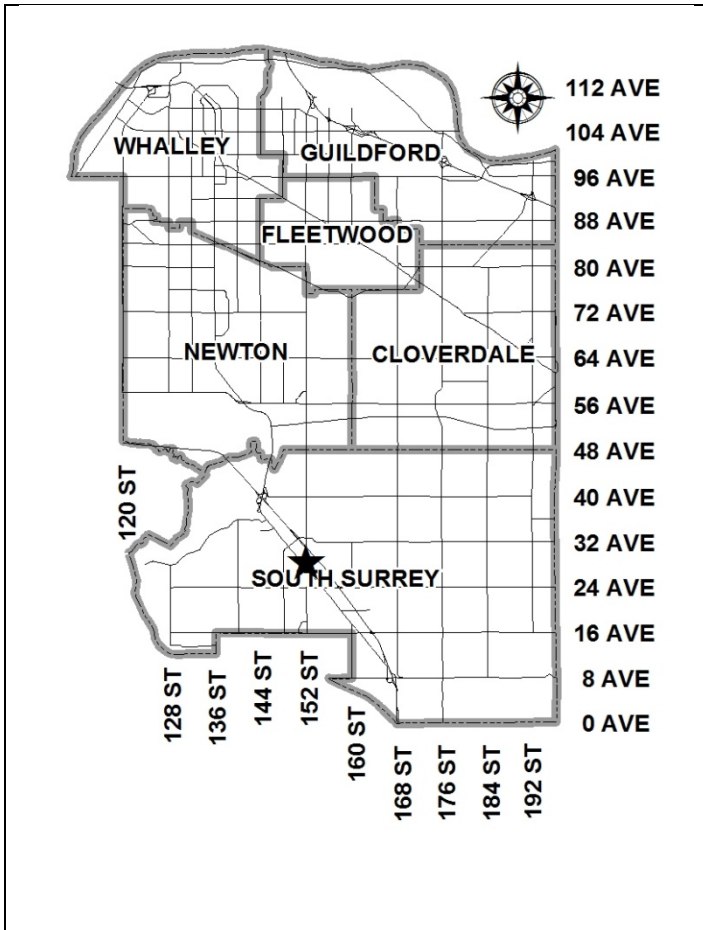


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0201-00

Planning Report Date: December 10, 2012



PROPOSAL:

- **LAP Amendment** from Apartment 45 upa to Apartment 55 upa
- **Rezoning** from RF to CD (based on RM-45)
- **Development Permit**

in order to permit the development of a 42-unit apartment in a four storey building form with underground parking.

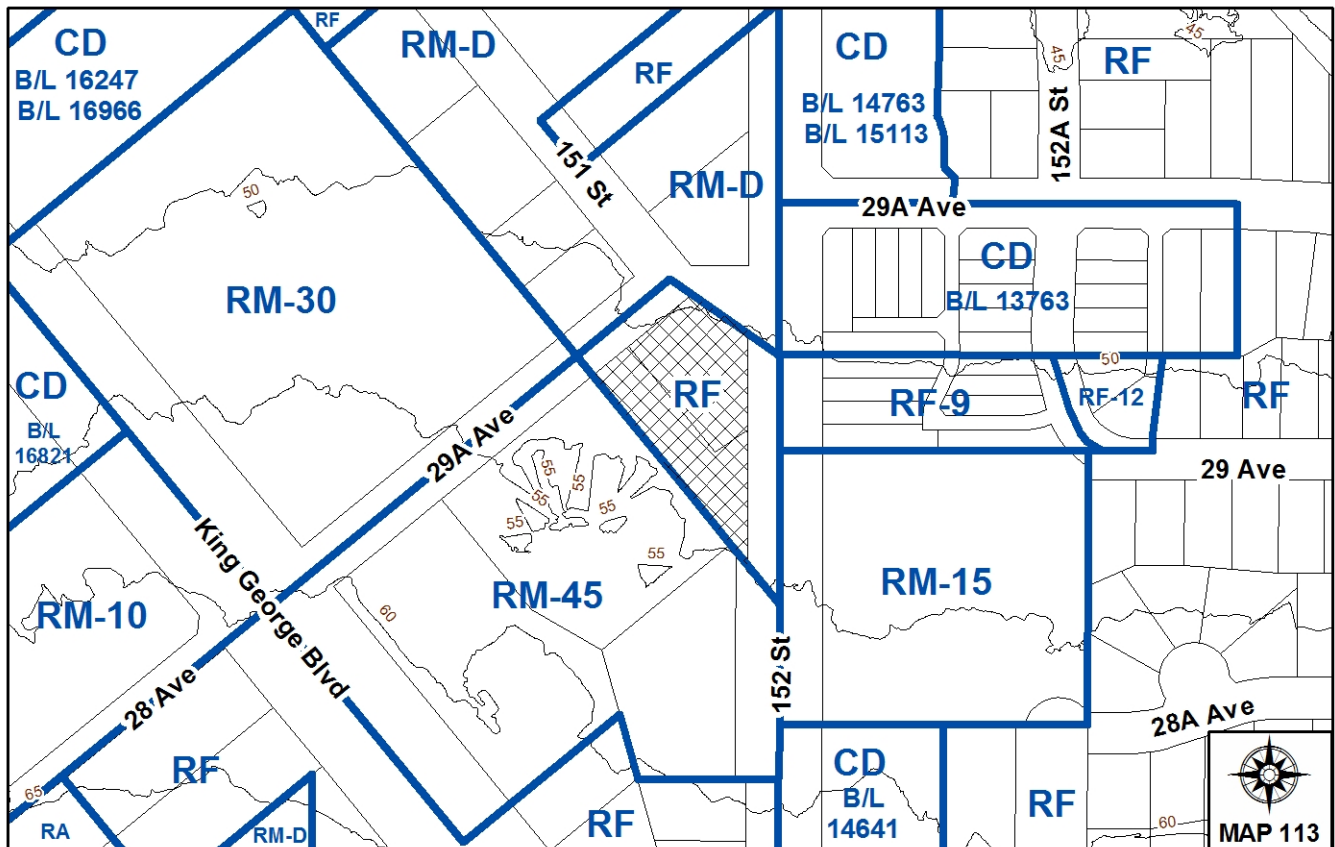
LOCATION: 15166 and 15182 29A Avenue

OWNER: 0745028 BC Ltd.

ZONING: RF

OCP DESIGNATION: Multiple Residential

LAP DESIGNATION: Apartment 45 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amendment to the King George Highway Corridor Land Use Plan, 1995, as amended, from Apartment 45 upa to Apartment 55 upa.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the Official Community Plan (OCP). The proposed design meets the OCP design guidelines of the Development Permit area.
- The proposed amendment to the King George Highway Corridor Land Use Plan (LAP), 1995, as amended, to increase the units per acre density of the subject site has also been requested in order to:
 - Allows smaller residential units, while maintaining the same maximum floor area ratio prescribed in the RM-45 Zone;
 - Utilize the subject site more efficiently;
 - Support the existing and future Frequent Transit Network (FTN) service on King George Boulevard and 152 Street; and
 - Help diversify housing choice in the neighbourhood.
- As part of this development proposal, the applicant will provide the following community benefits:
 - Construction of sidewalks and installation of street trees on 29A Avenue and 152 Street for the frontage of the site; and
 - Construction of approximately 130 metres (427 feet) of an off-site sidewalk on 29A Avenue between the Western edge of the site to King George Boulevard.
- Given the City's sustainability objectives to increase density and housing choice in close proximity to existing and future Frequent Transit Network (FTN) routes and the applicant's proposed community benefits, the proposed density can be supported at this location.

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 126 square metres (1,356 square feet) to 107 square metres (1,151 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0201-00 generally in accordance with the attached drawings (Appendix II).
4. 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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure (MOTI);
 - (d) submission of an acceptable tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend the King George Highway Corridor Land Use Plan, 1995, as amended, to redesignate the land from Apartment 45 upa to Apartment 55 upa when the project is considered for final adoption.

REFERRALS

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

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

2 Elementary students at the Sunnyside Elementary School
1 Secondary student at the Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May/ June 2014.

(Appendix IV)

Parks, Recreation & Culture: Parks Planning has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks Planning to resolve these concerns.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns. The proposed building will need to conform to the requirements as stipulated in E-COMM By-law No. 15740.

SITE CHARACTERISTICS

Existing Land Use: Single family homes.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (across 29A Avenue):	Single family and duplex homes	Multiple Residential/ Garden Apartments 30 upa	RM-D & RF
East (across 152 Street):	Small lot single family and townhouses	Urban/ Garden Apartments 30 upa & Townhouses (15 upa)	RF-9 & RM-15
South:	Multi-family	Multiple Residential/ Apartment 45 upa	RM-45
West (across 29A Avenue):	Multi-family and single family	Multiple Residential/ Garden Apartments 30 upa	RM-30 and RM-D

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Multiple Residential in the Official Community Plan (OCP) and Multiple Residential 45 units per acre (upa) in the King George Highway Corridor Land Use Plan (LAP), 1995, as amended. The proposal complies with the OCP, however, requires an amendment to the LAP from Multiple Residential 45 upa to Multiple Residential 55 upa.
- The land use designation for the subject site was developed over 15 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 15 years, the development trend and market affordability has moved away from a lower density/ larger unit size apartment housing product towards a smaller size unit type of multi-family development. As such, the proposed development responds to today's market.
- It is important to note that there is substantial road dedication required from this development, and the overall gross density of the proposed development is 1.13 Floor Area Ratio (FAR), which is less than the maximum allowed under the RM-45 Zone (maximum 1.3 FAR).
- The proposed amendment to the King George Highway Corridor LAP to increase the unit per acre density of the subject site has also been requested in order to:
 - utilize the subject site more efficiently;
 - support the existing and future Frequent Transit Network (FTN) service on King George Boulevard and 152 Street; and
 - help increase and diversify housing choice in the neighbourhood.
- As part of this development proposal, the applicant will provide the following community benefits, at no cost to the City:
 - Construction of sidewalks and installation of street trees on 29A Avenue and 152 Street for the frontage of the site; and
 - Construction of approximately 130 metres (427 feet) of an off-site sidewalk on 29A Avenue between the Western edge of the site to King George Boulevard.

These infrastructure improvements will create a superior pedestrian environment by providing access to transit, schools and parks located within close walking distance of the site.

- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing and future Frequent Transit Network (FTN) routes and the applicant's proposed community benefits, the proposed amendment to the LAP can be supported.

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned Single Family Residential Zone (RF). The applicant proposes to rezone the subject site to Comprehensive Development Zone (CD) based on the Multiple Residential 45 Zone (RM-45) in order to permit 42 apartment housing units.
- The proposal consists of eight- one (1) bedroom and 34- two (2) bedroom units in a four (4) storey building form with underground parking. The units range in size from 64 square

metres (689 square feet) to 101 square metres (1,090 square feet), with a total floor area of 3,970 square metres (42,734 square feet).

- The development proposal includes 331 square metres (3,566 square feet) of outdoor amenity space, which consists of a large outdoor recreational area including community garden plots, a barbeque patio, walkways and a seating area. The proposed outdoor amenity area substantially exceeds the 126 square metre (1,356 square feet) of outdoor amenity space required under the RM-45 Zone (3 square metres (32 square feet) of outdoor amenity space per dwelling unit).
- The proposal includes 107 square metres (1,151 square feet) of indoor amenity space which consists of a multi-purpose meeting room with direct access off the main lobby and to an outdoor barbeque area. The RM-45 Zone requires a minimum of 126 square metres (1,356 square feet) of indoor amenity space (3 square metres (32 square feet) per dwelling unit). There is a deficiency of 19 square metres (205 square feet) and the applicant will provide cash-in-lieu contribution of \$7,350.00, representing \$1,050.00 per unit in lieu of indoor amenity space for the 7-unit deficiency in accordance with City Policy.

Proposed CD Zone:

- The proposed Comprehensive Development Zone (CD) is based on the Multiple Residential 45 Zone (RM-45). Table 1 outlines the differences between the RM-45 Zone and the proposed CD Zone.

Table 1: Comparison of the RM-45 and Proposed CD Zones:

	RM-45 Zone	CD Zone
Permitted Uses	Multiple unit residential buildings and ground-oriented multiple residential unit buildings	Multiple unit residential buildings and ground-oriented multiple residential unit buildings
Maximum Density	45 units per acre	55 units per acre
Maximum Floor Area Ratio (FAR)	1.30	1.30
Maximum Lot Coverage	45%	39%
Maximum Building Height	15 m (49.2 ft)	15 m (49.2 ft)
Minimum Front Yard Setback (29A Avenue)	7.5 m (25 ft)	3.9 m (13 ft) to building and 2.8 m (9.2 ft) to edge of roof
Minimum Side Yard on Flanking Street Setback (152 Street)	7.5 m (25 ft)	3.3 m (11 ft) to building; 2.5 m (8.2 ft) to the parkade exit stairs, 0.5 m (1.6 ft) to the three entryway trellis' and associated roof structures
Minimum Rear Yard Setback (West)	7.5 m (25 ft)	5.9 m (19.4 ft) to building for first 41 m (135 ft), then 7.5 m (25 ft) for remainder of building; and 2.2 m (7.2 ft) to the edge of the parkade exit stairways

- The proposed use, the maximum building height of 15 metres (49.2 feet) and the maximum Floor Area Ratio (FAR) of 1.3, are in accordance with the requirements of the RM-45 Zone, thus yielding a product that is consistent with the existing land use designation.

- The proposed maximum density of 55 upa is higher than is permitted in the RM-45 Zone. Despite the increase in unit density, the proposed FAR is the same as permitted in the RM-45 Zone, thus yielding a building form and building massing that is consistent with the RM-45 Zone. Also, the proposed lot coverage of 39% is less than is permitted in the RM-45 Zone, thus resulting in an appropriate amount of open space on the site.
- The proposed reduced front yard setback (29A Avenue) and reduced side yard on flanking street setback (152 Street) are required as a result of the significant road dedication requirements and the irregular configuration of the subject site, resulting in restrictions on the placement of buildings and structures.
- The proposed reduced rear yard setback is for only the first 41 metres (135 feet) of the subject site and will not impact the existing multi-family units on the adjacent site. The proposed minimum separation between the existing and proposed dwelling units is 15 metres (50 feet), thus providing adequate separation between these two multi-family projects.

Vehicular Access & Parking:

- Road dedication, consisting of 4.8 metres (15.7 feet), is required for the future widening of 152 Street.
- The subject site will obtain one independent vehicular access from 29A Avenue to the underground parkade. No vehicular access is permitted from 152 Street.
- The proposal includes a total of 70 underground parking stalls (62 parking stalls for residents and 8 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- Visitor bicycle parking is located next to the principal entrance on 29A Avenue and the resident bicycle parking is located in storage rooms within the underground parkade.
- Garbage and recycling is proposed to be stored underground.
- The applicant is required to construct 29A Avenue for the frontage of the site.
- The proposed underground vehicular circulation meets the requirements of the Fire and Engineering Departments and is designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Tree Preservation and Landscaping:

- Jim Cadwaladr, ISA Certified Arborists of M2 Landscape Architecture and Arboriculture Ltd. prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 19 protected trees on the subject site. Table 2 provides the breakdown by tree species on the subject site, but excludes the eleven (11) off-site trees on the boundary of adjacent multi-family development site that are proposed to be retained.

Table 2: Summary of Tree Preservation by Tree Species:

Tree Species	Total Number of Trees	Total Proposed for Removal	Total Proposed for Retention/ Replacement
Red Alder	1	1	0
Douglas Fir	6	5	1
Big Leaf Maple	1	1	0
Western Red Cedar	2	2	0
Balsam Fir	1	1	0
Himalayan Cedar	1	1	0
Fruiting Cherry	3	3	0
Fruiting Apple	3	3	0
Red Horse Chestnut	1	1	0
Total	19	18	1 + 41 replacement

- Approximately half of the trees on the site are non-retainable species such as Alder trees. The remaining trees were assessed taking into consideration the location of services, road dedication, lot grading and the extent of the underground parking structure, and it was determined that only one (1) Douglas Fir tree can be retained as part of this development proposal.
- In an effort to improve the proposed tree preservation, the applicant's arborist and engineer were asked to complete a detailed assessment in order to save three (3) specific Douglas fir trees in the future 152 Street road allowance. After exploring several options and careful examination of the ultimate road cross section, root protection zones and proposed grading of the site, it was determined that the long term health and viability of these trees would be compromised in any proposed scenario. As such, it was determined that these trees could not be retained as part of the proposed development.
- Despite the tree removal on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require a total of 35 replacement trees on the subject site. The applicant is proposing a total of 41 replacement trees, exceeding City requirements.
- In addition, the applicant is proposing to plant the street trees on 152 Street, in their ultimate location. Typically, the planting of street trees on an arterial road is the responsibility of the City. As a result of concerns raised by area residents concerning the privacy and appearance of 152 Street, the applicant has volunteered to plant these trees at no cost to the City.
- The new trees on the site will consist of a variety of trees including Maple, Cypress, Sweet Gum, Magnolia, Apple, Spruce Pine, Douglas Fir and Sawleaf Zelkova trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 1, 2012 to 313 households within 100 metres (328 feet) of the subject site. As a result of the pre-notification, the City received a response from five (5) households raising the following concerns:

○ Tree Preservation

Three (3) residents indicated that the proposed development will reduce the scarce green areas in the area by removing the existing trees on the site, especially the mature Douglas Fir Trees located close to 152 Street.

(The applicant's arborist and engineer completed a detailed assessment to determine if there were any additional opportunities to save the three (3) Douglas Fir trees on 152 Street. After careful examination and exploring several options, it was determined that these trees could not be retained as part of the proposed development.)

In an effort to maximize on-site landscaping and to help address the community concerns regarding the lack of green areas in this area, the applicant is proposing:

- a total of 41 replacement trees, which exceeds the City requirements;
- a communal garden to promote urban agriculture; and
- to plant the street trees on 152 Street. Typically, the planting of street trees on an arterial road is the responsibility of the City; however, the applicant has volunteered to plant these trees at no cost to the City.)

○ Privacy Concerns

Three (3) residents raised a concern about the proximity of the proposed development and the impacts on privacy of existing dwellings including: one (1) resident, living directly West of the subject site, and two (2) residents, living on the East side of 152 Street.

(To ensure privacy for the existing dwelling units to the West of the subject site, the proposed development ensures that there is a minimum separation of at least 15 metres (50 feet) between the existing dwelling units and the proposed development.)

For the residents living on the East side of 152 Street, there is a major arterial road, consisting of a 4-6 lane road cross section, providing separation between land uses.)

○ Increased Traffic and Safety Concerns

Three (3) residents noted that the proposed higher density development will increase traffic and noise in this already congested area. Area residents have also indicated that traffic safety concerns already exist, whereby cars from 29A Avenue are making u-turns wherever possible in order to gain access northbound on 152 Street.

(The City's Engineering Department has indicated that the Average Annual Daily Traffic (AADT) on 152 Street at this location is 16,100 vehicles per day (VPD). Based on average trip generation rates, a 42-unit complex would add approximately 277 trips in a 24-hour period. If all traffic were to use 152 Street, this would result in an approximately 1.7% increase in overall traffic and, therefore, is not considered a significant increase. Additionally, the City's Engineering Department anticipates that this site will generate a lower number of vehicle trips based on its close proximity to the Frequent Transit Network (FTN) routes on King George Boulevard and 152 Street. King George Boulevard is planned for B-Line service, providing additional transportation options to area residents.)

In response to the safety concerns raised, the City's standard practice is to construct full median restrictions along arterial roads in order to prevent illegal U-turns as described. Ultimately, 152 Street will have a median to restrict this movement, but this project is

currently not in the City's Ten Year Servicing Plan. The Traffic Operations Section will be notified to review whether appropriate signage is warranted.)

○ Parking

One resident (1) was concerned whether there would adequate parking as part of the proposed development.

(The proposed parking consisting of 70 underground parking stalls meets the requirements of the Zoning By-law and has been determined to meet the needs of the proposed development.)

○ Access and Upgrades to King George Boulevard

One (1) resident raised a concern about the existing access to King George Boulevard and wanted to know whether it would be improved.

(The City's Engineering Department has confirmed that the King George Boulevard intersection is planned to be signalized in 2014 as part of improvements to this intersection.)

DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on October 25, 2012 (Appendix VI). Majority of the ADP comments have been satisfactorily addressed by the applicant. The proposed development was evaluated based on compliance with the design guidelines in the OCP. The following minor items need to be resolved before final approval of this project:
 - Fencing should be further articulated and should provide a minimum 2 metre (20 feet) area for street trees to grow. All proposed fencing should be metal, thus using the same vocabulary as the balconies;
 - Proposed retaining walks should be constructed using architectural concrete with specialty ties, sandblasting and reveals;
 - Locate parking vents away from public views;
 - Provide confirmation from BC Hydro regarding transformer kiosk locations;
 - Label overhead doors at the entrance to the underground parking; and
 - Provide top of wall elevations and site grading plan based on civil engineering design.
- The proposed four storey apartment building is designed with high quality design features and materials envisioned for the area. The project includes a mix of units ranging from one to two bedroom apartment housing units with a focus on larger units for empty nesters. The units are oriented on a North-South spine to the Western edge of the property in an effort to maximize views, sunlight and outdoor amenity space, while creating distance from the busy 152 Street.
- The principal entrance to the building is marked by a double height glass lobby facing 29A Avenue. A second entrance has been added to 152 Street with direct pedestrian access to the Street. The proposed landscape concept is intended to provide an attractive and private green space for residents while ensuring good visibility of the site and comfortable pedestrian access to 29A Avenue and 152 Street.

- The proposed corner plaza at the intersection of 152 Street and 29A Avenue is designed with public visibility and convenience in mind. The corner is proposed to have a double walkway with decorative planting pockets in order to create a good transition from the private outdoor space to the public realm. It will also create a nook where seating can be provided.
- The architectural design for the building exterior is West Coast Contemporary with roofs over balconies with deep overhangs, timber brackets, braces and posts, as well as arched brick balcony structures.
- The proposed apartment building will be constructed using Cedar shingles, hardi board horizontal siding, hardi board and batten siding, and brick as the primary cladding material, and wood trim detailing, aluminum soffits, and aluminum balcony rails. No vinyl siding is proposed, other than the use of vinyl for windows and doors.
- The colour scheme proposed consists of natural, earthy tones in cocoa hues.

Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. Table 3 below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Table 3: Summary of the Sustainable Development Checklist:

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in an urban infill area and the proposed development will help support the existing and future Frequent Transit Network (FTN) on King George Boulevard and 152 Street.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed apartment housing units will provide housing choice in the neighbourhood.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> • Absorbent soils (minimum 300 mm in depth) where possible; • Rain barrels connected to the building roof drains for the communal gardens; • Natural landscaping including indigenous plants, trees and shrub species; • Permeable surfaces where the joints between the patio paving will be filled with a permeable material; and • Provisions for recycling including composting areas in the

Sustainability Criteria	Sustainable Development Features Summary
	communal garden areas and recycling pick up service.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Visible and secure all-weather bicycle parking will be provided. • The building has been designed to provide pedestrian connections to both 29A Avenue and 152 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural surveillance whereby units are designed to overlook streets and outdoor amenity spaces; ○ Low and permeable fencing is proposed to increase visibility; ○ Natural access control by clearly defining entries to the building; ○ Natural territorial re-enforcement by designing ground level units to have private patios.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Energy Star certified appliances will be provided. • The building will meet ASHRAE (American Society of Heating, Refrigerating and Air-conditioning Engineers) 90.1 standards for energy efficiency.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Communal gardens are incorporated into the proposed development to help promote urban agriculture and to make residents aware of more sustainable food production options.

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 Comments
Appendix VII.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3519.26 sqm
Road Widening area		456.9 sqm
Undevelopable area		
Net Total		3062.36 sqm
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		16%
Total Site Coverage		55%
SETBACKS (in metres)		
Front (29A Avenue)	7.5 m	3.9 m to building; 2.8 m to roof
Rear (West)	7.5 m	5.9 m to building; 2.2 m to parkade stairs
Side Yard Flanking Street (152 Street)	7.5 m	3.3 m to building; 2.5 m to parkade stairs; 0.5 m to trellis structures
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	15 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		8
Two Bedroom		34
Three Bedroom +		
Total		42
FLOOR AREA: Residential		3970.11 sqm
FLOOR AREA: Commercial		
Retail		
Office		
Total		
TOTAL BUILDING FLOOR AREA		3970.11 sqm

** 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)		120 upha/ 48 upa
# of units/ha /# units/acre (net)	45 upa	137 upha/ 55 upa
FAR (gross)		1.13
FAR (net)	1.3	1.3
AMENITY SPACE (area in square metres)		
Indoor	126 sqm	107 sqm
Outdoor	126 sqm	331 sqm
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	10.4	10.4
2-Bed	51	51
3-Bed		
Residential Visitors	8.4	8.4
Institutional		
Total Number of Parking Spaces	70	70
Number of disabled stalls		
Number of small cars	25%	24%
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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SOUTHPOINT VILLAGE

152 STREET, SURREY, BC

FILE NUMBER: 7912-0201-00

REZONING/DP: DECEMBER 3, 2012

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PROJECT INFORMATION			
LEGAL ADDRESS:	TO BE CONSOLIDATED		
C.V.C.:	15166, 15162 & 15164 29A AVENUE SURREY, BC V4P 3B4		
UNIT SUMMARY:	AREA RANGE (S.F.)	UNIT	PERCENTAGE
A	689 sq.ft.	6	19.0 %
B	857 sq.ft.	12	28.6 %
C	1,052 sq.ft.	8	19.0 %
D	989 sq.ft.	3	7.1 %
E	1,014 sq.ft.	3	7.1 %
F	875 sq.ft.	4	9.5 %
	1,030 sq.ft.	4	9.5 %
TOTAL UNITS:		42	
TOTAL AREA:		37,881 sq.ft.	

SITE STATISTICS			
ZONING:	(BELOW REQUIREMENTS ARE BASED UPON RM-4S)		
CURRENT:	RF		
PROPOSED:	CD (RM-4S)		
GROSS SITE AREA:	37,881 sq.ft.	(0.87 acres)	
TOTAL NET AREA:	32,963 sq.ft.	(0.76 acres)	
1/3 (FAR) ALLOWED:	42,852 sq.ft.		
UNITS PER HECTARE (11 U.P.H. MAX.):	19	U.P.A.	
UNITS PER ACRE (45 U.P.A. MAX.):	45	U.P.A.	
PROVIDED OUTDOOR AMENITY:	2,678 sq.ft.	Ø 63.5 /UNIT	
PROPOSED SITE COVERAGE (45% MAX.):	12,888 sq.ft.	Ø 38.5 %	
GROSS TOTAL BUILDING AREA:	43,885 sq.ft.		
LESS INDOOR AMENITY AREA:	1151 sq.ft.		
NET TOTAL BUILDING AREA:	42,734 sq.ft.		
PROPOSED F.A.R.	1.90		

SITE REQUIREMENTS			
BETBACKS:	(BELOW REQUIREMENTS ARE BASED UPON RM-4S)		
FRONT YARD (152nd St.)	7.5 m	4.0 m	
SIDE YARD (29A Ave.)	7.5 m	4.0 m	
REAR YARD	7.5 m	3.9 m	
BUILDING HEIGHT:	15.0 m (50.0 ft)	4 storeys	15m
PARKING - CARS			
ONE BEDROOM	Ø 13 /UNIT	10.4	-
TWO BEDROOM	Ø 15 /UNIT	8.1	-
VISITOR	Ø 0.2 /UNIT	8.4	-
		70 STALLS	70 STALLS
SMALL CAR ALLOWANCE:		Ø 25% MAX.	11 STALLS Ø 15.7%
PARKING - BICYCLES			
RESIDENT	Ø 12 /UNIT	50	50
VISITOR	-	6	6

DRAWING LIST				
SHEET #	TITLE	SCALE	ISSUED DATE	REVISION
A0.0	COVER	N.T.S.	DP - 13 NOV. 2012	-
A0.1	DESIGN RATIONALE	N.T.S.	DP - 13 NOV. 2012	-
A0.2	BUILDING CHARACTER	N.T.S.	DP - 13 NOV. 2012	-
A0.3	SITE PHOTOGRAPHS	N.T.S.	DP - 13 NOV. 2012	-
A0.4	SHADOW STUDIES	N.T.S.	DP - 13 NOV. 2012	-
A1.0	CONTEXT PLAN	1" = 20'-0"	DP - 13 NOV. 2012	-
A1.1	SURVEY PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A1.2	SITE PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A1.21	SITE PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A1.3	PARKADE PLAN	3/32" = 1'-0"	DP - 13 NOV. 2012	-
A2.0	FIRST FLOOR PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A2.1	SECOND FLOOR PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A2.2	THIRD FLOOR PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A2.3	FOURTH FLOOR PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A2.4	ROOF PLAN	1/8" = 1'-0"	DP - 13 NOV. 2012	-
A3.0	UNIT PLANS	1/4" = 1'-0"	DP - 13 NOV. 2012	-
A3.1	UNIT PLANS	1/4" = 1'-0"	DP - 13 NOV. 2012	-
A3.2	UNIT PLANS	1/4" = 1'-0"	DP - 13 NOV. 2012	-
A4.0	BUILDING ELEVATIONS	3/32" = 1'-0"	DP - 13 NOV. 2012	-
A4.1	COLOURS & MATERIALS	N.T.S.	DP - 13 NOV. 2012	-
A4.2	PERSPECTIVE VIEWS	N.T.S.	DP - 13 NOV. 2012	-
A4.3	PERSPECTIVE VIEWS	N.T.S.	DP - 13 NOV. 2012	-
A4.4	PERSPECTIVE VIEWS	N.T.S.	DP - 13 NOV. 2012	-
A4.5	PERSPECTIVE VIEWS	N.T.S.	DP - 13 NOV. 2012	-
A5.0	BUILDING SECTIONS	3/32" = 1'-0"	DP - 13 NOV. 2012	-



CONTACT LIST	
OWNER	Streetwise Developments (BC) Ltd. A QUALICO Company 1910, 3620 - 152nd Street, Surrey, BC V3B 3K2 Contact: Guy Young T: 778-571-2111 M: 604-833-0344 email: gyoung@qualico.com
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LANDSCAPE	M2 Landscape Architecture 220-25 Lorne Mews New Westminster, BC V3M 1B1 Contact: Meredith Mitchell T: 604-941-8258 F: 604-434-3088 email: meredith.mitchell@m2a.com
CIVIL	Apin & Martin Consultants Ltd. Suite 201, 12448 - 82nd Avenue Surrey, BC V3W 3E9 Contact: Todd Stewart T: 604-897-9058 F: 604-897-9081 email: TStewart@apinmartin.com

NO.	DATE	REVISION

DATE	REVISION
12/12	ISSUED FOR ADP
13/12	REZONING/DP



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admin@ciccozziarchitecture.com

STREETSIDE
ENVIRONMENTAL DESIGN
& LANDSCAPE ARCHITECTURE

SOUTH POINT VILLAGE
152 Street
Surrey, BC

SCALE	SW	REVISION RC
SCALE	N.T.S.	PROJECT NO. RCA258
SHEET NO.		
COVER SHEET		
REVISION NO.	SHEET NO.	
-	A0.00	

File: 7912-0201-00-DP-13-NOV-2012.dwg Plotter: HP DesignJet 5000PS Color Plotter

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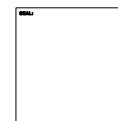


REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

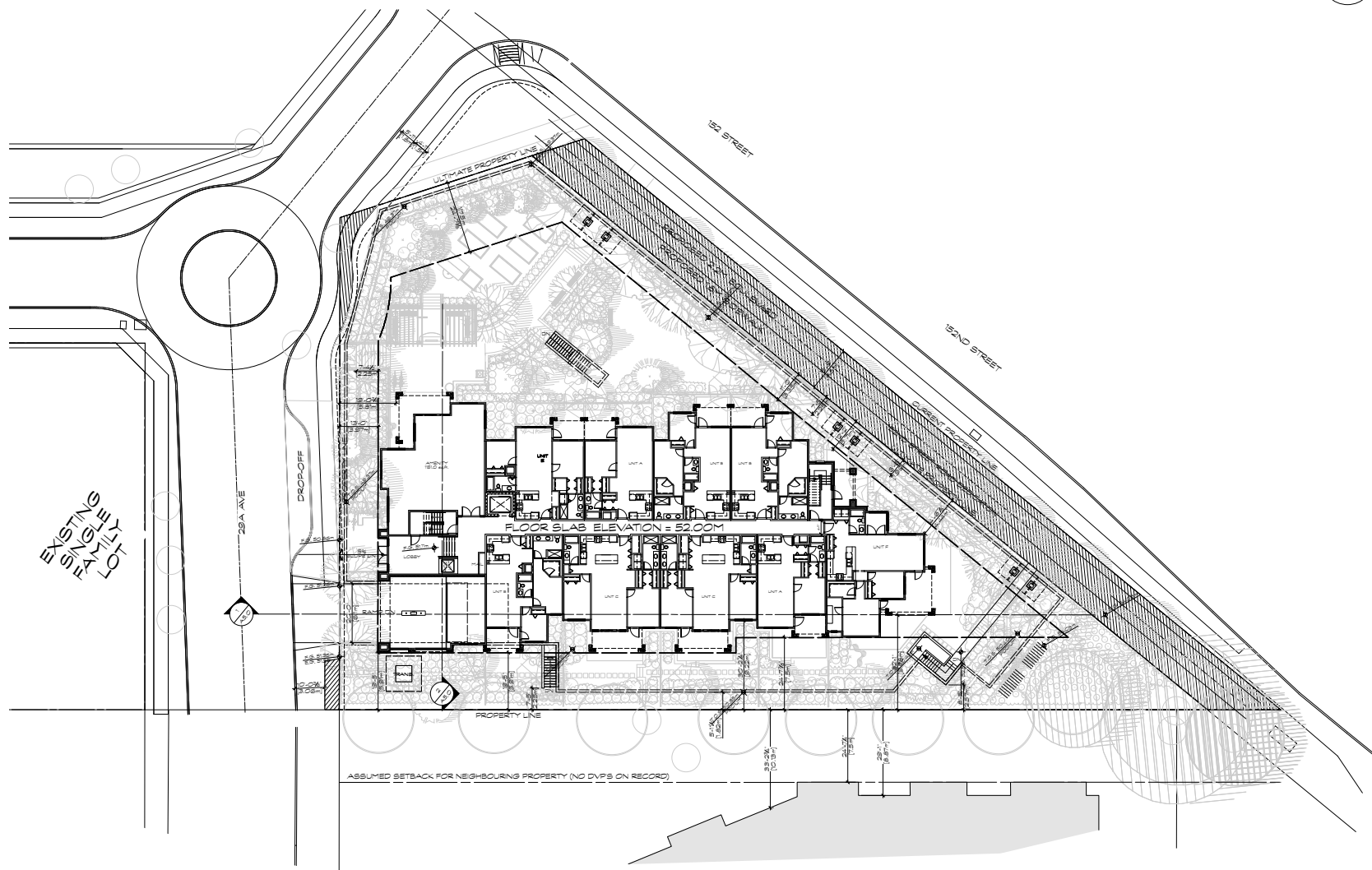
DATE	DESCRIPTION
02.10.12	ISSUED FOR ADP
02.11.12	COORDINATION
02.11.12	COORDINATION
03.11.12	REVISIONS/CP



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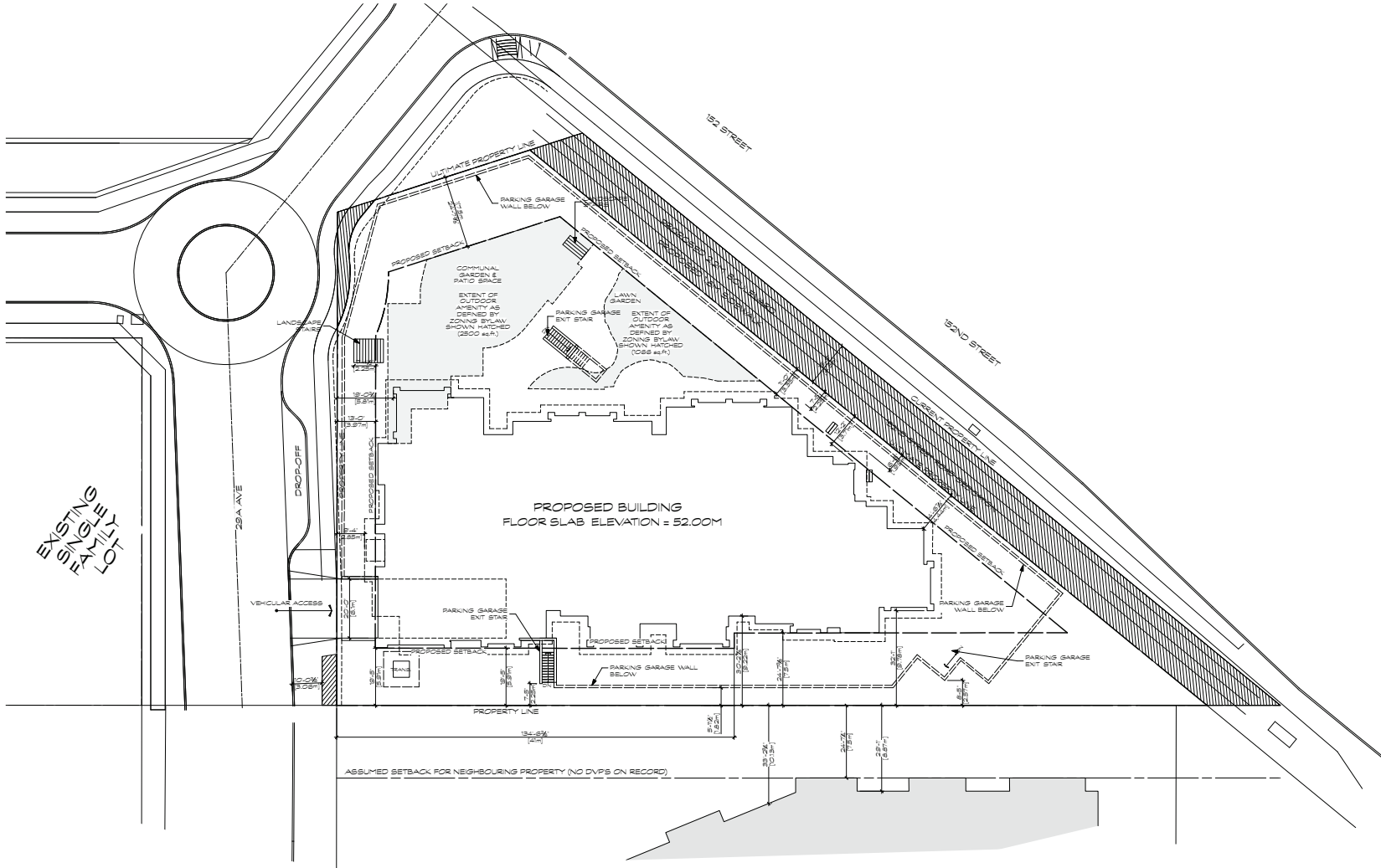
1 SITE PLAN
 A1.2 SCALE 1/8" = 1'-0"

PROJECT:
SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

DATE	BY	CHECKED BY
	SW	RC
SCALE	PROJECT NO.	
1/8" = 1'-0"	RCA258	
DATE	PROJECT TITLE	
	SITE PLAN	

REVISION NO.	REVISION DATE
-	A1.20

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EXISTING FAMILY LOT

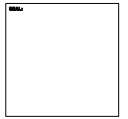
1 SITE PLAN
SCALE 1/8" = 1'-0"

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
08.11.12	ISSUED FOR DP
07.11.12	ISSUED FOR DP
04.11.12	ISSUE FOR DP
13.11.12	RE-ZONING DP



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SOUTH POINT VILLAGE
152 Street
Surrey, BC

DATE	BY	CHECKED BY
SW	RC	
SCALE	PROJECT NO.	
1/8" = 1'-0"	RCA258	
SITE PLAN		

ISSUED BY	DATE
-	A1.21

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NO.	DATE	DESCRIPTION
1	04/10/12	0.5M PARADES SETBACK
2	01/10/12	TREES ALONG 152ND ST

NO.	DATE	DESCRIPTION
1	12/12	ISSUED FOR ACP
2	13/12	REVISIONS-CP



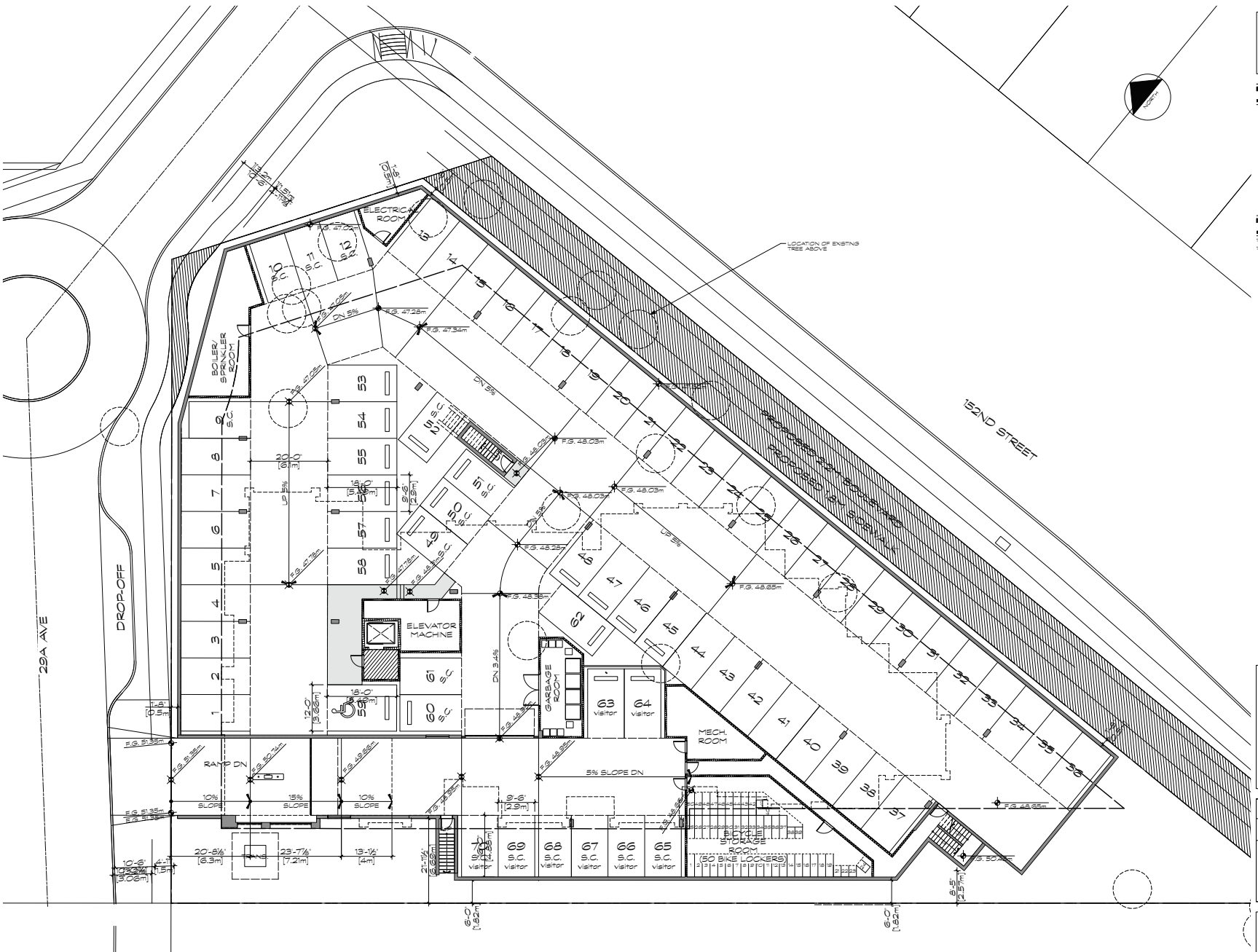
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SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

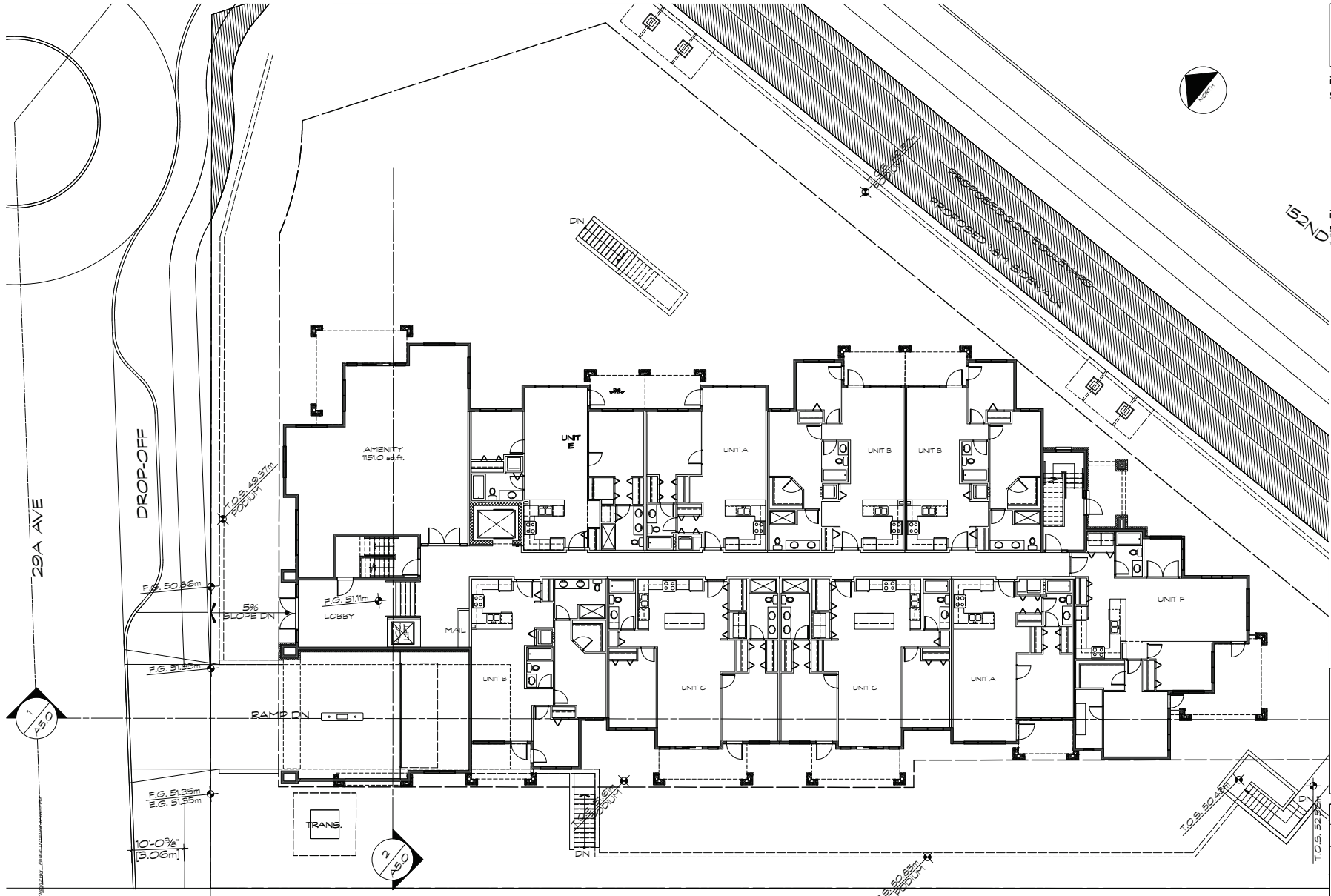
NO.	DATE	BY	RC
1	01/10/12	RC	
2	01/10/12	RCA258	

1/8" = 1'-0"
 PROJECT NO. **PARKADE PLAN**

2	A1.30
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P:\RCA\258\258_PARKADE\258_PARKADE.dwg PLOTNO: 131212A11212.dwg



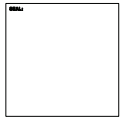
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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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12/11/12	REVISIONS ADP



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SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

DATE	BY	CHECKED BY	PROJECT NO.

SCALE: 1/8" = 1'-0"
 PROJECT NO.: RCA258

FIRST FLOOR PLAN

ISSUED BY	DATE
-	A2.00

1 FIRST FLOOR PLAN
 A2.0 SCALE 1/8" = 1'-0"

FILE: R25858 (Rev. 02) 12/10/12 12:00:00 AM...

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NO.	DATE	DESCRIPTION

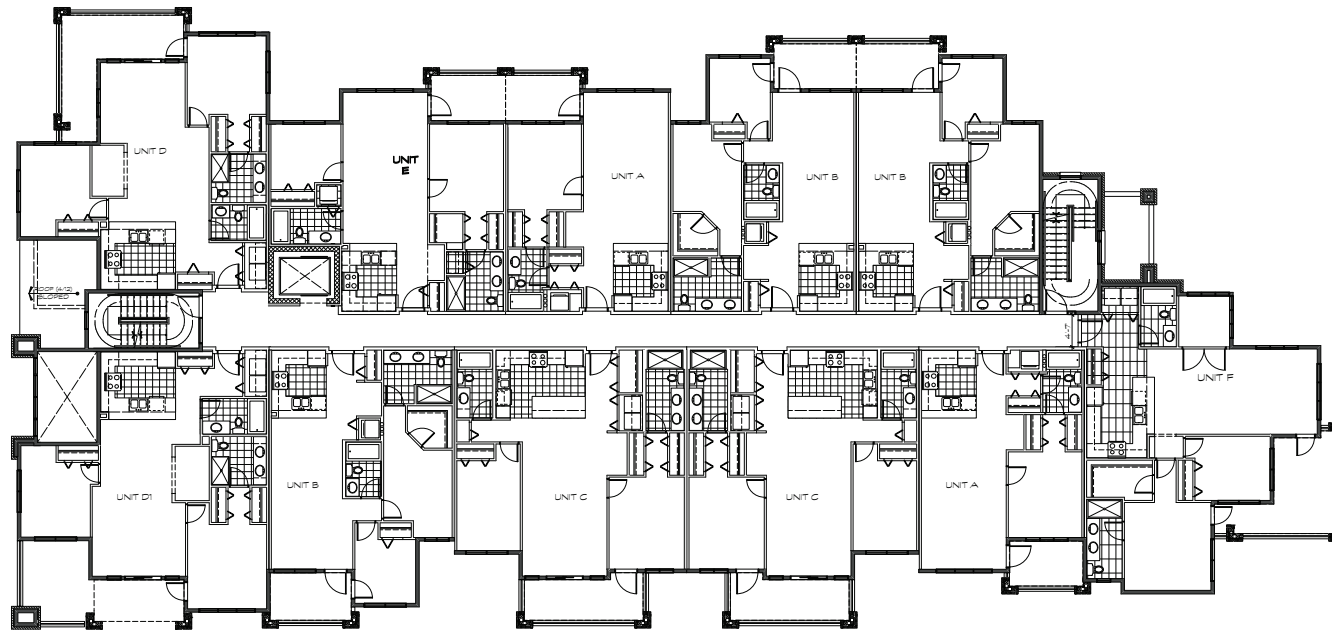
ISSUE:

DATE	DESCRIPTION
12.12.12	ISSUED FOR ADP
13.11.12	REZONING DP



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1 SECOND FLOOR PLAN
 A2.1 SCALE: 1/8" = 1'-0"

PROJECT:
 SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

OWNER:	SW	DESIGNED BY:	RC
SCALE:	1/8" = 1'-0"	PROJECT NO.:	RCA258

PROJECT TITLE:
 SECOND FLOOR PLAN

REVISION NO.:	0	ISSUE NO.:	A2.1
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NO.	DATE	DESCRIPTION

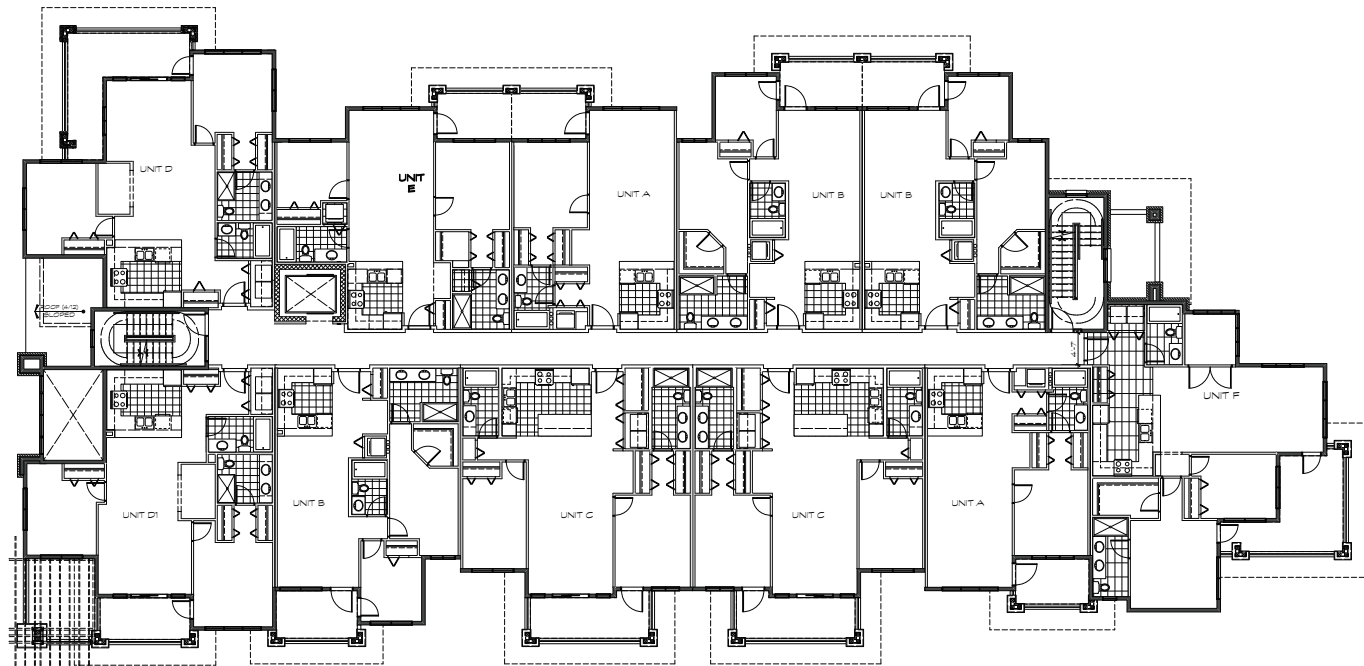
ISSUE:

DATE	DESCRIPTION
12.12.12	ISSUED FOR ASP
13.11.12	REZONING DP



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1 THIRD FLOOR PLAN
 A2.2 SCALE: 1/8" = 1'-0"

PROJECT:
 SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

OWNER:	SW	DESIGNED BY:	RC
SCALE:	1/8" = 1'-0"	PROJECT NO.:	RCA258

PROJECT TITLE:
 THIRD FLOOR PLAN

REVISION NO.:	-	REVISION TITLE:	A2.2
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NO.	DATE	DESCRIPTION

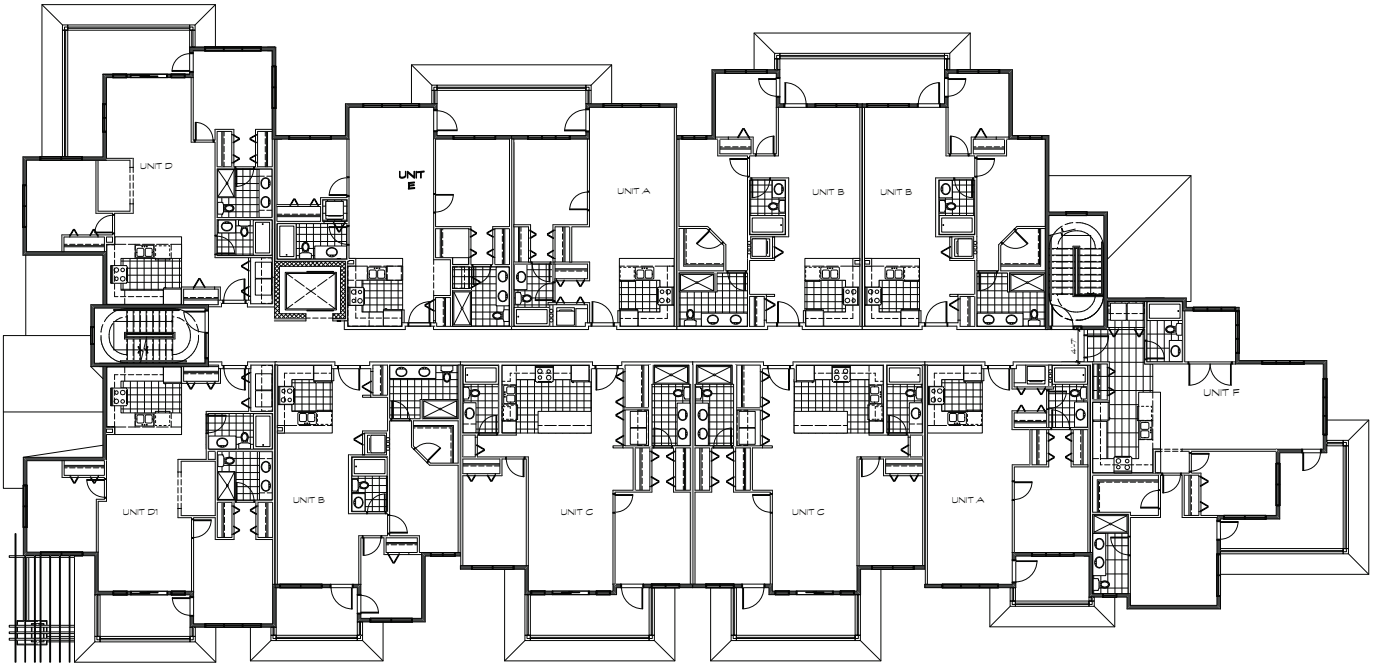
ISSUE:

DATE	DESCRIPTION
12.12.12	ISSUED FOR ADP
13.11.12	REZONING DP



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1 FOURTH FLOOR PLAN
 A2.3 SCALE: 1/8" = 1'-0"

PROJECT:
 SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

OWNER:	SW	ARCHITECT:	RC
SCALE:	1/8" = 1'-0"	PROJECT NO.:	RCA258

PROJECT TITLE:
 FOURTH FLOOR PLAN

REVISION NO.:	-	REVISION TITLE:	A2.3
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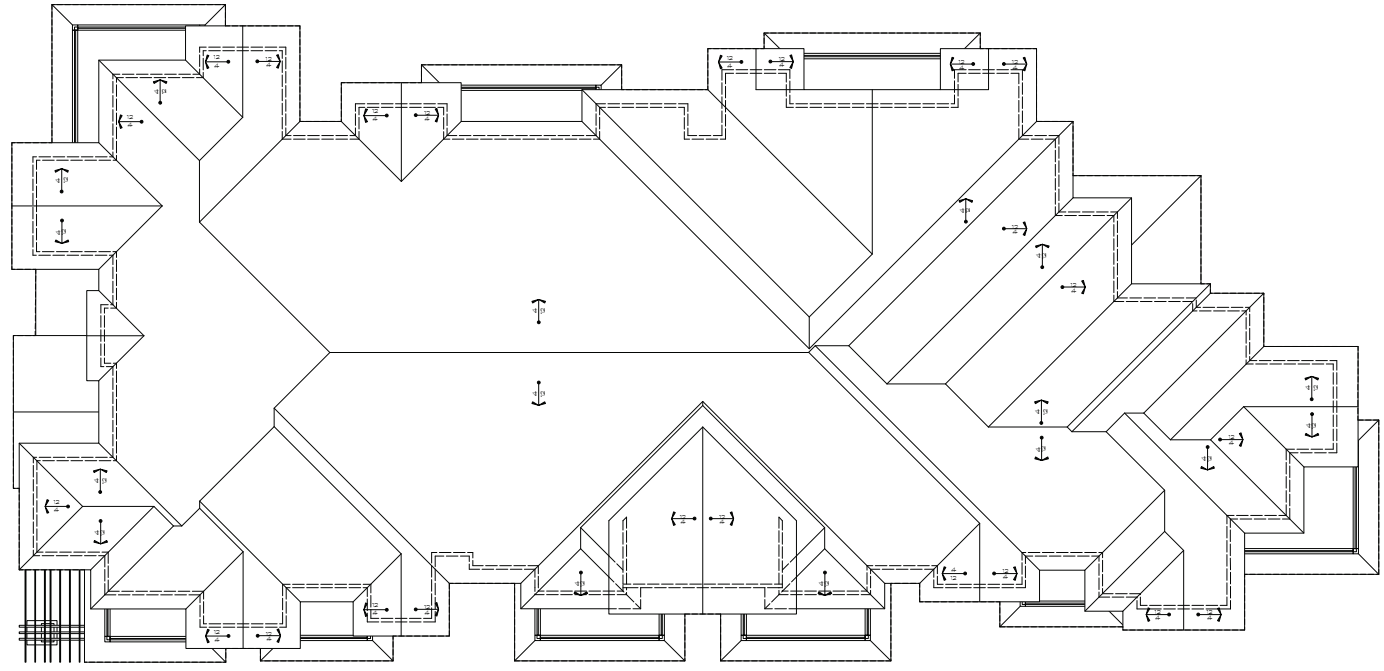
ISSUE:

DATE	DESCRIPTION
12.12.12	ISSUED FOR ADP
13.11.12	REZONING DP



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1 ROOF PLAN
 A2.4 SCALE: 1/8" = 1'-0"

PROJECT:
SOUTH POINT VILLAGE
 152 Street
 Surrey, BC

OWNER:	SW	DESIGNED BY:	RC
SCALE:	1/8" = 1'-0"	PROJECT NO.:	RCA258

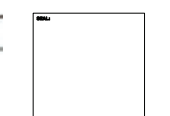
ROOF PLAN

REVISION NO.:	-	HEET NO.:	A2.4
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REVISION:		
NO.	DATE	DESCRIPTION

DATE:	
DATE	DESCRIPTION
12/10/12	ISSUED FOR ACP
12/11/12	REVISIONS-CP



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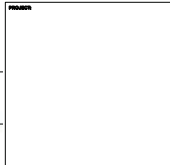
1 BUILDING ELEVATION - SOUTHEAST (FACING 152 ST.)
 A4.0 SCALE 3/32 = 1'-0"

2 BUILDING ELEVATION - SOUTHWEST (FACING ADJACENT PROPERTY)
 A4.0 SCALE 3/32 = 1'-0"



1 BUILDING ELEVATION - NORTHEAST (FACING CORNER OF 29A AVE. AND 152 ST.)
 A4.0 SCALE 3/32 = 1'-0"

1 BUILDING ELEVATION - NORTHEAST (FACING 29A AVE.)
 A4.0 SCALE 3/32 = 1'-0"



OWNER	EP	DESIGNED BY	RC
SCALE	3/32 = 1'-0"	PROJECT NO.	RCA258
BUILDING ELEVATIONS			
DATE	-	SCALE	A4.0

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ROOF SHINGLES

IKO
NW DRIFTWOOD



A

ALUMINUM BALUSTRADE

BLACK



B

PAINTED WOOD TRIMS & BRACES

BENJAMIN MOORE
HC-85 FAIRVIEW TAUPE



C

PAINTED VERTICAL BOARD & BATTEN

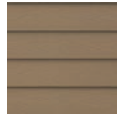
BENJAMIN MOORE
HC-44 LENOX TAN



D

HORIZONTAL SIDING

JAMES HARDIE
TIMBER BARK



E

PAINTED WOOD SHINGLES

SHERWIN WILLIAMS
SV 0024



F

CONCRETE CAPS & SILLS

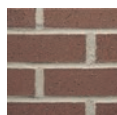
BENJAMIN MOORE
HC-76 DAVENPORT TAN



G

MASONRY CLADDING

MUTUAL MATERIALS
VINTAGE MISSION TEXTURE



H

REVISION:

NO.	DATE	DESCRIPTION

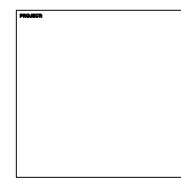
DATE:

DATE	DESCRIPTION
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12/11/12	REVISIONS CP



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DATE	EP	CREATED BY	RC

COLOURS & MATERIALS

REVISION NO.	REVISION
-	A4.1

SCALE OF ELEVATION = N.T.S.

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NO.	DATE	DESCRIPTION

DATE:

DATE	DESCRIPTION
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12/11/12	REVISIONS-CP



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DESIGNER	EP	CHECKED BY	RC
SCALE	N.T.S.	PROJECT NO.	RCA258

PERSPECTIVE VIEWS

DATE PLOTTED	-
SCALE	A4.2



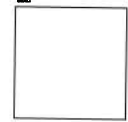
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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
12/10/12	ISSUED FOR ADP
03/12	REVISIONS CP



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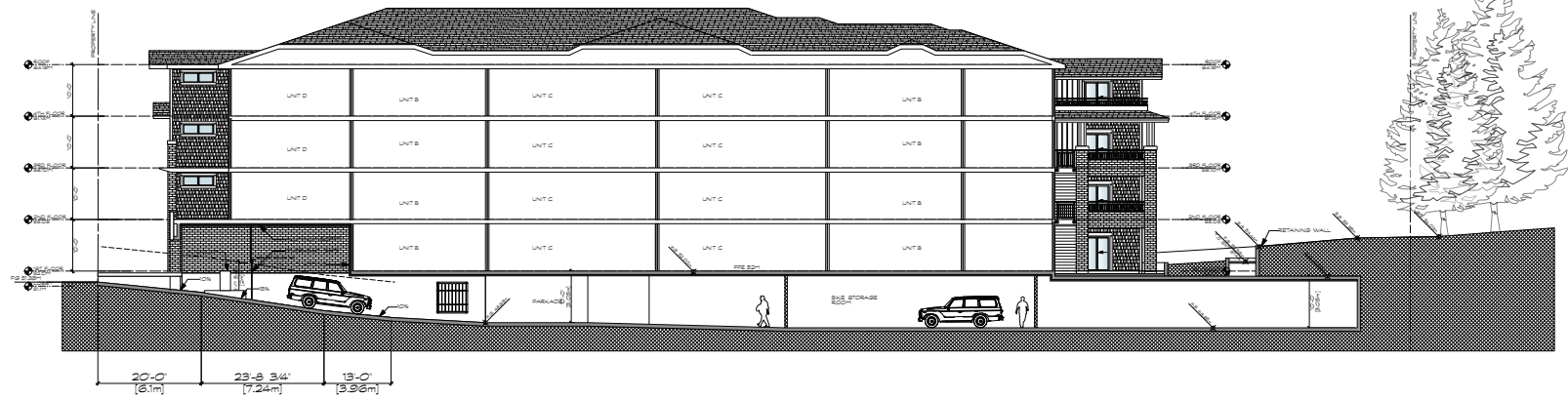


DATE	CREATED BY

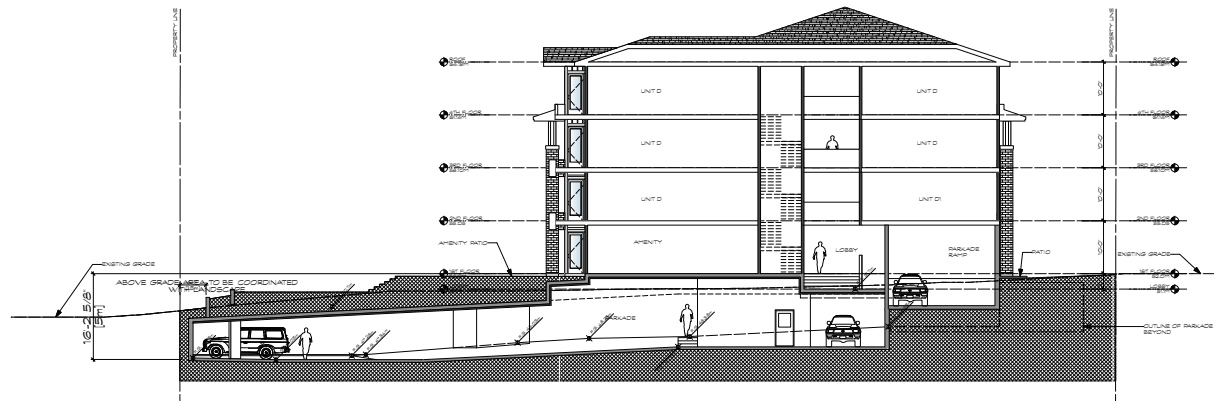
PERSPECTIVE VIEWS

REVISION NO.	SHEET NO.
-	A4.3

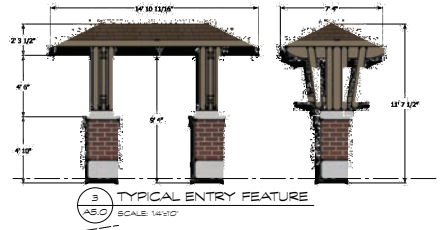
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1 SECTION A
A5.0 SCALE 3/32"=1'-0"



2 SECTION B
A5.0 SCALE 3/32"=1'-0"

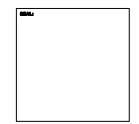


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ISSUE:

DATE	DESCRIPTION
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02/11/13	COORDINATION
12/11/12	REVISIONS



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SOUTHPOINT VILLAGE
SURREY BC

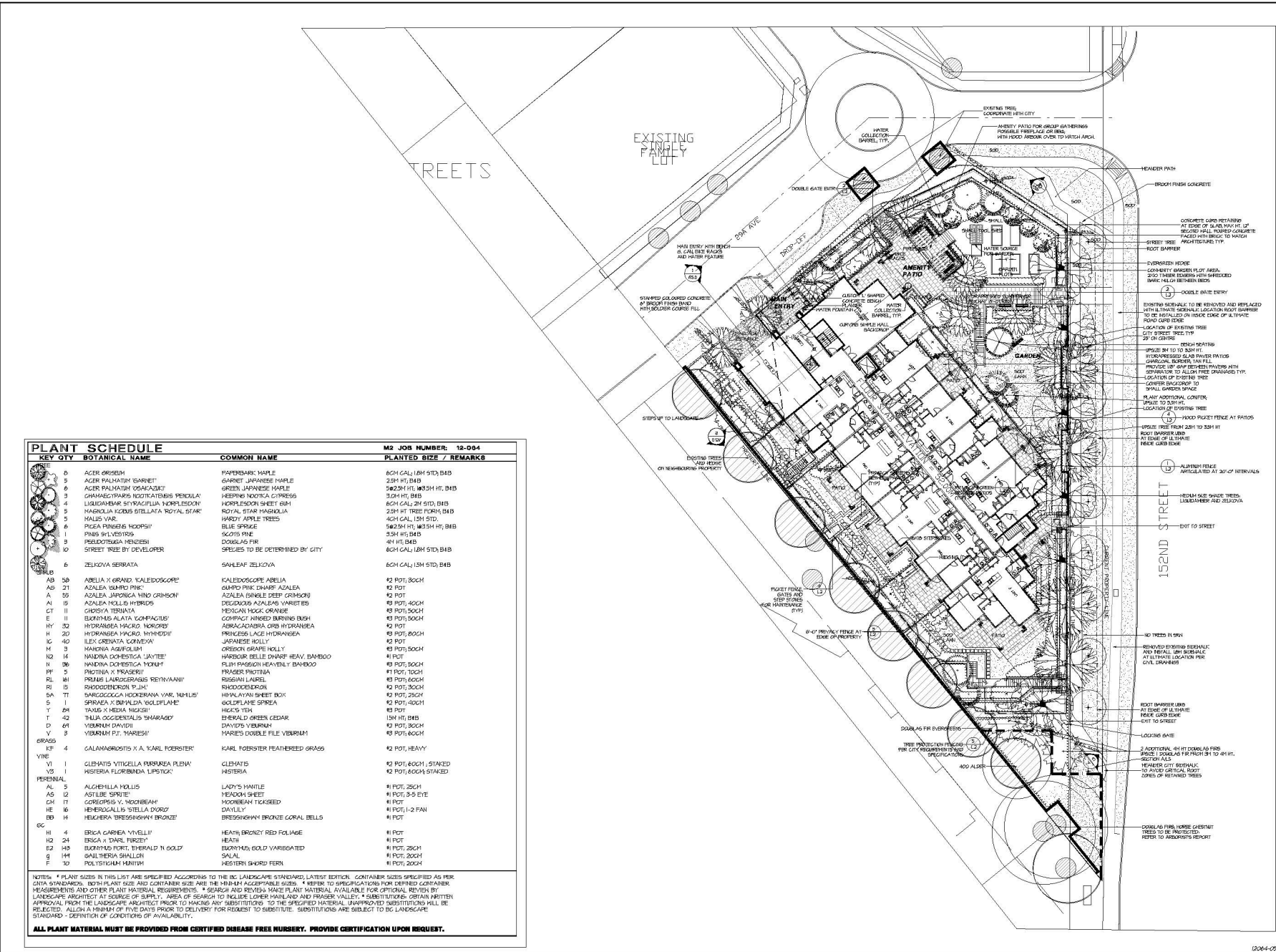
DATE	BY	CHECKED BY
TS	RC	
SCALE	PROJECT NO.	
3/32"=1'-0"	RCAS28	
SITE SECTIONS		

File: RCAS28.DWG, Date: 11/23/12 11:57:42 AM

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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



PLANT SCHEDULE M2 JOB NUMBER: 12-004

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	ACER BRUSELMI	PAPERBARK MAPLE	6CM CAL, 1.8M STD, B4B
9	ACER PALMATUM 'SARBIT'	GARNET JAPANESE MAPLE	2.5M HT, B4B
6	ACER PALMATUM 'OSAKAJUKI'	GREEN JAPANESE MAPLE	5.00M HT, 1.85SH HT, B4B
3	GHAHAECYPARIS NIGRITATEBENS PENICULA	KEEPPING NOOTKA CYPRESS	3.0M HT, B4B
4	LIGULIDENAR BYRACIPIFLUA NORPESDON	NORPESDON SHEET PINE	6CM CAL, 2M STD, B4B
3	MANGOLIA KODENS STELLATA 'ROYAL STAR'	ROYAL STAR MANGOLIA	2.5M HT TREE FORM, B4B
5	MAIUS VAR.	HARDY APPLE TREES	4CM CAL, 1.5M STD.
6	PIGEA PINNISIS 'MOOPSI'	BLUE SPRUCE	5.00M HT, 1.85SH HT, B4B
1	PINUS SILVESTENS	SCOTCH PINE	3.5M HT, B4B
3	PSUEDOTSUGA HENDRICKSII	DOUGLAS FIR	4M HT, B4B
10	STREET TREE BY DEVELOPER	SPECIES TO BE DETERMINED BY CITY	
6	ZELKOVA SERRATA	SAVILEAF ZELKOVA	6CM CAL, 1.5M STD, B4B
AD 58	ABELIA X GRANDI 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	12 POT, 30CM
AD 21	AZALEA GUMHO PINK	GUMHO PINK DWARF AZALEA	12 POT
A 59	AZALEA JAPONICA 'INDO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	12 POT
A 19	AZALEA HOLLIS HYBRIDS	DECIDUOUS AZALEA HYBRIDS	19 POT, 40CM
CT 11	CHRYSIA TRIUNATA	MEDICAR HOGG ORANGE	19 POT, 50CM
E 11	ELONIMIS ALATA 'CONFRATRES'	CONFRATRES WINEED BURNING BUSH	19 POT, 50CM
HY 32	HYDRANGEA MACRO 'NOBODY'	ABRAKADABRA ORB HYDRANGEA	12 POT
H 20	HYDRANGEA MACRO 'HYMNODI'	PRINCESS LACE HYDRANGEA	19 POT, 60CM
IC 40	ILEX CRENATA 'CONVEA'	JAPANESE HOLLY	12 POT
H 3	MANDORA AEGOLIUM	OREGON GRAPE HOLLY	19 POT, 50CM
N 12	NANDINA DOMESTICA 'JAYTEE'	HARBOR BELLE DWARF HEAVY BAMBOO	12 POT
N 36	NANDINA DOMESTICA 'YONKI'	FLUH PANGSHO HEAVILY BAMBOO	19 POT, 30CM
PF 3	PIRINTIA X PRAGERI	PIRINTIA	11 POT, 10CM
RL 161	PRUNUS LAURICERAGUS 'REINVAANI'	RUSSIAN LAUREL	19 POT, 60CM
RI 15	RHODODENDRON 'YUKI'	RHODODENDRON	12 POT, 30CM
SA 77	SARCOGOCOLA KODERIANA VAR. 'VENUS'	HINOKIYAN SHEET BOX	12 POT, 25CM
S 1	SPIRAEA X BUNPALDA 'GOLDFLAME'	GOLDFLAME SPIREA	12 POT, 40CM
T 24	TAXUS X MEDIA 'NIGRA'	HIGGS' YEW	19 POT
T 42	TILLIA OCCIDENTALIS 'PARADISE'	EMERALD O'GREEN CEDAR	1.5M HT, B4B
D 61	VIBURNUM DAVIDII	DAVID'S VIBURNUM	12 POT, 30CM
T 7	VIBURNUM P.T. 'MARIESI'	MARIE'S DOUBLE FLYE VIBURNUM	19 POT, 60CM
GRASS 4	CALANAROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERBEEED GRASS	12 POT, HEAVY
YR 1	GLENATHIS VITICELLA 'RURUBUA PLENA'	GLENATHIS	12 POT, 60CM, STAKED
YS 1	HISTERIA FLORIBUNDA 'LIPSTICK'	HISTERIA	12 POT, 60CM, STAKED
PERENNIAL			
AL 3	ALCHEMILLA VOLLIS	LADY'S MANTLE	11 POT, 25CM
AS 12	ASTILBE SPIRITE	HEADON SHEET	11 POT, 3-5 EYE
GH 17	CORNERPIS V. 'MOOREBANK'	MOOREBANK TICKSEED	11 POT
HE 16	HEXERCALLIS VITELLA 'DOROT'	DONKEY	11 POT, 1-2 PANI
BB 14	HEXHERA 'BRESSINGHAM BRONZE'	BRESSINGHAM BRONZE CORAL BELLS	11 POT
EG			
III 4	ERICA CARNEA 'VIVELLI'	HEATH BRONZY RED FOLIAGE	11 POT
II 24	ERICA X 'DARL FURZE'	HEATH	11 POT
E2 149	ERODIUM FORT. 'SHERALD N GOLD'	BURNING GOLD VARIEGATED	11 POT, 25CM
S 141	SANTALINA SMALLER	SANTALINA	11 POT, 30CM
F 30	POLYSTICHUM HANUSHI	WESTERN SKORFD FERN	11 POT, 20CM

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

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

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:
SOUTH POINT VILLAGE
MIXED RESIDENTIAL DEVELOPMENT
20A Ave + 152nd St
Surrey, BC

DATE:	12-06-12	DRAWING NUMBER:
SCALE:	1"=20'-0"	L1
DRAWN:	BJ	
DESIGN:		
CHECK:	JH	

M2LA PROJECT NUMBER: 12-004



PAVERS ON SLAB



STEP WALL LIGHTING AT ENTRIES



BENCH



COMMUNITY GARDEN



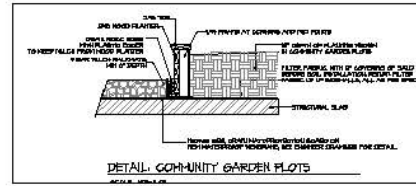
TRASH



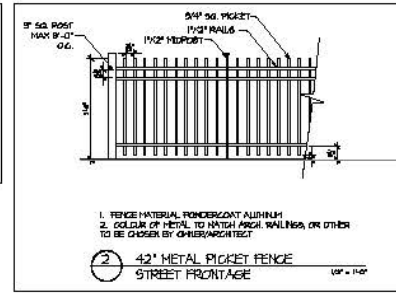
BIKE RACKS



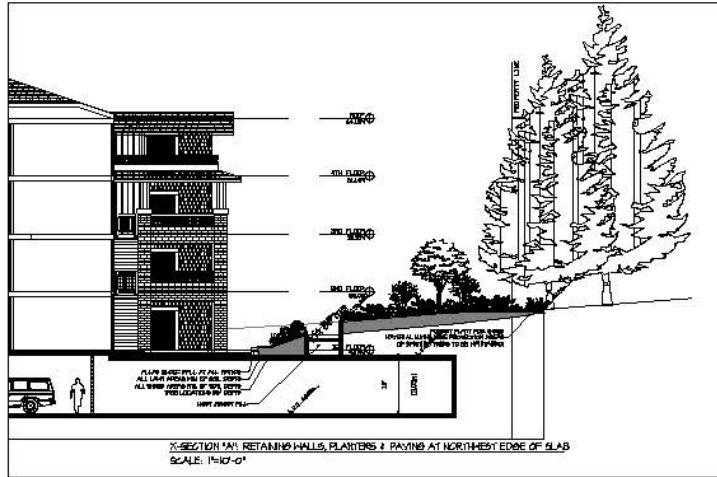
FOUNTAIN



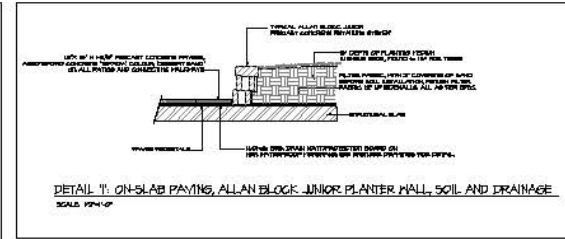
DETAIL: COMMUNITY GARDEN PLOTS



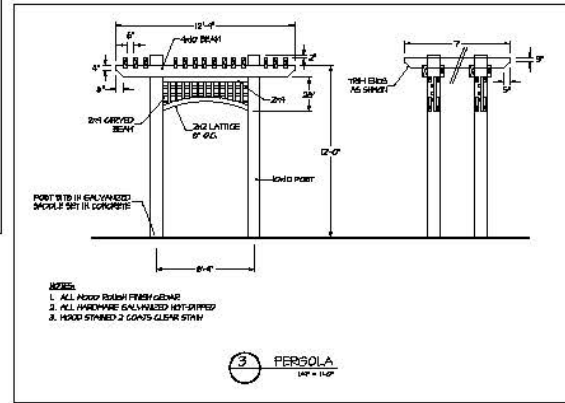
1. FENCE MATERIAL: POWDERCOAT ALUMINUM
 2. COLOUR OF METAL TO MATCH ARCH. RAILINGS, OR OTHER TO BE CHOSEN BY OWNER/ARCHITECT
- ② 42' METAL PICKET FENCE STREET FRONTAGE



X-SECTION 'A': RETAINING WALLS, PLANTERS & PAVING AT NORTHEAST EDGE OF SLAB
SCALE: 1/4" = 1'-0"

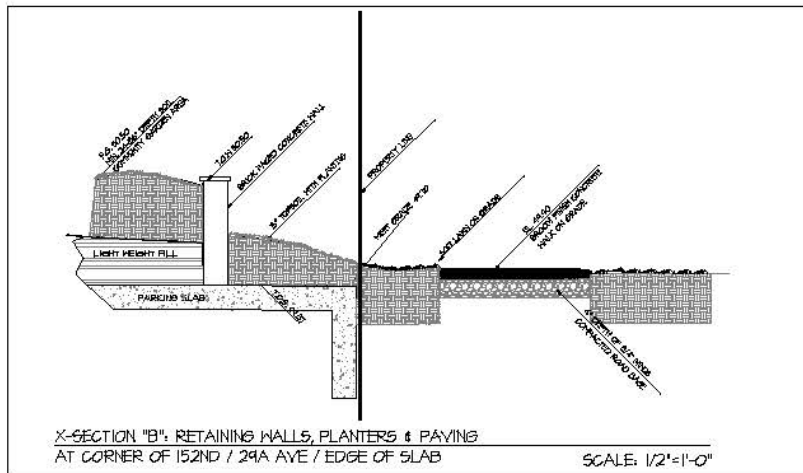


DETAIL '1': ON-SLAB PAVING, ALLAN BLOCK, JUNIOR PLANTER WALL, SOIL AND DRAINAGE
SCALE: 1/4" = 1'-0"



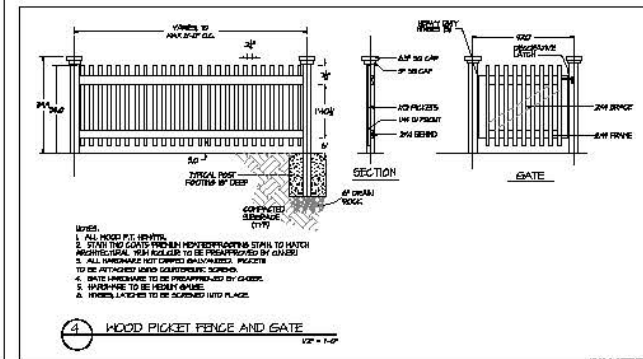
- NOTES:
1. ALL WOOD BLENDED FRESH GRAIN
 2. ALL WOODS GALVANIZED NEST-DIPPED
 3. WOOD STAINED 2 COATS CLEAR STAIN

③ PERGOLA
1/2" = 1'-0"



X-SECTION 'B': RETAINING WALLS, PLANTERS & PAVING AT CORNER OF 152ND / 29A AVE / EDGE OF SLAB

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



- NOTES:
1. ALL WOOD FRESH GRAIN
 2. STAIN THE WOOD WITH AN INTERPENETRATING STAIN TO MATCH ARCHITECTURAL. STAIN REQUIRED TO BE PRE-APPLIED BY OTHERS
 3. ALL WOODS GALVANIZED NEST-DIPPED. PICKETS TO BE ATTACHED WITH GALVANIZED SCREWS
 4. GATE LATCHES TO BE PRE-APPLIED BY OTHERS
 5. HARDWARE TO BE HEAVY GAUGE
 6. WOOD LATCHES TO BE GLUED INTO PLACE

④ WOOD PICKET FENCE AND GATE
1/2" = 1'-0"

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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR PERMIT	MLH
2		REVISED PER CITY COMMENTS	MLH
3		REVISED PER 2ND & 3RD COMMENTS	MLH
4		ISSUED FOR PERMIT	MLH
5		ISSUED FOR PERMIT	MLH

PROJECT:
SOUTH POINT VILLAGE
MID-LEVEL RESIDENTIAL DEVELOPMENT
29A Ave. + 152nd St
Surrey, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 12/01/22
SCALE: 1/4" = 1'-0"
DRAWN:
DESIGN:
CHKD:
M2LA PROJECT NUMBER: 22-004

DRAWING NUMBER:
L5
CF 8

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

FROM: Development Project Engineer, Engineering Department

DATE: November 20, 2012 **PROJECT FILE: 7812-0201-00**

**RE: Engineering Requirements
Location: 15166/15182 29A Avenue**

LAP AMENDMENT

The following issues are to be addressed as a condition of the King George Corridor Local Area Plan Amendment:

- Construct a 1.8 metre concrete sidewalk fronting 152 Street to +/- 300mm of the centerline elevation complete with a 2.2 metre tree strip as negotiated with the Transportation Department.
- Construct approximately 130 metres of 1.5 metre concrete sidewalks on the south side of 29A Avenue from King George Boulevard to the proposed site as negotiated with the Transportation Department.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.808 metres fronting 152 Street.
- Dedicate various widths for traffic circle at 29A Avenue and 151 Street.
- Provide 0.5 metre SROW for City service connections.

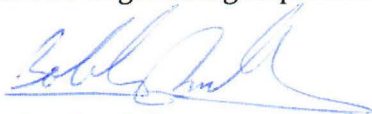
Works and Services

- Construct 29A Avenue to a through local standard including driveway access & curb extension.
- Construct traffic circle at the intersection of 29A Avenue and 151 Street.
- Upgrade watermain to service the proposed development.
- Provide service connections to the proposed development.

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
LR

NOTE: Detailed Land Development Engineering Review available on file



Friday, October 19, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7912-0201-00

SUMMARY

The proposed 45 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

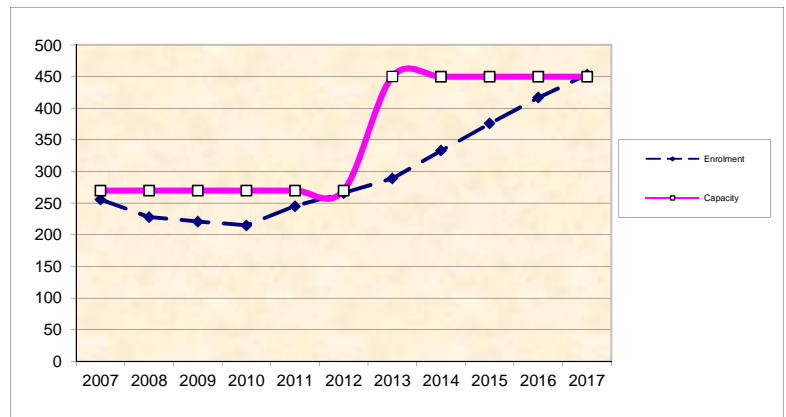
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

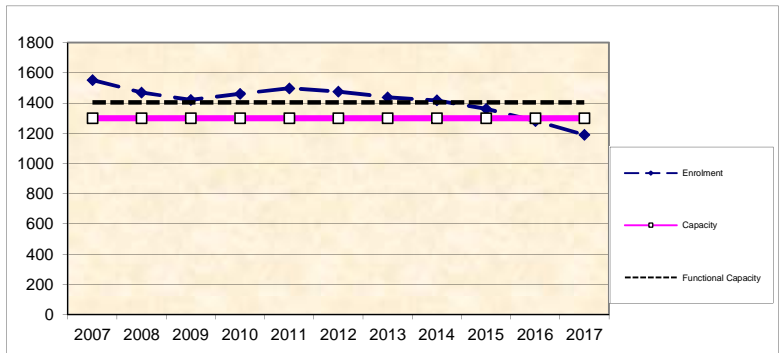
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school to replace Sunnyside Elementary is in the building permit stage, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district will close the current site of Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move to the new Sunnyside Elementary School. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

Sunnyside Elementary



Semiahmoo 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 #: _____
 Project Location: 151 Street & 29A Avenue, Surrey
 M2 Project #: 12-064
 Register Landscape Architect / Arborist Jim Cadwaladr, M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on June 27, 2012. The following is a summary of the tree assessment report for quick reference. **Revised Oct 16, 2012 and on Nov 7, 2012**

1. General Tree Assessment of the Subject Site

- a. The subject site is located at the intersection of 151 Street & 29A Avenue.
- b. The site has 1 residential lot and one undeveloped lot.
- c. The lots are treed to a medium density, with the residential lot containing the bulk of the trees.
- d. The trees are a mixture of introduced and native species. There are a number of Douglas-Fir and Western Red-Cedar.
- e. The adjacent lot to the west has existing trees of by law size, as well as a cedar hedge along the shared property line, that will require preservation measures.
- f. The City property to the north has one maple tree that will require preservation measures.

2. Summary of Proposed Tree Removal and Replacement

○ Number of Protected Trees Identified		19 (A)
○ Number of Protected Trees declared to be hazardous due to natural causes		0 (B)
○ Number of Protected Trees to be Removed		18(C)
○ Number of Trees to be Retained (A-B-C)		1 (D)
○ Number of Replacement Trees Required @ 2:1 (17 trees)		34(E1)
○ Number of Replacement Trees Required @ 1:1 (1 trees)		1(E2)
○ Total Number of Replacement Trees Required		35(E3)
○ Number of Replacement Trees Proposed	-	44(F)
○ Number of Replacement Trees in Deficit (E – F)	-	0(G)
○ Total Number of Protected and Replacement Trees (D+F)	-	45(H)
○ Number of Lots Proposed in Project		N/A (I)
○ Average Number of Trees / Lot (H/I)		N/A (J)

3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Jim Cadwaladr**
ISA Certified Arborist #PN-7310A
M2 Landscape Architecture
27 June, 2012
Revised Oct 16, 2012
Revised Nov 7, 2012



Advisory Design Panel Minutes

PRC₁
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, OCTOBER 25, 2012
Time: 4:00 pm

Present:

Chair - Derek Lee

Panel Members:

Tim Ankenman
Nigel Baldwin
Stu Lyon
Brian Shigetomi
John Makepeace

Regrets:

Leroy Mickelson
Marc Searle

Guests:

Shehzad Somji, Retirement Concepts
Developments
William Locking, CEI Architecture
Amy Johnston, CEI Architecture
Jenny Liu, JHL Design Group Inc.
Robert Ciccozzi, Robert Ciccozzi
Architecture Inc.
Meredith Mitchell, M2 Landscape
Architecture and Arboriculture Ltd.

Staff Present:

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

B. SUBMISSION**2. 5:00 PM**

File No.:	7912-0201-00
New or Resubmit:	New
Description:	42 unit, 4 storey apartment building
Address:	15166 and 15182 -29A Avenue
Developer:	Guy Young, Streetside Developments (BC) Ltd., a QUALICO Company
Architect:	Robert Ciccozzi, Robert Ciccozzi Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture and Arboriculture Ltd.
Planner:	Catherina Lisiak
Urban Design Planner:	Hernan Bello

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

- Located at the southwest corner of 29A Avenue and 152 Street that form a triangular piece of land. Across the street is single family. An existing apartment building is at the west side.
- Five meter slope going from south down to north.
- Underground parking goes to property line.
- Standard approach for project was to have the building oriented along 152nd but this was not accepted by the applicant.
- There are a number of existing trees that have been identified around the site.

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

- Was felt orientation of building on site would work best it pulled away from the busy road and allowed more open amenity space at the corner.
- The indoor amenity is located in the corner and engages the outdoor amenity.
- Extensive brick used, introduced a light balcony and a strong brick to bring down the scale a bit.
- 3D diagram shows the articulated corners with roofs.

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

- The roof of the parking slab is below the sidewalk along 152nd allowing stepping transition along the street.
- There is an open space at the corner which is excess road. The corner has terraced landscaping stepping back from an additional sidewalk that cuts across the open space.
- Connections to street are made at three points along 152nd.
- Amenity area has an open patio space, terraced area with barbeque, seating, trellis, and community garden. Proposing to have connective rain water barrels for the gardens.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

42 unit, 4 storey apartment building
15166 and 15182 -29A Avenue
File No. 7912-0201-00

It was

Moved by N. Baldwin

Seconded by B. Shigetomi

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Building alignment would be better oriented parallel to 152 Street. The acoustic implication for suites is small but the benefits are great with more afternoon sun access and less noise with the open space on the west side. Consider reorienting the building.
- Consider strengthening the landscape edge along 152 Street with a more robust fence treatment if the building is not reoriented.
- There is a driveway to the underground parking along the site to the west. Hopefully Surrey is requiring shared parking access as a policy to minimize the number of ramps on the streets and side by side ramps.

Form and Character

- The scale, 2+2 proportion and details are well handled.
- Minor concern with the long corridors. Break up by having interior doors face each other.
- Make B suites wider to give more light to main bedroom. Have 3 bedroom suites with extra frontage for much nicer suites with much better light.
- If not reoriented, the elevation facing 152nd needs much more formality and strengths. The 29A elevation is better resolved. Should have that level of resolution on 152nd.
- Consider adding windows into the exterior and interior walls of the west exit stair and where ever possible on stairs and corridors.
- Brick 'beam' at second floor balcony needs further resolution.
- Materials of retaining walls – prefer not concrete. Look at higher quality material.
- Garbage room – consider trash compactor, otherwise bins end up on street during pickup.

Landscaping

- Generally landscaping is well thought out given the proposed orientation of the building.
- Perimeter walls along 152 Street and around corner should be more substantial in height to create an architectural base for the site with pillars and brick veneer.
- The three entries along 152nd could have an architectural expression and could combine with a utility shed for the garden plots.
- Acoustic benefit from extra landscape depth.
- Could terrace outdoor space more to minimize retaining walls.

CPTED

- Separate out visitor /resident parking.

Disabled Access

- Switch disabled stall from #61 to #50 so no ramp issues.

Sustainability

- The Panel expressed concern that a sustainability strategy had not been considered. Applicants could be coming in with a green story to tell. There are sustainability experts on the Advisory Design Panel--we are wasting their time. All rezoning applications should have strong sustainability rationale and always have recommendations as part of the rezoning, even rain water collection and rain barrels--Some effort to earn their rezoning through sustainability.
- Community garden plots are great.
- Rain barrels for collection of rain water for community garden is simple and works well.
- Would recommend upgrading from minimal electrical heat. Radiant hot water and heat recovery ventilation units for each suite.

Friday November 09, 2012

City of Surrey
Planning & Development Department
Surrey City Hall
14245 – 56 Avenue
Surrey, BC
V3X 3A2

For the attention of Catherina Lisiak:

7912-0201-00

**Response to ADP comments of October 25, 2012 & Urban Design Issues
discussed with Mary Beth Rondeau November 8, 2012**

Site:

1. Building re-alignment to parallel with 152nd Street is not being addressed.
2. The landscape edge has been strengthened with robust, roofed gateway structures at the three entry points along 152nd Street and a picket fence punctuated with brick piers.
3. Sharing the adjacent parking ramp is acknowledged as a good idea but is not possible for this project as no shared access easement is in place.

Form & Character:

1. The long corridors are broken up by indentations at unit entries which provide additional width. The combination of unit layouts does not allow for each unit entry to be opposite another – nor was this desirable from a marketing perspective.
2. The constrictive site has dictated the length of the building which required some narrower two bedroom suites. This was also a marketing directive. The site cannot accommodate wider units without impacting the yield.
3. The 152nd Street elevation was well resolved in our opinion with a number of repeating, formal elements & a mix of high quality materials. Scale is controlled with the use of brick on the lowest two floors as an anchor. A feature gable has been added as a counterplay to the lower brick exit stair/secondary entry.

200 – 2339 Columbia Street
Vancouver BC V5Y 3Y3
Phone: (604) 687-4741
Fax: (604) 687-4641

RCA

4. Windows & glazed doors have been added to the interior of the stairwells and the exterior windows have been enlarged (in width) to bring more daylight into the corridors.
5. Brick 'beams' spanning between the structural columns of the balconies have brick soldier course lintels & soldier course top caps in most cases. To signify the entries, the top cap & lintel are proposed in concrete.
6. Allan block retaining walls are proposed instead of concrete.
7. A garbage compactor is being considered by the Developer. The Developer is also investigating the garbage pick-up procedures in general. No decision has been made at this time.

Landscaping:

1. The landscape edge has been strengthened with robust, roofed gateway structures at the three entry points along 152nd Street and a picket fence punctuated with brick piers.

CPTED:

1. The visitor parking has been separated from the private parking.

Disabled Access:

1. The accessible stall has been relocated to adjacent to the elevator lobby.

Sustainability:

1. Electric heat is proposed.

Other (Urban Design Issues):

1. The parkade perimeter walls have been relocated to ensure a minimum of 0.5m setback from the property line.
2. The parkade perimeter wall on the South-West side of the property is now a minimum of 6' from the property line to ensure the trees, hedging & retaining walls on the neighbouring property are clear & protected from excavation.
3. The parkade exit at the South of the property has been re-designed. It is now closer to the end units of the building. The pathway from this stair to 152nd Street is also closer to the end units which improves security by overlooking from many angles.

ROBERT CICCOTZI
Architecture Inc.

4. A stamped concrete surface is proposed for the parking ramp surface on site.
5. The landscape at the 29A Avenue traffic circle has been redesigned to reflect the organic path of the sidewalk.
6. Only grass and/or paving is indicated on the City owned portion of land at the junction of 29A Avenue & 152nd Street.
7. A pad mounted transformer has been located between the South exterior wall of the parking ramp & the South-West property line.
8. An additional parkade exit has been added at the foot of the entry ramp to provide a secondary exit from the visitor parking area.
9. Gas supply is not proposed for this development.
10. 152nd Street ultimate sidewalk & boulevard trees are indicated on the plans.
11. The drop-off area has been deleted.

Sincerely,

Robert Ciccozzi, Principal
MAIBC AIA

200 – 2339 Columbia Street
Vancouver BC V5Y 3Y3
Phone: (604) 687-4741
Fax: (604) 687-4641

RCA

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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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: 005-356-148
 Lot 50 Section 22 Township 1 New Westminster District Plan 55326
 15166 - 29A Avenue

Parcel Identifier: 005-356-172
 Lot 51 Section 22 Township 1 New Westminster District Plan 55326
 15182 - 29A Avenue

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

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

A. Intent

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

B. Permitted Uses

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

1. *Multiple unit residential buildings 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 1.3.
2. The *unit density* shall not exceed 137 *dwelling units* per hectare [55 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard (29A Ave)</i>	<i>Rear Yard</i>	<i>Side Yard on Flanking Street (152 St)</i>
<i>Principal Buildings</i>		3.9 m [13 ft.]	5.9 m [19.4 ft.]	3.3 m [11 ft.]
<i>Accessory Structures</i>		3.9 m [13 ft.]	5.9 m [25 ft.] except 2.2 m [7.2 ft.] to parkade stairs	3.3 m [25 ft.] except 2.5 m [8.2 ft.] to parkade stairs and 0.5 m [1.6 ft.] to trellis structures

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the roof may encroach up to 2.8 m [9.2 ft.] into the required *front yard setback*.

3. Notwithstanding Sub-section F.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs may encroach into the *front yard setback* area, a maximum of eight (8) risers.

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 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. 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 0.5 metres [1.6 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 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>
3,000 sq. m. [0.74 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 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-45 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