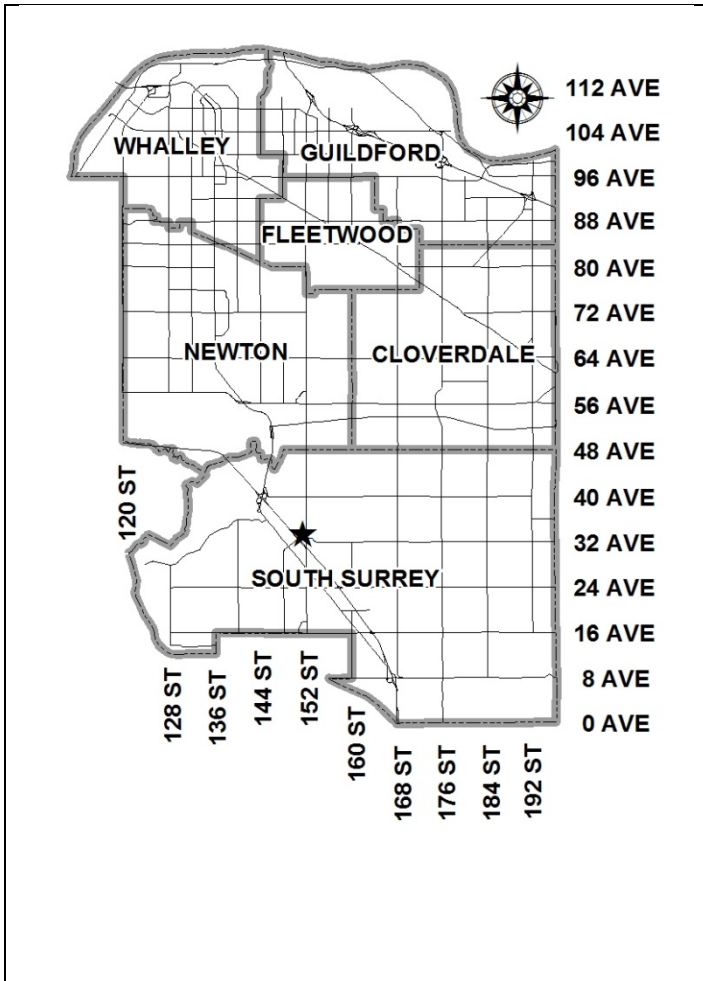


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0214-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **Partial NCP Amendment** to slightly reduce the area designated "Indoor/Outdoor Amenity Space" and slightly increase the area designated "Apartments (6-storey max.)"
- Amend **CD By-law No. 17584**
- **Development Permit**

in order to permit the development of a 139-unit, 4-storey apartment building.

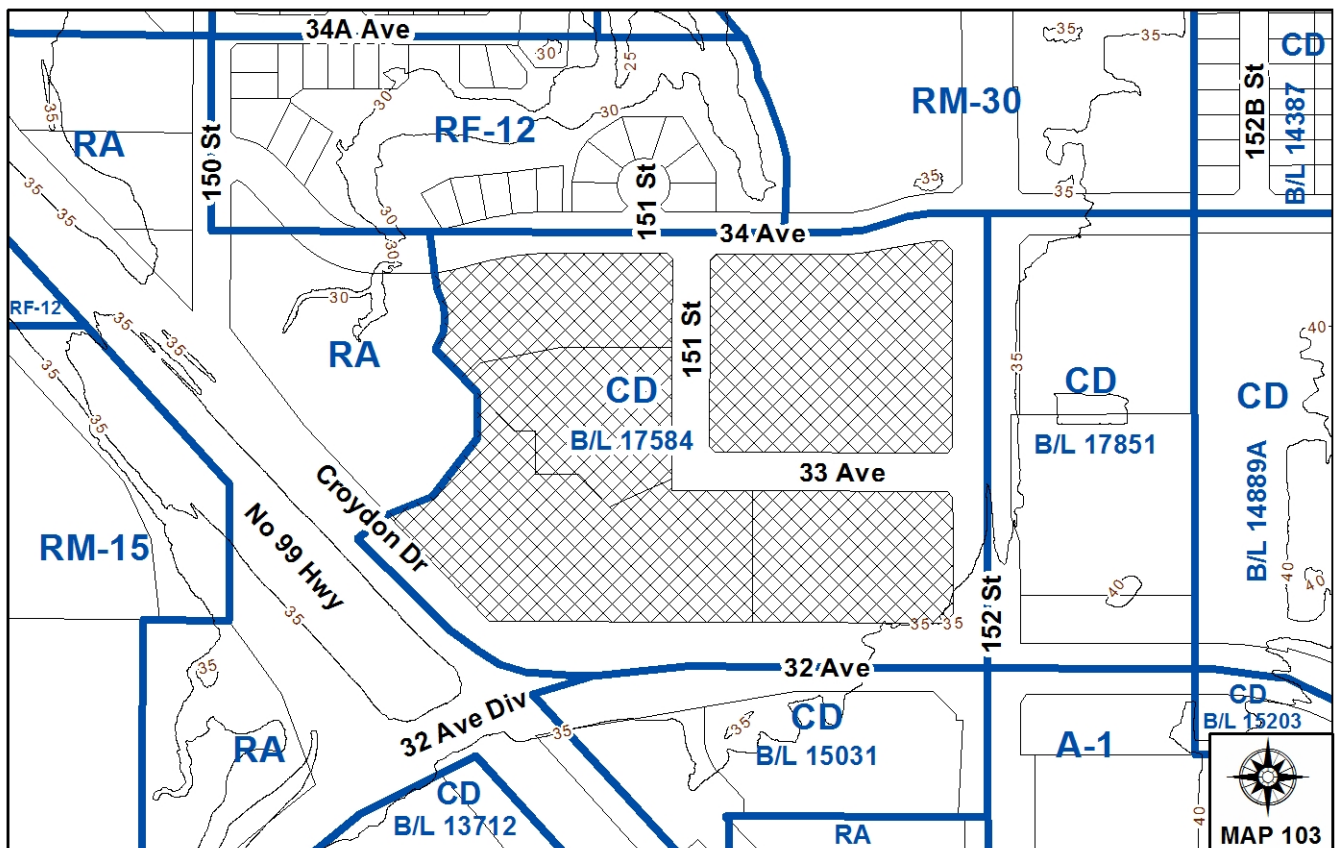
LOCATION: 3323, 3350 and 3399 - 151 Street
 15100 and 15168 - 33 Avenue

OWNER: Polygon Harvard Gardens Ltd.
 The Owners Strata Plan EPS1291

ZONING: CD By-law No. 17584

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: "Indoor/Outdoor Amenity Space" and "Apartments (6-storey max.)"



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Amending CD By-law No. 17584.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Rosemary Heights NCP is required to slightly reduce the area designated "Indoor/Outdoor Amenity Space" and slightly increase the area designated "Apartments (6-storey max.)".

RATIONALE OF RECOMMENDATION

- The applicant proposes to amend the NCP by slightly increasing the size of the lot designated for "Apartments (6-storey max.)" and slightly reducing the size of the lot designated for "Indoor/Outdoor Amenity Space". The CD By-law (No. 17584) also needs to be amended to accommodate this change, to amend the zoning block plan boundaries associated with these uses. This change is proposed in order to accommodate Polygon's revised plans for Phase 3 of the project, for a 4-storey apartment building instead of the originally proposed 6-storey building. This revised proposal includes an enlarged underground parking envelope and 1 level of underground parking instead of 2, and thus a slightly larger lot area.
- The change is minor and does not change the resultant indoor amenity space that is being provided. Further, the reduction in the outdoor amenity space is minor and the amount of outdoor amenity space provided exceeds the amount required by the site zoning.
- The design and siting of the apartment building is consistent with the generalized Development Permit established for the site, approved by Council in 2012 (Development Application No. 7911-0241-00).
- The design theme for the building is consistent with the overall theme for Polygon's Harvard Gardens project. The project architecture is a modern interpretation of a traditional "Boston Brownstone", which has been adapted to suit our West Coast climate. All of the building materials are high-quality, attractive, sustainable and durable.
- The landscaping plan includes trees and shrubs in a variety of coniferous and deciduous varieties to add year round visual interest and colour and to complement the architectural design of the building.

School District: Projected number of students from this development:

7 Elementary students at Morgan Elementary School
 4 Secondary students at Earl Marriott Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department: No concerns.

BC Hydro: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land (15168 and 15100 33 Avenue & 3350 151 Street), Townhouses (3399 151 Street), and 4-storey Apartment Building (3323 151 Street)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Single family lots and townhouses	Multiple Residential & Urban/Garden Apartments & Single Family Small Lots	RM-30 and RF-12
East (Across 152 Street):	Future senior's care facility, with an approved Development Permit (No. 7912-0211-00) and a Building Permit application in process	Multiple Residential/Institutional Residential	CD (By-law No. 17851)
South (Across 32 Avenue Diversion):	Eating establishment ("The Keg")	Commercial	CD (By-law No. 15031)
West (Across Highway 99):	Townhouses	Urban	RM-15

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to slightly increase the size of the lot designated for "Apartments (6-storey max.)", from 0.740 hectares (1.8 acres) to 0.790 hectares (1.95 acres), and in turn to slightly reduce the size of the lot designated for "Indoor/Outdoor Amenity Space" from 1.329 hectares (3.3 acres) to 1.279 hectares (3.2 acres).
- The change is necessary in order to accommodate the siting of the proposed 4-storey, 139 unit apartment building in the third phase of Polygon's Harvard Gardens project.
- The change is minor and does not change the resultant indoor amenity space that is being provided. Further, the reduction in the outdoor amenity space is minor and the amount of outdoor amenity space provided exceeds the amount required by the site zoning.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is comprised of five (5) individually titled lots which collectively form the Harvard Gardens master-planned community by Polygon. The site is within the Rosemary Heights West Neighbourhood Concept Plan (NCP) area.
- In September 2012, Council approved the necessary Neighbourhood Concept Plan (NCP) Amendment and Rezoning to facilitate development of Polygon's comprehensive residential project, which consists of approximately 550 multiple residential units (510 apartment units and 40 townhouses) in a variety of building forms including townhouses, 4-storey and 6-storey apartment buildings, and indoor and outdoor amenity space (Development Application No. 7911-0241-00).
- At the same time, Council also approved a generalized Development Permit (No. 7911-0241-00) for the project, which establishes the overall site plan, form and character, design guidelines and landscaping for the project in its entirety, as well as a detailed Development Permit (No. 7911-0242-00) for Phase 1, which consists of a 40-unit townhouse complex and a 4-storey apartment building located in the north-westerly portion of the project. The townhouse portion of Phase 1 is complete and the apartment portion is under construction.
- In February 2013, Council approved a detailed Development Permit (No. 7912-0233-00) for Phase 2 of the project, to permit the development of an indoor amenity building and outdoor amenity features. A Building Permit application is currently in process for this construction.

- The applicant now proposes a detailed Development Permit for Phase 3, which is a 139-unit, 4-storey apartment building located at the southeast corner of the site (15168 33 Avenue). When the generalized Development Permit for the Harvard Gardens was established, a 6-storey building was proposed at this location. However, after further feasibility analysis conducted by the developer (Polygon), it was determined that a 4-storey building at this location would be more viable. One of the advantages for the developer of going with a 4-storey building versus a 6-storey building, is that with a 4-storey building, only 1 level of underground parking is required. Two levels of underground parking were proposed with the 6-storey building, and the additional underground parking made the project cost-prohibitive.
- While only one level of underground parking is now proposed, the underground parking envelope needs to be expanded in order to accommodate the parking requirements for the project. For this reason, the applicant has requested that the site be slightly enlarged to accommodate the revised underground parking envelope.

Proposed CD By-law Amendment

- All of the lots within the Harvard Gardens project are included in the application due to the proposed amendment to the CD Zone (By-law No. 17584). However, the changes to the CD Zone are applicable to Blocks C (15100 33 Avenue) and D (15168 33 Avenue) only.
- Amendments to CD By-law No. 17584 are required in order to accommodate Polygon's revised plans for Phase 3 (Appendix VII). The proposed amendments include:
 - The replacement of the survey plan attached to the by-law as Schedule B, which divides the land into Blocks A, B, C, D, E, and F. The new Schedule B survey plan reflects the revised lot boundary between blocks C and D;
 - The reduction of the east yard setback of the amenity building from 4 metres (13 ft.) to 0 metres (0 ft.). This reduction is required to accommodate the lot line adjustment between the "Indoor/Outdoor Amenity" lot (Block C) and the "Apartments (6-storey max.)" lot (Block D);
 - An increase to the west yard setback of the proposed apartment building from 6 metres (20 ft.) to 9 metres (30 ft.); and
 - The elimination of the requirement for the underground parking facility to be setback a minimum of 2 metres (6 ft.) from the front lot line, in order to provide enough space for all of the underground parking requirements to be met with one level of underground parking.
- While the east yard setback to the amenity building is proposed to be reduced, the west yard setback to the apartment building is proposed to be increased. Therefore, the distance between the buildings is almost the same, at a 9.6 metre (31 ft.) separation instead of a 10 metre (33 ft.) separation.
- Staff have reviewed these proposed amendments and find them to be acceptable. The amendments are minor and will not have an impact on the originally approved and intended use, density, form or character of the development.

Indoor Amenity Space

- Under the original application for the Harvard Gardens project (No. 7911-0241-00), it was agreed that the developer would provide a large indoor amenity space for the entire project, which would function as the heart of the community. A detailed Development Permit (No. 7912-0223-00) has now been approved for this amenity. The building is 895 square metres (9,600 sq. ft.) in area, and contains a gymnasium, exercise room, games room, media lounge, kitchen, office space, storage space, and washrooms on the main floor and a caretaker's suite and 2 guest suites on the second floor.
- The 895 square metres (9,600 sq. ft.) indoor amenity space provided is less than the approximately 1,650 square metres (17,760 sq. ft.) required under the Zoning By-law based on the originally anticipated 550 total residential units proposed in the project. At the time of the original application, the applicant was still contemplating whether to incorporate small amenity rooms within future phases of the project to offset the deficiency or not. To resolve this issue and provide some flexibility to the applicant, a covenant (No. CA2848835) was registered over the residential lots in the development which indicates that the lots should not be built on until the indoor amenity requirements have been satisfied.
- For the first phase of the project, comprised of 40 townhouse units and 86 apartment units, and the phase currently under consideration, comprised of 139 apartment units, the required indoor amenity contribution is satisfied by the main indoor amenity building. Therefore, Restrictive Covenant No. CA2848835 should be discharged from these phases of development, but remain on the property designated for future development phase(s) (3350 - 151 Street).
- When the detailed development permit for the next phase of development is applied for, the shortfall in indoor amenity space will have to be resolved, either through the provision of additional amenity space or a cash-in-lieu contribution.

PRE-NOTIFICATION

Pre-notification letters were mailed out on December 5, 2013 and staff received no telephone calls or written correspondence in response.

DESIGN PROPOSAL AND REVIEW

- The design and siting of the building are generally consistent with the generalized Development Permit established for the site, approved by Council in 2012 (Development Permit No. 7911-0241-00).
- The proposed 4-storey, 139-unit apartment building is located on the southeast portion of the Harvard Gardens site, and fronts 152 Street and 32 Avenue. The building is of wood-frame construction and has a total floor area of 12,971 square metres (139,625 sq. ft.).
- The building is U-shaped and is sited to define the street edges.

- The design for the proposed building is consistent with the design theme for the project, which is a modern interpretation of a traditional "Boston Brownstone", which has been adapted to suit our West Coast climate.
- The building features a flat roof, and cladding materials include primarily brick and Hardie type cladding. All of the building materials are high-quality, attractive, sustainable and durable. A carefully considered distribution of materials and colours breaks up the façade.

Landscaping

- The landscaping plan for the building includes trees and shrubs in a variety of coniferous and deciduous varieties to add year round visual interest and colour and to complement the architectural design of the building.
- The arborist report and tree removal and retention plan was approved under the original development application (No. 7911-0241-00). No additional trees are proposed for removal under the subject application.
- The landscaping is consistent with the Harvard Gardens "Campus" theme, and is consistent with the generalized Development Permit.
- The inspiration for the central courtyard is the "campus quadrangle" and is intended as a social space for residents to interact.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site as part of the original rezoning and generalized Development Permit application (7911-0241-00). The table below summarizes the applicable development features of the project 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"> • Dedication of approximately 5.4 acres of land for parks and green space; • Preservation and enhancement of Barbara Creek;
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Provision of varying forms of housing to provide first time buyers and empty nesters with affordable housing choices within the community;
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Use of oil/water separators and bio-swales to clean storm water and return it to the ecosystem rather than burdening storm sewer infrastructure; • Commitment to sustainable building features including high efficiency lighting, dual flush toilets, and electrical equipments selected to reduce energy loads. The developer is also committed to the use of construction materials with recycled content, low off-gassing materials including carpet and paint, and other materials with lower environmental impacts.

4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Place-making and creation of a vibrant urban environment through the careful combination and linkage of amenity and residential spaces; • Encouraging pedestrian walk-ability by building amenity spaces in close proximity to residential uses;
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Provision of substantial indoor and outdoor amenity spaces; • Accessible designed public plazas and walkways.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Energy Star appliances.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public Information meeting held as part of original rezoning and generalized Development Permit application to seek public comment on the project.

ADVISORY DESIGN PANEL

- The proposal was presented to the Advisory Design Panel (ADP) on January 16, 2014. The proposal was well-received by the Panel. There were few comments from the Panel that necessitate a change to the plans, and the majority of those comments have been addressed. Any outstanding minor issues and details will be addressed prior to final adoption and Development Permit issuance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend CD By-law No. 17584

(b) Application is under the jurisdiction of MOTI. **YES**

MOTI File No. 2011-05338

DEVELOPMENT DATA SHEET

Zoning: CD By-law No. 17584

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		7,900 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	45%
SETBACKS (in metres)		
Front	4.0 m	4.0 m
Rear	7.5 m	7.5 m
Side #1 (East)	12.0 m	12.0 m
Side #2 (West)	6.0 m	6.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		1
One Bed		18
Two Bedroom		120
Three Bedroom +		
Total		139
FLOOR AREA: Residential		12,971 m ²
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		12,971 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	86 upa	71 upa
FAR (gross)		
FAR (net)	2.02	1.64
AMENITY SPACE (area in square metres)		
Indoor	413 m ²	895 m ² (clubhouse - for entire project)
Outdoor	413 m ²	1,137 m ² (courtyard)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	25	25
2-Bed	180	180
3-Bed		
Residential Visitors	28	28
Institutional		
Total Number of Parking Spaces	233	233
Number of disabled stalls	2	2
Number of small cars	58 (25%)	56 (24%)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



1



2



3

1. NORTHEAST CORNER PERSPECTIVE VIEW (152nd & 33rd AVE.)
2. SOUTHEAST CORNER PERSPECTIVE VIEW (152nd & 32nd AVE.)
3. NORTHWEST CORNER PERSPECTIVE VIEW (33rd AVE.)



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NO.	DATE
1. I.P.A.	14 APRIL 2013
2. I.P.A. RE-SUBMISSION	08 DEC 2013
3. I.P.A. I.P.A.	08 DEC 2014
4. I.P.A. RE-SUBMISSION	13 FEB 2014

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13 FEB 2014

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1520B - 32 Avenue, City of Surrey, BC

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3D MASSING

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SCALE: 1" = 6'-0" (1:180)
PURPOSE: 08 DEC 2013
DESIGN: LB
CHECKED: RJH

PROJECT NO: 1230



DATE: 13 FEB 2014



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3. I.P.A. I.P.A.	08 DEC 2013
4. I.P.A. RE-SUBMISSION	12/18/2013



NORTH ELEVATION - ORIGINAL D.P.



NORTH ELEVATION - ALT

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NOTED BY: N.A.



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15506 - 82 Avenue, City of Surrey, BC

DRAWING TITLE
NORTH ELEVATION
COMPARISON

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SCALE: 3/8" = 1'-0"
PROJECT: 08 DEC 2013
DESIGNER: LB
CHECKER: RJ

PROJECT NO. 1230

THIS IS:
A0.3

DATE: 12/18/2013



1



2

- 1. ORIGINAL DP
- 2. ALT. MASSING



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NOTES

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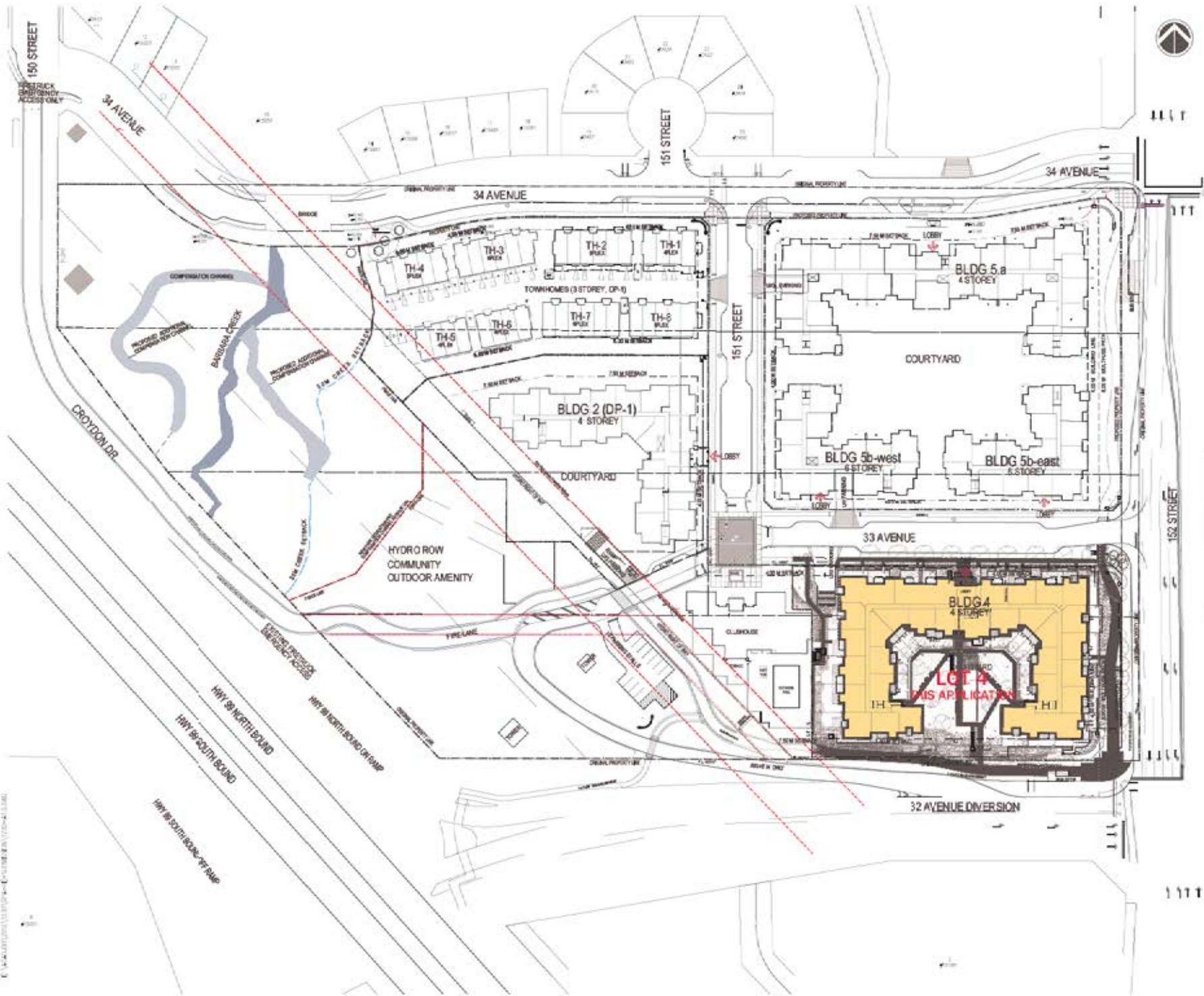
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DRAWING TITLE
3D MASSING
COMPARISON

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PROJECT 08 DEC 2013
DESIGN LB
DATE 08/11

PROJECT NO. 1230

FIG. NO.
A0.4



Renisch Hamphill Architects

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NO.	DATE
1.000	04.09.2014
2.000	09.02.2014
3.000	10.06.2014
4.000	01.09.2014

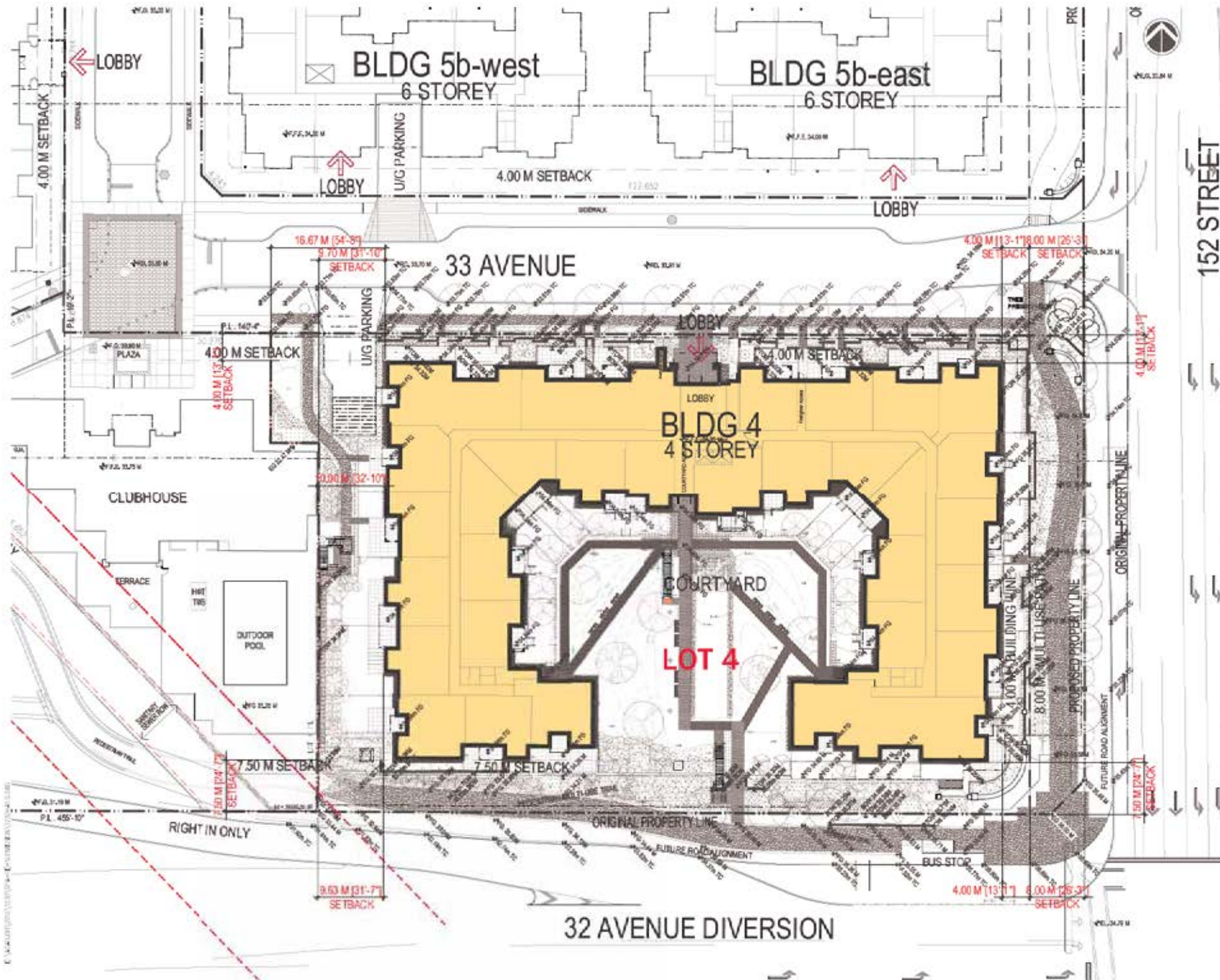
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3555B-32 Avenue, City of Surrey, B.C.
OVERALL SITE PLAN

DATE: 12/20/14 04mg
SCALE: 1" = 40'-0"
PURPOSE: 13 FEB. 2014
DRAWN: LS
CHECKED: KJH

PROJECT NO: 1230
THIS IS:
A1.0
DATE: 01/14/14



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1.000	04.09.2014
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4.000	04.09.2014

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DATE
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 1230
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Roatch Memphis Architects

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1-604-688-1051
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NO.	DATE
1.000	04 APR 2014
2.000	04 APR 2014
3.000	04 APR 2014
4.000	04 APR 2014

33 AVENUE

152 STREET

32 AVENUE

28 VISITORS

P1 - 234 CARS (233 CARS REQUIRED)

Residents	206 Cars	197 Standard Size Cars
Visitors	28 Cars	35 Small Size Cars (15%)

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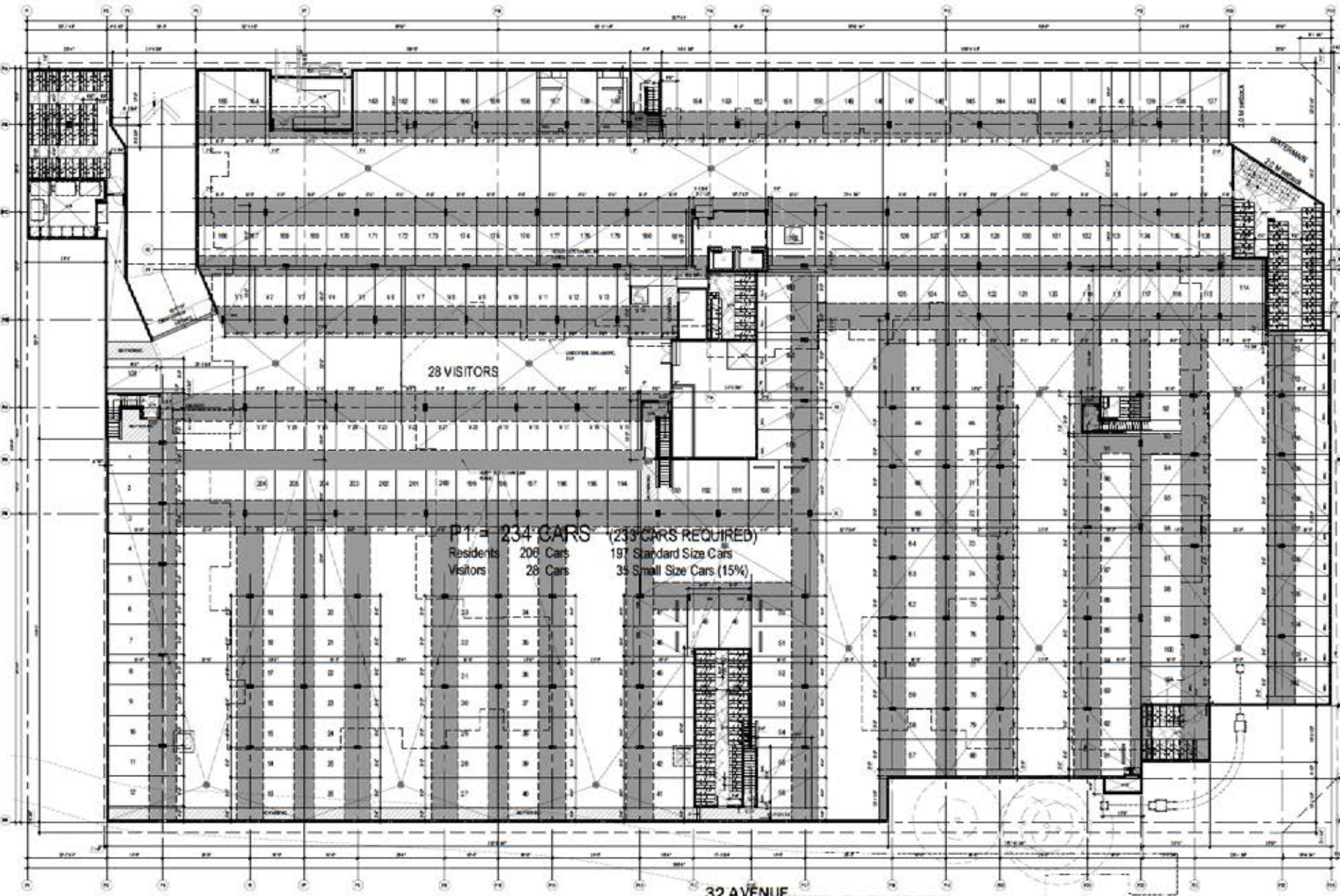
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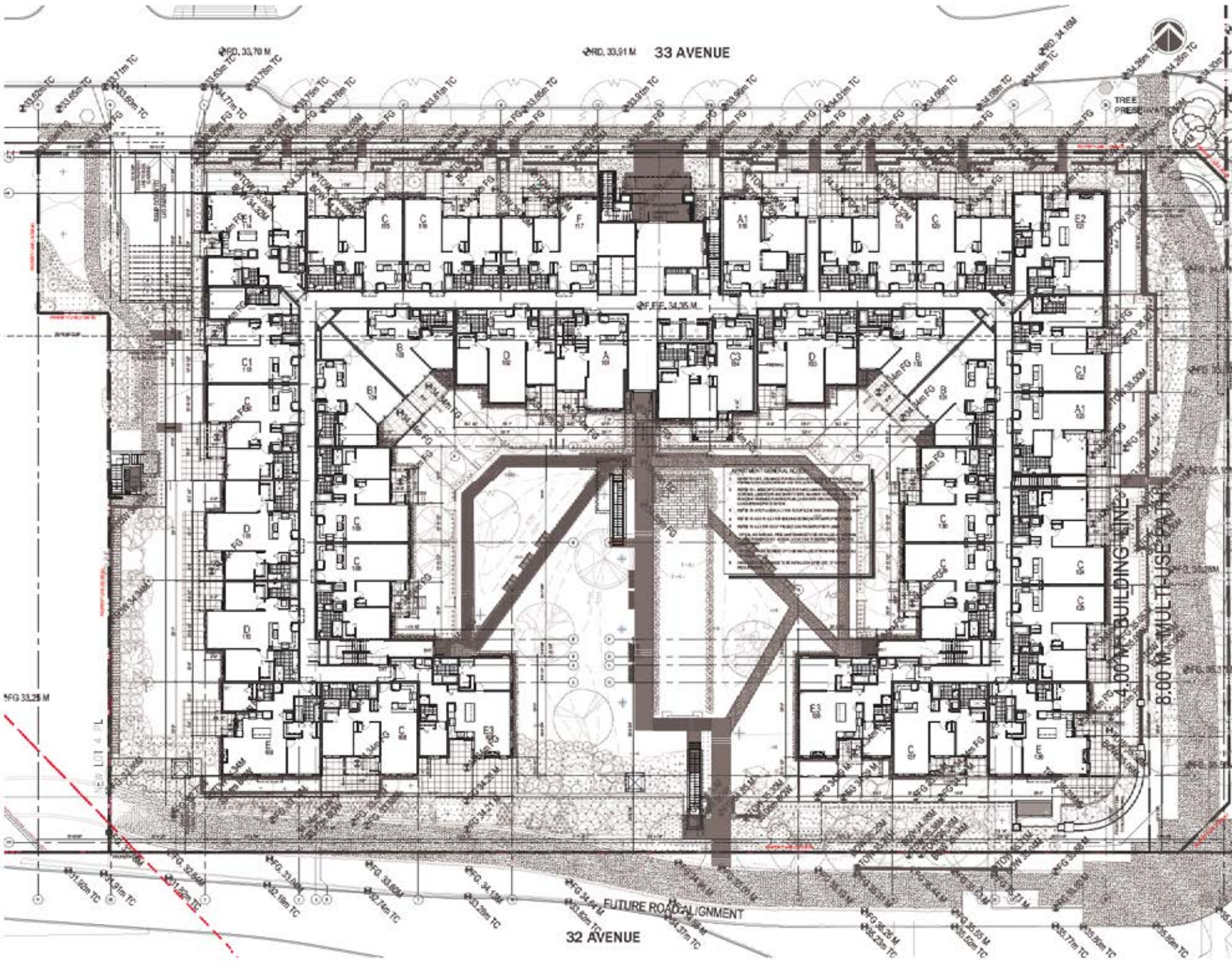
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PARKING PLAN

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DRAWN: LB
DESIGNED: RK

PROJECT NO.: 1230
DATE: 12/30/14
SCALE: 3/32" = 1'-0"
PROJECT: 15556 - 32 AVENUE
DRAWN: LB
DESIGNED: RK

DATE: 12/30/14
SCALE: 3/32" = 1'-0"
PROJECT: 15556 - 32 AVENUE
DRAWN: LB
DESIGNED: RK





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NO.	DATE
1.000	06.09.2014
2.000	09.02.2014
3.000	17.04.2014
4.000	07.08.2014

152 STREET

DP RE-SUBMISSION
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PROJECT
 ELGIN HOUSE
 15258 - 32 Avenue, City of Surrey, BC
 1ST FLOOR PLAN

POLYGON
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 15258 - 32 Avenue, City of Surrey, BC
 1ST FLOOR PLAN

DATE: 12.04.2014
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SCALE: 1/8" = 1'-0"
DATE: 13 FEB. 2014
DESIGN: LB
CHECK: RJ
PROJECT NO.: 12.30
DATE: 12.30
SCALE: 1/8" = 1'-0"
NO.: A3.0

33 AVENUE

32 AVENUE

FUTURE ROAD ALIGNMENT

4.00 M BUILDING LINE

8.00 M MULTI-USE PATH

APARTMENT GENERAL NOTE
 1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF SURREY.
 2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.



Roatch Memphis Architects

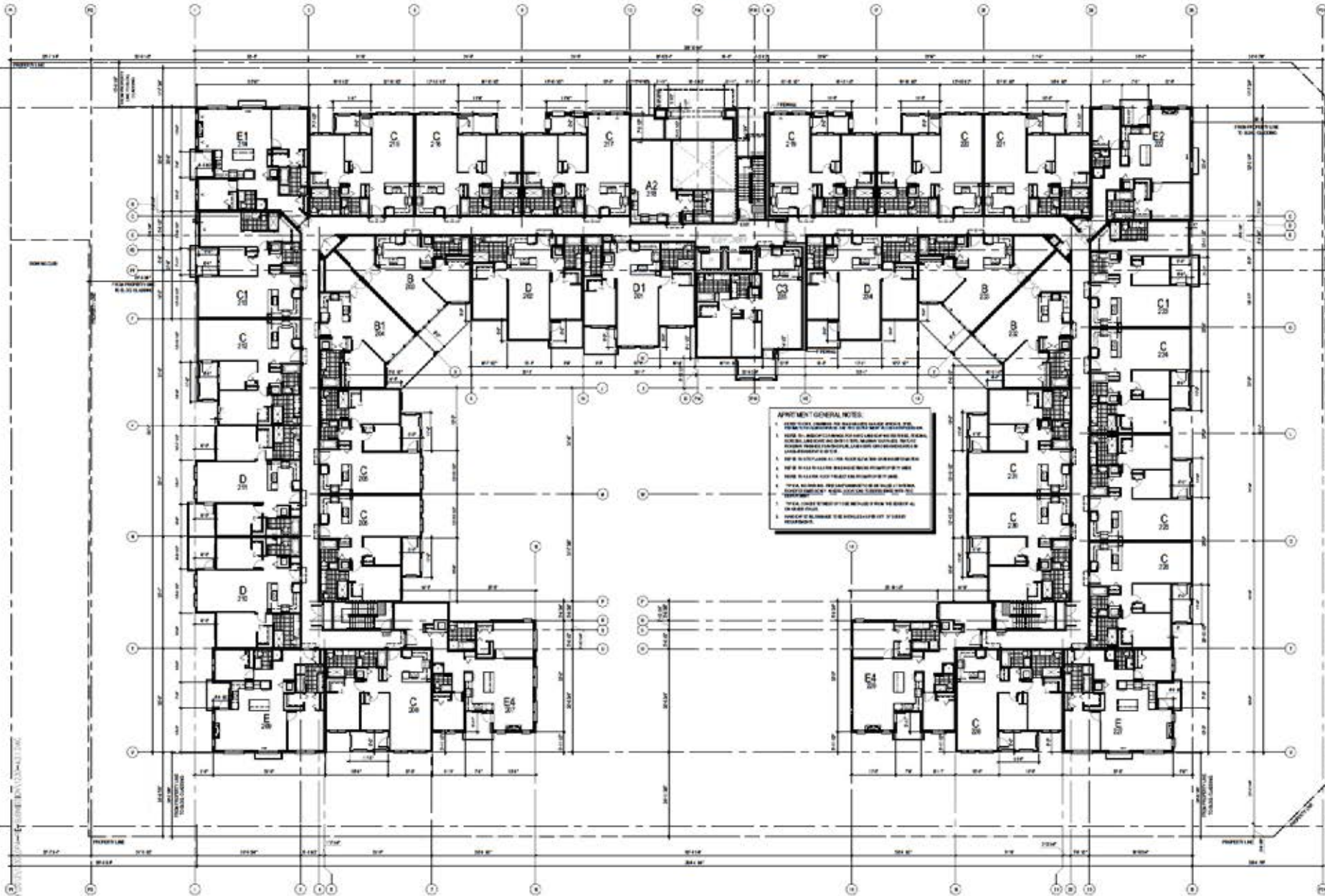
220 Powell Street, Suite 202
Vancouver, BC Canada
V6A 3G1

604-689-4022
604-689-1051

www.Architects.ca

NO.	DATE
1.000	04.07.2014
2.000	04.08.2014
3.000	07.08.2014

33 AVENUE



APARTMENT GENERAL NOTES:

1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701.
3. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701.
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9. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701.
10. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 701.

152 STREET

REVISED
DP RE-SUBMISSION
13 FEB. 2014

NOTES:

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MONTREAL, QUEBEC

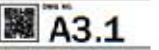


ELGIN HOUSE
@ HARVARD GARDENS
15206 - 33 Avenue, City of Surrey, BC

DRAWN BY: [Name]
2ND FLOOR PLAN

DATE: 13/04/14
SCALE: 3/32" = 1'-0"
PROJECT: 13 FEB. 2014
DRAWN: LB
CHECKED: RJ

PROJECT NO. 1230



32 AVENUE

E:\VOLUME 03\13206-33 AVENUE\DRAWING\13206-33.DWG



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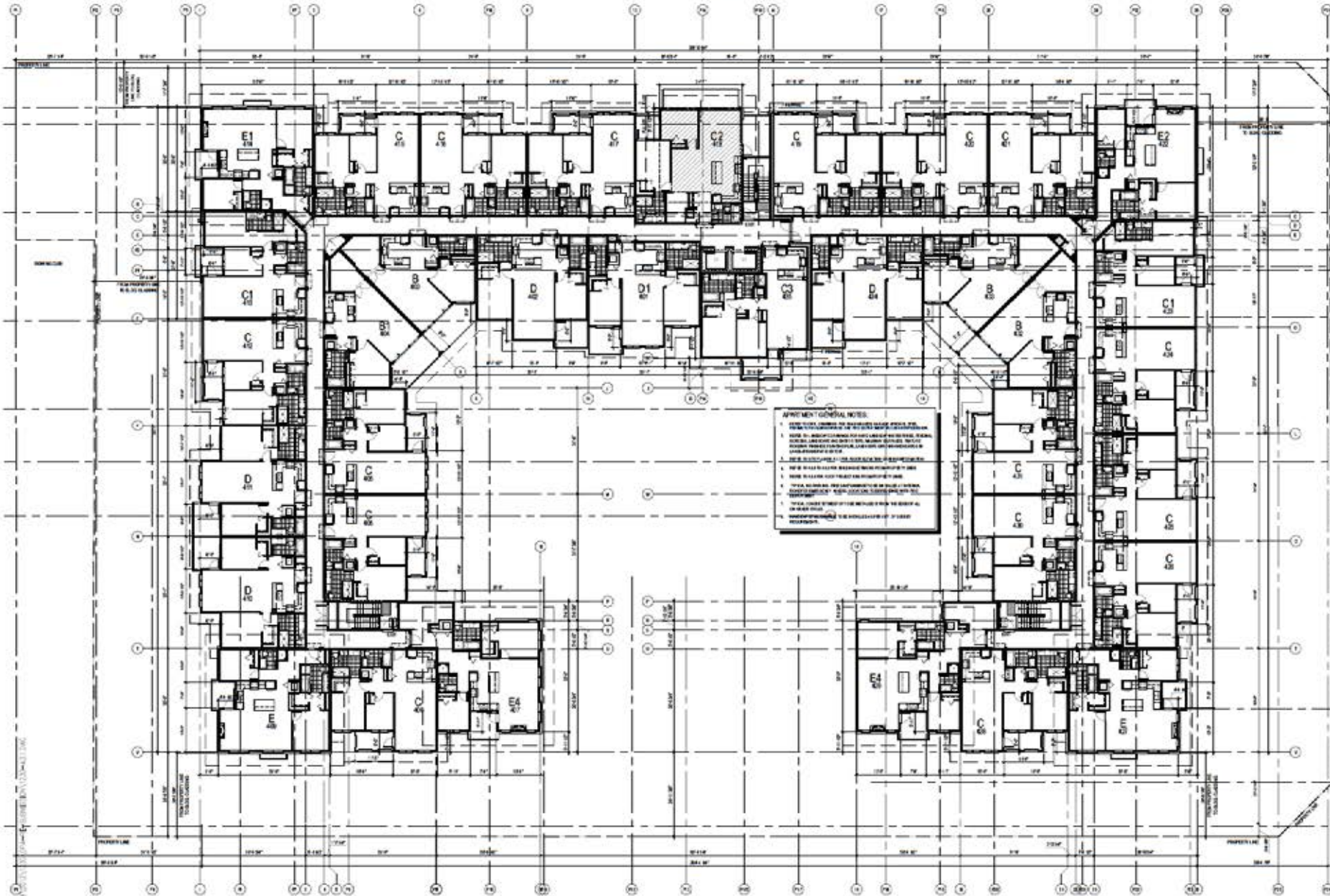
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NO.	DATE
1.000	04.07.2014
2.000	04.08.2014
3.000	07.08.2014

33 AVENUE



APARTMENT GENERAL NOTES:

1. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.
2. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.
3. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.
4. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.
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9. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.
10. SEE UNIT GENERAL NOTES FOR UNIT SPECIFIC INFORMATION.

152 STREET

REVISED
DP RE-SUBMISSION
13 FEB. 2014

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@ HARVARD GARDENS
15206 - 33 Avenue, City of Surrey, BC

4TH FLOOR PLAN

DATE: 13NOV14 (Rev)
SCALE: 3/32" = 1'-0"
PURPOSE: 13 FEB. 2014
DRAWN: LB
CHECKED: KH

PROJECT NO. 1230

FIG. NO. **A3.3**
DATE: 13 FEB. 2014

32 AVENUE

E:\LOCAL\33 AVENUE\33 AVENUE\4TH FLOOR\4TH FLOOR.DWG



Roatch Hemphill Architects

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Vancouver, BC Canada
V6A 3G1

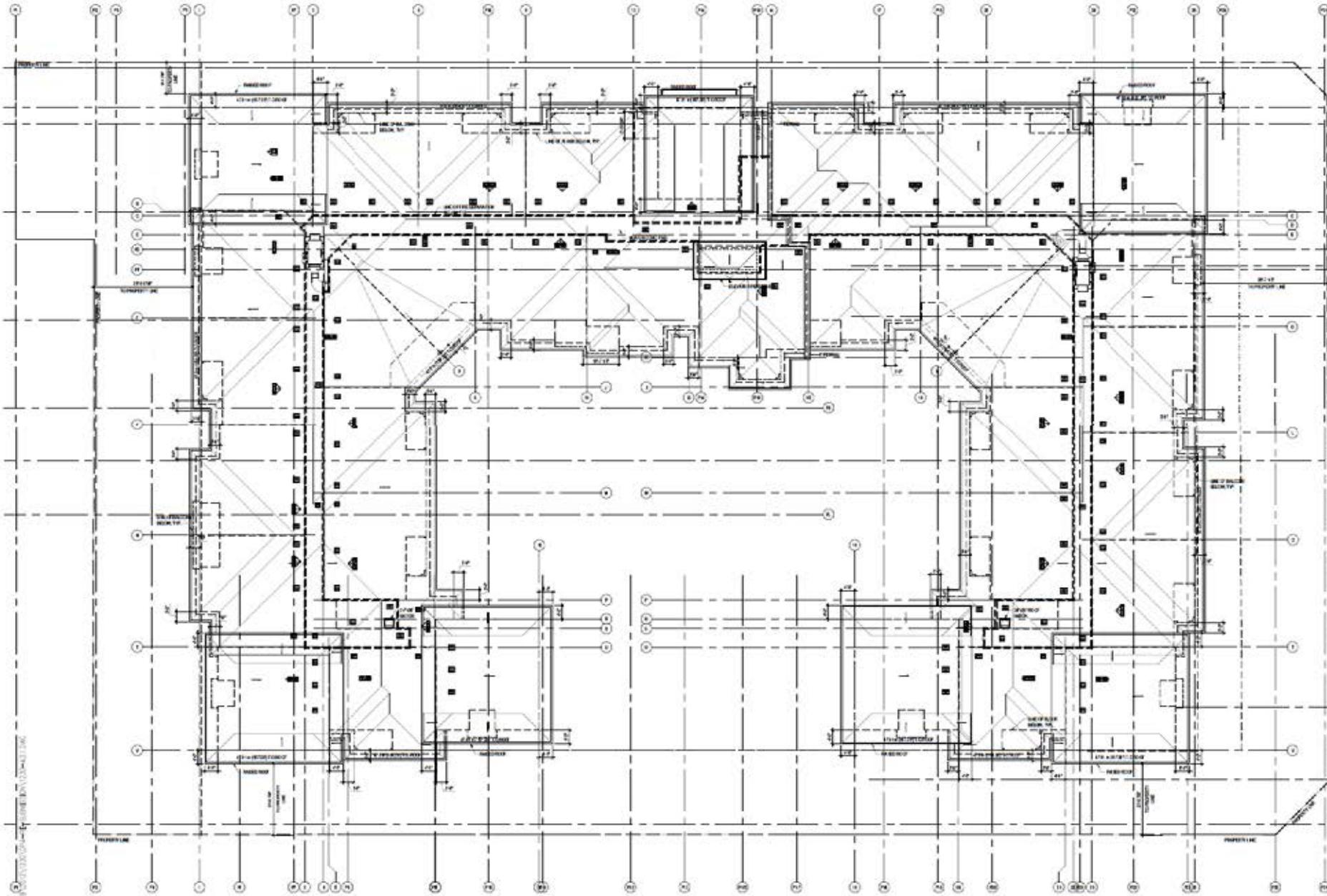
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NO.	DATE
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2.000	04.08.2014
3.000	07.08.2014
4.000	07.08.2014

33 AVENUE



152 STREET

REVISION
DP RE-SUBMISSION
13 FEB. 2014

NOTES:

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@ HARVARD GARDENS
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ROOF PLAN

DATE: 13 FEB. 2014
PROJECT: 1230
SCALE: 3/32" = 1'-0"

PROJECT NO. 1230
DATE: 13 FEB. 2014
SCALE: 3/32" = 1'-0"

A3.4

32 AVENUE

152 HARVARD STREET



MATERIAL LEGEND	APARTMENT
1 ROOF FRAMA	STEEL BEAM/POST/CONCRETE BRACE/CEILING
2 BRICK GRAPY	BRICK/STONE/BRICK
3 BRICK GRAPY GABLE END ROOFING	BRICK/STONE/BRICK
4 BRICK CLADDING	METAL/BRICK/STONE/SMOOTH
5 CONCRETE WAREHOUSE BUILDING BRICK	METAL/CONCRETE
6 WAREHOUSE WAREHOUSE PERIMETER CONCRETE BRICK	BRICK/STONE/BRICK
7 WAREHOUSE WAREHOUSE PERIMETER CONCRETE BRICK	BRICK/STONE/BRICK
8 WAREHOUSE WAREHOUSE PERIMETER CONCRETE BRICK	BRICK/STONE/BRICK
9 BRICK CLADDING WAREHOUSE PERIMETER CONCRETE BRICK	BRICK/STONE/BRICK
10 BRICK CLADDING WAREHOUSE PERIMETER CONCRETE BRICK	BRICK/STONE/BRICK
11a WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
11b WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
12 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
13 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
14 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
15 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
16 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
17 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
18 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
19 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
20 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
21 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
22 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
23 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
24 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK
25 WINDOW & DOOR ROOFING AT DATA CENTER	BRICK/STONE/BRICK



READY FOR
DP APPLICATION
RE-SUBMISSION
ON 08.20.2024

DATE: 2024-08-20
DRAWN: L.B.
CHECKED: R.H.

PROJECT: ELGIN HOUSE @ HARVARD GARDENS

15586 - 32 Avenue, City of Surrey, BC
DRAWING TITLE: MATERIALS & COLOURS

DATE: 2024-08-20
SCALE: 3/8" = 1'-0"
PROJECT: 08-2024-001
DRAWN: L.B.
CHECKED: R.H.

PROJECT NO: 1230

DATE: 2024-08-20
SCALE: 3/8" = 1'-0"
PROJECT: 08-2024-001
DRAWN: L.B.
CHECKED: R.H.

NO.	DATE
1. I.D.	11/07/11
2. I.D. REVISION	08/20/12
3. I.D. REVISION	08/14/12
4. I.D. REVISION	11/08/12



EAST ELEVATION (152nd STREET)



NORTH ELEVATION (33rd AVENUE)

152 STREET

BASED FOR
DP RE-SUBMISSION
13788, 1384

NO.	DATE
1. I.D.	11/07/11
2. I.D. REVISION	08/20/12
3. I.D. REVISION	08/14/12
4. I.D. REVISION	11/08/12

NOT TO SCALE

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152nd Street, Vancouver, BC

ELGIN HOUSE
@ HARVARD GARDENS
15288 - 32 Avenue, City of Surrey, BC

ELEVATIONS

DATE:	12/30/12
NO.:	3/12 - 2/12
PROJECT:	06 DEC 2012
DRAWN:	LB
CHECKED:	EX

PROJECT NO. 1230

1/4" = 1' - 0"
A4.1

NO.	DATE
1.000	04 OCT 2014
2.000	04 NOV 2014
3.000	04 DEC 2014
4.000	07 FEB 2014



WEST ELEVATION



SOUTH ELEVATION (32nd AVENUE)

REVISED FOR
DP RE-SUBMISSION
13 FEB 2014

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@ HARVARD GARDENS
15206 - 32 Avenue, City of Surrey, BC
DRAWING TITLE
ELEVATIONS

DRAWING NO. 1230-A4.0 (Rev)
SCALE: 3/32" = 1'-0"
PURPOSE: 13 FEB 2014
DESIGN: LB
CHECKED: RJH

PROJECT NO. 1230
THIS IS A
A4.2
DATE: 13 FEB 2014

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

FROM: Development Services Manager, Engineering Department

DATE: February 18, 2014

PROJECT FILE: 7813-0214-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 15168 33 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Works and Services being completed under project 7811-0241-00.

DEVELOPMENT PERMIT

Works and Services being completed under project 7811-0241-00.



Rémi Dubé, P.Eng.
Development Services Manager

LR



Tuesday, December 10, 2013
 Planning

THE IMPACT ON SCHOOLS
APPLICATION #:

7913 0214 00

SUMMARY

The proposed 139 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

September 2013 Enrolment/School Capacity

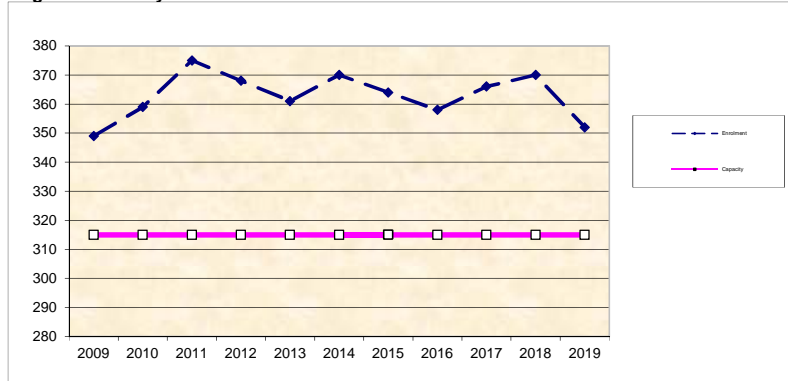
Morgan Elementary	
Enrolment (K/1-7):	40 K + 321
Capacity (K/1-7):	40 K + 275
Earl Marriott Secondary	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

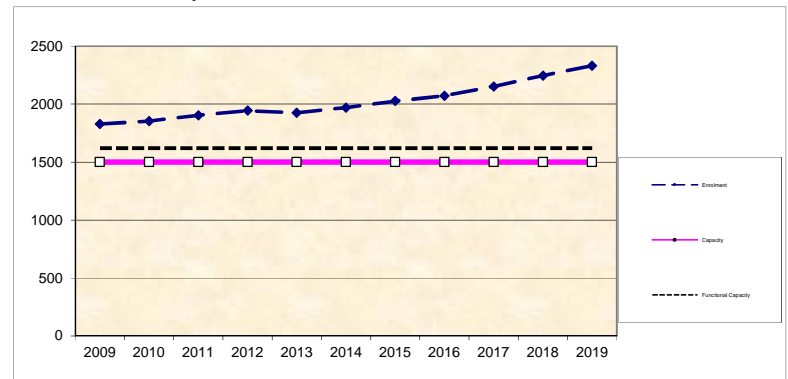
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school on 28th Ave near the intersection with 160th Street opened in September 2013, which replaced Sunnyside elementary. Boundary moves have been approved from Morgan Elementary to Sunnyside Elementary. The capacity for Morgan Elementary below does not include one modular classroom building, which has been located on the site to assist with capacity needs resulting from full day kindergarten implementation in 2011 (Ministry of Education recognizes the modular as part of the schools capacity at 60K + 275 = 335). There is also a portable classroom on site. A proposed addition to Rosemary Heights Elementary has been included as #2 priority in the 2013-2017 Five Year Capital Plan to help relieve overcrowding at local schools. Earl Marriott Secondary has 8 portables on site and has implemented extended day programming to accommodate student growth. The School District has recently purchased a new secondary school site in North Grandview Area and has also submitted a request for funding of a new North Grandview Area Secondary School as its #3 priority in the 2013-2017 Five year Capital Plan to accommodate long term secondary school enrolment growth in South Surrey.

Morgan Elementary



Earl Marriott 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.

4. **7:00 PM**
- | | |
|-----------------------|---|
| File No.: | 7913-0214-00 |
| Description: | Harvard Gardens |
| Address: | 15168 – 33 Avenue, Rosemary Heights West |
| Developer: | Kevin Shoemaker, Polygon Harvard Gardens |
| Architect: | Keith Hemphill, Rositch Hemphill Architects |
| Landscape Architect: | Eckford Tyacke & Associates (ETA) Landscape
Architecture |
| Planner: | Ron Gill |
| Urban Design Planner: | Hernan Bello |

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

- The project is located in the Rosemary Heights West NCP. This is the latest phase of this comprehensive development currently under construction.
- One of the issues we worked with applicant was resolving the grading and interface of proposal with the multi-use pathways to the east and south.

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

- What we are trying to do is develop a precinct with a fairly consistent character.
- The architectural precedent/inspiration is from Boston.
- The adjacent building is the clubhouse amenity for the whole precinct, called the “Rowing Club”.
- The entrance opens right through so you can see through to the courtyard. The courtyard is oriented to the south.
- On the east side there is a multi-use path which wraps around the site and continues on all the way to the Nickelmekl River.
- There were some challenges with grades to make sure that we could incorporate the multi-use trail and have it be accessible.
- The materials break up the length of the facade. Brick is used, and in between we’ve changed the colour and the character. Hardie-panel finishes are in between the brick. On the 152 Street side, the main project monument is at the corner.
- The parking had to be dropped substantially to allow room for a protection zone for the multi-use pathways.
- The heating is proposed as electric baseboard and Polygon has standard packages for sustainability in these types of buildings.

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

- At the front of the building, playing off the architecture, we are proposing a clean stone-clad wall to play off the Bostonian flavour of the buildings. Announcing the entry are Oak trees.
- On 152 Street, in conjunction with the multi-use pathway, proposing a more native palette.
- There is a flat accessible entry into the building from 33 Avenue.
- The courtyard is meant to play off the campus quadrangle. Desire lines, activity centre, ornamental trees on berms.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Harvard Gardens

15168 – 33 Avenue (Rosemary Heights West)

File No. 7913-0214-00

It was Moved by T. Bunting
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 Design

- The Panel considered the site layout to be well resolved.

- It would be good to have more mix of use with commercial to encourage walking.

Form and Character

- It's a really well-worked project. Appreciate the documentation and details.
- This generation of Polygon character is better than the previous. This is much more urban in the form. The in-board balconies help a lot. The way it addresses the public realm is much better.
- It is a good interpretation of what was stated into bringing the Bostonian look back.
- The courtyard is as tight as it should be to get enough light into it.
- Consider using lighter hardie-panel materials particularly in the courtyard. Dark gray and black could get a little dark.
- The depressed grade on the SE corner is not ideal but is well handled considering.
- Concern is the extension of the firewall into the courtyard. Would like to see the deck of unit C3 moved west so that it is disengaged from the firewall.
- The 500 ft. long corridor, 5 ft. wide is daunting. Would like to see shortened or more interest such as varying width.

CPTED

- There were no specific issues identified.

Landscape

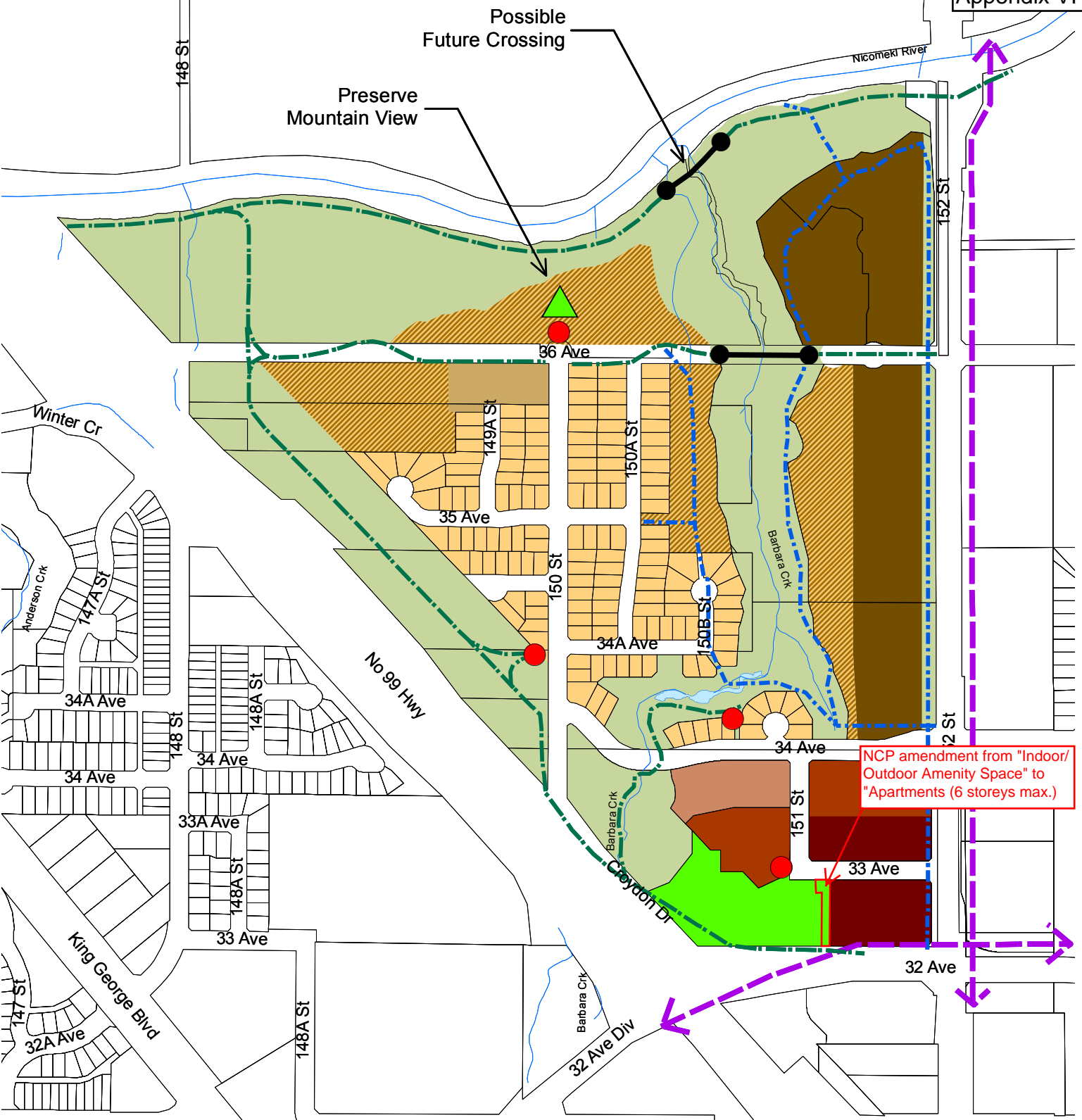
- Very generous planting, it will be beautiful.
- Really complimentary landscaping to architecture.
- The courtyard space will be a well-utilized space. It is generous in its size.
- There is no interior games room/common space/multi-purpose area. There is a nice opportunity to have an indoor space linking to the outdoor space even given the amenity building next door.
- The diagonal desire lines, I understand the intent but the smaller triangles can be wasted space.
- The ratio of outdoor seating to the number of units, think about that. Outdoor picnic tables and barbeques could be added.

Accessibility

- Recommend power doors at the entrance.
- Call buttons at a level accessible for wheelchairs.
- The more disabled parking the better.
- The elevator buttons should be at a horizontal panel.
- The parking lobby – provide an emergency call button there.
- Recommend 5% of the units are wheelchair friendly.

Sustainability

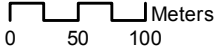
- Sustainability wise, it is pretty standard, wood frame, electric heat.
- Would like to see hot-water heat or some other alternative to electric heat.
- Consider HRVs to improve the air quality of each unit.



- Apartments (4-storey max)
- Apartments (6-storey max)
- Garden Apartments
- Townhouse
- Townhouse (30 upa max)
- Cluster Housing
- Single Family Small Lots

- Indoor / Outdoor Amenity Space
- Preservation Area/ Open Space
- Pond
- Major Linear Open Space Corridor (Multi-Use)
- Creeks

- Neighbourhood Pedestrian & Bicycle Routes
- Commuter Bike Routes
- Potential For Pedestrian & Bike Bridge
- Landmarks



ROSEMARY HEIGHTS WEST LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 26, 1999 Amended 13 November 2013

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CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17584"

.....

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

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 17584" is hereby amended as follows:
 - (a) Section 2.A Intent is amended by deleting "certified correct by G.A. Rowbotham, B.C.L.S. on the 16th day of January, 2012" and inserting "certified correct by Vessalina Stoyneva, B.C.L.S. on the 9th day of December, 2013";
 - (b) Section 2.F.1. Yards and Setbacks is amended by deleting "4.0 m [13 ft.]" for the East Yard setback of Block C and replacing it with "0.0 m [0 ft.]";
 - (c) Section 2.F.1. Yards and Setbacks is amended by deleting "6.0 m [20 ft.]" for the West Yard setback of Block D and replacing it with "9.0 m [30 ft.]";
 - (d) Section 2.H.2. Off-Street Parking is amended by inserting a new Sub-Section 2.H.2.(f) immediately following Sub-Section 2.H.2.(e) as follows:
 - "(f) Notwithstanding Sub-Section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* is permitted to extend to the *front lot line* in Block D only."; and
 - (e) Schedule B is deleted and replaced with the attached Schedule B.
- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 17584, Amendment By-law, 2014, No. _____."

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

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

PASSED THIRD READING ON THE _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF ALL OR A PORTION OF:

- 1) LOT 57 PLAN 49745
- 2) LOT 58 PLAN 49745
- 3) PARCEL 'A' (REFERENCE PLAN 27509) LOT 32 PLAN 8895
- 4) LOT 32 EXCEPT: FIRSTLY PARCEL 'A' (REFERENCE PLAN 27509)
SECONDLY PARCEL 'L' (BYLAW PLAN 62662)
THIRDLY PART ON HIGHWAY PLAN 25810
- 5) LOT 34 EXCEPT: FIRSTLY, PARCEL "H" (BYLAW PLAN 62662); SECONDLY, PART ON PLAN BCP6711 PLAN 8895
- 6) LOT 31 EXCEPT: FIRSTLY, PART SHOWN RED AND GREEN ON HIGHWAY PLAN 25810;
SECONDLY, PARCEL "M" (BYLAW PLAN 62662) PLAN 8895
- ALL OF SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

Schedule B



0 10 20 40 60

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 432mm in width by 279mm in height (B Size) when plotted at a scale of 1:1250

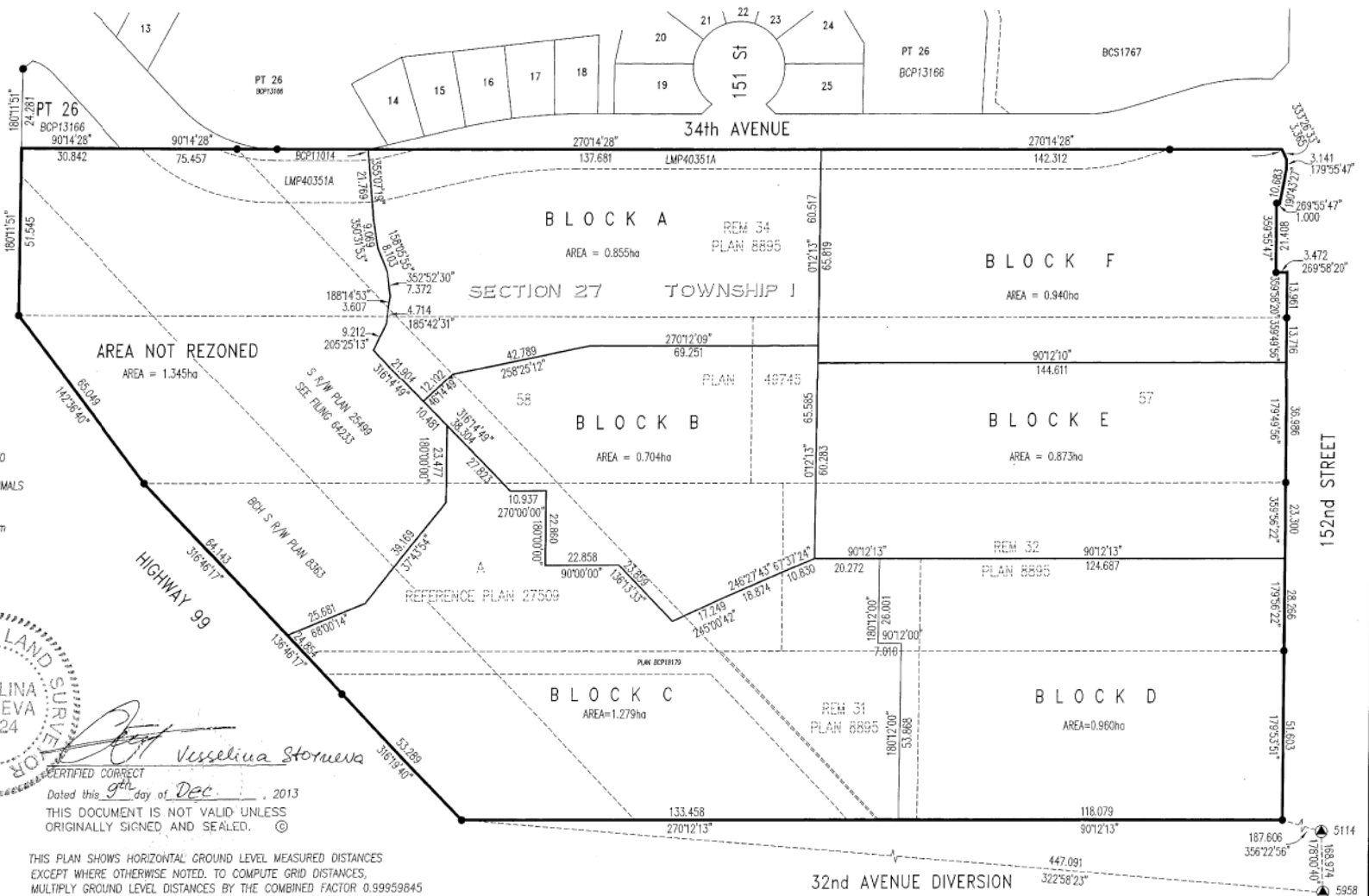


DERIVED MONUMENTS

CERTIFIED CORRECT
Dated this 9th day of Dec., 2013
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. ©

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.99959845

32nd AVENUE DIVERSION



Vesselina Stoyneva
BCLS # 924