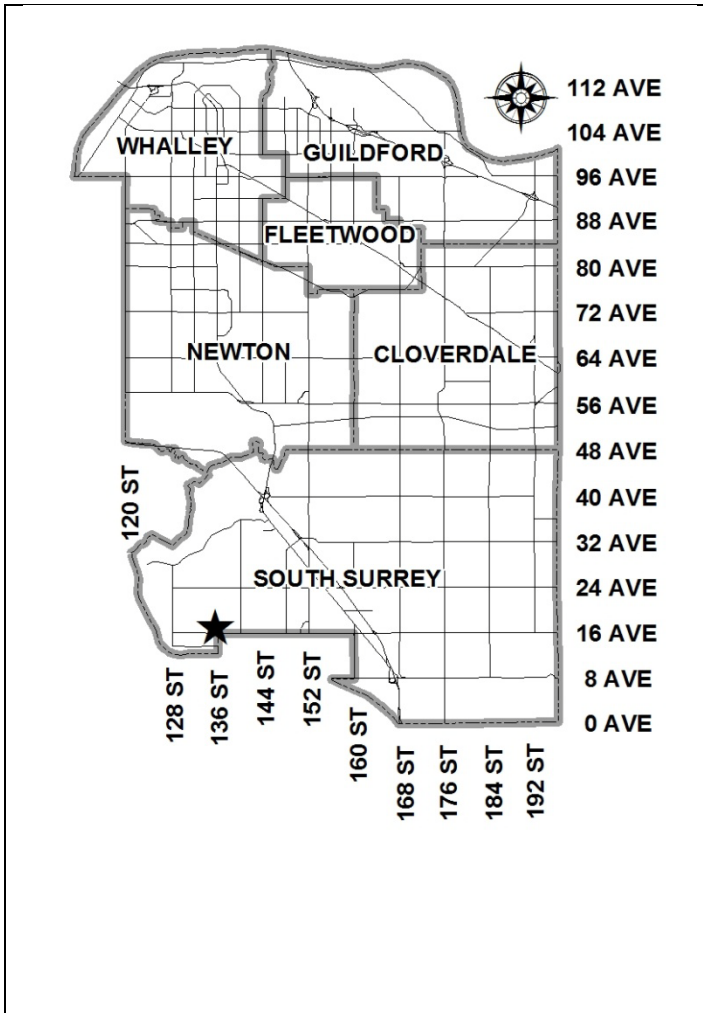


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0288-00

Planning Report Date: April 23, 2012



PROPOSAL:

- **OCF amendment** for a portion of the site from Suburban to Multiple Residential
- **Rezoning** from RA, RF and C-4 to two CD Zones (based on RH-G, C-5, and RM-30)
- **Development Permit**

in order to permit the development of 4 single family suburban lots and a mixed-use development consisting of 10 townhouse units above 687 square metres (7,400 sq.ft.) of commercial space.

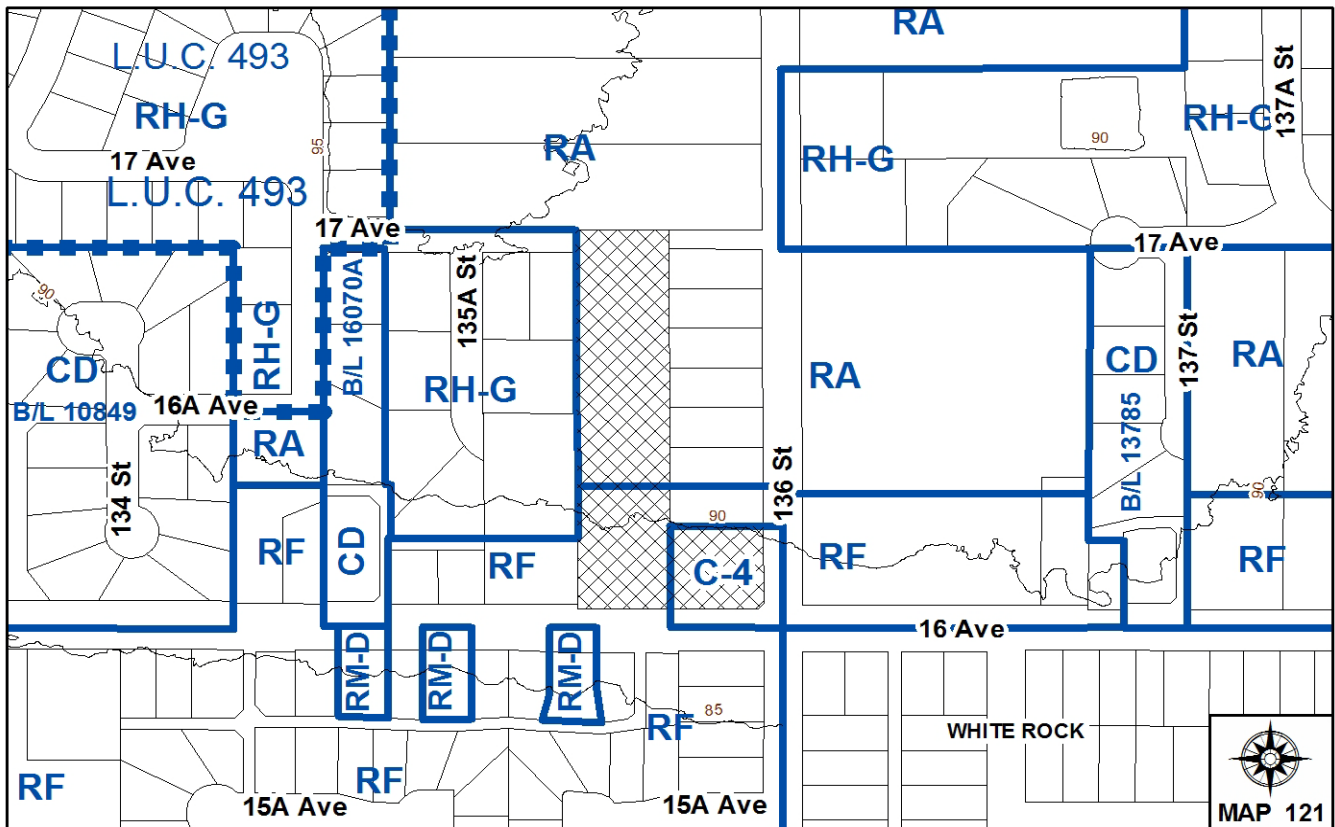
LOCATION: 13557 - 16 Avenue
 13589 - 16 Avenue

OWNERS: Po T Ng
 Yuen F Ng

ZONING: RA, RF and C-4

OCF DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP Amendment is proposed to redesignate the portion of the subject site shown as Lot 5 on the proposed plan of subdivision in Appendix IV from Suburban to Multiple Residential. An LAP Amendment is also proposed to redesignate this same portion of the site from Suburban Residential ½ Acre to Mixed Commercial/Residential.

RATIONALE OF RECOMMENDATION

- The portion of the subject site to be redesignated is currently zoned RF and C-4 and is located on an arterial road (16 Avenue) and established transit route. Increasing residential density and adding commercial uses will support transit use. The site is also across from an elementary school which will support the proposed additional residential density.
- The portion of the subject site to be redesignated will be accessed directly from 16 Avenue and 136 Street and is isolated from the adjacent suburban residential neighbourhood to the north and west. The proposed development responds to existing interface conditions with a 3-storey building form. The architectural design of the project is intended to complement the residential character of the surrounding area with pitched roofs and a palette of high-quality materials.
- The site already has an established commercial use in the form of a nursery. The proposed redevelopment will provide commercial services to an established residential area within convenient walking distance.
- Staff have received few concerns from the neighbourhood with respect to the proposed land use.

OTHER CONSIDERATIONS

- The subject application will result in the completion of 17 Avenue through to 136 Street. Some residents have expressed concerns regarding the new connection and the associated increase in traffic. However, this connection will improve neighbourhood routing options, access, and emergency services response times, and provide opportunities to co-ordinate with traffic calming measures at Ray Shepherd Elementary. The increase in traffic is not expected to be significant as the neighbourhood is largely half-acre lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the portion of the subject site shown as Lot 5 on the proposed plan of subdivision in Appendix IV from Suburban 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 portion of the property at 13557 – 16 Avenue shown as Block A on the survey plan in Appendix II from One-Acre Residential Zone (RA) (By-law No. 12000) and Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the property at 13589 – 16 Avenue, and the portion of the property at 13557 – 16 Avenue shown as Block A on the survey plan in Appendix III, from Local Commercial Zone (C-4) (By-law No. 12000) and Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7911-0288-00 generally in accordance with the attached drawings (Appendix V).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including completion of 17 Avenue in the unopened road allowance, restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for "no-build" over portions of proposed Lots 1 to 4 to ensure retention of existing mature trees;
 - (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) the applicant adequately address the impact of no indoor amenity space;
 - (k) the applicant address the deficiency in tree retention on the subject site;
 - (l) the applicant is to provide a 15% cash-in-lieu of parkland contribution to achieve the half-acre gross density type lots; and
8. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the portion of the site shown as Lot 5 on the proposed plan of subdivision in Appendix IV from "Suburban Residential ½ Acre" to "Mixed Commercial/Residential" 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 VI.

Connectivity and Network Integration

The completion of the final portion of 17 Avenue through 50 metres of unopened road allowance, as part of City funded Development Coordinated Works (DCW), is a requirement of this application. It is has been a planned connection that can now be delivered in conjunction with this application. The connection of 17 Avenue will improve neighbourhood access and circulation and reduce the emergency response distance and provide a more direct travel distance to Ray Sheppard Elementary. Additional School related traffic calming will be installed in conjunction with this project.

Traffic Impact

Some residents have expressed concerns over the new connection and the associated increase in traffic. The increase in traffic is not expected to be significant as the existing neighbourhood is largely half-acre lots. If problems occur the opportunity to install traffic calming is available as per the City's policy.

School District: Projected number of students from this development:

3 Elementary students at Ray Shepherd Elementary School
2 Secondary students at Elgin Park Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2013.

(Appendix VII)

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will meet with Parks staff representatives to discuss an appropriate voluntary park amenity contribution to address this concern prior to final adoption of the rezoning by-law.

Parks will accept cash-in-lieu for the 15% unencumbered parkland subdivision dedication requirements to achieve the 4 proposed gross density type residential lots.

City of White Rock

The City of White Rock has no comments or concerns on this proposal.

SITE CHARACTERISTICS

Existing Land Use: Nursery

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings.	Suburban/ Suburban Residential ½ Acre	RA
East (Across 136 Street):	Ray Shepherd Elementary School.	Suburban/Elementary School	RA and RF
South (Across 16 Avenue):	Single family dwellings and duplexes.	Urban/Urban Residential	RF and RM-D
West:	Single family dwellings and open Space.	Suburban/ Suburban Residential ½ Acre	RH-G and RF

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is currently zoned Suburban in the Official Community Plan (OCP) and Suburban Residential ½ Acre in the Semiahmoo Peninsula Local Area Plan (LAP).

- An OCP Amendment is proposed to redesignate the portion of the subject site shown as Lot 5 on the proposed plan of subdivision in Appendix IV from "Suburban" to "Multiple Residential". An LAP Amendment is also proposed to redesignate this same portion of the site from "Suburban Residential ½ Acre" to "Mixed Commercial/Residential".
- The proposed OCP Amendment and LAP Amendment are to permit development of a mixed commercial/residential project on proposed Lot 5. The remainder of the site will remain designated Suburban in the OCP, and Suburban Residential ½ Acre in the LAP, and will accommodate 4 proposed suburban residential lots.
- The proposed OCP and LAP Amendments have merits at this location for the following reasons:
 - The portion of the subject site to be redesignated is currently zoned RF and C-4.
 - The portion of the subject site to be redesignated is located on an arterial road (16 Avenue) and established transit route. Increasing residential density and adding commercial uses will support transit use.
 - The site is across from an elementary school which will support the proposed additional residential density.
 - The portion of the subject site to be redesignated will be accessed directly from 16 Avenue and 136 Street and is isolated from the adjacent suburban residential neighbourhood to the north and west.
 - The site already has an established commercial use in the form of a nursery.
 - The proposed development responds to existing interface conditions with a 3-storey building form.
 - Staff have received few concerns from the neighbourhood with respect to the proposed land use.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site consists of two (2) properties located at the northwest corner of 136 Street and 16 Avenue. The combined site area is approximately 1.2 hectares (2.9 acres). The site is currently zoned "One-Acre Residential (RA) Zone", "Single Family Residential (RF) Zone", and "Local Commercial (C-4) Zone" and is occupied by a nursery (Coco Nursery).
- The site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban ½ Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).

- The applicant proposes a redevelopment project consisting of 4 suburban residential ½ acre gross density type lots on the northern portion of the site and a mixed commercial residential development on the southern portion of the site (proposed Lot 5) consisting of 10 townhouse units above 687 square metres (7,400 sq.ft.) of commercial space.

Proposed CD Zone

- In order to facilitate the proposed development, two new Comprehensive Development (CD) Zones are proposed. The first CD Zone is based on the "Half Acre Residential Gross Density Zone (RH-G)" and will accommodate the 4 proposed suburban residential lots. The second CD Zone is based on a combination of the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential (30) Zone (RM-30)", and will accommodate the proposed mixed-use development.

CD Zone No. 1 (Based on RH-G)

- The proposed CD Zone is identical to the RH-G Zone in terms of permitted uses, allowable lot sizes, density, lot coverage, and building height. The main difference between the two Zones is that the RH-G Zone requires that a minimum of 15% public open space be set aside within the plan of subdivision. The proposed CD Zone does not include this requirement.
- The northern portion of the subject site is surrounded by an established suburban residential half acre gross density subdivision. As such, developing RH-G type lots on this portion of the site is consistent with the established development pattern. However, the Parks, Recreation & Culture Department has not identified a need for additional parkland at this location. As such, the applicant has volunteered a 15% cash-in-lieu of parkland contribution to achieve the gross density type lots. These funds will be used to support Park needs in other areas.
- The front yard setback under the proposed CD Zone has been reduced to 6.0 metres (20 ft.). The standard RH-G Zone front yard setback is 7.5 metres (25 ft.). The reduced front yard setback is in response to the no-build restrictive covenant that will be required on each of the proposed residential lots. The restrictive covenant increases some of the required rear and side yard building setbacks in order to maximize tree retention opportunities on the lots. The restrictive covenant requirement is outlined later in this report.

CD Zone No. 2 (Based on C-5 and RM-30)

- The CD Zone to accommodate the proposed mixed use development is based on a combination of the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential (30) Zone (RM-30)" as illustrated below:

	Proposed CD	C-5 Zone	RM-30 Zone
Permitted Uses	Multiple unit residential buildings Ground-oriented multiple unit residential buildings Retail Stores Personal Service Uses (limited) Eating establishments (limited) Office Uses General Service Uses Indoor Recreational facilities Community Services Child Care Centres	Retail Stores Personal Service Uses (limited) Neighbourhood Pub Eating establishments Office Uses General Service Uses Indoor Recreational facilities Community Services Child Care Centres	Multiple unit residential buildings Ground-oriented multiple unit residential buildings Child care centres
Density (FAR)	0.71 (excluding garages)	0.50	0.90 (excluding garages)
Density (UPA)	12 upa	N/A	30 upa
Lot Coverage	45%	50%	45%
Building Height	12.2 metres (40 ft.)	9 metres (30 ft.)	13 metres (43 ft.)
Setbacks	Range from 6.5 metres (21 ft.) to 7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines

- The uses under the proposed CD Zone are based on a combination of the uses included in the RM-30 and C-5 Zones. Neighbourhood pubs and large eating establishments have been eliminated from the CD Zone as there will be insufficient parking provided on site to accommodate those uses. Individual eating establishments are limited to a maximum floor area of 150 square metres (1,615 sq.ft.).
- The floor area ratio and unit per acre density under the proposed CD Zone are less than the RM-30 Zone (0.71 vs. 0.90 and 12 upa vs. 30 upa respectively). The proposed lot coverage is the same as the RM-30 Zone (45%).
- The proposed building height of 12.2 metres (40 ft.) under the CD Zone is less than the 13 metres (43 ft.) permitted under the RM-30 Zone.
- The proposed south and east yard principal building setbacks under the CD Zone are a minimum of 7.5 metres (25 ft.), which is the same as the RM-30 and C-5 Zones. The north and west yard setbacks have been reduced to 6.5 metres (20 ft.). These reductions were necessary in order to facilitate the parking stalls, drive-aisles, and a reasonable building envelope on this narrow site. Perimeter landscaping and decorative fencing are proposed to mitigate the impact of the reduced setback. In addition, the proposed building height (12.2 metres/40 ft.) is less than that of buildings permitted under the RM-30 Zone (13 metres/43 ft.).

PRE-NOTIFICATION

- Pre-notification letters for the proposal were sent on December 7, 2011 and March 2, 2012. Staff received 1 letter and 6 phone calls in opposition to the proposal.
- The primary issue is the completion of 50 metres of 17 Avenue though unopened road allowance to 136 Street, which is intended to be constructed through City DCW funding as part of this redevelopment application.
 - Through previous development applications in the area (i.e. File No. 7905-0365-00), staff received feedback from area residents in support of completing this road connection as it would provide more convenient access and more expedient emergency access into the neighbourhood.
 - Through the subject application, staff received feedback from property owners adjacent/nearby to 17 Avenue opposing the completion of this road connection as it would add traffic onto the road due to the direct connection to/from 136 Street and Ray Shepherd Elementary School.
- Staff recommended that the applicant host a public information meeting to encourage further dialogue about the 17 Avenue road connection, OCP amendment, and the project's land uses as a whole. The applicant chose not to host such a meeting. The applicant contends that the proposed redevelopment application could proceed with only their portion of 17 Avenue and leaving the remaining unopened portion of 17 Avenue for the City to complete. However, staff consider that the completion of 17 Avenue is a requirement to be coordinated with the application, as this is the last development necessary in order to provide the remaining portions of land necessary for the connection.
- Two neighbouring residents expressed concerns about the proposed mixed commercial/residential use and the additional traffic that it could generate on top of the traffic already generated by the Ray Shepherd Elementary School.

(The site already has an established commercial use in the form of a nursery. The proposed mixed-use development is not anticipated to generate significantly more traffic than already exists and the site has access to both 136 Street and 16 Avenue).

- One neighbouring property owner expressed concerns about the height of the proposed mixed commercial/residential building.

(The proposed building height of 12.2 metres (40 ft.) is less than that of a typical RM-30 project (13.0 metres/43 ft.).

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

Proposed Subdivision

- The proposed development consists of two parts, a 4 lot suburban residential gross density subdivision on the northern portion of the site, and a mixed commercial/residential project on the southern portion of the site. The mixed commercial/residential project is on proposed Lot 5 of the subdivision.
- The 4 single family lots will face onto a new north-south road (135B Street) which will connect to 17 Avenue. In the future, this road will extend through the neighbouring property to the west (13539 – 16 Avenue) and connect with 135A Street forming a loop road around the existing park (121V Greenbelt).

17 Avenue Connection

- Through this redevelopment application, the applicant will be required to construct a new portion of the southern half of 17 Avenue. Immediately east of the applicant's frontage is 50 metres of existing unopened 17 Avenue road allowance that outlets to 136 Street.
- As part of this application the City's Engineering Department will be funding the construction of 17 Avenue in the road allowance through Development Coordinated Works (DCW)
- The completion of 17 Avenue in the unopened road allowance is required for the following reasons:
 - Meeting City Design Criteria Requirements for maximum road lengths;
 - Consistency with the Official Community Plan Road Network and Transportation Strategic Plan objectives of completing road connections;
 - Improving access and connectivity for the Neighbourhood for all modes;
 - Reducing emergency response times for the area; and
 - Providing opportunity to coordinate school related Traffic Calming improvements with new raised crossing to Ray Sheppard Elementary on 136 Street.

Building Design Guidelines for Single Family Lots

- A proposed Building Scheme was prepared by Michael E. Tynan (Tynan Consulting Ltd.) and was based on a neighbourhood character study of the area. The neighbourhood character study identifies the site as being located within an area defined by Traditional and Neo-Traditional suburban-estate homes.
- According to the Building Scheme the new homes will be constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes will be readily identifiable as Traditional, Classical Heritage, Neo-Heritage, or the new Neo-Traditional style.
- To ensure high quality development, vinyl is specifically prohibited as a siding material and roofing materials will be either treated cedar shakes or cedar shingles, shake profile concrete roof tiles, or high quality asphalt shingles, in a "shake profile" only, with a 40 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap. The minimum roof pitch is 8:12.
- It is noted that the guidelines prepared for a previous development in the nearby area prohibited asphalt shingle roofing (File No. 7905-0365-00). That project was approved 5 years ago (2007) and since that time there have been significant improvements in asphalt shingle technology. The asphalt shingle roofs can now feature a "shake profile", with a 40 year or greater warranty, and a pre-formed (manufactured) raised ridge cap making them suitable for high-end applications. As such, asphalt shingle roofing is considered appropriate for this development.

Lot Grading

- The applicant submitted a lot-grading plan and has indicated that they intend to have in ground basements on all of the single family lots. Approximately 0.7 metres (2.3 ft.) of fill is required on proposed Lot 4 to accommodate house construction on that lot but the fill will be tapered and as such there are no interface issues expected. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable to proceed.

Tree Assessment

- The applicant retained Meredith Mitchell (M2 Landscape Architecture) to prepare a tree survey and an arborist report for the project. The arborist report identifies 43 mature trees on the site consisting of 9 Grand Fir, 3 Big Leaf Maple, 3 Paper Birch, 1 Lodgepole pine, 11 Douglas Fir, and 16 Western Red Cedar. Of the 43 onsite trees, 20 are proposed for retention and 23 are proposed for removal.

- The following table summarizes the proposed tree retention and removal on the subject site:

Tree Species	No. of Trees on Site	No. to be Retained	No. to be Removed
Grand Fir	9	5	4
Big Leaf Maple	3	0	3
Paper Birch	3	0	3
Lodgepole Pine	1	0	1
Douglas Fir	11	10	1
Western Red Cedar	16	5	11
TOTAL	43	20	23

- Of the 23 trees proposed for removal, 18 are located on the western portion of proposed Lot 4 and Lot 5. These trees are required to be removed to accommodate a necessary service connection to 16 Avenue. The remaining 5 trees for removal are within the future road or building envelopes on the proposed single family lots or are considered unsuitable for retention due to health.
- All of the trees to be retained are located within the future rear/side yards of the proposed single family lots. A no-build restrictive covenant will be required to be registered on the title of these lots to ensure the trees are protected as follows:
 - Lot 1: Side yard (east) setback increased from 3.0 metres (10 ft.) to 7.5 metres (25 ft).
 - Lot 2: Rear yard (east) setback increased from 7.5 metres (25 ft.) to up to 10.0 metres (33 ft.) on certain portions of the lot.
 - Lot 3: Rear yard (east) setback increased from 7.5 metres (25 ft.) to up to 11.0 metres (36 ft.) on certain portions of the lot.
 - Lot 4: Side yard (west) setback increased from 3.0 metres (10 ft.) to 4.5 metres (15 ft.).
- The Tree By-law requires 46 replacement trees and the applicant is proposing 35 replacement trees on the proposed single family lots and mixed-use site. The applicant will be required to contribute funds to the City Green Fund to offset the tree replacement deficiency.

Mixed-use Development

- The applicant proposes a mixed commercial/residential development on the southern portion of the site (proposed Lot 5) consisting of 10 townhouse units above 687 square metres (7,400 sq.ft.) of commercial space.

Site Plan

- The proposed mixed-use development consists of one building (10 plex) located in the centre of the lot (Lot 5) with drive-aisles on either side. The intent of the double drive-aisles is to provide separate accesses to the residential and commercial parking areas. The northern drive-aisle provides access to the garages of the townhouse units and the southern drive-aisle provides access to the commercial parking stalls.

- The living space for the townhouse units is located on the second and third floors of the building, but they have double car garages at grade adjacent the commercial space. The living spaces are accessed by exterior stair cases, and elevators in each unit. The townhouse units are approximately 186 square metres (2,000 sq.ft.) in floor area, excluding the garages.
- The commercial space is located at grade facing the southern drive-aisle, surface parking area, and 16 Avenue.
- An outdoor amenity area, patio space, and the garbage/recycling enclosure are all located on the west side of the building.

Access and Parking

- There are two (2) vehicular entries to the mixed-use site, one off of 16 Avenue on the southwest corner of the site, and one off of 136 Street on the northeast corner of the site. Both accesses meet Engineering's requirements.
- A total of 27 surface parking stalls are proposed on site. Twenty-five (25) of these stalls will serve the commercial units and 2 of the stalls are for visitor parking for the residential units. Each of the residential townhouse units has a side-by-side double car garage.
- The total parking proposed meets the Zoning By-law based on the combination of residential and commercial uses proposed.

Design Character

- The architectural design of the project is intended to complement the residential character of the surrounding area with pitched roofs and a palette of high-quality materials. The cladding materials consist of Hardi Plank Lap siding and Ledge Stone, accented with heavy timber elements and a standing seam metal roof. These building materials are high-quality, attractive, sustainable and durable. No vinyl siding is proposed.
- The townhouse units feature southern-exposure balconies on both the second and third floors, which are framed in glass. The commercial units feature glass canopies for weather protection. The building features significant amounts of glazing on all three floors.
- The entry stairwells to the residential units are accessed through decorative metal gates.

Signage

- The overall signage package is designed to complement the architectural character of the building. Fascia signage for the commercial units consists of individual channel letters mounted on wood channels (to match the heavy timber elements on the building). One freestanding sign is proposed fronting 16 Avenue and this sign will feature cut-out letters in an opaque metal background, framed with a heavy timber structure and a ledge stone base. The freestanding sign is 2.3 metres (7.5 ft.) in height. All of the proposed signage complies with the Sign By-law.

Indoor Amenity Space

- An indoor amenity space is not proposed for this development due to the relatively few number of residential units proposed (10), and proximity of nearby amenity opportunities in the area. The applicant will provide a cash-in-lieu contribution to address the Zoning By-law requirement of 30 square metres (323 sq.ft.) of indoor amenity space.

Landscaping Treatments and Outdoor Amenity Areas

- The landscaping plan prepared for the site features a combination of trees and shrubs in a variety of species and colours to add visual interest and enhance the architectural character of the development.
- A landscape feature consisting of a dry river rock stream with basalt boulders and columns is proposed on the southeast corner of the site, adjacent to the 16 Avenue/136 Street intersection.
- The main pedestrian entry into the site, adjacent the bus stop on 16 Avenue, is highlighted by a decorative trellis feature.
- Decorative lighted bollards define pedestrian linkages through the site.
- Site entries, pedestrian linkages, and surface parking stalls are decoratively paved.
- The garbage, recycling bins, and condenser units, located at the west end of the site, are screened with a decorative enclosure.
- An outdoor amenity area is proposed on the northwest corner of the site and includes a seating area. The outdoor amenity space meets the amount of outdoor amenity space required under the Zoning By-law based on the number of residential units proposed.

Place Making

- The subject proposal will provide commercial services to an established residential area within convenient walking distance. As such, the site plan has been designed with the pedestrian in mind. Clearly defined pedestrian linkages are provided throughout the site and drive-aisle crossings are raised for safety. Glass canopies provide weather protection.

Public Art

- The applicant is required to provide a public art contribution in accordance with the City Public Art policy equal to 0.25% of the construction value. This contribution will be collected at Building Permit stage.

Sustainability

- Sustainable features of this proposal include the following:
 - Mixed-use development combining residential uses and commercial services on the same site.

- Sustainable storm-water management techniques including pervious paving and bioswales.
- Use of high-quality durable building materials; and
- The applicant is considering high-efficiency gas fireplace heating and provision of heat recovery ventilators.

ADVISORY DESIGN PANEL

- ADP Meeting Date: March 8, 2012.
- The majority of the ADP recommendations have been addressed. Remaining minor issues will be resolved prior to final adoption of the rezoning By-law.

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.	Survey Plan for first Rezoning By-law
Appendix III	Survey Plan for second Rezoning By-law
Appendix IV.	Proposed Subdivision Layout
Appendix V	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix VI.	Engineering Summary
Appendix VII	School District Comments
Appendix VIII	Building Design Guidelines Summary
Appendix IX	Summary of Tree Survey and Tree Preservation
Appendix X	ADP Comments
Appendix XI	OCP Redesignation Map
Appendix XII	Proposed CD By-law No. 1
Appendix XIII	Proposed CD By-law No. 2

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Creekside Architects and PMG Landscape Architect, respectively, dated April 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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Information for City Clerk

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

1. (a) Agent: Name: Craig Garden
 Fraser River Consulting Ltd.
 Address: Unit 200, 2626 Croydon Drive
 Surrey, BC V3S 0S8

 Tel: 604- 518- 1846
 Fax: 604-608-5383

2. Properties involved in the Application

- (a) Civic Address: 13557 and 13589 - 16 Avenue
- (b) Civic Address: 13557 - 16 Avenue
 Owners: Yuen Fun Ng
 Po Tin Ng
 PID: 011-363-118
 Lot 3 Section 17 Township 1 New Westminster District Plan 8808
- (c) Civic Address: 13589 - 16 Avenue
 Owner: Po Tin Ng
 PID: 009-756-744
 Lot "A" Except: Parcel "One" (By-law Plan 66575); Section 17 Township 1 New Westminster District Plan 12962

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
- (b) Introduce By-laws to rezone the property.

SUBDIVISION DATA SHEET (for proposed single family lots)

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.88
Hectares	0.76
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	24m – 45m
Range of lot areas (square metres)	1,138 m ² – 1,414 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.3 lots/hectare & 2.1 lots/acre
Lots/Hectare & Lots/Acre (Net)	7.8 lots/hectare & 3.1 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25 ⁰ %
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	0
% of Gross Site	0
Required	
PARKLAND	
15 ⁰ % money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET (mixed-use site)

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,210 m ²
Road Widening area		562 m ²
Undevelopable area		3,648 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		45%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres) – principal building		
Front	7.5m	14m
Rear	6.5m	6.5m
Side #1 (N)	6.5m	6.5m
Side #2 (S)	7.5m	15m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.2m	12.2m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	10	10
FLOOR AREA: Residential (excluding garages)		1,860 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		683 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,590 m ²	2,543 m ²

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

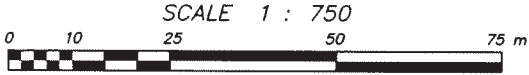
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30 uph/12 upa	28 uph/11 upa
FAR (gross)		
FAR (net)	0.71	0.70
AMENITY SPACE (area in square metres)		
Indoor	30 m ²	0 m ²
Outdoor	30 m ²	30 m ²
PARKING (number of stalls)		
Commercial	21	25
Industrial		
Residential	20	20
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces	43	47
Number of disabled stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

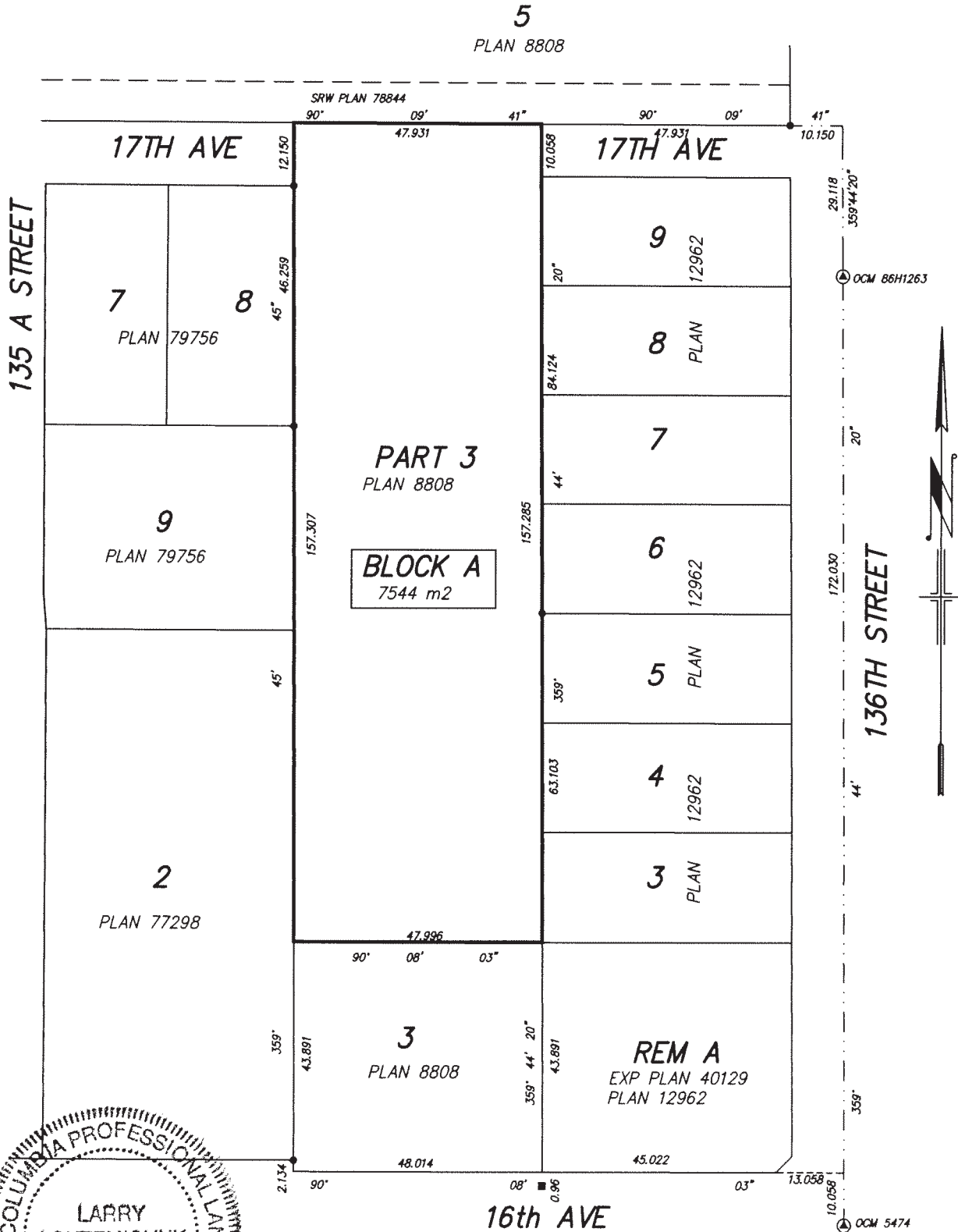
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No _____ OVER PART LOT 3 SECTION 17
TOWNSHIP 1 NWD PLAN 8808.**

APPENDIX II



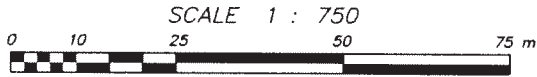
INTEGRATED SURVEY AREA No 1 SURREY NAD 83 (CSRS)



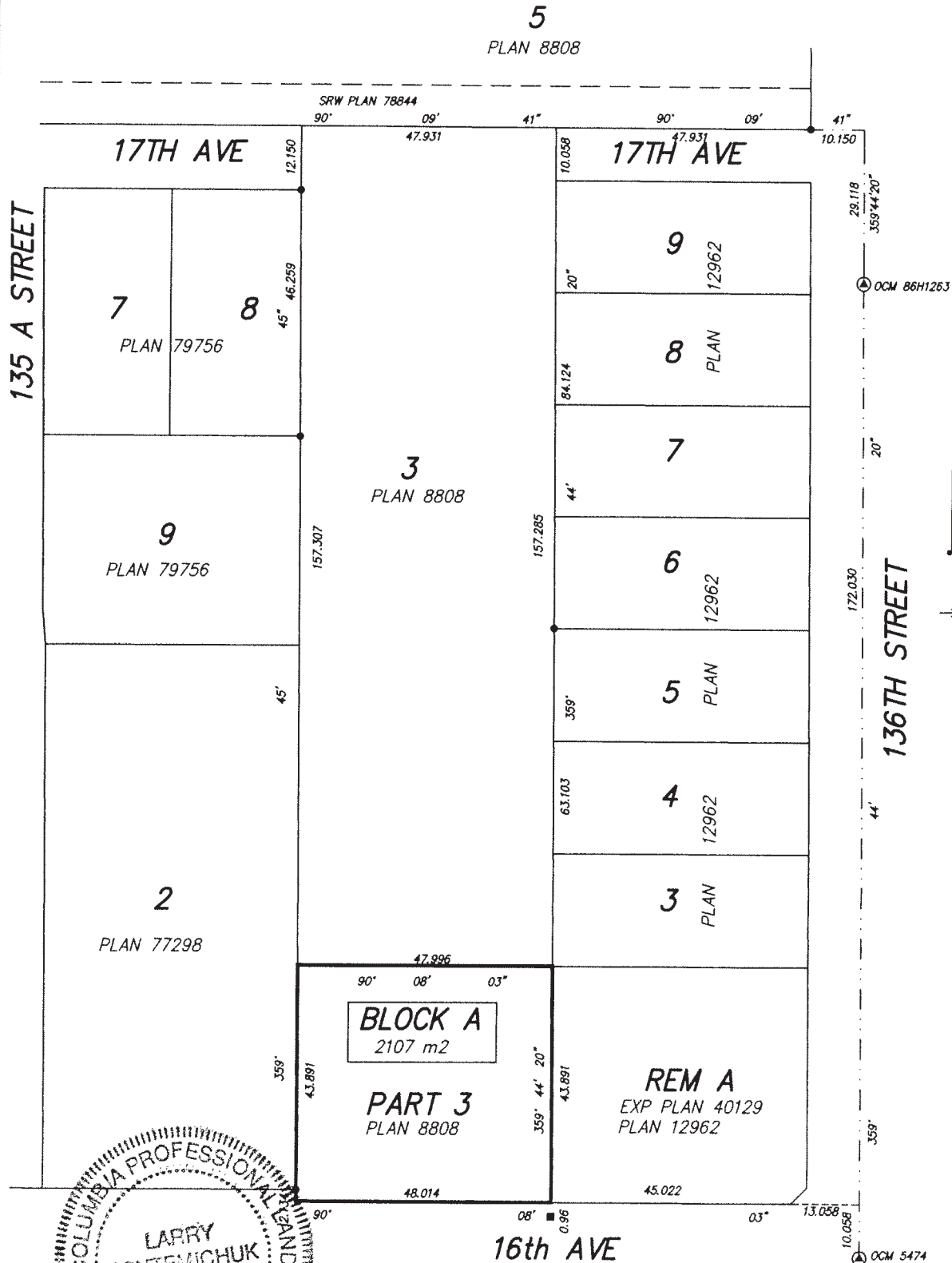
GRID BEARINGS DERIVED FROM
GEODETTIC MONUMENTS 5474 & 86H1263
ALL DISTANCES ARE IN GROUND LEVEL METERS
 (A) DENOTES CONTROL MONUMENT FOUND
 ● DENOTES STANDARD IRON POST FOUND
 ■ DENOTES STANDARD LEAD PLUG FOUND

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No _____ OVER PART LOT 3 SECTION 17
TOWNSHIP 1 NWD PLAN 8808.**

APPENDIX III



INTEGRATED SURVEY AREA No 1 SURREY NAD 83 (CSRS)

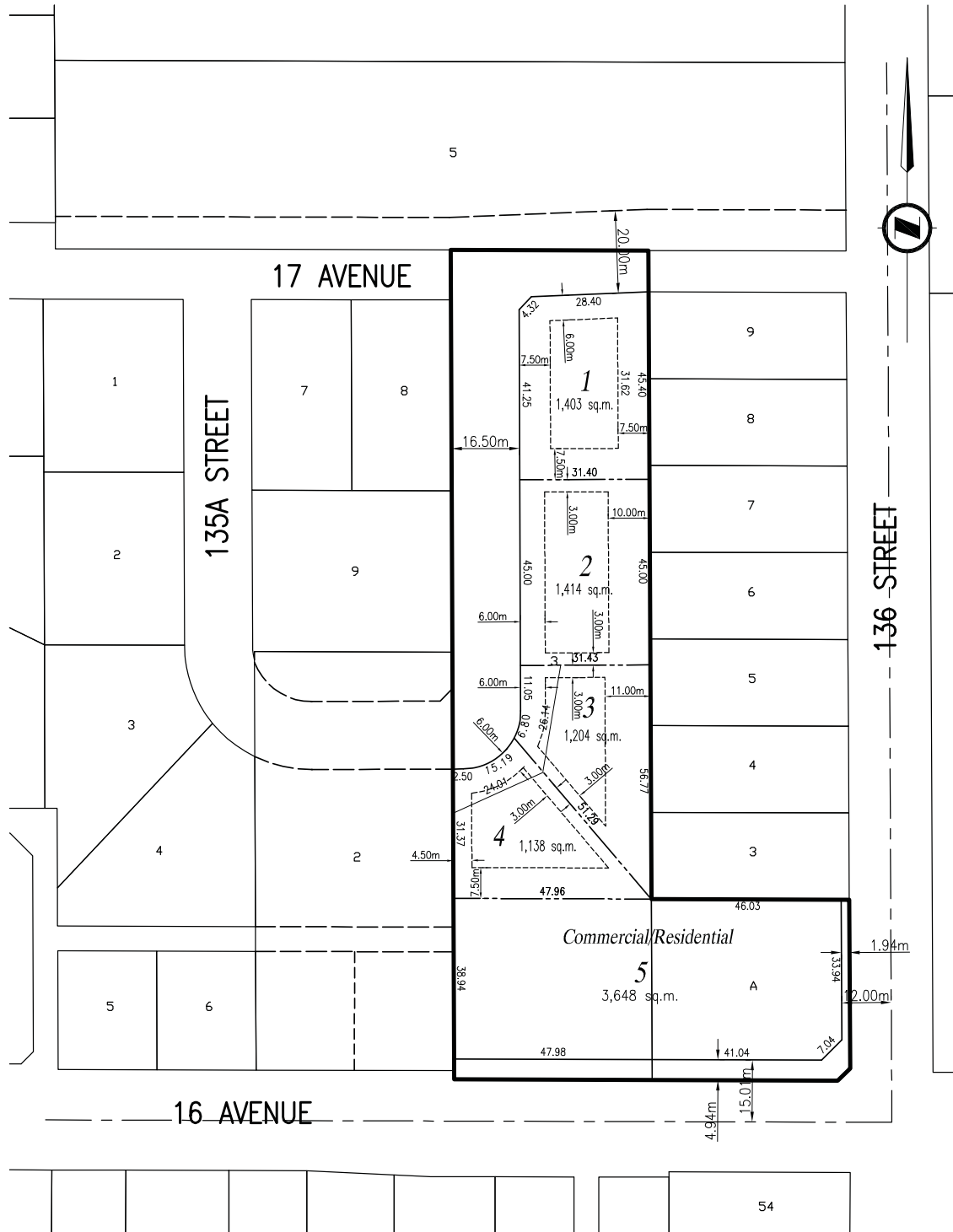


LARRY ACHTEMICHUK
COLUMBIA PROFESSIONAL LAND SURVEYOR
NO. 812
CERTIFIED CORRECT THIS 17TH DAY OF APRIL 2016

GRID BEARINGS DERIVED FROM
GEODETIC MONUMENTS 5474 & 86H1263
ALL DISTANCES ARE IN GROUND LEVEL METERS
 ● DENOTES CONTROL MONUMENT FOUND
 ○ DENOTES STANDARD IRON POST FOUND
 ■ DENOTES STANDARD LEAD PLUG FOUND

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APPENDIX IV



Total area approx. 11,738 sq.m. (2.90 ac)
 Layout assumes CD zone based on RH(G) Lots 1-4;
 minimum 1120/1300 sq.m. 24.0/30.0m wide 30.0m deep
 Minimum building setbacks as shown.
 Maximum lot coverage of 25%.
 Note: Maximum lot coverage and FAR (0.32) requirement apply,
 affecting envelopes as shown.

NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

H:\P\2111-02885-0\6885159-13557-16_Ave\10.02_DBA\WKS\10.02_Plan\10.02_Drawing\2111-02885-0_Sketch 7_2012.dwg, 4/17/2012, 2:55:57 PM



MIXED USE DEVELOPMENT
16th Ave & 136th Street
CREEKSIDE ARCHITECTS

ADP RE-SUBMISSION
2nd April 2012



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised for A.D.P.
4	Mar. 1, 2012	Revised for A.D.P.
3	Feb. 16, 2012	Revised for A.D.P.
2	Feb. 16, 2012	Issued for A.D.P.
1	Feb. 2, 2012	Issued for D.P.

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 SITE PLAN

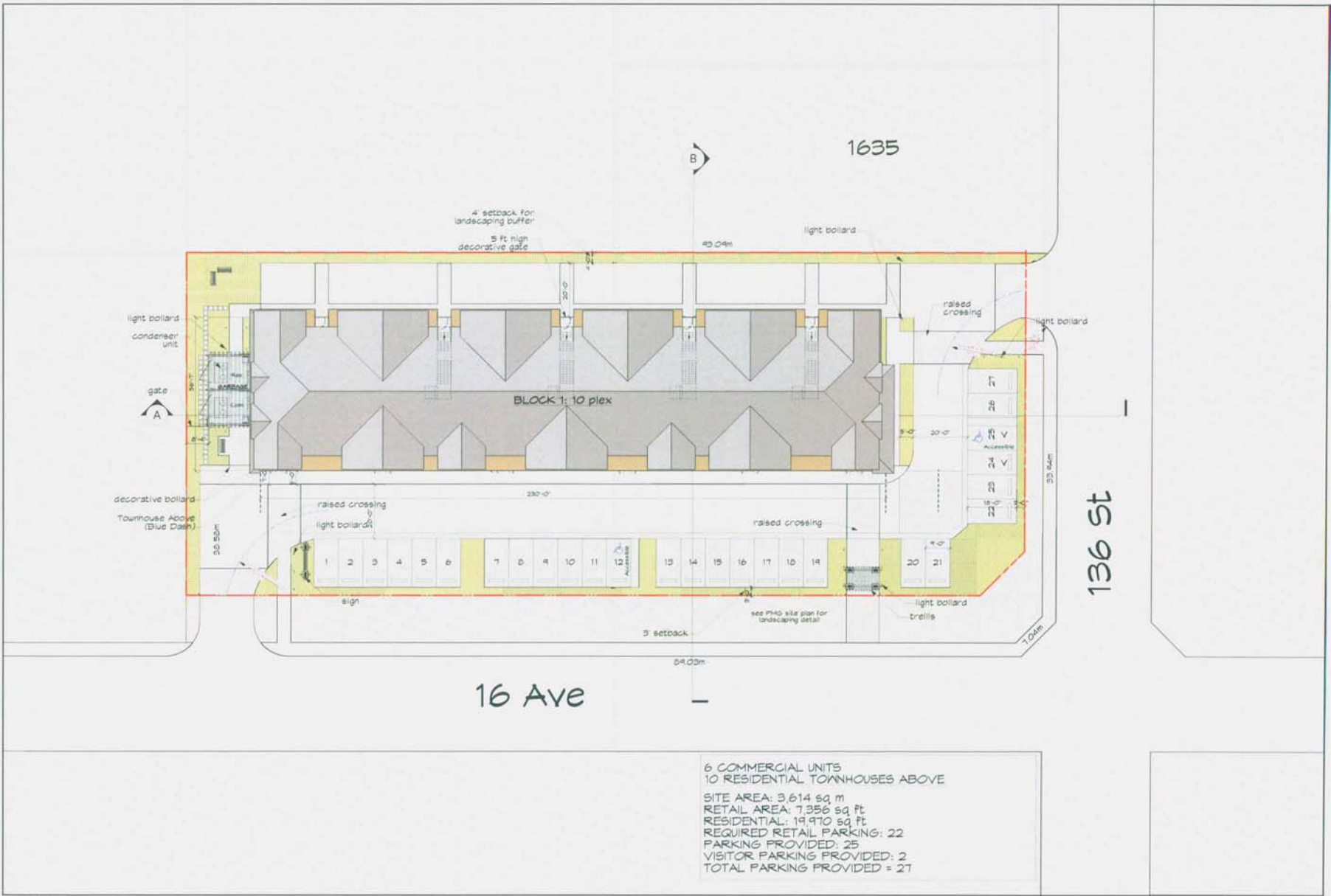
CREEKSIDE ARCHITECTS
 4700 - 152 STREET, SUITE 100
 SURREY, BC V3R 4G8
 TEL: 604.591.1111
 FAX: 604.591.1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT No
 31006

DESIGNER
 SB / EB / BD DA

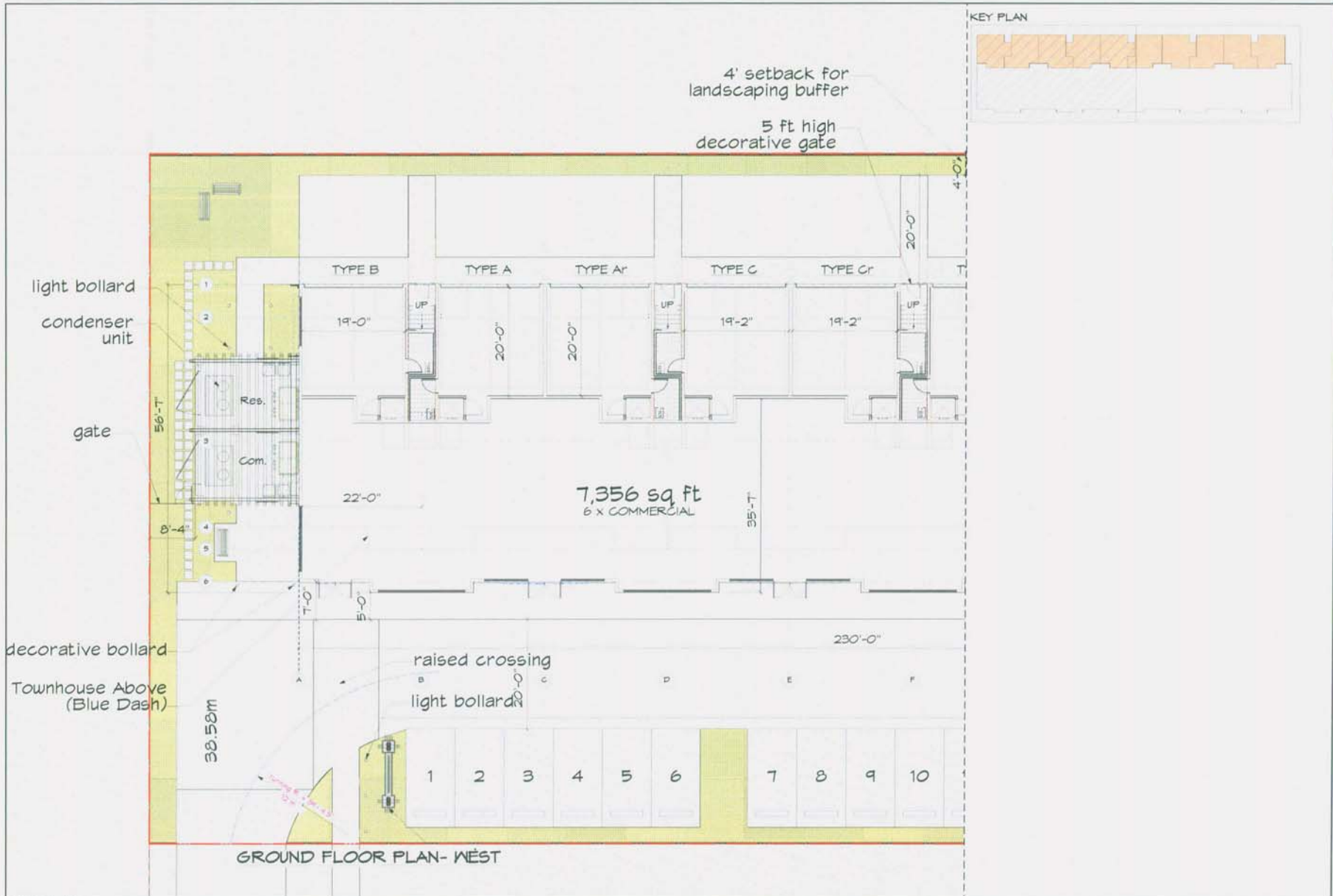
SCALE
 1/8" = 1'-0" (50% as 15x15)

PLOT DATE
 Apr 2, 2012



6 COMMERCIAL UNITS
 10 RESIDENTIAL TOWNHOUSES ABOVE

SITE AREA: 3,614 sq m
 RETAIL AREA: 7,356 sq ft
 RESIDENTIAL: 19,970 sq ft
 REQUIRED RETAIL PARKING: 22
 PARKING PROVIDED: 25
 VISITOR PARKING PROVIDED: 2
 TOTAL PARKING PROVIDED = 27



GROUND FLOOR PLAN- WEST

KEY PLAN



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
1	Feb. 2, 2012	Issued for D.P.
2	Feb. 9, 2012	Issued for A.D.P.
3	Feb. 16, 2012	Revised for A.D.P.
4	Mar. 1, 2012	Revised for A.D.P.
5	Apr. 2, 2012	Revised for A.D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**GROUND FLOOR PLAN
 WEST**

CREEKSIDE ARCHITECTS

4100 - 160th Street
 Surrey, BC V4N 1W4
 TEL: 604.591.1111
 FAX: 604.591.1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO:
31006

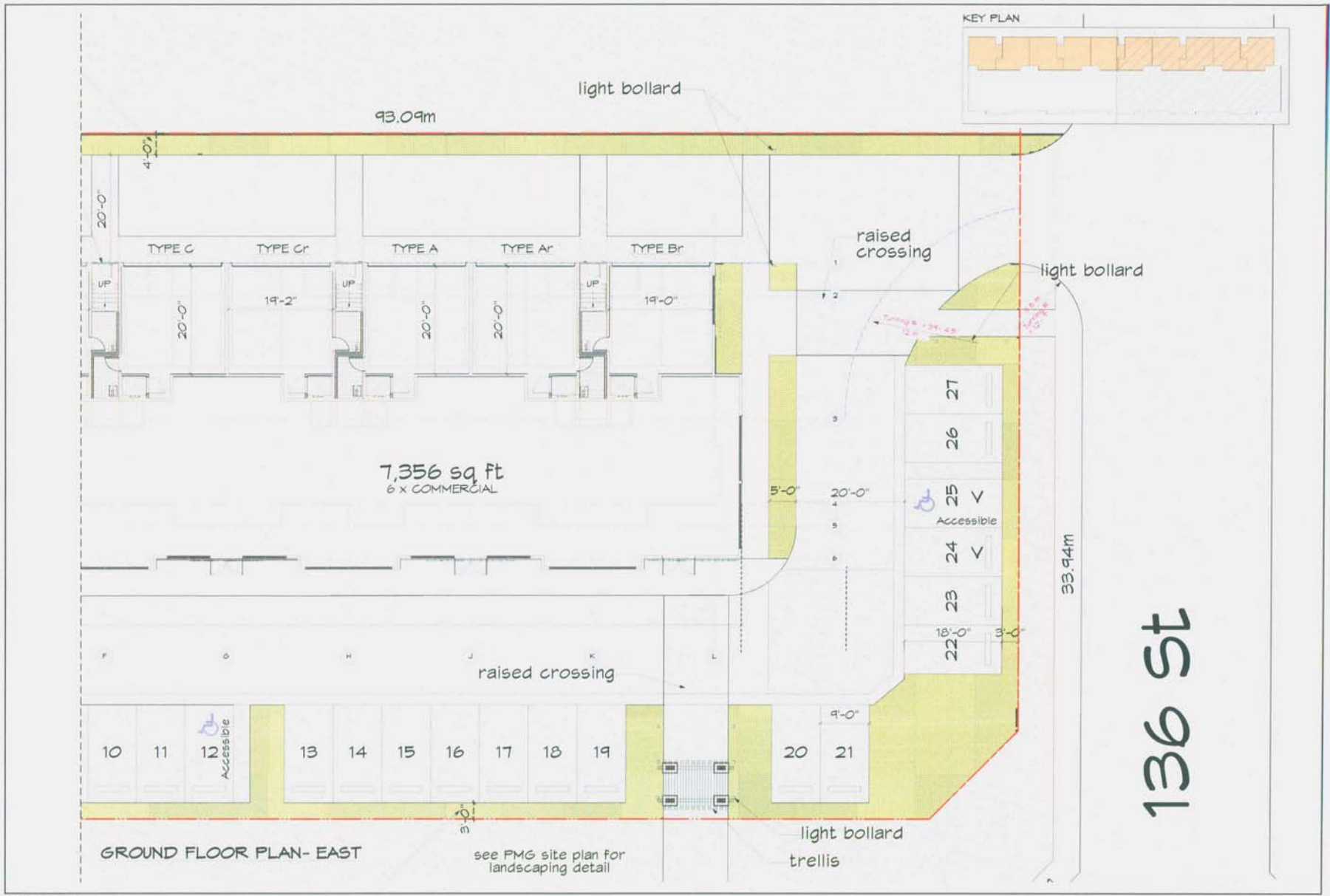
DESIGN: **DB / DB** APPROVED: **DA**

SCALE: **1/8" = 1'-0"** (30% @ 11x17)

PLOT DATE:
APR 2, 2012

A-2.1

1 Made with AutoCAD
 2 Printed with: VectorWorks 8



GROUND FLOOR PLAN- EAST

see FMG site plan for landscaping detail



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REVISIONS

NO	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised for ADP
4	Apr. 1, 2012	Revised for ADP
3	Feb. 28, 2012	Revised for ADP
2	Feb. 9, 2012	Issued for ADP
1	Feb. 2, 2012	Issued for D.P.

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 GROUND FLOOR PLAN
 EAST

CREEKSIDE ARCHITECTS

4100 - 16th Ave. Suite 100
 Surrey, BC V4A 1H1
 Tel: 604-581-1111
 Fax: 604-581-1112
 Website: www.creeksidearchitects.com

PROJECT No. 31008
 DRAWN BY: SB / CS / BB DA
 APPROVED BY: DA
 SCALE: 1/8" = 1'-0" (1/8" @ 1/4" = 1'-0")
 PLOT DATE: April 2, 2012

136 St

A-2.2

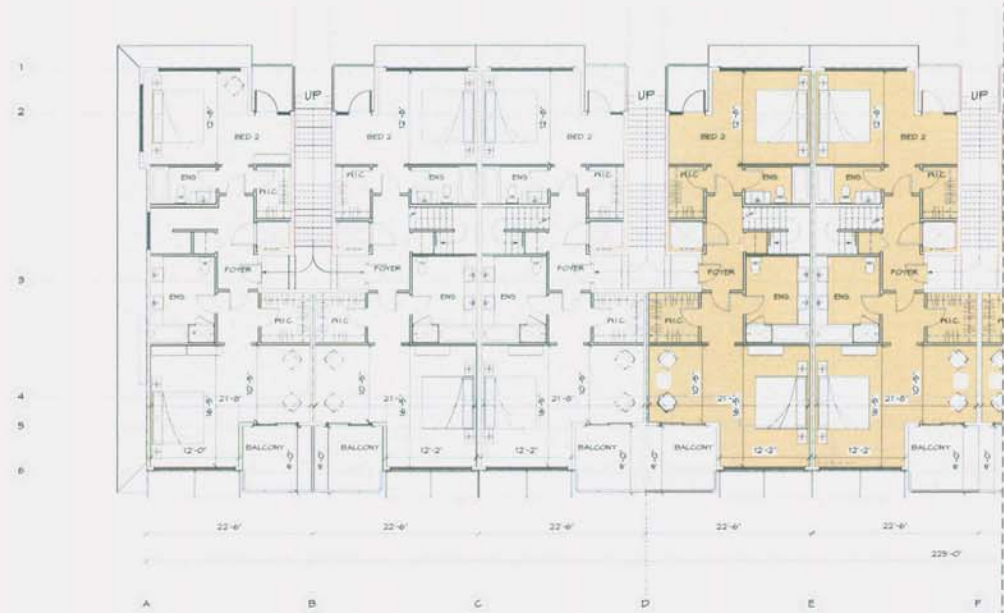
■ Made with AutoCAD
 7. made with AutoCAD

KEY PLAN



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TYPE B 2ND FLOOR AREA: 1,054 sq. ft.
 TYPE A 2ND FLOOR AREA: 1,041 sq. ft.
 TYPE A' 2ND FLOOR AREA: 1,041 sq. ft.
 TYPE C 2ND FLOOR AREA: 1,041 sq. ft.
 TYPE C' 2ND FLOOR AREA: 1,041 sq. ft.



SECOND FLOOR PLAN- WEST

REVISIONS TABLE

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised For A.D.P.
4	Mar. 1, 2012	Revised For A.D.P.
3	Feb. 16, 2012	Revised For A.D.P.
2	Feb. 4, 2012	Issued for A.D.P.
1	Feb. 3, 2012	Issued for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**SECOND FLOOR PLAN
 WEST**

CREEKSIDE ARCHITECTS

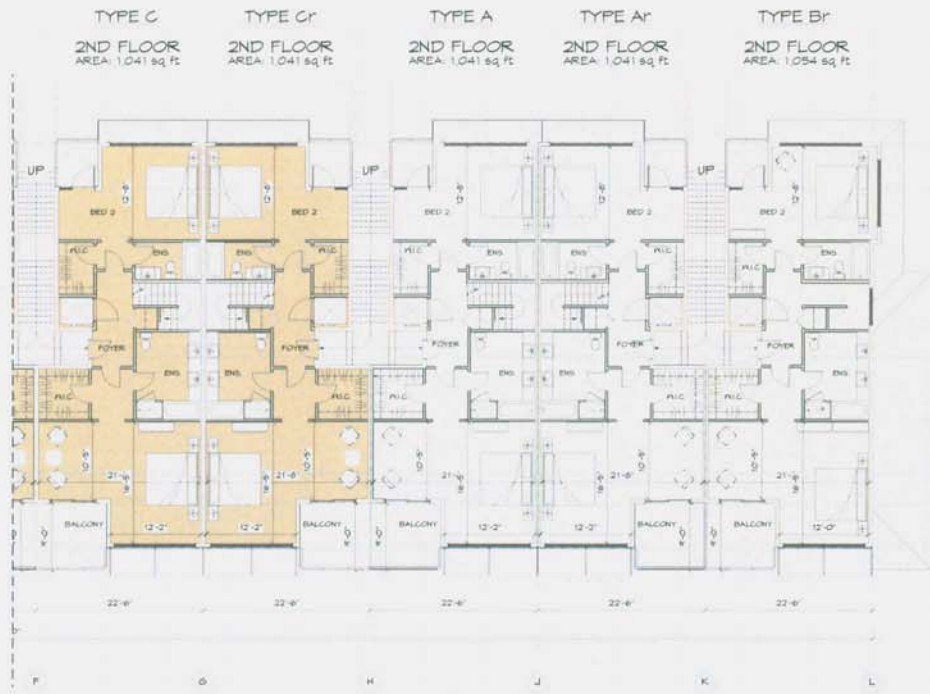
PROJECT NO.
 31006
 DRAWN: SB / ES / BB DA
 SCALE: 1/8" = 1'-0" (50% @ 11x17)
 PLOT DATE: Apr 2, 2012

A-2.3

KEY PLAN



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SECOND FLOOR PLAN- EAST

REVISIONS

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised for A.D.P.
4	Mar. 1, 2012	Revised for A.D.P.
3	Feb. 16, 2012	Revised for A.D.P.
2	Feb. 9, 2012	Revised for A.D.P.
1	Feb. 2, 2012	Revised for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
SECOND FLOOR PLAN EAST

CREEKSIDE ARCHITECTS
 1600 - 1500 15th Ave
 Surrey, BC V3R 2K1
 TEL: 604.591.1111
 FAX: 604.591.1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO.
31006

DRAWN
SB / ES / BD

APPROVED
DA

SCALE
1/8" = 1'-0" (50% as TYP)

PLOT DATE
APR 2, 2012

A-2.4

• Trade Work Unmarked
 • Indicated With Dashed Lines

KEY PLAN



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THIRD FLOOR PLAN- WEST

REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Released for A.D.P.
4	Mar. 1, 2012	Released for A.D.P.
3	Feb. 16, 2012	Released for A.D.P.
2	Feb. 4, 2012	Issued for A.D.P.
1	Feb. 2, 2012	Issued for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**THIRD FLOOR PLAN
 WEST**

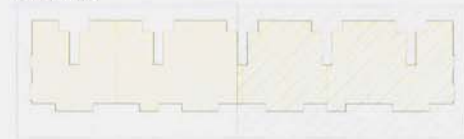
CREEKSIDE ARCHITECTS
 1600 - 1600 1600
 1600 1600 1600 1600
 1600 1600 1600 1600
 www.creeksidearchitects.com

PROJECT NO:
31008
 DRAWN: **SD** APPROVED: **DA**
 SD / DS / DS DA
 SCALE:
1/8" = 1'-0" (50% as 1/4" = 1'-0")
 PLOT DATE:
April 2, 2012

A-2.5

1. Made with AutoCAD 2012
 2. Printed with Plotter/Printer X

KEY PLAN



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TYPE C 3RD FLOOR AREA: 944 sq ft
 TYPE Cr 3RD FLOOR AREA: 949 sq ft
 TYPE A 3RD FLOOR AREA: 949 sq ft
 TYPE Ar 3RD FLOOR AREA: 949 sq ft
 TYPE Br 3RD FLOOR AREA: 972 sq ft



THIRD FLOOR PLAN- EAST

REVISION TABLE

NO	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised for A-D.P.
4	Mar. 1, 2012	Revised for A-D.P.
3	Feb. 16, 2012	Revised for A-D.P.
2	Feb. 9, 2012	Issued for A-D.P.
1	Feb. 9, 2012	Issued for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**THIRD FLOOR PLAN
 EAST**

CREEKSIDE ARCHITECTS

2110 - 10000 16th Street
 Surrey, BC V3R 4G8
 www.creeksidearchitects.com

Telephone: (604) 591-1111
 Fax: (604) 591-1112

PROJECT NO:
31008

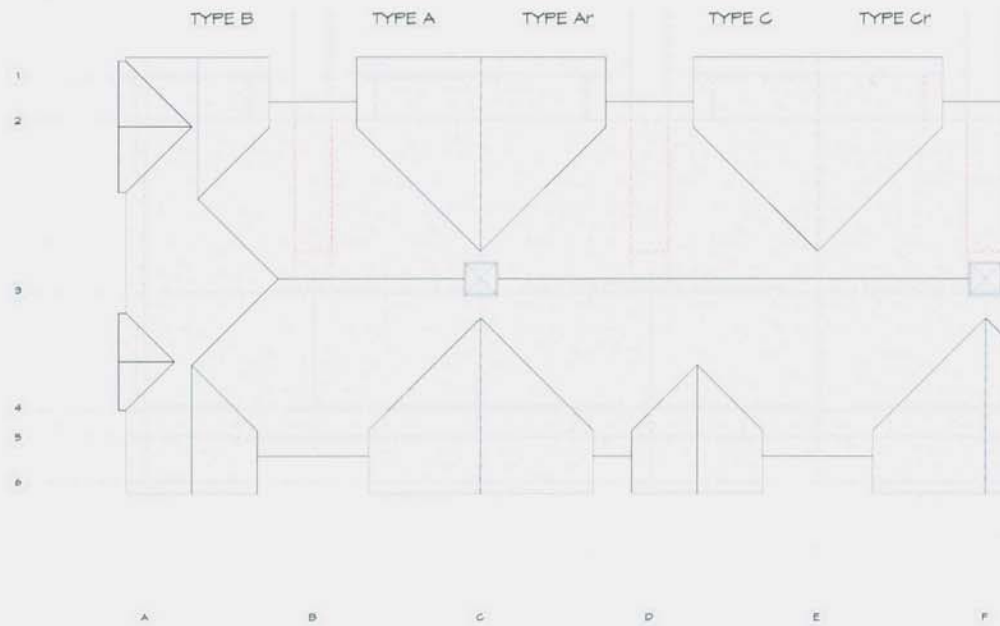
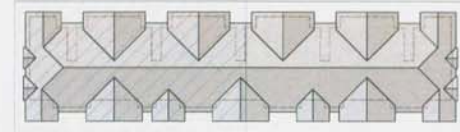
DRAWN: **SB / ES / BB** APPROVED: **DA**

SCALE:
1:50 (50% as 1:10)

PLOT DATE:
Apr 2, 2012

A-2.6

KEY PLAN



ROOF PLAN- WEST



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REVISIONS / ISSUES

NO	DATE	DESCRIPTION
3	Apr. 2, 2012	Revised for A.I.P.
4	Jan. 1, 2012	Revised for A.I.P.
5	Feb. 26, 2012	Revised for A.I.P.
2	Feb. 8, 2012	Issued for A.I.P.
1	Apr. 2, 2012	Issued for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**ROOF PLAN
 WEST**

CREEKSIDE ARCHITECTS

415 - 1000 WEST 41ST ST
 VANCOUVER, BC V6V 1C7
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO:
31009

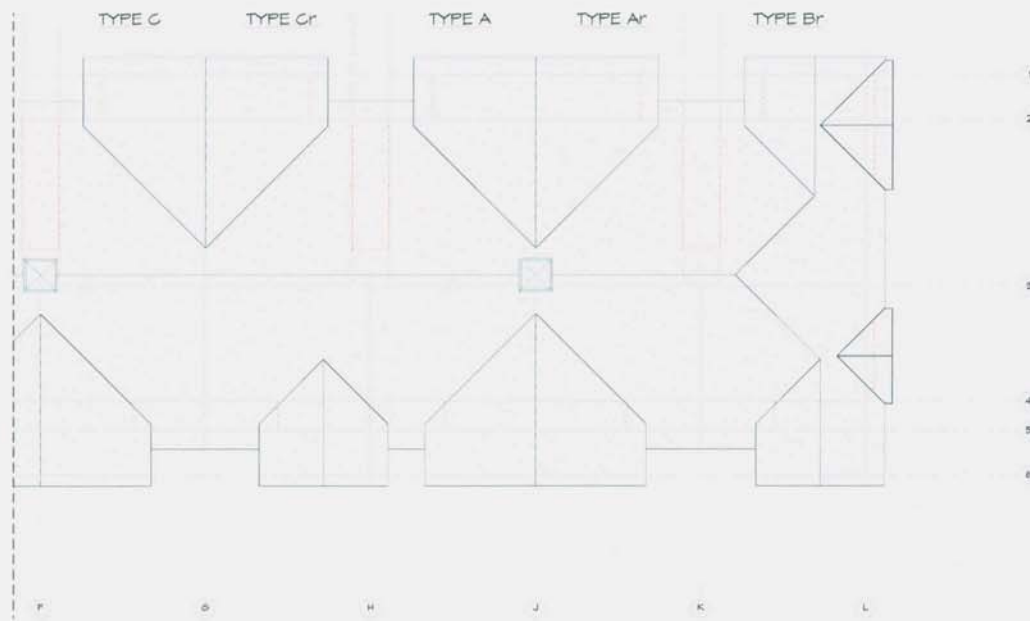
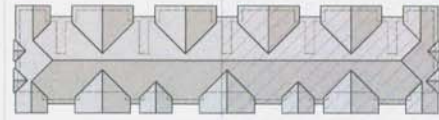
DRAWN: **ES / BG** APPROVED: **DA**

SCALE:
1/8" = 1'-0" (50% as SHOWN)

PLIST DATE:
Apr 2, 2012

A-2.7

KEY PLAN



ROOF PLAN- EAST



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
5	Mar. 3, 2012	Released for ADP
4	Mar. 1, 2012	Released for ADP
3	Feb. 28, 2012	Released for ADP
2	Feb. 4, 2012	Issued for ADP
1	Feb. 2, 2012	Issued for D.P.

PROJECT NAME
**16 AVE
 SURREY, BC**

DRAWING TITLE
**ROOF PLAN
 EAST**

CREEKSIDE ARCHITECTS

ARCHITECTS
 1600 - 15th Street West
 Surrey, BC V4A 1S7
 TEL: 604-273-8888
 FAX: 604-273-8889
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT No.

PROJECT No.

STAGE

STAGE / ED / SB / DA

SCALE

SCALE: 1/8" = 1'-0" (50% as 1/4" = 1'-0")

PILOT DATE

Apr 12, 2012

A-2.8



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REVISIONS/TABLE

NO	DATE	DESCRIPTION
1	Apr. 2 2012	Issued for A.D.P.
2	Apr. 1 2012	Revised for A.D.P.
3	Feb. 9 2012	Issued for A.D.P.
4	Mar. 1 2012	Revised for A.D.P.
5	Apr. 2 2012	Revised for A.D.P.

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 ELEVATIONS SOUTH & WEST

CREEKSIDE ARCHITECTS
 410 - 1500 - 1500
 604 - 604 - 604
 1500 - 1500 - 1500
 1500 - 1500 - 1500
 1500 - 1500 - 1500
 PROJECT NO:
 31008
 DRAWN: DA
 APPROVED: DA
 SCALE:
 1/8" = 1'-0" (30% MAX 1/4" = 1'-0")
 PLOT DATE:
 APR 2, 2012

A-3.1



SOUTH ELEVATION



EXTERIOR MATERIAL & COLOUR SCHEDULE

No.	Material	Colour
1	Hardie Plank Lap Siding	BM - OC 13 - Soft Chamois
2	Ledge Stone Siding	"Ocean Pearl Natural"
3	Hardie Plank Lap Siding	BM - HC 52 - Ansonia Peach
4	Pre-finished Metal Railing	Gray
5	Vinyl Window	Black
6	Window Trim	BM - HC 01 - Ashley Gray
7	Stained Wood Posts & Privacy Screen	Sikkens Cetol OTT Cedar
8	Fascia Board	BM - HC 01 - Ashley Gray
9	Painted Garage Door	BM - OC 2B - Collingwood
10	Soffit	Natural Wood
11	Standing Seam Metal Roof	Gray
12	Glass	Oldcastle White Lam 015 Diffused



WEST ELEVATION

1. Take 1/8\"/>



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
1	Apr 2, 2012	Issued for A/D/P
2	Apr 16, 2012	Issued for A/D/P
3	Apr 16, 2012	Issued for A/D/P
4	Apr 16, 2012	Issued for A/D/P
5	Apr 2, 2012	Issued for A/D/P

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 ELEVATIONS
 NORTH & EAST

CREEKSIDE ARCHITECTS
 1600 WEST 4TH STREET
 VANCOUVER, BC V6L 1A8
 TEL: 604-271-1111
 WWW.CREEKSIDEARCHITECTS.COM
 PROJECT NO.
 31006
 DRAWN: [Signature]
 50 / 65 / 90 DA
 APPROVED: [Signature]
 SCALE: 1/8" = 1'-0" (50% as 11x17)
 PLOT DATE
 Apr 2, 2012

A-3.2



NORTH ELEVATION



EXTERIOR MATERIAL & COLOUR SCHEDULE

No.	Material	Colour
1	Hardie Plank Lap Siding	BM - OC 13 - Soft Chamois
2	Ledge Stone Siding	'Ocean Pearl Natural'
3	Hardie Plank Lap Siding	BM - HC 52 - Ansonia Peach
4	Pre-finished Metal Railing	Gray
5	Vinyl Window	Black
6	Window Trim	BM - HC 01 - Ashley Gray
7	Stained Hood Posts & Privacy Screen	Sikkens Cetol OT7 Cedar
8	Fascia Board	BM - HC 01 - Ashley Gray
9	Painted Garage Door	BM - OC 26 - Collingwood
10	Soffit	Natural Wood
11	Standing Beam Metal Roof	Gray
12	Glass	Oldcastle White Lam 015 Diffused



EAST ELEVATION



SOUTH EAST ELEVATION



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
6	Apr. 2, 2012	Revised for A.D.P.
4	Mar. 1, 2012	Revised for A.D.P.
3	Feb. 16, 2012	Revised for A.D.P.
2	Feb. 14, 2012	Issued for A.D.P.
1	Feb. 3, 2012	Issued for D.P.

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 ELEVATION
 SOUTH EAST

CREEKSIDE ARCHITECTS
 4775 - 166 STREET, SUITE 100
 VANCOUVER, BRITISH COLUMBIA
 V6N 1C7
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO.
 31006

DRAWN / **APPROVED**
 SB / ES / BD / DA

SCALE
 1/8" = 1'-0" (50% of 1/4" = 1'-0")

PLOT DATE
 Apr 2, 2012

A-3.4



NORTH EAST ELEVATION



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Revised for A.D.P.
4	Mar. 1, 2012	Revised for A.D.P.
3	Feb. 16, 2012	Revised for A.D.P.
2	Feb. 8, 2012	Issued for A.D.P.
1	Feb. 2, 2012	Issued for O.P.

PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 ELEVATION
 NORTH EAST

CREEKSIDE ARCHITECTS

1111 16th Street
 Vancouver, BC V6Z 2Y4
 Tel: 604-273-1111
 Fax: 604-273-1112

PROJECT NO.

31008

DRAWN BY

SB / ES / SB

APPROVED BY

DA

SCALE

1/4" = 1'-0" (50% @ 1/4" = 1/4")

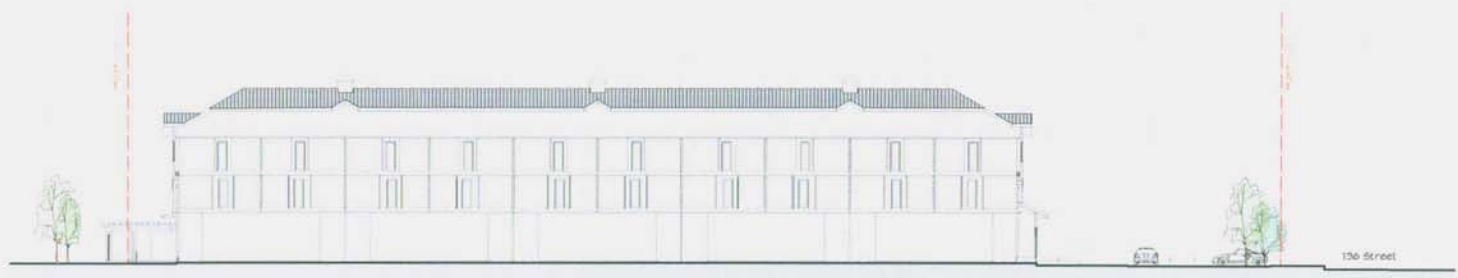
PLOT DATE

Apr 2, 2012

A-3.5



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SITE / BUILDING SECTION A



SITE / BUILDING SECTION B

REVISIONS / ISSUES

NO	DATE	DESCRIPTION
3	Apr 2, 2013	Revised for ADP
4	Mar 1, 2013	Revised for ADP
9	Feb 16, 2013	Revised for ADP
2	Feb 8, 2013	Issued for ADP
1	Feb 2, 2013	Issued for ADP

PROJECT NAME
16 AVE
 SURREY, BC

DRAWING TITLE
SITE SECTIONS

CREEKSIDE ARCHITECTS

ARCHITECTS
 1000 136 STREET
 SURREY, BC V4A 1A1
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO.
3100B

DRAWN BY: **SB / EG / BB**
 APPROVED BY: **DA**

SCALE
 1/8" = 1'-0" (50% @ 11x17)

PLT DATE
 Apr 2, 2013

A-3.6



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION
1	Feb. 2, 2012	Issued for ADP
2	Feb. 9, 2012	Issued for ADP
3	Feb. 16, 2012	Revised for ADP
4	Mar. 1, 2012	Revised for ADP
5	Apr. 2, 2012	Revised for ADP

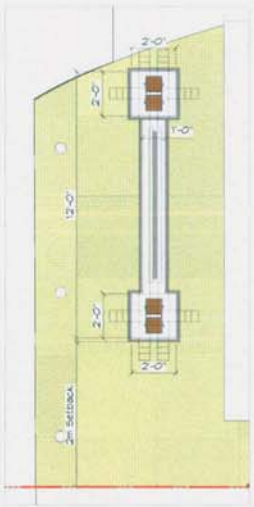
PROJECT NAME
 16 AVE
 SURREY, BC

DRAWING TITLE
 SIGNAGE

CREEKSIDE ARCHITECTS
 410 - 1500 B STREET
 SURREY, BC V3R 4G4
 TEL: 604-591-1111
 FAX: 604-591-1112
 WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO.
 31008
DESIGNER
 SB / SB / BD
DATE
 N/A
SCALE
 1/8" = 1'-0"
PLAT DATE
 APR 2, 2012

A-3.7



PLAN

Signage will be limited to letters no more than 14" to 16" high which will be mounted to wood channels.
 All signage to conform to the City of Surrey Sign By-Law



FASCIA SIGN SOUTH VIEW



FASCIA SIGN FRONT DETAIL



FASCIA SIGN SECTION DETAIL

Sign letters shall be no more than 12" high, cut out of opaque metal backing. The letters may be backlit.
 All signage to conform to the City of Surrey Sign By-Law



FRONT ELEVATION



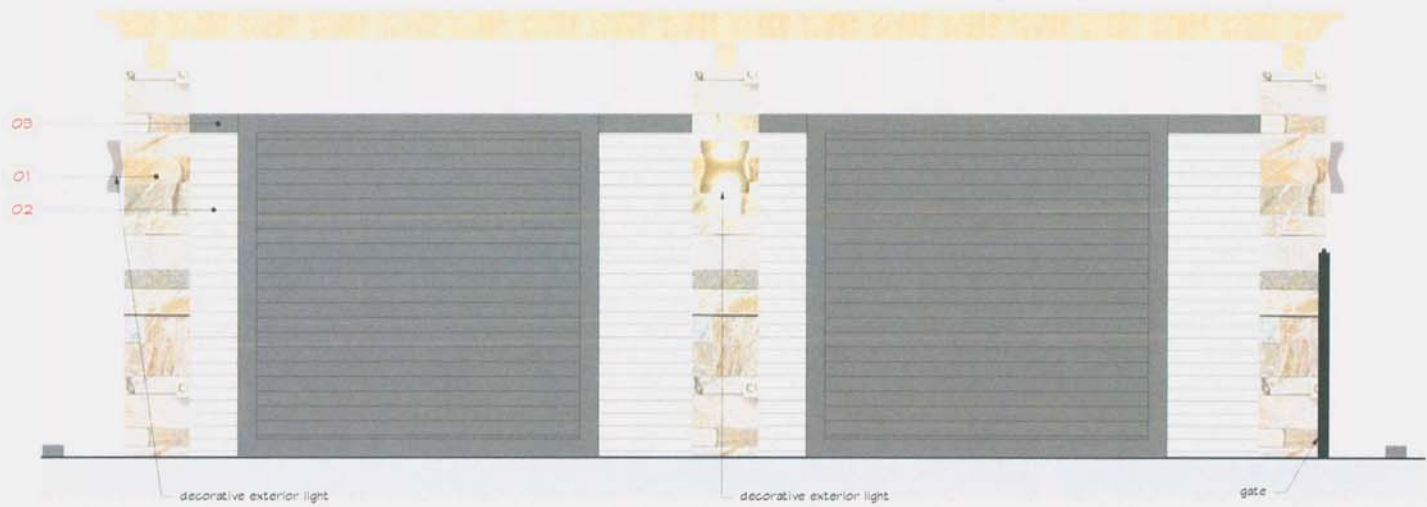
SIDE ELEVATION



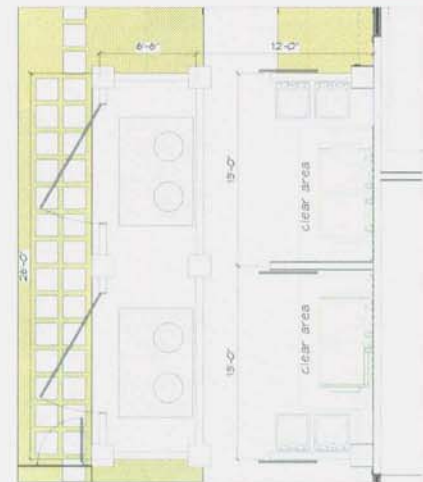
SOUTH WEST VIEW

• Made With AutoCAD
 Created With VectorWorks

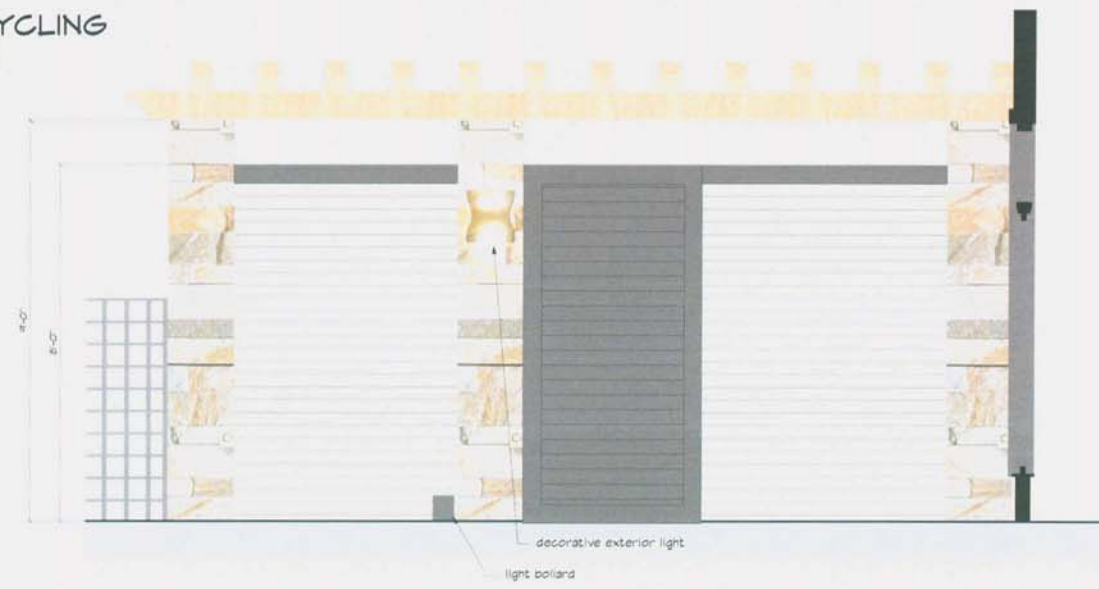
-  01 Ledge stone Siding - "Clean Pearl Natural"
-  02 Hardi plank Lap Siding - Benjamin Moore - CB 13 - Soft Chamise
-  03 Metal Flashing Pre-Finished



**GARBAGE & RECYCLING
WEST ELEVATION**



**GARBAGE & RECYCLING
PLAN**



**GARBAGE & RECYCLING
SOUTH ELEVATION**



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REVISIONS TABLE

NO.	DATE	DESCRIPTION
5	Apr. 2, 2012	Released for A.D.P.
4	Mar. 1, 2012	Released for A.D.P.
3	Feb. 28, 2012	Released for A.D.P.
2	Feb. 9, 2012	Issued for A.D.P.
1	Feb. 2, 2012	Issued for D.P.

PROJECT NAME
16 AVE
SURREY, BC

DRAWING TITLE
GARBAGE & RECYCLING

CREEKSIDE ARCHITECTS

TEL: 604.582.0000
TEL: 604.582.0100
WWW.CREEKSIDEARCHITECTS.COM

PROJECT NO.
31006

DRAWN: 56 / BS / DB **APPROVED:** DA

SCALE: 3/4" = 1'-0" (30% max 11x17)

PLOTT DATE: APR 2, 2012

A-3.8



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011; f: 604 294-0022

SEAL:

PLANT SCHEDULE				PMG JOB NUMBER:
KEY	QTY	BOTANICAL NAME	COMMON NAME	12009
TREE				
10	1	ACER RUBRUM 'ARMSTRONGII'	COLLIMAR RED MAPLE	6CM CAL; 2M STD; B4B
7	1	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	6CM CAL; 1.6M STD; B4B
11	1	LIQUIDAMBAR STYRACIFLUA 'KORPLESDON'	KORPLESDON SHEET GUM	6CM CAL; 2M STD; B4B
1	2	STREET TREE		BY PARKS DEPT
2	2	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	B4B, 3.0M
SHRUB				
41	1	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 80CM
6	1	ILEX GRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 80CM
14	1	RHOODODENDRON 'FURNIVALS DAUGHTER'	RHOODODENDRON; PINK HAY	#3 POT; 80CM
149	1	ROSA EXPLORER 'CHARLES ALBANEL'	CHARLES ALBANEL ROSE; PINKISH-PURPLE	#3 POT; 80CM
54	1	SYMPLOCARPOS MAGNIF. 'BERRY'	SHIMMER; PINK BERRIES	#2 POT; 80CM
144	1	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.5M HT; B4B
GRASS				
167	1	CAREX FLAGGA	BLUE SEDGE	#1 POT
321	1	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
24	1	HEPEROCALLIS LITTLE WINE CUP	LITTLE WINE CUP; DAYLILY; RED	#2 POT; 2-3 FAN
GC				
180	1	GAULTHERIA SHALLOON	SALAL	#1 POT; 20CM
48	1	LONGICERA FILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
52	1	PACHYANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



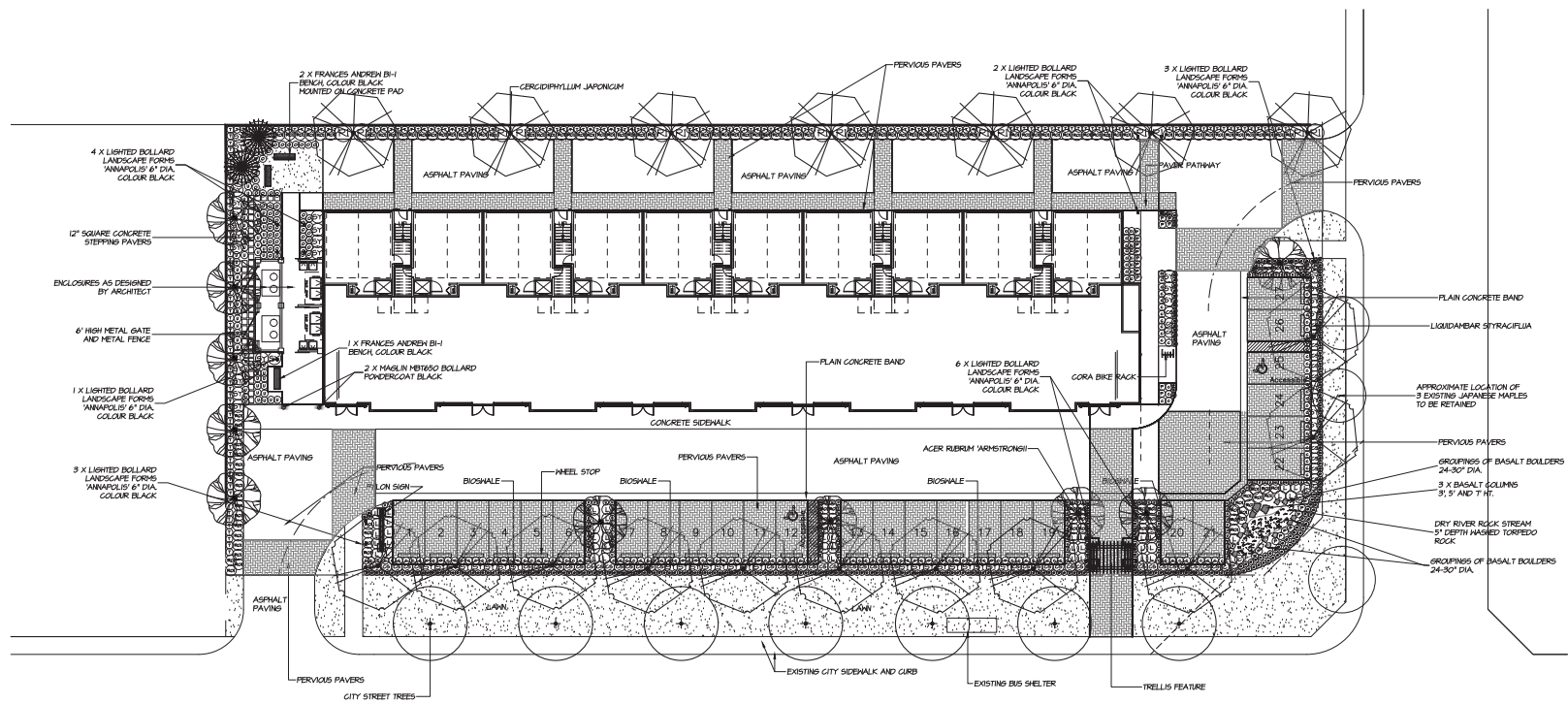
BENCH - FRANCES ANDREW BI-1
COLOUR BLACK



LIGHTED BOLLARD
LANDSCAPE FORMS 'ANNAPOLIS'
6" DIA., POWDERCOAT BLACK



BOLLARD - MAGLIN MATTEO
POWDERCOAT BLACK



NO.	DATE	REVISION DESCRIPTION	DR.
11	12.APR.18	WEST PL TREES	
10	12.APR.03	REVISE SIDEWALK / LANDSCAPE	DO
9	12.MAR.30	REV. PER CITY COMMENTS/NEW SITE	BA
8	12.MAR.26	TRELLIS ADDED	MM
7	13.MAR.23	REV. PER NEW SITE PLAN	BA
6	12.MAR.23	REV. PER CITY COMMENTS	BA
5	12.MAR.16	REV. PER NEW SITE PLAN	BA
4	12.FEB.28	NEW SITE PLAN	DO
3	12.FEB.16	NEW SITE PLAN	DO
2	12.JAN.31	CITY SUBMISSION	DO
1	12.JAN.30	NEW SITE PLAN	DO

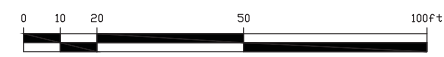
CLIENT:

PROJECT:

MIXED USE DEV.
16TH AVE & 136TH ST
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.JAN.16 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM **L1**
DESIGN: MM
CHKD: MCY **OF 2**



12009-11.ZIP

PMG PROJECT NUMBER:

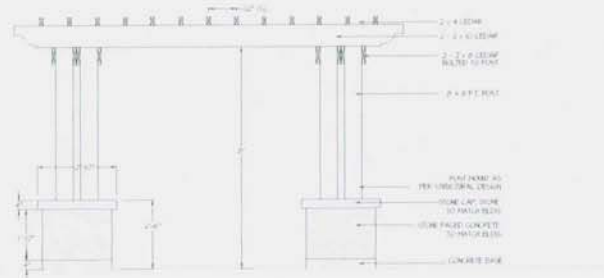
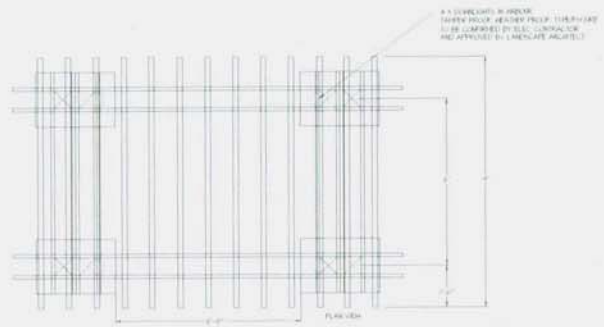
12-003

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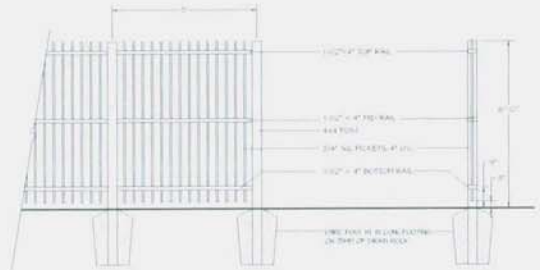


1544 C100 - 4185 168 Drive
Surrey, British Columbia, V3C 6Z9
p 604.264.0011, f 604.264.0022

DEAL



1 TRELLIS
SCALE: 1/2"=1'-0"



NOTE:
ALL METAL PICKETS TO BE FINISHED IN BLACK.
2 6' HIGH METAL PICKET FENCE
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION/DESCRIPTION	DR.
1	11 MAR 16	BY: PERRY/RYAN	MEY
2	12 JAN 16	REVISED DRAWING	MEY

PROJECT
MIXED USE DEV.
16TH AVE & 136TH ST
SURREY, BC

DRAWING TITLE
LANDSCAPE DETAILS

DATE	12 JAN 16	DRAWING NUMBER
SCALE	AS NOTED	L2 OF 2
DRAWN	ANA	
DESIGN	ANA	
CHECK	MCK	

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

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

DATE: **March 26, 2012** PROJECT FILE: **7811-0288-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13557/13589 - 16 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate approximately 11.5 metres on 17 Avenue for ultimate 20 m local road;
- dedicate 4.942 metres on 16 Avenue for ultimate 30 m arterial;
- dedicate 1.942 metres on 136 Street for ultimate 24 m collector;
- dedicate 16.5 metre for 135B Street.
- dedicate 5.0m x 5.0m corner cut at the intersection of 16 Avenue and 136 Street.
- dedicate 3.0m x 3.0m corner cut at the intersection of 135B Street and 17 Avenue.

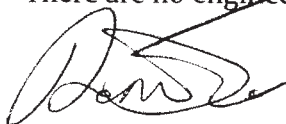
Works and Services

- construct bus shelter pad (2.0m deep 4.0m long) behind sidewalk at 16 Avenue;
- construct west side of 136 Street;
- construct south side of 17 Avenue;
- construct 135B Street;
- construct sanitary sewer, storm sewer and water mains to service the development; and
- provide service connections to each lot.

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
LR



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 proposed development will not have an impact on these projections.

Monday, February 06, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0288 00

SUMMARY

The proposed 4 single family lots and 11 townhouse units are estimated to have the following impact on the following schools:

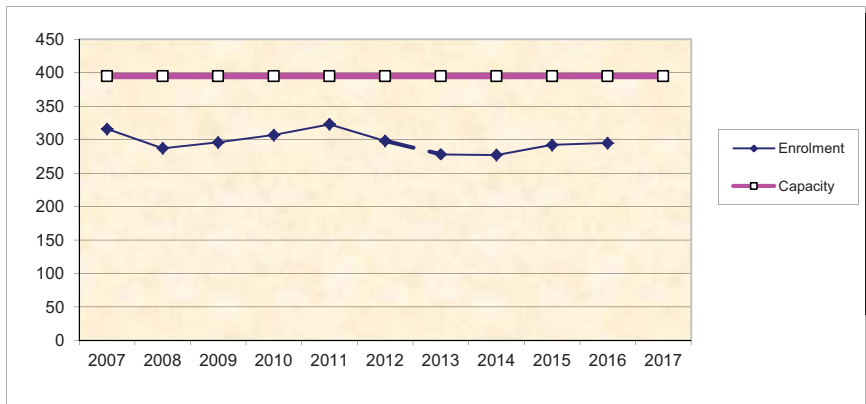
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

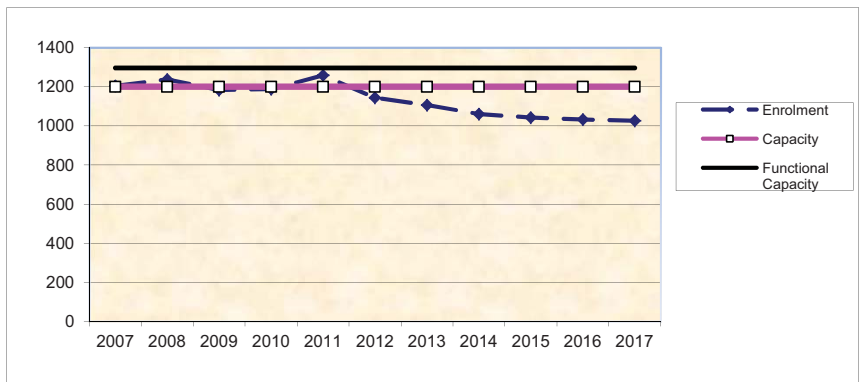
September 2011 Enrolment/School Capacity

Ray Shepherd Elementary	
Enrolment (K/1-7):	37 K + 286
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1258
Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

Ray Shepherd Elementary



Elgin 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.

Surrey Project no: 7911-0288-00
Project Location: 13557 and 13589 – 16 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

Development of the subject site will result in the extension of 17 Avenue from 135A Street to 136 Street, effectively joining two distinctly different character areas together. Given the proposed lot layout, the 135A Street character area is the more important of the two.

Homes in the 135A Street character area, with one exception, should all be classified as Traditional / Neo-Traditional "suburban-estate" context homes. There is one 3000 sq.ft. low profile Bungalow with 10:12 pitch all-common-hip roof with cedar shingle roof. This home is clad in cedar and has a significant brick accent. All other homes are classified as 1 ½ storey or Two-Storey type. Massing scale on these homes ranges from mid-scale to "mid-to-high scale. These homes have well balanced, proportionally consistent massing designs that provide ideal context for the subject site. Front entrances are one storey in height. All homes have a triple garage. Roof slope ranges from 5:12 to 12:12; however most of these context homes have a slope of 10:12 or higher. All of the 135A Street homes have a cedar shingle roof, and all have concealed gutters. Walls are clad either in stucco or in cedar, and homes are in neutral and natural colours only. Landscape standards are average for suburban estate areas consisting of 20-40 now mature shrubs and native conifers. All homes in this area have an exposed aggregate driveway. Overall, these homes provide excellent context for the subject site.

The 136 Street character area will now be open to the 135A Street area, and so will be impacted moderately by the development of the subject site. There is one home at 1712 – 136 Street that is consistent in theme, character, and representation to the context homes described above on 135A Street. This home is a 4000 sq.ft. "Neo-Traditional" style Two-Storey type home with 10:12 slope all-common-hip roof with cedar shingle surface. The home is clad in stucco with wood shutter details. This can also be considered a context home. Other homes along 136 Street were constructed in the pre-1950's – 1970's era. There is one 1 ½ Storey style authentic heritage home at 1695 – 136 Street that has upper floor area contained within the roof system extending up from the floor below (desirable). The home has an interlocking tab type asphalt shingle roof, and is clad in stucco, with horizontal cedar siding at the base and at gable ends. There is one 2800 sq.ft. "West Coast Contemporary Two-Storey home with only the garage visible from the street. There are two 1970's, 2800 sq.ft. "West Coast Traditional" style Cathedral Entry type dwellings. These homes have box-like massing characteristics due to the common economical floor above floor designs, which appear massive because the entire upper floor is exposed to street views. These homes have asphalt shingle roofs. One is clad in stucco, and one is clad in cedar. Neither provide suitable context for the subject site.

Other structures include the school at the intersection of 16 Avenue and 136 Street, and the light commercial centre at the same intersection, neither of which are architecturally relevant to the subject site.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) Context Homes: Many homes in the surrounding area provide desirable residential design context. The context homes are located at 1712 – 136 Street, 13568 – 17 Avenue, 13552 – 17 Avenue, 1659 – 135A Street, 1671 – 135A Street, and 1689 – 135A Street.
- 2) Style Character : The "Traditional" and "Neo-Traditional" suburban-estate character is relevant to the subject site.
- 3) Home Types : There are a variety of home types including Bungalows, 1½ Storey, Two-Storey, and Cathedral Entry.
- 4) Massing Designs : Context homes specified in section 1 above provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height. There are no exaggerated front entrances on homes in this area.
- 6) Exterior Wall Cladding : Context homes are clad in either stucco or cedar.
- 7) Roof surface : Roof surfaces include asphalt shingles or cedar shingles. All of the context homes described above have a cedar shingle roof.
- 8) Roof Slope : Roof pitch 8:12 or higher on all but one of the context homes.

Dwelling Types/Locations:	Two-Storey.....	55%
	1 ½ Storey.....	18%
	Basement Entry/Cathedral Entry	18%
	Rancher (bungalow).....	9%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in stucco or cedar. Vinyl has not been used on any of the context homes.

Roof Pitch and Materials: All context homes have a cedar shingle roof. Non-context homes in this area have an asphalt shingle roof surface.

Window/Door Details: Rectangular dominant.

Streetscape: The 135A Street character area, which is most relevant to this site contains suburban-estate manifestations of "Traditional" and "Neo-Traditional" styles. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade, resulting in homes that have a stable, balanced, aesthetically pleasing appearance. Main roof forms are common hip at slopes ranging from 5:12 to 12:12, but most are 10:12. All context homes have a cedar shake roof and all are clad in either stucco or cedar. The colour range includes only natural and neutral hues. Landscaping meets a common suburban-estate standard, featuring numerous mature shrubs and trees, and exposed aggregate driveways.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” located at 1712 – 136 Street, 13568 – 17 Avenue, 13552 – 17 Avenue, 1659 – 135A Street, 1671 – 135A Street, and 1689 – 135A Street. Homes will therefore be “Traditional”, “Heritage”, “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, similar siding materials.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone.

Vinyl not permitted.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty and a raised ridge cap. Grey, black, or brown only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *High quality suburban-estate standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lot1 shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 6, 2012

Reviewed and Approved by:  Date: March 6, 2012

TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 16th Street and 136th Ave, Surrey

Register Landscape Architect / Arborist Meredith Mitchell M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal in 25 January 2012.

The following is a summary of the tree assessment report for quick reference.

*Revised on April 16, 2012

1. General Tree Assessment of the Subject Site

- a. The subject site is located in Ocean Park, at the northwest corner of the border of White Rock.
- b. The site is untouched by demolition at this time.
- c. The site has an extensive buffer of conifers on west and northeast property line.
- d. The majority of the existing tree resources are mature Western Red Cedar, Douglas Fir and Grand fir.
- e. A total of 12 Grand Fir, 26 Douglas Fir and 29 Western Red Cedar (on and off site) were noted.

2. Summary of Proposed Tree Removal and Replacement

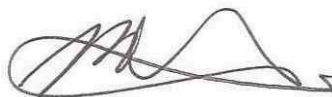
○	Number of Protected Trees Identified	43	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	23	(C)
○	Number of Trees to be Retained (A-B-C)	20	(D)
○	Number of Replacement Trees Required @ 2:1 (23 trees)	46	(E1)
○	Number of Replacement Trees Required @ 1:1	0	(E2)
○	Total Number of Replacement Trees Required	46	(E3=E1+E2)
○	Number of Replacement Trees Proposed	35	(F)
○	Number of Replacement Trees in Deficit (E – F)	11	(G)
○	Total Number of Protected and Replacement Trees (D+F)	55	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

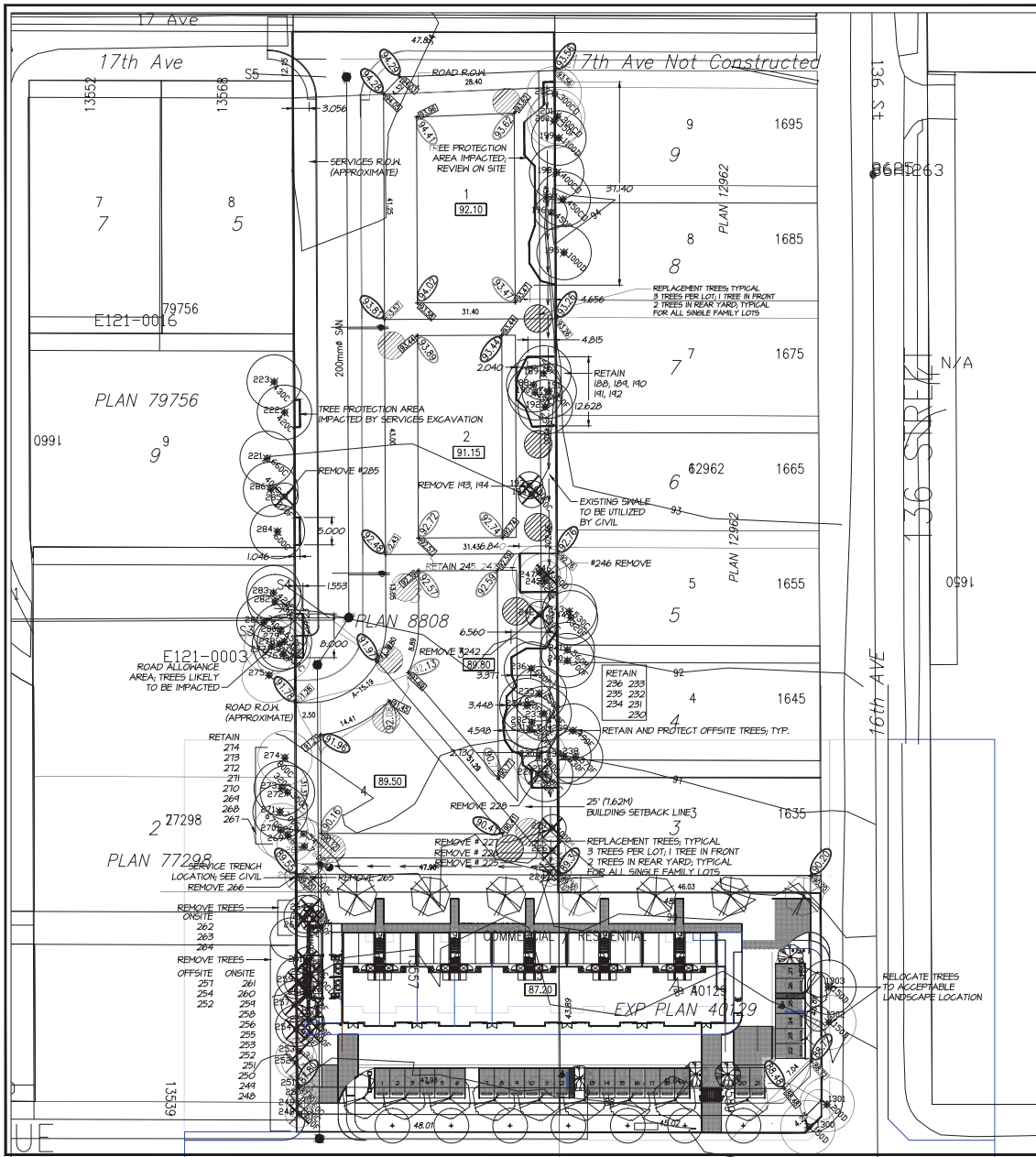
3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**
ISA Certified Arborist #PN-6089A
M2 Landscape Architecture
April 16, 2012





TREES PROTECTED BY SPECIES

ALEUTIC GARRY OAK
PACIFIC DOGWOOD
PACIFIC TERN
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GRANT SPINDA
BLACKGOD
MONKEY FLAZZLE TREE

SOLID 204 CONSTRUCTION WITH GRASS BRACING AND TOP AND BOTTOM RAILS

PLASTIC MESH SCREENING

12" MIN

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER @ 1.4m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METERS)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4
95	5.7
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DIA.

*DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

TREEPRO-80R

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553-0044
Fax: 604.553-0045

1 TREE PROTECTION BARRIER
M.T.S.

PLANT SCHEDULE

SYMBOL	SPECIES	COMPOSITION	MAX HEIGHT	MIN. GROWTH RATE	DATE
Q	REPLACEMENT TREES	MIX OF DECIDUOUS AND CONIFERS	MIN. 60% CAL. 10M ST. 8/15		

NOTE: PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES REFERRED TO ARE OF 1.5M DIA. STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HANDLING AND OTHER PLANT MATERIAL REQUIREMENTS. FURNISH AND DELIVER TRADE PLANT MATERIAL AVAILABLE FOR OPTIMAL DELIVERY BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRORER VALLEY. SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - CERTIFICATION OF CONDITIONS OF AVAILABILITY.

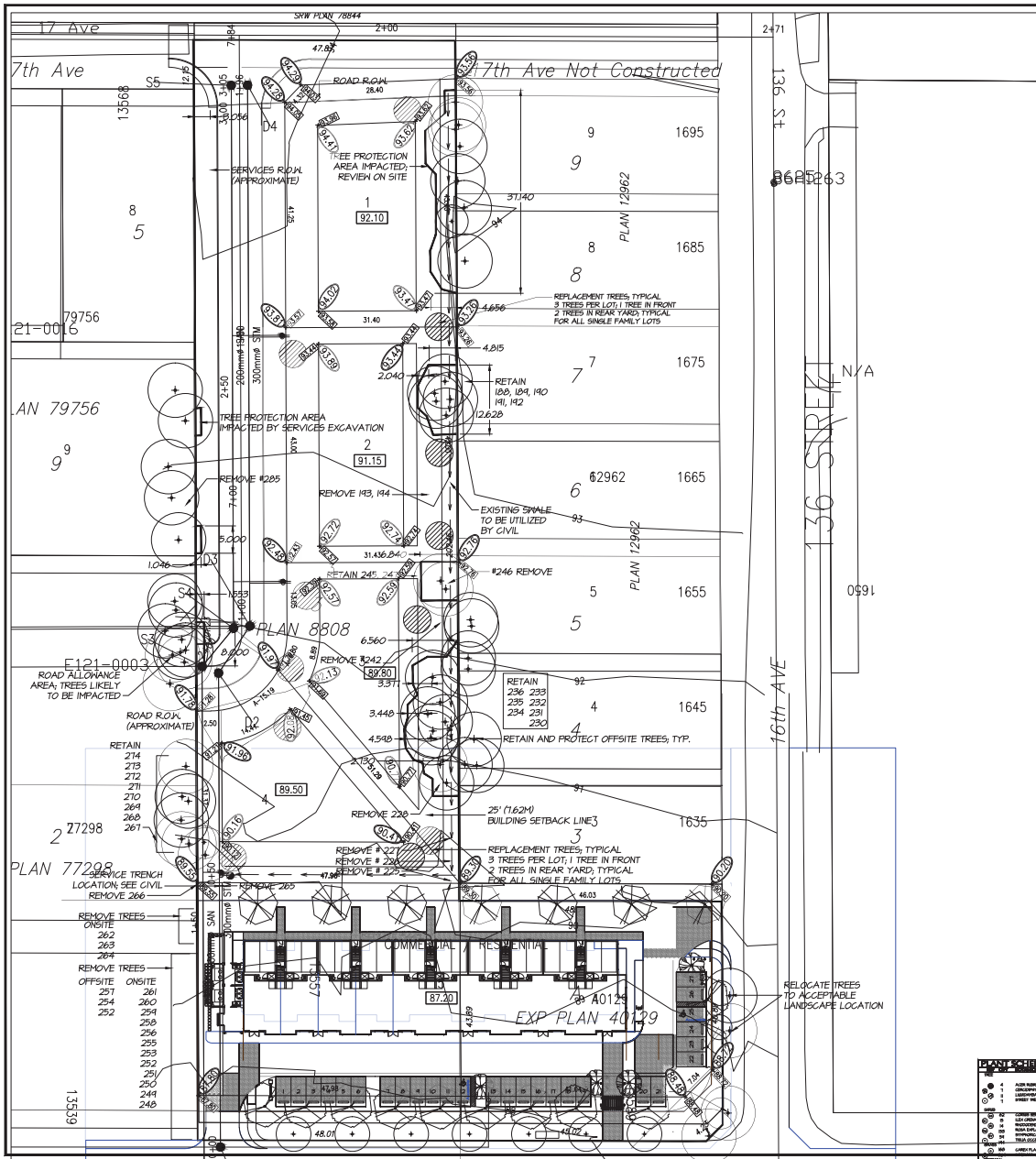
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, PROVIDE CERTIFICATION UPON REQUEST.

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

MIXED DEVELOPMENT
16TH AVE AND 136TH ST.
SURREY, B.C.

TREE MGMT PLAN

DATE: 12 JAN 20
SCALE: 1" = 30'-0"
DRAWN:
DESIGN:
CHK'D: M.T.M. OF 3
M2LA PROJECT NUMBER: D12-030



TREES PROTECTED BY SPECIES

ASHLEAF
BARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND PINE
COAST REDWOOD
DWARF REDWOOD
GRANT SPIDER
BARKED
TRUNKY PAVANE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

TREEPRO-BAR

1 TREE PROTECTION BARRIER

RTS

TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER @ 1.37M	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METERS)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

PLANT SCHEDULE

PLANT CITY	BOTANICAL NAME	COMMON NAME	MO JOB NUMBER	DT1-000
12	REPLACEMENT TREES	SEE LIST OF SPECIES AND COMMENTS	N/A	60% CAL, 40% ST, 0% B/B

NOTES: * PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR 0.75A STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVEAL TREE PLANT MATERIAL AVAILABLE FOR OPTIMAL DELIVERY BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAZLEWOOD AND PRINCE VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE ACCEPTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - CERTIFICATION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3 L7
Tel: 604.553-0044
Fax: 604.553-0045

NO.	DATE	REVISION DESCRIPTION	DR.
1	01/04/20	REVISE PER CIVIL INFO.	MTLM
2	01/04/20	REVISE PER CIVIL COMMENTS	MTLM

PROJECT:

**MIXED DEVELOPMENT
16TH AVE AND 136TH ST.
SURREY, B.C.**

DRAWING TITLE:

**FINAL EX. TREES
PLAN**

DATE: 02 JAN 20
SCALE: 1"=30'-0"

DRAWN:

DESIGN:

CHECKED: MTLM

M2LA PROJECT NUMBER: **D12-030**

OF 3

Note:

APPENDIX X

This was not a formal meeting of the ADP. ADP Panel members who attended the first submission (on February 9) were asked to provide written comments for this resubmitted project and to indicate whether they believe the applicant has adequately addressed the recommendations of the panel. Comments were limited to the issues identified in the *Statement of Review* for the first submission. The following material was provided to panel members to address the resubmission requirements for the below noted project:

1. ADP Meeting Minutes, February 9, 2012
2. Written Response to ADP Review and Staff Recommendations, March 1, 2012 – prepared by the applicant.
3. Revised Architectural Drawings dated March 1, 2012 and revised Landscape drawing L-1 dated February 28, 2012.

A. RECEIPT OF MINUTES

The minutes of the Advisory Design Panel meeting of February 9, 2012 will be received at the next meeting.

B. RESUBMISSION

File No.:	7911-0288-00
New or Resubmit:	New
Description:	Mixed-use (commercial/residential) development
Address:	13557 & 13589 – 16 Avenue
Developer:	Bob Cheema
Architect:	Don Andrew, Creekside Architects
Landscape Architect:	DMG
Planner:	Ron Gill
Urban Design Planner:	Hernan Bello

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Refers to Context, vehicle Circulation and CPTED – Re-plan the site to provide more efficient vehicular circulation and parking, even at the expense of the applicant's desire to separate residential and commercial vehicular circulation in the particular fashion shown. Ensure the CPTED issues noted previously (teen-hang-out, un-surveilled approach to residential entries, design of deeply inset townhouse staircase entries) are dealt with in the redesign without resorting to a gated community approach.

- Refers to Context and Pedestrian Circulation – Enhance the pedestrian experience by providing generous pathways with convenient connections to the streets requiring fewest possible vehicular crossings. Provide the mid-block pedestrian route down the west side of the site as desired by the City.
- Refers to Context, Pedestrian, Form, CPTED, Liveability – Provide generous and sunny, semi-private open space at grade for residents. This space should clearly be associated with townhouse territory. The current proposal for a very public space that is just a small extension to the parking and driveway area, next to the garbage/recycling room, shaded except in the early morning, is a significant step back from the previous proposal. Consider placing the open space on the west side of the site, adjacent to the mid-block walkway.
- Re-plan the site to a form of development appropriate to the long term public benefit of commercial development along an urban arterial, that supports pedestrian amenity as a primary consideration, and allows for vehicular convenience as a secondary consideration.
- Demonstrate supportive conditions for a walkable urban environment, enhancing amenity, safety and security of pedestrian and transit users in the long term.
- Repositioning of two buildings into one, size reduction and sliding building to west are all improvements.
- Loss of internal green space regrettable but reduction in unit count and are OK and increased setback on east better; also site is close to school playground.

Vehicle Circulation

- Relocate commercial parking to the rear of the property as noted in the OCP DP Area Guidelines, and as reinforced by ADP at the February 9, 2012 presentation.
- Site circulation is too excessive... suggest moving building forward to 16th Avenue and locating commercial parking along North property line sharing the access road to the residential garages and provide a clear pedestrian path to the retail units around the East side of the building and perhaps lining up with the proposed trellis on 16th Avenue that currently seems unrelated with the building and site circulation.
- If the parking and roads were to remain as proposed then I question the Fire Truck access to the retail fronts.
- Overall, present proposal improvement over previous scheme.

Pedestrian Circulation

- Provide for connector at west end of the site through the street network of the adjacent residential development.
- Appears there is now an upstand curb separation between sidewalk and drive aisle though it is not noted. Would support development only on this assumption.

Form and Character

- Continue the improvement to the architectural character which is appreciated, and specifically address the lack of amenity and security with respect to pedestrian entrance to the dwelling units.
- Place the building(s) to properly frame the streets, providing maximum retail visibility to improve the flexibility and viability of the commercial space over the life of the project. The current proposal for the east elevation, set way back from the street, with a single storey pavilion for garbage/recycling ahead of the main mass, is not an appropriate response to a commercial street intersection.

- Seating and landscape alcove on northeast corner an improvement, though landscape architect will need to develop further.
- Signage: no backup signage please, especially with white background as shown in rendering.
- Massing, gable changes and materials better, east elevation changes much better, and retail issues resolved.
- The East elevation is very disjointed. The single storey element at the base should be integrated with the architectural elements located above. This said, the architectural elements above seem arbitrary. Considering the high visibility of the East elevation, a more cohesive composition of the West elevation should be considered that should include more of the proposed contrasting colour (Ansonia Peach). Perhaps the garage enclosure can be reoriented to face the North that may make the proposed token outdoor amenity area more usable.
- There seems to be a conflict between the proposed glass canopy and the signage. More study is required in this area. Perhaps the glass canopy can be lowered a bit and the single letter signage can be more visible by tastefully locating it directly above the canopy.

Landscaping

- Vehicular gate design needs work – would question the need for gates at all given the landscape improvements. Concern that the gate, the laneway may feel too hemmed in. Consider flanking address columns, paving, light features, banding, etc. instead that can visually demarcate threshold to residential without gate.

CPTED

- Mitigate the CPTED problems manifest in both the original submission and the resubmission, by replanning the site as noted above.
- The north enclosure of the access and parking of residents is a positive enhancement. A strong lighting plan for both the back and front (including after hours) is required.
- Clear sightline from the street to the store frontages is highly recommended for after hour natural surveillance.
- The connection from the west end of the property and city trail system needs to be better defined. Curb design and/or low bollards may be required to protect pedestrians and store frontages. The sidewalk to the west just ends – no linkage.
- Way finding and signage should define appropriate use and after hours limits to property access/parking.
- In spite of the small parking lot some form of speed limiting should be considered in case there is a tendency to “cut through” the property to get around the traffic light on the corner (right turn off 136th onto 16th westbound)...this may very well be a minor concern.

Accessibility

- The applicant has met the requested revisions as requested. Insure that the tenants do not use the sidewalk in front of the commercial unit to display signs, etc, to restrict disabled access. No further comments on accessibility.
-

Sustainability

- Previous minute notes should read to use high efficiency heat pumps to heat/cool commercial units (instead of residential units).

- As noted by architect – use high efficiency gas fireplaces and heat recovery ventilators for each residential unit.
- Social sustainability - Note that the rationale provided for the site planning is un-supportable as representing any benefit for the public interest in either the short or long term. The resulting form of development creates a no man's' land of ambiguous spatial territories, and barriers to effective surveillance that is more likely to be detrimental rather than beneficial to the residents and to well being of its neighbours. The building itself is not the issue, but its site planning and urban design do not reflect the values and the aspirations of the City of Surrey for its future, and cannot be supported.

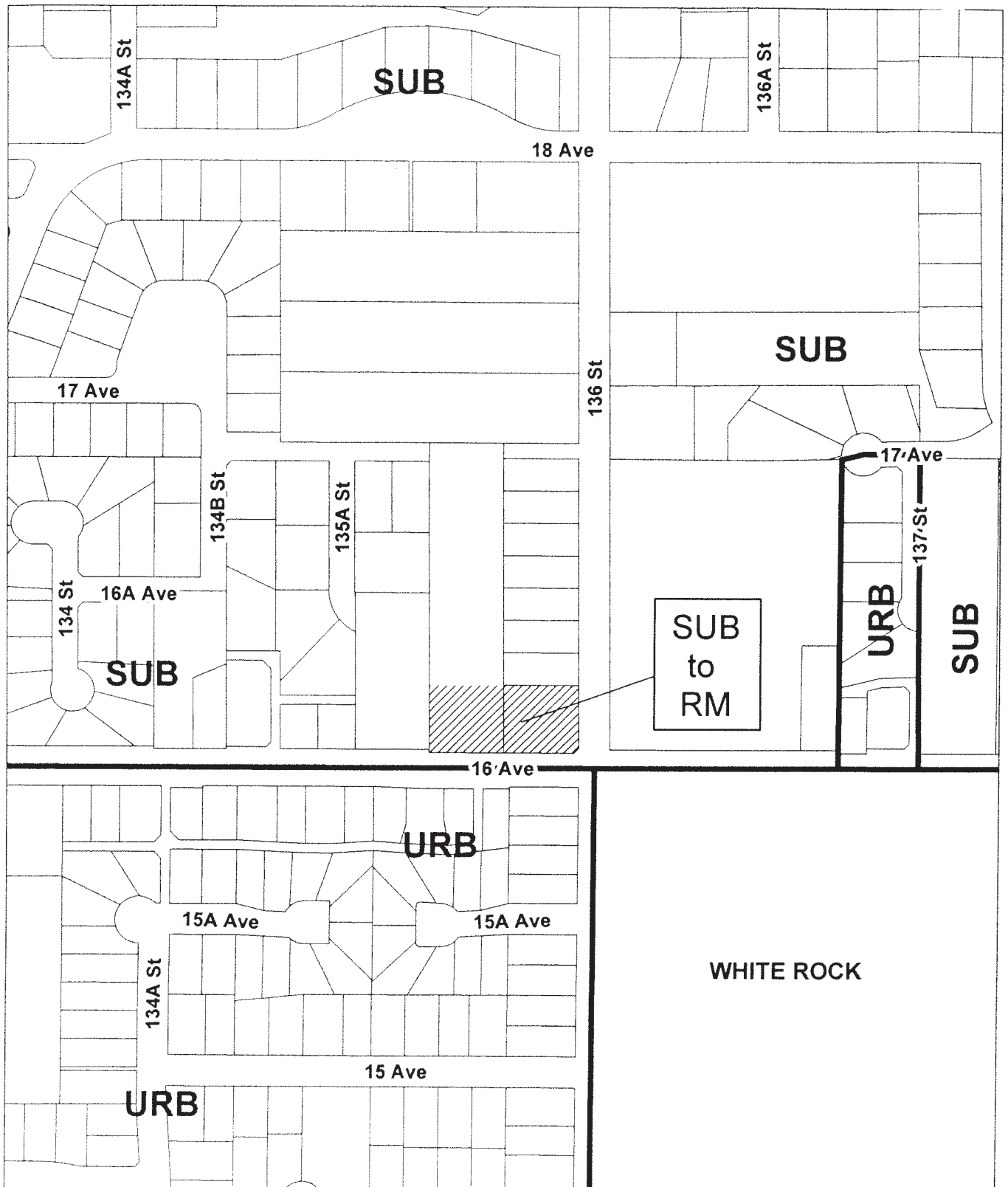
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, March 22, 2012.

Jane Sullivan, City Clerk

Advisory Design Panel



OCP Amendment

Proposed amendment from Subdivision to Multiple Residential



505

CITY OF SURREY

APPENDIX XII

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) AND SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-363-118
Lot 3 Section 17 Township 1 New Westminster District Plan 8808

Portion of 13557 - 16 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Larry Achtemichuk, B.C.L.S. on the 11th day of April, 2012, containing 7,544 square metres, called Block A.

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

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

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on small *suburban lots*.

B. Permitted Uses

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

- 1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 5 *dwelling units* per hectare [2 u.p.a].
2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the basement; and
 - (b) For building construction within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		6.0 m. [20 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m. [0 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]

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

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 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet] except where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

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. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 3.
- 3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

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. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a corner *lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

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>
Regular Standard <i>Lots</i>	1,300 sq. m. [14,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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

* Permissible reduction for up to 50% of the *lots* within a plan of subdivision.

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 RH-G 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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
- 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

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

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

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

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

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

_____ MAYOR

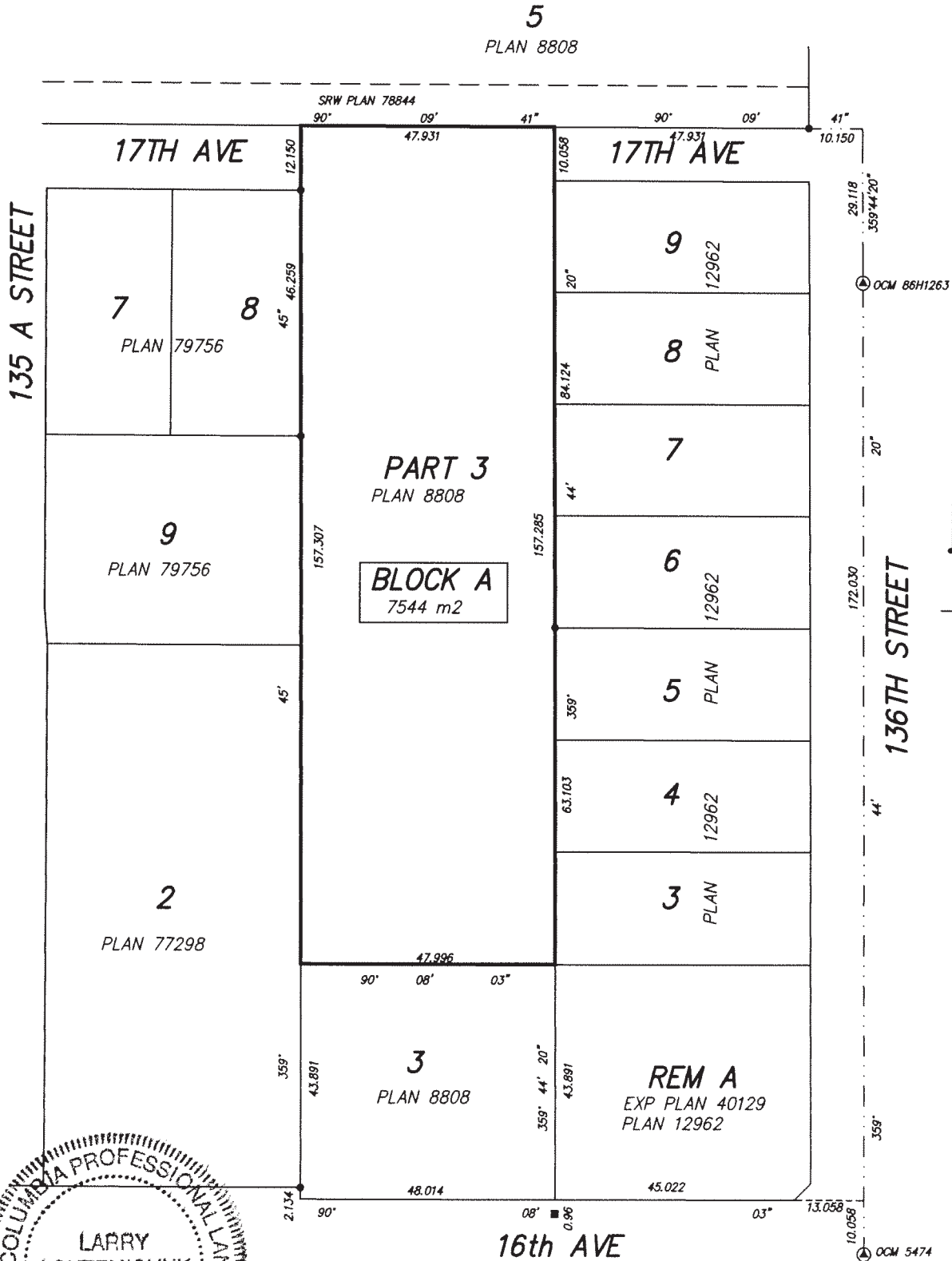
_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No _____ OVER PART LOT 3 SECTION 17
TOWNSHIP 1 NWD PLAN 8808.**

SCHEDULE A



INTEGRATED SURVEY AREA No 1 SURREY NAD 83 (CSRS)



LARRY ACHTEMICHUK
COLUMBIA PROFESSIONAL LAND SURVEYOR
NO. 612
APRIL 2013

GRID BEARINGS DERIVED FROM
GEODETTIC MONUMENTS 5474 & 86H1263
ALL DISTANCES ARE IN GROUND LEVEL METERS
⊙ DENOTES CONTROL MONUMENT FOUND
● DENOTES STANDARD IRON POST FOUND
■ DENOTES STANDARD LEAD PLUG FOUND

CITY OF SURREY

APPENDIX XIII

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:

- (a) FROM: LOCAL COMMERCIAL ZONE (C-4)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-756-744
 Lot "A" Except: Parcel "One" (Bylaw Plan 66575); Section 17 Township 1 New Westminster District Plan 12962

13589 – 16 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-363-118
 Lot 3 Section 17 Township 1 New Westminster District Plan 8808

Portion of 13557 – 16 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Larry Achtemichuk, B.C.L.S. on the 11th day of April, 2012, containing 2,107 square metres, called Block A.

(hereinafter both (a) and (b) shall be 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, ground-oriented multiple residential buildings*, related *amenity spaces*, and neighbourhood

scale shopping nodes, 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:

1. *Multiple unit residential buildings* or *ground-oriented multiple unit residential buildings*.
2. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft]:
 - (a) *Retail stores* excluding the following:
 - i. *Adult entertainment stores*;
 - ii. *Auction houses*; and
 - iii. *Secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* limited to the following:
 - i. *Barbershops*;
 - ii. *Beauty parlours*;
 - iii. *Cleaning and repair of clothing*; and
 - iv. *Shoe repair shops*;
 - (c) *Office uses* excluding the following:
 - i. *Social escort services*; and
 - ii. *Methadone clinics*;
 - (d) *General service uses* excluding *funeral parlours*; *drive-through banks* and *vehicle rentals*;
 - (e) *Indoor recreational facilities*;
 - (f) *Community services*; and
 - (g) *Child care centres*.
3. *Eating establishments*, excluding *drive-through restaurants*, provided that the *gross floor area* of each individual business does not exceed 150 square metres [1,615 sq.ft].

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.71 and the *unit density* shall not exceed 30 *dwelling units* per hectare [12 u.p.a.].
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 45%.

F. Yards and Setbacks

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

	Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use					
<i>Principal Building</i>		6.5 m [21 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	6.5 m [21 ft.]
<i>Accessory Buildings and Structures</i>		6.5 m [21 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	2.5 m [8 ft.]

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

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 12.2 metres [40 ft.].
2. *Accessory buildings and structures*:
 - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 12.2 metres [40 ft.]; and

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

H. Off-Street Parking

1. Refer to Table C.2 and 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*.
3. *Tandem parking* is not permitted.

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 0.9 metres [3 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. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

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 south or east *yard 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 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 sq.ft.] per *dwelling unit*, whichever is greater.

4. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

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>
3,500 sq. m. [0.85 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for the residential portion and the C-5 Zone for the commercial portion.
 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

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

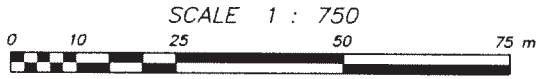
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

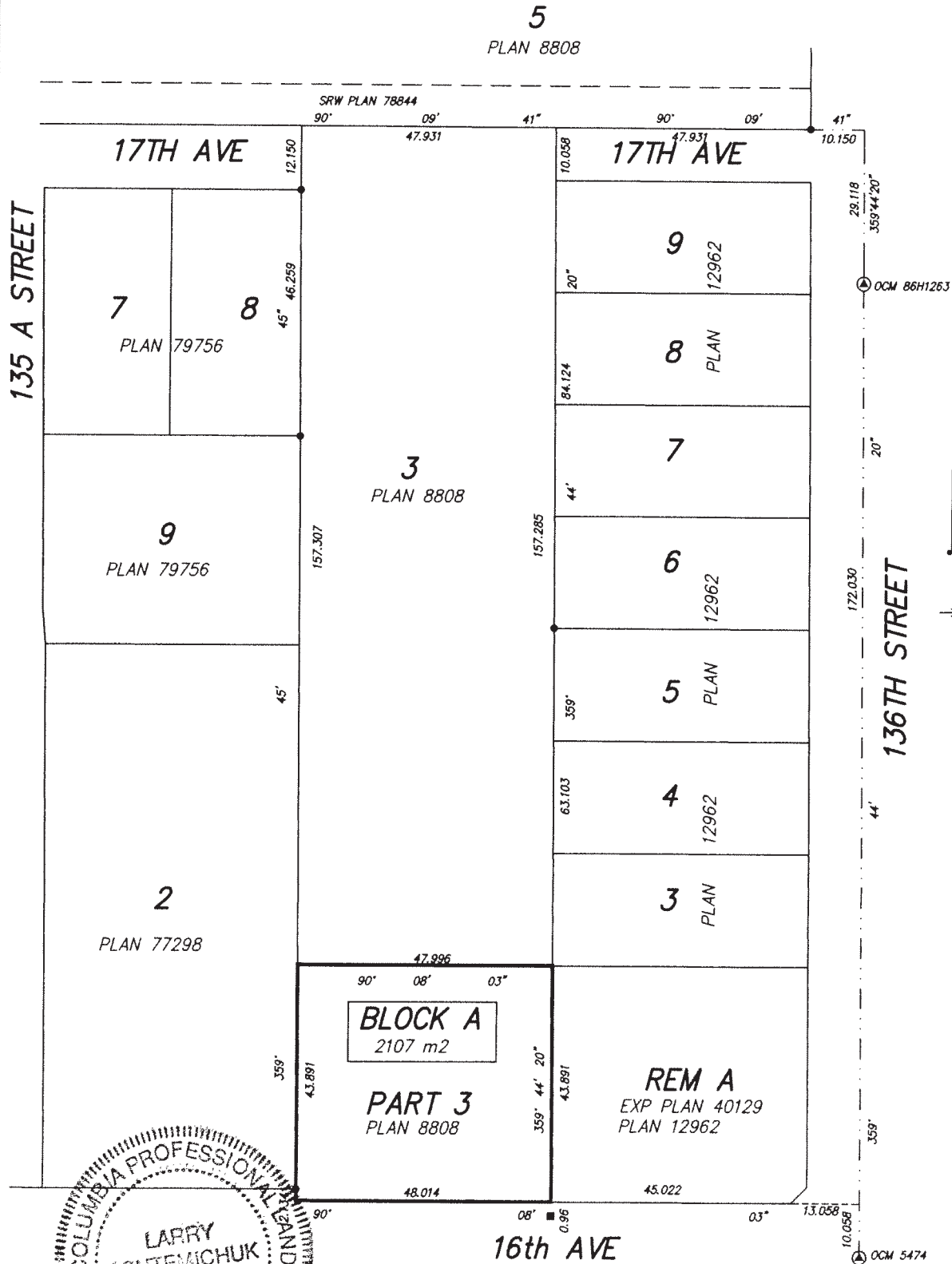
_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW No _____ OVER PART LOT 3 SECTION 17
TOWNSHIP 1 NWD PLAN 8808.**

SCHEDULE A



INTEGRATED SURVEY AREA No 1 SURREY NAD 83 (CSRS)



LARRY ACHTEMICHUK
COLUMBIA PROFESSIONAL LAND SURVEYOR
CERTIFIED CORRECT THIS 17TH DAY
OF APRIL 2016
NO. 812
LARRY ACHTEMICHUK BCLS

GRID BEARINGS DERIVED FROM
GEODETIC MONUMENTS 5474 & 86H1263
ALL DISTANCES ARE IN GROUND LEVEL METERS
▲ DENOTES CONTROL MONUMENT FOUND
● DENOTES STANDARD IRON POST FOUND
■ DENOTES STANDARD LEAD PLUG FOUND