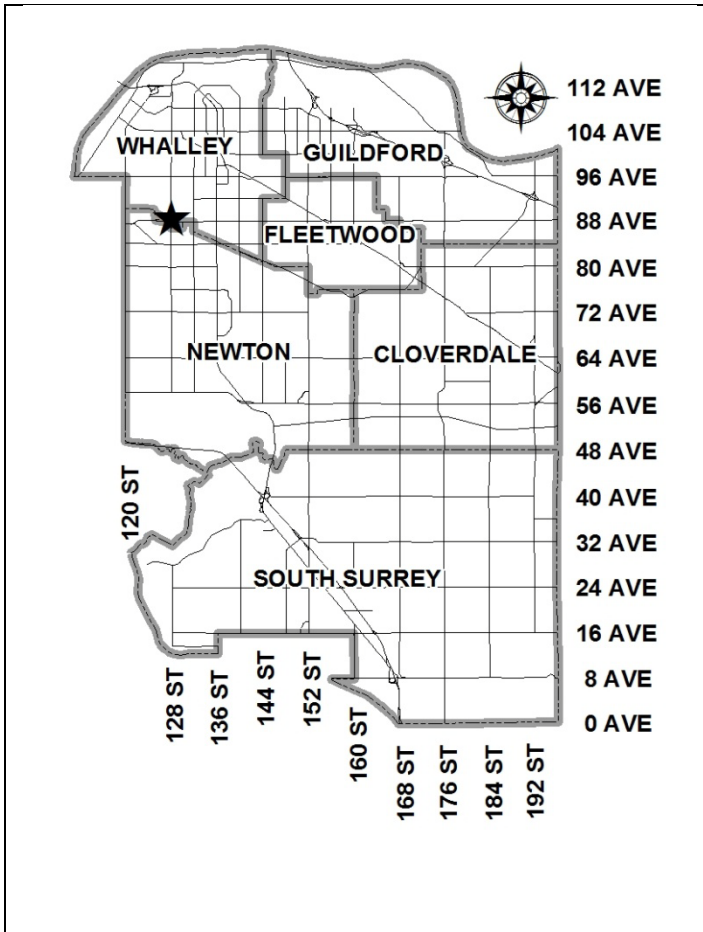


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0329-00

Planning Report Date: May 28, 2012

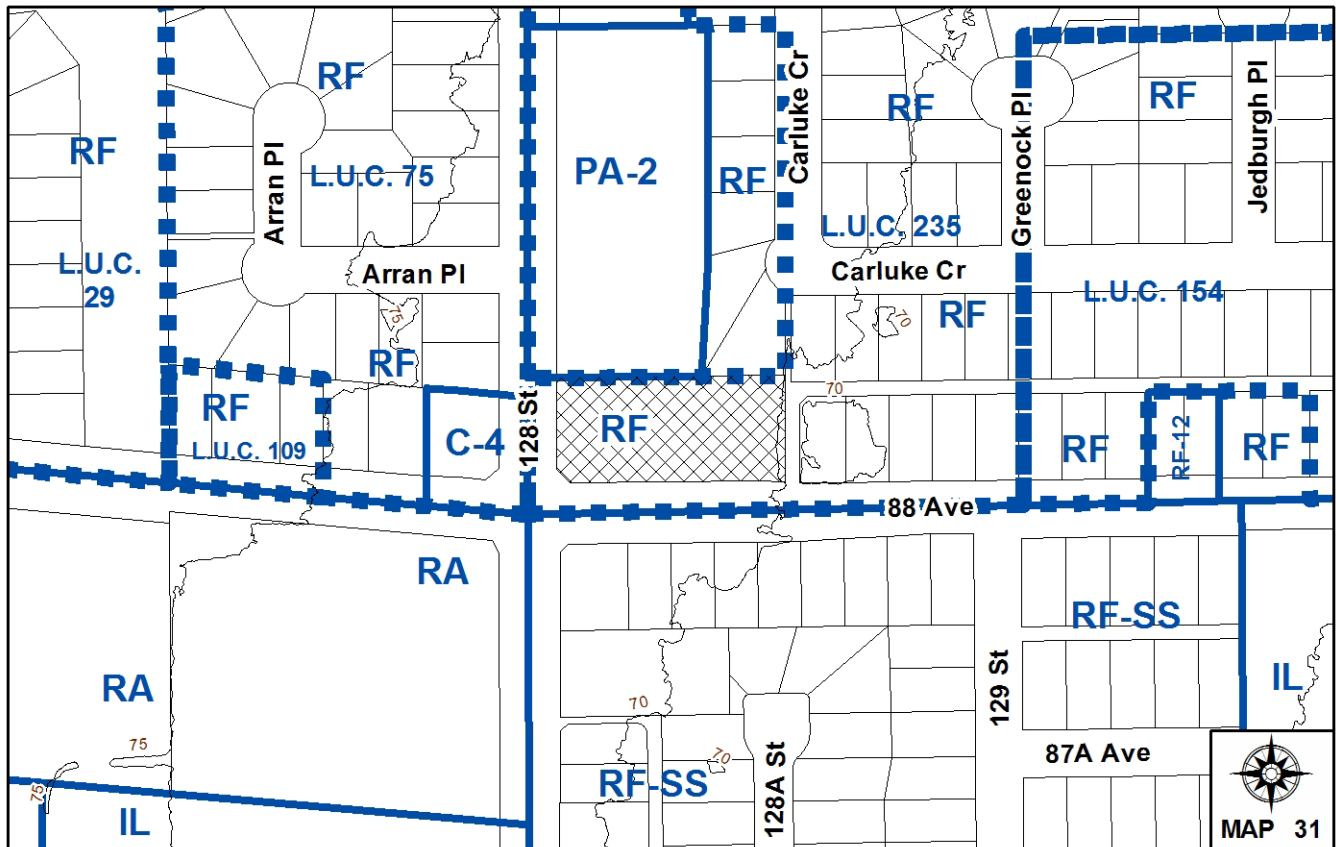


PROPOSAL:

- **OCF Amendment** from Urban to Commercial
- **Partial Land Use Contract Discharge**
- **Rezoning** from RF to CD (based on C-5 and RM-30)
- **Development Permit**

in order to permit the development of a three-storey mixed-use (commercial/residential) building.

LOCATION: 12859 - 88 Avenue
OWNER: Santosh Holdings Ltd., Inc. No. BC0934593
ZONING: LUC No. 235 (underlying RF)
OCF DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - Partial Land Use Contract Discharge; and
 - Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The subject site is vacant except for a single family dwelling and detached garage near the southeast corner. In the past, the property has been utilized for unauthorized vehicle storage and unsightly waste disposal. Currently, it is overgrown with invasive plant species. The proposed development will improve site conditions.
- The subject site is located at a busy intersection adjacent to a truck route. Transit buses operate along both 88 Avenue and 128 Street, and will provide an additional transportation option for future residents and patrons. The proposed land use and density are appropriate for this location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial 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 discharge Land Use Contract No. 235 from the subject site and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 30 square metres (323 sq.ft.) to 21.7 square metres (234 sq.ft.).
7. Council authorize staff to draft Development Permit No. 7911-0329-00 generally in accordance with the attached drawings (Appendix II).
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;

- (h) the applicant adequately address the impact of no indoor amenity space;
- (i) the applicant adequately address the impact of a shortfall in outdoor amenity space;
- (j) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
- (k) registration of a reciprocal access agreement for future shared access with the adjacent property to the north at 8868 – 128 Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at David Brankin Elementary School
1 Secondary student at Queen Elizabeth Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks requires a 2.7-metre (8.9 ft.) wide right-of-way on the subject property along 128 Street, which will form part of the Serpentine Greenway.

Fire Department: The Fire Department generally supports the proposal, but states that a fire hydrant may need to be installed as some of the residential units are more than 90 metres (295 ft.) from a hydrant, as measured to the 128 Street entrance. Details can be resolved at Building Permit stage.

SITE CHARACTERISTICS

Existing Land Use: Acreage lot with a single family dwelling and detached garage, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Church and child care centre, and single family dwellings.	Urban	PA-2 and RF
East (Across lane):	Single family dwellings.	Urban	LUC No. 235 (underlying RF)
South (Across 88 Avenue):	Single family dwellings.	Urban	RF-SS
West (Across 128 Street):	Commercial / residential building and single family dwellings.	Urban	LUC No. 75 (underlying C-4 and RF)

JUSTIFICATION FOR OCP AMENDMENT

- The 0.43-hectare (1.07-acre) property is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from Urban to Commercial (see Appendix VI).
- The subject property is located at a busy intersection and is in an area encompassing different land uses including single family residential, institutional, commercial and industrial.
- The site is accessible by transit service, as buses run along both 88 Avenue and 128 Street. The land use and increased density are appropriate for this active intersection.
- The proposed development will improve the current conditions at this highly visible site.

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located at the northeast corner of 88 Avenue and 128 Street. The site is approximately 0.43 hectare (1.07 acres) in size, regulated by Land Use Contract No. 235 (with the underlying Single Family Residential Zone (RF)), and designated Urban in the Official Community Plan (OCP).
- The site is largely vacant except for a single family dwelling and detached garage located near the southeast corner of the site. As part of the current development application, these structures will be removed.
- The subject property is adjacent to a busy intersection and in a neighbourhood largely comprised of single family lots. A church and child care centre; however, is located north of the site, while a small commercial building and an adult educational centre are located to the west and southwest, respectively. There are existing industrial uses further to the southwest and southeast of the subject property.

Current Proposal

- The applicant is proposing an OCP Amendment from Urban to Commercial, a partial discharge of Land Use Contract (LUC) No. 235, and a rezoning from the underlying Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) based on the Neighbourhood Commercial Zone (C-5) and Multiple Residential 30 Zone (RM-30) in order to allow the development of a three-storey mixed-use building. The proposed building will consist of up to 10 ground-level commercial retail units (CRUs) with 10, two-storey townhouse units above.
- The proposed building is approximately 2,934 square metres (31,585 sq.ft.) in size, with the commercial units accounting for 930 square metres (10,015 sq.ft.) and the townhouses accounting for the remaining 2,004 square metres (21,570 sq.ft.). The proposed floor area ratio (FAR) is 0.74.
- The proposed mixed-use development will front 88 Avenue and will gain access via driveways off of 88 Avenue (southeast corner of the site utilizing the existing lane) and 128 Street (northwest corner of the site). The driveway accesses will be right-in/right-out only.
- The applicant is required to dedicate 1.8 metres (5.9 ft.) along 88 Avenue and 2.8 metres (9.2 ft.) along 128 Street to complete the widening of each road. A 2.0-metre (6.6 ft.) dedication to widen the southern portion of the existing 6.0-metre (20 ft.) lane along the east property line is required as well.
- The applicant proposes a 1.5-metre (4.9 ft.) wide right-of-way for a pedestrian sidewalk along the east property line abutting the existing lane. The proposed sidewalk will provide connectivity from the subject site to the existing walkway to the north, which accesses Carluke Crescent.
- Additionally, a 2.7-metre (8.9 ft.) wide right-of-way is required along the western portion of the subject property for the Serpentine Greenway, which is a multi-use path along 128 Street.

Proposed CD By-law

- The proposed CD By-law (Appendix VII) is based on a combination of the "Neighbourhood Commercial Zone" (C-5) and the "Multiple Residential 30 Zone" (RM-30) with modifications to permitted uses, density, lot coverage, setbacks, height and landscaping.
- With a floor area ratio (FAR) of 0.75, the proposed density is higher than the 0.5 FAR permitted in the C-5 Zone, but lower than the 0.9 FAR permitted in the RM-30 Zone.
- The lot coverage is consistent with the RM-30 Zone at 45%. The C-5 Zone permits a maximum lot coverage of 50%.
- The C-5 and RM-30 Zones require that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law maintains the same setback requirements, except along the rear (east) property line adjacent to the existing

lane. The rear yard setback has been reduced to 6.5 metres (21.3 ft.) to accommodate a single-storey portion of the proposed building where the garbage receptacles are to be located.

- Building height is 13 metres (43 ft.), which is the same as the maximum height permitted in the RM-30 Zone. The C-5 Zone allows a maximum building height of 9 metres (30 ft.).
- The C-5 and RM-30 Zones require a minimum 1.5-metre (5 ft.) wide landscaping strip along the developed sides of a lot which abut a street. The proposed CD By-law reduces the landscape requirement to a 0.91 metre (3 ft.) width. The reduction is as a result of road dedication requirements and site constraints.
- For a comparison between the RM-30 Zone, C-5 Zone, and the proposed CD Zone, see the table attached as Appendix VIII.

PRE-NOTIFICATION

Contrary to Council Policy, the two (2) development proposal signs were not installed for a full two (2) weeks prior to proceeding to Council for consideration. The signs were installed on May 17, 2012. However, pre-notification letters were sent on February 3, 2012, and staff only received one (1) telephone call and one (1) e-mail of concern from area residents. The comments and concerns were as follows:

- The proposed commercial portion of the development will add traffic and pressure to this busy intersection. Left turns from the subject site onto 88 Avenue or 128 Street would be a major concern.

(The proposed development will not significantly increase the traffic at this location, as the building incorporates a maximum of ten (10) commercial units. Traffic generated from these businesses and services will likely be dispersed throughout the day. The Transportation Division supports the two (2) proposed driveway locations to the site, which are specifically sited to minimize the negative impact on the intersection at 88 Avenue and 128 Street. The two (2) proposed driveways will allow for right-in / right-out only.)

- The proposed building is to be three storeys; however, single family dwellings in the area are only two storeys.

(Staff worked with the applicant to ensure that the proposed building will be a viable project, but which still respects the privacy of the abutting properties. All balconies of the proposed townhouse units are located along the south building elevation facing 88 Avenue, away from the existing uses to the north. The second and third floors of the proposed building are set back 9.9 metres (32.5 ft.) from the east property line.

- The proposed development will affect the existing bus stop located in front of the subject property along 128 Street.

(The existing bus stop will be unaffected and will remain in its current location. The applicant has agreed to provide a 2.7-metre (8.9 ft.) wide right-of-way along the western portion of the site to accommodate the Serpentine Greenway and avoid the existing bus stop.)

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

Site Plan

- The applicant proposes to site the parking in front of the building along 88 Avenue and 128 Street. Typically, staff do not support on-site parking along the street frontage; however, after working with the applicant to improve the site layout, staff support the site plan for the following reasons:
 - The placement of the parking lot in front of the building will provide a separation of the residential and commercial uses, offering more privacy to the new residents. Patrons to the commercial businesses will utilize the proposed south drive aisle, while access to the residential units will be along the proposed north drive aisle;
 - The subject lot is 45 metres (148 ft.) deep and further constrained by road widening and greenway requirements.
 - The proposed location of the building and parking will establish increased setbacks along the west and south property lines. These increased setbacks are beneficial to future residents, as the building is located further from the dust and noise of 88 Avenue, which is a truck route and major east/west connector; and
 - The applicant proposes special permeable pavers for all of the parking stalls in order to mitigate stormwater runoff and to improve the quality of the development. Trees and landscaping are proposed along the south and west edges of the property to enhance the streetscape.

Building Design

- The proposed building includes a flat roof, which due to a gentle slope on the site, steps downward from west to east. The building is also recessed along the upper two floors of the residential units to break up the massing and to give the building a unique design. The recessing of the building will also allow for larger third floor decks.

- The applicant proposes to incorporate ledgestone veneer (natural beige / brown colours) to accent the ground level commercial units. The ledgestone veneer continues along the west and east building elevations of the commercial units.
- The commercial frontages are defined by expansive clear anodized aluminum glazing, and each unit is protected by a glass canopy to provide appropriate weather protection.
- Building materials for the residential units include beige vertical fibre cement board panels, dark brown trim boards and fascia, and dark brown aluminum railings with glazed panels for the third-floor decks.
- Black powder-coated aluminum railings surround the second floor decks and will define and separate the residential and commercial spaces.
- Each pair of residential units (Units 1 and 2, Units 3 and 4, and so on) will share a common entrance and internal stairwell to access each unit.
- The applicant proposes a series of five (5) north / south gaps through the proposed building (on the third floor) between the residential units. The north / south gaps coincide with the shared entrances and stairwells, and will allow natural light to penetrate through the building.
- Significant glazing is also proposed for the residential units along the north building elevation to improve the design quality and to incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- An outdoor public patio is proposed near the southeast corner of the site, adjacent to commercial retail unit (CRU) #10. The space will include benches and provide additional space for outdoor furniture. A number of 0.9-metre (3 ft.) high steel bollards will define the patio space from the drive aisle.
- Permeable pavers are proposed at the driveway entrances, while raised, scored concrete will identify the pedestrian crossings within the subject site.
- The residential and commercial garbage receptacles are located along the east building elevation facing the existing lane. The receptacles are located completely within the building.

Parking

- The project includes 20 residential parking spaces, based on two (2) parking spaces per unit as required in the Zoning By-law. All ten (10) townhouse units have double garages. No tandem garage units are proposed.
- The proposed development also includes two (2) residential visitor parking stalls, which complies with the Zoning By-law (0.2 parking space per unit).
- A total of 28 parking spaces will be available for patrons of the commercial businesses, which complies with the minimum parking requirement of 26 spaces as specified in the Zoning By-law.

Proposed Signage

- Fascia signs (illuminated individual channel letters) are proposed above the entries of the ten (10) CRUs. One (1) additional fascia sign is proposed along the west building elevation for a total of eleven (11) fascia signs.
- A free-standing sign is proposed at the southeast corner of the site. The proposed free-standing sign incorporates a unique cedar trellis design. The 0.2-metre (2 ft.) base is accented with ledgestone to match the building.
- The proposed free-standing sign is 2.4 metres (8 ft.) high, which complies with the Sign By-law, as a maximum height of 6.0 metres (20 ft.) is permitted at this location.

Amenity Space

- The applicant is required to provide a minimum of 30 square metres (323 sq.ft.) of outdoor amenity space, based on 3.0 square metres (32 sq.ft.) per dwelling unit as stated in the CD By-law. Currently, the applicant proposes approximately 21.7 square metres (234 sq.ft.) of outdoor amenity space, and will be required to provide cash-in-lieu for the shortfall. The proposed outdoor amenity space, situated at the northeast corner of the site, includes a landscaped area with benches and a children's play structure.
- A number of linear parks, under the utility right-of-way, are located approximately 250 metres (820 ft.) north of the subject property. The nearby parks provide recreational pathways and open space for area residents.
- Based on the small size of the project, no indoor amenity space is proposed. The applicant has agreed to provide a monetary contribution of \$10,500 (based on \$1,050 per unit) in accordance with City policy, to address the shortfall in required indoor amenity space.

Trees and Landscaping

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by PMG Landscape Architects Ltd (Tree Summary in Appendix V). The report and plans have been reviewed on a preliminary basis by City staff and the applicant will resolve any issues prior to consideration of Final Adoption.
- The chart below provides a summary of the proposed tree removal by species:

TREE CHART	ON-SITE TREES		
	Total Trees	Retention	Removal
Western Red Cedar	2	0	2
Douglas Fir	2	0	2
Cottonwood	22	0	22
Alder	1	0	1
TOTAL	27	0	27

- The report identifies 27 trees on the subject site. The applicant proposes to remove all of the trees, as they are within the proposed building envelope or parking lot. Most of the on-site trees are alders and cottonwoods. No off-site trees are impacted.

- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of 31 replacement trees are required. Currently, 28 replacement trees are proposed on the subject site. The applicant will be required to provide cash-in-lieu for the shortfall in replacement trees.
- The landscape plan shows the proposed 28 trees include red maples, katsuras and ash. A significant number of shrubs and ground cover species are also proposed including rhododendrons, roses, holly, blood grass and cedars.
- The applicant proposes a rock and boulder feature at the southwest corner of the site adjacent to the intersection at 88 Avenue and 128 Street. The feature includes a dry river rock stream, basalt columns and a unique grouping of basalt boulders to highlight and enhance this corner.

Public Art

- The proposed development application was submitted on December 22, 2011 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

Sustainability Development Checklist

- The Sustainability Development Checklist was approved by Council on April 18, 2011 under Corporate Report No. R063. The purpose of the checklist is support the goals and vision of the Surrey Sustainability Charter and to encourage and raise awareness towards more sustainable land use and building design in the City.
- The applicant prepared and submitted a sustainable development checklist for the subject site on May 15, 2012.
- The proposal incorporates sustainable features based on the seven (7) criteria listed in the Sustainable Development Checklist. The features are listed within each criterion in the table on the following page.

SUSTAINABILITY CRITERIA	PROPOSED DEVELOPMENT FEATURES
Location	<ul style="list-style-type: none"> The site is located in an urban infill area, as the site is mostly vacant and is an underutilized lot. Busses frequent the site along 88 Avenue and 128 Street, and provide an additional transit option for future residents and patrons of the site.
Density & Diversity	<ul style="list-style-type: none"> The proposal is a mixed-use development (residential and commercial). The proposed townhouse units will provide an alternative and more affordable residential option in an area largely comprised of single family dwellings.
Ecology & Stewardship	<ul style="list-style-type: none"> The proposed development includes stormwater management measures such as rain gardens, dry swales, and permeable pavers within the parking lot; and The vast majority of on-site trees are low value cottonwoods, and will be replaced with higher quality columnar maples, katsuras, and ash trees.
Sustainable Transport & Mobility	<ul style="list-style-type: none"> The proposed development includes a 2.7-metre (8.9 ft.) wide right-of-way for the extension of the Serpentine Greenway. This multi-use path will form a vital link for pedestrians in the area.
Accessibility & Safety	<ul style="list-style-type: none"> The proposed building incorporates CPTED principles including: secured residential parking, visibility over landscaped areas, significant glazing, clear pedestrian linkages and lighting, and residential units with windows / decks overlooking the site.
Green Certification	<ul style="list-style-type: none"> No green rating or certification is proposed.
Education & Awareness	<p>Additional sustainable features are highlighted below:</p> <ul style="list-style-type: none"> High efficiency heat pumps will be provided for the commercial units; Low-flow plumbing fixtures are envisioned; Low-e coatings are designed on south and west facing windows; Outdoor lighting will have a downlight component only, and will be on photocell time clock; and High albedo roof finish is proposed.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

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	Site Plan, Building Elevations, Landscape Plans
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	OCP Redesignation Map
Appendix VII	Proposed CD By-law
Appendix VIII	Zoning Comparison Table

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/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: Mr. Bob Cheema
 Guru Nanak Holding Ltd.
 Address: 13463 - 78 Avenue, Unit 101
 Surrey, BC V3W 0A8

 Tel: (604) 649-3500 - cellular

2. Properties involved in the Application

(a) Civic Address: 12859 - 88 Avenue

(b) Civic Address: 12859 - 88 Avenue
 Owner: Santosh Holdings Ltd., Inc. No. BC0934593
 PID: 004-953-819
 Lot 263 Except Pcl. L (Plan LMP3171) Section 32 Township 2 New Westminster District
 Plan 51676

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to discharge Land Use Contract No. 235 from the subject property.
- (c) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5 and RM-30)

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
LOT AREA (in square metres)		
Gross Total		4,312.5 sq.m. (46,419 sq.ft.)
Road Widening area		317 sq.m. (3,413 sq.ft.)
Undevelopable area		
Net Total		3,999 sq.m. (43,051 sq.ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	35%
Paved & Hard Surfaced Areas		51%
Total Site Coverage		86%
SETBACKS (in metres)		
Front (West)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Rear (East)	7.5 metres (25 ft.)	6.5 metres (21.3 ft.)
Side #1 (North)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Side Flanking Street (South)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres (43 ft.)	13 metres (43 ft.)
Accessory	4.5 metres (15 ft.)	4.5 metres (15 ft.)
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		10
Total		10
FLOOR AREA: Residential		
		2,004 sq.m. (21,570 sq.ft.)
FLOOR AREA: Commercial		
Retail		930 sq.m. (10,015 sq.ft.)
Office		
Total	3,600 sq.m. (38,746 sq.ft.)	930 sq.m. (10,015 sq.ft.)
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA		
		2,934 sq.m. (31,585 sq.ft.)

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		25.4 uph (10.3 upa)
FAR (gross)		
FAR (net)	0.90	0.74
AMENITY SPACE (area in square metres)		
Indoor	30 sq.m. (323 sq.ft.)	0.0
Outdoor	30 sq.m. (323 sq.ft.)	21.7 sq.m. (234 sq.ft.)
PARKING (number of stalls)		
Commercial (based on C-5 Zone)	26	28
Industrial		N/A
Residential 3-Bed+	20	20
Residential Visitors	2	2
Institutional		N/A
Total Number of Parking Spaces	48	50
Number of disabled stalls	1	1
Number of small cars	7	5

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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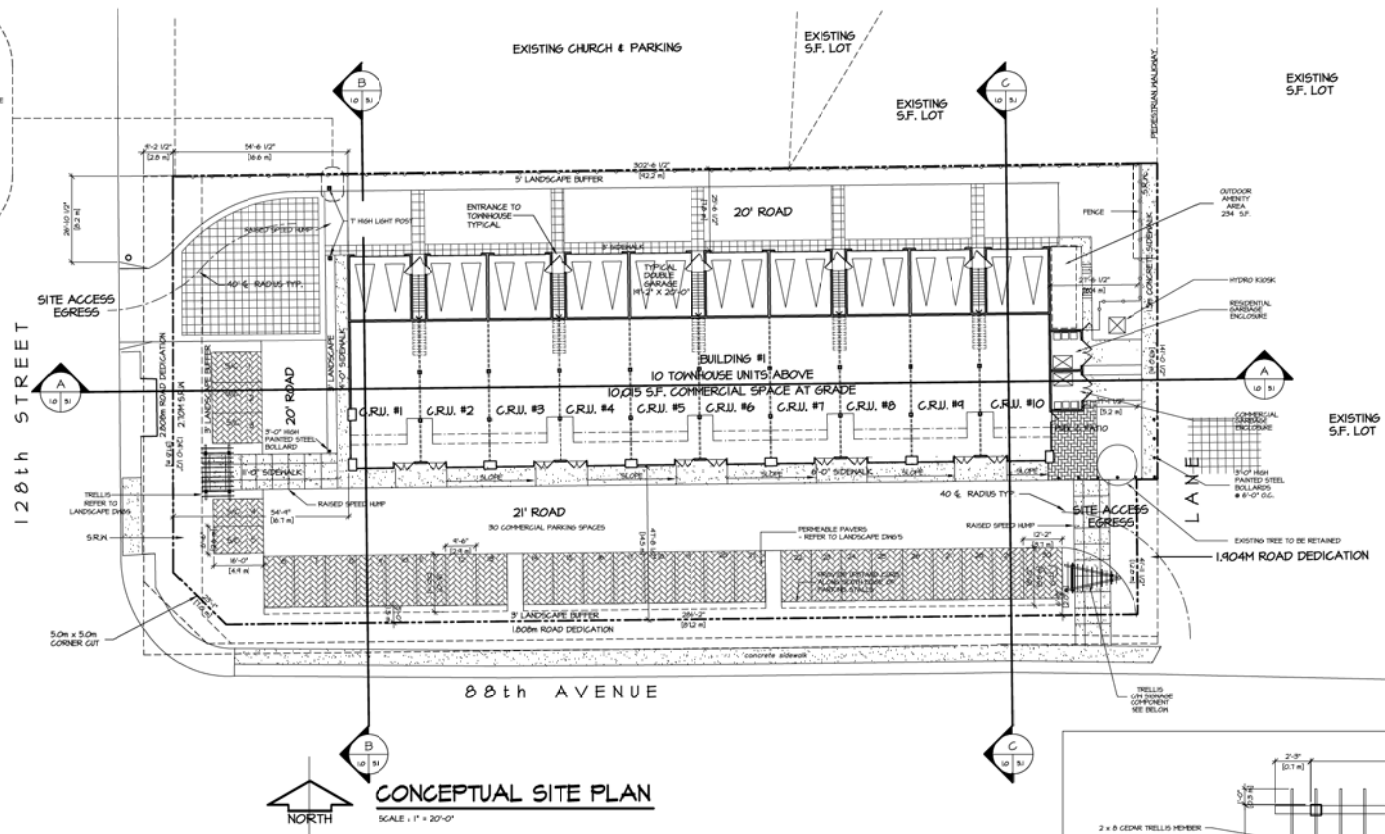
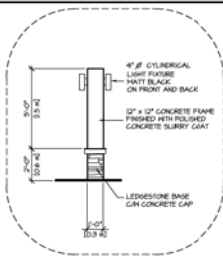
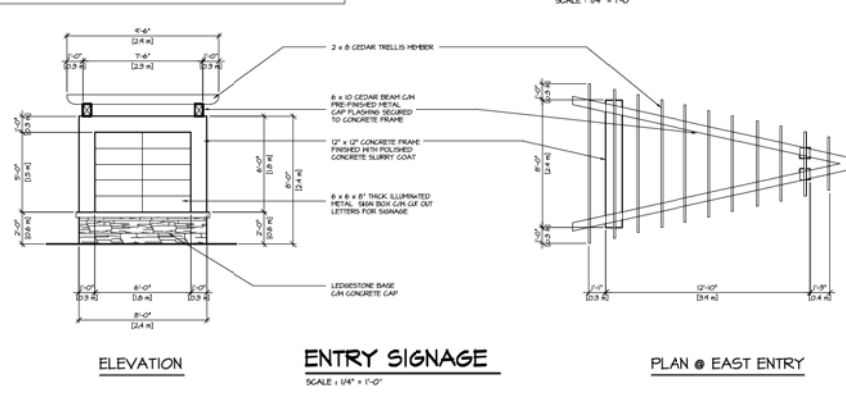
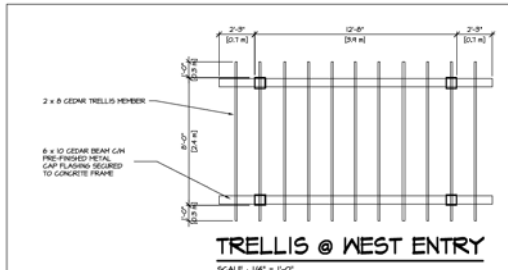


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- AC-3.2 BUILDING PLANS - UPPER FLOOR & ROOF PLAN
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- AC-5.1 SITE SECTIONS
- AC-6.1 STREET ELEVATIONS

DEVELOPMENT DATA

ZONING :	CD
SITE AREA :	
GROSS :	46,465 S.F. 1.061 AC 0.432 HA
ROAD DEDICATION :	3,413 S.F. 0.078 AC 0.032 HA
NET :	43,051 S.F. 0.988 AC 0.400 HA
SITE COVERAGE :	35% (14,855 S.F.)
DENSITY :	10.3 U.P.A. 25.4 U.P.H.A. (10 UNITS.)
F.A.R. :	0.14 (31,871 S.F.)
COMMERCIAL :	10,015 S.F.
RESIDENTIAL :	21,570 S.F.
PARKING :	
TOWNHOUSE :	
REQUIRED :	
RESIDENTIAL :	2 PER UNITS = 20 SPACES
VISITOR :	0.2 PER UNITS = 2.0 SPACES
TOTAL :	22.0 SPACES
PROVIDED :	22.0 SPACES
COMMERCIAL :	
REQUIRED :	3/100 m2 = 28.0 SPACES
PROVIDED :	28 SPACES
AMENITY :	
REQUIRED :	
INDOOR :	323 S.F.
OUTDOOR :	323 S.F.
PROVIDED :	
INDOOR :	0
OUTDOOR :	234 S.F.



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REV#	DATE	BY	ISSUE

DESIGN : 1/2
DRAWN :
DATE : May 12
SCALE : 1" = 20'-0"

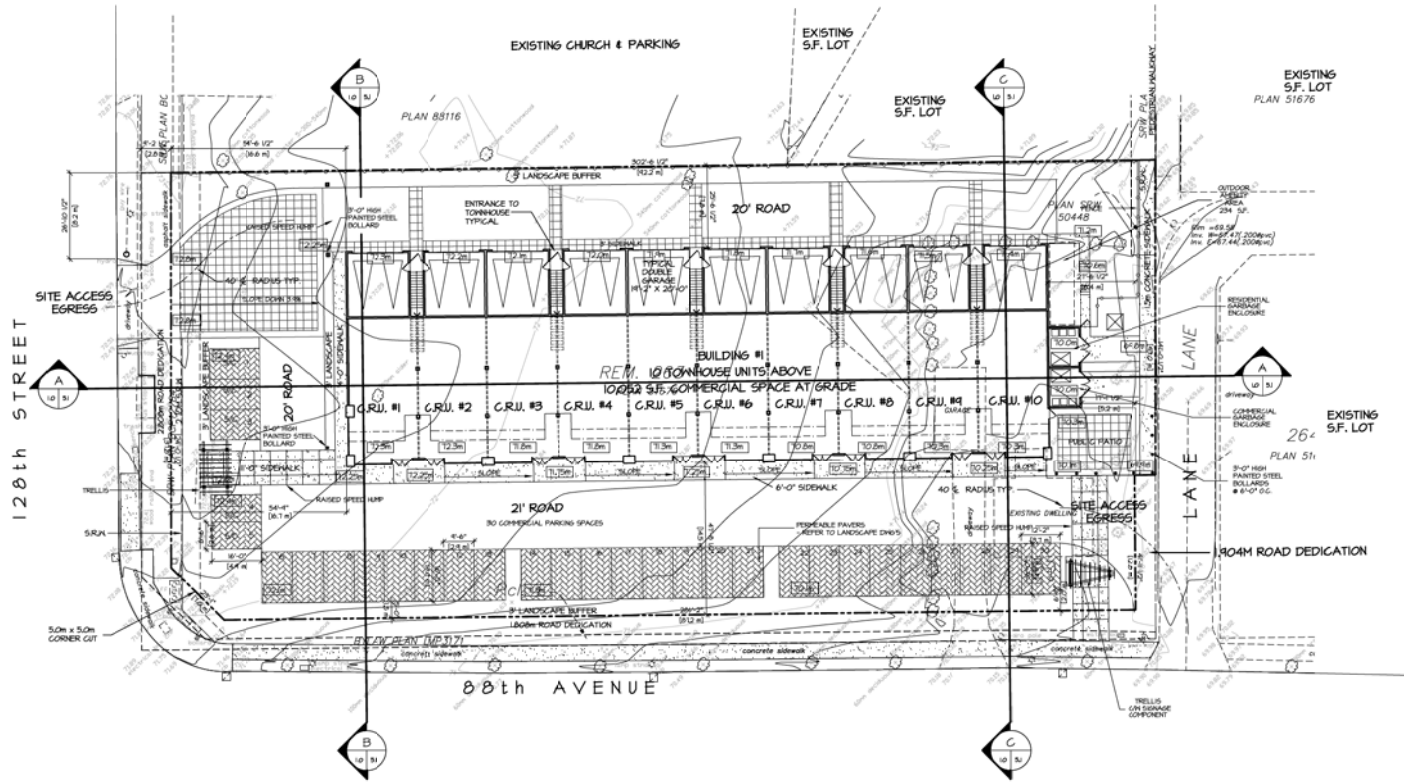
CLIENT : SANTOSH MEDIA LTD.
PROJECT : PROPOSED MIXED USE BUILDING 120th & 88th AVENUE, SURREY
SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnkitex.com

CLIENT NO. :
PROJECT NO. :
SHEET NO. : AC-10
REV. NO. : 11063



CONCEPTUAL GRADING PLAN

SCALE: 1" = 20'-0"

- EXISTING GRADES
- PROPOSED GRADES

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ISSUED FOR	BY	DATE	ISSUE
REV#	DATE	DRW. CD	REV. DATE



50% grading plan

DESIGN	DRAWN	DATE	SCALE
1:0	1:0	May 10, 2012	1" = 20'-0"

CLIENT : SANTOSH MEDIA LTD.
 PROJECT : PROPOSED MIXED USE BUILDING
 12891 88th AVENUE, SURREY
 SHEET CONTENTS :
 CONCEPTUAL GRADING PLAN

barnett dembok
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dembok.com

CLIENT NO.	SHEET NO.
	AC-11
PROJECT NO.	REV. NO.
11063	



CONTEXT PLAN
SCALE: 1" = 40'-0"

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REV	DATE	BY	ISSUED FOR

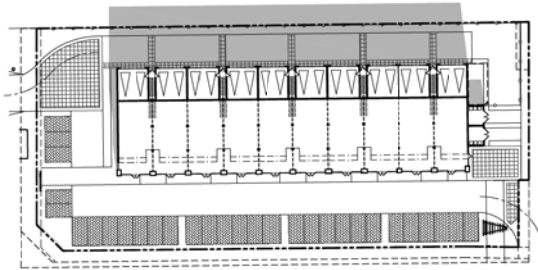


DESIGN: [blank]
DRAWN: [blank]
DATE: [blank]
SCALE: 1" = 40'-0"

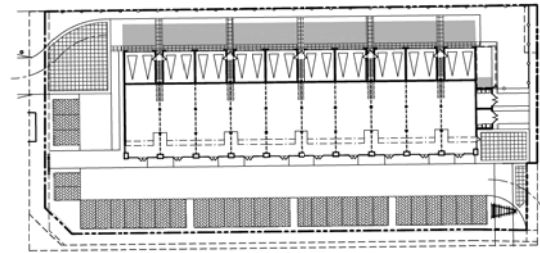
CLIENT: SANTOSH MEDIA LTD.
PROJECT: PROPOSED MIXED USE BUILDING
12994 88 AVENUE, SURREY
SHEET NUMBER: CONTEXT PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

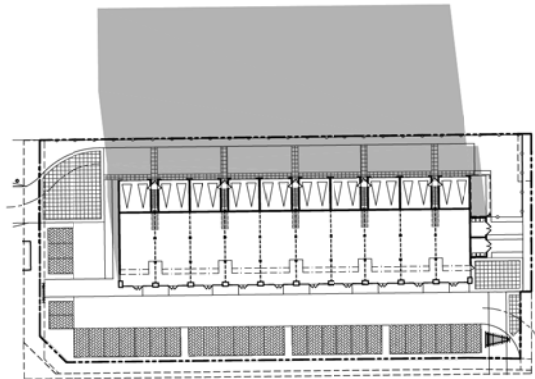
CLIENT NO.	SHEET NO.
11063	AC-12
PROJECT NO.	REV. NO.



MARCH 21 - NOON



JUNE 21 - NOON



DECEMBER 21 - NOON



SHADOW ANALYSIS
SCALE: 1" = 40'-0"

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REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR



483-584000.dwg

DESIGN: M.D.
DRAWN: M.D.
DATE: May 8, 12
SCALE: 1" = 40'-0"

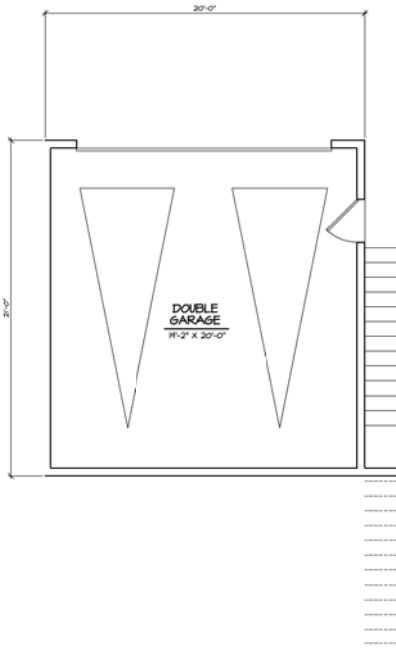
CLIENT: SANTOSH MEDIA LTD.
PROJECT: PROPOSED MIXED USE BUILDING
12894 88 AVENUE, SURREY
SHEET CONSULTANT: SHADOW ANALYSIS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

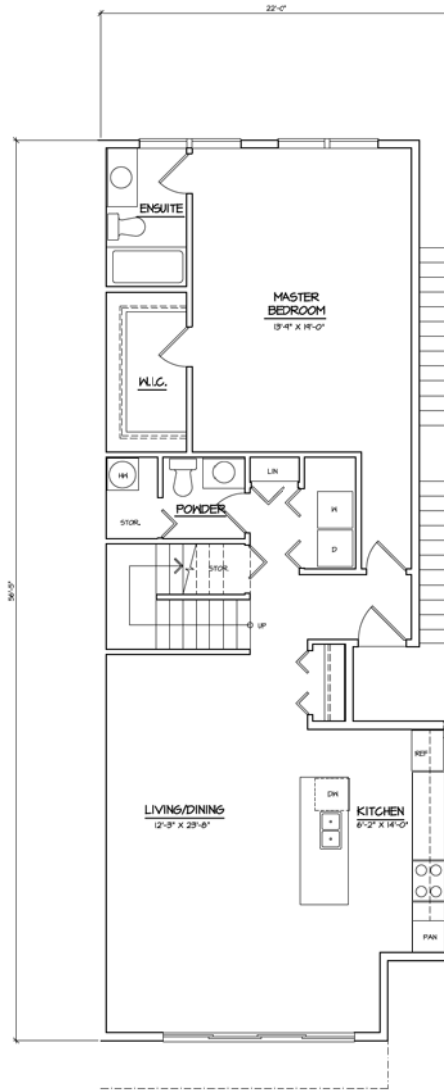
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
11063	AC-13
PROJECT NO.	REV. NO.



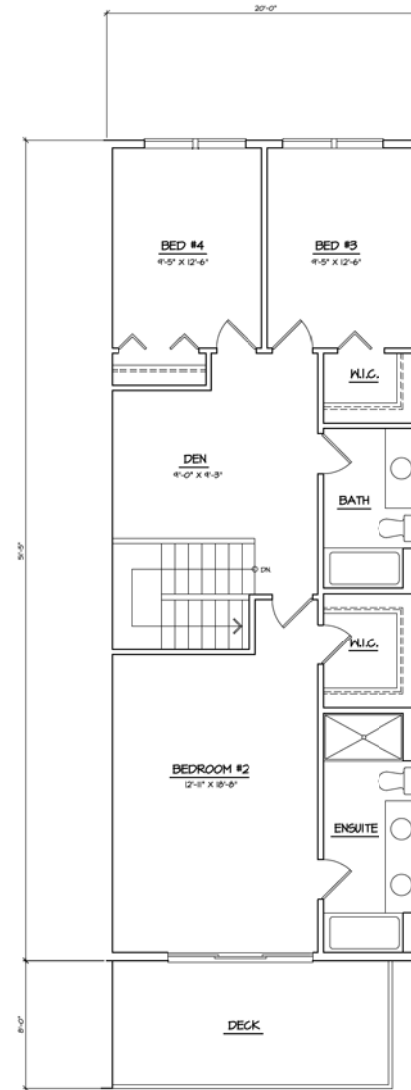
GARAGE FLOOR PLAN

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



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,121 S.F.



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,028 S.F.

UNIT TYPE A
 TOTAL : 2,151 S.F.
 (EXCLUDING GARAGE)

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REV#	DATE	BY	DATE	ISSUE FOR



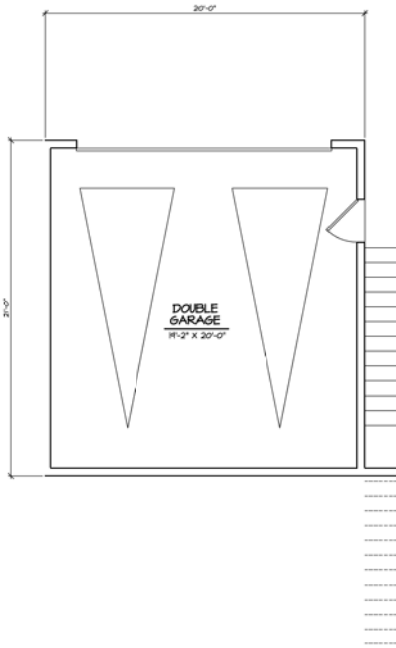
DESIGN : D.D.	DRAWN : D.D.	DATE : May 12	SCALE : 1/4" = 1'-0"
CLIENT : SANTOSH MEDIA LTD.			
PROJECT : PROPOSED MIXED USE BUILDING			
12854 88 AVENUE, SURREY			
SHEET CONTAINS UNIT PLANS			

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

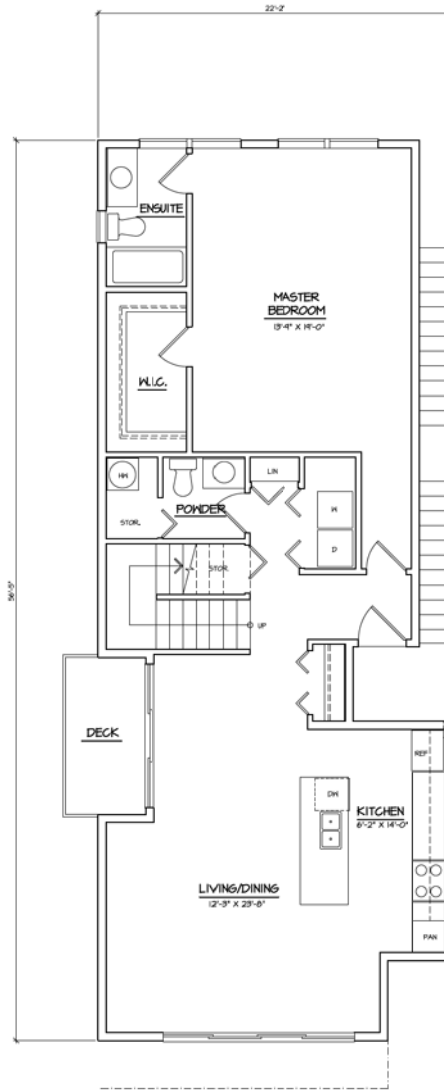
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11063	AC-2J



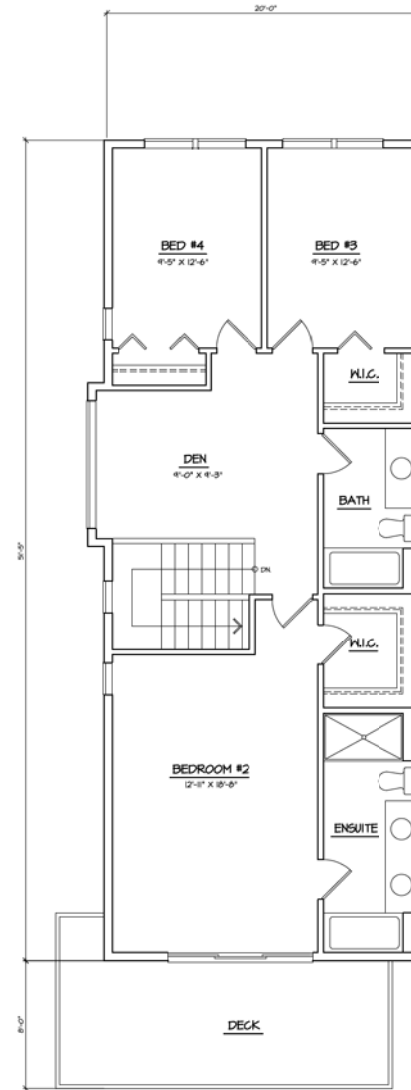
GARAGE FLOOR PLAN

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



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,101 S.F.



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,041 S.F.

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REV#	DATE	BY	ISSUE FOR



DESIGN: []
DRAWN: []
DATE: May 10, 2010
SCALE: 1/4" = 1'-0"

CLIENT: SANTOSH MEDIA LTD.
PROJECT: PROPOSED MIXED USE BUILDING
12854 88 AVENUE, SURREY
SHEET CONTAINS UNIT PLANS

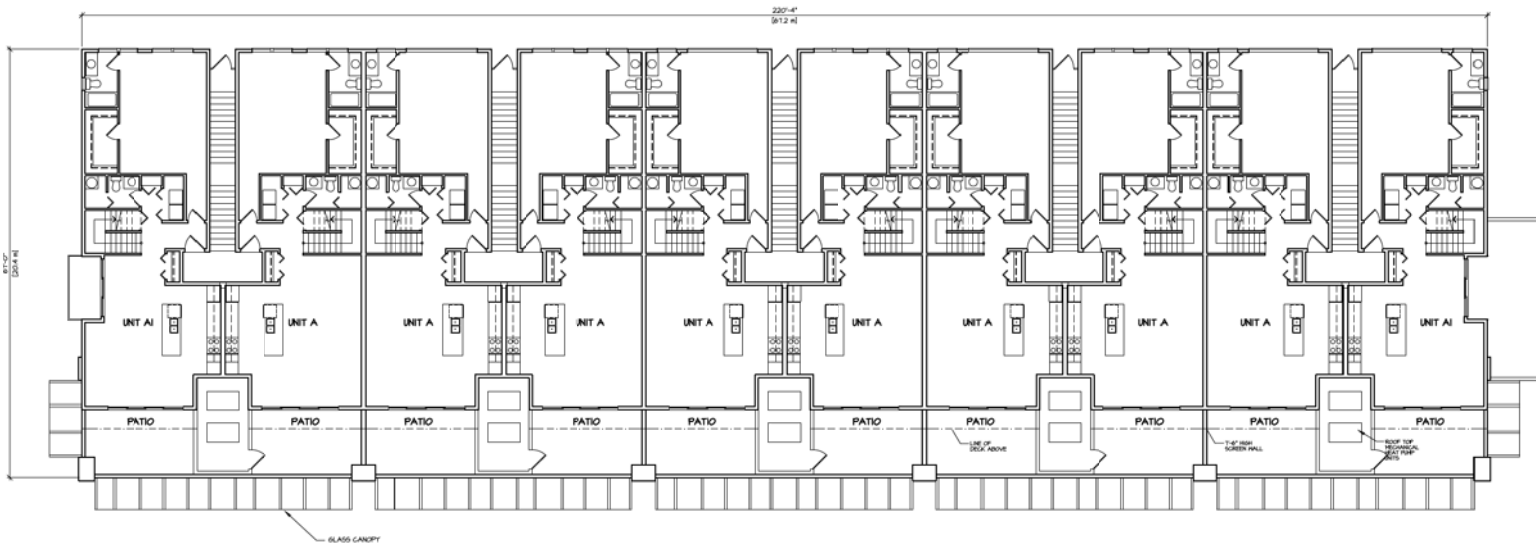
barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

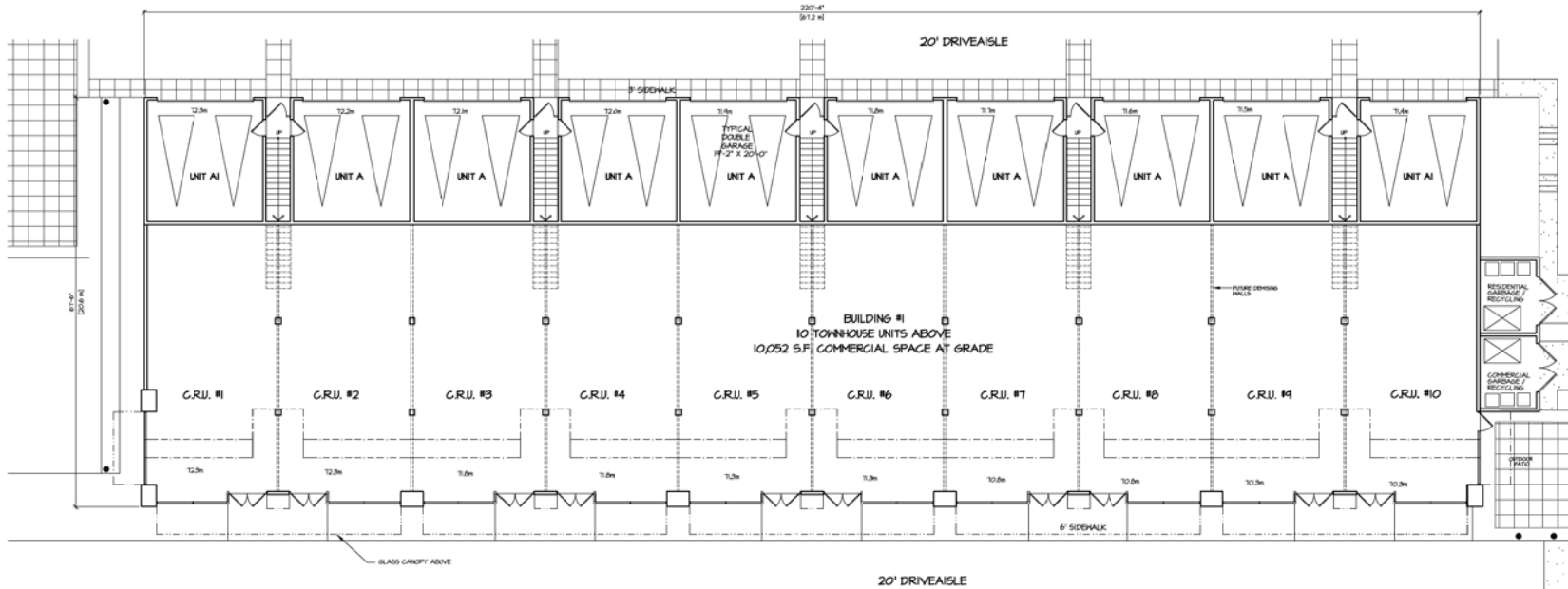
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11063	AC-2.2

UNIT TYPE A1
TOTAL: 2,156 S.F.
(EXCLUDING GARAGE)



MAIN FLOOR PLAN
SCALE: 1" = 10'-0"



GROUND FLOOR PLAN
SCALE: 1" = 10'-0"

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REV#	DATE	BY	DATE	ISSUE

(20' DRIVE AISLE)

DESIGN NO.	DRAWN	DATE	SCALE
CLIENT: SANTOSH MEDIA LTD.			
PROJECT: PROPOSED MIXED USE BUILDING			
1265A 88 AVENUE, SURREY			
SHEET CONTAINS: BUILDING PLANS			
MAIN & GROUND FLOOR			

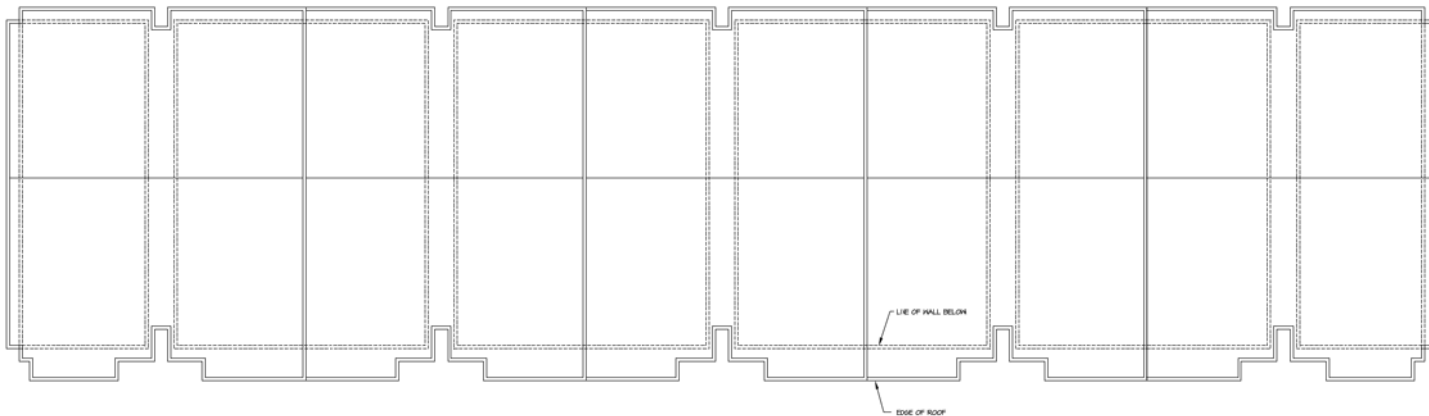
barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

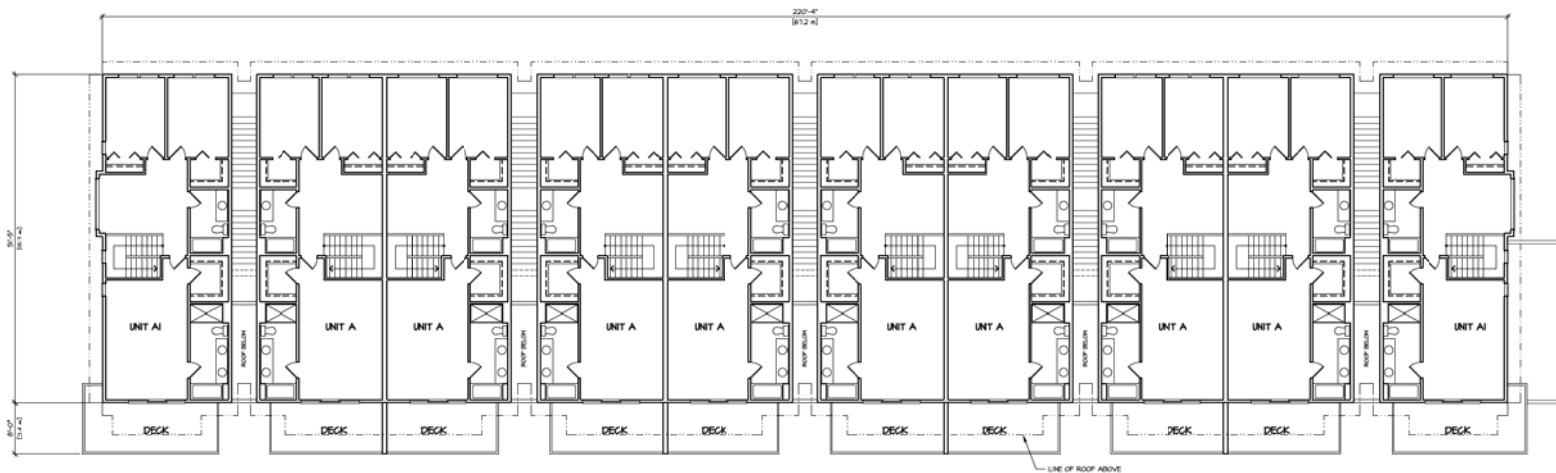
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-3.1
PROJECT NO.	REV. NO.
11063	

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ROOF PLAN
SCALE: 1" = 10'-0"



UPPER FLOOR PLAN
SCALE: 1" = 10'-0"

REV#	DATE	BY	ISSUE FOR

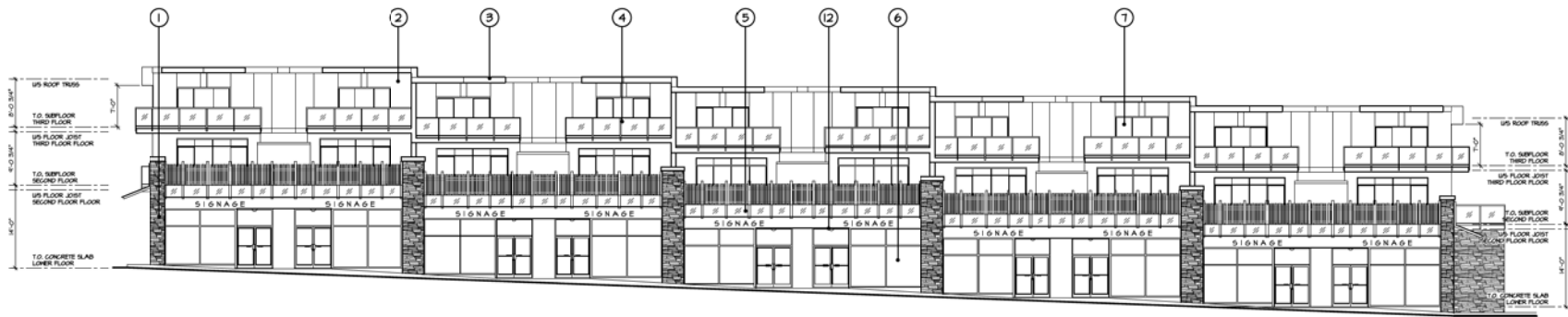
DESIGN NO.	
DRAWN	
DATE	May 16, 2012
SCALE	1" = 10'-0"
CLIENT	SANTOSH MEDIA LTD.
PROJECT	PROPOSED MIXED USE BUILDING 12654 88 AVENUE, SURREY
SHEET CONTAINS	BUILDING PLANS UPPER FLOOR & ROOF PLAN

barnett dembek
ARCHITECTS INC.

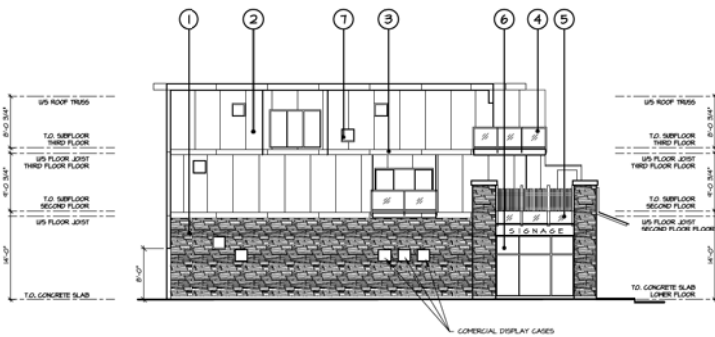
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
	AC-3.2
PROJECT NO.	REV. NO.
11063	



SOUTH ELEVATION
SCALE: 1" = 10'-0"



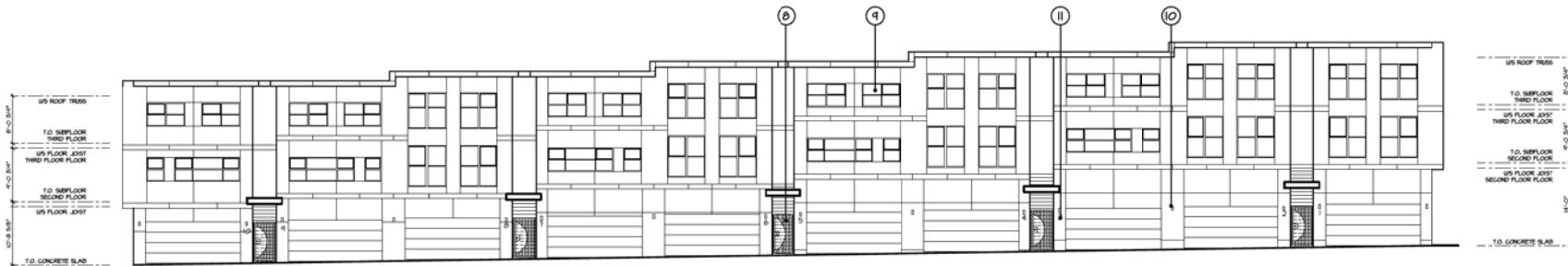
WEST ELEVATION
SCALE: 1" = 10'-0"

SCHEDULE OF FINISHES

- ① LEDGESTONE VENEER
- ② VERTICAL FIBRE CEMENT BOARD PANELS C/M EASY TRIM REVEALS
- ③ FIBRE CEMENT TRIM BOARDS & FASCIA
- ④ PONDER COAT ALUMINUM RAILINGS C/M GLAZED PANELS
- ⑤ TEMPERED & LAMINATED GLASS CANOPY SECURED TO PONDER COATED STEEL FRAME
- ⑥ CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING AND DOORS
- ⑦ HSDS ARGON FILLED WINDOWS IN VINYL FRAMES, C/M LOW-E COATINGS ON SOUTH & WEST ELEVATIONS
- ⑧ 3" X 6'-8" HIGH PONDERCOAT SECURITY GATE C/M KEYED LOCK AND PONDER COAT 1/16" THICK COVER PLATE AS SHOWN
- ⑨ VINYL FRAMED WINDOWS
- ⑩ WALL MOUNTED LIGHT FIXTURE C/M DOWNLIGHT COMPONENT
- ⑪ 4" HIGH BLACK COATED METAL UNIT NUMBERS
- ⑫ POT LIGHT MOUNTED INTO SOFFIT CENTERED OVER PAIRED DOORS



EAST ELEVATION
SCALE: 1" = 10'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"

DESIGN NO.	DATE	ISSUE	BY	ISSUED FOR
DRAWN	DATE	ISSUE	BY	ISSUED FOR
DATE	ISSUE	BY	ISSUED FOR	
DATE	ISSUE	BY	ISSUED FOR	
DATE	ISSUE	BY	ISSUED FOR	



DESIGN NO.	DATE	ISSUE	BY	ISSUED FOR
DRAWN	DATE	ISSUE	BY	ISSUED FOR
DATE	ISSUE	BY	ISSUED FOR	
DATE	ISSUE	BY	ISSUED FOR	
DATE	ISSUE	BY	ISSUED FOR	

CLIENT: SANTOSH MEDIA LTD.
PROJECT: PROPOSED MIXED USE BUILDING
1285A 88 AVENUE, SURREY
SHEET CONTAINS ELEVATIONS BUILDING #1

barnett dembek
ARCHITECTS INC.

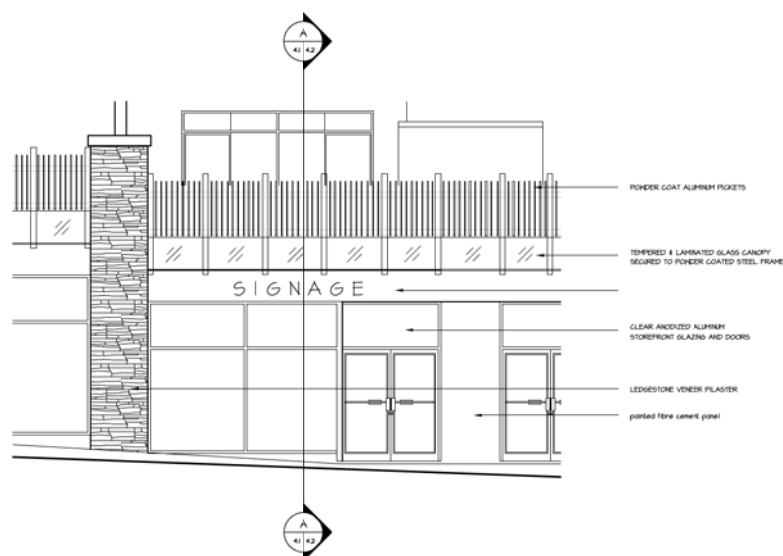
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11063	AC-4

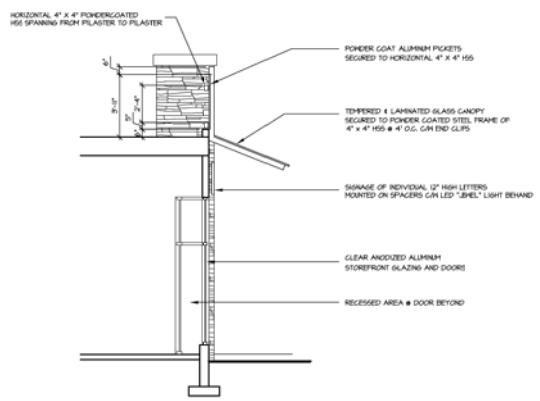
BUILDING #1

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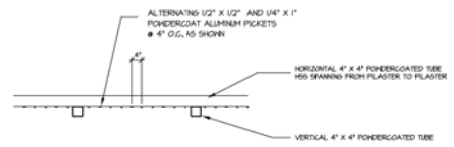
PARTIAL ELEVATION @ STOREFRONT

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



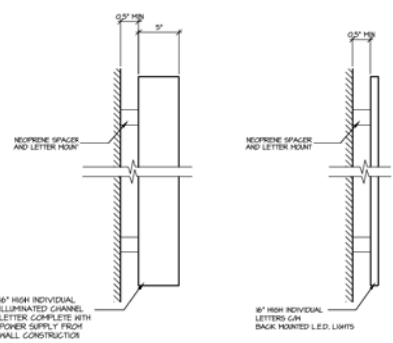
SECTION A-A

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



PLAN PICKET DETAIL

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



CHANNEL LETTER SIGNAGE DETAIL

REV#	DATE	BY	DATE	ISSUE	DATE	ISSUED FOR

DESIGN NO.	DRAWN	DATE	SCALE
CLIENT : SANTOSH MEDIA LTD.			
PROJECT : PROPOSED MIXED USE BUILDING			
1265A 88 AVENUE, SURREY			
SHEET CONVENTION: ELEVATION BLOW-UP & SIGNAGE DETAIL			

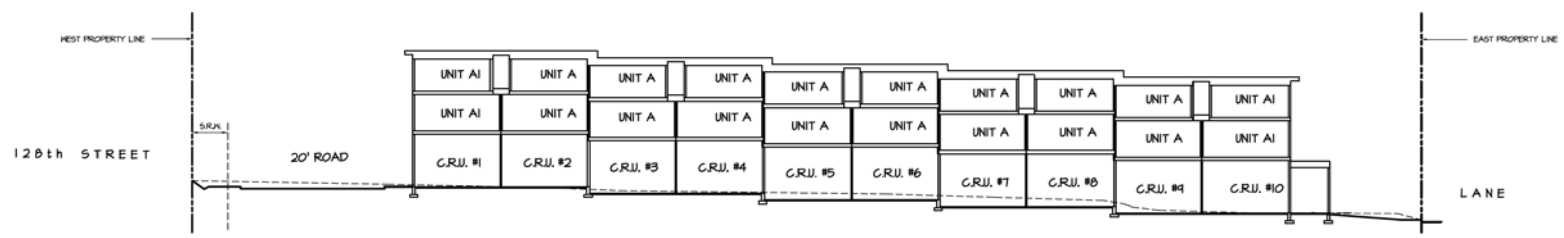
barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

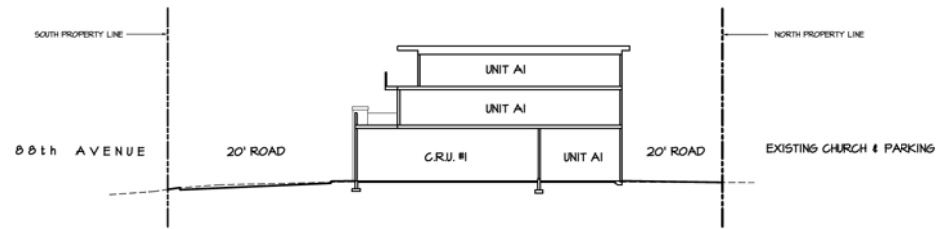
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
	AC-4.2
PROJECT NO.	REV. NO.
11063	

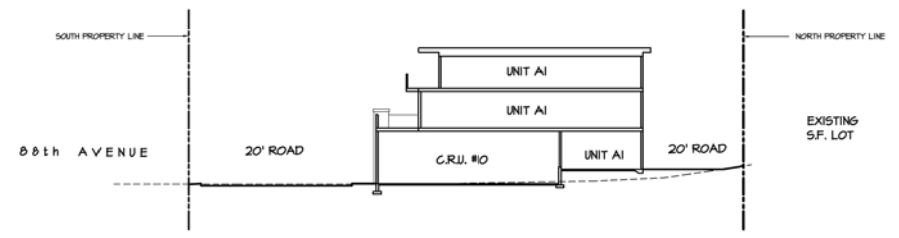
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SECTION A-A
SCALE: 1/8" = 1'-0"



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



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

REV#	DATE	BY	DATE	ISSUE



DESIGN: M.D.
DRAWN: M.D.
DATE: May 12, 2014
SCALE: 1/8" = 1'-0"

CLIENT: SANTOSH MEDIA LTD.
PROJECT: PROPOSED MIXED USE BUILDING
12694 88 AVENUE, SURREY
SHEET CONTENT: SITE SECTIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11063	AG-5.1



VIEW ALONG 88 TH AVENUE



VIEW ALONG 128 TH STREET

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REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



1:50-01-0007.dwg

DESIGN : M.D.	DRAWN : M.D.	DATE : May 12	SCALE : 1" = 30'-0"
CLIENT : SANTOSH MEDIA LTD.			
PROJECT : PROPOSED MIXED USE BUILDING 12894 88 AVENUE, SURREY			
SHEET CONTENTS : STREET ELEVATIONS			

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
11063	AC-6.1
PROJECT NO.	REV. NO.
11063	

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VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

REV#	DATE	BY	DATE	ISSUE	ISSUED FOR



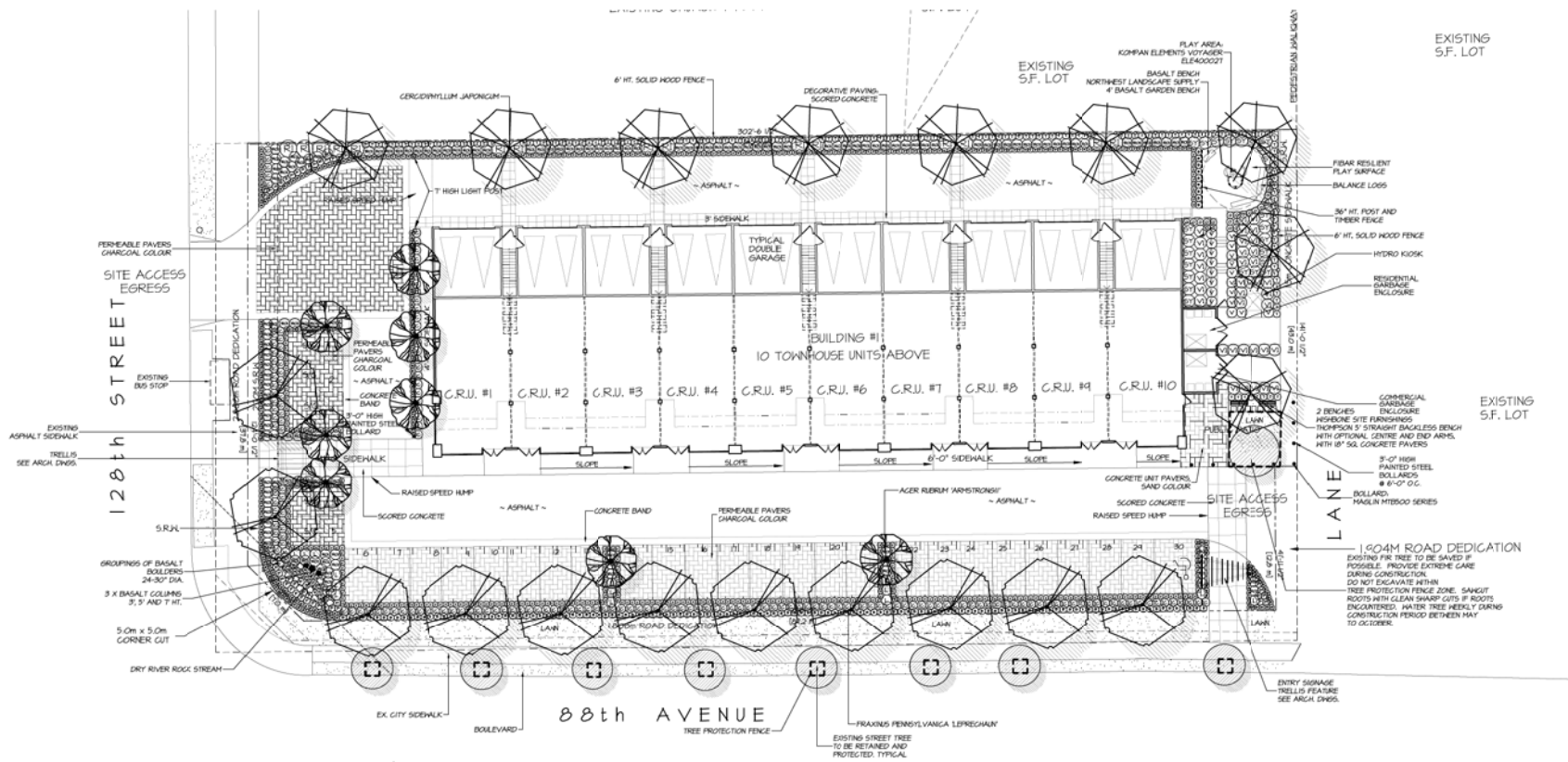
DESIGN NO.	DRAWN BY	DATE	SCALE
		May 18 2018	1" = 10'-0"
CLIENT : SANTOSH MEDIA LTD.			
PROJECT : PROPOSED MIXED USE BUILDING			
12654 88 AVENUE, SURREY			
SHEET CONTAINS : BUILDING MASSING			

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
	AC-T.1
PROJECT NO.	REV. NO.
11063	

SEAL:



PLANT SCHEDULE					PMG JOB NUMBER: 12-033
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
⊖	8	ACER RUBRUM 'ARMSTRONGII'	COLUMBIAR RED MAPLE	60H CAL, 2H STD, B4B	
⊖	4	CRIGIDIPHYLLUM JAPONICUM	KATSURA TREE	60H CAL, 12H STD, B4B	
⊖	1	EX. TREE	-		
⊖	11	FRAXINUS PENNSYLVANICA LEFREGHIAN	LEFREGHIAN ASH	60H CAL, 12H STD, B4B	
SHB	136	DNUS SEMPERVIRENS	COMMON DOGWOOD	42 POT, 25CM	
⊖	176	ILEX GRENATA 'VIREN THOMP'	HOLLY, COMPACT	43 POT, 50CM	
⊖	15	RHOCCODENDRON 'PUNIVAL'S DAUGHTER'	RHOCCODENDRON PINKHAY	43 POT, 50CM	
⊖	143	ROSA EXPLORER 'CHARLES ALBANEL'	CHARLES ALBANEL ROSE, PINK/SH-PURPLE	43 POT, 50CM	
⊖	21	SPRINGCROCKIOS MAGN BERRY	SPRINGCROCKIOS PINK BERRY	42 POT, 50CM	
⊖	54	TILIA OCCIDENTALIS 'SHARASO'	EMERALD GREEN CEDAR	12H HI, B4B	
⊖	2	VERBENUM DAVIDE	DAVID'S VERBENUM	42 POT, 50CM	
⊖	36	VERBENUM THUS 'SWARP'	SPRING BOGGLET	43 POT, 50CM	
GRASS	144	IMPERATA CYLINDRICA 'RED BARDY'	BLOOD GRASS	41 POT	
PERENNIAL	54	HEMEROCALLIS LITTLE WINE CUP	LITTLE WINE CUP DAYLILY, RED	42 POT, 2-3 PAN	
OC	490	ARCTOSTAPHYLOS (VAN-URS) 'MASSACHUSETTS'	KINKKINACK	41 POT, 25CM	
⊖	15	LONGERA PILEATA	PRIVET HONEYSUCKLE	41 POT, 25CM	
⊖	24	FAGTYSANDRA TERMINALIS	JAPANESE SPURGE	41 POT, 50H	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR REFINED 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 LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION	DR.
4	12/MAR/15	NEW SITE/CITY COMMENTS	DO
3	12/APR/15	CITY REMARKS	DO
2	12/APR/15	NEW SITE PLAN	DO
1	12/MAR/17	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED USE DEV.

**12859 88TH AVENUE
SURREY, BC**

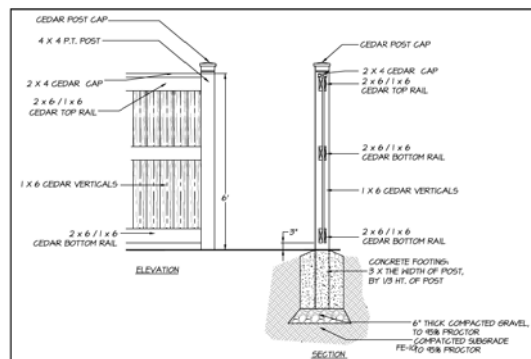
DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 12/FEB/08 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

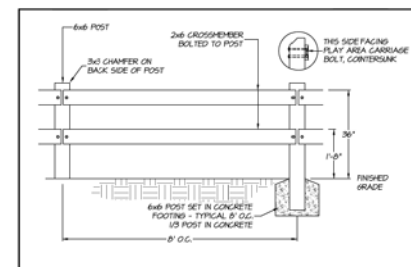
L2

OF 3

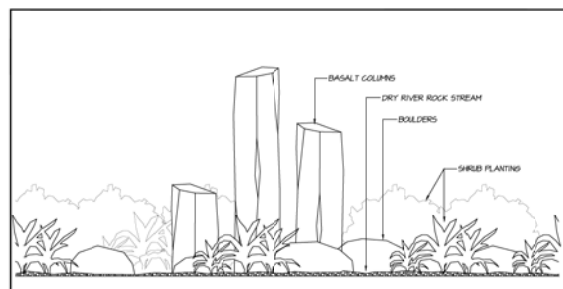
SEAL:



1
L1 6' HT. WOOD FENCE
1/2"=1'-0"



2
L1 POST AND TIMBER FENCE
1/2"=1'-0"



CORNER PLANTING AREA ELEVATION



MAGLIN BOLLARD



NORTHWEST LANDSCAPE SUPPLY BASALT BENCH



WISHBONE BACKLESS BENCH



KOMPAN ELEMENTS VOYAGER

NO.	DATE	REVISION DESCRIPTION	DR.
4	12.MAY.15	NEW SITE / CITY COMMENTS	DO
3	12.APR.15	CITY SUBMISSION	DO
2	12.APR.15	NEW SITE PLAN	DO
1	12.MAR.17	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED USE DEV.
12859 88TH AVENUE
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 12.MAY.15 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: DO
DESIGN: MCY
CHKD: MCY

L3

OF 3

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

FROM: Development Services Manager, Engineering Department

DATE: May 23, 2012 **PROJECT FILE:** 7811-0329-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 12859 88 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.808 metres along 88 Avenue for a 30.0-metre arterial road standard;
- dedicate 2.808 metres along 128 Street for a 30.0-metre arterial road standard;
- dedicate 1.904 metres along the eastern property line for a 8.0-metre lane;
- dedicate a 5.0 x 5.0-metre corner cut at the 88 Avenue and 128 Street intersection;
- provide a 2.7-metre right-of-way along 128 Street;
- provide a 0.5-metre right-of-way along 88 Avenue; and
- provide a reciprocal access easement for the property to the north.

Works and Services

- construct sidewalk along the west side of the lane

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

ssa



Friday, March 30, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0329-00

SUMMARY

The proposed 10 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

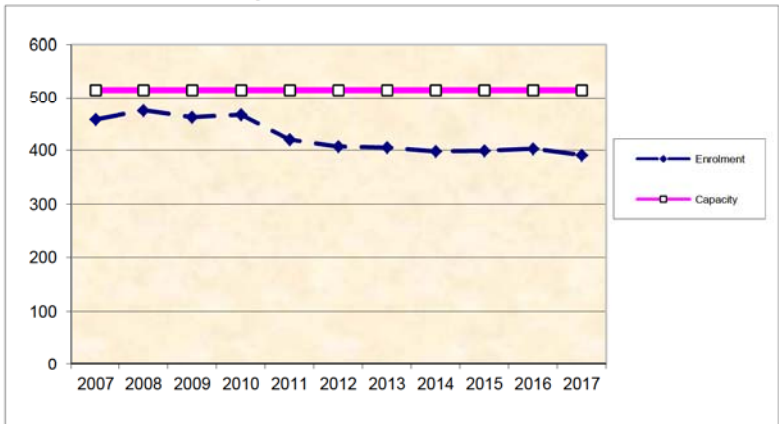
David Brankin Elementary	
Enrolment (K/1-7):	46 K + 374
Capacity (K/1-7):	40 K + 475
Queen Elizabeth Secondary	
Enrolment (8-12):	1506
Nominal Capacity (8-12):	1600
Functional Capacity*(8-12);	1728

School Enrolment Projections and Planning Update:

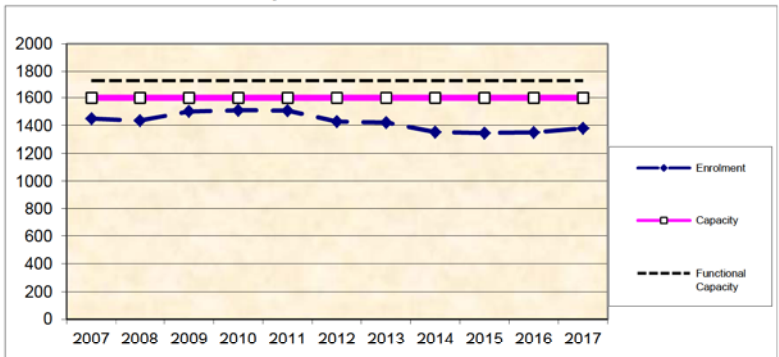
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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. David Brankin is a mult track elementary school with a regular K-7 program and fine arts K-7 district program. Capacity in the table below includes a modular complex at Queen Elizabeth with a capacity of 200. 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.

David Brankin Elementary



Queen Elizabeth 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.

APPENDIX ____

TREE PRESERVATION SUMMARY

Surrey Project # ?
 Project Location: 12859 – 88th Ave, Surrey
 Register Landscape Architect / Arborist Michael Mills PMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal on April 23rd of 2012.
 The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located at the intersection of 128th Street and 88th Avenue.
- b. The site is dominated with open lawn and thickets of blackberry.
- c. The existing trees are limited to 22 Cottonwood, 2 Douglas Fir, 2 Western Red cedar and 1 Alder.
- d. No trees have been proposed for retention.

2. Summary of Proposed Tree Removal and Replacement

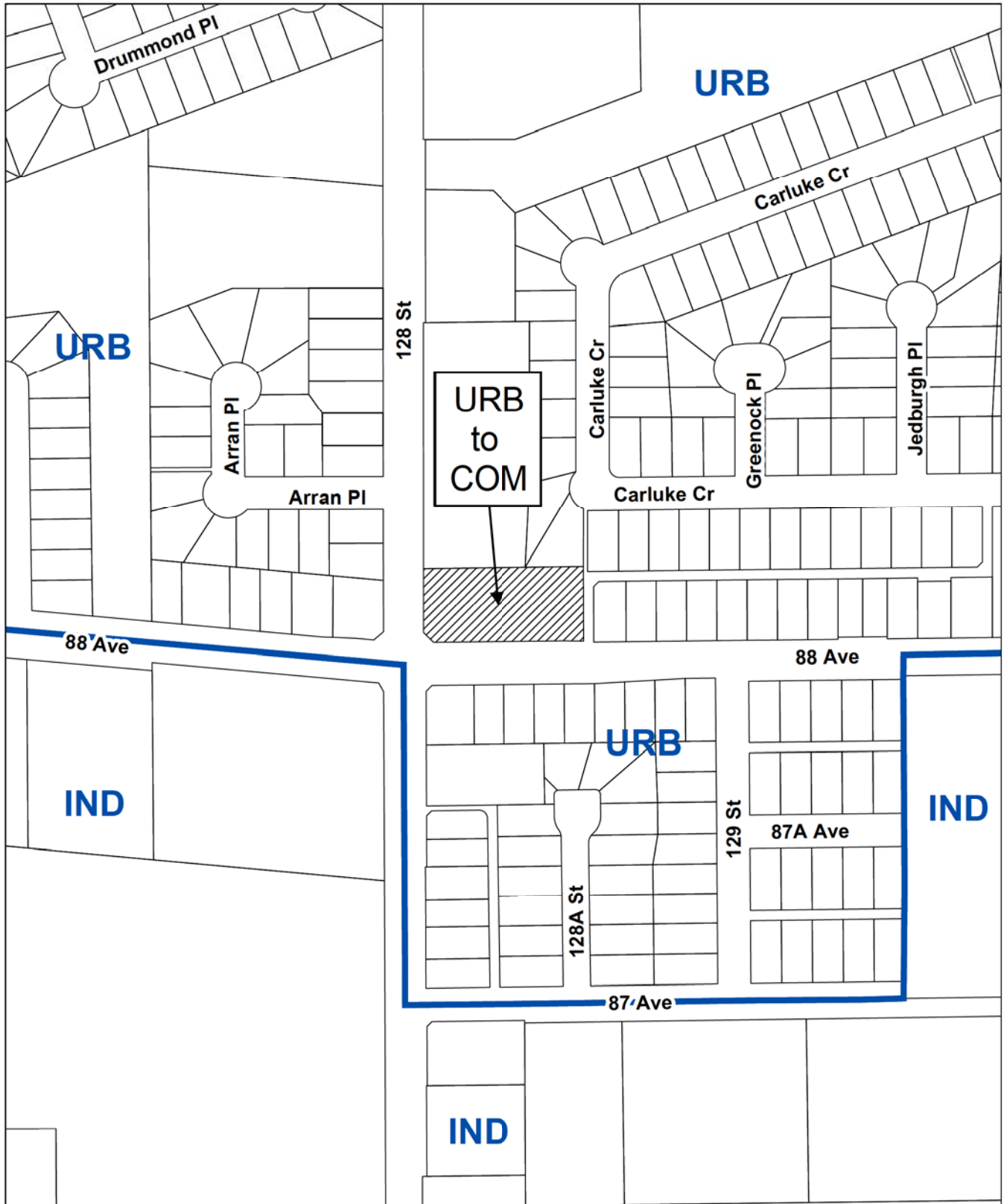
○	Number of Protected Trees Identified	27	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	27	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required @ 2:1 (2 x 4)	8	(E1)
○	Number of Replacement Trees Required @ 1:1	23	(E2)
○	Total Number of Replacement Trees Required	31	(E3)
○	Number of Replacement Trees Proposed	28	(F)
○	Number of Replacement Trees in Deficit (E – F)	3	(G)
○	Total Number of Protected and Replacement Trees (D+F)	28	(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 and Replacement Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Michael J Mills**
ISA Certified Arborist #PN0392
PMG Landscape Architects
April 23rd, 2012



OCP Amendment

Proposed amendment from Urban to Commercial



CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-953-819
Lot 263 Except PCL 1 (Plan LMP3171) Section 32 Township 2 New Westminster District
Plan 51676

12859 – 88 Avenue

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

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

A. Intent

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

B. Permitted Uses

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

- 1. *Multiple unit residential buildings* or *ground-oriented multiple unit residential buildings*

2. The following uses, provided that any of these uses, or combination thereof do not constitute a singular use on the *lot*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours* and *tattoo parlours*;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pubs*;
 - (e) Office uses excluding *social escort services* and *methadone clinics*;
 - (f) *General service uses* excluding *funeral parlours*, *drive-through banks* and *vehicle rentals*;
 - (g) *Indoor recreational facilities*;
 - (h) *Community services*; and
 - (i) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.75.
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:

Use	Setback	<i>Front Yard</i> (West)	<i>Rear Yard</i> (East)	<i>Side Yard</i> (North)	<i>Side Yard on Flanking Street</i> (South)
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	6.5 m. [21.3 ft.]	7.5 m. [25 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 13 metres [43 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

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

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 0.9 metre [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. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B.1 of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* 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 uses listed under Section B.2 of this Zone shall be located on the ground floor and shall have access independent of the residential access.

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>
2,000 sq. m. [0.5 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, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for 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.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, 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 _____, 2012.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2012.

READ A THIRD TIME ON THE _____ th day of _____, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 2012.

MAYOR

CLERK

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ZONING COMPARISON	C-5 Zone	RM-30 Zone	Proposed CD Zone
Permitted Uses	<ul style="list-style-type: none"> • Retail stores excluding adult entertainment stores, auction houses, second hand stores and pawnshops; • Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair; • Eating establishments excluding drive-through restaurants; • Neighbourhood pubs; • Office uses excluding social escort services and methadone clinics; • General service uses excluding funeral parlours, drive-through banks and vehicle rentals; • Indoor recreational facilities; • Community services; • Child care centres; and • One dwelling unit per lot. 	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Child care centres. 	<ul style="list-style-type: none"> • Multiple unit residential buildings and ground-oriented multiple unit residential buildings; • Retail stores excluding adult entertainment stores, auction houses, secondhand stores and pawnshops; • Personal service uses excluding body rub and tattoo parlours; • Eating establishments excluding drive-through restaurants; • Neighbourhood pubs; • Office uses excluding social escort services and methadone clinics; • General service uses excluding funeral parlours, drive-through banks and vehicle rentals; • Indoor recreational facilities; • Community services; and • Child care centres.
Density (FAR)	0.50	0.90	0.75
Lot Coverage	50%	45%	45%
Building Setbacks	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines	Front yard (west): 7.5 metres (25 ft.) Rear yard (east): 6.5 metres (21.3 ft.) Side yard (north): 7.5 metres (25 ft.) Side yard on flanking street (south): 7.5 metres (25 ft.)
Building Height	Principal building: 9 metres (30 ft.) Accessory buildings & structures: 4.0 m. (13 ft.)	Principal building: 13 metres (43 ft.) Accessory buildings & structures: 4.5 m. (15 ft.)	Principal building: 13 metres (43 ft.) Accessory buildings & structures: 4.5 m. (15 ft.)
Landscaping	Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.	Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.	Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 0.91 metre (3 ft.) in width shall be provided the lot.