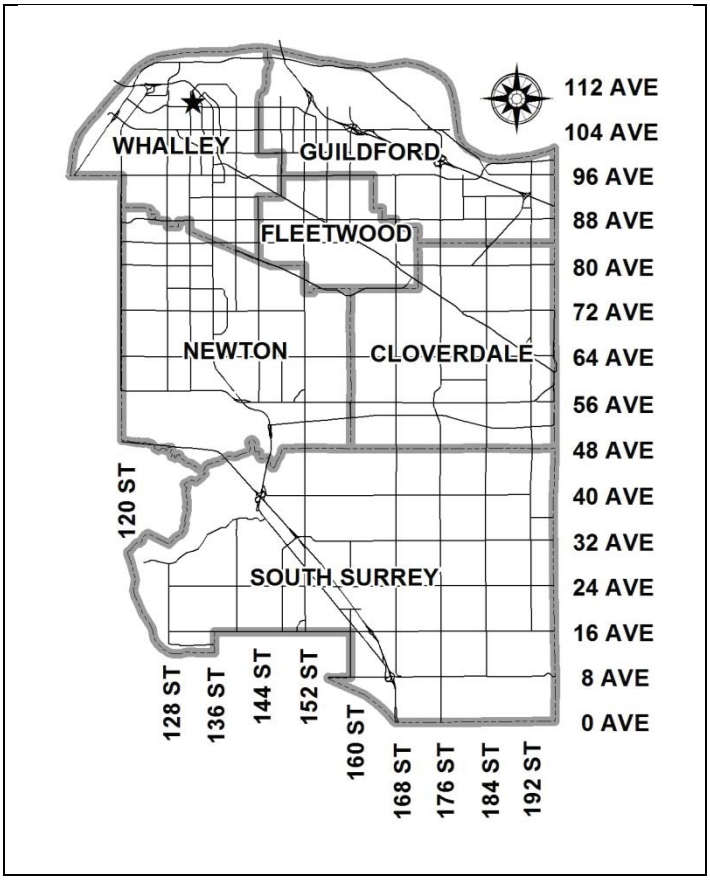


City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7915-0261-00

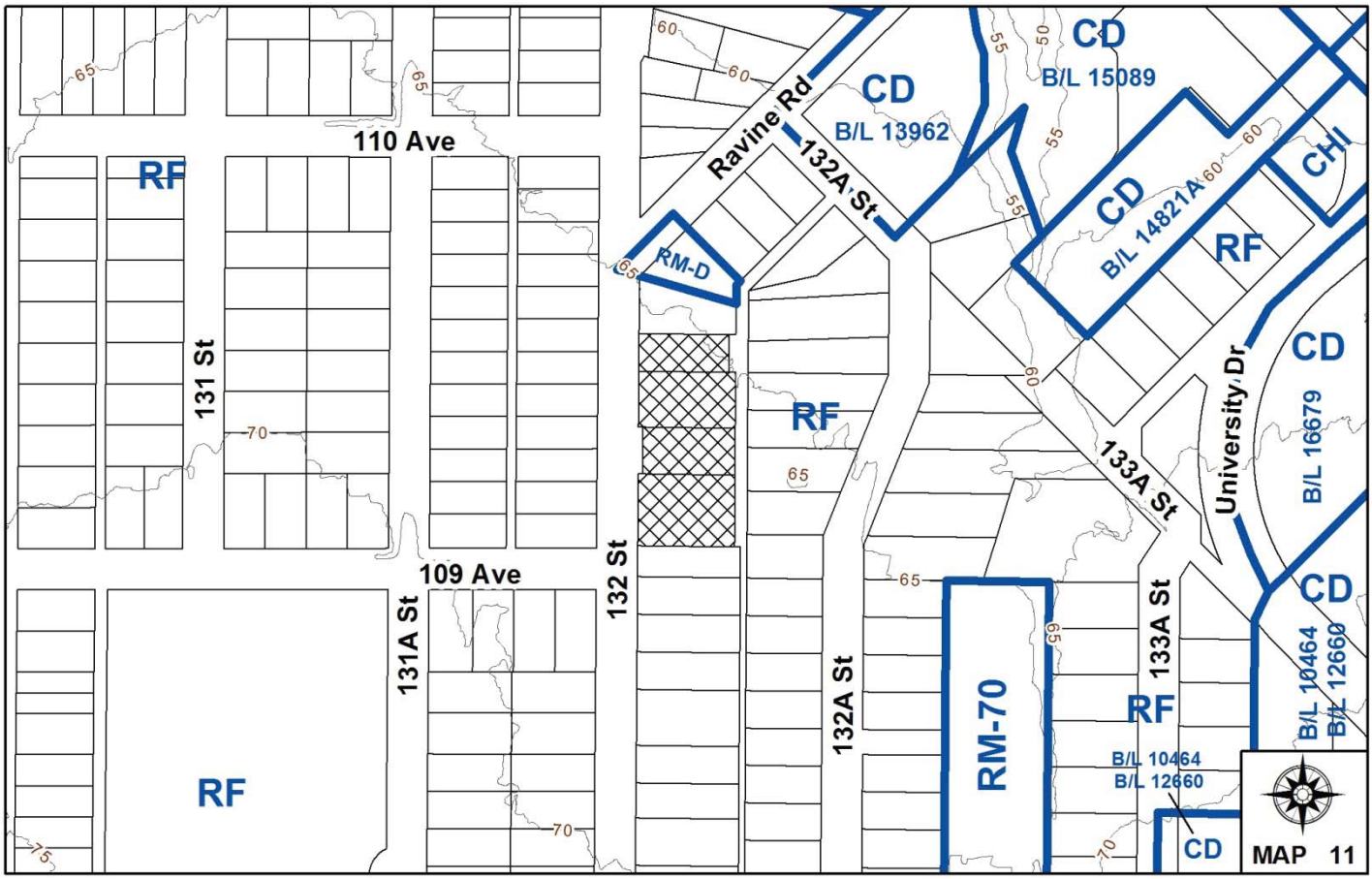
Planning Report Date: September 12, 2016

PROPOSAL:

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

to permit the development of 117 dwelling units in a 5-storey apartment building with townhouses on the ground floor.

LOCATION:	10918, 10932, 10944, 10956 – 132 Street
OWNER:	0996530 BC Ltd.
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.
- Complies with the "Low to Mid Rise up to 2.5 FAR" land use designation in the Surrey City Centre Land Use and Density Concept.
- The proposed density and building form are appropriate for this part of City Centre, which is at the western periphery of the City Centre Plan area.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.

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 351 square metres (3,778 square feet) to 152 square metres (1,637 square feet).

3. Council authorize staff to draft Development Permit No. 7915-0261-00 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, including the dedication of 10906 – 132 Street for the extension of 109 Avenue and the green lane, 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 finalized 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) the applicant to adequately address the impact of reduced indoor amenity space;

    (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) 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;

    (j) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and

(k) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line adjacent the green lane.

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:**

6 Elementary students at KB Woodward Elementary School
3 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 Spring 2018.

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on one of the four lots, which will be removed as part of the subject development application. The remaining three lots are currently vacant.

Adjacent Area:

Direction	**Existing Use**	**OCP Designation**	**Existing Zone**
North:	Single family dwelling.	Multiple Residential	RF
East (Across unopened lane):	Single family dwellings.	Multiple Residential	RF
South:	Vacant City-owned lot (future 109 Avenue extension).	Multiple Residential	RF
West (Across 132 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is approximately 4,780 square metres (1.2 acres) in size and consists of four (4) properties located at 10918, 10932, 10944 and 10956 – 132 Street. The properties are zoned Single Family Residential Zone (RF) and designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Land Use and Density Concept.

- A single family dwelling is located on the property at 10932 – 132 Street, which will be demolished as part of the subject development application. The remaining three (3) lots are currently vacant.

- The previous owners of the subject site originally submitted a development application (File No. 7911-0171-00) to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) based on the RM-70 Zone and for a Development Permit, in order to develop 93 units within a 5-storey apartment building with townhouses at the ground floor level. Rezoning By-law No. 17760 for Development Application No. 7911-0171-00 was granted Third Reading on October 1, 2012.

- The subject site was sold in 2015, and at the request of the new owners, Rezoning By-law No. 17760 was filed by Council and Development Application No. 7911-0171-00 was closed on September 14, 2015.

Current Proposal

- The owners of the subject site have subsequently applied to rezone the four (4) properties from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) based on the RM-70 Zone and for a Development Permit, in order to develop a 5-storey apartment building with 117 dwelling units including fourteen (14) townhouse units on the ground floor.

- The applicant has indicated that the proposed 5-storey apartment building will consist entirely of rental units intended for students, seniors, and small families.

- The proposed floor area ratio (FAR) of the development is 2.1, which is below the maximum 2.5 FAR permitted under the "Low to Mid Rise up to 2.5 FAR" land use designation of the City Centre Land Use and Density Concept.

- The project will include 73 one-bedroom units and 44 two-bedroom units, for a total of 117 dwelling units. A total of fourteen (14) of the 44 two-bedroom units are two-storey townhouse units, which will front 132 Street.

- The apartment units will range in size from 39 square metres (400 sq.ft.) for a 1-bedroom unit to 83 square metres (890 sq.ft.) for a 2-bedroom unit. The 2-storey townhouse units range in size from 93 square metres (1,000 sq.ft.) to 115 square metres (1,235 sq.ft.).

- Comparing the 93 unit, 5-storey building previously proposed on the subject site under Development Application No. 7911-0171-00 to the current proposal, the design, layout and massing are similar. The current proposal includes 117 units versus 93 units, but the current

building (8,365 square metres / 90,040 sq.ft.) is slightly smaller than the previously proposed building (9,068 square metres / 97,605 sq.ft.).

Road Network

- A new road is proposed along the south side of the proposed development, which will be an extension of 109 Avenue from 132 Street to 132A Street. The City already owns the lot to the south of the subject site, where the majority of the 109 Avenue extension is to be situated.

- A new 12-metre (39-ft.) wide "green lane" is proposed along the east property line of the subject site, where a 6-metre (20 ft.) lane dedication already exists. The applicant will be required to dedicate 2.95 metres (9.7 ft.) for this "green lane". The remainder (approximately 3 metres / 10 ft.) of lane dedication to achieve the ultimate 12-metre (39-ft) width will come from the properties to the east when they redevelop in accordance with the City Centre Land Use Concept.

- The new "green lane" and the new 109 Avenue extension are all part of the proposed overall road network in City Centre, which is intended to improve connectivity throughout the area.

Proposed CD By-law

- 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 2.1 exceeds the maximum FAR of 1.5 permitted in the RM-70 Zone, but 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 developments and is, therefore, not appropriate for a five-storey building form.

- As a result of the proposed density and building massing, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone (based on the RM-70 Zone).

- The table below provides a comparison between the RM-70 Zone and the proposed CD By-law.

	RM-70 Zone	**Proposed CD By-law**
FAR	1.5	2.1
Lot Coverage	33%	45%
Building Setbacks	7.5 metres to all lot lines	4.5 metres (14.5 ft.) to the west and east lot lines 5.0 metres (16.5 ft.) to the north and south lot lines
Setback to Underground Parking Facility	2.0 metres (6.6 ft.) from the front lot line or the lot line along a flanking street	1.4 metres (4.6 ft.) from the front lot line or the lot line along a flanking street
Balcony Size	Balconies for non-ground oriented units shall be a minimum of 5% of the	Balconies for non-ground-oriented units 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.	dwelling unit size or may be reduced to 4.2 square metres (45 sq.ft.) per dwelling unit, for a maximum of 35% of the non-ground-oriented dwelling units.

- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 45%. The proposed lot coverage is typical for a 5-storey apartment building.

- The reduced setbacks along the east (green lane), west (132 Street) and south (109 Avenue) lot lines achieve a more urban, pedestrian-oriented streetscape, which is consistent with the goals of the City Centre Plan.

- The reduced setback of 5.0 metres (16.5 ft.) along the north lot line is a side yard condition and only pertains to a portion of the building at the northwest corner. The remainder of the building along the north lot line is set back 8.5 metres (28 ft.).

- The reduced setback of 1.4 metres (4.6 ft.) to the property lines for the underground parking structure, rather than 2.0 metres (7 ft.) as required in the Zoning By-law, is comparable to setback relaxations for underground parking structures in other projects including a 65-unit, 5-storey apartment building proposed on a site further to the south under Development Application No. 7913-0285-00, which is currently at Third Reading.

- The balconies for a maximum of 35% of the non-ground-oriented dwelling units will be permitted to be less than 4.6 square metres (50 sq.ft.) in size, to a minimum size of 4.2 square metres (45 sq.ft.). All other non-ground-oriented dwelling units will be required to incorporate balconies at least 4.6 square metres (50 sq.ft.) in size.

- The applicant has indicated that the smaller balconies are appropriate for the single bedroom units, which make up over 60% of the overall dwelling unit count. In addition, to mitigate the smaller balconies, the development is designed around a large, central courtyard which exceeds the minimum requirement for outdoor amenity space (see Amenity Space section).

PRE-NOTIFICATION

- Pre-notification letters were mailed on May 18, 2016 and staff received four (4) telephone calls requesting additional information regarding the proposed development. Staff provided the information to the callers and no concerns were expressed.

DESIGN PROPOSAL AND REVIEW

- The development consists of a 5-storey apartment building with two-storey ground-oriented townhouses along the 132 Street frontage. The 5th storey is to be stepped back in order to be sensitive to the existing single family area to the west, across 132 Street.

- The building is separated into two blocks (north and south) by a main lobby. The south block is slightly higher in elevation, in order to address on-site grade changes.

- The building includes a horizontal townhouse expression at the first and second floors, and a horizontal apartment expression on the third and fourth floors along the west and south building elevations. In contrast, the fifth floor is further set back to reduce the scale and massing of the apartment building.

- The building materials include hardie-panel aluminum reveals and wood trim accents painted orange, beige, and light and dark grey to provide visual interest. The first and second floors, as well as portions of the third floor incorporate a dark-coloured brick façade.

- All ground floor dwelling units have patios, while all non-ground-oriented dwelling units include a balcony. The fourteen (14) two-storey townhouses each have a ground level patio and a second floor balcony.

Parking and Vehicle Access

- The applicant proposes a two-level underground parking garage, which will provide a total of 160 parking spaces (135 resident and 23 visitor parking spaces). The Zoning By-law, which reduces the parking requirement by 20% for sites within City Centre, requires the applicant to provide a total of 152 parking spaces (129 resident parking spaces and 23 visitor parking spaces) for the proposed 117 dwelling units. Therefore, the proposal will exceed the minimum parking spaces required under the Zoning By-law. All proposed parking is within the underground parking garage; no surface parking is proposed.

- The proposal includes a total of 154 bicycle parking spaces located within the underground parking garage, which exceeds the minimum 140 bicycle parking space requirement under the Zoning By-law. Additional bicycle parking spaces (2 bicycle racks) will be provided outside of the building, adjacent to the two (2) main (west and southwest) entrances of the building.

- Vehicle access to the underground parking garage is at the northeast corner of the subject site via the new green lane, which will be constructed to an interim standard as part of the subject development application.

- The applicant is also required to construct the north portion (11.5 metres / 38 ft.) of 109 Avenue, located directly south of the subject site which will ultimately be 20 metres (66 ft.) in width. The majority of the road dedication to achieve the ultimate 20-metre (66-ft.) width will come from the vacant City property (10906 – 132 Street) to the south. This 15.24-metre (50-ft.) wide City-owned lot will be dedicated as a road, as part of the subject development application. The completion of the 20-metre (66-ft.) wide 109 Avenue extension will be contingent on the future redevelopment of the property at 10900 – 132 Street, in accordance with the City Centre Land Use Concept.

Amenity Space

- Based on the 117 proposed dwelling units and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 351 square metres (3,778 square feet) of indoor amenity space is required. The development proposes 152 square metres (1,637 sq.ft.) of indoor amenity space.

- The indoor amenity space consists of a large multi-purpose room on the ground floor (adjacent to the main lobby) with direct access to the outdoor amenity space. The room can be utilized for strata meetings, but can also be used for larger gatherings and events.

- The proposed 152 square metres (1,637 sq.ft.) of indoor amenity space does not meet the minimum 351 square metres (3,778 square feet) of indoor amenity space required. The applicant will provide a monetary contribution of $79,200 (based on $1,200 per unit of the indoor amenity space required) in accordance with City policy to address this shortfall.

- The applicant has provided the following reasons for the reduction in the size of the indoor amenity space:

    - The subject site is within close proximity to Chuck Bailey Recreation Centre, which offers quality services and amenity space; and

    - The proposed 152 square metres (1,637 sq.ft.) of indoor amenity space will provide a functional gathering space for the future residents of the building.

- Based on the 117 proposed dwelling units and the minimum requirement of 3 square metres (32 sq.ft.) of outdoor amenity space per unit, a total of 351 square metres (3,778 square feet) of outdoor amenity space is required. The development proposes 405 square metres (4,356 sq.ft.) of outdoor amenity space.

- The proposed 405 square metres (4,356 sq.ft.) of outdoor amenity space exceeds the minimum 351 square metres (3,778 square feet) of outdoor amenity space required.

- The outdoor amenity space consists of a linear courtyard located along the east side of the proposed building, adjacent to the new green lane. The outdoor amenity space is divided into three (3) sections. A large patio area is located directly off of the main indoor amenity space, while a sod lawn area is located north of the patio. A play area with parkour structures, stepping stones and an adventure pathway is located south of the patio area.

- Trees, landscaping, benches and arbors are proposed throughout the outdoor amenity space areas.

- A public plaza is proposed at the southwest corner of the site at the intersection of 132 Street and the new 109 Avenue. The public plaza includes several trees in planters with adjacent wood slat bench tops as seating. In addition, the applicant proposes a bike rack and a decorative arbour.

- The main outdoor amenity space located along the east side of the proposed building is approximately 374 square metres (4,021 sq.ft.) in size. The public plaza, at southwest corner of the site, adds an additional 31 square metres (334 sq.ft.) of outdoor amenity space.

- A vertical, steel-frame cable trellis is to be installed along the north lot line adjacent to the underground parking ramp, in order to soften the transition between the subject site and the adjacent property to the north, and to provide additional screening of the parking ramp. Virginia creeper vine, known for its leaf form and seasonal colour change, will be planted on the trellis structure.

ADVISORY DESIGN PANEL

ADP Date: August 20, 2015

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).

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Report for the subject property. 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
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Black Walnut	1	1	0
Cherry	4	4	0
English Oak	1	1	0
English Walnut	2	2	0
Lombardy Poplar	2	2	0
Norway Maple	2	2	0
Tree Species	**Existing**	**Remove**	**Retain**
White Poplar	1	1	0
Coniferous Trees			
Douglas Fir	14	14	0
Falsecypress	2	2	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	**32**	**32**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**80**
Total Retained and Replacement Trees	**80**
Contribution to the Green City Fund	**No contribution required**

- The Arborist Assessment states that there are a total of 33 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree removal is due to the fact that the majority of the trees are located within the building envelope, and with the proposed excavation and construction of the underground parking structure, it makes it difficult to retain trees on the subject site.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 69 replacement trees on the site. The applicant is proposing 80 replacement trees on the site, which exceeds the City requirement.

- In summary, a total of 80 trees are proposed to be replaced on the subject site. No contribution is required to the Green City Fund.

Landscaping

- The landscape plan shows a total of 80 trees to be planted throughout the subject site including maple, dogwood, spruce, pear and pine.

- A significant number of shrubs and ground cover species are proposed throughout the subject site, including lavender, ferns, rhododendrens, yews, sage, roses and decorative grasses.

- The landscape includes an urban planting form with yews and trailing plants as well as decorative grasses at entry ways along the west (132 Street), east (green lane) and south (109 Avenue) frontages. The landscaping includes a low concrete street-facing wall with planting along 132 Street, as well as a black aluminum rail fence (and gates) and elevated patios, which create a more pedestrian-friendly streetscape while still providing a separation and designation between public and private spaces.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 7, 2015. 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)	• The subject site is located within the Surrey City Centre. • The proposed development complies with the land use designation of the City Centre Land Use Plan.
2. Density & Diversity (B1-B7)	• The proposed density is 2.1 FAR. • The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The project will diversify the housing stock and provide additional options in this area, including apartment and townhouse units. • The proposed development provides a range of unit sizes from 1 to 2 bedroom units.
3. Ecology & Stewardship (C1-C4)	• The proposed development includes natural landscaping. • Eighty replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover. • The proposed development will provide provisions for recycling within the underground parkade.
4. Sustainable Transport & Mobility (D1-D2)	• Frequent transit service runs along King George Highway and 108 Avenue, with transit stops located within walking distance from the subject site. Gateway SkyTrain station is located about 650 metres (0.4 mile) to the southeast of the site. • Secure bicycle parking is provided within the underground parkade.
5. Accessibility & Safety (E1-E3)	• All non-ground oriented units are accessible by elevator. • The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good on-site lighting.
6. Green Certification (F1)	• No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	• Pre-notification letters were mailed to area residents and property owners, and a development proposal sign was installed on subject site.

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.	Proposed 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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/dk

APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Mark Ankenman
Ankenman Associates
Address: 12321 Beecher Street, Suite 200
Surrey, BC V4A 3A7

Tel: (604)536-1600

2. Properties involved in the Application

(a) Civic Addresses: 10956 – 132 Street
10944 – 132 Street
10918 – 132 Street
10932 – 132 Street

(b) Civic Address: 10956 – 132 Street
Owner: 0996530 BC Ltd.
Director Information:
Chia-Hwei Lin

No Office Information files as at March 13, 2016
PID: 011-080-787
Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

(c) Civic Address: 10944 – 132 Street
Owner: 0996530 BC Ltd.
Director Information:
Chia-Hwei Lin

No Office Information files as at March 13, 2016
PID: 001-567-543
Lot 17 Except: The South 24 Feet, Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

(d) Civic Address: 10918 – 132 Street
Owner: 0996530 BC Ltd.
Director Information:
Chia-Hwei Lin

No Office Information files as at March 13, 2016
PID: 000-922-676
Lot 19 Section 15 Block 5 North Range 2 West New Westminster District Plan 19406

(e) Civic Address: 10932 – 132 Street
Owner: 0996530 BC Ltd.
PID: 001-728-423
Lot 75 Section 15 Block 5 North Range 2 West New Westminster District Plan 30464

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		4,780 sq.m.
Road Widening area		733 sq.m.
Undevelopable area		
Net Total		4,047 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		37%
Total Site Coverage		82%
SETBACKS (in metres)		
Front (west)	4.5 metres	4.5 metres
Rear (east)	4.5 metres	4.5 metres
Side #1 (north)	5.0 metres	5.0 metres
Side #2 (south)	5.0 metres	5.0 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	18 metres	17 metres
Accessory	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
Studio		26
One Bed		47
Two Bedroom (apartment and townhouse)		44
Total		117
FLOOR AREA: Residential		8,365 sq.m.
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	11,118 sq.m.	8,365 sq.m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		288 UPH (117 UPA)
FAR (gross)	2.5	1.7
FAR (net)	2.5	2.1
AMENITY SPACE		
Indoor	351 sq.m.	252 sq.m.
Outdoor	351 sq.m.	152 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom	76	76
2-Bed	53	59
3-Bed		N/A
Residential Visitors	23	25
Institutional		N/A
Total Number of Parking Spaces	152	160
Number of disabled stalls		2
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES

7	JULY 19, 2016	RE-ISSUE FOR DP REVISED S/C PARKING	MI
6	MAY 16, 2016	RE-ISSUE FOR DP	MI
5	NOV. 17, 2015	RE-ISSUE FOR DP	MI
4	AUG. 31, 2015	SUBMISSION TO SDP - AUG. 31, 2015	MI
3	AUG. 07, 2012	ISSUE FOR DP	MI
2	AUG. 06, 2012	ISSUE TO CITY OF SURREY FOR REVIEW	MI
1	JUNE 12, 2012	ISSUE TO CITY OF SURREY FOR REVIEW	MI

5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

RENDERING

1406

A0.0

JULY 19, 2016

Ankenman Associates Architects Inc.
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For

Fountana Group

Appendix II

1 A0.1 CONTEXT PLAN
SCALE: 1/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUE FOR DP REVISED LOC PARKING	MI
6	MAY 16, 2016	RE-ISSUE DP	MI
5	NOV. 17, 2015	RE-ISSUE DP	MI
4	AUG. 12, 2015	SUBMISSION TO ADP - AUG. 20, 2015	MI
3	AUG. 07, 2015	ISSUE FOR DP	MI
2	AUG. 04, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	MI
1	JUNE 12, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	MI

5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

CONTEXT PLAN

1406

A0.1

Ankenman Associates Architects Inc.
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For

Fountana Group

SCALE: 1/32" = 1'-0" JULY 19, 2016

1 A0.2 MAR. 21 @ 3PM
SCALE: 1/64" = 1'-0"

2 A0.2 JUN. 21 @ 3PM
SCALE: 1/64" = 1'-0"

3 A0.2 SEP. 21 @ 3PM
SCALE: 1/64" = 1'-0"

4 A0.2 DEC. 21 @ 3PM
SCALE: 1/64" = 1'-0"

7	JULY 19, 2016	RE-ISSUE FOR DP REVISED LOT PARKING	ML
6	MAY 16, 2016	RE-ISSUE FOR DP	ML
5	NOV. 17, 2015	RE-ISSUE FOR DP	ML
4	AUG. 31, 2015	SUBMISSION TO SDP - AUG. 26, 2015	ML
3	AUG. 07, 2015	ISSUE FOR DP	ML
2	AUG. 04, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	ML
1	JUNE 12, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	ML

5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

SHADOW STUDY

1406

A0.3

SCALE: 1/64" = 1'-0" JULY 19, 2016

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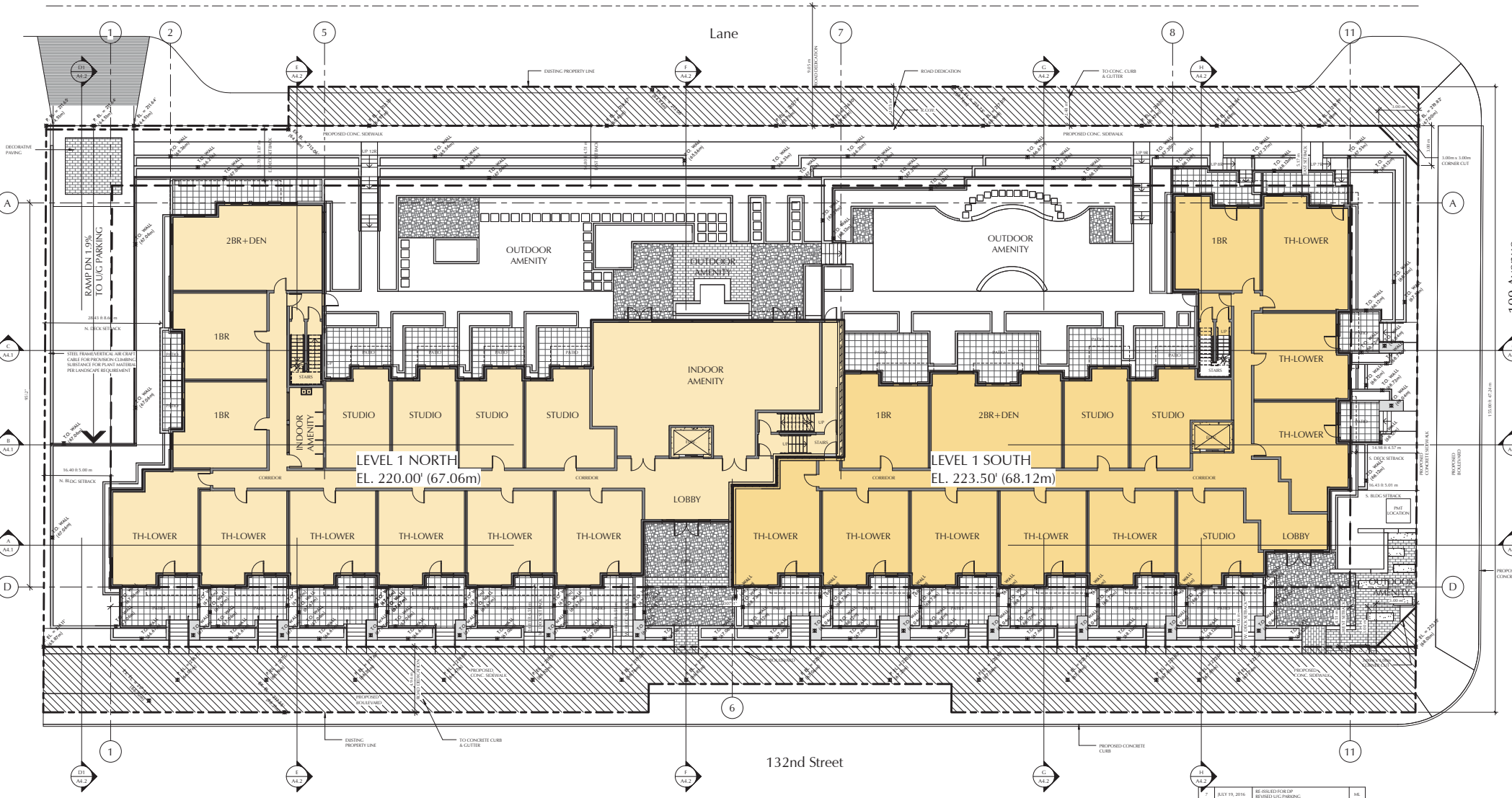
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For

Fountana Group



1 SITE PLAN
A1.1a SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

SITE PLAN

1406

A1.1a

Ankenman Associates Architects Inc.
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Residential Development For

Fountana Group

SCALE: 3/32" = 1'-0" JULY 19, 2016

SYNOPSIS

ZONING:

EXISTING: RF
PROPOSED: CD

CIVIC ADDRESS:

10918/10932/10944/10956 132ND STREET SURREY, B.C.

LEGAL DESCRIPTION:

LOT 15 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 9825), SECTION 15, BLOCK 5 NORTH RANGE 2 WEST, PLAN 4172,
LOT 75 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST, PLAN 30464,
LOT 17 EXCEPT: THE SOUTH 24 FEET, SECTION 15, BLOCK 5 NORTH RANGE 2 WEST, PLAN 19406, AND
LOT 19 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST, PLAN 19406
ALL OF NEW WESTMINSTER DISTRICT

SITE AREA:

GROSS SITE AREA	=	4,792.0 SM	(51,580.4 SF)
DEDICATED AREA	=	733.08 SM	(7,891 SF)
NET SITE AREA	=	4,058.8 SM	(43,690.2 SF)
		0.406 Ha	(1.003 ACRES)

SITE COVERAGE:

BUILDING STRUCTURE: 1,832.69 SM (19,727 SF)
1,832.69 SM / 4,076.8 SM = **45.0%**

PAVED AND HARD SURFACES: 1,498.1 SM (16.125 SF)
1,498.1 SM / 4,076.8 SM = **36.7%**

TOTAL SITE COVERAGE: **79.9%**

GROSS AREA (INCLUDING AMENITY)

LEVEL 1 NORTH	18,956 SF	1,761.1 m²
LEVEL 2 NORTH	18,346 SF	1,704.4 m²
LEVEL 3 NORTH	18,639 SF	1,731.6 m²
LEVEL 4 NORTH	18,639 SF	1,731.6 m²
LEVEL 5 NORTH	15,459 SF	1,436.2 m²
TOTAL	90,038 SF	8,364.8 m²

DENSITY:

PROVIDED:
117 UNITS / 0.406 Ha = 288.18 UPHa
117 UNITS / 1.003 ACRES = 116.65 UPA

FLOOR AREA RATIO: (INCL. AMENITY)

PROVIDED F.A.R. = 8,364.8 SM / 4,058.8 SM = **2.061**

BUILDING HEIGHT (AVG. EXIST. GRADE TO T/O PARAPET)

AVEREAGE EXISTING GRADE = 66.16M (217.060FT)
T/O PARAPET ELEVATION = 83.79M (274.913FT)

PROPOSED BLDG HEIGHT = 17.1M (56.0FT)
ABOVE AVG. EXT.GRADE

UNIT TYPES

LEVEL 1 NORTH			
1BR	4	1,987 SF	184.6 m²
2BR+DEN	2	1,574 SF	146.2 m²
STUDIO	7	3,009 SF	279.5 m²
TH-LOWER	14	7,319 SF	680.0 m²
	27	13,889 SF	1,290.3 m²
LEVEL 2 NORTH			
1BR	5	2,567 SF	238.5 m²
1BR+DEN	1	743 SF	69.1 m²
2BR+DEN	3	2,488 SF	231.2 m²
STUDIO	6	2,553 SF	237.2 m²
TNA/PPER	14	7,330 SF	681.0 m²
15	29	15,682 SF	1,456.9 m²
LEVEL 3 NORTH			
1BR	15	7,698 SF	715.2 m²
2BR	2	1,400 SF	130.1 m²
2BR+DEN	5	4,115 SF	382.3 m²
STUDIO	6	2,554 SF	237.1 m²
	28	15,768 SF	1,464.9 m²
LEVEL 4 NORTH			
1BR	15	7,698 SF	715.2 m²
2BR	2	1,400 SF	130.1 m²
2BR+DEN	5	4,115 SF	382.3 m²
STUDIO	6	2,554 SF	237.3 m²
	28	15,768 SF	1,464.9 m²
LEVEL 5 NORTH			
1BR	7	3,558 SF	330.6 m²
2BR	3	2,053 SF	190.8 m²
2BR+DEN	8	6,300 SF	603.9 m²
STUDIO	1	431 SF	40.0 m²
	19	12,543 SF	1,165.2 m²
TOTAL	117	73,648 SF	6,842.1 m²

UNIT TYPE PERCENTAGES:

STUDIO	26	22.2%
1BR	46	39.3%
1BR+DEN	1	0.85%
2BR	7	6.0%
2BR+DEN	23	19.7%
TH	14	12.0%

EFFICIENCY:

TOTAL UNIT AREA= 73,648 SF
TOTAL BLDG AREA = 90,038 SF

73,991 SF / 90,038 SF = **81.8%**

AMENITY:

	REQUIRED	PROVIDED
INDOOR:	117 UNITS x 3.0 SM = 351 SM (3,778 SF)	152 SM (1,637 SF)
OUTDOOR:	117 UNITS x 3.0 SM = 351 SM (3,778 SF)	404.7 SM (4,356 SF)

SETBACKS

	REQUIRED		PROVIDED (TO BUILDING SHEATHING)	
EAST	4.51 M	(14.8 FT)	4.51 M	(14.8 FT)
WEST	4.51 M	(14.8 FT)	4.51 M	(14.8 FT)
NORTH	5.0 M	(16.4 FT)	5.0 M	(16.4 FT)
SOUTH	5.0 M	(16.4 FT)	5.0 M	(16.4 FT)

PARKING - CITY CENTRE

		REQUIRED	PROVIDED
RESIDENTIAL			
(73 1BR UNITS x 1.3 STALL/UNIT) x0.8 =		75.92 STALLS	
(44 2BR UNITS x 1.5 STALL/UNIT) x0.8 =		52.8 STALLS	
TOTAL RESIDENTIAL		128.72 STALLS (INCL. 2 H/C)	135 STALLS (INCL. 2 H/C)
VISITOR			
(117 UNITS x 0.2 STALL/UNIT)	=	23.4 STALLS	25 STALLS
TOTAL		152.12 STALLS	160 STALLS (INCL. 2 H/C)

BICYCLE PARKING

		REQUIRED	PROVIDED
RESIDENTIAL			
1.2 x 117 DU	=	140.4 SPACES	154 SPACES
VISITOR			
	=	6 SPACES	6 SPACES
TOTAL		146.4 SPACES	160 SPACES

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5-Storey Apartment

Ankenman Associates Architects Inc.
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For

Fountana Group

10918/10932/10944/10956
132nd Street, Surrey BC

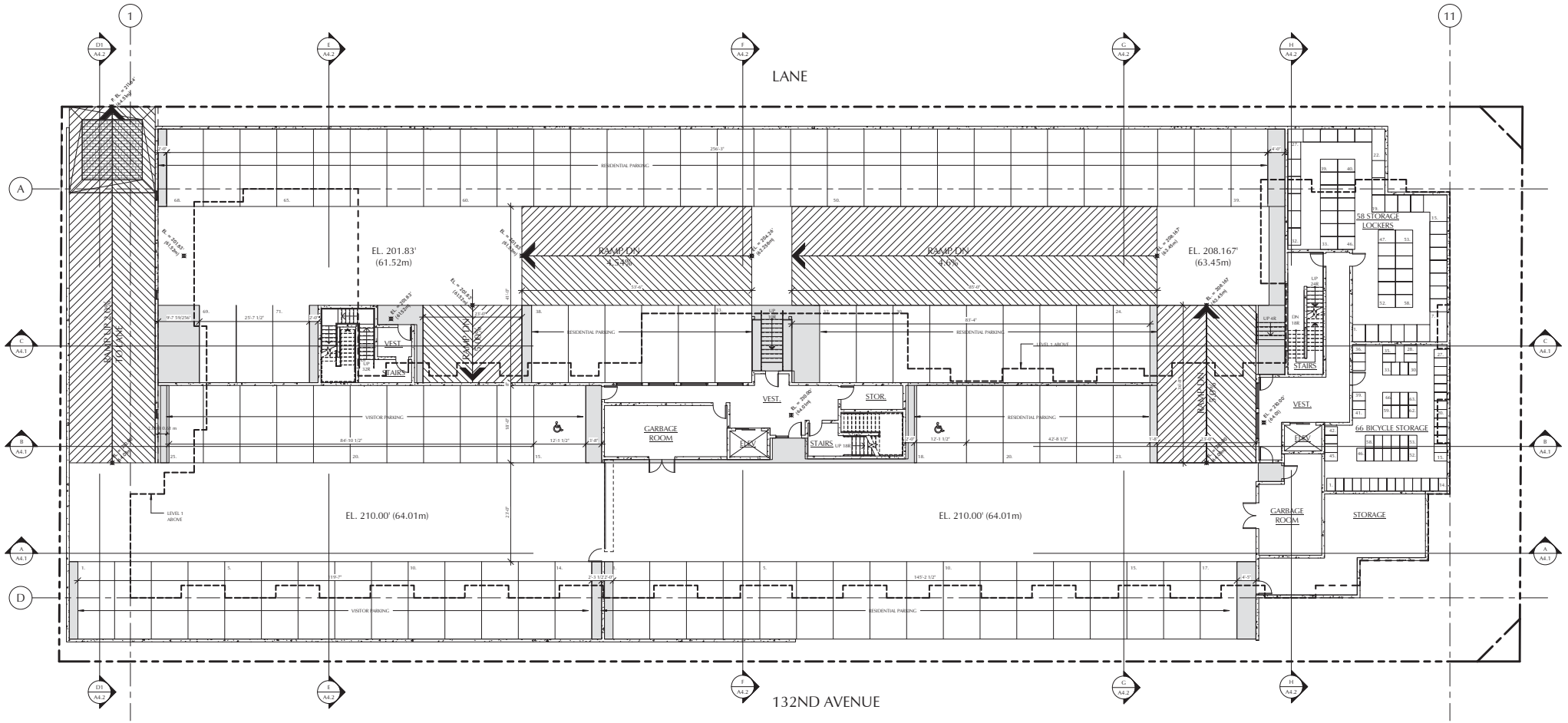
SITE SYNOPSIS

1406

SCALE:

JULY 19, 2016

A1.1b



1 / A2.1 U/G PARKING LEVEL 1
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

U/G PARKING LEVEL 1 1406

A2.1

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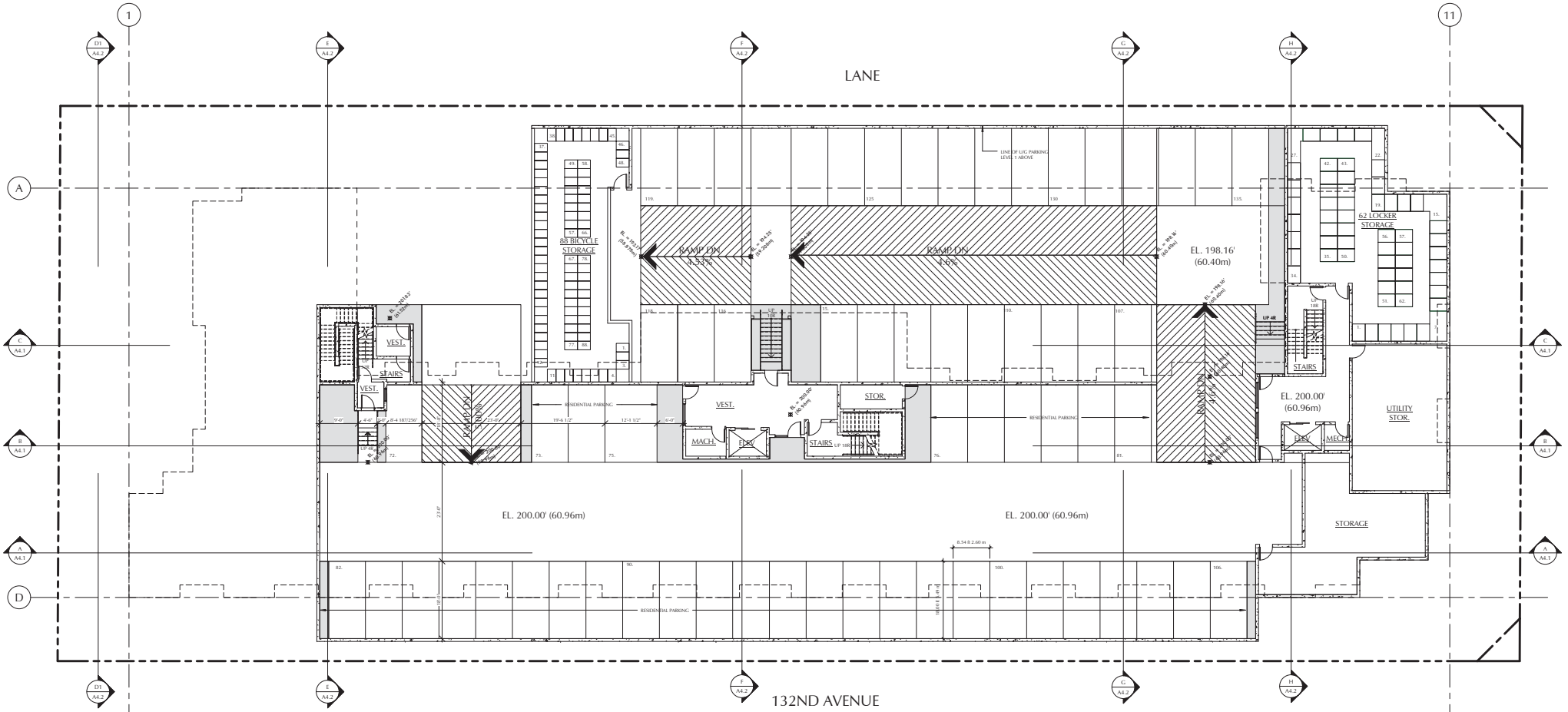
Residential Development For

Fountana Group

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 / A2.2 U/G PARKING LEVEL 2
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

U/G PARKING LEVEL 2 1406

A2.2

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Residential Development For

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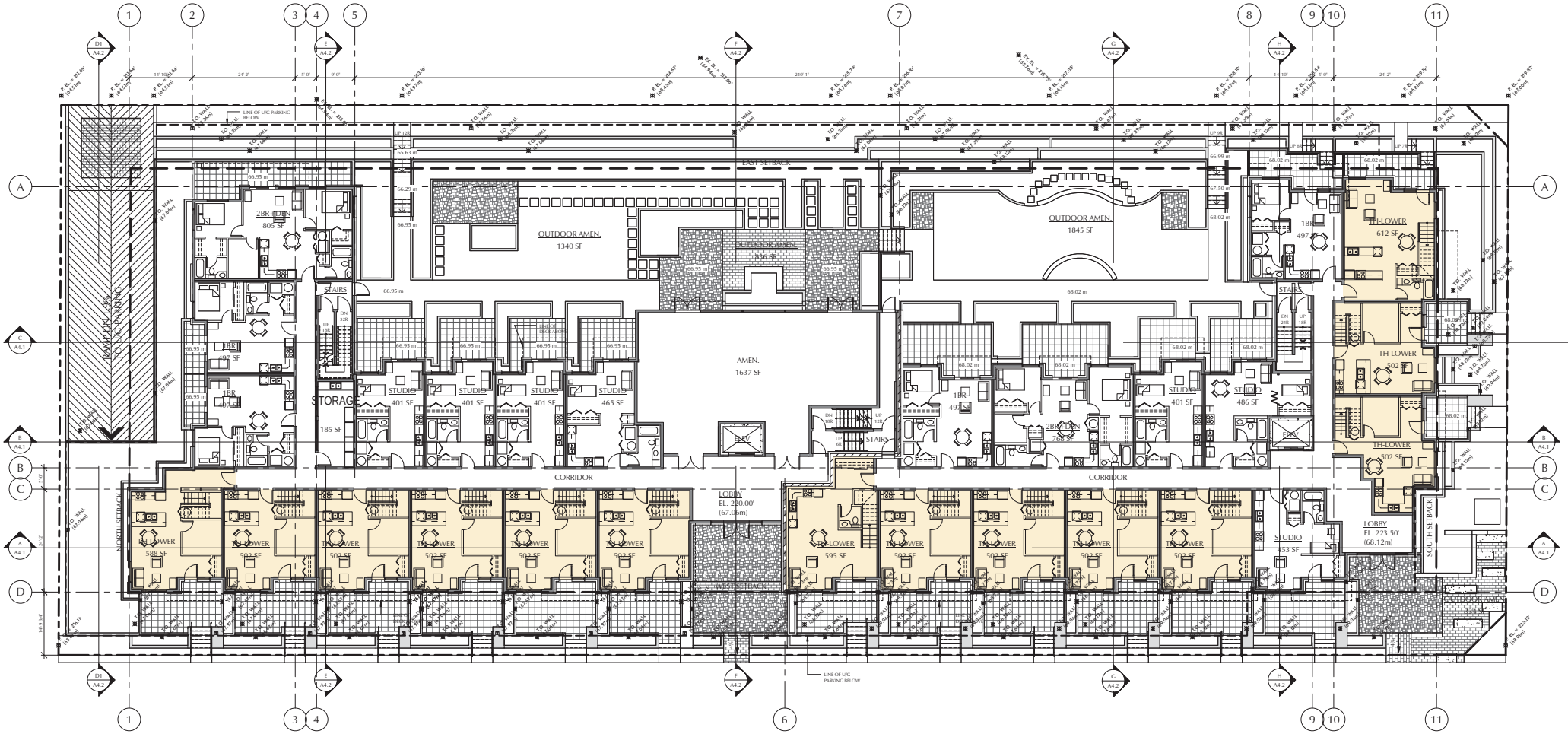
SCALE: 3/32" = 1'-0" JULY 19, 2016



1 / A2.3 LEVEL 1
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
6	MAY 16, 2015	RE-ISSUE FOR DP	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

LEVEL 1

1406

A2.3

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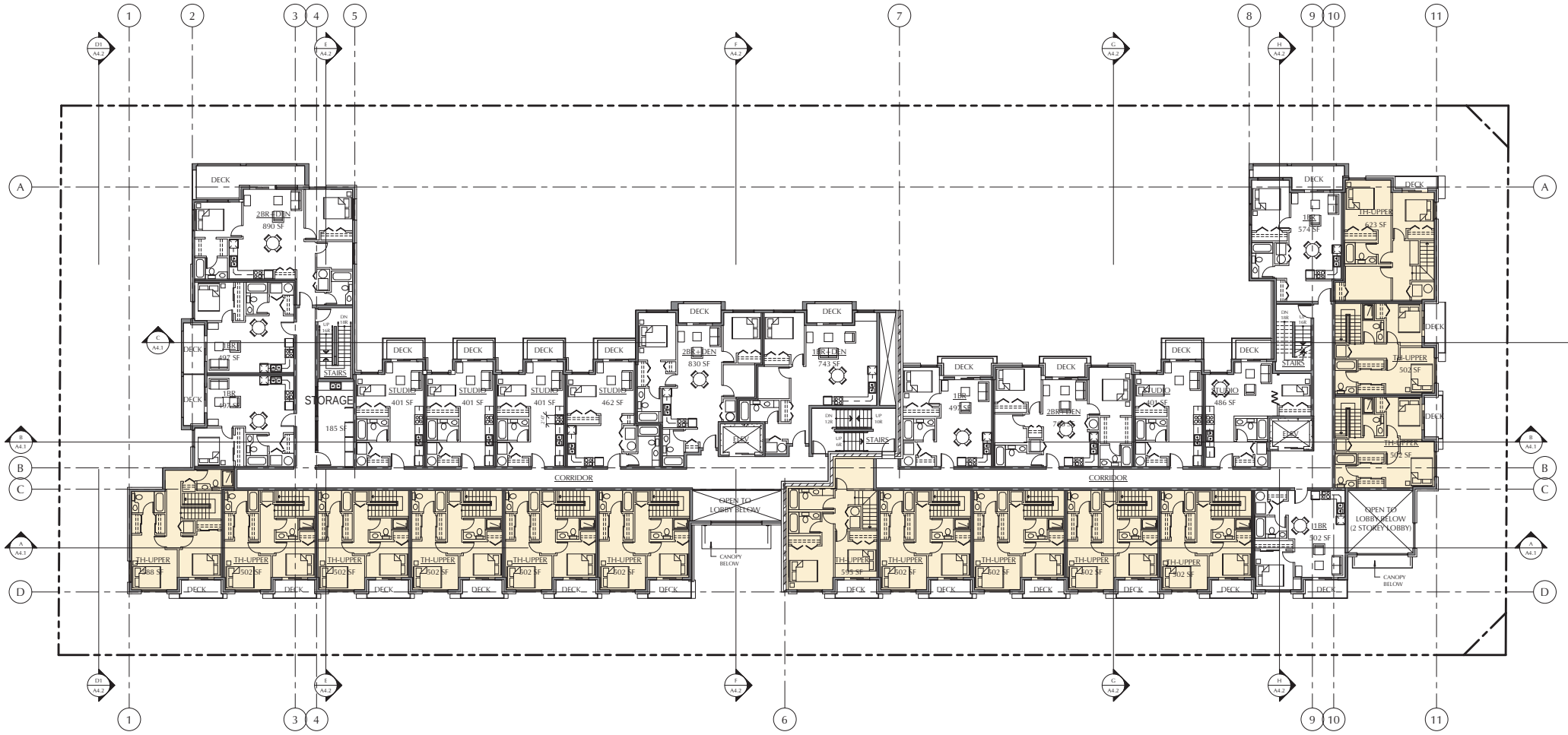
Residential Development For

Fountana Group

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 / A2.4 LEVEL 2
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

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Residential Development For

Fountana Group

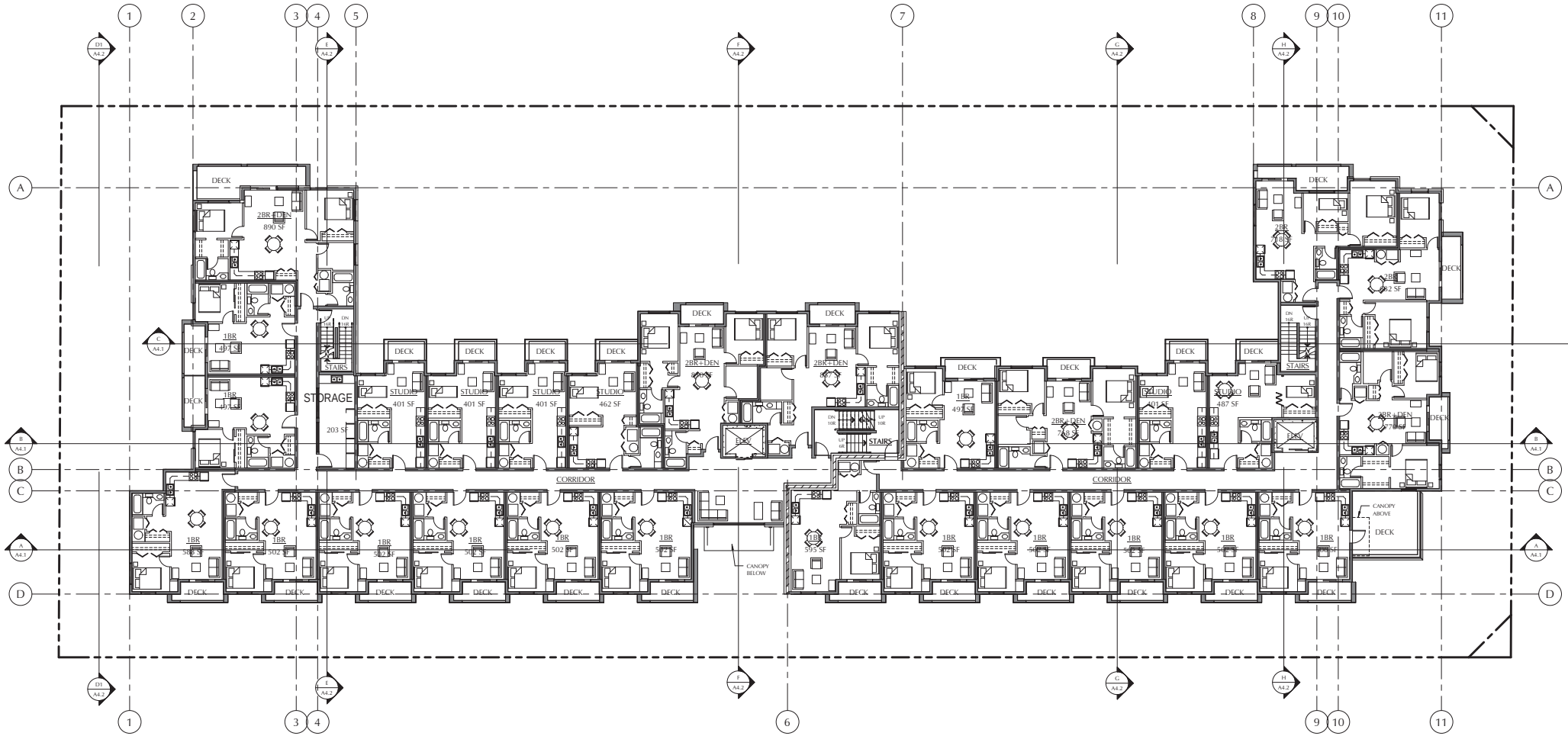
10918/10932/10944/10956
132nd Street, Surrey BC

LEVEL 2

1406

A2.4

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 A2.5 LEVEL 3
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

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Residential Development For

Fountana Group

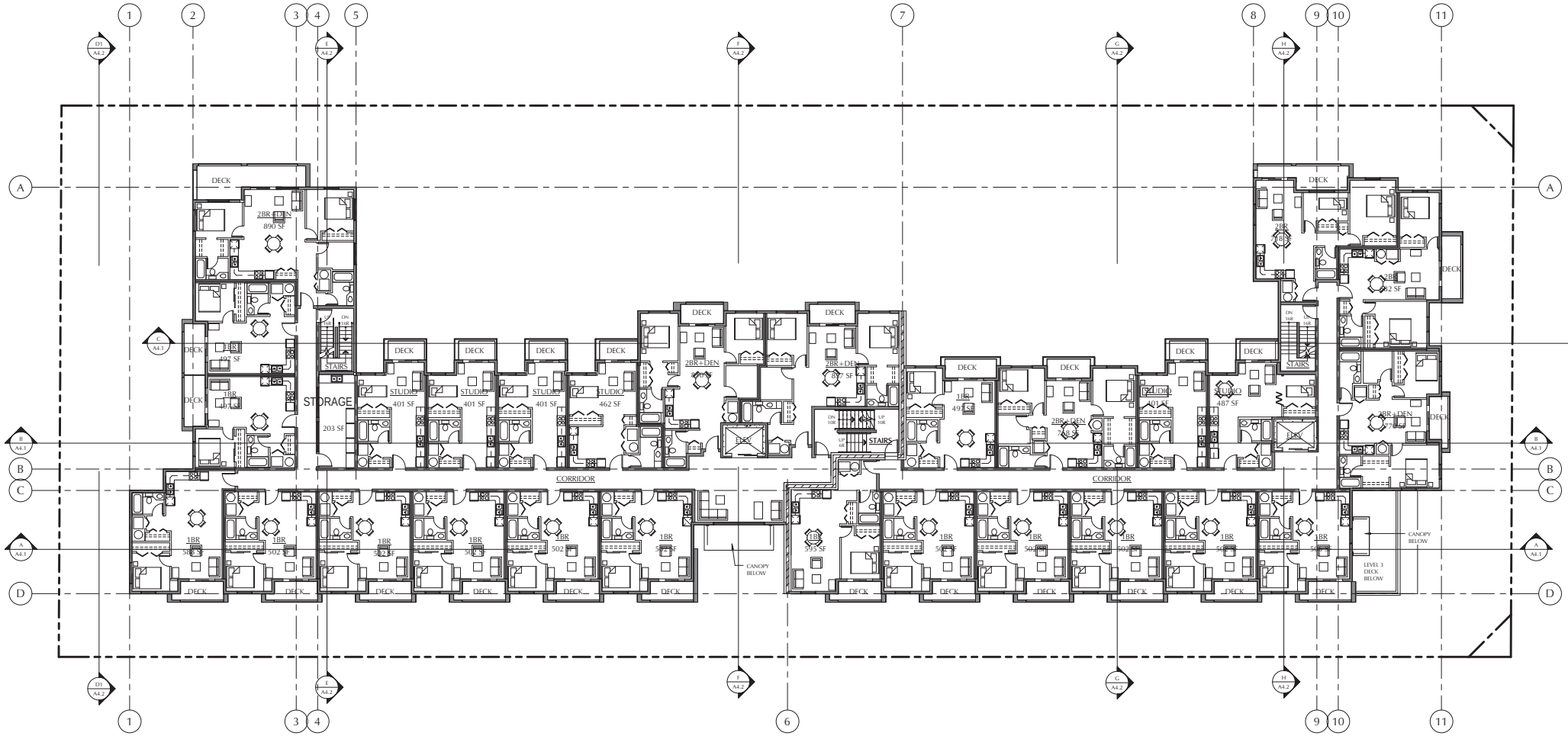
10918/10932/10944/10956
132nd Street, Surrey BC

LEVEL 3

1406

A2.5

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 / A2.6 LEVEL 4
SCALE: 3/32" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

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Residential Development For

Fountana Group

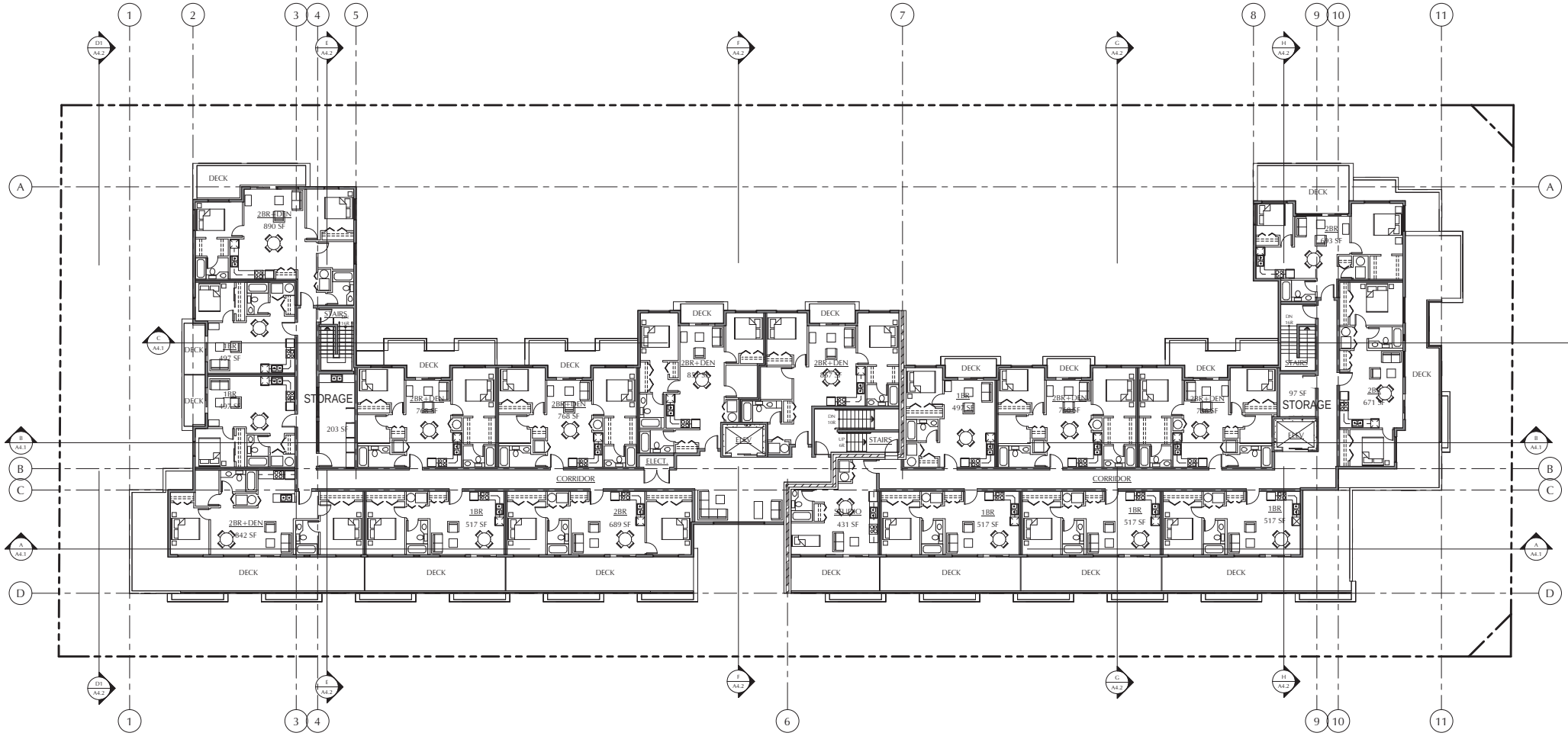
10918/10932/10944/10956
132nd Street, Surrey BC

LEVEL 4

1406

A2.6

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 / A2.7 LEVEL 5
SCALE: 3/32" = 1'-0"

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5-Storey Apartment

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Residential Development For

Fountana Group

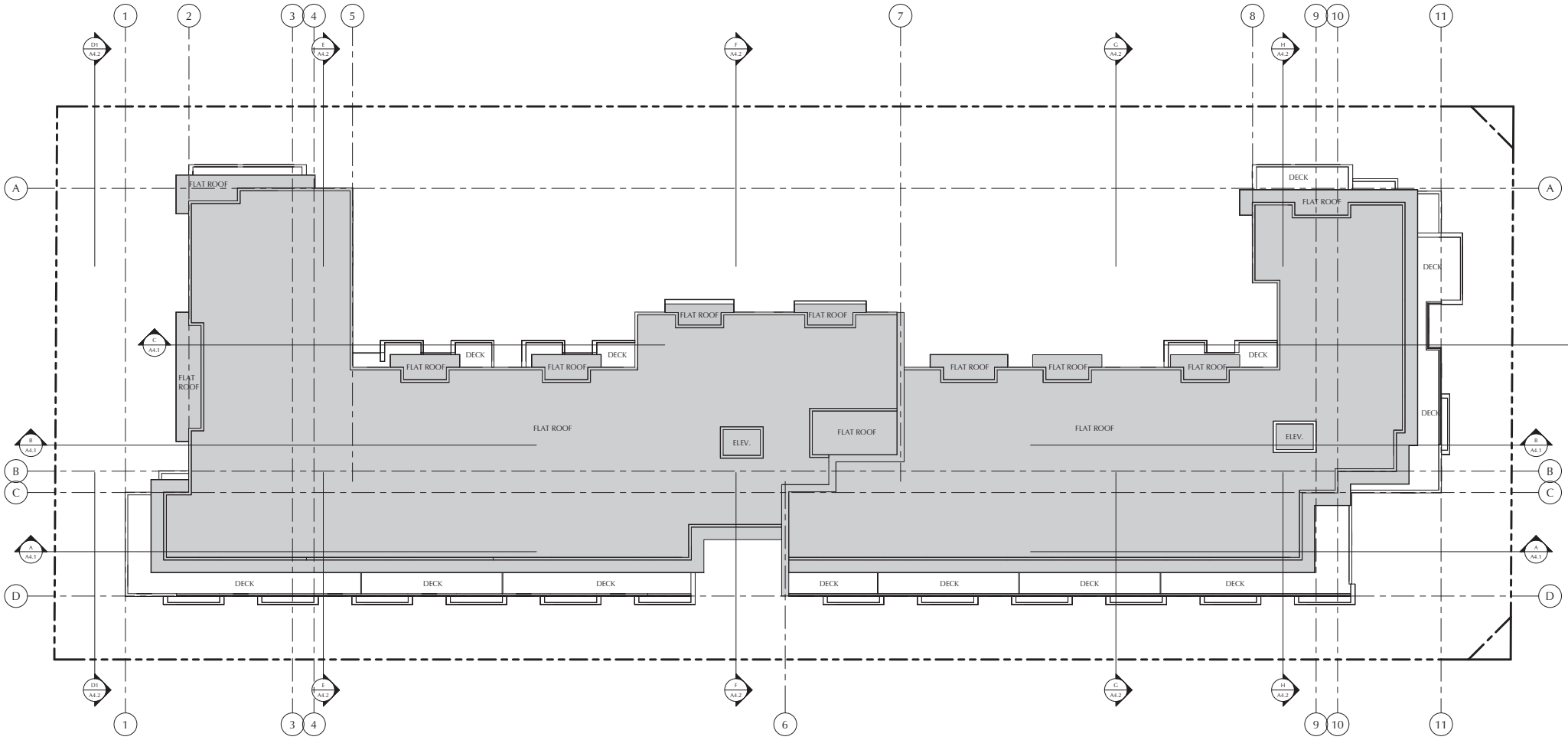
10918/10932/10944/10956
132nd Street, Surrey BC

LEVEL 5

1406

A2.7

SCALE: 3/32" = 1'-0" JULY 19, 2016



1 A2.8 ROOF PLAN
SCALE: 3/32" = 1'-0"

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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

ROOF PLAN

1406

A2.8

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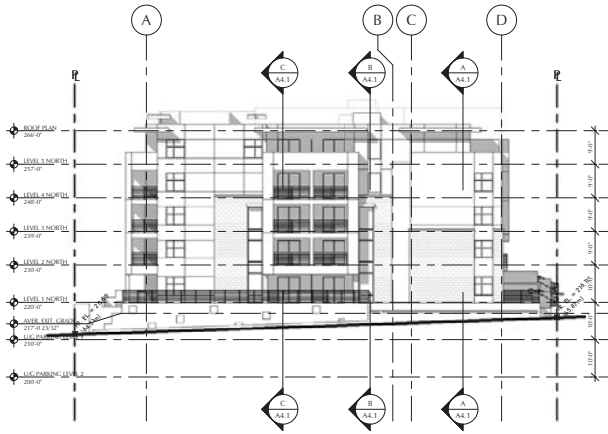
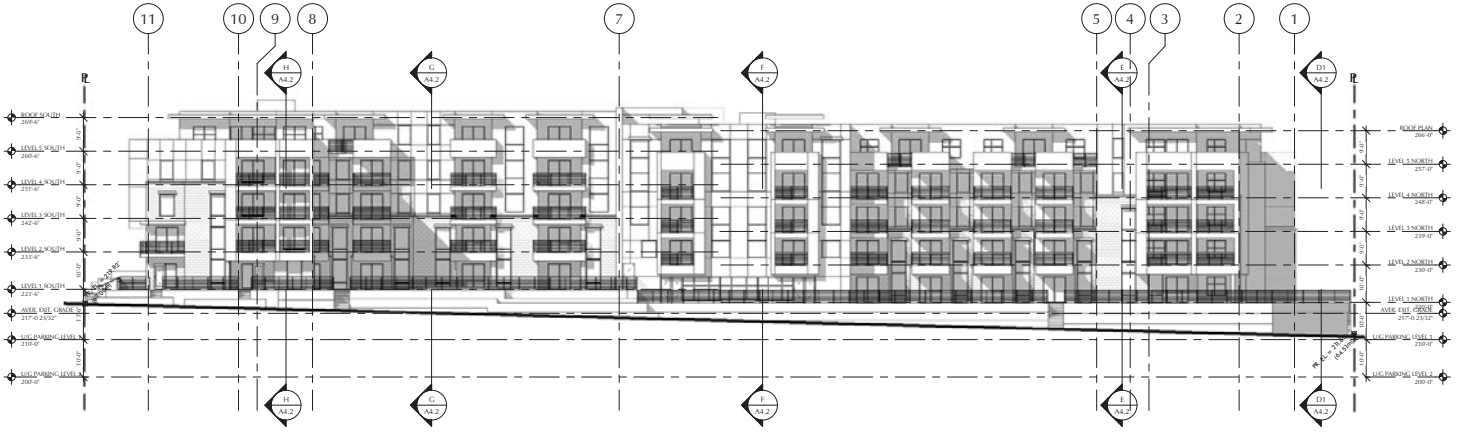
Residential Development For

Fountana Group

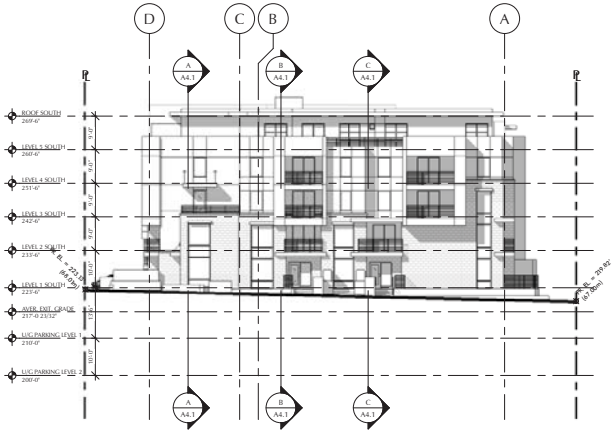
SCALE: 3/32" = 1'-0" JULY 19, 2016



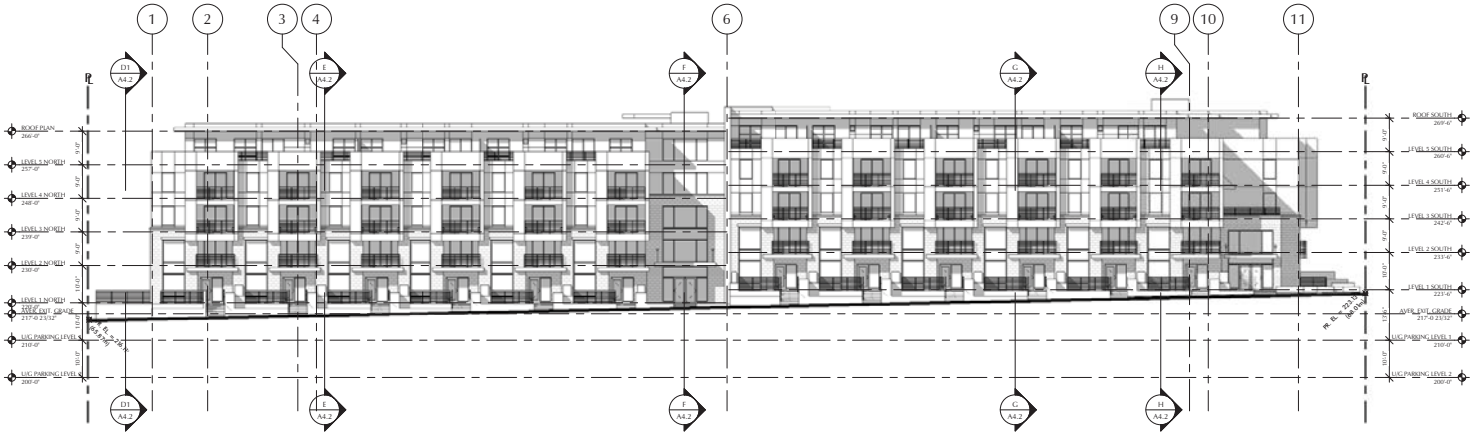
1 A3.1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A3.1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 A3.1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 A3.1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

ELEVATIONS

1406

A3.1

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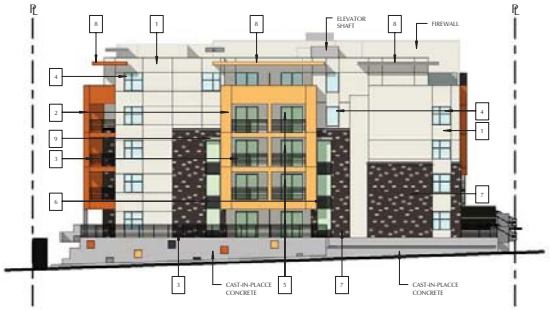
Residential Development For

Fountana Group

SCALE: 1/16" = 1'-0" JULY 19, 2016

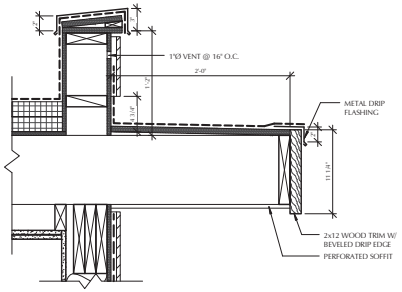


1 A3.2 COLOURED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

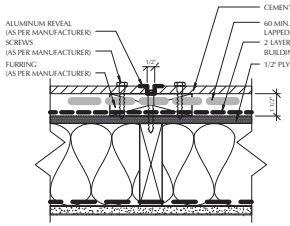
2 A3.2 COLOURED EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

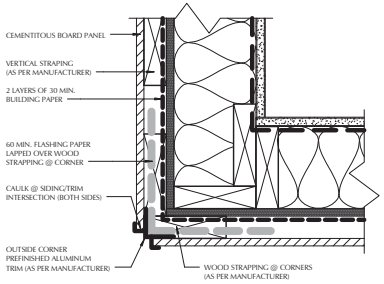
1. HARDIE PANEL C/W PAINTED ALUMINUM REVEALS
   COLOUR TO MATCH:
   -BENJAMIN MOORE 2126-60 GRAY CLOUD
2. HARDIE PANEL C/W PAINTED ALUMINUM REVEALS
   COLOUR TO MATCH:
   -BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY
   -BENJAMIN MOORE CC-212 DANSE DU SOLEIL
   -BENJAMIN MOORE 2167-20 PUMPKIN PIE
   -BENJAMIN MOORE 2131-30 LEAD GRAY
   *ALUMINUM REVEALS TO MATCH ADJACENT PANEL COLOUR
3. METAL RAILING C/W TEMPERED GLAZING
   -PAINTED BLACK @ BUILT OUT LOCATIONS
   -CLEAR ANODIZED @ LEVEL 5
4. VINYL WINDOW/DOOR FRAME C/W CLEAR GLAZING
   FRAME COLOUR TO MATCH:
   BENJAMIN MOORE 2131-30 LEAD GRAY
5. VINYL WINDOW/DOOR FRAME C/W TINTED GLAZING
   -PVC SOLERA (OR SIMILAR)
   FRAME COLOUR TO MATCH:
   -BENJAMIN MOORE 2131-30 LEAD GRAY
6. HARDIE PANEL SPANDREL C/W ALUMINUM REVEALS
   COLOUR TO MATCH:
   -BENJAMIN MOORE 2131-30 LEAD GRAY
7. BRICK MUTUAL MATERIALS:
   -10% PEWTER SMOOTH TEXTURE
   -75% EBONY SMOOTH TEXTURE
8. WOOD TRIM
   COLOUR TO MATCH:
   -BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY
   -BENJAMIN MOORE CC-212 DANSE DU SOLEIL
   -BENJAMIN MOORE 2167-20 PUMPKIN PIE
   -BENJAMIN MOORE 2131-30 LEAD GRAY
9. PRECAST CONCRETE SILL/LINTEL



5 A3.2 FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



6 A3.2 TYPICAL REVEAL DETAIL
SCALE: 3" = 1'-0"



7 A3.2 REVEAL @ CORNER DETAIL
SCALE: 3" = 1'-0"

3 A3.2 COLOURED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4 A3.2 COLOURED WEST ELEVATION
SCALE: 1/16" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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1	JUNE 12, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	ML

5-Storey Apartment

Ankenman Associates Architects Inc.
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For

Fountana Group

10918/10932/10944/10956
132nd Street, Surrey BC

COLOURED ELEVATIONS 1406

A3.2

SCALE: As indicated

JULY 19, 2016

1. HARDIE PANEL C/W PAINTED ALUMINUM REVEALS COLOUR TO MATCH:
-BENJAMIN MOORE 2126-60 GRAY CLOUD

2. HARDIE PANEL C/W PAINTED ALUMINUM REVEALS: COLOUR TO MATCH (SEE ELEVATIONS FOR LOCATIONS)
-BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY
-BENJAMIN MOORE CC-212 DANSE DU SOLEIL
-BENJAMIN MOORE 2167-20 PUMPKIN PIE
-BENJAMIN MOORE 2131-30 LEAD GRAY
*ALUMINUM REVEALS TO MATCH ADJACENT PANEL COLOUR

3. METAL RAILING C/W TEMPERED GLAZING
-PANITED BLACK @ BUILT OUT LOCATIONS
-CLEAR ANODIZED @ LEVEL 5

4. VINYL WINDOW/DOOR FRAMEC/W CLEAR GLAZING: FRAME COLOUR TO MATCH
-BENJAMIN MOORE 2131-30 LEAD GRAY

5. VINYL WINDOW/DOOR FRAMEC/W TINTED GLAZING PPG SOLEXIA (OR SIMILAR): FRAME COLOUR TO MATCH
-BENJAMIN MOORE 2131-30 LEAD GRAY

6. HARDIE PANEL SPANDREL C/W ALUMINUM REVEALS COLOUR TO MATCH:
-BENJAMIN MOORE 2131-30 LEAD GRAY

7. BRICK
-85% MUTUAL MATERIALS:
PEWTER SMOOTH TEXTURE
-15% MUTAL MATERIALS:
EBONY SMOOTH TEXTURE

8. WOOD TRIM: COLOUR TO MATCH (SEE ELEVATIONS FOR LOCATIONS)
-BENJAMIN MOORE 2126-40 SWEATSHIRT GRAY
-BENJAMIN MOORE CC-212 DANSE DU SOLEIL
-BENJAMIN MOORE 2167-20 PUMPKIN PIE
-BENJAMIN MOORE 2131-30 LEAD GRAY

9. PRECAST CONCRETE SILL/LINTEL

10. CONCRETE RETAINING WALLS C/W SANDBLAST FINISH

7	JULY 19, 2016	RE-ISSUE FOR DP REVISED C/C PARKING	MI
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5	NOV. 17, 2015	RE-ISSUE FOR DP	MI
4	AUG. 12, 2015	SUBMISSION #3 (DP) - AUG. 20, 2015	MI
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5-Storey Apartment

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Residential Development For

Fountana Group

10918/10932/10944/10956
132nd Street, Surrey BC

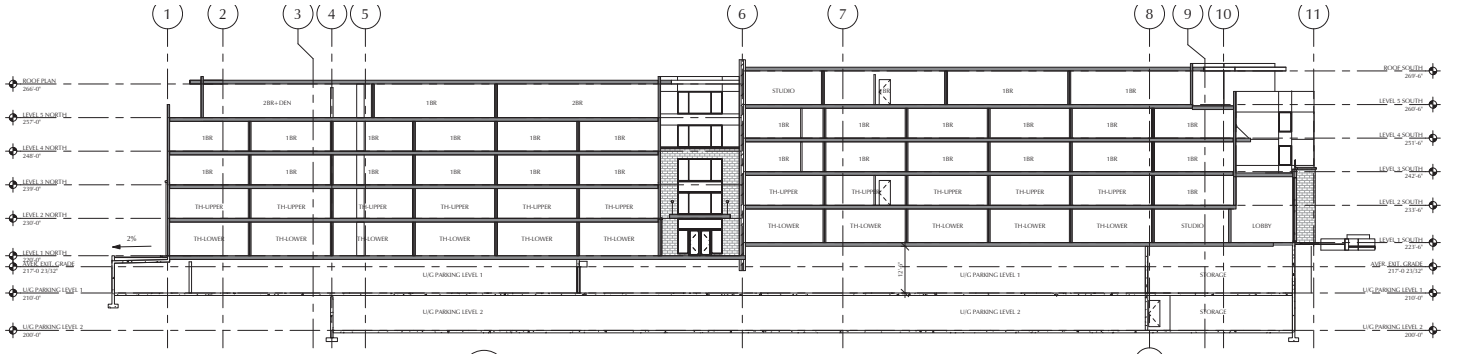
COLOUR BOARD

1406

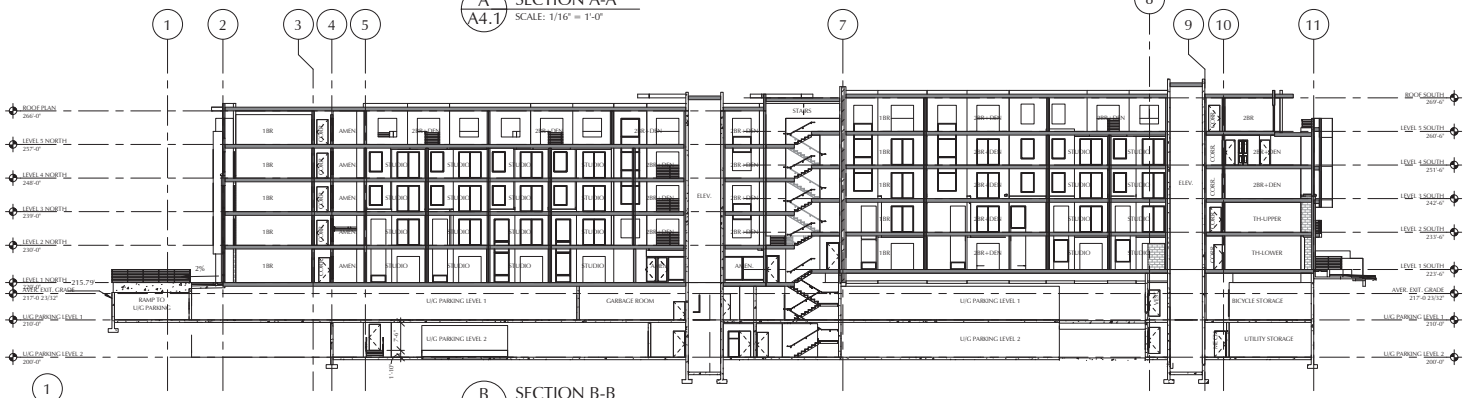
A3.3

SCALE: N/A

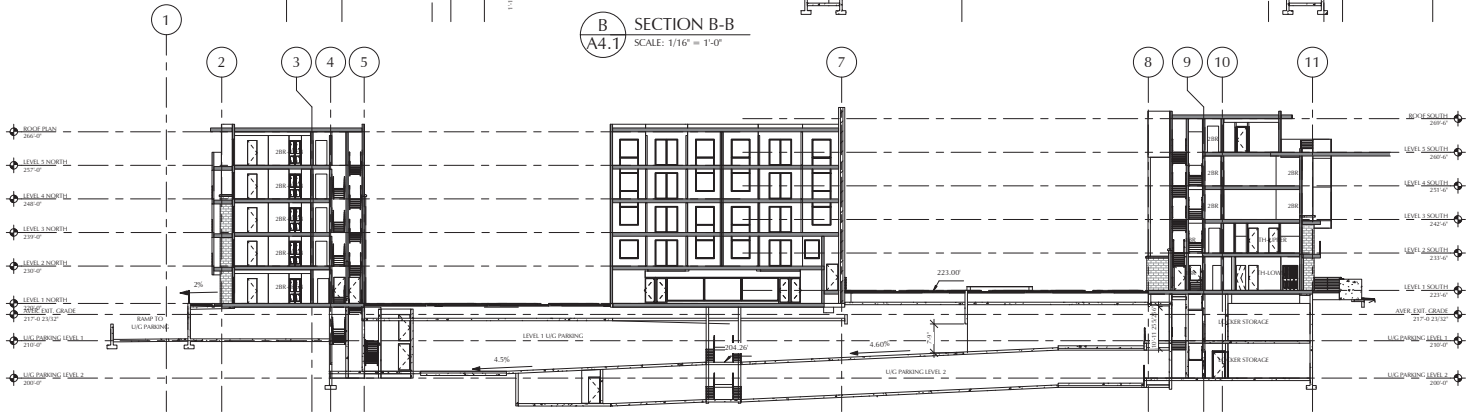
JULY 19, 2016



A SECTION A-A
A4.1 SCALE: 1/16" = 1'-0"



B SECTION B-B
A4.1 SCALE: 1/16" = 1'-0"



C SECTION C-C

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
6	MAY 16, 2015	RE-ISSUE FOR DP	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

SECTIONS

1406

A4.1

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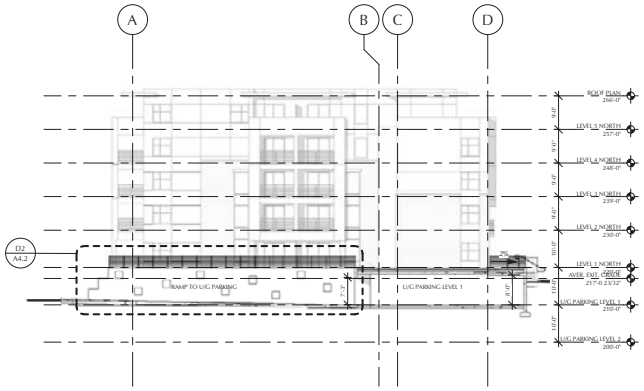
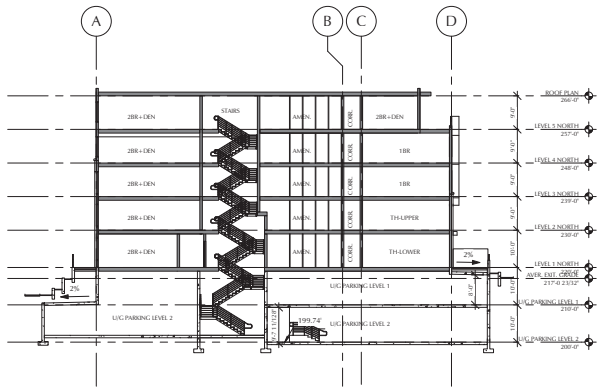
Residential Development For

Fountana Group

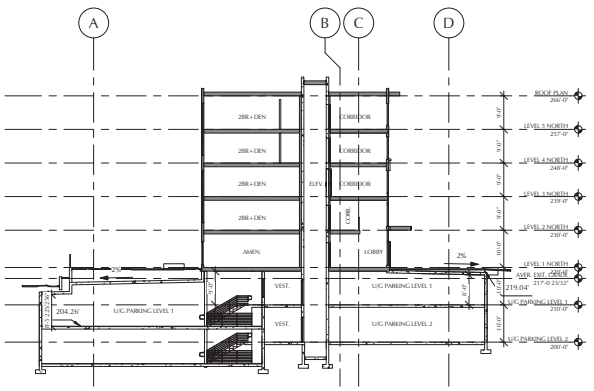
SCALE: 1/16" = 1'-0" JULY 19, 2016



D1 A4.2 SECTION D-D
SCALE: 1/16" = 1'-0"

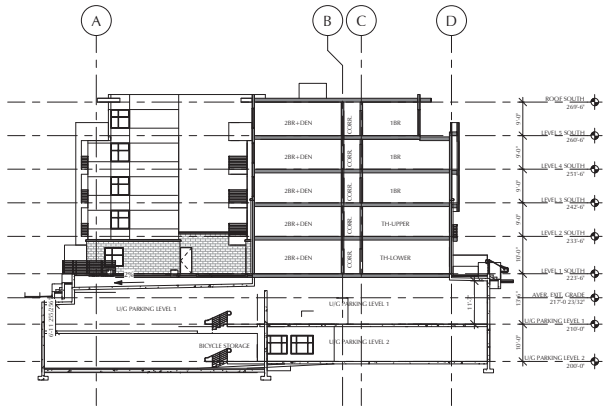


E A4.2 SECTION E-E
SCALE: 1/16" = 1'-0"

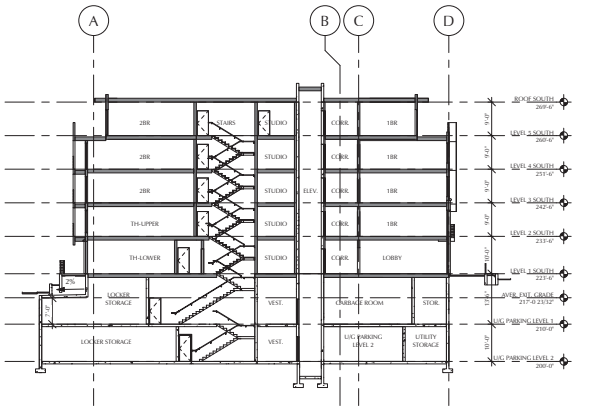


F A4.2 SECTION F-F
SCALE: 1/16" = 1'-0"

D2 A4.2 SECTION D-D - PARKADE RAMP
SCALE: 1/8" = 1'-0"



G A4.2 SECTION G-G
SCALE: 1/16" = 1'-0"



H A4.2 SECTION H-H
SCALE: 1/16" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

SECTIONS

1406

A4.2

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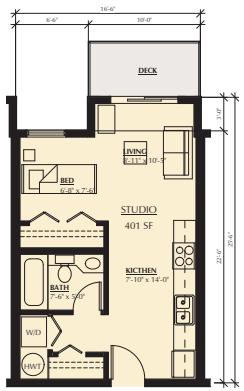
Residential Development For

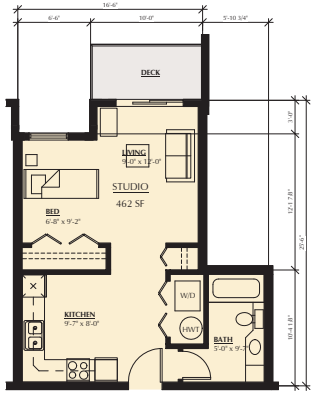
Fountana Group

SCALE: As indicated

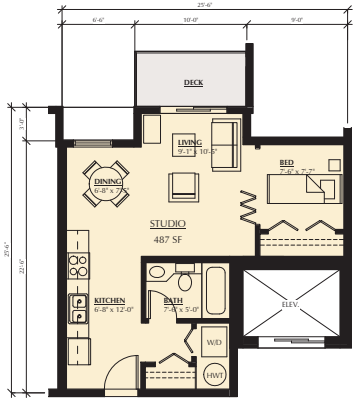
JULY 19, 2016



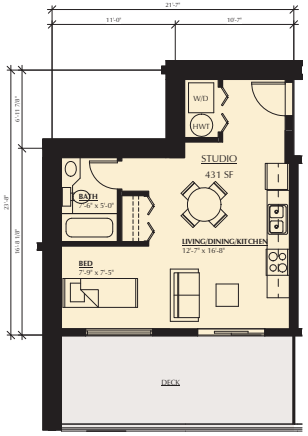
1 A5.1 STUDIO - TYPE A - 16 UNITS
SCALE: 3/16" = 1'-0"



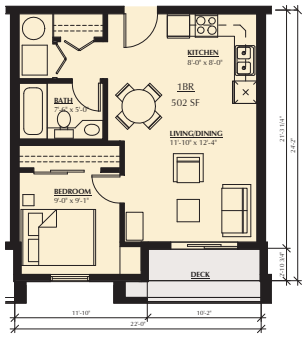
2 A5.1 STUDIO - TYPE B - 4 UNITS
SCALE: 3/16" = 1'-0"



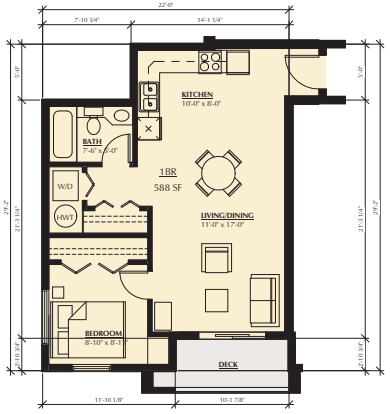
3 A5.1 STUDIO - TYPE C - 4 UNITS
SCALE: 3/16" = 1'-0"



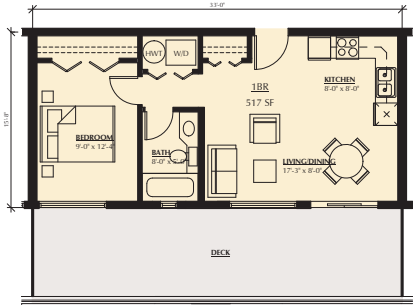
4 A5.1 STUDIO - TYPE D - 1 UNIT
SCALE: 3/16" = 1'-0"



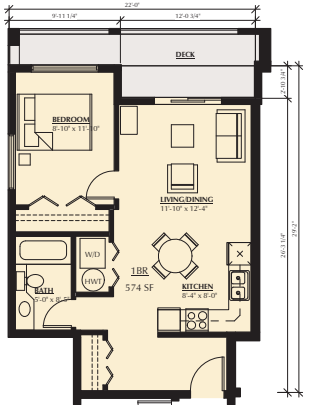
5 A5.1 1BR - TYPE A - 35 UNITS
SCALE: 3/16" = 1'-0"



6 A5.1 1BR - TYPE B - 2 UNITS
SCALE: 3/16" = 1'-0"



7 A5.1 1BR - TYPE C - 4 UNITS
SCALE: 3/16" = 1'-0"



8 A5.1 1BR - TYPE D - 1 UNIT
SCALE: 3/16" = 1'-0"

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5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

UNIT TYPES

1406

A5.1

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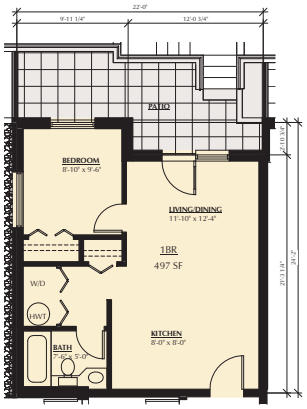
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

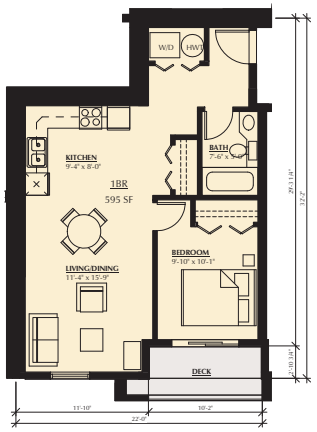
Residential Development For

Fountana Group

SCALE: 3/16" = 1'-0" JULY 19, 2016



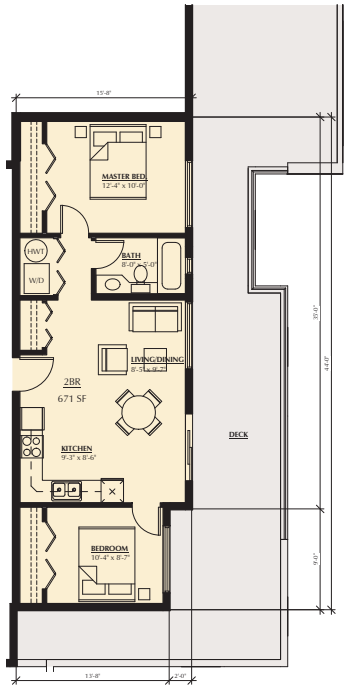
1 A5.2 1BR - TYPE E - 1 UNIT
SCALE: 3/16" = 1'-0"



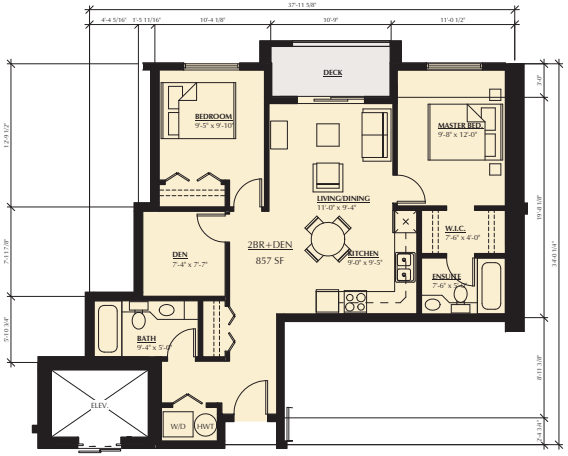
2 A5.2 1BR - TYPE F - 2 UNITS
SCALE: 3/16" = 1'-0"

3 A5.2 2BR - TYPE A - 2 UNITS
SCALE: 3/16" = 1'-0"

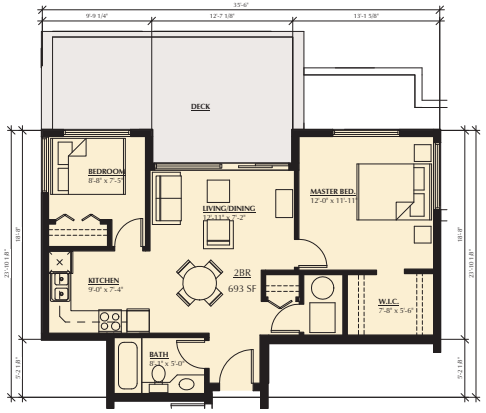
4 A5.2 2BR - TYPE B - 2 UNITS
SCALE: 3/16" = 1'-0"



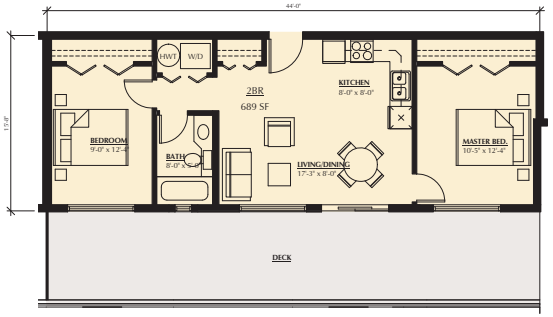
5 A5.2 2BR - TYPE C - 1 UNIT
SCALE: 3/16" = 1'-0"



6 A5.2 2BR - TYPE D - 4 UNITS
SCALE: 3/16" = 1'-0"



7 A5.2 2BR - TYPE E - 1 UNIT
SCALE: 3/16" = 1'-0"



8 A5.2 2BR - TYPE F - 1 UNIT
SCALE: 3/16" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED L/G PARKING	ML
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5-Storey Apartment

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Residential Development For

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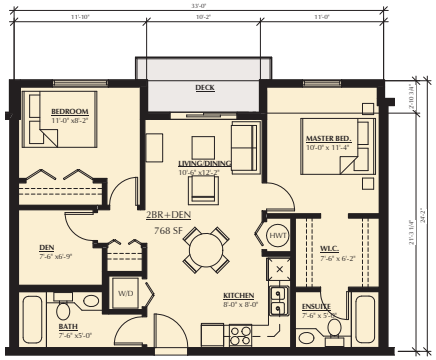
10918/10932/10944/10956
132nd Street, Surrey BC

UNIT TYPES

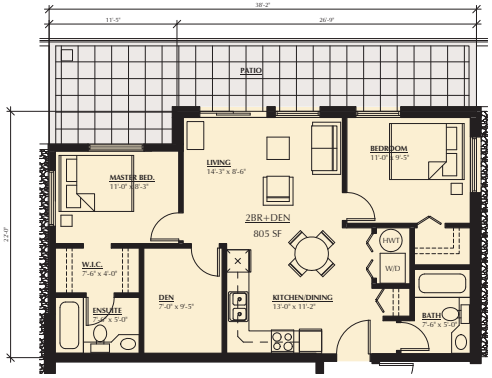
1406

A5.2

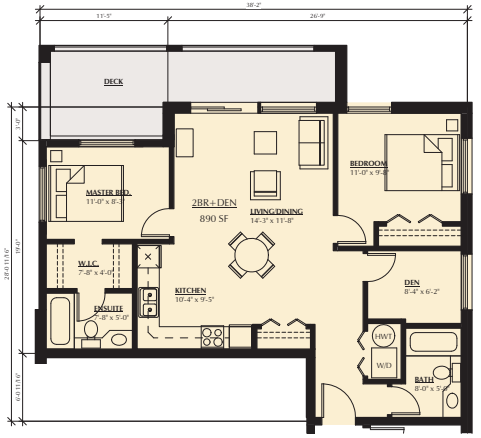
SCALE: 3/16" = 1'-0" JULY 19, 2016



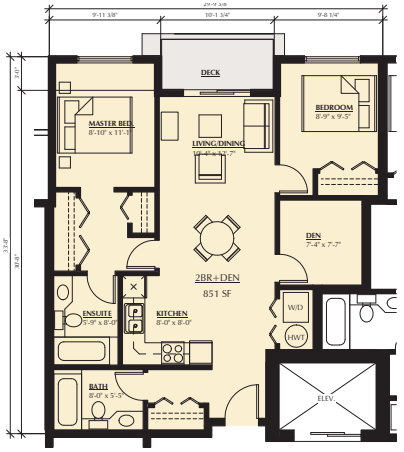
1 A5.3 2BR+DEN - TYPE A - 9 UNITS
SCALE: 3/16" = 1'-0"



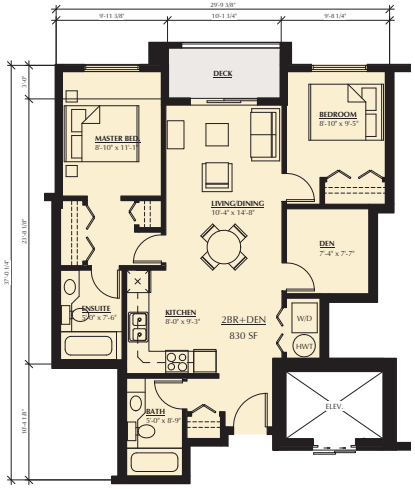
2 A5.3 2BR+DEN - TYPE B - 1 UNIT
SCALE: 3/16" = 1'-0"



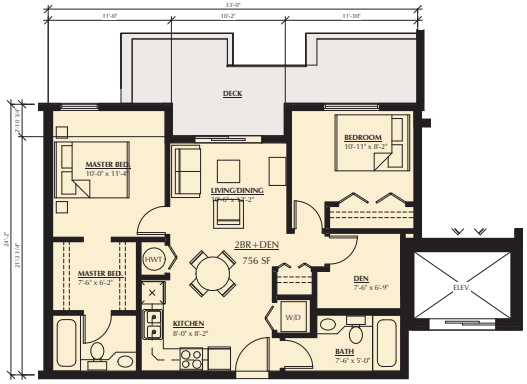
3 A5.3 2BR+DEN - TYPE C - 4 UNITS
SCALE: 3/16" = 1'-0"



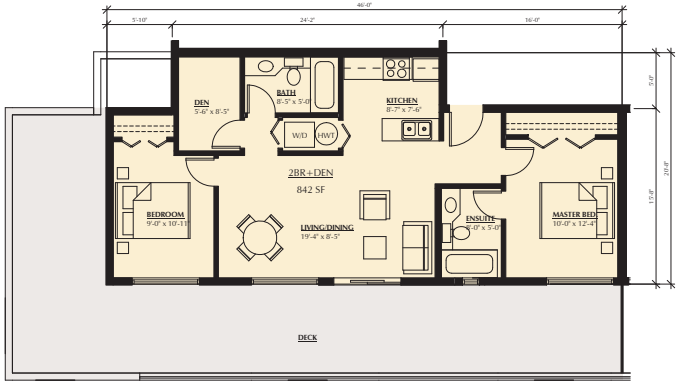
4 A5.3 2BR+DEN - TYPE D - 1 UNIT
SCALE: 3/16" = 1'-0"



5 A5.3 2BR+DEN - TYPE E - 3 UNITS
SCALE: 3/16" = 1'-0"



6 A5.3 2BR+DEN - TYPE F - 1 UNIT
SCALE: 3/16" = 1'-0"



7 A5.3 2BR+DEN - TYPE G - 1 UNIT
SCALE: 3/16" = 1'-0"

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A5.3

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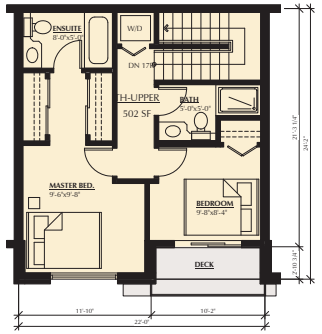
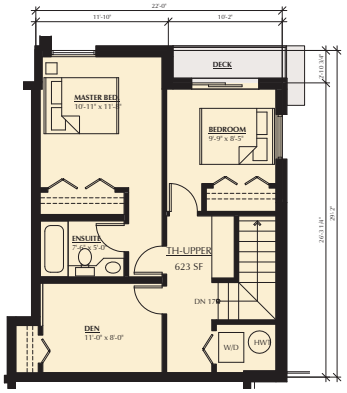
Residential Development For

Fountana Group

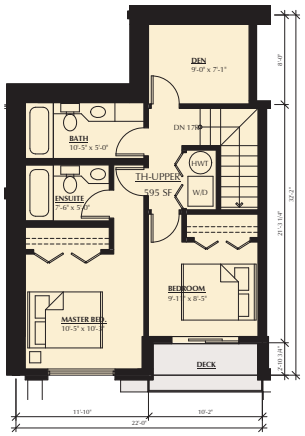
SCALE: 3/16" = 1'-0" JULY 19, 2016



2 A5.4 TH-UPPER - TYPE A - 11 UNITS
SCALE: 3/16" = 1'-0"



4 A5.4 TH-UPPER - TYPE B - 1 UNIT
SCALE: 3/16" = 1'-0"



6 A5.4 TH-UPPER - TYPE C - 1 UNIT
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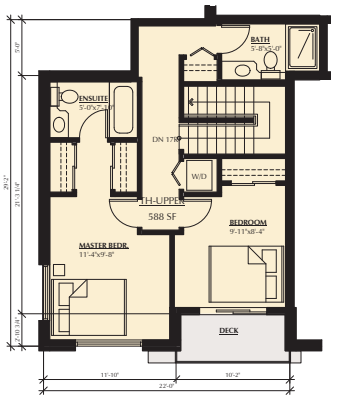

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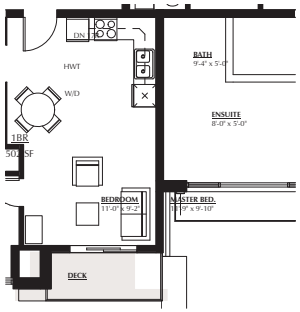

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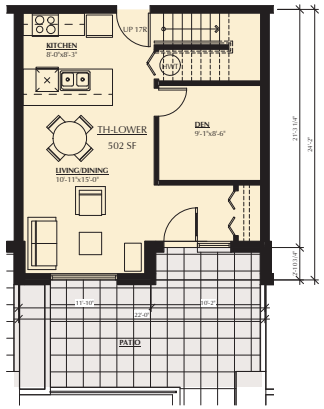

1 A5.4 TH-LOWER - TYPE A - 11 UNITS
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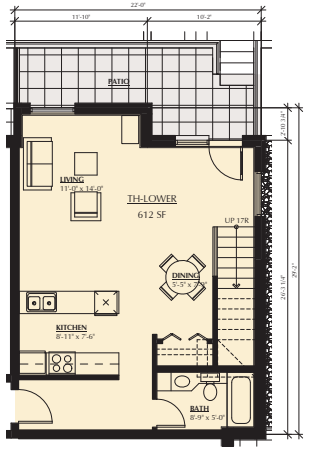

3 A5.4 TH-LOWER - TYPE B - 1 UNIT
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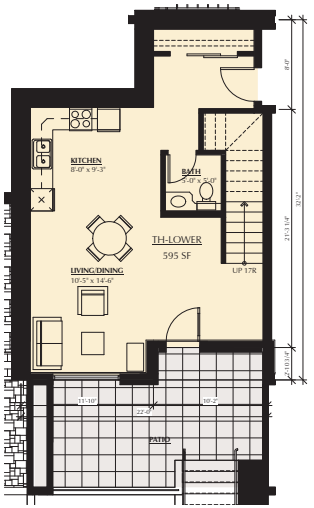
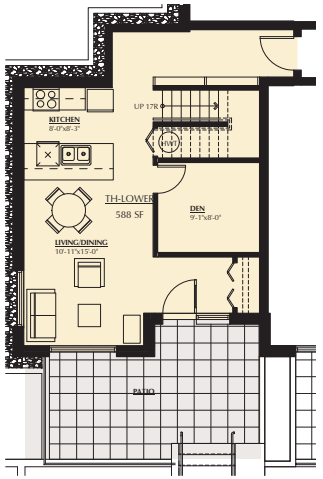


5 A5.4 TH-LOWER - TYPE C - 1 UNIT
SCALE: 3/16" = 1'-0"



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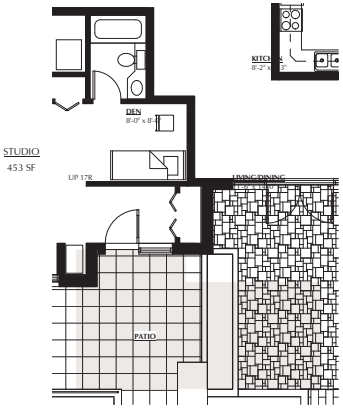


9 A5.4 TH-LOWER - TYPE E - 1 UNIT
SCALE: 3/16" = 1'-0"

7	JULY 19, 2016	RE-ISSUED FOR DP REVISED U/G PARKING	ML
6	MAY 16, 2015	RE-ISSUE FOR DP	ML
5	NOV.17, 2015	RE-ISSUE FOR DP	ML
4	AUG. 12, 2015	SUBMISSION TO ADP - AUG. 20, 2015	ML
3	AUG. 07, 2015	ISSUE FOR DP	ML
2	AUG. 04, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	ML
1	JUNE 12, 2015	ISSUE TO CITY OF SURREY FOR REVIEW	ML

5-Storey Apartment

10918/10932/10944/10956
132nd Street, Surrey BC

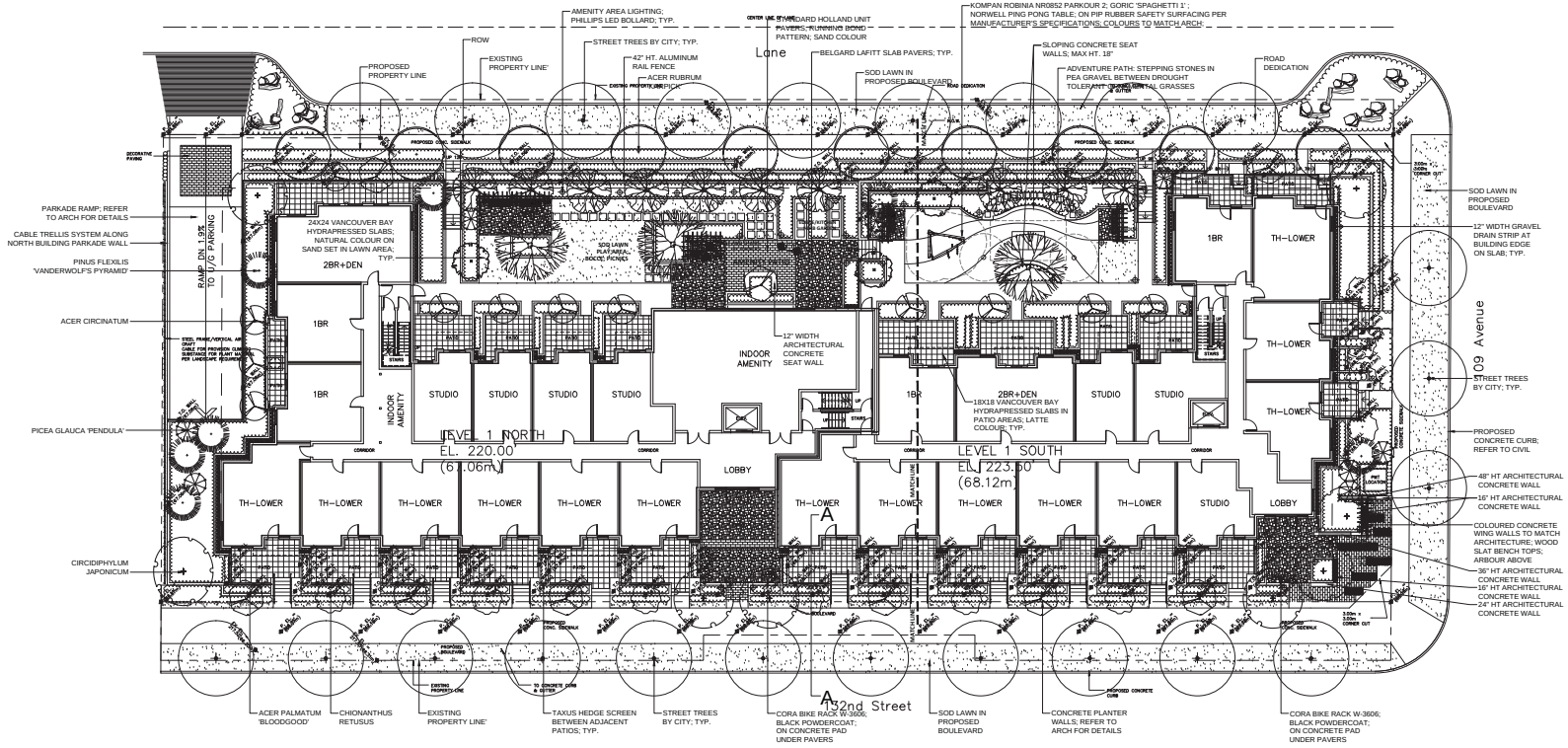
UNIT PLANS 1406

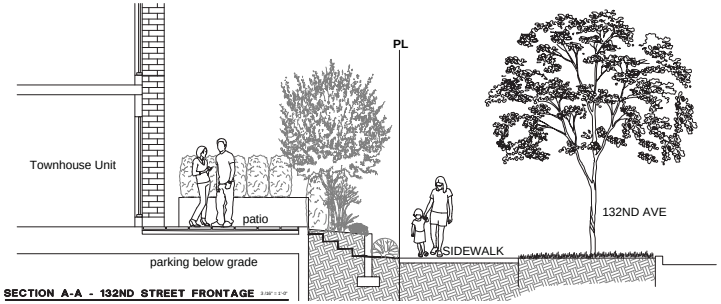
A5.4

Ankenman Associates Architects Inc.
12321 Beecher St., Cresent Beach, BC V4A 3A7 604.536.1600

Residential Development For Fountana Group

SCALE: 3/16" = 1'-0" JULY 19, 2016





SECTION A-A - 132ND STREET FRONTAGE 3/16" = 1'-0"

PLANT SCHEDULE

TREES

PMG PROJECT NUMBER: 15-069

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	12	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	9	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	3M HT; B&B; UPRIGHT FORM
	10	ACER RUBRUM 'KARPICK'	COLUMNAR KARPICK MAPLE	6CM CAL; 2M STD; B&B
	8	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	10	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	3M HT; B&B
	3	CORNUS KOUSA	KOUSA DOGWOOD	2.5M HT; B&B
	3	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	8CM CAL; 1.8M STD; B&B
	8	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	3M HT; B&B
	7	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID	VANDERWOLF'S PYRAMID PINE	3M HT; B&B
	10	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

15069-4.ZIP

pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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CLIENT:

FOUNTANA GROUP

NO.	DATE	REVISION DESCRIPTION	DR.
2	16.MAY.16	NEW SITE PLAN	DD
1	15.NOV.13	REV. PER ADP COMMENTS	CW

PROJECT:

CONDOMINIUM DEVELOPMENT

10918/10932/10944/10956
132ND STREET, SURREY, BC

SEAL:

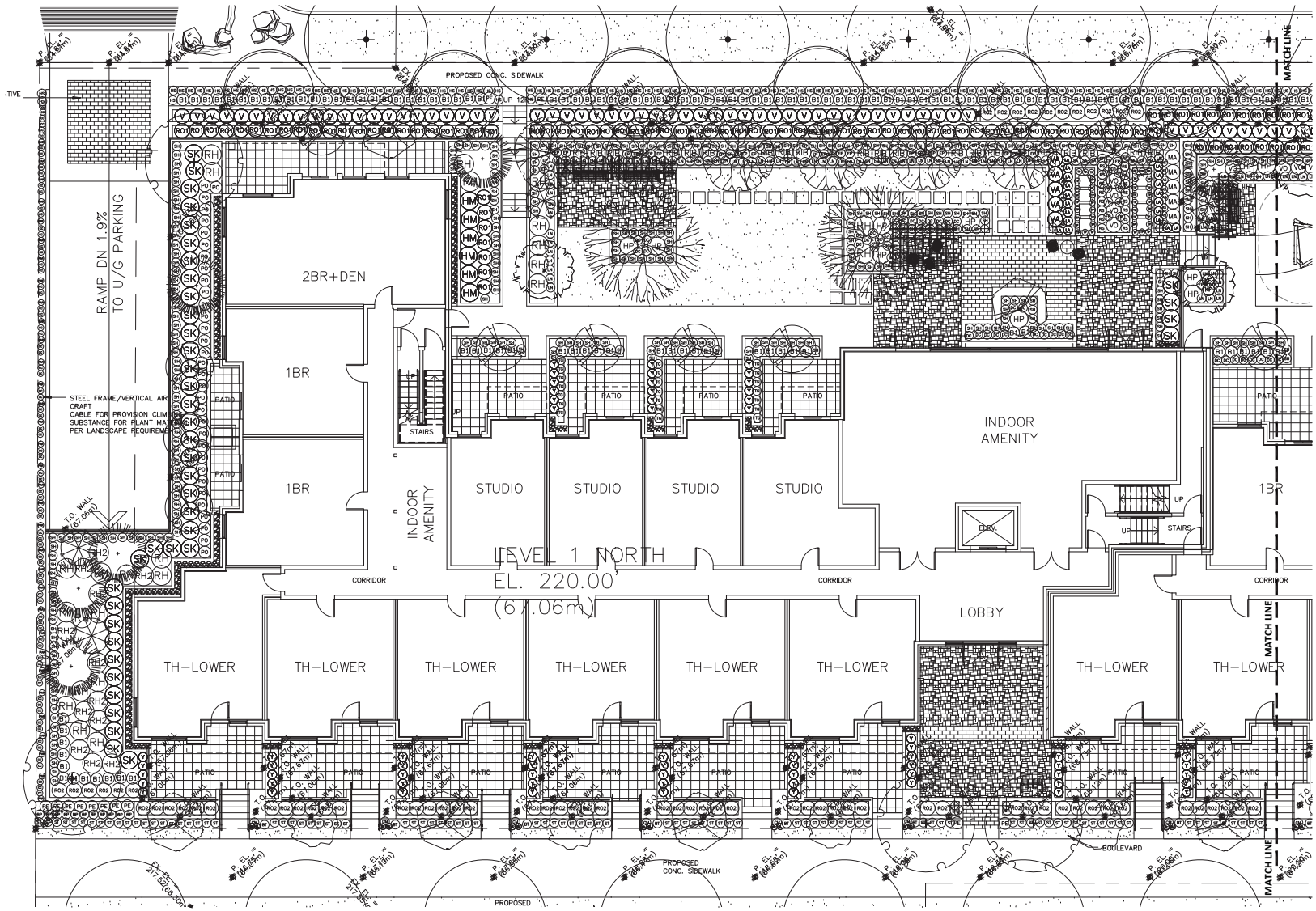
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 15.AUG.05
SCALE: 1/16"=1'-0"
DRAWN: CW
DESIGN: CW
CHK'D: MCY

DRAWING NUMBER: **L1** OF 2

PMG PROJECT NUMBER: 15-069



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NO.	DATE	REVISION DESCRIPTION	DR.
2	16.MAY.16	NEW SITE PLAN	DD
1	15.NOV.13	REV. PER ADP COMMENTS	CW

PROJECT:

CONDOMINIUM DEVELOPMENT

10918/10932/10944/10956
132ND STREET, SURREY, BC

SEAL:

DRAWING TITLE:

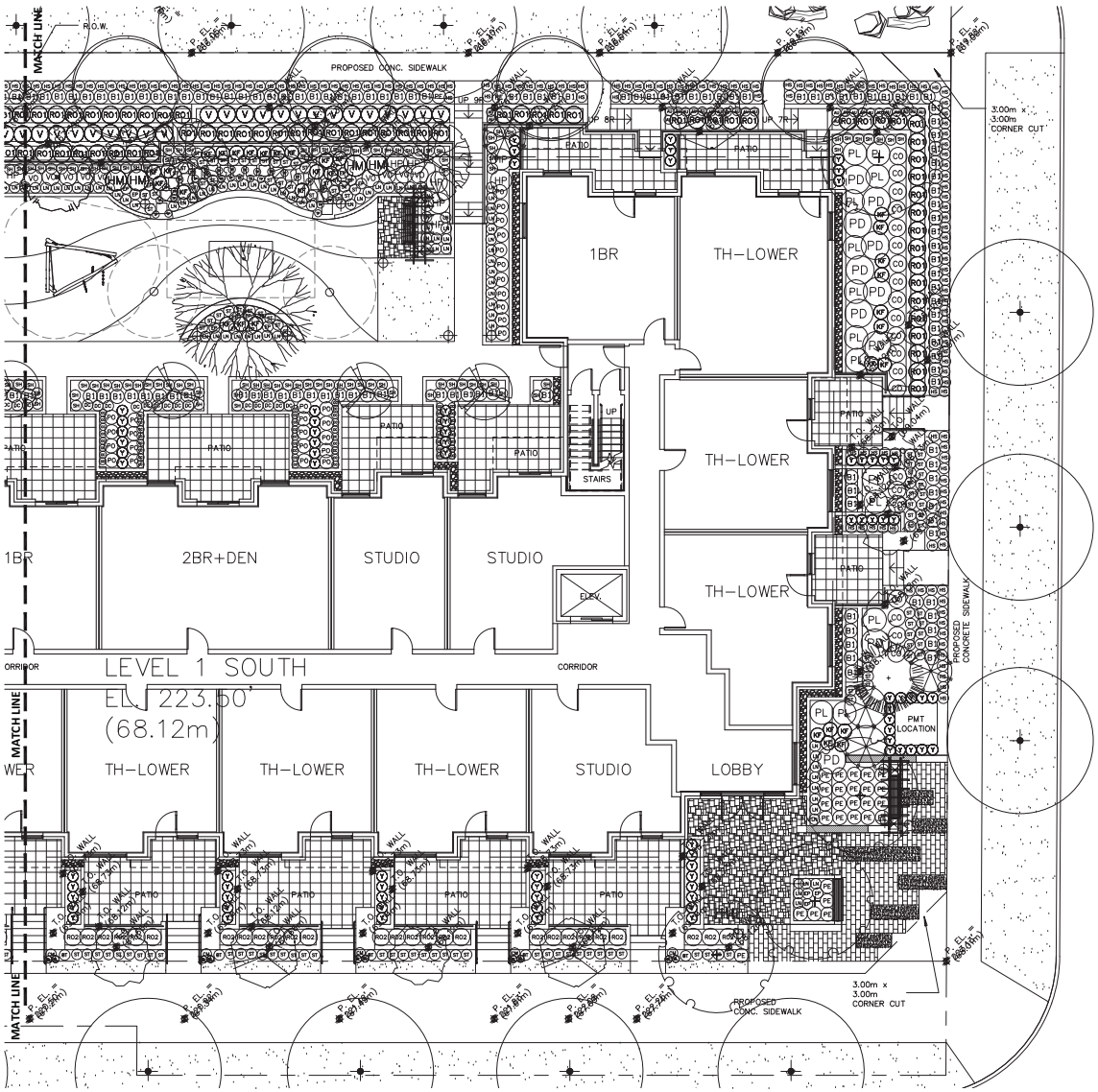
SHRUB PLAN

DATE:	15.AUG.05
SCALE:	1/8"=1'-0"
DRAWN:	CW
DESIGN:	CW
CHK'D:	MCY

DRAWING NUMBER:

L2 OF 2

PMG PROJECT NUMBER: **15-069**



PLANT SCHEDULE

SHRUBS

PMG PROJECT NUMBER: 15-069

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BT	14	BERBERIS THUNBERGII "AUREA NANA"	GOLDEN DWARF BARBERRY	#3 POT; 40CM
BP	11	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM
B1	248	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CI	21	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#3 POT; 50CM
HP	17	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
HS	10	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA	#3 POT; 40CM
MA	5	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM
PL	12	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE	#3 POT; 60CM
PD	11	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT; 50CM
RR	24	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	1M HT; B&B
RC	12	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT; 30CM B&B
RS	20	RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT	#3 POT; 80CM
RO	148	ROSA 'NOAMEL'	CARPET ROSE; PINK	#2 POT; 40CM
RM	96	ROSA MEIDILAND 'WHITE'	MEIDILAND ROSE; WHITE	#3 POT; 60CM
SB	431	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM
SJ	41	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
TH	142	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M
VM	5	VACCINIUM CORYMBOSUM	BLUEBERRY- MIX OF VARS.	#2 POT; 50CM
VO	15	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY	#3 POT; 60CM
VD	82	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CK	34	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT
DC	54	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#1 POT
HB	279	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
LH	172	LUZULA SYLVATICA `SELECT'	GREATER WOOD RUSH	#1 POT
OJ	24	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PA	40	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	#1 POT
SI	210	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
PAE	33	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNII'	ENGELMANNII VIRGINIA CREEPER	#3 POT; 75CM; STAKED
W	3	VITIS VARS.	GRAPES	# 1 POT
PERENNIAL				
AB	13	ALLIUM SCHOENPRASUM	CHIVES	15CM POT
EP	47	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
HE	12	HEUCHERA CHERRIES JUBILEE	CORAL BELLS	15 CM POT
LA	20	LAVENDULA ANGUSTIFOLIA `HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT
RO	16	ROSMARINUS OFFICINALIS	ROSEMARY	#1 POT
SA	6	SALVIA OFFICINALIS	COMMON SAGE	#1 POT
TG	21	TELLIMA GRANDIFLORA	FRINGE CUP	#1 POT
TP	68	THYMUS PRAECOX 'COCCINEUS'	MOTHER OF THYME	9CM POT
GC				
AU	26	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT; 20CM
CC	125	CORNUS CANADENSIS	BUNCHBERRY	#1 POT; 20CM
FR	8	FRAGARIA VIRGINIANA	NATIVE STRAWBERRY	9CM POT
PO	62	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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pmg LANDSCAPE ARCHITECTS
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CLIENT:

FOUNTANA GROUP

NO.	DATE	REVISION DESCRIPTION	DR.
2	16.MAY.16	NEW SITE PLAN	DD
1	15.NOV.13	REV. PER ADP COMMENTS	CW

PROJECT:

CONDOMINIUM DEVELOPMENT

10918/10932/10944/10956
132ND STREET, SURREY, BC

SEAL:

DRAWING TITLE:

SHRUB PLAN

DATE: 15.AUG.05
SCALE: 1/8"=1'-0"
DRAWN: CW
DESIGN: CW
CHK'D: MCY

DRAWING NUMBER: **L3** OF 2

PMG PROJECT NUMBER: **15-069**

TREES

ACER CIRCINATUM - VINE MAPLE

ACER PALMATUM 'BLOODGOOD' - JAPANESE BLOODGOOD MAPLE

ACER RUBRUM 'KARPICK' - KARPICK RED MAPLE

CHIONANTHUS RETUSUS - CHINESE FRINGE TREE

CORNUS KOUSA - KOUSA DOGWOOD

PYRUS CALLERYANA 'CHANTICLEER' - FLOWERING PEAR

CERCIDIPHYLUM JAPONICUM - KATSURA TREE

GLEDITSIA TRIANCANTHOS 'SKYLINE' - SKYLINE HONEY LOCUST

PICEA GLAUCA 'PENDULA' - WEEPING WHITE SPRUCE

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' - VANDERWOLF'S PYRAMID LIMBER PINE

PROPOSED SHRUBS

RIBES SANGUINEUM 'KING EDWARD'

TAXUS X MEDIA 'HICKSII'

RHODODENDRON 'ANAH KRUSCHKE'

ROSA 'WHITE MEIDILAND'

PHILADELPHUS LEWISII

SKIMMIA JAPONICA

RHODODENDRON 'CUNNINGHAM'S WHITE'

MAHONIA AQUIFOLIUM

ROSA NOAMEL

RHODODENDRON 'ANAH KRUSCHKE'

CHOISYA TERNATA 'SUNDANCE'

VITIS VINIFERA

HYDRANGEA PANICULATA 'LITTLE LIME'

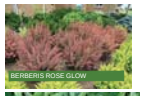
HYDRANGEA SERRATA 'BLUEBIRD'

BERBERIS AUREA NANA

PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANN'

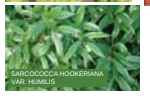
VACCINIUM OVATUM

VACCINIUM CORYMBOSUM


BERBERIS ROSE GLOW

BUXUS MICROPHYLLA 'WINTER GEM'

PHYSOCARPUS OPULIFOLIUS 'DIABLO'


SARCOCOCCA HOOKERIANA VAR. HUMILIS

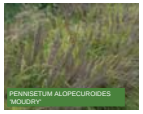
PROPOSED GRASSES

CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

DESCHAMPSIA CESPITOSA

STIPA TENNUISIMA

HELICTOTRICHON SEMPERVIRENS


PENNISETUM ALOPECUROIDES 'MOUDRY'

PROPOSED PERENNIALS

ECHINACEA PURPUREUM

ALLIUM SCHOENPRASUM

THYMUS PRAECOX COCCINEUS

TELLIMA GRANDIFLORA

LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'

HEUCHERA 'CHERRIES JUBILEE'

ROSMARINUS OFFICINALIS

SALVIA OFFICINALIS

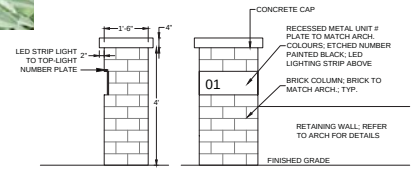
PROPOSED GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URSI

POLYSTICHUM MUNITUM

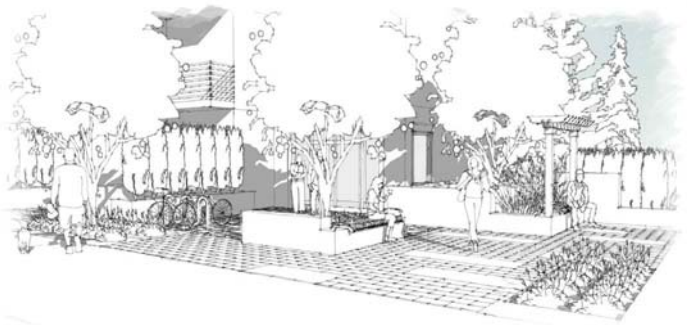
FRAGARIA VIRGINIANA

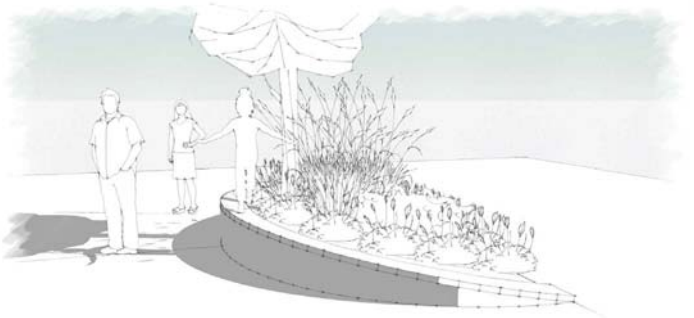
CORNUS CANADENSIS



TOWNHOUSE UNIT ENTRY COLUMNS

SCALE: 3/4"=1.0"


PERSPECTIVE: CORNER FEATURE


PERSPECTIVE: CURVING SEAT WALL FEATURE

SITE FURNISHINGS

CEDAR ARBOURS AT SEATING AREAS

MAGLIN MLB720 BENCH

NORWELL OUTDOOR PING PONG TABLE

KOMPAN ROBINIA SERIES-PARKOUR 2 NR0852

GORIC 'SPAGHETTI 1'

PHILLIPS LED BOLLARD II - BCP150

15069-4.ZIP

pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

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FOUNTANA GROUP

NO.	DATE	REVISION DESCRIPTION	DR.
2	16.MAY.16	NEW SITE PLAN	DD
1	15.NOV.13	REV. PER ADP COMMENTS	CW

PROJECT:

CONDOMINIUM DEVELOPMENT

10918/10932/10944/10956
132ND STREET, SURREY, BC

SEAL:

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	15.AUG.05
SCALE:	AS NOTED
DRAWN:	CW
DESIGN:	CW
CHK'D:	MCY

DRAWING NUMBER:

L4 OF 2

PMG PROJECT NUMBER: **15-069**

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

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

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

DATE: **December 18, 2015** PROJECT FILE: **7815-0261-00**

RE: **Engineering Requirements**
Location: 10918/32/44/56 - 132 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942 m on 132nd Street towards the ultimate 30.0 m Arterial road allowance.
- dedicate 2.952 m on the lane towards the ultimate 12.0 m Green Lane road allowance.
- dedicate 3.0 m x 3.0 m corner cut at 132 Street and 109 Avenue and at 109 Avenue and lane.
- register a 0.5 m statutory right of way adjacent to 132 Street, 109 Avenue and the lane.

Works and Services

- construct the east side of 132 Street to the Arterial Road standard complete with concrete curb, sidewalk and urban forest boulevard.
- construct the north side of 109 Avenue to Local Road standard complete with concrete curb, sidewalk and urban forest boulevard.
- construct the west side of lane to Green Lane standard, including storm main.
- construct a minimum 250 mm watermain to provide fire protection and domestic service.
- provide Distict Energy System connection.
- register restrictive covenants for Distict Energy System and City Centre Sustainable Drainage.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT PERMIT

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

R Coole
per
Rémi Dubé, P.Eng.
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Wednesday, October 07, 2015
Planning

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 currently no new capital projects proposed for K.B. Woodward Elementary or Kwantlen Park Secondary. A catchment area change was implemented for K.B.Woodward Elementary as of September 2015 to help reduce enrolment pressures. The school district is currently considering future enrolment moves and/or program changes at Kwantlen Park Secondary to help reduce overcrowding. These projections may be too conservative if more families than projected move into the high density development occurring in this catchment.

THE IMPACT ON SCHOOLS

APPLICATION #: 15-0261-00

SUMMARY

The proposed 116 lowrise units are estimated to have the following impact on the following schools:

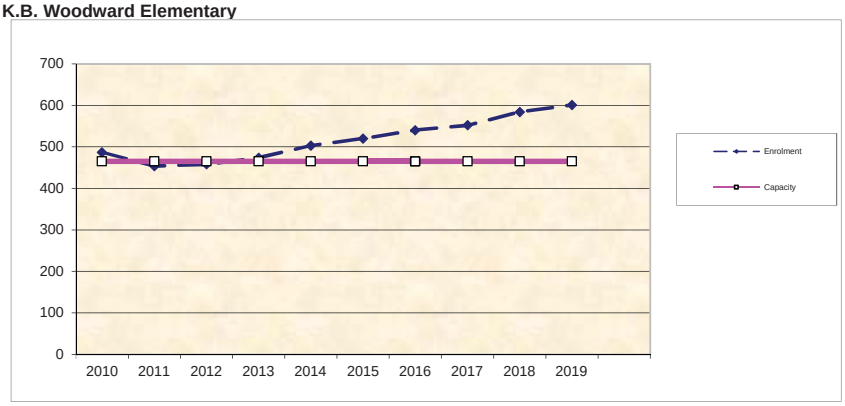
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

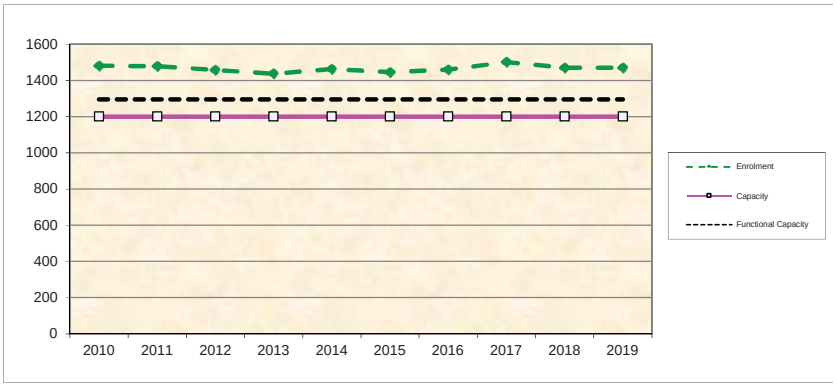
September 2014 Enrolment/School Capacity

K.B. Woodward Elementary		
Enrolment (K/1-7):	75 K + 428	
Capacity (K/1-7):	40 K + 425	
Kwantlen Park Secondary		
Enrolment (8-12):		1463
Nominal Capacity (8-12):		1200
Functional Capacity*(8-12);		1296

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.*

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Locust, Black	1	0	1
Walnut, Black	1	1	0
Cherry	4	4	0
Oak, English	1	1	0
Walnut, English	2	2	0
Poplar, Lombardy	2	2	0
Maple, Norway	2	2	0
Poplar, White	1	1	0
Coniferous Trees			
Douglas-fir	14	14	0
Falsecypress	2	2	0
Cedar, Western Red	1	1	0
Total (excluding Alder and Cottonwood Trees)	33	32	1
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	

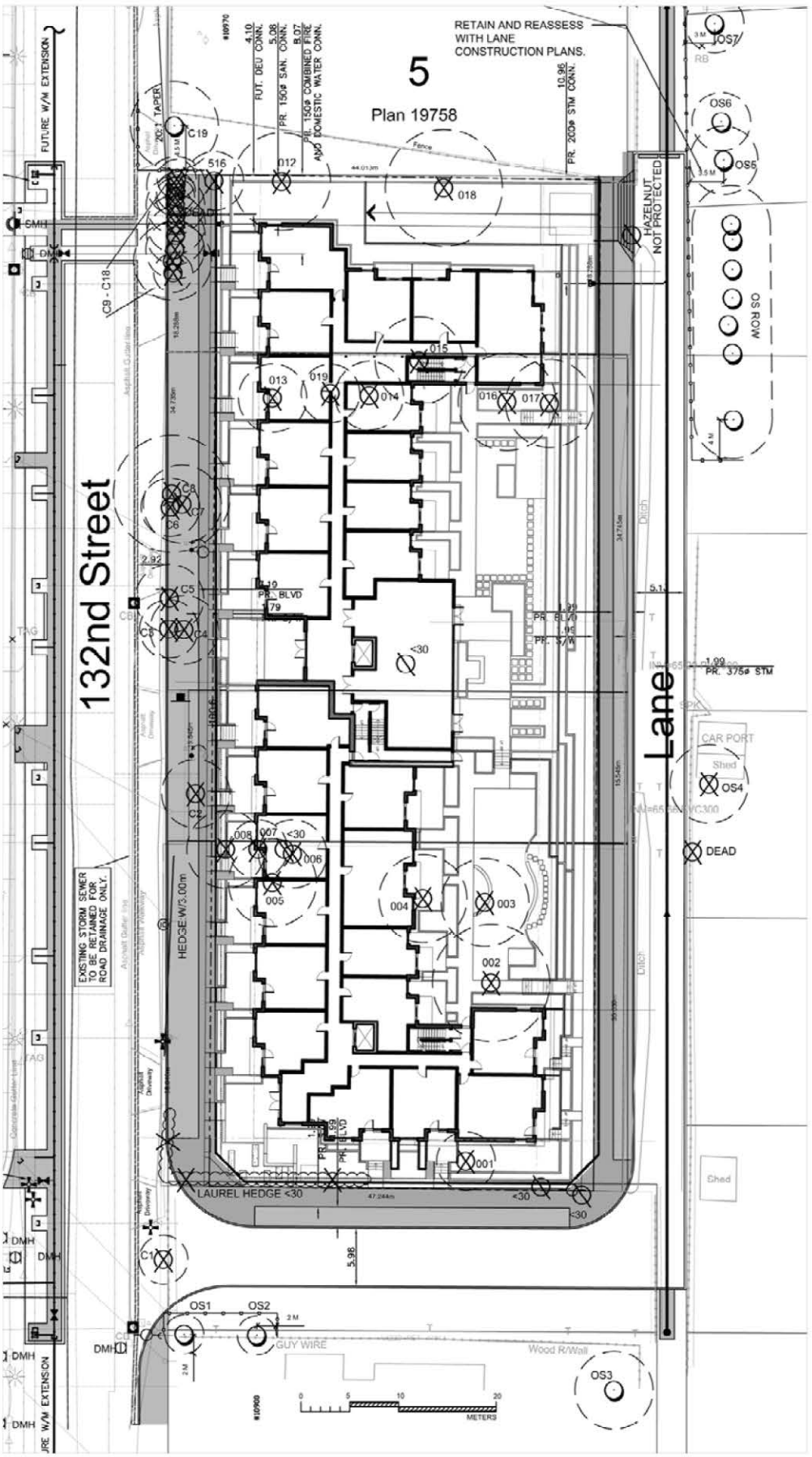
Tree Preservation Summary

Surrey Project No: 15-0261-00
Address: 10918 - 10956 132nd Street
Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	36
Protected Trees to be Removed	35
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 32 X two (2) = 64	67
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	1
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: June 28, 2016



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT PROTECTED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

10918 10956 132 ST
SURREY, B.C.

REVISIONS:

NO	DATE	BY	REVISION
1	JUN0816	MK	REVISIONS
2	JUN2816	MK	GRADING PLAN

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS.
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN
SGL

SCALE
AS SHOWN

DATE
MAY 11, 2016

T — 1

SHEET 1 OF 1

Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, AUGUST 20, 2015
Time: 4:00 pm

Present:	**Guests:**	**Staff Present:**
Chair – Mark Ehman	E. Kearns, Ankenman Associates	M. Rondeau, Senior Planner
M. Higgs	M. Ankenman, Ankenman Associates	H. Ahking, Senior Planner
K. Johnston	M. Chan Yip, PMG Landscape Architects	L. Moraes, Planner
D. Newby	L. Kong, SHAPE Architecture	P. Klassen, Planner
D. Ramslie	N. Sully, SHAPE Architecture	S. Groves, Manager, Civic Facilities
M. Searle	R. Barnes, P+A (Perry & Associates Inc.)	A. Arar, Civic Facilities
M. Vance	B. Shigetomi, Atelier Pacific Architect Inc.	L. Luaifoa, Administrative Assistant
	M. Synan, Van der Zalm and Associates	
	L. Fisher, Lark Development Group	

A. RECEIPT OF MINUTES

It was

Moved by M. Higgs
Seconded by K. Johnston
That the minutes of the Advisory Design Panel meetings of August 6, 2015, be received.

Carried

B. NEW SUBMISSIONS

1. **4:00PM**

File No.:	7915-0261-00
New or Resubmit:	New (Previous DP withdrawn and new owner/architect proceeding)
Description:	Rezoning and DP for a proposed 5 storey apartment, 116 units
Address:	10918/10932/10944/10956 – 132 Street, City Centre
Developer:	Jackey Lin/Thomas Chen/Frank Lin, Fountana Group
Architect:	Mark Ankenman, Ankenman Associates Architects Inc.
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Mary Beth Rondeau

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

- A previous development application on this site has been to Council and the Panel. There were a number of issues that were resolved with the previous application and the form shown in the drawings reflects the previous.

- The previous scheme was very traditional and was supported as such by the previous Panel. The current proposal shows a more contemporary scheme and staff is seeking advice on this issue as it interfaces with the more traditional single family across 132nd Street.

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

- The residential building is a purpose-built rental product with units for students, families and 1 and 2 bedroom units.
- The length of the building has been scaled down using the slope of the site to step down in the middle where the main entrance is located.
- Townhouses line the streets with a landscaped, urban 4.5 m setback to engage 132 Street.
- The building is designed to create a lively urban esthetic to the neighbourhood. Finish materials reflect durability and consist of brick and hardie panel with aluminum reveals, and metal guardrails/railing systems for decks.
- Interesting and fun contemporary colours have been chosen to reflect an animated presence along 132 Street and 109 Avenue.

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

- Landscape is designed to promote urban character and outdoor amenity spaces allows for a variety of uses. The north end outdoor amenity space consists of a quieter passive space with a more active space on the south end. Outdoor seating areas will have lawn, a community garden component and little serpentine walls for kids to walk and balance on to make it a fun environment.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning and DP for a proposed 5 storey apartment, 116 units
File No. 7915-0261-00

It was Moved by M. Higgs
Seconded by K. Johnston
That the Advisory Design Panel (ADP) recommends A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

In general, the Panel supports the project overall and were pleased with the contemporary character noting that the project was a positive re-investment in an area in transition. The panel agreed that the indoor amenity space should be re-evaluated and improved upon.

Site

- Consider softening the transition between the adjacent neighbor to the north trellis to cover the parking ramp and consider Green Screen at walls

  (Steel frame/aircraft cable trellis for climbing plants added.)

Building Form and Character

- Support for the contemporary character

  (Noted.)

- Reconsider indoor amenity spaces in general

  (The indoor amenity space consists of one large multi-purpose room on the ground floor, adjacent to the main lobby, with direct access to the outdoor amenity space.)

- Consider further differentiation of the 2 wings of the buildings

  (Design rationale is for exterior walls to be uniform field with balcony projections providing visual interest. The intent is for building to be read as a single form as opposed to two blocks.)

- Street entrances/common corridor could be better announced particularly the south entrance

  (South entrance has been redesigned for greater visibility and improved access.)

- Consider secondary lobby re-located on public corner

  (Secondary lobby relocated.)

- Recommend balconies be at least 5 ft. inside dimension

  (Balcony depth retained as per original design. The deck depth is sufficient to accommodate outdoor seating. Outdoor amenity space provided at ground plane exceeds by-law requirement.)

Landscaping

- Trees along the townhouse units are welcoming and significant to aid in transition to single family houses across the street

  (Noted.)

CPTED

- Rear lane is a potential concern for safety; consider serious site lighting and maintenance of oversight

  (Refer to landscape drawings for site lighting.)

Disabled Access

- Ensure there is handicap access for both entrances given the step in the building

  (South entry reconfigured to address accessibility. The north entry is accessible per original design. An inclined platform lift is provided at central stair for accessibility at floor level change at ground level.)

Sustainability

- Consider increasing the storage capacity to suit rental/student market

  (A significant amount of storage and bicycle storage space is provided within the underground parking garage.)

- Consider inclusion of thermostats for baseboards
- Strongly support the inclusion of HRV's to improve IAQ and energy efficient and comply with regulations of 9.36 (NCB for wood frame)
- Consider taking insulation outboard of the wall to improve durability and air tightness

  (Noted.)

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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: 011-080-787
Lot 15 Except: Parcel "A" (Explanatory Plan 9825), Section 15 Block 5
North Range 2 West New Westminster District Plan 4172

10956 – 132 Street

Parcel Identifier: 001-567-543
Lot 17 Except: The South 24 Feet, Section 15 Block 5
North Range 2 West New Westminster District Plan 19406

10944 – 132 Street

Parcel Identifier: 000-922-676
Lot 19 Section 15 Block 5 North Range 2 West
New Westminster District Plan 19406

10918 – 132 Street

Parcel Identifier: 001-728-423
Lot 75 Section 15 Block 5 North Range 2 West
New Westminster District Plan 30464

10932 – 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 2.1.

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 45%.

F. Yards and Setbacks

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

Setback / **Use**	*Front Yard* (West)	*Rear Yard* (East)	*Side Yard* (North)	*Side Yard* (South)
Principal Buildings and *Accessory Buildings* and *Structures*	4.5 m [15 ft.]	4.5 m [15 ft.]	5.0 m [16.5 ft.]	5.0 m [16.5 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, balconies and building overhangs may encroach 1.0 metre [3 ft.] into the required *front yard* and *side yard* on *flanking street setbacks*.

3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the required *setbacks*.

4. Notwithstanding Sub-section A.3(d) 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 1.4 metres [4.6 ft.] from the *front lot line* or the *lot line* along a *flanking street*.

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.1. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. All required *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 may be reduced to a minimum of 4.2 square metres [45 sq.ft.] per *dwelling unit*, for a maximum 35% of the total number of non-*ground-oriented dwelling units* on the *lot*.

K. Subdivision

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

***Lot* Size**	***Lot* Width**	***Lot* Depth**
3,500 sq. m. [0.9 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.

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-70 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, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for multiple unit residential buildings and the RM-30 Zone for ground-oriented multiple unit residential buildings.

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*, 2013, By-law No. 18020, as amended.

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

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

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

PASSED THIRD READING on the th day of , 20 .

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

_____ MAYOR

_____ CLERK

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