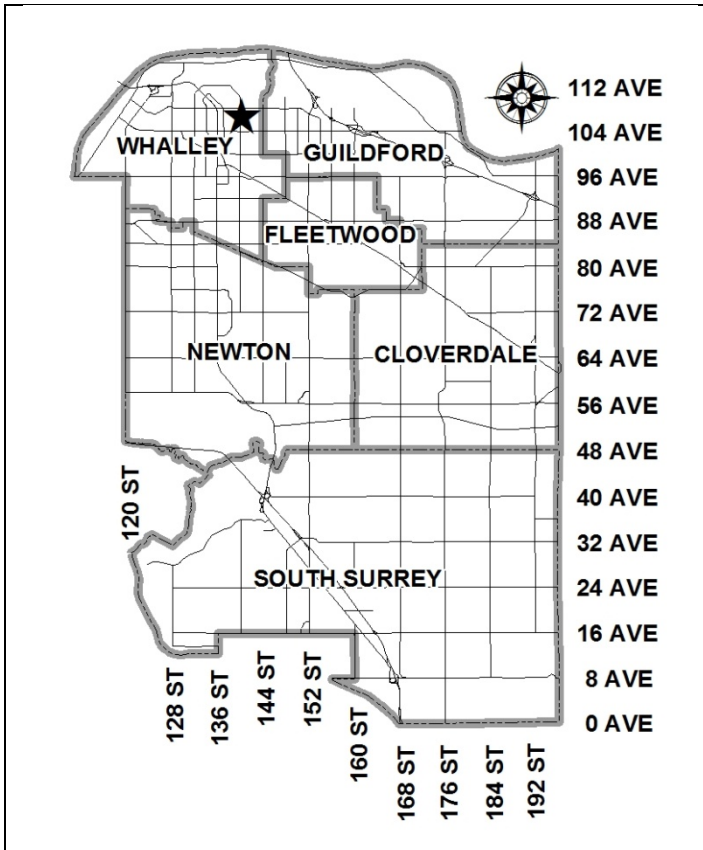


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0009-00

Planning Report Date: October 22, 2012

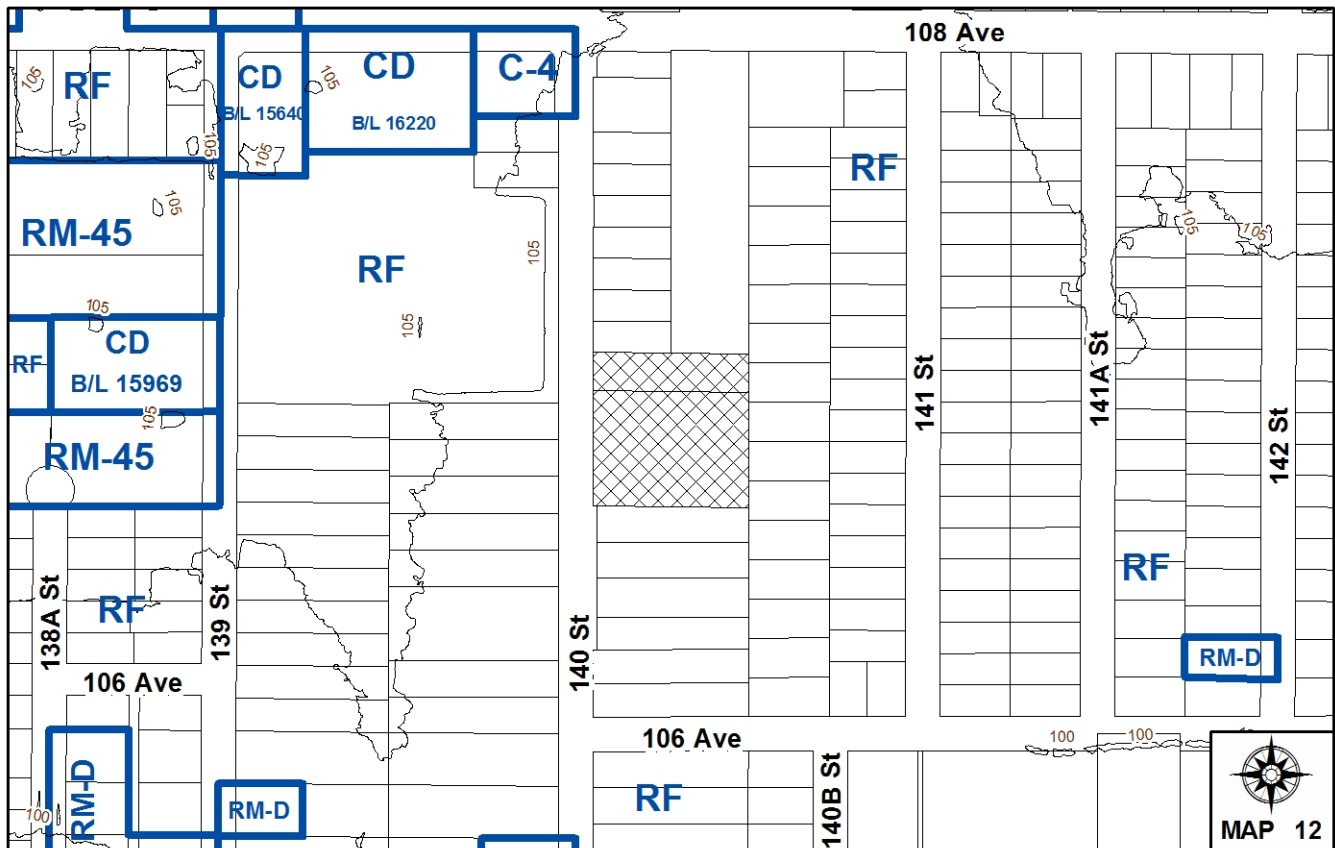


PROPOSAL:

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

in order to permit the development of a 4-storey, 81-unit apartment building.

LOCATION: 10708 and 10672 - 140 Street
OWNER: 0915651 BC Ltd., Inc. No. BC0915651
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an Official Community Plan Text Amendment to increase the allowable floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.50 to 2.00 for the subject site.

RATIONALE OF RECOMMENDATION

- The proposed increase in density under the Multiple Residential designation in the OCP for the subject site is supportable as it allows the applicant to provide a new east-west road and a new north-south lane through the subject site, while at the same time allowing the applicant to achieve a similar density to what they would have been able to achieve prior to the provision of these new roads.
- The proposed density and building form are appropriate for this part of Whalley (opposite the eastern boundary of Surrey City Centre).
- The proposed setbacks will help achieve a more urban, pedestrian streetscape which will help support a vibrant City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.00, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 243 square metres (2,616 square feet) to 123 square metres (1,324 square feet).
5. Council authorize staff to draft Development Permit No. 7912-0009-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) registration of a statutory right-of-way for public rights of passage over the sidewalk adjacent to the north-south lane, to permit pedestrian access and to ensure future pedestrian connectivity; and
- (j) resolution of the design/grading issues resulting from the new east-west road (107 Avenue) to the satisfaction of BC Hydro and the City's Planning and Development and Engineering Departments.

REFERRALS

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

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

4 Elementary students at Mary Jane Shannon Elementary School
 2 Secondary students at Guildford 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 June 2014

Parks, Recreation & Culture: There is concern about the pressure the proposed development will place on existing park facilities.

BC Hydro: BC Hydro is supportive of the proposal in principle.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots, with the eastern half of both lots fully encumbered by a major BC Hydro corridor.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling and vacant lot fully encumbered by BC Hydro corridor.	Multiple Residential	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	City-owned lots fully encumbered by BC Hydro corridor.	Urban	RF
South:	Single family dwelling.	Multiple Residential	RF
West (Across 140 Street):	Forsyth Park and Forsyth Road Elementary School.	Multiple Residential in OCP/ Park and School in City Centre Plan	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal requires an amendment to the Official Community Plan (OCP) to increase the maximum floor area ratio (FAR) in the Multiple Residential designation from 1.50 to 2.0 for the subject site. The proposed gross FAR on the site is 1.20, which is within the allowable FAR of 1.50 in the RM designation but, due to road dedication requirements for both the new east-west road and north-south lane and land required for the widening of 140 Street, approximately 40% of the gross site area (not including the undevelopable lands) is to be dedicated and thus is not included in the calculation of net FAR.
- The proposed Official Community Plan Text Amendment, to permit a floor area ratio (FAR) of 2.0 on the subject site, supports City efforts to achieve a finer-grained road network in and around Surrey City Centre while, at the same time, allows the applicant to achieve a similar density to what they would have achieved without the additional road requirements.

DEVELOPMENT CONSIDERATIONS

- The subject 0.81-hectare (2.0-acre) site is located mid block between 106 and 108 Avenues on the eastern side of 140 Street in Whalley, across from the eastern boundary of Surrey City Centre. It is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- The application proposes the following:
 - Official Community Plan Text Amendment to increase the maximum floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.5 to 2.0 for the subject site only;
 - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone; and
 - Development Permit
to facilitate the development of a 4-storey, 81-unit apartment building.
- The eastern portion of the subject site is fully within a major BC Hydro transmission corridor. Buildings and structures cannot be constructed within this corridor.
- The proposed apartment building will have a total floor area of 5,646 square metres (60,773 sq. ft.), representing a net floor area ratio (FAR) of 2.00, which exceeds the maximum 1.50 FAR

permitted within the Multiple Residential designation, beyond the boundaries of Surrey City Centre.

- As part of the processing of this application, the need for a new 20.0-metre (66 ft.) wide east-west road (107 Avenue) along the site's northern boundary and a 6.0-metre (20 ft.) wide, north-south lane through the middle of the site were identified.
- As the new east-west road (107 Avenue) straddles the property line between the subject site and the lot to the north, the developer will be responsible for the dedication and construction of an 11.5-metre (38 ft.) wide half road along the northern edge of the subject site. The applicant will also be responsible for the dedication and construction of the north-south lane.
- The new east-west road will provide additional vehicular and pedestrian connectivity to the properties to the east of the subject site and the Quibble Creek Greenway which runs through the adjoining City-owned BC Hydro corridor to the east. The new lane is expected to facilitate the future development of the properties on the east side of 140 Street, between 104 Avenue and 108 Avenue, by removing the need for driveway accesses from 140 Street for these properties.
- The new north-south lane will bisect the site, separating the site into a western portion that can be developed and an eastern portion which is encumbered by a Hydro transmission line. The site will be one lot, "hooked" across the new lane, thus allowing some of the required outdoor amenities to be located on the encumbered, eastern portion of the site.
- A statutory right-of-way (SROW) for public rights of passage (pedestrians only) will be registered over the sidewalk that is to be located next to the lane on private property, to ensure that pedestrian connectivity is produced along the lane. The sidewalk will be located on the private land so as to minimize the amount of road dedication required for the lane from the site.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by DMG Landscape Architects and dated January 19, 2012, identifies 24 mature trees, all of which are proposed to be removed either because they conflict with the future building envelope or due to their poor condition.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Weeping Willow	2	0	2
Western Red Cedar	5.5	0	5.5
Douglas Fir	2	0	2
Western Hemlock	6.5	0	6.5
Shore Pine	5	0	5
Walnut Tree	1	0	1
Blue Spruce	1	0	1
Cherry Tree (Fruiting)	1	0	1
Total	24	0	24

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 79 replacement trees to be provided, which is 31 trees more than the 48 required under the Tree Protection By-law.

Proposed CD By-law

- The proposed Comprehensive Development (CD) Zone is based on the Multiple Residential 70 Zone (RM-70) with modifications to the density, lot coverage, setback, building height, and parking sections of the zone.
- As noted previously, the proposed density on the site is an FAR of 2.0.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 49% lot coverage that is proposed is appropriate for 4- to 5-storey buildings. The proposed CD Zone allows a maximum lot coverage of 51%.
- The RM-70 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard (North)	Rear Yard (South)	Side Yard of Western Portion (East)	Side Yard on a Flanking Street
Proposed CD By-law	4.4 m (14 ft.)	2.9 m (10 ft.)	2.5 m (8 ft.)	4.4 m (14 ft.)
RM-70	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)

- The CD Zone proposes 4.4-metre (14 ft.) setbacks along 140 Street and the new east-west road respectively, which will help enliven these streets by bringing the buildings closer to the public realm.
- The proposed 2.5-metre (8 ft.) side yard (east) setback of the western portion is measured from the garbage enclosure to the new lane. It should be noted, however, that the building is to be set back a minimum of 7.17 metres (24 ft.) from the lane and that the reduced setback only applies to the garbage enclosure.
- The proposed 2.9-metre (10 ft.) rear yard (south) setback pertains to the side of the building. A similar setback can be expected when the properties to the south develop.
- The RM-70 Zone has a maximum building height of 50 metres (164 ft.). The CD By-law proposes a maximum building height of 15 metres (49 ft.) which will accommodate the proposed building.
- Zoning By-law No. 12000 requires that underground parking structures be sited a minimum of 2.0-metres (6.6 ft.) from the front lot line, whereas the Off-Street Parking standards of the proposed CD By-law will allow the underground parking structure to be located up to the front property line.

DESIGN PROPOSAL AND REVIEW

- The site is comprised of two portions (east/west) with the apartment building proposed within the western portion along 140 Street. The eastern portion of the site is encumbered by an existing Hydro corridor and has no development potential, beyond providing some amenity space and parking.
- The applicant proposes an 81-unit, 4-storey apartment building with 2-storey, ground-oriented, townhouse units along the 140 Street and the future 107 Avenue (new east-west road) façades of the building.
- The apartment units range in size from 35 square metres (375 sq. ft.) to 67 square metres (718 sq. ft.) and comprise a mix of studio, one-, two- and three-bedroom units whereas the townhouses range in size from 119 square metres (1,281 sq. ft.) to 138 square metres (1,482 sq. ft.). The townhouse units incorporate a den and comprise a mix of two- and three- bedrooms.
- The main entrance to the building is located along 140 Street, at approximately the middle of the building.
- The building form is very contemporary, utilizing vertical design features that are supported by the use of high quality building materials.
- The vertical design expression results from the repetition of 'rectilinear blocks' which extend from the building's base to the roof. The roofline is staggered in terms of height, along each façade to add articulation.
- The building materials include the extensive use of vertical and horizontal hardi siding (khaki brown) and the use of coloured brick veneer (terra cotta) on the lower portions of the building. The brick is used to help reinforce the townhouse character of the development as unique from the apartment units above. Additional detailing is achieved through the provision of glass railings on all balconies.

Landscaping

- The development proposes a very urban interface for the townhouse units along 140 Street and 107 Avenue. Each ground-oriented townhouse will have a small front garden that is raised a maximum of 0.60-metre (2 ft.) above the adjoining sidewalk.
- Each residential unit has access to either a private patio or a balcony.

Indoor and Outdoor Amenity Spaces

- The indoor amenity space is proposed on the ground floor at the rear (east side) of the building. The indoor amenity space consists of a kitchen and dining area, a sitting area and an exercise room.
- The indoor amenity area, totalling approximately 123 square metres (1,324 sq. ft.), is less than the CD Zone (based on RM-70) requirement for indoor amenity space of 243 square metres (2,616 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.

- The applicant will be required to compensate for the deficient indoor amenity area in accordance with City Policy.
- A portion of the outdoor amenity area is located directly adjacent the indoor amenity space at the east side of the building, and consists of an outdoor patio area while the remainder of the outdoor amenity area is provided on the eastern portion of the site (within the BC Hydro corridor), in the form of a walking trail, a children's playground and a tennis court. Significant landscaping is provided around this area to provide visual interest.
- The outdoor amenity area, totalling approximately 934 square metres (10,053 sq. ft.) exceeds the CD Zone (based on RM-70) requirement for outdoor amenity space of 243 square metres (2,616 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.

Parking

- Access to the underground parking facility (one level) and the surface parking lot is proposed from the new north-south lane.
- The underground parking facility will contain 78 resident parking spaces. An additional 32 resident parking spaces will be located in the surface parking lot to the east of the new north-south lane.
- A total of 16 visitor parking spaces will be located in the surface parking lot to the east of the new north-south road as well.

PRE-NOTIFICATION

Pre-notification letters were sent on September 7, 2012 and the development proposal sign was installed on July 25, 2012. To date, staff have received no comments about the proposed development.

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 1, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context &	<ul style="list-style-type: none"> • The site is located opposite the boundary of the City Centre Land Use

Sustainability Criteria	Sustainable Development Features Summary
Location (A1-A2)	Concept Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The development includes a mix of both townhouse and apartment units in varying sizes and types.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development utilizes the following Low Impact Development Standards (LIDS): Absorbent soils, vegetated swales, rain gardens, bio-swales, permeable pavement and surfaces. A composting area is provided onsite in addition to recycling pickup being made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Pedestrian lighting is provided in addition to direct linkages to transit stops. Bike racks and lockers are also provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Three accessible units are provided.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

ADP Date: June 14, 2012

The applicant has resolved the majority of the issues that were raised by the ADP to the satisfaction of the Planning and Development Department. The remaining issues primarily relate to the resolution of the unit entries and interface with public space along City streets and the refinement of landscaping details.

A detailed list has been provided to the applicant, who has agreed to resolve these prior to Final Adoption 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
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments

Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comment
Appendix VII.	OCP Text Amendment By-law
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Levelton Consultants Ltd. Dated June 13, 2007.
- Complete Set of Architectural and Landscape Plans prepared by Gerry Blonski Architect and PMG Landscape Architect respectively, dated October 16, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/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: Gerry Blonski
 Gerry Blonski Architect
 Address: Unit 1A - 12468 - 82 Avenue
 Surrey, BC
 V3W 3E9

 Tel: 604-572-3608

2. Properties involved in the Application

- (a) Civic Address: 10708 and 10672 - 140 Street

- (b) Civic Address: 10708 - 140 Street
 Owner: 0915651 BC Ltd., Inc. No. BC0915651
 Director Information:
 Cindy Lai Ha Chiu

Officer Information as at July 15, 2012
Cindy Lai Ha Chiu (President)

PID: 001-751-433
The North 73.3 Feet of Lot 3 Section 24 Block 5 North Range 2 West New Westminister
District Plan 8321

- (c) Civic Address: 10672 - 140 Street
 Owner: 0915651 BC Ltd., Inc. No. BC0915651
 Director Information:
 Cindy Lai Ha Chiu

Officer Information as at July 15, 2012
Cindy Lai Ha Chiu (President)

PID: 011-332-948
Lot 3 Except: North 73.3 Feet, Section 24 Block 5 North Range 2 West New Westminister
District Plan 8321

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan.
- (c) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,086 m ²
Road Widening area		1,903 m ²
Undevelopable area		3,366 m ²
Net Total		2,818 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	51%	49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	4.4 m	4.56 m
Rear (South)	2.9 m	3.0 m
Side (West)	4.4 m	4.56 m
Side (East)	2.5 m	2.65 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13.36 m
Accessory	4.5 m	3.54 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		13
One Bed		47
Two Bedroom		18
Three Bedroom +		3
Total		81
FLOOR AREA: Residential		
		5,646 m ²
TOTAL BUILDING FLOOR AREA		
		5,646 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		287 upha / 116 upa
FAR (gross)		
FAR (net)	2.0	2.0
AMENITY SPACE (area in square metres)		
Indoor	243 m ²	123 m ²
Outdoor	243 m ²	934 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom	78	78
2-Bed	27	27
3-Bed	5	5
Residential Visitors	16	16
Total Number of Parking Spaces	126	126
Number of disabled stalls	2	2
Number of small cars	29	23
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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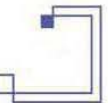
PERSPECTIVE VIEW: NORTH-WEST AERIAL

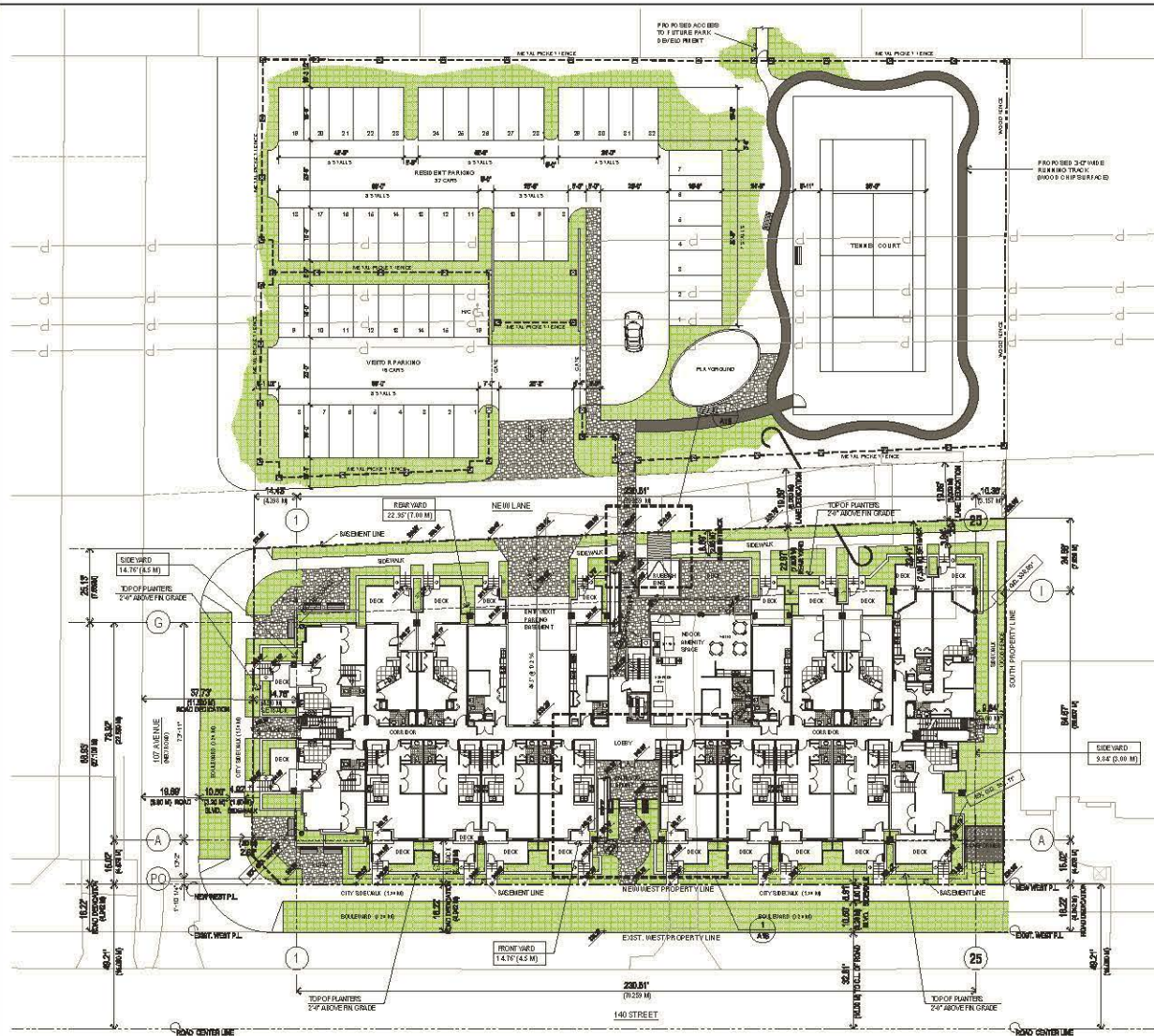
TRILLIUM LIVING

81 CONDOMINIUM

10672/10708 140TH ST., SURREY, BC

Gerry Blonski
ARCHITECT a.i.b.c.





ZONING SYNOPSIS

EXISTING SITE: 87 038.13 S.F. (8 089.04 S.M.)

DEDICATIONS

WIDEN 140 STREET
NEW 107 AVENUE
NEW LANE: 20 438.60 S.F. (1 999.80 S.M.)
UNDEVELOPABLE AREA
BC 10700 R.O.W.: 36 224.86 S.F. (3 366.62 S.M.)
BUILDING SITE: 30 374.59 S.F. (2 822.92 S.M.)

INDOOR AMENITY AREA:

REQUIRED	81 SUITES X 22' = 2 562 S.F.
PROVIDED	1 323 S.F.
REMAINDER REQUIRES CASH-IN-LIEU	1 239 S.F.

OUTDOOR AMENITY AREA:

REQUIRED	81 SUITES X 22' = 2 562 S.F.
PROVIDED	10 669 S.F.

F.A.R. CALCULATIONS

FLOOR AREA:

PERMITTED	30 374.59 X 2.0 = 60 749.18 S.F. (5 646.83 S.M.)
PROVIDED	60 748.17 S.F. (5 645.74 S.M.)

SITE COVERAGE:

REQUIRE	11.92%
PROVIDED	46.16%

BUILDING HEIGHT:

ELEVATION OF HIGHEST PART OF CLEVERSTORY ROOF	382.16 FT. (116.50 M)
---	-----------------------

AVERAGE EXISTING GRADE AT BUILDING CORNERS:

277.96
288.62
289.50
297.11
1 353.59 / 4 = 338.40 FT. 103.14 M
BUILDING HEIGHT: 43.75 FT. 13.26 M

SETBACKS:

	REQUIRED	PROVIDED
YARD		
FRONT (WEST)	14.76' (4.50 M)	15.02' (4.578 M)
REAR (EAST)	22.97' (7.00 M)	23.41' (7.135 M)
SIDE (NORTH)	14.76' (4.50 M)	14.76' (4.50 M)
SIDE (SOUTH)	9.84' (3.00 M)	9.94' (3.00 M)

PARKING:

RESIDENTS	131
REQUIRED	60 X 1.3 = 78
STUDIO	13
1 BR SUITES	47
3 BR SUITES	3
2 BR SUITES	7
TOWNHOUSES	111
21 X 1.5 = 31.5	
	→ 108.5 CARS

PROVIDED:

UNDERGROUND SURFACE	78
	32
	110 CARS

VISITORS:

REQUIRED	81 SUITES X 0.2 = 16.2
	→ 16 CARS

PROVIDED:

SURFACE	16 CARS
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TOTAL PARKING:

REQUIRED:

RESIDENTS	110 (INCLUDING 1 HVAC STALL)
VISITORS	16
	126 CARS

PROVIDED:

UNDERGROUND	78
SURFACE	48
	126 CARS



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

FLOOR AREA SUMMARY TABLE:

FLOOR	A	B	C	D	E	F	G	H	I	J	K	L	M	N	TOTAL SUITE AREA	TOTAL COMMON AREA	TOTAL
	TH 2-BR w/ DEN (TYP. 1,800 S.F.)	TH 3-BR w/ DEN (TYP. 2,300 S.F.)	TH 3-BR w/ DEN (TYP. 2,300 S.F.)	TH 3-BR w/ DEN (TYP. 2,300 S.F.)	2-BR (K.E. BRK)	2-BR (K.E. BRK)	2-BR (K.E. BRK)	1-BR (TYP. REAR)	1-BR (TYP. REAR)	1-BR (TYP. 1,800 S.F.)	1-BR (OVER 107 1/2 BRK ENTRY)	STUDIO	STUDIO	STUDIO			
1	1 281	1 371	1 405	1 371	724	700	705	578	550.50	632	511	476.20	450	376			20
2	6 116	6 560	6 600	6 560		700		1 196	1 101			476.80	900	376	11 972	1 737.21	13 429.21
3	5 132	5 600	5 112.00	5 600		700		2 312	2 202	5 096	511		900	376	14 236.80	1 403.80	15 740.60
4					724	700	1 410	2 312	2 202	5 096	511		900	376	14 191	1 613.16	15 704.16
TOTAL	10 248	1 371	1 405	1 371	1 440	2 800	2 820	2 882	7 107	10 112	1 023	476.80	3 800	1 928	64 460.60	6 267.87	60 748.17 S.F.

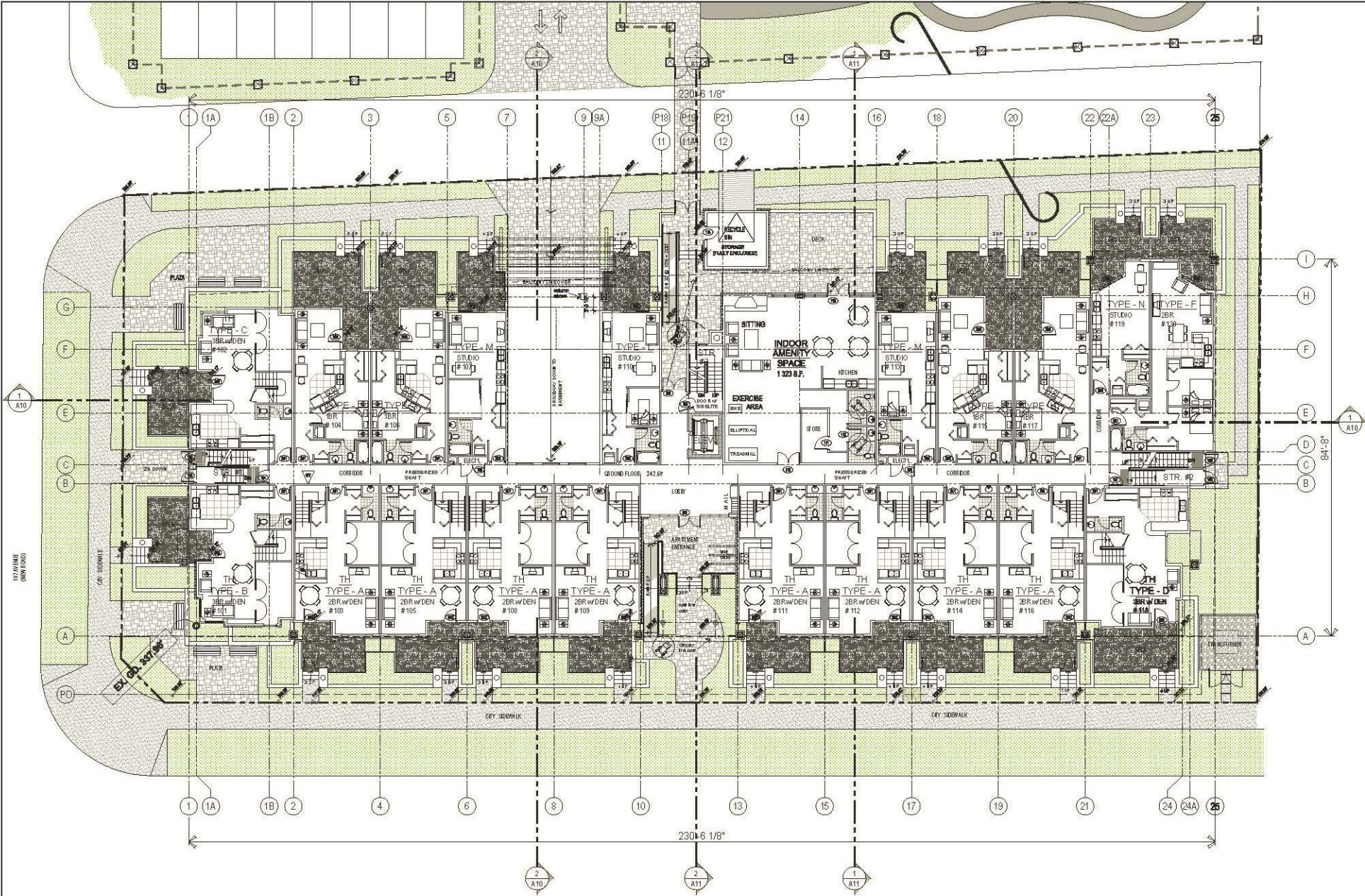
TOTAL SUITE AREA
FIRST FLOOR AMENITY AREA OF 1 323 S.F. IS NOT INCLUDED

Cerry Blonda
Architect M.A.S. C.

ISSUED FOR DP

TRILLIUM LIVING
81 UNIT CONDOMINIUM
5000 BRIDGEWAY, SUITE 100
DALLAS, TEXAS 75244

A1



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Cerry Plonka
 ARCHITECTS
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66204
 Phone: (913) 241-1100
 Fax: (913) 241-1101
 Website: www.cerryplonka.com

NO. DATE	REVISION
1	10/11/2011
2	10/11/2011
3	10/11/2011

ISSUED FOR
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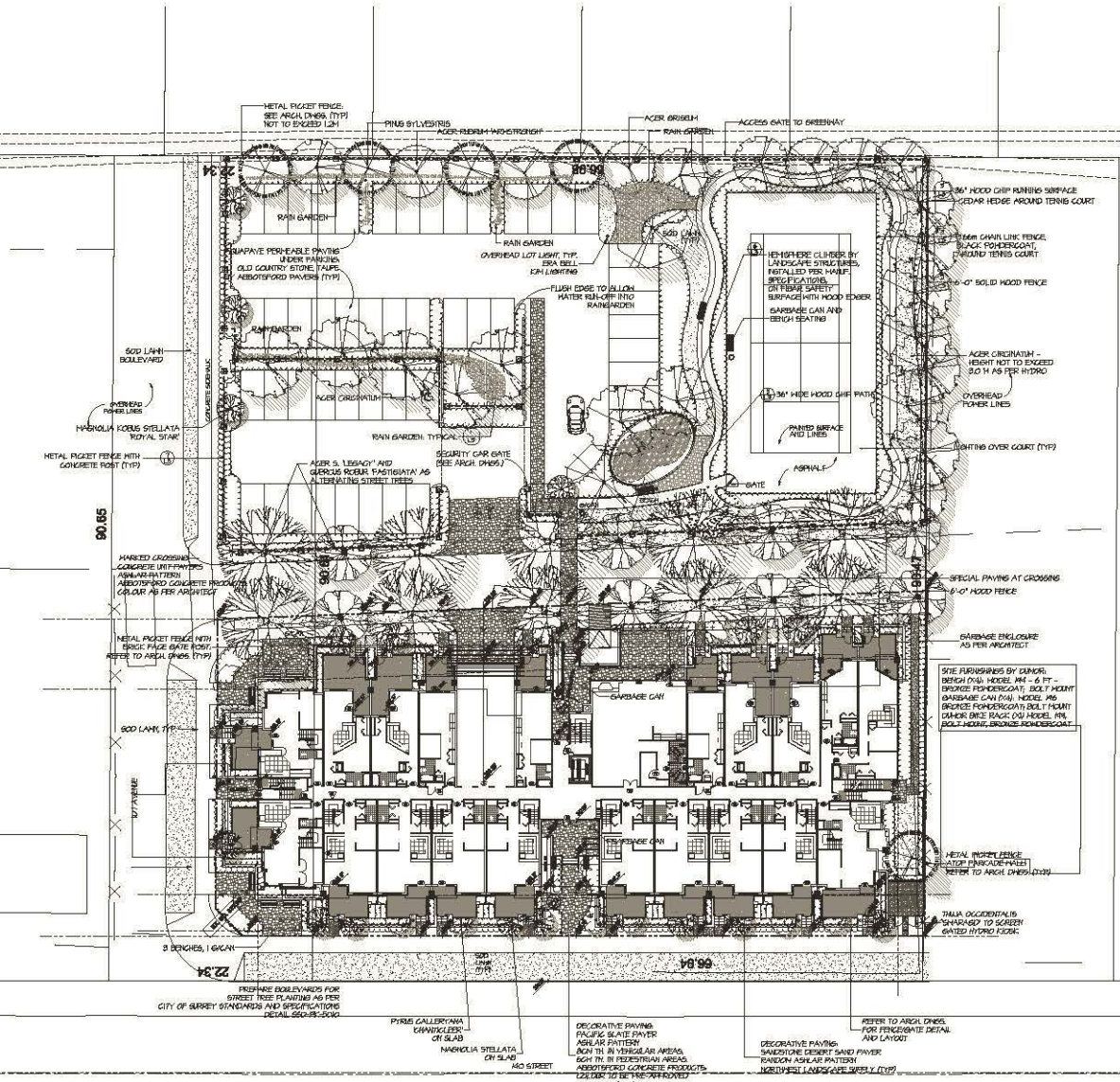
TRILLIUM LIVING
 81 UNIT CONDOMINIUM
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66204
 PROJECT NO. 11-08

A3
 ARCHITECT

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SCALE:



PLANT SCHEDULE - TREES				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	15	ACER GINSHI	YUME HAWK	80H HT, 8" DBH, 5" STEM GULF
2	4	ACER SOROKAI	PYRAMIDAL MAPLE	60H CAL, 1.5H STD, 8" DBH
3	6	ACER PALMATUM 'TUTTIFOLI'	BUTTERFLY JAPANESE MAPLE	25H HT, 8" DBH
4	5	ACER BISHOU 'ASHITRUBO'	GOLDEN RED MAPLE	60H CAL, 2H STD, 8" DBH
5	10	ACER SAGHAMOENSI	USOCHI MAPLE	60H CAL, 2H STD, 8" DBH
6	1	CORNUS X YEDONSI 'HATE MONSIEUR'	WHITE HENDER DOGWOOD	40H HT, 8" DBH
7	16	MANGOLIA TODDII STELLATA 'ROYAL STAR'	ROYAL STAR MANGOLIA	1.5M HT, 8" DBH, TREE FORM
8	5	FRAXILIS EUROPAEA 'MORANDI'	WANDERING PRINCE FRAX	25H HT, 8" DBH
9	5	FRAXILIS EUROPAEA 'MORANDI'	WANDERING PRINCE FRAX	60H CAL, 1.5H STD, 8" DBH
10	4	GENKOA BOKAI 'YASUNAGA'	PHOENIX BLOSSOM GINK	60H CAL, 1.5H STD, 8" DBH
11	2	SEIKOYA 'ARONIA'	JAPANESE BURNING BUSH	80H CAL, 8" DBH
12	2	ZELKOVA SERATA	SANLEAF ZELKOVA	60H CAL, 1.5H STD, 8" DBH

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED BRUSH FREE SOURCES. PROVIDE CERTIFICATION UPON REQUEST.

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.00.13	NEW SITE PLAN AND LAYOUT	NI
2	12.00.09	REVISED PLAN	NI
3	12.01.11	REVISIONS TO NEW BRUSH FREE LIST	NI
4	12.01.08	REVISED PLAN	DS
5	12.01.11	FINAL PLAN AND LAYOUT	DS
6	12.01.11	REVISED PLAN	DS
7	12.01.11	REVISED PLAN	DS
8	12.01.11	REVISED PLAN	DS

CLIENT: **GERRY BLONSKI, ARCHITECT**

PROJECT:
**TRILLIUM LIVING
81 UNIT RESIDENTIAL DEV.
10672 / 10708 140TH STREET
SURREY, BC
FILE NO. 12-0009-00**

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11 DEC 15 DRAWING NUMBER:
SCALE: 1" = 20'-0"
DRAWN BY: **L1**
DESIGNED BY: **DS**
CHECKED BY: **FCM** **OF 6**

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

FROM: Development Project Engineer, Engineering Department

DATE: September 27, 2012 **PROJECT FILE: 7812-0009-00**

**RE: Engineering Requirements
Location: 10672 & 10708 140 Street
OCP AMANEDMENT**

There are no engineering requirements relative to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942 metres along 140 Street for a 30.0-metre arterial road standard;
- dedicate 11.5 metres for proposed 107 Avenue half road standard;
- dedicate 6.0 metres for a rear lane;
- dedicate a 3.0 x 3.0-metre corner cut at the 140 Street and 107 Avenue intersection;
- provide a 0.5-metre statutory right-of-way along 140 Street and along 107 Avenue;
- provide a 2.4-metre statutory right-of-way along the west side of the rear lane.

Works and Services

- construct 140 Street to a 30.0-metre arterial road standard;
- construct 107 Avenue to a 11.5-metre half road standard;
- construct the rear lane;
- construct drainage facilities to service the development and proposed road and lane;
- upgrade the existing water network in order to provide adequate fire flow of 200l/s;
- Construct water main on 107 Avenue; and
- provide cash-in-lieu for the undergrounding of overhead utility lines.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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


Bob Ambardar, P.Eng.
Development Project Engineer

ssa

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, September 18, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0009 00

SUMMARY

The proposed 81 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2011 Enrolment/School Capacity

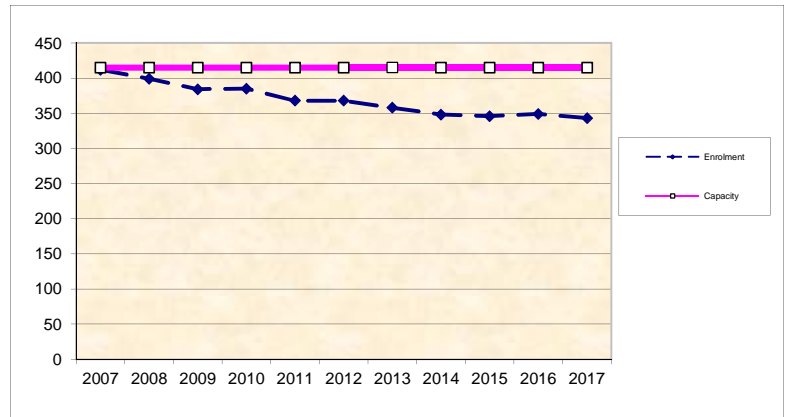
Mary Jane Shannon Elementary	
Enrolment (K/1-7):	44 K + 324
Capacity (K/1-7):	40 K + 375
Guildford Park Secondary	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12);	1134

School Enrolment Projections and Planning Update:

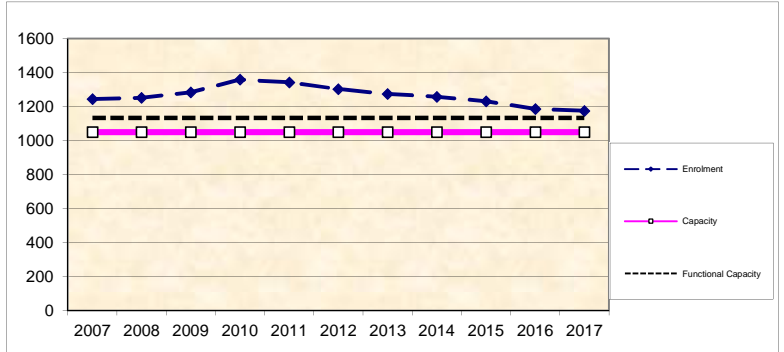
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

This catchment has considerable densification potential. There are no capital projects proposed at the elementary school and no new capital projects identified at Guildford Park Secondary. The proposed development will not have a major impact on these projections.

Mary Jane Shannon Elementary



Guildford 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.

TREE PRESERVATION SUMMARY

Surrey Project # 7912-0009-00
 Project Location: 10672 / 10708 140th Street, Surrey
 Register Landscape Architect / Arborist Michael Mills PMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in January 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 on the east side of 140th street in a residential area that is in the process of redevelopment
- b. A high voltage hydro right of way crosses through the centre of the site.
- c. The site contains only 24 trees of protected bylaw size. Most of the trees are in relative poor health and many have been topped. No individual specimens of unique character or heritage significance were identified.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	24	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	24	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required @ 2:1	48	(E1)
○	Number of Replacement Trees Required @ 1:1	0	(E2)
○	Total Number of Replacement Trees Required	48	(E3)
○	Number of Replacement Trees Proposed	79	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	79	(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 management and replacement Plan has been submitted.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: Michael Mills
 ISA Certified Arborist #0392
 DMG Landscape Architects
 October 16th 2012



Advisory Design Panel Minutes

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 14, 2012
Time: 4:05 PM

Present:

Chair - L. Mickelson
Panel Members:
T. Ankenman
R. Ciccozzi
W. Francl
D. Lee
S. Lyon
K. Newbert
Cpl. M. Searle
S. Vincent
G. McGarva

Guests:

Jim Breadon, Phillips Farevaag Smallerberg,
Landscape Architect
Jay Boyce, Taylor Kurtz Architects
Michael Heeney, Bing Thom Architects
Lisa Potopsingh, Bing Thom Architects
Alec Smith, Shape Architecture
Derek Lee, PWL Landscape Architects
Ricco Wong, CCWL Development Ltd.
Kirk Yuen, Cape Construction (2001) Ltd.
Marlene Messer, PMG Landscape Architects
Patrick Cotter, Cotter Architects
Ralph Laser, Cotter Architects
Mark van der Zalm, VDZ + Associates
Peter van der Meulen, ZGF Architects
Maurice Ouellette, Century Group
Sarah Atkinson, SCDC

Staff Present:

T. Ainscough, City Architect - Planning &
Development
H. Bello, Senior Planner - Planning &
Development
M. Rondeau, Planning & Development
H. Dmytriw, Legislative Services
Peter Joyce, Facilities

C. NEW SUBMISSION

3. 6:15 PM 6:25

<i>File No.:</i>	7912-0009-00
<i>New or Resubmit:</i>	New
<i>Last Submission Date:</i>	N/A
<i>Description:</i>	4-Storey apartment building (81 units)
<i>Address:</i>	10672-140 St., Guildford, Surrey (boundary of City Centre)
<i>Developer</i>	Cindy Chiu, 0915651 BC Ltd.
<i>Architect:</i>	Gerry Blonski, Gerry Blonski Architect
<i>Landscape Architect:</i>	Pat Campbell, PMG Landscape Architect
<i>Planner:</i>	Shawn Low
<i>Urban Design Planner:</i>	Mary Beth Rondeau

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

- The City Centre Plan ends on the west side of 140th but staff support the 4 storey apartments for continuity on both sides of the street. This is a rezoning to allow multiple residential with an OCP amendment.
- The east portion of the site has a utility right of way with power lines overhead.

- The utility right of way continues; east of the site is to be a greenway and linear park system.
- An important east/west road and north/south lane has been achieved as part of this application to contribute to the finer grain road network to enhance connectivity and walkability.
- There is a shortage of local passive park which makes the small corner plaza proposed an important contribution to public open space.
- There is a storm water aspect in the utility right of way.
- Staff have no specific issues; support parking, use, form and density.

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

- A unique site; dedicating land for roads and a lane; portion under power lines has tennis court, rain garden.
- 81 suites , 1 level underground parking, 1 bike parking and storage locker per suite
- Suites facing 140 Street and 107 Avenue are 2 storey suites with patio; 1,400 sq. ft.
- A variety of units: 2 bedroom, 1 bedroom and studio suites.
- Amenity space capacity - 60 people.
- Brick materials, varies in height. Hardie board fascias.
- 3 fully accessible suites

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

- Street trees, individual patios; paths, tennis court, play area.
- Parking surfaces are water permeable.
- Rain garden; trees.

In response to questions the following information was provided:

- 140 Street is a pedestrian unfriendly street with no facility for street parking.
- No parking at lane, but there is on 107 Avenue. 140 Street will become an intense arterial road with truck traffic with acquisition of further property; will act as an outer ring road.
- Stormwater response includes permeable pavers and storm water mitigation /retention.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

4-Storey apartment building (81 units)

10672-140 St., Guildford, Surrey (boundary of City Centre)

File No. 7912-0009-00

It was

Moved by Walter

Seconded by Ken

That the Advisory Design Panel (ADP)

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

Carried

Ended at 7:09 PM

STATEMENT OF REVIEW COMMENTS**Form and Character**

- The layout of the site is generally supportable

(Satisfactory)

- Good ground plane, landscape and entry sequence to townhouses.

(Satisfactory)

- The definition of two storey townhouses needs further refinement with a stronger 2 storey expression particularly on the corner elements, the brick could be raised to the second level.

(The private patios and elevations of the townhouse units have been refined to emphasize their character and relationship to the street.)

- Line up the windows in the 2 storey townhouse elevations. The upper building could be setback 2-3 ft to emphasize the townhouse forms.

(The windows in the townhouse units have been lined up. After discussions with the Planner, it was decided not to recess the upper portion of the building.)

- Simplify the elevations to improve the appearance of the townhouse and main entry.

(The elevations were simplified by re-combining the units back to back and creating larger elements.)

- Townhouse front doors need defining rather than a door in a large wall and an entry portico.

(A canopy has been added to the street entrance of the townhouse units to create an 'entrance like' scale.)

- The raised terrace is one of the fundamental elements for liveability on a busy street. Wrap outdoor space to corner of patio to encourage indoor/outdoor use.

(The townhouse patios have been enlarged to be more usable for the occupants and have been separated from the street by stepped landscape planters and a picket fence. The corner townhouse units have been revised so the outdoor space wraps around the corner.)

- Simplify the parapet and the organization of the elements. Emphasize the main entrance up the building.

(The raised parapets have been incorporated into a high window (clearstory) facing the street. This occurs in all the 4th floor living rooms. The main entrance is made more open by eliminating the pylons adjacent to 140th Street.)

- Could amalgamate some of the building elements to calm down the facade.

(Re-combining the units back to back created larger elements and a more relaxed composition.)

- Articulation – simplify the vertical jogging of parapets and brick treatment – emphasize the main entry only. Be more relaxed in use of texture.

(Re-combining units back to back simplified the combination of materials.)

- Very efficient building. Some suites are compromised in terms of width.

(These units are intended to be very affordable and efficiency is very important. There has been additional refinements of the suite plans to improve their spaciousness while maintaining the efficiency.)

- Building would be more liveable with two elevators.

(The elevator will be as high speed as practical.)

- Open up stair adjacent to elevator, glaze it and make it more attractive for use.

(The central stair beside the elevator is glazed as much as possible to the corridor to make it an attractive option to the elevator.)

- Consider relocating garbage bin structure away from rear entrance in order that amenity room overlooks the entrance.

(Other locations for the garbage room were considered but the location shown was found to be the most convenient for the occupants and for servicing. This room is completely enclosed on all sides and the roof. It is reached by a covered walkway from the rear of the lobby and is handicap accessible.)

- There were a variety of opinions on the colour scheme particularly the Hardie panel.

(After considerable discussion it was decided that the colour scheme was very complementary to the dominant brick and presented a harmonious composition.)

Landscaping

- Kids area okay.

(Satisfactory.)

- Like amenities.

(Satisfactory.)

- Like the urban edge along the park.

(Satisfactory.)

- Landscaping is appropriate, well thought out.

(Satisfactory.)

- Green roof considerations?

(A green roof would introduce too many problems of increased weight, seismic bracing, maintenance and water proofing to justify it in a project where affordability is a primary consideration.)

- Overlook issues to the south dwelling unit.

(The principal focus of the building is East and West and avoids primary views to the South dwelling unit.)

- Commend applicant on storm water management initiative (rain gardens and permeable paving).

(Satisfactory.)

- Would like to see a more transparent fence, if any, around the surface parking—perhaps a split rail character.

(The fence around the surface parking lot has been changed to an open, aluminum picket fence with brick posts.)

- Consider trellis element to mark the main entry of the building.

(A trellis element at the main entrance was considered and after discussions with the Planner it was decided a glass canopy would be more suitable.)

CPTED

- The surface parking on the rear site should incorporate features that allow safe access to and from the building, e.g., lighting at path.

(Lighting is provided at the surface parking and access paths.)

- The design of the rear site should look like part of the building site to provide a better sense of ownership.

(The fence around the rear site has brick posts to relate to the building.)

Accessibility

- Recommend 5% of units be disabled accessible.

(3 units (3.7%) of the units are disabled accessible.)

- Elevator button panel be on side.

(The elevator conforms to disabled accessible features.)

- Parking call buttons be accessible.

(The parking call buttons conform to handicap requirements.)

- Entrance call buttons be accessible

(Entrance conforms for handicap requirements.)

- Amenities to be disabled accessible.

(All interior and exterior amenities (including the rear site) are handicap accessible.)

Sustainability

- Building systems such as hot water baseboards, some solar for domestic hot water. Heat recovery ventilators in suites for ventilation should be considered.

(The common domestic hot water system and all appliances within the suites are energy efficient.)

- Do something with systems to set the building apart from all the other similar buildings that are currently being built, e.g., provide a more energy efficient HVAC system for suites than electric baseboard and bathroom exhaust fan

(Additional energy efficient systems are being considered with respect to the cost to keep this project affordable.)

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

- 3 suites will be accessible – not yet determined
- Two entries – both accessible.
- Garbage is located at back entry for handy use for residents.
- Entrance – can be more discernable from street and at rear.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900" as amended

.....

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

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:

Section 3.6 Land Use Designations: Allowable Density is amended by amending the first footnote (*) below the table by inserting "and 10708 and 10672-140 Street" after the last address.

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. ____ Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING 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

CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-332-948

Lot 3 Except: North 73.3 Feet, Section 24 Block 5 North Range 2 West New Westminster District Plan 8321

10672 - 140 Street

Parcel Identifier: 001-751-433

The North 73.3 Feet Of Lot 3, Section 24 Block 5 North Range 2 West New Westminster District Plan 8321

10708 - 140 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple-unit residential buildings, ground-oriented multiple-unit residential buildings* and related *amenity space*, 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 and ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.0.
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 51%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> (North)	<i>Rear Yard</i> (South)	<i>Side Yard</i> of Western Portion (East)	<i>Side Yard</i> of Eastern Portion (East)	<i>Side Yard</i> on <i>Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.4 m [14 ft.]	2.9 m [10 ft.]	2.5 m [8 ft.]	n/a	4.4 m [14 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 15 metres [49 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Visitor parking may be provided as surface parking.
4. Notwithstanding Section H.2 above, a maximum of 32 resident *parking spaces* may be provided as surface parking.
5. *Parking spaces* are required to be setback a minimum of 2.3 metres (8.0 ft.) from all lot lines.
6. 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 the *underground parking facility* can be located within 2.0 metres (6.6 ft.) of the *front lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
4. The eastern portion of the Lands is fully encumbered by a utility right-of-way and in accordance with Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, is considered undevelopable area. In calculating floor area ratio and lot coverage, refer to the definition of floor area ratio, lot coverage and undevelopable area in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

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>
2,700 sq. m. [0.67 acre]	73 metres [240 ft.]	89 metres [292 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

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

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

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

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

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

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

_____ MAYOR

_____ CLERK

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