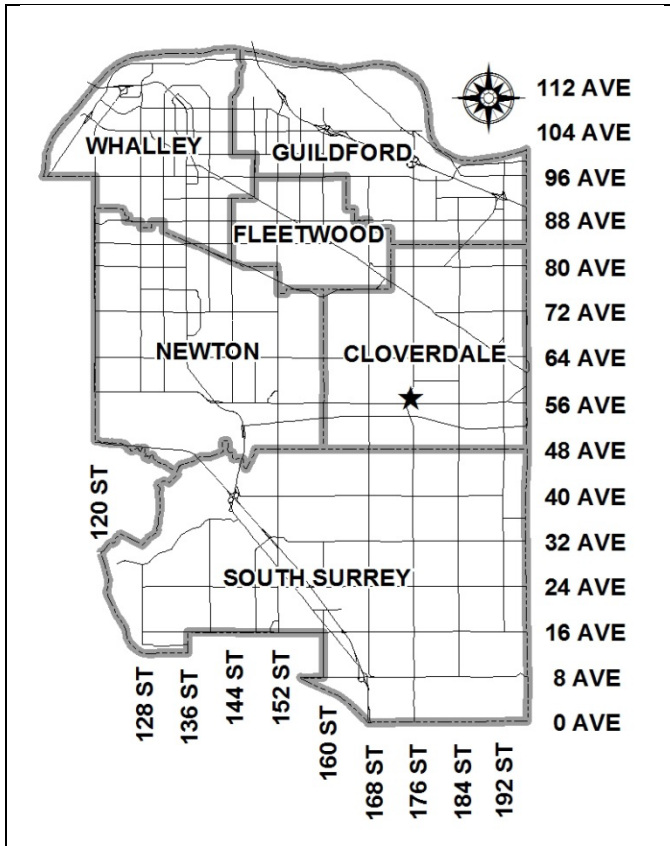


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0260-00

Planning Report Date: February 2, 2015



PROPOSAL:

- Amend CD By-law No. 17464
- Development Permit

in order to permit the development of a 4-storey mixed-use building on a portion of the site.

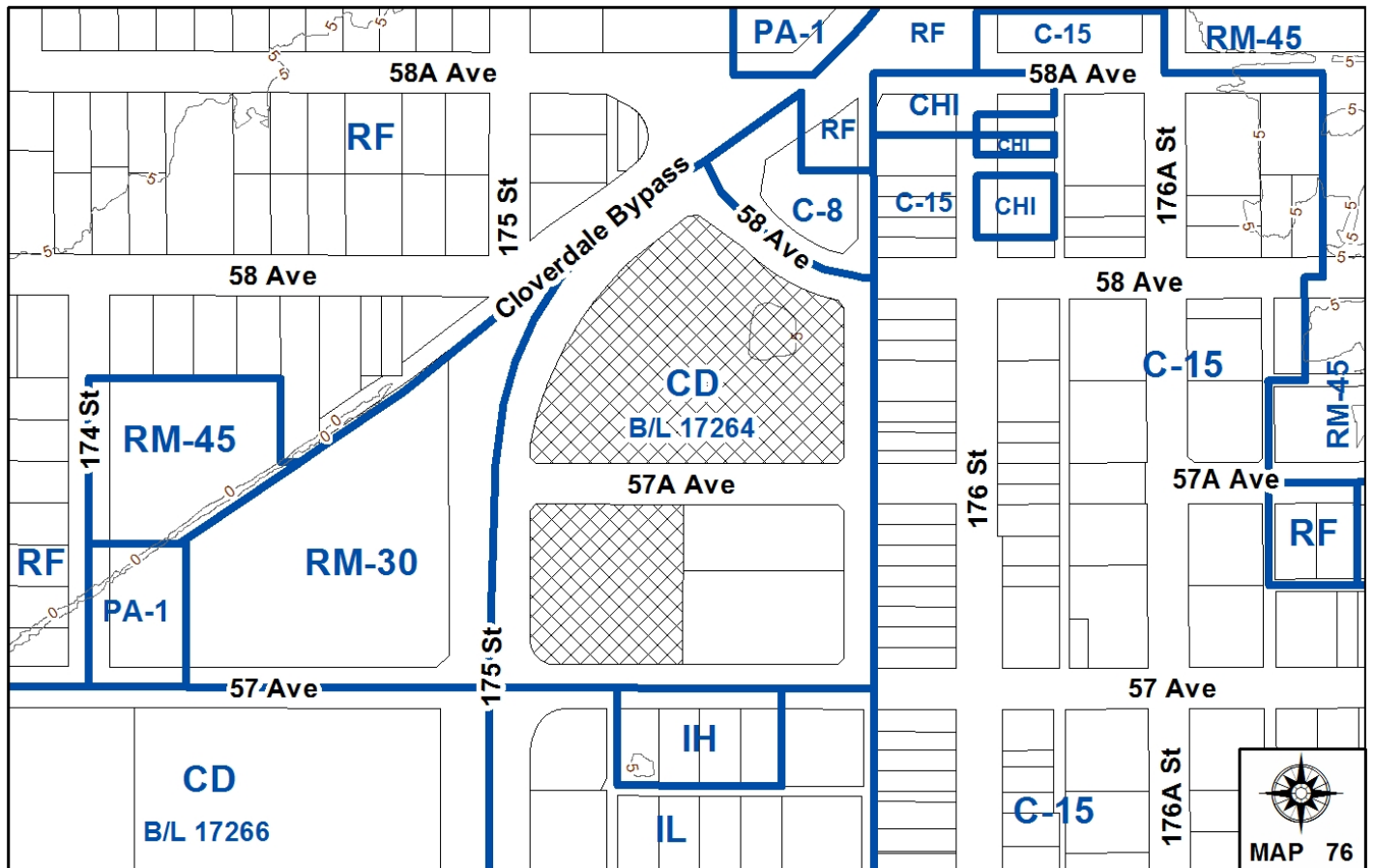
LOCATION: 5738 - 175 Street and 17555 - 57A Avenue

OWNER: City Of Surrey

ZONING: CD By-law No. 17464

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Residential/Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 17464.
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Town Centre" designation in the OCP and the "Commercial/Residential" designation in the Cloverdale Town Centre Plan.
- The proposed density, street-oriented ground floor retail space and building form are appropriate for this part of Cloverdale Town Centre.
- This proposal should play a vital role in helping to encourage further development and stimulate business in the Cloverdale Town Centre area.

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

4 Elementary students at Martha Currie School
3 Secondary students at Lord Tweedsmuir School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2017.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns with the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot (formerly the Cloverdale Mall site).

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 58 Avenue):	Vacant lot	Retail/Service Commercial	C-8 and RF
East (Across lane):	Commercial Retail Units	Town Centre Commercial	C-15
South (Across 57 Avenue):	Industrial machine rental shop, card lock gas station and Fire Hall No. 8	Medium Density Residential and Institutional	IH and IL
West (Across Highway No. 15 / Cloverdale By-pass):	Townhouses and single family homes	Townhouses and Medium Density Residential	RM-30 and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site includes two properties located at 5738 – 175 Street and 17555 – 57A Avenue on the northeast and southeast corner of Highway No. 15 and 57A Avenue in the Cloverdale Town Centre. The site is designated Town Centre in the Official Community Plan (OCP) and Residential/Commercial in the Cloverdale Town Centre Plan and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 17464).

- On April 8, 2013, Council approved the rezoning of the subject site and the Cloverdale Legion site to the east, from "Comprehensive Development Zone (CD)" (Bylaw No. 16808) and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" (By-law No. 17464) as part of Application No. 7910-0101-00 (Appendix V).
- A General Development Permit (Master Plan) (No. 7910-0101-00) to guide the future redevelopment of the expanded site which consisted of the former Cloverdale Mall site and the current Cloverdale Legion, as well as a separate detailed Development Permit No. 7910-0101-01 for the first phase of the project, were approved in conjunction with the rezoning.
- A subdivision was also approved as part of Application No. 7910-01010-00. The subject site was subdivided into 4 lots and a new road network was provided as a mix of public and private roads. 57A Avenue, a new east-west road, was dedicated and constructed through the central portion of the site. The new 57A Avenue provides increased connectivity (both pedestrian and vehicular) within the Cloverdale Town Centre.
- Additional connectivity was also provided through a statutory right-of-way for a north-south driveway that extends from 57 Avenue to 57A Avenue along the eastern edge of the southern subject lot.
- Development Permit No. 7910-0101-01, to permit the first phase of the project, was to facilitate the development of a 5-storey mixed-use building (4 storeys of residential) that included 102 apartment units, with a new Legion and commercial retail units on the ground floor on the property at 5738 – 175 Street, which is Block A of CD By-law No. 17464.
- The applicant did not proceed with construction of the approved project and has since decided to move forward with a revised proposal for Block A (the southern subject lot).
- A new Development Permit as well as a CD By-law Amendment are requested to accommodate this new proposal.

Current Proposal

- The applicant is proposing to amend the existing CD By-law No. 17464 to adjust the allowable locations for the existing Legion within the site and to adjust parking requirements and a Development Permit in order to permit the development of a 4-storey mixed-use building consisting of 86 dwelling units and 1,950 square metres (20,990 square feet) of ground floor commercial space, in Block A.
- The floor area ratio (FAR) proposed for this development is 1.58, which complies with the maximum 2.0 FAR permitted under CD By-law No. 17464.

PROPOSED CD BY-LAW AMENDMENT

- Under the previously approved Development Permit No. 7910-0101-01, the Cloverdale Legion was intended to relocate into a ground floor unit of the new Phase I building in Block A. However, since the previous approval, it has been confirmed that the Legion will not be relocating to the new building proposed for Block A.

- As a result of the revised proposal, an amendment to the existing CD By-law No. 17464 is required to adjust the allowable locations for the existing Legion (which is categorized as a neighbourhood pub) within the site. The applicant is proposing to amend CD By-law No. 17464 to allow the neighbourhood pub use to be located within either Block B (current Legion site) or Block C (north of 57A Avenue) and no longer Block A.
- The proposed CD By-law Amendment (Appendix VI) will allow the Cloverdale Legion to potentially locate within a future phase of the development, north of 57A Avenue.
- In order to accommodate the current proposal for Block A, the parking requirements are also proposed to be amended in CD By-law No. 17464. A minimum of 37 parking spaces are proposed for all the non-residential uses listed in Sections B.2 to B.14 of the existing CD By-law No. 17464, rather than the 75 parking spaces currently required.
- The applicant is proposing 177 parking spaces for Block A in a combination of one level of underground parking (123 parking spaces) and surface parking (54 parking spaces). The proposed parking is deficient by 34 spaces from the standards in the Zoning By-law. The proposed mitigation for this parking deficiency is discussed in the Parking and Bicycle Storage section of this Report.

DESIGN PROPOSAL AND REVIEW

Building Design for Block A

- The proposed mixed-use building will be four storeys in height with street-oriented commercial retail units on the ground floor. Floors two (2) through four (4) are proposed to accommodate residential development, comprised of a total of 86 dwelling units.
- Dwelling units range in size from 43 square metres (465 sq. ft.) to 92 square metres (989 sq ft.) and are comprised of 48 1-bedroom and 38 2-bedroom units.
- The commercial space is comprised of 9 commercial retail units (CRUs) for a total of 1,963 square metres (21,127 sq. ft.) of commercial space and will be oriented outward toward the public realm on all elevations.
- A total floor area of 9,251 square metres (99,575 sq. ft.) is proposed, representing a floor area ratio (FAR) of 1.58, which complies with the existing CD By-law No. 17464.
- Vehicular access is proposed from the north-south driveway along the east property line.
- The main pedestrian entrance to the residential portion of the building is located adjacent the internal driveway along the building's eastern façade. Additional pedestrian exits are proposed from the main floor to the surface parking area via internal stairwells.

- The proposed building will be U-shaped and feature prominently along both 57 and 57A Avenues, in addition to the internal driveway. The building character is contemporary with a heritage-inspired composition that reflects both Cloverdale's history and the appeal of modern living. The U-shape forms a courtyard that helps to provide parking at the ground level and amenity space on the upper floors.
- Building materials include the extensive use of vinyl siding (grey and red) on the upper portions of the building with vertical hardie-panel accents (grey and cream). Cast-in place concrete (cream, tan and red) is incorporated on the ground floor façade to define the commercial portion of the building as separate from the residential and to increase durability at the ground floor. The main entrance over the driveway is framed with brick tiles (black and cream).
- Additional architectural detailing is provided through the use of metal balcony railings (grey) for the residential units, aluminum with clear glazed storefronts, black fabric awnings and exterior wall lamps for the commercial units, all of which create visual interest.
- Vehicular access to the building's underground parking entrance will be provided from the internal courtyard by a private driveway secured by security gates.

Public and Private Spaces and Landscaping

- Each apartment unit will have a balcony, which will provide private outdoor space for the residents, and will help the development engage with the public realm.
- Angle parking is proposed along the north-south driveway, which will help to foster a pedestrian realm by reducing traffic speeds enhancing pedestrian safety. The visual impact from the angled parking will be reduced with the planting of a series of 1.8-metre (6 ft.) high Ironwood trees every 2-3 parking spaces. The trees form a tree-lined boulevard which will help to separate the pedestrian realm from the area that is used by vehicles.
- The building is sited 6.9 metres (23 ft.) from Highway No. 15. Bench seating is proposed at the end of the building adjacent Highway No. 15 allowing commercial uses to spill out towards the street and providing walkers with a resting place.
- The development proposes minimal setbacks along the north, south and east to provide a very urban and street-oriented streetscape. To facilitate this, much of the landscaping improvements have been designed to coordinate with the boulevard area adjacent the road. This includes the proposed tree planting, 1.5-metre (5-ft.) wide planting strips along 57 and 57A Avenues, and a landscaped berm along Highway No. 15 that is proposed in coordination with a new 3.0-metre (10 ft.) wide pathway.
- In keeping with this design concept, retail frontages will be hard surfaced from the curb to the building face, which will foster a pedestrian experience for this neighbourhood.

Indoor and Outdoor Amenity Spaces

- Under the existing zoning (CD By-law No. 17464), the applicant is required to provide 258 square metres (2,777 sq. ft.) of both indoor and outdoor amenity spaces. This is based on the standard 3.0 square metres (32 sq. ft.) per dwelling unit being required for both indoor and outdoor amenity spaces.
- The indoor amenity space is located on the building's second floor adjacent to the elevators and provides access to the outdoor amenity space. This indoor space has been identified as an exercise room with a washroom.
- The proposed indoor amenity space totals 73 square metres (786 sq. ft.), which is 185 square metres (1,938 sq. ft.) less than the 258 square metres (2,745 sq. ft.) required. In order to address the shortfall of indoor amenity space, the applicant would be required to provide \$74,400 (based on \$1,200 per unit for 62 units) in accordance with the City policy, to address the shortfall in the required indoor amenity space.
- However, under the previous application, the applicant provided a monetary contribution of \$51,450 (based on \$1,050 per unit for 49 units) in accordance with the City policy, to address the shortfall in the required indoor amenity space.
- The current proposal will require the applicant to provide a monetary contribution for the difference in indoor amenity shortfall of \$15,600 (based on \$1,200 per unit for 13 units). The applicant has agreed to provide a monetary contribution in accordance with the City policy, to address the shortfall in the required indoor amenity space.
- The outdoor amenity space is located directly adjacent the indoor amenity space and is provided as an outdoor patio area with bench seating and landscaping.
- The proposed outdoor amenity space totals 95 square metres (1,023 sq. ft.), which is 163 square metres (1,691 sq. ft.) less than the 258 square metres (2,745 sq. ft.) required. The applicant has agreed to provide a monetary contribution of \$32,400 (based on \$600 per unit for 54 units) in accordance with the City policy, to address the shortfall in the required outdoor amenity space.

Parking and Bicycle Storage

- In accordance with the existing CD By-law No. 17464, 62 residential parking spaces are required for all 1-bedroom and smaller units, 57 spaces for all 2-bedroom and larger units and 17 visitor parking spaces, for a total of 136 parking spaces.
- The proposed development is providing 123 parking spaces in the underground parking structure for residents (4 additional spaces than required) and proposes that the 17 visitor parking spaces be shared with the commercial uses and accommodated in the proposed surface parking lot.

- In accordance with the existing CD By-law No. 17464, a minimum of 75 parking spaces are required solely for the commercial portion.
- The applicant is proposing to amend the existing CD By-law No. 17464 to allow a minimum of 37 parking spaces for the commercial portion. The proposed development provides a total of 54 surface parking spaces, 37 of which will be solely for the commercial portion and 17 of which will be shared commercial and residential visitor parking. It is noted that based on the standard of 3 parking spaces per 100 square metres of floor area under the Parking Section of Zoning By-law No. 12000, the proposed 1,963-square metre (21,130 sq. ft.) commercial retail space would require 59 spaces.
- The proposed parking relaxation is highlighted in the chart below:

	Commercial Parking	Residential Parking	Residential Visitors Parking	Total Parking
CD By-law No. 17464 Requirements	75	119	17	211
Proposed No. of Spaces	37 (plus 17 shared residential visitor stalls)	123	17 (shared with commercial)	177
Requested Relaxations	38	None (surplus of 4 stalls)	0	34

- Under the previous application, File No. 7910-0101-00, the applicant contributed a total of \$57,600 towards the City Parking Fund in accordance with the City’s Off Street Parking Facilities Bylaw (By-law No. 3470). Engineering has confirmed that this contribution will satisfy the parking shortfall mitigation requirement for the current application.
- For bicycle parking, the Zoning By-law requires that 103 bicycle parking spaces be provided for residents and 6 bicycle spaces be provided for visitors. The development proposes 120 bicycle parking spaces overall, which exceeds the minimum required.

TREES

- There are currently no trees on the site. A total of 34 trees are proposed to be planted on the site.
- The new trees proposed to be planted on the site will consist of a variety of species including Kousa Dogwood, Persian Ironwood, Katsura and Serbian Spruce.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 29, 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"> • The subject site is located within the Cloverdale Town Centre Plan. • The proposed development complies with the land use designation in the Cloverdale Town Centre Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 1.43 FAR. • Mix of uses provided with commercial retail units and residential dwelling units. • The proposed development intends to provide a range of unit sizes for 1-bedroom and 2-bedroom units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes plants with low water and low maintenance requirements. • Thirty-four replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover. • The proposed development will provide facilities for recycling within the underground parkade.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development incorporates reduced parking and will provide for secure, all weather bicycle parking. • Residential visitor parking shared with commercial surface parking. • The development will include connections to off-site pedestrian and multi-use paths, direct pedestrian linkages to transit stops, showers and change facilities and bike racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The project incorporates the principles of eyes on the street by placing commercial storefronts and active lobby spaces at the ground floor to increase surveillance. • The development includes 4 adaptable units.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Energy Star appliances will be provided in the dwelling units and Ashrae 90.1 ratings (minimum requirements for energy-efficient design) will be included.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents has occurred (i.e. development proposal sign and pre-notification letter).

PRE-NOTIFICATION

Pre-notification letters were sent on December 15, 2014 to a total of 125 neighbouring property owners and two development proposal signs were installed. Staff did not receive any comments on this proposal.

ADVISORY DESIGN PANEL

ADP Date: November 27, 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 IV).

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.	School District Comments
Appendix IV.	ADP Comments
Appendix V.	CD By-law No. 17464
Appendix VI.	Proposed CD By-law Amendment

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17464)

Required Development Data	Minimum Required / Maximum Allowed	Proposed on Block A
LOT AREA* (in square metres)		
Gross Total		5,844.60 m ²
Road Widening area		
Undevelopable area		
Net Total		5,844.60 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	80%	41%
SETBACKS (in metres)		
Front (N)	0.5 m	2.1 m
Rear (S)	0 m	2.0 m
Side #1 (E)	7.5 m	23.40 m
Side #2 (W)	0 m	6.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	28 m	14.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		48
Two Bedroom		38
Three Bedroom +		
Total		86
FLOOR AREA: Residential		7,288 m ²
FLOOR AREA: Commercial		1963 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	11,689 m ²	9,251 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed on Block A
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	2.0	1.58
AMENITY SPACE (area in square metres)		
Indoor	258 m ²	73 m ²
Outdoor	258 m ²	95 m ²
PARKING (number of stalls)		
Commercial	75	37
Industrial		
Residential Bachelor + 1 Bedroom	62	62
2-Bed	57	61
3-Bed		
Residential Visitors	17	17
Institutional		
Total Number of Parking Spaces	211	177*
Number of disabled stalls	2	2
Number of small cars	53	27
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

*Amendment to By-law No. 17464 proposed

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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PROJECT INFORMATION

CIVIC ADDRESS:
5738-175 Street, Surrey, BC

LEGAL ADDRESS:
LOT 1 SECTION 7 TOWNSHIP 8 PLAN EPP24658 NWD

PARCEL ID:
029-294-932

APPLICANT:
ZGF COTTER ARCHITECTS INC.

CURRENT ZONING:
CD Comprehensive Development Zone (By-Law No. 17464)

PROPOSED ZONING:
CD Comprehensive Development Zone

DEVELOPMENT DATA

LOT AREA: 5,844.60 sm
(62,910.75 s.f.)

SETBACKS PROPOSED:
North Setback 2.1m
South Setback 2.0m
East Setback 23.4m
West Setback 6.5m

BUILDING HEIGHT PROPOSED: 14.7m (4 storey)

RESIDENTIAL FLOOR AREA: 7,288.06 SM
(78,448 S.F.)

COMMERCIAL FLOOR AREA: 1,962.76 SM
(21,127 S.F.)

TOTAL FLOOR AREA: 9,250.82 SM
(99,575 S.F.)

DENSITY PROPOSED:
FAR 1.58 (9,250.82 SM / 5,844.60 SM)

INDOOR AMENITY PROPOSED: 73.48 SM (791 S.F.)

OUTDOOR AMENITY PROPOSED: 94.58 sm (1,018 S.F.)

CRU PARKING CALCULATION

REQUIRED: 59 stalls
3 spaces every 1,076 s.f. (100 s.m.) of Office/ Commercial

PROVIDED: 64 stalls
On-Site: 54 stalls (includes 2 H.C.)
Off-Site: 10 stalls

RESIDENTIAL PARKING CALC.

BY-LAW REQUIREMENT:
RESIDENT STALLS (1.3/ x 48 1bdm unit): 62.4
RESIDENT STALLS (1.5/ x 38 2bdm unit): 57.0
VISITOR STALLS (0.2/ unit x 86 units): 17.2
TOTAL: 136.6

PROVIDED:
RESIDENT STALLS: 123
VISITOR STALLS: (shared with CRU) 17
TOTAL: 140

Notes:
-27 small car provided (max 25% /30 small car stalls allowed)
-2 H.C. spaces provided

BICYCLE CALCULATION

REQUIRED ON-SITE BICYCLE PARKING SPACES:
RESIDENTS (1.2/ unit x 86 units): 103.2
VISITORS (6/ multiple unit residential bldg): 6
TOTAL: 109.2

PROVIDED ON-SITE BICYCLE PARKING SPACES:
RESIDENTS 117
VISITORS 6
TOTAL: 123

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A-004 Context Photograph
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A-113 Level L2 Floor Plan
A-114 Level L3 & L4 Floor Plan
A-201 Building Elevations
A-202 Building Elevations
A-301 Building Elevations & Sections
A-401 Unit Plans
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A-901 Images/ Perspectives
A-902 Design Brief
A-903 Precedent Images
A-904 Materials & Finishes Board
A-911 Shadow Study

LANDSCAPE
L01 L1 Layout and Planting Plan
L02 L2 Layout and Planting Plan
L03 Sections
L04 Landscape Details
L05 Structural Soil Specifications

PROJECT DIRECTORY

DEVELOPER:
TL Housing Solutions Ltd.
120-13575 Commerce Parkway
Richmond, BC V6V 2L1
T(604) 276-8823; F(604) 270-0854
Contact: Darren Trester

PLANNING & DEVELOPMENT:
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Surrey, BC V3T 1V8
T(604) 591-4837; F(604) 591-2507
Contact: Jennifer McLean

SURVEY:
Core Group Consultants
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Burnaby, BC V5J 5H9
T(604) 299-0605; F(604) 299-0629

ARCHITECTURAL:
ZGF COTTER ARCHITECTS INC.
Suite 901 - 838 West Hastings Street
Vancouver, BC V6C 0A6
T(604) 272-1477; F(604) 272-1471
Contact: Rob Wheeler

LANDSCAPING:
Durante Kreuk Ltd.
#102 - 1637 W.5th Avenue
Vancouver, BC V6J 1N5
T(604) 684-4611; F(604) 684-0577
Contact: Alain Lamontagne

ELECTRICAL:
Nemetz & Associates Ltd.
2009 W.4th Avenue
Vancouver, BC V6J 1N3
T(604) 736-6562; F(604) 736-9805
Contact: Ovidiu Cococaru

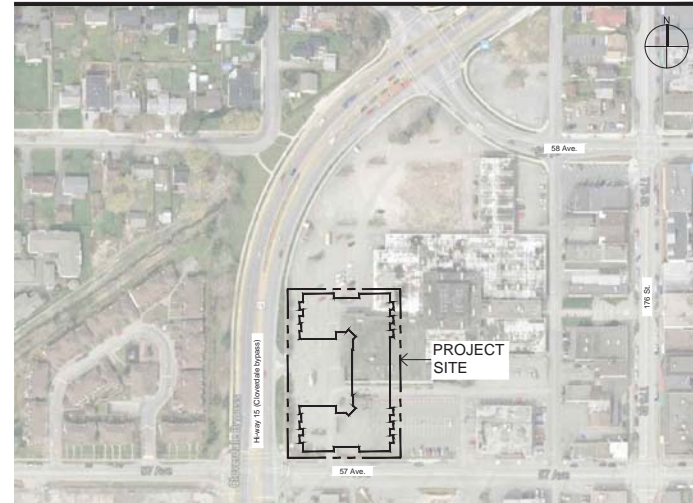
THE BROWNLEY

Residential/ Commercial Mixed use Development

5738-175 Street, Surrey, BC



CONTEXT PLAN



RESIDENTIAL UNIT COUNT

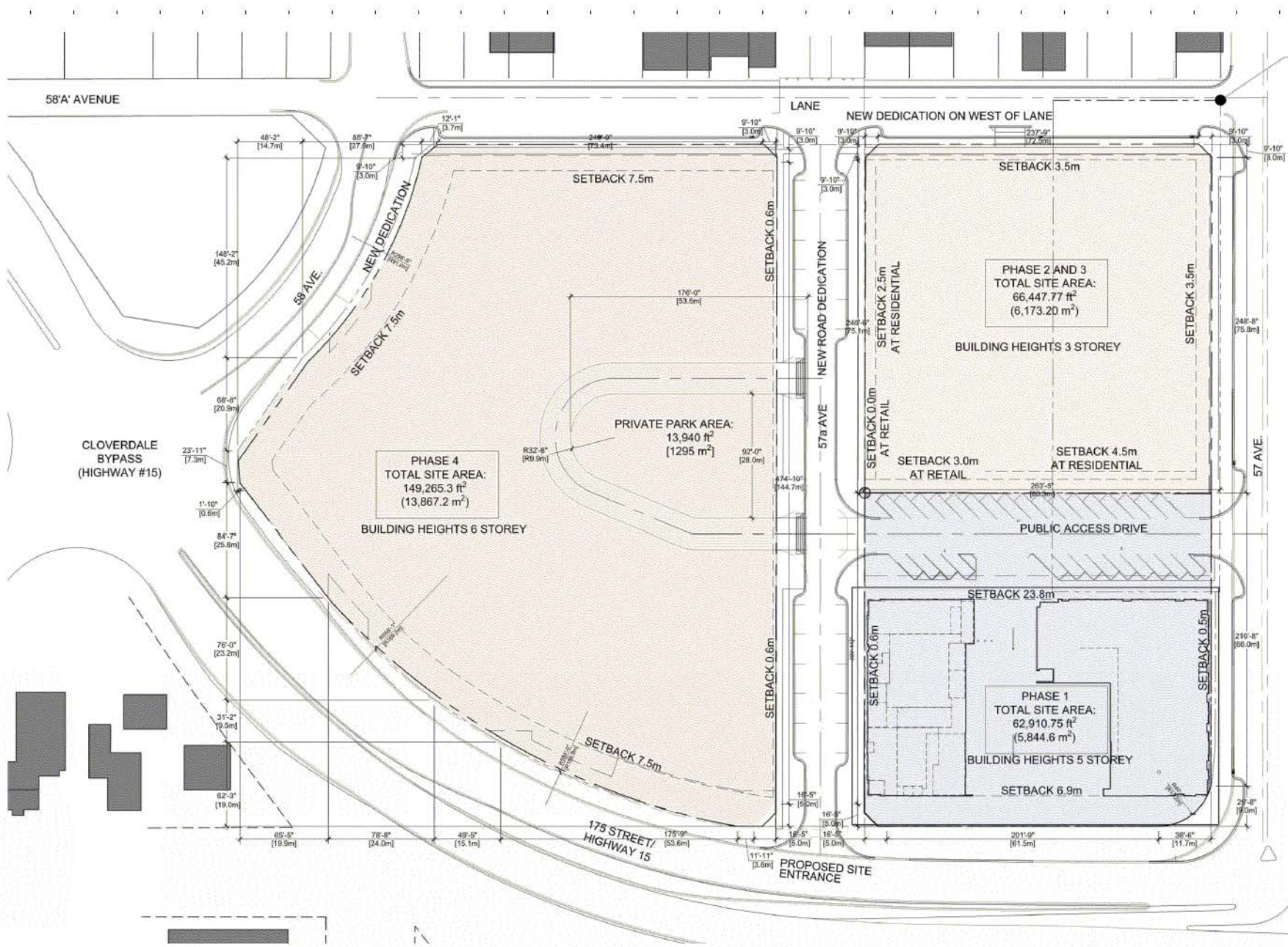
Unit Name	Orig.	Targets	Current Area	Delta	Count	% Total	
1B-B	450	465	0	6	7%	2790	
1B-E	495	504	9	6	7%	3024	
1B-C	540	523	19	6	7%	3138	
1B-D	585	561	38	12	14%	6732	
1B-F	630	591	30	6	7%	3946	
1B-A	630	644	53	12	14%	7728	48 56% One Beds
2B-F	795	791	147	2	2%	1582	
2B-A	840	889	98	12	14%	10668	
2B-C	885	913	24	6	7%	5478	
2B-D	930	930	17	6	7%	5580	
2B-E	975	941	11	6	7%	5646	
2B-B	975	989	48	6	7%	5934	38 44% Two Beds
Average Unit Size:		719	Total Units: 86	100%	61846		

ZGF COTTER
ZGF COTTER ARCHITECTS INC.

TL HOUSING SOLUTIONS

Revised Development Permit
January 14, 2015

NOTES:



100114	Revised Development Plan
101119	Revised Design Plan
101028	Development Permit Application
101029	Submitted to Client for review
100611	Submitted to Client for review
100612	Submitted to Client for review
100613	Submitted to Client for review
100614	Submitted to Client for review
100615	Submitted to Client for review
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100698	Submitted to Client for review
100699	Submitted to Client for review
100700	Submitted to Client for review

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COTTER**

324-2500 Street, Vancouver, BC V6L 2K6
www.zgfcotter.com

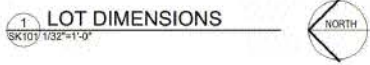
THE BROWNLEY
Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

DLR: TL Housing Solutions Ltd.

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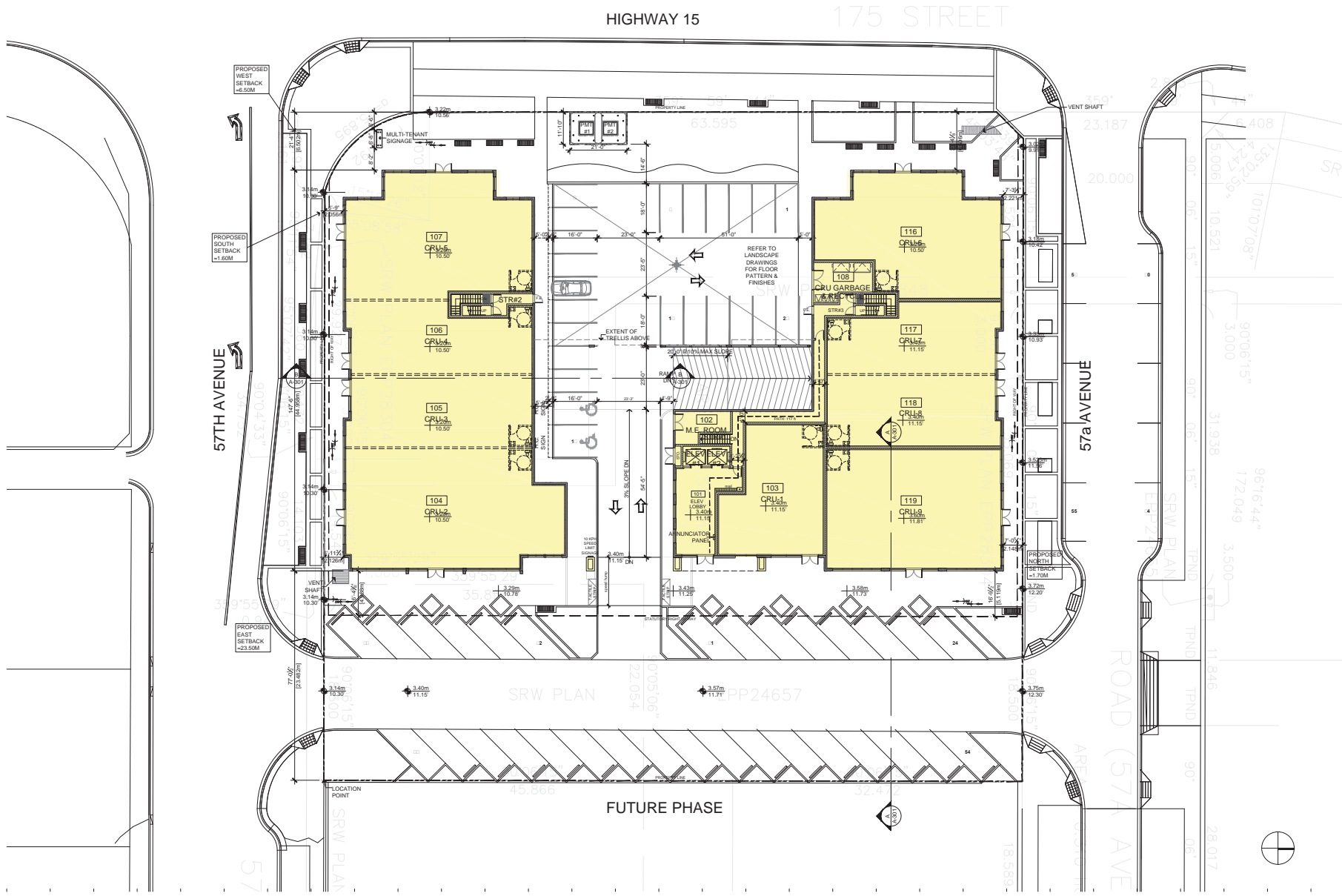
DATE	BY	SCALE
02/20/24	MC	
FIELD	AD/BJP/ML	
JOB	THE 17-09	
DATE PLOTTED	02/20/24	
SHEET TITLE		

CONTEXT PLAN



1 LOT DIMENSIONS
SCALE: 1/32"=1'-0"

PROJECT FILE: A-003
DCL



NO.	DESCRIPTION
100114	Revised Development Plans
100115	Revised Design Plan
100116	Development Permit Application
100117	Submitted to Client for review
100118	Submitted to Client for review
100119	Submitted to Client for review
100120	Submitted to Client for review

**ZGF
COTTER**

100-119 West Hastings Street, Vancouver, BC V6C 0A6
 Tel: 604-271-1017 Fax: 604-271-0473 Email: info@zgfco.com
 Web: www.zgfco.com

PROJECT:
THE BROWNLEY
 Residential/ Commercial
 Mixed-Use Development
 5738-175th Street, Surrey, BC

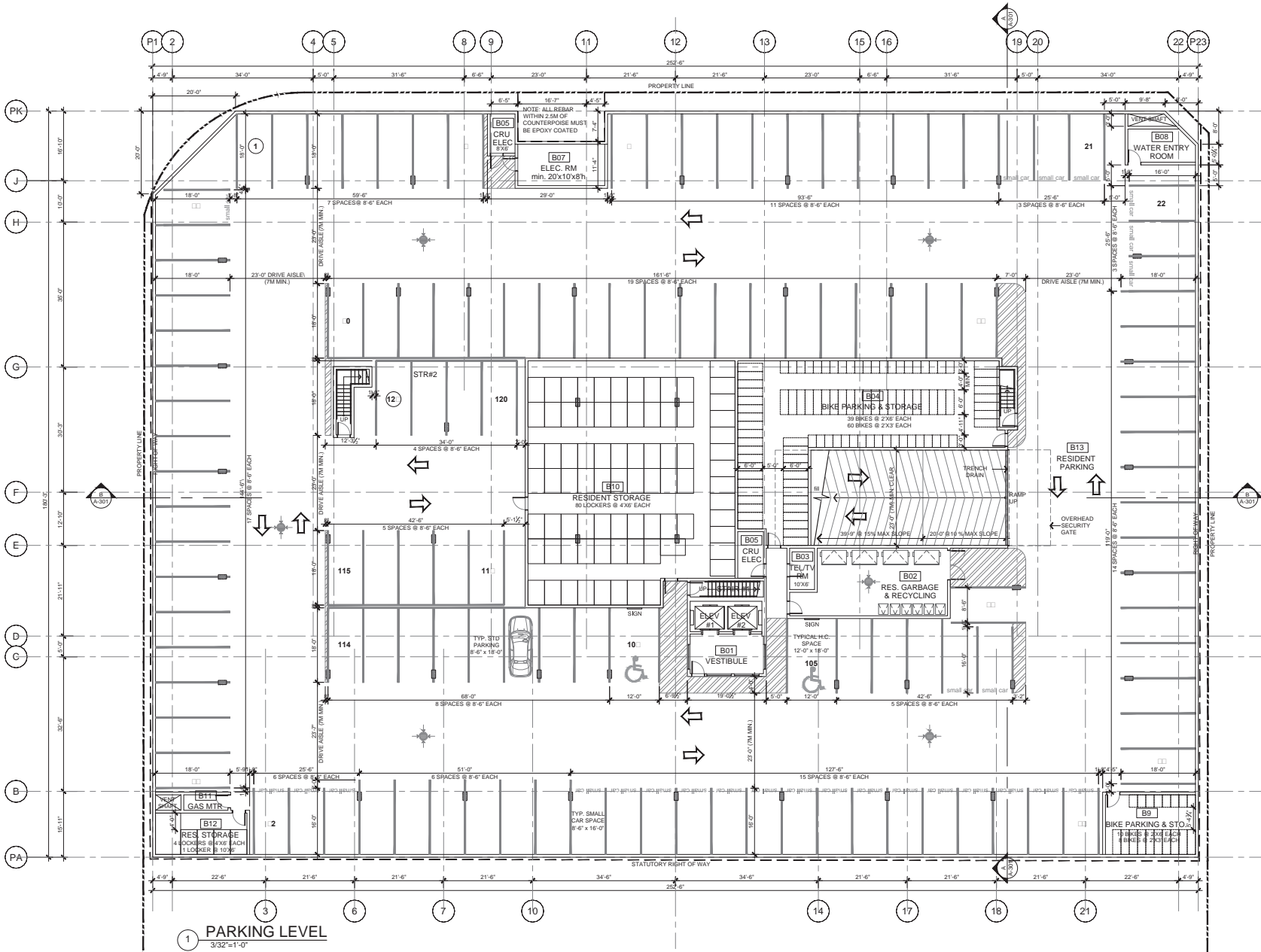
CLIENT:
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DRAWN: JH	SEAL:
CHECKED: PC	
SCALE: 1/16"=1'-0"	
JOB No.: 14-03	
DATE SHEET PLOTTED: 2014	
DATE: 08/18/14	
SHEET TITLE:	

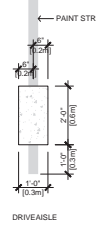
SITE PLAN

DRAWING NO.:	REV.
A-101	



1 PARKING LEVEL
3/32"=1'-0"

- NOTES:
1. RESIDENTIAL PARKING COUNT-123 SPACES
 2. PARKING SPACE ADJACENT TO A WALL TO PROVIDE AN ADDITIONAL 1'-0" WIDTH
 3. PARKING SPACE ADJACENT TO A WALL OF A DEAD END AISLE IN A PARKING FACILITY, PROVIDE AN ADDITIONAL 0.6 M (2 FT)
 4. ACCESSIBLE PARKING SIGNAGE TO BE LOCATED AT EACH ACCESSIBLE SPACE
 5. TYPICAL STORAGE LOCKER DIMENSION IS 4'-0" X 6'-0" UNLESS NOTED OTHERWISE
 6. TYPICAL COLUMN PLACEMENT



NO.	DESCRIPTION
100114	Revised Development Plans
100118	Revised Design Plan
100120	Development Permit Application
100121	Submitted to Client for review
100122	Submitted to Client for review
100123	Submitted to Client for review
100124	Submitted to Client for review
100125	Submitted to Client for review
100126	Submitted to Client for review
100127	Submitted to Client for review
100128	Submitted to Client for review
100129	Submitted to Client for review
100130	Submitted to Client for review
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100189	Submitted to Client for review
100190	Submitted to Client for review
100191	Submitted to Client for review
100192	Submitted to Client for review
100193	Submitted to Client for review
100194	Submitted to Client for review
100195	Submitted to Client for review
100196	Submitted to Client for review
100197	Submitted to Client for review
100198	Submitted to Client for review
100199	Submitted to Client for review
100200	Submitted to Client for review

**ZGF
COTTER**

901-838 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-273-1077 Fax: 604-273-0273 Email: info@zgfco.com
www.zgfco.com

PROJECT:
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Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

CLIENT:
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DRAWN: JB	SEAL:
CHECKED: PC	
SCALE: 3/32"=1'-0"	
JOB No.: 14-03	
DATE SHEET: 09/2014	
SHEET TITLE:	

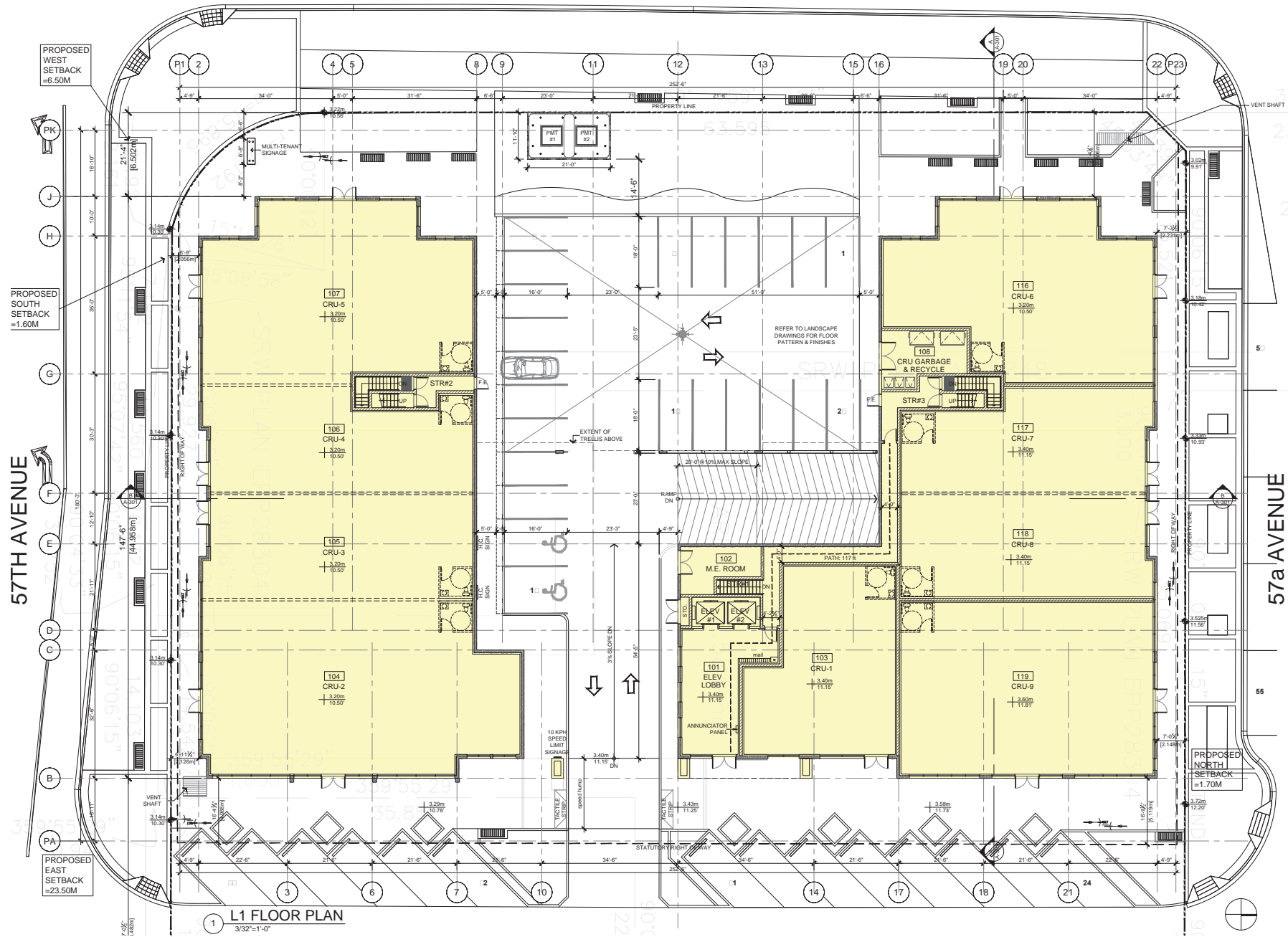
PARKING LEVEL

DRAWING NO.:	REV.
A-111	

HIGHWAY 15

1/3 STREET

NOTES:
 1. COMMERCIAL UNIT DEMISING FOR ILLUSTRATION PURPOSES ONLY AND SUBJECT TO FUTURE SEPARATE TENANT IMPROVEMENTS APPROVAL. MAXIMUM SUITE SIZE PERMITTED TO BE SERVED BY 1 EXIT FOR TYPE 'E' OCCUPANCY IS 200 SM (2153 SF)



NO.	DESCRIPTION
1001	Developed Development Plan
1002	Initial Design Plan
1003	Development Permit Application
1004	Submitted to Client for review
1005	Submitted to Client for review
1006	Submitted to Client for review
1007	Submitted to Client for review
1008	Submitted to Client for review
1009	Submitted to Client for review
1010	Submitted to Client for review
1011	Submitted to Client for review
1012	Submitted to Client for review
1013	Submitted to Client for review
1014	Submitted to Client for review
1015	Submitted to Client for review
1016	Submitted to Client for review
1017	Submitted to Client for review
1018	Submitted to Client for review
1019	Submitted to Client for review
1020	Submitted to Client for review
1021	Submitted to Client for review
1022	Submitted to Client for review
1023	Submitted to Client for review
1024	Submitted to Client for review
1025	Submitted to Client for review
1026	Submitted to Client for review
1027	Submitted to Client for review
1028	Submitted to Client for review
1029	Submitted to Client for review
1030	Submitted to Client for review

ZGF COTTER

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 TEL: 604-273-1017 FAX: 604-273-1013 WWW: www.zgfcotter.com
 WWW: www.zgfcotter.com

PROJECT:
THE BROWNLEY
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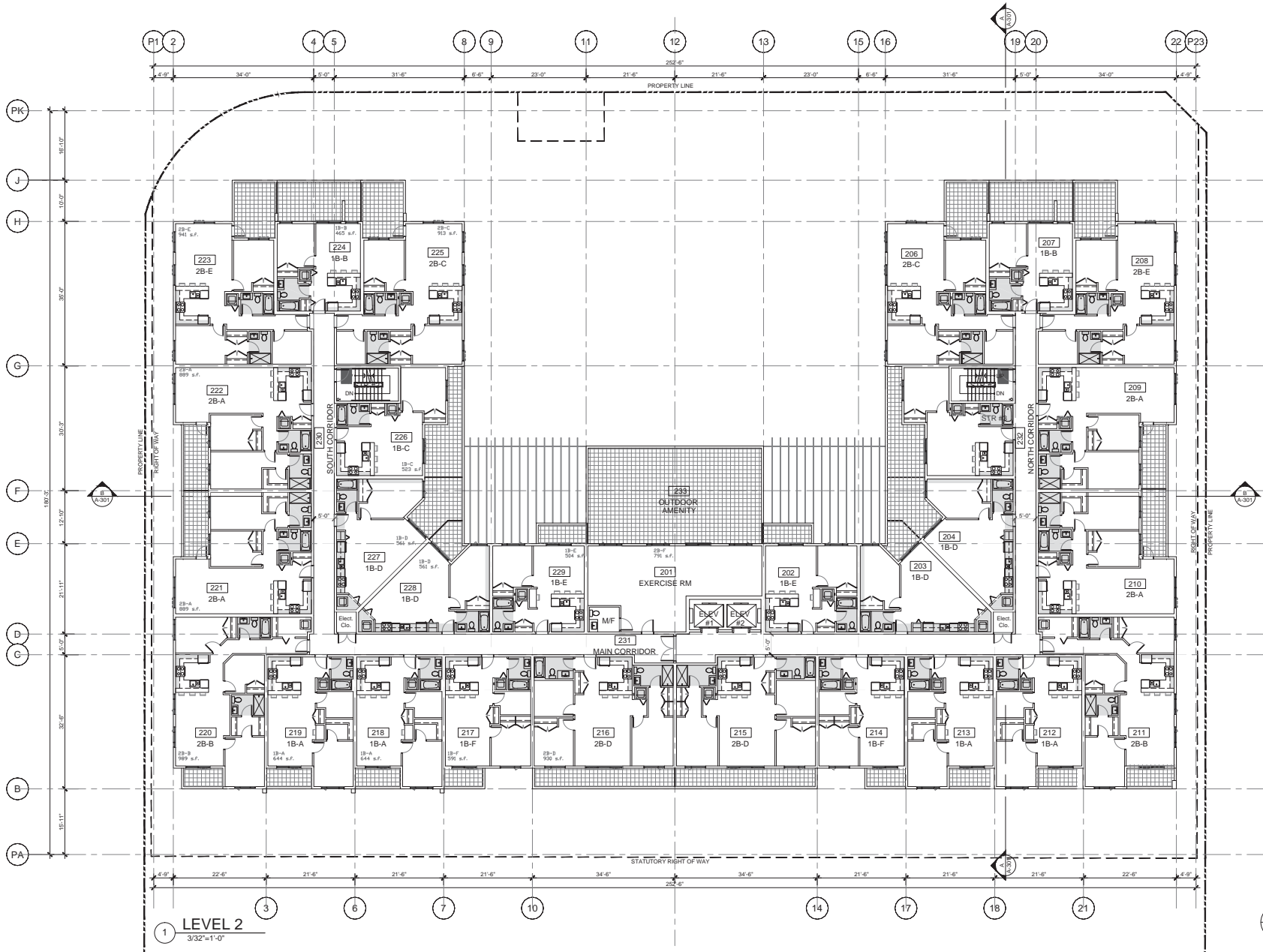
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DRAWN: JR	SCALE:
CHECKED: PC	SCALE: 3/32"=1'-0"
JOB NO.: 14-03	
DATE SHEET: Feb 2014	
DRAWN BY: JR	
CHECKED BY: PC	
DATE: 14 FEB 2014	
SCALE: 3/32"=1'-0"	
JOB NO.: 14-03	
DRAWN BY: JR	
CHECKED BY: PC	
DATE: 14 FEB 2014	

LEVEL 1/ SITE PLAN

DRAWING NO.:	REV.
A-112	



LEVEL 2
3/32'-1'-0"

NO.	DESCRIPTION
102114	Revised Development Plans
101119	Revised Design Plan
100108	Development Permit Application
100029	Submitted to Client for review
100011	Submitted to Client for review
100000	DESCRIPTION

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PROJECT:
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Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

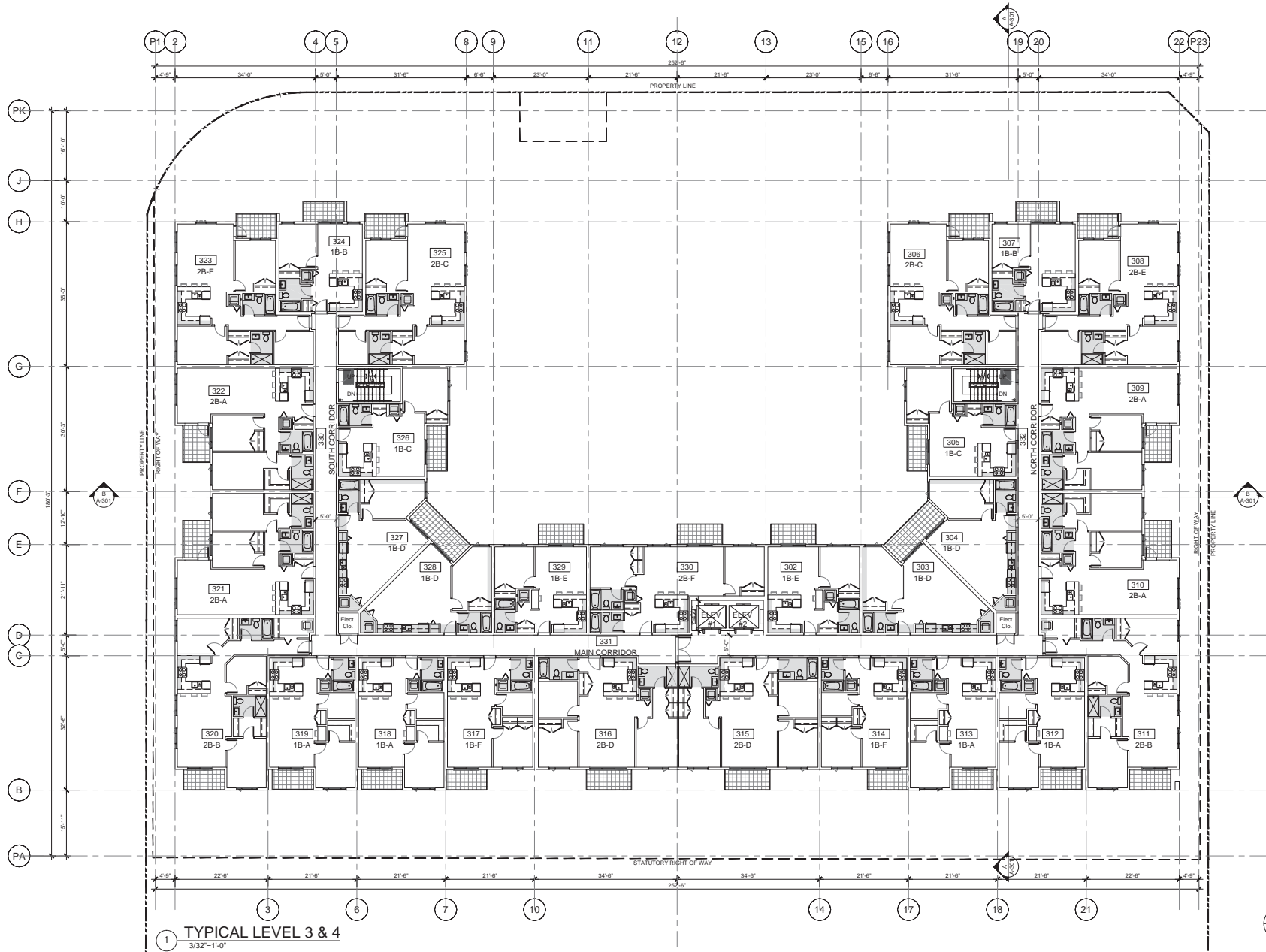
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DRAWN:	DATE:	SCALE:	JOB NO.:	DATE SHEET:
JR	FEB 2014	3/32"=1'-0"	14-03	FEB 2014

SHEET TITLE:
LEVEL 2

DRAWING NO.:	REV.:
A-113	



1 TYPICAL LEVEL 3 & 4

3/32"=1'-0"

NO.	DESCRIPTION	
1	100114	Revised Development Plans
2	100118	Revised Design Plans
3	100120	Development Permit Application
4	100122	Submitted to Client for review
5	100111	Submitted to Client for review
6	100120	DESCRIPTION

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DRAWN: JH	SEAL:
CHECKED: PC	
SCALE: 3/32"=1'-0"	
JOB No.: 14-03	
DATE SHEET: FEB 2014	
DESIGNER:	
SHEET TITLE:	

TYPICAL LEVEL 3 & 4

DRAWING NO.:	REV.
A-114	

NOTES:



2 EAST ELEVATION
1/8"=1'-0"



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

MATERIAL LEGEND

- 1.1 BRICK TILES Midnight Black; IXL
- 1.2 BRICK TILES Arctic White Matte; IXL
- 1.3 CAST-IN PLACE CONCRETE
elastomeric paint 'light grey'
- 1.4 CAST-IN PLACE CONCRETE
elastomeric paint to match '07 colonial red'
- 1.5 CAST-IN PLACE CONCRETE
elastomeric paint to match 'autumn tan'
- 1.6 CAST-IN PLACE CONCRETE
elastomeric paint to match 'Iron Gray'
- 2.1 HARDIE PANEL (w/ easy trim) Arctic White; J. Hardie
- 2.2 HARDIE PANEL (w/ easy trim) Iron grey; J. Hardie
- 3.1 VINYL SIDING 86 castlemore; Kaykan
- 3.2 VINYL SIDING 07 colonial red; Kaykan
- 3.3 VINYL SIDING 'a' 'a' 'a' 'a' 'a'
- 4.1 STOREFRONT aluminum clear glass
- 4.2 VINYL DOORS & WINDOWS clear glass
- 4.3 BALCONY RAILING aluminum painted gray
- 4.4 STEEL BEAM (w/ LED strip light)
painted 1602 gunmetal; Benjamin Moore
- 4.5 ALUMINUM SUN SHADES
color to match '1602 gunmetal'
- 4.6 METAL LOUVER PANELS
color to match '1602 gunmetal'; Benjamin Moore
- 5.1 WOOD FASCIA / TRIM
painted 'OC 117 simply white'; Benjamin Moore
- 5.2 WOOD FASCIA / TRIM
painted '1602 gunmetal gray'; Benjamin Moore
- 5.3 WOOD TRELLIS
painted to match '1602 simply white'; B. Moore
- 5.4 WOOD TRIM
painted '2093-20 fresh clay'; Benjamin Moore
- 6.1 FABRIC CANOPY; color Black
- 6.2 EXTERIOR WALL LAMP
- 6.3 METAL PANEL for signage

NO.	DATE	DESCRIPTION



901-838 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-273-1017 FAX: 604-273-0213 EMAIL: info@zgfcotter.com
WEB: www.zgfcotter.com

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DATE	BY	SCALE
CHECKED: PC		
SCALE: 1/8"=1'-0"		
JOB No.: 14-03		
DATE SHEET PLO 2014		
DRAWN: JR		

BUILDING ELEVATIONS

DRAWING NO.	REV.
A-201	

NOTES:



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



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

MATERIAL LEGEND

- 1.1 BRICK TILES Midnight Black; IXL
- 1.2 BRICK TILES Arctic White Matte; IXL
- 1.3 CAST-IN PLACE CONCRETE elastomeric paint 'light gray'
- 1.4 CAST-IN PLACE CONCRETE elastomeric paint to match '07 colonial red'
- 1.5 CAST-IN PLACE CONCRETE elastomeric paint to match 'autumn tan'
- 1.6 CAST-IN PLACE CONCRETE elastomeric paint to match 'Iron Gray'

- 2.1 HARDIE PANEL (w/ easy trim) Arctic White; J. Hardie
- 2.2 HARDIE PANEL (w/ easy trim) Iron grey; J. Hardie

- 3.1 VINYL SIDING 86 castlemore; Kaykan
- 3.2 VINYL SIDING 07 colonial red; Kaykan
- 3.3 VINYL SIDING 2093-20 fresh clay; Benjamin Moore

- 4.1 STOREFRONT aluminum clear glass
- 4.2 VINYL DOORS & WINDOWS clear glass
- 4.3 BALCONY RAILING aluminum painted gray
- 4.4 STEEL BEAM (w/ LED strip light) painted 1602 gunmetal; Benjamin Moore
- 4.5 ALUMINUM SUN SHADES color to match '1602 gunmetal'
- 4.6 METAL LOUVER PANELS color to match '1602 gunmetal'; Benjamin Moore

- 5.1 WOOD FASCIA / TRIM painted 'OC 117 simply white'; Benjamin Moore
- 5.2 WOOD FASCIA / TRIM painted '1602 gunmetal gray'; Benjamin Moore
- 5.3 WOOD TRELLIS painted to match '1602 simply white'; B. Moore
- 5.4 WOOD TRIM painted '2093-20 fresh clay'; Benjamin Moore

- 6.1 FABRIC CANOPY; color Black
- 6.2 EXTERIOR WALL LAMP
- 6.3 METAL PANEL for signage

NO.	DATE	DESCRIPTION



901-838 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-273-1017 Fax: 604-273-0173 Email: info@zgfco.com
www.zgfco.com

PROJECT:
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Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

CLIENT:
TL Housing Solutions Ltd.

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DRAWN: JR	SCALE:
CHECKED: PC	SCALE: 1/8"=1'-0"
DATE: 29 FEB 2014	JOB NO.: 14-03

SHEET TITLE:
BUILDING ELEVATIONS

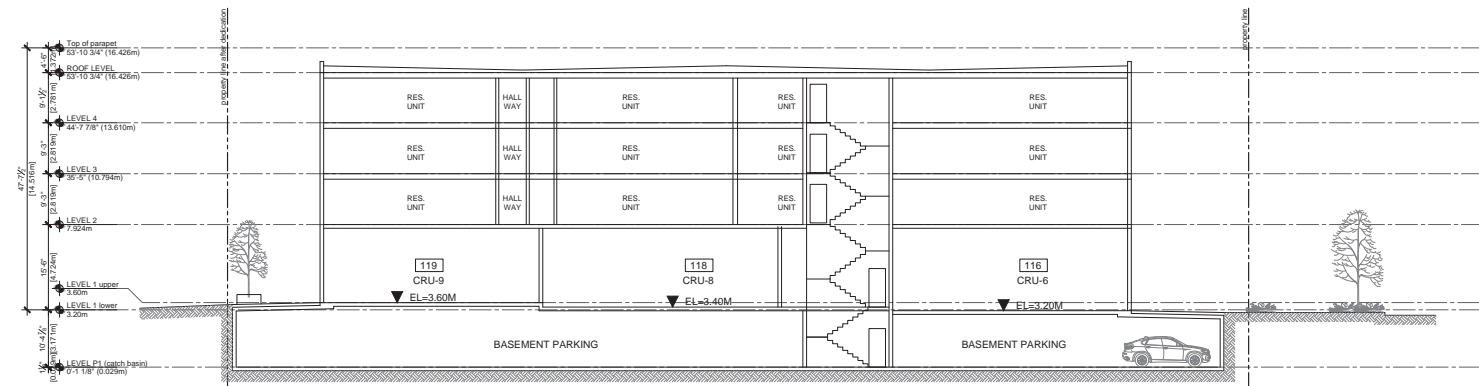
DRAWING NO.: A-202	REV.
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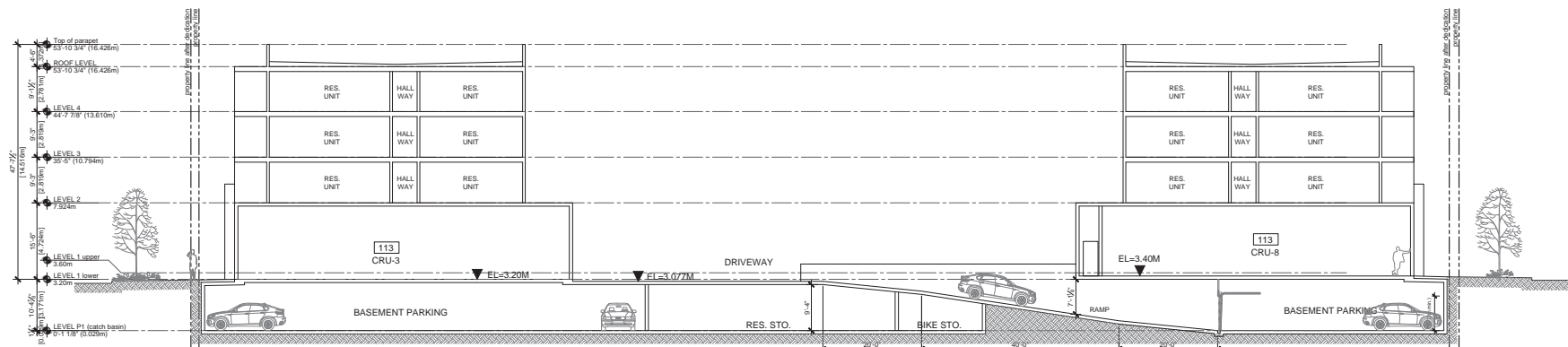
3 INNER SOUTH ELEVATION
3/32"=1'-0"



4 INNER NORTH ELEVATION
3/32"=1'-0"



1 BUILDING SECTION THRU 'AA'
3/32"=1'-0"



2 BUILDING SECTION THRU 'BB'
3/32"=1'-0"

NOTES:

NO.	DATE	DESCRIPTION



100-1114 Selected Development Plans
 100-1118 Preliminary Design Plans
 100-1120 Development Permit Application
 100-1122 Submitted to Client for review
 100-1124 Submitted to Client for review
 100-1126 Submitted to Client for review
 100-1128 Submitted to Client for review
 100-1130 Submitted to Client for review
 100-1132 Submitted to Client for review
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 100-1180 Submitted to Client for review
 100-1182 Submitted to Client for review
 100-1184 Submitted to Client for review
 100-1186 Submitted to Client for review
 100-1188 Submitted to Client for review
 100-1190 Submitted to Client for review
 100-1192 Submitted to Client for review
 100-1194 Submitted to Client for review
 100-1196 Submitted to Client for review
 100-1198 Submitted to Client for review
 100-1200 Submitted to Client for review

PROJECT:
THE BROWNLEY
 Residential/ Commercial
 Mixed-Use Development
 5738-175th Street, Surrey, BC

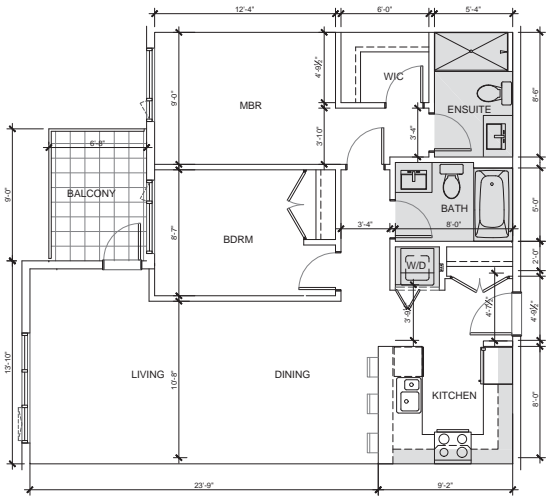
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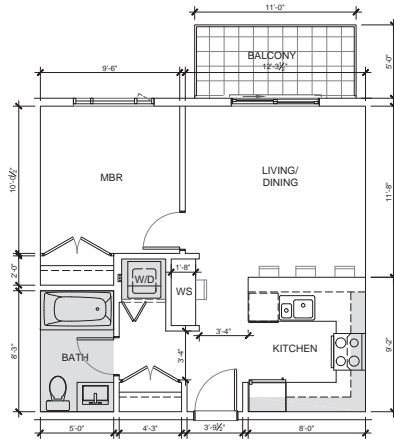
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JOB No.: 14-03	
DATE SHEET PREP: 2014	
CHECKED:	

SHEET TITLE:
BUILDING ELEVATIONS AND SECTIONS

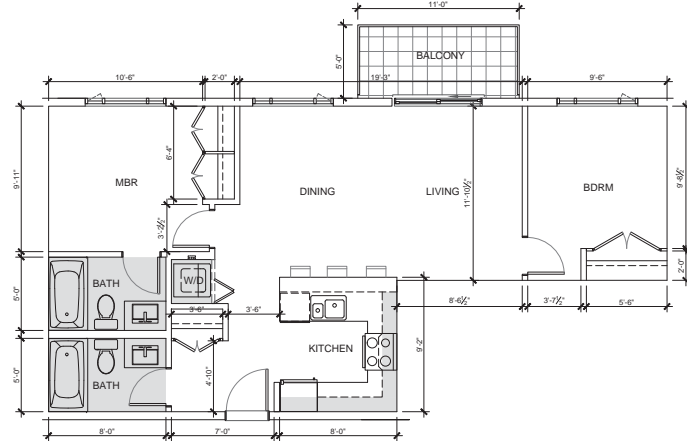
DRAWING NO.:	REV.
A-301	



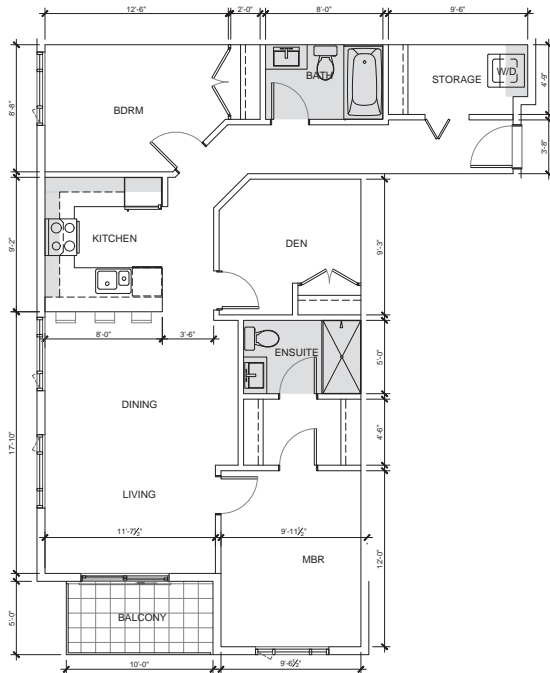
889 SF (12 units)
UNIT TYPE 2B-A
1/4"=1'-0"



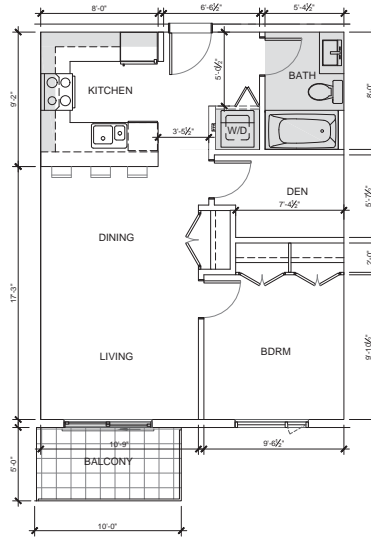
504 SF (6 units)
UNIT TYPE 1B-E
1/4"=1'-0"



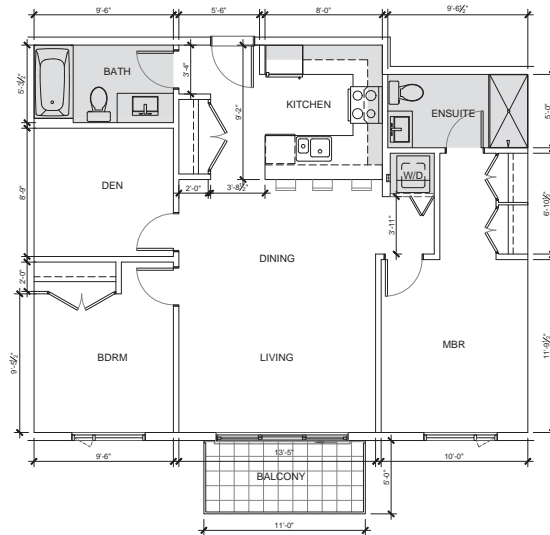
791 SF (2 units)
UNIT TYPE 2B-F
1/4"=1'-0"



989 SF (6 units)
UNIT TYPE 2B-B
1/4"=1'-0"



591 SF (6 units)
UNIT TYPE 1B-F
1/4"=1'-0"



930 SF (6 units)
UNIT TYPE 2B-D
1/4"=1'-0"

NO.	DATE	DESCRIPTION

**ZGF
COTTER**
100-1100-1000-1000
901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-273-3077 FAX: 604-273-2473 EMAIL: info@zgfco.com
WEB: www.zgfco.com

PROJECT:
THE BROWNLEY
Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

CLIENT:
TL Housing Solutions Ltd.

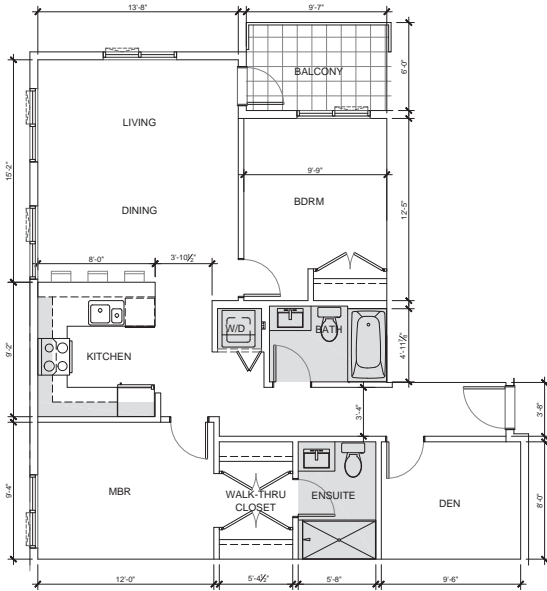
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DRAWN: JR	SCALE:
CHECKED: PC	
SCALE: 1/4"=1'-0"	
JOB NO.: 14-03	
DATE SHEET: MAY 2014	
DATE: 14-03	
SHEET TITLE:	

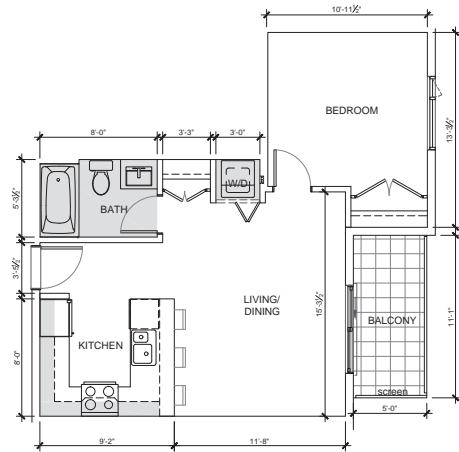
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DRAWING NO.:	REV.:
A-401	

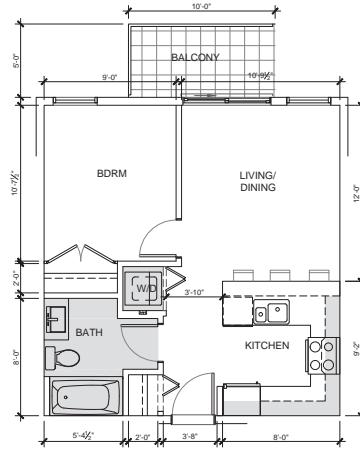
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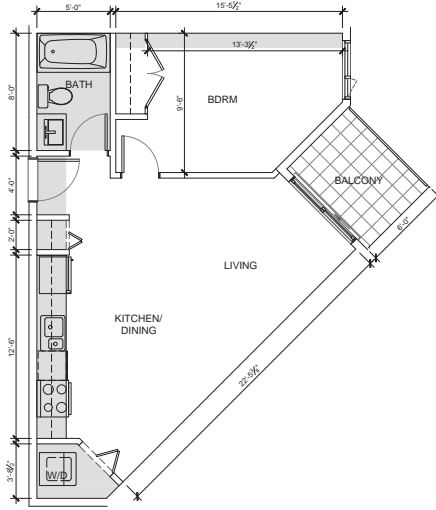
1
941 SF (6 units)
UNIT TYPE 2B-E
1/4"=1'-0"



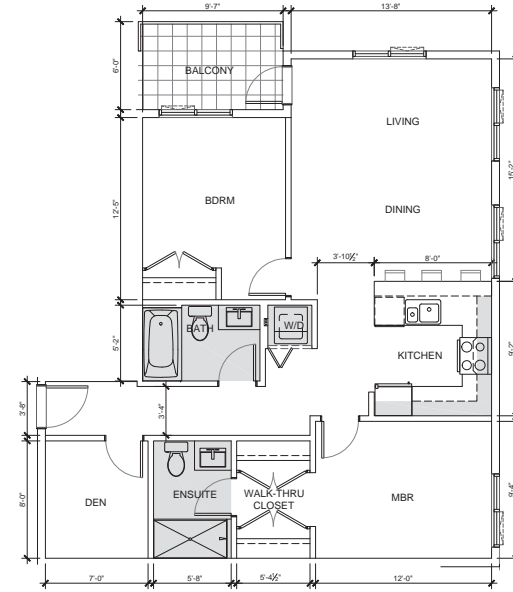
4
523 SF (6 units)
UNIT TYPE 1B-C
1/4"=1'-0"



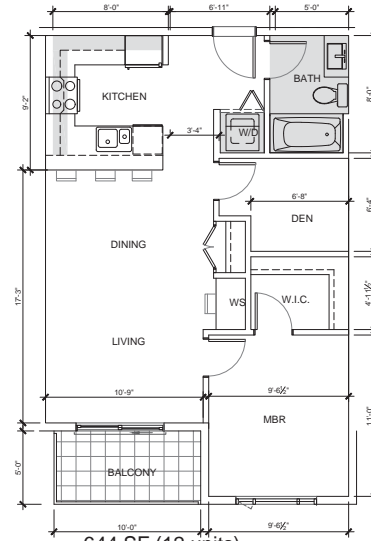
2
465 SF (6 units)
UNIT TYPE 1B-B
1/4"=1'-0"



5
561 SF (12 units)
UNIT TYPE 1B-D
1/4"=1'-0"



3
913 SF (6 units)
UNIT TYPE 2B-C
1/4"=1'-0"



6
644 SF (12 units)
UNIT TYPE 1B-A
1/4"=1'-0"

NO.	SYMBOL	DESCRIPTION

ZGF
COTTER

901-838 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-273-1077 Fax: 604-273-0473 zgf@zgf.com www.zgf.com

PROJECT:
THE BROWNLEY
Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

CLIENT:
TL Housing Solutions Ltd.

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DRAWN:	JH	SCALE:	
CHECKED:	PC	DATE:	
SCALE:	1/4"=1'-0"	JOB No.:	14-03
JOB No.:	14-03	DATE SHEET:	MAY 2014
DATE SHEET:	MAY 2014	CREATED:	
CREATED:		SHEET TITLE:	

ENLARGED UNIT PLANS

DRAWING NO.:	REV.:
A-402	



1 **BIRDS EYE VIEW OF COURTYARD**
NTS



2 **MAIN ENTRY**
NTS



3 **NW STREET VIEW**
NTS



4 **COURTYARD STREET VIEW**
NTS

ISSUE	NO.	DESCRIPTION
1020104	Revised Development Plans	
1021119	Industry Design Plan	
1020208	Development Permit Application	
1020225	Submitted to Client for review	
1020411	Submitted to Client for review	
1020412	Submitted to Client for review	

**ZGF
COTTER**

901-838 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-273-1217 FAX: 604-273-2273 EMAIL: info@zgf.com
WWW: www.zgf.com

PROJECT:
THE BROWNLEY
Residential/ Commercial
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DRAWN: JR	SEAL:
CHECKED: PC	
SCALE: NTS	
JOB No.: 14-03	
DATE SHEET REV: 2014	
CREATED:	

PERSPECTIVES

DRAWING NO.:	REV.
A-901	



...	2021/14	Revised Development Permit
...	1611/19	Architect Design Permit
...	1610/04	Development Permit Application
...	1610/20	Submitted to Client for review
...	1606/11	Submitted to Client for review
...	1616/00	Submission
	DATE	DESCRIPTION

ZGF
COTTER
an archiproxy architecture firm
804.508.1900 | 10001 Herring Street, Mechanicsville, VA 23103
www.zgfcotter.com | 10001 Herring Street, Mechanicsville, VA 23103
www.zgfcotter.com

MUSE
THE BROWNLEY
Residential/ Commercial
Mixed-Use Development
5738-175th Street, Surrey, BC

OWNER
TL Housing Solutions Ltd.

Heritage inspiration; paired sets of traditionally proportioned windows, strong datum line above commercial ground floor, simple black fabric awnings.

Contemporary detailing using traditional compositions, materials and proportions. Bold, dark storefront with black frames and signage band.

Simple utilitarian buildings with very uniform punched windows and flat facades. Retail base differentiated through color, materials and detailing. Traditional commercial and residential entries framed in solid materials such as brick or HardiePanel.

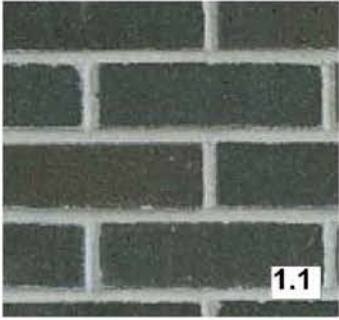
Contemporary expression in window treatment and trim. Use of historical colors for boldness and contrast

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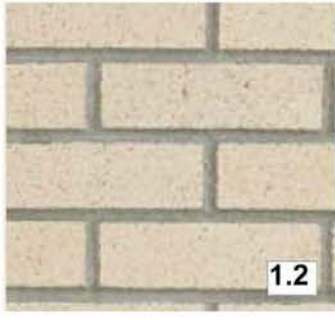
DATE	BY	SCALE
02/20/20	MC	
04/01/20	MFS	
JUL 19th	19-20	
09/18/19	MC	1/14
05/20/20		
SHEET TITLE		

PRECEDENT IMAGES

NOTES:



1.1



1.2



1.4



2.2a



2.1



2.2



3.2



2.3



4.1



3.1



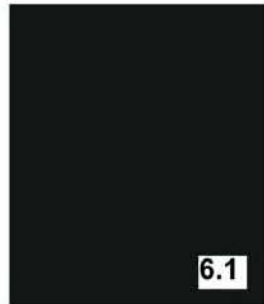
4.2



4.6



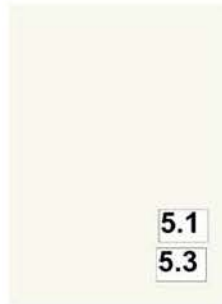
2.4



6.1



4.3



5.1

5.3



5.2



5.4

MATERIAL LEGEND

- 1.1 BRICK TILES Midnight Black; IXL
- 1.2 BRICK TILES Arctic White Matte; IXL
- 1.3 NOT USED
- 1.4 CONCRETE sack rubbed
- 2.1 HARDIE PANEL (w/ easy trim) Arctic White; J. Hardie
- 2.2 HARDIE PANEL (w/ easy trim) Iron grey; J. Hardie
- 2.2a HARDIE SIDING (w/ easy trim) Iron grey; J. Hardie
- 2.3 HARDIE SIDING (w/ easy trim) Countrylane red; J. Hardie
- 2.4 HARDIE SIDING (w/ easy trim) Autumn Tan; J. Hardie
- 3.1 VINYL SIDING 86 castlemore; Kaykan
- 3.2 VINYL SIDING 07 colonial red; Kaykan
- 4.1 STOREFRONT aluminum w/ clear glass
- 4.2 VINYL SLIDING DOORS & WINDOWS w/ clear glass
- 4.3 BALCONY RAILING aluminum painted gray
- 4.4 STEEL BEAM (w/ LED strip light) painted gunmetal gray; Benjamin Moore
- 4.5 ALUMINUM SUN SHADES gunmetal gray; B. Moore
- 4.6 METAL LOUVER PANELS gunmetal gray; B. Moore
- 5.1 WOOD FASCIA / TRIM painted to match 'arctic white'; Benjamin Moore
- 5.2 WOOD FASCIA / TRIM painted 'gunmetal gray'; Benjamin Moore
- 5.3 WOOD TRELLIS painted to match 'arctic white'; B. Moore
- 5.4 WOOD TRIM painted 'fresh clay'; B. Moore
- 6.1 FABRIC CANOPY; color Black
- 6.2 EXTERIOR WALL LAMP

NO.	DESCRIPTION	DATE

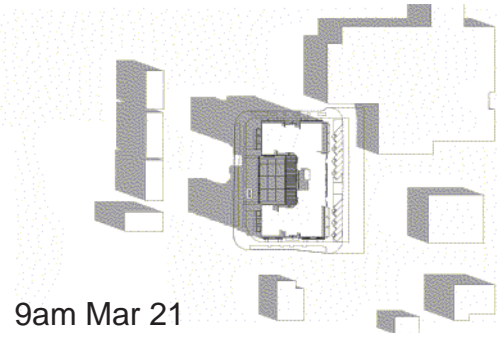


DATE: 11/15/2024

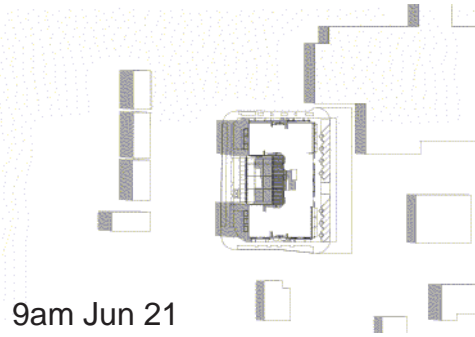
PROJECT: TL Housing Solutions Ltd.

NO.	REV.	BY	DESCRIPTION

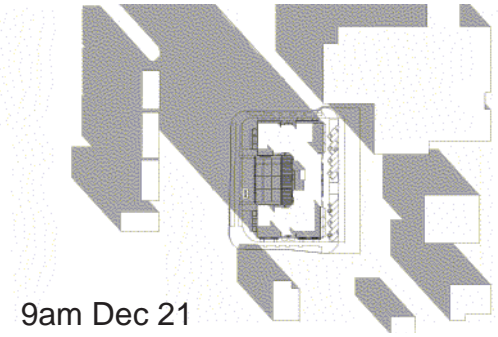
MATERIALS AND FINISHES BOARD



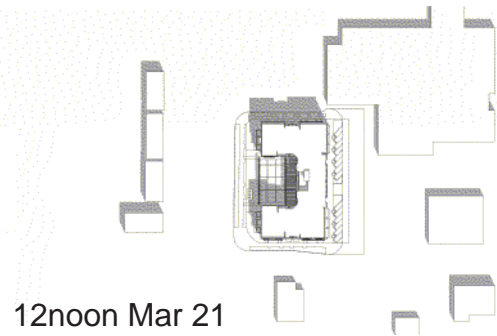
9am Mar 21



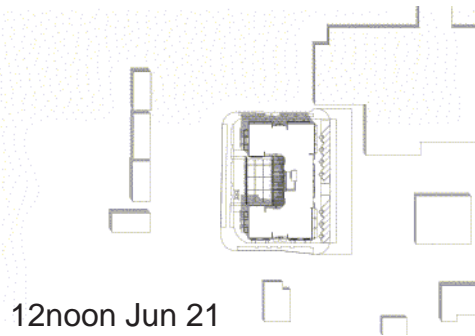
9am Jun 21



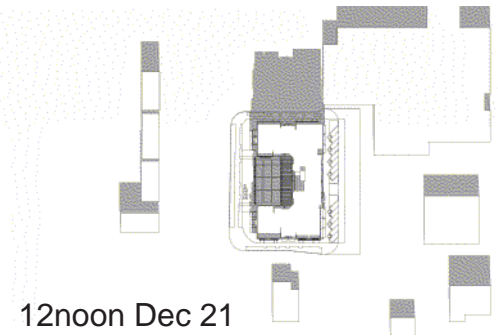
9am Dec 21



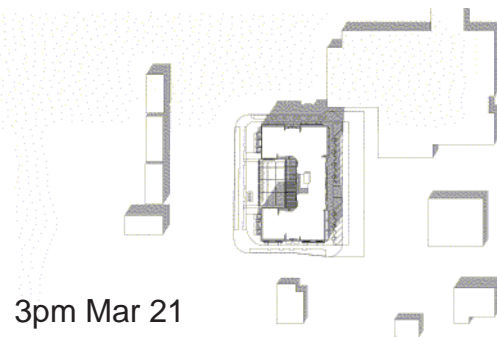
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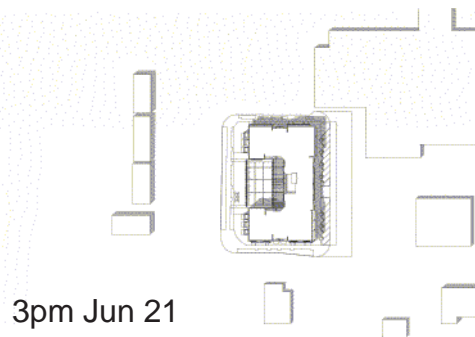
12noon Jun 21



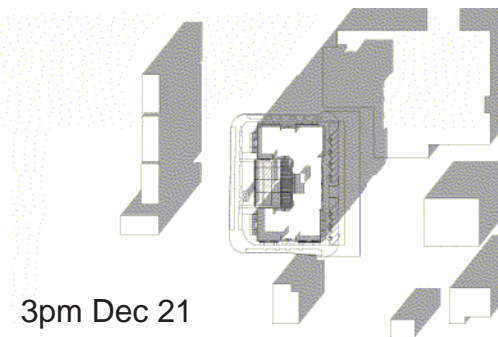
12noon Dec 21



3pm Mar 21



3pm Jun 21



3pm Dec 21

NO.	SYMBOL	DESCRIPTION
1		Revised Development Plans
2		Initial Design Plan
3		Development Permit Application
4		Submitted to Client for review
5		Submitted to Client for review
6		Submitted to Client for review
7		Submitted to Client for review
8		Submitted to Client for review
9		Submitted to Client for review
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98		Submitted to Client for review
99		Submitted to Client for review
100		Submitted to Client for review

**ZGF
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PROJECT:
THE BROWNLEY
Residential/ Commercial
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5738-175th Street, Surrey, BC

CLIENT:
TL Housing Solutions Ltd.

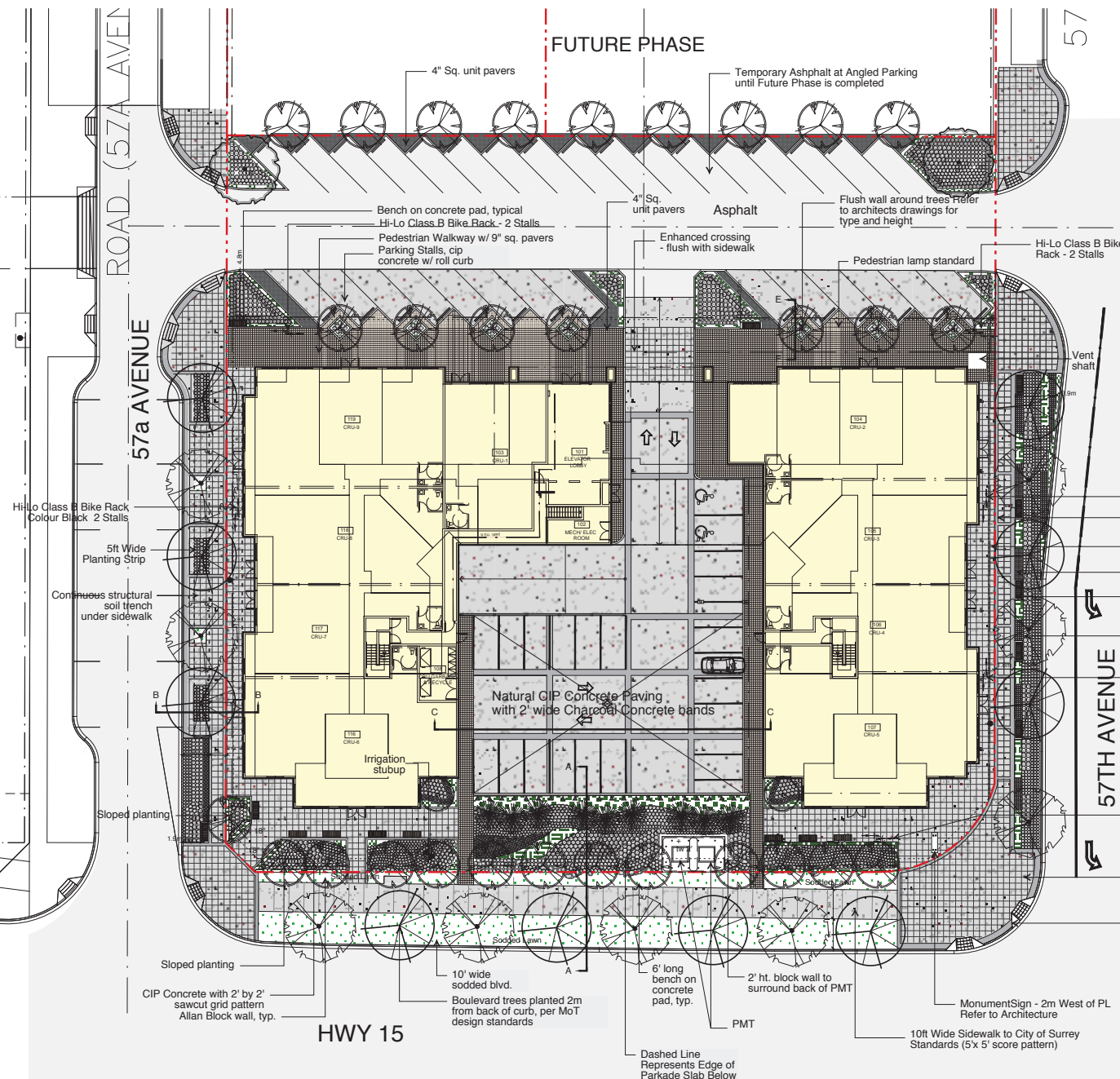
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DRAWN: JR	SEAL:
CHECKED: PC	
SCALE: NTS	
JOB No.: 14-03	
DATE SHEET REV: 2014	
DATE: 10/15/14	

SHEET TITLE:
SHADOW STUDY



DRAWING NO.: A-911	REV.:
------------------------------	--------------



MATERIALS LEGEND:

- CIP concrete Sidewalk, with stamped pattern and charcoal coloured concrete banding
- Asphalt Paving
- 9"x9" Concrete Unit Pavers Type: Colour: Tan
- 4"x4"x Concrete Unit Pavers Type: Colour: Charcoal
- Sodded Lawn
- Natural CIP Concrete Paving with 2' wide Charcoal Concrete bands
- Continuous structural soil tree trench, 5' wide as per City of Surrey specs (Off-Site Only)
- 6' long Bench on Concrete pad to Cloverdale Standard: Victor Stanley- Steelsites RB Series Product #: RB-28, Powdercoated
- Pedestrian lamp standard, Lumec DMS50 c/w WCE base/arm and optional banner arms refer to cut sheet detail
- Irrigation stub-up through Archt. slab Provide water and electricity to these locations

Note:

- Hose bibs to be located at all patios 100sq. ft and over
- All offsite landscaping to be completed pursuant to Servicing Agreement #7810-0101-00

- Hi-Lo Class B Bike Rack Colour Black 2 Stalls
- CIP Concrete Sidewalk c/w Sawcut Pattern as shown
- Building Canopy Above (typ.)
- Planted boulevard, refer to planting plan
- 6' long bench, typ. See sheet L32 for detail
- Medium Size Street Tree as per City of Surrey: Fraxinus americana alternating with Carpinus betulus 'Fastigiata'
- Hi-Lo Class B Bike Rack Colour Black 2 Stalls
- Hi-Lo Class B Bike Rack Colour Black 2 Stalls
- Paving treatment and pattern shown for design intent; exact dimensions of banding and panels to be confirmed
- Wheelchair letdown per civil dwgs.

REFER TO SHEET L03 FOR COMPLETE PLANT LIST; REFER TO SHEET 05 FOR STRUCTURAL SOIL SPECIFICATION

03	JAN 13-2015	Issued for Development Permit
03	JAN 09-2015	Offsite Field Paving Layout
02	NOV 27-2014	ADP
01	AUG 28-2014	Issued for Development Permit
no.	date:	item:
Revisions:		

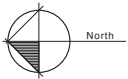
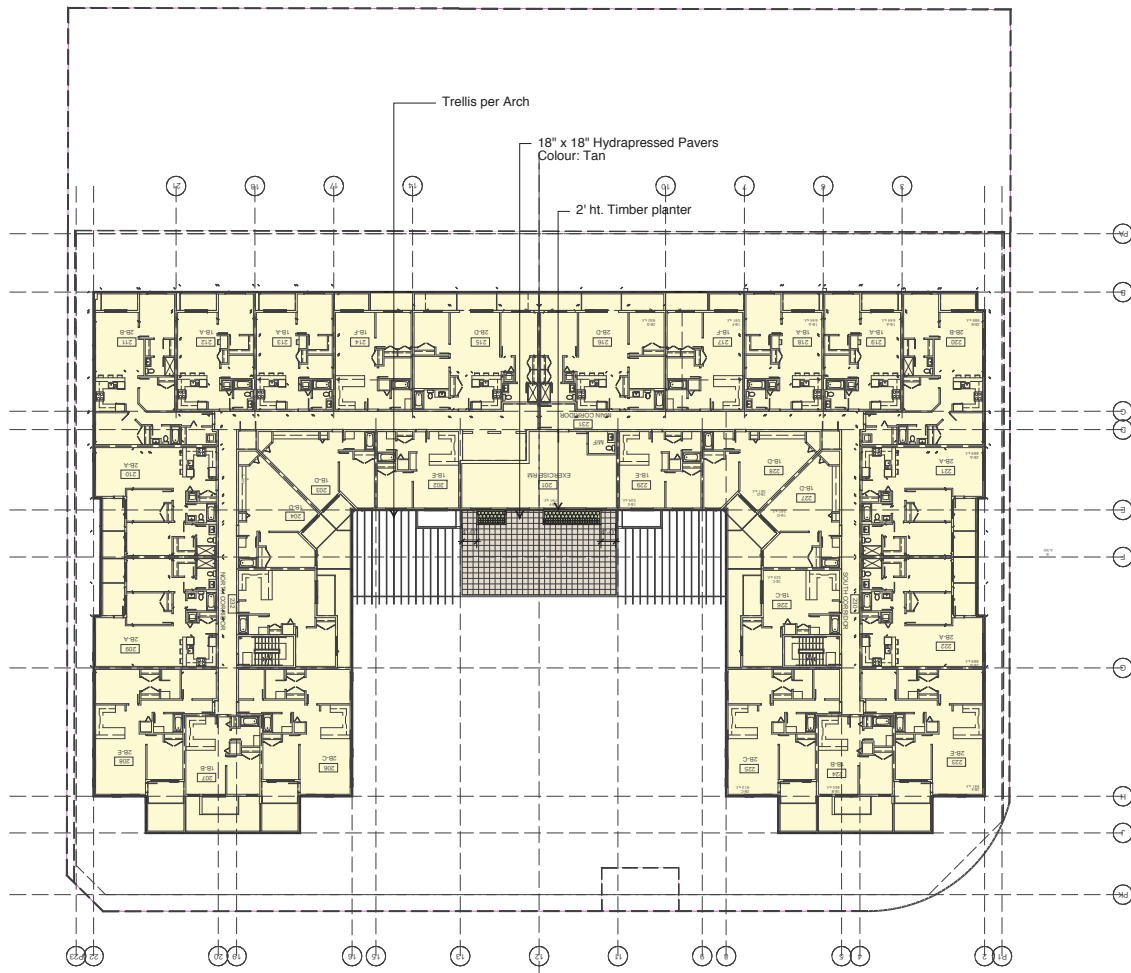


Project:
CLOVERDALE WEST VILLAGE
5738 - 175th Street
Surrey BC

Drawn by: AL/EN
 Checked by: PGK
 Date: August 28, 2014
 Scale: 1/16" = 1'-0"
 Drawing Title:

LEVEL 1
LAYOUT AND PLANTING PLAN

Project No.: 10110
 Sheet No.:



01 JAN 13 2015 Issued for Development Permit
 no. : date: Item:

Revisions:



Project:

**CLOVERDALE
 WEST VILLAGE
 5738 - 175th Street
 Surrey BC**

Drawn by: AL/EN

Checked by: PGK

Date: August 28, 2014

Scale: 1/16" = 1'-0"

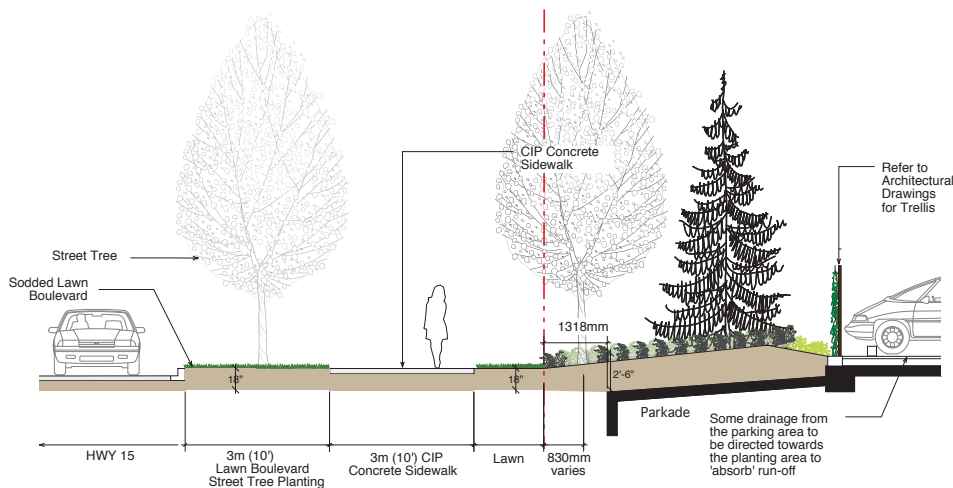
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**LEVEL 2
 LAYOUT AND PLANTING
 PLAN**

Project No.:

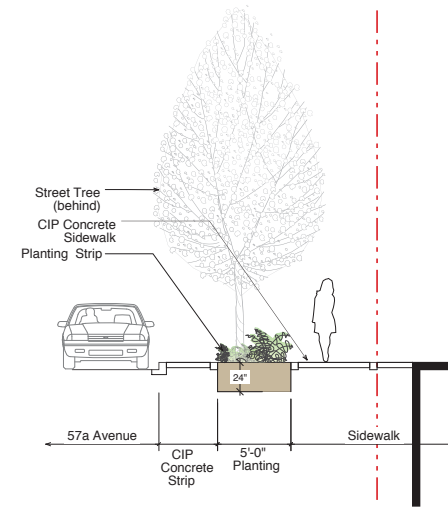
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Sheet No.:



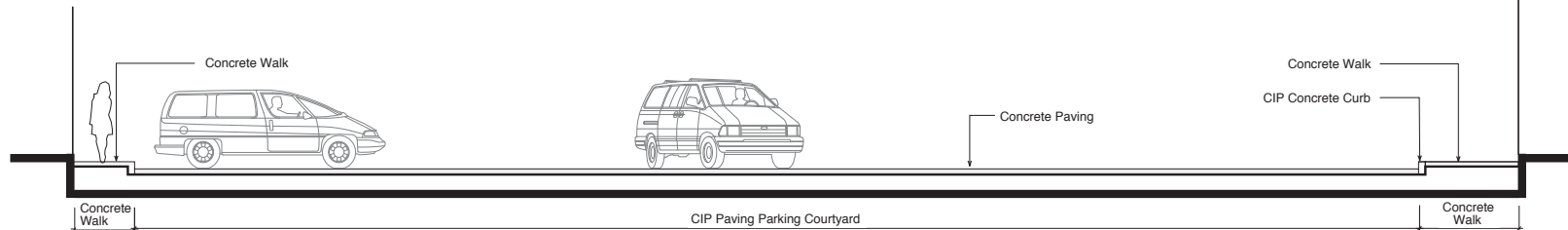
SECTION A-A: HWY 15 Streetscape

Scale: 1/4"=1'-0"



SECTION B-B: 57a Avenue Streetscape

Scale: 1/4"=1'-0"

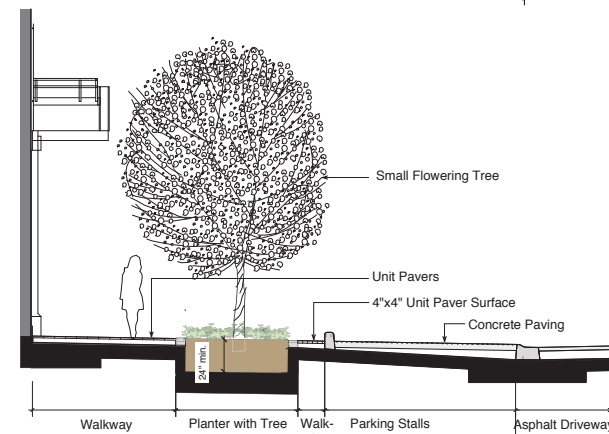


SECTION C-C: Parking Courtyard

Scale: 1/4"=1'-0"

ON-SITE PLANT LIST				OFF-SITE PLANT LIST			
Symbol	Qty	Botanical Name	Common Name	Symbol	Qty	Botanical Name	Common Name
Trees				Trees			
	2	Cercidiphyllum japonicum	Katsura Tree		10	Fraxinus americana 'Autumn Applause'	White Ash
	23	Clematis armandi	Evergreen Clematis		9	Carpinus betulus 'Fastigiata'	European Hornbeam
	2	Cornus kousa	Kousa Dogwood				
	2	Cornus x Eddie's White Wonder'	White Wonder Dogwood				
	29	Parrotia persica	Persian Ironwood				
	9	Picea omorika	Serbian Spruce				
Shrubs				Shrubs			
	178	Azalea 'Casablanca'	White Azalea	cc	132	Cistus corbariensis	Rock Rose
	492	Gaultheria shallon	Santal	g	232	Gaultheria shallon	Santal
	1,876	Gaultheria procumbens	Wintergreen	n	78	Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo
	613	Mahonia nervosa	Crested Oregon Grape	p	30	Polystichum munium	Western sword fern
	179	Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo				
	221	Polystichum munium	Western sword fern				
	351	Sarcococca hookeriana 'Humilis'	Dwarf Sweet Box				
	187	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry				
Groundcovers				Groundcovers			
	119	Epidemium x versicolor 'Sulphureum'	Barrenwort	e	160	Epidemium x versicolor 'Sulphureum'	Barrenwort
	1,274	Arctostaphylos uva-ursi	Kinnikinnick	cc	92	Arctostaphylos uva-ursi	Kinnikinnick
Grasses				Grasses			
	78	Calamagrostis acutifolia x 'Karl Foerster'	Feather Reed Grass	ca	73	Calamagrostis acutifolia x 'Karl Foerster'	Feather Reed Grass
	150	Carex oshimensis 'Evergold'	Evergold Sedge	c	305	Carex oshimensis 'Evergold'	Evergold Sedge
	295	Helictichon sempervirens	Blue Oat Grass	ca	56	Carex morrowii	Blue Fescue
	128	Miscanthus sinensis 'Morning Light'	Blue Oat Grass	ca	620	Festuca ovina 'Elijah Blue'	Blue Fescue
	99	Miscanthus sinensis 'Morning Light'	Blue Oat Grass	ca	92	Helictichon sempervirens	Blue Oat Grass
				ca	56	Miscanthus sinensis 'Morning Light'	Dwarf Maiden Grass

- Plant Notes:**
- All work shall meet or exceed the requirements as outlined in latest Edition of the B.C. Landscape Standard.
 - Plant sizes and related container classes are specified according to the B.C. Landscape Standard.
 - For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for 10-gallon containers, trees shall be as defined in the BCNVA (ANR) Standard.
 - All Soft Landscape Areas are to be irrigated to IASBC Standards with high efficiency irrigation.
 - All trees to be staked in accordance with BCNVA Standards.



SECTION E-E: Angled Parking

Scale: 1/4"=1'-0"

03 JAN 13 2015 Issued for Development Permit
 02 NOV 27 2014 ADP
 01 AUG 28 2014 Issued for Development Permit
 no. | date | item:

Revisions:



Project:

CLOVERDALE WEST VILLAGE
 5738 - 175th Street
 Surrey BC

Drawn by: AL/KL

Checked by: PGK

Date: AUGUST 28, 2014

Scale: As Noted

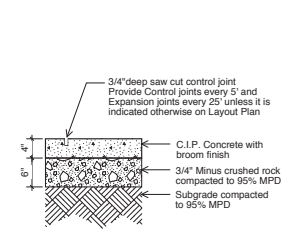
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SECTIONS

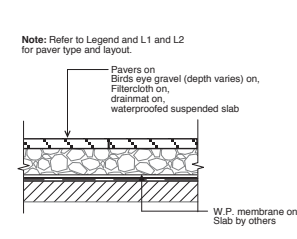
Project No.:

10110

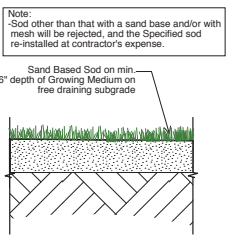
Sheet No.:



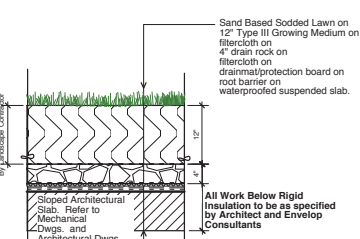
Ld-1 Concrete Paving on grade
Scale 1" = 1'-0"



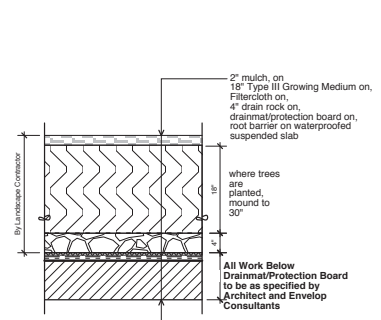
Ld-2 Concrete Pavers on Slab
Scale 1" = 1'-0"



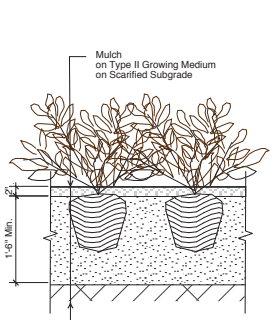
Ld-3 Sod on Grade
Scale 1" = 1'-0"



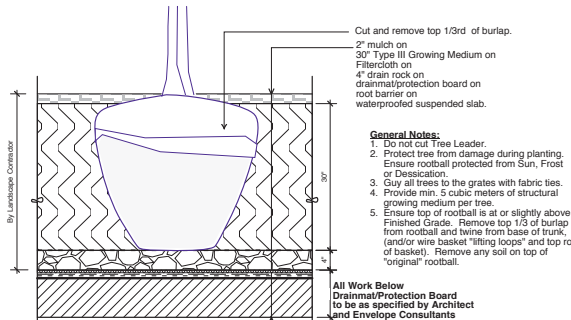
Ld-4 Sod on Slab
Scale 1" = 1'-0"



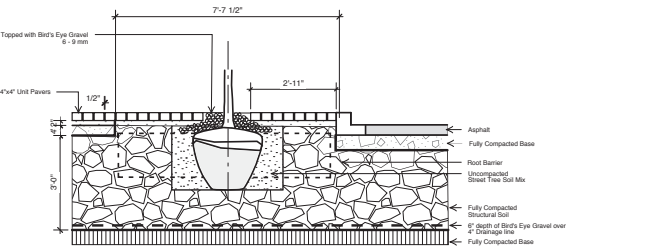
Ld-5 Shrub Planting on Slab
Scale 1" = 1'-0"



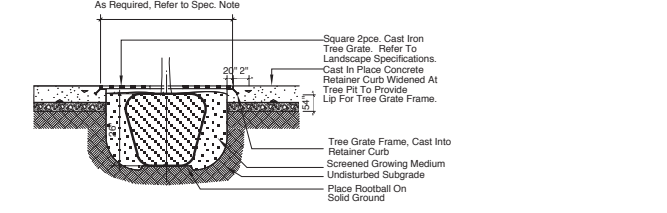
Ld-6 Shrub Planting on Grade
Scale: 1" = 1'-0"



Ld-7 Typical Tree Planting on Slab
Scale 1" = 1'-0"



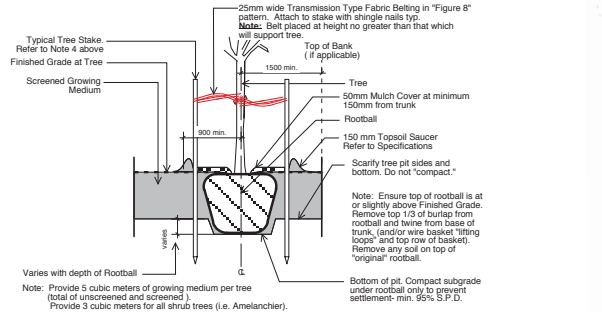
Ld-8 Tree Surround/Planting Detail on Slab
Scale: 1/2" = 1'-0"



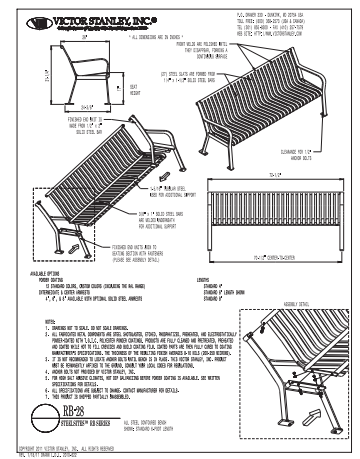
Ld-9 Tree Grate Detail
not to scale

- General Notes:**
1. Do not cut Tree Leader.
 2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 3. Ensure tree location does not conflict with Underground Services. "Call before digging"
 4. All street trees to be staked with 2" - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/cross on tree pit centreline.
 5. Provide min. 5 cubic meters of growing medium per tree.
 6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

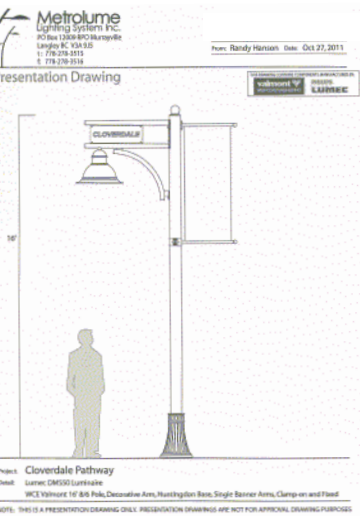
Depth of Growing Medium Total (mm)	Area (M2)	Variation 1		Variation 2	
		Size of Surface Square	Size of Surface Circle	Size of Surface Square	Size of Surface Circle
450	1.11	3.3 M x 3.3 M	3.8 M Ø		
600	8.33	2.9 M x 2.9 M	3.25 M Ø		
750	6.67	2.6 M x 2.6 M	2.90 M Ø		



Ld-10 Typical Deciduous Tree Planting Detail
Scale: Not to Scale



Ld-7 Victor Stanley Bench
Not to Scale



Ld-11 Pedestrian Light
Scale: Not to Scale

03 JAN 13-2015 Issued for Development Permit
03 JAN 09-2015 Offsite Field Paving Layout
02 NOV 27-2014 ADP
01 AUG 28-2014 Issued for Development Permit
no. | date: Item:



Project:
CLOVERDALE WEST VILLAGE
5738 - 175th Street
Surrey BC

Drawn by: AL/EN
Checked by: P/GK
Date: August 28, 2014
Scale: as noted
Drawing Title:

Landscape Details

Project No.:
10110
Sheet No.:



Wednesday, January 14, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0260 00

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.
 Martha Currie Elementary is at capacity and Lord Tweedsmuir is overcrowded with 8 portables. The Ministry has approved a new secondary school in North Clayton which will provide some relief to the over crowding at Lord Tweedsmuir.

SUMMARY

The proposed 85 lowrise units are estimated to have the following impact on the following schools:

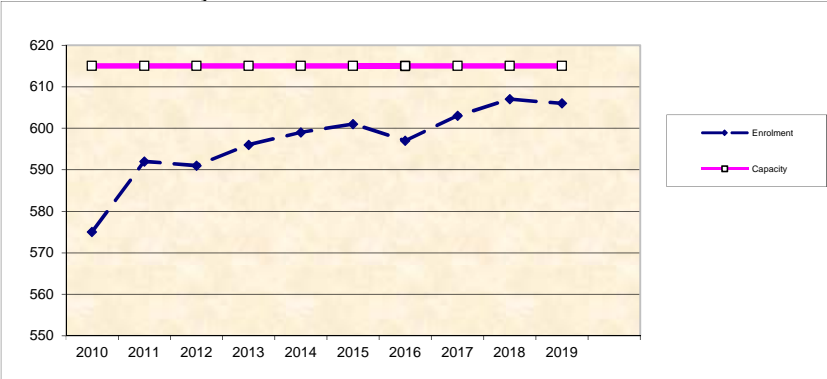
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	3

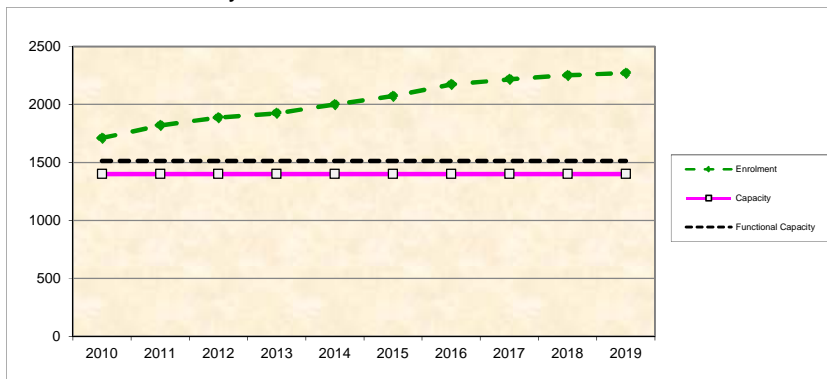
September 2014 Enrolment/School Capacity

Martha Currie Elementary	
Enrolment (K/1-7):	72 K + 527
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Martha Currie Elementary



Lord Tweedsmuir 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.



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 27, 2014
Time: 4:00 p.m.

Present:

L. Mickelson - Chair
C. Taylor
T. Wolf
D. Newby
N. Baldwin
S. Vincent (1st item only)
M. Young
S. Forrest

Absent:

G. McGarva
J. Makepeace
E. Mashig
B. Wakelin
T. Bunting
B. McGinn
T. Coady
M. MacCaull
D. Ramslie
Cpl. M. Searle

Guests:

Rob Whetter, ZGF Cotter
Darren Trester, TL Housing
Brett Standerwick, SCDC
Jaret Lang, SCDC
John Tierney, Lark Group
Neil Banich, Wensley Architecture
Amanda Ross, Wensley Architecture
Mark van der Zalm, Van der Zalm & Associates
Mark Synan, Van der Zalm & Associates
Shaun Smakal, Van der Zalm & Associates
Stephen Vincent, Durante Kreuk

Staff Present:

T. Ainscough, City Architect
M. Rondeau, Senior Planner
C. Craig, Administrative Assistant

B. SUBMISSION

2. 5:00PM

File No.:	7914-0260-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit to Allow a 4-Storey Mixed-Use Building.
Address:	5738 - 175 Street, Cloverdale
Developer:	Darren Trester, TL Housing
Architect:	Rob Whetter, ZGF Cotter
Landscape Architect:	Durante Kreuk
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 old Cloverdale mall site is well-known and the neighbourhood is most interested in seeing the site re-developed. What is being proposed meets policy interests very well (mixed-use development, commercial on the ground floor and residential on the second floor).

- As Cloverdale is almost at sea-level and sits on clay, this proves challenging as the parking can only go down by one (1) level. There is minimum parking being proposed.
- This was previously at the Design Panel with a 5-storey proposal. It has been scaled down and uses simple forms and materials to achieve the end result.
- Staff had a question about the amount of vinyl siding. Generally, staff would not support a building design where the upper portion is entirely vinyl siding, but understands that how it is detailed and presented could change perceptions.

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

- The master planning of the site and the proposed first building have been designed in collaboration with Surrey planning with attention to the City's design objectives for Cloverdale Town Centre (family-oriented, pedestrian-friendly, vehicular access to Town Centre is easy and safe, as well as inviting for local residents).
- Changes proposed primarily to bring costs down. An affordable ownership program was implemented, with units to be sold at 10-15% below market rates, with additional reduced down payments subject to income.
- The design intent is to create a contemporary building with a heritage-inspired composition that reflects both Cloverdale's history and the appeal of modern living, while creating a new edge to the town.
- A secondary grid of streets has been introduced, with street trees, boulevards and planting pockets. A new street (57A Avenue) has been created to build a finer-grained network of streets.
- Upper floor plans are generally standardized with a total of 85 residential suites. Average unit size is less than 700 sq. ft. per unit.
- Perimeter walls are animated with a series of backlit graphic panels.
- Brick and Hardie panel/plank and vinyl proposed at the upper levels. Vinyl is limited to only the upper floors and is carefully detailed so there will be no visible laps in vinyl siding.
- Depth and contrast, which stays in line with the heritage feel, is created through the use of colour (gray, tan and arctic white).

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

- The landscaping on this project creates a fairly significant buffer off Hwy 15. Clusters of conifer trees are used for screening. On 57 Avenue, there is a fairly significant buffer creating a good pedestrian experience. Canopy trees are located there also, with good access for parking.
- There is not a lot of opportunity to percolate water into the ground due to the ground material itself.

- 70% of the planning is considered native planting with long term irrigation and water requirements being very low. Any plants that are not native are adaptable so they can survive long-term without irrigation.
- There are ample seating opportunities all around the site, as well as multiple bike racks.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Development Permit to Allow a 4-Storey Mixed-Use Building, 5738 - 175 Street, Cloverdale

File No. 7914-0260-00

It was Moved by D. Newby
Seconded by C. Taylor
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to ADP, at the discretion of Planning staff.
Carried
with N. Baldwin and S. Forrest opposed.

STATEMENT OF REVIEW COMMENTS

General

- General site arrangement is good, including overall architecture form and articulation.
- Commend the affordable ownership program – this is an asset of this project.

Building Form and Character

- General form is well done although the orientation of the courtyard allows more noise from the Highway. The façade articulation is modern while being respectful of the heritage context of Cloverdale. Articulation could be added to the roof lines to create visual interest.

(The combined effect of discrete changes in parapet height combined with stepping in the exterior wall will provide perceived variation in the roof line.)

- The application of materials needs work; there are too many variations. The project has a strong architectural form but it could be greatly simplified by using a single material on the base of the structure. The high retail ceilings are very positive.

(The range of materials at the main floor has been reduced to primarily concrete)

- The use of brick is so minor that it may be better to use the concrete for the ground level structure as an architectural element.

(Brick has been removed. The only brick remaining is the distinctive light-coloured brick on the East side.)

- Vinyl siding is not a problem and the custom colours can work.
- Hardie materials could be difficult on the ground floor for durability reasons. The tiredness and wear that could result with these kinds of materials will be noticeable. The light colour may be vulnerable to vandalism as well.

(Hardie has been replaced with concrete at the ground floor.)

- The parking courtyard is harsh and has nothing to merit it. It doesn't appear to belong to any particular group and will be noisy without any planting and with an awkward clash at the ramp. The walls are high and blank and vulnerable to graffiti. The loading and garbage will make it more unpleasant. If the roof deck could overhang more similar to the previous proposal, that would help considerably and landscaping added to soften in the remainder.

(The L2 suspended slab supporting the outdoor amenity has been enlarged to better enclose the parking court.)

- The entrance (double goal post) feature blocks views for drivers. Consider modifying the entrance, as pragmatically, navigation appears to be difficult (one cannot survey parking space before entering the parking area with a vehicle).

(Planted areas and paving patterns have been added to help improve pedestrian safety.)

- The amount of outdoor amenity is deficient and should be expanded.

(The outdoor amenity space has also been increased in size based on the last round of feedback from the City. The space is very open and flexible and should allow for a variety of uses. As part of the master plan DP there has also been a centralized green space dedicated immediately north of this site that will provide additional green space for residents.)

- The inside corner residential units should be more livable and unit living rooms appear unfurnishable.

(The layout of the inside corner units has been revised for the purpose of improving livability and ease of furnishing.)

Landscaping

- Consider introducing landscaping (one or two trees) into the courtyard. Currently as the courtyard is only a parking lot, this would add some finishing touches and improvement to the overall look.
- With the amount of trees proposed for the site, there should be no overheating issues at grade due to good shading.
- The landscaping appears to be very generous, which sets the right tone for this developing precinct. The landscaping avails itself to street-likeability.

(Structural depths don't permit trees. But extensive greenery at the perimeter of the courtyard will significantly soften the space.)

CPTED

- Lighting will be important as Cloverdale has a high rate of theft and vandalism. It will be critical to ensure good lighting and security protocols are implemented at breach points.
- The courtyard is a CPTED concern with activities after hours.

(CPTED comments acknowledged.)

Accessibility

- Ensure there are power doors at all entrances. Call button panels at elevators should be horizontal for easy access.
- Important to ensure that 5% of units be disabled or wheelchair accessible.
- The outdoor amenity area should also be wheelchair accessible.
- Parking is good for accessibility/disability spaces.

(Accessibility comments acknowledged.)

Sustainability

- Consider maximizing windows that can open on the residential levels.
- Consider life cycle cost aspects when selecting system (mechanical electrical) options. Consider better energy efficiency and ventilation than BC Building Code minimum requirements.

(Sustainability comments acknowledged.)

CITY OF SURREY

BY-LAW NO. 17464

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

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

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

(a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 16808 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2008, NO. 16808.)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-221-881

Lot A Section 7 Township 8 New Westminster District Plan BCP32528 Except: Plan BCP39769

5710 - 175 Street

(b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-655-795

Lot G Block 7 Section 7 Township 8 New Westminster District Plan 2018

17567 - 57 Avenue

(hereinafter both (a) and (b) shall be 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 *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* with related *amenity spaces* and retail, office, service, *commercial*, recreational and civic uses developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Hol, B.C.L.S. on the 4th day of July, 2011.

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. *Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.*
3. *Personal service uses excluding body rub parlours.*
4. *General service uses excluding drive-through banks.*
5. *Eating establishments excluding drive-through restaurants.*
6. *One Neighbourhood pub, within either Block A or B.*
7. *Liquor store, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.*
8. *Office uses excluding social escort services and methadone clinics.*
9. *Indoor recreational facilities.*
10. *Parking facilities.*
11. *Entertainment uses excluding arcades and adult entertainment stores.*
12. *Community services.*
13. *Child care centres.*
14. *Cultural uses.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. For uses listed in Section B.1, the *floor area ratio* shall not exceed 2.0.
2. For uses listed in Sections B.2 to B.14 inclusive, the *floor area ratio for all uses* shall be as follows:
 - (a) Block A: The *floor area ratio* shall not exceed 0.4.
 - (b) Blocks B and C: The *floor area ratio* shall not exceed 0.15.
3. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purposes of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximums specified in Sections D.1. and D.2.
4. Indoor Amenity Space: The *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 maximum *lot coverage* shall be 80%, excluding air space parcels which shall have a maximum *lot coverage* of 100%.

F. Yards and Setbacks

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

1. Block A

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

Use	Setback	Front Yard (North)	Rear Yard (South)	Side Yard (East)	Side Yard on Flanking Street (West)
<i>Principal and Accessory Buildings and Structures</i>		0.50 m [1.6 ft.]	0.0 m [0.0 ft.]	7.5 m [25 ft.]	0.0 m [0 ft.]
<i>Principal and Accessory Buildings and Structures Within Air Space Parcels</i>		0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

2. Block B and Block C

Use	Setback	<i>Front Yard (North)</i>	<i>Rear Yard (South)</i>	<i>Side Yard (East/West)</i>
	<i>Principal and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	3.0 m [10 ft.]
<i>Principal and Accessory Buildings and Structures Within Air Space Parcels</i>		0 m. [0 ft.]	0 m. [0 ft.]	0 m. [0 ft.]

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

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 28 metres [90 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended for uses in Sections B.2 to B.14.
2. Notwithstanding Section H.1, a minimum of 75 *parking spaces* shall be provided in Block A for all uses listed in Sections B.2 to B.14.
3. 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.
4. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
5. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
6. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law No. 12000, an *underground parking facility* is permitted to be located within 2.0 metres [6.6 ft.] of any *lot line*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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.
3. *Child care centres* shall be located on the *lot* such that these centres:
 - i. Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B.1 of this Zone; and
 - ii. Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

1. *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>
2,000 sq. m. [0.50 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

2. Air space parcels created through subdivision in this Zone, are not subject to Section K.1., but shall comply with the provisions in the Land Title Act. R.S.B.C., 1996 Chapter 250, as amended.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-15 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17464."

READ A FIRST AND SECOND TIME on the 25th day of July, 2011.

PUBLIC HEARING HELD thereon on the 12th day of September, 2011.

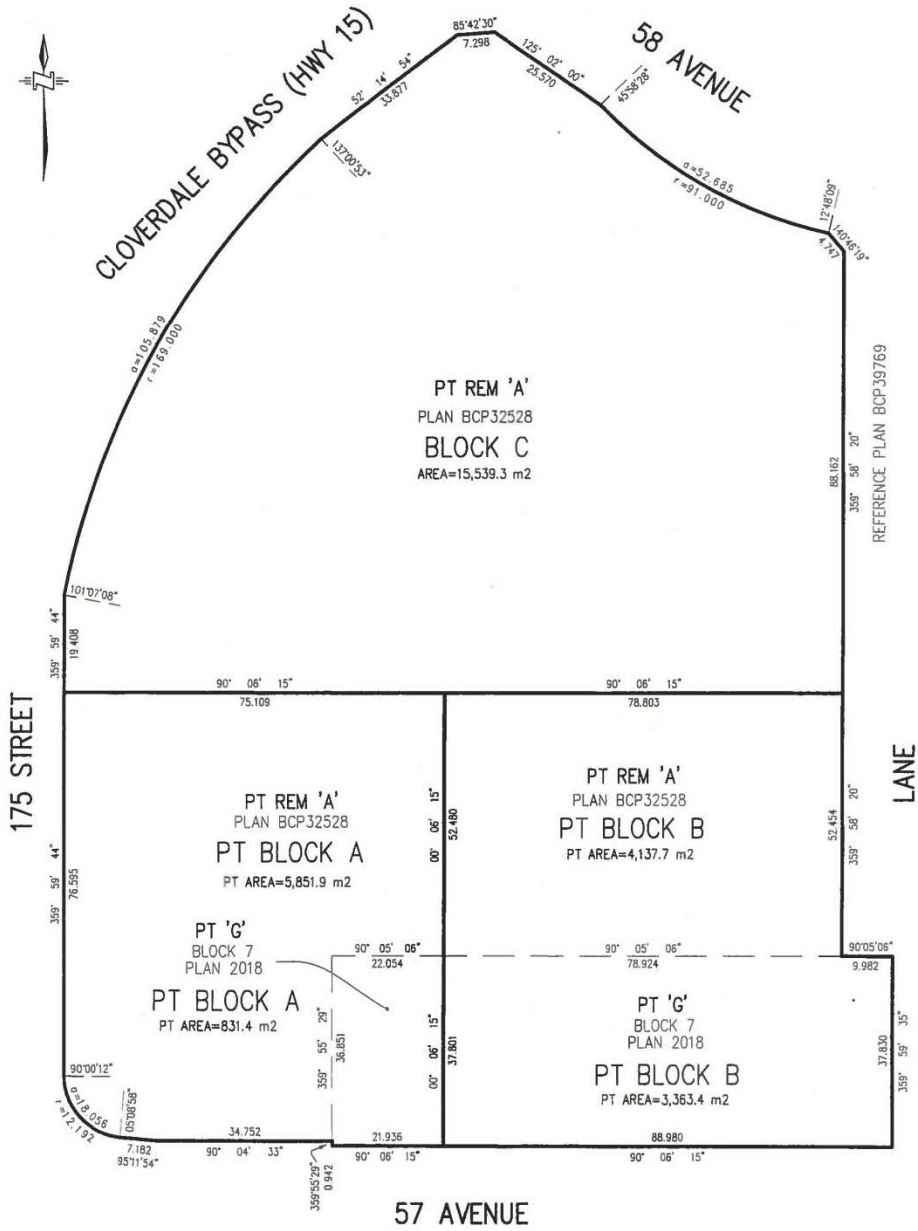
READ A THIRD TIME ON THE 12th day of September, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of April, 2013.

_____ MAYOR

_____ CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 17464
 OF LOT A PLAN BCP32528 EXCEPT: PLAN BCP39769 AND
 LOT "G" BLOCK 7 PLAN 2018 BOTH OF SECTION 7 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT
 BCGS 92G.017



CERTIFIED CORRECT ACCORDING TO SURVEY
 THIS 4th DAY OF JULY, 2011

G.A. [Signature]
 B.C.L.S.

BLOCK A FROM CD/C-15 TO CD	AREA = 6,893.3 m ²
BLOCK B FROM CD/C-15 TO CD	AREA = 7,501.1 m ²
BLOCK C REMAINS CD	AREA = 15,539.3 m ²

McELHANNAY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-08059-03
 DATE: JULY 4, 2011

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17464"

.....

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17464" is hereby amended as follows:
 - (a) Part 2, Section B. Permitted Uses is amended by deleting Section B.6 and replacing it with a new Section B.6 as follows:

"6. One *neighbourhood pub*, within either Block B or Block C."
 - (b) Part 2, Section H. Off-Street Parking is amended by deleting Section H.2 and replacing it with a new Section H.2 as follows:

"2. Notwithstanding Section H.1, a minimum of *37 parking spaces* shall be provided in Block A for all uses listed in Sections B.2 to B.14 of this Zone."

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17464, Amendment By-law, 2015, No. _____."

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

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

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

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

_____ MAYOR

_____ CLERK