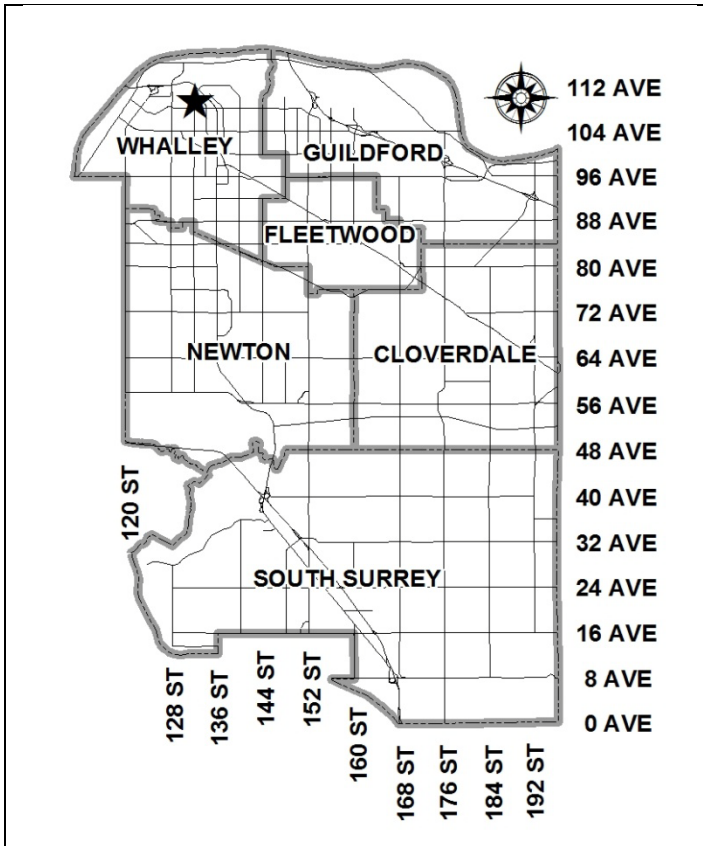


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0171-00

Planning Report Date: September 10, 2012



PROPOSAL:

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

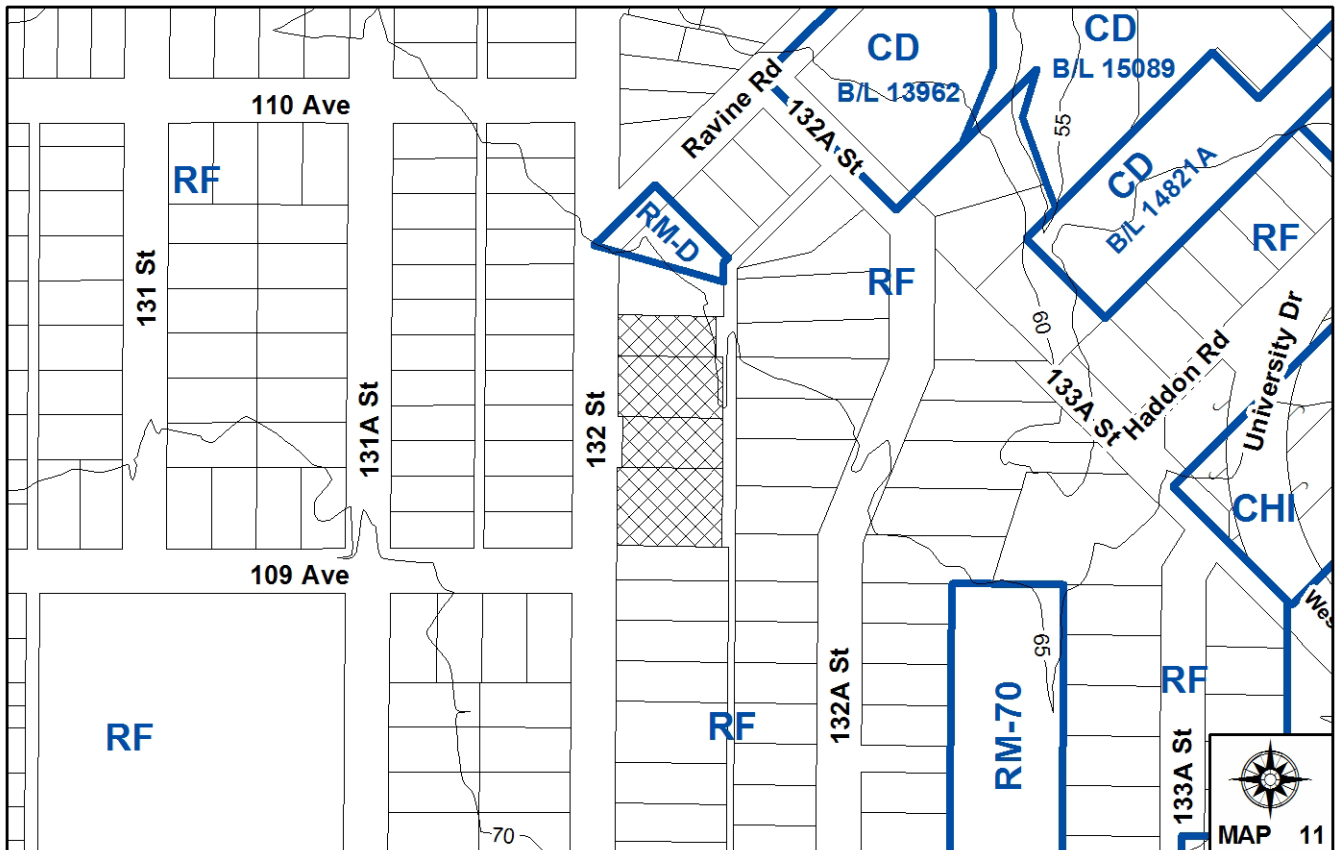
in order to permit the development of 93 dwelling units in a 5-storey apartment building with townhouses on the ground floor.

LOCATION: 10956, 10944, 10918 and 10932 - 132 Street

OWNERS: o811372 BC Ltd., Sidh Developments Ltd. and o806904 BC Ltd.

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Multiple Residential designation in the OCP.
- Complies with the "Low to Mid Rise up to 2.5 FAR" land use designation in the Surrey City Centre Plan Land Use and Density Concept.
- The proposed density and building form are appropriate for this part of City Centre, which is at the western periphery of the City Centre Plan area.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 279 square metres (2,976 square feet) to 191 square metres (2,054 square feet).
3. Council authorize staff to draft Development Permit No. 7911-0171-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant to adequately address the impact of reduced indoor amenity space;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and
 - (k) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line for the new lanewalk.

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 KB Woodward Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family residential homes on each of the four lots, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Multiple Residential	RF
East (Across lane):	Single family dwellings.	Multiple Residential	RF
South:	Single family dwelling.	Multiple Residential	RF
West (Across 132 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The application encompasses four (4) properties located at 10956-132 Street, 10944-132 Street, 10918-132 Street and 10932-132 Street. The properties are zoned Single Family Residential Zone (RF) and designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Land Use and Density Concept.

- The applicant has applied to rezone the properties from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) and for a Development Permit, in order to develop 93 units within a 5-storey building, with townhouses at the ground floor level.
- The proposed density of the development is 2.18, which is below the maximum 2.5 floor area ratio (FAR) permitted under the "Low to Mid Rise up to 2.5 FAR" land use designation of the City Centre Land Use and Density Concept.
- The project will encompass 45 one-bedroom units, 40 two-bedroom units and 8 3-bedroom units, for a total of 93 dwelling units. The units will range in size from 41 square metres (440 sq.ft.) for a 1-bedroom unit to 111 square metres (1,195 sq.ft.) for a 3-bedroom unit.
- For the proposed 93 units, the Zoning By-law requires 104 resident parking spaces and 15 visitor parking spaces. The development proposes 109 resident parking spaces and 19 visitor parking spaces, which exceeds the minimum required under the City of Surrey Zoning By-law. The development proposes 74 bicycle parking stalls in total.
- Based upon the proposed 93 units, a total of 279 square metres (2,976 square feet) of indoor amenity space, based upon 3 square metres (32 sq.ft.) per unit of indoor amenity space, will be required. The development proposes 191 square metres (2,054 sq.ft.) in indoor amenity space. The indoor amenity space will consist of a large multi-purpose room at the main floor, with a billiards table, seating and meeting space and a washroom. A separate meeting room is proposed for each additional floor.
- Based upon the proposed 93 units, a total of 279 square metres (2,976 sq.ft.) of outdoor amenity space, based upon 3 square metres (32 sq.ft.) per unit of outdoor amenity space, will be required. The proposed development proposes 530 square metres (5,705 sq.ft.) of outdoor amenity at the eastern portion of the site, which will include landscaped seating areas, a play area with structure for children and a small open lawn area for sports.

Proposed CD By-law

- The proposed development results in a floor area ratio (FAR) of 2.18, which is less than the maximum 2.5 FAR permitted in the Multiple Residential designation in the OCP for sites in the City Centre.
- However, although the proposed building is similar to buildings that can be accommodated within the regulations of the RM-70 Zone, the proposed FAR of 2.18 exceeds the maximum 1.5 FAR of the RM-70 Zone.
- As a result of the density proposed, the applicant has applied to rezone the site to a Comprehensive Development Zone (CD).
- The proposed CD By-law will differ from the RM-70 Zone in terms of density, as noted above, and with respect to lot coverage, building setbacks, and balcony requirements for three (3) of the dwelling units.

Road Network

- A new road is proposed along the south of the proposed development, which will be an extension of 109 Avenue, from 132 Street to 132A Street. The City already owns the lot to the south of the subject site, where the 109 Avenue extension is to be situated.
- A new "greenlane" is proposed along the east property line of the subject site. The applicant will be required to dedicate 2.952 metres (9.685 ft.) for this "greenlane". In addition, a public sidewalk is also proposed along the eastern side of the adjacent property.
- This "greenlane" will be 12 metres (39 ft.) in width and will incorporate a sidewalk along the western side of the subject property.
- The new "greenlane" and the new 109 Avenue extension are all part of the proposed overall road network in City Centre, which is intended to improve connectivity throughout the area.

Tree Preservation and Management

- An arborist report, dated November 21, 2011, prepared by Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd., was submitted for staff review. The report identifies 30 trees on-site. Of these 30 trees, 21 are proposed to be removed, with 9 to be retained. The majority of the 21 trees proposed to be removed are due to the fact that they are located within the building envelope and with proposed excavation and the construction of an underground parking structure; it makes it difficult to retain trees at their location.
- A summary of the trees proposed to be retained and removed is as follows:

Tree Species	No. of Trees	Trees to be Retained	Trees to be Removed
Red Alder	3	0	3
Mountain Ash	1	1	0
Apple	1	0	1
Cherry	4	0	4
Falsecypress	2	0	2
Douglas Fir	11	5	6
Maple	2	1	1
English Oak	1	0	1
Lombardy Poplar	2	2	0
White Poplar	1	0	1
Black Walnut	1	0	1
English Walnut	1	0	1
TOTAL	30	9	21

- Based upon the numbers to be removed, 3 are required at a 1:1 replacement ratio, with 18 at a 2:1 replacement ratio for a total of 39 trees required for replacement. The proposed landscape plan includes 56 trees to be planted throughout the development, including Japanese Maple, Katsura Tree, Skyline Honey Locust, Vanderwolf's Pyramid Pine, Trembling Aspen and Chanticleer Pear.

PRE-NOTIFICATION

- Pre-notification letters were mailed on May 16, 2012. Staff received three (3) e-mails regarding the proposed development in response to the pre-notification and development proposal sign. One of the e-mailers was seeking additional information regarding the development proposal. Two of the others who submitted e-mails expressed opposition to the proposed development, with the following concerns:

- Concern about extra crowding due to the approximate 100 units being proposed in the neighbourhood.

(The subject site is located within Surrey City Centre, which is intended to densify and become a more urbanized area. There is the potential for other similar multiple residential developments to be constructed in the area, subject to development applications and Council approval.)

- Concern about the building height at 5 storeys, given the existing single family residential in the neighbourhood.

(Staff have been working with the applicant's architect to ensure that the design will be sensitive to the existing single family buildings on the west side of 132 Street. The fifth storey of the apartment building will be stepped back, so as not to be as visible from the street. Also, the design of the townhouses at grade will allow for individual entries directly to the street. The reduced building setback from the front (132 Street) and the rear (east), will allow for better street enclosure and therefore, give a more street friendly appearance. It is anticipated that all of the existing single family areas to the north, east and south of the subject site, will redevelop over time, with 4 to 6-storey apartment buildings.)

- Concern about the tenancy of the units being rental and this would attract more transient residents and possibly crime such as drug dealing and prostitution.

(A variety of housing is important for affordability and different family types. The developer intends to market the units for sale. However, the owners of the individual units may rent the units, subject to the rules and regulations of the Strata Council.)

DESIGN PROPOSAL AND REVIEW

- The development consists of a 5-storey apartment building with two-storey ground-oriented townhouses along the 132 Street frontage of the building and underground parking. The 5th storey is to be stepped back in order to be sensitive to the existing single family area to the west, across from 132 Street. The building is separated into two blocks (north and south) by a main lobby. The south block is slightly higher in elevation, in order to address grade changes on-site.
- Although the main entrance is to be from 132 Street at the centre of the building, the development will also incorporate an additional entrance at the south, close to the future 109 Avenue.

- The building includes a vertical townhouse expression at the ground and second floors. A horizontal apartment expression is proposed on the third and fourth floors. In contrast, the fifth floor is further set back to reduce the scale and massing of the apartment building.
- The building materials include hardi-panel or hardi-siding with a brick façade. The building is articulated by varying the height of brick elements to provide visual interest. The building includes a proposed colour scheme of hardie siding in beige and a grey tone, with grey brick and a dark brown flashing.
- A public plaza is proposed at the corner at the southern building, at the intersection of 132 Street and the new 109 Avenue. The public plaza includes a stepped concrete wall which faces south with several trees in planters and additional planting to screen the wall. In addition, the applicant proposes bike racks and decorative elements (i.e. rocks and grasses). The bike rack will appear sculptural with metal tubes that can be configured in different ways (i.e. various colours, heights, etc.).
- The proposed 4.5-metre (14.8 ft.) front yard setback from 132 Street will bring the units closer to the sidewalk and encourage a more pedestrian-friendly streetscape.
- The landscape includes an urban planting form with boxwood and trailing plants as well as grasses at entry ways. The landscaping includes a low concrete street-facing wall with planting in the front, aluminum rail fence and gate as well as elevated patios. Landscaping is proposed along the street and upper patio level, which provides an open green edge to the apartment development.
- All plants will be drought tolerant.
- A linear outdoor amenity space is proposed at the rear (east) of the proposed apartment building for a children's play area and a social area, with seating, simple trellises and concrete block walls.

Sustainability

- No Sustainability Checklist was provided by the applicant as the application was submitted prior to the implementation of the Sustainability Checklist in September 2011.
- However, proposed sustainability features include a light, reflective roof, low "e" glass on the south and east building elevations, rainwater retention/recycling, energy efficient lighting, thermal control system, electrical outlets in the bike room, a recycling facility and low-volatile materials.
- Rainwater recycling will include a cistern/tank located in the parkade (P-2 level).

ADVISORY DESIGN PANEL

ADP Date: June 28, 2012

The majority of the design items have been addressed, except for the following, which the applicant has agreed to complete, prior to consideration of Final Adoption:

- The lower upstand walls along the streets should be faced with brick and should be coordinated as per the landscape plans.
- Coordination with the landscape plans to show the railings around each patio rather than a raised brick wall.
- Completion of all outstanding landscape items.

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.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Matthew Cheng Architect Inc. and PMG Landscape Architects Inc. respectively, dated August 30, 2012 and August 31, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/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: Matthew Cheng
 Matthew Cheng Architect Inc.
 Address: Unit 202, 670 Evans Avenue
 Vancouver, BC V6A 2K9
 Tel: 604-731-3012 - Work
 604-731-3908 - Fax

2. Properties involved in the Application
 - (a) Civic Addresses: 10956, 10944, 10918 and 10932 - 132 Street

 - (b) Civic Address: 10956 - 132 Street
 Owner: 0811372 BC Ltd., Inc. No. BCo811372
 Director Information:
 Narinder Ludu

 Officer Information as at July 13, 2012
 Narinder Ludu, President, Secretary
 PID: 011-080-787
 Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2 West
 New Westminster District Plan 4172

 - (c) Civic Address: 10944 - 132 Street
 Owner: Sidh Development Limited, Inc. No. BCo719872
 PID: 001-567-543
 Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New Westminster
 District Plan 19406

 - (d) Civic Address: 10918-132 Street
 Owner: 0806904 BC Ltd., Inc. No. BCo806904
 Director Information:
 Narinder Ludu

 Officer Information as at July 13, 2012
 Gagandeep Gill, President
 Harpreet Singh Purba, Secretary
 PID: 000-922-676
 Lot 19 Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

 - (e) Civic Address: 10932 132 Street
 Owner: Sidh Development Limited, Inc. No. BCo719872
 PID: 001-728-423
 Lot 75 Section 15 Block 5 North Range 2 West New Westminster District Plan 30464

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-70)

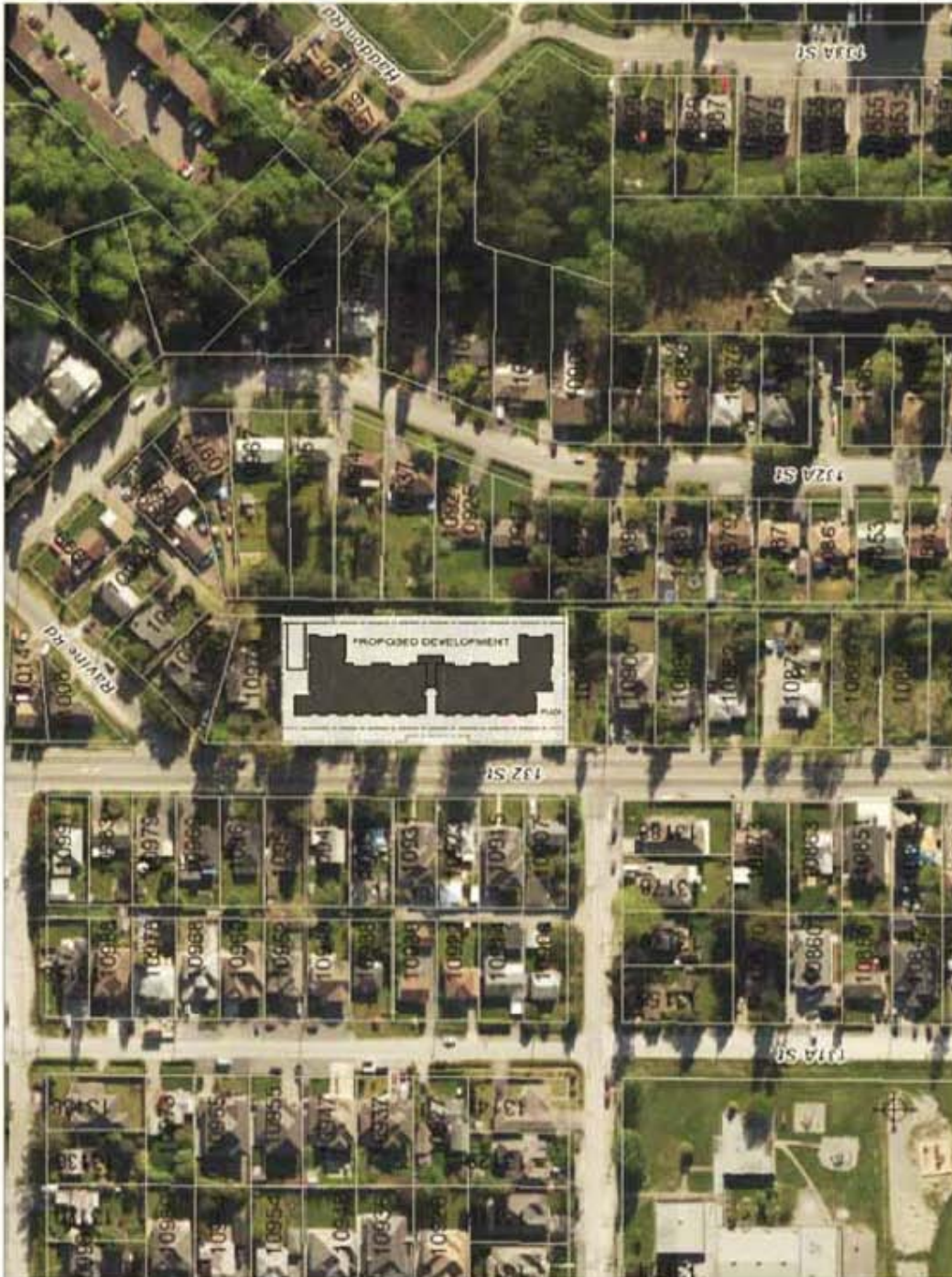
Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,075 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	45%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		77%
SETBACKS (in metres)		
Front (West)	7.5 m	4.6 m
Rear (East)	7.5 m	4.5 m
Side #1 (North)	7.5 m	4.6 m
Side #2 (South)	7.5 m	4.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	14.3 m/5-storeys
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		n/a
One Bed		45
Two Bedroom		40
Three Bedroom +		8
Total		93
FLOOR AREA: Residential		
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA	10,188 m ²	9,068 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	2.5	2.18
AMENITY SPACE (area in square metres)		
Indoor	279 m ²	190.8 m ²
Outdoor	279 m ²	530 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	47	47
2-Bed	48	48
3-Bed	10	14
Residential Visitors	15	19
Institutional		n/a
Total Number of Parking Spaces	120	128
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

Current Civic Address:	10918, 10932, 10944 & 10956 132nd Street, Surrey, B.C.	
Legal Description:	LOT 15 EXCEPT; PARCEL "A" (EXPLANATORY PLAN 8525), PLAN 4 172; LOT 17 EXCEPT; THE SOUTH 24 FEET, PLAN 19406; LOT 75 PLAN 20486; AND LOT 19 PLAN 19406; ALL OF SECTION 15; BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT	
Zoning District:	Rezoned to Comprehensive Development (CO) Zoning	
Lot Area (Existing):	51,508 sq.ft / 4,785.2 sq.m	
Lot Area (After Dedication):	43,858 sq.ft (329.80' x 129.06') / 4,074.5 sq.m	
Use(s):	Multi-residential	
Floor Space Ratio (FSR):	Proposed	
Floor Space Ratio (FSR):	97,805 sq.ft (9,096.4 sq.m)	
Setbacks:	Proposed	
Road Front Yard Setback (West):	15.10' / 4.60m	
Rear Yard Setback (East):	14.80' / 4.51m	
Side Yard (North):	15.10' / 4.62m (5.10' / 1.56m to parking ramp)	
Side Yard (South):	14.00' / 4.27m	
Total Site Coverage:	33,585.14 sq.ft (77%)	
Buildings & Structures:	19,095.85 sq.ft (45%)	
Hard Surface:	13,889.49 sq.ft (32%)	
Building Height:	47.00' / 14.33m	
Buildings (No. of Parcel):	5 Storey	
Unit Summary:		
Total No. of Units:	93	
One-Bedroom Units:	45	
Two-Bedroom Units:	40	
Three-Bedroom Units:	8	
Parking Calculation:	120 spaces	
Parking Required:	(45 x 1.2) + (48 x 1.5) = 130.5 (residential) 130.5 x 0.8 = 104.4 spaces (20% reduction) 93 x 0.2 x 0.8 = 14.88 (visitor)	
Parking Provided:	128 spaces (19 visitor parkings)	
Bicycle Parking:	74 spaces	



MATTHEW CHENG ARCHITECT INC.

100-1010 132ND STREET
SURREY, BC V4A 4K4
TEL: 604-273-1111 FAX: 604-273-1112
WWW.MATTHEWCHENGARCHITECT.COM

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No. Date Description
01 11/20/2023 Initial Plan Set
02 12/01/2023 Update for ACP
03 12/01/24 Update for ACP
04 12/01/24 Update for ACP
05 12/01/24 Update for ACP
06 12/01/24 Update for ACP

Conditions

Project Site:
10918-10956 132ND ST
SURREY, BC

Sheet No:
CONTEXT PLAN

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Revision Date: 01/17/2024
Sheet Title: []

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MATTHEW CHENG ARCHITECT INC.

10911-176 STREET AVENUE
VANCOUVER, BC V6P 1K7
TEL: (604) 273-1111 FAX: (604) 273-1112
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Comments

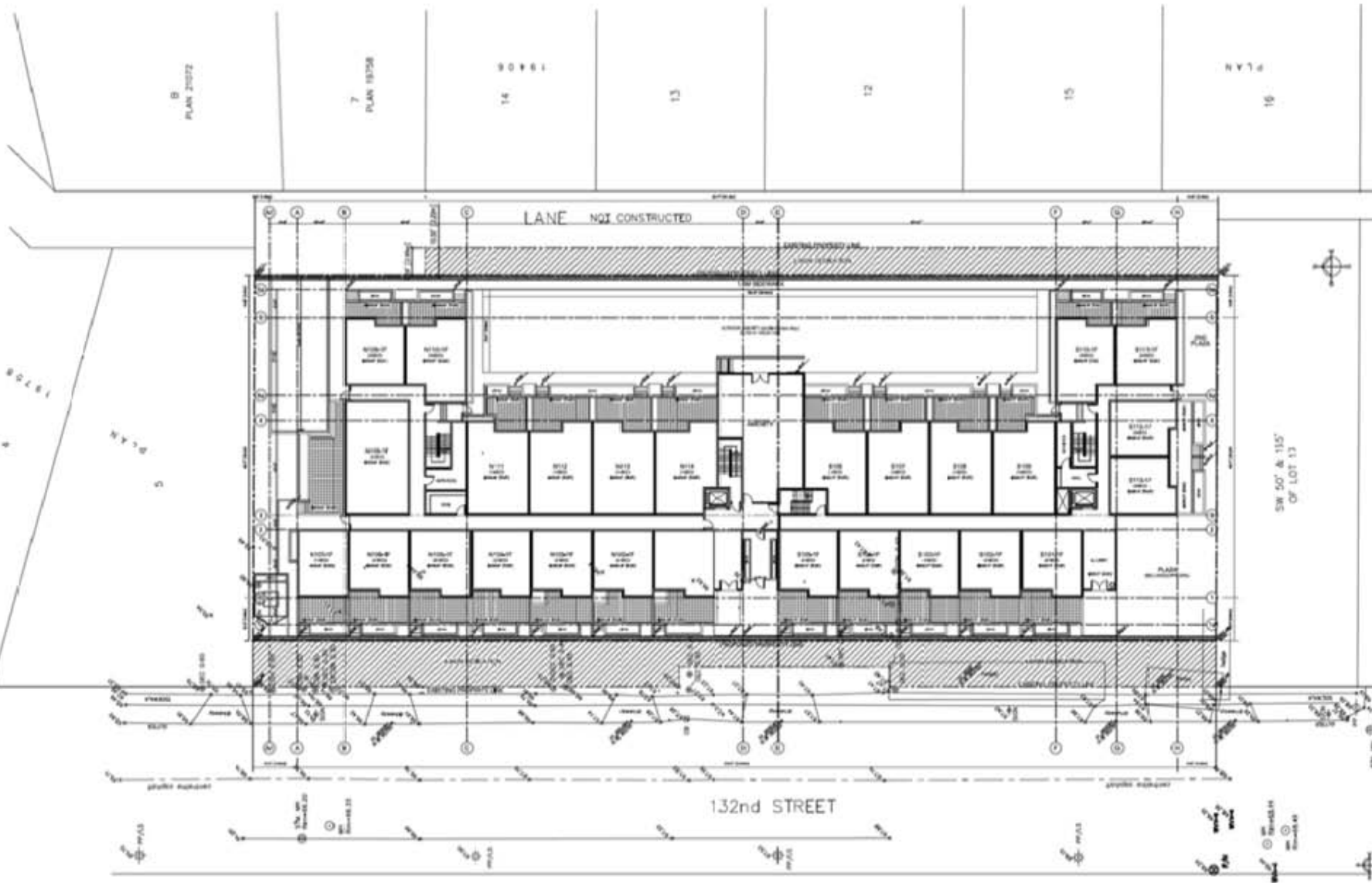
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SITE PLAN

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Revision Description:

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DATE



MATTHEW CHENG ARCHITECT INC.

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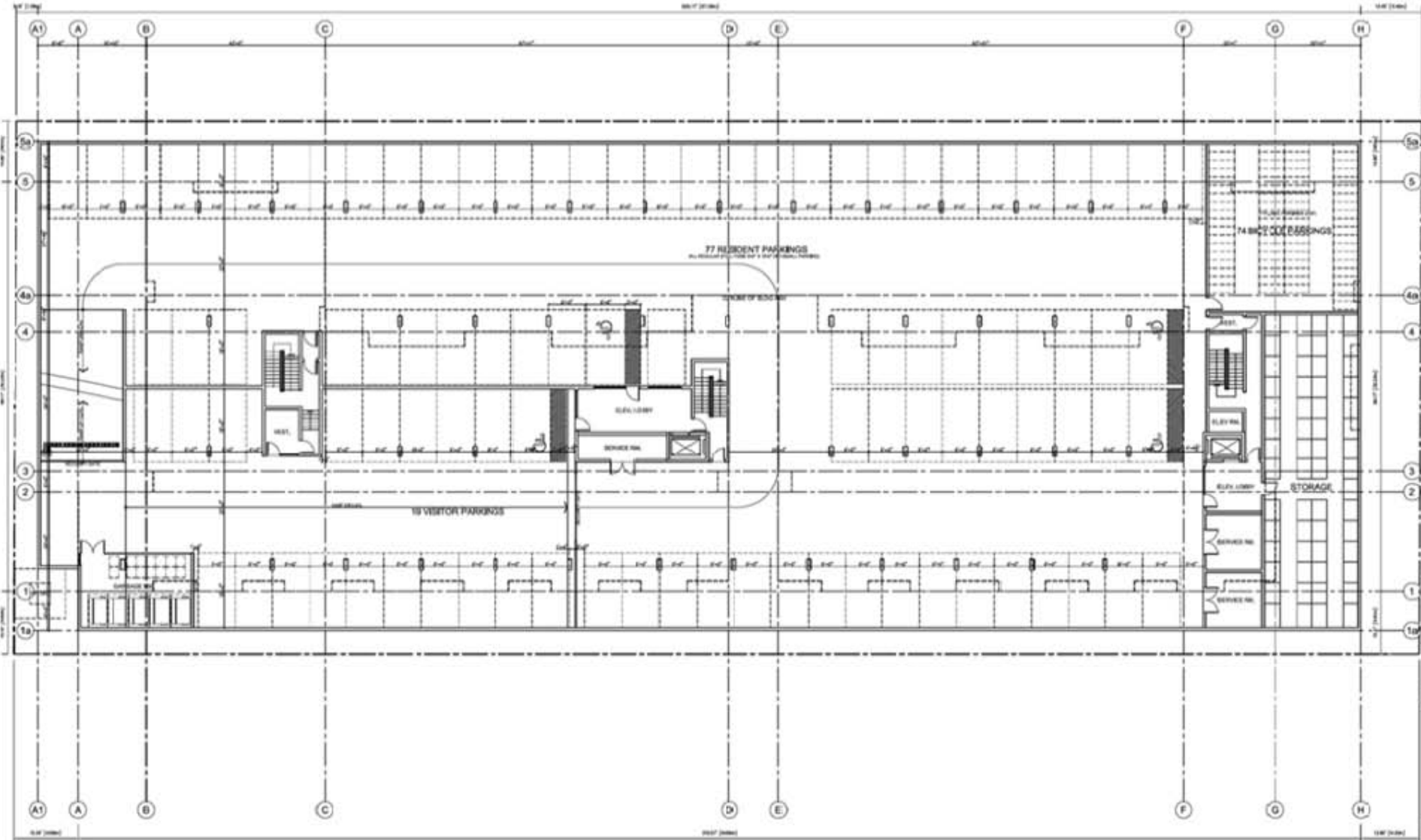
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 10918-10956 132ND ST
 SURREY, BC

Sheet No:
 PARKING LEVEL 1

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 Date:
 1/12/17
 Project Number:

Revision Date: 2016/06/20
 Rev. No: **D1.1**
 Rev. Title:



UNDERGROUND PARKING LEVEL 1





MATTHEW CHENG ARCHITECT INC.

100-1075 ROAD 2000
 SUITE 1000, WILLOW GROVE, BC V2Y 1A7
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Rev. No. Description
 01 11/20/11 SHEET FOR 02/01/11
 02 11/20/11 SHEET FOR 02/01/11
 03 11/20/11 SHEET FOR 02/01/11
 04 11/20/11 SHEET FOR 02/01/11
 05 11/20/11 SHEET FOR 02/01/11

Comments

Project No.
 10918-10956 132ND ST
 SURREY, BC

Sheet No.
 PARKING LEVEL 2

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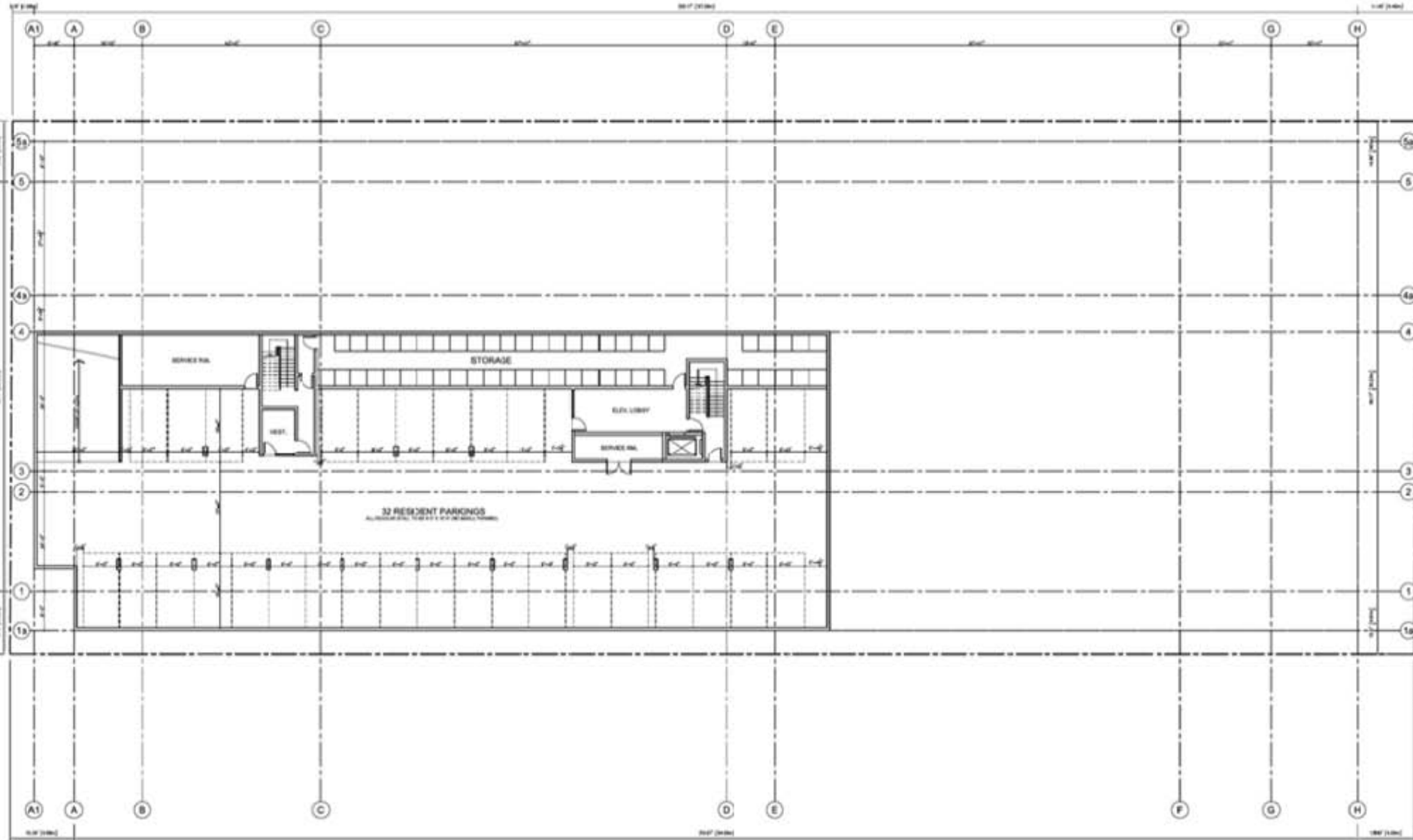
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Issue Date
 01/11/11

Sheet No.

D1.2



UNDERGROUND PARKING LEVEL 2



MATTHEW CHENG ARCHITECT INC.

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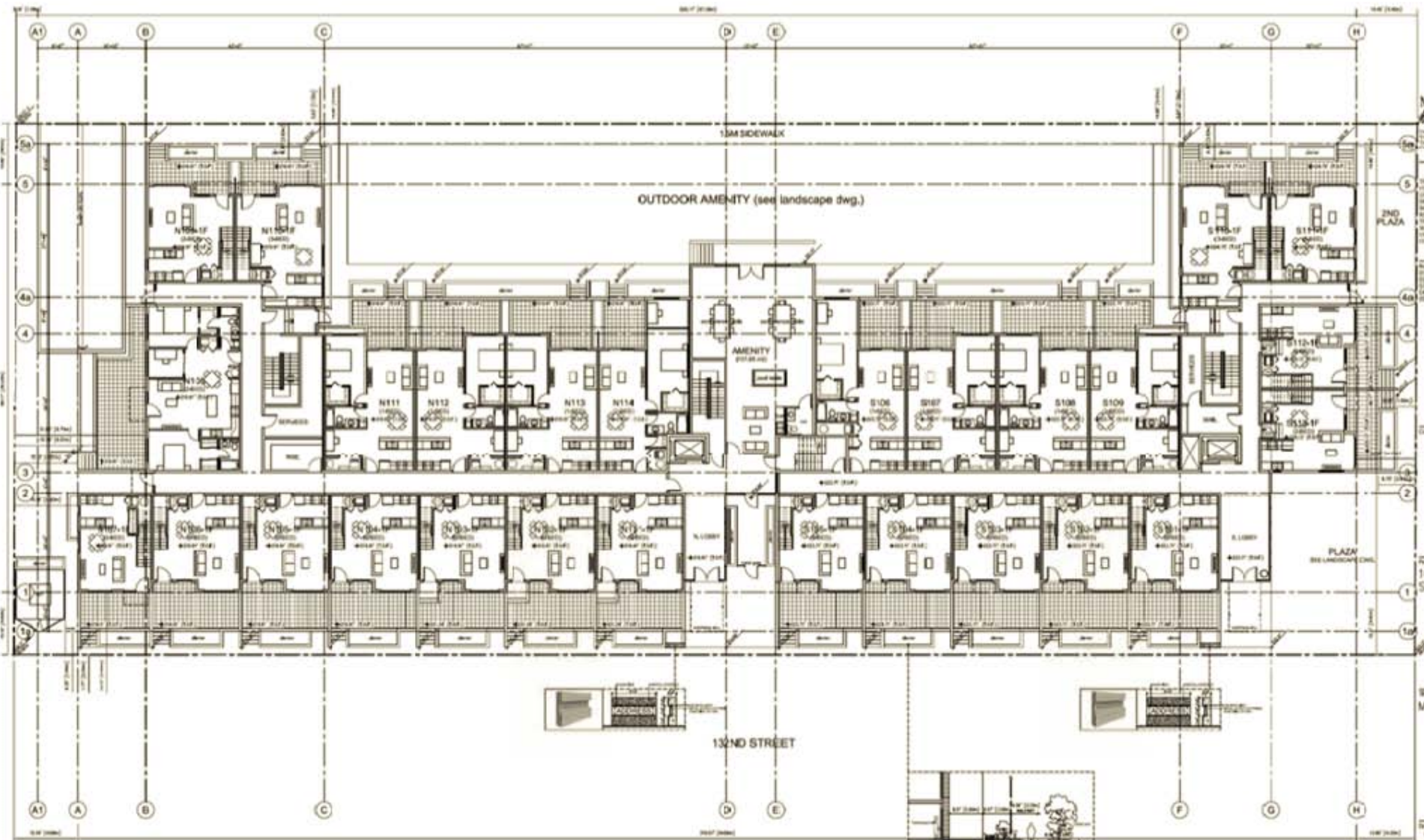
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CHECKED BY: M. CHENG
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PROJECT NO: 10918-10956 132ND ST

Project No:
10918-10956 132ND ST
SURREY, BC

Sheet No:
MAIN FLOOR PLAN

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1/32" = 1'-0"
Sheet Number:

Revision Date:
2018/08/29
Rev. No.:
D2.1



MAIN FLOOR PLAN



MATTHEW CHENG ARCHITECT INC.

1000-10000 ROAD SUITE 200
VANCOUVER, BC V6L 2A7
Tel: (604) 271-1111 Fax: (604) 271-1112

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Rev. No. Description
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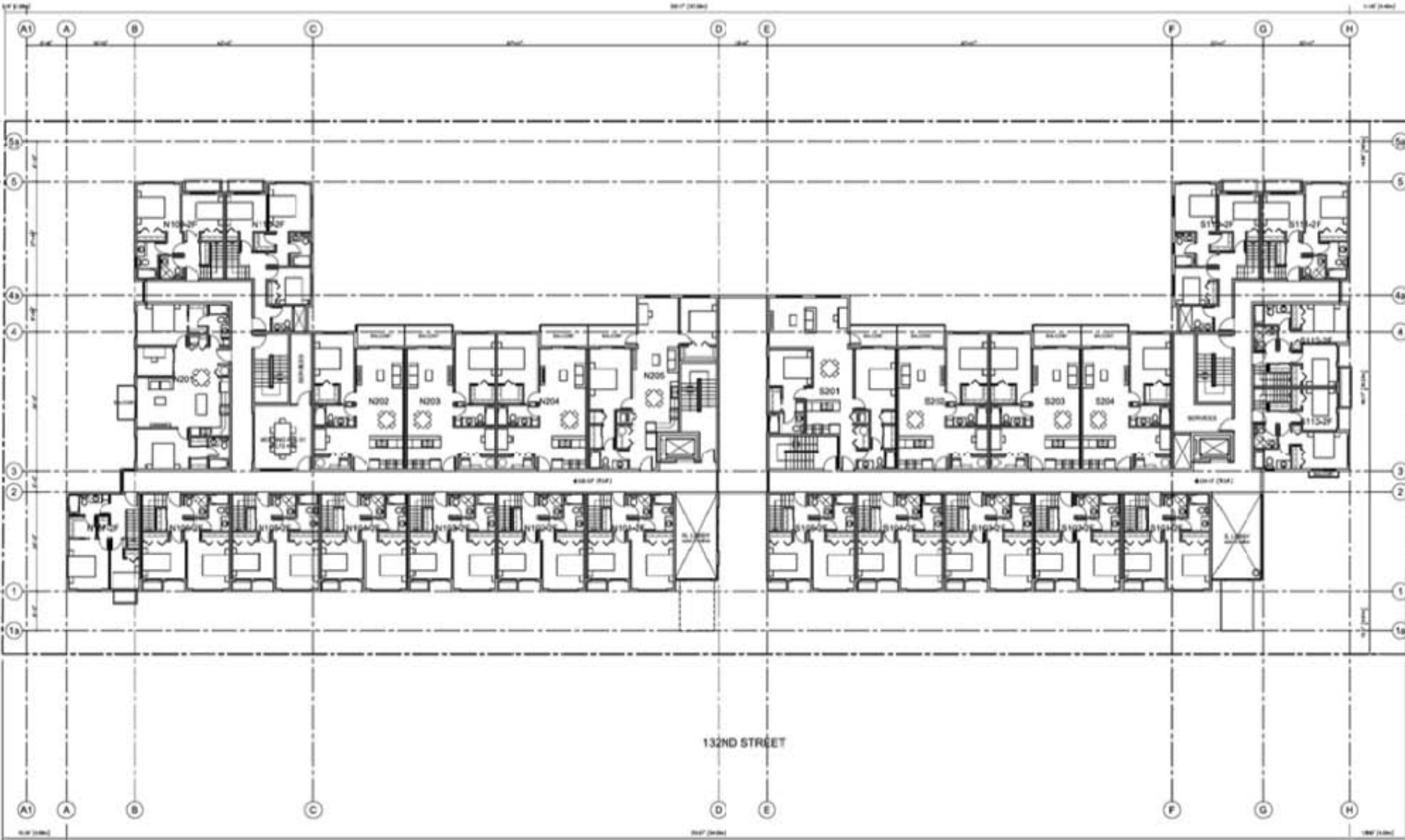
Comments

Project No.
10918-10956 132ND ST
SURREY, BC

Sheet No.
SECOND FLOOR PLAN

Scale
1/8" = 1'-0"

Issue Date
01/12/14
Project Name
D2.2



SECOND FLOOR PLAN





MATTHEW CHENG ARCHITECT INC.

100 BELLEVILLE AVENUE SUITE 200
 CHARLOTTE, NC 28204
 TEL: 704.375.1111 FAX: 704.375.1112
 WWW.MCHENGARCHITECT.COM

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NO DATE: 08/11/11
 DATE: 08/11/11
 BY: MCH/ML
 CHECKED: MCH/ML
 SCALE: 1/32" = 1'-0"
 PROJECT NUMBER: 10918-10956

Comments:

Project No:
 10918-10956 132ND ST
 SURREY, NC

Sheet No:
**THIRD AND FOURTH
 FLOOR PLAN**

Drawn:

Checked:

Scale:

1/32" = 1'-0"

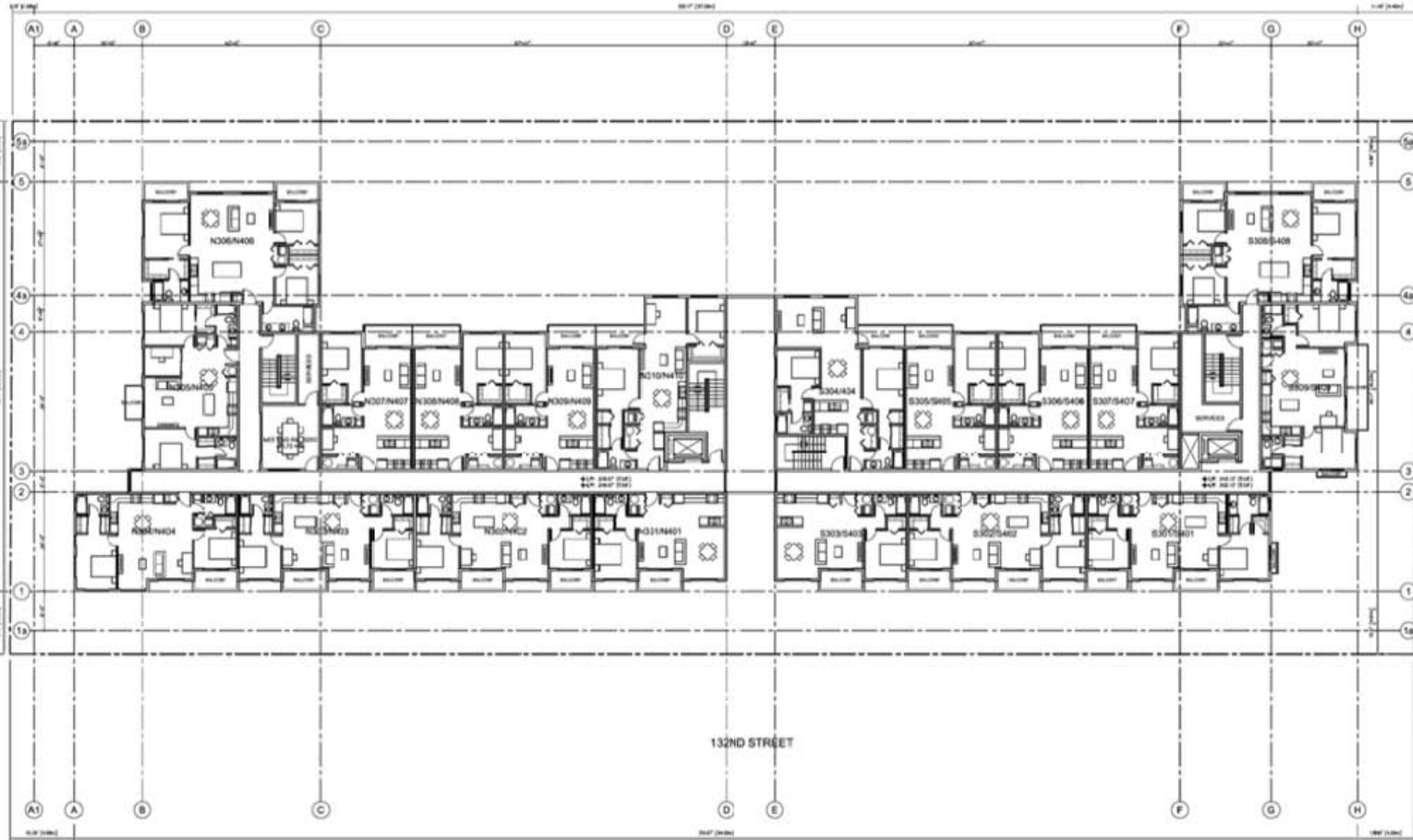
Project Number:

Issue Date:

08/11/11

Sheet No:

D2.3



THIRD/FOURTH FLOOR PLAN





MATTHEW CHENG ARCHITECT INC.

100 BELLEVILLE AVENUE SUITE 200
SCARBOROUGH, ONTARIO M1V 4W7
TEL: (416) 291-1111 FAX: (416) 291-1112
WWW.MATTHEWCHENGARCHITECT.COM

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REV. DATE: REVISION
 01/15/2014 01ST FLOOR PLAN
 02/10/2014 2ND FLOOR PLAN
 03/10/2014 3RD FLOOR PLAN
 04/10/2014 4TH FLOOR PLAN

Comments

Project Site:
 10918-10956 132ND ST
 SURREY, BC

Sheet Title:
FIFTH FLOOR PLAN

Drawn By:
 CH

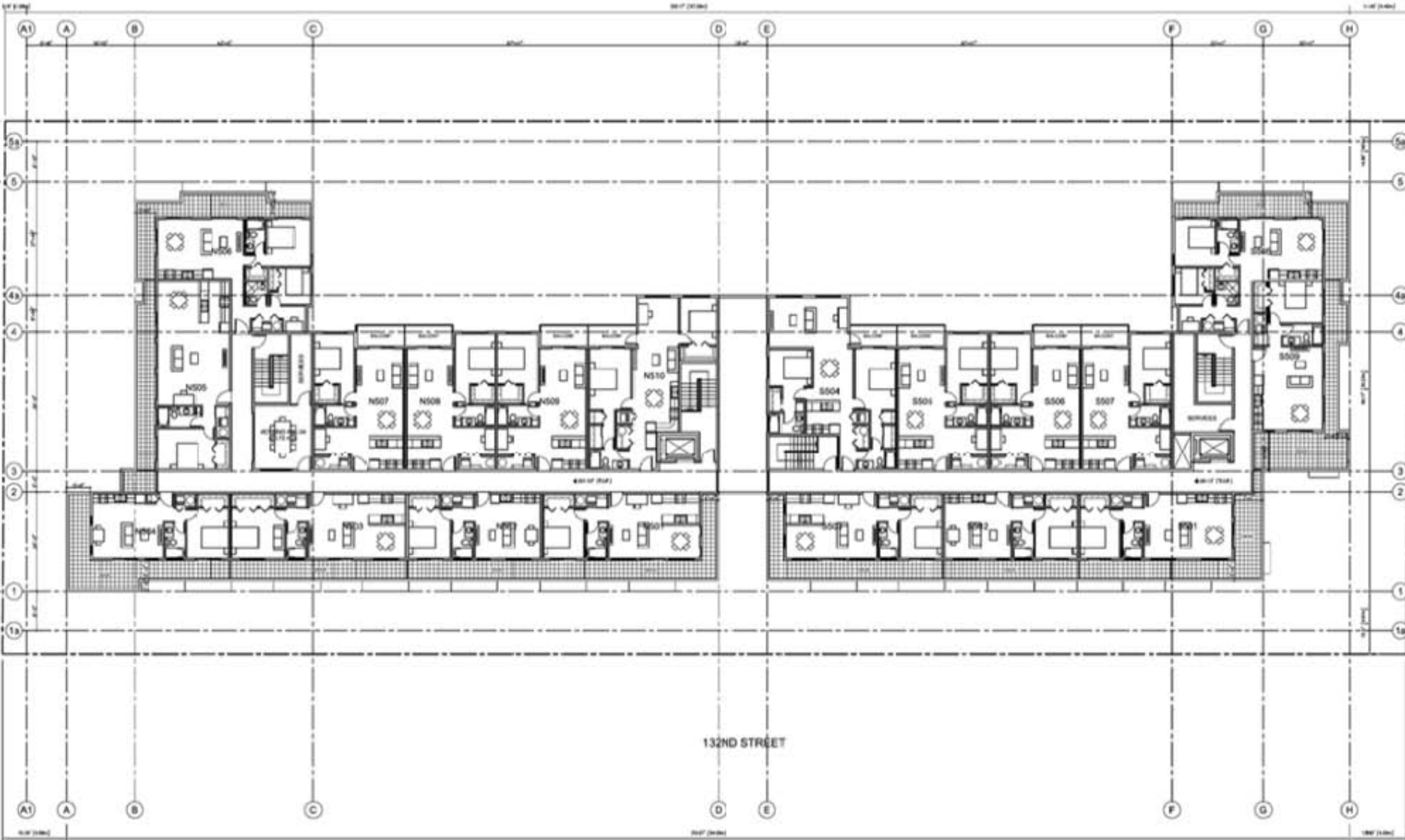
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Scale:
 1/8" = 1'-0"

Project Number:

Issue Date:
 07/15/14

Sheet Title:
D2.4



FIFTH FLOOR PLAN



MATTHEW CHENG ARCHITECT INC.

10918-10956 132ND STREET, SURREY, BC
V4A 4K5
TEL: 604-273-1111
WWW.MCHENGARCHITECT.COM

EXTERIOR FINISHES	
BRICK	BRICK
CONCRETE	CONCRETE
GLASS	GLASS
PAINT	PAINT
ROOFING	ROOFING
WOOD	WOOD
WALLS	WALLS
FLOORS	FLOORS
CEILING	CEILING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING

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WEST (132ND STREET) ELEVATION

DATE: 2018/06/20
DRAWN BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT NO: 10918-10956 132ND STREET

Project No:
10918-10956 132ND ST
SURREY, BC



SOUTH ELEVATION



NORTH ELEVATION

DATE: 2018/06/20
DRAWN BY: MCH
CHECKED BY: MCH
SCALE: AS SHOWN
PROJECT NO: 10918-10956 132ND STREET

Project No:
10918-10956 132ND ST
SURREY, BC

Revision Date: 2018/06/20
Rev No: D3.1
Rev Title: D3.1



MATTHEW CHENG ARCHITECT INC.

100-10101 152ND STREET
SURREY, BC V4N 1V5
TEL: 604-273-1111 FAX: 604-273-1112
WWW.MCHENGARCHITECT.COM

EXTERIOR FINISHES	
1	BRICK (GROUND FLOOR)
2	CONCRETE (UPPER FLOORS)
3	WOOD (BALCONY DECKING)
4	GLASS (CORNER UNIT)
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100	GLASS (CORNER UNIT)

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By Date: _____
 For: _____
 Title: _____
 For: _____



EAST ELEVATION

Project No:
10918-10956 132ND ST
SURREY, BC



SECTION A

Scale:
ELEVATIONS

Drawn:
Checked:
Scale:
Project Number:

Revision Date: 2018/08/30
 Rev. No: D3.2



MATTHEW CHENG ARCHITECT INC.

1001 1ST AVE SUITE 200
SURREY, BC V4L 1A1
TEL: 604.591.1111 FAX: 604.591.1112

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NO. DATE BY
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02 11/14/14 10918-10956 132ND ST. WEST
03 11/14/14 10918-10956 132ND ST. WEST
04 11/14/14 10918-10956 132ND ST. WEST
05 11/14/14 10918-10956 132ND ST. WEST



WEST ELEVATION (132ND STREET)



HARDIE PANEL
BENJAMIN MOORE HC-85



HARDIE SIDING
BENJAMIN MOORE CC-604



MUTUAL BRICK
MISSION TEXTURE
REDONDO GRAY



FLASHING
BENJAMIN MOORE 2112-20

Comments

Project No:
10918-10956 132ND ST
SURREY, BC



EXISTING STREETScape

Scale: 1/8" = 1'-0"
ELEVATION
COLOR RENDERING

Drawn

by

Checked

by

Date

11/14/14

Project Number

Revision

001

File Size

Rev. No.

R01



NO.	DATE	REVISION	DESCRIPTION	BY

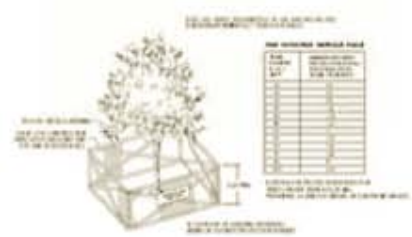
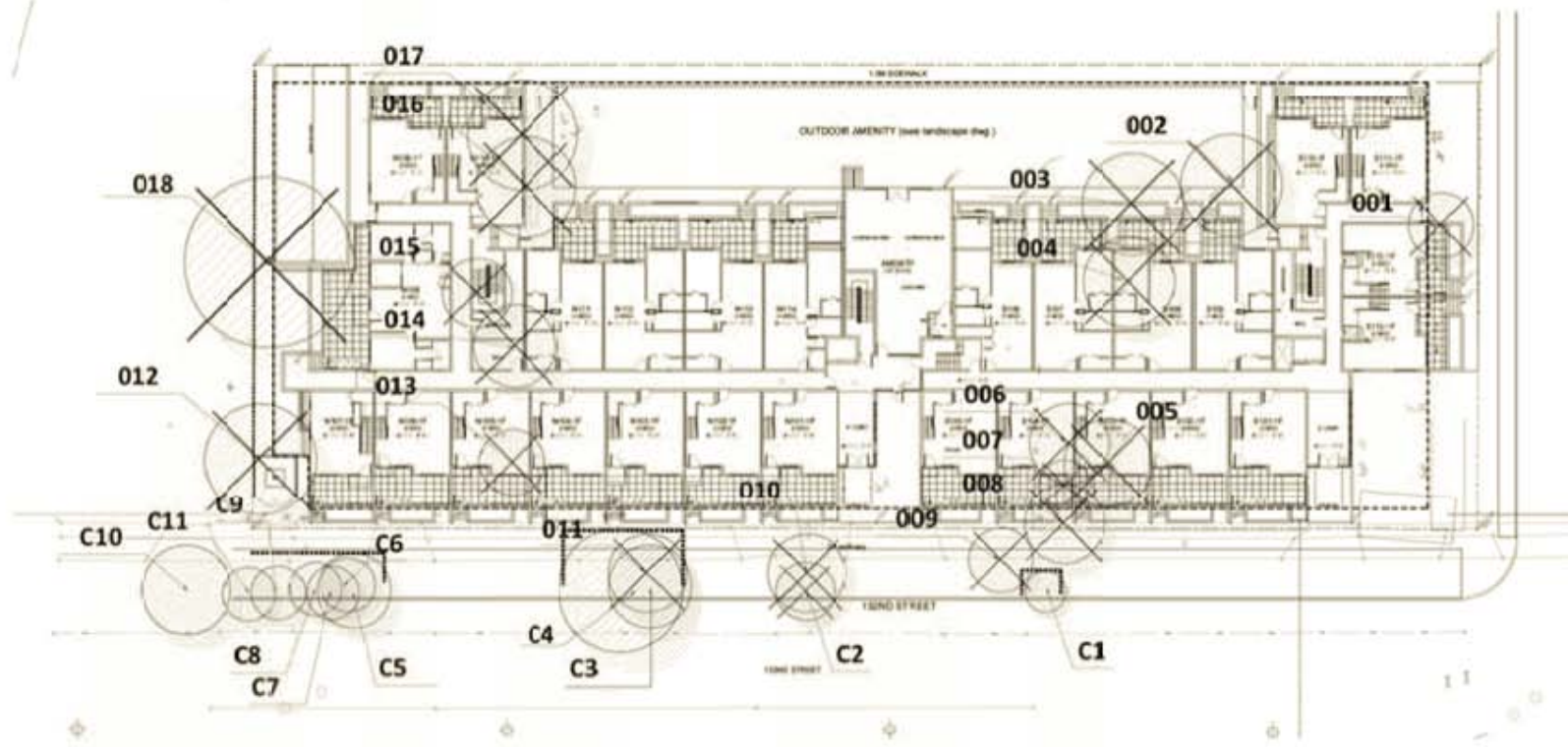
CLEAR
NEW DEVELOPMENT

PROJECT
APARTMENT DEVELOPMENT
3019-3056 132 STREET
SURREY, BC

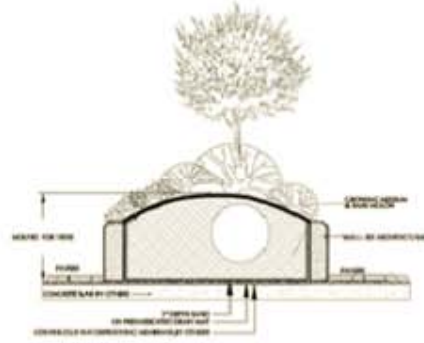
DATE: MARCH 2024
DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 03/20/24 DRAWING NUMBER:
SCALE: 1/8"=1'-0" **L2**
DESIGN: []
CHECK: [] OF 4



11-157 TREE PROTECTION BARRIER



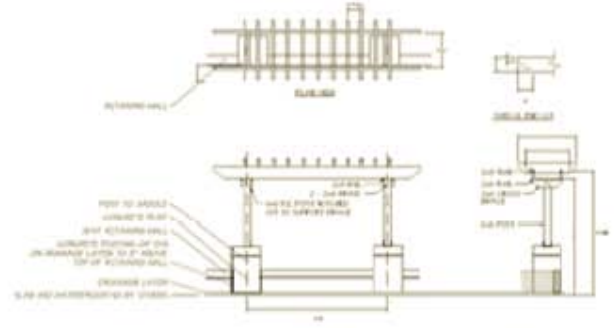
PLANTER ON SLAB
SCALE: 1/8"=1'-0"



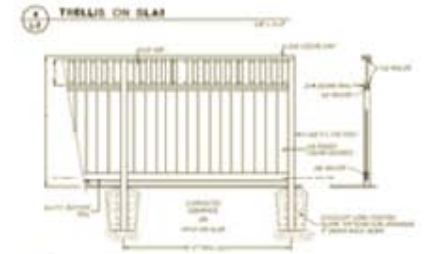
DRAIN STOP AT ALL BUILDING EDGES
SCALE: 1/8"=1'-0"



PAVERS ON SLAB
SCALE: 1/8"=1'-0"

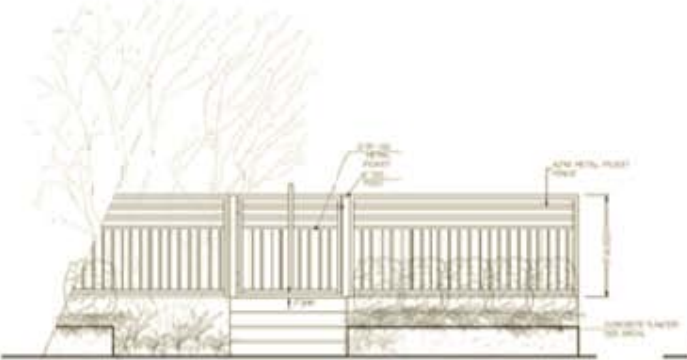


- NOTES:**
1. ALL WOOD MEMBER (2) OR (4) TO BE TREATED BY CUPRINOX (OR EQUAL).
 2. ALL WOOD TO BE 4X4 APPROXIMATELY.
 3. ALL 2" DIA. LATHES TO BE 304 STAINLESS STEEL TO BE APPROXIMATELY 1/2" FROM TOP SURFACE OF CONCRETE.
 4. CUT ALL CUT SURFACES WITH AN APPROPRIATE FINISH.



- NOTES:**
1. ALL WOOD MEMBER (2) OR (4) TO BE TREATED BY CUPRINOX (OR EQUAL).
 2. ALL WOOD TO BE 4X4 APPROXIMATELY.
 3. ALL 2" DIA. LATHES TO BE 304 STAINLESS STEEL TO BE APPROXIMATELY 1/2" FROM TOP SURFACE OF CONCRETE.
 4. CUT ALL CUT SURFACES WITH AN APPROPRIATE FINISH.

6'-0" HEIGHT WOOD FENCE WITH LATTICE
SCALE: 1/8"=1'-0"



5 42'HT FENCE WITH GATE AND PLANTER WALL
SCALE: 1/8"=1'-0"



6 42'HT FENCE WITH GATE AND PLANTER WALL / AT LAKE /
SCALE: 1/8"=1'-0"



7 5'HT PATIO SCREEN
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	BY

CLEAR
 NEW DEVELOPMENT

PROJECT
APARTMENT DEVELOPMENT
 30918-30956 132 STREET
 SURREY, BC

DATE: MATTHEW SHENG ARCHITECT INC.
 DRAWING TITLE:

DETAILS
PLANT IMAGES

DATE: 04/20/20
 SCALE: AS SHOWN
 DRAWN: JL
 DESIGN: JL
 CHECK: JL
 DRAWING NUMBER: **L3**
 SHEET NUMBER: **OF 4**



INTER-OFFICE MEMO

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

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

DATE: **August 29, 2012** PROJECT FILE: **7811-0171-00**

RE: **Engineering Requirements
Location: 10918 132 St**

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

- dedicate a road widening of 4.942 metres on 132nd Street, ultimately 30 metre wide ROW.
- dedicate a road widening of 2.952 metres for the lane, ultimately a 12 metre wide ROW.
- register a 0.500 metre wide statutory right of way adjacent to 132 Street.

Works and Services

- construct the east side of 132 Street to full City Center Urban Standards complete with concrete curb, sidewalk and urban forest boulevard.
- construct the north side of 109 Avenue to full City Center Urban Standards complete with concrete curb, sidewalk and urban forest boulevard.
- construct the west side of a Green Lane to full City Center Urban Standards.
- construct an adequate sized watermain to provide fire protection and domestic service for the proposed land use.
- provide for connection of the site to a district energy system.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng,
Development Services Manager

RWB



Monday, May 14, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0171-00

SUMMARY

The proposed 100 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 2011 Enrolment/School Capacity

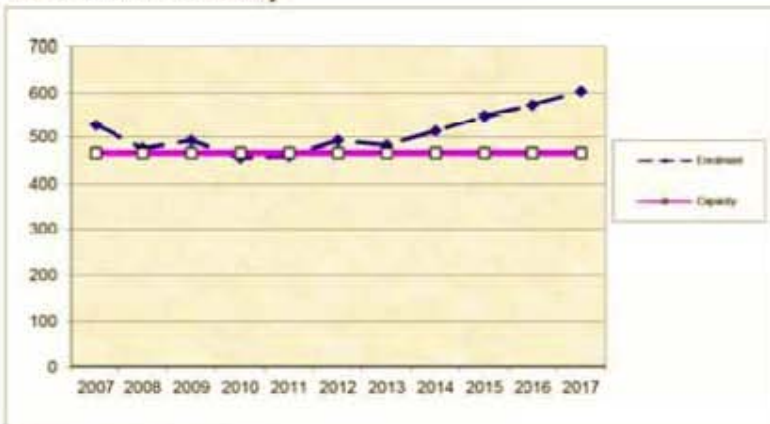
K.B. Woodward Elementary	
Enrolment (K/1-7):	52 K + 406
Capacity (K/1-7):	40 K + 425
Kwantlen Park Secondary	
Enrolment (8-12):	1478
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

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

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The school district may consider enrolment moves or program changes to help reduce overcrowding at Kwantlen Park Secondary. The capacity for K B Woodward has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. The actual enrolment results for the City Centre Planning Area, including this application could be higher than projected, and could drive future additions to existing schools or result in new school sites to accommodate actual school age growth in the City Centre, including the planned growth within KB Woodward Elementary catchment.

K.B. Woodward Elementary



Kwantlen Park 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0171-00
Project Location: 10918 / 32 / 44 / 56 - 132 Street
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a small stand of Douglas-fir on private property and a hedgerow of Dougals-fir on public property. Two mature walnuts and Lombardy poplars are also found across the central and south end of the site. The trees are generally of moderate to good structure and health although a number appear to have been topped previously.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	30
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	21
Number of Protected Trees to be retained (A-C)	(D)	9
Number of Replacement Trees required (3 alder and cottonwood X 1 and 18 others X 2)	(E)	39
Number of Replacement Trees proposed	(F)	56
Number of Replacement Trees in deficit (E-F)	(G)	0
Total number of Prot. and Rep. Trees on site (D+F)	(H)	65
Number of lots proposed in the project	(I)	NA
Average number of Trees per Lot	(H/I)	(J) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: August 31, 2012



Advisory Design Panel Minutes

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 28, 2012
Time: 4:00 pm

Present:

Chair – D. Lee
Panel Members:
W. Francl
T. Wolf
B. Shigetomi
T. Ankenman
D. Lee
S. Vincent
M. Searle

Guests:

Mathew Cheng, Matthew Cheng Architect Inc.
Pat Campbell, PMG Landscape Architects Ltd.
Colin Hogan, Focus Architecture Inc.
Mary Chan Yip, PGM Landscape Architects
Patrick Cotter, Cotter Architects
Rob Whetter, Cotter Architects
Mark van der Zalm, van der Zalm & Associates
Hermann Nuessler, Bosa Properties
Darryl Condon, HCMA Architects
Melissa Higgs, HCMA Architects
Chris Phillips, Phillips Farevaag Smallenberg
Paul Dabbs, Omicron
Jordan Levine, Omicron
Harve Fuller, Sanford Design Group
Meredith Johnson, M2 Landscape Architects

Staff Present:

T. Ainscough, City Architect -
Planning & Development
H. Bello, Senior Planner – Planning
& Development
M. Rondeau, Senior Planner –
Planning & Development
M. Jørgensen, Associate Planner –
Planning & Development

B. NEW SUBMISSIONS**1. 4:00 pm**

File No.:	7911-0171-00
New or Resubmit:	New
Description:	Proposed 100 unit apartment building
Address:	10918, 10932, 10944, 10956-132 Street, City Centre
Developer:	Narinder Ludu Sidh Development Ltd.
Architect:	Matthew Cheng Matthew Cheng Architect Inc.
Landscape Architect:	PMG Landscape Architects Ltd.
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

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

- The property is located at the edge of City Centre with single family residential zoning across 132 Street. Staff supported 5 storeys in this location provided the fifth floor stepped back to address the lower-scale residential across the street.
- The property is located in relative close proximity to Gateway Skytrain station. A future pedestrian bridge is planned across the creek to provide greater public access to the Skytrain station.
- A future east-west road (109A Avenue) is proposed to extend along the southern boundary of the subject property. In addition, a rear lane is proposed along the eastern property line complete with sidewalks on each side (green lane).

- A future public green space is envisioned on the sites north of this site where the lots are extra deep similar to "South Park" in San Francisco.
- The proposal meets the intent of the policy in terms of use, form and density.

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

- The applicant proposes a five-storey apartment building with a two-storey ground-oriented townhouse element and underground parking. The building is separated into two blocks (north and south). The south block is slightly higher in elevation to address grade changes on-site.
- The townhouse units will have a brick façade with balconies and stairs to the street. A townhouse design element is proposed at the ground and second floor to provide a suitable transition from single family residential to apartment building.
- The building includes a vertical townhouse expression at the ground and second floor. A horizontal apartment expression is proposed on the third and fourth floor. In contrast, the fifth floor is further setback to reduce the scale and massing of the apartment building.
- The building materials include hardi-panel or hardi siding with a brick facade. The building is articulated by varying the height of brick elements to provide visual interest. The colour building rendering illustrates two possible colour palettes: [1] a traditional orange/red brick facade; and [2] a modern urban grey brick facade.
- An outdoor amenity space (public plaza) is proposed at the corner of the southern building near the intersection of 132 Street and 109A Avenue.
- The proposed 4.5 metre setback on 132 Street will bring the buildings closer to the sidewalk and encourage a more pedestrian friendly streetscape.
- The proposed sustainability features include a white roof, low heat glass on the south and east building elevations, rainwater retention/recycling, energy efficient lighting, thermal control system, electrical outlets in the bike room, a recycling facility and low-volatile materials.
- The CPTED features proposed include white walls in the underground parking, cameras in parking areas, convex mirrors in stairwells, glass panel doors in the parking area, glazed elevator panels as well as improved surveillance of public areas, underground parking and rear-lane landscaping.
- The subject property has moderate pedestrian and vehicle traffic. The applicant proposes to dedicate ~5 metres for the sidewalk and boulevard on 132 Street. At present, the rear lane is unopened. The applicant proposes to dedicate ~3 metres for an open lane along the eastern property line. Access to the rear lane is achieved through extending 109A Avenue.

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

- The landscaping includes an urban planting form with boxwood and trailing plants as well as grasses at entryways. The landscaping includes a low concrete street-facing wall (~2 ft. high) with planting in front, aluminum rail fence and gate as well as elevated patios. Landscaping is proposed along the street and upper patio level which provides an open green edge to the apartment development.
- The landscaping proposed includes two orders of trees: [1] street/lane trees; and [2] smaller trees adjacent to proposed buildings. All plants are drought tolerant.
- A sidewalk is proposed along the rear lane with access to the subject property at 3 locations. The walkway is connected to the apartment buildings through a central

amenity area and building entries are marked with special tree species (e.g. Honey Locust).

- The public plaza includes a stepped concrete seat wall which faces south with several trees in forward planters and additional planting to screen the wall. In addition, the applicant proposes bike racks and decorative elements (i.e. rocks and grasses). The bike rack will appear sculptural with metal tubes that can be configured in different ways (e.g. various colours, heights, etc.).
- A linear space is proposed at the rear of the proposed apartment buildings for a children's play area and social area with simple trellises and concrete block walls.
- Useable open space is proposed over the underground parking at ground level.

In response to questions the following information was provided by the project architect:

- The apartment buildings are accessed by two separate entrances. One entrance to the south building is located on the low-side of the site given that a level grade is preferred for apartment building entrances. In contrast, stairs are proposed to access the townhouse units.
- The extension of 109A Avenue will be constructed at the time of development.
- Rainwater recycling will include a cistern/tank located in the parkade (P-2 level).
- The walkway located adjacent to the proposed buildings will require 4 stairs. The perimeter walkway and children's play area are fully accessible. A ramp will provide access to the upper level. The applicant is not proposing a solid path.
- A bike rack is proposed in the public plaza at the southwest corner of the site.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed 100 unit apartment building

10918, 10932, 10944, 10956-132 Street, City Centre

File No. 7911-0171-00

It was

Moved by T. Ankenman

Seconded by Walter Franci

That the Advisory Design Panel (ADP) recommends

that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Pedestrian Circulation

- Applicant is encouraged to promote neighbourhood connectivity.

The proposed development will provide a new plaza at the corner of 132 Street and the new 109 Avenue, as well as a sidewalk along 132 Street and along the new lanewalk at the eastern edge of the development site.

Form and Character

- The proposal is attractive and provides a suitable transition from single family residential dwellings to apartment buildings. In addition, the building is well articulated and attractive materials were selected for the building façades.

- The applicant is encouraged to proceed with a modern urban grey brick colour palette.

The applicant's architect has applied a modern grey brick to the two-storey townhouses and has applied a complementary grey colour on the hardie panels and siding, to create a different identity for the north and south portions of the building.

- Avoid using an arbitrary stepped facade in favour of a two-storey brick element that extends around the exterior building and anchors the building in keeping with the strong brick base often incorporated into townhouse developments.

The applicant has reduced the height of the vertical brick elements to two-storey to correspond with the ground oriented townhouse developments.

- The main building entrances lack definition and require architectural treatment and prominent expression to stand-out on façade (especially entrance to north block).

The entrance to the north building is relocated to the corner to increase its visibility (floor to ceiling window wall). In addition, the glass lobby provides better lighting and security to the path leading to the amenity room.

- The main entrance to the north building should be relocated and replaced with a "glass box" that encloses the breezeway. The lobby could replace the proposed corner dwelling unit to provide more light and create a semi-public zone with additional landscaping (e.g. garden space, water feature, etc.). This would also address CPTED concerns in this area.

The entrance to the north building is relocated to the corner as suggested.

- The public plaza is recognizable but obscures the main entry to the south block. The applicant should manipulate the brick cornice line to provide entry features (e.g. canopies).

Glass canopies on metal posts are provided in front of both the north and south entrance lobbies.

- The fifth floor parapet emphasizes the linear elevation. A larger canopy overhang or different articulation (e.g. stepped back-and-forth) could provide greater visual interest on the western building elevation. The applicant could extend the roof line to provide coverage over the upper-floor balconies and/or living rooms that coincide with the brick elements below (similar to another project by this architect).

A deep tapered overhang (typical 1.5 m/5 ft. protection) has been added to provide better weather protection and greater visual interest.

- The narrow gap between the buildings could be stepped at the fifth floor to open it up.

The fifth floor is stepped back to reduce the perceived height and massing.

- The north block should be stepped-down to address the grade changes between the subject property and adjacent property at 10970 - 132 Street.

The northern portion of the building is approximately 1.12 metres (3.7 ft.) lower than the southern portion of the building to follow the existing grade along 132 Street.

Landscaping

- Attractive streetscape around urban edge and townhouse expression.
- Applicant should create a more visible entry feature from the rear lane.

The entrances from the lane at the east property line were revised. The gates were moved toward the courtyard and trellises were added at each gate.

- Planting material along rear lane should be layered and generally consistent with the planting material proposed on 132 Street.

Planting material along the rear lane is layered and consistent with the planting material proposed on 132 Street.

- Applicant could utilize overhead trellis/lattice to reduce the vertical scale of the proposed breezeway and/or mark mid-point entries to the north/south blocks.

The area at the proposed breezeway was revised. One bench, two pots with decorative plants and concrete planters were added.

- Landscaping materials should reflect building exterior (i.e. not block walls).

Concrete walls are to be used for the landscape planters.

CPTED

- The proposed breezeway located between the north block and south block creates CPTED issues which could be resolved by stepping back the fifth floor of the north and south blocks in order to reduce the massing and widen the breezeway corridor. Alternatively, the applicant could bring the entry doors forward in order to enclose the proposed breezeway and avoid deep recesses between tall narrow walls.

The proposed glazed wall at the lobby to the northern portion of the building provides natural surveillance which substantially improves security in the breezeway corridor. In addition, a landscape gate is added to limit access for non-residents.

- The parkade should be painted a light grey not white which encourages graffiti.

Anti-graffiti paint will be specified for the parkade in the construction document.

Accessibility

- No adaptable dwelling units are proposed for disabled residents.

The Developer made the following comments on the Statement of Review:

- The ADP comments are helpful.

CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-080-787

Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

10956 - 132 Street

Parcel Identifier: 001-567-543

Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New Westminister District Plan 19406

10944 - 132 Street

Parcel Identifier: 000-922-676

Lot 19 Section 15 Block 5 North Range 2 West New Westminister District Plan 19406

10918 - 132 Street

Parcel Identifier: 001-728-423

Lot 75 Section 15 Block 5 North Range 2 West New Westminister District Plan 30464

10932 - 132 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*.

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

E. Lot Coverage

The *lot coverage* shall not exceed 46%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (132 Street)	Rear Yard (East)	Side Yard (North)	Side Yard on Flanking Street (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.6 m [15 ft.]	4.5 m [15 ft.]	4.6 m [15 ft.]	4.2 m [14 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, balconies may encroach 1.0 metre [3 ft.] into the required *front yard* and *side yard on flanking street setbacks* and canopies and canopy support columns may encroach up to 3.0 metres [10 ft.] into the *front yard setback*.
3. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs more than three risers may encroach into the *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 14.3 metres [47 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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *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 at least 96% of all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,876 sq. m. [0.96 acre]	38 metres [125 ft.]	102 metres [335 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, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in City Centre.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

- ii. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

_____ MAYOR

_____ CLERK

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