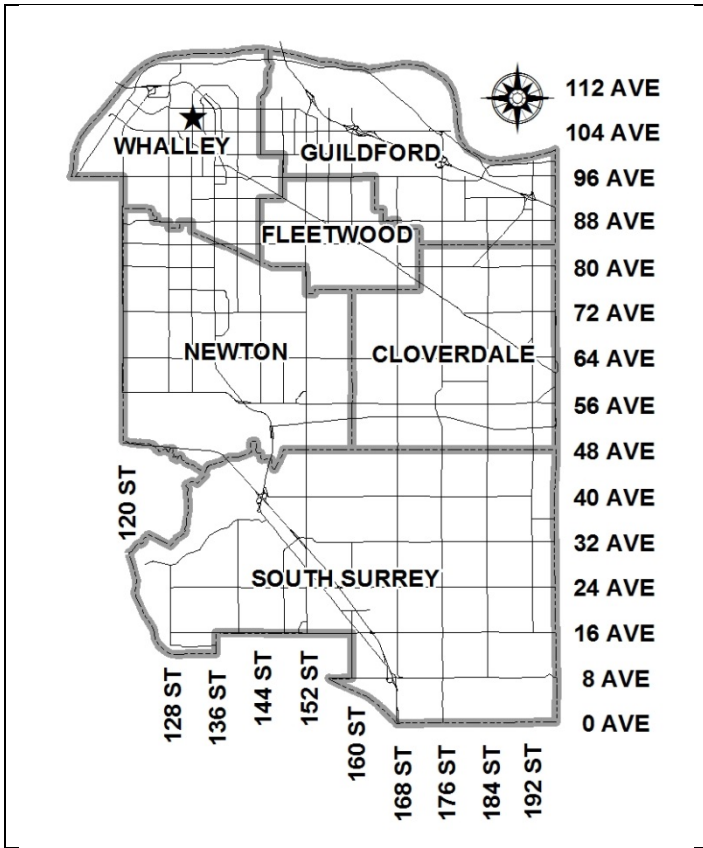


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0285-00

Planning Report Date: September 29, 2014

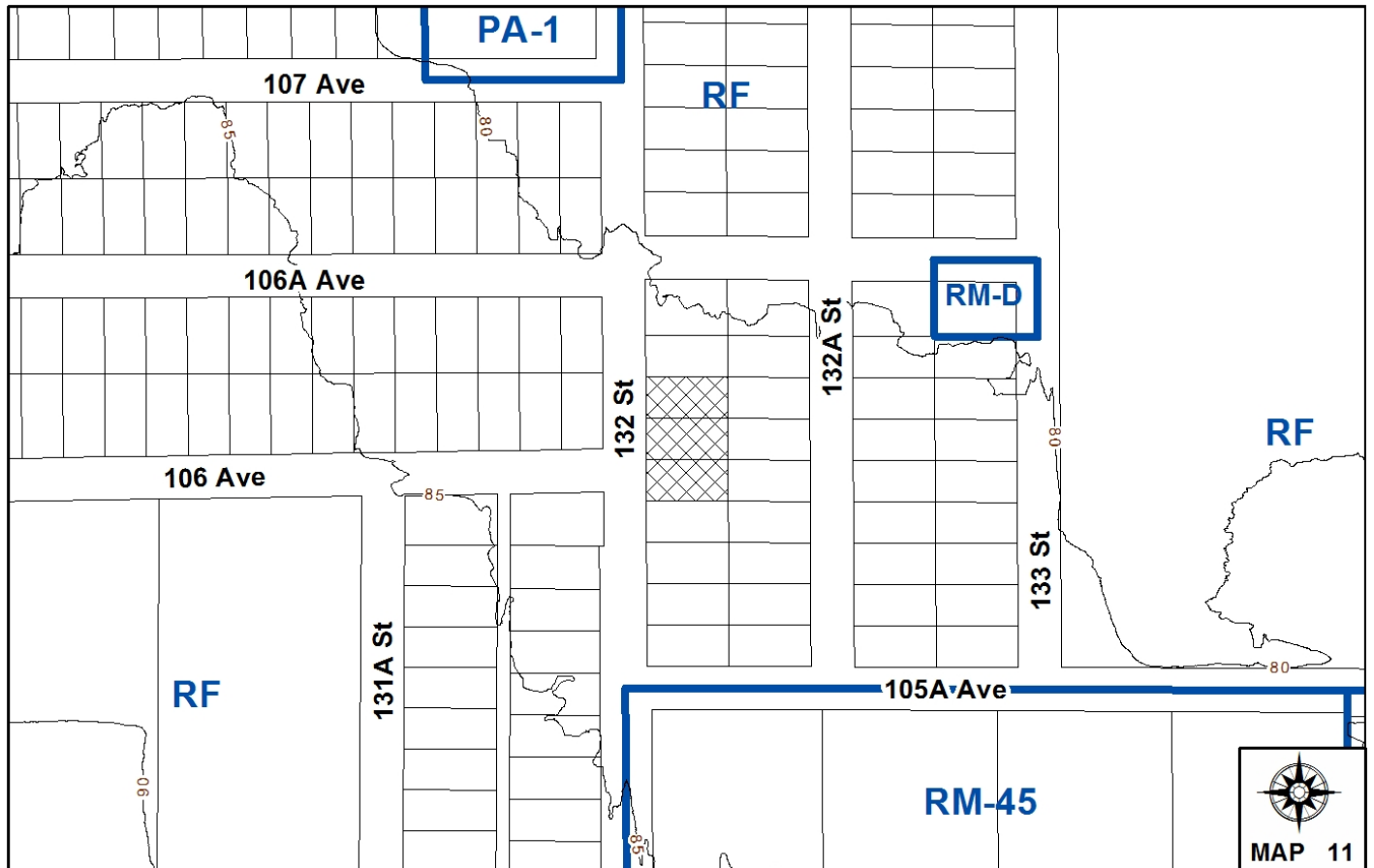


**PROPOSAL:**

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

in order to permit the development of a 5-storey apartment building with a 2-storey townhouse base, consisting of 65 dwelling units.

**LOCATION:** 10598, 10606 & 10620 - 132 Street  
**OWNER:** Marcus S Tan  
**ZONING:** RF  
**OCP DESIGNATION:** Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the OCP Designation and the "Low to Mid Rise up to 2.5 FAR" designation in the City Centre Land Use Plan.
- The proposed density and building form are appropriate for this part of Surrey City Centre.
- Proposed setbacks achieve a more urban, pedestrian streetscape.
- The proposed development assists in achieving a finer grained road network, with the applicant providing a dedication for a new east-west lane along the north property line to connect through the block from 132 Street to 132A Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 195 square metres (2,099 square feet) to 39 square metres (425 square feet).
3. Council authorize staff to draft Development Permit No. 7913-0285-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) the applicant adequately address the impact of reduced indoor amenity space; and
  - (j) registration of statutory right-of-way and Section 219 Restrictive Covenant to support the installation and operation of the District Energy system.

REFERRALS

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

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

4 Elementary students at K.B. Woodward Elementary School  
2 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the summer of 2016.

Parks, Recreation & Culture: Parks, Recreation & Culture Department has indicated concerns about the pressure this project will place on existing parks, recreation and culture facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be removed.

Adjacent Area:

| Direction                 | Existing Use   | OCP Designation      | Existing Zone |
|---------------------------|--|----------------------|---------------|
| North:                    | Single family dwellings.   | Multiple Residential | RF            |
| East:                     | Single family dwellings.   | Multiple Residential | RF            |
| South:                    | Single family dwellings.   | Multiple Residential | RF            |
| West (Across 132 Street): | Vacant single family lot and vacant single family lots under Application No. 7912-0207-00 for 5 RF-9 lots (Third Reading). | Urban                | RF            |

DEVELOPMENT CONSIDERATIONS

- The subject site includes three properties located at 10598, 10606 and 10620 - 132 Street in the City Centre area.
- The 0.5-acre (2,194-square metre) subject site is currently zoned "Single Family Residential Zone (RF)", designated Multiple Residential in the Official Community Plan (OCP) and designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Land Use Concept Plan.



- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on the RM-70 Zone, in order to allow the construction of a five-storey apartment building with a two-storey townhouse base fronting 132 Street. The proposal includes 60 apartment units and 5 townhouses for a total of sixty-five (65) dwelling units.
- The floor area ratio (FAR) proposed for this development is 2.48, which complies with the maximum 2.5 FAR proposed under the City Centre Land Use Concept Plan. However, given the 8.5-metre (28- ft.) wide dedication of a new east-west green lane, along the north 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 gross density is 1.84 FAR.
- Vehicular access is proposed from a new east-west lane along the north property line. An 8.5-metre (28-ft.) wide dedication will be provided to enable this lane access, which will also facilitate lane access to adjacent properties when they redevelop.

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

- Although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the proposed density and lot coverage cannot be accommodated in the RM-70 Zone. The proposed floor area ratio (FAR) of 2.48 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone but it complies with the maximum 2.5 FAR proposed under the City Centre Land Use Concept Plan.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a five-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone.
- 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>RM-70 Zone</b>        | <b>Proposed CD By-law</b>   |
|---------------------------------------|--------------------------|---|
| <b>Density<br/>(Floor Area Ratio)</b> | 1.5 FAR (net)            | 2.48 FAR (net)  |
| <b>Lot Coverage</b>                   | 33%                      | 52%   |
| <b>Building Setbacks<br/>(metres)</b> | 7.5 m from all lot lines | West (132 Street): 4.5 m<br>North: 0.9 m<br>South: 0.6 m<br>East: 1.2 m |
| <b>Building Height<br/>(metres)</b>   | 50 m                     | 18 m  |

|                           | RM-70 Zone   | Proposed CD By-law   |
|---------------------------|--|--|
| <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 set back 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>• Parking requirements for the RM-70 Zone are reduced by 20% in Surrey City Centre.</li> <li>• The underground parking structure will be permitted to be located 1.3 metres (4 ft.) from 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 Zone, however, the proposed development will exceed the minimum required.</li> </ul>  |

- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 52%.
- The proposed lot coverage is typical for a 5-storey apartment building on a smaller site.
- The reduced setback along the west (132 Street) achieves a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The reduced setback along the north is to accommodate a staircase to the underground parking structure. The proposed building is located 11.5 metres (38 ft.) from the neighbouring property.
- The reduced setback along the south is a side yard condition and includes a low Allan Block wall with a guard rail with layered planting and an evergreen cedar hedge to screen and provide privacy from the neighbouring property.
- The reduced setback along the east is a rear yard condition and includes a 1.8-metre (6-ft.) high fence and a cedar hedge to screen the underground parking structure located 1.2 metres (4 ft.) from the property line. The setback from the proposed building to the property line is 7.5 metres (25 ft.).

## PRE-NOTIFICATION

Pre-notification letters were sent on February 18, 2014 to a total of 72 neighbouring property owners. Staff received two phone calls from property owners within the pre-notification area concerned about the 5-storey apartment form of development proposed in an existing single family neighbourhood.

*(Staff indicated that the subject site is designated Low to Mid Rise up to 2.5 FAR in the City Centre Land Use Concept Plan and the proposed form of development is in compliance with this designation.)*

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed apartment building will be five storeys in height with a two-storey townhouse base fronting 132 Street, comprising a total of 65 residential dwelling units. The unit mix consists of 25 studio, 28 1-bedroom and 12 2-bedroom units, 5 of which are two-storey townhouse units.
- Given the single family interface along the 132 Street frontage, roof patios have been provided allowing the building to be set back on the fifth floor and the massing reduced.
- The dwelling units will range in size from 30 square metres (325 sq.ft.) for a studio unit to 116 square metres (1,248 sq.ft.) for the largest townhouse unit.
- The proposed building fronts 132 Street with one vehicular entry to the site proposed via a new lane from 132 Street at the northwest corner of the subject site. The proposed lane provides direct access to the two-level underground parking facility.
- Private pedestrian access to each of the street-oriented townhouse units is provided from 132 Street. Private entries to the townhouse units include an entry marker with an individual light fixture and the unit address.
- 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 masonry walls and individual glass panel entry gates.
- The proposed building is an urban and moderately contemporary building form with clean lines and extensive use of brown brick on the lower two levels on the façade fronting 132 Street.
- The proposed colour palette is a darker taupe on the third and fourth floor above the brick, transitioning to a lighter grey at the top.
- The building materials include masonry and FiberCement lap siding. Black window frames and sliding glass balcony doors, and prefinished horizontal metal railings on transparent balconies provide a colour accent.

### Indoor Amenity Space

- The amenity space is located on the main floor of the building adjacent to the main entrance lobby and provides access to the outdoor amenity space. This indoor space incorporates a large meeting/party room, kitchen facilities and washroom.
- The proposed indoor amenity space totals 39 square metres (425 sq. ft.), which is 156 square metres (1,679 sq. ft.) less than the 195 square metres (2,099 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$62,400 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

### Landscaping and Outdoor Amenity Space

- The 132 Street streetscape elevation includes a terraced masonry wall with layered planting behind and in front.
- Each townhouse unit includes a private patio framed by the terraced wall with layered planting consisting of a variety of shrubs. Each private entrance also includes a Paperbark Maple tree at the street.
- Along the east property line a 1.8-metre (6 ft.) high wood fence and landscaping will be installed to screen and provide privacy from neighbouring properties.
- Along the south property line, a low Allan Block wall with a guard rail with layered planting and an Evergreen Cedar hedge will be installed to screen and provide privacy from neighbouring properties.
- The proposed outdoor amenity area consists of a 195-square metre (2,100 sq. ft.) open patio space located on the eastern portion of the site. This space can be accessed through the indoor amenity space or a pedestrian entrance from 132 Street.
- The outdoor amenity space incorporates garden plots, garden shed, seating area with benches, chairs and a barbeque as well as a mini badminton play area on a raised turf lawn area. The proposed outdoor amenity area meets the Zoning By-law requirement for outdoor amenity space.

### Parking and Bicycle Storage

- The Zoning By-law, for sites within City Centre, requires that 55 residential parking spaces be provided for all 1-bedroom and smaller units, 14 spaces for all 2-bedroom and larger units and 10 visitor parking, for a total of 79 parking spaces. The proposed development provides 80 parking spaces overall, which exceeds this requirement.

- The CD By-law will allow for the underground parking structure to be located at 1.3 metres (4 ft.) from the front lot line, which is less than the 2.0-metre (7 ft.) setback required under the Zoning By-law. The reduced setback is needed to accommodate the underground parkade on this relatively narrow site. The Engineering Department has no concerns with the relaxation.
- For bicycle parking, the Zoning By-law requires that 78 bicycle parking spaces be provided for residents and 6 bicycle spaces be provided for visitors. The development proposes 90 bicycle parking spaces overall, which exceeds the minimum required.

**TREES**

- Glen Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property.
- The report identifies 14 protected trees within the subject site and immediately adjacent to the subject site, which will be impacted by the proposed development. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

| Tree Species   | Existing  | Remove       | Retain   |
|--|-----------|--------------|----------|
| <b>Deciduous Trees</b>   |           |              |          |
| Apple  | 1         | 1            | 0        |
| Cherry   | 1         | 1            | 0        |
| Laburnum   | 1         | 1            | 0        |
| Mountain Ash   | 1         | 1            | 0        |
| <b>Coniferous Trees</b>  |           |              |          |
| Douglas Fir  | 8         | 7            | 1        |
| Western Red Cedar  | 2         | 2            | 0        |
| <b>Total</b>   | <b>14</b> | <b>13</b>    | <b>1</b> |
| <b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b> |           | <b>25</b>    |          |
| <b>Total Retained and Replacement Trees</b>                                |           | <b>26</b>    |          |
| <b>Contribution to the Green City Fund</b>                                 |           | <b>\$300</b> |          |

- The Arborist Assessment states that there are a total of 14 protected trees on the site. It was determined that 1 tree (Douglas Fir) can be retained on the neighbouring property at 10599 – 132A Street. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 26 replacement trees on the site. The applicant is proposing 25 replacement trees. The deficit of 1 replacement tree will, therefore, require a cash-in-lieu payment of \$300 to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of tree species including Paperback Maple, Pyramidal European Hornbeam and Swedish Columnar Aspen.
- In addition to the replacement trees, boulevard street trees will be planted on 132 Street. The number will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$300 to the Green City Fund.

### DISTRICT ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VIII 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.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- 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 December 17, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria                        | Sustainable Development Features Summary  |
|--|---|
| 1. Site Context & Location<br>(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<br>(B1-B7)              | <ul style="list-style-type: none"> <li>• The proposed density is 1.84 FAR (gross).</li> <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, to 1-bedroom and 2-bedroom units.</li> </ul>   |
| 3. Ecology & Stewardship<br>(C1-C4)            | <ul style="list-style-type: none"> <li>• The proposed development includes natural landscaping.</li> <li>• Twenty-five replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.</li> <li>• The proposed development will provide provisions for recycling within the underground parkade.</li> </ul>   |
| 4. Sustainable Transport & Mobility<br>(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> </ul>   |
| 5. Accessibility & Safety<br>(E1-E3)           | <ul style="list-style-type: none"> <li>• The overall design of the proposed development incorporates CPTED principles throughout.</li> <li>• Enclosed exiting stair for safety and security.</li> <li>• All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners.</li> <li>• The design of the project does provide for 7% adaptable units.</li> </ul> |
| 6. Green Certification<br>(F1)                 | <ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>   |
| 7. Education & Awareness<br>(G1-G4)            | <ul style="list-style-type: none"> <li>• The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).</li> </ul>  |

ADVISORY DESIGN PANEL

ADP Date: May 22, 2014

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix VI).

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.    | Summary of Tree Survey and Tree Preservation                    |
| Appendix VI.   | ADP Comments  |
| Appendix VII.  | Proposed CD By-law  |
| Appendix VIII. | Map of Service Area B – District Energy                         |

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on the RM-70 Zone)

| Required Development Data                  | Minimum Required /<br>Maximum Allowed | Proposed             |
|--|---------------------------------------|----------------------|
| <b>LOT AREA*</b> (in square metres)        |                                       |                      |
| Gross Total                                |                                       | 2,194 m <sup>2</sup> |
| Road Widening area                         |                                       | 569 m <sup>2</sup>   |
| Undevelopable area                         |                                       |                      |
| Net Total                                  |                                       | 1,625 m <sup>2</sup> |
| <b>LOT COVERAGE</b> (in % of net lot area) |                                       |                      |
| Buildings & Structures                     |                                       | 52%                  |
| Paved & Hard Surfaced Areas                |                                       | 20%                  |
| Total Site Coverage                        |                                       | 72%                  |
| <b>SETBACKS</b> ( in metres)               |                                       |                      |
| Front (132 Street)                         |                                       | 4.5 m                |
| Rear (East)                                |                                       | 1.2 m                |
| North                                      |                                       | 0.9 m                |
| South                                      |                                       | 0.6 m                |
| <b>BUILDING HEIGHT</b> (in metres/storeys) |                                       |                      |
| Principal                                  |                                       | 18 m                 |
| Accessory                                  |                                       | 4.5 m                |
| <b>NUMBER OF RESIDENTIAL UNITS</b>         |                                       |                      |
| Studio                                     |                                       | 25                   |
| One Bed                                    |                                       | 28                   |
| Two Bedroom                                |                                       | 12                   |
| Three Bedroom +                            |                                       |                      |
| Total                                      |                                       | 65                   |
| <b>FLOOR AREA: Residential</b>             |                                       | 4,030 m <sup>2</sup> |
| <b>FLOOR AREA: Commercial</b>              |                                       |                      |
| Retail                                     |                                       |                      |
| Office                                     |                                       |                      |
| Total                                      |                                       |                      |
| <b>FLOOR AREA: Industrial</b>              |                                       |                      |
| <b>FLOOR AREA: Institutional</b>           |                                       |                      |
| <b>TOTAL BUILDING FLOOR AREA</b>           |                                       | 4,030 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**

| <b>Required Development Data</b>                              | <b>Minimum Required /<br/>Maximum Allowed</b> | <b>Proposed</b>    |
|---|---|--------------------|
| DENSITY   |   |                    |
| # of units/ha /# units/acre (gross)                           |   |                    |
| # of units/ha /# units/acre (net)                             |   |                    |
| FAR (gross)   |   | 1.84               |
| FAR (net)   |   | 2.48               |
| AMENITY SPACE (area in square metres)                         |   |                    |
| Indoor  | 195 m <sup>2</sup>                            | 39 m <sup>2</sup>  |
| Outdoor   | 195 m <sup>2</sup>                            | 195 m <sup>2</sup> |
| PARKING (number of stalls)                                    |   |                    |
| Commercial  |   |                    |
| Industrial  |   |                    |
| Residential Bachelor + 1 Bedroom                              | 53  | 55                 |
| 2-Bed   | 14  | 15                 |
| 3-Bed   |   |                    |
| Residential Visitors  | 10  | 10                 |
| Institutional   |   |                    |
| Total Number of Parking Spaces                                | 77  | 80                 |
| Number of disabled stalls                                     | 1   | 4                  |
| Number of small cars  | 16  | 22                 |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |   |                    |
| Size of Tandem Parking Spaces<br>width/length                 |   |                    |

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



**S O H O 132**

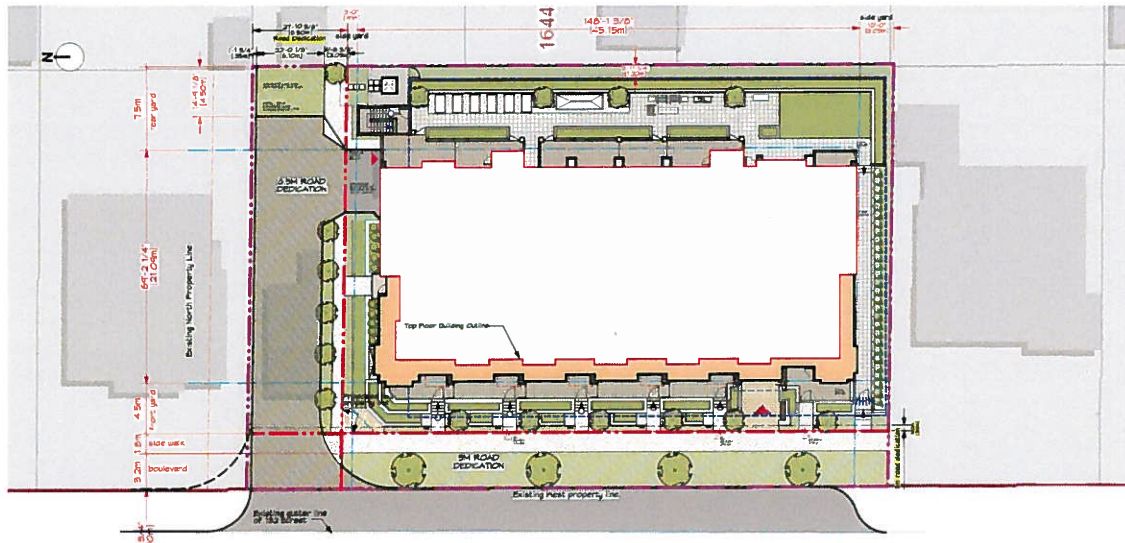
**10620/10606/10598 132 STREET SURREY BC**

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014







## PROJECT DATA

**LEGAL DESCRIPTION:** Lot 155, Section 22, Block 5N, R5E 2 West, NCD, Plan 16445, PID 010-167-773  
 Lot 156, Section 22, Block 5N, R5E 2 West, NCD, Plan 16445, PID 010-167-740  
 Lot 157, Section 22, Block 5N, R5E 2 West, NCD, Plan 16445, PID 005-804-877

**CIVIC ADDRESS:** 10620 - 132 Street, Surrey B.C.  
 10606 - 132 Street, Surrey B.C.  
 10598 - 132 Street, Surrey B.C.

**CURRENT ZONING:** RF  
**PROPOSED ZONING:** CD - R470  
**GROSS SITE AREA:** 25,616 Sq. Ft. (2,194.00 m<sup>2</sup>) 0.54 Acres / 0.22 Ha  
**NET SITE AREA:** 17,491.34 Sq. Ft. (1,629.0 m<sup>2</sup>) 0.40 Acres / 0.16 Ha

**DENSITY:** Net 406 UNITS / HECTARE, 163 UNITS / ACRE, Net F.A.R. = 2.48  
 Gross 249 UNITS / HECTARE, 120 UNITS / ACRE, Gross F.A.R. = 1.24

**LOT COVERAGE:** 51.5% (842.50 m<sup>2</sup>)  
**BUILDINGS AND STRUCTURES:** 15.6% (310.20 m<sup>2</sup>)  
**PAVING AND HARD SURFACES:** 11.4% (232.50 m<sup>2</sup>)  
**TOTAL SITE COVERAGE:** 78.5%

**SETBACKS:** FRONT (WEST) 4.5m, REAR (EAST) 7.5 m, SIDE (SOUTH) 9.05 m, SIDE (NORTH) 0.91 m  
**BUILDING HEIGHT:** 17.7m 5 stories (4 stories at the 132 street front)

| GROSS BUILDING AREA :                               | SQ. FEET        | SQ. METERS    |
|---|-----------------|---------------|
| GROSS CIRCULATION                                   | 1,450.75        | 131.22        |
| SERVICE AREA  | 4,014.61        | 372.46        |
| <b>TOTAL GROSS CIRCULATION + SERVICE AREA (SF):</b> | <b>5,465.36</b> | <b>503.68</b> |

|                              |   |                  |                 |
|------------------------------|---|------------------|-----------------|
| <b>NET RESIDENTIAL AREA:</b> | <b>TOTAL NET RESIDENTIAL SUITE AREA (SF):</b> | <b>57,412.46</b> | <b>5,347.66</b> |
|                              | <b>TOTAL GROSS BUILDING AREA (SF):</b>        | <b>49,578.30</b> | <b>4,578.64</b> |

|                            |                               |                 |               |
|----------------------------|-------------------------------|-----------------|---------------|
| <b>AMENITY SPACE AREA:</b> | <b>INDOOR AMENITY SPACE:</b>  | <b>478.00</b>   | <b>44.16</b>  |
|                            | <b>OUTDOOR AMENITY SPACE:</b> | <b>2,100.00</b> | <b>195.04</b> |

|                           |                          |  |                |
|---------------------------|--------------------------|--|----------------|
| <b>OFFSTREET PARKING:</b> | <b>REQUIRED STALLS :</b> | Residential Parking: 1 BED + STUDIO = 53 x 13 = 691<br>2 BED or more = 12 x 13 = 156               | 691.0<br>156.0 |
|                           |                          | Visitors Parking: 0.2 / Suite x 65 = 13<br>(2 Bedded Parking ± 1 stall are part of total required) | 13.0<br>100.0  |
|                           |                          | City Center Reduction 20% x 100 = 20   | 20.0           |
|                           |                          | <b>Total Parking Stalls Required:</b>  | <b>801.0</b>   |

|                          |   |             |
|--------------------------|---|-------------|
| <b>PROVIDED STALLS :</b> | Residential Parking:  | 10.0        |
|                          | Visitors Parking:   | 10.0        |
|                          | <b>Total Parking Stalls Provided:</b>                       | <b>20.0</b> |
|                          | (Includes 10 Visitors stalls and 2 Disabled Persons stalls) | <b>80.0</b> |

|                         |                               |   |             |
|-------------------------|-------------------------------|---|-------------|
| <b>BICYCLE PARKING:</b> | <b>REQUIRED STALLS :</b>      | Residents stalls @ 1.2 / Suite x 65 = 78<br>Visitors Parking per Multiple unit Residential Building | 78.0<br>6.0 |
|                         | <b>Total Stalls Required:</b> |   | <b>84.0</b> |

|                          |   |             |
|--------------------------|---|-------------|
| <b>PROVIDED STALLS :</b> | Residents Bicycle Storage Lockers + Stalls: | 84.0        |
|                          | Visitors Bicycles:                          | 6.0         |
|                          | <b>Total Stalls Provided :</b>              | <b>90.0</b> |

### UNIT TYPE BREAK DOWN

|                 | ONE BED  | ONE BED/DEN | TWO BED + | STUDIO | SUBTOTAL  |
|-----------------|--|-------------|-----------|--------|-----------|
| GROUND FLOOR    | 4  | 0           | 6         | 2      | 12        |
| SECOND FLOOR    | 3  | 0           | 1         | 6      | 10        |
| THIRD FLOOR     | 8  | 0           | 1         | 6      | 15        |
| FOURTH FLOOR    | 5  | 0           | 1         | 6      | 12        |
| FIFTH FLOOR     | 5  | 0           | 3         | 5      | 13        |
| SUBTOTAL        | 25   | 0           | 12        | 25     | 62        |
| <b>TOTAL</b>    |  |             |           |        | <b>62</b> |
| <b>NOTE*</b>    | 5 two bed units on ground floor are town house units |             |           |        |           |
| SFS             | 4074.84 SQM (43,518.30 SF)                           |             |           |        |           |
| NET FAR         | 2.48   |             |           |        |           |
| GROSS FAR       | 1.24   |             |           |        |           |
| GROSS SITE AREA | 2194.0 SQM (23,616 SF)                               |             |           |        |           |
| ROAD DEVIATION  | 541.0 SQM (5814.66 SF)                               |             |           |        |           |
| NET SITE AREA   | 1629.0 SQM (17491.34 SF)                             |             |           |        |           |

## DRAWING LIST

AO-0 COVER

AO-1 DESIGN RATIONALE

AO-2 PROJECT DATA

AO-3 CONTEXT PLAN

AO-4 MODEL VIEWS (1)

AO-5 MODEL VIEWS (2)

AO-6 SHADOW STUDIES

A1-1 SITE PLAN

A1-2 GROUND FLOOR PLAN

A1-3 SECOND FLOOR PLAN

A1-4 THIRD & FOURTH FLOOR PLAN

A1-5 FIFTH FLOOR PLAN

A1-6 PARKING LEVEL 1

A1-7 PARKING LEVEL 2

A1-8 UNIT PLANS 1/4" (1)

A1-9 UNIT PLANS 1/4" (2)

A1-10 UNIT PLANS 1/4" (3)

A2-1 SECTION 1

A2-2 SECTION 2

A2-3 SECTION 3

A2-4 SECTION A

A2-5 SECTION B

A2-6 SECTION C

A3-1 ELEVATIONS

A3-2 MATERIAL/COLOR SCHEDULE

A4-1 SURVEY PLAN

L-1 LANDSCAPE PLAN

L-2 SHRUB PLAN

L-3 LANDSCAPE DETAILS

L-4 SPECIFICATIONS



10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014



PROJECT DATA  
DRAWING LIST

A0-2



# Context Plan



**SOHO 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014



CONTEXT PLAN

A0-3



PERSPECTIVE VIEW FROM SOUTHEAST CORNER



**S O H O 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014



MODEL VIEWS

A0-4



PERSPECTIVE VIEW - AROUND CORNER OF 132 STEERT AND NORTH LANE



PERSPECTIVE VIEW - ENTRY ON 132 STREET



PERSPECTIVE VIEW - TYPICAL TOWNHOUSE ENTRANCE

**S O H O 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

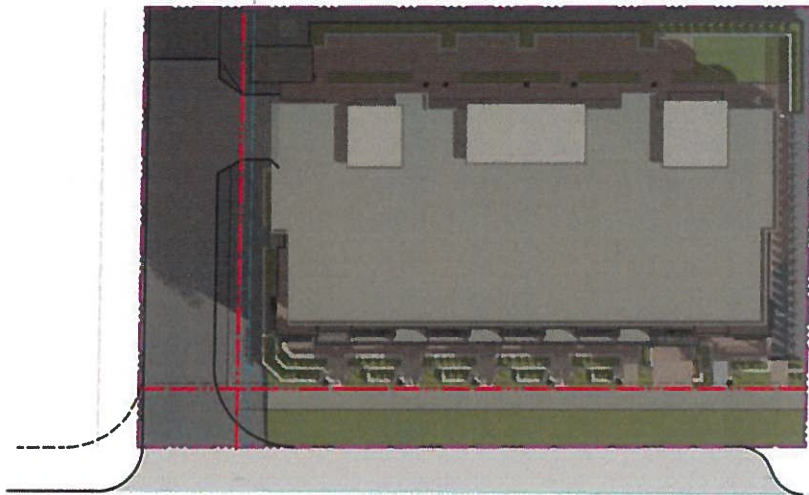
SEPTEMBER 17, 2014



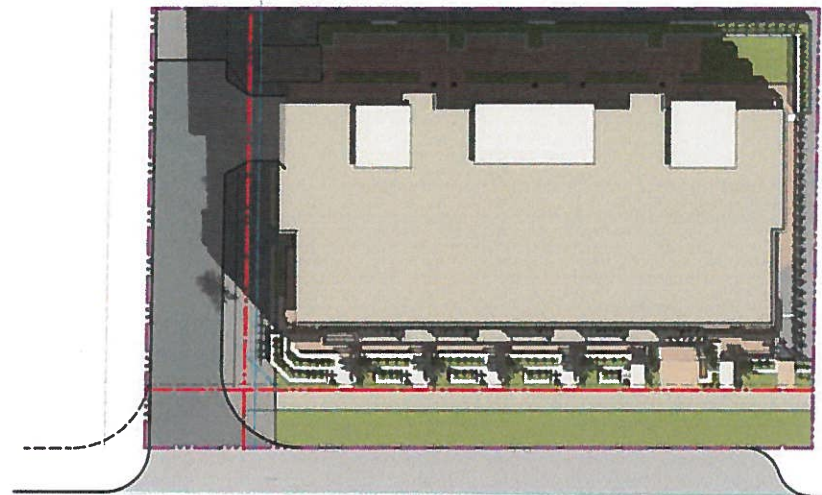
MODEL VIEWS

A0-5

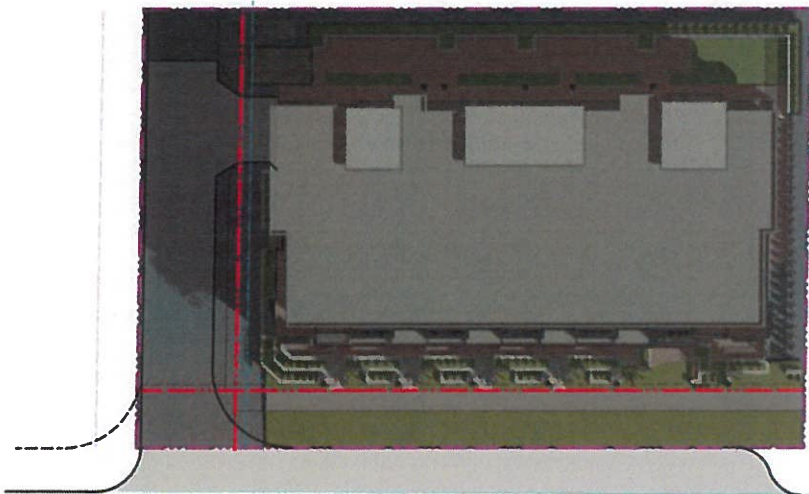




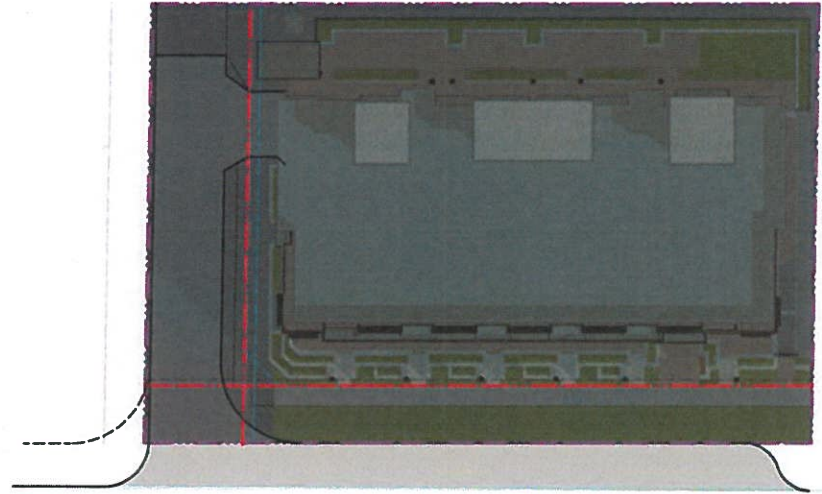
TIME: 3:00pm on March 21



TIME: 3:00pm on June 21



TIME: 3:00pm on September 21



TIME: 3:00pm on December 21

**S O H O** 132

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

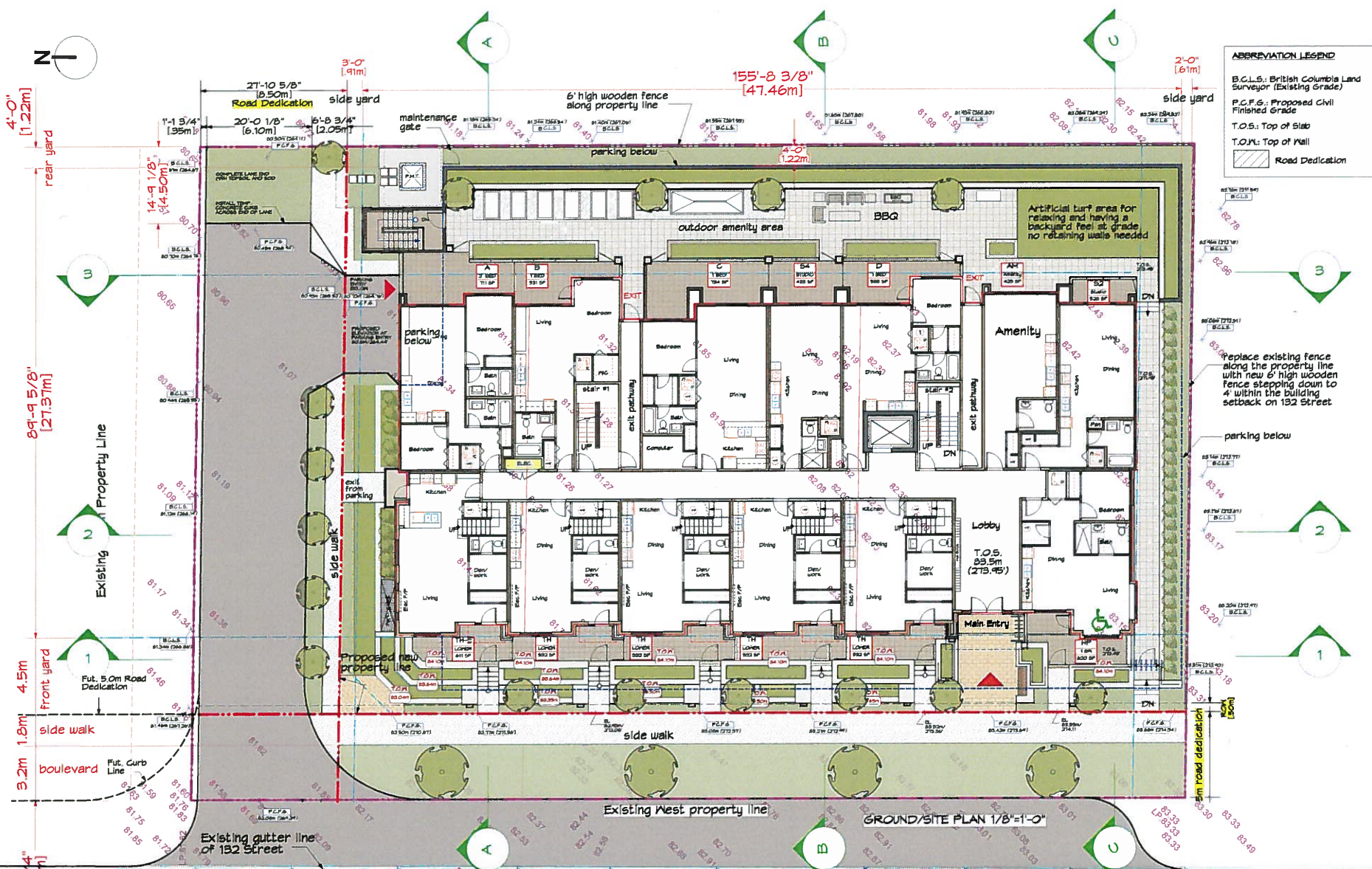
SEPTEMBER 17, 2014



SHADOW STUDIES

A0-6





**ABBREVIATION LEGEND**

- B.C.L.S.: British Columbia Land Surveyor (Existing Grade)
- P.C.F.S.: Proposed Civil Finished Grade
- T.O.S.: Top of Slab
- T.O.M.: Top of Wall
- Road Dedication

**SOHO 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014



GROUND/SITE PLAN

A1-1









SECOND FLOOR PLAN 3/16"=1'-0"

**SOHO 132**

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SEPTEMBER 17, 2014



SECOND FLOOR PLAN

A1-3



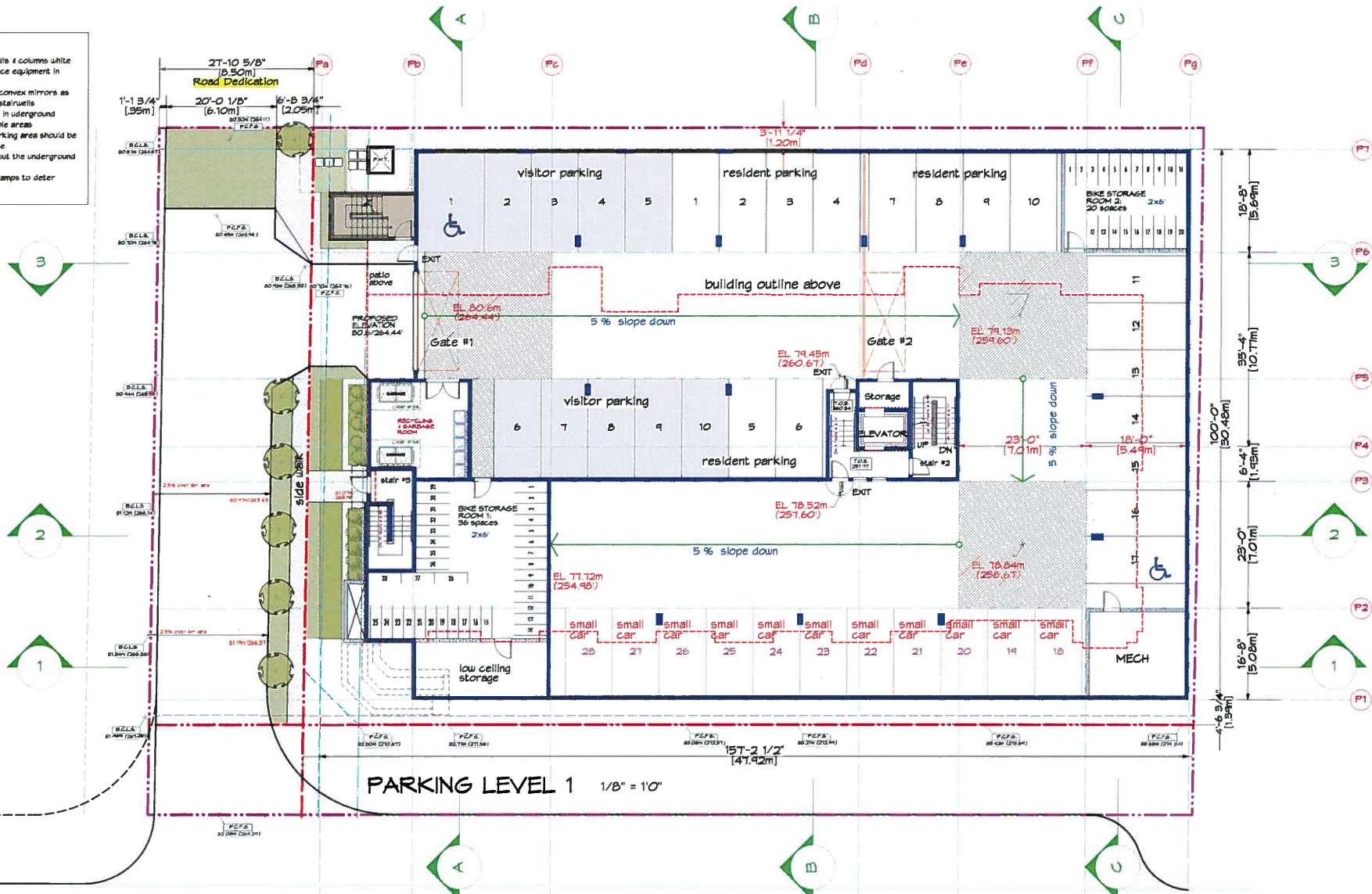
THIRD & FOURTH FLOOR PLAN 3/16"-1'-0"  
 Note: The roof over the townhouses is for the 3rd floor only.





FIFTH FLOOR PLAN 3/16"=1'-0"

- NOTED NOTES:**
- \* Paint the underground parking walls 4 columns white
  - \* Install hard-wired video surveillance equipment in underground parking
  - \* Avoid hidden corners and install convex mirrors as needed in underground parking and stairwells
  - \* Provide vision panels in all doors in underground parking leading to publicly accessible areas
  - \* Elevator lobby in underground parking area should be glazed to permit natural surveillance
  - \* Ensure adequate lighting throughout the underground parking
  - \* Provide rough surface finish on ramps to deter skateboarders



10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

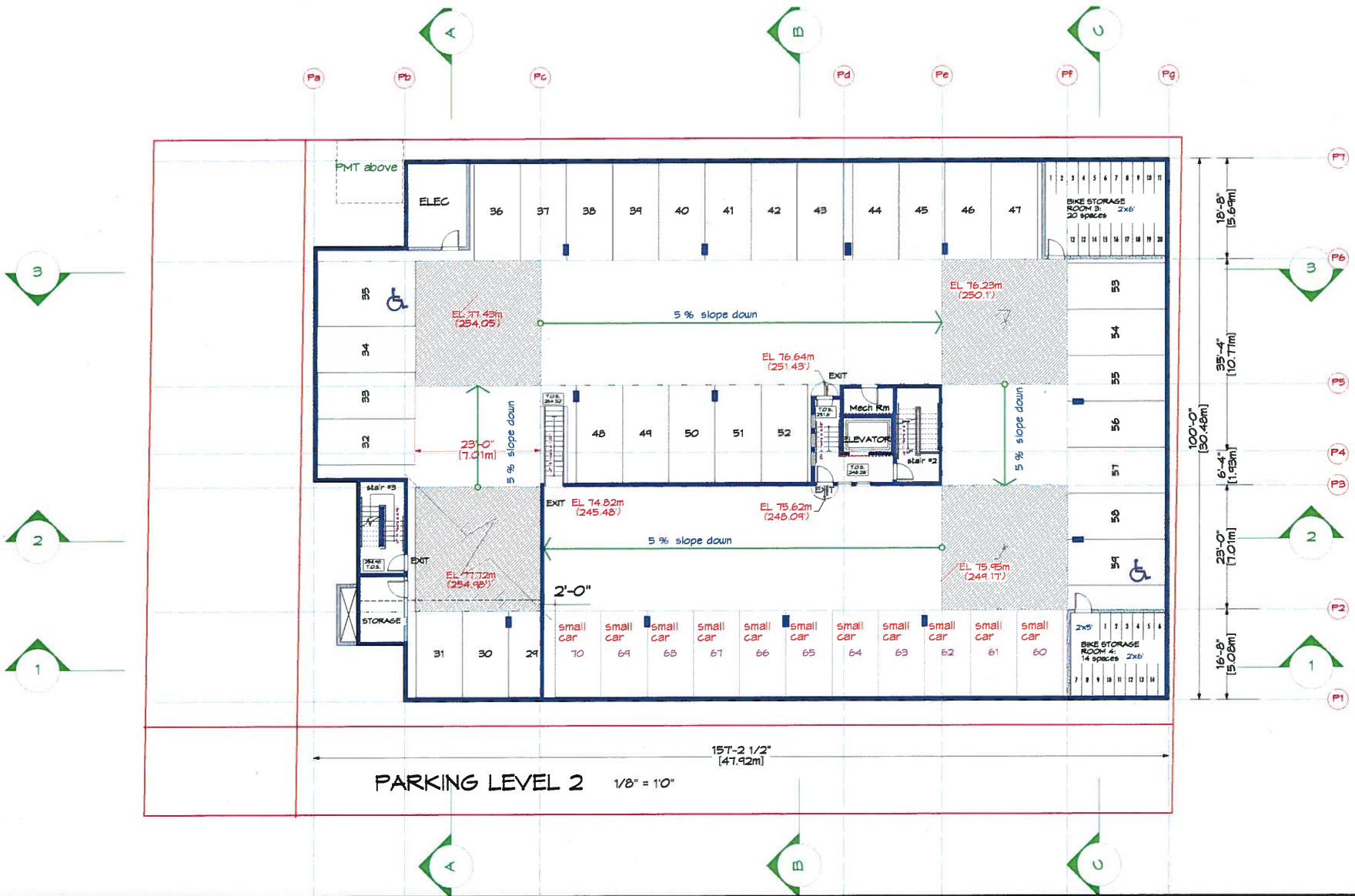
SEPTEMBER 17, 2014



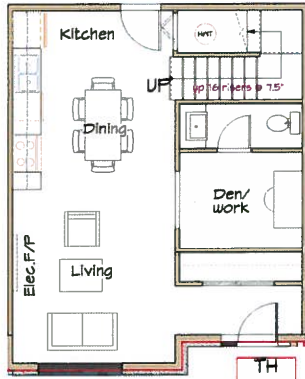
PARKING L1 PLAN

A1-6



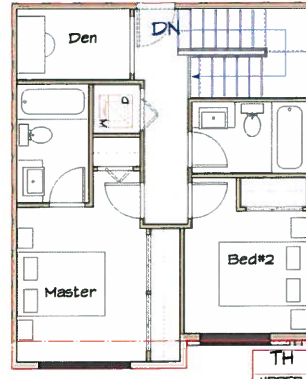






TOWNHOUSE GROUND LEVEL

TH  
LOWER  
532 SF

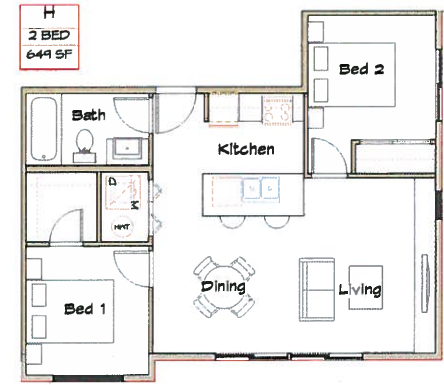


TOWNHOUSE SECOND LEVEL

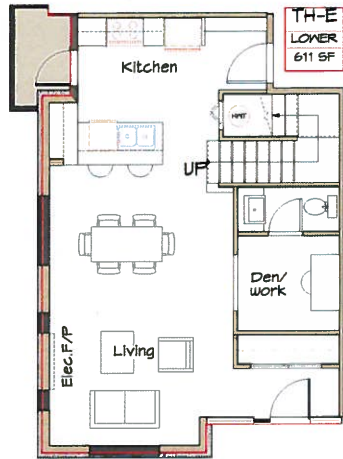
TH  
UPPER  
532 SF



A  
2 BED  
711 SF

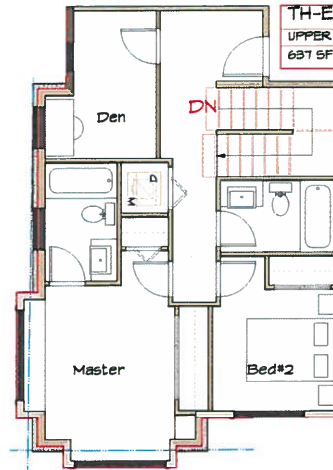


H  
2 BED  
649 SF



TOWNHOUSE (north end) GROUND LEVEL

THE  
LOWER  
611 SF

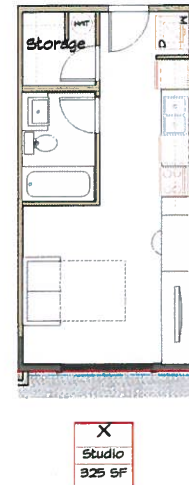
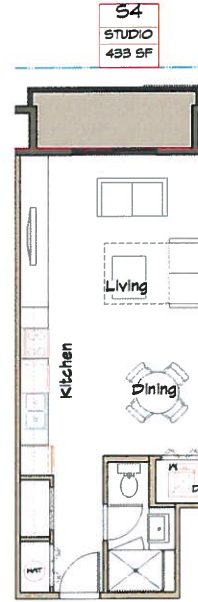
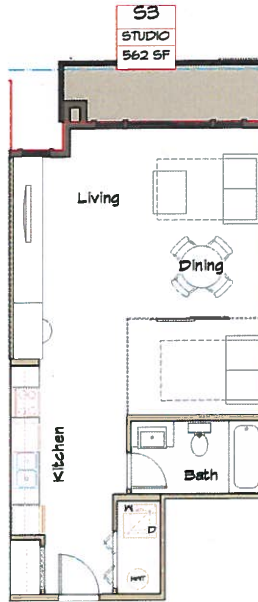
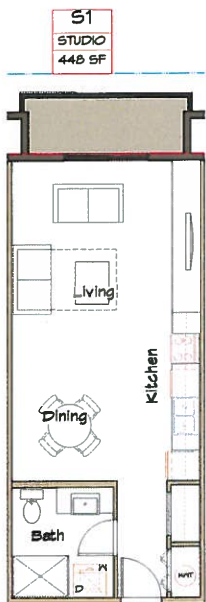


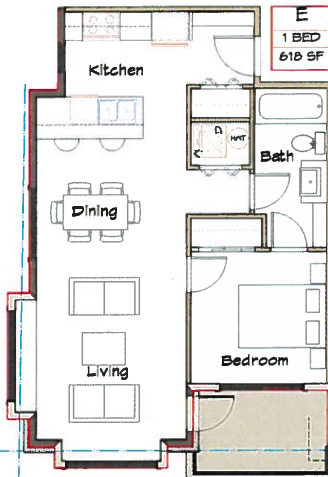
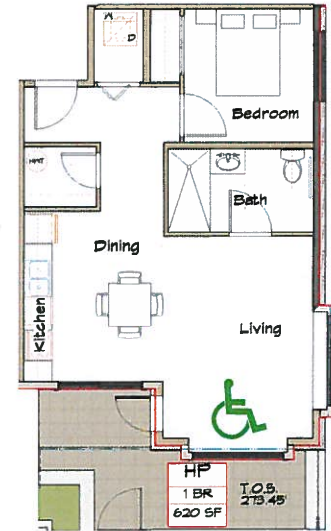
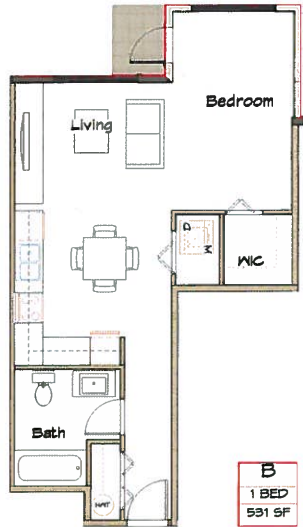
TOWNHOUSE (north end) SECOND LEVEL

THE  
UPPER  
637 SF



G  
2 BED/Den  
788 SF





**SOHO 132**

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SEPTEMBER 17, 2014



UNIT PLANS 1/4"=1'  
one bedrooms

A1-10





**S O H O 132**

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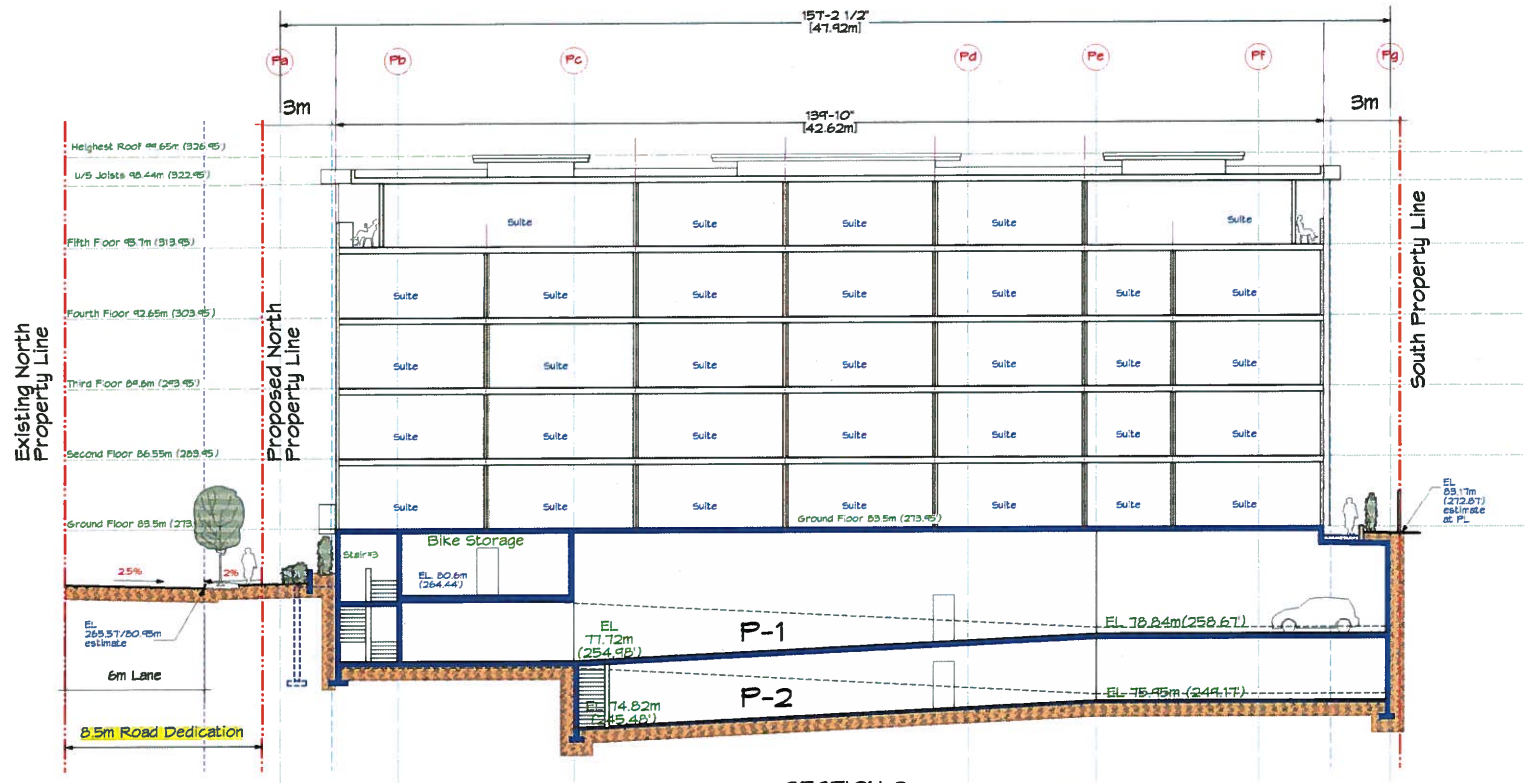
SEPTEMBER 17, 2014



CREEKSIDE ARCHITECTS

SECTION 1

A2-1



SECTION 2 1/8" = 10"

**SOHO** 132

10620/10606/10598 132 STREET SURREY BC

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SEPTEMBER 17, 2014



CREEKSIDE ARCHITECTS

SECTION 2

A2-2



**SOHO 132**

10620/10606/10598 132 STREET SURREY BC

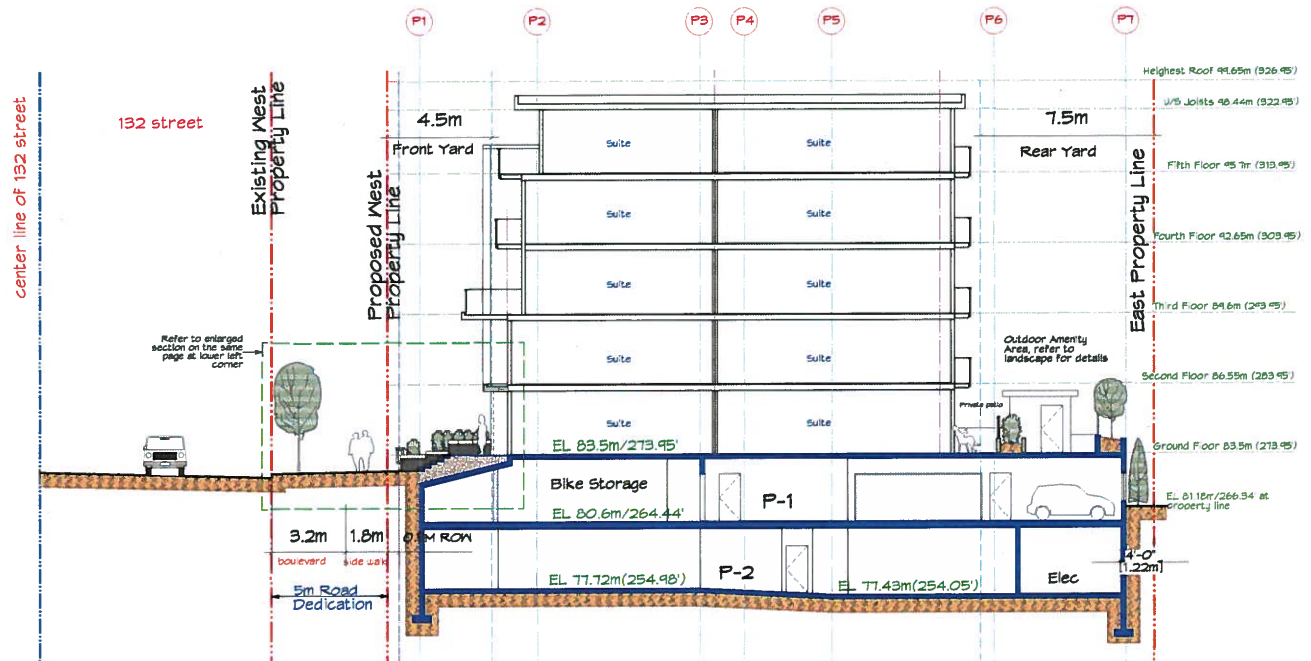
RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014

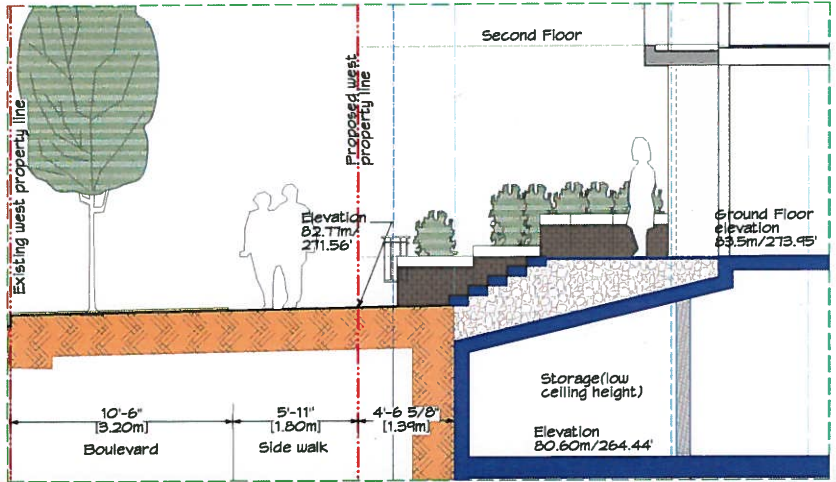


SECTION 3  
A2-3





TYPICAL TOWNHOUSE ENTRANCE SECTION 1/4" = 1'-0"



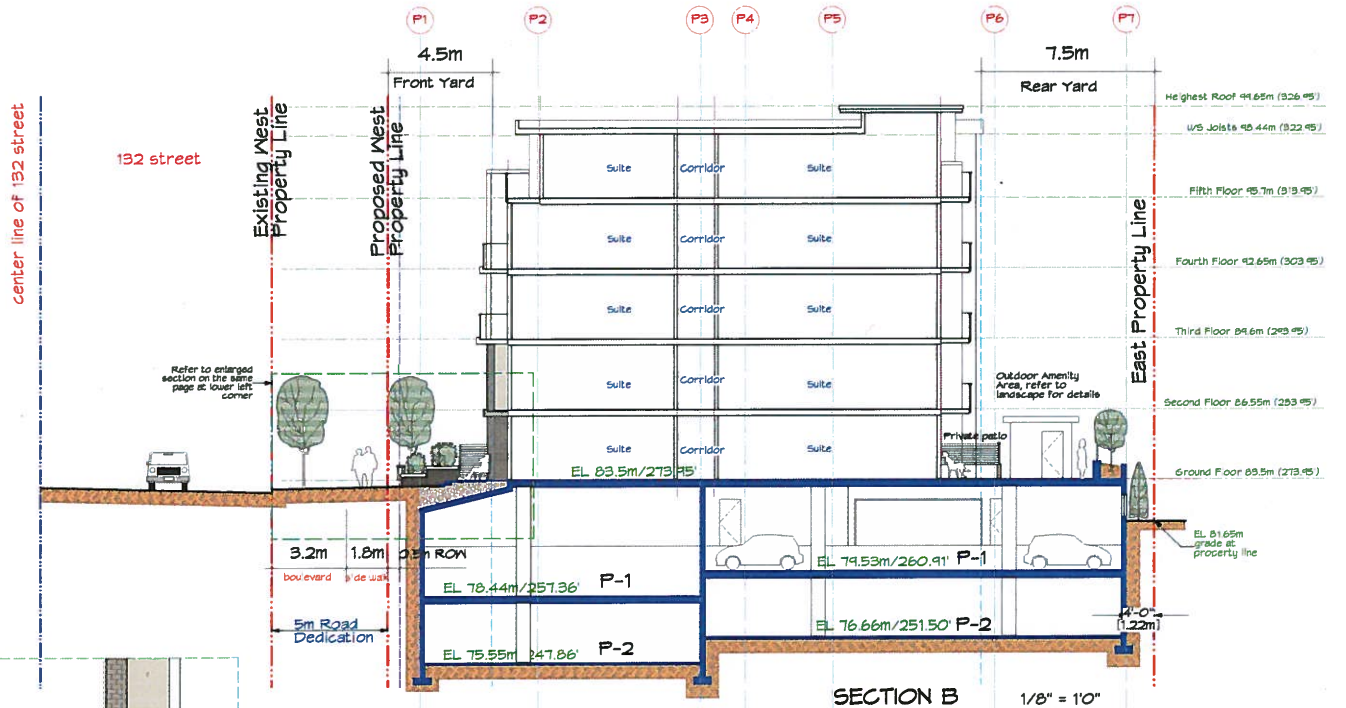
10620/10606/10598 132 STREET SURREY BC

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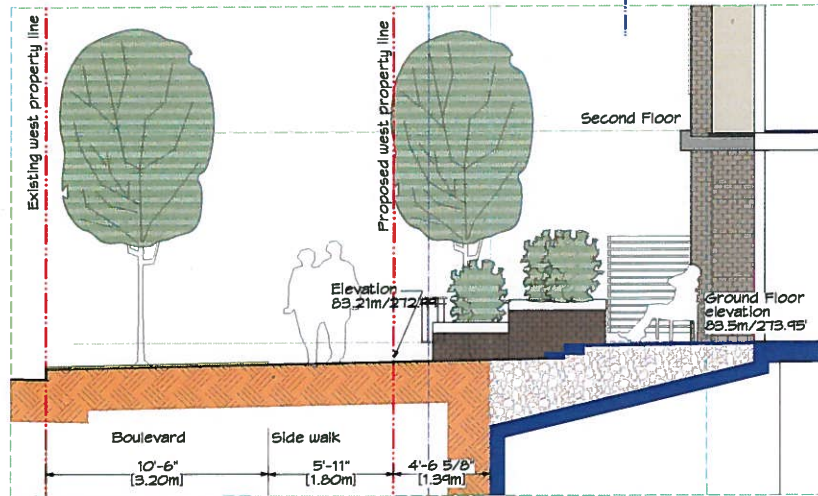
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SECTION A  
A2-4



TYPICAL TOWNHOUSE ENTRANCE SECTION 1/4"=1'-0"



**SOHO 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014



SECTION B

A2-5









SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**SOHO** 132

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

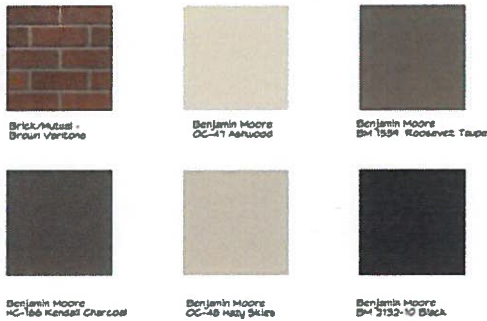
SEPTEMBER 17, 2014



ELEVATIONS

A3-1





| EXTERIOR MATERIAL & COLOUR SCHEDULE |  |  |
|-------------------------------------|--|--|
| NO                                  | Material   | Colour                                 |
| 1                                   | Brick  | Mutual - Brown Varitone                |
| 2                                   | Landscape Planter Mat (Brick)  | Mutual - Brown Varitone                |
| 3                                   | FiberCement Lap Siding   | Benjamin Moore BM 1594 Roosevelt Taupe |
| 4                                   | FiberCement Lap Siding   | Benjamin Moore OC-48 Hazy Skies        |
| 5                                   | FiberCement Lap Siding/Vertical  | Benjamin Moore OC-48 Hazy Skies        |
| 6                                   | FiberCement Panel on deck edge   | Benjamin Moore OC-48 Hazy Skies        |
| 7                                   | FiberCement Trim Band  | Benjamin Moore OC-47 Ashwood           |
| 8                                   | FiberCement Fascia Board   | Benjamin Moore OC-47 Ashwood           |
| 9                                   | Prefinished Metal Railing/Rail   | Black                                  |
| 10                                  | Window & Sliding Glass Door  | Black                                  |
| 11                                  | Decorative Wood Sills/Brackets   | Natural Wood with Stain                |
| 12                                  | Painted Concrete Mat   | Benjamin Moore OC-48 Hazy Skies        |
| 13                                  | FiberCement panel on post  | Benjamin Moore OC-48 Hazy Skies        |
| 14                                  | Soffit   | Perforated vinyl                       |
| 15                                  | Not used   |  |
| 16                                  | FiberCement Trim   | Benjamin Moore HC-166 Kendall Charcoal |
| 17                                  | FiberCement Panel  | Benjamin Moore OC-47 Ashwood           |
| 18                                  | Soffit for individual townhouse entrances and roof overhang on third floor | wood type                              |

**SOHO 132**

10620/10606/10598 132 STREET SURREY BC

RESUBMISSION TO PLANNING DEPARTMENT (SURREY FILE NO. 7913-0285-00)

SEPTEMBER 17, 2014

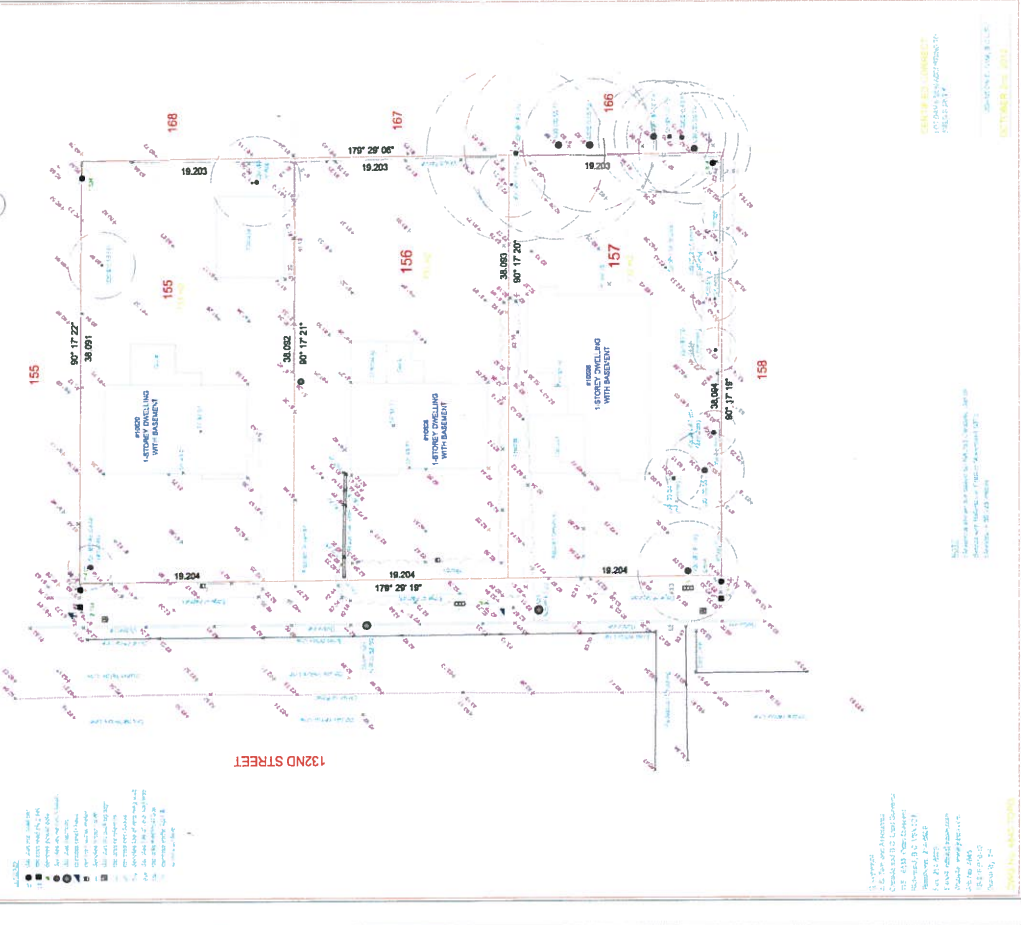


MATERIAL & COLOR SCHEDULE

A3-2

TOPOGRAPHIC SURVEY OF LOTS 155 TO 157, ALL OF SECTION 22, BLOCK 5, NORTH RANGE 2, WEST  
WEST NEW WESTMINSTER DISTRICT PLAN 16445

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10620/10606/10598 132 STREET SURREY BC

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SEPTEMBER 17, 2014



LAND SURVEY

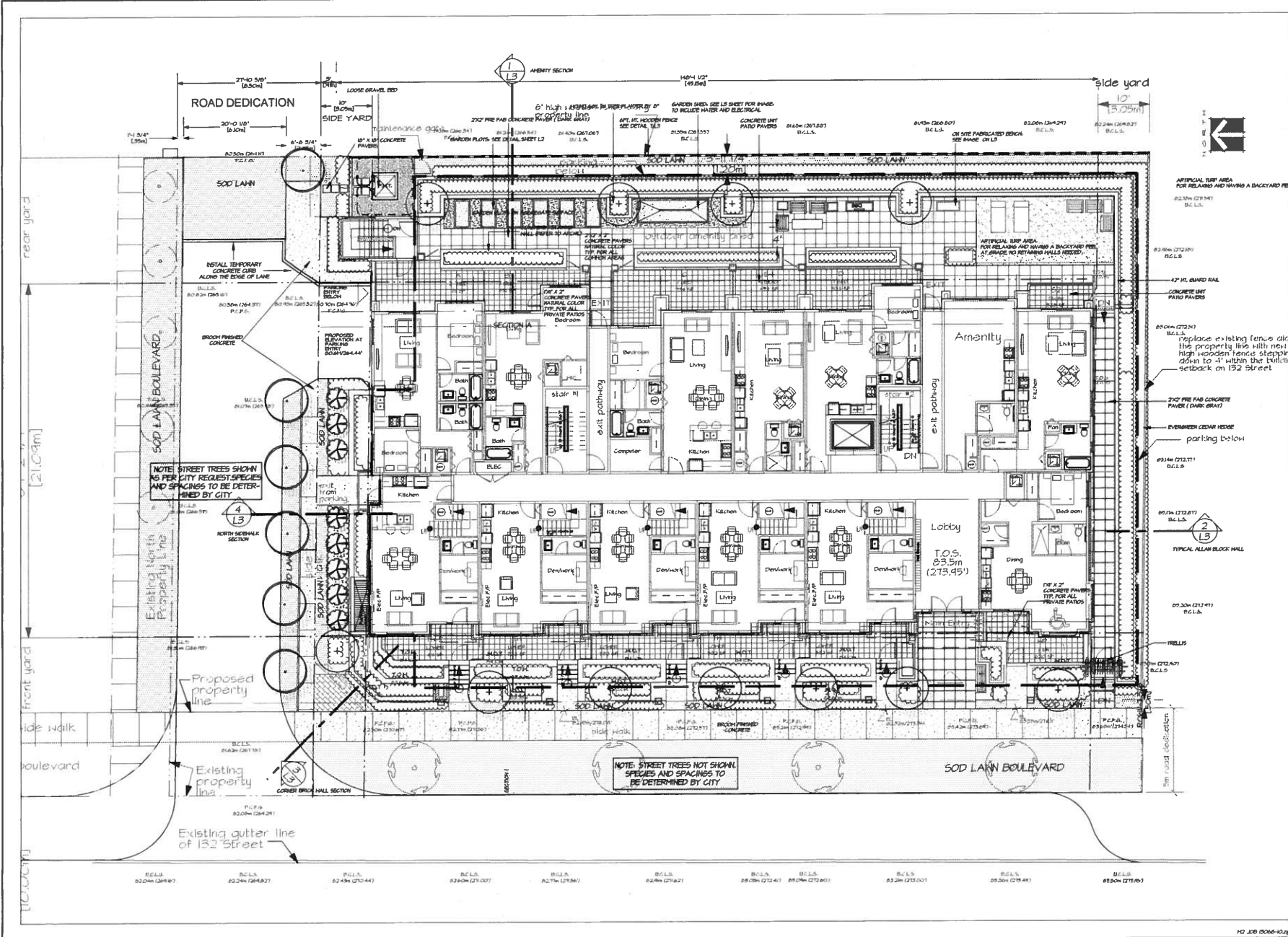
A4-1



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#220 - 26 Lome Mews  
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 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2ia.ca



| NO. | DATE | REVISION DESCRIPTION      | DR. |
|-----|------|---------------------------|-----|
| 1   |      | CONCEPT PLAN              | TK  |
| 2   |      | CONCEPT PLAN              | TK  |
| 3   |      | DP PACKAGE                | TK  |
| 4   |      | REV FOR PER SITE PLAN     | TK  |
| 5   |      | REV FOR ANCHORAGE FOR ADP | TK  |
| 6   |      | REV FOR ANCHORAGE FOR ADP | TK  |
| 7   |      | REV FOR ANCHORAGE FOR ADP | TK  |
| 8   |      | REV FOR ANCHORAGE FOR ADP | TK  |
| 9   |      | REV FOR ANCHORAGE FOR ADP | TK  |
| 10  |      | REV FOR ANCHORAGE FOR ADP | TK  |

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:  
**MULTI RESIDENTIAL**  
 10588-10620 132nd  
 STREET, SURREY  
 B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

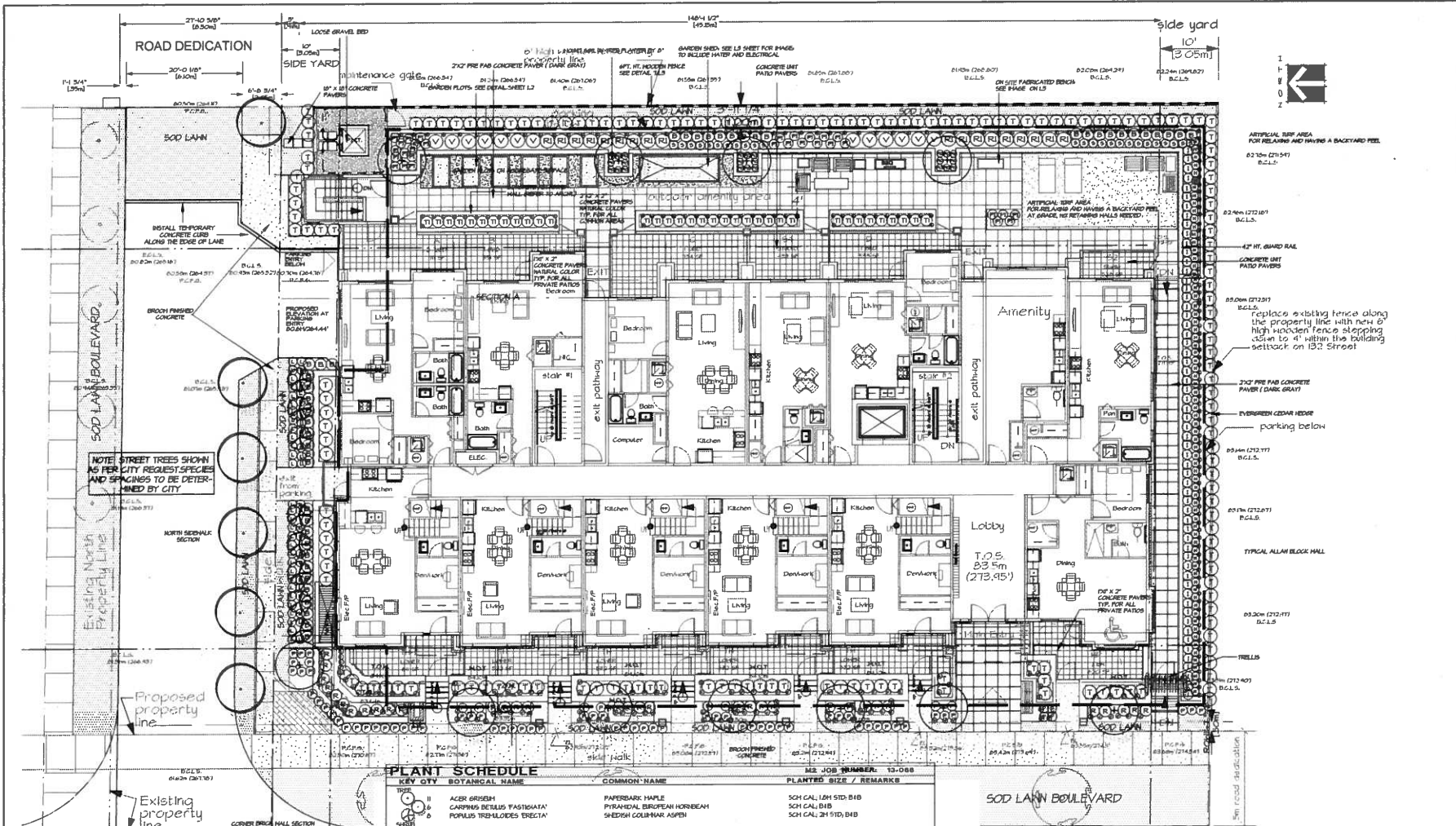
DATE: 13/NOV/26  
 SCALE: 1/8" = 1'-0"

DRAWN: TK  
 DESGN: TK

CHKD: HFLY  
 M2LA PROJECT NUMBER: JOB NO 23 068

L1

OF 4



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| NO. | DATE | REVISION DESCRIPTION  | DR. |
|-----|------|-----------------------|-----|
| 1   |      | CONCEPT PLAN          | TC  |
| 2   |      | DP PACKAGE            | IS  |
| 3   |      | REV PER REV SITE PLAN | MB  |
| 4   |      | REV PER REV SITE PLAN | TC  |
| 5   |      | REV PER REV SITE PLAN | TC  |
| 6   |      | REV PER REV SITE PLAN | TC  |
| 7   |      | REV PER REV SITE PLAN | TC  |
| 8   |      | REV PER REV SITE PLAN | TC  |
| 9   |      | REV PER REV SITE PLAN | TC  |
| 10  |      | REV PER REV SITE PLAN | TC  |

SEAL:

| KEY QTY | BOTANICAL NAME                             | COMMON NAME                  | M2 JOB NUMBER        | PLANTED SIZE / REMARKS |
|---------|--|------------------------------|----------------------|------------------------|
| 11      | ACER BRUSHI                                | PAPERBARK MAPLE              | SGH CAL; 10H 5TD DBH |                        |
| 12      | CARPINUS BETULUS 'FASTIGIATA'              | PYRAMIDAL BURGONIAN HORNBUSH | SGH CAL; DBH         |                        |
| 13      | POPULUS TRICHLOIDES 'ERECTA'               | SLEDGEMOOR ASPEN             | SGH CAL; 2H 5TD, DBH |                        |
| 14      | BELAE SPHEROVIBRIS                         | COBOLN BUSHWOOD              | 12 POT               |                        |
| 15      | ILEX CREMATA 'CONVEXA'                     | JAPANESE HOLLY               | 12 POT               |                        |
| 16      | RHOODODENDRON 'TANDEM BADEY'               | RHOODODENDRON RED            | 12 POT               |                        |
| 17      | ROSA 'ALBA HEDERAE'                        | ALBA HEDERAE ROSE-WHITE      | 12 POT               |                        |
| 18      | TAXUS X HEDERA 'NICKSII'                   | HICKS YEW                    | 12 POT               |                        |
| 19      | TRILIUM OCCIDENTALE 'SHARASAP'             | HERALD GREEN CEDAR           | 12S H 1H DBH         |                        |
| 20      | VERBENA TRIS VIBERRILLAE'                  | GREVILLEAN SPIDER ROCKET     | 12 POT               |                        |
| 21      | HELICTOTRICHON SPHEROVIBRIS                | BLUE-GAY GRASS               | 12 POT               |                        |
| 22      | FERNETUM ALPAGUQUIDES 'WALST'              | CHARTER FOREMAN GRASS        | 12 POT               |                        |
| 23      | ANTHERGUM SANDERSIAE                       | SANT BERNARD'S LILY          | 12 POT               |                        |
| 24      | ARGYTOXAPHYLLOS LIVA-URSI 'VANCOUVER JADE' | KENNELCRAFT                  | 12 POT               |                        |
| 25      | LILIUM 'HISGARD'                           | LILY-TURP                    | 12 POT               |                        |
| 26      | PAGETIA SANDERA TORVANSIS GREEN SHEEN      | JAPANESE SPURGE              | 12 POT               |                        |
| 27      | POLYSTICHUM HURTUM                         | WESTERN SHARD FERN           | 12 POT               |                        |
| 28      | RIBES CALYCANDEUS                          | CREeping RAUBERBERRY         | 12 POT               |                        |

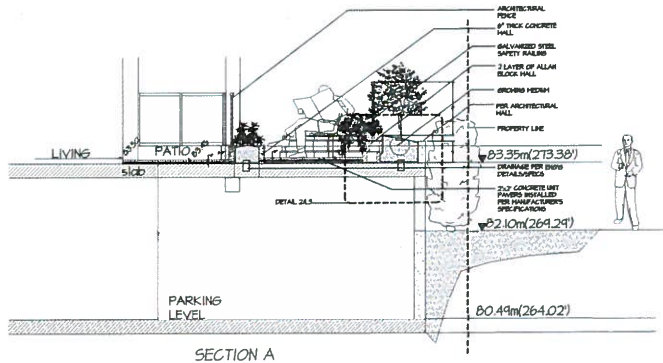
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PROJECT:  
**MULTI RESIDENTIAL**  
 10588-10620 132nd  
 STREET, SURREY  
 B.C.

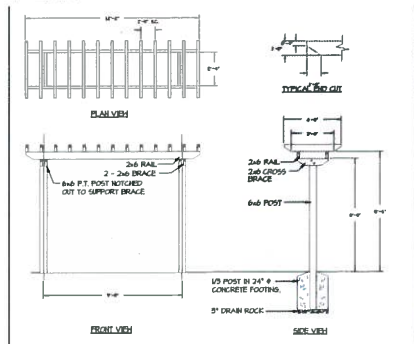
DRAWING TITLE:  
**SHRUB PLAN**

|                     |                 |
|---------------------|-----------------|
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| SCALE: 1/8" = 1'-0" | <b>L2</b>       |
| DRAWN: TK           |                 |
| CHECKED: TK         |                 |
| DATE: HTLH          |                 |

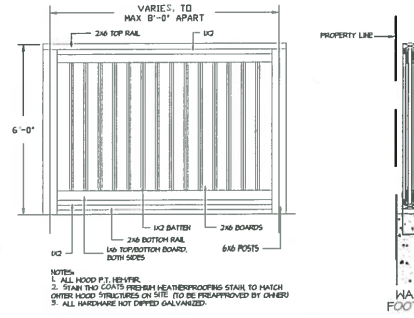
M2LA PROJECT NUMBER: JOB NO 13 068



SECTION A  
 1 AMENITY SECTION  
 SCALE: 3/8" = 1'-0"



3 TRELLIS DETAILS  
 SCALE: 1/4" = 1'-0"



7 6FT HT WOODEN FENCE  
 SCALE: 1/2" = 1'-0"

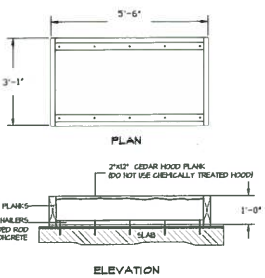
Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



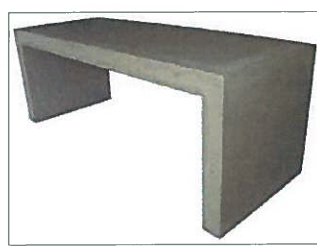
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

| NO. | DATE | REVISION DESCRIPTION | DL |
|-----|------|----------------------|----|
| 1   |      | CONCEPT PLAN         | TK |
| 2   |      | CONCEPT PLAN         | TK |
| 3   |      | CONCEPT PLAN         | TK |
| 4   |      | CONCEPT PLAN         | TK |
| 5   |      | CONCEPT PLAN         | TK |
| 6   |      | CONCEPT PLAN         | TK |
| 7   |      | CONCEPT PLAN         | TK |
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| 15  |      | CONCEPT PLAN         | TK |
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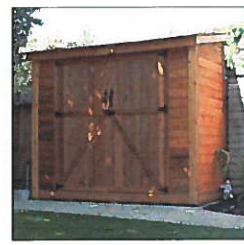
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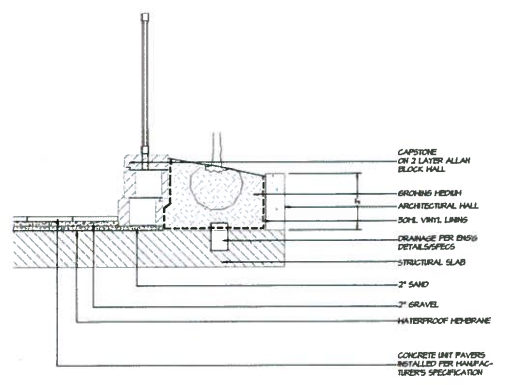
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 SCALE: 1/2" = 1'-0"



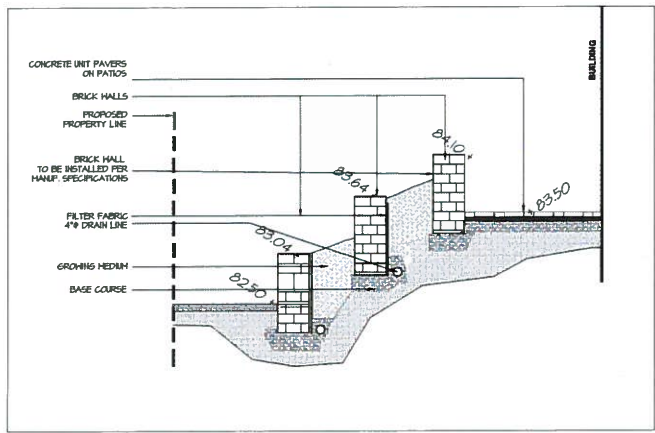
5 CONCRETE BENCH  
 SCALE: NTS



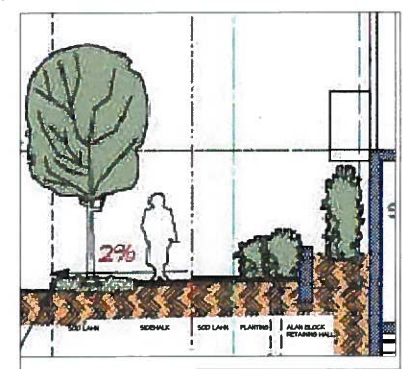
6 PREFABRICATED WOODEN SHED  
 SCALE: NTS



2 TYPICAL ALLAN BLOCK WALL  
 SCALE: 1/2" = 1'-0"



3 CORNER BRICK WALL SECTION  
 SCALE: 1/2" = 1'-0"



4 NORTH SIDEWALK SECTION  
 SCALE: NTS

PROJECT:  
 MULTI RESIDENTIAL  
 10588-10620 132nd  
 STREET, SURREY  
 B.C.

DRAWING TITLE:  
 LANDSCAPE  
 DETAILS

|                      |                 |
|----------------------|-----------------|
| DATE: 18/NOV/26      | DRAWING NUMBER: |
| SCALE: NTS           | L3              |
| DRAWN: TK            |                 |
| DESIGN: TK           |                 |
| CHECK: MFLY          |                 |
| M2LA PROJECT NUMBER: | JOB NO 13 068   |

HD JOB 13068-132p

---

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

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

DATE: **September 22, 2014** PROJECT FILE: **7813-0285-00**

---

RE: **Engineering Requirements  
Location: 10598, 10606 & 10620 132 Street**

### REZONE/SUBDIVISION

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

- dedicate 4.942 metres along 132 Street for a 30.0-metre arterial road standard;
- dedicate 8.5 metres for the green lane; and
- provide a 0.5-metre Stat. Right-of-Way (SROW) along 132 Street.

#### *Works and Services*

- construct east side of 132 Street to the new City Centre standard;
- provide cash-in-lieu for 50% of future median;
- construct an interim curb bulge from the south property line to north of the 106 Avenue intersection (exact location to be determined during the design review process). Provide cash-in-lieu for removal;
- construct the greenlane;
- construct drainage facilities to service the lane;
- provide storm, sanitary and water service connections;
- cap and abandon each unused existing service connection; and
- meet the conditions of the City Centre District Energy System By-law.

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

SSA





Wednesday, February 19, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 130285 00

**SUMMARY**

The proposed 5 townhouse units and 60 lowrise units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

|                      |   |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students:  | 2 |

September 2013 Enrolment/School Capacity

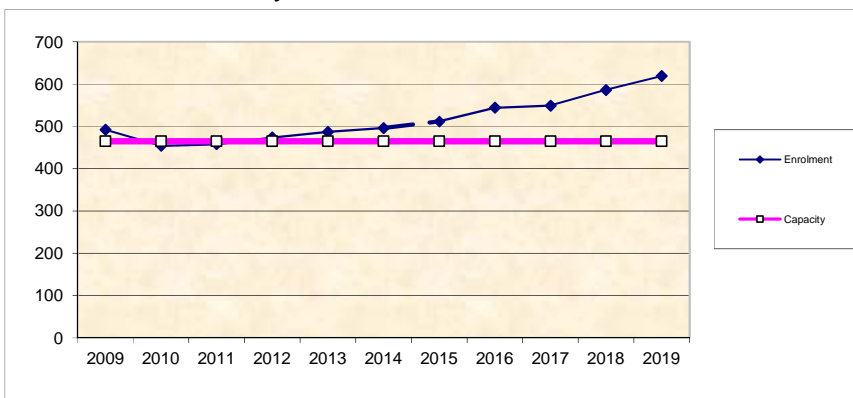
|                                 |            |
|---------------------------------|------------|
| <b>K.B. Woodward Elementary</b> |            |
| Enrolment (K/1-7):              | 68 K + 419 |
| Capacity (K/1-7):               | 40 K + 425 |
| <b>Kwantlen Park Secondary</b>  |            |
| Enrolment (8-12):               | 1437       |
| Capacity (8-12):                | 1200       |
| Functional Capacity*(8-12);     | 1296       |

**School Enrolment Projections and Planning Update:**

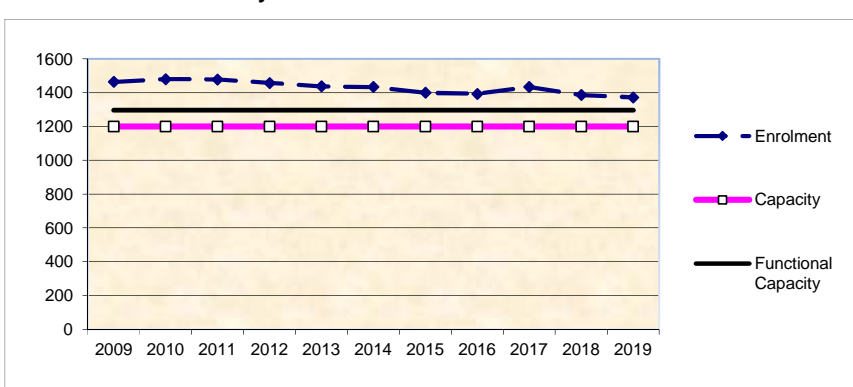
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The school district may consider enrolment moves or program changes to help reduce overcrowding at Kwantlen Park Secondary. The capacity for K B Woodward has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. The actual enrolment results for the City Centre Planning Area, including this application could be higher than projected, and could drive future additions to existing schools or result in new school sites to accommodate actual school age growth in the City Centre, including the planned growth within KB Woodward Elementary catchment.

**K.B. Woodward Elementary**



**Kwantlen 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.

# TREE PRESERVATION SUMMARY

**Surrey Project No:**

**Project Location:** 10598-10620 132nd Street, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

## 1. General assessment of the site and tree resource:

The site is 3 large flat lots with a few trees scattered around the property. There are 5 onsite protected trees and 8 neighbouring trees. All of the trees on this property and the neighbouring property have been topped very hard and have re-grown. They are all in poor structural condition and could be potentially hazardous. There are two undersized trees located on the survey that I have removed from my drawing.

## 2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

|   |   |    |
|---|---|----|
| A | Number of Protected Trees Identified                      | 6  |
| B | Number of Protected Trees assessed as Hazardous           | 0  |
| C | Number of Protected Trees to be Removed                   | 6  |
| D | Number of Protected Trees to be Retained                  | 0  |
| E | Number of Replacement Trees Required (C-B) X 2 or (I) X 3 | 12 |
| F | Number of Replacement Trees Proposed                      |    |
| G | Number of Replacement Trees in Deficit (E-F)              |    |
| H | Number of Retained and Replacement Trees on Site (D+F+3)  |    |
| I | Number of Lots Proposed in the Project                    |    |
| J | Average Number of Trees per Lot (H/I)                     |    |

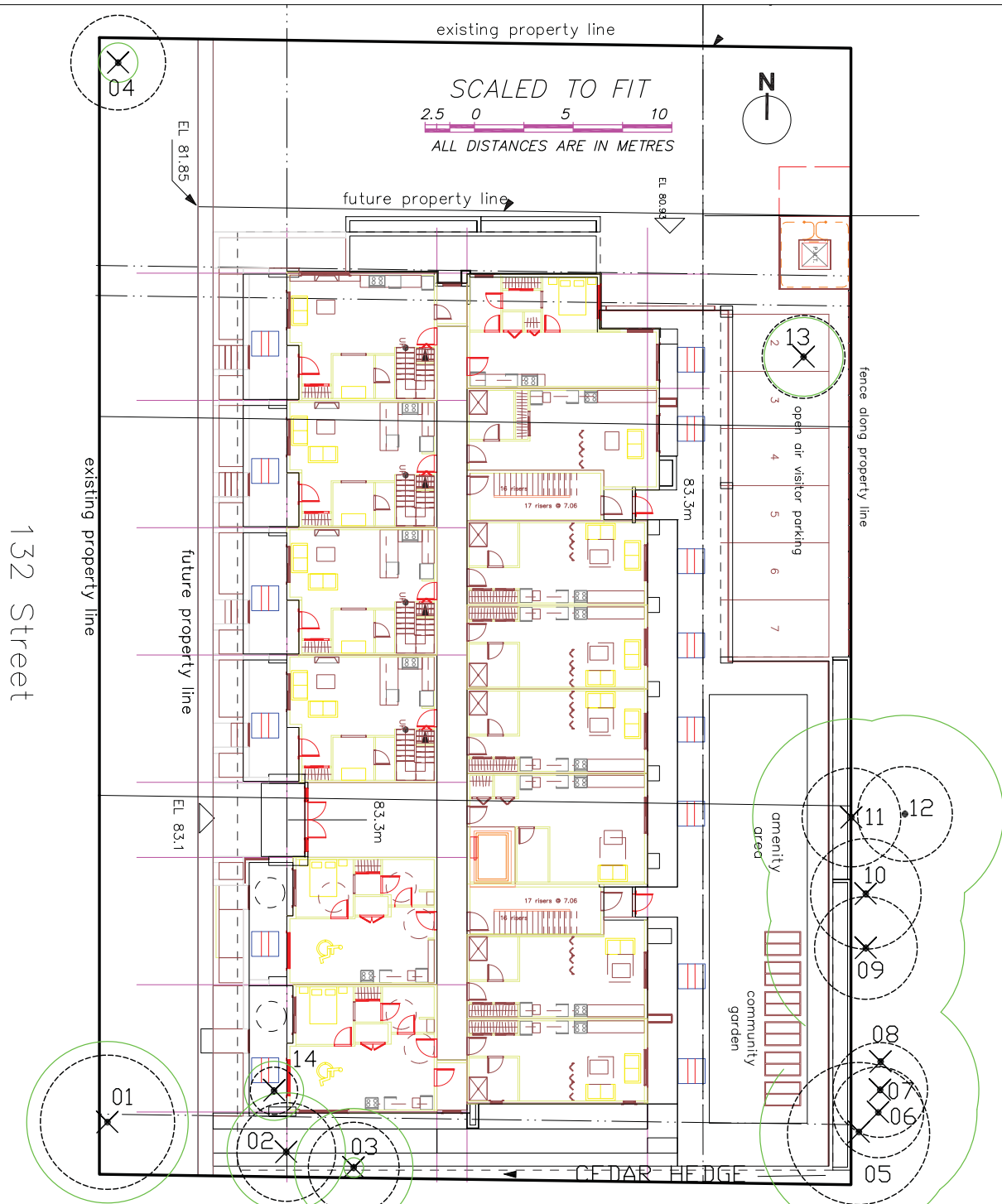
## 3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan is attached.



Dated: November 29, 2012

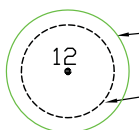
Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.



### TREE INVENTORY

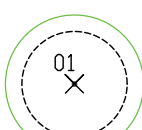
| # | Type     | Action | DBH      | MPZ  | #  | Type   | Action | DBH     | MPZ  |
|---|----------|--------|----------|------|----|--------|--------|---------|------|
| 1 | Cedar    | Remove | 56cm     | 3.4m | 8  | D. Fir | Remove | 50cm    | 0.0m |
| 2 | Cherry   | Remove | 42cm     | 2.5m | 9  | D. Fir | Remove | 38/38cm | 2.6m |
| 3 | Laburnum | Remove | 39cm     | 2.3m | 10 | D. Fir | Remove | 47cm    | 2.8m |
| 4 | Cedar    | Remove | 25/25/15 | 2.4m | 11 | D. Fir | Remove | 42cm    | 2.5m |
| 5 | D. Fir   | Remove | 60cm     | 3.6m | 12 | D. Fir | Retain | 40cm    | 2.4m |
| 6 | D. Fir   | Remove | 38cm     | 2.3m | 13 | Apple  | Remove | 35cm    | 2.1m |
| 7 | D. Fir   | Remove | 40cm     | 2.4m | 14 | M. Ash | Remove | 10/8/7. | 1.2m |

TREE PROPOSED FOR RETENTION



#### LEGEND

TREE PROPOSED FOR REMOVAL



#### NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

### APPENDIX 2

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

10598-10620 132nd STREET, SURREY BC

#### TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES AND PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT

June 8, 2013

**Present:**

Chair - L. Mickelson  
**Panel Members:**  
N. Baldwin  
T. Bunting  
E. Mashig  
G. McGarva  
C. Taylor  
M. Searle

**Guests:**

Don Andrew, Creekside Architects Ltd.  
Randall Jang, Richard Jang, Evergreen Living Ltd.  
Robert Ciccozzi, Robert Ciccozzi Architecture Inc.  
Marc McCaull, Streetside Developments Ltd.  
Meredith Mitchell, M2 landscape Architecture

**Staff Present:**

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

---

## B. NEW SUBMISSIONS

1. **4:00PM**

|                       |  |
|-----------------------|--|
| File No.:             | <b>7913-0285-00</b>  |
| New or Resubmit:      | New  |
| Description:          | <b>Rezoning from RF to CD and a Development Permit</b> to allow the development of a 5-storey apartment building consisting of 65 units. |
| Address:              | <b>10598, 10606 and 10620 – 132 Street, City Centre</b>  |
| Architect:            | Don Andrew, Creekside Architects Ltd.  |
| Landscape Architect:  | Meredith Mitchell, M2 Landscape Architecture   |
| Planner:              | Jennifer McLean  |
| Urban Design Planner: | Mary Beth Rondeau  |

**The Urban Design Planner** presented an overview of the proposed project and highlighted that this is a new building.

- The site is located at the edge of City Centre.
- Across the street are single family residences; there is no interest in increased density in this area.
- A lane has successfully been incorporated on the site.
- Although this area is identified as 4 storey to step down to single family across the street, a 5<sup>th</sup> storey is supported given that it is setback from the street.
- The architecture design started out as a contemporary scheme but contrasted with the neighbourhood; the architecture is now more subdued in character.
- The parking podium along the east property lines is setback partly due to tree root zones from the adjacent site that extend into the setback area but also because this first development site would have a wall at the property line where the east sites, some of which are single family, are still waiting to develop.
- The proposal generally meets the intent of the policy for use, form and density and staff have no specific issues.

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

- The lots east of the site are generally holding properties waiting for development.
- Parking will be one stall per unit, plus visitor parking.



- There is a 7-8' grade drop across the front of the site. The front entry is at street grade, the units north of the entry are above grade as site slopes.
- Rear of building has an amenity facility. Stairwell to podium is enclosed.
- Character of the building is defined with a white architectural line above the second floor and at the roofline.
- There are a high number of balconies, roofs and eyebrows. Are looking to add screening to the windows. Minimal windows on side walls.
- The smaller units and most balconies are broken up with coloured elements.
- Materials consist of brick, cement plank siding, paneling, vinyl soffits and detail wood at entry close to ground residential windows and residential siding.

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

- Trees on the front townhouse entrances to be on grade with the enough soil given the parking below drops.
- Entry at corner, with a sidewalk, trellised and runs straight through to the amenity area at the back.
- Retaining/parapet wall at back was pulled back for maintenance access.
- The 6-8' wall along the east internal property line is fully screened by a cedar hedge. The continuous planting bed will be built up.
- A long raised turf area creates a linear space with a garden shed, walk through, shared garden plots, BBQ space, seating space, and an amenity room on the south east side. This is a passive space versus an active space and provides good eyes on the street with a separation and designation between public and private spaces.

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

**Rezoning from RF to CD and a Development Permit** to allow the development of a 5-storey apartment building consisting of 65 units.

**10598, 10606 and 10620 – 132 Street, City Centre**

File No. 7913-0285-00

It was

Moved by T. Bunting

Seconded by G. McGarva

That the Advisory Design Panel (ADP)

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

Carried

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

##### **Site**

- Generally a very competent scheme. Scale, massing and character all generally successful and logical.

##### **Building Form and Character**

- Building form is broken up successfully. The building will be a good context building to start the area.

- The setback of the parking podium on the east property line leaves a 10' remnant strip which is difficult to resolve particularly for future development. Consider alternatives such as lowering podium, enlarging the setback or reducing it.

*(The future development can have the option of build up to property line and fill the gap.)*

- In general, consider more simplicity and reducing the number of materials in the palette. The mix of materials and detailing needs development as the hierarchy of materials is not sorted out.

*(The number of materials are reduced with majority being lap siding and very few areas of panel siding to avoid too many joint lines.)*

- Could be more brick on vertical bays at the north and south ends of the building. As “book ends” they appear weak and could be strengthened by making them appear more solid.

*(Reviewed the current use of brick and prefer no change on this.)*

- Need to see joint pattern on Hardie-panel. Consider other material given joints.

*(Reduced the use of panel siding to only very few areas such as top floor post and roof edge where visual impacts of joint lines are minimal.)*

- Reconsider window placement that always seem to be centered at each room. Some visual play may result from considering asymmetrical treatment in some instances. Consider carefully window placement and size and number for the studio suites where the sleeping and living areas are not yet demarcated.

*(Adjusted the front town house entry location and as a result windows are not centered on the front bays, creating some sort of asymmetry.)*

- Consider putting the living/dining room on the corner thus creating a more interesting fenestration pattern on the public north elevation.

*(Modified the corner unit interior layout (Unit A on north east corner) to have the living space on the corner so more window openings can be incorporated on the public north elevation.)*

- The wood elements on balconies need to be stronger with more wood and asymmetrical.

*(Wood elements on balconies are now wrapping up around the corner to give stronger visual impacts and asymmetry.)*

- Colours are a bit bland; nothing stands out and are all background colours. Ensure the “taupe” cladding is not too dark overall.

*(Adjusted colors slightly and with less material types. The “taupe” cladding is*

*used in contrast with brighter colour to give a clean and modern looking.)*

- The colour white advances too much and should be subdued.

*(Subdued the white colour and restricted the use of bright colour only at very limited areas to make the key elements stand out.)*

- There should be a stronger main entrance. Consider elevator as part of lobby visual flow.

*(The two storey "white" line at the front was broken and lowered at the entry lobby canopy with deep overhang to make the main entry stands out. The elevator stays at the same place after reviewing both the ground floor plan and underground floor plan for exiting purposes.)*

- Recommend revamp the interface of the unit south of the main entrance facing 132<sup>nd</sup>. Appears below grade with privacy issues.

*(Revamped the interior layout of the suite south of the main entrance to have the kitchen instead of bedroom on the front to solve the privacy and safety concerns. Relocated the suite entry closer to the higher point of grade to make sure a flat entry. Added planters with 5' tall metal fence around the entry lobby area to separate the public area from private domain.)*

- Soffits on 5<sup>th</sup> storey to be stronger, deeper. The black trim element is too busy.

*(Increased the soffit overhang on the top (fifth floor) by 1' to ensure a deeper and stronger shadow line. Replaced the black trim with a similar colour to siding to subdue the visual impacts.)*

- Would be helpful to get more site context information on drawings.

*(Added context map on sheet Ao-3.)*

### **Landscaping**

- The community gardens are nice. Hopefully 6-8 hours of summer sun will be sufficient.

- Consider opportunities for rain water collection (cistern) and composting area.

*(Will consider local rain water collection at the garden shed on backside but not likely to apply that to more extensive areas due to plumbing and hygiene issues.)*

- Nice separation between public and private spaces along street.

- Consider moving BBQ and outdoor eating area closer to an indoor amenity area.

*(The BBQ area is now relocated closer to the indoor amenity room.)*

- Good screening between units, but still neighbourly.
- Short term bike parking (bike racks) at the main entrance.

*(Bike parking is now incorporated into main entry under the canopy.)*

- Give consideration to what the un-programed lawn area may be used for.

*(On the landscape plan it is called out as “Mini Badminton Area” and can also serve as a gathering place for residents.)*

#### **CPTED**

- Good relationship between townhouse units and street; “good eyes on street”.
- The 10’ remnant strip is a CPTED issue. The next development cannot mirror it.

*(As stated earlier in this document, the future development would have the option to build up to the property line and fill the gap in between.)*

- The bike storage will be a vulnerable spot.

*(Will add security measures for crime prevention.)*

- The unit situated immediately to the south of the main entrance is flush with the grade or below and needs to be better resolved for CPTED.

*(This has been addressed earlier in this document under “Building Form and Character” section.)*

#### **Accessibility**

- Elevator call button panels to be horizontal.
- Provide power doors at entrances.
- Call button panels at entrances to be on the horizontal.
- Provide emergency call buttons in parking lobby.

*(Will address the above details at building permit and construction drawing phase.)*

- Washrooms to be wheelchair accessible.

*(Ground floor amenity washroom is now wheelchair accessible.)*

- Locate elevator closer to the lobby.

*(Reviewed the location and prefer no change on this.)*

- Parking space to be closer to elevator.

*(Reviewed and right now not possible due to the restriction of parking stall layout, will adjust when possible in further development of the project.)*



- Accessible unit on main floor to be relocated due to CPTED issues.

*(This has been addressed in this document under “Building Form and Character” section.)*

- Recommend 5% of units be wheelchair accessible.

*(There are 4 adaptable units (one per floor) altogether out of 65 units in total, the percentage is 6%.)*

### **Sustainability**

- Future use of the District Energy would be good to have hot water heating beyond the minimum required in this sub-area.

*(Will incorporate the suggestion once mechanical engineer is on board.)*

CITY OF SURREY

BYLAW 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: 010-167-773

Lot 155 Section 22 Block 5 North Range 2 West New Westminster District Plan 16445

10620 - 132 Street

Parcel Identifier: 010-167-790

Lot 156 Section 22 Block 5 North Range 2 West New Westminster District Plan 16445

10606 - 132 Street

Parcel Identifier: 005-604-877

Lot 157 Section 22 Block 5 North Range 2 West New Westminster District Plan 16445

10598 - 132 Street

(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 space*, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands and structures* shall be used for *multiple unit residential buildings and ground-oriented multiple unit residential buildings*.

**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 52%.

**F. Yards and Setbacks**

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

| <b>Use</b>  | <b>Setback</b><br><i>Front</i><br><i>Yard</i><br>(West) | <b>Setback</b><br><i>Rear</i><br><i>Yard</i><br>(East) | <b>Setback</b><br><i>Side</i><br><i>Yard</i><br>(North) | <b>Setback</b><br><i>Side</i><br><i>Yard</i><br>(South) |
|---|---|--|---|---|
| <i>Principal Buildings and Accessory Buildings and Structures</i> | 4.5 m<br>[15 ft.]                                       | 1.2 m<br>[4 ft.]                                       | 0.9 m<br>[3 ft.]  | 0.6 m<br>[2 ft.]  |

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of four risers or less may encroach into the required *setbacks*.
3. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may be located up to 1.3 metres [4 ft.] from 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 18 metres [59 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

## **H. Off-Street Parking**

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

## **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. *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*, whatever 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>      |
|-----------------------------|------------------------|-----------------------|
| 1,500 sq. m.<br>[0.37 acre] | 45 metres<br>[148 ft.] | 25 metres<br>[82 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 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.

- 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 11. Development permits may be required in accordance with the Surrey *Official Community Plan, 1996*, By-law No. 12900, as amended.

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\_\_ .

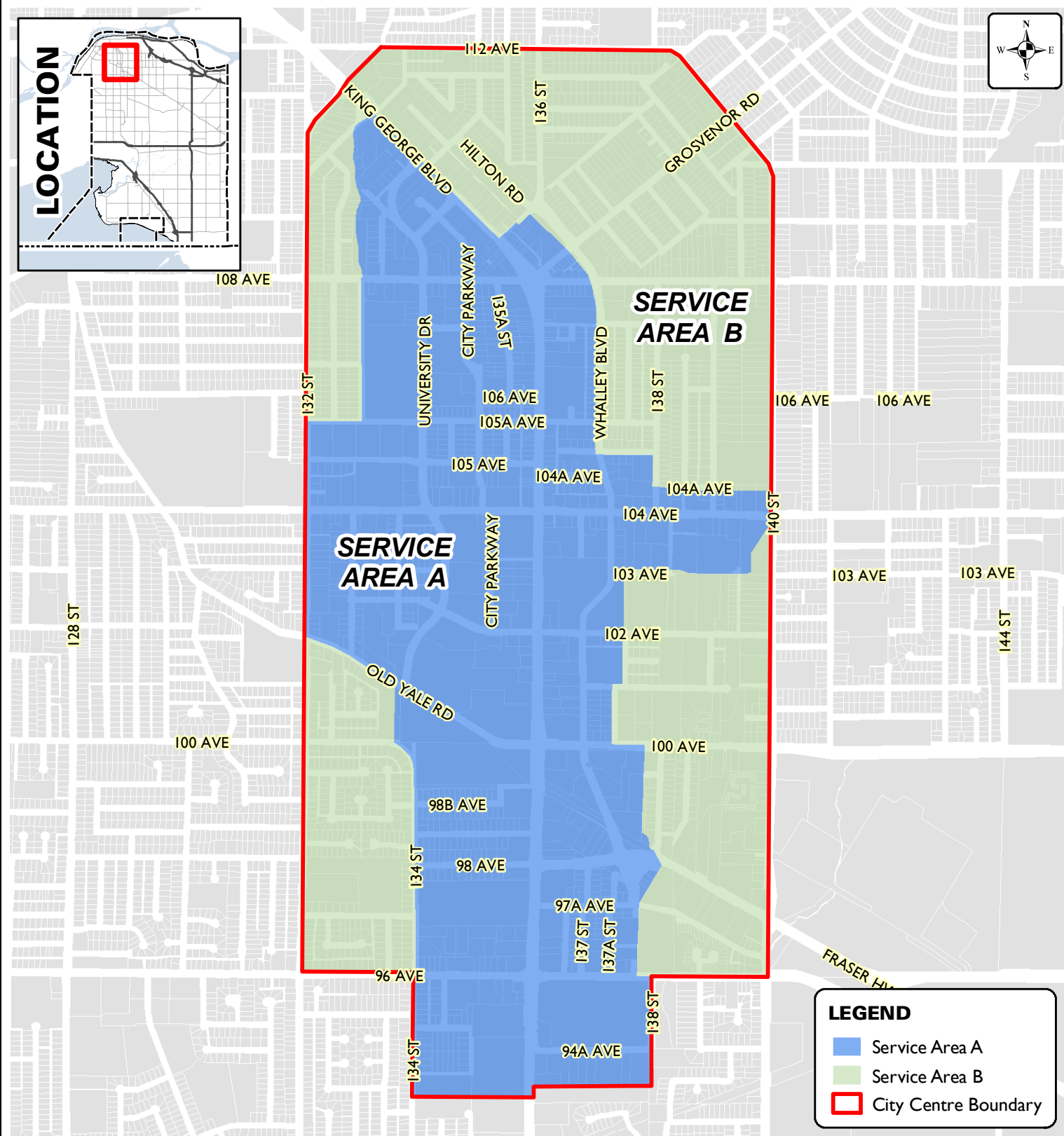
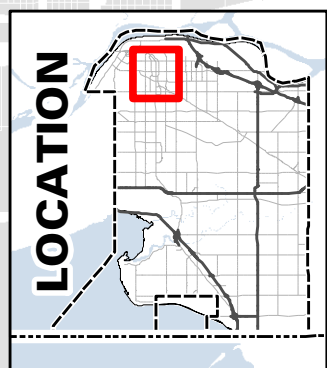
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



FIGURE 1



**LEGEND**

- Service Area A
- Service Area B
- City Centre Boundary

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