered parking. A 2 storey unit with access to 2 storey commercial area, garage at front and bachelor suites at back of building.
- There are three 3 storey townhouses behind.
- Building presents a 2 storey commercial with a 1 storey bedroom area above.
- Entire commercial area or upstairs from back - steps go up to interior of 2 storey units, living space overlooking loft area. Courtyard areas belong to units on front. Bachelor suites do not have a courtyard. Access to bachelor suites is from unit stairs. A deck and bay are at rear elevation of building.
- Large windows face south.
- Canopy extends from face of building, with cantilevered cornice on tension rods and horizontal wooden 2x10 cedar planks to provide shade. Corrugated canopy of framework to reduce solar load on double height space.
- Shingle sign hangs over each entry of the commercial spaces on the ground floor.
- Architectural palette provided: brick pilasters, cedar, white trim, buff brick siding, back of building introduces vinyl cedar to pick up on materials used in townhouses on the property. Black trim tension rods, black guardrails and storefront glazing.

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

- The focus on the commercial space is to make it more park like. Live / work space has been designed much more like a townhouse.
- Commercial space – Proposing decorative paving, 2 x 2 pavers, and pot pilasters. Lighter colour at door entries to make it more welcoming.
- Green planters for individual resident to plant to match the commercial space.
- Additional street parking parallel. Water feature and trees. Standard city sidewalk and walkway along pedestrian walk. Green plantings at back.
- Behind the building to use the same sort of planter hardscape with individual space for units
- Typical buffer planting overall.
- Development has a shared pathway with the development to the west. This will be fully developed with this project.
- Existing trees retained on adjacent development. The trees are conifers, lower limbed for daylight, low level planting, and native and broadleaf plants.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW**14907 & 14923 - 60th Avenue, South Newton**

File No. 7910-0219-00

It was Moved by R. Ciccozzi
Seconded by T. Wolf
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and revise
and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS**General**

- Really interesting building with fun going on. A great concept and like the live/work concept. Large back yards are great. Bachelor suites are perfect and the concept works well.
- Need to consider the small room (commercial) and what it will be used for.
- Upwards stairwells to bachelor suites, first turn should be clearly defined.
- Side windows would put eyes on the walkways.
- Need opening windows on lower level and suggest a roof jack for air to flow in naturally.

Context and Site Planning

- Substantial green space provided up one side of building in the retained tree area.
- Entrance drive narrows and loses the character of the retained tree area further into the development. Shift building east to widen the entrance to correspond with residential.
- Consider having entrance driveway more clearly defined for commercial parking.
- West side of u/g parking should be open for commercial.

Vehicle and Pedestrian Circulation

- The mews is a sort of pedestrian space. A wonderful entrance to a unit. Providing access for a fire truck defeats the whole purpose of a mews.
- For better visibility of units consider providing a generous path and good signage at entrance to mews.
- Provide pedestrian link across boulevard from parallel parking on street.

Form and Character

- Building is a great project and a wonderful, funky and playful concept.
- Work to be done to resolve elevations on 60 Avenue. There is a strong disconnect between ground floor and two other floors.
- Goes too far with the commercial look. Huge amount of glass is disproportionate for residential on second floor. Windows run deliberately out of alignment.
- Consider bringing more of the commercial contemporary look into the residential.

- Consider better physical integration between the upper floor and ground floor commercial space.
- Consider better articulation of the residential, e.g., bring residential space forward.
- Things to consider: expression for the actual unit to vertically define the live/work units. Introduce a stronger connection between lower and upper floors.
- Consider things that are associated with residential, but don't give up on strength of commercial frontage.
- Details come into play such as:
 - a commercial front door
 - recess the door
 - a light beside the door
 - canopy above door
- Consider a different finish on the front facade between second and third floors.
- Unify the styles on the balcony, window bay and stairs.
- Doors should be more unique. Add glass above commercial doors.
- Consider more variation to window designs. At the back of the building on the third floor there is only one type of window all in a row. Introduce a variety of windows depending on the room type.
- Rear elevation is residential. Add more glass in residential.
- Roof line could be shot upwards somewhat.
- Consider some individual development of patio connection between bachelor suites and two bedroom units.

Landscaping

- 2nd floor courtyard could be developed with hard and soft landscape features to improve visibility.

CPTED

- Consider a gate to close commercial parking lot at night. Interior gate is a good idea.
- Provide lighting along pathways and at building to see for 10-15 meters.

Accessibility

- Pathways should be an accessible surface.
- Develop walkway from existing path to "mews" walkway with permeable pavers.

Sustainability

- A passive design. Nice detail on solar shading on side.
- Should address providing additional energy efficient heating and ventilation rather than only minimum building code.

Ron Meyers departed the meeting at 6:00 pm.

6:00 pm

3.	File No.:	7910-0281-00
	New or Resubmit:	New
	Description:	DP for 3 storey office building
	Address:	5446 - 152 Street
	Developer:	Suhki Gill
	Architect:	Tamara Dewar, PJ Lovick Architects
	Landscape Architect:	Marlene Messer, DMG Landscape Architects
	Planner:	Steve Gormley
	Urban Design Planner:	Hernan Bello

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

- This project was previously reviewed by the Panel, but the DP had expired, so has been resubmitted.
- Location is at 54 Avenue and 152 Street. This development will be on the last of the four corners. All four corner buildings have similar building types.
- Pay special attention to cross section at corner at the entrance to the building and between the sidewalk and the building.
- Suggest that the upper corner balcony be recessed to provide visual interest.
- The Panel is asked to comment on the building form and character and the landscaping, in particular the building entry and the corner landscape treatment.

The Project Architect, Peter Lovick presented an overview of the site plan and elevations and highlighted the following:

- Access to building will only be allowed from 54 Avenue. No sidewalk is required on 152nd street. Access around entire building is provided with a combination of entrances, sidewalks, and plantings.
- Main entrance and parking is at back of the building. Large stamped concrete area at main entrance of building.
- Amenity area at front of building is stepped down from the road.
- Understand the argument for corner balconies but corner office command big rents.
- Provides a fairly good outlook onto corner. There is a canopy along top of first level for signage. The beam at the ground floor provides a pedestrian scale to building.
- 65 parking stalls.
- Garbage receptacles located at far corner of the site are screened from view.
- Exterior finish includes concrete, glass and spandrel panels. The building is one foot over height and will require a variance.
- 23% site coverage proposed; zoning allows 45%.
- Proposing a monument sign on corner at same height as the canopy.
- Small Restrictive Covenant on east due to a creek - riparian area.
- Wooden fence on south.

The Landscape Architect, Meredith Mitchell, DMG reviewed the landscape plans and highlighted the following:

- The entry at 54A Avenue is flush with existing grade. Grade rises at an angle to the corner and is generally about 25%.
- Working to make it softer, greener; sloped it in areas and provided drainage.
- Corner walkway can be widened and flared out to make it more visible. Approximately 3 foot difference in height, hits walkway on inside and levels out again to be flush; slope is at corner.
- Amenity area has seating, provides eyes on street, with partial screening. Good tree screening at front for shade.
- South side is an undeveloped area that will be planted with thorny plants. Covenant area on east to be secured with chain link fence at perimeter. Existing trees in the riparian area to be retained.
- Decorative paving proposed at north and east entry to building.
- Walkways around building. Planters at two ends to be irrigated.

Robert Ciccozzi departed the meeting at 6:20 pm.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

5446 - 152 Street

File No. 7910-0281-00

It was

Moved by S. Lyon

Seconded by T. Wolf

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Consider access to lobby from front of building for pedestrian access.
- Provide strong pedestrian connections to the path to bring the public in from the corner and to suite 103/102.
- Amenity area - don't see much success with outdoor amenity area in front of a suite. Opening up the lobby would help that unit.
- Provide better pedestrian connection from corner and circulation round building.

Vehicle and Pedestrian Circulation

- Parking in stalls directly south of garbage enclosure may be difficult. Ensure there are sufficient turning radii.
- Monument sign shrubs should be pulled aside to allow pedestrian access.

Form and Character

- Suites behind elevator are really suffering from extensive entry lobby. Amenity in front compounds the problem. Entry to the lobby and elevator could be pulled to the side to ensure some nice frontage to lobby for these suites and would connect it to front entry. Other units have front and back entry.
- Upper floor – move elevator over to side to open it up.
- A very practical building, totally functional with windows all around, elevator, and stairs. Look at details that would give building personality. Have opening windows, canopy, add sun shades, and reveal lines to make it more fun and unique.
- Lighting – ensure attention to detail and provide strong lighting around base.
- Building looks stern and rigid. Concrete walls give it a dated look and no playfulness in the facade. Hard to identify the main entrance. There is an opportunity to bring out a bay to see and identify the entrance.
- Shading needed on south side.
- Consider providing stronger element at main entrance compared to individual shop entrances.
- Consider the following detail enhancements:
 - Sun screening on appropriate elevations/windows
 - Unique concrete revealing
 - Unique canopy

Landscaping

- Plant material is appropriate.
- Consider moving outdoor amenity to more 'public' location away from building tenant frontage. Question the location of amenity with respect to privacy to suites 103 or 102.
- Partially substitute permeable paving for asphalt.
- Provide storm water management.
- Bring landscaping into parking.
- Lighting in parking lot is minimal.
- Provide tables and chair in amenity area outside of building.
- Low water usage irrigation. Don't want water flowing along property.

CPTED

- There is not a strong criminal profile in that area.
- Have after hours bollards or a gate to lock parking area up after hours.

Accessibility

- Improve access to units behind elevator core.

Sustainability

- Sufficient room for recycling in garbage enclosure?
- Consider higher efficiency heating and cooling system than standard rooftop equipment and split system.
- Exterior shading would save air conditioning load over the years.

C. INFORMATION

1. 2011 Good Citizen Award Call for Nominations

Correspondence regarding nominations for the 2011 Good Citizen Award was received.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 28, 2011, at 4:00 p.m. in Parks Meeting Room #1.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:40 PM

Jane Sullivan, City Clerk

John Makepeace, Chair,
Advisory Design Panel