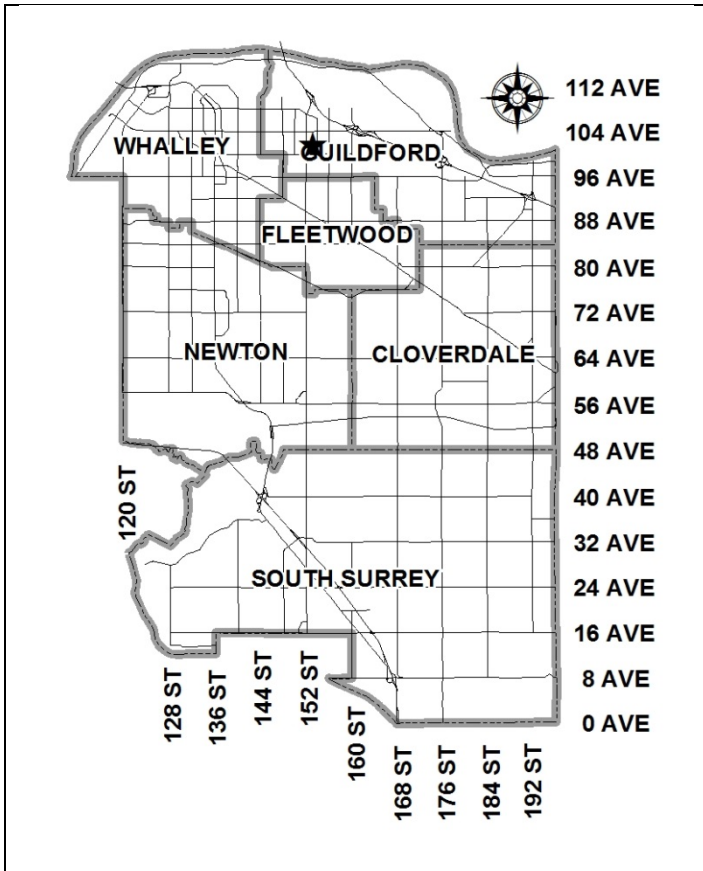


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0057-00

Planning Report Date: May 25, 2015



**PROPOSAL:**

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

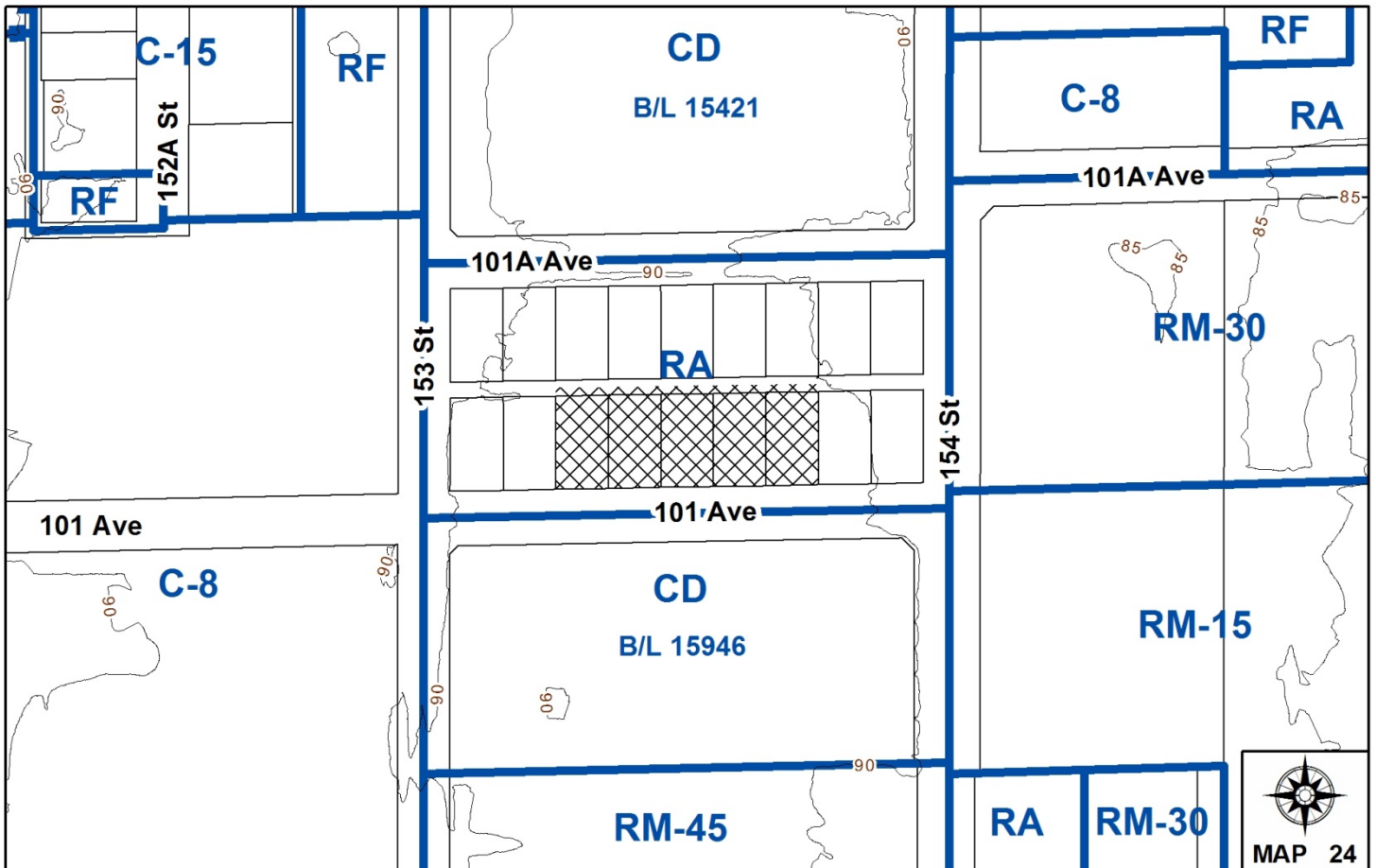
in order to permit the development of a 5-storey apartment building with a 2-storey townhouse base, consisting of approximately 90 dwelling units.

**LOCATION:** 15331/45/55/61/71 - 101 Avenue and portion of lane

**OWNERS:** Jack Mills, Amanpreet S Madan, Darshanindar S Kohli, Rajpal K Kohli, Kulwinder K Madan, Kulvinder K Madan, City of Surrey

**ZONING:** RA

**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 reduce outdoor 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 Official Community Plan (OCP)
- The site is located within the Urban Centre designation in the OCP and Metro Vancouver's Regional Growth Strategy.
- A "Multiple Residential" designated site located in an Urban Centre area is permitted an increase in floor area ratio (FAR) from 1.5 up to 2.0.
- The proposed density and building form are appropriate for this part of Guildford. The proposed density can help support transit ridership by locating greater population within walking distance to transit.
- The proposed setbacks achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" 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 270 square metres (2,906 square feet) to 146 square metres (1,567 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 270 square metres (2,906 square feet) to 132 square metres (1,421 square feet).
4. Council authorize staff to draft Development Permit No. 7914-0057-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) completion of the road closure and acquisition of a portion of the existing lane north of the subject site;
  - (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) the applicant adequately address the impact of reduced indoor amenity space; and
  - (k) the applicant adequately address the impact of reduced outdoor amenity space.

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:**

11 Elementary students at Harold Bishop Elementary School  
5 Secondary students at Johnston Heights 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 December 2016.

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

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings to be removed and three vacant single family lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across lane):	Vacant single family lots.	Multiple Residential	RA
East:	Single family dwellings.	Multiple Residential	RA
South (Across 101 Avenue):	Four-storey apartment buildings.	Multiple Residential	CD (By-law No. 15946)
West:	Single family dwellings.	Multiple Residential	RA

DEVELOPMENT CONSIDERATIONS

- The subject site includes five properties in Guildford located at 15331/45/55/61/71 - 101 Avenue and the adjoining rear lane.
- The 1.0-acre (4,140-square metre) subject site is currently zoned "One-Acre Residential Zone (RA)", designated "Multiple Residential" in the Official Community Plan (OCP) and located within Guildford Town Centre, which is identified as an Urban Centre in the OCP and Metro Vancouver's Regional Growth Strategy.

- In order to direct higher-density development into Surrey’s Urban Centres (i.e. City Centre, Town Centres and Frequent Transit Corridor), the OCP permits a “Multiple Residential” designated site located in an Urban Centre an increase in floor area ratio (FAR) from 1.5 up to 2.0.
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on the RM-70 Zone, in order to allow the construction of a five-storey apartment building with a two-storey townhouse base fronting 101 Avenue. The proposal includes 78 apartment units and 12 townhouses for a total of ninety (90) dwelling units.
- The applicant is also proposing to close and purchase a 304-square metre (13,270-sq.ft.) portion of lane along the northern boundary of the subject lot, and to incorporate this portion of closed lane into the subject site.
- The lane is dedicated but not built to its ultimate standard. Three single family homes currently take access from the informally paved lane. The proposed lane closure is mid-block and will not impact access to the single family homes.
- The floor area ratio (FAR) proposed for this development is 2.0, which complies with the maximum 2.0 FAR permitted in Frequent Transit Development Areas (FTDAs) and Urban Centres in the new Official Community Plan (OCP) By-law No. 18020.
- Vehicular access is proposed from 101 Avenue at the southeast corner of the site, which will facilitate access to the adjacent properties to the east when they redevelop.

Proposed CD By-law (Appendix V)

- Although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the proposed density and lot coverage cannot be accommodated in the RM-70 Zone. The proposed floor area ratio (FAR) of 2.0 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone but it complies with the maximum 2.0 FAR permitted in Frequent Transit Development Areas (FTDAs) and Urban Centres in the new Official Community Plan (OCP).
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a five-storey building form.
- As a result of the proposed density, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone.
- The proposed CD By-law will be based upon the "Multiple Residential 70 Zone (RM-70)". A table comparing the RM-70 Zone to the proposed CD By-law is provided below:

	<b>RM-70</b>	<b>Proposed CD By-law</b>
<b>Density (Floor Area Ratio)</b>	1.5 FAR (net)	2.0 FAR (net)
<b>Lot Coverage</b>	33%	47%

	<b>RM-70</b>	<b>Proposed CD By-law</b>
<b>Building Setbacks (metres)</b>	7.5 m from all lot lines	West: 3.2 m North: 10 m South (101 Avenue): 4.5 m East: 8 m
<b>Building Height (metres)</b>	50 m	17 m
<b>Off-Street Parking</b>	<ul style="list-style-type: none"> <li>• 1.3 spaces per dwelling unit, for all studio, 1-bedroom and 1-bedroom with den units.</li> <li>• 1.5 spaces per dwelling unit, for all 2-bedroom and larger units, including attached townhouse units.</li> <li>• 0.20 space per dwelling unit for visitors.</li> <li>• The underground parking structure must be set back a minimum of 2.0 metres (6.6 ft.) from the front lot line.</li> </ul>	<ul style="list-style-type: none"> <li>• Parking has been provided in accordance with the Zoning By-law requirements.</li> <li>• 48 spaces for 1 bedroom units</li> <li>• 80 spaces for 2 bedroom or larger units</li> <li>• 18 spaces for visitors</li> <li>• The underground parking structure will be permitted to be located 2.0 metres (6.6 ft.) from the front lot line.</li> </ul>
<b>Bicycle Parking</b>	<ul style="list-style-type: none"> <li>• 1.2 bicycle spaces for every dwelling unit.</li> <li>• 6 bicycle spaces for visitors for each multiple residential building.</li> </ul>	<ul style="list-style-type: none"> <li>• Same as RM-70 Zone, however, the proposed development will exceed the minimum required.</li> </ul>

- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 47% to accommodate the built form.
- The proposed lot coverage is typical for a 5-storey apartment building on a smaller site.
- The reduced setback along the south (101 Avenue) achieves a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The reduced setback along the west is a side yard condition and includes raised planters with cedars to screen and provide privacy from the neighbouring property.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 13, 2014 and April 30, 2015 to a total of 968 neighbouring property owners. Staff received four phone calls and two written responses from property owners within the pre-notification area. The property owners expressed concerns regarding the proposed five-storey building form, density and impact on the on-street parking. One caller inquired about their lot being included in the proposed development. The property has since been included in the proposal.

- Residents expressed concern with the five-storey building form and density.

*(Staff explained that the new OCP allows up to a maximum FAR of 2.0 for properties designated Multiple Residential in Urban Centres, such as Guildford Town Centre.*

*Future transportation plans for 152 Street include bus rapid transit (BRT) and plans for 104 Avenue include light rail transit (LRT). Increased density can help support transit ridership by accommodating greater population within walking distance to transit.)*

- Residents also expressed concern with the impact of the proposed development on traffic and parking in the area.

*(The required road widening along 101 Avenue will create new on-street parking spaces through road dedications and improvements. New sidewalks will promote walkability and provide better access to existing bus stops.*

*The proposed development meets the minimum required number of on-site resident and visitor parking spaces.)*

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed apartment building will be five storeys in height with a two-storey townhouse base fronting 101 Avenue, comprising a total of 90 dwelling units. The unit mix consists of 37 1-bedroom and 41 2-bedroom apartment units, with townhouse units consisting of 10 2-bedroom and 2 3-bedroom.
- The proposed building is an urban and moderately contemporary building form with a flat roof.
- Oversized glazed balconies have been provided on the fifth floor to provide visual interest and break up the massing.
- The dwelling units will range in size from 54 square metres (583 sq.ft.) for a one-bedroom unit to 123 square metres (1,327 sq.ft.) for the largest 3-bedroom townhouse unit.
- The proposed building fronts 101 Avenue with one vehicular entry to the site proposed via a driveway with direct access to the two-level underground parking facility at the northeast corner of the subject site.
- Private pedestrian access to each of the street-oriented townhouse units is provided from 101 Avenue. Private entries to the townhouse units include an entry marker with an individual unit address.
- Terraced landscaping is proposed in front of each townhouse unit to delineate public and private space and to provide the individual unit patios some privacy. Fencing around the townhouse patios will include masonry walls and individual metal entry gates.

- The first and second townhouse storeys are characterized by white hardi panel finish and castle stone on the first storey columns and terraced walls. The third and fourth storeys are finished with grey horizontal hardi siding and the fifth, top floor features white hardi panel siding and large protruding transparent balconies. Ledge stone siding clads the columns from the first storey to the middle of the fourth storey.
- The proposed colour palette is grey and white. The building materials include dark grey castle stone and light grey ledge stone with cedar wood soffit.
- Black window frames and sliding glass balcony doors, and prefinished horizontal metal railings on transparent balconies provide a colour accent.

### Indoor Amenity Space

- The amenity space is located on the main floor of the building adjacent to the main entrance lobby and provides access to the outdoor amenity space. This indoor space incorporates a large meeting/party room, kitchen facilities and washroom.
- The proposed indoor amenity space totals 146 square metres (1,567 sq. ft.), which is 124 square metres (1,335 sq. ft.) less than the 270 square metres (2,906 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$49,600 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

### Landscaping and Outdoor Amenity Space

- The 101 Avenue streetscape elevation includes terraced masonry walls with layered planting behind and in front.
- Each townhouse unit includes a private patio framed by the terraced wall with layered planting consisting of a variety of shrubs. Each private entrance also includes a Katsura tree at the street.
- Along the east, west and south property lines a 1.8-metre (6 ft.) high wood fence and landscaping will be installed to screen and provide privacy from neighbouring properties.
- In addition to the fence and landscaping along the west property line, cascading plants will be installed to further screen the concrete wall leading to the underground parking facility.
- The proposed outdoor amenity area consists of a 132-square metre (1,421 sq. ft.) open patio space centrally located north of the building. This space can be accessed through the indoor amenity space or via private pedestrian entrances from the ground floor units on the north elevation.
- Additional outdoor amenity space located within the north yard setback incorporates two separate children's play areas with play structures and artificial turf mounds, seating area with benches, table and chairs and a barbeque area on a raised wooden deck area.



- The proposed outdoor amenity space totals 132 square metres (1,421 sq. ft.), which is 138 square metres (1,485 sq. ft.) less than the 270 square metres (2,906 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$27,600 (based on \$600 per unit) in accordance with the City policy, to address the shortfall in the required outdoor amenity space.

### Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from 101 Avenue.
- The proposed development includes a total of 146 parking spaces, consisting of 128 resident parking spaces and 18 parking spaces for visitors, one of which is designated for persons with a disability, within an enclosed two-level underground parking garage.
- The visitor spaces are located within a secured portion of the underground parking garage.
- The CD By-law will allow for the underground parking structure to be located at 2.0 metres (6.6 ft.) from the front lot line, which is less than the 2.0-metre (7 ft.) setback required under the Zoning By-law.
- For bicycle parking, the Zoning By-law requires that 108 bicycle parking spaces be provided for residents and 6 bicycle spaces be provided for visitors. The development proposes 108 bicycle parking spaces in the underground parkade and a bike rack located outside of the main pedestrian entrance for 8 bikes, which exceeds the minimum required.

### TREES

- Peter Mennl, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	24	24	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bitter Cherry	1	1	0
Cherry	2	2	0
Japanese Maple	1	1	0
Weeping Willow	1	1	0

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Western Red Cedar	7	5	0
Douglas Fir	14	14	0
Western Hemlock	2	2	0
Shore Pine	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>29</b>	<b>29</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>14</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Fund</b>		<b>\$20,400</b>	

- The Arborist Assessment states that there are a total of 29 mature trees on the site, excluding Alder and Cottonwood trees. 24 existing trees, approximately 45 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, underground parking, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 82 replacement trees on the site. The applicant is proposing 14 replacement trees. The deficit of 68 trees will, therefore, require a cash-in-lieu payment of \$20,400 to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of Mop Head Maple and Katsura trees.
- In summary, a total of 14 trees are proposed to be replaced on the site with a contribution of \$20,400 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 15, 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)	<ul style="list-style-type: none"> <li>• The subject site is located within Guildford Town Centre.</li> <li>• The site is located within close proximity of 152 Street and 104 Avenue, both of which are major transit corridors.</li> </ul>

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 2.0 FAR (net).</li> <li>• The proposed development will include a mix of housing types, including apartment and townhouse units.</li> <li>• The proposed development intends to provide a range of unit sizes from 1-bedroom, to 2-bedroom unit and 3-bedroom units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The following rain water management techniques are utilized: Roof downspout disconnection, cisterns/rain barrels, sediment control devices etc.</li> <li>• Twenty-four replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.</li> <li>• The proposed development will make provisions for recycling within the underground parkade.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bike parking is provided at the main entry for visitors and in the underground parkade for residents</li> <li>• The subject site is located within walking distance to transit along 152 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Individual yards are fenced with gates as well as the site perimeter.</li> <li>• Secured underground parking is provided.</li> <li>• All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners.</li> <li>• Large windows allow for casual surveillance and eyes on the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).</li> </ul>

### ADVISORY DESIGN PANEL

ADP Date: February 12, 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).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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Information for City Clerk

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

1. (a) Agent:     Name:            Maciej Dembek  
                                      Barnett Dembek Architects Inc.  
                                      Address:        #135 - 7536 - 130 Street  
  Surrey, BC V3W 1H8  
                                      Tel:             604.597.7100

2.     Properties involved in the Application

- (a)     Civic Addresses:        15331, 15345, 15355, 15361 and 15371 - 101 Avenue and portion  
  of lane
- (b)     Civic Address:        15331 - 101 Avenue  
           Owner:             Jack Mills  
           PID:                010-273-883  
           Lot 12 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134
- (c)     Civic Address:        15345 - 101 Avenue  
           Owner:             Amanpreet S Madan  
           PID:                008-448-205  
           Lot 13 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134
- (d)     Civic Address:        15355 - 101 Avenue  
           Owner:             Darshanindar S Kohli  
                                      Rajpal K Kohli  
           PID:                004-365-062  
           Lot 14 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134
- (e)     Civic Address:        15361 - 101 Avenue  
           Owner:             Kulwinder K Madan  
           PID:                010-273-891  
           Lot 15 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134
- (f)     Civic Address:        15371 - 101 Avenue  
           Owner:             Kulvinder K Madan  
                                      Rajpal K Kohli  
           PID:                010-273-913  
           Lot 16 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134
- (g)     Civic Address:        Portion of Lane  
           Owner:             City of Surrey

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 the RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,640 m <sup>2</sup>
Road Widening area		197 m <sup>2</sup>
Lane Acquisition		304 m <sup>2</sup>
Net Total		4,140 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		47%
Paved & Hard Surfaced Areas		29%
Total Site Coverage		76%
<b>SETBACKS</b> ( in metres)		
Front (101 Avenue)		4.6 m
Rear (North)		10 m
East		8 m
West		3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		17 m
Accessory		4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		37
Two Bedroom		51
Three Bedroom +		2
Total		90
<b>FLOOR AREA: Residential</b>		8,169 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		8, 169 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		2.0
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	270 m <sup>2</sup>	146 m <sup>2</sup>
Outdoor	270 m <sup>2</sup>	132 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	48	48
2-Bed	77	77
3-Bed	3	3
Residential Visitors	18	18
Institutional		
Total Number of Parking Spaces	146	146
Number of disabled stalls	1	3
Number of small cars	37	32
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

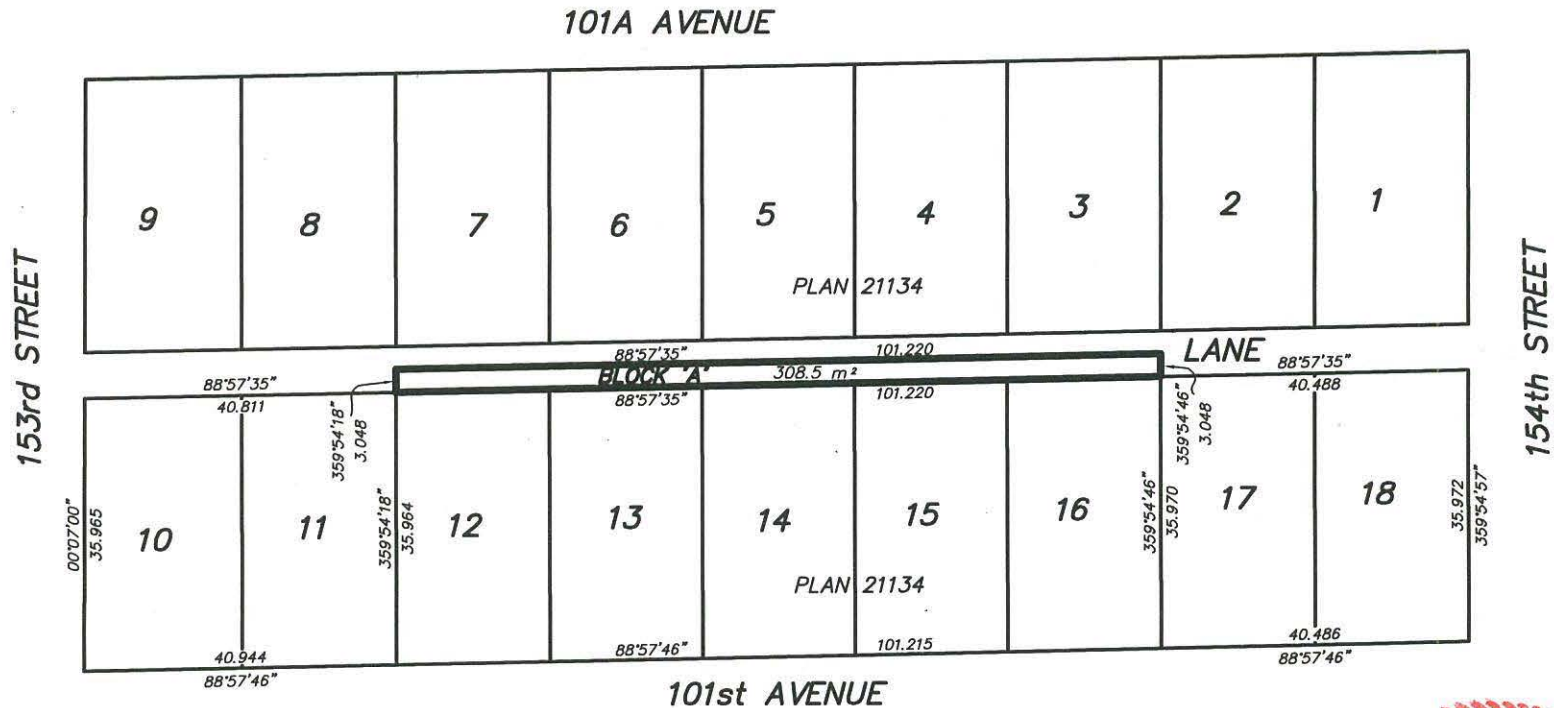
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_  
 OF PART OF ROAD DEDICATED BY PLAN 21134,  
 SECTION 28, BLOCK 5 NORTH, RANGE 1 WEST,  
 NEW WESTMINSTER DISTRICT**



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 216mm IN HEIGHT  
 (A SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 79H0009 AND 79H0018

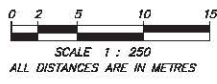
MURRAY & ASSOCIATES  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

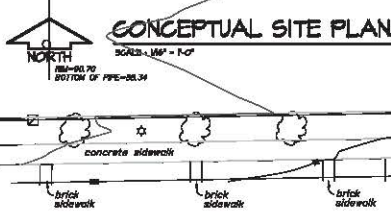
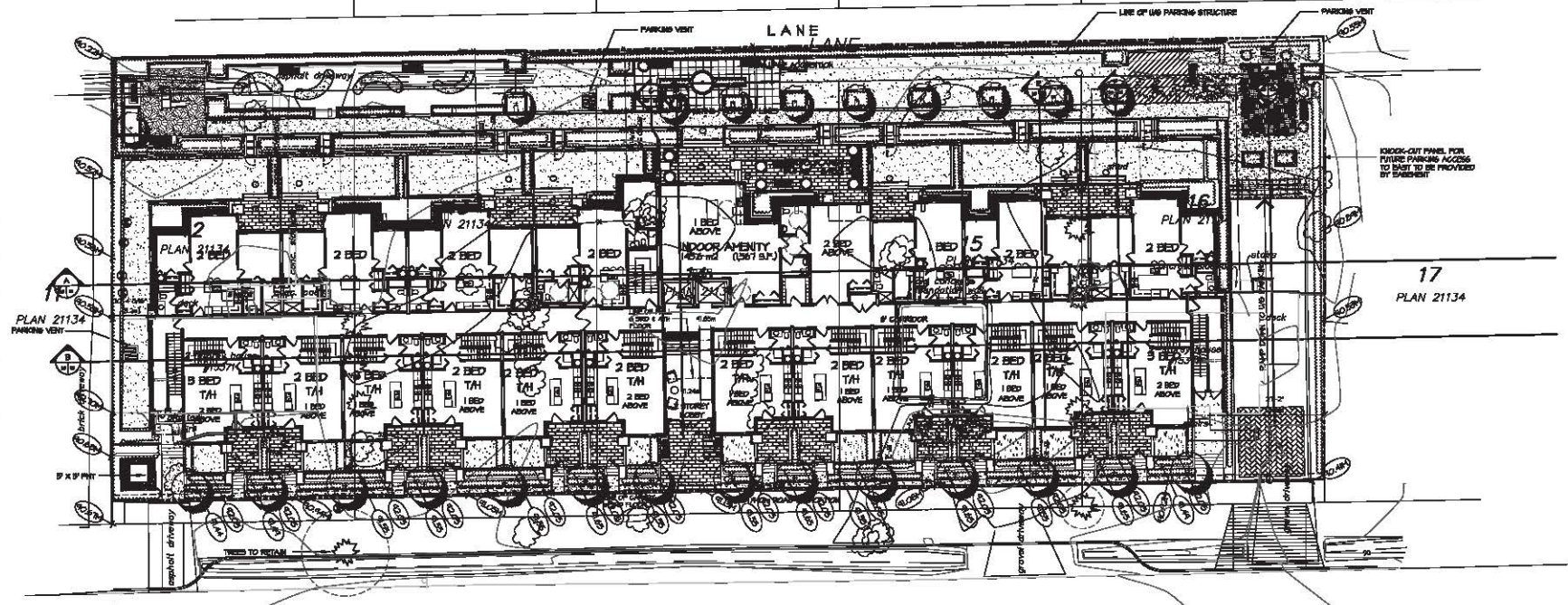
**BRITISH COLUMBIA LAND SURVEYOR**  
 CERTIFIED CORRECT S. DATED THIS  
 11th DAY OF RIAN MAY 2015.  
 No. 863  
*Rogier S. Rian* B. C. L. S.  
 FILE 9908-01



NEW WESTMINSTER DISTRICT, PLAN 21134



7 PLAN 21134      6 PLAN 21134      5 PLAN 21134      4 PLAN 21134      3 PLAN 21134      2 PLAN 21134



**DEVELOPMENT DATA**

<b>SITE AREA:</b>	GROSS: 3691.7 m <sup>2</sup> 94.71 SF, 0.841 AC, 0.364 HA
ROAD DEDICATION:	146.7 m <sup>2</sup> 2.117 SF, 0.044 AC, 0.020 HA
LANE ACQUISITION:	303.8 m <sup>2</sup> 3.270 SF, 0.075 AC, 0.030 HA
NET:	4,140.2 m <sup>2</sup> 44,564 SF, 1.023 AC, 0.414 HA
<b>DENSITY:</b>	88.0 U.P.A., 217.4 U.P.H.A., 90 UNITS
F.A.R.:	2.0 (8,660 m <sup>2</sup> 87,424 SF.)
<b>SITE COVERAGE:</b>	46.5% (1,921.1 m <sup>2</sup> 20,748 SF.)
<b>BUILDING HEIGHT:</b>	16.4m (55'-6")
<b>AMENITY:</b>	REQUIRED: 3 M2/AMNITS x 90 UNITS = 270 m <sup>2</sup> (2,906.3 SF.)
	OUTDOOR: 3 M2/AMNITS x 90 UNITS = 270 m <sup>2</sup> (2,906.3 SF.)
PROPOSED:	
INDOOR:	145.6 m <sup>2</sup> (1,567 SF.)
OUTDOOR:	191.5 m <sup>2</sup> (2,063 SF.)
TOTAL:	271.1 m <sup>2</sup> (2,989 SF.)

<b>SETBACKS:</b>	FRONT: (4.6 m 15'-2")
	REAR: (10.4 m 35'-10")
	EAST SIDE: (8.5 m 27'-2")
	WEST SIDE: (3.2 m 10'-4")
<b>PARKING:</b>	REQUIRED: 145.6 SPACES
	1.3 SPACES/ 1 BED x 51: 48.1 SPACES
	1.3 SPACES/ 2 OR MORE BED x 33: 74.3 SPACES
	VISITOR: 0.2 SPACES/ UNIT x 90: 18 SPACES
PROPOSED:	146 SPACES
<b>AMENITY:</b>	REQUIRED: 3 M2/AMNITS x 90 UNITS = 270 m <sup>2</sup> (2,906.3 SF.)
	OUTDOOR: 3 M2/AMNITS x 90 UNITS = 270 m <sup>2</sup> (2,906.3 SF.)
PROPOSED:	
INDOOR:	145.6 m <sup>2</sup> (1,567 SF.)
OUTDOOR:	191.5 m <sup>2</sup> (2,063 SF.)
TOTAL:	271.1 m <sup>2</sup> (2,989 SF.)

STRATA PLAN BCS2783

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NO.	DATE	SCALE

NO.	DATE	SCALE

CLIENT: MEL DARBESHAN KOHLI  
 PROJECT: APARTMENT DEVELOPMENT @ 1530-1532 STREET SURVEY, B.C.  
 SHEET: CONCEPTUAL SITE PLAN APARTMENT BUILDINGS

barnett dembek

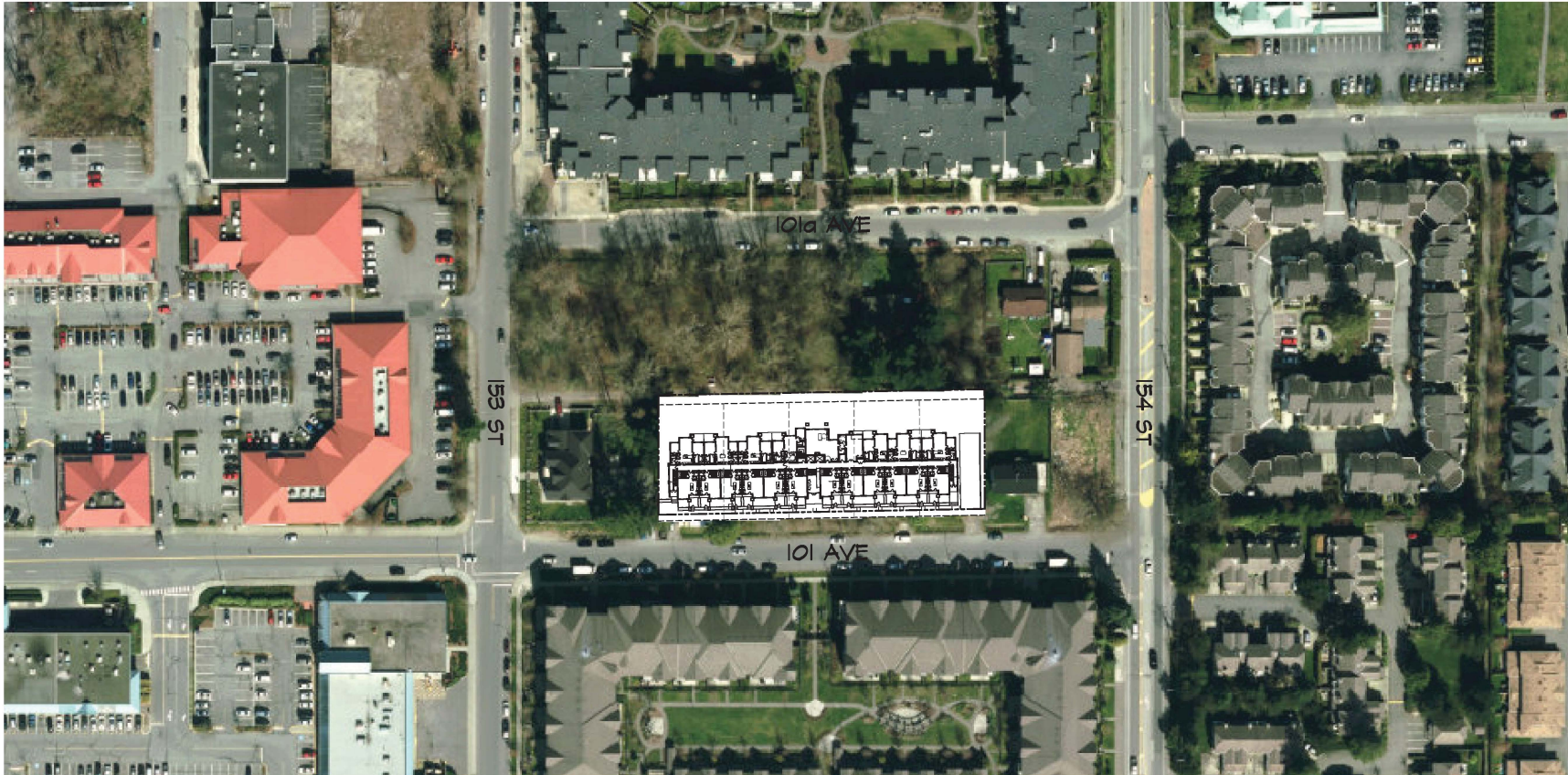
UNIT 133, 7036 130 STREET SURVEY, B.C. V5W 1H5

PHONE: (604) 687-7100  
 FAX: (604) 687-2899  
 EMAIL: mrd@barnettaz.com

CLIENT NO. SHEET NO. 13001 AC-10  
 PROJECT NO. REV. NO. 18001



**101 AVENUE NORTH**  
SCALE: 1" = 30'-0"



**CONTEXTUAL SITE PLAN**  
SCALE: 1" = 60'-0"



**101 AVENUE SOUTH**  
SCALE: 1" = 30'-0"

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REV#	DATE	BY	ISSUE



CC-BY-NC-SA

DESIGN NO.	155014/259/07/11
DRAWN BY	MR. R.S.
DATE	11/15
SCALE	1" = 60'-0"
CLIENT	MR. DARSHAN KOHLI
PROJECT	APARTMENT DEVELOPMENT @ 101 AVENUE SURREY
SHEET CONTENTS	CONTEXTUAL SITE PLAN & ELEVATIONS

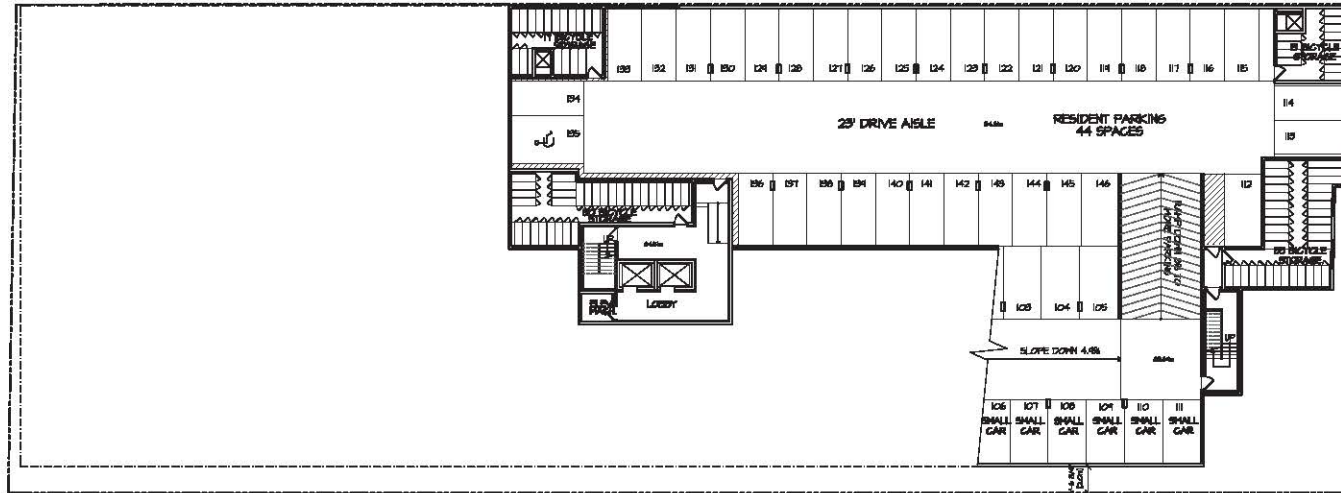
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

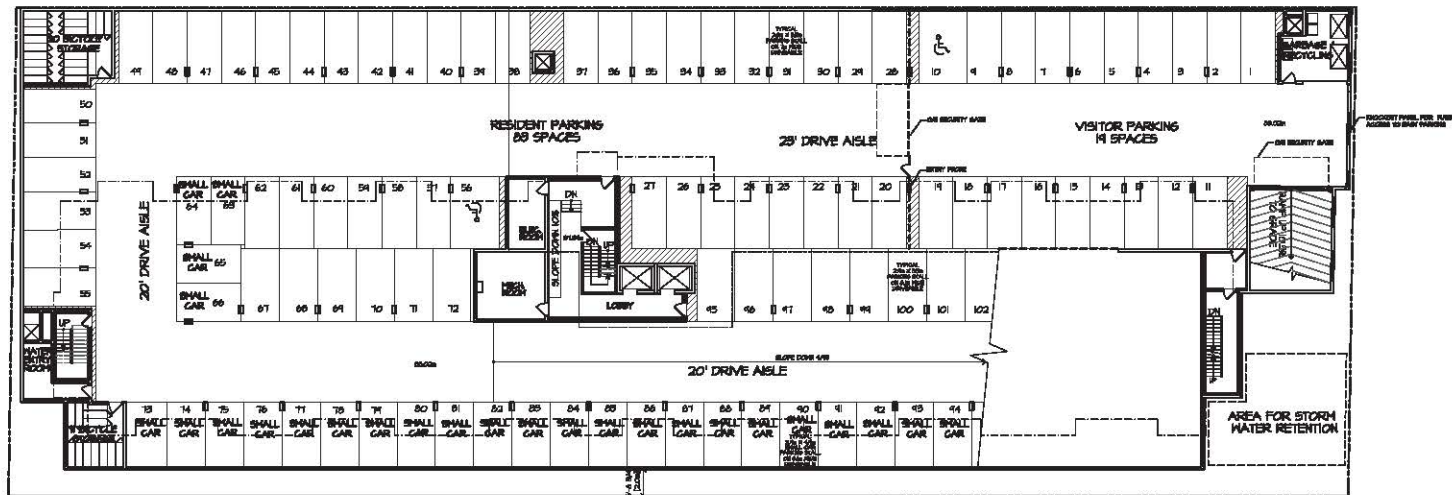
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
13001	AC-1.1
	REV. NO.

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**PARKING GARAGE - LOWER LEVEL**  
 SCALE: 1/8" = 1'-0"

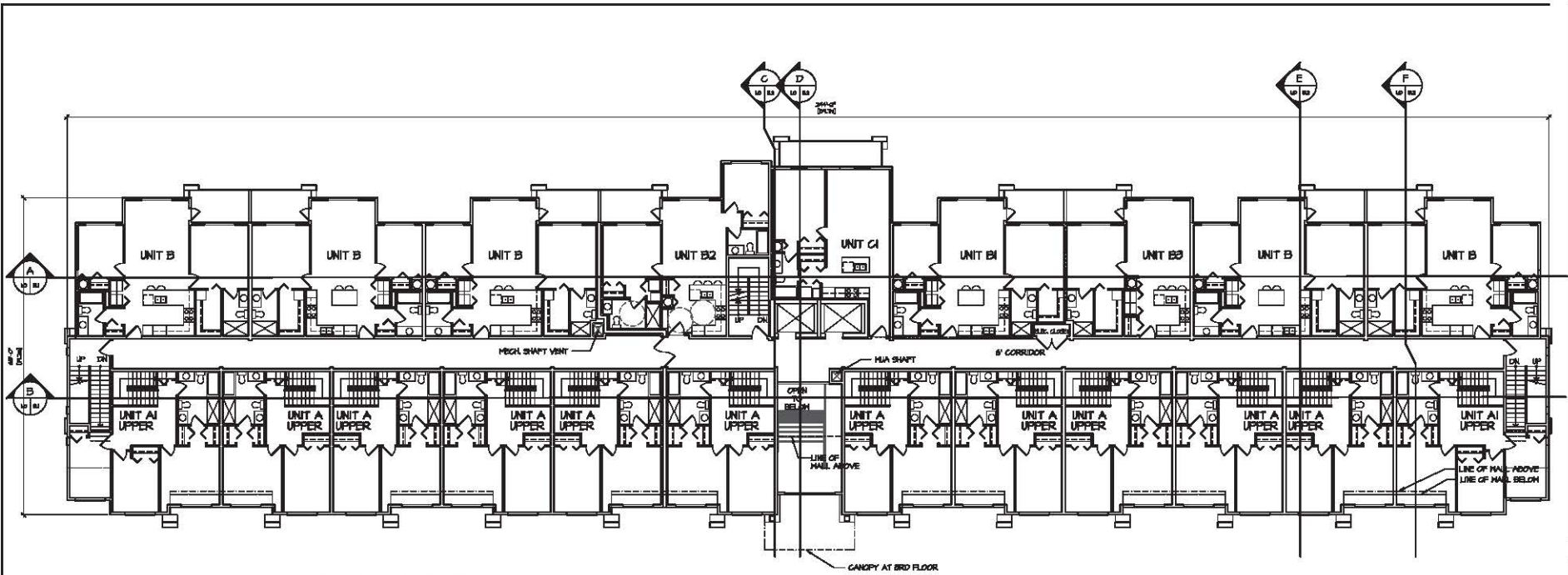


**PARKING GARAGE - UPPER LEVEL**  
 SCALE: 1/8" = 1'-0"

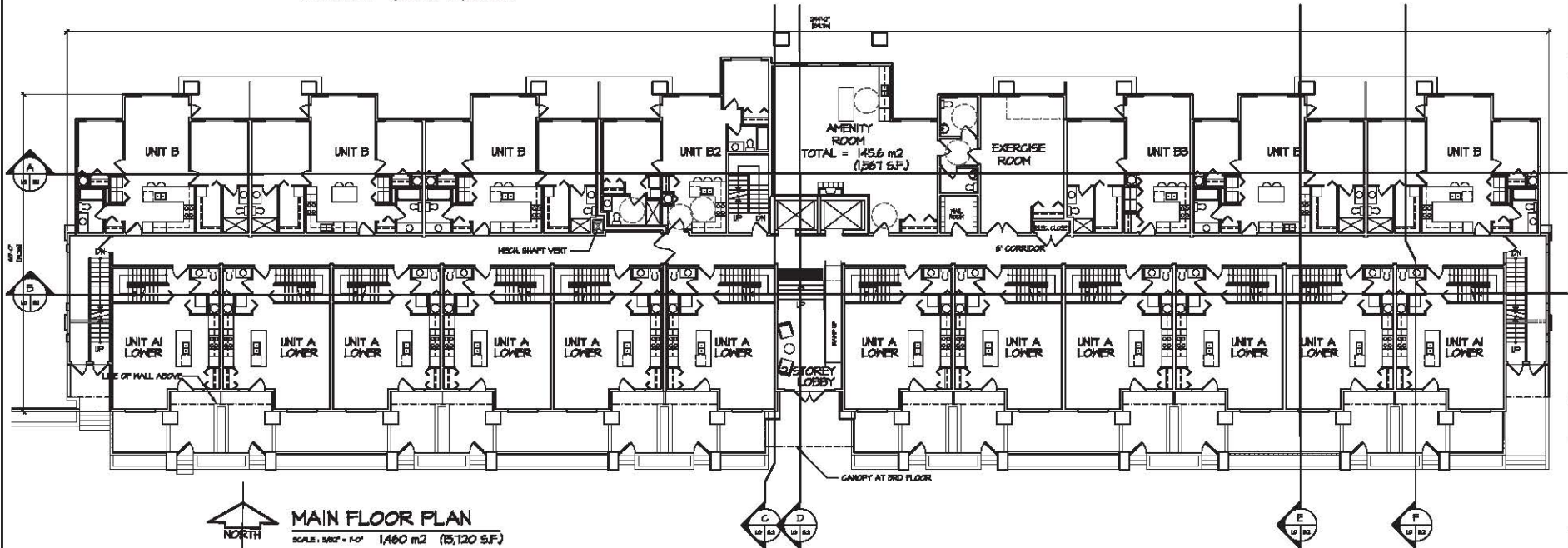
NO.	DATE	BY	DESCRIPTION



CLIENT NO.	PROJECT NO.	DATE	SCALE
CLIENT:	PROJECT:		
SHEET CONTAINS:			



**2ND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1,639 m<sup>2</sup> (17,646 S.F.)



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 1,460 m<sup>2</sup> (15,720 S.F.)

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NO.	DATE	DESCRIPTION

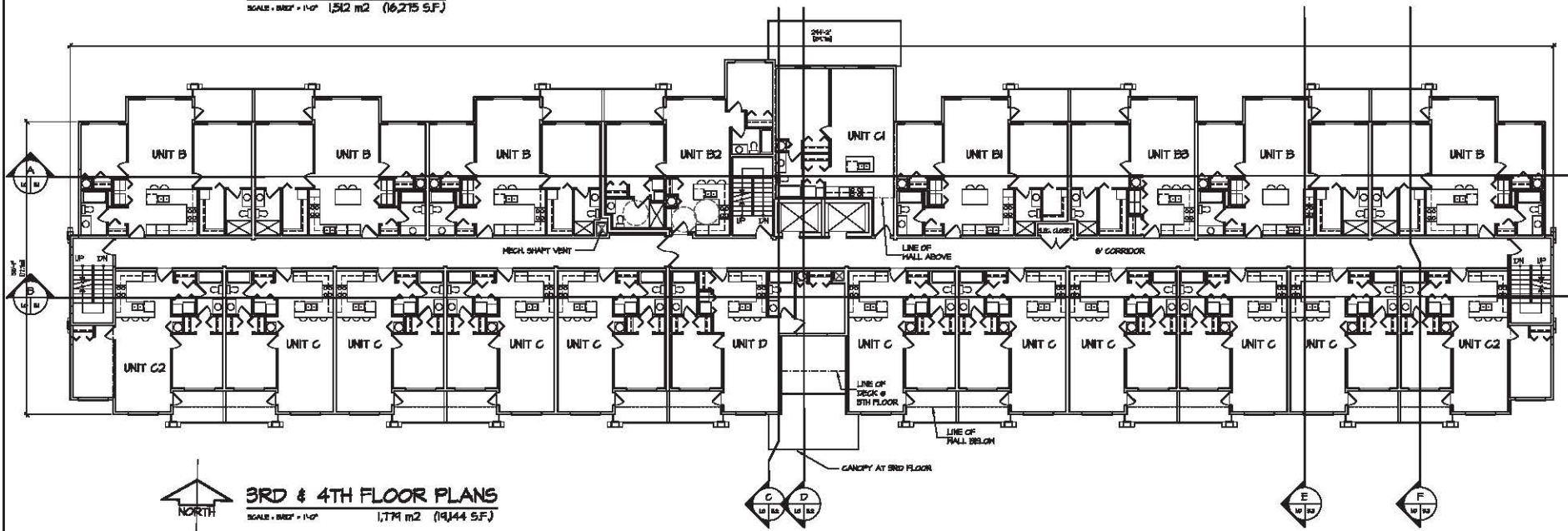
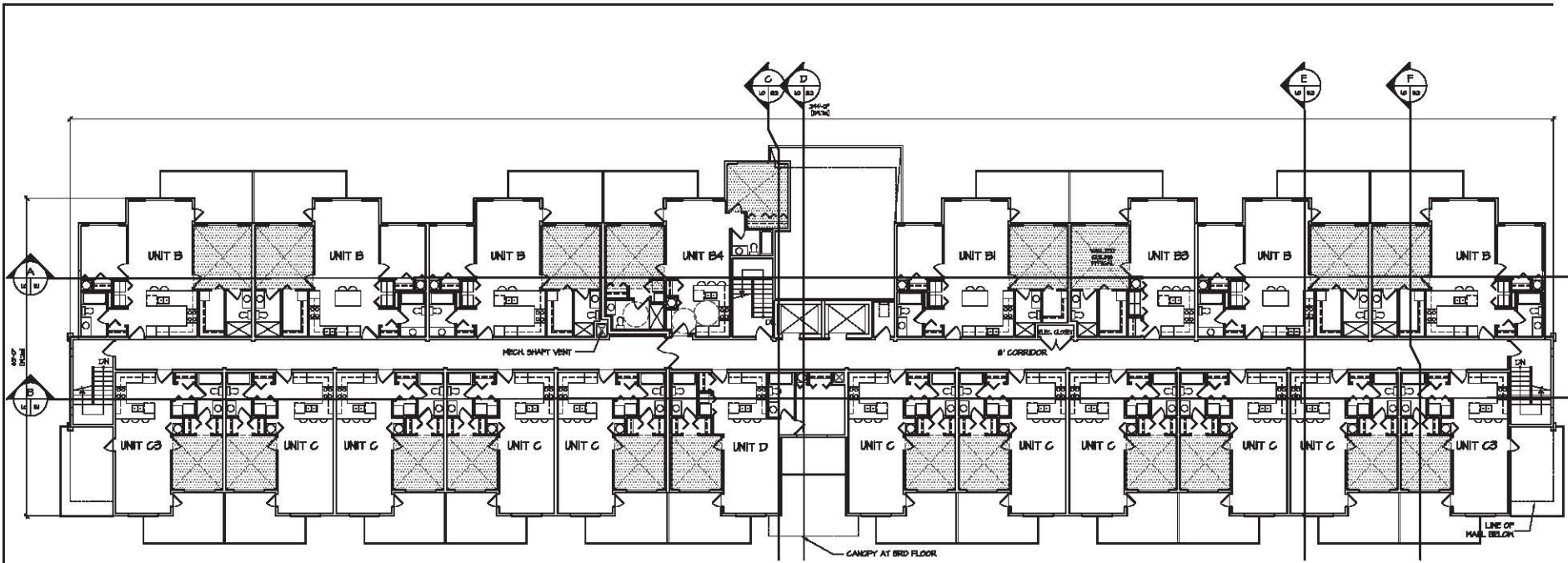
CLIENT: MRS. DANESH KOHLI  
 PROJECT: APARTMENT DEVELOPMENT @ 7508 130<sup>TH</sup> STREET SURVEY, P.C.  
 SHEET: FLOOR PLANS FIRST & SECOND FLOOR

**barnett dembek**

UNIT 133,  
 7508 130<sup>TH</sup> STREET,  
 SURVEY, P.C.  
 V3W 1H8

PHONE: (804) 887-7100  
 FAX: (804) 887-2889  
 EMAIL: mo@barnett.com

CLIENT NO. SHEET NO.  
 PROJECT NO. AC-2.2  
 BLOCK NO. 13001



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NO.	DATE	BY	CHKD	DATE	BY	CHKD

CLIENT: MEL DABSHAN KOHLI

PROJECT: APARTMENT DEVELOPMENT @ 1500 BROADWAY / 101 AVENUE SURGEY

WHAT CONTAINS: FLOOR PLANS THIRD & FOURTH FLOORS

NO.	DATE	BY	CHKD	DATE	BY	CHKD

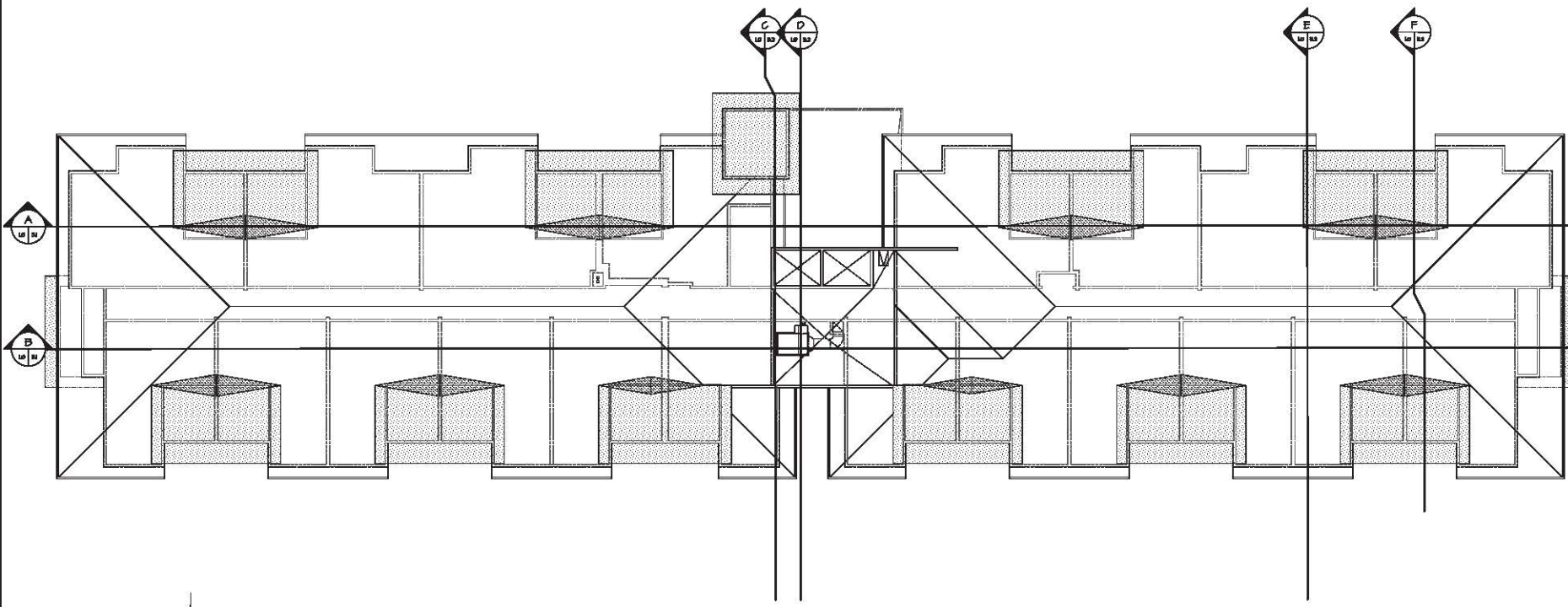
**barnett dembek**

UNIT 133,  
7500 133 STREET  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 867-7100  
FAX: (604) 867-2899  
EMAIL: info@barnett-dembek.com

CLIENT NO.	1500	SHEET NO.	AC-25
PROJECT NO.	15001	REV. NO.	

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 **ROOF PLAN**  
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	REVISION

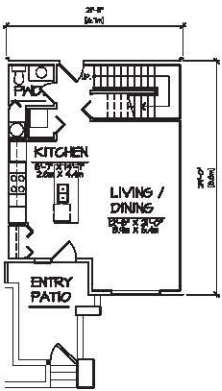

CLIENT :	Mrs. DARSHAN KOHLI
PROJECT :	APARTMENT DEVELOPMENT @ 7236 130 STREET SURVEY, B.C.
SHEET CONTENTS :	FLOOR PLANS THIRD & FOURTH FLOORS
DRAWN :	
DATE :	
SCALE :	1/8" = 1'-0"

**barnett dembek**

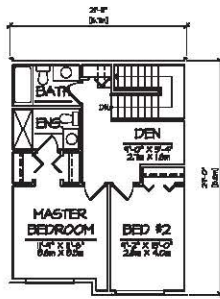
UNIT 133,  
7236 130 STREET  
SURVEY, B.C.  
V3W 1H8

PHONE: (604) 867-7100  
FAX: (604) 867-2088  
EMAIL: mtd@darhtax.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-24
ISSUE NO.	REV. NO.
13001	



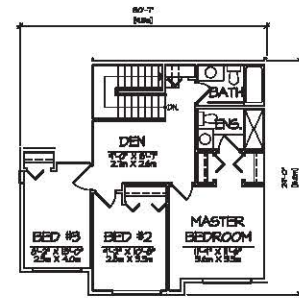
**UNIT A - 2 BEDROOM & DEN**  
**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 112 m2 (1,205 S.F.)



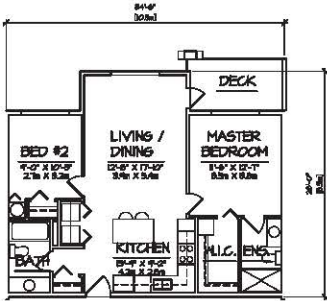
**UNIT A**  
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



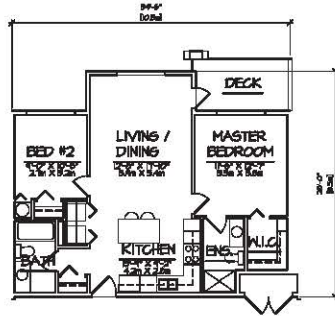
**UNIT AI - 3 BEDROOM & DEN**  
**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 123 m2 (1,327 S.F.)



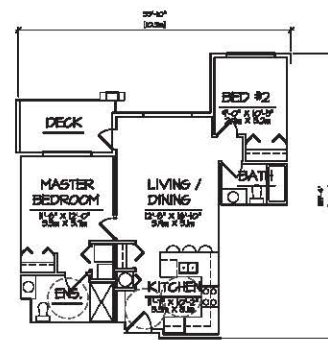
**UNIT AI**  
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



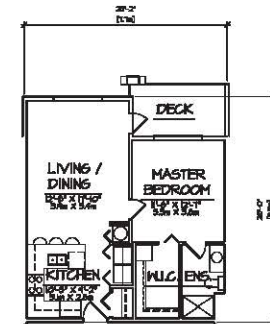
**UNIT B - 2 BEDROOM**  
SCALE: 1/8" = 1'-0" 74 m2 (805 S.F.)



**UNIT BI - 2 BEDROOM**  
SCALE: 1/8" = 1'-0" 78 m2 (837 S.F.)



**UNIT B2 - 2 BEDROOM**  
**H/C ADAPTABLE**  
SCALE: 1/8" = 1'-0" 78 m2 (187 S.F.)



**UNIT B3 - 1 BEDROOM**  
SCALE: 1/8" = 1'-0" 54 m2 (580 S.F.)

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REVISION NO.	DATE	BY	CHKD	APP'D

REVISION NO.	DATE	BY	CHKD	APP'D

CLIENT: MRS. DARSHAN KOHLI

PROJECT: APARTMENT DEVELOPMENT @ 1230-1236 130 AVENUE SURVEY

DATE: MAR 11 2008

SHEET: UNIT PLANS

**barnett dembek**

UNIT 133,  
7036 130 STREET  
SURVEY, B.C.  
V3W 1H8

PHONE: (604) 887-7100  
FAX: (604) 887-2088  
EMAIL: info@barnett.com

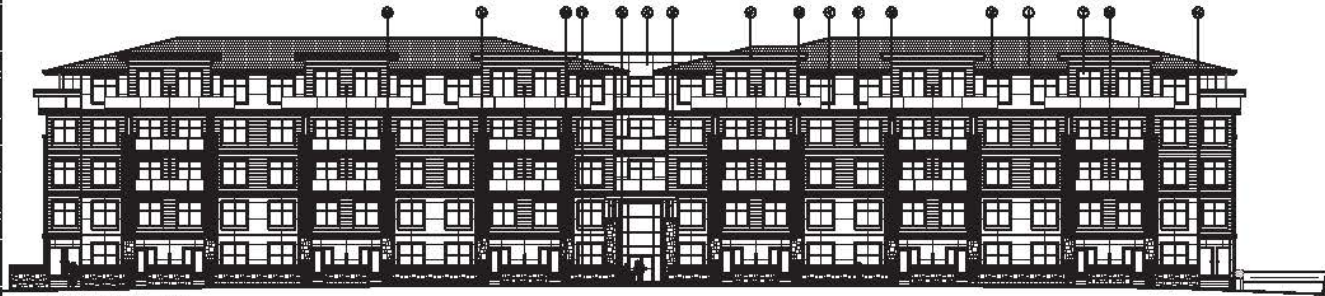
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13001	AC-8J





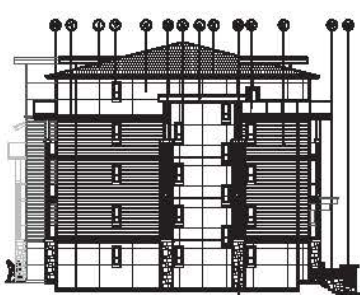
**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOFING - HEMLOCKWOOD BLEND
- ② PRE-FINISHED ALUMINUM GRATE ON 2 X 8 HOOD FASCIA
- ③ HORIZONTAL HARDY BOARD - CLOVERDALE STONE
- ④ BAKER PANEL, SIDING - WHITE
- ⑤ CABLE STONE CLADDING - DARK GREY
- ⑥ 1 X 8 HOOD TRIM OR 2 X 8 HOOD FASCIA
- ⑦ VINYL SIDING CAN 1 X 4 HOOD TRIM
- ⑧ 1 X 10 HOOD SILL, HOOD TRIM
- ⑨ 2 X 4 HOOD TRIM OVER 2 X 10 HOOD TRIM
- ⑩ TRAVERTY SCREEN
- ⑪ BUILT-UP HOOD COLLAR
- ⑫ 8" SP. IRON POWDERCOAT ALUMINUM AND FINISH RAILING OR SPILL PANEL RAILING
- ⑬ DECK BRIDGE
- ⑭ 8" X 8" CORNER TRIM
- ⑮ STOVEFRONT GLAZING
- ⑯ HEMLOCKWOOD CLAD ADDRESS PANEL - GREY
- ⑰ CABLE STONE CLAD RETAINING WALL - DARK GREY
- ⑱ HEMLOCKWOOD CLADDING - GREY
- ⑲ SLABBY CONE ARCHITECTURAL FINISH CONCRETE
- ⑳ CONCRETE REVEAL JOINTS



**FRONT ELEVATION**  
Scale: 1/8" = 1'-0"

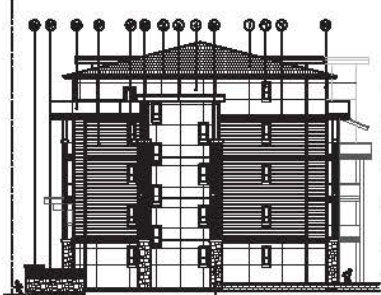
FINISH OF ROOF TRIM  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 TOP OF CONCRETE SLAB



**SIDE ELEVATION**  
Scale: 1/8" = 1'-0"

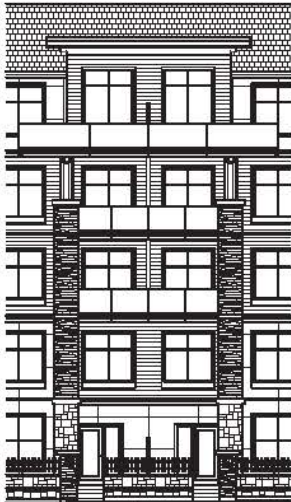


**COLOR SCHEME**



**SIDE ELEVATION**  
Scale: 1/8" = 1'-0"

FINISH OF ROOF TRIM  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 TOP OF CONCRETE SLAB

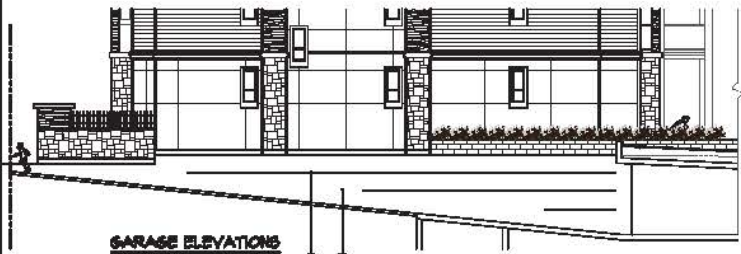


**TYPICAL BAY**  
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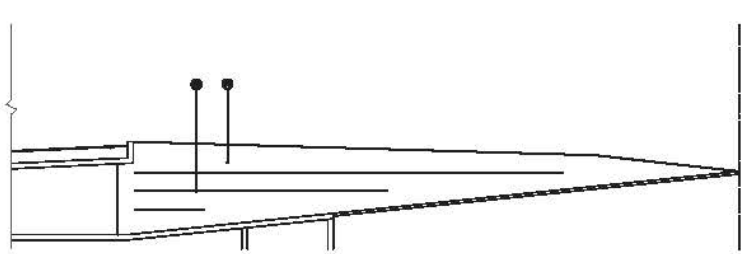
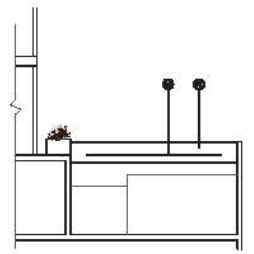
FINISH OF ROOF TRIM  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 FINISH OF FLOOR JOIST  
 TOP OF CONCRETE SLAB



**REAR ELEVATION**  
Scale: 1/8" = 1'-0"



**GARAGE ELEVATIONS**  
Scale: 1/8" = 1'-0"



NO.	DATE	BY	CHKD	DESCRIPTION

CD-144

NO.	DATE	BY	CHKD	DESCRIPTION

**barnett dembek**

UNIT 130  
7334 130 STREET  
SURREY, B.C.  
V0W 1T8

PHONE: (604) 897-7100  
FAX: (604) 897-8088  
EMAIL: rrb@barnett.com

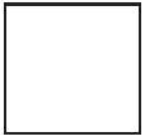
SHEET NO. AC-11  
PROJECT NO. B001

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**FRONT VIEWS**

NO.	DATE	BY	REVISION



CLIENT:	MRS. DARSHAN KOPPLI
PROJECT:	APARTMENT DEVELOPMENT @ ESHWAPESHWARI 1ST AVENUE SURGEY
DRAWING NO.:	001
DATE:	2024-08-10
SCALE:	1:100
DATE:	2024-08-10

**barnett dembek**

UNIT 130  
7330 130 STREET  
SURREY, B.C.  
V0W 1H8

PHONE: (604) 897-7100  
FAX: (604) 897-8088  
EMAIL: rrb@barnett-dembek.com

CLIENT NO.	001
PROJECT NO.	AC-42
DRAWING NO.	13001
DATE:	2024-08-10

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**REAR VIEWS**

NO.	DATE	BY	REVISION



CLIENT:	MRS. DAVESHAN KOKLI
PROJECT:	APARTMENT DEVELOPMENT @ ESHANPESHTAN 1ST AVENUE SURGEY
PROJECT NO.:	200 VIEWS - REAR
DATE:	
SCALE:	
BY:	
CHECKED BY:	

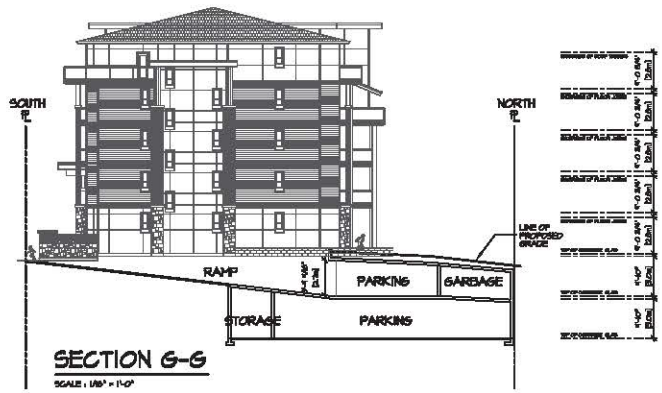
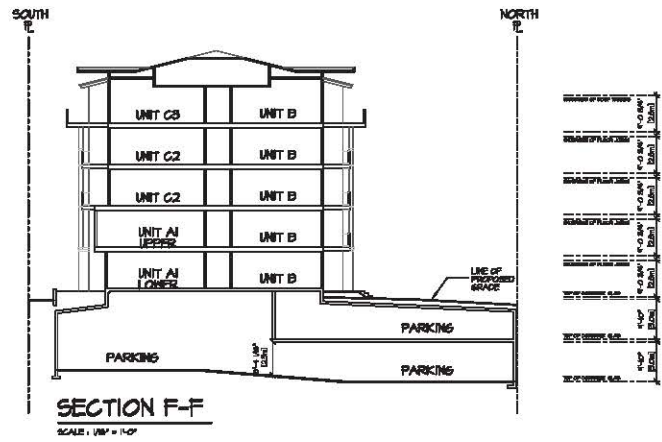
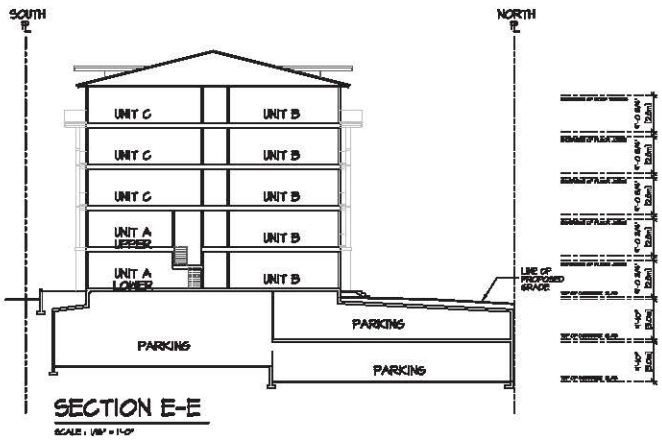
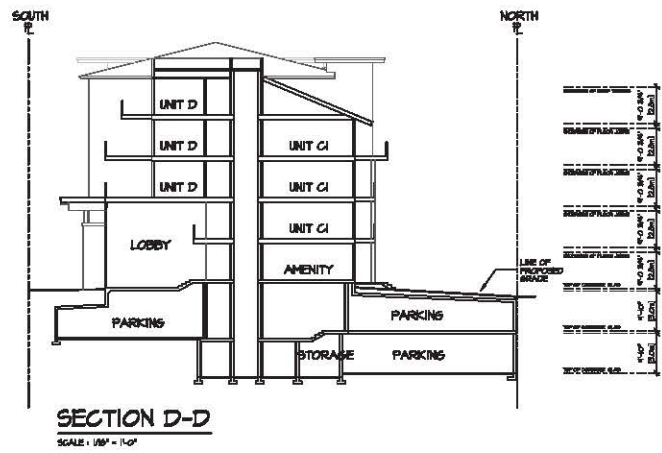
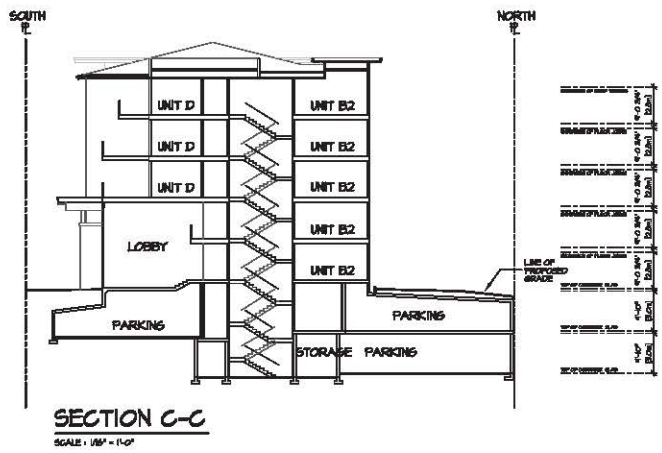
**barnett dembek**

UNIT 130  
7330 130 STREET  
SURREY, B.C.  
V0W 1H8

PHONE: (604) 897-7100  
FAX: (604) 897-8088  
EMAIL: info@barnett.com

CLIENT NO.	200
PROJECT NO.	AC-49
DATE	
SCALE	





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NO.	REVISION	DATE	BY	CHKD.



CD-148g

CLIENT: MR. DARSHAN KOHLI	DESIGN NO.	DRAWN: _____	DATE: _____	SCALE: 1/8" = 1'-0"
PROJECT: APARTMENT DEVELOPMENT @ 1000/1000/1000 AVENUE SURVEY				
SHEET CONTENTS: SECTIONS				

**barrett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V5W 1H8

PHONE: (804) 887-7100  
FAX: (804) 887-2898  
EMAIL: m@barrettdembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13001	AC-5.2



SMALL EARTH MOUNDS  
CONSTRUCTED OUT OF ARTIFICIAL TURF



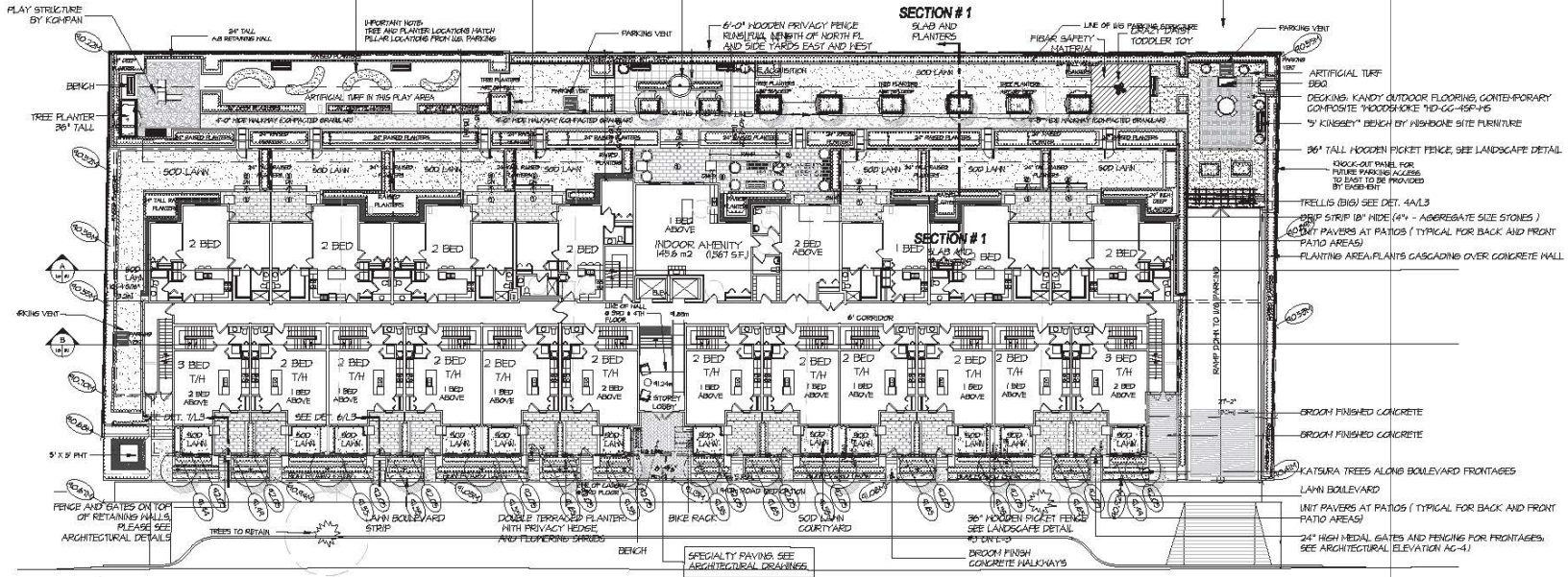
ACER GLOBOSUM



GARDEN COURTYARD  
LAWN GRID PATTERN WITH CENTRAL WATER FEATURE  
(2"x2" CONCRETE PAVERS ALTERNATE WITH SOO)



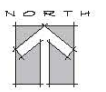
BBQ AMENITY SPACE  
ARTIFICIAL TURF SURROUNDING  
WOODEN DECK WITH TABLE AND SEATING



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New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	15/04/22	ISSUED FOR PERMIT	TK
2	15/04/22	ISSUED FOR PERMIT	TK
3	15/04/22	ISSUED FOR PERMIT	TK
4	15/04/22	ISSUED FOR PERMIT	TK
5	15/04/22	ISSUED FOR PERMIT	TK
6	15/04/22	ISSUED FOR PERMIT	TK
7	15/04/22	ISSUED FOR PERMIT	TK
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10	15/04/22	ISSUED FOR PERMIT	TK

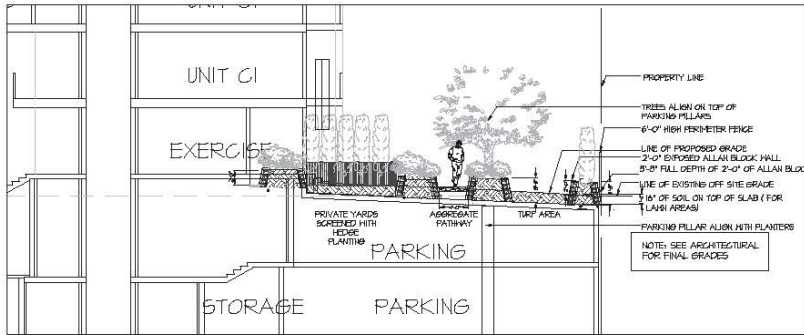
SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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2	15/04/22	ISSUED FOR PERMIT	TK
3	15/04/22	ISSUED FOR PERMIT	TK
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5	15/04/22	ISSUED FOR PERMIT	TK
6	15/04/22	ISSUED FOR PERMIT	TK
7	15/04/22	ISSUED FOR PERMIT	TK
8	15/04/22	ISSUED FOR PERMIT	TK
9	15/04/22	ISSUED FOR PERMIT	TK
10	15/04/22	ISSUED FOR PERMIT	TK

PROJECT:  
**MULTI FAMILY RESIDENTIAL DEVELOPMENT**  
101st Avenue, Surrey, BC

DRAWING TITLE:  
**SITE PLAN**

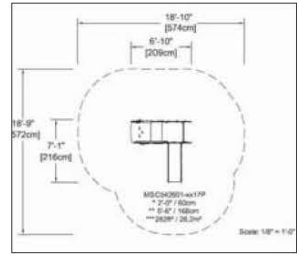
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SCALE: 1/8" = 1'-0"	<b>L1</b>
DRAWN: -TK	OF 4
DESIGN: -TK	
CHK'D: MTLN	
M2LA PROJECT NUMBER: JOB NO 14 04	



**SECTION #1**  
SLAB AND PLANTER GRADES  
SCALE: 1/8" = 1'-0"



KINGSLEY 5'-0" LONG WISHBONE BENCH



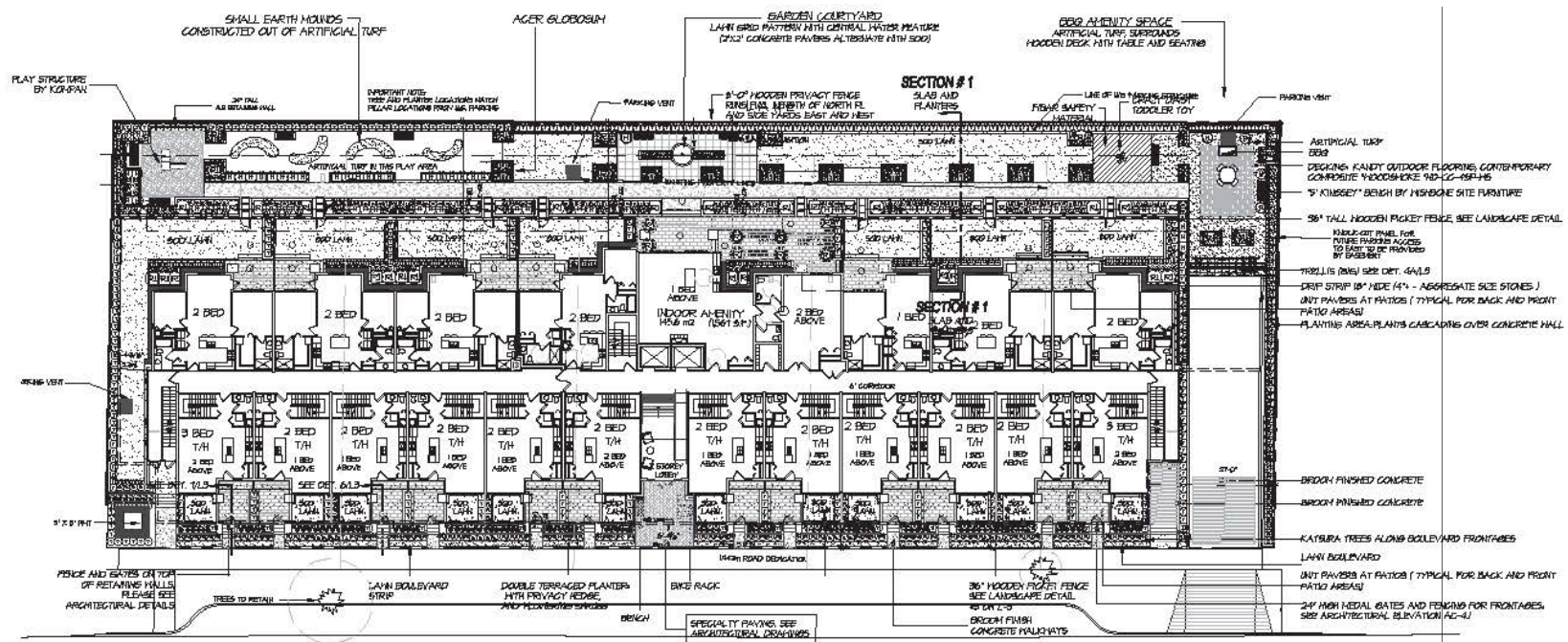
#MSC542601 PLAY STRUCTURE BY KOMPAN



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V3M 3L7  
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ROSES  
SUMMER COLOUR



KATSURU TREE (TYPICAL FOR ALL FRONTAGES)



ORIENTAL GRASS  
FRONT OF BORDER



BERRYWOOD  
EVERGREEN LAYER



YEH TREE, FLANKS THE ENTRY THRESHOLD

PLANT CODE	SCIENTIFIC NAME	COMMON NAME	MO. JOE BLOOMING	PLANTED SIZE / FORM
10	ASPER PLANTAIN	HOP HORN LIME	6/6H	60H GAL 5/16 B/D
14	QUERCUS ILEX	KATSUMI TREE	6/6H	60H GAL 5/16 B/D
15	ROSA	ROSES	6/6H	60H GAL 5/16 B/D
16	IRIS	IRIS	6/6H	60H GAL 5/16 B/D
17	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
18	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
19	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
20	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
21	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
22	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
23	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
24	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
25	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
26	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
27	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
28	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
29	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
30	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
31	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
32	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
33	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
34	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
35	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
36	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
37	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
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43	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
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58	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
59	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D
60	YOSHINO	YOSHINO	6/6H	60H GAL 5/16 B/D

NOTE: \* PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. \*\* PLANT SIZE AND QUANTITY SEE AND THE MANUAL ACCEPTABLE SIZES. \*\*\* NOTES TO SPECIFICATIONS ARE OTHER CONTRACTOR REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT RISK OF BUYER. AREA OF BOUNDARY TO INCLUDE LOWER HEDGES AND PROPER VALLEY. \* SUBSTITUTIONS WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY AND ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS SHALL BE REJECTED. ALLOW A REVIEW OF THIS DOCUMENT PRIOR TO DELIVERY FOR REVISION. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD - DETERMINATION OF CONDITIONS OF AVAILABILITY.

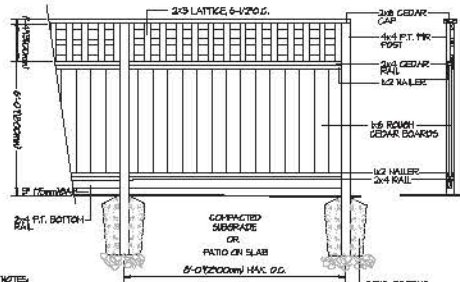
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PROJECT:  
**MULTI FAMILY RESIDENTIAL DEVELOPMENT**  
101st Avenue, Burnaby, BC

DRAWING TITLE:  
**SHRUB PLAN**

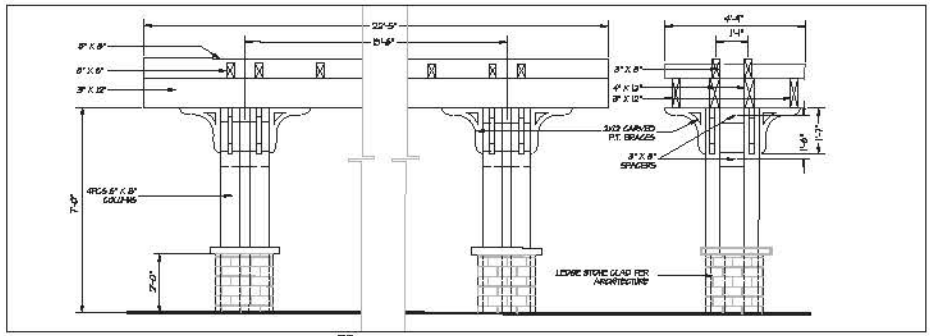
DATE: M.L.22	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	<b>L2</b>
DRAWN: -TR	OF 4
DESIGN: -TR	
CHECK: M.L.M	
M2LA PROJECT NUMBER:	JCB NO 11 041



1 PAVERS ON SLAB  
SCALE: 1/2" = 1'-0"

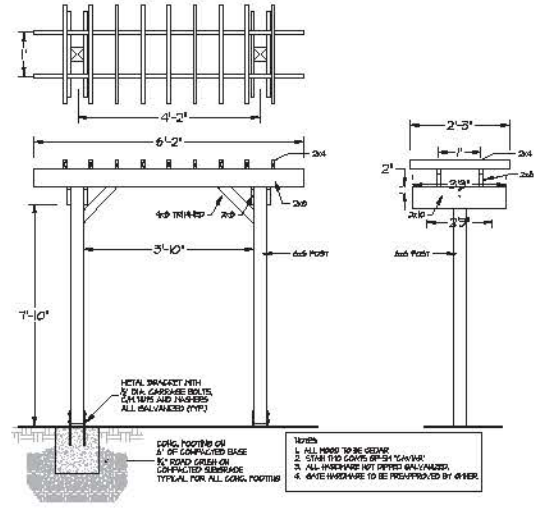
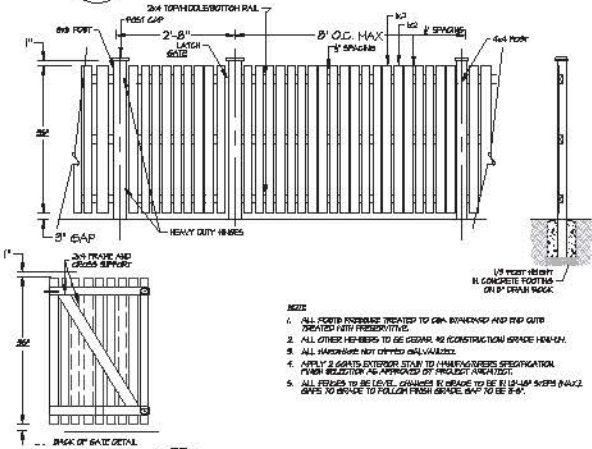
- NOTES:
1. ALL POSTS PRESSURE TREATED TO GSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER WOODS TO BE CEDAR, NO CONSTRUCTION GRADE WOOD.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO HARDWARES SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FINISHES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12" STEPS MAX. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

2 PAVER DETAIL ON SLAB  
SCALE: 1/2" = 1'-0"

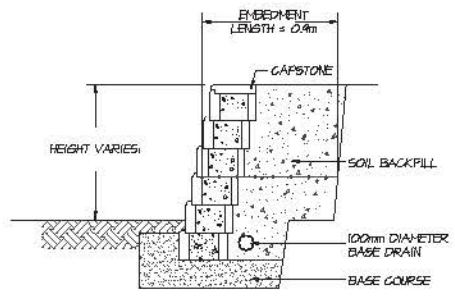


4A TRELLIS DETAIL (BIG)  
SCALE: 1/2" = 1'-0"

1 PERIMETER FENCE DETAIL  
SCALE: 1/2" = 1'-0"



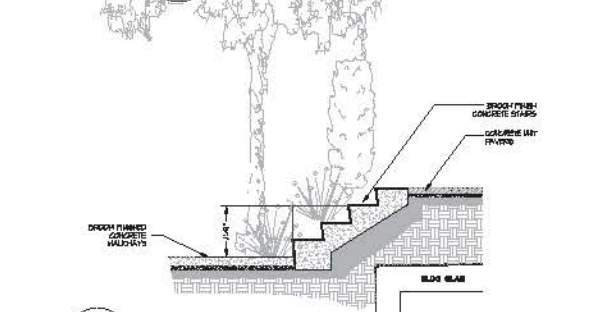
4 WOOD ARBOUR DETAIL  
SCALE: 1/2" = 1'-0"



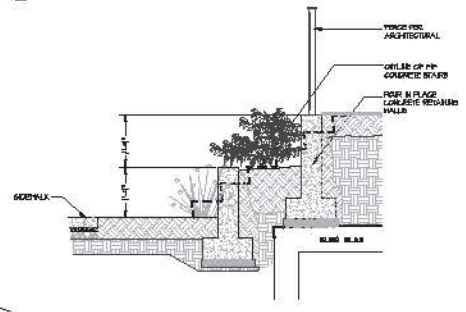
5 ALLAN BLOCK WALL DETAIL  
SCALE: 1/2" = 1'-0"

- NOTES:
1. ALL WALLS OVER 36" HIGH REQUIRE GEOTRID. CONSULT GEOTECHNICAL ENGINEER FOR DESIGN.
  2. ALLAN BLOCK: CLASSIC WALL COLOUR.
  3. INSTALL MALL AS PER MANUFACTURERS SPECIFICATIONS.

3 36" HT BACKYARD WOOD PICKET FENCE DETAIL  
SCALE: 1/2" = 1'-0"



6 FRONTAGE STAIRS SECTION DETAIL  
SCALE: 1/2" = 1'-0"



7 FRONTAGE CONCRETE RETAINING WALLS  
SCALE: 1/2" = 1'-0"

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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SCALE:

PROJECT:  
**MULTI FAMILY RESIDENTIAL DEVELOPMENT**  
101st Avenue, Surrey, BC

DRAWING TITLE:  
**LANDSCAPE DETAIL B**

DATE: 11-22-22	DRAWING NUMBER:
SCALE: PER DRAWING	<b>L3</b>
DRAWN: -	
DESIGN: -	
CHK'D: MJA	OF 4
M2LA PROJECT NUMBER:	JOB NO 14 047

HOW HERE





## INTER-OFFICE MEMO

---

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

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

DATE: **May 5, 2015** PROJECT FILE: **7814-0057-00**

---

RE: **Engineering Requirements  
Location: 15345 101 Ave**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 101 Avenue for a 24.000 metre collector road; and
- Provide 0.500 metre wide SROW along 101 Avenue frontage.

***Works and Services***

- Construct north side of 101 Avenue to Collector standard.
- Construct water main and sanitary sewer main on 101 Avenue to service the site.
- Provide restrictive covenant for water quality/sediment control facility.
- Relocate existing overhead utilities within lane to north half of rear lane.
- Pay applicable drainage latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision. The Developer is to contact the City Realty Division with regards to closure/purchase of portion of rear lane.

**DEVELOPMENT PERMIT**

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

Rémi Dubé, P.Eng.  
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Friday, April 10, 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 is room at both Harold Bishop Elementary and Johnston Heights Secondary for additional enrolment growth. There are no new capital projects proposed at either school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0057 00

SUMMARY 78 Apartments

The proposed 12 townhouse units are estimated to have the following impact on the following schools:

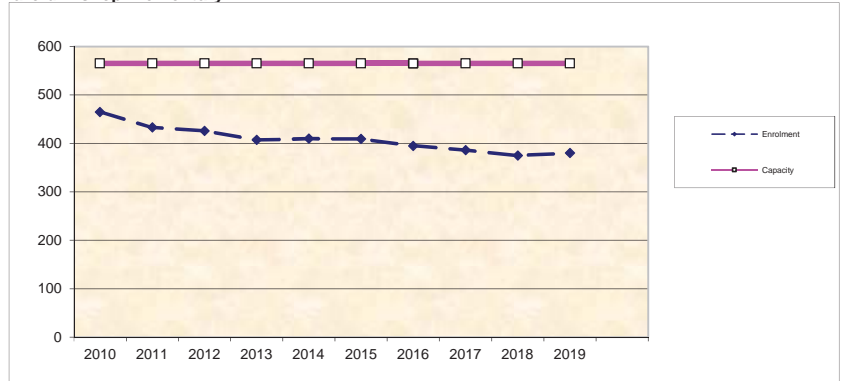
**Projected # of students for this development:**

Elementary Students:	11
Secondary Students:	5

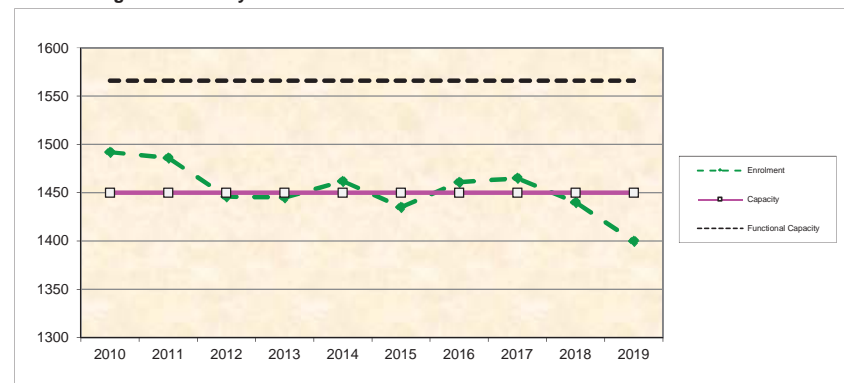
September 2014 Enrolment/School Capacity

<b>Harold Bishop Elementary</b>	
Enrolment (K/1-7):	45 K + 365
Capacity (K/1-7):	40 K + 525
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

**Harold Bishop Elementary**



**Johnston Heights 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 14-0057-00

Address: 15331 / 15345 / 55 / 61 / 71 - 101 Avenue Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
<b>Protected Trees to be Removed</b>	51
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 24 X one (1) = <u>24</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = <u>54</u></li> </ul>	78
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

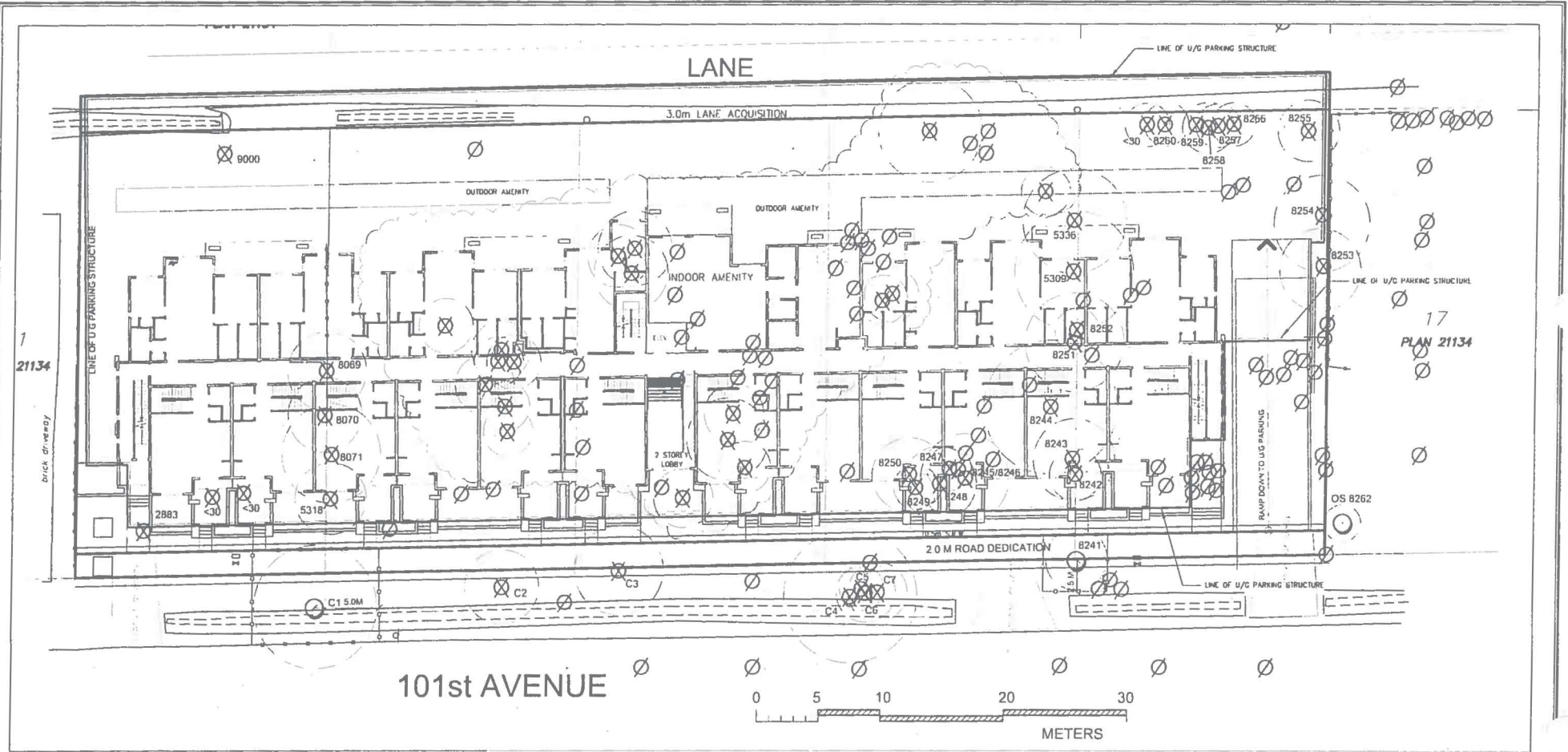
Signature of Arborist:

Date: January 8, 2015



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- ALDER/COTTONWOOD TO BE REMOVED

NO.	DATE	BY	REVISION
1	NOV 17 11	SL	NEW BUILDING PLAN
2	DEC 15 11	SL	NEW BUILDING PLAN

**MIKE FADUM AND ASSOCIATES LTD**  
**VEGETATION CONSULTANTS**

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 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: mfadum@fadum.ca

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PROJECT TITLE  
 15331, 15345, 15355, 15361, 15371 101 AVE  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND PRESERVATION PLAN  
 CLIENT  
 C/O BARNETT DEEMER ARCHITECTS INC  
 DRAWN  
 SGL  
 SCALE  
 AS SHOWN  
 DATE  
 MAY 02, 2013

**T-1**  
 SHEET 1 OF 1



# Advisory Design Panel Minutes

6E - City Manager's Boardroom  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, FEBRUARY 12, 2015  
Time: 4:00 p.m.

## Present:

L. Mickelson - Chair  
C. Taylor  
D. Newby  
N. Baldwin  
S. Vincent  
M. Ehman  
M. Vance  
M. MacCaull  
D. Ramslie

## Absent:

M. Young  
S. Forrest  
G. McGarva  
T. Wolf  
E. Mashig  
B. McGinn  
T. Coady  
Cpl. M. Searle

## Guests:

P. Oostelbos, Orgaworld  
R. Lauzan, Orgaworld  
M. Yn, Stantec Architecture  
T. Dickson, Barnett Dembek Architects  
B. Casidy, Barnett Dembek Architects  
M. Dembek, Barnett Dembek Architects  
D. Kohli, Barnett Dembek Architects  
M. Mitchell, M2 Landscape Architecture  
T. Kyle, M2 Landscape Architecture  
C. J. Kavolinas, C. Kavolinas & Associates Inc.  
R. Wallis, Focus Architecture  
C. Hogan, Focus Architecture Inc.

## Staff Present:

T. Ainscough, City Architect  
M. Rondeau, Senior Planner  
C. Craig, Administrative Assistant  
L. Pitcairn, Planner  
R. Costanzo, Manager Operations  
B. van Drimmelen, Project Specialist

## B. NEW SUBMISSIONS

### 3. 6:00PM

<b>File No.:</b>	<b>7914-0057-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>DP and RZ for 5-storey residential apartment buildings</b>
<b>Address:</b>	<b>15331/45/55/61/71-101 Avenue</b>
<b>Developer:</b>	<b>Darshan Kohli</b>
<b>Architect:</b>	<b>Maciej Dembek, Barnett Dembek Architects Inc.</b>
<b>Landscape Architect:</b>	<b>M2 Landscape Architecture</b>
<b>Planner:</b>	<b>Jennifer McLean</b>
<b>Urban Design Planner:</b>	<b>Mary Beth Rondeau</b>

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

- The site is located in Guildford in a residential area with similar type of developments in the area with long forms. This proposal has a break in the middle of the massing.
- A reduction of indoor amenity space is requested and supported by staff given the site is located close to the town centre, but also to the Guildford recreation centre and pool. The outdoor amenity is also requested to be reduced but does not include the long area inside the rear yard setback which is shown as amenity on the drawings.

- Staff support the use, form and density and are seeking advice on the more detailed architectural resolution.

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

- This is a five-storey building with two-storey townhouse units along the street. The indoor amenity is directly behind the two-storey lobby space which is set back (at grade).
- Exterior architecture has vaulted roof elements with large-scale decks on the top floor and column elements.
- Hardie panel has been incorporated into the design, along with two different types of stone (on the columns along the street and the first story of the colonnade).

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

- The amenity area is on the north side with very little sun and is very long and narrow, so that the landscaping was carefully thought through and includes trees and grass mounds.

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

**DP and RZ for 5-storey residential apartment buildings, 15331/45/55/61/71 - 101 Avenue, Surrey**

File No. 7914-0057-00

It was

Moved by C. Taylor

Seconded by D. Newby

That the Advisory Design Panel (ADP)

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

Carried

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

##### **Site**

- The form of the building is appropriate in the area. The townhouses along the street (101 Avenue) provide a good street front.

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

- Generally, the strong expression of the balcony/column element is supported rather than smaller busy elements. However, this element needs further design development. The columns could be too small in diameter to be believable as masonry. The scale of the fifth storey could be reduced if the roof line was simplified.

*(Enlarged column on ground floor to a huge square, providing a larger base for the narrower columns above.)*

- The cedar soffits are an important quality element and provide a nice contrast. Consider deeper, lower weather protection at the entrance.  
*(Entry canopy extended to provide more cover.)*
- Suggest looking at new Hardie panel material as it avoids various issues with weathering. Good that trim is the same colour rather than contrasting.  
*(New material incorporated.)*
- Consider using the lighter coloured material on the north façade.  
*(Lighter colour applied to the centre bay of the north façade.)*
- Two elevators should be provided considering the amount of people in a five-storey residential apartment.  
*(Second elevator added.)*
- Potentially there is an overabundance of one-bedroom units (approximately 40%). In order to accommodate more families and make it more marketable, consider increasing these to two-bedroom units, as well as increasing the ensuite sizing.  
  
*(To be reviewed with a marketing consultant. Developer is comfortable with the mix as proposed.)*

### Landscaping

- Generally the landscaping is well-done. There is an opportunity, given the lack of sun, to enhance a south facing space such as at the main entrance.  
*(There is little room to expand the front entry; however, with the two flanking Katsura trees at entry sequence and multiple layers of planting, a sitting bench, and clear site lines, we feel the front entry will be both inviting and practical.)*
- The slab along the north edge could be dropped over the parking to allow for deeper soil.  
*(Dropping the slab even more than the existing drop of 16" was reviewed with the architect, but it was determined that it was important to meet existing grade in both sides of the property line. The result being a minimum wall height of less than two feet to achieve a plantable depth for the privacy hedge.)*
- Concern was expressed with regard to the BBQ and children's play area in the far east corner of the property - given the noise it would produce for the residents of the building.  
*(The majority of the children's play, adult supervision area and amenity area are on the west side of the property, which is the ideal condition for children's play and sun exposure. In case the ADP comments referring to the noise is in reference to how the BBQ area sits on top of the entry driveway of the car park, the trellis in this area has been enlarged which will serve to block out car noise and also function as an enhanced amenity feature.)*
- Grass mounds are good (playful) but require a high amount of maintenance (difficult to keep green and healthy). If possible to design these artificially or use a different material to achieve the same result.

*(Maintenance for the grass mounds has been eliminated by incorporating artificial turf as the material of choice.)*

**CPTED**

- No specific CPTED comments.

**Accessibility**

- 5% of the units are required to be wheelchair accessible.  
*(Provided.)*
- There are currently only two (2) designated parking for disability; an additional visitor disability parking stall should be incorporated  
*(3 disability parking spaces are now provided.)*
- Ensure that there are power buttons at the entrances, elevator buttons are horizontal. Would be in favour of an emergency call button in lobby and underground parking area for security.

*(Noted on drawings.)*

**Sustainability**

- Consider some retention on-site for storm water that is collected from the roof.

*(Indicated on drawings under the ramp area.)*



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

.....

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-273-883

Lot 12 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134

15331 - 101 Avenue

Parcel Identifier: 008-448-205

Lot 13 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134

15345 - 101 Avenue

Parcel Identifier: 004-365-062

Lot 14 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134

15355 - 101 Avenue

Parcel Identifier: 010-273-891

Lot 15 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134

15361 - 101 Avenue

Parcel Identifier: 010-273-913

Lot 16 Section 28 Block 5 North Range 1 West New Westminster District Plan 21134

15371 - 101 Avenue

Portion of Lane as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Joginder S. Riar, B.C.L.S. on the 11<sup>th</sup> day of May, 2015, containing 308.5 m<sup>2</sup>, called Block A.

(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, 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 2.0.
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 47%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (south)	<b>Rear Yard</b> (north)	<b>Side Yard</b> (west)	<b>Side Yard</b> (east)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	10.0 m [33 ft.]	3.0 m [10 ft.]	8.0 m [26 ft.]

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

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

**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 17 metres [56 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking*.
3. *Tandem parking* is not permitted.

**I. Landscaping**

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

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,300 sq. m. [0.82 acre]	110 metres [361 ft.]	30 metres [98 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, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
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* By-law, 2013, No. 18020, as amended.

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

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

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

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

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

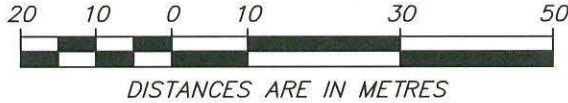
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
MAYOR

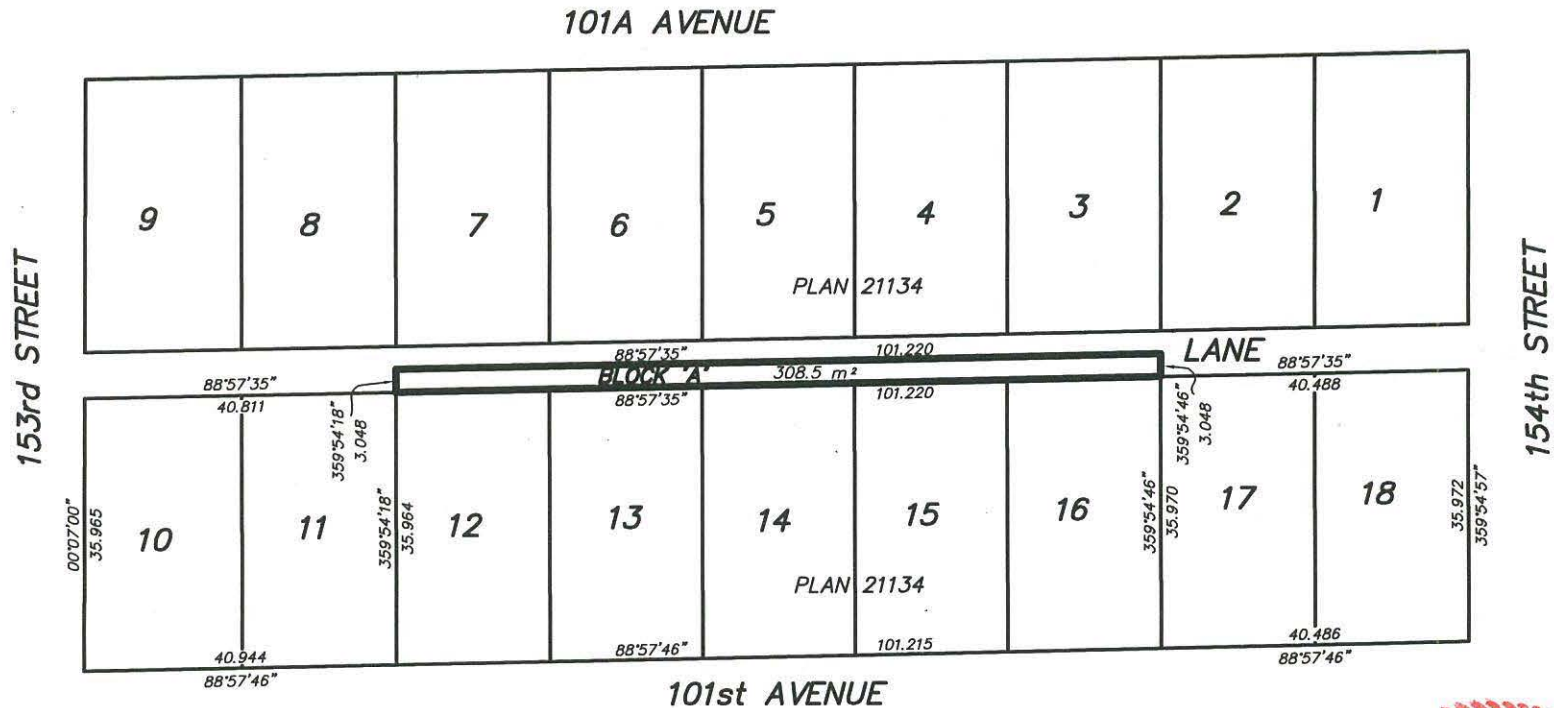
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CLERK

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_  
 OF PART OF ROAD DEDICATED BY PLAN 21134,  
 SECTION 28, BLOCK 5 NORTH, RANGE 1 WEST,  
 NEW WESTMINSTER DISTRICT**



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 216mm IN HEIGHT  
 (A SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 79H0009 AND 79H0018

MURRAY & ASSOCIATES  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

**BRITISH COLUMBIA LAND SURVEYOR**  
 CERTIFIED CORRECT S. DATED THIS  
 11th DAY OF **Rian** MAY 2015.  
**No. 863**  
*Rogier S. Rian* B. C. L. S.  
 FILE 9908-01