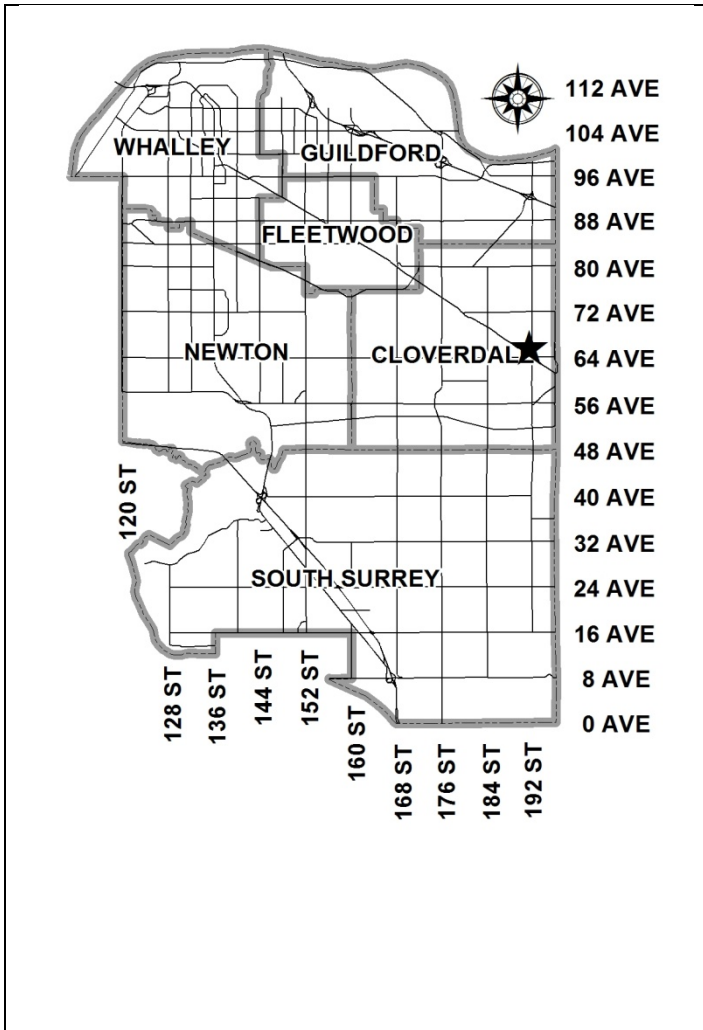


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0030-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **OCP Amendment** of portions from Urban to Commercial and Multiple Residential
- **NCP Amendment** of portions from Specialty Community-Oriented Commercial to 22 - 45 upa (High-Density) and from Open Space/Park to Specialty Community-Oriented Commercial
- **Rezoning** of portions from RA to RM-30 and CD (based on C-8)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 44 townhouse units and a community shopping node.

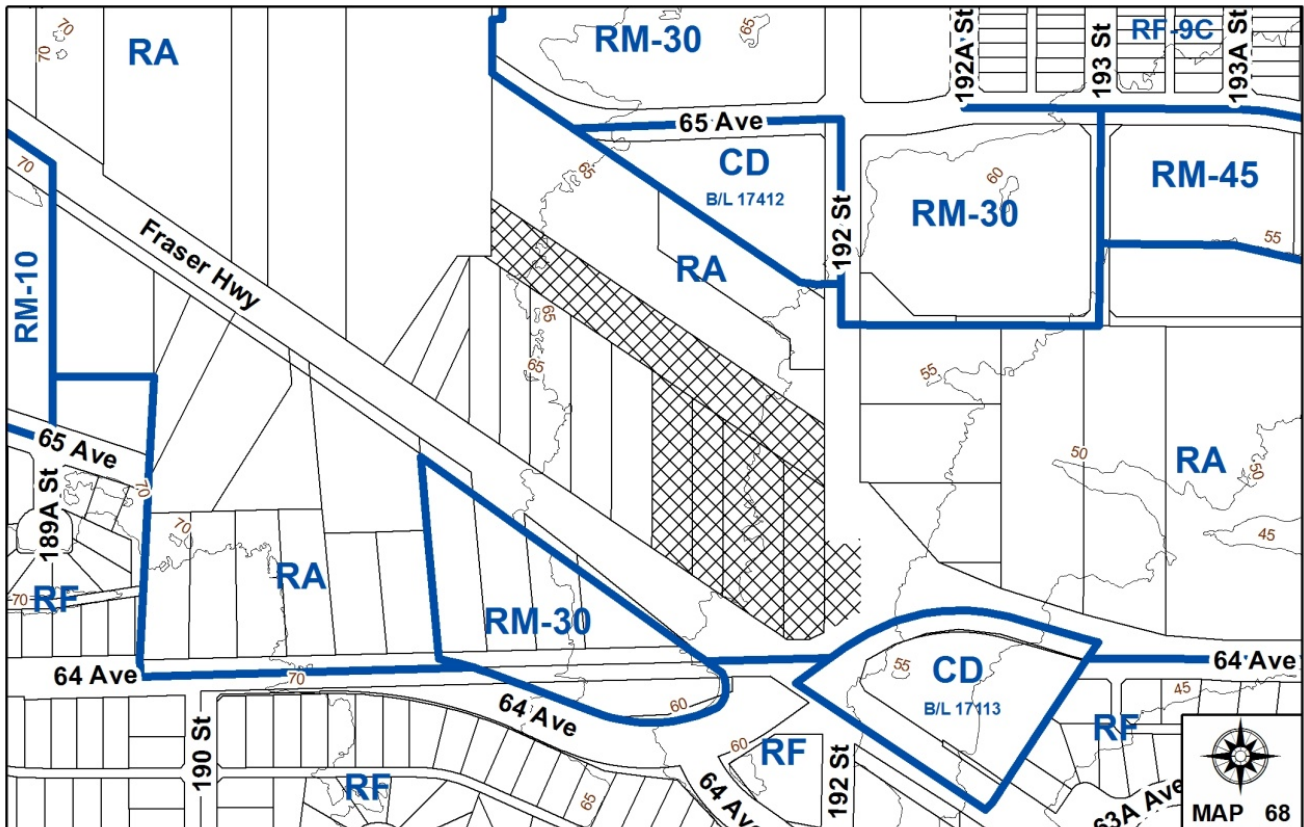
LOCATION: 6415 and 6469 - 192 Street
 19141, 19153 and 19169 - Fraser Hwy
 Portion of 192 Street

OWNER: Various Owners

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Specialty Community-Oriented Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A portion of the site is to be redesignated from Specialty Community-Oriented Commercial in the East Clayton NCP to permit residential development and from Open Space/Park to Specialty Community-Oriented Commercial to permit commercial development.
- Front, rear and side yard setbacks in the RM-30 Zone are proposed to be relaxed for the proposed townhouse portion of the project.
- Parking requirements for tandem parking and visitor spaces are proposed to be varied in the RM-30 Zone for the proposed townhouse portion of the project.

RATIONALE OF RECOMMENDATION

- Locating residential uses adjacent to the commercial development and a drive-through restaurant within will increase the viability of a smaller-scale commercial project.
- The developable portion of the site is constrained by a Class B (yellow-coded) stream and pre-existing roads.
- The proposed density and building form are appropriate for this part of East Clayton.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site from Urban to Commercial and Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing (see Appendix I).
4. a By-law be introduced to rezone Blocks A, B, C, D and E of the subject site shown on the Survey Plan "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (see Appendix X).
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7913-0030-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7913-0030-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (e) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit; and
 - (f) to reduce the visitors parking space requirement of Part 5 of the Surrey Zoning By-law 12000 from 9 visitor parking spaces to 5 visitor parking spaces.
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) completion of the road closure and acquisition of a portion of 192 Street;
- (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards within the townhouse component and to release and indemnify the City from liability;
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement within the townhouse component and to prohibit the conversion of the tandem parking spaces into livable space;
- (j) 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;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) registration of a right-of-way of varying widths from 1.5 metres (5 ft.) to 6.0 metres (20 ft.) for pedestrian access along the northern portion of the site to accommodate a public pathway;
- (m) registration of a right-of-way of varying widths along Fraser Highway for a multi-use pathway;
- (n) registration of a 3.0-metre (10 ft.) wide right-of-way for pedestrian access along the southern portion of the proposed east-west road (64A Avenue) and through the proposed commercial development to accommodate a public pathway;
- (o) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and
- (p) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

9. Council pass a resolution to amend a portion of the East Clayton NCP to redesignate from Specialty Community-Oriented Commercial to 22 – 45 upa (High-Density) and from Open Space/Park to Specialty Community-Oriented Commercial 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:**

9 Elementary students at Latimer Road Elementary School
4 Secondary students at Clayton Heights 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 September, 2014.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department supports the development proposal. The applicant will be required to enter into a license and monitoring agreement with the City in accordance with Policy P-15 and conditions as stipulated by the Realty Services Division.

Surrey Fire Department: No concerns. The Fire Department advises that installing sprinklers in the residential portion of the development is acceptable.

FortisBC: FortisBC has no objection in principal to the proposed road closure.

MetroVancouver: MetroVancouver has no objection in principal to the proposed road closure.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing dwellings to be demolished. A Class B (yellow-coded) watercourse (McLellan Creek) traverses the northern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage lots under Application No. 7912-0343-00 for townhouses (Third Reading).	Riparian Protection Area and 22 - 45 upa (High Density) in the East Clayton NCP	RA
East (Across 192 St):	Acreage residential lots, one vacant (City-owned) and one with an existing dwelling	Riparian Protection Area and Specialty Community-Oriented Commercial in the East Clayton NCP	RA
South (Across Fraser Hwy):	Townhouse, under construction	Townhouse/Cluster (30 upa) in the North Cloverdale East NCP	RM-30
South (Across 64 Ave):	Vacant residential lot (City-owned)	Urban in the OCP	RF
West (Across):	Vacant acreage lot	Riparian Protection Area and Specialty Community-Oriented Commercial in the East Clayton NCP	RA

SITE CONTEXT

- The 2.0-hectare (4.9-acre) subject site consists of five properties (6415, 6469-192 St and 19141, 19153, 19169 - Fraser Hwy) and a portion of the 192 Street road right-of-way, located on the north side of Fraser Highway within the East Clayton Neighbourhood Concept Plan (NCP), at the intersection of Fraser Highway and 64 Avenue (see Appendix II).
- The subject site is designated Urban in the Official Community Plan (OCP), Specialty Community-Oriented Commercial, Riparian Protection Area, and Open Space/Park in the East Clayton NCP, and zoned "One-Acre Residential Zone (RA)".
- The site is located in the middle of, and comprises a significant portion of, the Specialty Community-Oriented Commercial – designated lands in the NCP.
- McLellan Creek, which is a Class B (yellow-coded) watercourse, traverses the northern portion of the site from east to west.

DEVELOPMENT CONSIDERATIONS

Overall Site Layout

- The applicant is proposing to consolidate the existing single family lots that form the subject site into two, large development lots. One of these new lots will be located on the southern half of the subject site, fronting Fraser Highway, while the other lot will be located on the northern half of the site, adjacent to McLellan Creek. In addition, the applicant is proposing to create a riparian protection lot along McLellan Creek, which will be conveyed to the City as open space (Appendix II).
- The current proposal is to rezone the proposed 0.75-hectare (1.9-acre) lot adjacent to Fraser Highway from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" in order to permit a commercial development on the site, and to rezone the proposed 0.67-hectare (1.7-acre) lot adjacent to McLellan Creek to "Multiple Residential 30 Zone (RM-30)" in order to permit a townhouse development (see Appendix II).
- As part of the proposal, the applicant will be required to dedicate a new east-west road (64A Avenue, shown as Road A on Appendix II) through the site that will separate the proposed new development parcels. This new east-west road will provide access to both the proposed new lot along Fraser Highway and to the proposed northerly parcel adjacent to McLellan Creek, as well as providing future access to the undeveloped lands to the west.
- As direct vehicle access will not be permitted along Fraser Highway frontage of the commercial lot, the applicant will also be required to dedicate and construct a north-south lane along the western edge of the proposed commercial lot. This north-south lane will provide vehicle access to the proposed commercial development from Fraser Highway and will also link Fraser Highway and the new east-west road being constructed through the subject site.

Proposed Community Shopping Node (Lot A)

- Proposed Lot A is located immediately adjacent to, and north of, the intersection of Fraser Highway and 64 Avenue, fronting Fraser Highway. The proposed lot will have an approximate site area of 7,487 square metres (1.9 acres).
- A 1,054-square metre (11,400-sq.ft.) portion of 192 Street, which is currently closed to vehicle traffic where it intersects with 64 Avenue, is proposed to be acquired by the applicant and consolidated into proposed Lot A (see Appendix II). This portion of Lot A will consist of a landscaped parking area and walkway. A 3.0-metre (10-ft.) wide statutory right-of-way will be registered over the walkway, providing public access from 192 Street to the intersection of Fraser Highway and 64 Avenue.
- The proposed community shopping node consists of approximately 1,796 square metres (19,336 sq.ft.) of floor area in four buildings, with an approximate floor area ratio (FAR) of 0.24.
- The applicant is proposing to incorporate a drive-through restaurant into the development. However, as drive-through restaurants are normally permitted only in highway-oriented developments and not in more urban, pedestrian-oriented commercial zones that would be appropriate for the subject site, the applicant has applied to rezone the site to a CD By-law, to accommodate both this use and site specific setback requirements.

Proposed CD By-law

- The proposed CD By-law for the commercial development is based upon the Community Commercial Zone (C-8), with modifications to land use and building setbacks (see Appendix X).
- The C-8 Zone permits a wide range of retail, personal service and general services uses, including eating establishments excluding drive-through restaurants. Although a drive-through eating establishment would not normally be supported in a small, pedestrian-oriented commercial node such as is being proposed, the applicant has indicated that a commercial-retail development in this location, without a solid anchor tenant such as a drive-through restaurant, will not be economically viable.
- The C-8 Zone requires the setbacks to be a minimum of 7.5 metres (25 ft.) from all lot lines. The applicant is proposing reductions for all setbacks be included in the CD By-law, as indicated in the table below. The reduction in building setbacks is supportable as the reduced setbacks allow for more engagement of the streets and provides for more of an urban feeling, which is desirable for the East Clayton area.
- The table below shows a comparison between the C-8 Zone and the proposed CD By-law:

	C-8 Zone	Proposed CD By-law
Additional Land Use		Drive-through restaurant
Building Setbacks	7.5 m (25 ft.) from all lot lines	Northern: 5.0 m (16 ft.) Southern/Front: 3.0 m (10 ft.) Western: 4.0 m (13 ft.) Eastern: 7.5 m (25 ft.)

- In addition, a Development Permit is required for the commercial component of this application.

Proposed Multi-family Residential Development (Lot B)

- Proposed Lot B, which will be located adjacent 192 Street north of proposed Lot A, will have an approximate site area of 6,723 square metres (72,372 sq.ft.).
- Access this proposed lot will be via the proposed new east-west road (64A Avenue) located immediately south of this proposed lot (see Appendix II). Access to proposed Lot B will be from this new road.
- The applicant is proposing a 44-unit townhouse development with a proposed density of 66 uph (27 upa) and floor area ratio (FAR) of 0.81. In order to permit this use, the applicant proposes to:
 - redesignate this portion of the site from Urban to Multiple Residential in the OCP;
 - redesignate this portion of the site from Specialty Community-Oriented Commercial to 22-45 upa (High Density) in the NCP;
 - rezone from RA to RM-30; and
 - obtain a Development Permit.

- A 3-metre (13-ft.) wide multi-use pathway will be constructed along a portion of the northern property line, adjacent to the riparian protection area. This pathway will be within a 6.0-metre (20 ft.) wide statutory right-of-way for public access. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.
- An additional 1.5-metre (5-ft.) wide multi-use pathway will be constructed along a second portion of the northern property line, adjacent to proposed Building #5 (see Appendix II), in order to provide a connection between the wider multi-use pathway and 192 Street until such time as the property directly to the north (6481 – 192 Street) develops and the ultimate alignment of the full multi-use pathway is determined.
- In addition, a Development Permit and a Development Variance Permit are required for the townhouse portion of the application. The applicant is proposing reduced building setbacks of the RM-30 Zone along all property lines, from 7.5 metres (25 ft.) to setbacks ranging from 3.0 metres (10 ft.) to 3.5 metres (11.5 ft.) (see By-law Variance section). A variance is also required to address the tandem parking and visitor parking arrangements.

Proposed Riparian Protection / Open Space Area

- The proposed open space area consists of McLellan Creek and the surrounding riparian protection area, with a total area of 4,089 square metres (1.0 ac.) (see Appendix II).
- In order to satisfy the requirements of Policy No. P-15, the applicant is creating and conveying the creek riparian setback area for open space (see Appendix II). Parks, Recreation and Culture staff have confirmed that the conveyance of this land, which will remain zoned RA, to the City as open space is acceptable.
- As noted previously, a 3.0-metre (10-ft.) wide multi-use pathway will be located adjacent to, and south of, the riparian protection area. This east-west pedestrian connection will be part of a larger network, with a connection to 192 Street provided adjacent to proposed Building #5 in the multi-family development, until such time as the ultimate alignment of the full multi-use pathway is determined.

Road Dedication and Future Alignment

- In addition to the dedication and construction of the new east-west road (64A Avenue, shown as Road A on Appendix II) and north-south lane noted previously, the applicant will be required to dedicate approximately 357 square metres (3,843 sq.ft.) of land at varying widths along the southern frontage of the subject site for the widening of Fraser Highway, in order to achieve a total width of 36.5 metres (120 ft.) from the existing south curb on Fraser Highway. The applicant will also be required to construct a portion of a multi-use pathway that runs along the north side of Fraser Highway through Clayton.
- The applicant will be required to register a 3.0-metre (10-ft.) wide statutory right-of-way on the south side of the new east-west road for a sidewalk and boulevard.
- As noted earlier in the report, 192 Street will be re-aligned to intersect with the ultimate alignment of the proposed new east-west road. The applicant will be required to construct a portion of 192 Street.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's new Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

JUSTIFICATION FOR PLAN AMENDMENT

OCP Amendment

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate portions of the site from Urban to Commercial and Multiple Residential to permit the creation of two (2) lots (see Appendix VII), with a remaining parcel to be conveyed to the City as riparian protection area.
- The proposed OCP amendment from Urban to Commercial is consistent with the East Clayton Neighbourhood Concept Plan (NCP) (see Appendix VIII). The proposed amendment to Multiple Residential also requires an amendment to the East Clayton NCP. Staff support the proposed amendments.

NCP Amendments

- The subject site has several designations in the East Clayton NCP (see Appendix VIII):
 - Specialty Community-Oriented Commercial;
 - Riparian Protection Area; and
 - Open Space/Park.
- The applicant is proposing to amend the designation for portions of the subject site as follows:
 - from Open Space/Park (for the portion of 192 Street being closed) to Specialty Community-Oriented Commercial; and
 - from Specialty Community-Oriented Commercial to 22 – 45 upa (High Density).

Amendment from Specialty Community-Oriented to 22 – 45 upa (High Density)

- In the original East Clayton NCP, the Specialty Community-Oriented Commercial (SCOC) designation, which encompasses 3.5 hectares (8.65 ac) of land along the north side of Fraser Highway and 64 Avenue, was envisioned as a commercial village of significant size that would complement and support residential uses in both the local neighbourhood and larger community, in a small-scale, street-oriented, walkable form of development.
- However, to date, there has been no development of the SCOC-designated lands, primarily due to access constraints and location.
- As the SCOC-designated lands are adjacent to Fraser Highway, vehicular access is limited to right-in/right-out only, which does not provide adequate access for significant retail developments. Similarly, access from 64 Avenue is limited to right-in/right-out only via 192 Street.

- The site is also separated from the existing residential developments to the north by the McLellan Creek, which limits both pedestrian and vehicular access connections to the SCOC-designated lands.
- Additionally, City staff are in the process of preparing a report to Council that proposes amending that portion of the East Clayton NCP to the west of the SCOC-designated lands currently designated as Business Park to an alternative land use concept. As it is anticipated that this area will be the location of a future rapid transit station, it would be appropriate to re-orient the commercial heart of East Clayton to this location.
- Furthermore, supporting redesignation of portions of the subject site to 22 – 45 upa (High Density) will permit a residential density that will be supportive of both the future rapid transit network as well as this alternative land use concept.
- Staff are therefore supportive of amending a portion of the SCOC designation in the East Clayton NCP in order to reduce the size of the commercial component of the subject application, and increase the residential density.

Amendment from Open Space/Park to Specialty Community-Oriented Commercial

- The alignment of 192 Street north of 64 Avenue was shifted from its previous location in the early 1990s to its current, interim alignment further to the east, in order to improve the safety of the intersection of Fraser Highway and 64 Avenue. The interim alignment remains connected to 64 Avenue at present.
- The interim alignment of 192 Street is, under the current NCP, to be permanently closed to vehicular traffic upon the completion of 192 Street Diversion, with the intention that it remain as unopened road right-of-way functioning as Public Open Space/Park (see Appendix VIII). The existing Metro Vancouver and FortisBC utilities are to remain within the right-of-way.
- The applicant is proposing to acquire a portion of the original 192 Street alignment, redesignate this portion to Specialty Community-Oriented Commercial in the NCP, and consolidate it into the proposed commercial component of the development. The existing utilities are proposed to remain, as is the interim alignment of 192 Street. Should the affected utilities be supportive of the proposal, a statutory right-of-way would be registered over the site for access and maintenance to these utilities. The utilities have not offered any objections to the proposal.
- Staff are supportive of the proposed closure of a portion of 192 Street and the amendment to the NCP. Selling this surplus land to the applicant would be a benefit to the development and would transfer the responsibility for maintenance of these surplus lands from the City to the applicant.
- In addition, under the current application, the applicant is required to construct a new east-west road that connects to 192 Street and bisects the subject site. As the properties east of the subject site develop, staff envision that this new east-west road will continue east from 192 Street and ultimately connect to 64 Avenue. In addition, 192 Street will be realigned to intersect with this new east-west road.

Tree Preservation/Replacement

- Mike Fadum & Assoc. Ltd. prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix V). The Arborist Report indicates there are one hundred and two (102) mature trees within the developable portion of the site. Trees within the proposed riparian protection area are not included in this report, as the ultimate determination on the status of these trees will be made by Parks, Recreation and Culture staff.
- The Report proposes the removal of one hundred and two (102) trees within the proposed developable area of the site because they are located will be impacted by the development, as they are within the footprint of proposed roads, driveways or buildings.
- Included amongst these trees to be removed are three quality Douglas-fir trees. Staff requested the applicant consider retaining these trees. However, the applicant stated it is not feasible to retain trees of this size without significantly impacting the developability of the site.
- The applicant has proposed planting five up-sized, specimen-quality trees (Autumn Blaze Maple) on the residential site amongst the replacement planting to partially compensate for the loss of the Douglas-fir trees. According to the proposed landscaping plan prepared by Durante Kreuk Ltd. Landscape Architects, a total of one hundred and seventy-three (173) trees are proposed to be planted on the proposed commercial and townhouse sites, not including street trees.
- The information provided has been reviewed by staff, and some modifications to the Report are required.
- The following chart provides a summary of the proposed removal of trees within the proposed townhouse portion of the site by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal from Development Site
Red Alder	44	0	44
Back Cottonwood			
Pacific Crab Apple	1	0	1
Paper Birch	2	0	2
Bitter Cherry	2	0	2
Cherry	3	0	3
Western Red Cedar	18	0	18
Crabapple	1	0	1
Dogwood	1	0	1
Douglas-fir	19	0	19
Falsecypress	3	0	3
Norway Maple	1	0	1
Shore Pine	1	0	1
Plum	2	0	2
Colorado Blue Spruce	1	0	1
Sitka Spruce	2	0	2
Weeping Willow	1	0	1
Total	102	0	102

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as forty-four (44) alder/cottonwood trees are proposed to be removed and fifty-eight (58) protected trees are proposed to be removed from the development site, a total of one hundred and sixty (160) replacement trees are required. No trees are to be removed from the riparian protection area.
- One hundred and seventy-three (173) replacement trees are proposed to be planted, comprised of one hundred and thirty-five (135) trees on the townhouse portion and thirty-eight (38) trees on the commercial portion of the site, not including street trees.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 14, 2013. Staff received three telephone calls in response to the pre-notification letter and development proposal sign.

- A nearby property owner called to express concern about the development. The caller is concerned that their property, and others fronting Fraser Highway to the west of the subject site, will become landlocked and undevelopable should the subject application be approved. They also expressed concern that their property would be "split in two" by the proposed new road. The caller also questioned why the applicant is proposing a townhouse development in an area designated for commercial development

(Staff responded by explaining that the subject application will be dedicating one road and one lane that, along with the anticipated extension of this road to the west of the subject site, will improve access to all of the properties along Fraser Highway. With the anticipated arrival of rapid transit along Fraser Highway, furthermore, these properties should be attractive for future development. Staff also advised that a partial amendment to the commercial designation in the NCP is supported in light of anticipated changes to the Business Park designation in the NCP, and to make development viable in the near term.)

- Two separate property owners in the vicinity called to inquire about the impact of the development on their properties along Fraser Highway.

(Staff reiterated the comments detailed above.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a townhouse development adjacent McLellan Creek on the north portion of the site and a community shopping node on the south portion.

Community Shopping Node Component

- The proposed commercial-retail component is in the form of a commercial village, consisting of approximately 1,796 square metres (19,336 sq.ft.) of floor area in four, one-storey free-standing buildings.
- The buildings are oriented towards Fraser Highway and the new east-west road (64A Avenue), and have been designed to have a village character with a strong interface to the townhouses to the north. Elements such as a mixture of sloped and flat rooflines and fenestration, with varied cladding materials such as white brick and hardie-plank siding with contrasting black metal overhangs, are incorporated.
- The buildings fronting Fraser Highway and 64A Avenue are intended to enhance the pedestrian experience by providing an active frontage along the future multi-use pathway. Wide sidewalks and raised pedestrian crosswalks are provided throughout to reinforce walkability of the site. Roof overhangs for weather protection, outdoor seating, and trellises are intended to complement the village character of the development and improve the pedestrian experience.
- The commercial village also incorporates two small retail “kiosks”, each approximately 6.5 square metres (69 sq.ft.) in area. The kiosks are intended to provide interest, diversity and vitality to the commercial village as they create activity in zones that otherwise might not be, such as in parking areas or adjacent to drive-through aisles. Kiosks can also accommodate a variety of retailers, some of whom need only small entry-level spaces, thereby attracting local retailers. The building materials used complement those used in the rest of the village.

Commercial Village Landscaping

- Landscaping consisting of Chinese Dogwood, Persian Ironwood and Daybreak Cherry trees interspersed with shrubs such as Azalea, Honeysuckle, Rhododendron and Yew, and perennials and grasses such as Feather Reed, Evergold Sedge, Purple Cone Flower and Candytuft will be planted throughout the commercial development. The intent is to provide a high canopy combined with low planting to provide visibility into the site. Planting beds will also be used as bioswales to manage surface water.
- A landscape buffer comprised of benches, trellises and low hedging will be planted between the pedestrian sidewalk along the new 64A Avenue and the drive-through component of the commercial development to promote screening and noise reduction.
- A portion of the parking area between Buildings B and C will incorporate specialty paving and lighting, and is designed to be convertible to a plaza for community events.
- A 3.0-metre (10-ft.) wide walkway through the development, following the alignment of the original 192 Street Road right-of-way, will provide a pedestrian connection from 192 Street to the intersection of Fraser Highway and 64 Avenue.
- Fascia signage is proposed in the form of channel lettering located on the building elevations.

Commercial Village Parking

- The Surrey Zoning By-law requires ten (10) parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area for eating establishments, pubs and entertainment uses and three (3) parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area for retail, service, and office uses.
- At present, the applicant has indicated that amongst the tenants will be one restaurant and one financial institution, while the rest remain undetermined. Based upon this information, it is estimated that there will be a requirement for seventy-one (71) on-site parking spaces.
- A total of eighty-five (85) off-street, commercial parking spaces are provided for the commercial village, not including adjacent on-street parking spaces.
- In addition, fifteen (15) queuing spaces are provided in advance of the drive-through restaurant window, which exceeds the requirement of the Surrey Zoning By-law of eight (8) queuing spaces.

Townhouse Component

- The applicant proposes to construct a 44-unit, three-storey townhouse development north of the proposed 64A Avenue.
- The townhouse units range in size from 114 square metres (1,225 sq.ft.) to 120 square metres (1,297 sq.ft.) and are comprised entirely of two-bedroom with flex-room units.
- Each of the 44 townhouse units will contain an attached garage and a flex-room located at grade, with the flex-room fronting the multi-use pathway to the north, the new 64A Avenue to the south, or 192 Street to the east. The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate peaked roofs and oversized windows into a modern interpretation of the "saltbox" architectural form. The proposed major exterior finishes on the townhouses consist of brick and vinyl siding, painted grey and white. Wood trim will provide finishing details along the edges and corners of the units and around doors and windows, while metal canopies and front entry doors with bold colours provide interest and differentiation of the units at the street level.
- Each unit will have a small private patio or front yard space.

Townhouse Landscaping and Outdoor Amenity Space

- A statutory right-of-way to accommodate a multi-use pathway of varying widths for public access will be registered over an east-west pedestrian connection along the southern edge of the future park/riparian protection area around McLellan Creek. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.
- Landscaping and pathways to individual units will be used to delineate between public spaces and private spaces.
- Landscaping consisting of Autumn Blaze Maple, Sentinel Maple, Raywood Ash, Mt. Fuji Cherry, Pin Oak and Serbian Spruce trees interspersed with shrubs such as Boxwood, Azalea, Orange Blossom,

Rhododendron and others, and perennials and grasses such as Winter Heath, Blue Oat and Lavender will be planted throughout the development.

- The RM-30 Zone requires that 132 square metres (1,421 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 132 square metres (1,421 sq.ft.). The outdoor amenity space is located near to but separated from the riparian protection area by a multi-use pathway. The amenity area provides an active, naturalized play area for children.
- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 132 square metres (1,421 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). The applicant has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

Townhouse Parking

- A total of eighty-eight (88) resident parking spaces are provided within the townhouse site, which meets the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a tandem parking arrangement where one parking space will be located inside the garage, and the second space located behind on the driveway, subject to DVP approval, for all forty-four (44) units. Therefore, a variance is required to address the tandem parking arrangement (see By-law Variances Section).
- A total of five (5) visitor parking space are to be provided, which does not meet the minimum visitor parking requirement of nine (9) spaces in Surrey Zoning By-law No. 12000. However, significant on-street parking is available along 192 Street and along the new 64A Avenue. A variance is required to address the shortfall of visitor parking spaces (see By-law Variances Section).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 4, 2013. 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"> • Within the East Clayton NCP area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development contains a mix of commercial and residential uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas. Permeable pavers will be used to enable storm water recharge, while landscaping will incorporate water efficient planting. • The development also provides a riparian protection area for a yellow-coded stream. • A recycling program will be incorporated into both the residential

Sustainability Criteria	Sustainable Development Features Summary
	and commercial components of the development. <ul style="list-style-type: none"> • Through construction waste management, over 50% of waste will be diverted from the land fill.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides for, and connects to, several multi-use pathways. • The commercial component provide bike racks to encourage, and is located adjacent to an anticipated future rapid transit route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

ADP Meeting: June 27, 2013

- The commercial component was reviewed by ADP and the site plan and building design were generally well-received (see Appendix VI). The applicant's architect and landscape architect have agreed to resolve the majority of the design items, which includes improving the highly visible eastern elevation of Building C and its relationship with the intersection of Fraser Highway and 64 Avenue, and the surface permeability of the site.
- In addition to the comments provided by ADP, the Acting City Architect has some additional requirements to be addressed prior to consideration of final adoption with respect to both the commercial component and the townhouse component, which was not referred to ADP but was reviewed by staff.
- The applicant has agreed to resolve these items prior to consideration of Final Adoption of the Rezoning By-laws and issuance of the Development Permit.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front (south), west side yard and east side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.); and
- To reduce the minimum rear (north) side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The proposed setbacks are consistent with the setbacks of existing townhouse developments in East Clayton.

Staff Comments:

- The setback variances are acceptable as they allow for better public frontage-oriented units along all property lines.
- The setbacks are generally in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- Staff support the requested variances.

(b) Requested Variance:

- To vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit.

Applicant's Reasons:

- In order to provide ground-level rooms that provide better interaction with the street and multi-use pathway, the units have one exterior parking space behind the garage.

Staff Comments:

- The RM-30 Zone requires that both tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.
- The applicant is proposing one outside tandem parking space for is 100% of the total resident parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem spaces they would be permitted.
- Due to the narrow design of these particular units, tandem parking is the only option available.
- Staff support the requested variance.

(c) Requested Variance:

- To reduce the visitors parking space requirement of Part 5 of the Surrey Zoning By-law 12000 from 9 visitor parking spaces to 5 visitor parking spaces.

Applicant's Reasons:

- Due to its location between McLellan Creek to the north, 192 Street to the east, and as a result of road dedication requirements, the proposed townhouse site is constrained.

Staff Comments:

- There is a significant amount of on-street parking along both the southern and eastern property lines of the proposed townhouse development.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan (for RM-30)
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 and Applicant's Responses
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Plan
Appendix IX.	Development Variance Permit No. 7913-0030-00
Appendix X.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Stephanie Bird
 Mosaic Avenue Developments Ltd.
 Address: 2609 - Granville Street, Suite 500
 Vancouver, BC V6H 3H3
 Tel: 778-877-2885

2. Properties involved in the Application
 - (a) Civic Address: 6469 - 192 Street
 19141 - Fraser Highway
 19153 - Fraser Highway
 6415 - 192 Street
 19169 - Fraser Highway
 Portion of 192 Street

 - (b) Civic Address: 6469 - 192 Street
 Owner: Leonard H Ficken
 PID: 011-451-831
 Lot 1 Section 16 Township 8 New Westminster District Plan 9980

 - (c) Civic Address: 19141 - Fraser Highway
 Owner: Mukhtiar S Grewal
 Jasbir K Grewal
 PID: 002-132-249
 Lot 6 Section 16 Township 8 New Westminster District Plan 8853

 - (d) Civic Address: 19153 - Fraser Highway
 Owner: Sherry G Gerber
 Henry S Gerber
 PID: 007-630-689
 Lot 7 Section 16 Township 8 New Westminster District Plan 8853

 - (e) Civic Address: 6415 - 192 Street
 Owner: Tae H Kwon
 Tae S Park
 PID: 011-376-597
 Lot 10 Except: Parcel A (Bylaw Plan 81847); Section 16 Township 8 New Westminster
 District Plan 8853

 - (f) Civic Address: 19169 - Fraser Highway
 Owner: Lorna G Willis
 Charles J Willis
 PID: 011-376-619
 Lot "A" Section 16 Township 8 New Westminster District Plan 8853

 - (g) Portion of 192 Street

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate portions of the site.
- (b) Introduce a By-law to rezone the northern portion of the site.
- (c) Introduce a By-law to rezone the southern portion of the site and a portion of road allowance.
- (d) Proceed with Public Notification for Development Variance Permit No. 7913-0030-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RM-30 and CD (based on C-8)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	4.9	
Hectares	2.0	
NUMBER OF LOTS		
Existing	5	
Proposed	2	
SIZE OF LOTS		
Range of lot widths (metres)	<i>See Development Data Sheets</i>	
Range of lot areas (square metres)		
DENSITY		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	31%	
Estimated Road, Lane & Driveway Coverage	34%	
Total Site Coverage	65%	
PARKLAND		
Area (square metres)	4,089 m ²	
% of Gross Site	21%	
Required		
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	NO	
HERITAGE SITE Retention		
	NO	
BOUNDARY HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	YES	

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		11,542 m ²
Road Widening area		730 m ² <i>(incl. 50% of new east-west road)</i>
Undevelopable area		4,089 m ²
Net Total		6,723 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	37%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		63%
SETBACKS (in metres)		
Front (South)	7.5 m	3.5 m*
Rear (North)		3.0 m*
Side #1 (West)		3.5 m*
Side #2 (East)		3.5 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.5 m
Accessory	<i>Amenity Bldg: 11 m Other: 4.5 m</i>	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		44
Three Bedroom +		
Total		44
FLOOR AREA: Residential	6,051 m ²	5,107 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,051 m ²	5,107 m ²

* *Seeking variances*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		38 uph / 15 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	66 uph / 27 upa
FAR (gross)		0.47
FAR (net)	0.9	0.81
AMENITY SPACE (area in square metres)		
Indoor	132 m ²	0 m ²
Outdoor	132 m ²	132 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	88	88
3-Bed		
Residential Visitors	9	5*
Institutional		
Total Number of Parking Spaces	97	93
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	100%*
Size of Tandem Parking Spaces width/length		

* *Seeking variances*

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		9,248 m ²
Road Widening area		1,761 m ² <i>(incl. 50% of new east-west road)</i>
Undevelopable area		
Net Total		7,487 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	24%
Paved & Hard Surfaced Areas		61%
Total Site Coverage		85%
SETBACKS (in metres)		
Front (South)	3.0 m	3.0 m
Rear (North)	5.0 m	5.0 m
Side #1 (W)	4.0 m	4.0 m
Side #2 (E)	7.5 m	23.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	8.5 m
Accessory	4 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		1,799 m ²
Office		
Total	5,990 m ²	1,799 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,990 m²	1,799 m²

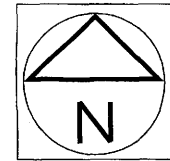
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.19
FAR (net)	0.8	0.24
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	71	85
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	71	85
Number of disabled stalls	1	6
Number of small cars	21	14
Tandem Parking Spaces: Number / % of Total Number of Units		0
Drive-through Queuing Spaces	8	15

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____ OF:
 LOT 1, PLAN 9980 AND PORTIONS OF LOTS A, 6, 7 AND
 10 (EXCEPT : PARCEL A (BYLAW PLAN 81847)) PLAN 8853
 SECTION 16, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

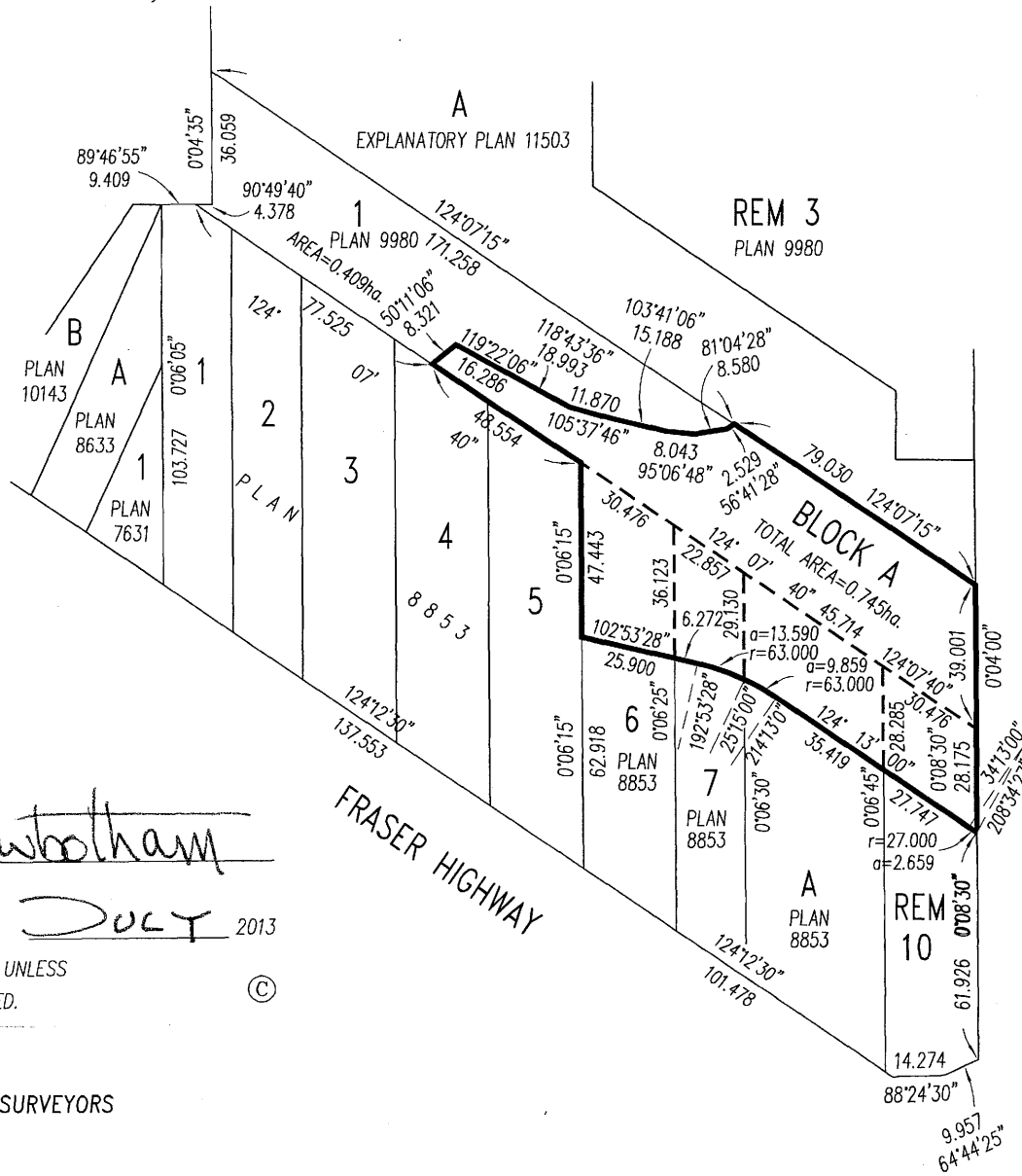
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SURREY FILE No.
 7913-0030-00

CIVIC ADDRESSES:

- 6415 192 St.
- 6469 192 St.
- 19141 Fraser Hwy.
- 19153 Fraser Hwy.
- 19169 Fraser Hwy.



ha. INDICATES HECTARES

G. Rowbotham

CERTIFIED CORRECT

Dated this 3rd day of JULY 2013

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.



OLSEN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS
 204-15585 24th AVENUE,
 SURREY, B.C. V4A 2J4
 TELEPHONE : 531-4067
 FAX : 531-5811

OUR FILE - 17678-zoning-bylaw-plan-1

BOOK OF REFERENCE	
LOT	AREA
NORTH PT. LOT 6	0.106ha.
NORTH PT. LOT 7	0.061ha.
NORTH PT. LOT A	0.107ha.
NORTH PT. REM 10	0.071ha.
EAST PART LOT 1	0.400ha.
TOTAL	0.745ha.

ISSUES	
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PROJECT NUMBER	ISS
DRAWN BY	K.M.L.
CHECKED BY	D.J.L.
DATE CHECKED	
CONSULTANT	



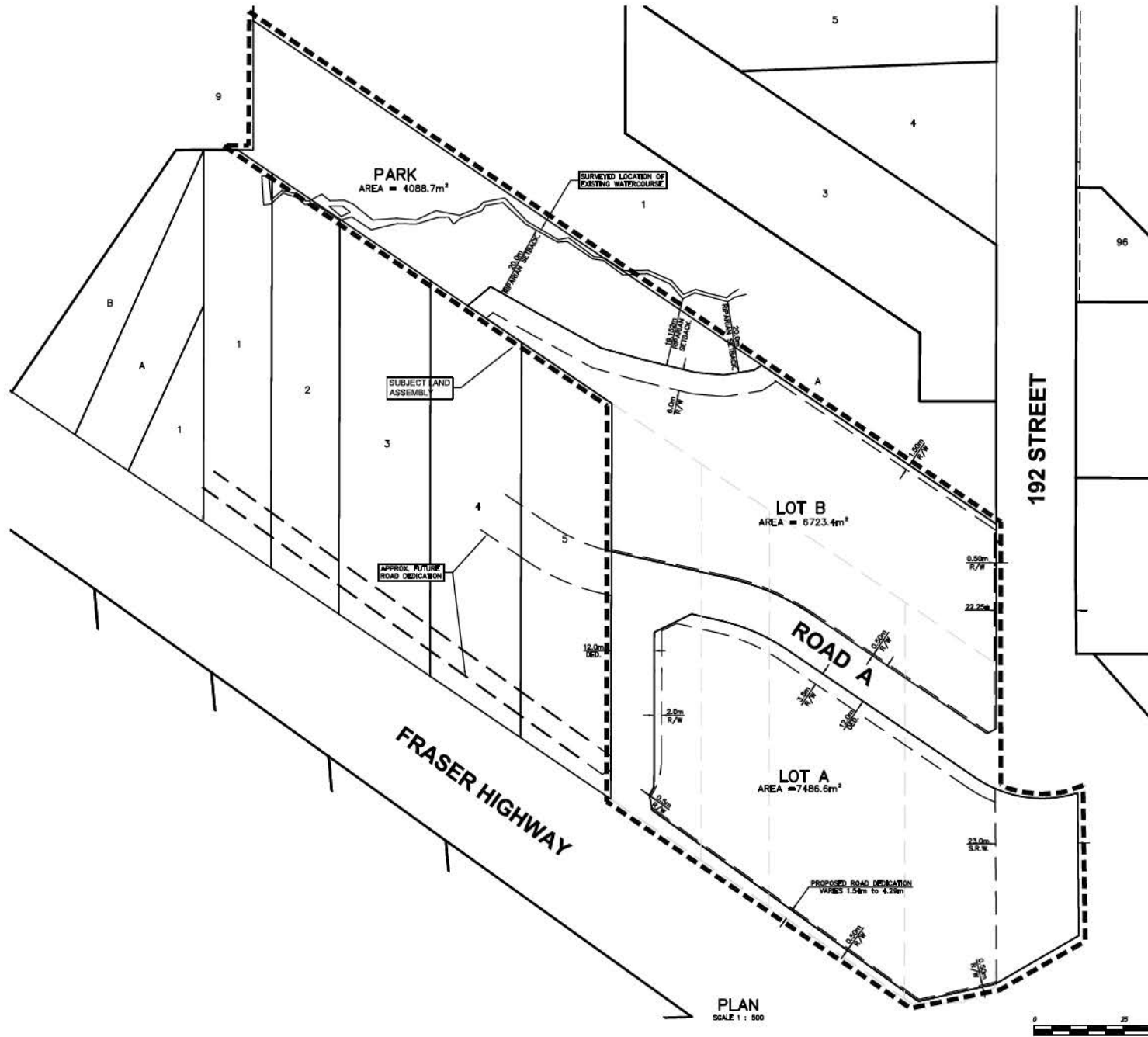
Project No. #0853

PROJECT
FRASER HWY @ 192nd
SURREY, B.C.

DRAWING TITLE
PRELIMINARY SUBDIVISION PLAN

DRAWING NO.

C-2





Suite 505-2609 Granville Street
Vancouver, BC V6H 3G9

REVISION	REVISION	REDATE
1	REVISION	

ISSUES	
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CHECKED BY	J.L.L.
DATE CHECKED	
CONSULTANT	



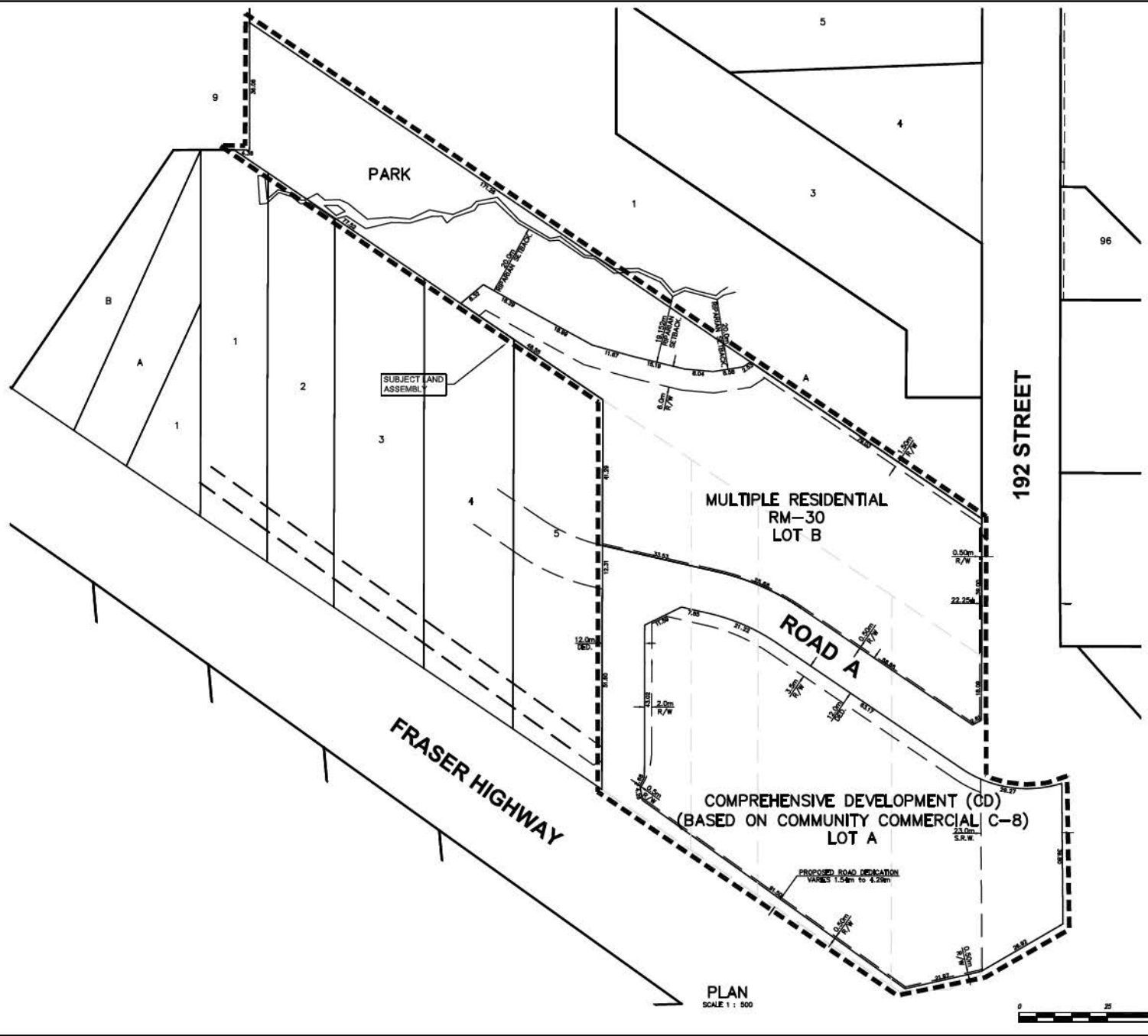
Hunter Laird
ENGINEERING LTD.
#101-43 KITCHEN STREET
NEW WESTMINSTER, B.C. V3L 3P5
TEL: 354-9101 FAX: 354-9110

Project No. #0853

PROJECT	FRASER HWY @ 192nd SURREY, B.C.
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DRAWING TITLE	REZONING BLOCK PLAN
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DRAWING NO.	C-3
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PLAN
SCALE 1 : 500





1 OVER ALL SITE PLAN
19120 Scale: 1:500

1028 Main Street
Vancouver, BC
Canada, V6T 3C1
T: 604-676-8080
F: 604-676-5090
www.ekistics.com



REVISIONS

1	
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REVISED

20	REVISED FOR PROGRESSIVE	2013-04-08
19	REVISED FOR REVIEW	2013-04-08
18	REVISED FOR REVIEW	2013-04-04
17	REVISED FOR PROGRESSIVE	2013-04-03
16	REVISED FOR PROGRESSIVE	2013-04-03
15	REVISED FOR CONSULTATION	2013-04-03
14	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-03
13	OVERALL REVIEW	2013-04-03
12	REVISED FOR GRADING/BRICK/LOG REVIEW	2013-04-03
11	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-03
10	REVISED FOR REVIEW	2013-04-03
9	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-03
8	REVISED SITE PLAN UPDATE	2013-04-03
7	REVISED SITE PLAN UPDATE	2013-04-03
6	REVISED SITE PLAN UPDATE	2013-03-28
5	REVISED FOR REVIEW	2013-03-21
4	REVISED FOR PROGRESSIVE	2013-03-20
3	REVISED FOR REVIEW	2013-03-15
2	REVISED FOR REVIEW	2013-03-14
1	REVISED FOR REVIEW	2013-03-13

PROJECT NUMBER

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NAME	
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DATE CHECKED

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CONSULTANT

NAME	
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PROJECT

FRASER

SURREY, B.C.

DRAWING TITLE

OVERALL DEVELOPMENT

SITE PLAN

DRAWING NO.

A0.02

1038 Main Street
Vancouver, BC
Canada, V6T 3C1
T: 604-676-8080
F: 604-676-5090
www.ekistics.com



Suite 600-2009 Granville Street
Vancouver, BC, V6H 3A3

REVISIONS

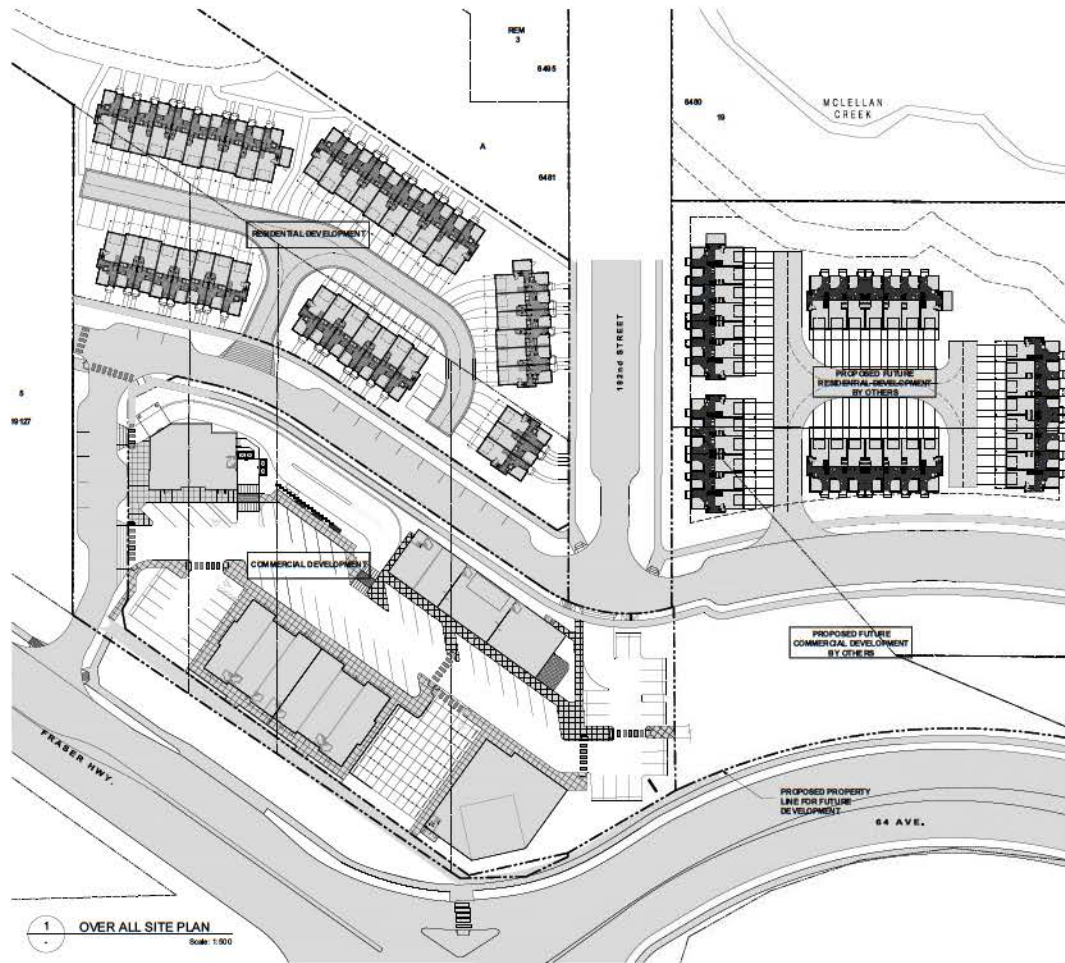
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17	REVISED FOR PRELIMINARY	2013-04-08
16	REVISED FOR PRELIMINARY	2013-04-08
15	REVISED FOR CONSULTATION	2013-04-08
14	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-08
13	OVERALL REVIEW	2013-04-08
12	REVISED FOR GRADING/BRICKWORK REVIEW	2013-04-08
11	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-08
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6	REVISED SITE PLAN UPDATE	2013-03-28
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1	REVISED FOR REVIEW	2013-03-14

PROJECT NUMBER	01876
DRAWN BY	EH
CHECKED BY	WB
DATE CHECKED	
CONSULTANT	

PROJECT
FRASER
SURREY, B.C.

DRAWING TITLE
PROPOSED OVERALL DEVELOPMENT INCLUDING EASTERN LAND

DRAWING NO.
A0.03





REVISIONS

1	
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REVISED

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19	REVISED FOR REVIEW	2013-04-08
18	REVISED FOR REVIEW	2013-04-04
17	REVISED FOR PROGRESS	2013-04-08
16	REVISED FOR PROGRESS	2013-04-08
15	REVISED FOR CONSULTATION	2013-04-08
14	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-08
13	OVERALL REVIEW	2013-04-08
12	REVISED FOR GRADING/BRICK/LOG REVIEW	2013-04-08
11	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-08
10	REVISED FOR REVIEW	2013-04-08
9	REVISED FOR SPECIAL STRUCTURE REVIEW	2013-04-08
8	REVISED INTERPLAN UPDATE	2013-04-08
7	REVISED INTERPLAN UPDATE	2013-04-08
6	REVISED INTERPLAN UPDATE	2013-04-08
5	REVISED FOR PROGRESS	2013-04-08
4	REVISED FOR PROGRESS	2013-04-08
3	REVISED FOR REVIEW	2013-04-08
2	REVISED FOR REVIEW	2013-04-08
1	REVISED FOR REVIEW	2013-04-08

PROJECT NUMBER

DRAWN BY

CHECKED BY

DATE CHECKED

CONSULTANT

PROJECT

FRASER
SURREY, B.C.

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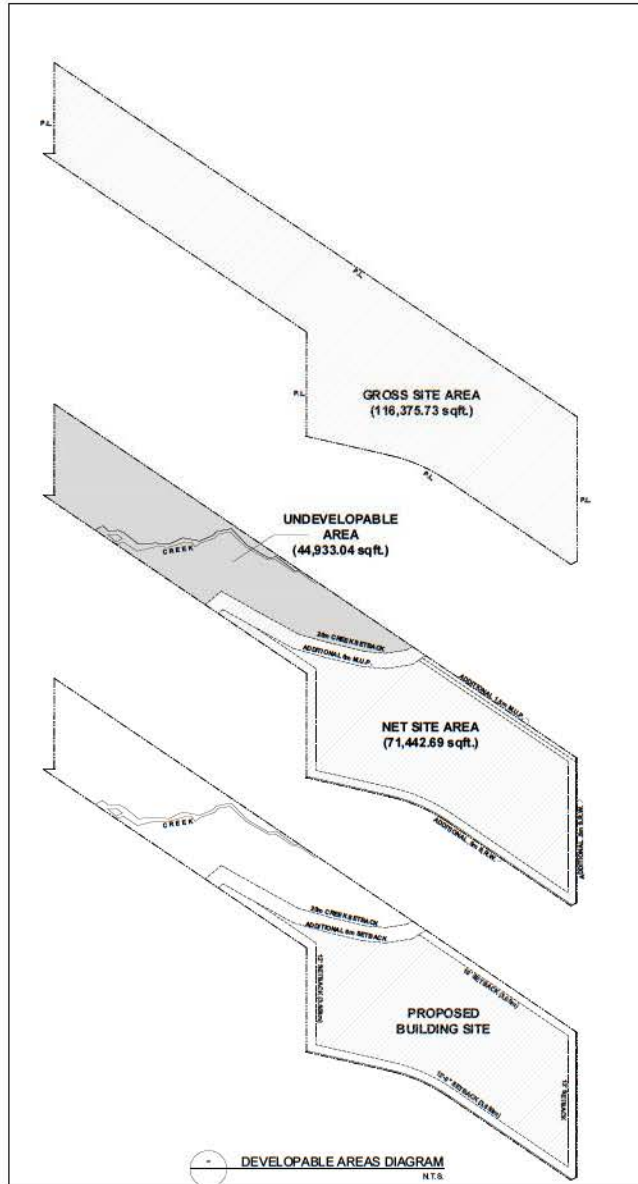
SITE PLAN PROPOSED

DRAWING NO.

A1.03



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



DEVELOPMENT DATA

PROPOSED ZONING		RM30	
LOT AREA	S.M.	S.F.	
GROSS TOTAL	10811.66	116375.73	
UNDEVELOPABLE AREA	4268.72	44933.60	
NET TOTAL	6722.94	72361.13	
LOT COVERAGE (% OF NET LOT AREA)			
	REQUIRED / ALLOWED	PROPOSED	
	%	%	
BUILDINGS AND STRUCTURES	45	30.89%	
PAVED & HARD SURFACE AREAS	0	0	
TOTAL SITE COVERAGE		30.89%	
F1 UNIT GROUND FLOOR FOOTPRINT	523.7 S.F.		
F UNIT GROUND FLOOR FOOTPRINT	482.54 S.F.		
MECH. / ELEC. FOOTPRINT	101.25 S.F.		
SETBACKS			
	REQUIRED / ALLOWED	PROPOSED	
	METERS FEET	METERS FEET	
FRONT	7.5 24.61	3.657R 12.00	
REAR	7.5 24.61	3.048 10.00	
SIDE (EAST)	7.5 24.61	3.657R 12.00	
SIDE (WEST)	7.5 24.61	3.657R 12.00	
BUILDING HEIGHT			
	REQUIRED / ALLOWED	PROPOSED	
	METERS FEET	METERS FEET	
PRINCIPAL	13 42.65	18.52 60.76	
ACCESSORY	N/A N/A	N/A N/A	
NUMBER OF RESIDENTIAL UNITS			
F1 UNIT (2 BEDROOM)	10	AREA/UNIT	1297.3 S.F.
F UNIT (2 BEDROOM)	34	AREA/UNIT	925 S.F.
TOTAL UNITS	44		
		TYP. MECH.	10.25 S.F.
FLOOR AREA RESIDENTIAL			
	F1 - UNITS	F - UNITS	MECH. TOTAL AREA
BUILDING #1	2	6	0 3944.6
BUILDING #2	2	5	0 8719.6
BUILDING #3	2	1	0 3819.6
BUILDING #4	2	4	1 7995.89
BUILDING #5	2	8	0 12194.6
BUILDING #6	2	8	1 12895.85
TOTAL FLOOR AREA (S.F.)			54970.3
DENSITY			
	REQUIRED / ALLOWED	PROPOSED	
F UNITS / ACRE (GROSS)	30.00	34.47	
F UNITS / ACRE (NET)	30.00	24.49	
F.A.R. GROSS	0.90	1.47	
F.A.R. NET	0.90	1.76	
AMENITY SPACE			
	REQUIRED / ALLOWED	PROPOSED	
	S.M. S.F.	S.M. S.F.	
INDOOR (3 S.M./DWELLING)	132 1420.83	0 0	
OUTDOOR (3 S.M./DWELLING)	132 1420.83	132.06 1421	
PARKING			
	REQUIRED / ALLOWED	PROPOSED	
	#	#	
RESIDENTIAL (2 PER DWELLING UNIT)	88	88	
VISITOR (0.2 PER DWELLING UNIT)	9	5	
TOTAL PARKING STALLS	88	88	
SMALL CAR (25% ALLOWABLE)	22	21	

1028 Main Street
Vancouver, BC
Canada, V6T 3C1
T: 604-676-8050
F: 604-676-5090
www.ekistics.com



REVISIONS	
1	
REVIEWS	
21	REVISED SITE PLAN 2013-06-06
20	REVISED FOR REGISTRATION 2013-06-06
19	REVISED FOR REVIEW 2013-06-06
18	REVISED FOR REVIEW 2013-06-06
17	REVISED FOR REGISTRATION 2013-06-06
16	REVISED FOR REGISTRATION 2013-06-06
15	REVISED FOR CONSULTATION 2013-06-06
14	REVISED FOR SPECIAL STRUCTURE REVIEW 2013-06-06
13	OVERALL REVIEW 2013-06-06
12	REVISED FOR GRADING/BROCK LOC. REVIEW 2013-06-06
11	REVISED FOR SPECIAL STRUCTURE REVIEW 2013-06-06
10	REVISED FOR REVIEW 2013-06-06
9	REVISED FOR SPECIAL STRUCTURE REVIEW 2013-06-06
8	REVISED SITE PLAN UPDATE 2013-06-06
7	REVISED SITE PLAN UPDATE 2013-06-06
6	REVISED SITE PLAN UPDATE 2013-06-06
5	REVISED FOR REGISTRATION 2013-06-06
4	REVISED FOR REGISTRATION 2013-06-06
3	REVISED FOR REVIEW 2013-06-06
2	REVISED FOR REVIEW 2013-06-06
1	REVISED FOR REVIEW 2013-06-06
PROJECT NUMBER 0176	
DRAWN BY E.H.	
CHECKED BY MB	
DATE CHECKED	
CONSULTANT	
PROJECT	
FRASER	
SURREY, B.C.	
DRAWING TITLE	
PROJECT DATA	
DRAWING No.	
A1.01	



1 STREETScape OF BUILDINGS #1,2 & 3 FROM 64a AVE
Scale: N.T.S.



2 COLOUR ELEVATION OF BLDGS #3 & #4
Scale: 1/8" = 1'-0"

COLOUR PALETTES	
CP-1	<p>WALL BRICK - CERAMIC BRICK WHITE/CR</p> <p>BRICK - PAZIFIC CLAY PRODUCT TO DARKEN/SHEN - RED TOP/SHEN</p> <p>PAINTED PANELED CABINET PANEL - 200 TO 200/200/200/200</p> <p>WOOD TRIM - 1/2" CROWN MOULDING TO SIMPLY WHITE - 1/2" CROWN MOULDING TO 200/200/200/200 - 1/2" CROWN MOULDING TO 200/200/200/200</p> <p>ALUMINUM WINDOW - PREFIN. STAINLESS-STEEL</p> <p>APPROX. 1" SQUARE - CERTAINTED WOOD/BLACK</p> <p>ALUMINUM ORANGE VISIB. (BLACK/ACTIVE) - PREFIN. STAINLESS-STEEL</p> <p>ALUMINUM WINDOW/LANDSCAPE GLAZING - PREFIN. STAINLESS-STEEL</p>
CP-2	<p>WALL BRICK - CERAMIC BRICK WHITE/CR</p> <p>PAINTED PANELED CABINET PANEL - 200 TO 200/200/200/200</p> <p>WOOD TRIM - 1/2" CROWN MOULDING TO SIMPLY WHITE - 1/2" CROWN MOULDING TO 200/200/200/200 - 1/2" CROWN MOULDING TO 200/200/200/200</p> <p>ALUMINUM WINDOW - PREFIN. STAINLESS-STEEL</p> <p>APPROX. 1" SQUARE - CERTAINTED WOOD/BLACK</p> <p>ALUMINUM ORANGE VISIB. (BLACK/ACTIVE) - PREFIN. STAINLESS-STEEL</p> <p>ALUMINUM WINDOW/LANDSCAPE GLAZING - PREFIN. STAINLESS-STEEL</p>
CP-3	<p>WALL BRICK - CERAMIC BRICK WHITE/CR</p> <p>PAINTED PANELED CABINET PANEL - 200 TO 200/200/200/200</p> <p>WOOD TRIM - 1/2" CROWN MOULDING TO SIMPLY WHITE - 1/2" CROWN MOULDING TO 200/200/200/200 - 1/2" CROWN MOULDING TO 200/200/200/200</p> <p>ALUMINUM WINDOW - PREFIN. STAINLESS-STEEL</p> <p>APPROX. 1" SQUARE - CERTAINTED WOOD/BLACK</p> <p>ALUMINUM ORANGE VISIB. (BLACK/ACTIVE) - PREFIN. STAINLESS-STEEL</p> <p>ALUMINUM WINDOW/LANDSCAPE GLAZING - PREFIN. STAINLESS-STEEL</p>

REVISIONS	
1	

NO.	DESCRIPTION	DATE
20	REVISED FOR DEEP REVIEW	2015-08-08
19	REVISED FOR REVIEW	2015-08-08
18	REVISED FOR DEEP REVIEW	2015-08-08
17	REVISED FOR DEEP REVIEW	2015-08-08
16	REVISED FOR DEEP REVIEW	2015-08-08
15	REVISED FOR CONSULTATION	2015-08-08
14	REVISED FOR FINAL STRUCTURE REVIEW	2015-08-08
13	OVERALL REVIEW	2015-08-08
12	REVISED FOR ENGINEERING/CLC REVIEW	2015-08-08
11	REVISED FOR FINAL STRUCTURE REVIEW	2015-08-08
10	REVISED FOR REVIEW	2015-08-08
9	REVISED FOR FINAL STRUCTURE REVIEW	2015-08-08
8	REVISED FOR PLAN/PERMITS	2015-08-08
7	REVISED FOR PLAN/PERMITS	2015-08-08
6	REVISED FOR PLAN/PERMITS	2015-08-08
5	REVISED FOR DEEP REVIEW	2015-08-08
4	REVISED FOR DEEP REVIEW	2015-08-08
3	REVISED FOR REVIEW	2015-08-08
2	REVISED FOR REVIEW	2015-08-08
1	REVISED FOR REVIEW	2015-08-08

PROJECT NUMBER	DATE
FRASER	2015-08-08

PROJECT
FRASER SURREY, BC

DRAWING TITLE
STREETScape/COLOUR ELEVATION

DATE
2015-08-08

DRAWING NO.
A3.07

1825 Main Street
Vancouver, BC,
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F: 604 678-6260
www.ekistics.com



Suite 400-2009 Granville Street
Vancouver, BC, V6H 3H3

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	
20	WALK FOR ZEP REVIEW	2015-01-02
19	WALK FOR REVIEW	2015-01-02
18	WALK FOR REVIEW	2015-01-14
17	WALK FOR ZEP REVIEW	2015-01-02
16	WALK FOR ZEP REVIEW	2015-01-28
15	WALK FOR CONSULTATION	2015-01-09
14	WALK FOR SPECIAL STRUCT. REVIEW	2015-01-06
13	OVERALL REVIEW	2015-01-02
12	WALK FOR GRADING/CKC/LOC. REVIEW	2015-01-02
11	WALK FOR SPECIAL STRUCT. REVIEW	2015-01-01
10	WALK FOR REVIEW	2015-01-28
9	WALK FOR SPECIAL STRUCT. REVIEW	2015-01-01
8	WALK FOR W. PLAN/UPDATE	2015-01-02
7	WALK FOR W. PLAN/UPDATE	2015-01-02
6	WALK FOR W. PLAN/UPDATE	2015-01-28
5	WALK FOR ZEP	2015-01-01
4	WALK FOR ZEP REVIEW	2015-01-28
3	WALK FOR REVIEW	2015-01-12
2	WALK FOR REVIEW	2015-01-04
1	WALK FOR REVIEW	2015-01-06

PROJECT NUMBER: 08-15

DRAWN BY: TSH

CHECKED BY: MB

DATE CHECKED:

CONV. DATE:

PROJECT

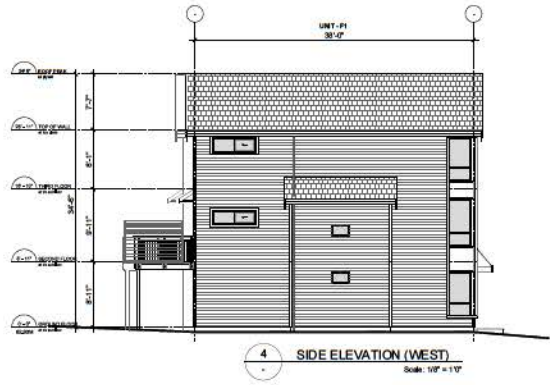
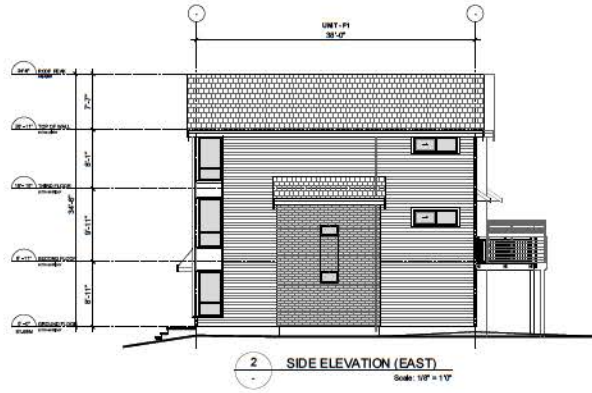
FRASER
SURREY, B.C.

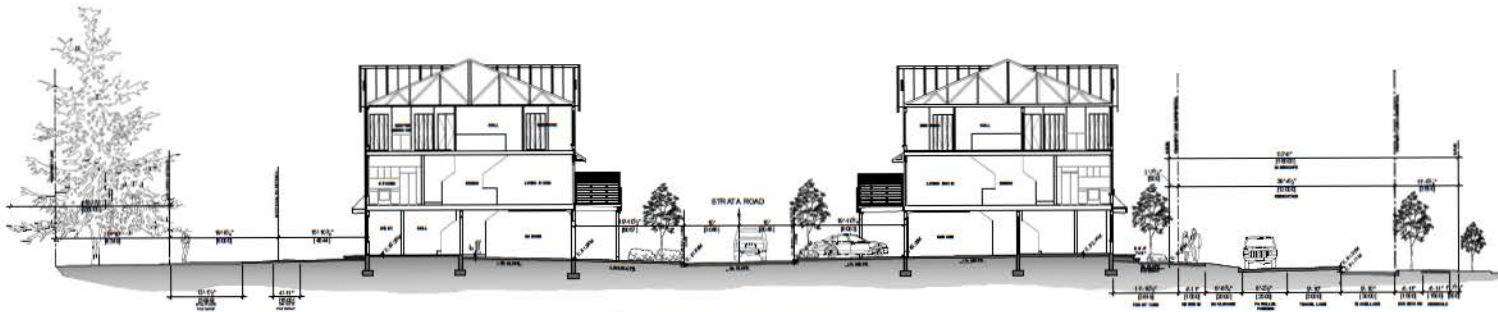
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**BUILDING #1
ELEVATIONS**

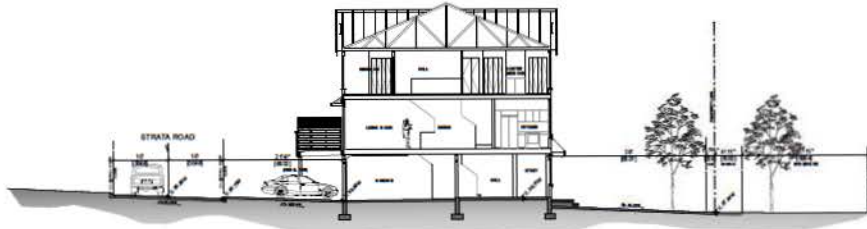
DRAWING NO.

A3.01





1 SITE CROSS SECTION @ BLDG 1 & 6
Scale: 3/32" = 1'-0"



2 SITE CROSS SECTION @ BLDG #3
Scale: 3/32" = 1'-0"

REVISION	DATE
1	

NO.	DESCRIPTION	DATE
20	REVISOR FOR DEEP REVIEW	2015-08-08
19	REVISOR FOR REVIEW	2015-08-08
18	REVISOR FOR REVIEW	2015-08-14
17	REVISOR FOR DEEP REVIEW	2015-08-20
16	REVISOR FOR DEEP REVIEW	2015-08-26
15	REVISOR FOR CONSULTATION	2015-08-26
14	REVISOR FOR SPECIAL STREET REVIEW	2015-08-26
13	OVERALL REVIEW	2015-08-26
12	REVISOR FOR ARCHITECTURAL REVIEW	2015-08-26
11	REVISOR FOR SPECIAL STREET REVIEW	2015-08-26
10	REVISOR FOR REVIEW	2015-08-26
9	REVISOR FOR SPECIAL STREET REVIEW	2015-08-26
8	REVISOR FOR PLAN UPDATES	2015-08-26
7	REVISOR FOR PLAN UPDATES	2015-08-26
6	REVISOR FOR PLAN UPDATES	2015-08-26
5	REVISOR FOR REVIEW	2015-08-26
4	REVISOR FOR DEEP REVIEW	2015-08-26
3	REVISOR FOR REVIEW	2015-08-26
2	REVISOR FOR REVIEW	2015-08-26
1	REVISOR FOR REVIEW	2015-08-26

PROJECT NUMBER	DATE
FRASER	

PROJECT
FRASER

PROJECT
FRASER

DRAWING TITLE
SITE SECTIONS

DRAWING NO.
A1.05

DRAWING LEGEND

L01 Overall Site Plan	L05 Planting Plan: North-West
L02 Townhouse Landscape Plan	L06 Planting Plan: South-West
L03 Landscape Materials	L07 Planting Plan: North-East
L04 Landscape Grading Plan	

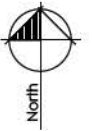
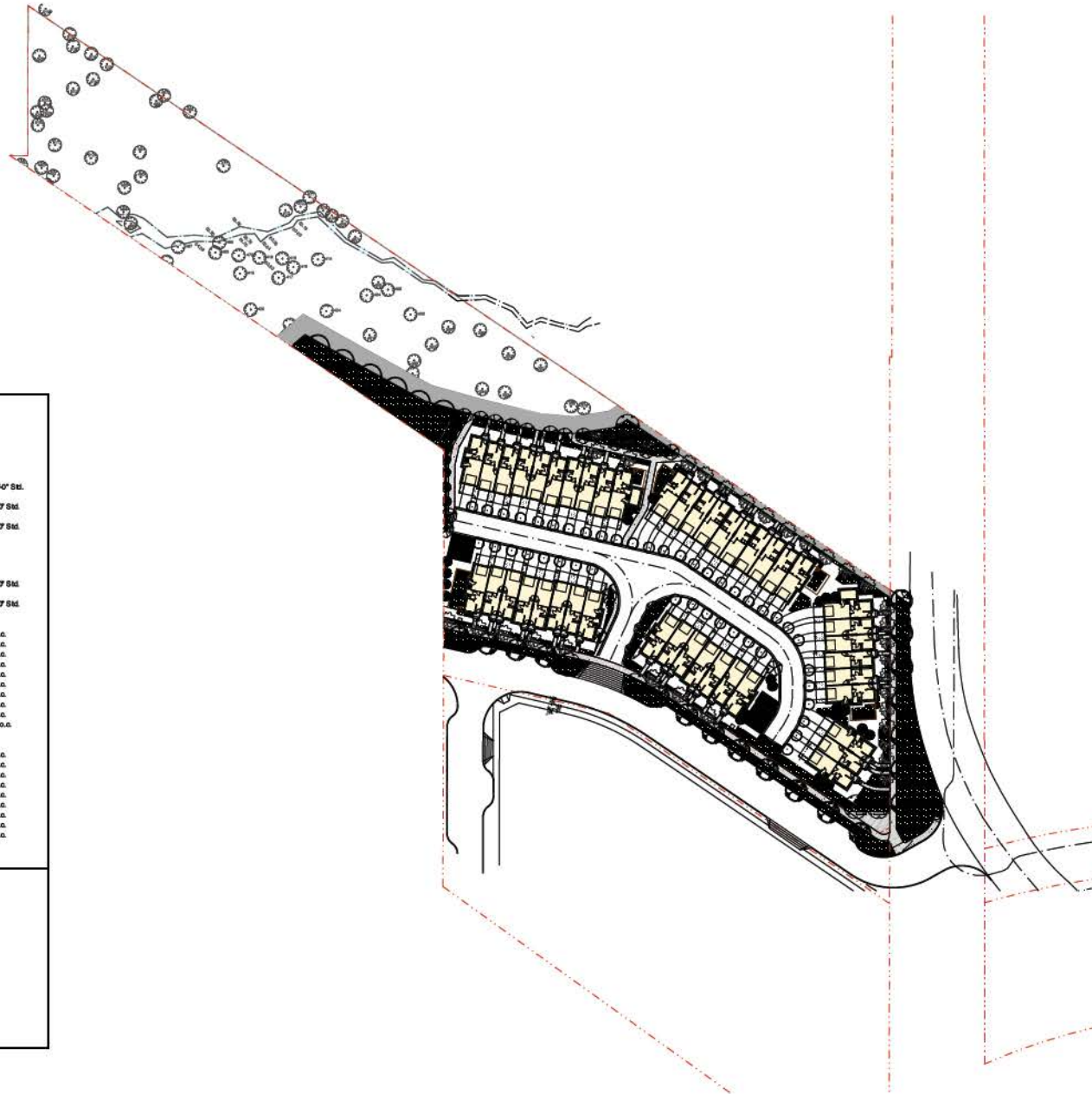
MATERIALS KEY

PLANTING LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	5	Acer freemanii 'Autumn Blaze' (Spetsmen)	Autumn Blaze Maple	10 cm. cal. B&B, 6'-0" Std.
	44	Acer rubrum 'Scarlet Sentinel'	Scarlet Sentinel Maple	6 cm. cal. B&B, 6'-0" Std.
	6	Fraxinus americana 'Raywood'	Raywood Ash	6 cm. cal. B&B, 6'-0" Std.
	10	Prunus serrula 'Shirotae'	Mt. Fuji Cherry	6 cm. cal. B&B
	30	Picea omorika	Seitlan Spruce	10 1/4" B&B
	31	Quercus palustris Green Pillar	Green Pillar Pin Oak	6 cm. cal. B&B, 6'-0" Std.
	19	Street Tree (Species TBD)		6 cm. cal. B&B, 6'-0" Std.
SHRUBS / FERNS				
AH	533	Azalea japonica 'Yino White'	Yino White Azalea	42 pot, 1'4" o.c.
AL	388	Azalea japonica 'Johanna'	Johanna Azalea (Chimari)	42 pot, 1'4" o.c.
BL	902	Buxus microphylla 'Green Beauty'	Borwood	42 pot, 1'4" o.c.
CI	105	Choisya limata	Mexican Orange Blossom	45 pot, 20" o.c.
ND	158	Nandina domestica 'Firepower'	Heavenly bamboo	45 pot, 18" o.c.
PN	153	Polystichum muratum	Western Sword Fern	42 pot, 18" o.c.
RD	231	Rhododendron 'Cunningham's White'	Cunningham's Rhododendron	45 pot, 20" o.c.
SR	199	Sarcococca radcliffei	Fragrant Sweetbox	45 pot, 18" o.c.
SJ	179	Skimmia japonica	Japanese Skimmia	45 pot, 18" o.c.
TA	151	Taxus x media 'Hicksii'	Tsuga Hedge	4 1/4" B&B, 9" o.c.
PERENNIALS / GROUNDCOVERS / GRASSES				
w	363	Erica carnea 'Rusky Glow' (Dark Pink)	Winter Heath	4 1/2 pot, 12" o.c.
wa	231	Erica carnea 'Springwood' (white)	Winter Heath	4 1/2 pot, 12" o.c.
He	306	Helictotrichon sempervirens	Blue Oat Grass	45 pot, 18" o.c.
Hs	41	Hosta sieboldiana 'Elegans'	Hosta	4 1/2 pot, 1'4" o.c.
La	360	Lavendula angustifolia 'Moulin'	Hidcote English Lavender	42 pot, 1'4" o.c.
li	1407	Liriope muscari	Lilyturf	4 1/2 pot, 12" o.c.
Ms	384	Miscanthus sinensis 'Gracillimus'	Maiden Grass	45 pot, 18" o.c.
o	700	Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	4 1/2 pot, 10" o.c.
p	229	Pachysandra terminalis	Japanese Spurge	4 1/2 pot, 10" o.c.

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant sizes and related container sizes are specified according to the B.C. Landscape Standard current Edition. For container classes #0 and smaller, plant sizes shall be as shown in the plant list and the Standard for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #0 class containers, these shall be as defined in the BCNA JANS Standard.
- All trees to be staked in accordance with BCNA Standard.
- ALL STREET TREES** shall be 8" x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (**BOTH SIDES CURB AND SIDEWALK**). Refer to specification.
- For all existing on the services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
- A high efficiency irrigation system to be installed. Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines.



1 Jun 4-13 Re-issued for Reasoning/DP
 2 Mar 5-13 Issued for Coordination
 1 Feb 25-13 Issued for Reasoning/DP
 No. 1 of 10
 Date: _____
 Rev. desc: _____



Project:
Fraser Highway Residential

Drawn by: AG
 Checked by: PGK
 Date: January 2013
 Scale: 1'-0" = 10'-0"

Drawing Title:
Overall Site Plan

Project No.:
 12112

Sheet No.:



3	Jan 8-13	Re-issued for Reasoning/DP
2	Mar-13	Issued for Coordination
1	Jan 31-13	Issued for Reasoning/DP
no.:	date:	item:

Revisions:

dk Duranb Kiosk Ltd.
 102 - 9527 West 8th Avenue
 Vancouver BC V6K 1Y6
 T: 604 884 4411
 F: 604 884 0877
 www.dk.bc.ca

Project:
Fraser Highway Residential

192nd St

Drawn by:	AG
Checked by:	FGK
Date:	May 2013
Scale:	1/16"=1'-0"
Drawing Title:	Landscape Plan

Project No:	12112
Sheet No:	

SITE INFORMATION:	
LEGAL DESCRIPTION: LOTS 8, 7, 10 SEC 18 TWP 8 PL. 8883 NWD	
CADD ADDRESS: 189ND STREET AND FRASER HWY, SURREY, BC	
CURRENT ZONING: RA - ONE ACRE RESIDENTIAL ZONE	
PROPOSED ZONING: CD - COMPREHENSIVE DEVELOPMENT	
SITE AREA: 80,380 SF (1.86 ACRES)	
+ ADDITIONAL LANDS AREA: 11,188 SF (0.25 ACRES)	
TOTAL SITE AREA: 91,568 SF (2.11 ACRES)	
PROPOSED BUILDING AREA: 19,386 SF	
LOT COVERAGE: 19,386 SF / 91,568 SF = 21.18%	

GROSS FLOOR AREAS:	
BUILDING A:	2,700 SF
BUILDING B:	3,480 SF
BUILDING C:	4,860 SF
BUILDING D:	4,710 SF
BUILDING E:	1,800 SF
BUILDING F:	1,800 SF
BUILDING G:	73 SF
BUILDING H:	73 SF
TOTAL GROSS FLOOR AREAS:	19,386 SF

PARKING BYLAW REQUIREMENTS:	
RETAIL = 54,000SF: 2.75 STALLS PER 1,075SF of G.F.A.	
4,801SF TO 40,000SF: 3 STALLS PER 1,075SF of G.F.A.	
>50,000SF: 2.5 STALLS PER 1,075SF of G.F.A. (WITH A MIN OF 158 STALLS)	
EATING & DRINKING EST. = <1 (MIN) MIN 3 STALLS	
>1,075SF: 10 STALLS PER 1,075SF of G.F.A.	
PLUS, A MINIMUM OF 8 VEHICLE CULPING SPACES IN ADVANCE OF DRIVE THRU WINDOW (IF APPLICABLE)	
GENERAL USE (FINANCIAL) = 2 STALLS PER 1,075SF of G.F.A.	

SITE LEGEND:	
	DENOTES DIRECTION OF TRAVEL
	DENOTES PEDESTRIAN CROSSWALK PATH
	DENOTES PEDESTRIAN LETDOWN
	DENOTES BUILDING RECEPTION SIGN
	STOP LINE
	PROPOSED GRADE
	DENOTES PREVIOUS CONCRETE PAVERS
	DENOTES BROOM FINISH CONCRETE WITH CONTROL JOINTS

GENERAL NOTE:
 BOUNDARIES SHOWN HEREIN ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2013.06.10
2	REVISED PER CITY COMMENTS	2013.06.10
3	REVISED PER CITY COMMENTS	2013.06.10
4	REVISED PER CITY COMMENTS	2013.06.10
5	REVISED PER CITY COMMENTS	2013.06.10
6	REVISED PER CITY COMMENTS	2013.06.10
7	REVISED PER CITY COMMENTS	2013.06.10
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16	REVISED PER CITY COMMENTS	2013.06.10
17	REVISED PER CITY COMMENTS	2013.06.10
18	REVISED PER CITY COMMENTS	2013.06.10
19	REVISED PER CITY COMMENTS	2013.06.10
20	REVISED PER CITY COMMENTS	2013.06.10

COMMERCIAL DEVELOPMENT
192ND & FRASER HWY
 FOR MOSAIC MIXED USE DEVELOPMENTS LTD

architects ltd
 600-140 WEST PENDER
 VANCOUVER, BC V6E 4E3
 TELEPHONE: 604-687-2204
 FACSIMILE: 604-688-7481

PROJECT NO: 3510
 DATE: 2013.06.10
COLOUR SITE PLAN

SCALE: AS NOTED
 SHEET NO: A-10C

BUILDING A
FRESH FRONTPAGE 60'-0" x 41'-0"

ALLOWABLE COMBINED SIGNS
 PER CITY OF SURREY SIGN BYLAW (3 SQ FT PER LINEAR FT
 OF FRESH FRONTPAGE)
 CALCULATION: 107' x 3 SF = 321 SF

PROPOSED FASCIA SIGNS:
 WEST ELEV = 28.5 SF
 SOUTH ELEV = 72 SF
 EAST ELEV = 28.5 SF
 NORTH ELEV = 30 SF
 TOTAL PROPOSED FASCIA SIGNS = 159 SF



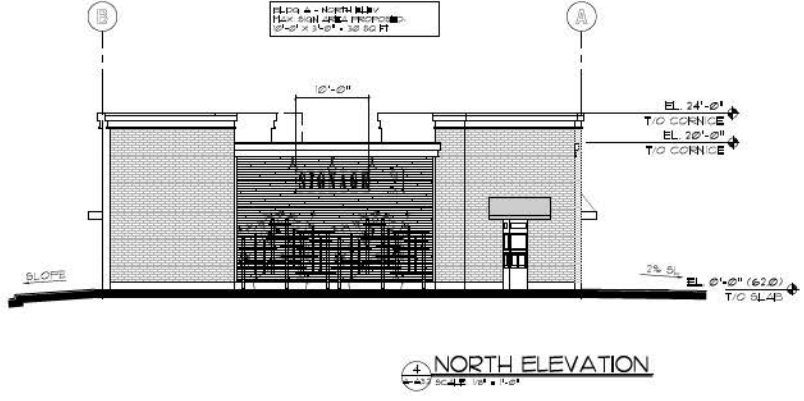
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

1	10/27/13	DRG	AK
2	11/05/13	DRG	AK
3	11/05/13	DRG	AK
4	11/05/13	DRG	AK
5	11/05/13	DRG	AK
6	11/05/13	DRG	AK
7	11/05/13	DRG	AK
8	11/05/13	DRG	AK
9	11/05/13	DRG	AK
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12	11/05/13	DRG	AK
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16	11/05/13	DRG	AK
17	11/05/13	DRG	AK
18	11/05/13	DRG	AK
19	11/05/13	DRG	AK
20	11/05/13	DRG	AK



The drawings are a contract document and shall be read in conjunction with the project conditions of sale, including but not limited to the site plan and any other documents referred to herein.

All items shown are subject to change without notice and shall be subject to the project conditions of sale and any other documents referred to herein.

COMMERCIAL DEVELOPMENT
 192ND & FRASER HWY
 For MOSAIC MIXED USE DEVELOPMENTS LTD

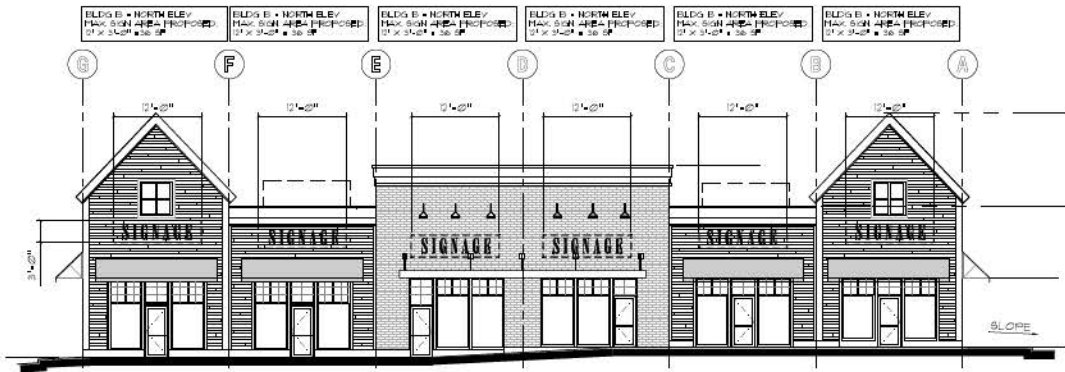


architects ltd
 600-1140 WEST PENDER
 VANCOUVER, BC V6C 4C1
 TELEPHONE: 604-685-2204
 FACSIMILE: 604-685-7881

PROJECT: 3510

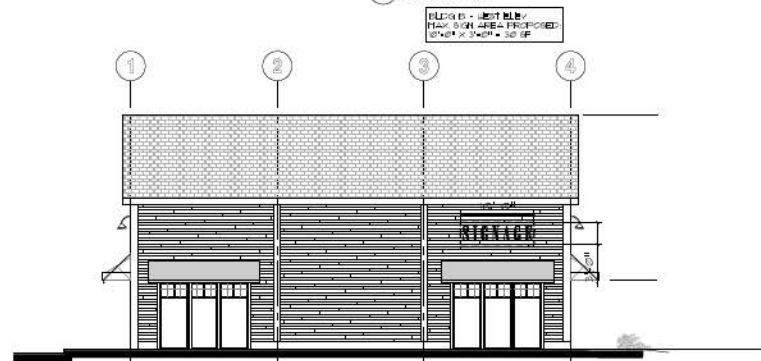
BUILDING A
 SIGNAGE

DATE	2013.11.14
BY	AK
CHK	AK
APP	AK

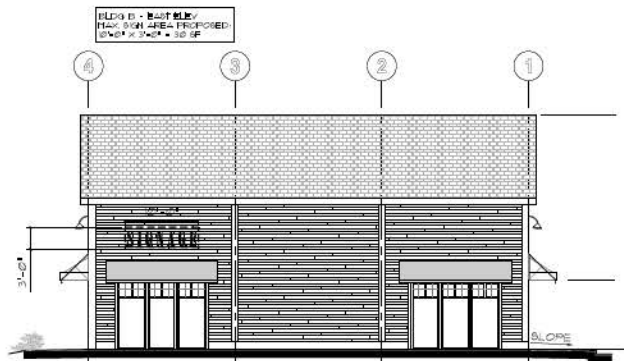


1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

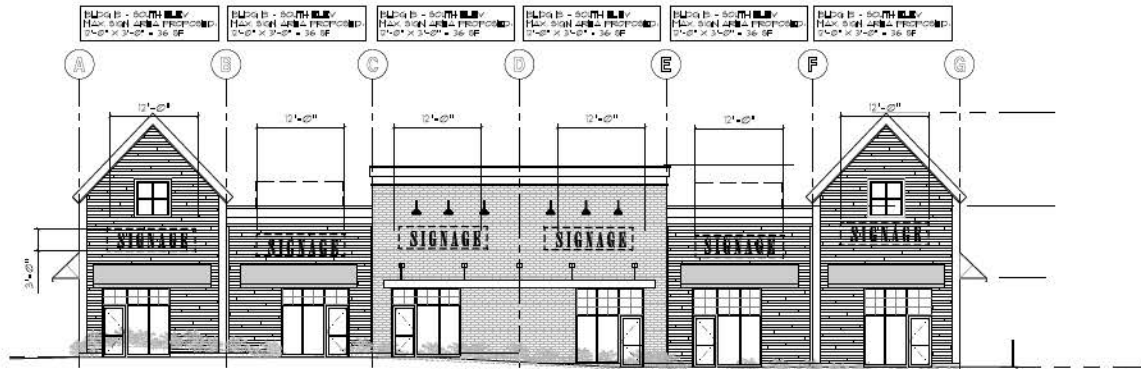
BUILDING B FRENCH FRONTAGE 122'-0" x 62'-0"
ALLOWABLE COMBINED SIGNS PER CITY OF SURREY SIGN BYLAW (3 SQ FT PER LINEAR FT OF FRENCH FRONTAGE) CALCULATION: 182 X 3 SF = 546 SF
PROPOSED FASCIA SIGNS: NORTH ELEVATION = 216 SF WEST ELEVATION = 30 SF EAST ELEVATION = 30 SF SOUTH ELEVATION = 216 SF TOTAL PROPOSED FASCIA SIGNS = 492 SF



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

1 NORTH ELEVATION	
2 WEST ELEVATION	
3 EAST ELEVATION	
4 SOUTH ELEVATION	
5 SIGNAGE	
6 SIGNAGE	
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9 SIGNAGE	
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11 SIGNAGE	
12 SIGNAGE	
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The drawings are a representation of the proposed development and are not to be used for any other purpose without the written consent of the architect.

All dates, names, and other information shown on these drawings are for the project only and are not to be used for any other project.

COMMERCIAL DEVELOPMENT
192ND & FRASER HWY
For MOSAIC MIXED USE DEVELOPMENTS LTD



architects ltd
600-140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE 604-687-2334
FACSIMILE 604-688-7481

PROJECT NO. 3510

BUILDING B SIGNAGES

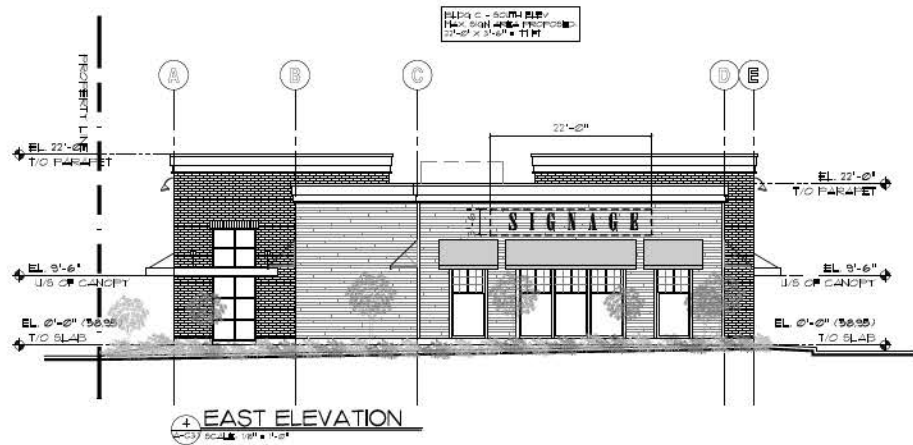
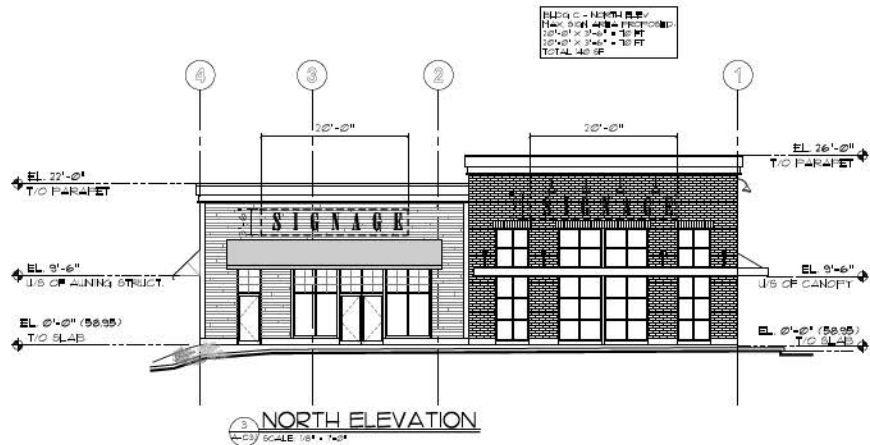
DATE AS NOTED: A-082

BUILDING C
 PREMISE FRONTAGE 13'-4" x 13'-7"

ALLOWABLE COMBINED SIGNS
 PER CITY OF SURREY SIGN BYLAW (3 SQ FT PER LINEAR FT
 OF PREMISE FRONTAGE)
 CALCULATION: 13' x 3 SF = 459 SF

PROPOSED FASCIA SIGNS:
 WEST ELEV. = 140 SF
 SOUTH ELEV. = 101.5 SF
 EAST ELEV. = 111 SF
 NORTH ELEV. = 140 SF

TOTAL PROPOSED FASCIA SIGNS = 493 SF



The drawings are an abstract of plans to the property of the City of Surrey. They are subject to the City of Surrey Signage Bylaw and the City of Surrey Signage Ordinance. All other signs on the property are shown for reference only.

COMMERCIAL DEVELOPMENT
 192ND & FRASER HWY
 FOR MOSAIC MIXED USE DEVELOPMENTS LTD

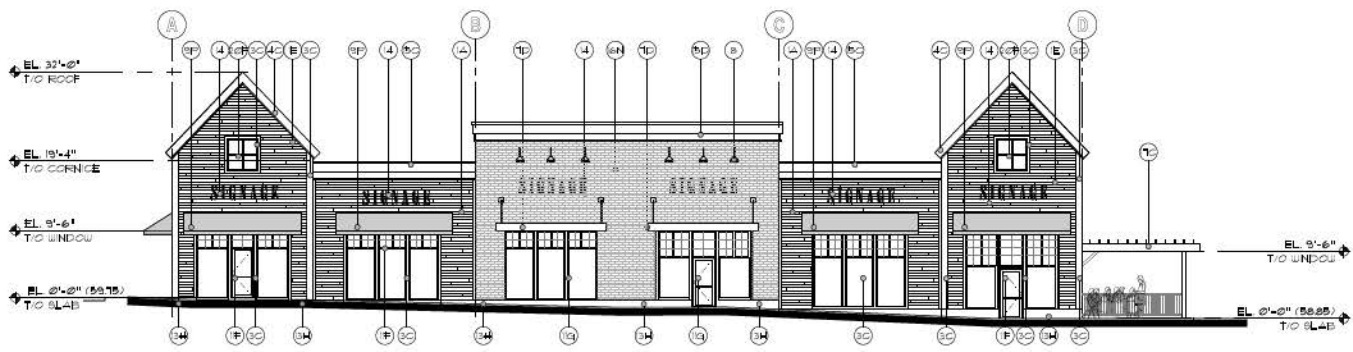


architects ltd
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4G3
 TELEPHONE 604-687-2334
 FACSIMILE 604-688-9481

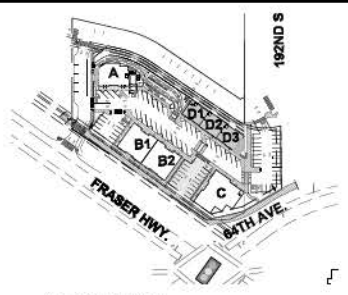
PROJECT NO. 35710

BUILDING C SIGNAGE

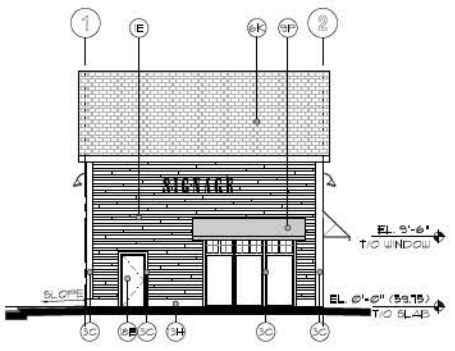
DATE	DESCRIPTION
10/11/13	AS NOTED
11/11/13	REVISED
12/11/13	REVISED
01/31/14	REVISED



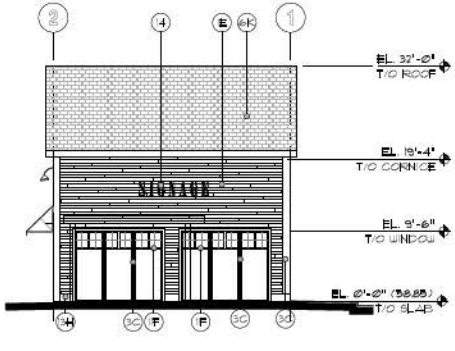
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



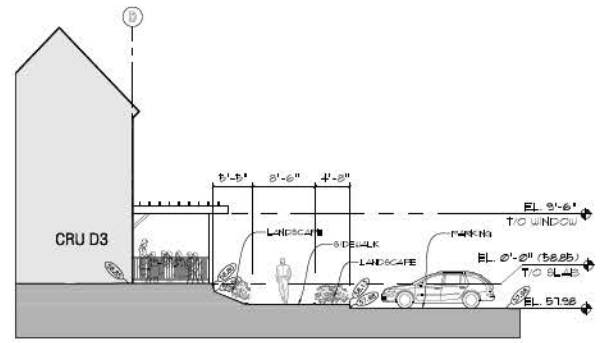
KEY PLAN
SCALE 1/8" = 1'-0"



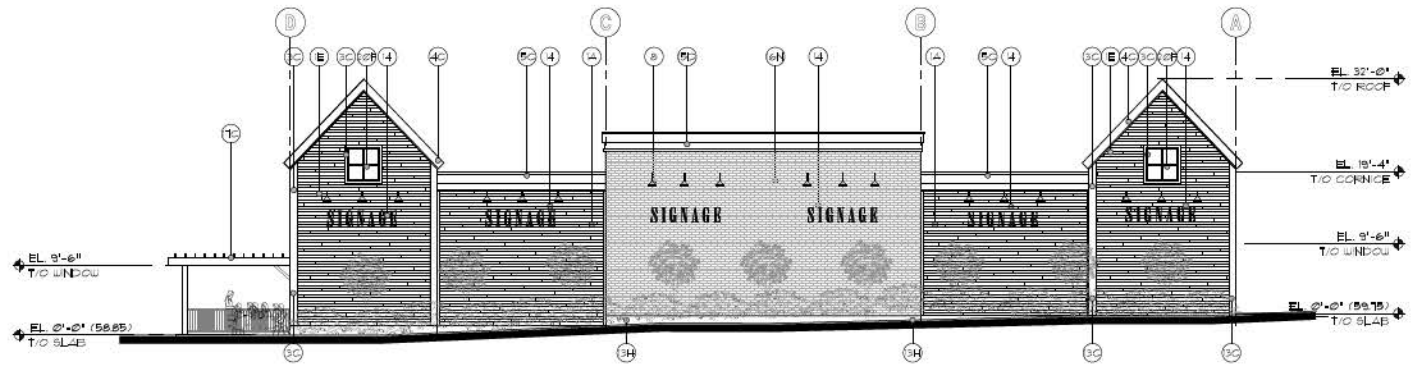
2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 SITE SECTION
SCALE 1/8" = 1'-0"



5 NORTH ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR MATERIAL FINISHES	
1	WARPED SPINDLE PAINTED
2	WOOD WITH PAINTED
3	PASCO PAINTED
4	SHINGLES ROOFING
5	METAL CORNICE GABLE TAB PAINTED
6	WOOD SHINGLES PAINTED
7	FABRIC AWNING
8	DOUBLE GLAZED THERMOPANE ALUM. SYSTEMS WINDOW
9	DOUBLE GLAZED THERMOPANE ALUM WINDOW
10	CONCRETE UTILITY
11	SIGNAGE BY TENANT
12	CORNICE STUSS
13	BRICK CLADDING
14	WOOD TRIM PAINTED
15	WALL MOUNTED DOOR PAINTED
16	FRASE
17	SHOWER GLAZING THERMOPANE ALUM. FRAME, BACK PAINTED WHITE

SPECIFICATIONS	
1	EMULSION ROOFING COLOUR GREY
2	EMULSION ROOFING COLOUR WHITE
3	BLACK
4	EMULSION ROOFING COLOUR GREY
5	EMULSION ROOFING COLOUR GREY
6	EMULSION ROOFING COLOUR GREY
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20	REVISION



The drawings are a representation of the proposed development. They are not to be used for any other purpose without the written consent of the architect. All dimensions, materials and finishes are to be as shown unless otherwise specified.

COMMERCIAL DEVELOPMENT
192ND & FRASER HWY
FOR MOSAIC MIXED USE DEVELOPMENTS LTD

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE 604-687-2334
FACSIMILE 604-687-9481

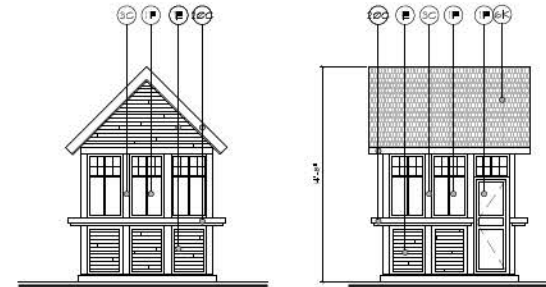
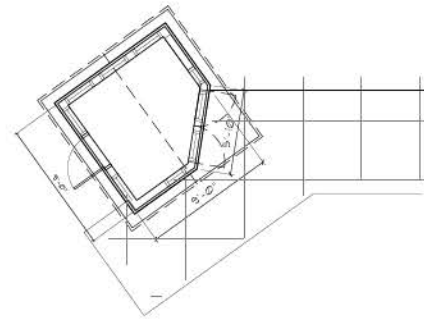
PROJECT NO. 3810

BUILDING D ELEVATIONS

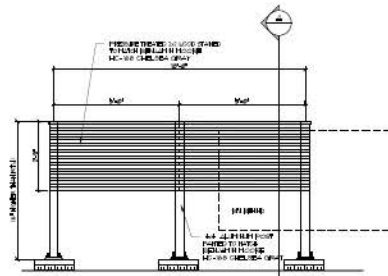
DATE: AS NOTED
BY: BAW
CHECKED: A-D3.1
DATE: 6/13/13

EXTERIOR MATERIAL FINISHES	
1	HARD SIDING AS FINISH
2	WOOD TRIM PAINTED
3	PAVING PAINTED
4	SHINGLES ROOFING
5	METAL CASSETT CARLS PAINTED
6	WOOD TRIM PAINTED
7	PAVING WITH
8	DOUBLE GLAZED THERMOPANE WITH REFLECTIVE COATING
9	DOUBLE GLAZED THERMOPANE ALUMINUMSIBS WITH PAINT
10	CONCRETE LEISLAND
11	SIGNAGE BY TENANT
12	CONCRETE STUCCO
13	BRICK CLADDING
14	WOOD TRIMLS PAINTED
15	MELLOW METAL DOOR PAINTED
16	BRICK
17	PAINTED PAVA

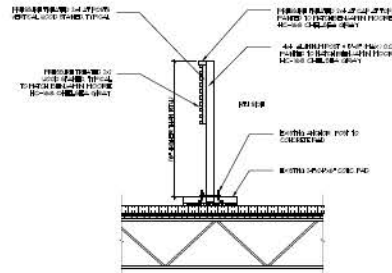
SPECIFICATIONS	
1	BENLAIN HOOPS CO-PA4 OVERCOAT
2	ACRILIC BENLAIN HOOPS CO-0 ULTRA WHITE
3	BLACK
4	BENLAIN HOOPS ACIES CHURSE GRAY
5	KANBER OR EQUAL 14 CLEAR ANODIZ
6	KANBER OR EQUAL 15 BLACK
7	SANDELASTED NATURAL
8	CONCRETE FINISHES: BROWN HIGHLAND LATE COLOUR BLACK GRANITE
9	OLYMPIC GOLD COLOUR STAIN COLOUR CEDAR
10	METAL MATERIALS COLOUR LATE SMOOTH TEXTURE
11	COOLAT GROUP LEATHERITE COLOUR DARK RED



1 KIOSK 1 & 2
SCALE 1/4"=1'-0"

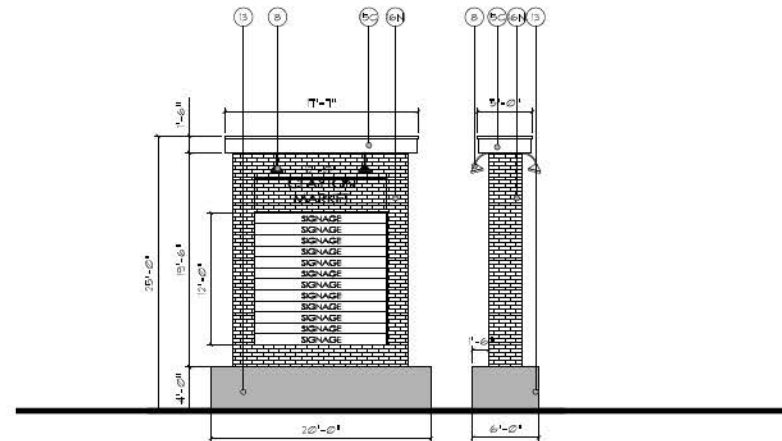


RTU ENCLOSURE DETAIL



SECTION A

2 RTU ENCLOSURE DETAIL
SCALE 1/8"=1'-0"



3 PYLON SIGN
SCALE 3/8"=1'-0"

1	CONCRETE
2	WOOD TRIM
3	PAVING
4	SHINGLES
5	METAL CASSETT
6	WOOD TRIM
7	PAVING WITH
8	DOUBLE GLAZED THERMOPANE
9	DOUBLE GLAZED THERMOPANE ALUMINUMSIBS
10	CONCRETE LEISLAND
11	SIGNAGE BY TENANT
12	CONCRETE STUCCO
13	BRICK CLADDING
14	WOOD TRIMLS PAINTED
15	MELLOW METAL DOOR PAINTED
16	BRICK
17	PAINTED PAVA



The drawing is a contract document. It is the property of the client. Any reproduction, distribution, or use without the written consent of the client is strictly prohibited. All dimensions and materials shall be as shown unless otherwise noted. All materials shall be of standard quality unless otherwise specified.

COMMERCIAL DEVELOPMENT
192ND & FRASER HWY
For MOSAIC MIXED USE DEVELOPMENTS LTD



architects ltd
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C9
TELEPHONE 604-683-5304
FACSIMILE 604-688-7481

DATE: 08/10
SCALE: A=1:1
SITE DETAILS

NO.	REVISION
1	AS NOTED
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3	
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PLANT LIST					
Sym	City	Botanical Name	Common Name	Size	Spacing
17		<i>Cornus kousa</i> x <i>ruticola</i>	Starlight® Chinese Dogwood	55 R, 6m out.	
15		<i>Parrotia persica</i>	Parrotia Hornwood	55 R, 6m out.	
12		<i>Prunus yedoensis</i> "Aubono"	Daybreak Cherry	5m out.	
27		Street Tree	TBD by City of Langley		
21		<i>Fraxinus pennsylvanica</i> "Marshalls Sealstar"	Green Ash	55 R, 6m out.	
Shrubs					
A	233	<i>Asplen japonica</i> Hino White	White Flowered Asplen	43 pot.	18" o.c.
Lp	454	<i>Lonicera pileata</i>	Scar. Honeysuckle	43 pot.	2' o.c.
Rpw	472	<i>Rhododendron Gomer Waterer</i>	Gomer Waterer Rhododendron	45 pot.	2.5' o.c.
T	252	<i>Taxus x media</i> "Hickel"	Yew Hedge	55 R, 4' H/L	
Grasses and Perennials					
oa	172	<i>Calamagrostis acutiflora</i> "K"	Feather Reed Grass	43 pot.	2' o.c.
oa	842	<i>Carex oshimensis</i> "Bluegold"	Bluegold Sedge	41 pot.	14" o.c.
oa	239	<i>Schizonepeta purpurea</i>	Purple Cone Flower	41 pot.	18" o.c.
oa	1408	<i>Italis sarranifera</i>	Candytuft	41 pot.	1' o.c.
i	564	<i>Liriope muscari</i> Silver Dragon	Silver Dragon Lilyturf	42 pot.	14" o.c.
ms	107	<i>Macranthus stans</i> Haron Sunble	Maiden Grass	43 pot.	2.5' o.c.

05 June 17-18 Issued for ADP
 04 June 08-13 Issued for Reconciling ADP
 03 June 05-13 Issued for Reconciling ADP
 02 Apr 04-13 Issued for Reconciling ADP
 01 Feb 01-13 Issued for Reconciling ADP
 No. | do No. | Items

Revisions:

 Dunette Kinoshita Ltd.
 102 - 1937 West 56th Avenue
 Vancouver BC V6L 1H5
 T: 604.684.4811
 F: 604.684.0577
 www.dk.ca

Project:
Fraser Highway Commercial Development

Drawn by: AL
 Checked by: PGK
 Date: June 2013
 Scale: 1" = 20'-0"
 Drawing Title:
Overall Site Plan

Project No.:
120108
 Sheet No.:

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

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

DATE: **June 30, 2013** PROJECT FILE: **7813-0030-00**

RE: **Engineering Requirements
Location: 6415/69 192 Street, 19141/53/69 Fraser Hwy**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate along Fraser Hwy;
- dedicate along 64 Avenue;
- provide 1.5 to 3.0 m right-of-way along 64 Avenue and Fraser Hwy;
- dedicate 12.0-metres for 64A Avenue;
- dedicate 12.0-metres for the northsouth Green Lane;
- close and consolidate a portion of 192 Street unopened road allowance; and
- register statutory right-of-ways.

Works and Services

- construct multi-use pathway along Fraser Hwy and 64 Avenue;
- construct west side of 192 Street fronting Lot B;
- construct 64A Avenue and the northsouth Green Lane; and
- extend storm, water, and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk



Thursday, April 18, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0030 00

SUMMARY

The proposed 44 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

September 2012 Enrolment/School Capacity

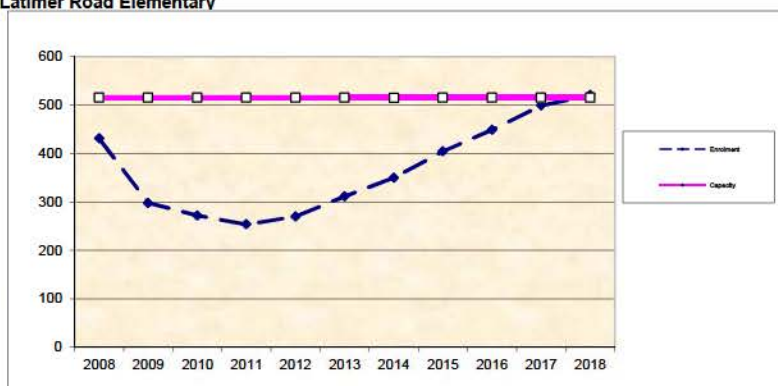
Latimer Road Elementary	
Enrolment (K/1-7):	45 K + 225
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1289
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

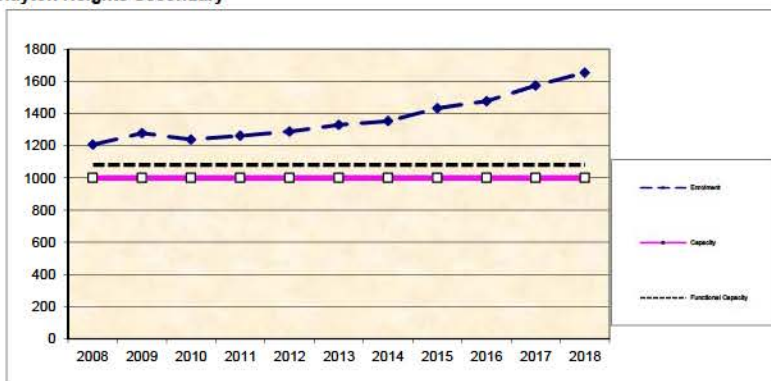
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The application proposes a change in the East Clayton Land Use Plan, to designate a portion of a property from commercial use to multi family (to allow 44 townhouse units) which will have a slight increase in the enrolment growth in Latimer Road. Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district will also be adding a Montessori program to Latimer Road Elementary in September 2013, which is projected to further accelerate the schools enrolment projection that is illustrated below. In the Clayton Area, the school district is constructing a new elementary school to help relieve overcrowding at Hazelgrove Elementary, but future growth in the Clayton Area is projected to continue. The school district is in the process of assembling new school sites to serve North Clayton and West Clayton areas. The school district has also received capital project approval for a new secondary school in North Clayton Area to help relieve Lord Tweedsmuir Secondary and Clayton Heights Secondary.

Latimer Road Elementary



Clayton Heights 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: 7913-0030-00

Project Location: 6415 / 6469 - 192 Street and 19141 / 19153 / 19169 Fraser HWY,
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 dominant tree resource includes a small stand of well spaced red alder and black cottonwood at the north central area of the site and small groups of mature Douglas-fir across the south. A poorly maintained row of western redcedar flanks the west property line and a number of fruit trees and non native ornamental species are scattered across the remainder of the developable area.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 102
Number of Protected Trees declared hazardous due to Natural causes	(B) 0
Number of Protected Trees to be removed	(C) 102
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (44 alder and cottonwood X 1 and 58 others X 2)	(E) 160
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) (J) TBD

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: June 7, 2013





Advisory Design Panel Minutes - draft

PRC₁
 City Hall
 14245 - 56 Avenue
 Surrey, B.C.
THURSDAY, JUNE 27, 2013
 Time: 4:00 pm

Present:

Chair - L. Mickelson
Panel Members:
 T. Wolf
 B. Shigetomi
 S. Vincent
 G. McGarva
 B. Heaslip
 J. Makepeace
 Sgt. M. Searle

Guests:

Sameh Guindi, Iconic Architecture
 Marlene Messer, PMG Landscape Architects
 Fariba Gharaei, Urban Design Group
 Architects Ltd.
 Stephen Vincent, Urban Design Group Ltd.
 Peter Kreuk, Durante Kreuk Ltd.

Staff Present:

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

2. 4:45 PM

File No.:	7913-0030-00 New
Description:	Rez and DP for 4 commercial buildings including drive-through
Address:	6415 – 192 St, 19141, 19153, 19169 Fraser Hwy East Clayton
Developer:	Stephanie Bird, Mosaic Avenue Developments Ltd.
Architect:	Fariba Gharaei, Urban Design Group Ltd.
Landscape Architect:	Stephen Vincent, Durante Kreuk Ltd.
Planner:	Christopher Atkins
Urban Design Planner:	Mary Beth Rondeau

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

- The site is located in the southerly part of East Clayton area on two prominent, busy arterials. The NCP calls for specialty commercial as a distinctiveness and identifiable village commercial area.
- The site includes the original 192nd street end and future commercial development will be located on the other side to enhance the village character and connection on both sides.

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

- The site will be Right in and right out from Fraser Highway. They want a left turn lane.
- The site has a significant slope down Fraser Highway. Extensive site planning was done to avoid walls and stairs

- The parking area to be used for future public gatherings
- Safety and connection: Two retail kiosks within the site to create a vibrancy and connectivity.
- Design character: articulating storefronts with traditional lampposts with hanging baskets; white brick with black metal detailing and cornices; art throughout site.
- Colour board: greys, creams, black and a red contrast band.
- Fabric canopy for that old time feel and environment.

The Landscape Architect reviewed the landscape plans and highlighted the plantings and sustainability initiatives:

- There will be evergreen plantings, some perennial for seasonal interest and trees for strong identity.
- A yew hedge along the edge will screen the drive through and headlights to the townhouse side.
- Permeable pavers and draining in the hard landscape will direct storm water to a bio swale.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

6415 – 192 St, 19141, 19153, 19169 Fraser Hwy

East Clayton

File No. **7913-0030-00**

It was

Moved by G. McGarva

Seconded by J. Makepeace

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

- The site is generally well laid out.
- Good example of the commercial typology at all levels: site plan, sense of place, enclosure, aesthetics, attention to detail. Well done. Keep it up.
- In terms of future intensification of the site, the drive-through area could be a re-development area.
- Pedestrian connection across the driveways are important similar to Park Royal, add a raised connection from Building A to Building B.
 - ***A raised connection will be added between Building A and B.***
- Surprised that a drive-through is proposed, should be well screened with a berm or hedge on the north side.
 - ***The drive-through will be screened by a tall hedge.***

Form and Character

- Tone down the historicist design details to be an echo of the past not a simulation. Make sure this is detailed as today's world.
 - *Attention will be given to elevation details to keep them simple, elegant and well proportioned.*
- Suggest Building C located be enhanced at to address the public views at the prominent corner on Fraser Highway.
 - *Building C east elevation will be adjusted to make it more prominent at the east corner.*
- Investigate and enhance the public facades.
- The small buildings could be simplified from the multiple identities.
- Look at exterior facing elevations.

Landscaping

- Landscaping appears well done.

CPTED

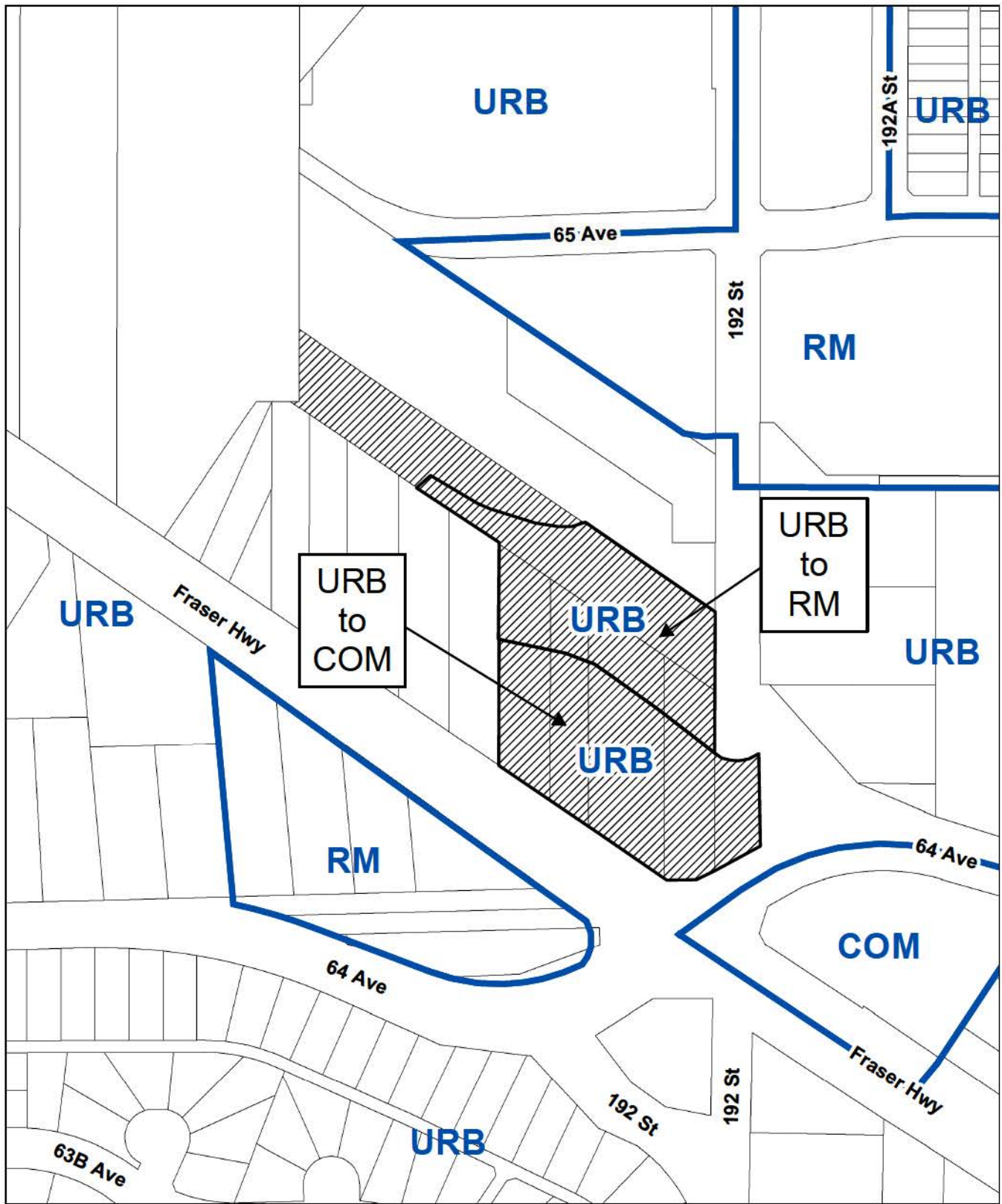
- Good visibility all around.
- Kiosks to be defensible.
- Raised crosswalks and sidewalks.
- Amenity space to face vibrant spaces.
- Lighting and sight lines would help.

Accessibility

- Move H/C stalls closer to Building D.
 - *H/C stalls are spread out throughout the site to enable easy access to all buildings.*
- Power doors at entrances.
 - *Power doors at entrances will be provided.*
- Benches to provide wheelchair access.
 - *Space next to benches will be provided for wheelchairs.*
- Patio furniture to provide for wheelchair.
 - *Patio furniture will be wheelchair accessible.*

Sustainability

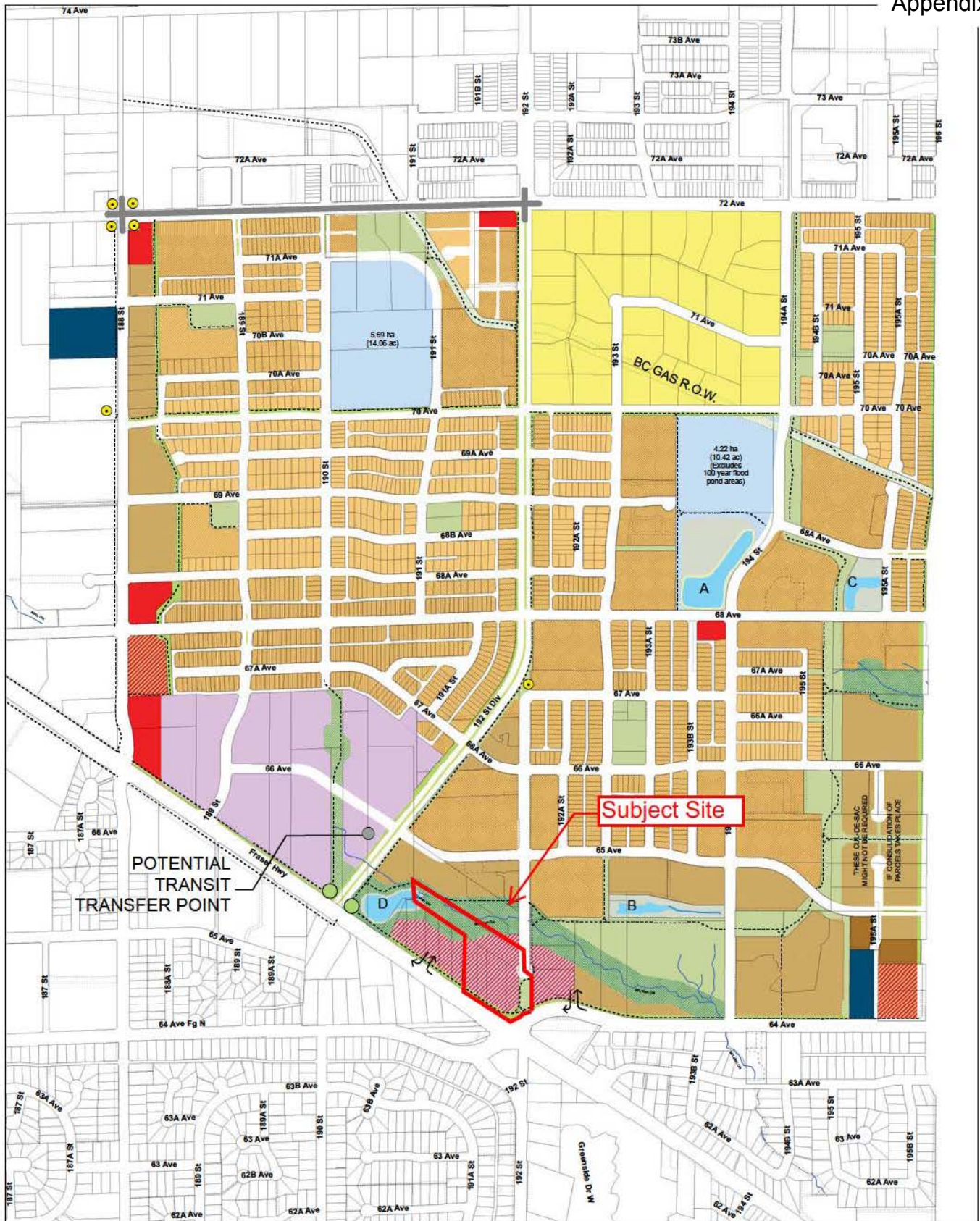
- Can be improved by adding more permeable paving.
 - *Parking stalls at the east corner of the site will be deleted to increase the amount of landscaped area at the south east corner.*
- Add more solar shading at high level. Most of the shading provided is only for the lower glass areas.
 - *Solar shading will be added at the high windows for the south elevation.*
- Recommend providing heat recovery ventilation as part of rooftop heating and cooling equipment to improve ventilation and energy efficiency.



OCP Amendment

Proposed amendment from Urban to Multiple Residential and Commercial





- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 8-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0030-00

Issued To: LEONARD H FICKEN

Address of Owner: 6469 - 192 Street
Surrey, BC V4N 3G6

Issued To: HENRY S GERBER
SHERRY G GERBER

Address of Owner: 19153 - Fraser Highway
Surrey, BC V3S 8E7

Issued To: TAE S PARK

Address of Owner: 16990 - 86A Avenue
Surrey, BC V4N 5K8

Issued To: JASBIR K GREWAL

Address of Owner: 7507 - 118 Street
Delta, BC V4C 6G7

Issued To: MUKHTIAR S GREWAL

Address of Owner: 7507 - 188 Street
Delta, BC V4C 6G7

Issued To: TAE H KWON

Address of Owner: 104, 15885 - 84 Avenue
Surrey, BC V4N 0W7

Issued To: CHARLES WILLIS
LORNA WILLIS

Address of Owner: 10540 - 138 Street
Surrey, BC V3T 4K5

(collectively referred to as "the owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-451-831

Lot 1 Section 16 Township 8 New Westminster District Plan 9980

6469 - 192 Street

Parcel Identifier: 002-132-249

Lot 6 Section 16 Township 8 New Westminster District Plan 8853

19141 - Fraser Highway

Parcel Identifier: 007-630-689

Lot 7 Section 16 Township 8 New Westminster District Plan 8853

19153 - Fraser Highway

Parcel Identifier: 011-376-597

Lot 10 Except: Parcel A (Bylaw Plan 81847); Section 16 Township 8 New Westminster District Plan 8853

6415 - 192 Street

Parcel Identifier: 011-376-619

Lot "A" Section 16 Township 8 New Westminster District Plan 8853

19169 - Fraser Highway

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the front, west and east property lines is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).
 - (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the rear property line is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
 - (c) In Sub-section H.5. (b) of Part 22 "Multiple Residential 30 Zone (RM-30)", the enclosure of tandem parking spaces is varied to allow one outside tandem parking per dwelling unit; and
 - (d) In Section C of Part 5 "Parking and Loading/Unloading", the requirement to provide 9 parking spaces for visitors is reduced to 5 parking spaces for visitors, as shown in Schedule A.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

1024 Maple Street
Vancouver, BC
Canada, V6E 3C1
T: 604 278-2880
F: 604 278-2880
www.ekistics.com



MOSAIC
3450-2620 Glenridge Street
Vancouver, BC, V6H 2J9

REVISIONS
1

NO.	DESCRIPTION	DATE
20	ISSUED FOR PERMITTING	2015.04.08
19	ISSUED FOR REVIEW	2015.03.24
18	ISSUED FOR PERMITTING	2015.03.08
17	ISSUED FOR PERMITTING	2015.02.26
16	ISSUED FOR PERMITTING	2015.02.12
15	ISSUED FOR PERMITTING	2015.01.28
14	ISSUED FOR PERMITTING	2015.01.14
13	ISSUED FOR PERMITTING	2015.01.01
12	ISSUED FOR PERMITTING	2014.12.18
11	ISSUED FOR PERMITTING	2014.12.04
10	ISSUED FOR PERMITTING	2014.11.20
9	ISSUED FOR PERMITTING	2014.11.06
8	ISSUED FOR PERMITTING	2014.10.22
7	ISSUED FOR PERMITTING	2014.10.08
6	ISSUED FOR PERMITTING	2014.09.24
5	ISSUED FOR PERMITTING	2014.09.10
4	ISSUED FOR PERMITTING	2014.08.26
3	ISSUED FOR PERMITTING	2014.08.12
2	ISSUED FOR PERMITTING	2014.07.28
1	ISSUED FOR PERMITTING	2014.07.14

PROJECT
FRASER
SURREY, B.C.

DRAWING TITLE
SITE PLAN PROPOSED

DRAWING NO.
A1.03



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

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 002-132-249

Lot 6 Section 16 Township 8 New Westminster District Plan 8853
as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
certified correct by Gary Rowbotham, B.C.L.S. on the 3rd day of July, 2013, containing 0.173
hectares, called Block A

Portion of 19141 - Fraser Highway

Portion of Parcel Identifier: 007-630-689

Lot 7 Section 16 Township 8 New Westminster District Plan 8853
as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
containing 0.148 hectares, called Block B

Portion of 19153 - Fraser Highway

Portion of Parcel Identifier: 011-376-619

Lot "A" Section 16 Township 8 New Westminster District Plan 8853
as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
containing 0.311 hectares, called Block C

Portion of 19169 - Fraser Highway

Portion of Parcel Identifier: 011-376-597

Lot 10 Except: Parcel A (Bylaw Plan 81847); Section 16 Township 8 New Westminster District Plan
8853
as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
containing 0.187 hectares, called Block D

Portion of 6415 - 192 Street

Portion of 192 Street
as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
containing 0.119 hectares, called Block E.

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a shopping node, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *funeral parlours* and *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) The use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) The *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).
5. *Eating establishments* including a maximum of *one drive-through restaurant* on the *Lands*.
6. *Neighbourhood pubs*.
7. *Liquor store*.
8. *Office uses* excluding *social escort services* and *methadone clinics*.
9. *Indoor recreational facilities*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Community services*.
12. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *density* shall not exceed a *floor area ratio* of 0.10 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller.
2. The *density* may be increased to a maximum *floor area ratio* of 0.80 if amenities are provide in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

<i>Setback</i>	<i>Front Yard (South)</i>	<i>Rear Yard (North)</i>	<i>West Side Yard</i>	<i>East Side Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.0 m. [9.5 ft.]	5.0 m. [16 ft.]	4.0 m. [13 ft.]	7.5 m. [25 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.

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 12.0 metres [39 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet vehicles.

I. Landscaping

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

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

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>
6,400 sq. m. [1.5 ac.]	100 metres [328 ft.]	50 metres [164 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 C-8 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, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 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.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

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

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

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

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

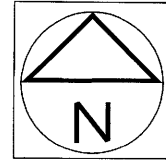
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

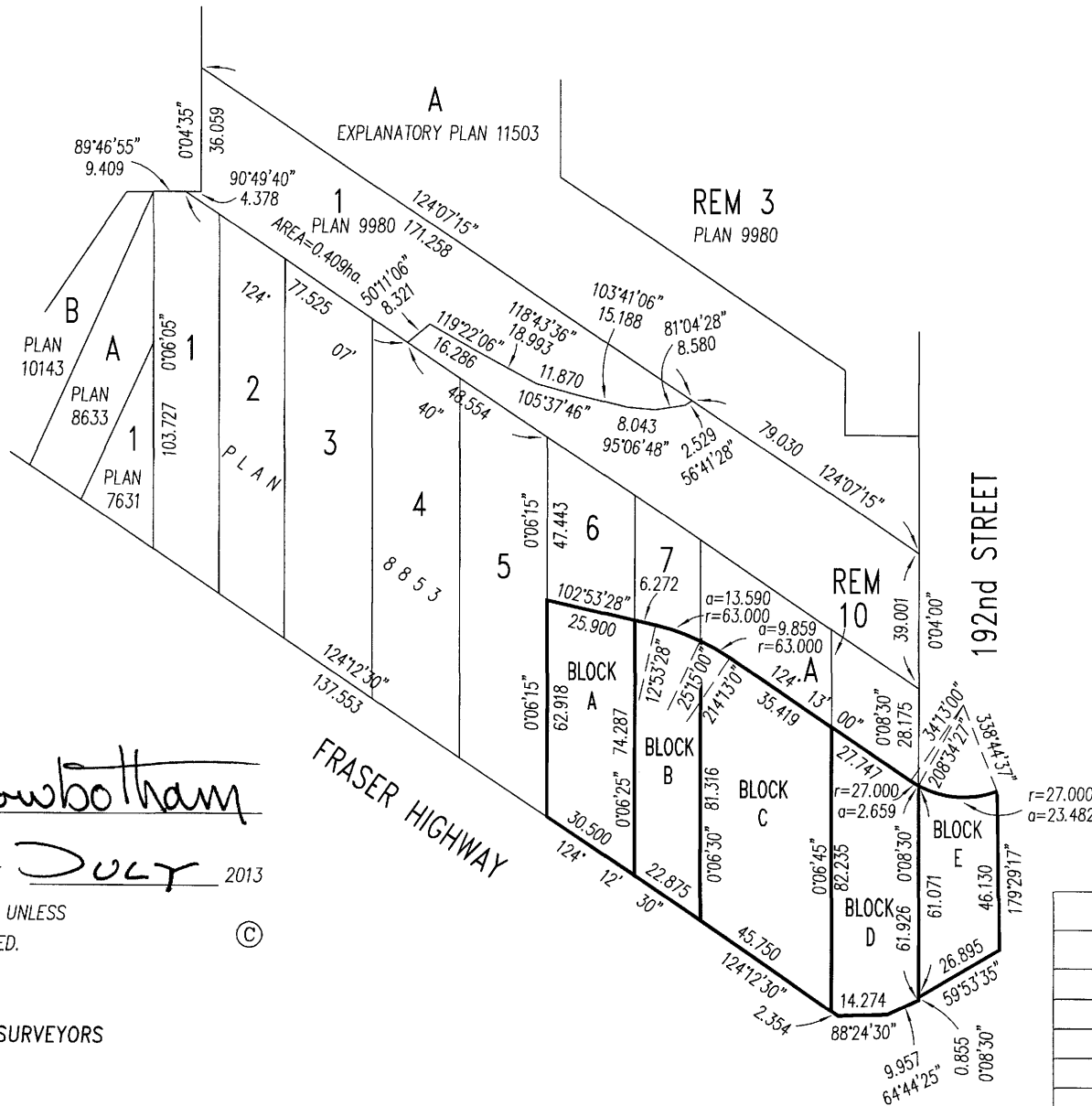
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____ OF:
 PORTIONS OF LOTS A, 6, 7 AND 10 (EXCEPT : PARCEL A (BYLAW PLAN 81847))
 PLAN 8853 SECTION 16, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

SCALE - 1:2000



SURREY FILE No.
 7913-0030-00

CIVIC ADDRESSES:
 6415 192 St.
 6469 192 St.
 19141 Fraser Hwy.
 19153 Fraser Hwy.
 19169 Fraser Hwy.



ha. INDICATES HECTARES

GAR Rowbotham

CERTIFIED CORRECT

Dated this 3rd day of JULY 2013

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.



OLSEN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS
 204-15585 24th AVENUE,
 SURREY, B.C. V4A 2J4
 TELEPHONE : 531-4067
 FAX : 531-5811

OUR FILE - 17678-zoning-bylaw-plan-2

BOOK OF REFERENCE	
BLOCK	AREA
A	0.173ha.
B	0.148ha.
C	0.311ha.
D	0.187ha.
E	0.119ha.