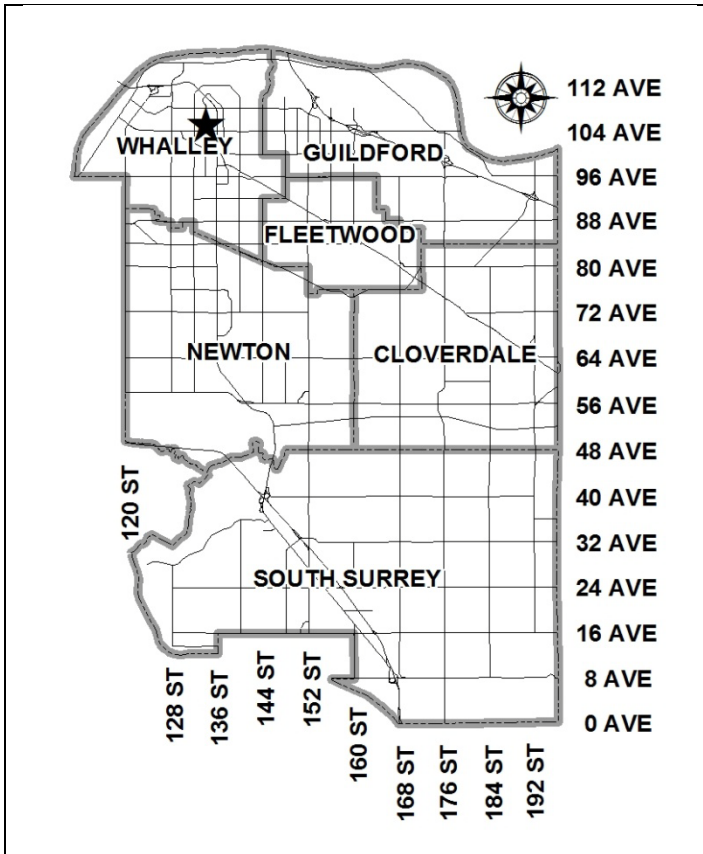


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0333-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **Rezoning** from RF, RM-D and C-35 to CD (based on RMC-150)
- **Development Permit**

in order to permit the development of two, high-rise residential towers, townhouses, and commercial space.

LOCATION:

13425 and 13409 - 104 Avenue
 13440, 13430, 13420 and 13410 - 105 Avenue; Portion of Lane

OWNER:

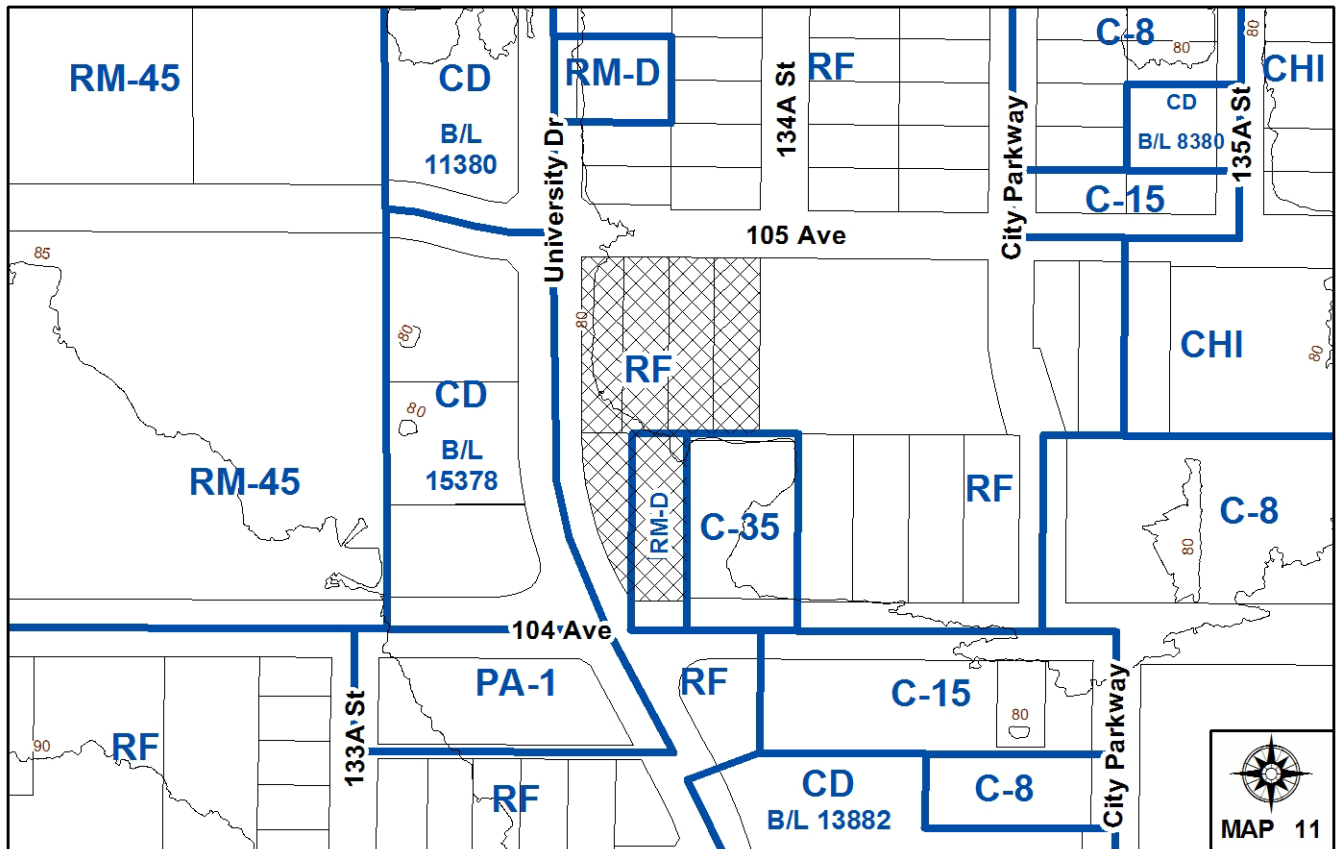
Bosa Properties (SC) Inc.

ZONING:

RF, RM-D and C-35

OCP DESIGNATION:

City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with City Centre designation, in the OCP.
- Complies with the Surrey City Centre Land Use and Density Concept.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- The proposed development conforms to the goal of achieving high-rise, high density development around the three SkyTrain Stations.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000), "Duplex Residential Zone (RM-D)" (By-law No. 120000), and "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,683 square metres (18,000 sq. ft.) to 353 square metres (3,800 sq. ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,683 square metres (18,000 sq. ft.) to 511 square metres (5,500 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7911-0333-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant 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) 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 reduced indoor amenity space;
 - (i) the applicant adequately address the impact of reduced outdoor amenity space;
 - (j) finalization of the closure and purchase of the adjacent lane;
 - (k) registration of a volumetric statutory right-of-way over the "green lane" and adjoining parking areas and sidewalks that traverse the site;

- (l) registration of a reciprocal access agreement to permit access to the existing apartment building site to the east, and
- (m) provision of cash-in-lieu for the shortfall in residential visitor parking spaces to the satisfaction of the General Manager, Engineering.

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:**

7 Elementary students at K. B. Woodward Elementary School
3 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the spring of 2015.

Parks, Recreation & Culture: Parks has some concerns with respect to the pressure this project may put on existing parks and recreation facilities in the area. The applicant should meet with Parks staff to resolve this concern.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	Vacant lands.	City Centre	RF
East:	Vacant lands and mid-rise apartment tower.	City Centre	RF and C-35
South (Across 104 Avenue):	New City Hall currently under construction.	City Centre	RF and C-15
West (Across University Drive):	Mid-rise apartment building and two, four-storey apartment buildings.	City Centre	CD (By-law No. 15378)

DEVELOPMENT CONSIDERATIONS

- The 0.8 hectare (2 acre) subject site is located along the east side of University Drive between 104 Avenue and 105 Avenue in Surrey City Centre and comprises 4 lots that front 105 Avenue and two lots that front 104 Avenue.
- The subject site is designated City Centre under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF) and Duplex Residential Zone (RM-D). The adjoining lane allowance to the east, which will be closed and incorporated into the development site, is zoned Downtown Commercial Zone (C-35).
- The applicant, Bosa Properties, has applied to rezone the subject site to Comprehensive Development Zone (CD) in order to permit the development of two high-rise residential towers, ground-oriented townhouses, and commercial space.
- Under the Surrey City Centre Land Use and Density Concept, the four lots fronting 105 Avenue are designated as appropriate for high-rise, residential development with a floor area ratio (FAR) of up to 3.5.
- Under the Surrey City Centre Land Use and Density Concept, the four lots fronting 104 Avenue are designated as appropriate for high-rise, high-density development with an FAR of up to 5.5.
- The Surrey City Centre Plan Update, Phase 2, Stage 1 Report endorsed by Council in 2009 permits the densities shown on the Surrey City Centre Land Use and Density Concept to be increased by up to 20% if the development bonus density benefits in accordance with Council policy. With the approval of recommendations in Corporate Report No. R069 on April 2, 2012, the current Interim Density Bonus Policy is in abeyance until the end of 2012 and is currently under review.
- As the proposed development straddles the two Surrey City Centre Land Use and Density designations, the applicant is proposing to average the proposed density of the project over the entire site.
- The proposed FAR of the development is 4.9, which is less than the maximum FAR of 3.5 that would be permitted on the northern portion of the site but less than the FAR of 5.5 that would be permitted on the southern portion of the site.
- The proposed uses, densities, and building massing are in accordance with the long-term vision for this part of Surrey City Centre.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone, based loosely on the RMC-150 Zone, but modified to accommodate the proposed project.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 27, 2012. Staff received only two telephone calls in response to the notification. The telephone callers requested additional information about the project.

DESIGN PROPOSAL AND REVIEW

Site Layout

- The subject site comprises four, over-sized single family lots fronting 105 Avenue and 2, long, narrow lots fronting 104 Avenue, directly across from the new Surrey City Hall, currently under construction.
- In response to the strategy in Surrey City Centre of creating a finer-grained road network and increased vehicle and pedestrian connectivity, a new, east-west, 12-metre (40 ft.) wide lane, from University Drive to City Parkway, is proposed through the block in which the subject lots are located.
- The new east-west lane will have one lane of vehicle traffic in each direction and be bordered on each side by landscaped boulevards and sidewalks to enhance the pedestrian experience and to encourage and facilitate pedestrian movement along the "green lane".
- Parking pockets, to provide additional surface parking to service the area, will be also be provided along various sections of the lane.
- It is envisioned that the lane would be dedicated a road allowance. However, in order to achieve the number of parking spaces required to service the proposed development, the underground parking for the project has to be located under this new "green lane".
- As a result, the "green lane" through the subject development site will be taken by a volumetric statutory right-of-way and not by road dedication.
- This new east-west "green lane" will split the subject site into two portions, a north portion fronting 105 Avenue and University Drive, and a south portion fronting University Drive and 104 Avenue.
- On the northern portion of the site, the applicant is proposing to construct a high-rise residential tower and ground-oriented townhouses.
- On the southern portion of the site, the applicant is proposing to construct a building that has two distinct components. The northerly component will consist of a high-rise residential tower with a base of townhouse units while the southerly component will consist of a two- to four-storey commercial building.

Building Design

- The high-rise residential tower on the northern portion of the subject site, will be located on the extreme northeast corner of the site, facing 105 Avenue.
- The tower will be 26 storeys (67 metres/ 220 ft.) in height and contain 250 apartment units.
- On the northern portion of the subject site, three-storey, ground-oriented townhouses will extend west from the residential tower, along 105 Avenue, turning south along the University Drive frontage of the site to the new east-west "green lane". A total of 7 townhouse units are proposed.
- Each townhouse unit will have a small, landscaped front garden facing the street and will also have a third-floor roof terrace with a wooden trellis sun shade.
- On the southern portion of the site, adjacent to the east-west "green lane", the applicant is proposing to construct a 32-storey (83-metre/271 ft.) residential tower containing 299 apartment units and 5, three-storey townhouse units at the base of the tower.
- The two residential towers and the townhouses will be constructed of concrete, painted an ivory white or light-grey colour.
- The majority of the façades of the two residential towers will be clad in clear vision glass with grey-tinted or silver-tinted spandrel panels. The same grey-tinted glass will be extended to the townhouse units to create consistency.
- Light-beige masonry panels will be added to sections of the townhouse units and the bottom three floors of the residential towers to create more pedestrian interest at the lower levels of the buildings.
- As the residential tower on the southern portion of the subject site is located on an axial view along University Drive, the design of the top of the building has been stepped and articulated to provide additional architectural interest.
- The commercial component of the building makes a bold statement at the northeast corner of 104 Avenue and University Drive in order to create a strong presence that compliments the new Surrey City Hall and Surrey City Centre Library located on the southeast corner of 104 Avenue and University Drive.
- The commercial component of the proposed building is 11.4 metres (37 ft.) in height, which is the equivalent of a four-storey building, and provides appropriate scale and weight to this important intersection.
- The commercial component along University Drive is convex, to follow the curve of University Drive north of 104 Avenue.

- The roof-line of the commercial component creates a folded plane with a large, wood clad overhang to complement the folded plane design and large wood-clad overhangs found in the design of the new Surrey City Hall, currently under construction, and the Civic Block Stage 3 project that was recently reviewed by City Council (Application No. 7911-0334-00).
- In addition to the curving design and dramatic overhang, the commercial component of the building will be clad in floor-to-ceiling glass to create a light, airy, transparent structure.

Indoor Amenity Space

- On the northern portion of the site, the indoor amenity space is located on the ground and second floors of the apartment tower.
- The ground floor amenity space consists of a meeting room and a gym with washroom facilities, while the second floor amenity space consists of a multi-purpose room with kitchen facilities.
- On the southern portion of the site, the indoor amenity space is located on the third, fourth and fifth floors of the residential tower.
- On each floor, the indoor amenity space consists of multi-purpose rooms with associated washroom and kitchen facilities.
- The indoor amenity space for the entire project will total 353 square metres (3,800 sq. ft.), which is 1,330 square metres (14,300 sq. ft.) less than the 1,683 square metres (18,000 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of indoor amenity space in accordance with Council policy

Landscaping and Outdoor Amenity Space

- The outdoor amenity space associated with the northerly tower is located adjacent to the indoor gym amenity space, between the south face of the tower and the new east-west lane.
- This outdoor amenity area will incorporate a hard-surfaced patio, an outdoor table and seating and an extensive children's play area.
- A smaller outdoor amenity area will be provided just to the east of the residential tower, in the courtyard formed by the residential towers and the ground-oriented townhouses.
- This outdoor amenity area, which will be adjacent to the indoor meeting room, will consist of a hard-surfaced patio with fixed outdoor tables and seating.
- On the southern portion of the site, all outdoor amenity space will be located on various portions of the roof over the commercial component of the building.

- On the third floor, outdoor amenity area will be located to the east and west of the indoor amenity space and will consist of landscaped areas with hard-surfaced patios containing outdoor tables and seating areas.
- The entire roof of the commercial component will constitute outdoor amenity space that is accessed by the indoor amenity space in the fifth floor of the residential tower.
- This outdoor amenity space will be landscaped and hard-surfaced and include outdoor tables and seating areas.
- The outdoor amenity space for the entire project will total 511 square metres (5,500 sq. ft.), which is 1,132 square metres (12,000 sq. ft.) less than 1,683 square metres (18,000 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide compensation to mitigate the reduction of outdoor amenity space in accordance with Council policy
- In addition to the roof-top amenity area accessible by residents of the building, an outdoor space along the 104 Avenue frontage of the site, accessible by the fourth floor commercial unit, will be provided that can be used as outdoor seating or other outdoor activity space by the fourth floor commercial unit.
- In addition to the provision of outdoor amenity space and landscaping, the applicant will be required to construct Surrey Parkway that runs along the University Drive frontage of the subject site.
- Surrey Parkway is an off-street multi-use pathway that runs from Pattullo Bridge, through City Centre, to the Quibble Creek Greenway on Fraser Highway and 138 Street. A portion of the Surrey Parkway has already been constructed along the University Drive frontage of the new Surrey City Centre Library.

Parking

- Vehicle access to the underground parking facility on the northern portion of the subject site will be from the new east-west "green lane".
- The vehicle access ramp, adjacent to the outdoor amenity area for the northern residential units, will be covered with a trellis to screen it from over-views for residential towers in the area.
- A total of 261 resident parking spaces will be provided in the underground parking facility on the northern portion of the site. These 261 parking spaces translate into a parking ratio of approximately 1 parking space per dwelling unit, which is consistent with the resident parking standard supported in other projects close to SkyTrain Stations and in other parts of Surrey City Centre.
- A total of 26 visitor parking spaces will be provided on the northern portion of the site; 24 in the underground parking facility, and 2 surface parking spaces along the new east-west "green lane".

- These 26 visitor parking spaces, representing a parking ratio of 0.1 parking space per dwelling unit, are 16 fewer than the 42 visitor parking spaces required under the Zoning By-law, based on a parking ratio of 0.16 parking space per dwelling unit.
- A service lane will run along the eastern property line of the southern portion of the lot that will provide service vehicles access to the commercial units and the southern end of the site.
- A vehicle access ramp at the southern end of the service lane will provide vehicle access to the underground parking facility under the southern portion of the site.
- This vehicle ramp will also be screened from over-views by a trellis structure.
- The adjoining mid-rise residential tower on the adjoining lot to the east currently has a strip of undeveloped land along the south side of the lot fronting 104 Avenue as well as a driveway that provides vehicle access to the site.
- A reciprocal access agreement will be registered over the service lane proposed on the east side of the subject site in order to facilitate the removal of the existing 104 Avenue driveway and development of the vacant portions of the adjoining lot to the east, at some time in the future.
- A total of 304 resident parking spaces will be provided in the underground parking facility on the southern portion of the site. These 304 parking spaces translate into a parking ratio of 1 parking space per unit, which is consistent with the resident parking standard supported in other projects close to SkyTrain Stations and in other parts of Surrey City Centre.
- A total of 31 visitor parking spaces will be provided on the southern portion of the site; 29 in the underground parking facility, and 2 surface parking spaces along the new east-west lane.
- These 31 visitor parking spaces, representing a parking ratio of 0.1 parking spaces per dwelling unit, are 18 fewer than the 49 visitor parking spaces required under the Zoning By-law, based on a parking ratio of 0.16 parking space per dwelling unit.
- A total of 18 parking spaces to service the commercial component of the project, will be provided in the underground parking facility on the southern portion of the site.
- As noted, the Zoning By-law requires 42 visitor parking spaces on the northern portion of the site and 49 visitor parking spaces on the southern portion of the site. The applicant has requested a reduction of 16 visitor parking spaces on the northern portion of the site and a reduction of 18 visitor parking spaces on the southern portion of the site.
- The City has reviewed the requested reductions for visitor parking in the context of proximity to transit and a high density, mixed-use city core, availability of additional parking supply under the new City Hall and opportunities for shared parking within the development.

- The City has determined that the requested reductions in visitor parking can be supported based on the following:
 - The City Hall parkade can provide alternative parking for any additional parking demand from this site;
 - The Zoning By-law identifies a potential reduction for shared parking in facilities where parking peaks are not concurrent; and
 - A cash-in-lieu contribution for the reduction in parking stalls will be paid to the City Parking Authority, which will allow it to provide additional parking spaces as required within the City Centre.
- The applicant will be required to provide a cash-in-lieu contribution for a shortfall of 16 visitor parking spaces on the northern portion of the subject site, and a shortfall of 6 visitor parking spaces, after shared parking has been considered, on the southern portion of the site.

Sustainability

- The project will be required to provide hydronic thermal energy systems, including domestic hot water, make-up air units and in-suite hydronic space heating, in support of the City's District Energy system.
- The project will be required to connect to the City's District Energy system prior to occupancy.
- As a result, the project will be required to install hydronic heating and cooling systems rather than the industry standard of electric resistance heating.
- The project will incorporate on-site stormwater retention through the use of infiltration systems and rain gardens.
- All of the lower level roofs of the project will be landscaped and provide outdoor amenity areas.

ADVISORY DESIGN PANEL

ADP Meeting: May 17, 2012 and June 28, 2012

- Many of the comments and suggestions arising from the May 17, 2012 ADP meeting were satisfactorily addressed and are reflected on the attached plans.
- However, at the June 28, 2012 ADP meeting, ADP members noted that there were still a number of outstanding urban design issues that require further refinement, prior to consideration of final approval. The principal issues that still need to be addressed are as follows:
 - Increased design development on the broad façades of both towers.

- Increased design refinement and articulation of the southern tower that better responds to the axial views of the tower.
- Better design integration of the townhouse base of the southern apartment building with the balance of the tower above the base.
- Better transition between the south tower townhouses and the adjacent commercial building.
- Refined and more easily identifiable tower entries.
- Detailed hard and soft landscaping plans showing, among other things, plants species and size, hard-surface materials, furnishing details, and lighting.
- Due to time constraints and the need to expedite the application, the applicant's architect was not able to address the outstanding ADP issues and concerns prior to the preparation of this report. However, the applicant has agreed to address these issues prior to consideration of Final Reading of the Rezoning By-law and issuance of the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	ADP Comments
Appendix VI	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Patrick Cotter Architects and van der Zalm and associates, dated June 12, 2012 and June 2012, respectively.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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- (h) Portion of lane dedicated on Plan 64483
3. Summary of Actions for City Clerk's Office
- (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,315 sq. m.
Road Widening area		269 sq. m.
Closed Lane Allowance		91 sq. m.
Net Total		8,137 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	35% 25%	34% 23.9%
Paved & Hard Surfaced Areas		24.6%
Total Site Coverage		59.5% 48.5%
SETBACKS (in metres)		
North	4.5 metres	5.0 metres
East	1.5 metres	2.0 metres
South	3.0 metres	4.0 metres
West	6.0 metres	6.7 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	NA	67 m & 83 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		245
Two Bedroom		309
Three Bedroom +		7
Total		561
FLOOR AREA: Residential		40,375 sq m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		1,199 sq. m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		41,574 sq m.

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

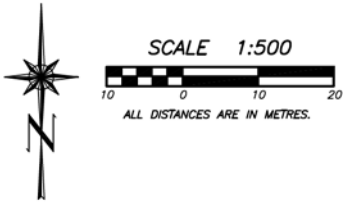
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		274 upa/674 uph
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	5.0	4.9
AMENITY SPACE (area in square metres)		
Indoor	1,683 sq. m.	353 sq. m.
Outdoor	1,683 sq. m.	511 sq. m.
PARKING (number of stalls)		
Commercial		18
Resident	561	565
Residential Visitors		57
Institutional		
Total Number of Parking Spaces		640
Number of disabled spaces		12
Number of small cars		159
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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**SKETCH PLAN OF PROPOSED LOT A, SECTION 22,
BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.,
PLAN BCP**

B.C.G.S. 92G.016



105th AVENUE

NOTES:

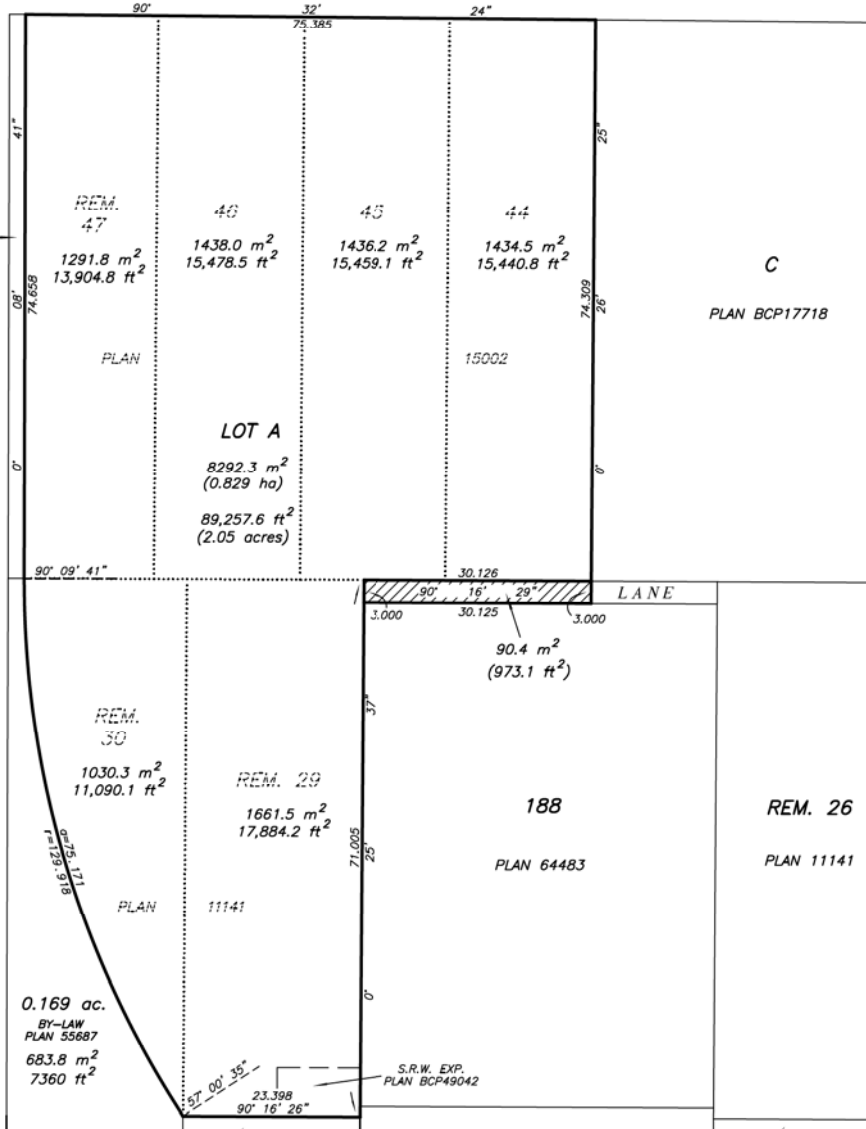
BOUNDARIES ARE BASED ON FIELD SURVEY COMPLETED NOVEMBER 8, 2011.

- ▲ ADDED INDIVIDUAL LOT AREAS
- ▲ ADDED PROPOSED LANE CLOSURE

- DENOTES PROPOSED LANE CLOSURE

UNIVERSITY DRIVE
(134TH STREET)

PCL. "A"
BY-LAW
PLAN 55687
1291.8 m²
159.3 m²
1715 ft²



104th AVENUE

PCL. A
BY-LAW
PLAN 87435
49.9 m²
537 ft²

PCL. H
REF.
PLAN 39439

PROJECT INFORMATION

CIVIC ADDRESS:
13425 104th AVENUE, SURREY, BC

LEGAL ADDRESS:
LOT "A" , SECTION 22, BLOCK 5 NORTH RANGE 2 WEST,
NWD, PLAN BCP

APPLICANT:
COTTER ARCHITECT INC.
235 - 11300 No.5 ROAD
RICHMOND, BC V7A 5J7

PROPOSED ZONING:
CD

DRAWING LIST

ARCHITECTURAL

- A-000 Cover Sheet
- A-001 Data Sheet

- A-101 Context Plan
- A-104 Site Plan
- A-105 Design Concept

- A-201 Parking Plan P1
- A-206 Floor Plan Level 2
- A-207 Floor Plan Level 3
- A-208 Floor Plan Level 4
- A-209 Floor Plan Level 5
- A-211 Typical Floor Plate

- A-301 North & South Elevations
- A-302 West Elevation
- A-303 East Elevation

- A-401 Section A-A
- A-402 Section B-B

- A-801 Perspectives
- A-811 Context Photo
- A-821 Shadow Study

PROJECT DIRECTORY

OWNER:
BOSA PROPERTIES
#1800 - 4555 Kingsway
BURNABY, BC V5H 4T8
T(304)299-1363; F(604)299-6460

ARCHITECTURAL:
COTTER ARCHITECTS INC.
SUITE 235 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7
T(304) 272-1477; F(604)272-1471

LANDSCAPE:
van der Zalm + Associates Inc.
Suite 1, 8938 192nd Street,
Surrey, BC V4N 3W8
T(304) 882-0024, F(604) 882-0042



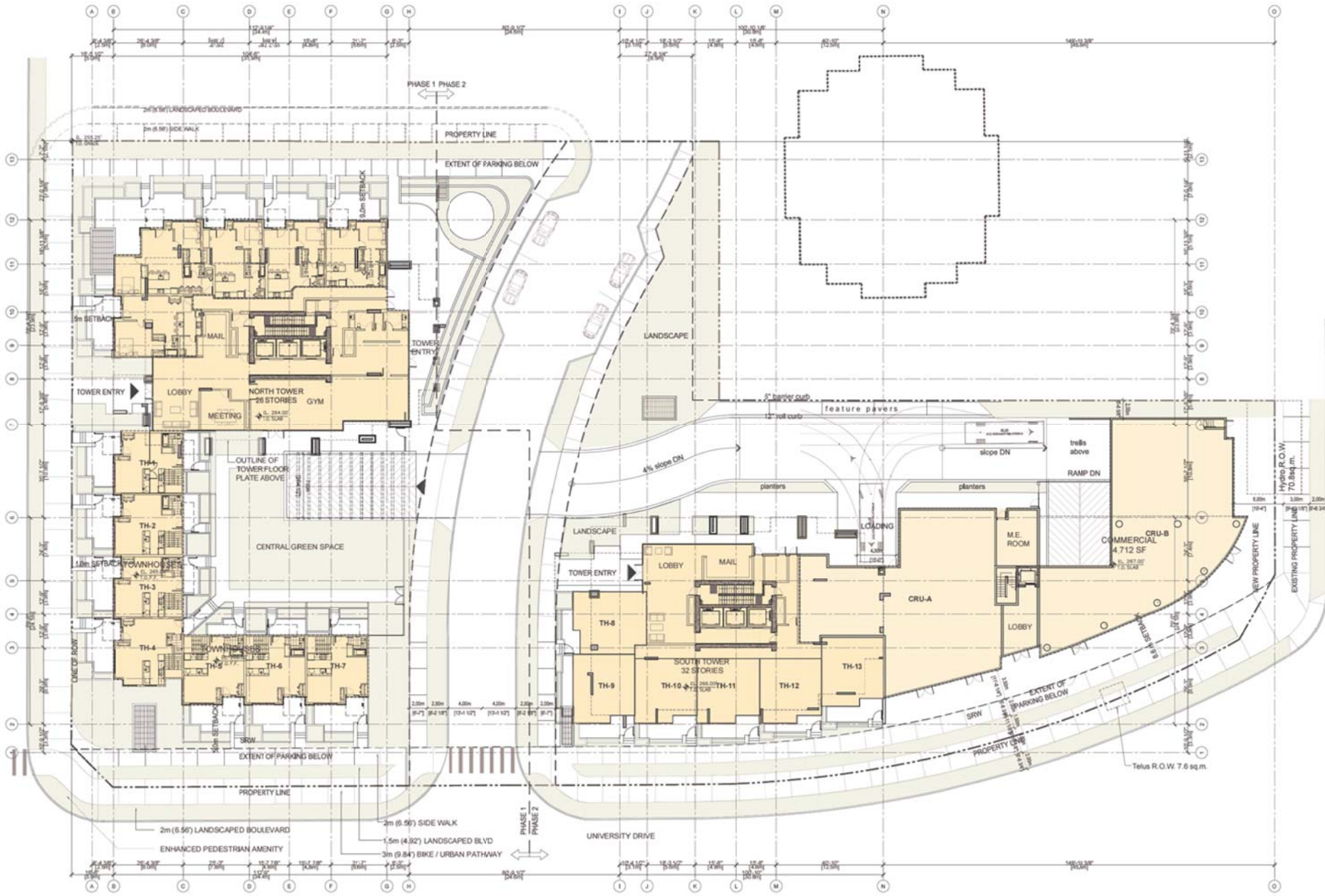
LOCATION MAP



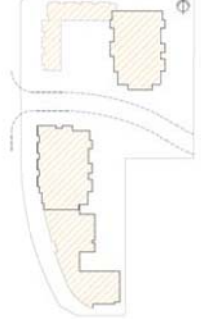
104 & UNIVERSITY MIXED USE

13425 104th Avenue, Surrey, BC





NOTES:



NOT FOR CONSTRUCTION

APP 2/18/2012	SUBMISSION TO ADVISORY DESIGN PANEL
APP 10/20/12	SUBMISSION TO ADVISORY DESIGN PANEL
APP 02/01/13	REVISION FOR CLARITY REVISION
APP 2/20/2013	REVISED FOR PERMISSIBLE APPLICATION
DATE	DESCRIPTION

cotter
ARCHITECTS
#215 - 11300 NO. 3 ROAD, RICHMOND, BC V7A 5J7
TEL: 604.273.4177 FAX: 604.273.4178 WWW.COTTERARCHITECTS.COM

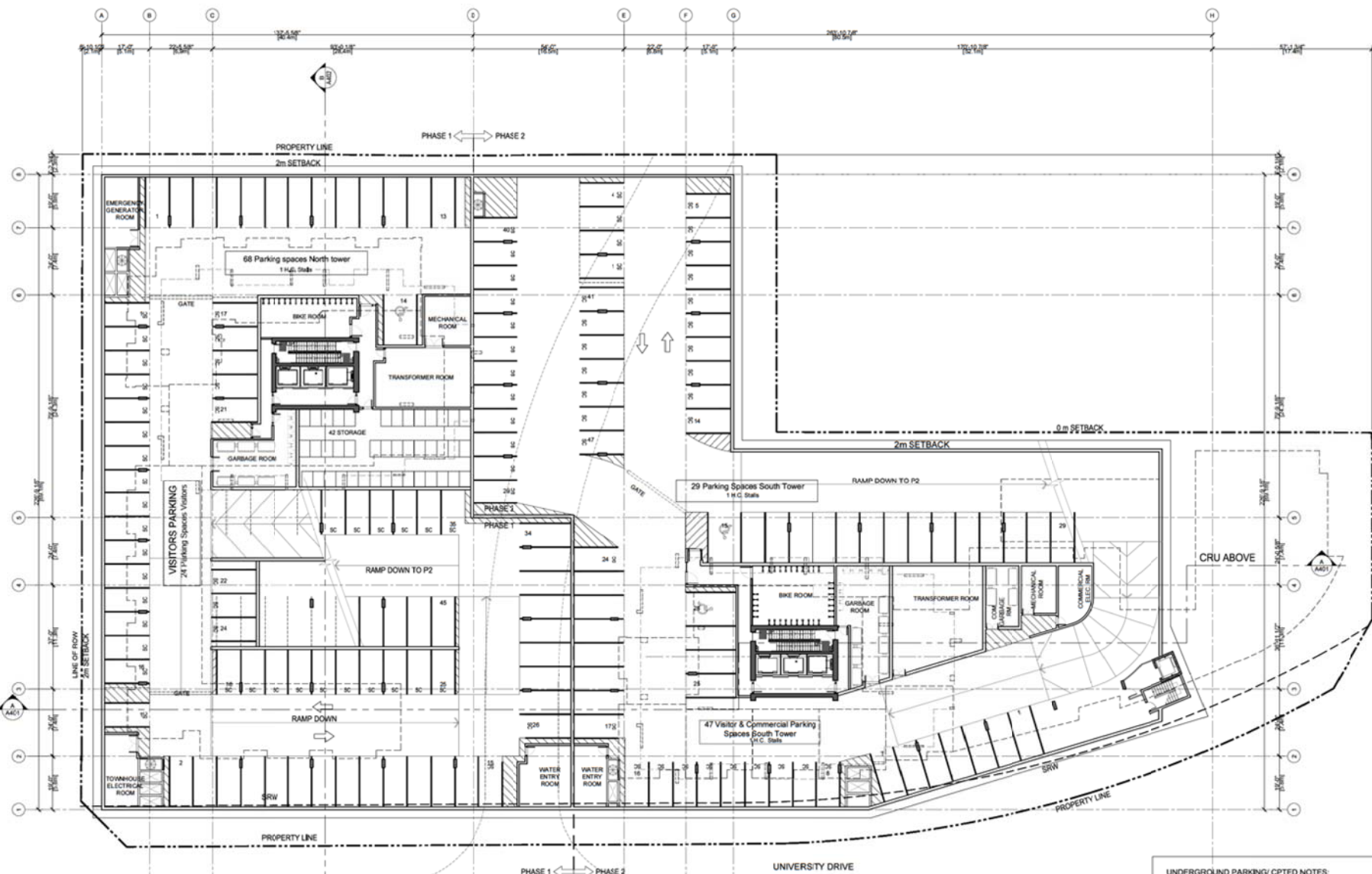
PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC.

CLIENT:
BOSA Developments
BOSA
PROPERTIES

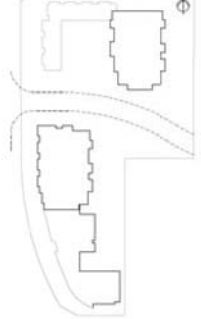
DESIGNER:	REV. NO.:	SCALE:
OWNER:	DATE:	
NO.:	DATE:	
JOB NO.:	DATE:	
DATE:	DATE:	

SHEET TITLE:
LEVEL 1
SITE PLAN

As Updated -
DRAWING NO. A-104



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	2012-06-11	SUBMISSION TO ADVISORY DESIGN PANEL
2	2012-06-11	SUBMISSION TO ADVISORY DESIGN PANEL
3	2012-06-11	ISSUES FOR CLARIFICATION
4	2012-06-11	ISSUES FOR REZONING APPLICATION
5	2012-06-11	DESCRIPTION

cotter ARCHITECTS
 #215 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7
 TEL: 604.273.1177 FAX: 604.273.1178 WWW.COTTERARCHITECTS.COM

PROJECT:
 RESIDENTIAL / COMMERCIAL MIXED USE DEVELOPMENT
 13425 104th AVENUE
 SURREY, BC

CLIENT:
BOSA PROPERTIES

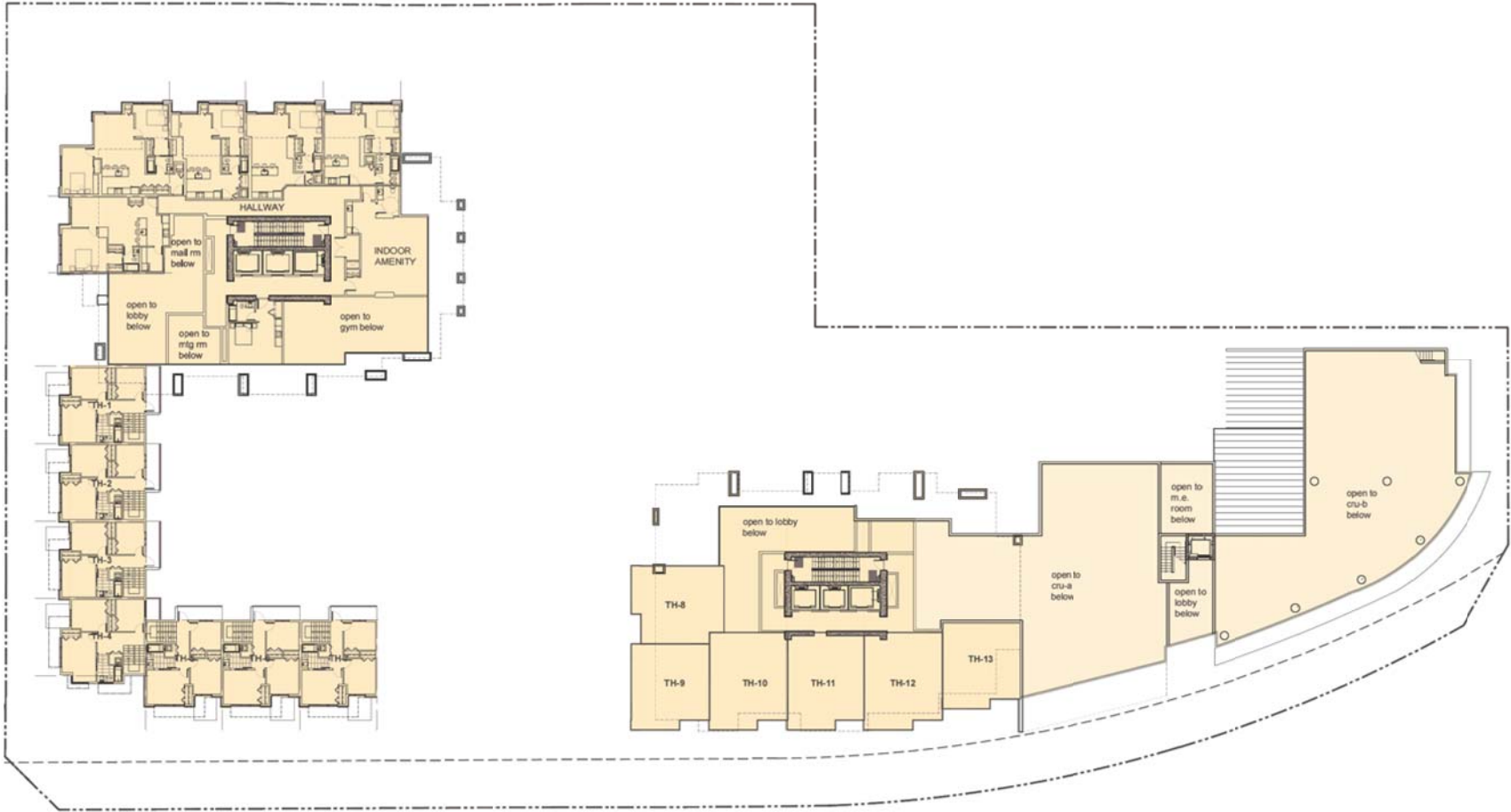
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CHECKED:	PC	JOB NO.:	874
DATE:	JUNE 2012	SHEET TITLE:	

UNDERGROUND PARKING/ CPTD NOTES:

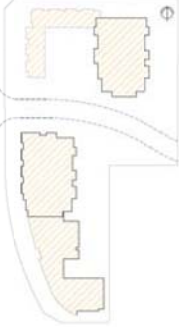
- A.) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- B.) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
- C.) INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
- D.) PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- E.) ELEVATOR LOBBY IN UNDERGROUND PARKING AREA TO BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- F.) PROVIDE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.

P1 PARKING PLAN

As Updated -
 DRAWING NO. A-201



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

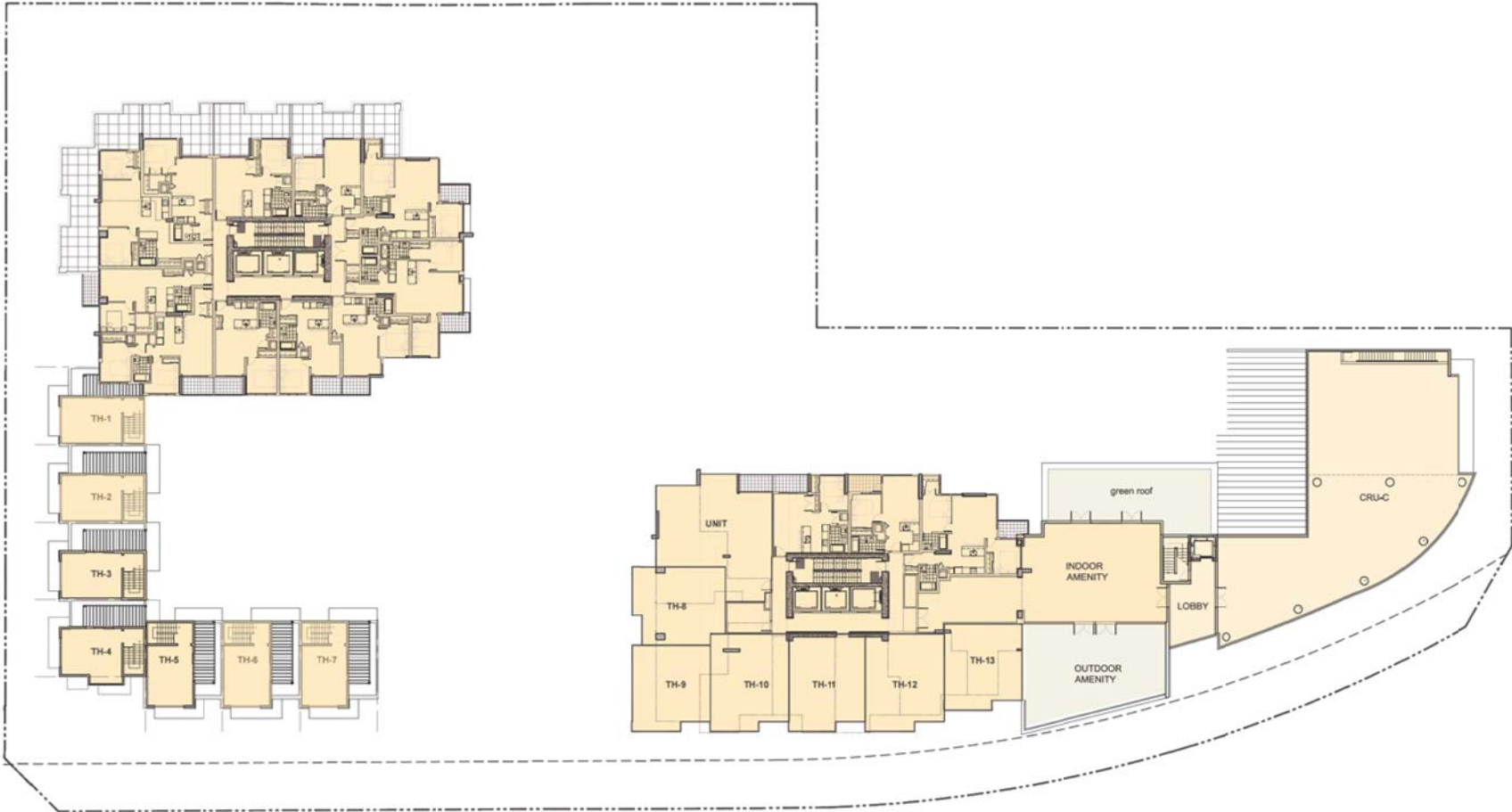
cotter ARCHITECTS
 #215 - 11307 NO. 3 ROAD, RICHMOND, BC V7A 5J7
 TEL: 604.273.4277 FAX: 604.273.4278 EMAIL: info@cotterarchitects.com
 WWW: WWW.COTTERARCHITECTS.COM

PROJECT:
 RESIDENTIAL / COMMERCIAL MIXED USE DEVELOPMENT
 13425 104th AVENUE
 SURREY, BC.

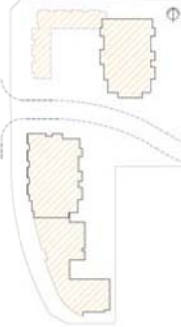
CLIENT:
BOSA DEVELOPMENTS
BOSA PROPERTIES

DESIGNER:	REV:	DATE:
CHECKED:	BY:	
SCALE:	1/2" = 1'-0"	
JOB NO.:	874	
DATE:	JUN 18 2021	
SHEET TITLE:		

LEVEL 2
 As Updated -
 DRAWING NO. **A-206**



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	2019/01/12	SUBMISSION TO ADVISORY DESIGN PANEL
2	2019/01/12	SUBMISSION TO ADVISORY DESIGN PANEL
3	2019/01/12	REVISED FOR CLARITY REVIEW
4	2019/01/12	REVISED FOR RECEIVING APPLICATION
5	2019/01/12	REVISED FOR RECEIVING APPLICATION

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WWW.COTTERARCHITECTS.COM

PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

CLIENT:
BOSA Developments

BOSA
PROPERTIES

DATE PLOTTED: 2019/06/12 10:00 AM
SCALE: 1/8" = 1'-0"
JOB NO.: 874
DATE: JUNE 2019
SHEET TITLE:

DESIGNER: JLC/JR	SHEET:
CHECKED: JLC	
SCALE: 1/8" = 1'-0"	
JOB NO.: 874	
DATE: JUNE 2019	
SHEET TITLE:	

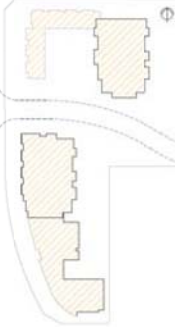
LEVEL 3

As Updated -

DRAWING NO.:	REV:
A-207	-



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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2	2019/02/12	SUBMISSION TO ADVISORY DESIGN PANEL
3	2019/02/12	REVISED FOR CLARITY REVIEW
4	2019/02/12	REVISED FOR RECEIVING APPLICATION
5	2019/02/12	REVISION

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2225 - 11300 NO. 5 ROAD, RICHMOND, BC V7A 5J7
TEL: 604.273.1277 FAX: 604.273.1278 WWW.COTTERARCHITECTS.COM

PROJECT:

RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

CLIENT:
BOSA Developments

BOSA
PROPERTIES

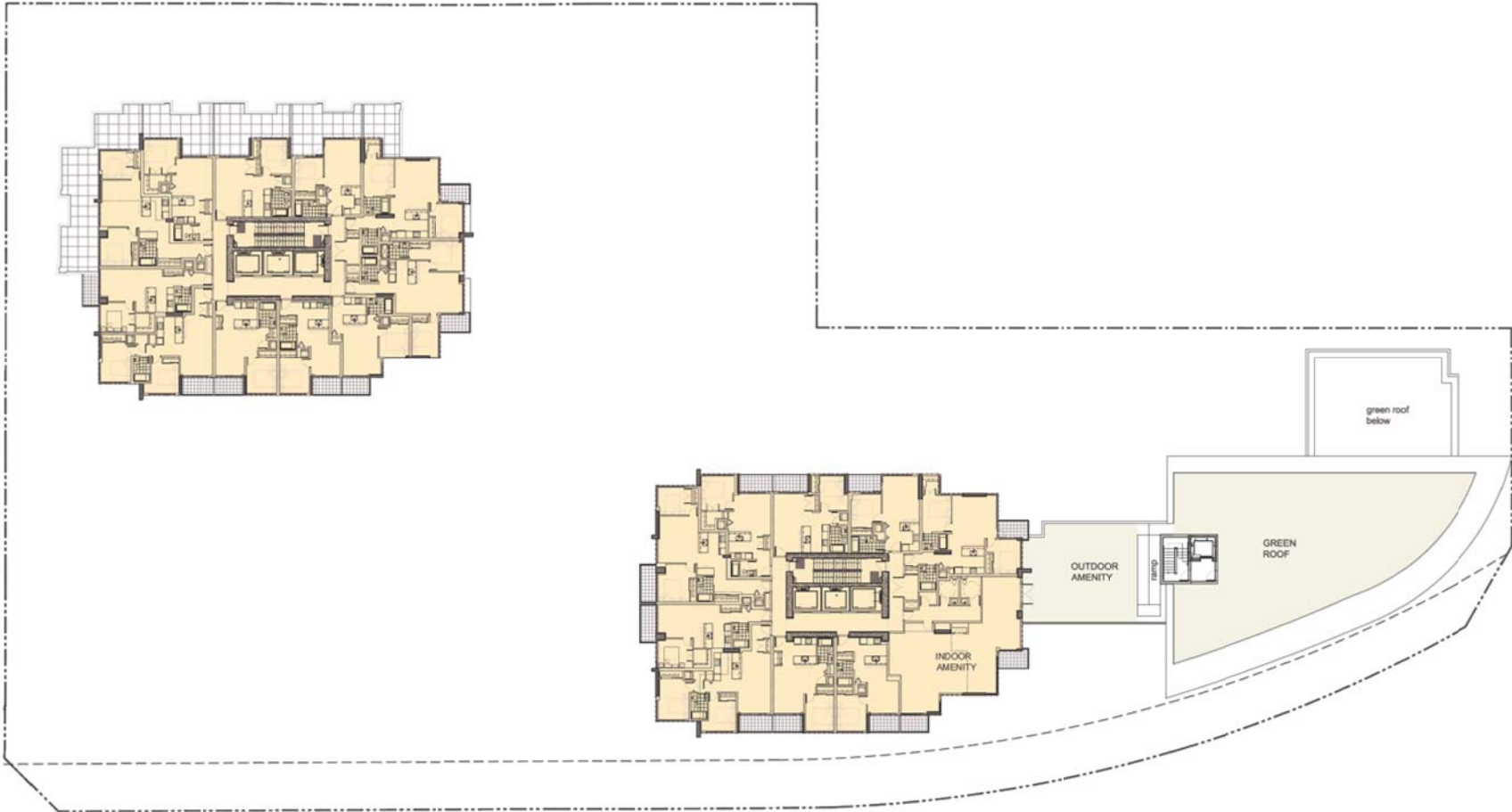
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SCALE: 1/8" = 1'-0"

NO.	DATE	BY	CHKD.
1	2019/06/11	AC	AC

LEVEL 4

As Updated -

DRAWING NO. A-208



NOTES:



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
01	20120512	SUBMISSION TO ADVISORY DESIGN PANEL
02	20120512	SUBMISSION TO ADVISORY DESIGN PANEL
03	20120512	REVISED FOR CLARITY REVIEW
04	20120512	REVISED FOR RECEIVING APPLICATION
05	20120512	REVISED FOR RECEIVING APPLICATION

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PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC.

CLIENT:
BOSA Developments

BOSA
PROPERTIES

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CHECKED:	PC	
SCALE:	1/2" = 1'-0"	
JOB NO.:	874	
DATE:	JUNE 2012	
HEET TITLE:		

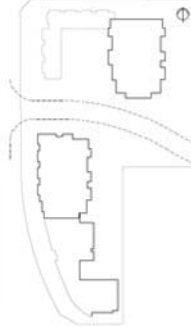
LEVEL 5

As Updated -

DRAWING NO.	REV.
A-208	-



NOTES:



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
ADP 21/06/2012	SUBMISSION TO ADVISORY DESIGN PANEL
ADP 19/09/2012	SUBMISSION TO ADVISORY DESIGN PANEL
04/02/2013	ISSUE FOR CLERK REVIEW
AC 23/12/2011	ISSUE FOR RECORDING APPLICATION
DATE	DESCRIPTION

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PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

CLIENT:
BOSA Developments
BOSA
PROPERTIES

CONTENTS RECEIVED. THE SIGNATURES ARE VALID AT ALL TIMES UNLESS THE SIGNATURES ARE REVOKED OR OTHERWISE REVOKED BY THE SIGNATURES.

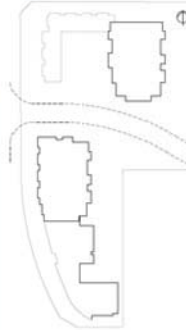
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CHECKED: JC	SCALE: 1/16" = 1'-0"
JOB NO.: 019	
DATE: JUNE 2012	

SHEET TITLE:
NORTH & SOUTH ELEVATIONS

As Updated -
DRAWING NO.: A-301



NOTES:



NOT FOR CONSTRUCTION

DATE	ISSUED BY	DESCRIPTION
ADP 2/19/2012		SUBMISSION TO ADVISORY DESIGN PANEL
ADP 10/09/2012		SUBMISSION TO ADVISORY DESIGN PANEL
04/02/2013		ISSUES FOR CLARIFICATION
AC 2/12/2011		ISSUES FOR RECORDING APPLICATION
DATE	ISSUED BY	DESCRIPTION

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TEL: 604.273.4477 FAX: 604.273.4478 WWW.COTTERARCHITECTS.COM

PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

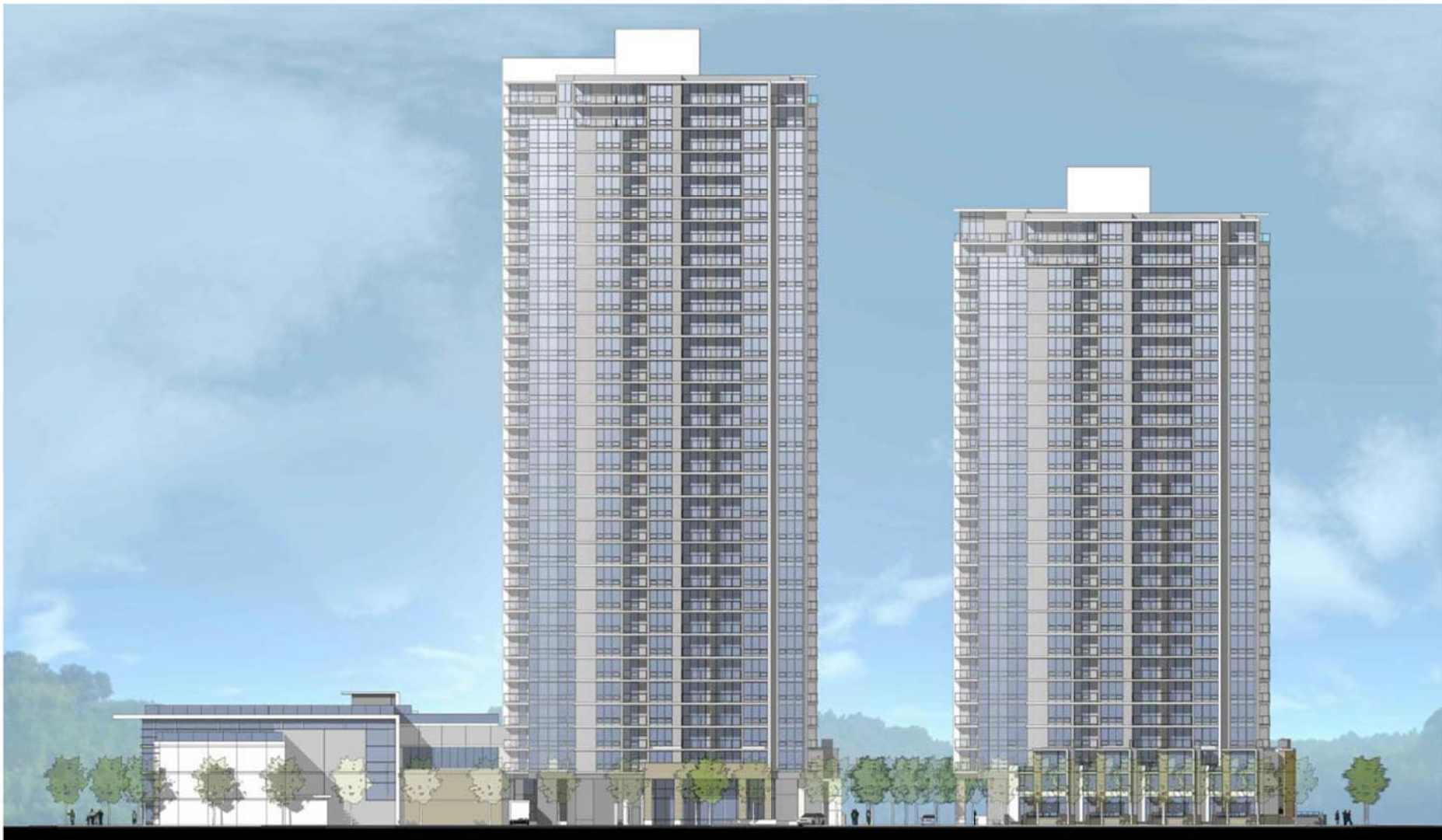
CLIENT:
BOSA Developments
BOSA
PROPERTIES

CONTENTS RECEIVED. THE SIGNATURES ARE VALID AS ALL
WHAT REMAINS TO BE DONE FOR THIS PROJECT IS TO
OBTAIN THE NECESSARY PERMITS FROM THE APPLICABLE
MUNICIPALITY.

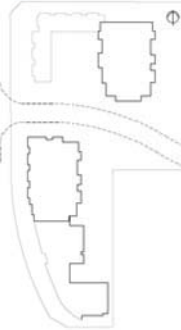
DRAWN: JR	SCALE:
CHECKED: PC	1/16" = 1'-0"
JOB NO.: 074	
DATE: JUNE 2012	

SHEET TITLE:
WEST
ELEVATION

As Updated -
DRAWING NO.: A-302



NOTES:



NOT FOR CONSTRUCTION

ADP 21962012	SUBMISSION TO ADVISORY DESIGN PANEL
ADP 19992012	SUBMISSION TO ADVISORY DESIGN PANEL
84602012	ENTER FOR CLERK REVIEW
AC 23122011	SUBMIT FOR RECEIVING APPLICATION
DATE	DESCRIPTION

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PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

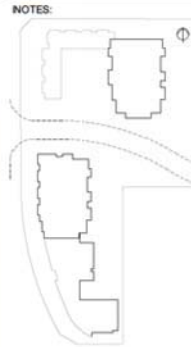
CLIENT:
BOSA Developments

BOSA
PROPERTIES

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DRAWN: JR	SCALE:
CHECKED: JC	1/16" = 1'-0"
JOB NO.: 874	DATE: JUNE 2012

SHEET TITLE:
EAST ELEVATION



NOT FOR CONSTRUCTION

DATE	DESCRIPTION
ADP 2/19/2012	SUBMISSION TO ADVISORY DESIGN PANEL
ADP 1/29/2012	SUBMISSION TO ADVISORY DESIGN PANEL
9/20/2011	SEALER FOR CLERK REVIEW
PC 2/12/2011	SEALER FOR RECORDING APPLICATION
DATE	DESCRIPTION

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WEB: www.cotterarchitects.com

PROJECT:
RESIDENTIAL / COMMERCIAL
MIXED USE DEVELOPMENT
13425 104th AVENUE
SURREY, BC

CLIENT:
BOSA Developments
BOSA
PROPERTIES

CONTRACT REVIEWED. THE SIGNATURES ARE VALID AS ALL
SHEET DESIGN AND DRAWING ELEMENTS HAVE BEEN REVIEWED AND
APPROVED FOR CONSTRUCTION.

DESIGNER	DATE	SCALE
CHKD BY	DATE	SCALE
JOB NO.	DATE	SCALE
DATE	DATE	SCALE

SHEET TITLE:
PERSPECTIVES

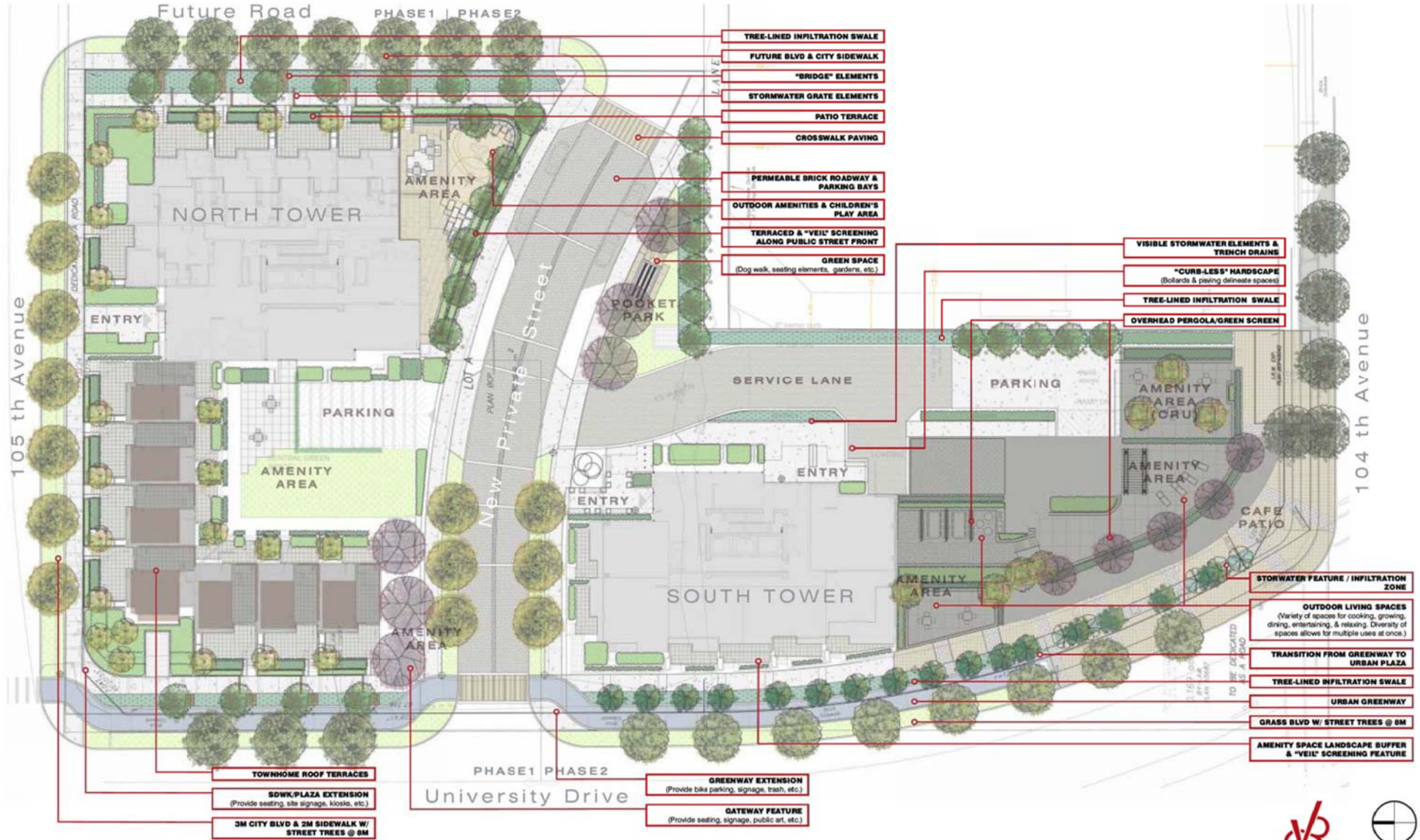
As Updated -
A-801

104 AVE & UNIVERSITY DRIVE

Surrey City Centre

BOSA Properties

IN COORDINATION WITH
COTTER ARCHITECTS + VECTOR ENGINEERING SERVICES

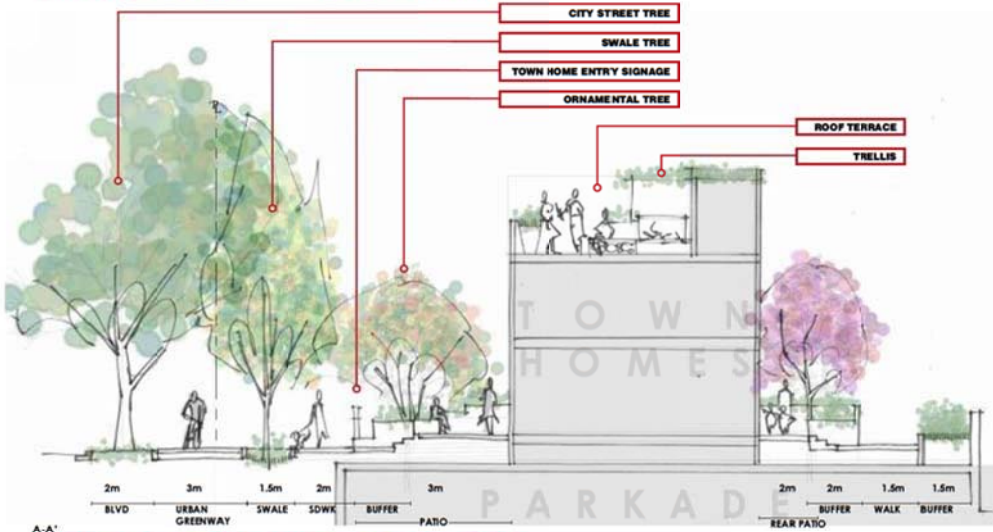


104 AVE & UNIVERSITY DRIVE

Surrey City Centre

BOSA Properties

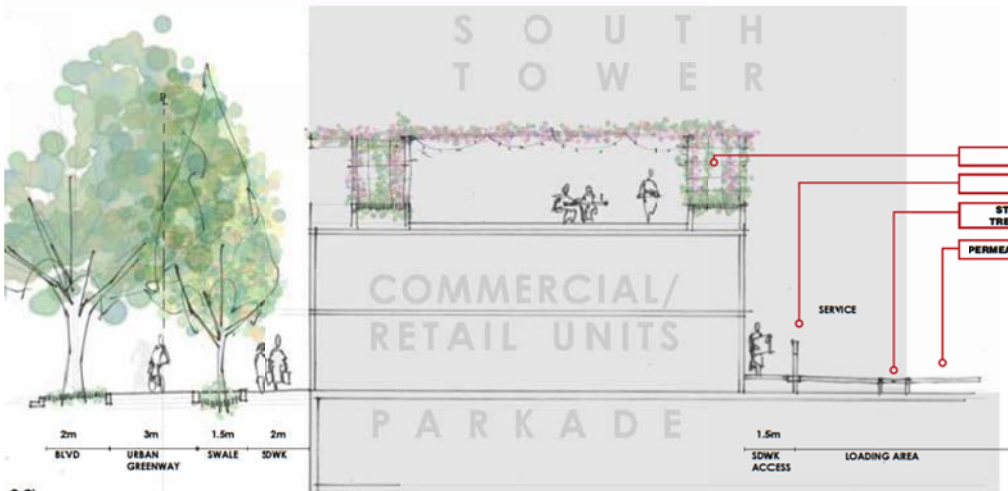
IN COORDINATION WITH:
COTTER ARCHITECTS + VECTOR ENGINEERING SERVICES



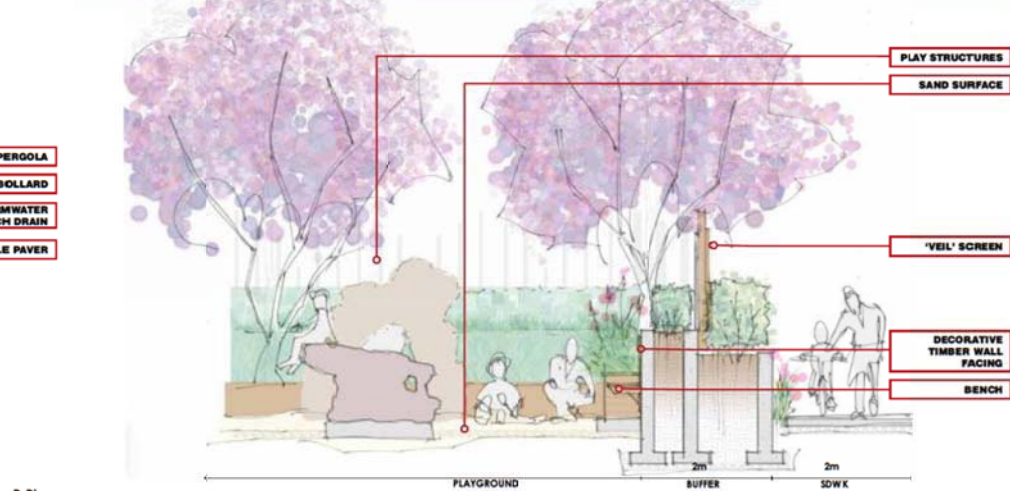
A-A' UNIVERSITY AVE TOWNHOMES — STREET FRONTAGE AND REAR PATIOS



B-B' NORTH TOWER TOWNHOMES — PROPOSED STREET FRONTAGE



C-C' UNIVERSITY AVE COMMERCIAL / RETAIL PODIUM — STREET FRONTAGE AND REAR SERVICE AREA



D-D' PLAY AREA / AMENITY SPACE

INTER-OFFICE MEMO

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

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

DATE: **April 4, 2012** PROJECT FILE: **7811-0333-00**

RE: **Engineering Requirements (Multi-Family/Commercial)
Location: 13409 104 Ave**

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

- dedicate 3.100 meters on 104th Avenue for an ultimate 27 metre Right-of-way
- dedicate 1.942 meters on 105th Avenue for an ultimate 24 metre Right-of-way
- dedicate 5m x 5m corner cuts at University Drive and 104 Ave/105 Ave intersections
- dedicate as road, by-law road (Parcel 'A' and Parcel 'B', By-Law Plan 55687) on a road dedication or subdivision plan for University Drive

Works and Services

- construct City Centre Urban boulevard features on 105 Avenue, University Drive and 104 Avenue.
- construct Green Lane through the middle of the site and widen 105 Avenue to full standards for the frontage of the site.
- provide new service connections to the proposed two lots.
- construct BC Parkway on University Drive for the frontage of the site.
- at City cost complete the 104 Avenue widening in front of 13435 - 104 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

RWB



Tuesday, March 27, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0333

SUMMARY

The proposed 556 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2011 Enrolment/School Capacity

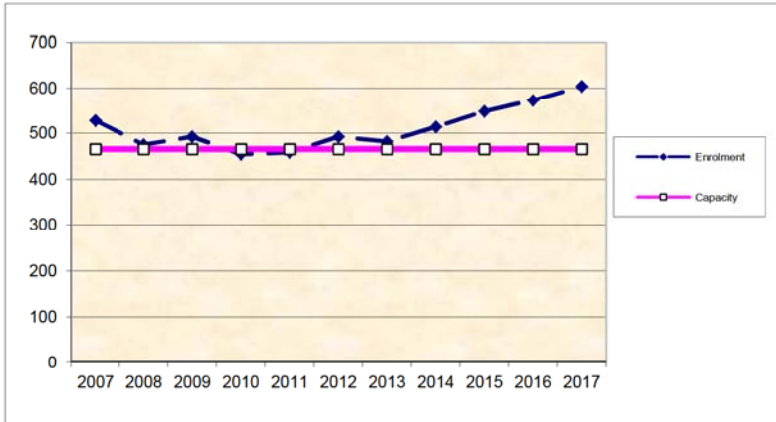
K.B. Woodward Elementary	
Enrolment (K/1-7):	52 K + 406
Capacity (K/1-7):	40 K + 425
Kwantlen Park Secondary	
Enrolment (8-12):	1478
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

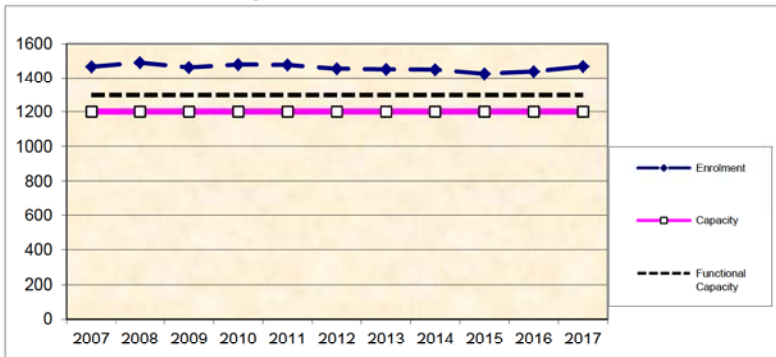
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

K.B. Woodward Elementary



Kwantlen Park Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Advisory Design Panel Minutes - workup

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

Present:

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

Guests:

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

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by T. Ankenman
Seconded by S. Vincent
That the minutes of the Advisory Design Panel meeting
of June 14, 2012 be received.
Carried

C. RESUBMISSIONS

3. 5:30 PM

File No.:	7911-0333-00
New or Resubmit:	Resubmit
Last Submission Date:	May 17, 2012
Description:	Two high-rise residential towers, townhouses and ground-floor commercial in City Centre NE corner 104 Avenue and University Drive
Address:	NE corner 104 Avenue and University Drive
Developer:	Hermann Nuessler, Bosa Properties.
Architect:	Patrick Cotter, Cotter Architects
Landscape Architect:	Mark van der Zalm, van der Zalm & Associates
Planner:	Gary Gahr
Urban Design Planner:	Mary Beth Rondeau

The Project Architect responded to the previous comments of the Panel and highlighted the following:

- The ramp is relocated to create a consolidated courtyard. The internal ramp was shifted to provide a larger central green open space.
- Internal pathways on-site were deleted.
- The applicant intends to purchase an unused lane adjacent to the existing tower.
- A reciprocal access easement is proposed to enable the redevelopment of the adjacent property or infill along the frontage on 103 Avenue. This area is sloped to meet the adjacent grades.
- The commercial podium at University Drive and 104 Avenue will curve and provide a strong datum line which better reflects the context of City Hall and City Centre Library on University Drive.
- A notched-out corner element and recessed indoor amenity spaces are proposed in the two-storey commercial building in order to create a terrace effect toward the tower.
- The architectural expression on the tower elements is organized by elevations. The overall design reflects the building orientation by treating slab edges with windows and spandrel glass in a horizontal fashion. The building massing is organized by grid overlays that mask in and mask out of the floor plans without articulating the recesses and projections. Therefore, the building appears asymmetrical with broken corners and vertical spandrel window treatment.
- The original tower design had strong vertical elements on the leading edges of the proposed buildings fronting University Drive.
- In contrast, the current design will provide an urban and refined design with the use of texture to simplify expression and unify the building. The strong horizontal banding is reinforced in the details, material and colour palette.
- Elevation treatment for the towers is now different for each face.
- The townhouse podium component has greater continuity with the three-storey datum line and has been filled in under the towers.
- A landscaped courtyard will provide for increased outdoor amenity space.

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

- The proposed landscaping reflects the palette, materials and design of the buildings.
- City staff requested an internal driveway that feels like a public street. Therefore, the applicant proposes permeable paving materials and higher-level furnishing with boulevard trees proposed along the internal roadway at the University Drive entrance.
- The detailed planting includes low walls to address various elevation changes as well as translucent planting for outdoor children's play areas and patio spaces.
- Outdoor amenity space is proposed above the fitness centre with an open deck and high-level furnishings for social space as well as outdoor eating space for office staff.
- A design element is proposed at the entry to the north tower.
- The applicant has introduced stormwater infiltration features.
- Discussion has started with the City's public art coordinator about the nature of public art for the project.

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

- The commercial component is proposed as two-storey with retail units at-grade (20 ft. tall) and second-floor over-height office space (20 ft. tall). The applicant proposes canopies above the ground-floor retail (10 ft. mark) with internal light shelves located at higher elevations (30 ft. mark).
- Commercial vehicle loading for the south tower is proposed along the southern elevation with access from an internal hammerhead along the lane. No dedicated loading space is provided for the north tower. Curved roadside lay-by provides direct access to the north tower.
- The indoor amenity spaces have access to outdoor amenity space on the roof.
- Applicant proposes a wood look soffit material on colour board (Longboard product).

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Two high-rise residential towers, townhouses and ground-floor commercial in City Centre

NE corner 104 Avenue and University Drive

File No. 7911-0333-00

It was

Moved by W. Francl

Seconded by D. Lee

That the Advisory Design Panel (ADP) recommends

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

Carried

STATEMENT OF REVIEW COMMENTS

General

- Applicant has generally addressed previous ADP comments successfully.

Site Circulation

- The revised layout improves on-site pedestrian and vehicle circulation.
- The tower entries are difficult to identify and should provide linkages to adjacent sidewalks (e.g., extend the walkway to the street for pick-up/drop-off purposes).
- A pedestrian connection is required between the south tower lobby and sidewalk.

Form and Character

- Towers are improved; like the asymmetry and variety on the facade.
- The proposed commercial building is attractive and well-sited with better references to City Hall and City Centre Library. However, the connection between the south tower townhouse podium and adjacent commercial building should be improved.
- The transition between the townhouse component and commercial building is awkward.
- The integration of the tower into the townhouses appears abrupt and weighs down on the townhouses.

- The tower designs are generally attractive but still need a stronger design gesture that provides more identity (e.g. reference the commercial building facade, appear more playful or group floors into different textures to avoid repetition).
- The elevator penthouse could be a way to add identity particularly to the axial tower; provide detail.
- The wider facades require more design development similar to the south.
- The rear of the commercial portion of the deep lane should be transparent and accessible from the lane to create an active interface rather than a back condition. Possibly resolved by creating more transparency through the south tower to provide internal connectivity and activate the laneway.

Landscaping

- The introduction of green roof decks is positive and animates outdoor amenity space.
- The proposed street trees make the internal road network more welcoming/inviting.
- The applicant should consider installing a sculptural/architectural element at the parkade access ramp entrance in the north tower located adjacent to the courtyard rather than a trellis. Screen the ramp from view with a folly or landscape structure.

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:

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

Parcel Identifier: 009-467-939
Lot 30 Except: Part of Bylaw Plan 55687; Section 22 Block 5 North Range 2 West New Westminster District Plan 11141

13409 - 104 Avenue

Parcel Identifier: 007-556-365
Lot 44 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002

13440 - 105 Avenue

Parcel Identifier: 010-040-323
Lot 45 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002

13430 - 105 Avenue

Parcel Identifier: 010-040-340
Lot 46 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002

13420 - 105 Avenue

Parcel Identifier: 010-040-404
Lot 47 Except: 1714 Square Feet (Bylaw Plan 55687) Section 22 Block 5 North Range 2 West New Westminster District Plan 15002

13410 - 105 Avenue

(b) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-467-891
Lot 29 Except: Parcel A (Bylaw Plan 87435) Section 22 Block 5 North Range 2 West New
Westminster District Plan 11141

13425 - 104 Avenue

(c) FROM: DOWNTOWN COMMERCIAL ZONE (C-35)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of lane dedicated on Plan 64483 , shown in heavy black outline on a Survey Plan attached hereto and forming part of this by-law, as Schedule A, certified correct by Mike E. Shaw, B.C.L.S. on the 13th day of July, 2012 containing 90.4 square metres.

(hereinafter 1(a), (b) and (c) referred to collectively 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 high *density, 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:

1. *Multiple unit residential buildings.*
2. *Ground-oriented multiple unit residential buildings.*
3. *Office uses excluding social escort services and methadone clinics.*
4. *Retail stores excluding adult entertainment stores, secondhand stores and pawnshops.*
5. *Personal service uses excluding body rub parlours.*
6. *General service uses excluding funeral parlours and drive-through banks.*

7. *Eating establishments* excluding *drive-through restaurants*.
8. *Neighbourhood pubs*.
9. *Liquor store*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Indoor recreation facilities*.
11. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 5.0.
2. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1.
3. Indoor Amenity Space: The *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 ~~25%~~ 35% excluding air space parcels which shall have a maximum *lot coverage* of 100%.

F. Yards and Setbacks

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

Setback	Northern <i>Yard</i>	Eastern <i>Yard</i>	Southern <i>Yard</i>	Western <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures Excluding Within Air Space Parcels</i>	4.5 m. [15 ft.]	1.5 m. [5 ft.]	3.0 m. [10 ft.]	6.0 m. [20 ft.]
<i>Principal Buildings and Accessory Buildings and Structures Within Air Space Parcels</i>	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, canopies may extend up to the *lot lines*.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, *resident parking spaces for multiple unit residential buildings and ground-oriented multiple unit residential buildings* shall be provided at the rate of *1 parking space per dwelling unit*.
3. Notwithstanding Section H.1, *visitor parking spaces for multiple unit residential buildings and ground-oriented multiple unit residential buildings* shall be provided at the rate of *0.1 parking space per dwelling unit*.
4. Notwithstanding Section H.1, *parking spaces for uses listed in Table C.2, C.4, and C.5 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended* shall be provided at the rate of *1.5 parking spaces per 100 square metres [1,075 sq. ft.] of gross floor area*.
5. *All parking spaces shall be provided in an underground parking facility, as parking within building envelope, or within a parking facility.*
6. Notwithstanding Section H.5, up to four *parking spaces* may be provided at *grade*.

7. Notwithstanding Sub-section A.2.(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may extend to all *lot lines*.
8. Notwithstanding Sub-section D.2.(a) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the number of required *bicycle spaces* in *multiple unit residential buildings* shall be at a rate of 0.4 *bicycle space* per *dwelling unit*.
9. Notwithstanding Sub-section D.2.(a) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *bicycle spaces* for all uses other than *multiple unit residential buildings* are not required.

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 boulevard areas of *highways* abutting a *lot* shall be landscaped or hard surfaced on the side of the *highway* abutting the *lot*.
3. Garbage containers and *passive recycling containers* shall be located underground or within a *building*.

J. Special Regulations

1. *Amenity space* for *multiple unit residential buildings* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 4.0 square metres [43 sq.ft.] per *dwelling unit*.

K. Subdivision

1. *Lots* created through subdivision in this Zone, not including air space parcels, shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m [1.0 acre]	30 metres [100 ft]	30 metres [100 ft.]

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

2. Air space parcels created through subdivision in this Zone are not subject to Section K.1 but shall comply with the provisions in the Land Title Act R.S.B.C., 1996 chapter 250, 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 RMC-135 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 RMC-150 (In City Centre) Zone for the all residential portions of the buildings and on the Commercial Zones for all other portions of the buildings.
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 _____, 20__ .

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

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

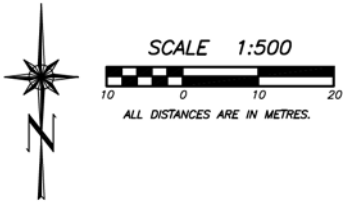
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

**SKETCH PLAN OF PROPOSED LOT A, SECTION 22,
BLOCK 5 NORTH, RANGE 2 WEST, N.W.D.,
PLAN BCP**

B.C.G.S. 92G.016



105th AVENUE

NOTES:

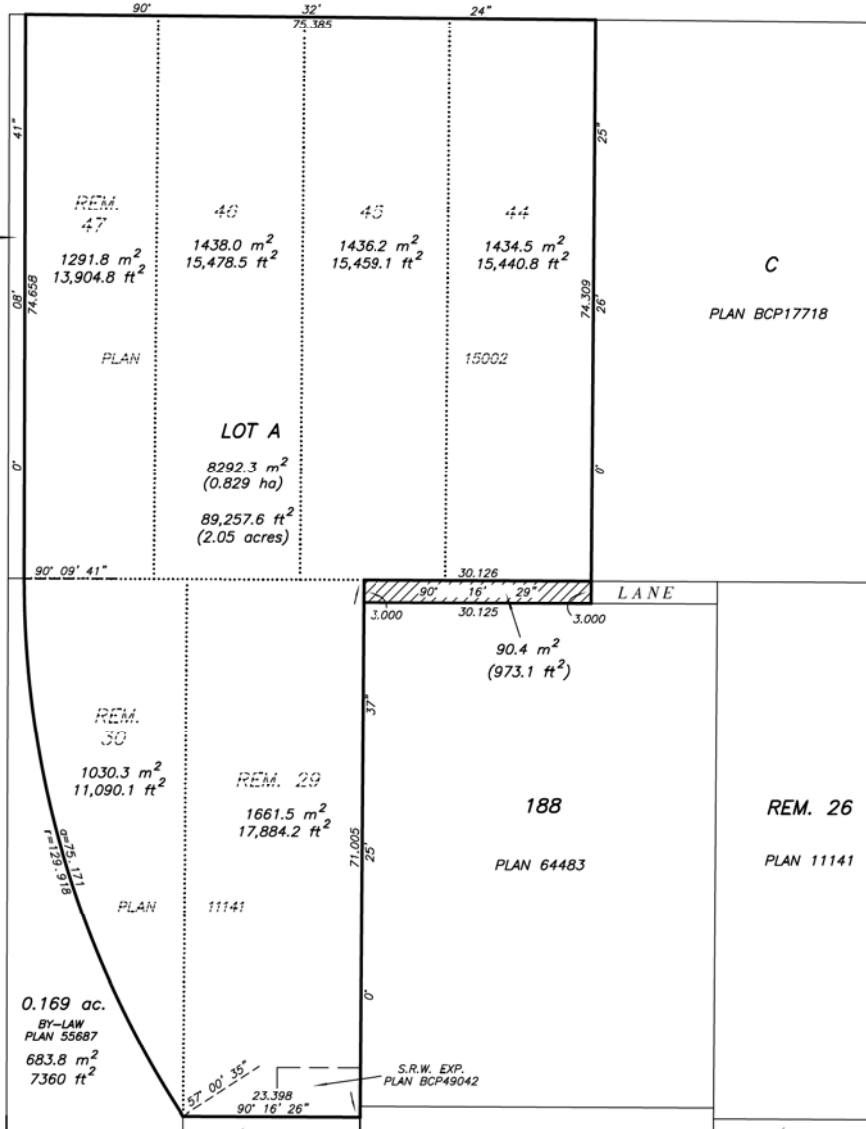
BOUNDARIES ARE BASED ON FIELD SURVEY COMPLETED NOVEMBER 8, 2011.

- ▲ ADDED INDIVIDUAL LOT AREAS
- ▲ ADDED PROPOSED LANE CLOSURE

- DENOTES PROPOSED LANE CLOSURE

UNIVERSITY DRIVE
(134TH STREET)

PCL. "A"
BY-LAW
PLAN 55687
159.3 m²
1715 ft²



104th AVENUE

BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#201-9547 152nd STREET,
SURREY, B.C. V3R 5Y5
PHONE: 604-582-0717

DRAWING # 30870-2 Revision #2
FILE # 30870-2_R2
DATE: JULY 4, 2012.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT