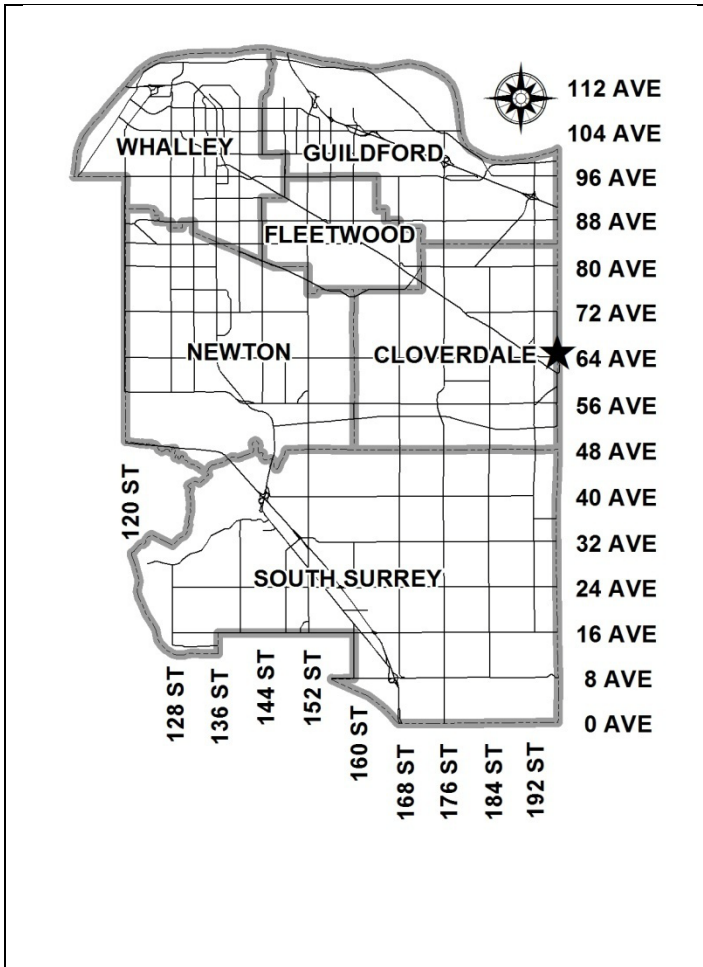


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0035-00

Planning Report Date: May 30, 2011

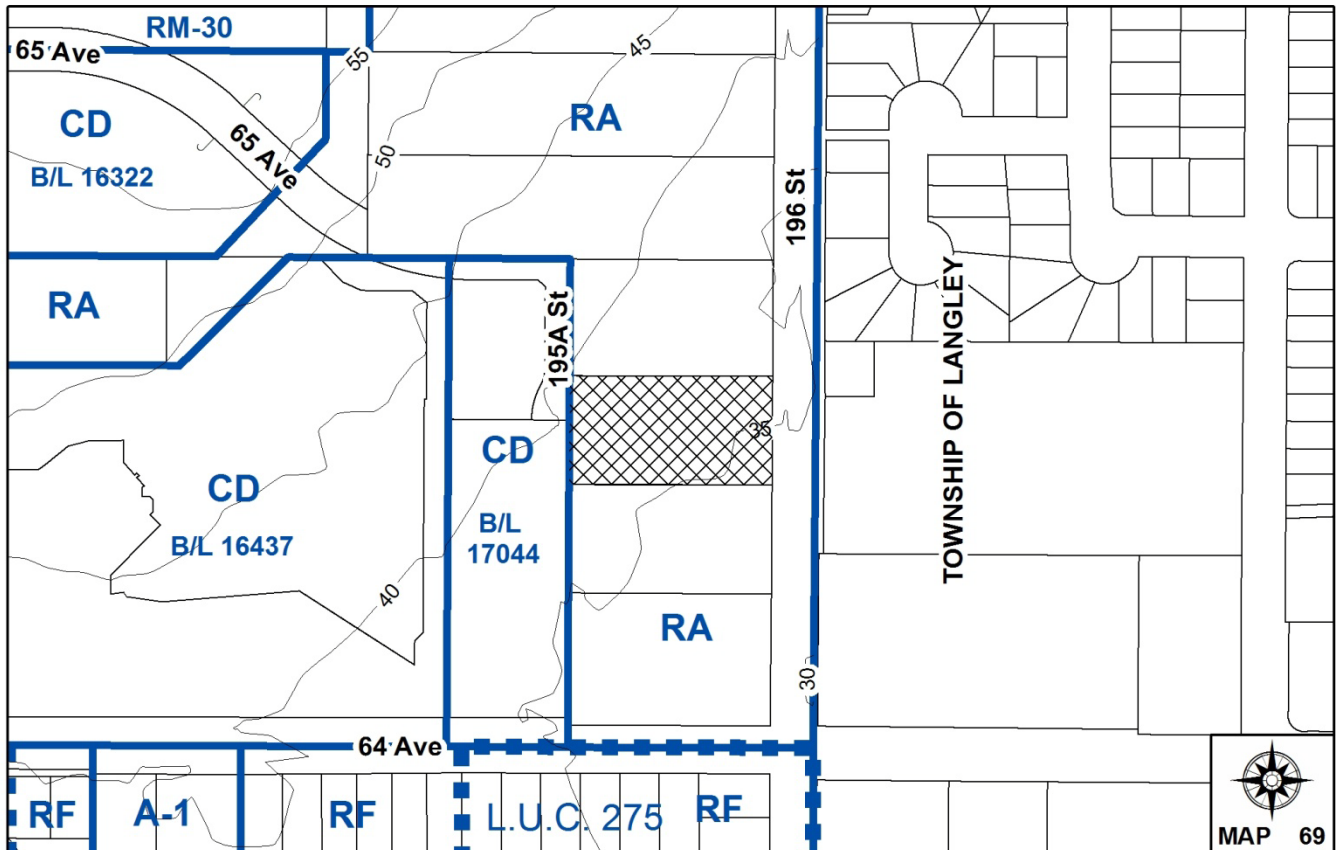


**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential.
- **NCP Amendment** from 22-45 upa (High Density) to 30-70 upa (High Density)
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a 4-storey apartment building containing approximately 72 units.

**LOCATION:** 6477 - 196 Street  
**OWNER:** o879753 B.C. Ltd. Inc. No. o879753  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** 22-45 upa (High Density)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amendment to the East Clayton Neighbourhood Concept Plan from 22-45 upa (High Density) to 30-70 upa (High Density).

### RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of East Clayton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 216 square metres (2,325 square feet) to 157 square metres (1,695 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0035-00 generally in accordance with the attached drawings (Appendix II).
6. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the impact of reduced indoor amenity space;
  - (g) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the west lot line of the subject site;
  - (h) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the south lot line of the subject site; and
  - (i) registration of a shared driveway access easement in favour of the property to the north at 6509-196 Street.

- 7. Council pass a resolution to amend the East Clayton NCP from 22-45 upa (High Density) to 30-70 upa (High Density) 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:**

4 Elementary students at Latimer Road Elementary School  
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: The proposed pedestrian pathways should have low planting to promote visibility. All landscaping within the statutory rights-of-way should be maintained by the owner.

**SITE CHARACTERISTICS**

Existing Land Use: A treed lot with a large single family house and accessory buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Existing single family home.	22-45 upa (High Density)	RA
East (Across 196 Street within Township of Langley):	Existing townhouse development in the Township of Langley.	N/A	N/A

Direction	Existing Use	NCP Designation	Existing Zone
South:	Treed site with an existing Development Application (No. 7906-0018-00) for a 4-storey senior's housing apartment building with commercial space, at Third Reading. The applicant plans to close the file and submit a new application for multiple residential use and commercial space.	Commercial/Residential	RA
West (Across 195A Street):	4-storey apartment building (No. 7909-0193-00) presently under construction, and a religious college.	30-70 upa (High Density) and Institutional	CD (By-law No. 17044)

#### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is currently designated Urban in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- Amendments are required to the OCP and NCP land use designations to ensure that the development is compatible with the intended use for the site.
- The proposed OCP amendment, to re-designate the subject site to Multiple Residential, complies with the current NCP designation which anticipates the development of an apartment building at this location.
- However, the proposed density of the current apartment proposal at 70 upa exceeds the maximum 45 upa allowed under the existing NCP designation and requires an NCP amendment to a new designation to support this higher density.
- The proposed amendments will ensure that the OCP and NCP are consistent.

#### DEVELOPMENT CONSIDERATIONS

##### Background

- The subject site is located in East Clayton and consists of one property located at 6477 – 196 Street, which is approximately 0.47 hectare (1.17 acres) in size. There is currently an existing single family dwelling and accessory buildings on the site, which will be removed.
- The subject site is zoned "One-Acre Residential (RA)", and designated Urban in the Official Community Plan (OCP) and 22 – 45 units per acre (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).

- The site previously formed part of Development Application No. 7907-0102-00 with the parcel to the north-west at 19533 - 64 Avenue. This previous application proposed Comprehensive Development Zone (CD) to permit the development of two 4-storey apartment buildings containing 89 dwelling units with underground parking.
- Due to financing constraints and the downturn in market conditions, the applicant decided to proceed with only the parcel located at 19533-64 Avenue and the subject site was excluded from the application. The applicant submitted a new application (No. 7909-0193-00) which proposed rezoning to CD Zone to permit the development of one 4-storey apartment building containing 43 dwelling units. Council gave final approval to the rezoning and Development Permit No. 7909-0193-00 on June 24, 2010 and the building is currently under construction.

### Current Proposal

- The current application proposes rezoning from One-Acre Residential (RA) to Comprehensive Development (CD) based on the Multiple Residential 70 (RM-70) Zone to permit the development of a 4-storey apartment building with 72 units.
- The proposed total floor area is 6,096 square metres (65,613 sq. ft.), with a floor area ratio (FAR) of 1.47 and a unit density of 173 units per hectare (70 units per acre), which is comparable to the RM-70 Zone.
- The development proposes 157 square metres (1,695 sq. ft.) of indoor amenity space on the first floor of the building. The proposed indoor amenity space is 59 square metres (630 sq. ft.) less than the required 216 square metres (2,326 sq. ft.) based on the standard 3 square metres/32 sq. ft. per dwelling unit. The applicant will be providing cash-in-lieu for the twenty (20) unit deficiency in indoor amenity space, in accordance with City Policy No. 0.48.
- The development proposes 318 square metres (3,427 sq. ft.) of outdoor amenity space, which exceeds the minimum 216 square metres (2,326 sq. ft.) based on the standard 3 square metres/32 sq. ft. per dwelling unit. The proposed outdoor amenity space is a central courtyard along the south property line, and accessible from the indoor amenity space on the first floor of the building. The outdoor amenity space will be landscaped with trees, shrubs and grass and will have bench seating, trellises and walking paths.

### Parking

- The proposed development includes 117 parking spaces in a 2-level underground parkade, which complies with the requirements of the Surrey Zoning By-law. This will consist of 102 resident parking stalls and 15 visitor stalls. The visitor parking is separated from the residential parking by security gates.

### Proposed CD By-law

- The applicant is proposing a CD Zone, as the proposed FAR of 1.47 exceeds the maximum FAR of 1.21 for a project site less than 1 hectare (2.5 acres) in area, based on the sliding density provision of the RM-70 Zone.

- The proposed CD Zone is based on the Multiple Residential 70 Zone (RM-70) with modifications to the floor area ratio (FAR), lot coverage, building setbacks, building height and subdivision requirements. The permitted uses will be multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres. All other aspects of the proposed CD By-law meet the requirements of the RM-70 Zone.
- The table below shows a comparison between the proposed CD Zone and the RM-70 Zone.

Zone	RM-70 based on 1 hectare site	RM-70 based on 0.415 hectare site	Proposed CD By-law
<b>FAR</b>	1.50	1.21	1.47
<b>Lot Coverage</b>	33%	33%	38%
<b>Setbacks</b>	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	<b>North:</b> 9 m (30 ft.) <b>South:</b> 6.8 m (22 ft.) to the building face and 5.8 m (19 ft.) to the balcony <b>East:</b> 11 m (36 ft.) to the building face <b>West:</b> 6.5 m (21 ft.) to the building face and 4.5 m (15 ft.) to the columns
<b>Building Height</b>	50 m (164 ft.)	50 m (164 ft.)	16 m (52 ft.)
<b>Subdivision</b>	2,000 sq. m (0.5 ac) & 30 m (100 ft.) width & depth	2,000 sq. m (0.5 ac) & 30 m width & depth	4,100 sq. m (1 ac) & 50 m (164 ft.) and 75 m (246 ft.) width & depth

- The reduced setback along the west (195A Street) achieves a pedestrian-friendly streetscape, one of the objectives identified in the NCP.
- The reduced setback along the south lot line provides for better visual monitoring of the pedestrian pathway linking 195A Street to 196 Street, and therefore increasing safety through natural surveillance of the pedestrian linkage.
- The amended minimum lot size requirement is to facilitate the proposed lot dimensions.

### Tree Replacement and Preservation

- The Arborist Report, prepared by Arbortech Consulting Ltd. and dated April 19, 2011, identified 34 trees on the site, of which five (5) are by-law sized trees (3 Bigleaf Maples, 1 Cherry and 1 Lombardy Poplar). All the trees are proposed to be removed due to their condition.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Bigleaf maple	3	0	3
Cherry	1	0	1
Lombardy Poplar	1	0	1
Cottonwood and Alder stand	29	0	29
<b>TOTAL</b>	<b>34</b>	<b>0</b>	<b>34</b>

- Based on these numbers, 12 replacement trees are required at a 2:1 ratio, and 29 replacement trees are required at a 1:1 ratio for cottonwood and alder trees. The applicant is proposing a total of 41 replacement trees, as required under the Tree Protection By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 11, 2011 and staff received one letter and two phone calls from two (2) residents. One resident was in favour of the development, and the other resident expressed the following concerns.

- The resident was concerned with the proposed density and massing of the building.

*(The applicant is proposing 70 units per acre which is similar in density to the 4-storey apartment building currently under construction to the northwest of the site at 19530-65 Avenue. The density allows the applicant to provide a mixture of units to increase the affordability of the development.)*

*The east half of the building will be stepped in order to conform to the existing grade, therefore minimizing the height and mass of the building along 196 Street. The building is also set back a minimum of 9 metres (30 feet) from the north property line. This setback area will be landscaped with a laurel hedge and a 1.8-metre (6 ft.) high wooden fence to minimize the impacts of the development on the adjacent property to the north.)*

- The resident was concerned with the location of the parkade ramp and the shared driveway access agreement in favour of the property to the north.

*(The location of the underground parkade access ramp along the north property line is to facilitate a future shared driveway access for the subject site and the adjacent property to the north (6509 – 196 Street). A shared driveway access will facilitate better traffic movement in the area and increase the area for landscaping rather than paved surfaces. The applicant is required to register a shared driveway access easement in favour of the property to the north as part of the application.)*

- The resident was concerned about the impacts to existing trees on the site and on the adjacent property to the north.

*(The applicant has submitted an Arborist Report which recommended the removal of all 34 trees identified on the site due to their poor condition. The applicant will be required to obtain a tree cutting permit for tree removal and will need to erect barriers to protect trees on neighbouring properties, if necessary. 41 trees will be planted to replace the trees to be removed. The Arborist Report did not identify any shared trees with the adjacent property to the north.)*



- The resident had concerns regarding water run-off and construction impacts on his property.

*(The applicant will be providing an underground storm water tank as part of the project to contain all storm-water runoff from the property. 195A Street will have catch basins to divert water into the City storm sewers. During construction, silt and storm water management systems will be in place to prevent run-off due to construction onto adjacent sites.)*

*The underground parkade ramp entrance will be installed with the construction of the underground parking structure. Due to the tight setback along the north property line, the applicant is proposing shotcrete retention of the excavation, and pouring concrete directly against the shotcrete retaining walls. The applicant will retain a geotechnical engineer to address soil retention and bearing issues and to ensure that the excavation will not weaken load bearing capacities of the soil on all adjacent sites including 6509 - 196 Street.)*

- In keeping with City of Surrey standard practice, a pre-notification letter was also sent to The Township of Langley on March 29, 2011. In response, the Planning and Development Department received confirmation that the Township has no objections to the proposed development, but requests that adjacent residents in the Township be notified of any public hearing or information meeting to provide them an opportunity to comment.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### DESIGN PROPOSAL AND REVIEW

##### Building Design

- The proposed development is a neo-colonial style 4-storey apartment building containing 72 dwelling units, with seven (7) bachelor units, 23 one-bedroom, 24 two-bedroom and 8 three-bedroom units. The units range in size from 44 square metres (469 sq. ft.) to 99 square metres (1,070 sq. ft.).
- The building's main entry is oriented to 195A Street beside the underground parkade entrance. An entry portico frames the front entrance of the lobby area and is connected to the parkade ramp with a pedestrian pathway and landscaped area with bench seating.
- The primary building materials and colours include vinyl siding in grey and tan with extensive use of red brick. The detailing, including wood fascia, door and window trim, balcony and base trim, and pilasters are painted white, and black metal fence railings for the balconies. Window details include a wrought iron type metal plant box sill. The roof will be clad in black asphalt shingles.

- Due to the grading of the site, the building is stepped to ensure that a 4-storey height is maintained along 196 Street, so as to minimize the massing of the building from the street. There is extensive use of gabled roofs to increase the roof articulation for the building.
- Of the 117 underground parking spaces provided, 102 are residential spaces, of which 25 are small car spaces and one (1) parking space is reserved for persons with disabilities. Of the 15 visitor parking spaces provided, five (5) are small cars.
- The proposed signage consists of the building name in black metal lettering on the entry portico of the front lobby entrance.

### Vehicular Access

- Vehicular access to the building's underground parking entrance will be provided from 195A Street and defined with decorative paving and a small patio area with bench seating. Along the south side of the underground parkade ramp, a black metal fence railing will be installed to ensure the safety of residents and the public.
- Access to the underground parkade will be controlled by security gates to minimize potential conflicts. Resident and visitor parking will be separated by additional security gates.
- The applicant is required to register a shared driveway access easement in favour of the property to the north at 6509 – 196 Street. Vehicular access for any future development on the adjacent site to the north will be required to use the driveway and underground parkade ramp to access the future underground parkade on the subject site. The shared driveway will reduce the amount of impervious surfaces in the area and lessen the number of driveways along 195A Street for traffic and safety purposes.

### Landscaping and Outdoor Amenity Space

- The proposed landscaping on the site will incorporate a mixture of evergreen, perennial and deciduous shrubs and trees for seasonal colour and year-round interest. The trees planted along the south side of the building will help shield the building from southern sun exposure.
- Each unit has access to either a patio or balcony, thus providing private outdoor space for resident use. Main floor units will have direct access to outdoor patio space, thus helping to engage the building with the public realm and provide natural surveillance for pedestrian pathways. For the dwelling units fronting 195A Street, a 1.2-metre (4 ft.) high decorative metal fence will be installed for the privacy of the residents.
- The applicant is providing a 7.1-metre (23 ft.) wide landscape buffer along 196 Street as identified in the East Clayton NCP, as an addition to the green infrastructure network of the City. The landscape buffer will be bermed and planted with a variety of native species of evergreen, perennial and deciduous trees and shrubs. A private pathway along the landscape buffer will be provided to allow residents to access the pedestrian pathway to the south and 196 Street.

- The applicant will be providing a 4.0-metre (13 ft.) wide statutory right-of-way for a pedestrian walkway along the south property line. The walkway will consist of a 2.0-metre (6.6 ft.) wide concrete sidewalk and 1.0-metre (3.3 ft.) grassed area on either side of the sidewalk. Additional trees and shrubs will be planted along the northern edge of the right-of-way to separate the private residences from the public walkway. The statutory right-of-way will be maintained by the future strata council.
- A 1.5-metre (5 ft.) wide landscape buffer with trees, laurel hedging and a 1.8-metre (6 ft.) high wooden fence will be installed along the north property line beside the underground parkade entrance to ensure the privacy of the adjacent property to the north. There is also an additional open area along the north property line that will be landscaped with trees, shrubs and grass, and contains a pathway connecting to the pedestrian pathway to the south.
- There is an onsite underground stormwater detention tank proposed along the southern boundary of the site. The tank will be lowered a minimum of 1.5 metres (6 ft.) to provide sufficient soil depth so that mature trees can be planted in the area.
- The hydro kiosk located in the southeast corner of the site along 196 Street and in the landscape buffer, will be wrapped with a decorative image in keeping with the character of the development and surrounding neighbourhood.

#### Indoor and Outdoor Amenity Space

- The development proposes 157 square metres (1,695 sq. ft.) of indoor amenity space on the first floor of the building. The indoor amenity area consists of a television lounge area, fireplace, kitchen and washroom facilities and a games room. The indoor amenity area opens up onto a large patio and is connected by a pathway to the rest of the outdoor amenity area.
- The development proposes 318 square metres (3,427 sq. ft.) of outdoor amenity space with two large patios with decorative paving, bench seating, trellises and walking paths linking up with the pedestrian walkway along the south property line. The outdoor amenity space will be landscaped with a variety of trees, shrubs and grass.

#### ADVISORY DESIGN PANEL

ADP Meeting Date: April 28, 2011

The majority of the ADP recommendations have been addressed, except for some minor architectural and landscape revisions, which the applicant has agreed to complete, prior to consideration of final approval of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Redesignation Map
Appendix IX.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LC/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:                   Suite 135, 7536 - 130 Street  
   Surrey, BC, V3W 1H8  
   Tel:                            (604)597-7100
  
2.            Properties involved in the Application
  - (a)      Civic Address:                    6477 - 196 Street
  
  - (b)      Civic Address:                    6477 - 196 Street  
                         Owner:                            o879753 B.C. Ltd., Inc. No. o879753  
   Director Information:  
   Mr. James Billingsley  
  
   No Officer Information Filed
  
  - PID:                                    005-998-590  
   Lot 35 Section 15 Township 8 New Westminster District Plan 41137
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)      Introduce a By-law to rezone the property.
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7911-0035-00.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on RM-70

Required Development Data	Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,715 m <sup>2</sup>
Road Widening area		563 m <sup>2</sup>
Undevelopable area		
Net Total		4,152 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		38%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (West)	7.5 m	6.5 m to building face / 4.5 m to columns
Front (East)	7.5 m	11.0 m
Side #1 (N)	7.5 m	9.0 m
Side #2 (S)	7.5 m	6.8 m to building face / 5.8 m to balcony
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		16 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		7
One Bed		23
Two Bedroom		34
Three Bedroom +		8
Total		72
<b>FLOOR AREA: Residential</b>	6,371 m <sup>2</sup>	6,096 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	6,371 m <sup>2</sup>	6,096 m <sup>2</sup>

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

## Development Data Sheet cont'd

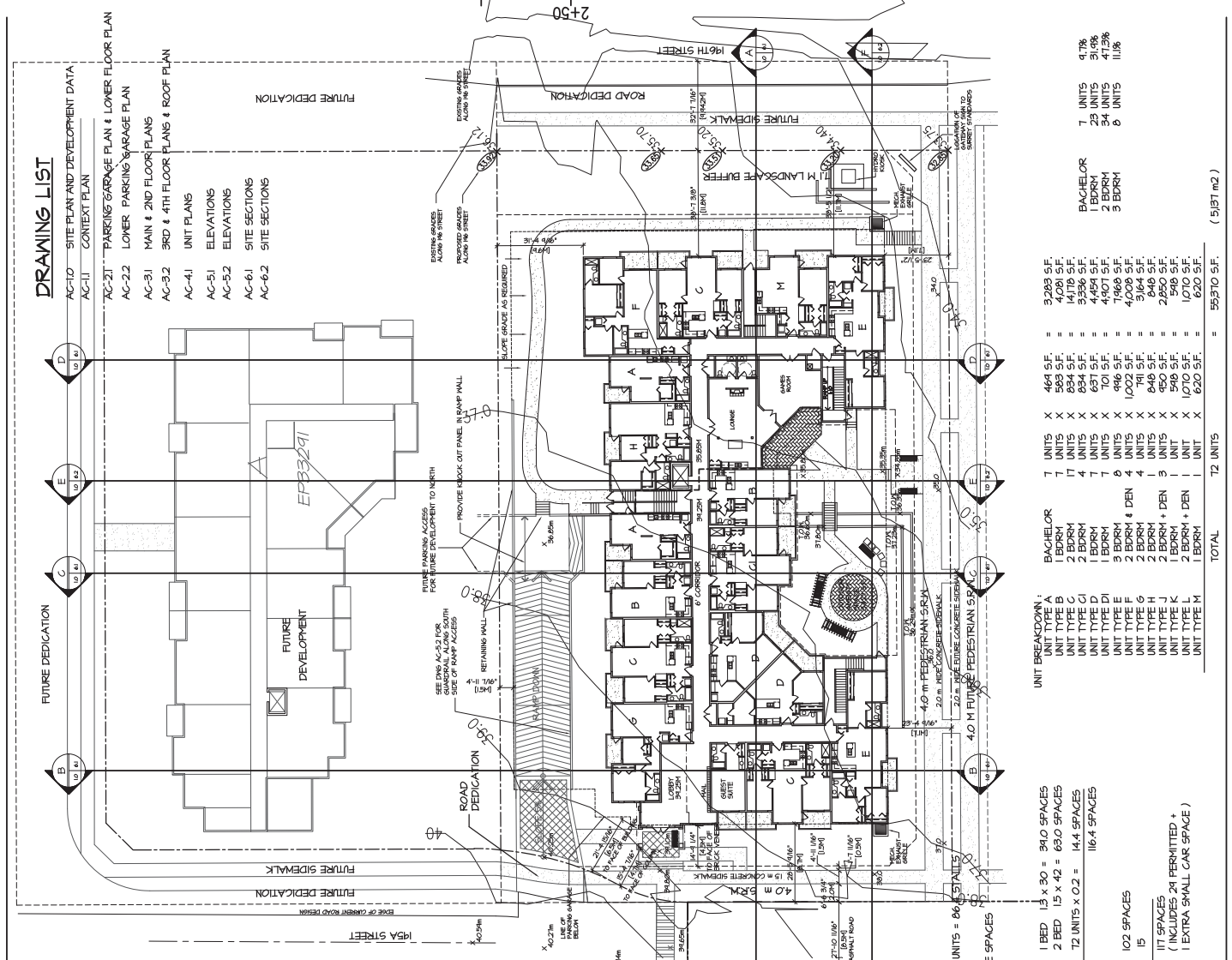
Required Development Data	Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	174 uph / 70 upa	174 uph / 70 upa
FAR (gross)		
FAR (net)	1.50	1.47
AMENITY SPACE (area in square metres)		
Indoor	216 m <sup>2</sup>	157 m <sup>2</sup>
Outdoor	216 m <sup>2</sup>	318 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		39
2-Bed		51
3-Bed		12
Residential Visitors		15
Institutional		
Total Number of Parking Spaces		117
Number of disabled stalls		1
Number of small cars		30
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey Provided	YES
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**CLIENT:** 007475 BC LTD. APARTMENT CONDOMINIUM DEVELOPMENT  
**PROJECT:** 72 UNIT APARTMENT BUILDING 6477 146 STREET, SURREY  
**SHEET CONTENTS:** G477 146 STREET, SURREY  
**DATE:** 11/20/07  
**SCALE:** 1/8" = 1'-0"  
**DESIGN:** M.D. DRAMM  
**PROJECT NO.:** 100274  
**AC-10:** AC-10  
**REV. NO.:** 1/00274

**UNIT 135, STREET SURVEY & VAW HUB**  
**PHONE:** (604) 597-7100  
**FAX:** (604) 597-2089  
**EMAIL:** mail@barnett-dembek.com

**ISSUED FOR:** [ ]  
**DATE:** [ ]  
**BY:** [ ]  
**ISSUED FOR:** [ ]



**DRAWING LIST**

- AC-10 SITE PLAN AND DEVELOPMENT DATA
- AC-11 CONTEXT PLAN
- AC-21 PARKING GARAGE PLAN & LOWER FLOOR PLAN
- AC-22 LOWER PARKING GARAGE PLAN
- AC-31 MAIN & 2ND FLOOR PLANS
- AC-32 3RD & 4TH FLOOR PLANS & ROOF PLAN
- AC-41 UNIT PLANS
- AC-51 ELEVATIONS
- AC-52 ELEVATIONS
- AC-61 SITE SECTIONS
- AC-62 SITE SECTIONS

**DEVELOPMENT DATA**

ZONING: C0 BASED ON RM-70  
 GROSS SITE AREA: 50,141 SF. (1,165 AC) (0.471 HA) (4,115 SQ.M)  
 ROAD DEDICATION: 146 STREET: 5,382 SF. (0.124 AC) (0.050 HA) (500 SQ.M)  
 ROAD DEDICATION: 145A ST.: 6,719 SF. (0.015 AC) (0.006 HA) (63 SQ.M)  
 NET SITE AREA: 44,649 SF. (1,026 AC) (0.415 HA) (4,152 SQ.M)  
 SITE COVERAGE: 31.8% (16,992 SF.)  
 DENSITY: 70.2 U.P.A. 173.5 U.P.Ha. (72 UNITS)  
 F.A.R. ALLOWABLE: 1.5 (66,571 SF.)  
 PROPOSED: 1.47 (65,619 SF.)

AVENUE SPACE:  
 REQUIRED: INDOOR: 32.9 SF./UNIT X 72 = 2,366 SF.  
 OUTDOOR: 32.3 SF./UNIT X 72 = 2,326 SF.  
 PROVIDED: INDOOR: 1,942 SF.  
 OUTDOOR: 3,421 SF.

SETBACKS:  
 FRONT: (145A STREET) 6.5m TO BUILDING, 4.1m TO COLUMN  
 REAR: (146 STREET) 1.1m TO FACE OF BRICK  
 NORTH SIDE: 4.4m TO FACE OF BRICK  
 SOUTH SIDE: 6.1m TO FACE OF BRICK

RESIDENTIAL: 1 BED 1.3 X 30 = 39.0 SPACES  
 2 BED 1.5 X 42 = 63.0 SPACES  
 VISITOR: 72 UNITS X 0.2 = 14.4 SPACES  
 TOTAL: 116.4 SPACES

RESIDENTIAL: 102 SPACES  
 VISITOR: 15  
 TOTAL: 117 SPACES  
 (INCLUDES 21 PERMITTED + 1 EXTRA SMALL CAR SPACE)

BUILDING HEIGHT: 15.9m

UNIT BREAKDOWN:	72 UNITS	TOTAL
BACHELOR	7 UNITS	7 UNITS
1 BDRM	17 UNITS	17 UNITS
2 BDRM	4 UNITS	4 UNITS
3 BDRM	7 UNITS	7 UNITS
4 BDRM	3 UNITS	3 UNITS
5 BDRM	4 UNITS	4 UNITS
6 BDRM	2 UNITS	2 UNITS
7 BDRM	2 UNITS	2 UNITS
8 BDRM	2 UNITS	2 UNITS
9 BDRM	2 UNITS	2 UNITS
10 BDRM	2 UNITS	2 UNITS
11 BDRM	2 UNITS	2 UNITS
12 BDRM	2 UNITS	2 UNITS
13 BDRM	2 UNITS	2 UNITS
14 BDRM	2 UNITS	2 UNITS
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(5,157 SQ.M)



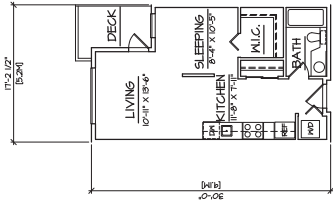




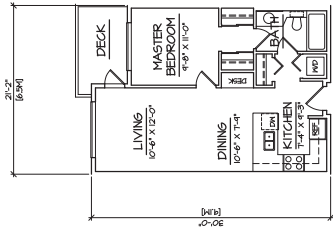




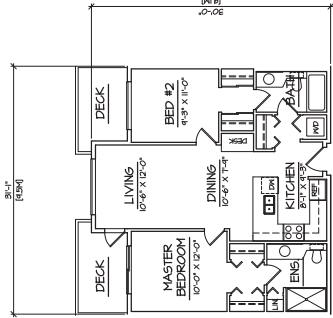




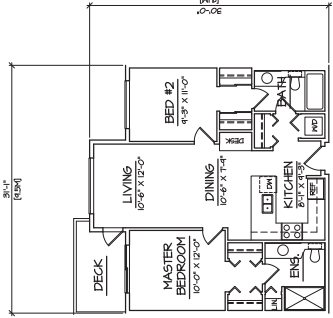
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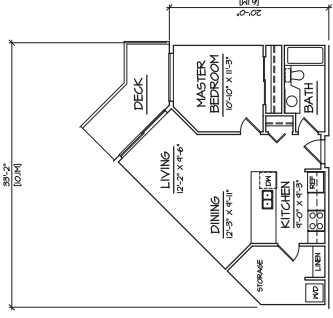
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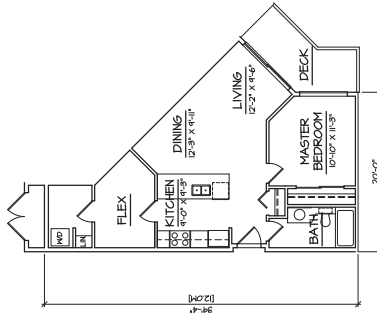
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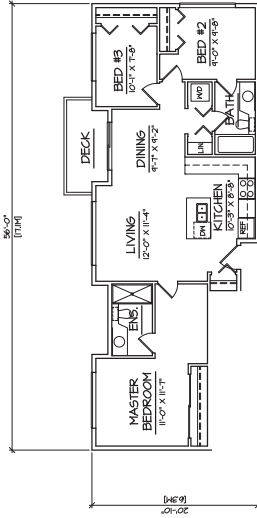
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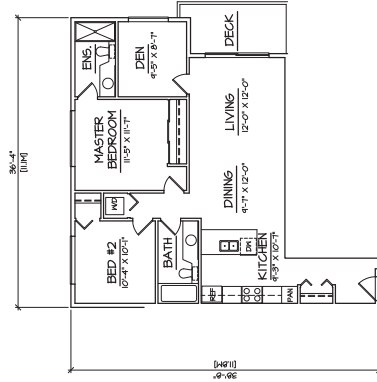
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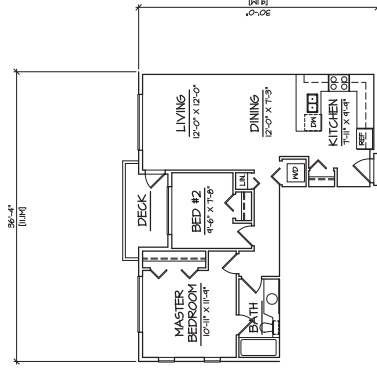
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701 SF.



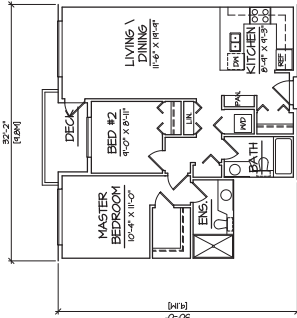
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SCALE: 1/8" = 1'-0"  
949 SF.



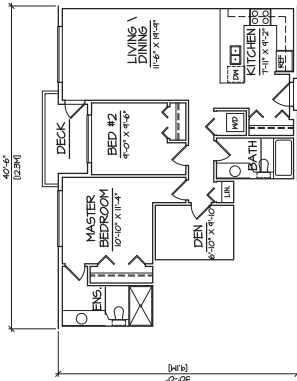
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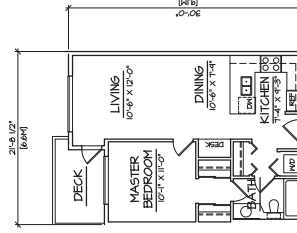
**UNIT TYPE G** - 2 BED  
SCALE: 1/8" = 1'-0"  
791 SF.



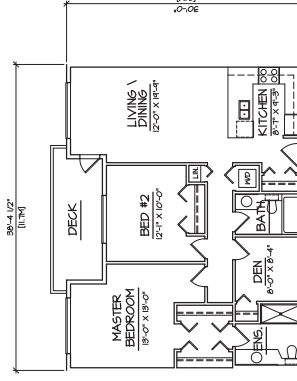
**UNIT TYPE H** - 2 BED  
SCALE: 1/8" = 1'-0"  
848 SF.



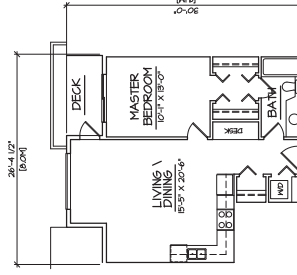
**UNIT TYPE J** - 2 BED  
SCALE: 1/8" = 1'-0"  
960 SF.



**UNIT TYPE K** - 1 BED  
SCALE: 1/8" = 1'-0"  
548 SF.



**UNIT TYPE L** - 2 BED  
SCALE: 1/8" = 1'-0"  
1070 SF.



**UNIT TYPE M** - 1 BED  
SCALE: 1/8" = 1'-0"  
651 SF.

REV#	DATE	DRN	CR	ISSUE	DATE	BY	ISSUED FOR

CLIENT: 027475 BC LTD.  
PROJECT: 72 UNIT APARTMENT BUILDING  
ADDRESS: 6477 146 STREET, SURREY  
DATE: 04/11/10  
SCALE: 1/8" = 1'-0"

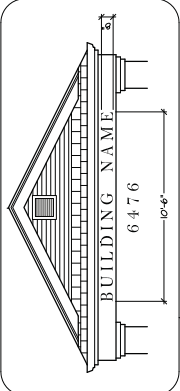
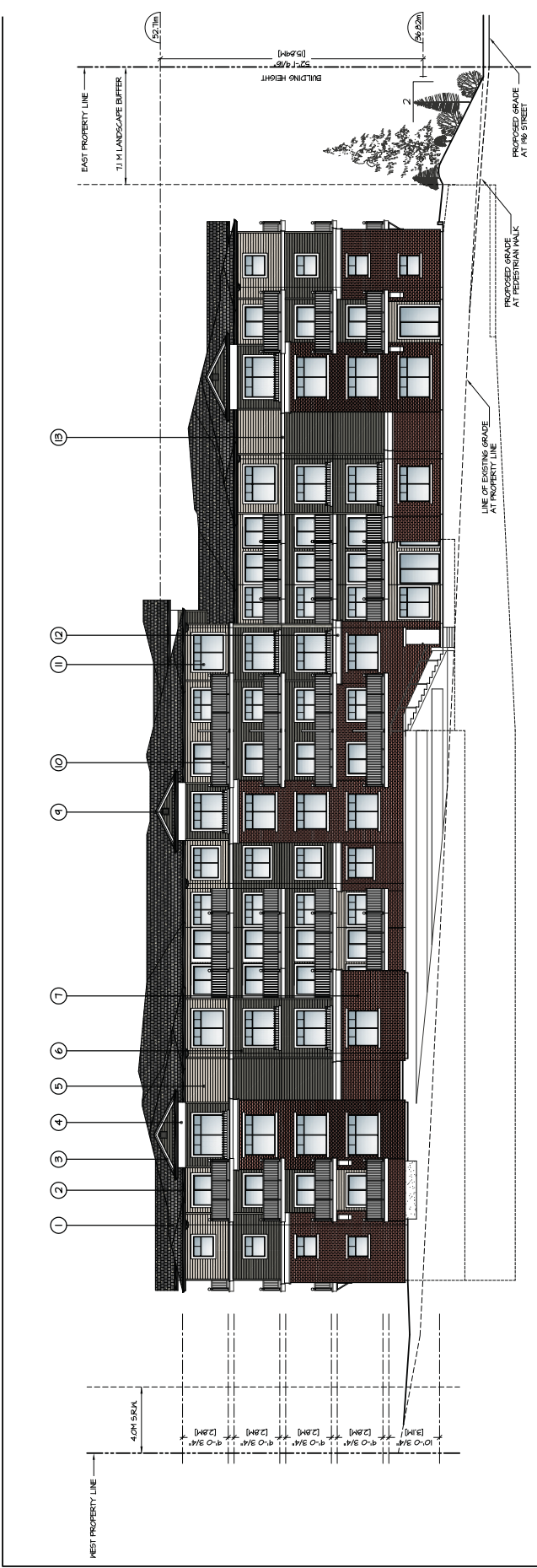
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DRAWN: [blank]  
DATE: 04/11/10  
SCALE: 1/8" = 1'-0"

CLIENT: 027475 BC LTD.  
PROJECT: 72 UNIT APARTMENT BUILDING  
ADDRESS: 6477 146 STREET, SURREY  
DATE: 04/11/10  
SCALE: 1/8" = 1'-0"

**barnett dembek**  
UNIT 135, STREET SURVEY & CONSULTANTS  
PHONE: (604) 597-7100  
FAX: (604) 597-2089  
EMAIL: mail@barnett.com

CLIENT NO. AC-41  
PROJECT NO. 10024  
REV. NO. [blank]

REV#	DATE	BY	CHKD	ISSUE FOR



**SCHEDULE OF FINISHES**

- 1 LAMINATED ASPHALT VARIEGATED SINGLES - CONOCT 'M1 TUBE BLACK'
- 2 PREFINISHED BLACK POWDER COAT ALUMINUM GUTTER ON 2 X 8 WHITE WOOD FASCIA
- 3 1/2 ON 1/8 ON 2x10 WOOD GABLE TRIM (WHITE)
- 4 FIBRE CEMENT PANEL (WHITE)
- 5 HORIZONTAL VINYL SIDING - 6" PROFILE - VYTREL 'STORP'
- 6 HORIZONTAL VINYL SIDING - 8" PROFILE - VYTREL 'STORP'
- 7 BRICK VENEER SIDING - NATURAL MATERIALS 'IMPERIAL RED-MESSON'
- 8 4 X 10 HARD-PANEL SIDING CAN 1 X 2 FIBRE CEMENT BATTERS
- 9 LOANED VENT (WHITE)
- 10 POWDER COATED ALUMINUM RAILING CAN PICKETS AND RIBEL POSTS (BLACK)
- 11 VINYL TRIMMED WINDOWS CAN 6" WOOD TRIM (WHITE)
- 12 BUILT-UP WOOD TRIM OF TAPERED VENEER PLYWOOD OR CERAMITOUS FIBRE PANEL CAN WOOD TRIM (WHITE)
- 13 HORIZONTAL 2 x 8 WOOD TRIM (WHITE)
- 14 FINISHED WOOD COLUMNS CAN ROUTERED PANELS (WHITE)
- 15 FINISHED WOOD BRIMBLAUSE OF TAPERED VENEER PLYWOOD OR HARD-PANEL (WHITE)
- 16 1" X 1" REVEALS SET IN CONCRETE MALL



CALCULATION OF AVERAGE EXISTING GRADE EQUALS :

38.88
37.00
36.35
35.05
147.28 / 4 = 36.82

**WEST ELEVATION**

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

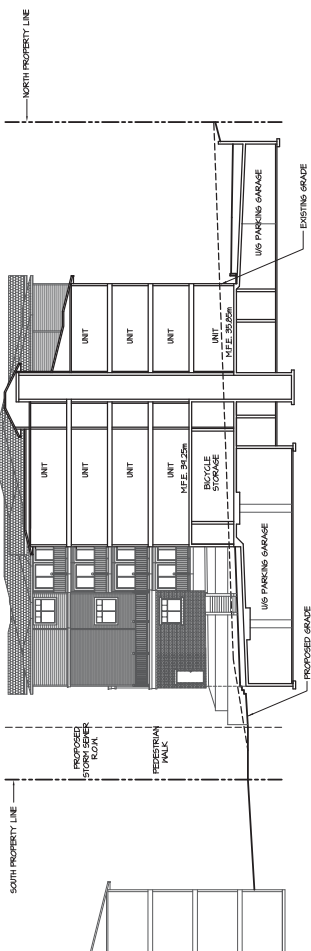
CLIENT : 0274753 BC LTD. APARTMENT CONDOMINIUM DEVELOPMENT 4471 166 STREET, SUITE 207	SHEET NO. : AC-51
	REV. NO. : 10024
PROJECT : 12 UNIT APARTMENT BUILDING ELEVATIONS #1	CLIENT NO. : 0274753
DATE : APR 14	SCALE : 3/8" = 1'-0"
DESIGN : barnett dembek	UNIT 135, 135 12th Street, Surrey, B.C. V4W 1H8
PHONE : (604) 597-7100 FAX : (604) 597-2089 EMAIL : mail@barnett.com	SHEET NO. : AC-51

100% COMPLETE. ALL WORK AND THE  
 WORK SHALL BE IN ACCORDANCE WITH THE  
 BRITISH COLUMBIA BUILDING CODE AND THE  
 NATIONAL BUILDING CODE OF CANADA. THE  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 INSURANCE. THE CONTRACTOR SHALL  
 MAINTAIN ACCESS TO ALL UTILITIES AND  
 SERVICES AT ALL TIMES. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND INSURANCE.  
 CANADA COPYRIGHT ACT R.S.C. 1971.

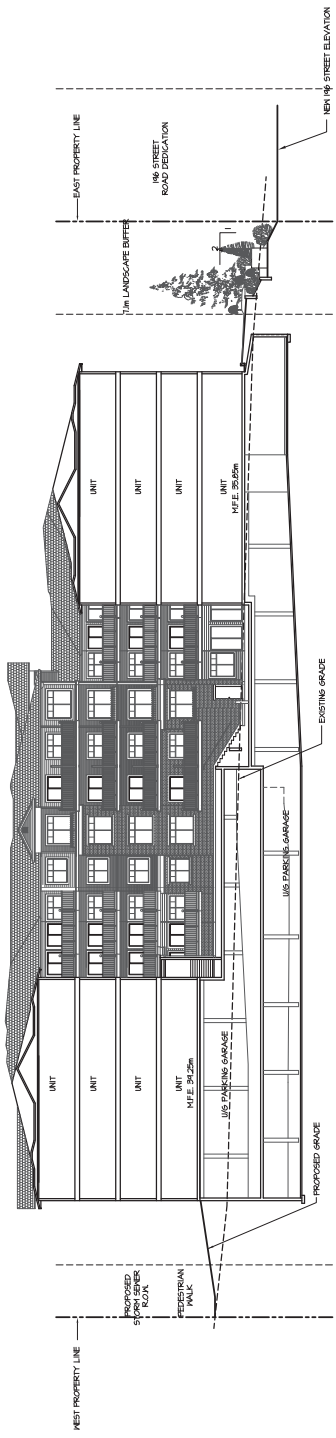








**SITE SECTION E-E**  
SCALE: 1/8" = 1'-0"



**SITE SECTION F-F**  
SCALE: 1/8" = 1'-0"

REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR

DISCLAIMER: ALL DIMENSIONS AND THE LOCATION OF ALL ELEMENTS OF DESIGN ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE CLIENT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND THE LOCATION OF ALL ELEMENTS OF DESIGN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THIS DOCUMENT 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. CANADA COPYRIGHT ACT R.S.C. 1970, c. C42, s. 43.

DATE: 2024-01-15  
 SCALE: 1/8" = 1'-0"  
 SHEET CONTENTS:  
 SITE SECTIONS  
 PROJECT: 72 UNIT APARTMENT BUILDING  
 6471 146 STREET, SUITE 200  
 VANCOUVER, BC  
 CLIENT: 0219753 BC LTD.  
 APARTMENT CONDOMINIUM DEVELOPMENT  
 DRAWN: [Name]  
 CHECKED: [Name]

**barnett dembek**  
 ARCHITECTS INC.  
 UNIT 135, 1212 W. 71ST STREET, VANCOUVER, BC V6V 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	0219753
PROJECT NO.	10024
SHEET NO.	AC-6.2
REV. NO.	





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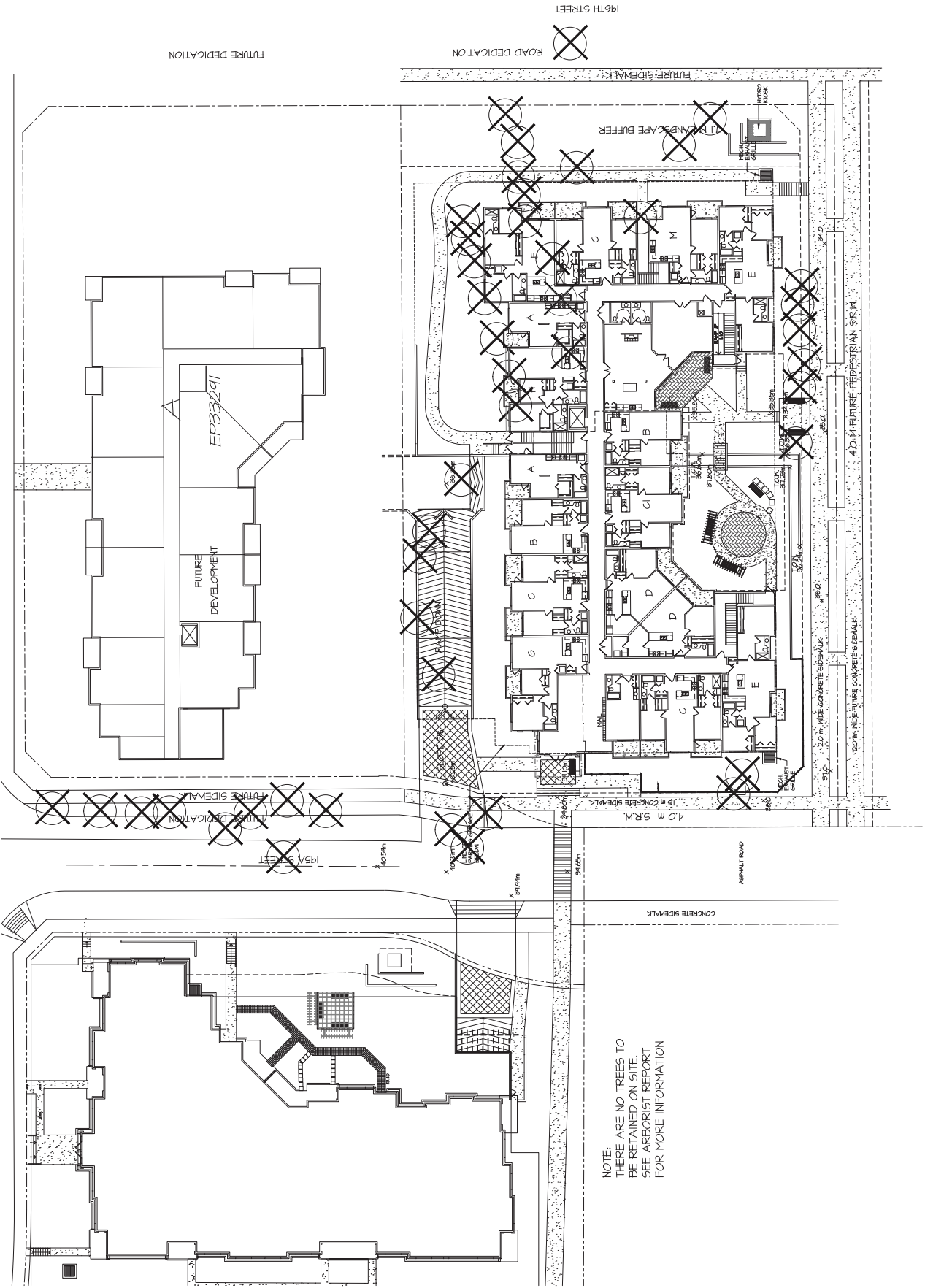
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**DMG**  
 landscape architects  
 A Partnership of  
 1234 Main Street  
 Powell, Ontario, Canada M5H 1A5  
 Mary Chen Yip, Consultant Ltd.  
 Suite C100, 1185 Steeles East Drive  
 Burnaby, British Columbia  
 V5C 6S9  
 PH: (604) 427-5962, FX: 427-9723

PROJECT:  
**72 UNIT APARTMENT BUILDING**  
**6477 196TH STREET**  
 SURREY, B.C.

DRAWING TITLE:  
**TREE PRESERVATION PLAN**

DATE:	#/##/##	DRAWING NUMBER:	
SCALE:	1/8"=1'-0"	DRAWN:	JC
		DESIGN:	PB
		CHECK:	JPW
		DMG PROJECT NUMBER:	<b>L3</b>
			<b>OF 5</b>
			<b>11-019</b>



NOTE:  
 THERE ARE NO TREES TO  
 BE RETAINED ON SITE.  
 SEE ARBORIST REPORT  
 FOR MORE INFORMATION

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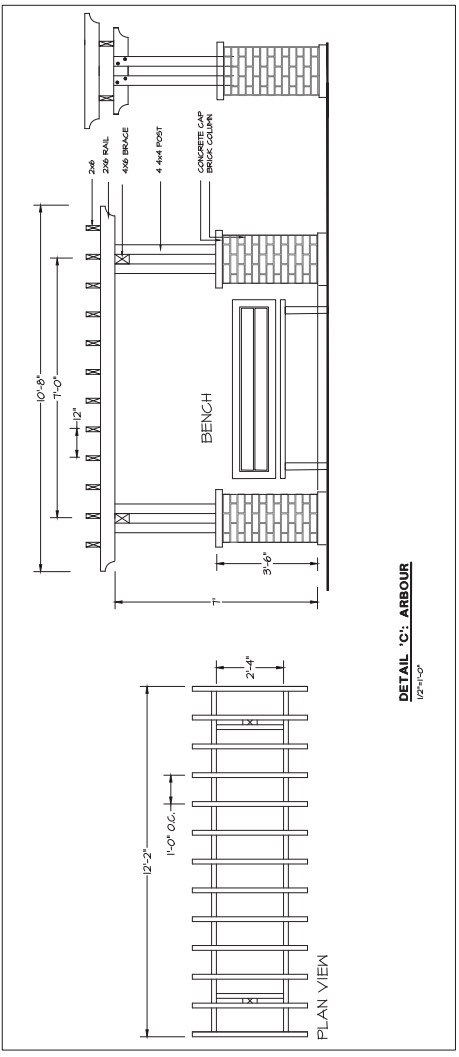
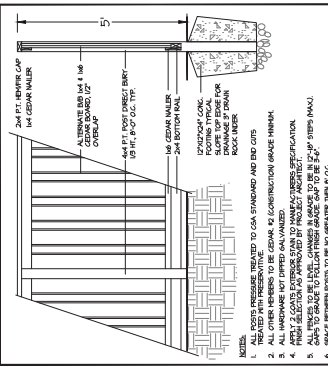
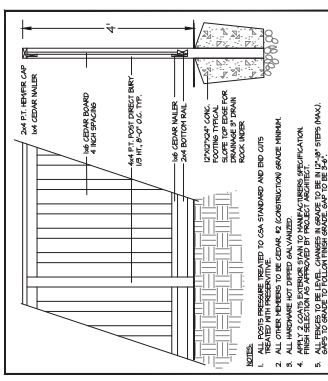
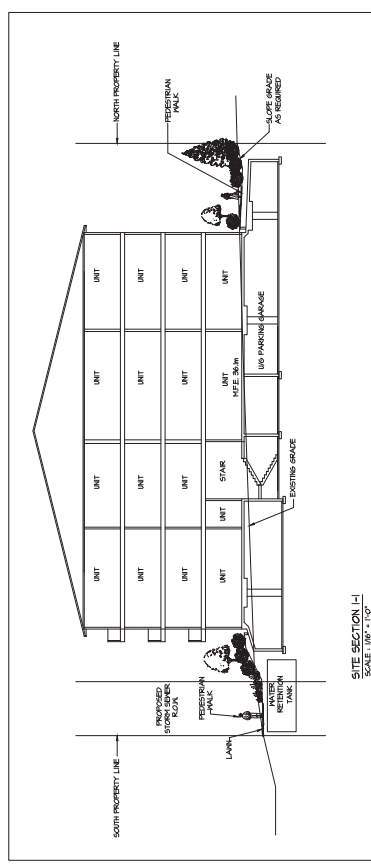
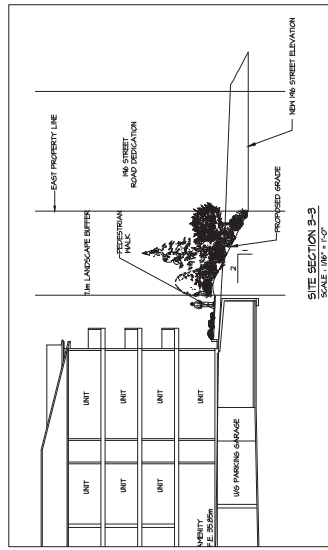
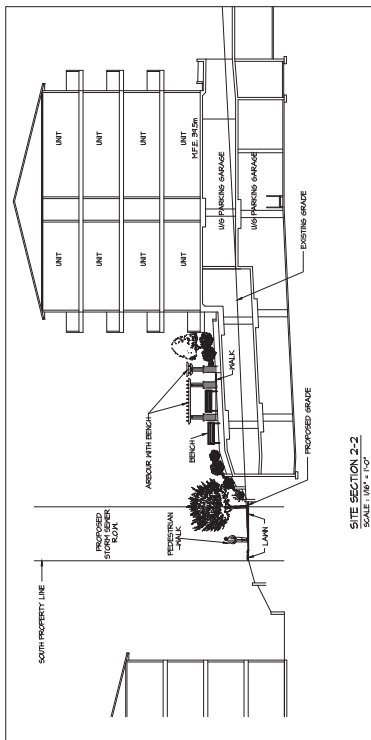


A Partnership of  
 1200 West Broadway, Suite 100  
 Portland, Oregon 97204  
 Mary Chen Yip, Consultant, Ltd.  
 Suite C100, 4185 S.W. Coast Drive  
 Burnaby, British Columbia  
 V5C 6S9  
 PH: (604) 427-3922, FX: (604) 437-9723

PROJECT:  
**72 UNIT APARTMENT BUILDING**  
**6477 196TH STREET**  
**SURREY, B.C.**

DRAWING TITLE:  
**LANDSCAPE SECTIONS & DETAILS**

DATE: 11/15/10  
 DRAWING NUMBER: L4  
 DRAWN: JC  
 DESIGN: PB  
 CHECKED: JDM  
 THIS PROJECT NUMBER: 11-019  
 OF 8







## INTER-OFFICE MEMO

---

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

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

DATE: **May 24, 2011** PROJECT FILE: **7811-0035-00**

---

RE: **Engineering Requirements  
Location: 6477 196 Street**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

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

- dedicate 9.883 metres along 196 Street for a 30.0-metre Arterial Road standard;
- dedicate a portion of road on the northwest corner of the property to complete the 18.0-metre curvature of 195A Street; and
- provide 4.0-metre statutory rights-of-way along the south and west sides of the property.

***Works and Services***

- construct remainder of 195A Street to a through local road standard within the dedicated road right-of-way;
- construct 195A Street boulevard works within the stat. right-of-way along the west side of the property;
- construct watermain along 196 Street and upgrade existing system as required to service the development; and
- upgrade sanitary system as required to service the development.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT**

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

Bob Ambardar, P.Eng.  
Development Project Engineer

SSA

NOTE: Detailed Land Development Engineering Review available on file





## SCHOOL DISTRICT #36 (SURREY)

Thursday, March 10, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0035-00

#### SUMMARY

The proposed 72 lowrise units are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

#### September 2010 Enrolment/School Capacity

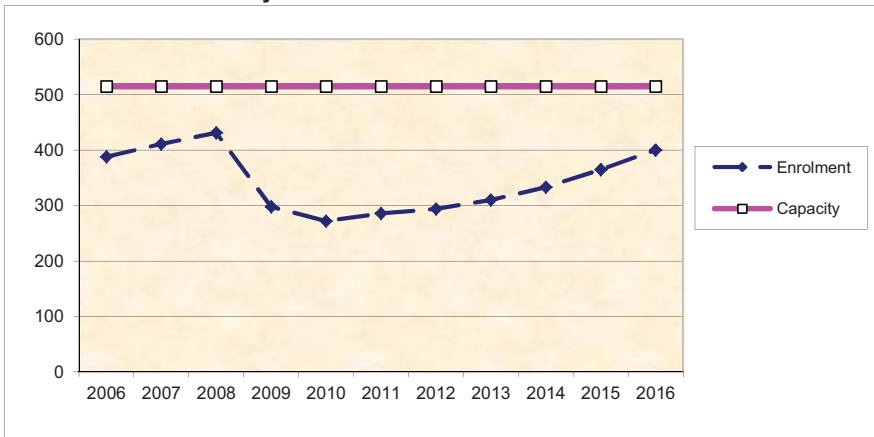
Latimer Road Elementary	
Enrolment (K/1-7):	31 K + 241
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1239
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

#### School Enrolment Projections and Planning Update:

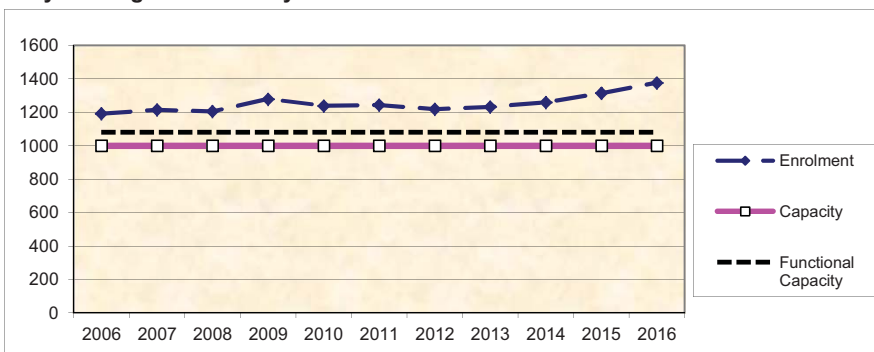
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (proposed new secondary school is in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

#### Latimer Road Elementary



#### Clayton Heights Secondary



\*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.



Based on bylaw criteria, 41 trees are required to be planted to meet bylaw requirements. The tree replacement design will be specified by the project landscape architect.

## **CONCLUSIONS**

**Table 4.** TREE RETENTION AND REPLACEMENT SUMMARY

<b><u>Tree Retention:</u></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	0	0	0	
Trees to be Removed	34	0	0	34
<b>Total Trees Considered</b>	34	0	0	<b>34</b>

<b><u>Tree Replacement:</u></b>	<b>On-Site</b>	<b>Off-Site</b>	<b>City</b>	<b>Total</b>
Quantity of Trees at 1:1 Replacement Quota	29	0	0	29
Quantity of Trees at 2:1 Replacement Quota	6	0	0	6
<b>Total Replacement Trees Required</b>	41	0	0	<b>41</b>

Note: ***n/a*** denotes not applicable. The removal and replacement of trees in adjacent city owned lands such as the road frontage will be at the discretion of the city, and may be subject to specific compensation that they determine is appropriate based on their policies.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Max Rathburn,  
 Consulting Arborist  
 ISA Certified Arborist #PN-0599, Certified Tree Risk Assessor #0159

Enclosures;

Tree Retention Drawing



# Advisory Design Panel Minutes

Parks Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, APRIL 28, 2011  
Time: 4:00 p.m.

**Chair:**

S. Lyon

**Guests:**

Maciej Dembek, Barnett Dembek Architects Inc.  
Meredith Mitchell, DMG Landscape Architects  
Victor Setton, Porte Development  
Niels Wilde, HR Hatch Architect Ltd.

**Staff Present:**

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

**Panel Members:**

N. Baldwin  
D. Lee  
R. Myers  
K. Newbert  
Cpl. M. Searle

**A. RECEIPT OF MINUTES**

It was Moved by K. Newbert  
Seconded by N. Baldwin  
That the minutes of the Advisory Design  
Panel meeting held on April 7, 2011 be received.  
Carried

**B. SUBMISSIONS**

- |    |                       |   |
|----|-----------------------|---|
| 1. | File No.:             | 7911-0035-00                                  |
|    | New or Resubmit:      | New   |
|    | Description:          | DP for 4 storey apartment building            |
|    | Address:              | 6477-196 St. East Clayton NCP                 |
|    | Developer:            | Kevin Pahl, Avalon Developments Inc.          |
|    | Architect:            | Maciej Dembek, Barnett Dembek Architects Inc. |
|    | Landscape Architect:  | Jim Cadwaladr, DMG Landscape Architects       |
|    | Planner:              | Lilian Chau                                   |
|    | Urban Design Planner: | Mary Beth Rondeau                             |

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

- Although this is a new application, it was part of a previous file reviewed by the Panel in December 18, 2008 and the previous submission and minutes have been provided.
- It is Phase Two of a two piece project – the first phase is under construction.
- A road and multi-use path are proposed to go through the south side of the site and be shared with the adjacent site.
- A 10m landscaped buffer setback is required along 196<sup>th</sup> as part of the East Clayton NCP.
- A new road is planned for improved connectivity through the area.
- The primary issue at the previous ADP meeting was that the building did not

step to respond to the significant grade issues. This has been revised and staff did not have any other issues.

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

- The building is a U shaped 4 storey stepped structure with a shallow open court facing south. The building steps a full floor in height midway down the length.
- The site slopes 6 metres from the northwest to the southeast corner.
- The architecture is of a neo-colonial style .
- The underground parking slopes down allowing us to drop the outdoor courtyard space about a storey to try and tie the outdoor amenity together reduced the amount of retaining wall.

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

- Amenity area is southern exposure with full accessibility.
- Pedestrian connections feature flagstone to announce public area, seating area, street frontage, private individual space.
- Palette for landscape is taller deciduous trees for shade and coniferous lower. hedging and lower CPTED deciduous and evergreens, conifers to create more green in winter time.
- Trellis, seating features were noted.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**6477-196 St. East Clayton NCP**

**File No. 7911-0035-00**

It was

Moved by N. Baldwin

Seconded by R. Myers

That the Advisory Design Panel (ADP)

recommends that the applicant revise and resubmit the project to the Planning & Development Department.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

##### **Context and Site Planning**

- Overall it is a great project. The varied use of the courtyard works okay.
- This version is much improved – the grade change is working out well.
- Contextually there is a disparate size of buildings in the overall area.
- Pathway system links east west – there is a special opportunity with the crosswalk that leads to the lobby - consider some benches and seating – there is an opportunity to celebrate that.

*A covered portico is added at the building entry, complete with an exterior bench. This is in line with the pedestrian walk across the street.*

- We don't have any detail on the parking ramp wall on the north side - it needs to be developed - brick is suggested  
*As suggested, brick is added.*

### **Form and Character**

- Lobby inside is successful.
- Consider re-articulating the main entrance – pull it out further if possible to provide some shelter – reconcile pitched roof with balcony above.  
*A covered portico is added at the building entry by extending the gabled roof out to a freestanding pair of columns. We have moved the entry element further north so that the peak lines up under the edge of the balcony deck. The brick facing on the adjacent wall is stretched to cover the wall area between the adjacent bay and the entry element.*
- Blank wall at main entrance - needs something next to the front door.  
*The blank wall is reduced in scale by moving the covered entry north to cover it up. A small window is added on two floors within the wall area remaining.*
- Main entrance - a little bit of extra work on the hard landscaping to improve it and make it more special and attractive, add furnishings.  
*We have added a patterned field within a clear border for the portico floor, and a bench seat along the south side by the entry.*
- Consider more "public" corridor treatment from street to elevator at ground floor, e.g., tile floor, brick walls.  
*This will be considered by the interior design team during building construction. Due to structural requirements, we cannot reasonably widen out this portion of corridor.*
- Exit stairs could be glazed to permit access to daylight for corridors  
*Glazing is added where not creating a spatial separation issue.*
- Some blank walls and corners could use more or revised fenestration, e.g., see massing model, southeast view.  
*We have added windows along the top floor at the drop in the building massing, as well as in the inner courtyard facing areas where spatial separations and interior furnishing requirements permit.*
- Liveability – east interior corner suite has limited aspect because of adjacent suite.  
*We recognize this as the perennial interior corner problem. In this case, we still maintain unit to unit privacy, and permit sun exposure into the inside corner for a limited period of time in the day. We have pulled the grade drop in the courtyard further west to open up the dropped courtyard area. We attempted to mirror the unit adjacent the corner, but this places the exterior deck immediately in front of the corner suite compromising deck privacy.*

- The underground parking is very confusing - bike storage and everything is very tight and a bit uninviting and scary for a single person late at night.  
*We opened up the lower lobby area by consolidating vestibules and moving the elevator machine room out of the space.*

### Landscaping

- Generally acceptable landscape. Good screening of walls. The courtyard space is great.
- Consider layer of soft landscaping in front or behind picket fencing as a typical condition to add an extra layer of richness.  
*Ok we can do this. This will provide additional screening for street frontage pedestrians.*
- Quarter circular node at "elbow" of pedestrian walkway may want a buffer of planting behind seating alcove to create a more comfortable, safer feeling "outdoor room".  
*This seating area is deleted due to planning input. Additional landscape screening planting has been added at the corner to provide privacy for corner unit and to provide decorative entry to public walkway with row of 'street' trees at edge of 2m walkway.*
- Pedestrian walkway – consider a more meandering pathway with seating opportunities.  
*Due to planning and engineering needs, the pathway cannot be made to wander. We have, however added a mid path seating and patio area where the exit path in the building courtyard intersects the pathway. As noted above, 'street' trees on the 2m pathway have been provided to increase the landscape buffer between public and private realm as well as providing shade for pedestrians. The seating area 'nook' is screened by landscape planting and shaded by additional trees. We provided a wide entry off of the 2m pathway to welcome pedestrians from the pathway to the seating.*
- Thought should be given to drought tolerant planting using native species.  
*Native plant material has been specified for both the trees and shrubs on site; these species have been selected as they are well able to adapt to urban conditions. The native species selected are considered drought tolerant and low maintenance, while still providing characteristics such as screening, decorative focal points and security as well as providing a mix of deciduous and broadleaf evergreen plants.*
- Capitalize on the grade change.  
*We compressed the slope to open up the lower level. Any ramp additions will eat up much space and add excessive hard surface areas.*

### Accessibility

- Generally this site has very difficult access for disabled.
- Focus on what we can do to improve accessibility; it would be tough to be in a wheelchair in this building.
- *With the portico addition at the entry, a walk is added off the pedestrian sidewalk to allow accessibility. This is not a ramp, due to minimal slopes. In the lowest parking level, the vestibules at the elevator lobby are consolidated into*

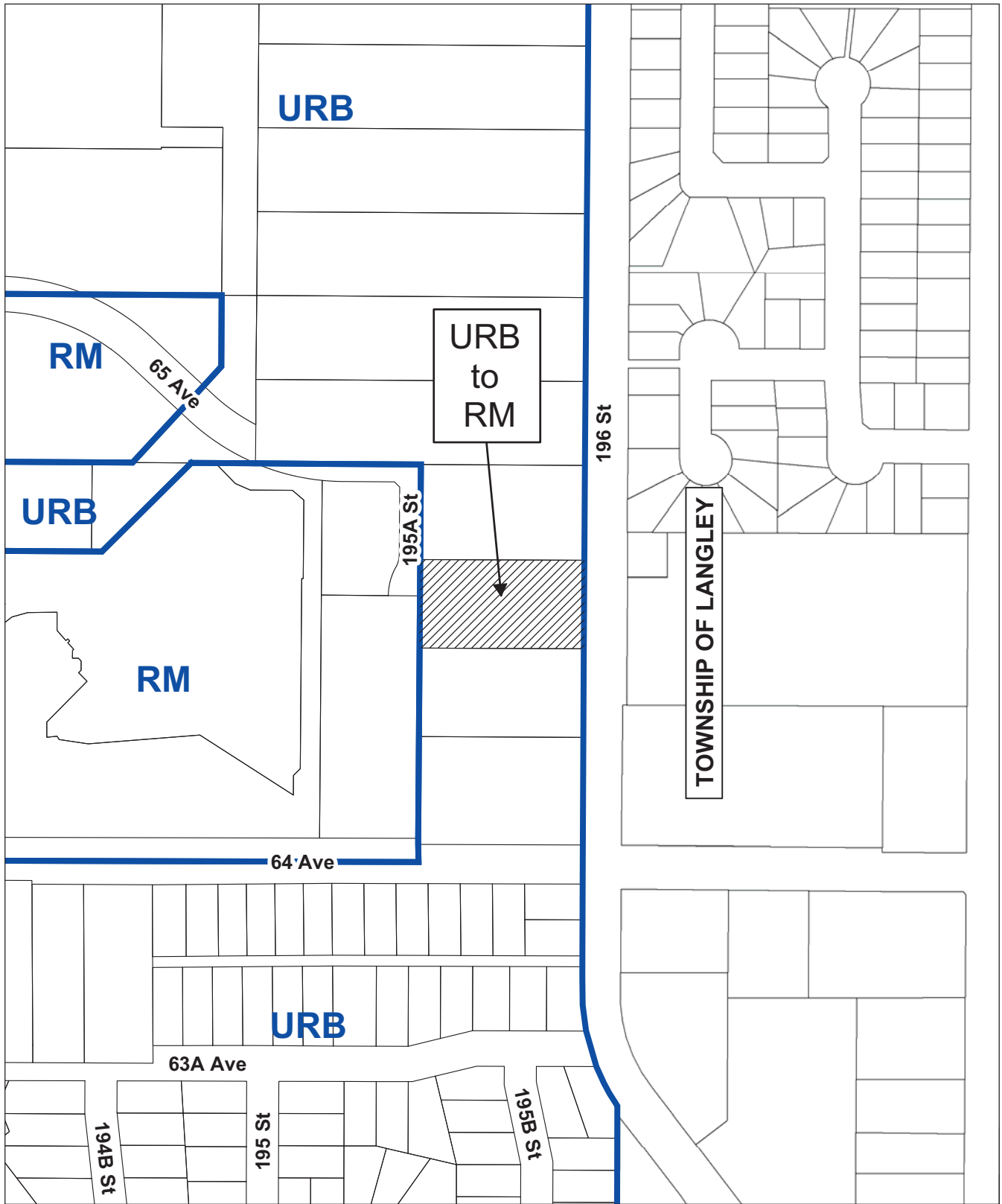
one large space to simplify access and orientation. The upper parking lobby is also simplified.

- Pedestrian circulation pathways - consideration should be given for disabled access.

*This project is on the side of a steep hill and accessibility of the exterior spaces is not achievable, unless elaborate space consuming ramps are provided that will, of course, devour the open green spaces. This is especially true for the upper exterior amenity area which requires over 80' of switchback ramps plus landings in order to be wheelchair accessible. That said, we have ensured that the lower exterior amenity space is wheelchair friendly and accessible from the interior amenity rooms. We will also make this area accessible from the pedestrian walk along the south property line.*

### **Sustainability**

- Orientation is good.
- Consider overhangs for balconies and the associated large glass areas.  
*Roof overhangs will be enlarged to 3' in lieu of 2'.*
- No mechanical system information provided – consider heat recovery ventilation, hot water heat, solar hot water.  
*We will review this with the developer, but until the extra expense of these items is mandated by government, there is little incentive to incorporate such devices in the private sector. Currently the use of passive devices, operable windows, and low-e coatings are incorporated into the design.*
- Consider drought resistant planting and sustainable irrigation or no irrigation.  
*Native plant material has been specified for both the trees and shrubs on site; these species have been selected as they are well able to adapt to urban conditions. The native species selected are considered drought tolerant and low maintenance, while still providing characteristics such as screening, decorative focal points and security as well as providing a mix of deciduous and broadleaf evergreen plants.*
- There may be a missed opportunity to put some shading on areas with balconies and windows.  
*Low-e glazing is specified for south and west facing glazing. Windows under balconies are currently shaded by the balconies.*

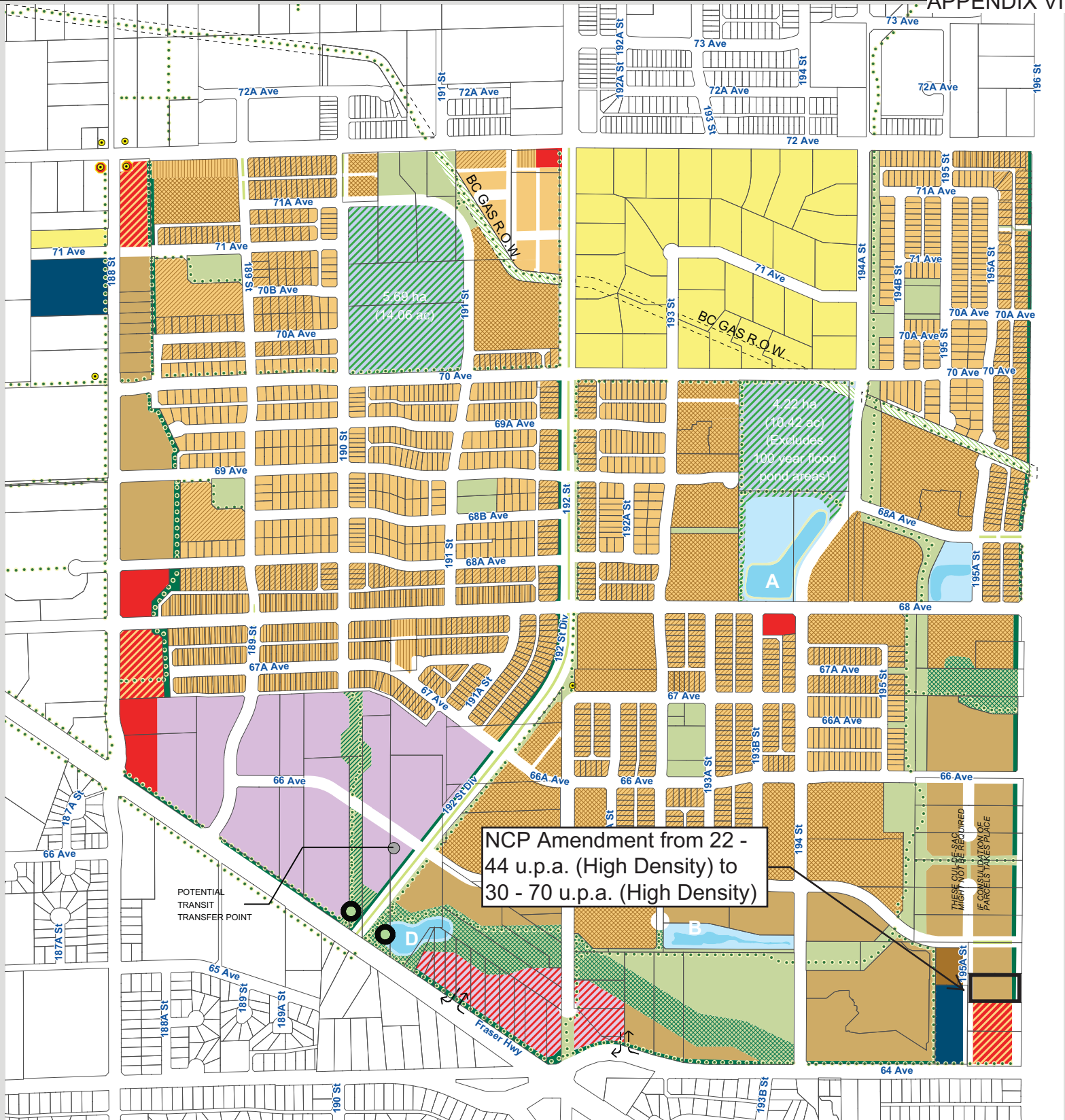


### OCP Amendment

Proposed amendment from Urban to Multiple Residential







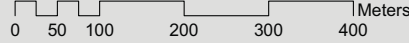
NCP Amendment from 22 - 44 u.p.a. (High Density) to 30 - 70 u.p.a. (High Density)

THESE CUL-DE-SACS MIGHT NOT BE REQUIRED IF FARMERS TAKE UP OFFER

- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 6-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open Space / Park   |
| 10-15 u.p.a. (Medium Density)      | Utility - Open Space  | Open Space / Park on Private Property  |
| 10-15 u.p.a. Special Residential   | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping, Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event)                                | Urban Landmark / Reference Point   |
| 22-45 u.p.a. (High Density)        | Storm Water Pond on Private Property                                    | Neighbourhood Gateway Feature  |
| 30-70 u.p.a. (High Density)        | School & Park   | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park                      | Riparian Protection Area  |  |
| Neighbourhood Commercial           |   |  |



**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-861) Amended October 19, 2007; April 28, 2008; July 28, 2008; June 21, 2010; July 12 2010; July 26, 2010. 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 to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



Printed August 3, 2010

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: 005-998-590  
 Lot 35 Section 15 Township 8 New Westminster District Plan 41137  
 6477 - 196 Street  
 (hereinafter referred to as the "Lands")

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

**A. Intent**

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

**B. Permitted Uses**

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

- 1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
- 2. *Child care centres*, provided that such centres:

- (a) Do not constitute a singular use on the *lot*; and
- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. 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.
  - (a) The *floor area ratio* shall not exceed 1.5; and
  - (b) The *unit density* shall not exceed 173 *dwelling units* per hectare [70 u.p.a.].
- 3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 38%.

**F. Yards and Setbacks**

- 1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
  - (a) North Yard: 9.0 m [30 feet] to *building face*;
  - (b) South Yard: 6.8 m [22 feet] to the *building face*; and 5.8 m [19 ft.] to the *balcony*;
  - (c) East Yard: 11 m [36 feet] to the *building face*; and
  - (d) West Yard: 6.5 m [21 feet] to the *building face*; and 4.5 m [15 ft.] to the columns.

## **G. Height of Buildings**

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

1. Principal buildings: The *building height* shall not exceed 16 metres [52 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## **H. Off-Street Parking**

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

## **I. Landscaping**

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

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:

- (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,100 sq. m. [1.0 acre]	50 metres [164 ft.]	75 metres [246 ft.]

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

**L. Other Regulations**

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

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 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-70 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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