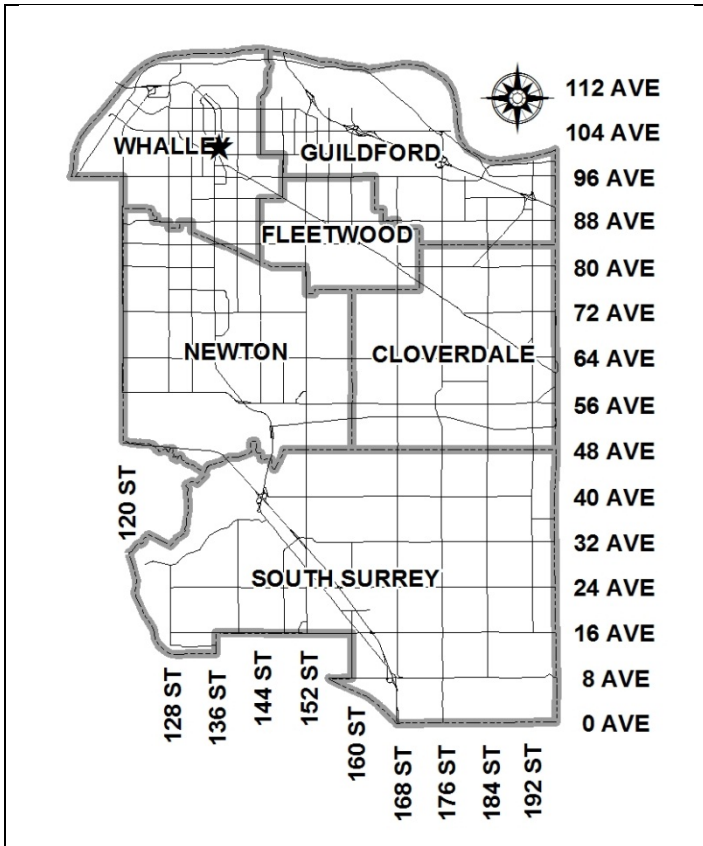


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0257-00

Planning Report Date: March 31, 2014



**PROPOSAL:**

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

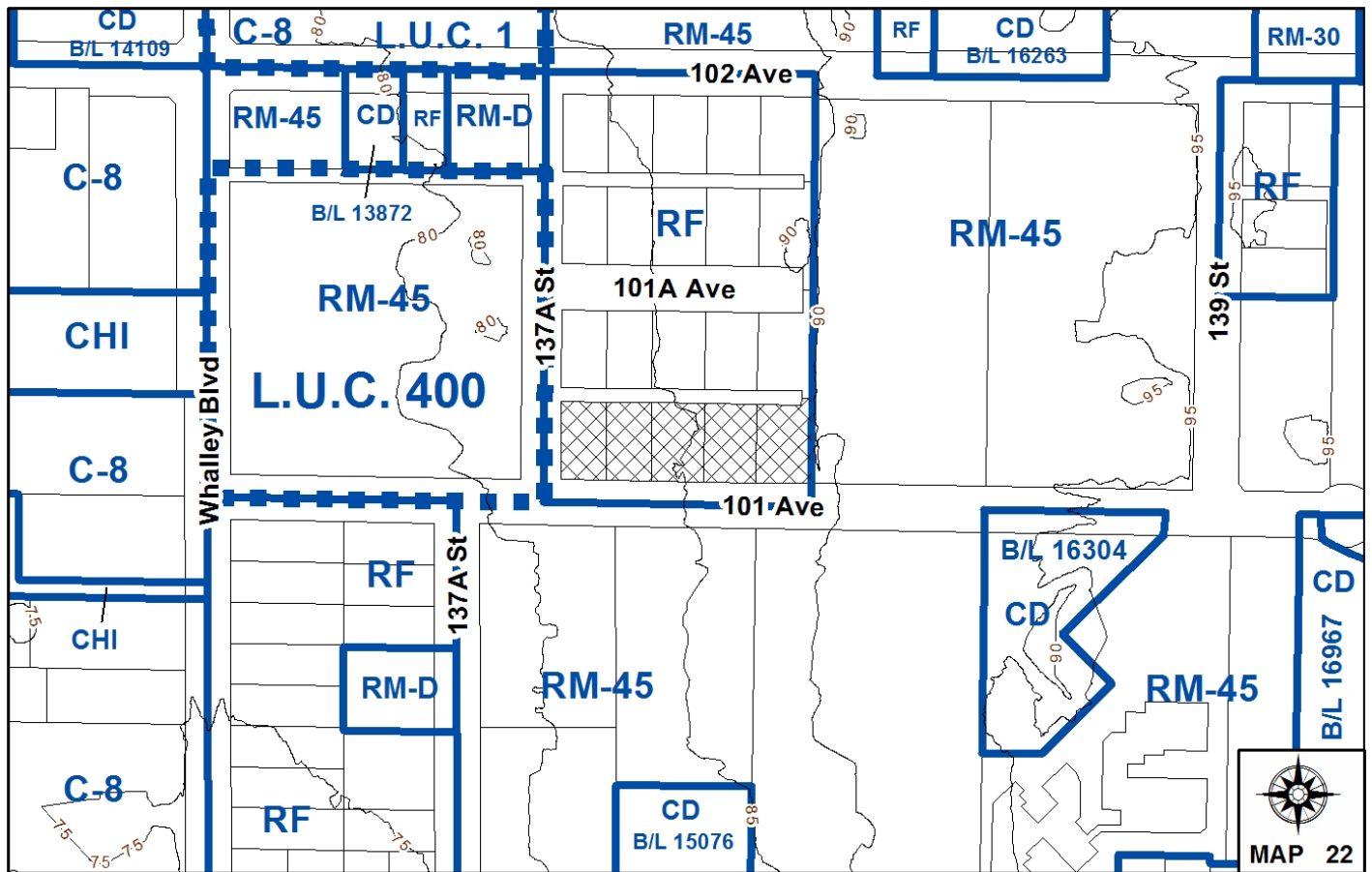
in order to permit the development of two, 6-storey, apartment buildings in the City Centre.

**LOCATION:** 13773, 13783, 13793 and 13803 – 101 Avenue; and 10110 – 137A Street

**OWNERS:** Jagtar K Brar and Baldev S Brar

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the OCP and complies with the "Low to Mid Rise up to 2.5 FAR" designation of the City Centre Land Use Plan.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed development assists in achieving a finer grained road network, with the applicant providing road dedication for the new 138 Street at the east side of the subject site.



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

5 Elementary students at Lena Shaw Elementary School  
 3 Secondary students at Guildford Park Secondary School

(Appendix IV)

The applicant has advised that the project will be constructed in two phases, with proposed Building 2 (the market development) in the east portion to be constructed first, with proposed occupancy by October 2016, with proposed Building 1 (the rental building) in the west to follow and to be ready for occupancy by October 2017.

**Parks, Recreation & Culture:**

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff as soon as possible, to address this concern.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

**Existing Land Use:** There is a single family dwelling on each of the five properties. The subject site slopes downward from east to west. There is an existing sanitary sewer right-of-way located along the west property line of the most easterly lot (13803-101 Avenue), which will be required to be relocated as part of the proposed redevelopment of the site.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across gravel lane):	Single family dwellings.	Multiple Residential	RF
East:	2-storey townhouse development.	Multiple Residential	RM-45
South (Across 101 Avenue):	3-storey apartment building.	Multiple Residential	RM-45
West (Across 137A Street):	4-storey apartment building.	Multiple Residential	LUC No. 400 (underlying RM-45)

**DEVELOPMENT CONSIDERATIONS**

- The development application encompasses five (5) properties at 13773, 13783 and 13793 and 13803 - 101 Avenue and 10110 - 137A Street in the City Centre area.

- The subject site is approximately 3,585 square metres (0.89 acre) in net area, after road dedication has been deducted. The five (5) properties are currently zoned "Single Family Residential Zone (RF)" and designated Multiple Residential in the Official Community Plan (OCP). The subject site is designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Land Use Concept Plan.
- The applicant has applied for a rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"(based upon RM-70) and a Development Permit to allow for the development of 104 dwelling units, within two, 6-storey apartment buildings.
- The floor area ratio (FAR) proposed for this development is 2.5, which complies with the maximum 2.5 FAR proposed under the City Centre Land Use Concept Plan. However, given the 5.0-metre (16 ft.) wide dedication of 138 Street, along the east property line, the City Centre Land Use Concept Plan allows for the developer to include this portion of road dedication in the gross density calculation. Therefore, based upon this provision, the proposed density is 2.4 FAR.
- The development will consist of two 6-storey apartment buildings, which can be connected through an outdoor amenity area at the second floor of Building 1 and the main floor of Building 2, but will each have their own separate entries on 101 Avenue.
- The west building, proposed Building 1, is to be a purpose-built rental building, with the east building, proposed Building 2, to be sold as a market development. The developer's intent is to stratify all of the dwelling units and then rent out the units in proposed Building 1.
- The vehicular access to both buildings will be separate and will be situated from the rear lane (north), which will lead to the development's underground parkade.
- Proposed Building 1 (rental building), on the western portion, will consist of a total of 49 dwelling units:
  - 7 studio;
  - 24 1-bedroom;
  - 5 1-bedroom and den;
  - 6 2-bedroom; and
  - 7 townhouse units, with 2 bedrooms.
- Proposed Building 2, on the eastern portion, will consist of a total of 55 dwelling units:
  - 7 studio;
  - 25 1-bedroom;
  - 16 1-bedroom and den; and
  - 7 townhouse units, with 2 bedrooms.
- The dwelling units will range in size from 50 square metres (543 sq.ft.) for a studio unit to 133 square metres (1,436 sq.ft.) for the largest townhouse unit.

### Amenity Space Areas

- As per Zoning By-law requirements, 3 square metres/32 sq.ft. of indoor amenity space is required per dwelling unit. Therefore, based upon 104 dwelling units, 312 square metres (3,358 sq.ft.) of indoor amenity space is required.
- For Building 1, 147 square metres (1,582 sq.ft.) of indoor amenity space is required based upon 49 dwelling units. In proposed Building 1, one large 172-square metre (1,854 sq.ft.) room will incorporate a games area and a common room, which will include a kitchen and washrooms. This exceeds the minimum requirement of indoor amenity space as per the Zoning By-law.
- For Building 2, 165 square metres (1,776 sq.ft.) of indoor amenity space is required based upon 55 dwelling units. In proposed Building 2, a 129-square metre (1,389 sq.ft.) multi-purpose and common room will incorporate two washrooms and a kitchen for various activities. A separate 37-square metre (400 sq.ft.) meeting room is also proposed, for a total of 166 square metres (1,787 sq.ft.) of indoor amenity space, which slightly exceeds the minimum requirement of indoor amenity space as per the Zoning By-law.
- In total, for the entire development, 338 square metres (3,643 sq.ft.) of indoor amenity space is proposed.
- As per Zoning By-law requirements, 3 square metres/32 sq.ft. of outdoor amenity space is required per dwelling unit. Therefore, based upon 104 dwelling units proposed for both buildings, 312 square metres (3,358 sq.ft.) of outdoor amenity space is required.
- The majority of the proposed outdoor amenity space areas are located immediately outside of the indoor amenity space areas, allowing for a direct connection between the indoor and outdoor amenity spaces. For the proposed rental building (Building 1), 75 square metres (805 sq.ft.) of outdoor amenity space is proposed and will incorporate patio seating areas. For the market apartment building (Building 2), 110 square metres (1,182 sq.ft.) of outdoor amenity space is proposed and will incorporate a children's play area and landscaped seating areas.
- A 282-square metre (3,032 sq.ft.) outdoor amenity space area is proposed at the second floor of Building 1, connecting to the main floor of Building 2 (above Building 1's indoor amenity room and the parking ramp for Building 2). This will allow for an outdoor area that can be shared between the residents of the two buildings. A children's play area, as well as a seating area, is planned for this space.
- A total of 466 square metres (5,019 sq.ft.) of outdoor amenity space is proposed, which exceeds the minimum requirements of the Zoning By-law.

### Lane and New 138 Street

- There is currently an existing gravel lane located to the north of the subject site. As part of this development, the applicant will be required to construct the lane to full standards.
- A new road connection, 138 Street, is proposed along the eastern edge of the subject site. This new road is to form part of the finer grained road network the City is trying to achieve for the

City Centre area. The intent is that 138 Street will ultimately connect between 104 Avenue to the north and Fraser Highway to the south.

- Road dedication will be provided as part of this development. However, the road will not be constructed until the townhouse site to the east comes forward for redevelopment.
- In the interim, only a sidewalk will be constructed as part of the unopened road allowance.

#### PROPOSED CD BY-LAW (Appendix V)

- The proposed CD By-law will be based upon the "Multiple Residential 70 Zone (RM-70)". A table comparing the RM-70 Zone to the proposed CD By-law is provided below:

	<b>Existing RM-70 Zone</b>	<b>Proposed CD By-law</b>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings and ground-oriented multiple unit residential buildings.</li> <li>• Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>• The same as permitted in the RM-70 Zone.</li> </ul>
<b>Density (floor area ratio)</b>	1.5 FAR (net)	2.5 FAR (net)
<b>Lot Coverage</b>	33%	52%
<b>Building Setbacks (metres)</b>	<ul style="list-style-type: none"> <li>• 7.5 m from all lot lines.</li> </ul>	Front (137A Street) – 4.5 m North – 6.0 m Flanking Street (South) – 4.5 m East (138 Street) – 4.5 m
<b>Building Height (metres)</b>	50 m	22 m
<b>Off-Street Parking</b>	<ul style="list-style-type: none"> <li>• 1.04 spaces per dwelling unit, for all studio, 1-bedroom and 1-bedroom with den units.</li> <li>• 1.2 spaces per dwelling unit, for all 2-bedroom and larger units, including attached townhouse units.</li> <li>• 0.16 space per dwelling unit for visitors.</li> <li>• The underground parking structure must be setback a minimum of 2.0 metres (6.6 ft.) from the front lot line.</li> </ul>	<ul style="list-style-type: none"> <li>• Parking has been provided in accordance with the Zoning By-law requirements for City Centre.</li> <li>• The underground parking structure will be permitted to be located at 0 metre (0 ft.) at the front lot line.</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces for every dwelling unit.</li> <li>• 6 bicycle spaces for visitors for each multiple residential building.</li> </ul>	<ul style="list-style-type: none"> <li>• Same as RM-70, however, the proposed development will exceed the minimum required.</li> </ul>

- The Zoning By-law requires that 87 residential parking spaces be provided for all 1-bedroom and smaller units, 24 spaces for all 2-bedroom and larger units and 17 visitor parking spaces be provided for a total of 128 parking spaces. The proposed development provides 129 parking spaces overall, which exceeds the required parking by 1 space.
- The CD By-law will allow for the underground parking structure to be located at 0 metre (0 ft.) at the front lot line.
- For bicycle parking, the Zoning By-law requires that 125 bicycle parking spaces be provided for residents and 12 bicycle spaces be provided for visitors. The development proposes 156 bicycle parking spaces overall, which exceeds the minimum required.

### PRE-NOTIFICATION

A pre-notification letter was sent on January 28, 2014. As a result, staff received one enquiry requesting information regarding whether the development would be a rental or market development and one letter was received in opposition.

- The letter opposing the proposed development identified the following concerns:
  - The resident does not wish to hear construction traffic;
  - The resident feels that the development will increase traffic to the area;
  - There is a concern that the proposed 6-storey building height will place her unit in constant shade; and
  - The resident does not wish to see additional trees removed.

*(The entire area surrounding the resident is within the City Centre Land Use Concept Plan and has the potential for redevelopment to higher densities in the future. The applicant has provided a shadow diagram to show the potential impact of the 6-storey building form on the surrounding buildings. The time of the year which will cause the most shadowing will be December 21, which is the shortest day of the year. Any shadowing will generally impact the immediately adjacent property owners to the north and east and 101 Avenue. The resident lives further south of 101 Avenue at 137A Street and therefore should not be directly impacted by any shadowing from this development.)*

### DESIGN PROPOSAL AND REVIEW

- The proposed design works with the slope of the site, by stepping the buildings down from east to west.
- The development will incorporate 2-storey ground-oriented townhouses at all three street frontages, including the future 138 Street along the east, which will remain unconstructed for the time being. The east elevation for proposed Building 2 will be designed to be integrated with this future road.
- Each townhouse unit will include an entry marker and a glass canopy. Terraced landscaping is proposed in front of each townhouse unit to delineate public and private space and to



provide the individual unit patios some privacy. Fencing around the townhouse patios will include metal and glass panels.

- Two separate vehicular entries are proposed from the rear lane, one at the centre of the westerly building (Building 1) and one to the west of the easterly building (Building 2).
- Main entries to Buildings 1 and 2 will be prominent entries, incorporating wood siding and wood soffits into the interior spaces.
- The proposed colour palette is a darker Grey at the base of the buildings, transitioning to a lighter Grey at the top, with a Rust Red used as a contrast colour.
- The building materials will include two types of masonry and the use of a corrugated metal for the Rust Red coloured elements. Windows are to be aluminum window walls with curtain walls for long vertical elements. PVC windows are proposed for the remainder.
- A balcony is proposed for every above ground dwelling unit and shall be a minimum of 5.6 sq.m. (60 sq.ft.) in size. The balconies and roof overhangs will incorporate wood soffits.
- The top floor units will include high ceilings, sloping rooftops and the roofs will all have large overhangs.
- Corner plazas are proposed at 137A Street and 101 Avenue and at the new 138 Street and 101 Avenue, featuring a mixture of tree and shrub planting, water features, benches and visitor bike parking.
- The mid-block plaza and secondary entries for Buildings 1 and 2 incorporate landscaping, benches and a community library kiosk.

#### TREE PRESERVATION AND REPLACEMENT (Appendix VI)

- An arborist report was prepared by Mike Fadum and Associates Ltd., dated November 14, 2013.
- The report identifies 15 protected trees within the subject site and immediately adjacent to the subject site, which will be impacted by the proposed development. The trees are identified below:

Tree Species	No. of Trees	Trees to be Retained	Trees to be Removed
Western Red Cedar	4	1	3
Cherry	4	0	4
Douglas Fir	2	0	2
Falsecypress	1	0	1
Western Hemlock	1	0	1
Plum	2	0	2
Walnut	1	0	1
<b>TOTAL</b>	<b>15</b>	<b>1</b>	<b>14</b>

- Of these 15 trees, 14 trees are proposed to be removed due to the location of the underground parkade or due to their location within the road dedication areas. One (1) Western Red Cedar has been identified for retention at this time, but it is located within the road dedication area for 138 Street. Additional consideration will have to be taken by the applicant's engineering consultant to review this tree to see whether it will be viable for retention.
- As all of the trees proposed for removal require a replacement ratio of 2:1, 28 replacement trees will be required on-site. 53 trees are proposed to be planted within the development and exceed the minimum required number of replacement trees.
- In addition, another 4 trees have been identified off-site, to the east and north of the future 138 Street road connection, which may be impacted by the future road works. Another 3 off-site trees, which have not yet been assessed to the immediate north of the gravel lane, may also be affected. It is recommended that these trees be reassessed after Third Reading, with the engineering design to see about the possibility of their retention. Cash-in-lieu and only partial road construction may be considered for the retention of these trees just north of the lane.

#### DISTRICT ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 6, 2014. 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"> <li>• The subject site is located within the Surrey City Centre.</li> <li>• The proposed development complies with the land use designation of the City Centre Land Use Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development will include a mix of housing types, including apartment and townhouse units.</li> <li>• The proposed development intends to provide a range of unit sizes, from studio, 1-bedroom and 2-bedroom units.</li> <li>• The proposed development intends to include a purpose built rental component in Building 1, consisting of 49 dwelling units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development intends to incorporate Low Impact Design Standards (LIDs), including absorbent soil, dry swales and permeable pavement/surfaces.</li> <li>• The proposed development will provide provisions for recycling within the underground parkade.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development incorporates reduced parking, as permitted within the City Centre area and will provide for secure, all-weather bicycle parking.</li> <li>• The proposed development has been designed to connect to the larger off-site pedestrian network.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The design of the proposed development incorporates CPTED principles, such as patios on street to provide surveillance. The proposed landscaping will follow CPTED guidelines for sight lines through trees and shrubs with gaps between 0.9 m (3 ft.) and 2.4 m (8 ft.) of tree canopy. All proposed landscaping is designed to provide good sight lines to fenestration to reduce hiding spots.</li> <li>• The design of the project does provide for 8 or 7% adaptable units.</li> <li>• The proposed development will provide outdoor amenity spaces for different age groups. There are 4 separate amenity space areas, including 2 children's play areas, 2 small seating areas and 2 large community gathering spaces.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The project <u>is not</u> seeking third party rated green standards or features.</li> </ul>

<p>7. Education &amp; Awareness (G1-G4)</p>	<ul style="list-style-type: none"> <li>• The project will include additional sustainability features such as: <ul style="list-style-type: none"> <li>- Increased insulation in walls and roofs.</li> <li>- Low flow plumbing fixtures.</li> <li>- Connection to district energy.</li> <li>- Solar shading for south and west facing windows.</li> <li>- Reusable, recyclable and renewable building materials.</li> <li>- Solar-reflectant roofing materials.</li> </ul> </li> </ul>
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### ADVISORY DESIGN PANEL (Appendix VIII)

Date: January 30, 2014

The applicant has generally resolved the majority of the ADP recommendations, except for the following, which will be resolved prior to Final Adoption:

- Landscape plan revisions.
- Details of project signage.

### 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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Proposed CD By-law
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Map Showing District Energy Service Area B
Appendix VIII.	ADP Comments

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by JM Architecture and M2 Landscape Architecture, respectively, dated March 19, 2014 and March 13, 2014.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/da

Information for City Clerk

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

1. (a) Agent:     Name:             Joseph Minten  
  JM Architecture Inc.  
  Address:         # 100, 15243 - 91 Avenue, Bldg 4  
  Surrey, BC V3R 8P8  
  
  Tel:             604-583-2003

2.     Properties involved in the Application

(a)     Civic Addresses:         13773 - 101 Avenue  
  10110 - 137A Street  
  13793 - 101 Avenue  
  13783- 101 Avenue  
  13803 - 101 Avenue

(b)     Civic Address:         13773 101 Avenue  
           Owners:             Jagtar K Brar  
  Baldev S Brar  
           PID:                 010-130-721  
           Lot 27 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

(c)     Civic Address:         10110-137A Street  
           Owners:             Jagtar K Brar  
  Baldev S Brar  
           PID:                 010-130-730  
           Lot 28 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

(d)     Civic Address:         13793- 101 Avenue  
           Owners:             Jagtar K Brar  
  Baldev S Brar  
           PID:                 010-169-156  
           Lot 41 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

(e)     Civic Address:         13783-101 Avenue  
           Owners:             Jagtar K Brar  
  Baldev S Brar  
           PID:                 010-169-172  
           Lot 42 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

(f)     Civic Address:         13803-101 Avenue  
           Owners:             Jagtar K Brar  
  Baldev S Brar  
           PID:                 003-335-984  
           Lot 127 Section 26 Block 5 North Range 2 West New Westminster District Plan 63569

3. Summary of Actions for City Clerk's Office
  - (a) File By-law No. 16954.
  - (b) Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,790 m <sup>2</sup>
Road Widening area		205 m <sup>2</sup>
Undevelopable area		
Net Total		3,585 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		52%
Paved & Hard Surfaced Areas		21%
Total Site Coverage		73%
<b>SETBACKS</b> ( in metres)		
137A Street	4.5 m	4.5 m
101 Avenue	4.5 m	4.5 m
North (lane)	6.0 m	6.0 m
East (new 138 Street)	4.5m	4.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	22 m	22 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		14
One Bed		49
One Bed and Den		21
Two Bedroom		6
Townhouses		14
Total		104
<b>FLOOR AREA: Residential</b>		8,898 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		n/a
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		n/a
<b>FLOOR AREA: Institutional</b>		n/a
<b>TOTAL BUILDING FLOOR AREA</b>		8,898 m <sup>2</sup>

*\* 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)		n/a
# of units/ha /# units/acre (net)		n/a
FAR (gross)		2.4
FAR (net)	2.5	2.5
AMENITY SPACE (area in square metres)		
Indoor	312 m <sup>2</sup>	338 m <sup>2</sup>
Outdoor	312 m <sup>2</sup>	466 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	87	88
2-Bed	24	24
3-Bed		
Residential Visitors	17	17
Institutional		n/a
Total Number of Parking Spaces	128	129
Number of disabled stalls		5
Number of small cars		46
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# ASAS CONDOMINIUMS

10110 137A Street  
Surrey, BC

SUBMISSION TO COUNCIL  
APPLICATION # 7913-0257-00



Streetscape from 137A Street & 101 Avenue



Location Map

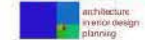
## Drawing List

ARCHITECTURAL					LANDSCAPE ARCHITECTURE				
DRAWING No.	DRAWING TITLE	REV.	ISSUED FOR	ISSUE DATE	DRAWING No.	DRAWING TITLE	REV.	ISSUED FOR	ISSUE DATE
A-001	LAND USE DENSITY & EXISTING NEIGHBORHOOD	2.0	ADP REVISION	18 MAR 2014	A-1002	UNIT PLANS	2.0	ADP REVISION	18 MAR 2014
A-002	LOCATION & FACILITIES	2.0	ADP REVISION	18 MAR 2014	A-1003	UNIT PLANS	2.0	ADP REVISION	18 MAR 2014
A-003	VEHICLE & PEDESTRIAN MOVEMENT	2.0	ADP REVISION	18 MAR 2014	A-1001	STREETSCAPES	2.0	ADP REVISION	18 MAR 2014
A-004	GREEN NETWORK & AMENITY	2.0	ADP REVISION	18 MAR 2014	A-1002	ELEVATIONS	2.0	ADP REVISION	18 MAR 2014
A-005	BUILDING SPACING & OPT'D	2.0	ADP REVISION	18 MAR 2014	A-1003	ELEVATIONS	2.0	ADP REVISION	18 MAR 2014
A-006	VIEW CORRIDOR	2.0	ADP REVISION	18 MAR 2014	A-1004	PERSPECTIVES	2.0	ADP REVISION	18 MAR 2014
A-001	DEDICATION/GRADING SERVICES	2.0	ADP REVISION	18 MAR 2014	A-1005	PERSPECTIVES	2.0	ADP REVISION	18 MAR 2014
A-001	CONTEXT PLAN	2.0	ADP REVISION	18 MAR 2014	A-1006	PERSPECTIVES	2.0	ADP REVISION	18 MAR 2014
A-001	SITE PLAN & RECONCILIATION	2.0	ADP REVISION	18 MAR 2014	A-1007	PERSPECTIVES	2.0	ADP REVISION	18 MAR 2014
A-003	SHADOW DIAGRAM	2.0	ADP REVISION	18 MAR 2014	A-1008	PERSPECTIVES	2.0	ADP REVISION	18 MAR 2014
A-004	SITE SECTIONS	2.0	ADP REVISION	18 MAR 2014	<b>LANDSCAPE ARCHITECTURE</b>				
A-005	SITE SECTIONS	2.0	ADP REVISION	18 MAR 2014	L1	TREE PLAN	2.0	ADP REVISION	18 MAR 2014
A-006	SITE SECTIONS	2.0	ADP REVISION	18 MAR 2014	L2	SHRUB PLAN BUILDING 1	2.0	ADP REVISION	18 MAR 2014
A-01	LEVEL 2 PARKING PLAN	2.0	ADP REVISION	18 MAR 2014	L3	SHRUB PLAN BUILDING 2	2.0	ADP REVISION	18 MAR 2014
A-012	BLDG 1 - MAIN FLOOR/PARKING LEVEL 1	2.0	ADP REVISION	18 MAR 2014	L4	SECTION	2.0	ADP REVISION	18 MAR 2014
A-013	BLDG 1 2ND FLOOR-BLDS 2 MAIN FLOOR	2.0	ADP REVISION	18 MAR 2014	L5	ELEVATION	2.0	ADP REVISION	18 MAR 2014
A-014	BLDG 1 3RD FLOOR-BLDS 2 2ND FLOOR	2.0	ADP REVISION	18 MAR 2014	L6	DETAILS	2.0	ADP REVISION	18 MAR 2014
A-015	BLDG 1 4TH/5TH FLOOR-BLDS 2 3RD/4TH FLOOR	2.0	ADP REVISION	18 MAR 2014	L7	SPECIFICATION	2.0	ADP REVISION	18 MAR 2014
A-016	BLDG 1 6TH FLOOR/ROOF-BLDS 2 5TH/6TH FLOOR	2.0	ADP REVISION	18 MAR 2014					
A-021	TOWNHOUSE UNIT PLANS	2.0	ADP REVISION	18 MAR 2014					
A-021A	TOWNHOUSE UNIT PLANS	2.0	ADP REVISION	18 MAR 2014					

## Directory:

<b>OWNER</b>	Mr. Baldev Iyer 4899 30th Street Surrey, B.C. V3W 4J4 T: 604 760-9467 E: baldev.iyer@hotmail.com
<b>ARCHITECT</b>	JM ARCHITECTURE INC. Main floor: Building 44 5243 91st Avenue Surrey, B.C. V3R 9R6 T: 604 583-2005 F: 604 583-0004 E: jmarch@jman.ca CONTACT: MR. JOE PONTEN, architect atc, atc, msc
<b>LANDSCAPE ARCHITECT</b>	JD LANDSCAPE ARCHITECTURE 4220 36 Lorne Mews New Westminster, B.C. V3M 3L7 T: 604 253-0644 F: 604 253-0945 E: jmeredith.mitchell@msla.com CONTACT: Meredith Mitchell mitchell, csls, lsa
<b>CIVIL ENGINEER</b>	COASTLAND ENGINEERING & SURVEYING LTD. #105-4590 40 AVENUE, Surrey, B.C. V3V 2M0 F: 604 532-8900 F: 604 532-9701 E: info@coastland.bc.ca CONTACT: MR. MIKE HELLIE

JM Architecture Inc.



architecture  
interior design  
planning

Member: IAAI, PIA, RIA, CMAA, CMAA

1 2 3 4 5 6 7 8 9 10 11 12  
13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28  
29 30 31 32 33 34 35 36  
37 38 39 40 41 42 43 44  
45 46 47 48 49 50 51 52  
53 54 55 56 57 58 59 60  
61 62 63 64 65 66 67 68  
69 70 71 72 73 74 75 76  
77 78 79 80 81 82 83 84  
85 86 87 88 89 90 91 92  
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March 19, 2014

-06 ASAS CONDOMINIUMS, SURREY BC

APPENDIX II

EXISTING ROAD CONDITION



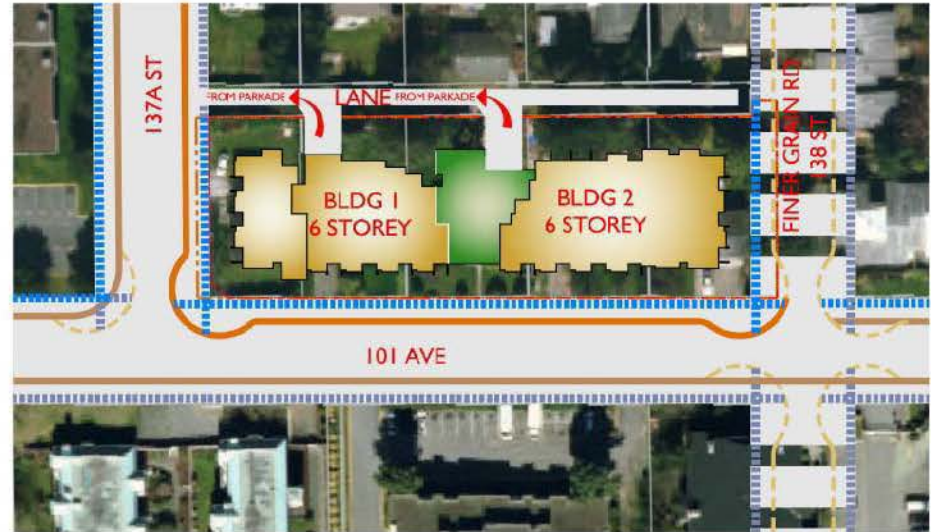
CITY RAPID TRANSIT



CITY CENTER ROAD NETWORK



PROPOSED VEHICLE AND PEDESTRIAN MOVEMENT



BUS STOPS AND 400M RADIUS



PROPOSED ROAD INTERSECTION



- PROPOSED & EXISTING SIDEWALK (Blue dashed line)
- FUTURE SIDEWALK (Blue dotted line)
- PROPOSED ROAD CURB (Orange solid line)
- EXISTING ROAD CURB (Brown solid line)
- FUTURE ROAD CURB (Yellow dashed line)

ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

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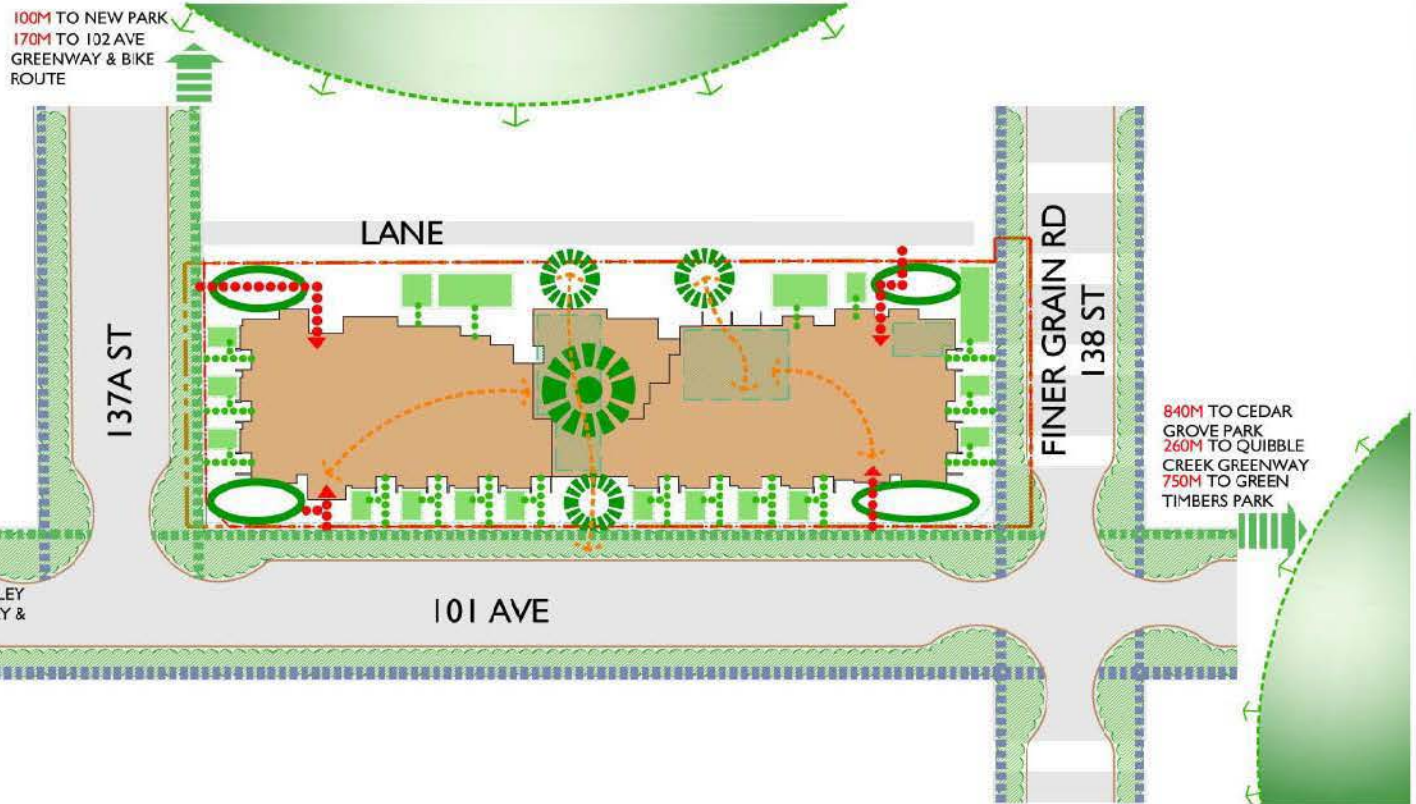


Address: 1047 P. Fraser  
 Phone: 604.273.1111  
 Fax: 604.273.1112  
 Email: info@jmarch.com  
 Website: www.jmarch.com

Mr. Baldev Brar  
 March 19, 2014



**CITY CENTER GREENWAY & OPEN SPACE**



- MAIN OUTDOOR AMENITY
- SECONDARY OUTDOOR AMENITY / PLAYGROUND
- INDOOR AMENITY
- TOWNHOUSE PRIVATE YARD
- CORNER PLAZA
- ENTRY WAY TO TOWNHOUSE
- ENTRY WAY TO BUILDINGS
- EXISTING STREET SIDEWALK
- FUTURE STREET SIDEWALK
- STREET GREEN BUFFER & ISLAND
- PARKS NEAR BY



ROOF GARDEN OUTDOOR AMENITY (2,800 S.F.)



CORNER PLAZA @ MAIN ENTRY



CORNER PLAZA @ SECONDARY ENTRY



PLAYGROUND



PRIVATE YARD

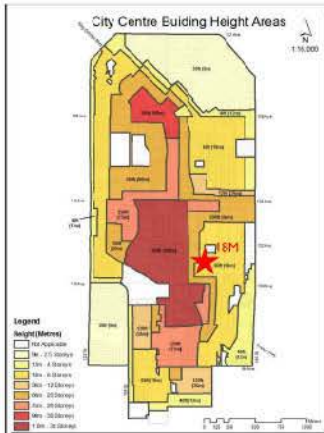
**ASAS Condominiums**

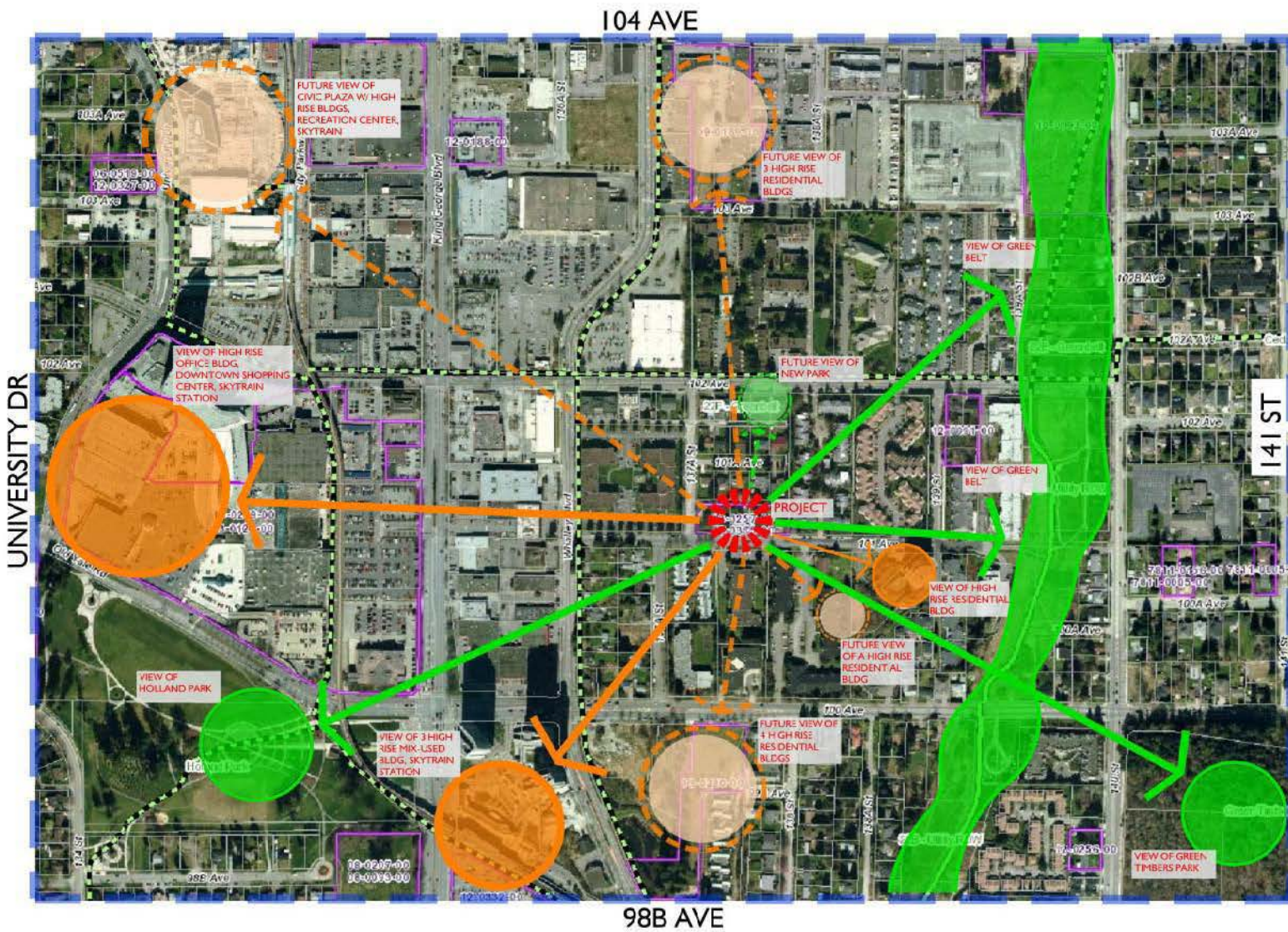
10110 - 137A Street, Surrey, British Columbia



PROJECT MANAGER  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE

Mr. Baldev Brar  
March 19, 2014





# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.

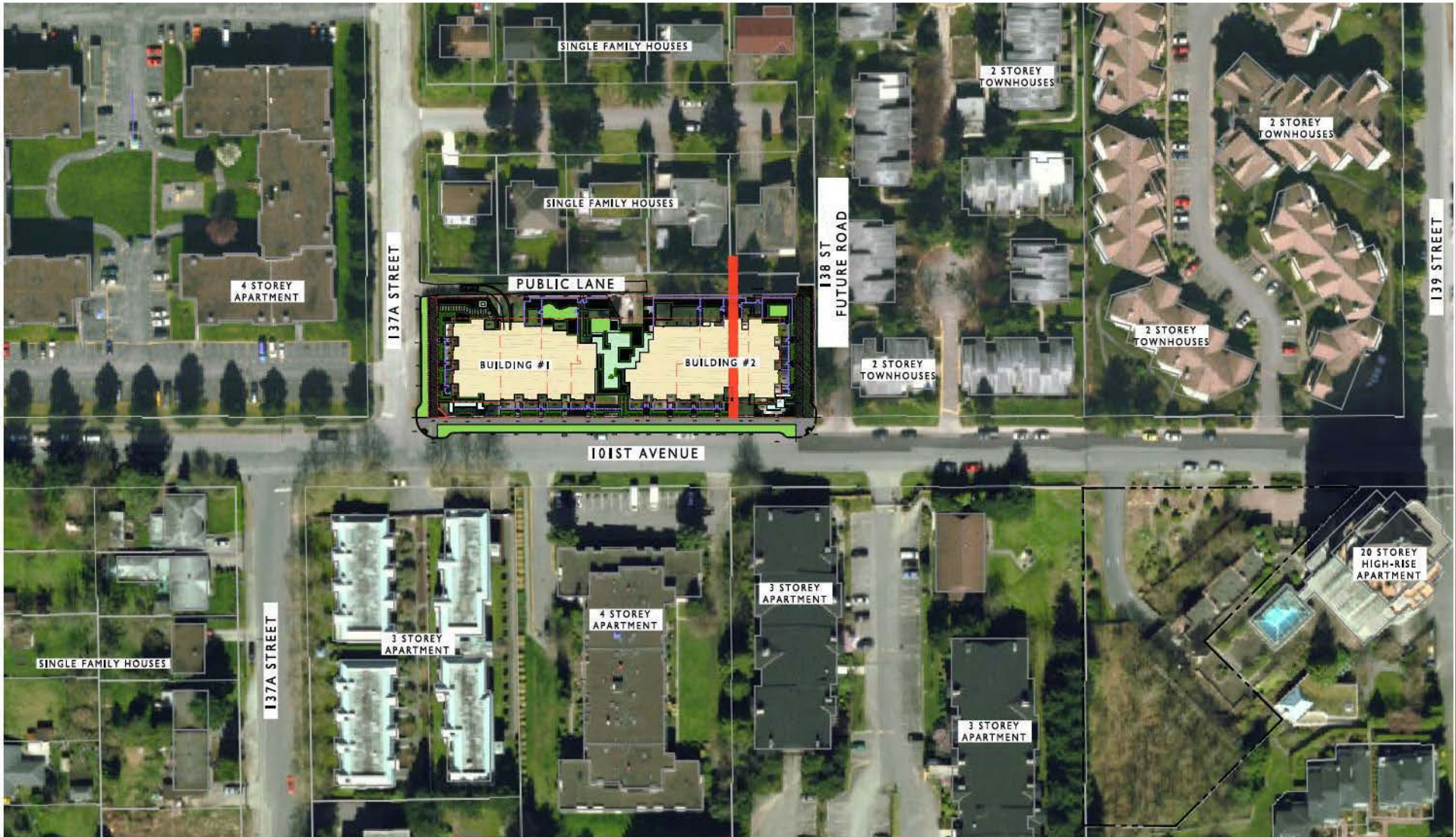


architecture  
interior design  
planning

Mr. Baldev Brar  
March 19, 2014

VIEW CORRIDOR

A-006



# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.



Architect: Jon H. Hanson  
 804-271-4444 • 10110-137A Street  
 Surrey, B.C. V3R 4K8  
 10110-137A Street, Surrey, B.C.  
 V3R 4K8

Mr. Baldev Brar  
 March 19, 2014

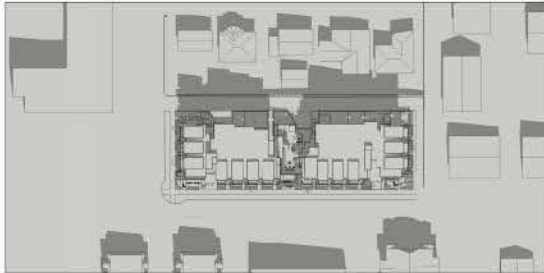
CONTEXT PLAN

A-100.1





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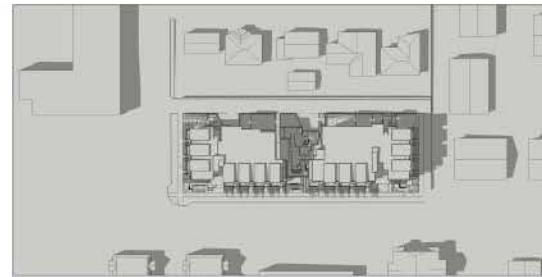
JUNE 21 @ 12PM



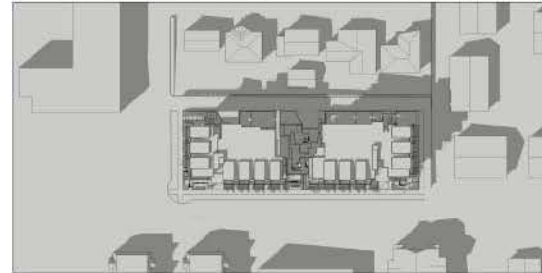
SEPT 21 @ 12PM



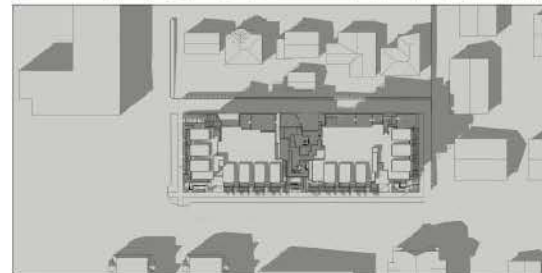
DEC 21 @ 12PM



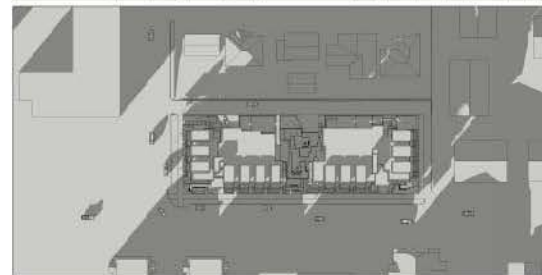
MARCH 21 @ 3PM



JUNE 21 @ 3PM



SEPT 21 @ 3PM

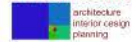


DEC 21 @ 3PM

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

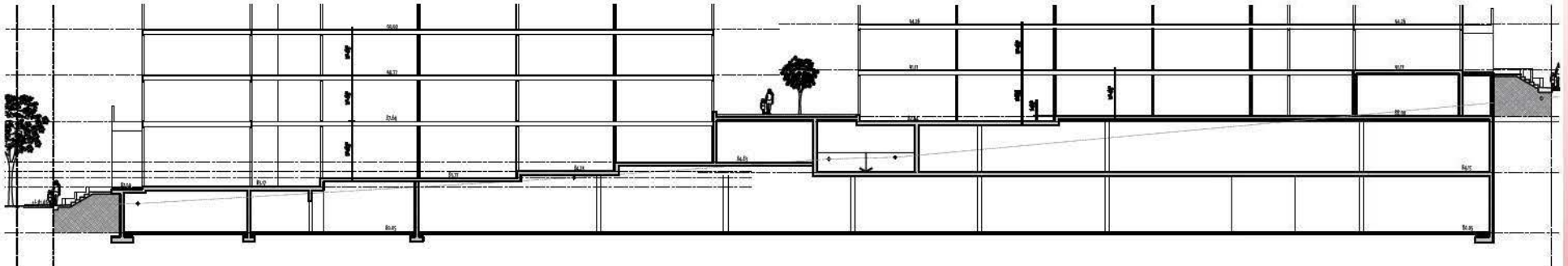
JM Architecture Inc.



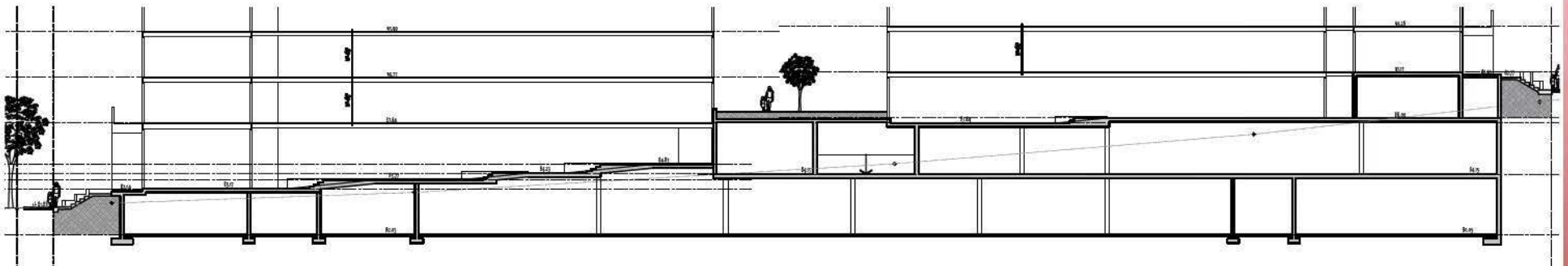
architect: Joe M. Minto  
interior design: [unreadable]  
planning: [unreadable]

Mr. Baldev Brar  
March 19, 2014

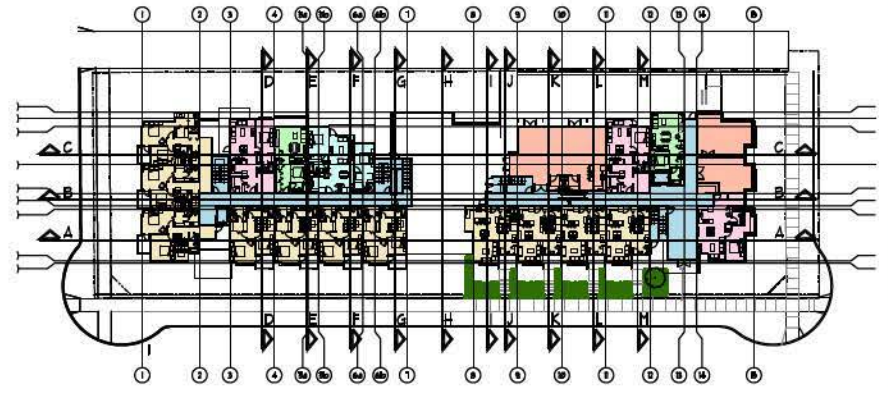





SECTION A  
SCALE 1/4" = 1'-0"



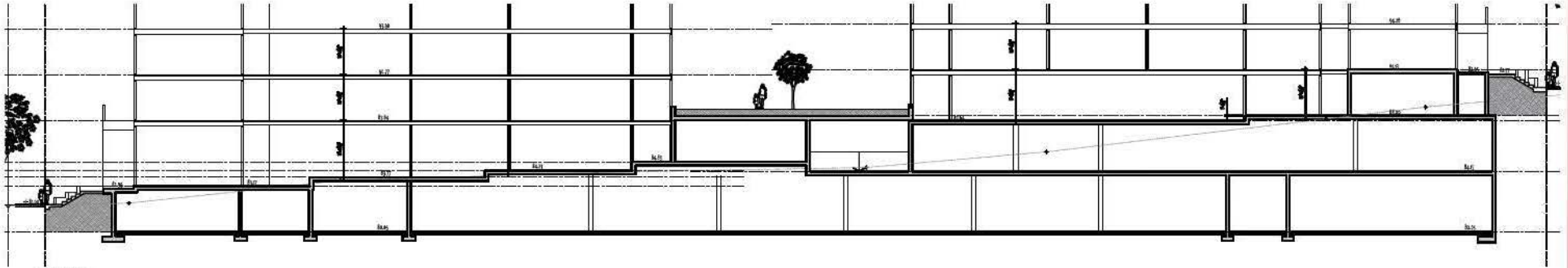
SECTION B  
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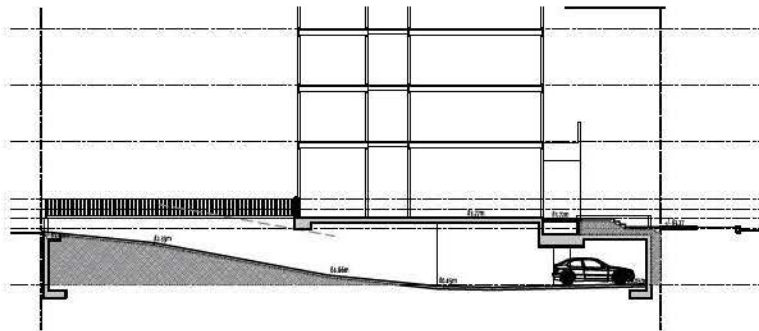
**ASAS Condominiums**  
10110 - 137A Street, Surrey, British Columbia

**JM Architecture Inc.**  

 architecture  
 interior design  
 planning  
 Architects: Joe H. Phelan  
 2014/03/19  
 10110-137A Street, Surrey, BC  
 V4A 1A4  
 Tel: 604-273-2888  
 Fax: 604-273-2889  
 Email: info@jmarch.com

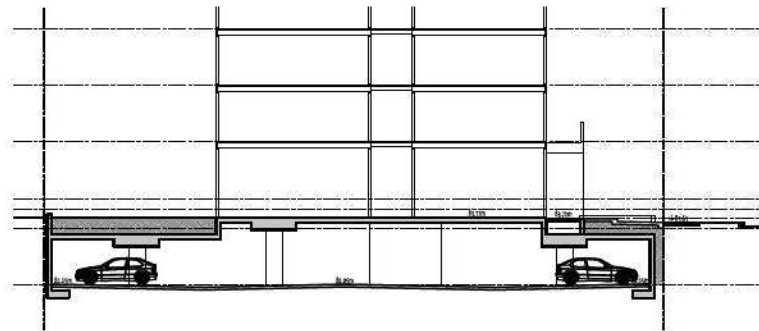
Mr. Baldev Brar  
March 19, 2014



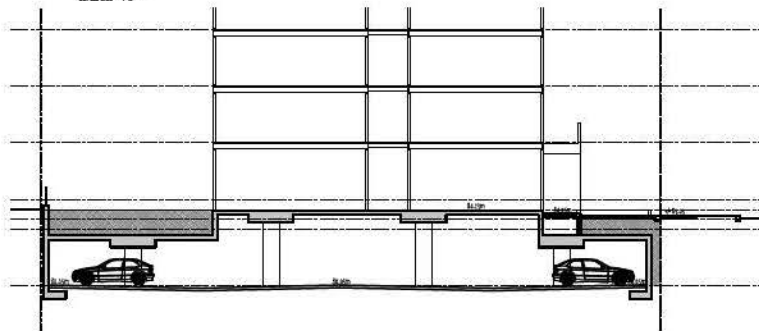
SECTION C  
SCALE 3/8" = 1'-0"



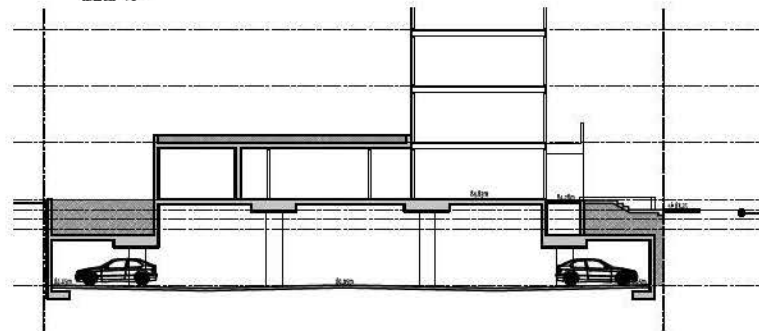
SECTION D  
SCALE 3/8" = 1'-0"



SECTION E  
SCALE 3/8" = 1'-0"



SECTION F  
SCALE 3/8" = 1'-0"



SECTION G  
SCALE 3/8" = 1'-0"

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

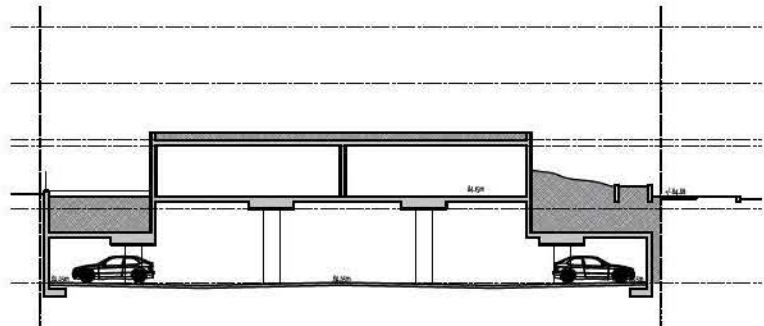
JM Architecture Inc.



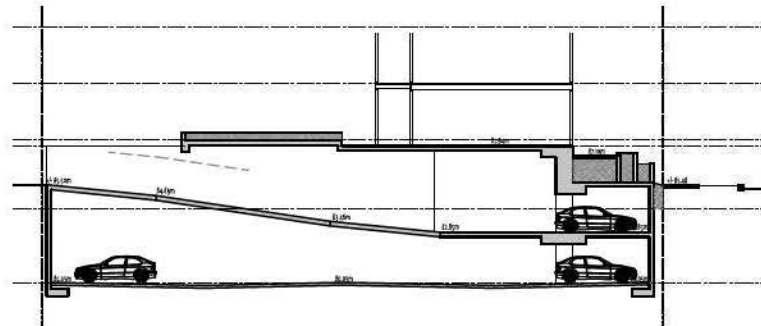
architecture  
interior design  
planning

Architects for M. Brar  
 10110 - 137A Street, Surrey, BC  
 V4A 1A4  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 www.jmarchitecture.com

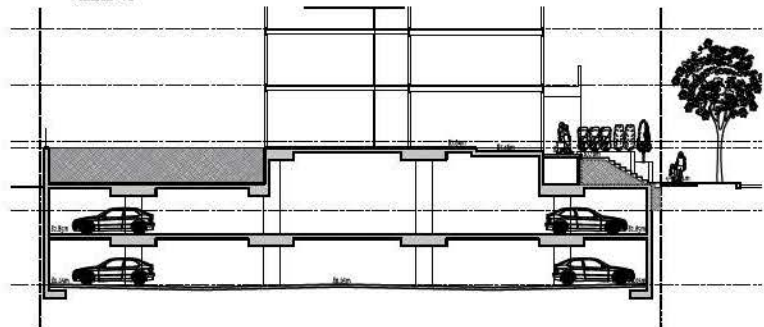
Mr. Baldev Brar  
 March 19, 2014



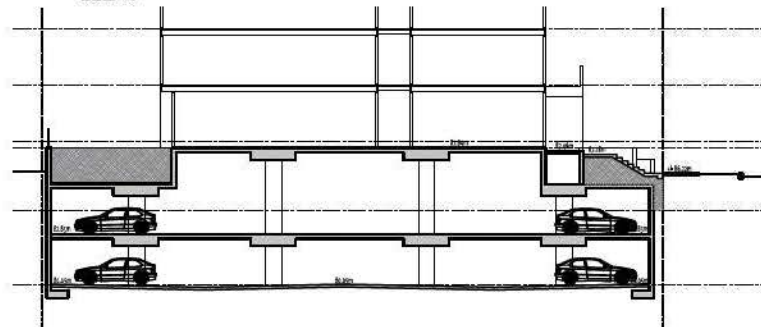
SECTION H  
SCALE 3/8" = 1'-0"



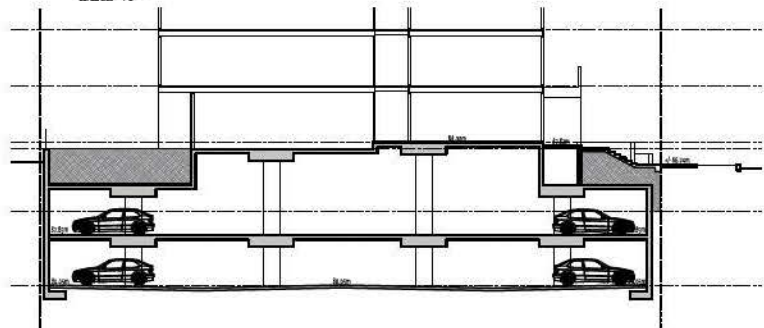
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SCALE 3/8" = 1'-0"



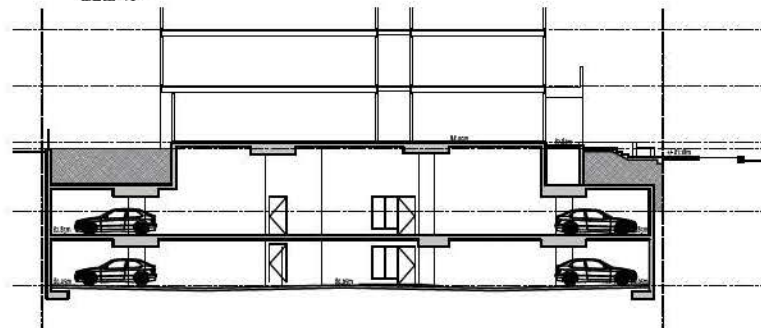
SECTION J  
SCALE 3/8" = 1'-0"



SECTION K  
SCALE 3/8" = 1'-0"



SECTION L  
SCALE 3/8" = 1'-0"



SECTION M  
SCALE 3/8" = 1'-0"

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

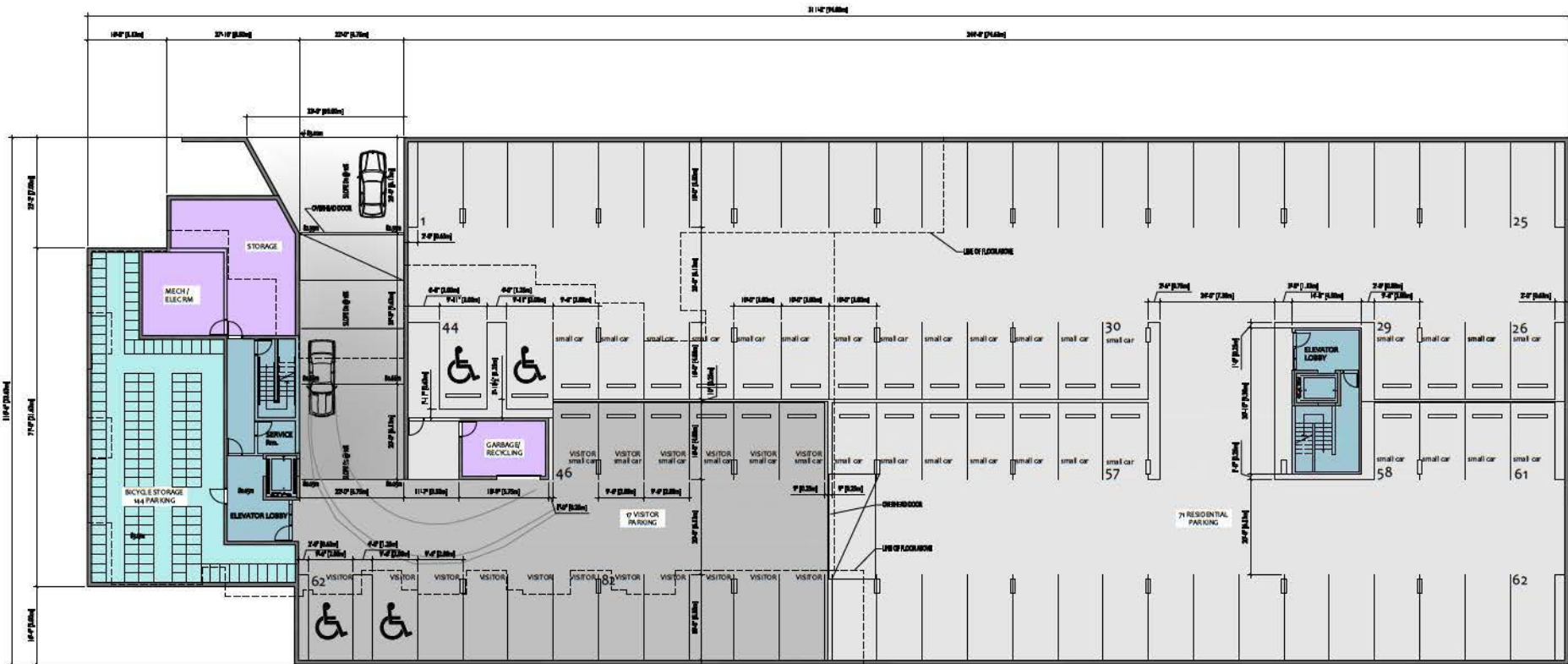
JM Architecture Inc.



architecture  
interior design  
planning

Architects: Jim H. Hagan  
 10110-137A Street, Surrey, BC V3R 4K1  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 Email: info@jmarch.com

Mr. Baldev Brar  
 March 19, 2014



PARKING LEVEL 2  
SCALE 1:50

- UG PARKADE FOR RESIDENT
- UG PARKADE FOR VISITOR
- SERVICE AREA
- BICYCLE STORAGE
- CIRCULATION

**ASAS Condominiums**  
10110 - 137A Street, Surrey, British Columbia



Architect: JM Architecture Inc.  
 10110 - 137A Street, Surrey, BC V3R 6P6  
 604-273-2003  
 j.m@jma.ca

Mr. Baldev Brar  
March 19, 2014

A-101.1

LEVEL 2 PARKING PLAN



BUILDING 1 - MAIN FLOOR  
SCALE 1/8"

PARKING LEVEL 1  
SCALE 1/8"



Architect: JM Architecture Inc.  
 Building 1 - Main Floor  
 10110 - 137A Street  
 Surrey, B.C. V3R 6P9  
 604-273-2003  
 j.m@jmarch.com

- |  |                         |  |                           |
|--|-------------------------|--|---------------------------|
|  | UG PARKING FOR RESIDENT |  | ARTIST / IT & PHOTOGRAPHY |
|  | UG PARKING FOR VISITOR  |  | TOWNHOME                  |
|  | SERVICE AREA            |  | STUDIO                    |
|  | BICYCLE STORAGE         |  | TWO BEDROOM               |
|  | CIRCULATION             |  | ONE BEDROOM + DEN         |

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

Mr. Baldev Brar  
March 19, 2014

BLDG I - MAIN FLOOR / PARKING LEVEL 1

A-101.2



**BUILDING 1 - 2ND FLOOR**  
SCALE: 1/8" = 1'-0"

**BUILDING 2 - MAIN FLOOR**  
SCALE: 1/8" = 1'-0"

- |  |                   |  |                      |
|--|-------------------|--|----------------------|
|  | CIRCULATION       |  | AMENITY & MANAGEMENT |
|  | ONE BEDROOM       |  | TOWNHOME             |
|  | ONE BEDROOM + DEN |  | STUDIO               |
|  | TWO BEDROOM       |  |                      |

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia



Architect: Jim H. Patten  
Architectural License No. 1000  
10110 - 137A Street, Surrey, BC V4A 4K1  
Tel: 604.581.2888  
Fax: 604.581.2889  
www.jmarchitect.com

Mr. Baldev Brar  
March 19, 2014



**BUILDING 1 - 3RD FLOOR**  
SCALE 1/8"

**BUILDING 2 - 2ND FLOOR**  
SCALE 1/8"

- |  |                   |  |                      |
|--|-------------------|--|----------------------|
|  | CIRCULATION       |  | AMENITY & MANAGEMENT |
|  | ONE BEDROOM       |  | TOWNHOME             |
|  | ONE BEDROOM + DEN |  | STUDIO               |
|  | TWO BEDROOM       |  |                      |

**ASAS Condominiums**  
10110 - 137A Street, Surrey, British Columbia



Architect: Joe H. Patten  
 Interior design: [unreadable]  
 Planning: [unreadable]

Mr. Baldev Brar  
March 19, 2014



BUILDING 1 - 4TH FLOOR  
SCALE 1/8"



BUILDING 2 - 3RD FLOOR  
SCALE 1/8"



BUILDING 1 - 5TH FLOOR  
SCALE 1/8"



BUILDING 2 - 4TH FLOOR  
SCALE 1/8"

# ASAS Condominiums

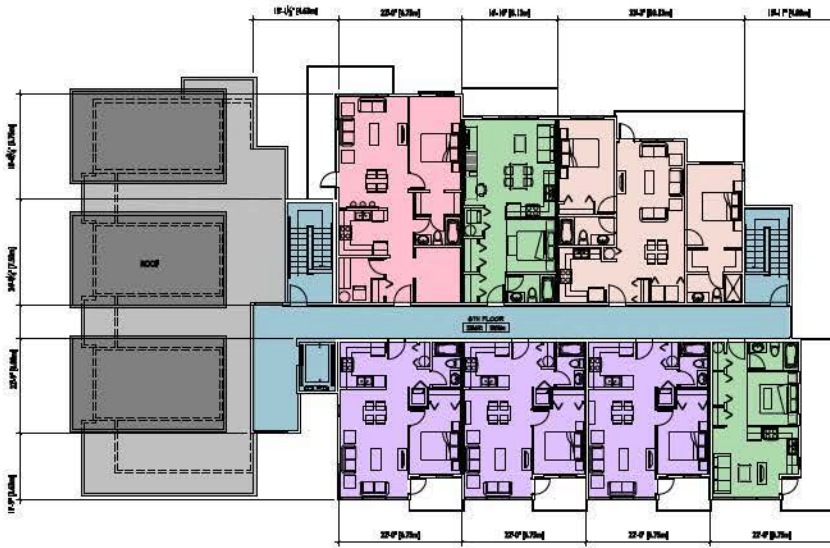
10110 - 137A Street, Surrey, British Columbia



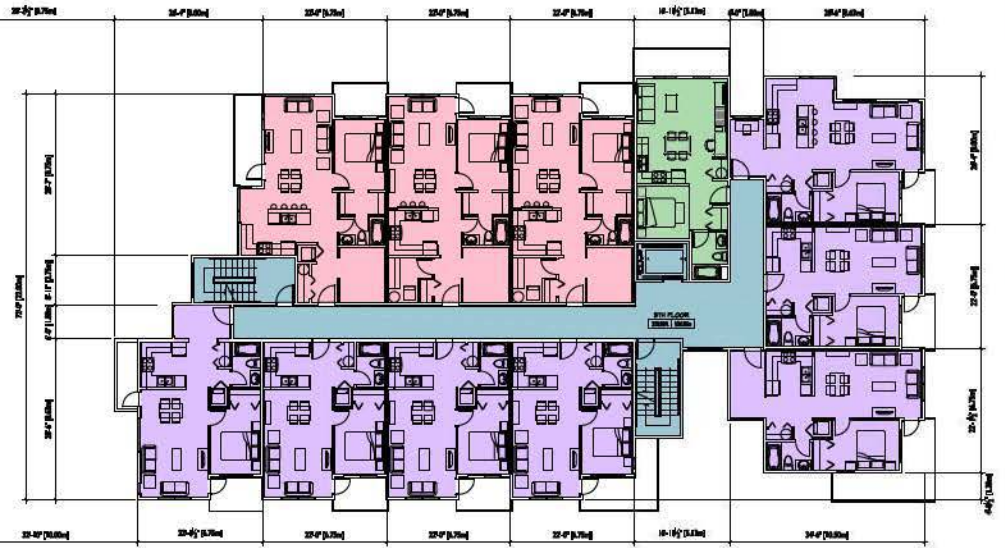
Architectural Plans  
 Building 1 - 4th Floor  
 Building 2 - 3rd Floor  
 Building 1 - 5th Floor  
 Building 2 - 4th Floor  
 10110 - 137A Street, Surrey, BC  
 V3R 4G8  
 604-273-2003  
 10110-137A-01-01-01

Mr. Baldev Brar  
 March 19, 2014

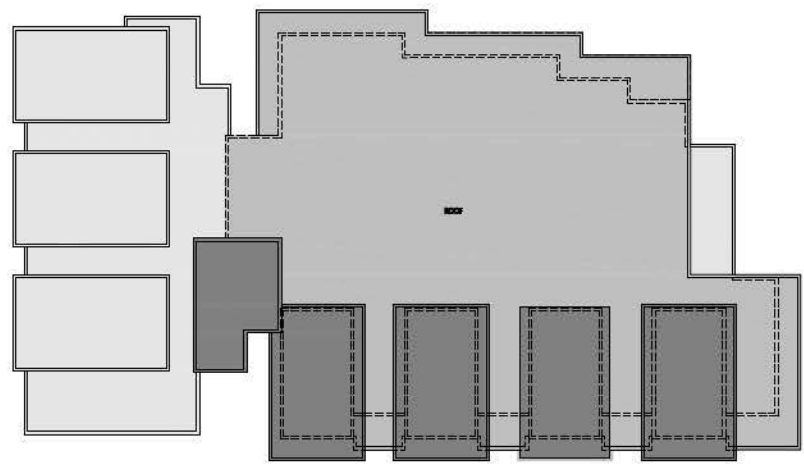




BUILDING 1 - 6TH FLOOR  
SCALE 1/8" = 1'-0"



BUILDING 2 - 5TH FLOOR  
SCALE 1/8" = 1'-0"



BUILDING 1 - ROOF  
SCALE 1/8" = 1'-0"



BUILDING 2 - 6TH FLOOR  
SCALE 1/8" = 1'-0"

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia



Architect: JM Architecture Inc.  
 Building 1 - 6th Floor  
 Building 2 - 5th Floor  
 Building 2 - 6th Floor  
 Building 1 - Roof  
 10110 - 137A Street, Surrey, BC  
 V3R 4G1  
 Tel: 604-273-2003  
 Fax: 604-273-2004

Mr. Baldev Brar  
 March 19, 2014



1 TOWNHOUSE PLAN 1- 1ST & 2ND FL. 1/20/11 (1402 SP)  
SCALE: 1/8"



2 TOWNHOUSE PLAN 2- 1ST & 2ND FL. 1/20/11 (1402 SP)  
SCALE: 1/8"

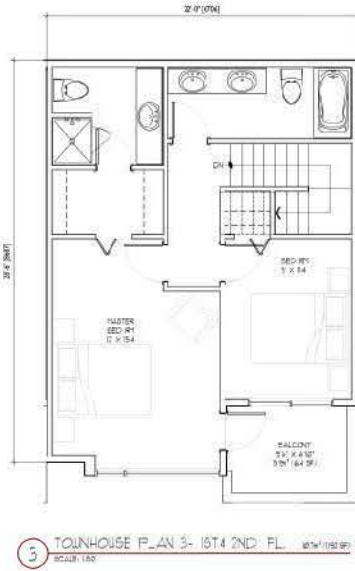
# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia



architect: **Joe M. Melo**  
interior design: **Joe M. Melo**  
planning: **Joe M. Melo**

Mr. Baldev Brar  
March 19, 2014



PORCH W/  
ACCENT METAL  
SIDING FINISH

PATIO  
MARKER

WOOD  
SIDING

GATE &  
FENCE

STEPS UP  
ROW OF TREES  
AT ENTRANCE



LANDSCAPE  
DIVIDER

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

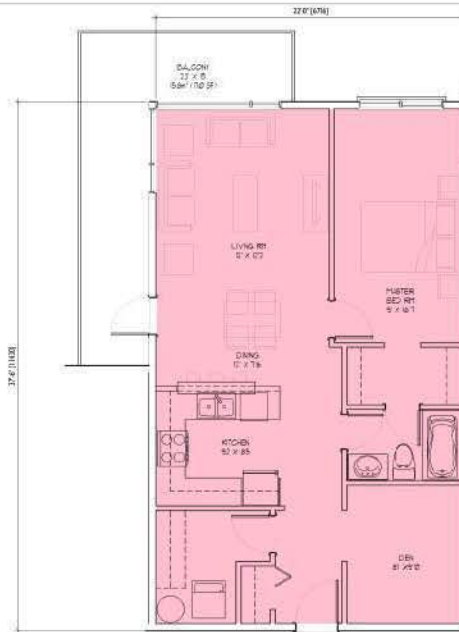


architect: Jim M. Melvin  
interior design: Jim M. Melvin  
planning: Jim M. Melvin

Mr. Baldev Brar  
March 19, 2014



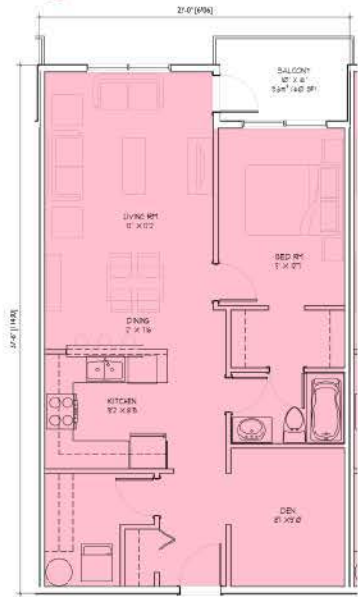
4 TWO BEDROOMS PLAN 1007' / 100 SF  
SCALE: 1/8"



6 ONE BEDROOM + DEN PLAN 2 1134' / 100 SF  
SCALE: 1/8"



8 ONE BEDROOM + DEN PLAN 4 1134' / 100 SF  
SCALE: 1/8"



5 ONE BEDROOM + DEN PLAN 1 1134' / 100 SF  
SCALE: 1/8"



3 ONE BEDROOM + DEN PLAN 3 1134' / 100 SF  
SCALE: 1/8"



9 ONE BEDROOM + DEN PLAN 5 1134' / 100 SF  
SCALE: 1/8"

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

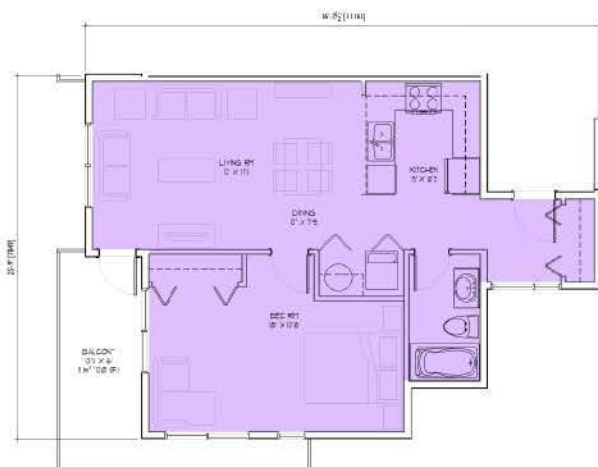
**JM Architecture Inc.**  
architecture  
interior design  
planning

architect: Joe M. Melin  
interior design: [unreadable]  
planning: [unreadable]

Mr. Baldev Brar  
March 19, 2014



10 ONE BEDROOM PLAN 1 5134' (561 SF)  
SCALE: 1/50



12 ONE BEDROOM PLAN 3 66-1' (120 SF)  
SCALE: 1/50



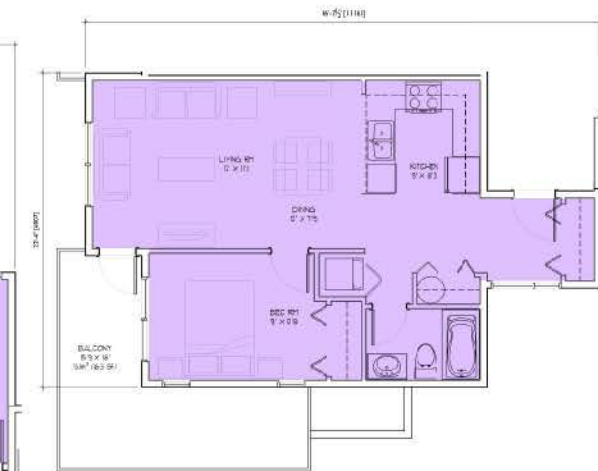
14 STUDIO PLAN 1 5234' (161 SF)  
SCALE: 1/50



15 STUDIO PLAN 1 5042' (143 SF)  
SCALE: 1/50



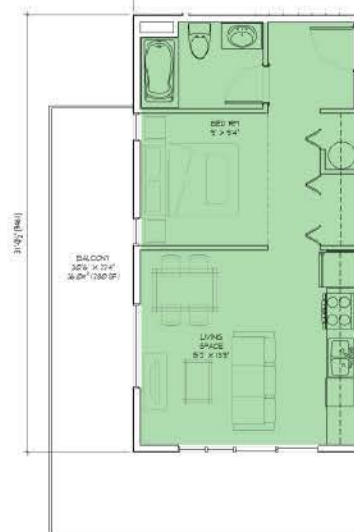
11 ONE BEDROOM PLAN 3 66-34' (142 SF)  
SCALE: 1/50



13 ONE BEDROOM PLAN 4 66-34' (142 SF)  
SCALE: 1/50



16 STUDIO PLAN 3 4442' (142 SF)  
SCALE: 1/50



17 STUDIO PLAN 4 44-34' (136 SF)  
SCALE: 1/50

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.



architect: Joe M. Melin  
interior design: [unreadable]  
planning: [unreadable]

Mr. Baldev Brar  
March 19, 2014



SOUTH STREETSCAPE ALONG 101 AVENUE  
SCALE: 1/50



WEST STREETSCAPE ALONG 1374 STREET  
SCALE: 1/50

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.



architect: Jon St. Pierre  
interior design: [unreadable]  
planning: [unreadable]

Mr. Baldev Brar  
March 19, 2014



**SOUTH ELEVATION**

SCALE: 1/8"



**NORTH ELEVATION**

SCALE: 1/8"

**JM Architecture Inc.**



architectural  
interior design  
planning

Architect: Jon H. Johnson  
 2222 West 4th Avenue  
 Suite 200  
 Vancouver, BC V6L 2K6  
 Tel: 604.275.2999  
 Email: info@jmarch.com

MATERIAL	FINISH	COLOR	SUPPLIER	MATERIAL	FINISH	COLOR	SUPPLIER
1	HANDED PANEL G	SMOOTH	SPRICK FINISH 1000 1000 1000	5	WOOD	WOOD GRAY	WOOD GRAY
2	HANDED PANEL G	SMOOTH	SPRICK FINISH 1000 1000 1000	6	WOOD	WOOD GRAY	WOOD GRAY
3	HANDED PANEL G	SMOOTH	SPRICK FINISH 1000 1000 1000	7	WOOD	WOOD GRAY	WOOD GRAY
4	HANDED PANEL G	SMOOTH	SPRICK FINISH 1000 1000 1000	8	WOOD	WOOD GRAY	WOOD GRAY
5	METAL SCREW	POSSIBLE ALUMINUM	ALUMINUM 1000 1000 1000	9	WOOD	WOOD GRAY	WOOD GRAY
6	METAL SCREW	POSSIBLE ALUMINUM	ALUMINUM 1000 1000 1000	10	WOOD	WOOD GRAY	WOOD GRAY
7	METAL SCREW	POSSIBLE ALUMINUM	ALUMINUM 1000 1000 1000	11	WOOD	WOOD GRAY	WOOD GRAY
8	METAL SCREW	POSSIBLE ALUMINUM	ALUMINUM 1000 1000 1000	12	WOOD	WOOD GRAY	WOOD GRAY

**ASAS Condominiums**  
 10110 - 137A Street, Surrey, British Columbia

Mr. Baldev Brar  
 March 19, 2014

ELEVATIONS

A-103.2







BUILDING 1 - SOUTHWEST CORNER @ 137a STREET & 101 AVENUE



BUILDING 1 - SOUTHEAST CORNER



BUILDING 1 - NORTHEAST CORNER



BUILDING 1 - NORTHWEST CORNER @ 37a STREET

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia



architect  
interior design  
planning

Mr. Baldev Brar  
March 19, 2014



BUILDING 2 - SOUTHWEST CORNER @ 10 AVENUE



BUILDING 2 - SOUTHEAST CORNER



BUILDING 2 - NORTHEAST CORNER



BUILDING 2 - NORTHWEST CORNER

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

**JM Architecture Inc.**  
 architecture  
 interior design  
 planning

architect: Jim St. Pierre  
 interior design: Jim St. Pierre  
 planning: Jim St. Pierre

Mr. Baldev Brar  
 March 19, 2014



BIRD'S EYE VIEW FROM NORTHWEST



BIRD'S EYE VIEW FROM SOUTHWEST



BIRD'S EYE VIEW FROM SOUTH-EAST



BIRD'S EYE VIEW FROM NORTHEAST

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.



10110-137A Street  
Surrey, British Columbia  
V3R 4G8  
Tel: 604.273.1111  
Fax: 604.273.1112  
www.jmarchitecture.com

Mr. Baldev Brar  
March 19, 2014



BUILDING 1 MAIN ENTRY



BUILDING 2 MAIN ENTRY



BUILDING 1 SECONDARY ENTRY



CORNER PLAZA @ 137A ST & 101 AVE



CORNER PLAZA @ 101 AVE & FUTURE STREET



MID-BLOCK PLAZA WITH COMMUNITY LIBRARY

# ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia



architect: Jim St. Pierre  
 interior design: Jim St. Pierre  
 planning: Jim St. Pierre

Mr. Baldev Brar  
 March 19, 2014



ROOFTOP AMENITY SPACE



ROOFTOP AMENITY SPACE



BUILDING 2 AMENITY SPACE



BUILDING 1 SOUTH AMENITY SPACE



BUILDING 1 NORTH AMENITY SPACE



PRIVATE YARDS



PRIVATE YARDS



PRIVATE YARDS



TOWNHOUSES ALONG 101 AVENUE



TOWNHOUSES PATIOS



TOWNHOUSES ENTRY

## ASAS Condominiums

10110 - 137A Street, Surrey, British Columbia

JM Architecture Inc.



architecture  
interior design  
planning

Architect: Jon H. Hines  
10110 - 137A Street  
Surrey, B.C. V3R 0P8  
404-775-2100  
jmarch@jmhines.com

Mr. Baldev Brar  
March 19, 2014

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#220 - 26 Lorne Mews  
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NO.	DATE	REVISION DESCRIPTION	D.R.
1	10/11/2014	ISSUED FOR PERMITS	HY
2	10/11/2014	ISSUED FOR PERMITS	HY
3	10/11/2014	ISSUED FOR PERMITS	HY
4	10/11/2014	ISSUED FOR PERMITS	HY
5	10/11/2014	ISSUED FOR PERMITS	HY
6	10/11/2014	ISSUED FOR PERMITS	HY
7	10/11/2014	ISSUED FOR PERMITS	HY
8	10/11/2014	ISSUED FOR PERMITS	HY
9	10/11/2014	ISSUED FOR PERMITS	HY
10	10/11/2014	ISSUED FOR PERMITS	HY

NO. DATE REVISION DESCRIPTION D.R.

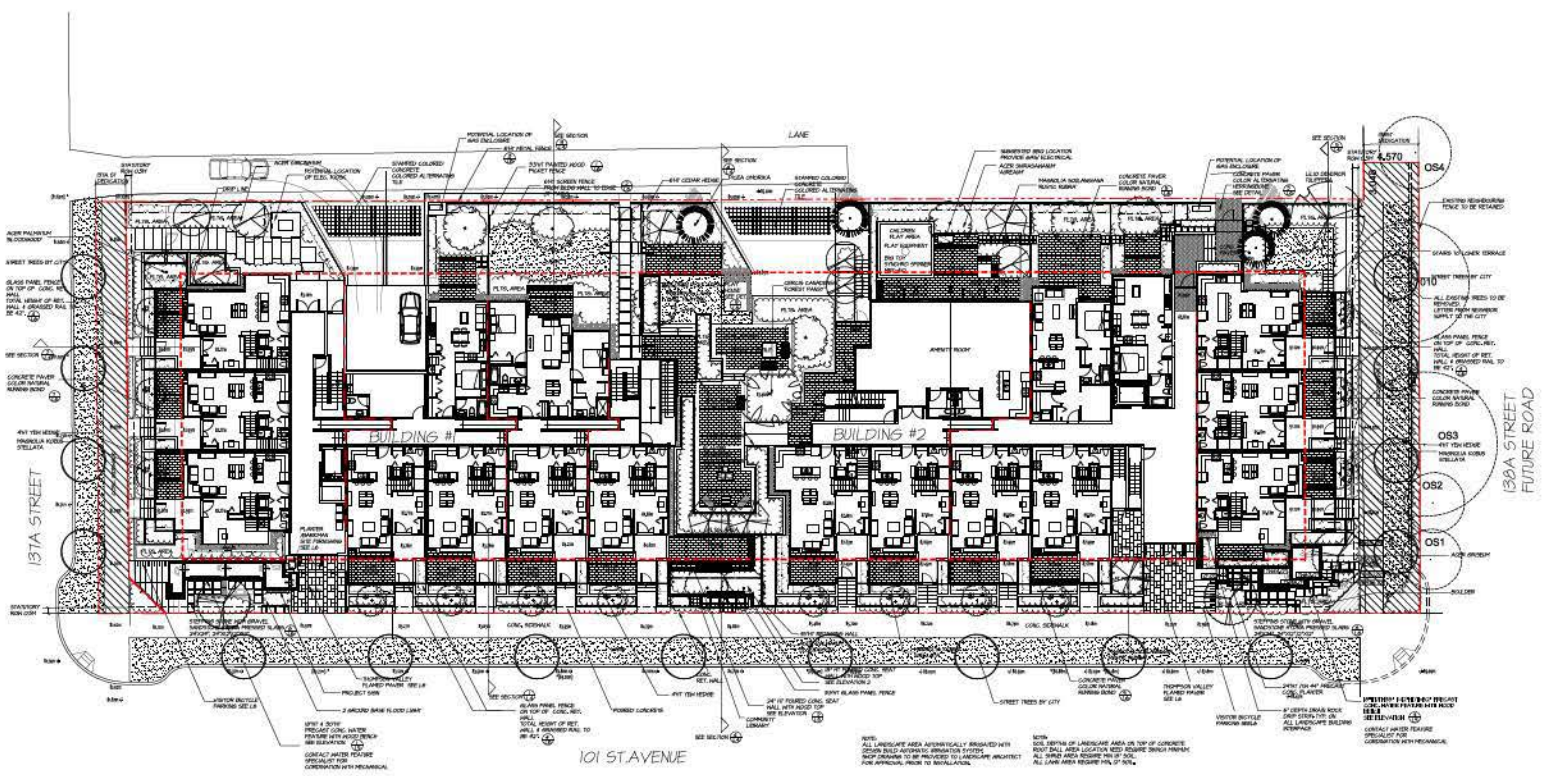
SCALE:

PROJECT:  
**ASAS CONDOMINIUMS**  
 1010-137A STREET  
 CDRM135,  
 SURREY, B.C.

DRAWING TITLE:  
**TREE PLAN**

DATE: 10/11/2014	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b> OF 7
DRAWN: HY	
DESIGN: HY	
CHECK: HY	

M2LA PROJECT NUMBER: **JOB NO 13 050**



KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
4	ACER GRISEBACHII	WINE MAPLE	150H/100D/5 SHB 1/4" DB	
3	ACER GRISEBACHII	PAPERBARK MAPLE	60H CAL 1.5M STD DB	
3	ACER PALMUM V. COCCINIFOLIUM	JAPANESE MAPLE	20H/15 DB 1/4" DB	
1	ACER SERRULATUM	FALL MOON MAPLE	60H CAL 2.0M STD DB	
1	QUERCUS CROCATA 'FOREST PINEY'	FOREST PINEY REDBUD	60H CAL 1.5M STD DB	
1	LIRIODENDRON TUPIPERA	TULIP TREE	60H CAL 1.5M STD DB	
14	HAKONEGUCHI STELLATA	SUB HAKONIA	2H DB	
5	HAKONEGUCHI STELLATA	RED HAKONIA	5H DB (Specify STD or 3/4" Form)	
4	FEUA GONKWA	SERRAN SPICE	20H/15 DB	
5	HAKONEGUCHI STELLATA	RED HAKONIA	5H DB (Specify STD or 3/4" Form)	
4	FEUA GONKWA	SERRAN SPICE	20H/15 DB	

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CERA STANDARDS. ROOT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR PERMITS, CERTIFICATE OF MATERIALS AND OTHER LEAD MATERIAL REQUIREMENTS. \*PRICING FOR PLANT MATERIAL AVAILABLE FOR OFFERED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \*SUBSTITUTIONS OF CERTAIN MATERIAL APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING AND DELIVERY. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DETERMINATION OF AVAILABILITY.

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

M2 JOB 13050-08 DP 02

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NO.	DATE	REVISION DESCRIPTION	DL.
1	10/15/2010	ISSUED FOR PERMITS	MY
2	11/02/2010	ISSUED FOR ACP	MY
3	11/14/2010	REVISED PER PERMITS	MY
4	11/22/2010	ISSUED FOR ACP	MY
5	12/02/2010	ISSUED FOR ARCHITECT	MY
6	12/02/2010	ISSUED FOR ARCHITECT	MY
7	12/02/2010	ISSUED FOR ARCHITECT	MY
8	12/02/2010	ISSUED FOR ARCHITECT	MY
9	12/02/2010	ISSUED FOR ARCHITECT	MY

NO. DATE REVISION DESCRIPTION DL.

SCALE:

PROJECT:  
**ASAS CONDOMINIUMS  
 1010-137A STREET  
 CDRM135,  
 SURREY, B.C.**

DRAWING TITLE:  
**SHRUB PLAN  
 BUILDING 1**

DATE: OCT 29 2010 DRAWING NUMBER:

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

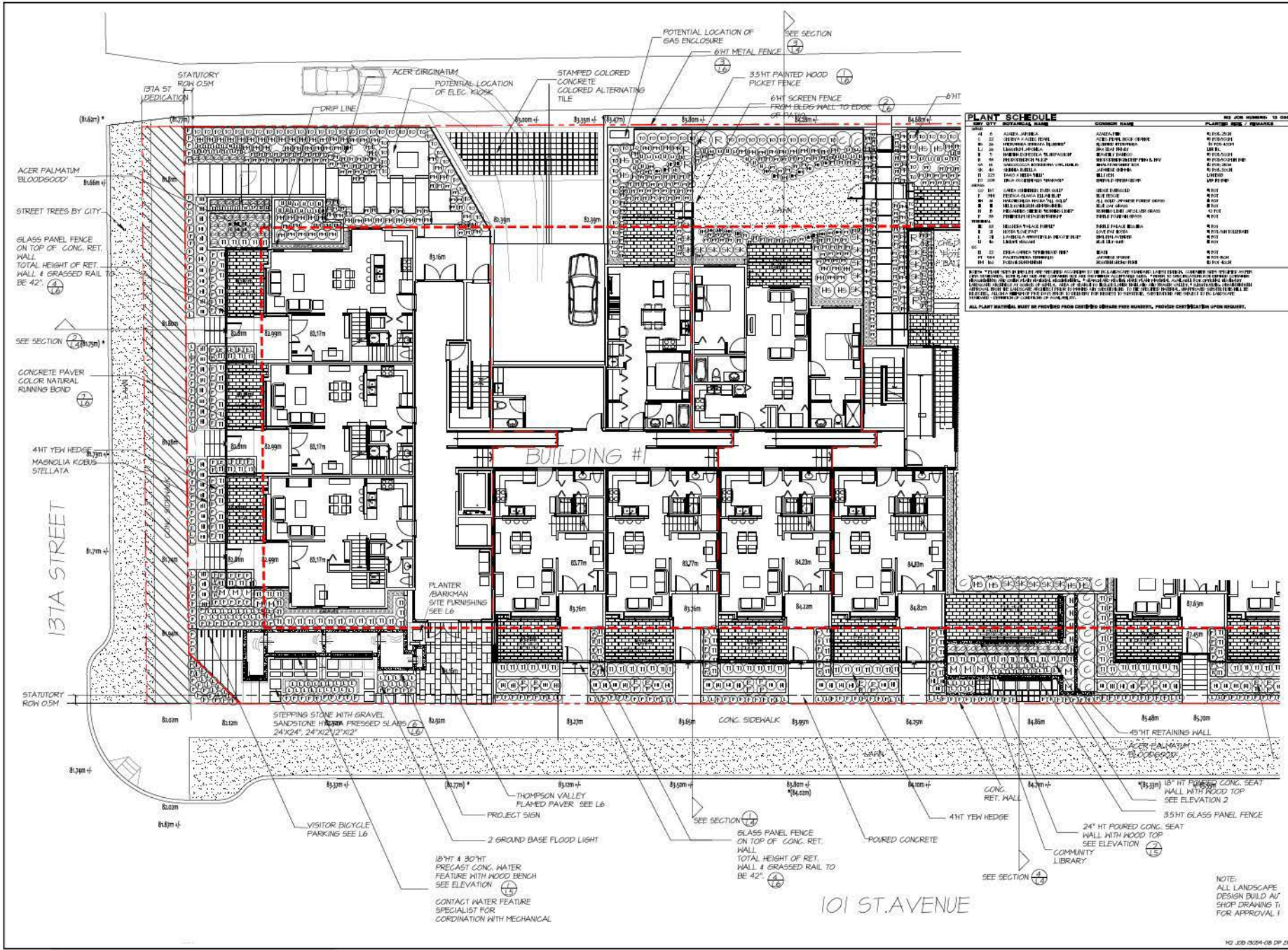
DRAWN: MY

DESIGN: MY

CHK'D: MY

M2LA PROJECT NUMBER: JOB NO 13 059

**L2** OF 7



**PLANT SCHEDULE**

PLANT	SYMBOL	COMMON NAME	PLANTING SIZE / QUANTITY
1	(Symbol)	ACER PALMATUM	10' x 10' - 20
2	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
3	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
4	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
5	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
6	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
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9	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
10	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
11	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
12	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
13	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
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15	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
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17	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
18	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
19	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
20	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
21	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
22	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
23	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
24	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
25	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
26	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
27	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
28	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
29	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
30	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
31	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
32	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
33	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
34	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
35	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
36	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
37	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
38	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
39	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
40	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
41	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
42	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
43	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
44	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
45	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
46	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
47	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
48	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
49	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20
50	(Symbol)	ACER PALMATUM BLOODGOOD	10' x 10' - 20

NOTE:  
 ALL LANDSCAPE  
 DESIGN BUILD OUT  
 SHOP DRAWING T1  
 FOR APPROVAL 1

10/20/2010 09:08:00 DP 02











---

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

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

DATE: **March 21, 2014** PROJECT FILE: **7813-0257-00**

---

RE: **Engineering Requirements  
Location: 10110 137A St**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- dedicate 2.322 metres along 137A St. for an ultimate 20-metre road allowance;
- dedicate 3.00m x 3.00m corner cut at the intersection of 137A St. and 101 Ave.;
- dedicate 5.00 metres for future 138 St.;
- provide 0.50-metre statutory right-of-way along 101 Ave, 138 St and 137A St.; and
- dedicate 3.00m x 3.00m corner cut at the intersection of 101 Ave. and future 138 St.

#### *Works and Services (to City Centre Standards)*

- construct east side of 137A St. (5.5 m pavement to centre line, 2.5m blvd, 2m swlk);
- construct north side of 101 Ave. (5.5 m pavement to centre line, 2.5m blvd, 2m swlk);
- construct lane within existing road allowance;
- construct west side of future 138 St. (swlk, curb, blvd);
- remove existing 250mm abandoned storm main along 101 Ave.;
- provide road drainage facilities for 137A St. and 101 Ave.;
- provide cash-in-lieu for future drainage facilities along future 138 St.;
- extend a 250mm watermain on 137A St.;
- remove existing 200mm sanitary main located within the statutory right-of-way on subject site. Statutory right-of-way is to be discharged;
- construct new sanitary main diversion to redirect flows west along 101 Ave.; and
- meet District Energy Requirements as per City Centre Plan for Service Area B.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS



Tuesday, January 28, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913-0257-00

**SUMMARY**

The proposed 104 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

September 2013 Enrolment/School Capacity

<b>Lena Shaw Elementary</b>	
Enrolment (K/1-7):	70 K + 451
Capacity (K/1-7):	60 K + 550
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1260
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

**School Enrolment Projections and Planning Update:**

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

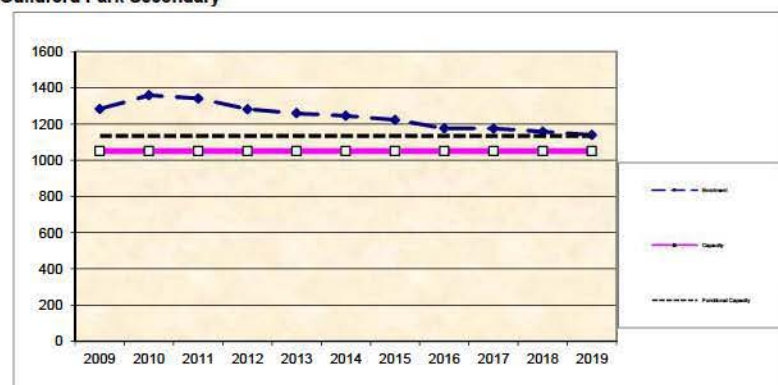
There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary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

Although there is current space surplus at Lena Shaw Elementary, the schools catchment is in an area with a densification with numerous applications in process for higher residential densities (including low rise and high rise apartments) and other residential infill development, which are projected in the graph below to result in enrolment growth at Lena Shaw Elementary. The timing of enrolment growth is dependent upon the rate of migration of new residents to the catchment, which may be impacted by housing market factors.

Lena Shaw Elementary



Guildford Park Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

CITY OF SURREYBYLAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 010-130-721

Lot 27 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

13773 - 101 Avenue

Parcel Identifier: 010-130-730

Lot 28 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

10110 - 137A Street

Parcel Identifier: 010-169-156

Lot 41 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

13793 - 101 Avenue

Parcel Identifier: 010-169-172

Lot 42 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

13783 - 101 Avenue

Parcel Identifier: 003-335-984

Lot 127 Section 26 Block 5 North Range 2 West New Westminster District Plan 63569

13803 - 101 Avenue

(hereinafter referred to as the "Lands")

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

**A. Intent**

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

**B. Permitted Uses**

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 2.5.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 54%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard (West)</b>	<b>Rear Yard (East)</b>	<b>Side Yard (North)</b>	<b>Side Yard on Flanking Street (101 Avenue)</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	4.5 m [15 ft.]	6.0 m [20 ft.]	4.5 m [15 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, balconies may encroach up to 0.8 metre [2.6 ft.] into the required *setbacks* and canopies may encroach up to 1.5 metres [4.9 ft.] into the required *setbacks*.
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setbacks*.
4. Notwithstanding Sub-section A.2(c) of Part 5 Off-street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may be located up to the *front lot line*.

**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 25 metres [82 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident and visitor *parking spaces* shall be provided as *underground parking*.



**I. Landscaping**

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

**J. Special Regulations**

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

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.74 acre]	30 metres [100 ft.]	100 metres [328 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, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-135 Zone in the City Centre 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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2014, No. 18148", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre.
9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan*, 1996, By-law No. 12900", as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED 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

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3/25/14 10:47 AM

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 07-0375

Project Location: 10110 - 137A Street and 13773 / 83 / 93 / 803 - 101 Avenue, 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

Mixture of ornamental non native species and native conifers. Some good quality large diameter western redcedar and other trees that have been poorly maintained and topped.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 15
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 14
Number of Protected Trees to be retained (A-C)	(D) 1
Number of Replacement Trees required (0 alder and cottonwood X 14 others X 2)	(E) 28
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) N/A
Average number of Trees per Lot	(H/I) N/A

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

Date: November 14, 2013



FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Eng-Utilities\AW-DistrictEnergyServiceAreaFig1.mxd



# Advisory Design Panel Minutes

PRC1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, JANUARY 30, 2014  
Time: 4:00 pm

## Present:

Chair - L. Mickelson

## Panel Members:

N. Baldwin  
C. Taylor  
T. Bunting  
B. Shigetomi  
B. Wakelin  
S. Vincent  
K. Newbert  
Sgt. M. Searle

## Guests:

Vivek Memon, JM Architecture Inc.  
Joe Minten, JM Architecture Inc.  
Grace Jiang, JM Architecture Inc.  
Meredith Mitchell, M2 Landscape  
Architecture  
Richard Bernstein, Chris Dikeakos  
Architect  
Rueishin Guo, Chris Dikeakos  
Architect  
Rob Barnes, Perry & Associates  
Colin Lacey, Weststone  
George Steves, Sterling Cooper

## Staff Present:

T. Ainscough, City Architect  
M. Rondeau, Acting City Architect -  
Planning & Development  
H. Dmytriw, Legislative Services

## B. NEW SUBMISSIONS

### 1. 4:00 PM

File No.:	7913-0257-00
New or Resubmit:	New
Description:	Rez and DP two 6-storey buildings with 104 dwelling units over underground parking.
Address:	<b>101 Avenue and 137A Street, City Centre</b>
Developer:	Baldev Brar
Architect:	Joe Minten, JM Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

**The Urban Design Planner** presented an overview of the proposed project. The proposal generally meets the intent of the policy and zoning for the area. The 4-6 storey building heights will be well within that expected for the area. The site has a significant slope which has been a challenge to address.

Staff had no specific issues with the proposal. Staff are looking for advice specifically on the treatment of the public corner features with formal water features rather than a more natural storm water management treatment as is envisaged for the City Centre.

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

- The Architect worked with Planning staff to resolve the sloped site with the 2 building concept and stepping with the slopes along the street.
- Each building has ground oriented town homes on all 3 streets including the future street along the east. Each townhome has an entry marker and a glass canopy.
- Parking on 2 levels with 2 separate entrances from the lane.

- Both of the buildings step at the ends to present a 5 storey form on the streets.
- Corner plazas feature landscaping, water features, benches, visitor bike parking.
- Mid-block plaza and secondary entry for Building 2 has landscaping, benches and a community library.
- Main entries to Building 1 and Building 2 are prominent entries with wood siding and wood soffit into interiors space.
- Colour palette is darker grey to lighter grey at top, red contrast.
- Materials include 2 types of masonry; corrugated metal is the material for the red elements. Windows are aluminum window walls with curtain walls for long vertical elements, PVC windows on the remainder.
- Every unit has a balcony. Balconies and roof overhangs have wood soffits.
- Top floors have high ceilings, sloping rooftops, roofs all have large overhangs.
- Sustainability –
  - Mechanical system still to be determined.
  - The District Energy System runs along 137A Street.

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

- Corner plaza water feature slopes downward and is cantilevered for seating.
- Children play areas are smaller spaces with access from Building 1. Amenity area at Building 2 provides a children's small play area with a table and chairs and barbeque.
- Plantings will be shade tolerant and no lawn, due to lack of sun, with a mix of broadleaf, evergreen, ornamental roses, sun tolerant plant materials, and conifers.
- Fencing will be metal and glass panels.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

##### **Rez and DP two 6-storey buildings with 104 dwelling units over underground parking**

**101 Avenue and 137A Street, City Centre**

File No. 7913-0257-00

It was

Moved by K. Newbert

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

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

Carried

#### **STATEMENT OF REVIEW COMMENTS**

##### **Site**

- Well worked out approach to sloping and complicated site.
- Provide a single parking access only with interior ramp. Use the site area gained to join the open amenity spaces between the buildings. This will better resolve the awkward adjacencies with the indoor/outdoor spaces.  
*After consideration and consultation with the Planning Department staff, it was determined that it would not be feasible to have a single parking access, due to the*

*nature of the site and the amount of space an internal ramp would take away from the parking and landscaping.*

- Also relocate the west exit stair in Building 2 so that the amenity space has direct access to the open space between the buildings.  
*The west exit stair in Building 2 has been rotated 90 degrees to allow direct access to the outdoor amenity space from the indoor amenity room of Building 2.*

### **Building Form and Character**

- Massing articulation breaks up forms nicely. Interesting modular shifts but all the little ins-and-outs which could be simplified. The stepping down on 137A could be repeated at the building break and at the east.  
*The 6<sup>th</sup> floor units of both buildings adjacent to the outdoor amenity space along 101 Avenue have been changed from 1-bedroom units to studio units, allowing the buildings to step back at the break between the buildings.*
- Transition between 6<sup>th</sup> storey and 2<sup>nd</sup> storey massing is not well handled either in the building massing through its transverse section or through its east and west elevations. These side elevations could have more interest in a variation in massing to transition between the 6<sup>th</sup> storey and 2<sup>nd</sup> storey.
- The response to solar for the different facades could be more explicit.  
*Horizontal aluminum solar shades have been added to windows along the south façade. Vertical solar shades have been added along the west façade.*
- Really like the streetscape row houses.
- Some areas could have better privacy, i.e. south east corner where the public space is in front of the basement residential unit.  
*Increased landscaping has been added to provide a higher level of privacy where needed.*
- The large entrance roofs create dark spaces and could be better integrated with the building articulation. Suggest making them accessible and usable.  
*The main entry of Building 1 has been brought back towards the building another 1.2 m (4 ft.). Rooftop spaced as a balcony for the unit above.*
- Make better use of the potential natural light into public corridor space.  
*Large windows have been incorporated into public corridors and some stairwells to bring in natural light.*
- The main entrance is narrow.
- The north façade needs to be upgraded to be more like the street facades.  
*The north and south facades have been modified so that they more closely resemble each other.*
- Elevations well-ordered but busy. Could calm number of materials down. Unite colours.
  - Red colour really stands out.



- Consider a different metal material or smaller scaled corrugation
- Consider not using corrugated on balcony fronts
- Consider a non-variegated masonry, simplify to one masonry material  
*The Red corrugated material has been removed from the balconies on the 2<sup>nd</sup> to 6<sup>th</sup> floors and the balconies are now all in glass.*
- Wood may be an issue for exterior finish for six storey building (combustibility), but should keep wood look using conforming material.  
*The architect has reviewed this issue and believe he has an appropriate solution for its use.*
- The detailing will be important. Need more information on hardie panelling and PVC windows.  
*Hardie panels and metal trim, with matching colours will be used. Colour samples of Hardie panel and trim, as well as window samples have been provided.*

### **Landscaping**

- Nice approach with landscaping, streetscape with good buffering between public and private.
- The centre space is tight, could use some extra buffering.  
*Buffering has been added at public/private transitions.*
- Water feature 'plazas' are a nice amenity and provide a nice animation effect but ongoing maintenance requires a commitment from strata, and may eventually become planters.
- Consider noise of the water features. Should be designed for more subtle sounds otherwise they may be turned off.
- Good use of permeable hard surfaces and soft landscaping.
- Could be more storm water management features.

### **CPTED**

- No pressing issues or crime generators that would overly impact the site.

### **Accessibility**

- Power doors at entrances, also in parking lobby.  
*Power doors will be added at all accessible entries.*
- Parking – recommend two extra spaces:
  - Visitor - one located close to elevator building 2
  - Residential - one located closer to Buildings elevator*The project now has 2 accessible spaces in the residential parking area on Level 2, as well as 1 additional accessible space for residential on Level 1 for a total of 5 accessible spaces.*
- Elevator and call button panel be placed horizontally.  
*Elevator buttons will be placed appropriately for accessibility.*

- Recommend emergency call buttons in parking lobbies.  
*Emergency call buttons will be placed appropriately for accessibility.*
- Amenity – Wheelchair washrooms?  
*Amenity rooms in both buildings have 2 accessible washrooms.*
- Roof top amenity okay for accessibility.
- Recommend 5% of units be wheelchair friendly.  
*A minimum of 5% adaptable units will be accommodated in both buildings.*
- Minor point, move or add accessible parking stall closer to east elevator lobby.  
Prefer adding one so each building has a dedicated accessible parking stall for residents.  
*Accessible parking stalls, close to the doors, have been added to both buildings.*

### **Sustainability**

- Generally a weak response to sustainability - would highly recommend pursuing DES.  
*The applicant's architect reiterated that the intent of the project is to connect with the City's District Energy system.*
- To sum up, a little bit more effort on sustainability would significantly improve the project.
  - Storm water management – consider rain water reuse for toilet flushing.
  - Window variation by elevation  
*Windows do not vary, but sunshades have been added to affected windows on south and west elevations.*
- Consider using low flow plumbing fixtures.  
*Low flow fixtures will be added to the design.*
- Consider heat recovery ventilators (HRV) per suite.
- Glass boxes on top floors on south and west elevations may cause overheating in summer and will end up with window covering that close off the top of windows to mitigate the glare.  
*Window shading has been added to all affected windows at the south and west facades.*
- Current plans are for heater panels to augment domestic hot water.  
*The applicant's architect has indicated that there are no plans for heater panels. They are planning to use District Energy for domestic hot water.*