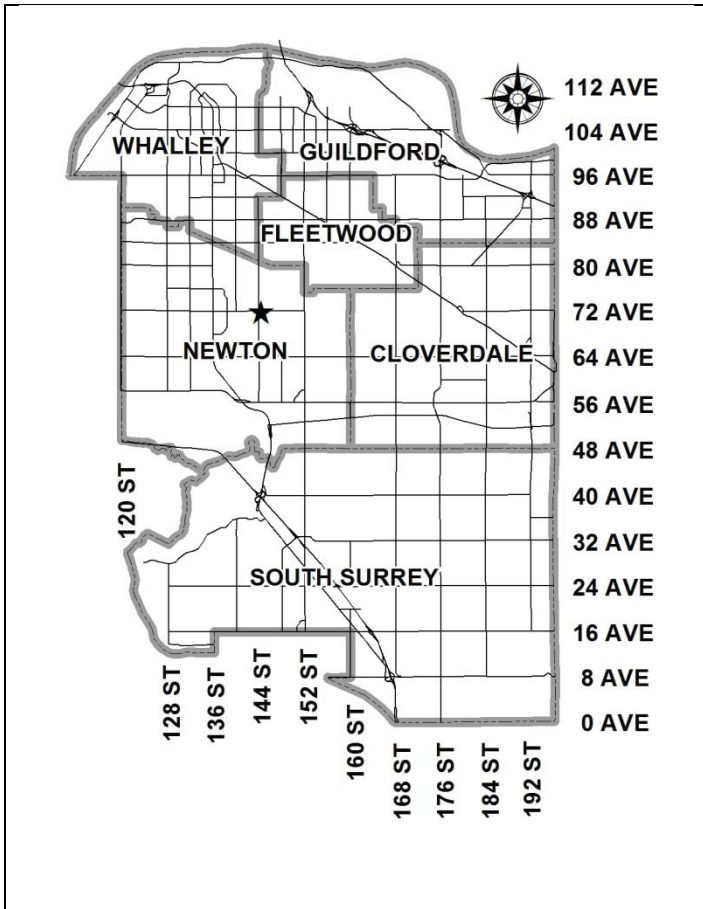


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0214-00

Planning Report Date: May 8, 2017



**PROPOSAL:**

- **NCP Amendment** from Townhouse (15 upa max) to Mixed-Use Commercial/Residential.
- **Rezoning** from RA to CD (based on C-5 and RM-30)
- **Development Permit**

to permit a Mixed-Use Commercial/Residential development with 8 residential units and commercial and office uses

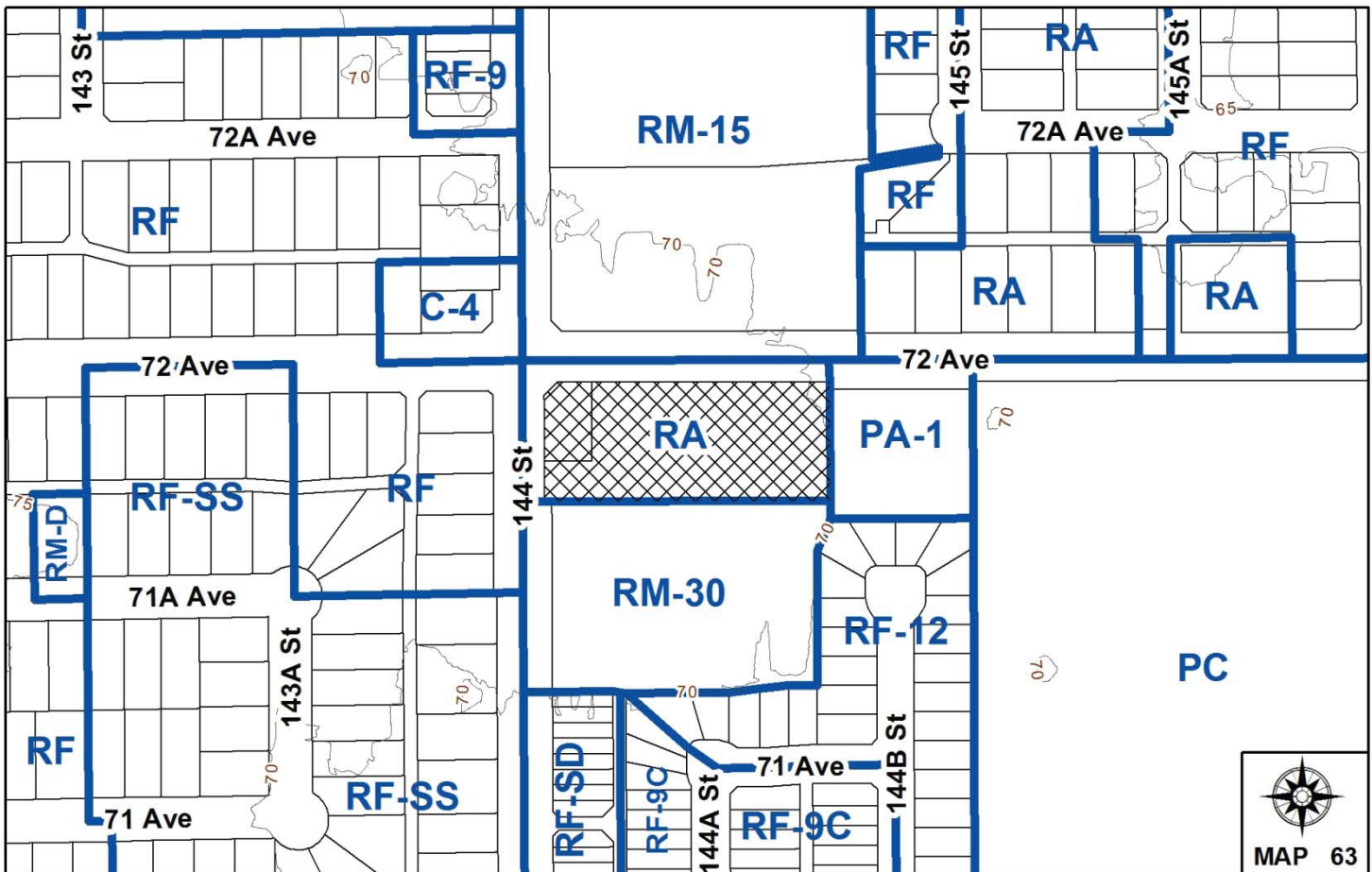
**LOCATION:** 14418 - 72 Avenue  
 14462 - 72 Avenue

**OWNER:** Amson Centre 72 Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (max 15 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the East Newton South NCP to re-designate the site from Townhouses (15 upa max) to Mixed-use Commercial/Residential.
- Indoor and outdoor amenity space is proposed to be eliminated.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation of the site.
- The proposal introduces neighbourhood-scale commercial development to the area. The proposal is considered appropriate in this location, at the intersection of two arterial roads.
- The proposed building design and site layout is compatible with the neighbourhood context.
- Indoor and outdoor amenity spaces are proposed to be eliminated because of the small number of residential units proposed.

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 authorize staff to draft Development Permit No. 7916-0214-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of an acoustical report for the residential units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (k) the applicant adequately address the impact of no indoor and outdoor amenity space.

5. Council pass a resolution to amend the East Newton South NCP to re-designate the site from Townhouses (15 upa max) to Mixed-use Commercial/Residential when the project is considered for final adoption.

### 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:**

- o Elementary students at Georges Vanier Elementary School
- o Secondary students at Frank Hurt 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: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Vacant 0.73 hectare (1.79 acre) site

### Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Avenue):	Townhouses	Urban/ Proposed Multiple Residential (Townhouse)	RM-15
East:	Church buildings	Urban/ Institutional	PA-1
South:	Townhouses	Urban/ From Townhouses (max 15 upa) to Medium Density and Single Family Small Lots	RM-30
West (Across 144 Street):	Single family dwellings	Urban	RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates this property as "Townhouses (15 upa max)". The applicant is proposing an amendment to "Mixed-use Commercial/Residential" in order to permit a Mixed-Use Commercial/Residential development with 8 residential units and commercial and office uses (Appendix VII).
- The proposal will allow for some local serving commercial within the neighbourhood, as well as eight (8) apartment units, which will increase the diversity of housing in the area.
- The proposed mixed-use development is considered appropriate in this location, at the intersection of two arterial roads.
- The proposed building design and site layout is compatible with the neighbourhood context.

### DEVELOPMENT CONSIDERATIONS

#### Background and Proposal

- The 0.73-hectare (1.79-acre) subject site is located on the east side of 144 Street, south of 72 Avenue in East Newton South.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)", and designated "Townhouses (15 upa max)" in the East Newton South NCP.
- The applicant proposes the following:
  - an amendment to the East Newton South NCP to amend the land use designation from "Townhouses (15 upa max)" to "Mixed-use Commercial/Residential";
  - rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Neighbourhood Commercial Zone (C-5)" and "Multiple Residential 30 Zone (RM-30)"; and
  - a Development Permit to permit the development of a Mixed-Use Commercial/Residential development with eight (8) residential apartment units above 2,233 square metres (24,044 sq. ft.) of neighbourhood commercial floor space.
- Two (2) buildings are proposed. Proposed Building 1 contains nine (9) Commercial Retail Units (CRUs) on the main floor and eight (8) residential apartment units on the second floor. Three (3) 2-bedroom units and five (5) 1-bedroom units are proposed. Proposed Building 2 is a one-storey building containing nine (9) CRUs.

Proposed CD Zone

- The Zoning By-law does not have a classification for a mixed-use development of the size and scope that is being proposed; therefore rezoning to a Comprehensive Development (CD) Zone is required.
- The proposed CD By-law (Appendix VIII) is based on the Neighbourhood Commercial Zone (C-5) and the Multiple Residential (30) Zone (RM-30). A comparison of the key criteria of the C-5 Zone, the RM-15 Zone, and the proposed CD Zone is outlined in the table below.

	<b>C-5</b>	<b>RM-30</b>	<b>CD Zone</b>	
FAR	0.50	0.9	0.5	
Lot Coverage	50%	45%	50%	
Building Height	9 metres (30 ft.)	13 m (43 ft.)	9.3 m (31 ft.)	
Setbacks	7.5 metres (25 ft.)	7.5 metres (25 ft.)	South	24.6 m/81 ft.
			West	3 m/10 ft.
			North	4 m/13 ft.
			East	3 m/10 ft.
Parking	67 spaces required	13 spaces required	79 spaces required	

- The commercial uses permitted in the development are drawn directly from the C-5 Zone. However, neighbourhood pubs will not be permitted because of the location of the site and the neighbourhood character. The CD By-law does preserve the opportunity for a Food Primary licensed establishment in conjunction with an eating establishment.
- The CD By-law restricts the size of any eating establishment on the site to 150 square metres (1,615 sq. ft.). The proposed development does not have enough parking to accommodate an eating establishment larger than 150 square metres (1,615 sq. ft.), which would require a higher parking ratio.
- A reduction in parking is proposed from the required 80 stalls (as per the C-5 and RM-30 requirements in the Zoning By-law) to 79 stalls. The reduced parking is required to accommodate 3 Douglas Fir trees located on the south east portion of the site. The off-street parking requirements of the CD Bylaw will require parking spaces for the future commercial users to be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law.
- The west (144 Street) setback is proposed to be reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.) and the north (72 Avenue) setback is proposed to be reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.). The proposed street setbacks allow for a more street-oriented neighbourhood commercial development, consistent with the design guidelines in the OCP and the East Newton South NCP.
- The proposed east yard setback, adjacent to an existing church site, is proposed to be reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.).
- While the Multiple Family Residential zones in the Zoning By-law require all residential units to have access to an outdoor amenity area, the site constraints limit the provision of the required 24 square metres / 258 sq. ft. (8 units requiring 3 square metres / 32 sq. ft. each).

## PUBLIC CONSULTATION PROCESS

Prior to submitting the development application, the owners retained the Arlington Group to conduct pre-consultation with the surrounding property owners, specifically the owners of the townhouses located to the south of the subject properties and north across 72 Avenue, and representatives of the Punjabi Masihi Church located to the west of the site. Each of these groups was presented with a summary of the proposed NCP amendment, mixed-use development, and overall development context. A summary of these meetings was provided to staff, with key points discussed below.

On October 14, 2015 a meeting was held with members of the Strata Council for 14453 72 Avenue, located to the north of the subject properties. The representatives of the Strata Council were receptive to the proposed neighbourhood-scale commercial development. The proposed mixed use development was received positively, however, it was noted that the final design and mix of uses would be important factors in determining support for the project.

On April 10, 2016 a meeting was held with members of the Strata Council for 7156 144 Street, located south of the subject properties. Strata Council members indicated they were not opposed to a mixed use development with local commercial uses on the site. The introduction of local commercial uses was seen as a potential asset; however, council members noted that some types of commercial uses would pose a concern, such as liquor stores, dispensaries, and 24-hour convenience stores. They also requested that a landscaped buffer be provided on the south boundary of the applicant's property adjacent to the strata development. Finally, the strata members did not want to see the existing internal road on their property extended north to connect with the proposed development.

On March 2, 2016 a meeting was held with the Pastor of the Punjabi Masihi Church located at 14474 72 Avenue. The Pastor was receptive to the proposed mixed used development, noting that proposed multiple family residential uses would provide residential uses in close proximity to the Church. He also indicated that commercial uses could be a welcome addition to the neighbourhood; however, there may be some uses that the church would object to on moral grounds. Finally, he stressed the importance of quality construction and that the redevelopment of the site should not disturb the Church.

## PRE-NOTIFICATION

Following submission of the development application, pre-notification letters were sent on November 28, 2016 to 300 properties within 100 metres (328 ft.) of the subject site, including the Panorama Neighbourhood Association, Sullivan Amateur Athletic and Community Association, and the Newton Community Association. A development proposal sign was also installed on the site on January 18, 2017. In response, staff have received 2 emails and 1 phone call. A summary is provided below with staff comments provided in italics:

- 2 respondents requested additional information on the proposal and dates for the Public Hearing.

*(Additional information was provided and the respondents were invited to provide comments on the proposal prior to Public Hearing).*



- 1 caller expressed opposition to the proposed commercial office/retail component of the development, adding that there is already sufficient commercial space nearby in Newton.

*(The resident did not have any additional comments or concerns).*

## DESIGN PROPOSAL AND REVIEW

### Site Layout and Building Design

- The proposal is for a mixed-use commercial/residential development incorporating retail commercial located at the main floor in two (2) buildings, with eight (8) residential units on the second level of proposed Building 1 (Appendix II).
- The proposed buildings are designed to front 72 Avenue. Proposed Building 1 is a 2-storey building, with nine (9) CRUs on the ground floor, fronting 72 Avenue, and eight residential units above. The residential units are purposely located in this building to be away from the busy 144 Street and 72 Avenue intersection. The residential entrance is on the west side of proposed Building 1.
- Proposed Building 2 is a 1-storey building at the corner of 72 Avenue and 144 Street. This building contains nine (9) CRUs, each with an individual access on 72 Avenue. The corner unit also has an access from 144 Street.
- A 5 metre (16 ft.) landscape buffer is proposed along the south property line, to provide a buffer between the proposed development and the existing townhouse site to the south.
- The proposal is designed to be street-oriented and pedestrian-friendly, with a split commercial sidewalk providing street access to individual CRUs, and benches and ornamental street lighting along the street frontages.
- The building massing is compatible with other buildings in the neighbourhood. The architectural style is modern contemporary with clean straight lines accentuated by canopies. The architectural intent is to create a distinctive commercial development while at the same time using colours and materials to help blend the proposed development with the neighbourhood context.
- Materials for the proposed development include brick and hardie with aluminum storefront windows and doors. The colour scheme consists of warm and earth tone colours.
- An acoustical report is required for the residential units facing 144 Street, and recommendations from the report will be incorporated on the drawings before issuance of the Development Permit.

### Landscaping

- Landscaping is provided along all property lines.
- A 5-metre (16 ft.) landscape buffer is proposed along the south property line, to be planted with a variety of trees, shrubs and groundcover. Trees within this buffer include Columnar



Bowhall Maple, Pyramidal European Hornbeam, Weeping Nootka Cypress, Dawyck Beech, Purple Fastigiata Beech, Princeton Sentry Maidenhair, Emerald Sentinel Sweet Gum, Worplesdon Sweet Gum, Rosthern Columnar Crabapple, Chanticleer Pear, Fastigiata English Oak, and Western Red Cedar.

- Six (6) Douglas Fir trees are proposed to be retained along the south property line, within the proposed buffer.
- The proposed landscaping includes a variety of plants, including Cherry Bomb Barberry, Little-Leaf Box, Kelsey Dogwood, Russian Laurel, Zables Laurel, Japanese Skimmia, Dwarf English Yew, Emerald Green Cedar, Evergreen Huckleberry, as well as a variety of ground cover, grass and perennials.

### Amenity Space

- The Zoning By-law requires 24 square metres (258 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling unit. The applicant proposes to eliminate the requirement for indoor and outdoor amenity space, and to pay cash-in-lieu instead.
- Due to the low number of residential units proposed, the provision of the required amenity space would not be practical.

### Access and Parking

- The site contains two (2) vehicular access points, one on 144 Street and another on 72 Avenue, between proposed Buildings 1 and 2. Both of these accesses are for right-in and right-out access only.
- Parking for the proposed development is located at the rear of the site. 67 of the 79 proposed parking spaces are to be allocated to the commercial uses, and 12 parking spaces are reserved for the residential units. Two (2) accessible parking spaces are proposed.

### TREES

- Vanessa Melney and Mike Fadum, ISA Certified Arborists of Mike Fadum and Associates 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 and Cottonwood	49	49	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	6	6	0
Bigleaf Maple	1	1	0
Plum	1	1	0

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	20	14	6
Falsecypress	1	1	0
Sitka Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>30</b>	<b>24</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>51</b>	
<b>Total Retained and Replacement Trees</b>		<b>57</b>	
<b>Contribution to the Green City Fund</b>		<b>\$18,400</b>	

- The Arborist Assessment states that there are a total of 30 protected trees on the site, excluding Alder and Cottonwood trees. 49 existing trees, approximately 62% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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, 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 97 replacement trees on the site. Since only 51 replacement trees can be accommodated on the site, the deficit of 46 replacement trees will require a cash-in-lieu payment of \$18,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue and 144 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Columnar Bowhall Maple, Pyramidal European Hornbeam, Weeping Nootka Cypress, Dawyck Beech, Purple Fastigiate Beech, Princeton Sentry Maidenhair, Emerald Sentinel Sweet Gum, Worplesdon Sweet Gum, Rosthern Columnar Crabapple, Chanticleer Pear, Fastigiate English Oak, and Western Red Cedar.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site with a contribution of \$18,400 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on May 10, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located in the East Newton South NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development proposes a mix of residential and commercial uses.</li> <li>• The residential component of the development proposes a mix of 1 bedroom units (5) and 2 bedroom (3) units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates rain water management design considerations, including absorbent soils, natural landscaping, and permeable pavement/surfaces.</li> <li>• The applicant proposes to retain 6 on site trees and plant 51 replacement trees.</li> <li>• Recycling and organic waste pickup will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposal includes construction of 173 metres of sidewalks on site.</li> <li>• Each CRU has access to a proposed sidewalk fronting 72 Avenue.</li> <li>• 4 Bike racks are proposed on site.</li> <li>• The applicant proposes a reduction in parking by 1 stall.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The design of the site incorporates CPTED principles in the following ways: <ul style="list-style-type: none"> <li>○ Shrub planting heights kept below the eye level;</li> <li>○ Lower branches of trees kept up above eye level;</li> <li>○ Site lighting &amp; open sightlines for pedestrian pathways;</li> <li>○ Open sightlines into commercial unit; residential lobby, etc.;</li> <li>○ All parking &amp; pedestrian areas are well lit with street lighting; and</li> <li>○ Lights provided along all building faces</li> </ul> </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 applicant conducted a pre-consultation process with neighbouring townhouse developments and the adjacent Punjabi Masihi Church.</li> </ul>

**ADVISORY DESIGN PANEL**

- The Advisory Design Panel (ADP) considered the subject application at the January 12, 2017 ADP meeting. The ADP was supportive of the design of the proposed development with some modifications, to be addressed to the satisfaction of the Planning & Development Department. The applicant's response and commitment to address the ADP comments are outlined in 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 Response
- Appendix VII. NCP Redesignation Map
- Appendix VIII. Proposed CD By-law

Jean Lamontagne  
General Manager  
Planning and Development

HK/da

Information for City Clerk

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

1. (a) Agent:     Name:               Jessi Arora  
  DF Architecture Inc  
  Address:        Suite 1205, 4871 - Shell Road  
  Richmond, BC V6X 3Z6
  
2.     Properties involved in the Application
  - (a)     Civic Address:       14418 – 72 Avenue  
  14462 - 72 Avenue
  
  - (b)     Civic Address:       14418 – 72 Avenue  
                                  Owner:                Amson Centre 72 Ltd.  
                                  PID:                   004-636-171  
                                  Lot "D" Except: Parcel "B" (Bylaw Plan 79820); Section 15 Township 2 Plan 14534
  
  - (c)     Civic Address:       14462 - 72 Avenue  
                                  Owner:                Amson Centre 72 Ltd.  
                                  PID:                   001-678-876  
                                  Lot "E" Section 15 Township 2 New Westminster District Plan 14534
  
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 C-5 and RM-10)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,258.03 m <sup>2</sup>
Road Widening area		895.7 m <sup>2</sup>
Undevelopable area		
Net Total		6,362.33 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North	7.5 m	4.0 m
East	7.5 m	3.0 m
South	7.5 m	24.7 m
West	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		8.53 m (28 ft.)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		5
Two Bedroom		3
Three Bedroom +		0
Total		8
FLOOR AREA: Residential		724.5 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		24,033.4 m <sup>2</sup>
Office		
Total		2,957.3 m <sup>2</sup>
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		2,957.3 m <sup>2</sup>

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.465
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	24 m <sup>2</sup>	Cash-in-lieu
Outdoor	24 m <sup>2</sup>	Cash-in-lieu
PARKING (number of stalls)		
Commercial	67	66
Industrial		
Residential Bachelor + 1 Bedroom	6.5	7
2-Bed	4.5	5
3-Bed		
Residential Visitors	1.6	1
Institutional	n/a	n/a
Total Number of Parking Spaces	80	79
Number of accessible stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on C-5 and RM-10)

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	4.0 m	4.0 m
Rear	24.7 m	24.7 m
Side #1 (E)		3.0 m
Side #2 (W)	3.0 m	
BUILDING HEIGHT (in metres/storeys)	8.53 m (2 storeys)	6 m (2 storeys)
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
One Bedroom	5	n/a
Two Bedroom	3	n/a
TOTAL FLOOR AREA	1,772 m <sup>2</sup>	1,185 m <sup>2</sup>

# PROPOSED MIX-USE DEVELOPMENT

14462 72 AVENUE SURREY BC

## PROJECT INFO

**CIVIC ADDRESS:**  
14418 & 14462 72 AVENUE  
SURREY BC

**LEGAL ADDRESS:**  
LOT E SECTION 15 TWP 2 PLAN 14534 NWD  
LOT D SECTION 15 TWP 2 PLAN 14534 NWD EXCEPT  
PLAN B/L PL 79820

**APPLICANTS:**  
AMTRAC CONSTRUCTION LTD.  
14462 72 AVENUE  
SURREY BC

**ZONING SYNOPSIS**  
EXISTING ZONE : RA  
PROPOSED ZONE : CD BASED ON C5

**SITE**  
EXISTING : 69,610.00 SQ.FT. (6.467 00 SQ.MT) (0.65 HECTARE)  
DEDICATIONS : 6,845.21 SQ.FT. (635.90 SQ.MT) (0.063 HECTARE)  
NET : 62,764.79 SQ.FT. (5,831.10 SQ.MT) (0.58 HECTARE)

## PROJECT TEAM

**CLIENT:**  
AMSON  
14462 72 AVE, SURREY, BC  
CONTACT: AMRIK SAHOTA  
T 604 792 3040  
AMRIK.SAHOTA@HOTMAIL.COM

**ARCHITECTURAL:**  
DF ARCHITECTURE INC.  
1205-4871 SHELL ROAD,  
RICHMOND, B.C. V6X 3Z6  
CONTACT: JESSIE ARORA  
T 604 284 5194  
jessie@dfarchitecture.ca  
info@dfarchitecture.ca

**CIVIL ENGINEER:**  
HUB ENGINEERING INC.  
SUITE 212, 12992 - 76 AVENUE,  
SURREY, BC V3W 2V6  
CONTACT: MIKE KOMPTER  
T 604 572 4328  
MGK@HUB-INC.COM  
WWW.HUB-INC.COM

**LANDSCAPE:**  
PMG LANDSCAPE ARCHITECTS  
C100 - 4185 STILL CREEK DRIVE  
BURNABY, BC V5C 6G9  
CONTACT: BRONWEN JONES  
MAIN OFFICE TEL: 604.294.0011  
DIRECT TEL: 403.843.2547

## ARCHITECTURAL

- A - 001 COVER PAGE
- A - 101.1 SITE PLAN
- A - 110.1 COMMERCIAL FIRST FLOOR (BLDG-1)
- A - 110.2 RESIDENTIAL SECOND FLOOR (BLDG-2)
- A - 110.3 COMMERCIAL FIRST FLOOR (BLDG-2)
- A - 200.1-200.4 UNIT LAYOUTS
- A - 301.1-301.4 ELEVATIONS
- A - 301.5-301.7 VIEWS
- A - 401.1-401.2 SECTIONS
- A - 501 DETAIL SECTIONS



VIEW ALONG 72ND AVENUE



NOTES:



2017/04/28	H	REVISED DP
2017/07/08	C	FOR DP SUBMISSION
2018/12/08	E	TO CITY FOR APPROVAL
2018/09/14	E	TO CITY FOR APPROVAL
2018/07/12	C	TO CITY FOR DP & RESIZING APPLICATION
2018/05/28	C	TO CLIENT FOR APPROVAL
2018/12/18	A	SENT TO THE CITY FOR APPROVAL
2018/12/08	A	SENT TO THE CITY FOR APPROVAL



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z6  
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info@dfarchitecture.ca

**PROJECT:**  
MIX-USE DEVELOPMENT  
14418 & 14462 -72 AVENUE  
SURREY BC

**CLIENT:**  
AMSON  
14462 72 AVE.  
SURREY, BC

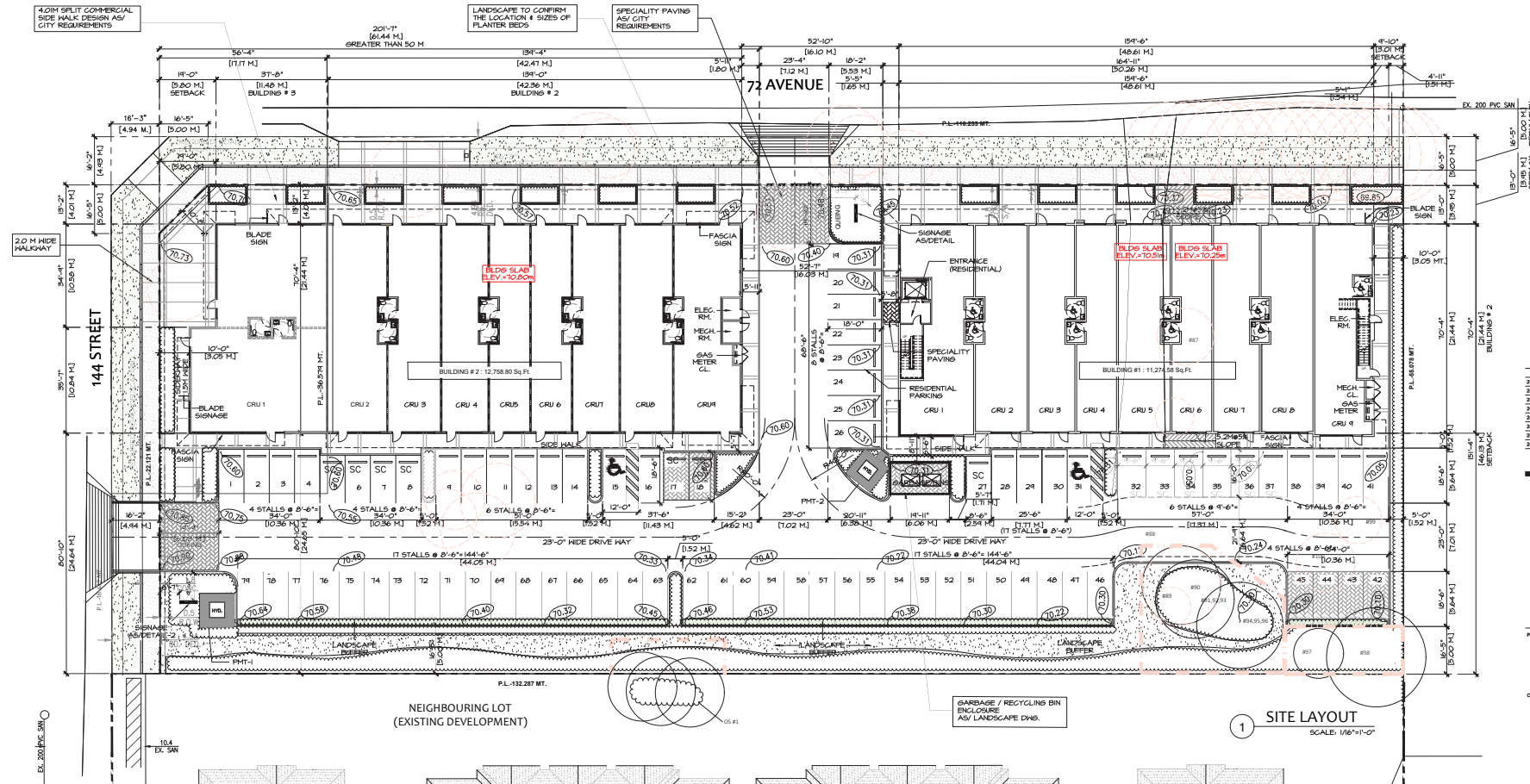
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DRAWN:	MS
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SCALE:	---
JOB No.:	SUR - 018
DATE:	JUL 2016
SHEET TITLE:	

COVER PAGE

DRAWING NO.:	A-001	H
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NOTES:



2017/04/28	H	REVISED DP
2017/01/20	E	FOR DP SUBMISSION
2016/12/02	F	TO CITY FOR APPROVAL
2016/09/14	E	TO CITY FOR APPROVAL
2016/07/12	D	TO CITY FOR DP & ZONING APPLICATION
2016/05/25	C	TO CLIENT FOR APPROVAL
2016/10/14	B	SENT TO THE CITY FOR APPROVAL
2016/10/06	A	SENT TO THE CITY FOR APPROVAL

**df**  
ARCHITECTURE  
INC.

1209-4871 SHELL ROAD  
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**MIX-USE DEVELOPMENT**  
14418 & 14462-72 AVENUE  
SURREY BC

**AMSON**  
14462 72 AVE.  
SURREY, BC

**1 SITE LAYOUT**  
SCALE: 1/16"=1'-0"

**DEVELOPMENT DATA:**

**LEGAL DESCRIPTION:**  
LOT E SECTION 15 TWP 2 PLAN 14534 NWD  
LOT D SECTION 15 TWP 2 PLAN 14534 NWD EXCEPT PLAN  
B/L PL 79820

**CIVIC ADDRESS:**  
14418 & 14462-72 AVENUE  
SURREY, BC

**ZONING INFORMATION:**  
ZONE: EXISTING: RA  
PROPOSED: CD BASED ON C5

**LOT AREA:** GROSS SITE AREA = 78,124.80 sq.ft. (7,258.03 m<sup>2</sup>) = 1.79 ac. (0.725 Ha.)  
(14462-72nd avenue)

**ROAD DEDICATION** = 9,641.21 sq.ft. (895.70 m<sup>2</sup>) = 0.22 ac. (0.089 Ha.)

**NET SITE AREA** = 68,483.60 sq.ft. (6,362.33 m<sup>2</sup>) = 1.57 ac. (0.636 Ha.)

**SETBACKS:**

		PROVIDED
SOUTH	: 80'-11"	(24.66 M) FROM NEIGHBORING LOT
WEST	: 10'-0"	FROM 144 STREET
NORTH	: 15'-2"	(4.61 M) FROM 72ND AVE.
EAST	: 10'-0"	(3.05 M) FROM NEIGHBORING LOT

**LOT DENSITY:**  
FAR: MAIN FLOOR (RETAIL USE):  
BUILDING #1 = 11,274.58 SF (1,047.44 SM)  
BUILDING #2 = 12,758.80 SF (1185.33 SM)  
TOTAL FLOOR AREA (RETAIL) = 24,033.38 SF (2,232.77 SM)  
SECOND FLOOR (RESIDENTIAL) = 7798.50 SF (724.50 SM)  
TOTAL (RETAIL+ RESIDENTIAL): = 31,831.88 SF (2,957.27 SM)

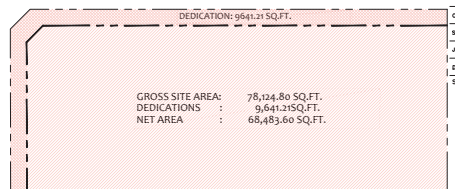
**LOT COVERAGE:**  
PROPOSED: 2,235.40 m<sup>2</sup> / 6,362.33 m<sup>2</sup> = 35 %  
FAR: 2,957.27 m<sup>2</sup> / 6,362.33 m<sup>2</sup> = 0.465

**PARKING CALCULATION:**  
RETAIL:  
REQUIRED: (3 STALLS PER 100 SM) = 3,232.77 SQ.M X 3 / 100 = **66.98 STALLS**

RESIDENTIAL:  
REQUIRED:  
TWO BED UNITS : 3x1.5 STALLS PER UNIT = 4.5 STALLS  
ONE BED UNITS : 5x1.3 STALLS PER UNIT = 6.5 STALLS  
VISITORS PARKING : 8 X 0.25 STALLS PER UNIT = 1.6 STALLS  
TOTAL: **12.6 STALLS**

**TOTAL PARKING REQUIRED FOR BLDG. # 1 & 2 AND RESIDENTIAL = 66.45 + 12.60 = 79.05 STALLS SAY 80 STALLS**

**TOTAL PARKING PROVIDED:** 79.0 STALLS (VARIANCE REQ.)  
**H/C PARKING PROVIDED:** 2 STALLS



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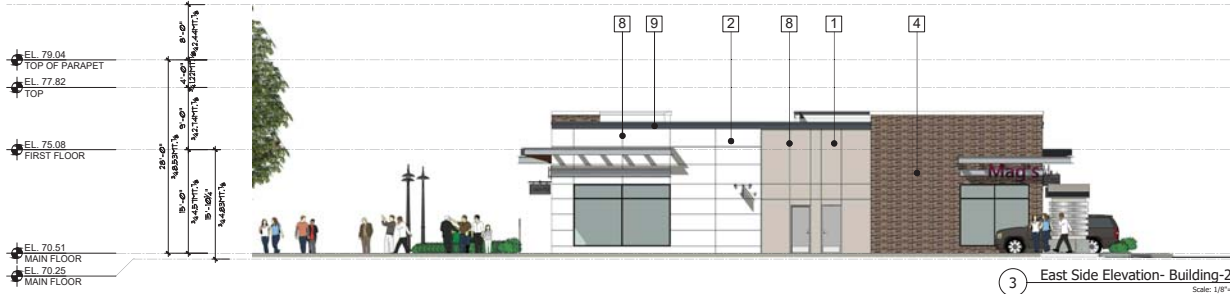
DATE:	
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SCALE:	
NO.:	
DATE:	
SHEET TITLE:	
DRAWING NO.:	



1 West Side Elevation- Building-2  
Scale: 1/8"=1'-0"



2 South Side Elevation- Building-2  
Scale: 1/8"=1'-0"



3 East Side Elevation- Building-2  
Scale: 1/8"=1'-0"



4 North Side Elevation- Building-2  
Scale: 1/8"=1'-0"

NOTES:

EXTERIOR FINISH SCHEDULE

- 1 HARDFE SIDING WITH FRY REGLET  
COLOR: KHAKI BROWN
- 2 HARDFE SIDING WITH FRY REGLET  
COLOR: NAVAJO BEIGE
- 3 HARDFE SIDING WITH FRY REGLET  
COLOR: IRON GRAY
- 4 CASTLEWOOD BRICK  
(BY: HEBRON BRICKS)
- 5 LONGBOARD WOOD GRAINS CHANNEL SHIMMING FLASHING  
OR EQUIVALENT COLOR: LIGHT WALNUT FINISH-716  
(CEDAR SOFFITS)
- 6 CURTAIN WALL SYSTEM- SPANDREL GLASS WITH OPACI  
COATING  
COLOR: LIGHT WHITE
- 7 BLACK COATED CURTAIN WALL SYSTEM
- 8 FRY REGLET COLOR TO MATCH HARDFE COLOR
- 9 FLASHING COLOR TO MATCH COLOR- IRON GRAY



2017/04/28	H	REVISED SP
2017/05/26	C	FOR OF SUBMISSION
2016/12/28	F	TO CITY FOR APPROVAL
2016/09/14	E	TO CITY FOR APPROVAL
2016/07/15	C	TO CITY FOR OF A REVISION APPLICATION
2016/05/28	C	TO CLIENT FOR APPROVAL
2015/10/14	B	SENT TO THE CITY FOR APPROVAL
2015/10/14	A	SENT TO THE CITY FOR APPROVAL



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
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info@dfarchitecture.ca

PROJECT:  
MIX-USE DEVELOPMENT  
14418 & 14462-72 AVENUE  
SURREY BC

CLIENT:  
AMSON  
14462 72 AVE.  
SURREY, BC

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SCALE:	1/8" = 1'-0"
JOB NO.:	-
DATE:	FEB 2017
SHEET TITLE:	-

PRELIMINARY FRONT & REAR ELEVATION

DRAWING NO.:	A-303	H
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100% FINAL, USED TO FILE, OWNER AND ARCHITECTS RESPONSIBILITY TO OBTAIN A S&P CONTRACT



NOTES:

EXTERIOR FINISH SCHEDULE

- 1 HARDE SIDING WITH FRY REGLET  
COLOR: KHAKI BROWN
- 2 HARDE SIDING WITH FRY REGLET  
COLOR: NAVAJO BEIGE
- 3 HARDE SIDING WITH FRY REGLET  
COLOR: IRON GRAY
- 4 CASTLEWOOD BRICK  
(BY: HEBRON BRICKS)
- 5 LONGBOARD WOOD GRANS CHANEL BINNING GLASSING  
OR EQUIVALENT COLOR: LIGHT WALNUT 88060-716  
(CEDAR SOFFITS)
- 6 CURTAIN WALL SYSTEM- SPANDREL GLASS WITH OPACI  
COATING  
COLOR: LIGHT WHITE
- 7 BLACK COATED CURTAIN WALL SYSTEM
- 8 FRY REGLET COLOR TO MATCH HARDE COLOR
- 9 FLASHING COLOR TO MATCH COLOR: IRON GRAY



2017/04/28	H	REVISED DP
2017/05/01	C	FOR OF SUBMISSION
2016/12/28	F	TO CITY FOR APPROVAL
2016/09/14	C	TO CITY FOR APPROVAL
2016/07/14	C	TO CITY FOR OF A REDUING APPLICATION
2016/05/28	C	TO CLIENT FOR APPROVAL
2016/02/16	A	SENT TO THE CITY FOR APPROVAL
2015/10/16	A	SENT TO THE CITY FOR APPROVAL



1 West Side Elevation- Building-1  
Scale: 1/8"=1'-0"



2 South Side Elevation- Building-1  
Scale: 1/8"=1'-0"



3 East Side Elevation- Building-1  
Scale: 1/8"=1'-0"



4 North Side Elevation- Building-1  
Scale: 1/8"=1'-0"

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SCALE	1/8" = 1'-0"
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DATE	FEB 2017
SHEET TITLE:	-

PRELIMINARY FRONT & REAR ELEVATION

DRAWING NO.:	A-304	H
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DATE PLOTTED: 2017-02-16 10:45:00 AM



BUILDING - 2 FROM SOUTH-EAST CORNER



BUILDING - 2 FROM SOUTH-WEST CORNER



ENTRANCE FROM 72ND AVENUE



BUILDING - 1 FROM SOUTH-EAST CORNER



BUILDING - 2 FROM NORTH-WEST CORNER



BUILDING - 1 FROM NORTH EAST ALONG 72ND AVENUE

NOTES:

2017/04/28	H	REVISED SP
2017/05/25	C	FOR UP SUBMISSION
2016/12/28	F	TO CITY FOR APPROVAL
2016/09/14	E	TO CITY FOR APPROVAL
2016/07/15	C	TO CITY FOR OF A RECORD APPLICATION
2016/05/28	C	TO CLIENT FOR APPROVAL
2015/10/14	B	SENT TO THE CITY FOR APPROVAL
2015/10/14	A	SENT TO THE CITY FOR APPROVAL



**df**  
ARCHITECTURE INC.

1205-4871 SHELL ROAD  
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info@dfarchitecture.ca

PROJECT:  
MIX-USE DEVELOPMENT  
14418 & 14462-72 AVENUE  
SURREY BC

CLIENT:  
AMSON  
14462 72 AVE.  
SURREY, BC

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JOB NO.:	SUR - 010
DATE:	FEB 2017
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-306	H
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BUILDING - 1 FROM SOUTH-WEST CORNER



AERIAL VIEW - FROM NORTH WEST CORNER



STORE FRONT ENTRANCE-GENERIC



AERIAL VIEW - FROM SOUTH WEST CORNER



BUILDING - 1 FROM SOUTH-EAST CORNER

NOTES:



2017/04/28	H	REVISED SP
2017/01/26	C	FOR OF SUBMISSION
2016/11/24	F	TO CITY FOR APPROVAL
2016/09/14	E	TO CITY FOR APPROVAL
2016/07/14	C	TO CITY FOR OF A RECORDS APPLICATION
2016/05/28	C	TO CLIENT FOR APPROVAL
2015/10/14	B	SENT TO THE CITY FOR APPROVAL
2015/10/14	A	SENT TO THE CITY FOR APPROVAL



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PROJECT:  
**MIX-USE DEVELOPMENT**  
 14418 & 14462-72 AVENUE  
 SURREY BC

CLIENT:  
**AMSON**  
 14462 72 AVE.  
 SURREY, BC

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SCALE:	1/8" = 1'-0"
JOB NO.:	SRP - 010
DATE:	FEB 2017
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-307	H
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1 MARCH 21, 3.00 PM  
UTC -7:00



2 JUNE 21, 3.00 PM  
UTC -7:00



3 SEPTEMBER 21, 3.00 PM  
UTC -7:00



4 DECEMBER 21, 3.00 PM  
UTC -7:00

NOTES:



2017/04/28	H	REVISED SP
2017/05/05	C	FOR OF SUBMISSION
2016/12/28	F	TO CITY FOR APPROVAL
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2016/07/15	C	TO CITY FOR OF A RECORDS APPLICATION
2016/05/28	C	TO CLIENT FOR APPROVAL
2015/10/14	B	SENT TO THE CITY FOR APPROVAL
2015/10/14	A	SENT TO THE CITY FOR APPROVAL



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z5  
T: (604) 284-5154 F: (604) 284-5131  
info@dfarchitecture.ca

PROJECT:  
**MIX-USE DEVELOPMENT**  
54418 & 14462-72 AVENUE  
SURREY, BC

CLIENT:  
**AMSON**  
14462 72 AVE.  
SURREY, BC

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DATE:	FEB 2017

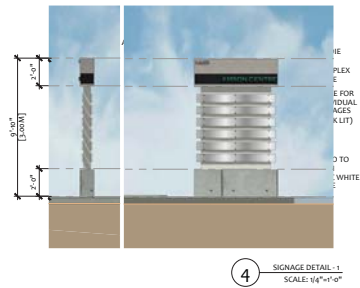
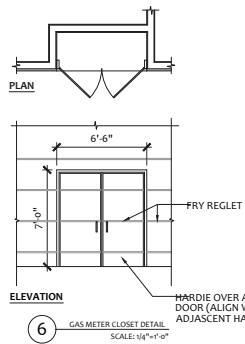
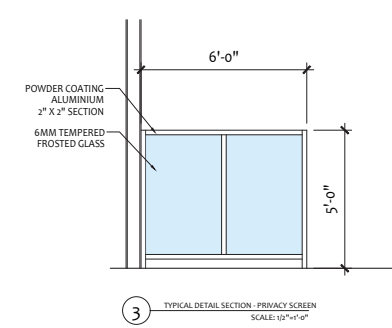
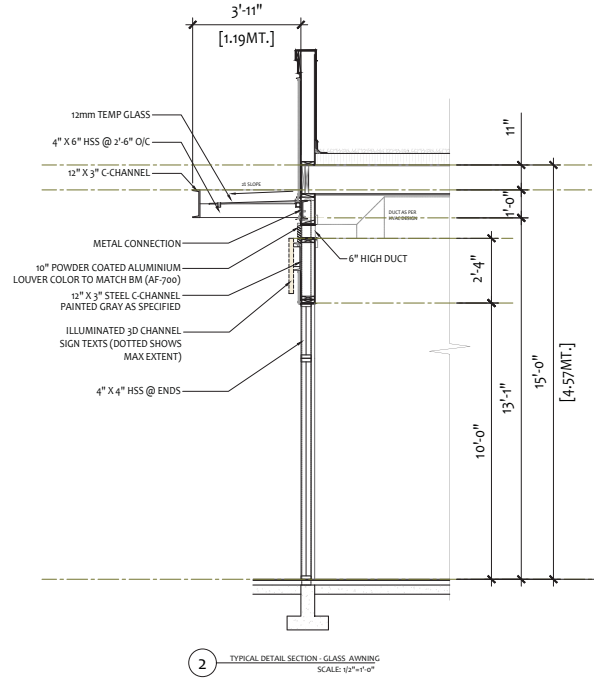
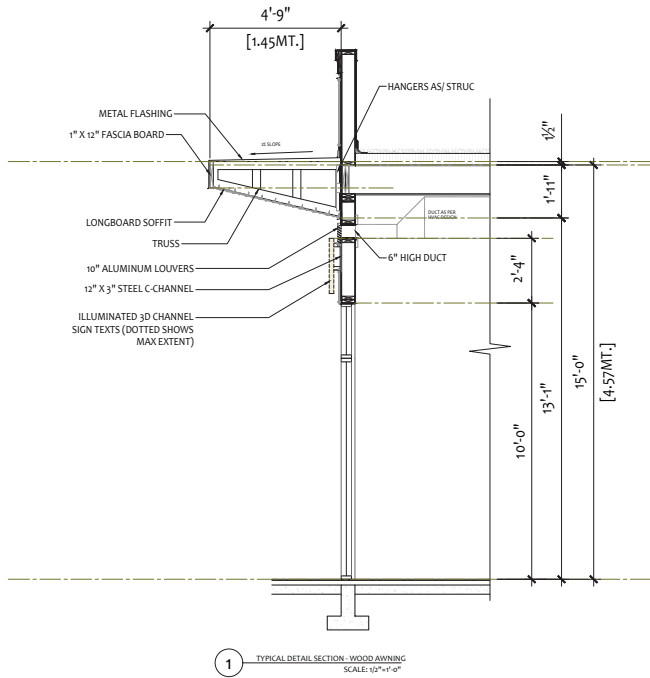
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SHADOW ANALYSIS

DRAWING NO.:	A-308	H
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NOTES:



2017/04/26	H	REVISED DP
2017/01/20	D	FOR DP SUBMISSION
2016/12/28	F	TO CITY FOR APPROVAL
2016/09/14	E	TO CITY FOR APPROVAL
2016/07/12	D	TO CITY FOR DP & SIGNING APPLICATION
2016/05/26	C	TO CLIENT FOR APPROVAL
2016/10/14	B	SENT TO THE CITY FOR APPROVAL
2016/10/06	A	SENT TO THE CITY FOR APPROVAL



1205-4871 SHELL ROAD  
RICHMOND BRITISH COLUMBIA  
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info@dfarchitecture.ca

PROJECT:  
**MIX-USE DEVELOPMENT**  
14418 & 14462 -72 AVENUE  
SURREY BC

CLIENT:  
**AMSON**  
14462 72 AVE.  
SURREY, BC

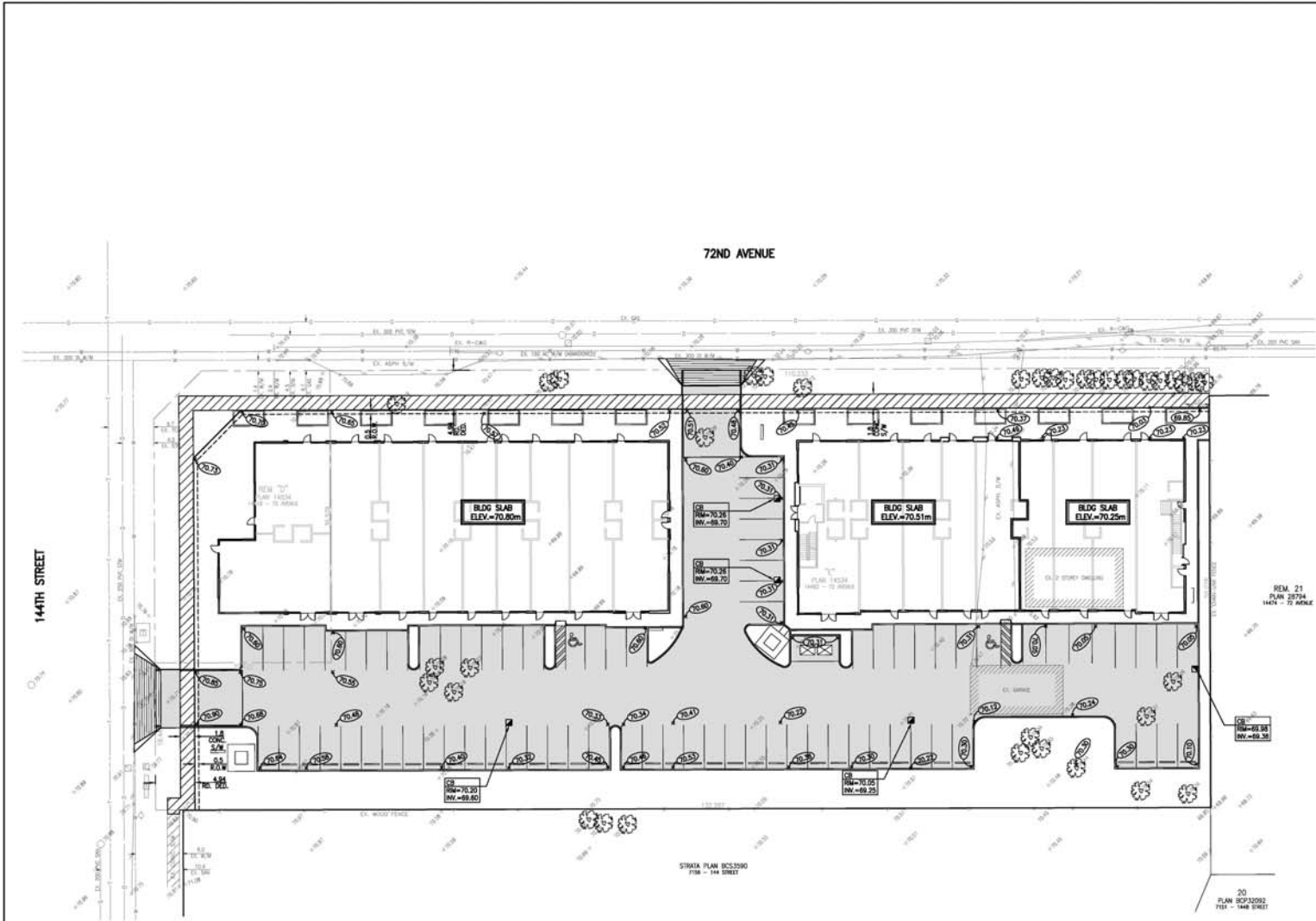
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SCALE	1/16" = 1'-0"
JOB No.	SUR-018
DATE	SEPT 15
SHEET TITLE	

**AWNINGS, SIGNAGE**  
TYPICAL DETAILS

DRAWING NO.:  
**A-501** | **H**

1:AWR-2016-04-22 TO A/E: AMON 14418&14462-72 AVENUE SURREY BC



- ON-SITE SITE GRADING LEGEND**
- EXISTING GROUND SURFACE ELEVATION.
  - EXISTING GROUND SURFACE CONTOUR ELEVATION.
  - EXISTING SWALE.
  - PROPOSED SWALE.
  - DIRECTION OF PROPOSED SURFACE FLOW.
  - PROPOSED SLOPE AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
  - NEW CATCHBASIN TO M400 STANDARD S11 WITH 200MM STEEL FRAME & GRATE & 4\"/> ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
  - PROPOSED LAWN DRAIN TO M400 STANDARD S12 (TYPE 2) 4\"/> ALUMINUM TRAPPING HOOD ON THE OUTLET PIPE.
  - EXISTING GROUND SURFACE ELEVATION.
  - PROPOSED FINISHED PAVEMENT/SURFACE ELEVATION.
  - MEET EXISTING PAVEMENT/GROUND SURFACE ELEVATION.
  - PROPOSED FINISHED TOP OF RETAINING WALL ELEVATION.
  - PROPOSED PAVED AREA AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
  - PROPOSED ASPHALT PAVEMENT CUT & PATCH AS PER M400 AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
  - PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS.
  - PROPOSED DECORATIVE PAVERS TO LANDSCAPE, ARCHITECTURAL AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS.
  - DENOTES PROPOSED 200mm WIDE x 80mm HIGH CONTINUOUS SPEED BUMP FOR ONSITE DRAINAGE CONTROL.

- ON-SITE SITE GRADING NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
  2. CONTRACTOR SHALL COMPLY WITH ALL NOTES AND SPECIFICATIONS ON THE "ON-SITE NOTES" SHEET.
  3. CONTRACTOR SHALL RESTORE ANY AND ALL DISTURBED WORKS TO PRECONSTRUCTION CONDITION OR BETTER, AND TO THE SATISFACTION OF THE PROPERTY OWNER(S).
  4. CONTRACTOR SHALL TIE-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
  5. CONTRACTOR SHALL RESTORE EXISTING PAVEMENT CUT AND PATCHES TO M400 STANDARDS, WHERE NEW ASPHALT PAVEMENT MEETS EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL PROMOTE A MINIMUM 200mm WIDE x 40mm THICK ASPHALT MILL AND LAP JOINT.
  6. REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT, BUILDING LAYOUT, LINE PAINTING, WHEELCHAIR DROPS & RAMPS AND CURB DETAILS.
  7. REFER TO STRUCTURAL AND/OR GEOTECHNICAL DRAWINGS FOR RETAINING WALL DETAILS AND SPECIFICATIONS, CONSTRUCTION, INSPECTIONS AND CERTIFICATION OF RETAINING WALLS BY ENGINEER.
  8. UPON CONSTRUCTION SUBSTANTIAL COMPLETION, THE CONTRACTOR'S SUPERVISOR TO PROVIDE HUB ENGINEERING INC. WITH COMPLETE CERTIFIED (S.E.L.S. OR P. ENG. SEAL) AS-BUILT INFORMATION FOR THE NEW WORKS AND SERVICES SHOWN ON THIS DRAWING. SUPERVISOR TO COORDINATE WITH HUB ENGINEERING INC. PRIOR TO COMMENCEMENT OF THE AS-BUILT FIELD SURVEY.

CONTRACTOR SHALL COMPLY WITH ALL THE GEOTECHNICAL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY:

CONTACT: \_\_\_\_\_ PROJECT #: \_\_\_\_\_  
PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**NOT FOR CONSTRUCTION**



REFERENCE DATA:  
ALL ELEVATIONS ARE GEODETIC AND METRIC AND REFER TO SURREY MONUMENT No. 8815  
LOCATED AT:  
144 STREET @  
HOUSE # 7085  
AND HAVING  
ELEVATION:  
88.226m

NO.	REVISIONS	DATE	SCALE:	CONSULTANT:
1			HORIZ: 1:250	<b>Hub Engineering Inc.</b> Engineering and Development Consultants  Suite 212, 12992 - 74 Avenue, Surrey, B.C. V3W 2V6 Tel: 604-574-4328   Fax: 604-501-1429   email@hub-inc.com www.hub-inc.com
2			VERT: 1	
3			DESIGN: MKK	
4			DRAWN: DGA	
5			CHECKED:	
			APPROVED:	
			DATE: FEB. 2016	

CLIENT: AMTRAC CONSTRUCTION LTD.  
14462 72 AVENUE  
SURREY, B.C.

PROJECT: COMMERCIAL DEVELOPMENT  
14462 - 72 AVENUE  
SURREY, B.C.

LOT "T" SECTION 15 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14534

DATE: May 1, 2017

SHEET TITLE: SITE GRADING PLAN  
14462 - 72 AVENUE

MUNICIPAL PROJECT: -

HUB FILING#: -

IND-BASE

DRAWING NO.: 18005-

REV. NO.: 1

REPRODUCE ALL PRINTS BEARING PREVIOUS REVISION NUMBERS

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

SEAL:

FOR:  
**AMTRAC CONSTRUCTION LTD.**  
**DF ARCHITECTURE INC.**

NO.	DATE	REVISION DESCRIPTION	DR.
4	17 APR 22	NEW ARCH. DWGS.	BJ
3	17 FEB 22	NEW ARCH. DWG. CITY COMMENTS	BJ
2	17 JAN 05	NEW ARCH. PLAN. CITY COMMENTS	BJ
1	16 AUG 02	NEW ARCH. PLAN. CITY COMMENTS	BJ

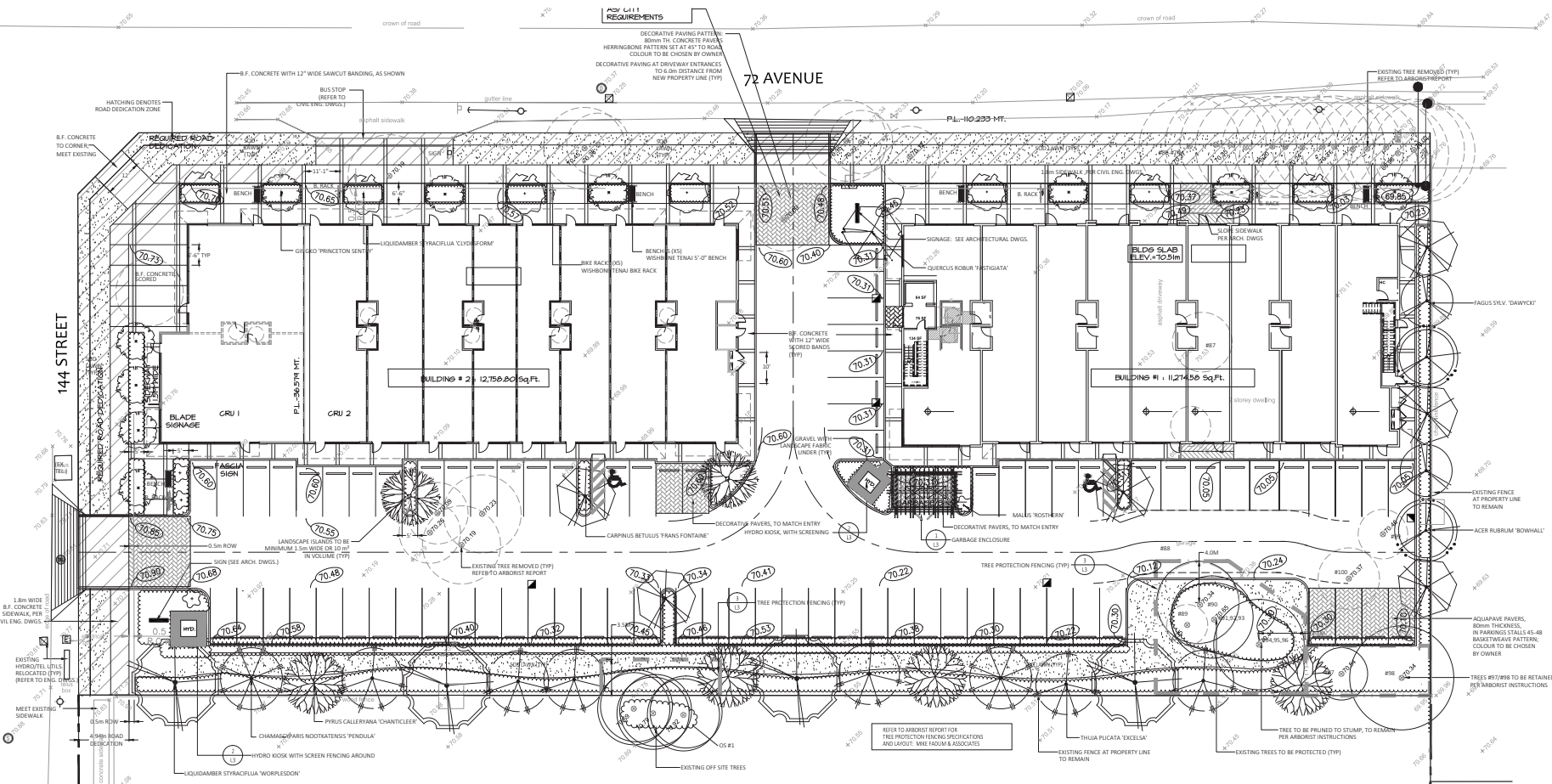
CLIENT:

PROJECT:  
**AMSON**  
**MIXED USE DEVELOPMENT**  
14462 72 AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 16 MAR 24 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: BJ  
DESIGN:  
CHKD: MCY OF 4

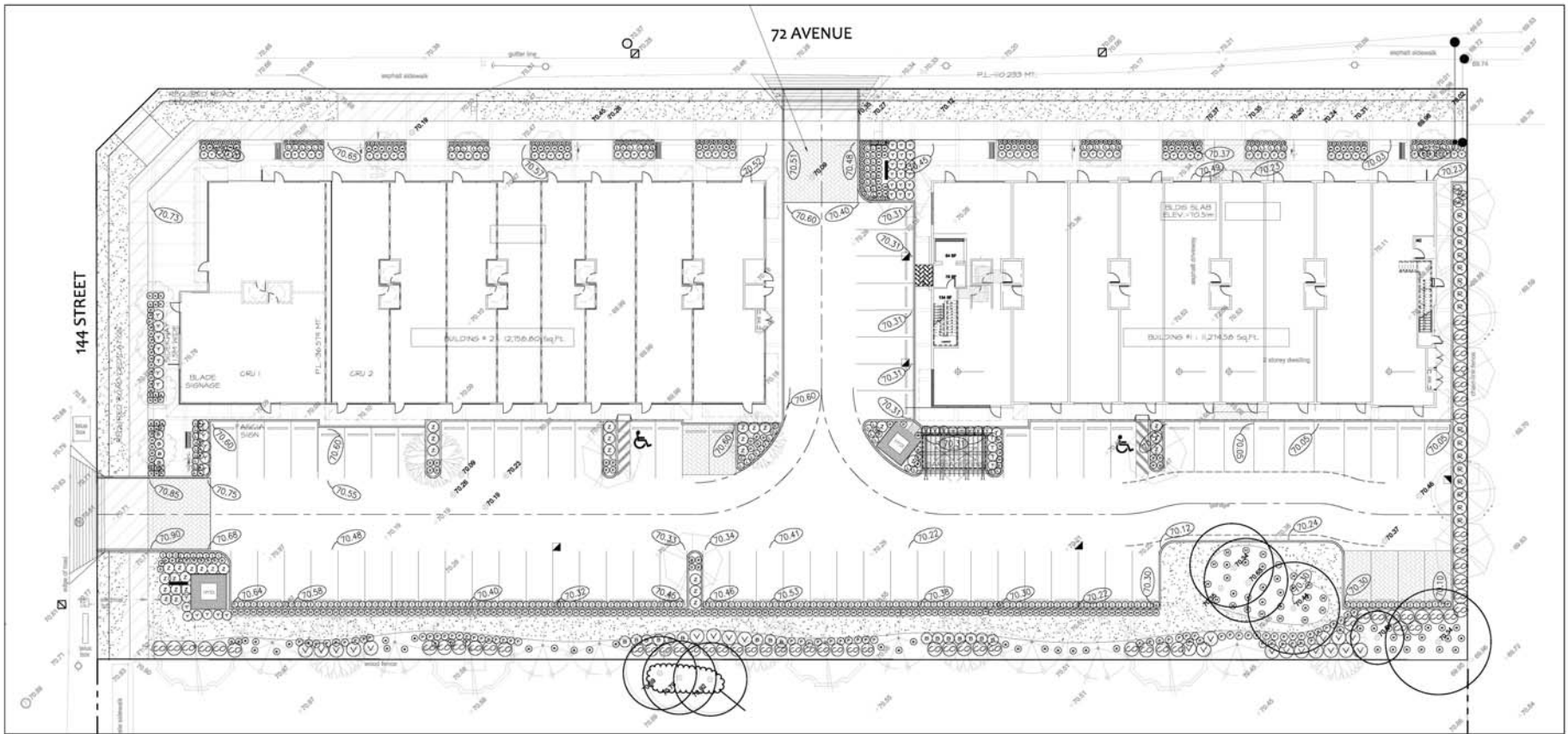
16041-5.2P PMG PROJECT NUMBER: 16-041



SY.	QTY	BOTANICAL NAME	COMMON NAME	PLANTER SIZE / FINISH	PLANT JOB NUMBER: 16-041
2		ACER RUBRUM 'BONHALL'	COLORADO BURNING MAPLE	6.00H GAL 2H STD. BNB	
3		CARPINUS BETULUS 'FRANS FONTAINE'	FRANCONIAN EUROPEAN HORSEBEECH	6.00H GAL 2.0H STD. BNB	
4		CHAMAECIPRESSUS 'NORTON-TRENGER 'PENDULA'	REDWOOD NORWAY CYPRRESS	3.0H HI. BNB	
5		EXISTING TREE (TO REMAIN)	EXISTING TREE (TO REMAIN)		
6		FRAXUS SYLVATICA 'DANFORTH'	DWARF WILD CHERRY	6.00H GAL 2.0H STD. BNB	
7		FRAXUS SYLVATICA 'DANFORTH' PURPLE'	PURPLE FRAXINATE BEECH	6.00H GAL 2.0H STD. BNB	
8		FRAXUS SYLVATICA 'NORTON-TRENGER 'PENDULA'	NORTON-TRENGER WAXENHAWK	6.00H GAL 2H STD. BNB	
9		LIQUIDAMBAR STYRACIFLUA 'LYDIA FORM'	EMERALD SENTINEL SHEET GUM	6.00H GAL 2H STD. BNB	
10		LIQUIDAMBAR STYRACIFLUA 'VIRGIN PRIDE'	EMERALD SENTINEL SHEET GUM	6.00H GAL 2H STD. BNB	
11		MALUS BACCATA 'ROSEBRINE'	ROSEBRINE COLORADO CRABAPPLE	6.00H GAL 1.5H STD. BNB	
12		PIRUS CALLERIANA 'SHANNAPARK'	CHARMELINE PEAR	6.00H GAL 1.5H STD. BNB	
13		QUERCUS ROBUR 'FARGATA'	FARGATE ENGLISH OAK	3H HI. BNB	
14		TRILIA FLAVICA 'DORSELA'	HONEYBEE LEONARD	3H HI. BNB	
15		QUERCUS ROBUR 'DANFORTH'	QUERCUS ROBUR DANFORTH	6.00H GAL 2H STD. BNB	
16		QUERCUS ROBUR 'DANFORTH'	LITTLE LEAF BOX	6.00H GAL 2H STD. BNB	
17		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
18		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
19		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
20		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
21		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
22		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
23		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
24		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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55		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
56		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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58		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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61		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
62		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
63		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
64		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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76		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
77		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
78		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
79		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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81		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
82		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
83		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
84		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
85		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
86		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
87		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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89		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
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93		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
94		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
95		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
96		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
97		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
98		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
99		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	
100		QUERCUS ROBUR 'DANFORTH'	REBELT DOGWOOD	6.00H GAL 2H STD. BNB	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFENSE CONTAINER HEADS AND OTHER PLANT MATERIAL REQUIREMENTS. \* PLANTING AND REVISIONS: MAKE ANY MATERIAL AVAILABLE FOR PRELIMINARY 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 MAKE ANY SUBSTITUTION, UNIMPROVED SUBSTITUTIONS WILL BE REJECTED. \* ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S DETERMINATION OF CONDITIONS OF AVAILABILITY.





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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 • f. 604 294-0022

SCALE:

FOR:  
**AMTRAC CONSTRUCTION LTD.**  
**DF ARCHITECTURE INC.**

NO.	DATE	REVISION DESCRIPTION	DR.
4	17 APR 22	NEW ARCH DWS	BJ
3	17 FEB 22	NEW ARCH DWS, CITY COMMENTS	BJ
2	17 JAN 05	NEW ARCH PLAN, CITY COMMENTS	BJ
1	16 AUG 02	NEW ARCH PLAN, CITY COMMENTS	BJ

CLIENT:

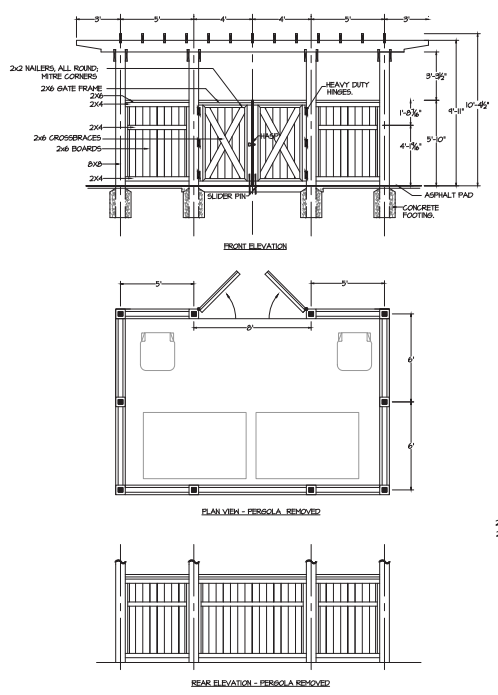
PROJECT:  
**AMSON  
MIXED USE DEVELOPMENT**  
14462 72 AVENUE  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 16/10/31 DRAWING NUMBER:  
SCALE: 1"=10'-0"  
DRAWN: BJ  
DESIGN:  
CHKD: **L2**  
OF 4



SEAL:



**1**  
**L3** **GARBAGE ENCLOSURE**

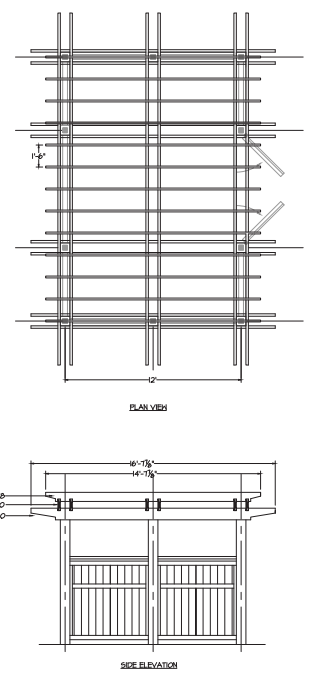
1/4" = 1'-0"



BENCHES: WISHBONE TENAI 5'-0", OIL RUBBED BRONZE COLOUR  
SURFACE MOUNT, WALNUT PLANKS



BIKE RACKS: WISHBONE TENAI, OIL RUBBED BRONZE COLOUR  
SURFACE MOUNT



**2**  
**L3** **ELECTRICAL KIOSK SCREEN**

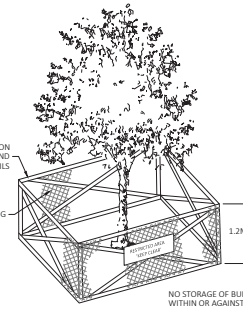
1/2" = 1'-0"

- NOTES:  
1. ALL HOOD P.T. HEMFIR.  
2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PRE-APPROVED BY OWNER)  
3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED USING CONTINGOUS SCREENS.  
4. GATE HARDWARE TO BE PRE-APPROVED BY OWNER.  
5. HARDWARE TO BE HEAVY GAUGE.  
6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

**TREES PROTECTED BY SPECIES**

- ARBUTUS
- GARRY OAK
- PACIFIC DOGWOOD
- PACIFIC YEW
- WESTERN WHITE PINE
- COAST REDWOOD
- DAWN REDWOOD
- GIANT SEQUOIA
- SINKGO
- MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS



**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETRE @ 1.37M, (Ø dbh.)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh. \* (DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).

TREEPRO-SUR

**3**  
**L3** **TREE PROTECTION FENCE**

1/2" = 1'-0"

FOR:  
**AMTRAC CONSTRUCTION LTD.**  
**DF ARCHITECTURE INC.**

NO.	DATE	REVISION DESCRIPTION	DR.
4	17 APR 22	NEW ARCH DWS	BJ
3	17 FEB 22	NEW ARCH DWS, CITY COMMENTS	BJ
2	17 JAN 05	NEW ARCH PLAN, CITY COMMENTS	BJ
1	16 AUG 02	NEW ARCH PLAN, CITY COMMENTS	BJ

CLIENT:

PROJECT:

**AMSON**  
**MIXED USE DEVELOPMENT**  
14462 72 AVENUE  
SURREY, BC

DATE: 16 SEP 13  
SCALE: VARIES  
DRAWN:  
DESIGN:  
CHKD:

DRAWING TITLE:  
**LANDSCAPE**  
**DETAILS**

**L3**

OF 4







---

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

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

DATE: **May 3, 2017** PROJECT FILE: **7816-0214-00**

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RE: **Engineering Requirements (Mixed use Residential/Commercial)  
Location: 14462 72 Avenue and 14418 72 Avenue**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment beyond the requirements listed below.

#### **REZONE/SUBDIVISION**

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

- Dedicate 4.942 m on 72 Avenue for the ultimate 30.0 m Arterial Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at intersection of 72 Avenue and 144 Street.
- Dedicate 4.942 m on 144 Street for the ultimate 30.0 m Arterial Road allowance.
- Register 0.5 m SRWs on 144 Street and 72 Avenue for service connections and maintenance access to sidewalk.

##### ***Works and Services***

- Construct driveway letdowns on 144 Street and 72 Avenue, and remove all existing, unused, driveways and reinstate boulevard, sidewalk, and curb and gutter.
- Confirm downstream drainage system capacity, upgrade if required.
- Provide on-site sustainable drainage works to account for higher impervious coverage than approved in the NCP and to meet the Integrated Stormwater Management Plan requirements.
- Extend sanitary sewer on 72 Avenue to service the development.
- Construct adequately-sized metered water service connection for the development.
- Construct adequately-sized sanitary and storm service connections complete with inspection chamber, for the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1



Planning December-05-16

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.  
 There are no new capital projects proposed at Georges Vanier Elementary or Frank Hurt Secondary. Capacity in the table below is adjusted for the inclusion a 'Strongstart' program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex with a capacity of 150 at Frank Hurt Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0214 00

**SUMMARY**

The proposed 8 lowrise units are estimated to have the following impact on the following schools:

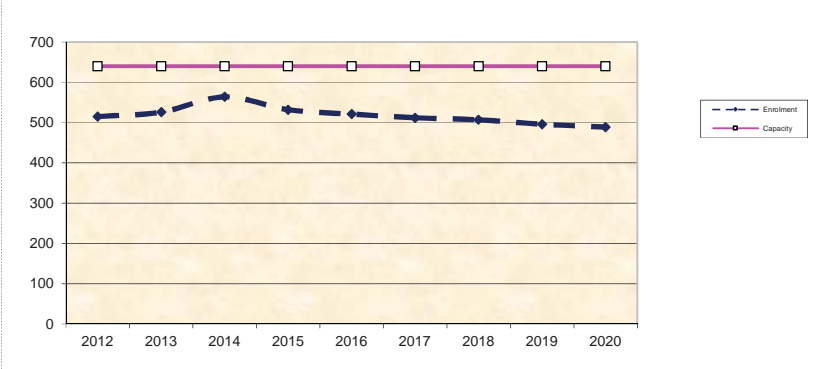
**Projected # of students for this development:**

Elementary Students:	0
Secondary Students:	0

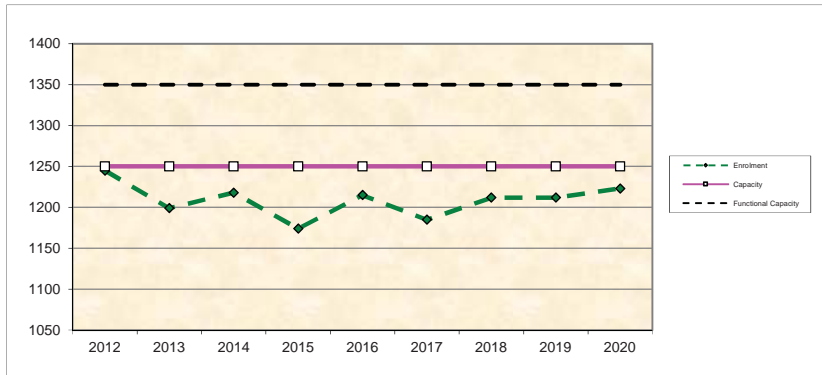
September 2016 Enrolment/School Capacity

<b>Georges Vanier Elementary</b>	
Enrolment (K/1-7):	68 K + 453
Capacity (K/1-7):	40 K + 600
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1215
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**Georges Vanier Elementary**



**Frank Hurt 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

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## Tree Preservation Summary

**Surrey Project No: 16-0214-00**


**Address: 14462 - 72 Avenue, Surrey, BC**

**Registered Arborist: Mike Fadum and Vanessa Melney**

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)	79
<b>Protected Trees to be Removed</b>	73
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 49 X one (1) = <u>49</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = <u>48</u></li> </ul>	97
<b>Replacement Trees Proposed</b>	51
<b>Replacement Trees in Deficit</b>	46
<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.

<p style="text-align: center;"></p> <p>Signature of Arborist:</p>	<p>Date: April 26, 2017</p>
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**Accessibility**

- No comments provided specific to Accessibility.

**Sustainability**

- No comments provided specific to Sustainability.

**2. 6:00 PM**

<b>File No.:</b>	<b>7916-0214-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	N/A
<b>Description:</b>	NCP Amendment from “Townhouses (max 15 upa)” to “Mixed-Use” Commercial/Residential”; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey commercial building and one 2-storey mixed-use building with commercial uses on the ground floor and 8 residential units above.
<b>Address:</b>	<b>14418 &amp; 14462 72 Avenue</b>
<b>Developer:</b>	Amrik Sahota, Amson Centre 72 Ltd.
<b>Architect:</b>	Jessi Arora, DF Architecture Inc.
<b>Landscape Architect:</b>	Mary Chan/Bronwen Jones, PMG Landscape Architects Ltd.
<b>Planner:</b>	Ryan Gilmore
<b>Urban Design Planner:</b>	Nathan Chow

The **Urban Design Planner** provided the following comments:

- Staff is supportive of the commercial residential development as this could be a commercial node to serve the neighbourhood.
- A 6 m buffer is generally sought; however, the applicant is showing a 5 m buffer which is considered sufficient.
- A split commercial sidewalk is proposed along the street frontages.
- Staff has no specific concerns.

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

- The proposed project is for 2 separate buildings on the site. The easterly building is a 2-storey structure with retail units on main floor and residential units on upper floor. The westerly building is 1-storey with commercial.

- A 5 m landscape buffer has been provided which is in addition to the 7.5 m setback of the existing residential to the south.

The **Landscape Architect** presented an overview of the landscape plans and noted the following:

- Existing trees will be retained including a large Douglas Fir at the intersection and corner of the site and several trees in the south edge to provide screening to the neighbours.
- Storm water component is that 5% will be pervious pavers.

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

**NCP Amendment from “Townhouses (max 15 upa)” to “Mixed-Use” Commercial/Residential”; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey commercial building and one 2-storey mixed-use building with commercial uses on the ground floor and 8 residential units above.**

File No. 7916-0214-00

It was

Moved by M. Vance

Seconded by M. Ehman

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**

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

- The residential entrance way is meager. Suggest removal of a parking stall to create an entry way covering half the width of the stairs to sidewalk. If a parking stall cannot be removed to open the area up, the area could be specially paved or include something to help mark the area as special. The building entry could be indented more.
- Suggest the roof terraces be more ample, extending up to the edge of the roof.
- Suggest lowering the parapet for the south residential units’ balconies.
- Should provide details of privacy screens between south terraces.
- Recommend canopies be placed low enough to provide sufficient weather protection.
- Consider accentuating changes in materials where it transitions to another on the same plane.
- Consider location of garbage enclosure related to residential.

**Landscaping**

- Recommend adding structural soil to planting islands to accommodate trees with larger canopies.
- Suggest selecting trees that are more broad canopied types.
- Consider more trees in the parking lot.
- Recommend providing an improved storm water management response.
- Consider a little more aligning with planting beds with doors to give it a more structured feel on the 72 Avenue frontage.

**CPTED**

- No comments provided specific to CPTED.

**Accessibility**

- Recommend the parking space in the commercial area be moved one space closer to 144 Street so the right hand side is the opening. (mirroring parking space in residential building)
- Washrooms are well designed.
- Recommend using power doors where possible.
- Recommend call button in lobby and power doors by the elevator.

**Sustainability**

- No comments pertaining to Sustainability.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, January 26, 2017.**

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:55 p.m.

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Jane Sullivan, City Clerk

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Leroy Mickelson, Chairman  
Advisory Design Panel

# RESPONSE TO URBAN DESIGN COMMENTS

## Nonspecific to Urban Design Comments:

- For the southeast cluster of trees to retain, show the correct Tree Protection Zone (TPZ) as established by the arborist.  
**The TPZ zone matches the most current Arborist report drawing layout. Refer A-110.1 & L1**
- At the two driveway entrances, delete any speciality paving outside of the property line.  
**Speciality paving outside the property line is removed. Refer A-100.1 & L1**
- Show all signage with place holder text as “Signage.” Show any proposed blade, fascia and free standing signs.  
**Purposed signages are marked as blade, fascia & free standing sign. Refer A-100.1 & A-501**
- Reduce the height of the proposed free standing sign is to be within the 3 m limit, as per the East Newton South NCP, Appendix C, 1.0 Design Guidelines, Landscaping, Signage, Screening and Pedestrian Linkages.  
  
**Free standing signage height have been revised to 3.0 M as per the East Newton South NCP, Appendix C, 1.0 Design Guidelines. Refer A-501**

## Urban Design Comments:

- Revise the residential entry by setting back the façade and showing speciality paving treatment.  
**Residential entry have been recessed by 1’-0” and specialty paving showed. Refer A-100.1 & A-110.1**
- Maximizing glazing along 72 Avenue by reducing the width of the façade columns.  
**Glazing size has been increased by keeping 4’-0” wide structural legs in-between two glazing, after consultation with Structure consultant**
- Provide details of the weather protection canopy. Show the wood soffit canopies extended to 1.5 m and the glass canopies extended to 1.2 m.  
**Done. Refer A-501**
- Show that the gas metres are screened and located away from public interfaces. Provide details of the alcove in combination with flush-with-building custom screening.  
**Gas meters are screened now. Refer A-100.1 & A-501**
- On the elevation drawings, show the louvers/grille work proposed on the street facing facades and indicate where the functional ducts are located.  
**Refer A-501 for typical elevation detail**
- Show a note on the drawings prohibiting roof top mechanical units on the drawings.  
**Noted. Refer A-110.2**
- Show the colours of the trim system used with the hardie panels.  
**Noted. Refer A-303 & A-304**
- There are discrepancies between the architectural site plan, landscape and civil plans in the depiction of the sidewalk along 144 Street. Please coordinate:
  - Correct curb, boulevard and sidewalk locations.  
**Done. Refer A-110.1**
  - As shown in the architectural site plan, coordinate the starting point of the in-ground planters along 72 Avenue at the corner cut with the Landscape plans.  
**Done. Refer A-110.1 & L-1**



- Relocate benches and bicycle racks to the ends of alternating planter beds and orientate towards the walkthrough openings rather than facing the street.
  - Done. Refer A-100.1 & L-1
- 
- Show that the split commercial sidewalk has slopes > 5% from the property line to the CRU doors along 72 Avenue. The northeast corner of the site appears to have unresolved grading; show any necessary changes to the main floor elevation or stepping foundation slabs.  
Grades have been revised by keeping the slope under 5%. Refer A-100.1
  - At the northwest corner of Building 2, show seating around the tree to be retained and the extent of the weather protection canopy going around it with a walkway along the building. A continuation of the east-west walkway on the south of this building should connect to the 144 Street sidewalk. The setback area should be shown with speciality paving matching those on 72 Avenue.  
The spruce shown is removed with approval from the City Planning department. A plaza area with scored broom finish concrete is shown. Refer A-100.1 & L1
  - As with concerns of light bleed or glare into the neighbouring residential, show site lighting using wall scones and light bollards instead of lamp standards.  
Noted. We have used downlighting; Wall scones and downward facing low parabolic street lights to reduce light bleed or glare.

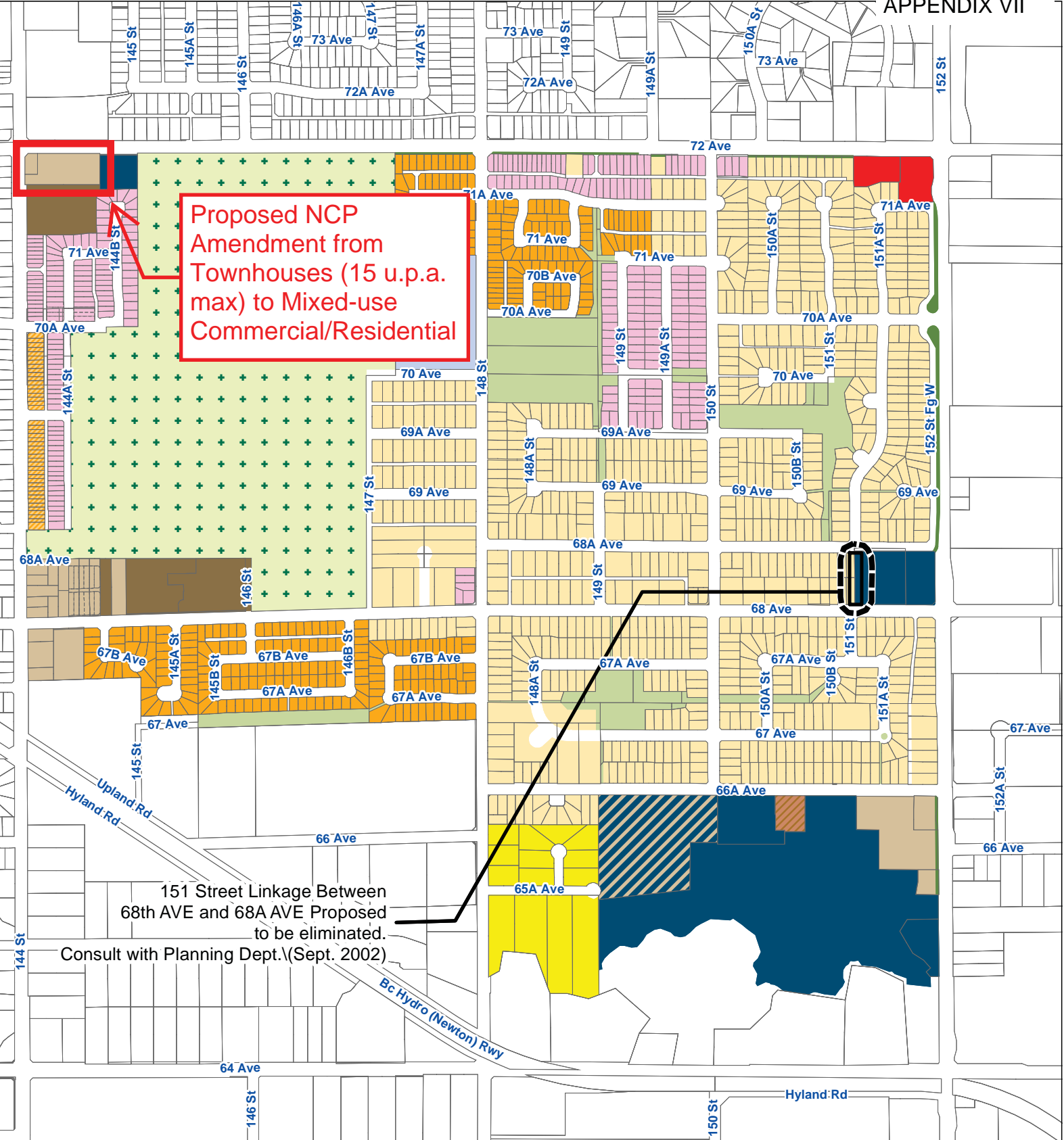
# RESPONSE TO ADP MINUTES

## Building Form and Character

- The residential entrance way is meager. Suggest removal of a parking stall to create an entry way covering half the width of the stairs to sidewalk. If a parking stall cannot be removed to open the area up, the area could be specially paved or include something to help mark the area as special. The building entry could be indented more.  
**Noted. Refer A-100.1**
- Suggest the roof terraces be more ample, extending up to the edge of the roof.  
**Residential units have sufficient depth of balconies as discussed with City Architect.**
- Suggest lowering the parapet for the south residential units' balconies.  
**Done.**
- Should provide details of privacy screens between south terraces.  
**Noted. Refer A-501**
- Recommend canopies be placed low enough to provide sufficient weather protection.  
**Noted. Refer A-501**
- Consider accentuating changes in materials where it transitions to another on the same plane.  
**Noted.**
- Consider location of garbage enclosure related to residential.  
**We recommend to keep it away from Neighboring Townhouse Development**

## Accessibility

- Recommend the parking space in the commercial area be moved one space closer to 144 Street so the right hand side is the opening. (mirroring parking space in residential building)  
**Noted. Refer A-100.1**
- Washrooms are well designed.
- Recommend using power doors where possible.  
**Noted**
- Recommend call button in lobby and power doors by the elevator.  
**Noted**



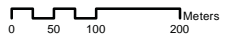
HALF ACRE SINGLE FAMILY RESIDENTIAL	INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
URBAN SINGLE FAMILY RESIDENTIAL	INSTITUTIONAL / TOWNHOUSES
SINGLE FAMILY SMALL LOTS	NEIGHBOURHOOD / LOCAL COMMERCIAL
SEMI-DETACHED	ELEMENTARY SCHOOL
LOW DENSITY COMPACT HOUSING (max. 10 upa)	PARKS AND OPEN SPACE
TOWNHOUSES (max. 15 upa)	CEMETERY
Townhouses (max. 20 u.p.a.)	LANDSCAPE BUFFER STRIPS
MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)	

**EAST NEWTON SOUTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 2 August 2016

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



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: ONE-ACRE RESIDENTIAL ZONE (RA)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 001-678-876  
 Lot "E" Section 15 Township 2 New Westminster District Plan 14534  
 14462 - 72 Avenue

Parcel Identifier: 004-636-171  
 Lot "D" Except: Parcel "B" (Bylaw Plan 79820); Section 15 Township 2 Plan 14534  
 14418 - 72 Avenue

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of neighbourhood commercial uses and *multiple unit residential buildings* developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

1. *Multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*.
2. The following uses are permitted, provided that any one of these uses, or a combination thereof, are ancillary to a use permitted under Section B.1 of this Zone:
  - (a) *Retail stores* excluding *adult entertainment stores* and auction houses and *secondhand stores* and *pawnshops*;
  - (b) *Personal service uses* limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
  - (c) *Eating establishments* excluding *drive-through restaurants*, provided that the *gross floor area* of each individual business does not exceed 150 square metres [1,615 sq. ft.];
  - (d) Office uses excluding *social escort services* and *methadone clinics*;
  - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
  - (f) *Indoor recreational facilities*;
  - (g) *Community services*; and
  - (h) *Child care centres*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *unit density* shall not exceed a *floor area ratio* of 0.1. The maximum density may be increased to a *floor area ratio* of 0.50 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 50%.

## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard South</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		3.0 m [10 ft.]	3.0 m [10 ft.]	5.0 m [16 ft.]	4.0 m [13 ft.]
<i>Accessory Buildings and Structures</i>		3.0 m [10 ft.]	3.0 m [10 ft.]	24.0 m 79 ft.]	4.0 m [13 ft.]

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

## G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 9.3 metres [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 ft.].

## H. Off-Street Parking

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended for uses in Sections B.1. and B.2.
2. Notwithstanding Section H.1, a minimum of 12 *parking spaces* shall be provided for all uses listed in Section B.1.
3. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.

## 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. The boulevard areas of *highways* abutting a *lot* shall be hard-surfaced within the *lot* on the side of the *highway* abutting the north side of the *Lands*, and provided with a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width within the *lot* abutting the west side of the *Lands*.

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 screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* 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.
4. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

**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>
2,000 sq. m. [ 0.5 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-30 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 Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for the residential portion and the C-5 Zone for the commercial portion.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



3. This By-law shall be cited for all purposes as "Surrey Zoning 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