

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0091-00

Planning Report Date: September 10, 2012

PROPOSAL:

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

in order to permit the development of a 75-unit, 4-storey apartment building with townhouses on the ground floor.

LOCATION:

13904 and 13916 – 102 Avenue; 10164 and 10154 – 139 Street and lane

OWNER:

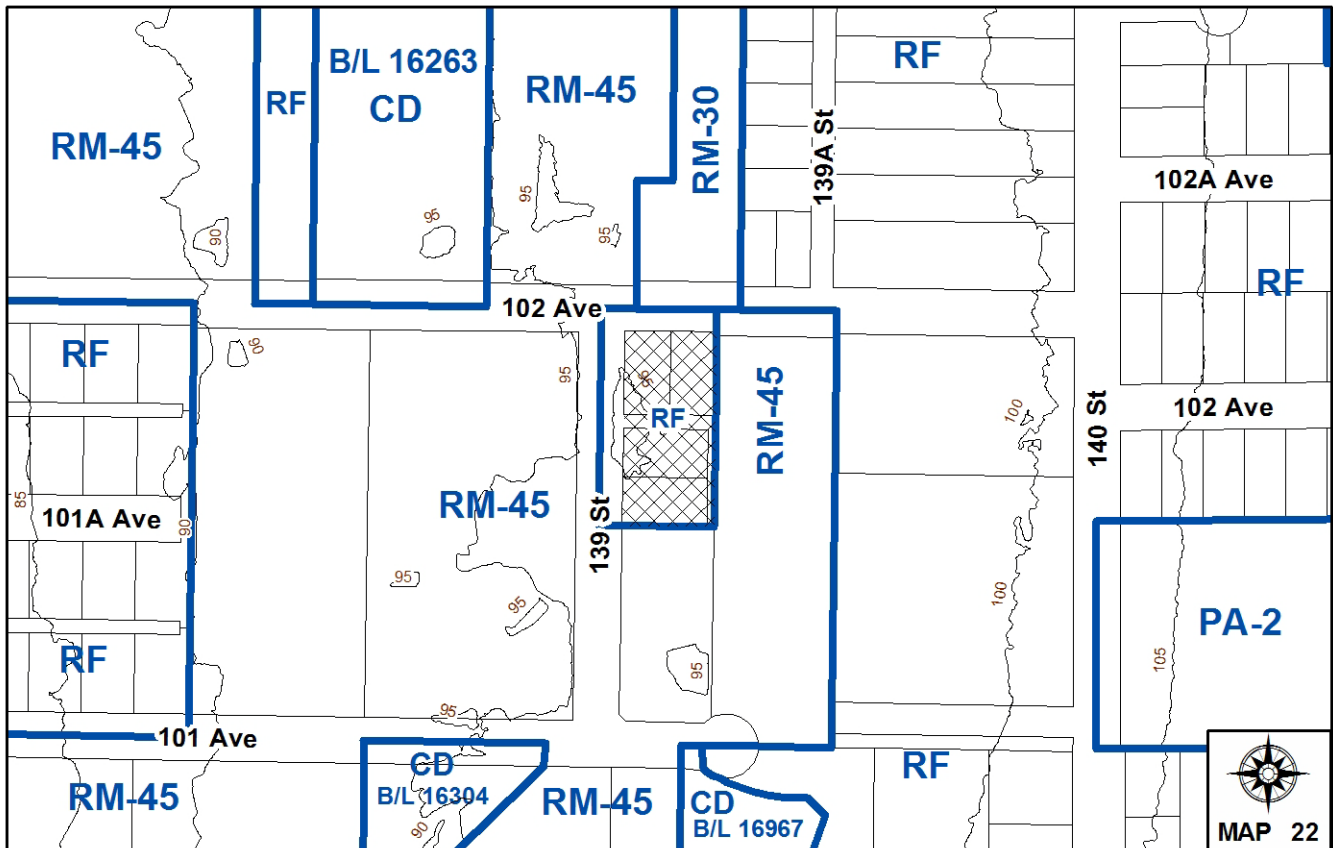
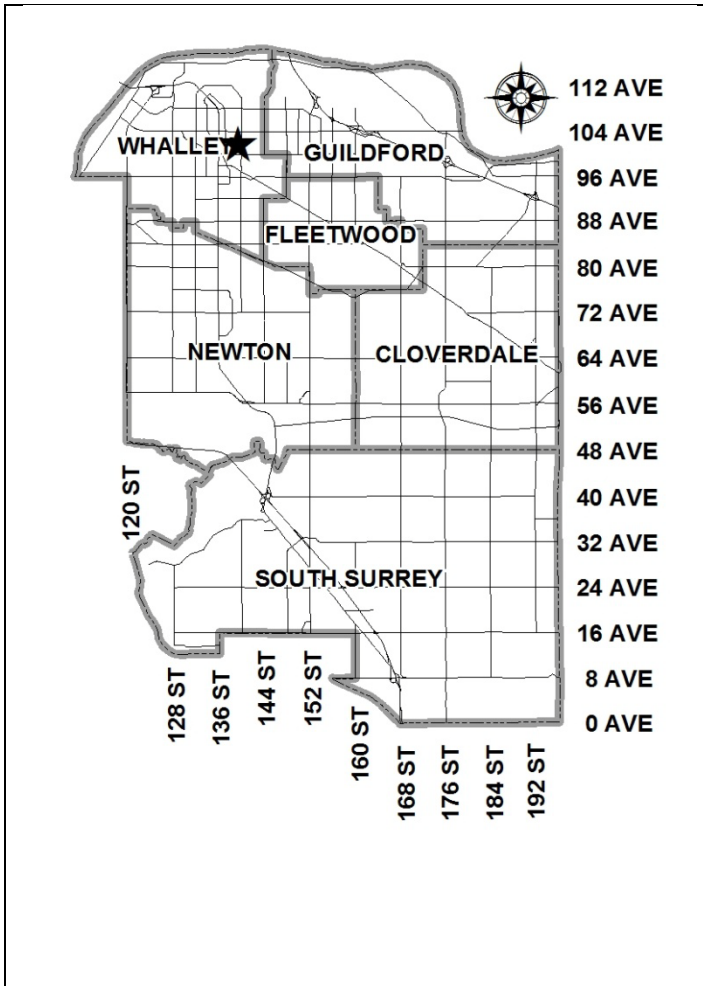
0924203 BC Ltd., Inc. No.
 BC0924203

ZONING:

RF

OCP DESIGNATION:

Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential Designation in the OCP.
- Complies with the “Low to Mid Rise up to 2.5 FAR” designation in the Surrey City Centre Land Use Concept.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape that will enhance the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 225 square metres (2,422 square feet) to 117 square metres (1,253 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 225 square metres (2,422 square feet) to 141 square metres (1,518 square feet).
4. Council authorize staff to draft Development Permit No. 7912-0091-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of the adjoining City lane;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a Statutory Right-of-Way for public rights of passage over the southern portion of the site, which includes the driveway and sidewalk, to provide access to the properties to the east upon their redevelopment;

- (k) the applicant adequately address the impact of reduced indoor amenity space;
- (l) the applicant adequately address the impact of reduced outdoor amenity space; and
- (m) the applicant satisfy the deficiency in tree replacement, to the satisfaction of the City Landscape Architect.

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 Lena Shaw 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: This development will create additional pressure on existing parks facilities.

SITE CHARACTERISTICS

Existing Land Use: There are single family homes on all four of the lots.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across 102 Avenue):	Townhouses and 2- and 3-storey apartments.	Multiple Residential	RM-30/RM-45
East:	3-storey apartment building.	Multiple Residential	RM-45
South:	3-storey apartment building.	Multiple Residential	RM-45
West (Across 139 Street):	2- storey apartments.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The subject 0.38-hectare (0.93-acre) site is located at the southeast corner of 102 Avenue and 139 Street in City Centre. It is designated Multiple Residential in the Official Community Plan (OCP), Low to Mid Rise up to 2.5 FAR in the Surrey City Centre Land Use Concept and is currently zoned Single Family Residential Zone (RF).
- The applicant has applied to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; and for a Development Permit, to facilitate the development of a 4-storey, 75-unit apartment building.
- The proposed building will have a total floor area of 6,225 square metres (67,005 sq. ft.), representing a net floor area ratio (FAR) of 1.86. The proposed development is within the maximum 2.50 FAR permitted in City Centre under the Multiple Residential designation in the OCP.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated March 30, 2012, identifies 20 mature trees on the site. All of the existing trees are proposed to be removed as they conflict with the future building envelope.
- 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
Red Alder	3	0	3
Beech	1	0	1
Paper Birch	1	0	1
Atlas Cedar	1	0	1
Western Red Cedar	1	0	1
Chestnut	3	0	3
Falsecypress	7	0	7
Douglas Fir	1	0	1
Holly	1	0	1
Weeping Willow	1	0	1
Total	20	0	20

- 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 31 replacement trees to be provided, which is 6 less than the 37 required under the Tree Protection By-law. The applicant will be required to provide cash-in-lieu for the deficiency in tree replacement.

PRE-NOTIFICATION

Pre-notification letters were sent on August 1, 2012. In response, correspondence was received from 2 residents who identified no concerns with the proposal.

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.
- Density has been increased to a maximum floor area ratio (FAR) of 2.00, which is consistent with the maximum 2.5 FAR permitted for sites in City Centre designated Multiple Residential in the OCP and the Surrey City Centre Land Use and Density Concept. The RM-70 allows a maximum density of 1.50 FAR.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 51% lot coverage that is proposed is appropriate for 4- to 5-storey buildings. The proposed CD Zone allows a maximum lot coverage of 52%.
- 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 (East)	Side Yard (West)
Proposed CD By-law	4.3 m (14 ft.)	7.5 m (25 ft.)	2.9 metres to the building face; 2.3 metres (8 ft.) to the bay window	4.3 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 4.3-metre (14 ft.) setbacks along 102 Avenue and 139 Street respectively, which will help enliven these streets by bringing the buildings closer to the public realm.
- The proposed 2.3-metre (8 ft.) side yard (east) setback pertains to a 4.0-metre (13 ft.) wide bay window on the upper floors on the side of the building. The majority of the building is setback 3.0 metres (10 ft.) along this frontage, which is consistent with the type of side yard setbacks that are being achieved in the City Centre Plan area.
- 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.) to reflect the proposed building.
- The proposed CD Zone requires that 1 resident parking space be provided per dwelling unit, which is consistent with the parking ratio applied throughout Surrey City Centre.

DESIGN PROPOSAL AND REVIEW

- The application proposes a 75-unit, 4-storey apartment building with 2-storey, ground-oriented, townhouse units along the 139 Street and 102 Avenue façades of the building.
- The apartment units range in size from 50 square metres (543 sq. ft.) to 88 square metres (944 sq. ft.) and comprise a mix of one- and two-bedroom units whereas the townhouses range in size from 107 square metres (1149 sq. ft.) to 110 square metres (1,188 sq. ft.). The townhouse units each have two bedrooms and provide a computer area.

- The main entrance to the building is located along 139 Street, towards the northwest corner 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 building design proposes fin walls which extend from the second storey to the top of the building to emphasize the vertical nature of the building's design. The repetition of these fins forms a rectilinear design feature which is repeated along all four building façades.
- The roofline is articulated in a similar manner and is expressed horizontally at different levels to further express the contemporary nature of the building.
- The buildings corner is emphasized where it intersects with 102 Avenue and 139 Street and also at the driveway through the use of expansive glazing which extends from floor to ceiling.
- The building materials include the extensive use of fibre cement panel siding (two shades of grey) and cedar shiplap siding with dark brown ('ebony') coloured brick veneer on the lower portions. 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 139 Street and 102 Avenue. A 0.60 metre (2 ft.) high upstanding wall will separate the public from the private space, which is further defined by raising the private yards approximately 3-4 risers above the street. Similarly individual unit entries are defined by a concrete planter with low shrubs at each entry.
- 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 of the building. The indoor amenity spaces will consist of an exercise room, in addition to a kitchen and space that can be used for hosting gatherings.
- The indoor amenity area, totalling approximately 117 square metres (1,259 sq. ft.), is less than the CD Zone (based on RM-70) requirement for indoor amenity space of 225 square metres (2,422 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area is located directly adjacent the indoor amenity space at the rear of the building, and consists of an outdoor patio area, garden plots and a children's play area which includes a playhouse. Significant landscaping is provided around these areas to provide visual interest.
- The outdoor amenity area, totalling approximately 141 square metres (1,518 sq. ft.) is less than the CD Zone (based on RM-70) requirement for outdoor amenity space of 225 square metres (2,422 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit.

- The applicant will be required to pay cash-in-lieu of the deficient indoor and outdoor amenity areas.

Parking

- Access to the underground parking facility is proposed from the southeast corner of the site by way of a 6.0-metre (20 ft.) wide driveway from 139 Street. A statutory right-of-way is proposed over both the driveway and adjoining sidewalk to facilitate future access to the adjacent lands to the east should the existing apartment buildings on these lands be demolished and redeveloped.
- Access to the parking facility will be controlled by security gates. The resident and visitor parking areas will be separated by additional security gates.
- The application proposes 100 parking spaces in one level of underground parking, which exceeds the CD By-law requirement of 87 spaces. Parking is comprised of 85 resident and 15 visitor parking spaces.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 29, 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 & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located within the Surrey City Centre Plan area, a rapidly redeveloping urban area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The site is designated Low to Mid Rise up to 2.5 FAR in the proposed Surrey City Centre Land Use Concept. The application proposes a net FAR of 1.90. • The application proposes a mix of 1- and 2-bedroom apartment units, and twelve, 2-storey townhouse units on the ground floor. • Outdoor amenity space and private patios are located in the rear courtyard area. Part of the outdoor amenity is a communal series of garden plots. Additionally, land that is located on private property adjacent the intersection is hard surfaced and outfitted with benches for public use.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • A garden is provided on the below grade parking structure. Plant selection focuses on native drought resistant species. The spaces between the patio pavers will also allow infiltration. • A garbage and recycling room is provided.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Site is within walking distance of the Surrey Centre Skytrain Station and Bus Exchange. A bus stop is also located across 139 Street.
5. Accessibility & Safety	<ul style="list-style-type: none"> • The visitor and resident parking areas are secured by separate entry gates. Additionally the garage exits to the exterior of the building

Sustainability Criteria	Sustainable Development Features Summary
(E1-E3)	<p>only. Garage lobbies have glazed panels and the walls are whitewashed.</p> <ul style="list-style-type: none"> • The front yards are designed as semi-private space to encourage residents to take ownership over this area. The rear yards are secured from public access. • Expansive glazing allows for ‘eyes on the street.’ • Building entry is permitted via key or enterphone only. Additionally the exit door hardware will not permit access to the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No certification is being sought.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The proposal utilizes the following sustainability features which are not reflected above: <ul style="list-style-type: none"> ○ Use of low e, argon filled windows; high reflective roofing; energy star rated appliances and fixtures; addition of sun screening of some windows; use of operable windows; construction sediment and erosion control; use of carbon storing, locally produced wood framed building; CO monitors in garage; and use of minimal gassing interior finishes.

ADVISORY DESIGN PANEL

ADP Date: July 19, 2012

This project was generally supported by the ADP and the applicant has resolved the majority of the issues 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 site grading.

A detailed list has been provided to the applicant, who has agreed to resolve these prior to Final Adoption.

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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects Ltd., respectively, dated August 21, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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. 9/6/12 2:34 PM

(e) Civic Address: 10154 139 Street
Owner: 0924203 BC Ltd., Inc. No. BC0924203
Director Information:
Jaswinder Kajila

No Officer Information Filed

PID: 010-331-034
Lot 4 Section 26 Block 5 North Range 2 West New Westminster District Plan 17951

(f) and lane

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,762 m ²
Road Widening area		473 m ²
Undevelopable area		
Net Total		3,289 m ²
LOT COVERAGE (in % of net lot area)	52%	51%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North)	4.3 m	4.4 m
Rear (South)	7.5m	10.3 m
Side (East)	2.9 m (Building Face) 2.3 m (Bay Window)	3.0 m 2.4 m
Side (West)	4.3 m	4.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	14.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		41
Two Bedroom		22
Townhouse		12
Total		
FLOOR AREA: Residential		6,108 m ²
TOTAL BUILDING FLOOR AREA	6,249 m ²	6,225 m ²

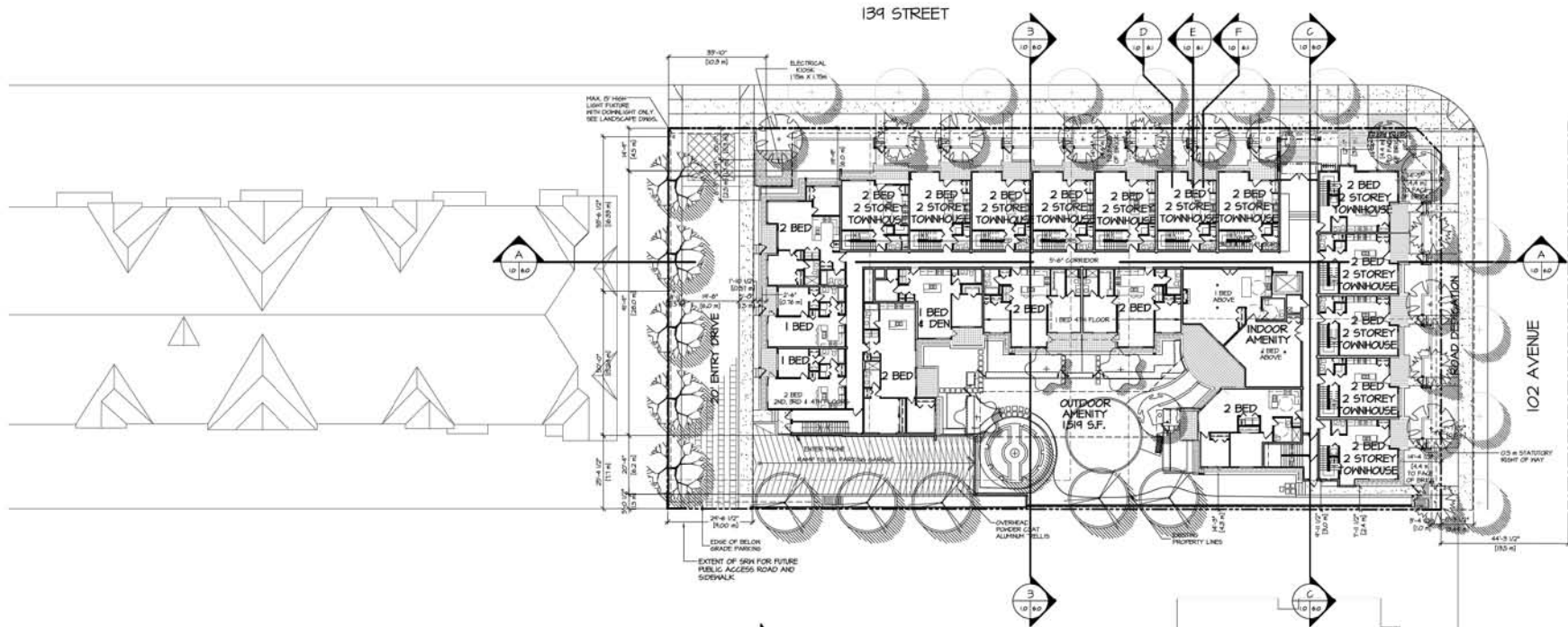
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		199 upha / 81 upa
# of units/ha /# units/acre (net)		228 upha / 92 upa
FAR (gross)		1.62
FAR (net)	2.00	1.86
AMENITY SPACE (area in square metres)		
Indoor	225 m ²	117 m ²
Outdoor	225 m ²	141 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom	41	42
2-Bed	22	26
Townhouse	12	17
Residential Visitors	12	15
Total Number of Parking Spaces	87	100
Number of disabled stalls	2	2
Number of small cars	25*	25
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

***Note: based on 100 parking spaces that are proposed**

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

ZONING : CD BASED ON RM-135

SITE AREA :

EXISTING 5.F. LOTS :	32,913 5.F.	0.756 AC	0.306 HA
LANE ACQUISITION :	4,041 5.F.	0.093 AC	0.038 HA
GROSS :	36,954 5.F.	0.849 AC	0.343 HA
ROAD DEDICATION :	1,552 5.F.	0.035 AC	0.014 HA
NET :	35,402 5.F.	0.813 AC	0.329 HA

SITE COVERAGE : 51.3% (18,161 5.F.)

FAR : 1.9 (65,144 5.F.)

DENSITY : 42.3 UPA 228 UPHA (75 UNITS)

AMENITY :

REQUIRED :

INDOOR :	2,423 5.F.	225 M2
OUTDOOR :	2,423 5.F.	225 M2

PROVIDED :

INDOOR :	1,264 5.F.	117 M2
OUTDOOR :	1,514 5.F.	141 M2

PARKING :

REQUIRED :

TOWNHOUSE :	2.0 PER UNIT (12 UNITS) =	24 SPACES
1 BED APARTMENT :	1.3 PER UNIT (41 UNITS) =	53.3 SPACES
2 BED APARTMENT :	1.5 PER UNIT (22 UNITS) =	33 SPACES
VISITOR :	0.2 SPACES PER UNIT (75 UNITS) =	15 SPACES
TOTAL :	TOTAL :	125.3 SPACES
	MINUS 20%	25.06 SPACES
	TOTAL :	100.24 SPACES

PROVIDED : 100 SPACES

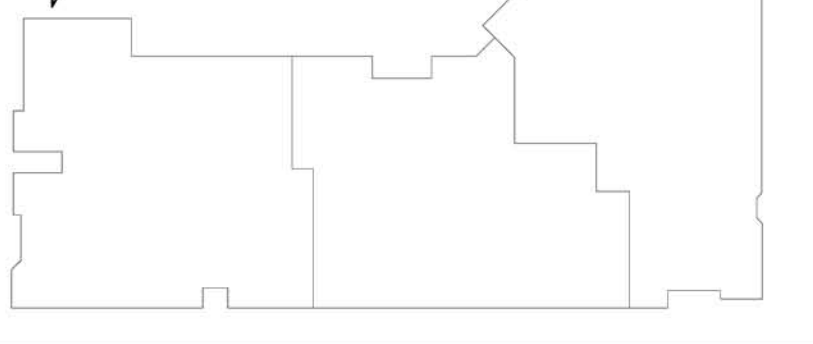
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- AC-5.1 BUILDING ELEVATIONS
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CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



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REV.	DATE	BY	ISSUED FOR

CLIENT :	FRIBEX CONSTRUCTION SYSTEMS LTD.
PROJECT :	PROPOSED APARTMENT BUILDING 1510/16/102 AVE. & 102/104 151 STREET.
DESIGN :	110
DRAWN :	
DATE :	Aug 21/2
SCALE :	1" = 20'-0"
SHEET CONTENTS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek ARCHITECTS LTD.

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

PHONE: (604) 597-
FAX: (604) 597-
EMAIL: mail@darkkite

CLIENT NO.	SHEET
PROJECT NO.	AC
110449	REV. NO.



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7

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REV#	DATE	BY	DATE	ISSUED FOR



City Context Plan

DESIGN: UNIT 135
DRAWN: AC-13
DATE: Aug 21/19
SCALE: 1" = 60'-0"

CLIENT: PHOENIX CONSTRUCTION SYSTEMS LTD.
PROJECT: PROPOSED APARTMENT BUILDING
15704/16 102 AVE. & 1024/164 139 STREET.
SURREY, B.C.
SHEET CONTENTS:
CONTEXT PLAN & NEIGHBORHOOD PHOTOS

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-13
11049	REV. NO.

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REV.	DATE	BY	ISSUE



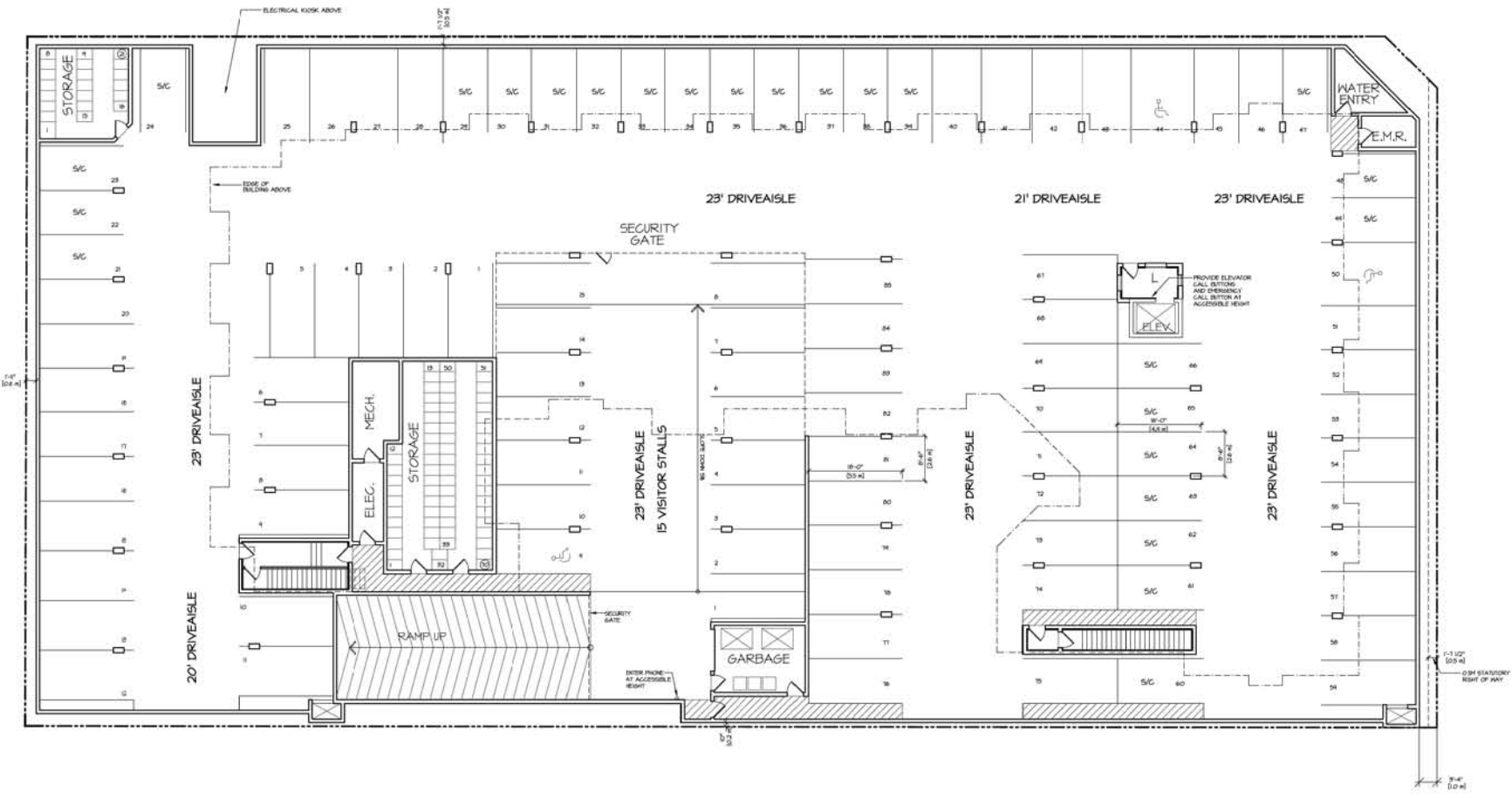
CLIENT: PHOENIX CONSTRUCTION SYSTEMS LTD.
 PROJECT: PROPOSED APARTMENT BUILDING
 SHEET CONTAINS: PARKING GARAGE PLAN

DESIGN: UNIT 135,
 75,36 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. SHEET NO.
 PROJECT NO. AC-2.0
 110449 REV. NO.

UNIT 135,
 75,36 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. SHEET NO.
 PROJECT NO. AC-2.0
 110449 REV. NO.

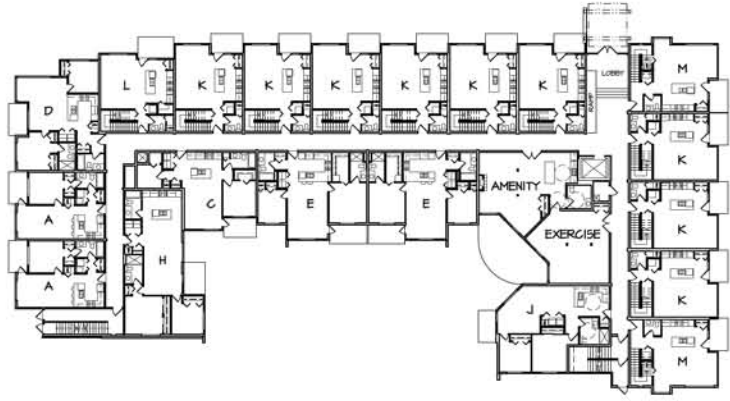


100 SPACES
 INCLUDING 15 VISITOR & 25 S/C

PARKING GARAGE PLAN
 SCALE: 3/32" = 1'-0"

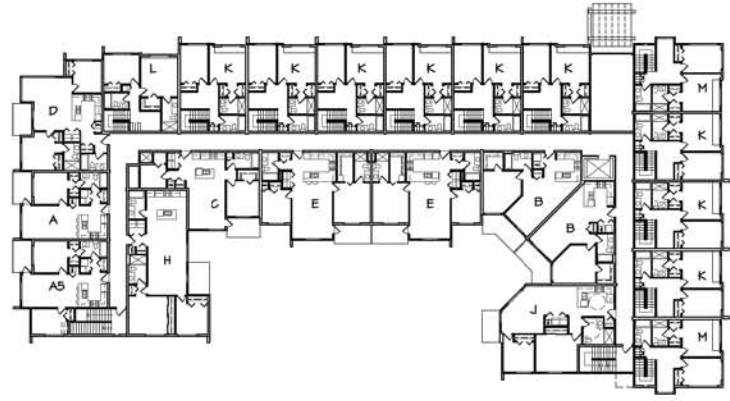
- OPTED REQUIREMENTS FOR UNDERGROUND PARKING**
 THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.
- PAINT THE UNDERGROUND PARKING HALLS & COLLING OFF WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

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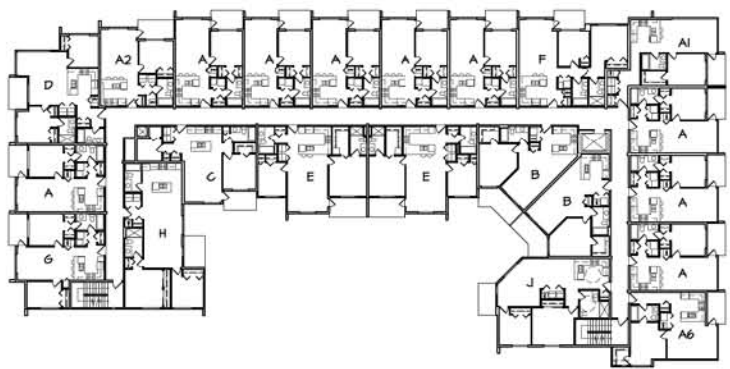
FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



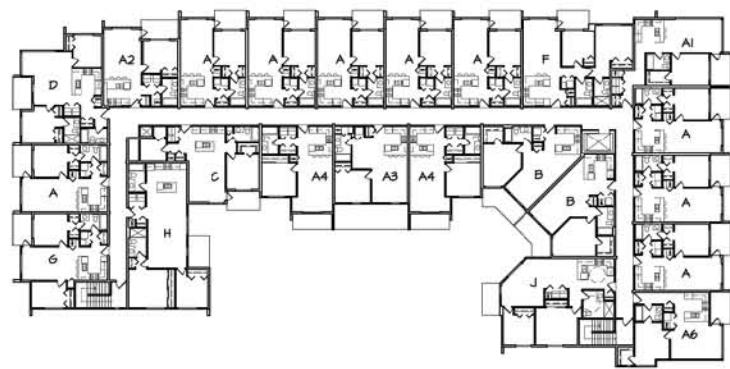
SECOND FLOOR PLAN

SCALE: 1" = 20'-0"



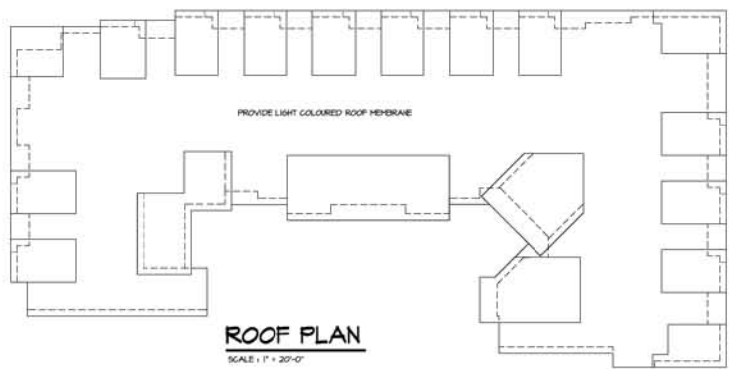
THIRD FLOOR PLAN

SCALE: 1" = 20'-0"



FOURTH FLOOR PLAN

SCALE: 1" = 20'-0"



ROOF PLAN

SCALE: 1" = 20'-0"

REV#	DATE	ISSUE	BY	ISSUED FOR

DESIGN: 1
 DRAWN: 1
 DATE: Aug 21/2
 SCALE: 1"
 1" = 20'-0"

CLIENT: PHOENIX CONSTRUCTION SYSTEMS LTD.
 PROJECT: PROPOSED APARTMENT BUILDING
 1500-102 AVE. & 102ND/104TH STREET.
 SHEET CONTAINS: FLOOR PLANS & ROOF PLAN

barnett dembek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11044	AC-3.0



WEST ELEVATION

SCALE: 3/32" = 1'-0"



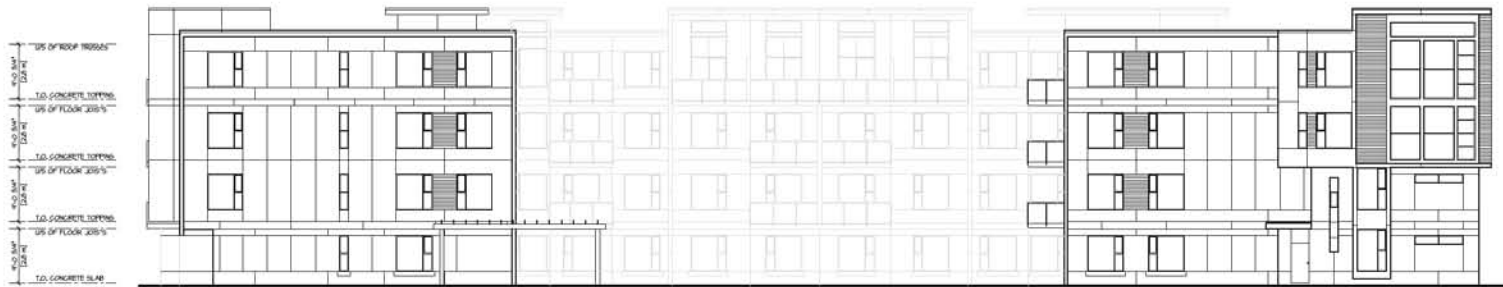
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

- ① FIBRE CEMENT PANEL
- ② CEDAR SHIPLAP SIDING
- ③ VINYL FRAMED WINDOWS
- ④ CLEAR ANODIZED ALUMINUM FRAME WINDOWS
C/M MATCHING CLOSURE PANELS AT
CORNERS, OVER AND UNDER WINDOWS
- ⑤ POWDER COAT ALUMINUM RAIL, C/M SAFETY GLASS PANELS
- ⑥ HORIZONTAL & VERTICAL "EASY" TRIM PANEL JOINT
- ⑦ 2 X 6 CLEAR CEDAR SILL
- ⑧ GLAZED SAFETY GLASS CANOPY
- ⑨ 8 X 12 GULLAH COLUMN & BEAMS
- ⑩ LAMINATED WOOD BEAM
- ⑪ PAINTED HSS PURLIN @ 4' O.C.
- ⑫ PRE-FINISHED METAL GAP FLASHING
- ⑬ PRE-FINISHED THRU-WALL FLASHING
- ⑭ FIBRE CEMENT FLANK
- ⑮ BRICK VENEER
- ⑯ GLAZED DECK PARTITION

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WITHOUT LEGAL BEING FURNISHED.

REV	DATE	BY	ISSUED FOR



CLIENT: PHOENIX CONSTRUCTION SYSTEMS LTD.
PROJECT: PROPOSED APARTMENT BUILDING
1518/1616 102 AVE. & 103/10/104 151 STREET.
SHEET CONTAINS: ELEVATIONS

DESIGN: "A.C."
DRAWN: "A.C."
DATE: Aug 21/12
SCALE: 3/32" = 1'-0"

barnett dembeek
ARCHITECTS INC.

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

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

CLIENT NO. 11044	SHEET NO. AC-5.0
PROJECT NO.	REV. NO.



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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 588 Creek Drive
Burnaby, British Columbia, V5C 0G9
p: 604-294-0011, f: 604-294-0022

SCALE:

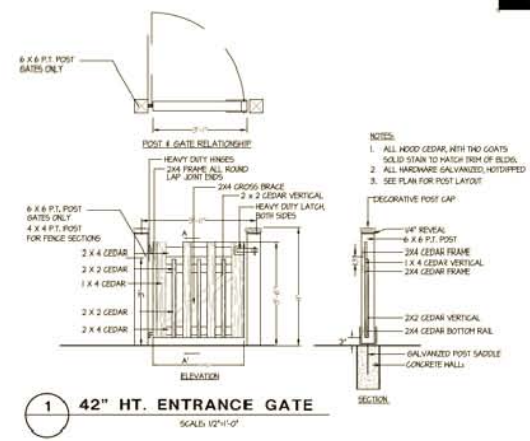
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4		ACER PALMATHI 'OSAKAZUKI'	JAPANESE MAPLE	5CM CAL., 12M STD
5		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDHOCK	6CM CAL, 8H3
6		CORNUS FLORIDA 'REBKA'	PINK FLOWERING DOGWOOD	5CM CAL., 12M STD.
3		CORNUS MAS	CORNELIAN CORNUS	2H HT, 8H3
5		FAKUS SYLVATICUS 'AQUILENFOLIA'	FERN LEAF BEECH	6CM CAL, 18M STD, 8H3
6		MAGNOLIA 'RANBY'	KOZAR HYBRID MAGNOLIA	5CM CAL., 12M STD
1		HALSIS 'SEPTEMBER RUBY'	'SEPTEMBER RUBY' APPLE	5CM CAL, 15M STD, 8H3
1		PRINS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL PINE	25M HT, 8H3
SHRUBS				
94		AZALEA JAPONICA 'SIRARDS' 'DOT SHOT'	AZALEA SCARLET-ORANGE	42 POT, 25CM
1		HYDRANGEA PANGALATA 'PINK DIAMOND'	PINK DIAMOND HYDRANGEA	43 POT, 80CM
09H		LEK GRANATA 'HELLER'	HOLLY	43 POT, 60CM
56		KALINA LATIFOLIA 'BELLSET'	MOUNTAIN LABEL	43 POT, 50CM
1		LIGULSTRUM TEXANUM	GLODE PRIVET (CONTAINER 510)	43 POT, 100H
34		ROSA RUGOSA 'FRU DAGHAR HASTROP'	FRU DAGHAR HARTTOPP RUGOSA ROSE, PINK	42 POT, 40CM
91		SARCOGOLLA INDIKORANA VIRE. HAPLIS	HIMALAYAN SHEET BOX	42 POT, 25CM
45		SCHEMIA JAPONICA 'DOB MALE'	JAPANESE SCHEMIA	43 POT, 50CM
26B		TAKUS BACCATA 'PASTIGIATA'	ENGLISH YEW	13M 8H3
18		VACCINIUM 'NORTH BLUE'	BLUEBERRY	43 POT, 60CM
GRASSES				
47		ARRHENATHERUM BILBOBUM	BILBOOD OAT GRASS	81 POT
84		CAREX 'ICE DANCE'	SILVER VARIEGATED SEDGE	81 POT
10		HAKONEGLOSSA MACRA 'AUREO-A'	GOLDEN GRASS	81 POT
144		HELICTROCHON SEMPERVIRENS	BLUE OAT GRASS	81 POT
177		IMPERATA CYLINDRICA 'RED BARN'	BLOOD GRASS	81 POT
WOODS				
141		PACHYSTANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	81 POT, 85CM
67		POLYSTICHUM HUNTING	WESTERN SHAGRED FERN	81 POT, 25CM

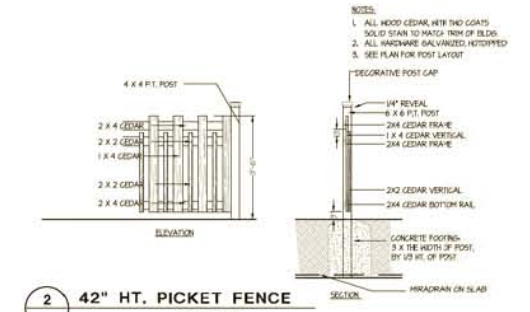
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL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

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

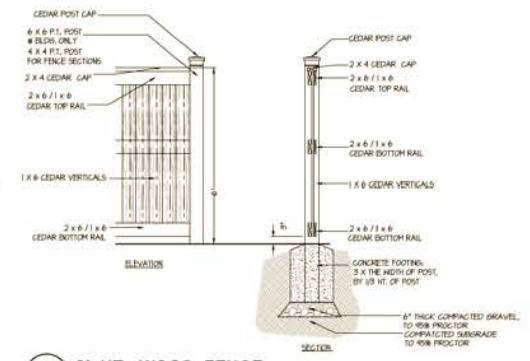
NOTES:
1. DECIDUOUS TREES ARE NOT TO BE CLOSER THAN 2M FROM THE BUILDING EDGE OR OVERHANG.
2. CONIFER TREES ARE NOT TO BE CLOSER THAN 3M FROM THE BUILDING EDGE OR OVERHANG.



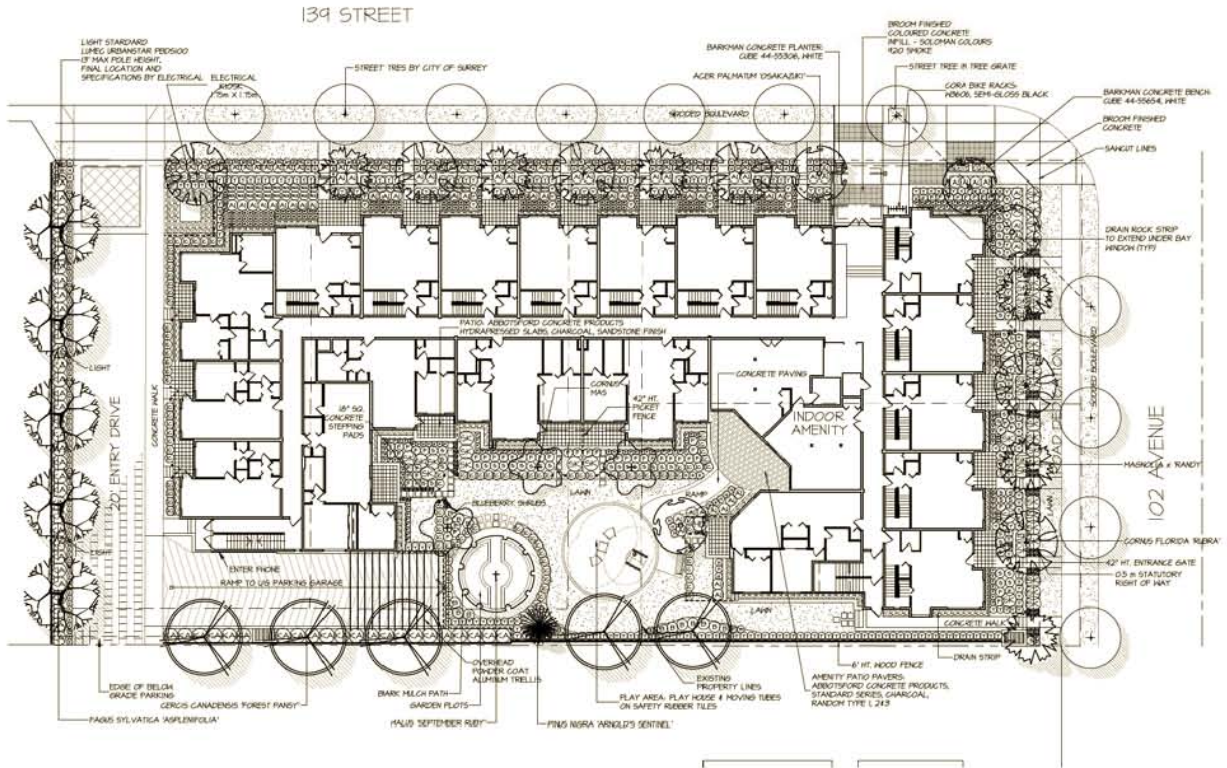
1 42" HT. ENTRANCE GATE
SCALE: 1/2"=1'-0"



2 42" HT. PICKET FENCE
SCALE: 1/2"=1'-0"



3 6" HT. WOOD FENCE
SCALE: 1/2"=1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
1	12.04.13	AS BUILT FENCE	SD
2	12.04.13	NEW 915 WAVE PERCY COMMENTS	SD
3	12.04.13	NEW 818 PLAN	SD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
RESIDENTIAL DEV.
139TH ST. & 102ND AVE.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 12.APR.16 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: OF 1

INTER-OFFICE MEMO

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

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

DATE: **August 29, 2012** PROJECT FILE: **7812-0091-00**

RE: **Engineering Requirements
Location: 13904 102 Ave**

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

- dedicate a road widening of 3.442 metres on 102nd Avenue for an ultimate 27 metre ROW
- dedicate a 3 metre x 3 metre corner cut at the intersection of 102nd Avenue and 139th Street

Works and Services

- construct the east side of 139 Street to full City Centre standards including a 2 metre wide sidewalk.
- construct the south side of 102 Avenue to a City Centre collector road standard complete with a 3.2 metre urban forest boulevard, 3.0 metre wide decorative concrete sidewalk, City Centre street lights and undergrounding of the existing overhead hydro, telephone and cable vision lines.
- provide adequate sized water, sanitary sewer and storm sewer service connections to service the proposed development.
- provide for the connection of the site to a district energy system.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

RWB



Wednesday, June 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12-0091 00

SUMMARY

The proposed 75 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

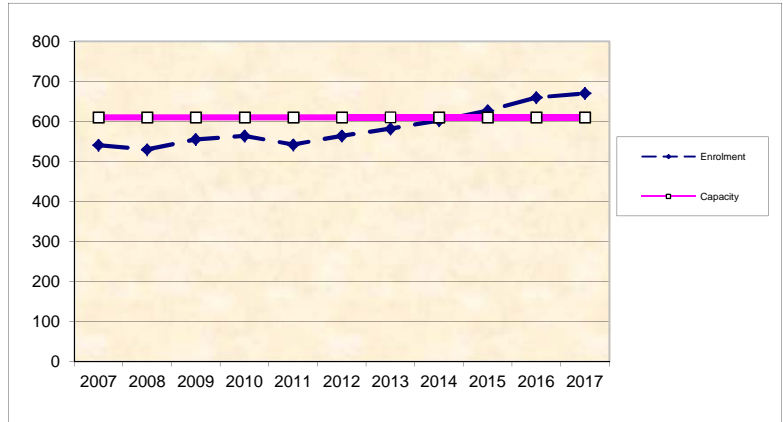
Lena Shaw Elementary	
Enrolment (K/1-7):	67 K + 475
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12);	1134

School Enrolment Projections and Planning Update:

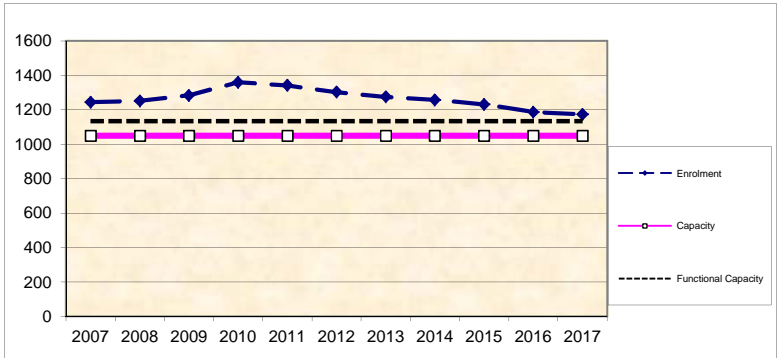
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Lena Shaw 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: TBD

Project Location: 13904 / 16 - 102 Avenue and 10154 / 64 / - 139 Street, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The tree resource is situated around the site perimeter and is mainly comprised of non native coniferous and broadleaf species. Trees of note include a good quality beech and atlas cedar that flank 102 Avenue while three good quality chestnut are found along 139 Street.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 21
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 20
Number of Protected Trees to be retained (A-C)	(D) 20
Number of Replacement Trees required (3 alder and cottonwood X 1 and 17 others X 2)	(E) 37
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached. The replacement plan to be provided by others.

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

Date: March 30, 2012



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JULY 19, 2012
Time: 4:00 PM

Present:

Chair - L. Mickelson
Panel Members:
N. Baldwin
D. Lee
S. Lyon
J. Makepeace
Cpl. M. Searle
B. Shigetomi
G. Wylie

Guests:

Nirmal Takkar, Phoenix Star Enterprises Ltd.
Mary Chan-Yip, PMG Landscape Architects
Maciej Dembek, Barnett Dembek Architects Inc.
Meredith Mitchell, M2 Landscape
Hardev Bains
Al Tanzer, LandSpace Design Inc.
Jordan Kutev, Jordan Kutev Architecture
Planning Interior Design
Sig Toews, Toews and Warner Architecture

Staff Present:

H. Bello, Senior Planner - Planning & Development
M. Rondeau, Planning & Development
H. Dmytriw, Legislative Services

A. NEW SUBMISSION**1. 4:00 PM**

File No.:	7912-0091-00 New
Description:	4 storey Apartment
Address:	13904/16 - 102 Avenue 10165/54 - 139 Street City Centre, Surrey
Developer:	Nirmal Takkar, Phoenix Star Enterprises Ltd.
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

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

- The east/west driveway along the south edge of the site will have public access across it. The intent is to connect through the adjacent existing 3 storey apartments to the east at some point in the future to provide access to the future park on the Hydro right of way.
- The future park on the Hydro right of way provides important public open space as part of the Green Network and a demonstration park is being developed at the 102nd Ave portion with a connection to meet the east/west driveway.
- The proposed building is almost a block long but the treatment of the ends tends to break down the scale.
- Staff are seeking advice on the 2 storey townhouse expression as integrated into the 4 storey form.
- The use, form and density generally meets the intent of the policy in the City Centre area.

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

- A U-shaped building surrounding a central courtyard; raised about 2 feet above surrounding context.
- Main entry is a glazed canopy, 2 storeys in height, rests on a brick fin wall with glue lam beam.
- Steps in front of units have a smaller scale fin brick wall and glazed canopy roof on top with one post--a miniature of the main entry.
- Visitor parking entry from the parkade is into a secure area on main floor with an entry phone.
- Units range in size from 543 sq.ft. /one bedroom to 825 sq.ft. /three bedrooms.
- 2 storey townhouses on north side have horizontal cladding on base.
- Elevations have a modern simple pallet of materials: ebony brick wraps around end elevations in a 3-dimensional manner; charcoal fibre cement board up the fins projecting upwards separate the units; charcoal on one side and cedar siding material on opposite side and carries on to soffit.
- Floor to ceiling glazing to demarcate the three corners facing the street.
- Other facades have fins to help demarcate the elevations and units.
- At centre of the courtyard fins wrap around, across soffit and down face of building to grade with wings on either side of the courtyard.

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

- Each townhouse has a separate entry with a planted plum tree and plantings underneath.
- There is a walkway with greenery along the edge of the south driveway and at the entrance of the ramp.
- Existing trees on site cannot be saved. Replacement trees will be planted.
- 2 outdoor amenity spaces extend out from the indoor amenity space and have good light exposure for use by adults and kids --accessible by all users. There are garden plots for the residents.
- The design of the corner plaza in the package has been modified, opened up and incorporates colours into the concrete work and paving surfaces (concrete brushed broom finished with score line) and with some charcoal colour within panels at main entry area.
- A planter and modern benches to be in entry and bike rack.

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

- The building is within Surrey's District Energy Systems (DES) thermal energy zone and has a central hot water tank; electric base boards; no air conditioning.
- Parking - 15 visitor stalls, barrier free on one side but not officially designated as accessible stalls.
- The electrical kiosk has to be accommodated and needs to be in ground to operate properly. It takes a bite out of the corner of the building at grade.

- The concrete sidewalk can be extended through to the greenway, but is not built yet.
- Visitors parking exits up the stairs to the main floor inner vestibule. The visitor phone is used to gain entry. There is no provision for walking to the outside from the parking ramp.
- Bike parking has been provided in the underground and at the front entrance.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

4 storey Apartment

13904/16 – 102 Avenue

10165/54 – 139 Street, City Centre, Surrey

File No. 7912-0091-00

It was Moved by B. Shigetomi
Seconded by S. Lyon
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to ADP, at discretion of planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site Design

- Project logically laid out.
- Transition at top of parkade ramp needed for safety/visibility.

(The top of ramp is flared out.)

- Consider garbage noise issues with garbage pickup and blocking the drive aisle. Consider a trellis or overhang over the parking ramp to help reduce noise transfer at overhead gate and the adjacent residential bedrooms.

(A trellis has been added over the lower portion of the ramp. The window in the second bedroom on the ground floor unit has been moved around the corner, so it is not under the trellis.)

- South driveway - Consider as a more pedestrian friendly environment to strengthen potential for public access to the park using a wider sidewalk, paving materials, lighting, bollards, etc.

(Light fixtures and a pavement pattern have been added. The sidewalk has been increased in width to 5 ft.)

Form and Character

- Comfortable with project -- a good modernist response for the area.

- Like street frontages townhouse rhythm of 14-15'. Like section of front stoop with proper separation in terms by height; like individual entry markers.
- The townhouse doors are lost in the setback wall.

(A transom light is added over the door and sidelight to enlarge the scale of the door and give the entry the same visual height as the adjacent windows.)

- Consider revisions to the lower two floor expression to:
 - Ensure the base brick is not too dark

(The white colour has been revised to an off white to reduce the contrast with the brick.)

- Better connectivity of detailing across two storeys

(The second floor is slightly recessed to match the recess on the lower floor, and the cedar siding material used on the ground floor recess has been added to the second floor recess. The material will also be on the entry soffit.)

- Better integrate the townhouse expression as a two storey unit (while keeping the three storey fins for example).

(The second floor is slightly recessed to match the recess on the lower floor, and the cedar siding material used on the ground floor recess has been added to the second floor recess. The material will also be on the entry soffit.)

- Northwest corner feature not as strong, southwest look stronger.

(Wood framework has been added to the large over scaled windows, especially on the northwest, to break the scale down to a more residential scale and to make the windows possible without going to a curtain wall system with extremely large sheets of glass.)

- Entry canopy looks weak (post/beam). Raise canopy or use another frame element to better define.

(The canopy is raised onto 2 large glulam combination column/beams to be another third higher.)

- This is a good frame building although exterior detailing reads more like concrete. Provide wood frame dimensions. Ends of walls require better resolutions. A corner window would be an asset.

(The flat roofs are made thicker, complete with small upstand parapet flashings to ensure the wood frame wall/roof transition is feasible and the large corner windows are broken into smaller openings to allow wood frame window construction.)

- Nice materials and colour pallet. Use of cedar siding and flashing on ends works well. Consider reducing the amount and/or shape of light coloured cladding on the elevation.

(The light colour is revised to an off white to reduce the contrast in the colours. Wood siding has been added to the second storey of the townhouse.)

- Big corner windows are somewhat out of scale. Consider some further breakdown to accommodate reality of vinyl framed window tolerances.

(Wood framework is added to the large overscaled windows to breakdown the scale and allow smaller glazed units.)

- The paired entrance on the north townhouses can be improved. Can refine the detailing of the paired balconies (near the northwest corner) to disengage the balconies from the lower piece.

(The wall is deleted between the decks and replaced with a frosted glass system to match the face of the decks. Like all the other balconies, this one is now stretched from the vertical wall element across to the side of the adjacent vertical fin.)

- Consider some modulation of the interior corridor to provide interest and use corner spaces.

(The south interior corridor corner has been opened up more. 4 inch deep pilasters in line with the party walls between units have been added along the corridor walls.)

- Off-white paint (not white) paint in parking garage for maintenance is better.

(The colour has been revised.)

Landscaping

- Revised plan for corner plaza is superior.
- Like the proposed ground plane treatment of corner plaza and would suggest maintaining the line of the street trees past the main entrance and through the plaza to the corner as per the previous design scheme.

CPTED

- Strong positive feedback from RCMP members regarding townhouse street interface of high quality and clearly defined. There is strong community support in taking possession of their outdoor space and believe it is due to the quality of the space and owners using the space.
- Strong concerns have been expressed regarding visitor parking, access and the potential for criminal activity specifically theft from cars.

(A security gate has been added at the bottom of the ramp at the entrance to the visitor parking. In addition, an enterphone is provided at the top of the ramp.)

- Resolve the CPTED issue regarding access from visitor parking. Exit from parkade into double door entry with access phone a safety concern.

(Visitor access into the building is revised to be via the elevator. An enterphone at the exit door by the garbage room provides access to the secured resident parking areas and thus to the elevator.)

Accessibility

- Consider barrier free stalls in main parking area; situate stalls adjacent to walkways as a way to incorporate.

(In the visitor parking area, stall 9, in combination with the adjacent walkway provides an accessible stall of sorts.)

- Look at adding two barrier free stalls in parkade, located close to elevator/ lobby.

(2 Accessible stalls are provided at stall 44 and 50 close to the elevator.)

- Elevator and entry call button panels to be placed on side.

(Noted on the parking plan.)

- Emergency call button in elevator parking level.

(Noted on the parking plan.)

- Parking stalls: 1 for visitors, 1 for resident.

(Assumed this refers to accessible stalls. 1 is quasi provided in the visitor area and 2 are provided in the secure parking area.)

- Units – recommend 5% of units be disabled accessible.

(Units J and J1 have been revised to accessible clearance standards.)

- Amenities are good.

- Concrete bench is not ideal for disabled or seniors.

(This has been retained due to durability concerns.)

Sustainability

- Strategy - Look at using a light coloured roof membrane.

(This is noted as such on the roof plan.)

- Storm/rain water detention and connection to LEC is great.
- Little sustainability offered.

(Please refer to the City of Surrey Sustainability Checklist.)

- Surrey's DES will require the domestic hot water to be connected as a central system. The individual suite units shown on the floor plans will need to be removed and adequate space provided in parkade mechanical room.

(Domestic hot water tanks have been removed from the units, and the mechanical room is expanded in size.)

- Recommend using individual suite heat recovery ventilation units.

(Hot water tank closets are revised as heat recovery ventilation units.)

- Recommend considering installing radiant in-slab heating and connecting this into Surrey's DES as well.

(This will be reviewed with the developer.)

- Like the community garden space.

Ended at 5:00 PM

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: 010-331-000

Lot 1 Section 26 Block 5 North Range 2 West New Westminster District Plan 17951

13904 - 102 Avenue

Parcel Identifier: 007-236-808

Lot 2 Section 26 Block 5 North Range 2 West New Westminster District Plan 17951

13916 - 102 Avenue

Parcel Identifier: 001-980-360

Lot 3 Section 26 Block 5 North Range 2 West New Westminster District Plan 17951

10164 - 139 Street

Parcel Identifier: 010-331-034

Lot 4 Section 26 Block 5 North Range 2 West New Westminster District Plan 17951

10154 - 139 Street

That portion of lane shown on the Survey Plan attached hereto and forming part of this By-law, as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 28th day of August, 2012, containing 375.5 square metres, called Block A.

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

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

A. Intent

This Comprehensive Development Zone is intended 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 2.00.
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 52%.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* (North): 4.3 metres [14 ft.] to the *building face*;
 - (b) *Rear Yard* (South): 7.5 metres [25 ft.] to the *building face*;

- (c) *Side Yard* (East): 2.9 metres [10 ft.] to the *building* face; and 2.3 metres [8 ft.] to the bay windows; and
 - (d) *Side Yard* on a *Flanking Street* (West): 4.3 metres [14 ft.].
2. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, a maximum of 4 risers may encroach into the *setback*.

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. Notwithstanding Section H.1 above, a minimum of 1 *parking space* shall be provided for each *dwelling unit* for resident parking only.
3. All required *parking spaces* shall be provided as underground parking.
4. 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 0.9 metre (3 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 located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,200 sq. m. [0.79 acre]	36 metres [118 ft.]	78 metres [256 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone in City Centre.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

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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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _ _ _ _
OVER PORTIONS OF
SECTION 26, BLOCK 5 NORTH, RANGE 2 WEST
NEW WESTMINSTER DISTRICT
DEDICATED ROAD ON PLAN 17951**

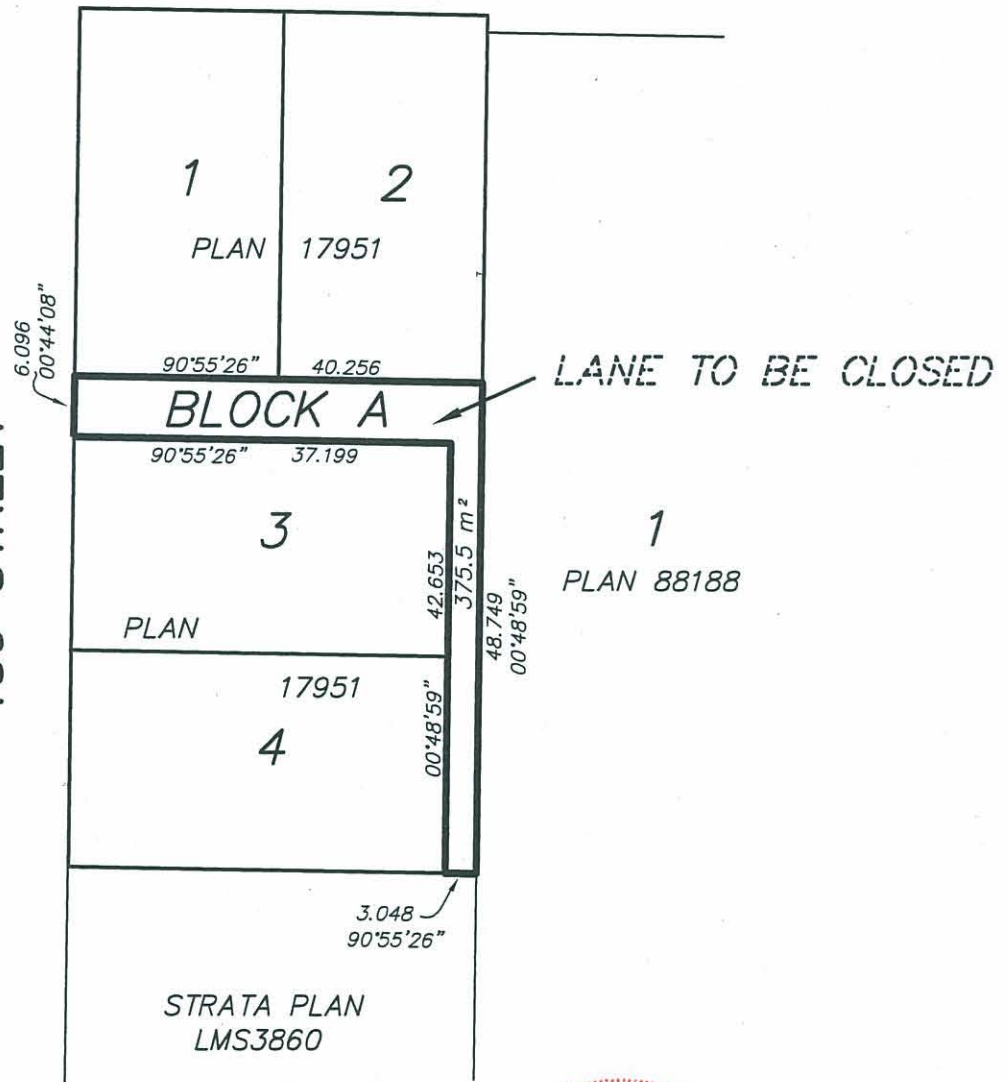


SCALE 1 : 750
ALL DISTANCES ARE IN METRES

102 AVENUE

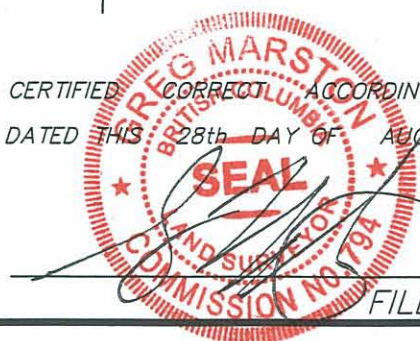


139 STREET



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 28th DAY OF AUGUST, 2012.



B. C. L. S.

FILE 9766-02