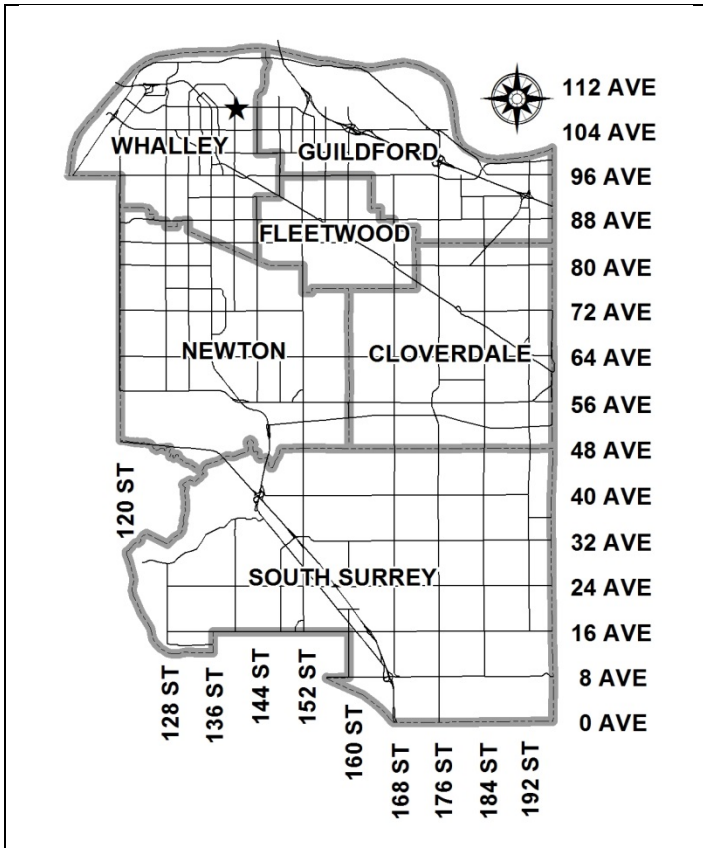


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0098-00

Planning Report Date: June 25, 2018



**PROPOSAL:**

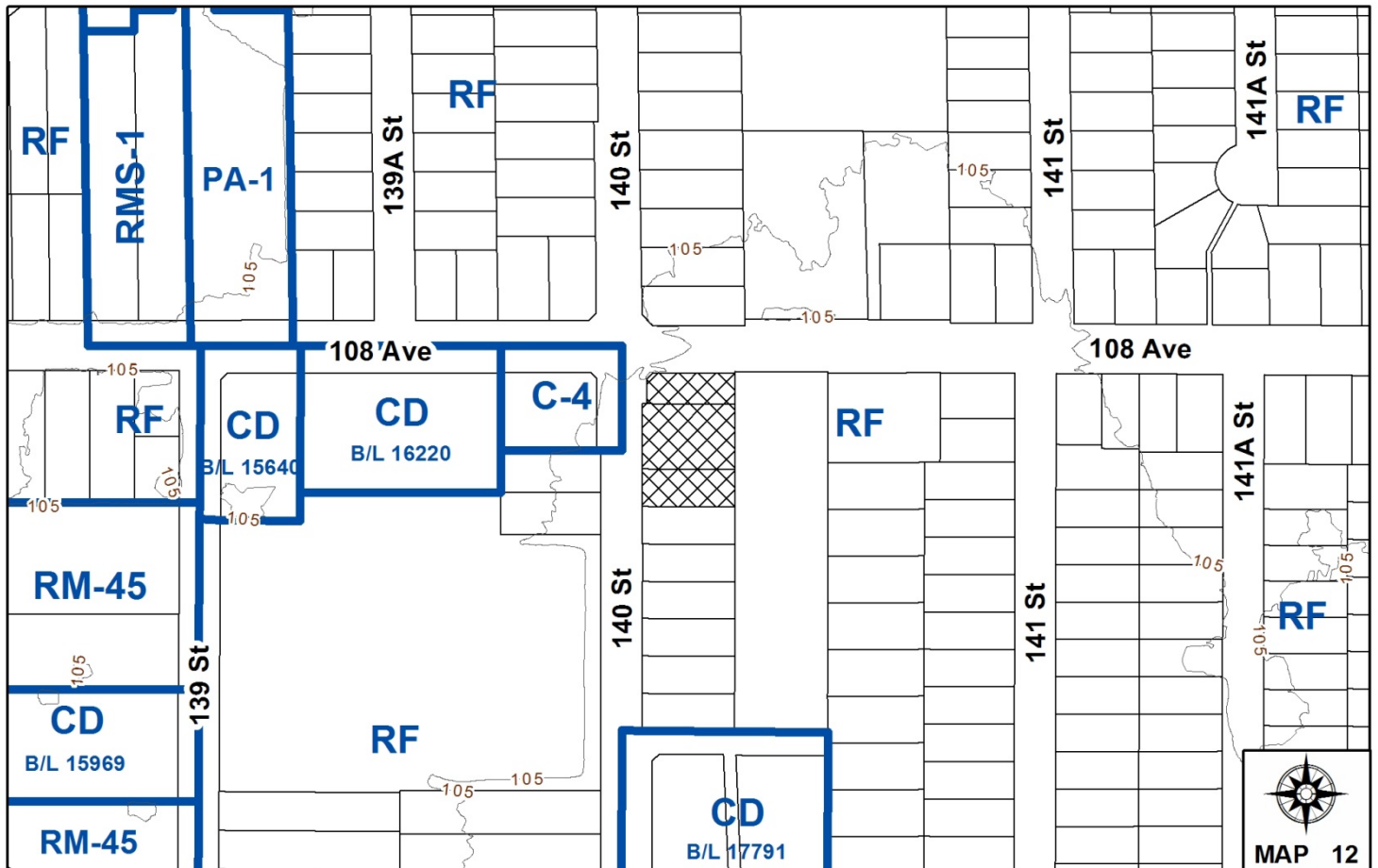
- **OCP Text Amendment**
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 5-storey apartment building consisting of approximately 60 dwelling units.

**LOCATION:** 10764 - 140 Street  
 10782 - 140 Street  
 14008 - 108 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- File By-law No. 17742 to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.00.
- File By-law No. 17743 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- Request Council close Application No. 7908-0170-00 and all applications associated with that project.
- By-law Introduction and set date for Public Hearing for:
  - OCP Text Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an Official Community Plan Text Amendment to increase the allowable floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.50 to 2.36 for the subject site.

### RATIONALE OF RECOMMENDATION

- The proposed increase in density under the Multiple Residential designation in the OCP for the subject site is supportable as it facilitates a new east-west lane through the subject site.
- The proposed density and building form are appropriate for this neighbourhood abutting the eastern boundary of Surrey City Centre.
- The site is within a walking distance of 730 metres (2,395 ft.) to a future LRT station at the corner of 104 Avenue and 140 Street. The proposed density and building form are appropriate for this neighbourhood and align with the goal of achieving higher density development around future light rail transit (LRT) stations.
- The reduced setbacks incorporated in the proposed CD Zone achieve a more urban, pedestrian streetscape along road frontages, or are a side-yard condition.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file OCP Amendment By-law No. 17742.
2. Council file Rezoning By-law No. 17743.
3. Council close Application No. 7908-0170-00 and all applications associated with that project.
4. A By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.36, and a date for Public Hearing be set.
5. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
6. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
7. Council authorize staff to draft Development Permit No. 7917-0098-00 generally in accordance with the attached drawings (Appendix II).
8. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (g) registration of a statutory right-of-way for public rights of passage over the corner plaza on the northwest corner of the subject site, to permit pedestrian access;

- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (i) provision of community benefit in support of the proposed Official Community Plan Text Amendment.

**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:**

5 Elementary students at Mary Jane Shannon School  
 3 Secondary students at Guildford Park 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 2020.

**Parks, Recreation & Culture:** The applicant has proposed a voluntary amenity contribution on a per unit basis to address the pressure this project will place on existing parks, recreation and culture facilities in the area.

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant

**Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 108 Avenue):	Single family dwellings.	Urban	RF
East:	Vacant lot fully encumbered by BC Hydro corridor.	Multiple Residential	RF
South:	Single family dwellings.	Multiple Residential	RF
West (Across 140 Street):	Single family dwellings and a two-storey building with ground floor retail with residential above.	Multiple Residential	C-4 and RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposal requires an amendment to the Official Community Plan (OCP) to increase the maximum floor area ratio (FAR) in the Multiple Residential designation from 1.50 to 2.36 for the subject site.
- The subject site is located in the Guildford Town Centre/104 Avenue corridor plan area which is currently in process. In accordance with the draft plan, the proposed development facilitates a new east-west lane through the subject site supporting City efforts to achieve a finer-grained road network.
- The applicant has volunteered community benefit in the form of an amenity contribution on a per unit basis in the amount of \$87,154 (\$1,375 for 1-bedroom units and \$1,554 for 2 and 3-bedroom units).
- The proposal is also within a walking distance of 730 metres (2,395 ft.) to a future LRT station at the corner of 104 Avenue and 140 Street aligning with the goal of achieving higher density development around future light rail transit (LRT) stations. The proposed gross density of 1.82 FAR is comparable to anticipated densities directly across 140 Street in the City Centre and along the 104 Avenue corridor.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The 0.29-hectare (0.72-acre) subject site consists of three properties located on the southeast corner of 108 Avenue and 140 Street. The site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned Single Family Residential Zone (RF).
- The subject site was previously subject to Development Application No. 7908-0170-00, which proposed an Official Community Plan Text Amendment to increase the maximum floor area ratio (FAR) within the Multiple Residential designation from 1.5 to 2.0 and rezoning of the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", to permit the development of a 5-storey, 46-unit apartment building.
- The proposed OCP Text Amendment and Rezoning received Third Reading from Council September 10, 2012. However, the original applicant decided not to proceed with the project and subsequently closed the development application.

#### Current Proposal

- The current applicant has now acquired the subject site and has submitted a new development application.
- The applicant is proposing an Official Community Plan Text Amendment to increase the maximum floor area ratio (FAR) within the Multiple Residential (RM) designation from 1.50 to 2.36 for the subject site; to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on the RM-70 Zone, in order to consolidate the lots and allow the construction of a five-storey apartment building with a two-storey

townhouse base fronting 108 Avenue and 140 Street. The proposal includes 50 apartment units and 10 townhouses for a total of 60 dwelling units.

- The proposed building will have a total floor area of 4,181 square metres (45,007 sq. ft.), representing a net floor area ratio (FAR) of 2.36, which exceeds the maximum 1.50 FAR permitted within the Multiple Residential designation, in the OCP.
- The subject site is outside of an Urban Centre or a Frequent Transit Development Area (FTDA) and therefore density is calculated on the net site area (i.e. after road dedications).
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone.

#### Proposed CD Zone (Appendix VII)

- 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 2.36 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone.
- 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 mid-rise, five-storey building form.
- As a result of the proposed density, lot coverage, building height and setbacks, the applicant has applied to rezone the site to a "Comprehensive Development Zone (CD)".
- The proposed CD Zone will be based upon the "Multiple Residential 70 Zone (RM-70)". The following table shows a comparison between the proposed CD Zone and the RM-70 Zone for density, lot coverage, building height and setbacks:

	<b>RM-70</b>	<b>Proposed CD Zone</b>
<b>Density (Floor Area Ratio)</b>	1.50 FAR (net)	2.36 FAR (net)
<b>Lot Coverage</b>	33%	49%
<b>Building Height (metres)</b>	50 m	20 m
<b>Building Setbacks (metres)</b>	7.5 metres from all lot lines	West: 4.5 m North: 4.9 m South: 5.7 m East: 3.4 m

- The floor area ratio (FAR) has been increased from 1.50 in the RM-70 Zone to 2.36 in the CD Zone.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 49% to accommodate the built form. The proposed lot coverage is typical for a 5-storey apartment building on a smaller site.

- The reduced setback to the north (108 Avenue), west (140 Street) and south (green lane) achieves a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The 3.4 metre (11 ft.) reduced setback along the east is for a small portion of the building to accommodate two sides of units in the u-shaped building with the majority of the building setback more than 7.5 metres (25 ft.).

### PRE-NOTIFICATION

Pre-notification letters were sent on January 15, 2018 to a total of 248 addresses and the development proposal signs were installed on January 22, 2018. Staff received one written response as follows (staff comments in italics):

- One resident expressed concern with an increase in density and traffic in the neighbourhood.

*(The proposed underground parking will be accessed from the new green lane that will be dedicated along the south property line of the proposed development rather than existing roads. The subject site is designated Multiple Residential in the Official Community Plan (OCP) and adjacent to the City Centre Plan area, wherein traffic volumes and densities for multiple residential development are anticipated.)*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

#### Building Design

- The proposal incorporates a single, mid-rise (5-storey) u-shaped apartment building comprised of 60 dwelling units (see Appendix II).
- The unit mix consists of 28, 1-bedroom, 6, 1-bedroom and den, 15, 2-bedroom, 2, 2-bedroom and den and 9, 3-bedroom apartment units.
- The dwelling units will range in size from 38 square metres (412 sq. ft.) for a 1-bedroom unit to 176 square metres (1,898 sq. ft.) for the largest 3-bedroom unit.
- The proposed building is an urban and contemporary form with a flat roof.
- The 20-metre (66 ft.) tall, residential building is situated along the public street frontages of the site, with an indoor and outdoor amenity space centrally located on the eastern portion of the site.

- The building incorporates a two-storey townhouse expression along both street frontages with a two-storey brick element brought forward defining each townhouse unit, providing variation and visual interest. Ground-oriented townhouse units oriented toward the streets will consist of their own front door and useable, semi-private outdoor patio space.
- The façade of the building includes vertical articulations with a 4-storey brick element at the corner of 140 Street and 108 Avenue.
- The fifth floor is recessed considerably allowing for a second transition and softening edge at the top floor allowing for generous terraces for the larger suites on the fifth floor.
- Building materials include Hardie panel (Reynard), Hardie siding (Bittersweet Stem), vinyl windows and balcony railings (black) and concrete cap and window sill (pre-cast concrete) for detail and visual interest.

### Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor of the building. The space incorporates a multipurpose/meeting room, lounge and games room, kitchen and washroom and provides direct access to the outdoor amenity space.
- The proposed indoor amenity space totals 191 square metres (2,056 sq. ft.), which is 11 square metres (118 sq. ft.) more than the 180 square metres (1,938 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit) exceeding the required amount of indoor amenity space.

### Outdoor Amenity Space and Landscaping

- The proposed outdoor amenity space totals 186 square metres (2,002 sq. ft.) in area, integrated with the indoor amenity space in the central courtyard.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development exceeds the required 180 square metres (1,938 sq. ft.) of outdoor amenity space.
- The ground level outdoor amenity space includes a central courtyard with tables and chairs, barbeque, lounge seating, a number of garden plots. A children's play area is also proposed and includes a separate area with dinoflex play tiles in blue ember, teak brown and stone beige, wood blocks for sitting or standing on and a whale tail bench.
- Each townhouse unit includes a private patio framed by a low architectural concrete retaining wall with reveals and layered planting consisting of a variety of shrubs. Each private entrance also includes a Pink Flowering Dogwood or Fullmoon Maple tree at the street.
- A corner plaza is proposed on the northwest corner of the site at 108 Avenue and 140 Street. The plaza includes scored concrete with layered planting and wood benches for sitting.



### Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from 140 Street via a proposed 6-metre (20 ft.) wide green lane along the south property line. In the ultimate condition, the green lane is proposed to be 12 metres (39 ft.) wide and will be achieved through the redevelopment of neighbouring lands to the south.
- The proposed development includes a total of 98 parking spaces, consisting of 85 resident parking spaces, 13 parking spaces for spaces for visitors, 2 of which are designated for persons with disabilities. The proposed parking exceeds that required in the Zoning By-law.
- The visitor spaces are located within a secured portion of the underground parking garage.
- In total, 98 parking spaces are proposed for the development. Of these, 17 small car spaces are provided, or 17% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum 35% of the total parking spaces to be provided for small cars.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres (6.6 ft.) of the front lot line or a lot line along a flanking street. The proposed CD Zone will permit the underground parking facility to extend to within 0.7 metre (2 ft.) of the northern property line. The City's Engineering staff have not raised concerns with this proposed setback.
- In addition, the development will be providing a total of 81 bicycle parking spaces, including 77 secure residential bicycle parking spaces and 4 visitor bicycle parking spaces. This exceeds the 78 required bicycle parking spaces (72 resident and 6 visitor) in the Zoning By-law.

### TREES

- Jeff Ross, 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	1	1	0
Cottonwood	13	13	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Western Catalpa	1	1	0
<b>Coniferous Trees</b>			
Western Hemlock	1	1	0
Douglas Fir	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>6</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>24</b>	
<b>Total Retained and Replacement Trees</b>		<b>24</b>	
<b>Contribution to the Green City Fund</b>		<b>\$800 (for 2 trees)</b>	

- The Arborist Assessment states that there are a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. Fourteen (14) existing trees, approximately 70% 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, 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 26 replacement trees on the site. Since only 24 replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of species including Fullmoon Maple, Pink Flowering Dogwood and Japanese Snowbell.
- In summary, a total of 24 trees are proposed to be replaced on the site with a contribution of \$800 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on June 7, 2018. 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 site abuts the boundary of the City Centre Plan area and is located within the Guildford Town Centre/104 Avenue corridor plan area.</li> <li>• The site is located at the corner of 108 Avenue and 140 Street, which is located within a walking distance of 730 metres (2,395 ft.) of a future LRT station.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 2.36 FAR (net).</li> <li>• The proposed development provides a range of unit sizes: 1-bedroom, 1-bedroom and den, 2-bedroom, 2-bedroom + den and 3-bedroom.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Twenty-four (24) replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.</li> <li>• Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.</li> <li>• The proposed development will make provisions for recycling and organic waste pickup.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development provides bike racks and secured bike parking.</li> <li>• The site is located at the corner of 108 Avenue and 140 Street, which is located within a walking distance of 730 metres (2,395 ft.) of a future LRT station.</li> <li>• Electric vehicle charging stations will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Eight units are designed as adaptable suites.</li> <li>• Secured underground parking is provided.</li> <li>• Reduced setbacks encourage "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: January 25, 2018

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 and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. ADP Comments
- Appendix VII. Proposed CD By-law

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,932 m <sup>2</sup>
Road Widening area & lane Undevelopable area		624 m <sup>2</sup>
Net Total		2,262 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (108 Avenue)	7.5 m	4.9 m
Rear (lane)	7.5 m	5.7 m
Side #1 (140 Street)	7.5 m	4.5 m
Side #2 (E)	7.5 m	3.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	20 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bedroom		28
One Bed & den		6
Two Bedroom		15
Two Bedroom & den		2
Three Bedroom +		9
Total		60
FLOOR AREA: Residential		4,182 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,182 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)		206 upha/83 upa
# of units/ha /# units/acre (net)		261 upha/107 upa
FAR (gross)		1.82
FAR (net)	1.5	2.36
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	180 m <sup>2</sup>	191 m <sup>2</sup>
Outdoor	180 m <sup>2</sup>	186 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	44	45
2-Bed	39	40
3-Bed		
Residential Visitors	12	13
Institutional		
Total Number of Parking Spaces	95	98
Number of accessible stalls		
Number of small cars	29	17
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# MULTI-FAMILY RESIDENTIAL DEVELOPMENT

14008 108 AVENUE, 10764 AND 10782 140 STREET, SURREY



## OWNER

### **1069139 B.C LTD**

5536 127 STREET  
SURREY, B.C. V3X 3V1  
E-MAIL: 108AVEPROJECT@GMAIL.COM

## ARCHITECT

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## CIVIL ENGINEER

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FAX: 604.583.1737

## ENVIRONMENTAL CONSULTANT

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FAX: 604.596.5194

## LANDSCAPE ARCHITECT

### **PMG LANDSCAPE ARCHITECTS**

C100 - 4185 STILL CREEK DRIVE  
BURNABY, B.C. V5C 6G9  
MARY CHAN YIP  
E-MAIL: MARLENE@PMGLANDSCAPE.COM  
TEL: 604.294.0011  
FAX: 604.294.0022

## SURVEYOR

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SUKHVIR GREWAL  
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## ENVIRONMENTAL SPECIALIST

### **DOCTORAUJLA CORP**

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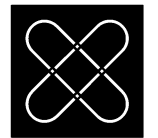
## TREE ARBORIST

### **MIKE FADUM & ASSOCIATES LTD**

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SURREY, BC, V3W 0A6  
MIKE FADUM  
E-MAIL: MFADUM@FADUM.CA  
TEL: 604.582.0309  
FAX: 604.240.0309

## LIST OF DRAWINGS

A-1.0	COVER SHEET
A-1.1	STATISTICS
A-1.6	PERSPECTIVE VIEW
A-1.7	COLOURED ELEVATIONS
A-1.8	VIEW OF COURTYARD
A-2.0	SITE PLAN
A-2.1	UNDERGROUND PARKING P2
A-2.2	UNDERGROUND PARKING P1
A-2.3	GROUND FLOOR PLAN
A-2.4	SECOND FLOOR PLAN
A-2.5	THIRD & FOURTH FLOOR PLAN
A-2.6	FIFTH FLOOR PLAN
A-2.7	ROOF PLAN
A-3.1	SOUTH & EAST ELEVATIONS
A-3.2	NORTH & WEST ELEVATIONS
A-4.1	BUILDING SECTION A
A-4.2	BUILDING SECTION B
A-4.3	BUILDING SECTION C
A-4.4	BUILDING SECTION D
A-4.5	STREET SECTIONS
L-1	LANDSCAPE TREE PLAN
L-2	LANDSCAPE SHRUB PLAN
L-3	AMENITY LANDSCAPE PLAN
L-4	LANDSCAPE SECTIONS
L-5	LANDSCAPE DETAILS



## **F. ADAB ARCHITECTS INC.**

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E-MAIL: mfa@multigonfadab.com

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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

**SUBMISSION TO ADP  
JANUARY 25 2018  
FILE # 7917-0098-00**

NO.	DATE	REVISION/ ISSUED
4	06-06-18	ISSUED FOR COUNCIL REVIEW
3	25-01-18	SUBMISSION TO ADP
2	15-12-17	ISSUED FOR APD REVIEW
1	22-02-17	ISSUED FOR REZONING & DP

## PROJECT TITLE:

**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

## FOR:

**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, BC. V3X 3V1

## DRAWING TITLE:

**COVER SHEET**

DATE:	JANUARY 2017	SHEET NO:
SCALE:	N.T.S.	<b>A-1.0</b>
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1003	

**PROJECT DATA :**

**LEGAL DESCRIPTION :**

LOT 11, LOT 12 & LOT 13 EXCEPT  
 FIRSTLY : PARCEL "R" (REF. PLAN 39122)  
 SECONDLY : PARCEL "D" (BYLAW PLAN 79596)  
 ALL OF SECTION 24 B5N R2W N.W.D. PLAN 12882

**CIVIC ADDRESS :**

14008, 108TH AVENUE SURREY, BC.  
 10764 & 10782, 140TH STREET SURREY, BC.

**ZONING :**

EXISTING RA (SINGLE FAMILY)  
 PROPOSED CD

**SITE AREA**

EXISTING AREA 31,554.64 SQ.FT.=2931.52 SQ.M. =0.72 ACRE=0.29 HA.  
 DEDICATIONS:  
 ROAD WIDENING (140 ST/108 Ave) 3,737.61 SQ.FT. = 347.24 SQ.M.  
 SERVICE R.O.W. 494.61 SQ.FT.= 45.95 SQ.M.  
 DEDICATION (NEW LANE) 2,975.91 SQ.FT.= 276.5 SQ.M.  
 NET SITE AREA 24,346.51 SQ.FT. =2261.87 SQ.M.

**FAR. :**

(INCLUDING LOBBY, CORRIDORS, STAIRCASES AND ELEVATORS). EXCLUDING AMENITY

1ST FLOOR AREA 10,493 SQ.FT. = 974.83 SQ.M.  
 2ND FLOOR AREA 12,484 SQ.FT. = 1159.8 SQ.M.  
 3RD & 4TH FLOOR AREA 11,995 SQ.FT. = 1114.4 SQ.M.  
 5TH FLOOR AREA 10,524 SQ.FT. = 977.71 SQ.M.  
 TOTAL FLOOR AREA 57,491 SQ.FT. = 5341.09 SQ.M.

FAR. (BEFORE DEDICATIONS) 1.82  
 FAR. (NET SITE) 2.36

**SITE COVERAGE :**

BEFORE DEDICATIONS 39%  
 AFTER DEDICATIONS 49.1%

**SETBACKS :**

PROPOSED NORTH (108TH AVE.) 4.9m (16'-1")  
 WEST (104TH ST.) 4.5m (14'-9")  
 SOUTH (LOT) 5.7m (18'-8")  
 EAST 3.4m (11'-0")

**BUILDING HEIGHT :**

5 STOREY

**INDOOR AMENITY AREA :**

REQUIRED 3m<sup>2</sup> / UNIT  
 3X60 = 180.0m<sup>2</sup> (1937.5 SQ.FT.)  
 PROVIDED 191m<sup>2</sup> (2058 SQ.FT.)

**OUTDOOR AMENITY AREA :**

REQUIRED 3m<sup>2</sup> / UNIT  
 3X60 = 180 m<sup>2</sup> (1937.5 SQ.FT.)  
 PROVIDED 186 m<sup>2</sup> (2000 SQ.FT.)

**PARKING :**

REQUIRED 1.5 / 2&3 BED RM. UNIT  
 1.3 / 1 BED RM. UNIT  
 (26X1.5)+(34X1.3)= 83  
 PROVIDED 85

**VISITOR PARKING:**

REQUIRED 0.2 / UNIT  
 0.2X60=12  
 PROVIDED 13

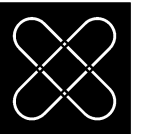
**BICYCLE STALLS:**

REQUIRED 1.2 / UNIT  
 1.2X60=72  
 PROVIDED 77

**LOCKERS:** 60 (1 PER UNIT)

UNIT STATISTIC								
UNIT TYPE	NO. OF BDRMS	AREA (SQ.FT.)	1ST FLOOR	2ND FLOOR	3-4TH FLOOR	5TH FLOOR	NO. OF UNITS	TOTAL AREA (SQ.FT)
TH-A	2B	1155	1				1	1155
TH-A1	1B+1D	1022	1				1	1022
TH-B	1B+1D	958	1				1	958
TH-C	2B	1284	4				4	5136
TH-C1	2B	1350	1				1	1350
TH-D	3B	1300	1				1	1300
TH-E	3B	1898	1				1	1898
TYPE A	2B	887	1				1	887
TYPE B	1B	643	1	1	2	1	5	3215
TYPE C	1B	614		1	2		3	1842
TYPE C1	1B	576			8		8	4608
TYPE C2	1B	554		1	4	1	6	3324
TYPE D	2B	858		1	2		3	2574
TYPE E	1B	781		1	2	1	4	3124
TYPE F	1B+1D	662		1	2	1	4	2648
TYPE G	3B	1013			2		2	2026
TYPE G1	2B+1D	877			2		2	1754
TYPE H	2B	636			2		2	1272
TYPE J	3B	933			2		2	1866
TYPE K	2B	824				1	1	824
TYPE K1	2B	859				1	1	859
TYPE L	1B	412				1	1	412
TYPE M	3B	953				1	1	953
TYPE M1	3B	1026				1	1	1026
TYPE M2	3B	1039				1	1	1039
TYPE N	2B	763				1	1	763
TYPE O	1B	461				1	1	461
TOTAL							60	45007

TYPE OF UNIT	NUMBER OF UNITS	% OF UNITS
1 BED ROOM	28	47%
1 BED + DEN	6	10%
2 BED ROOM	15	25%
2 BED + DEN	2	3%
3 BED ROOM	9	5%
TOTAL NUMBER OF UNITS	60	100%



**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
 NORTH VANCOUVER, BC V7P 3R4  
 TEL: (604) 987-3003 FAX: (604) 987-3033  
 E-MAIL: mfa@multigonfadab.com

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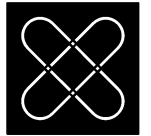
CITY OF SURREY FILE #17-098

NO.	DATE	REVISION/ ISSUED
6	06-06-18	ISSUED FOR COUNCIL REVIEW
5	20-03-18	RESUBMISSION TO ADP
4	25-01-18	SUBMISSION TO ADP
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2	30-08-17	REVISE PER NEW LANE DEDICATION
1	22-02-17	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**APARTMENT DEVELOPMENT**  
 14008 108 AVENUE. & 10782, 10764  
 140 STREET SURREY, BC.  
 FOR:  
**1069139 BC. LTD.**  
 5536 127 STREET  
 SURREY, BC. V3X 3V1

DRAWING TITLE:  
**PROJECT STATISTICS**

DATE:	AUG. 2017	SHEET NO.:
SCALE:	N.T.S.	<b>A-1.1</b>
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO.:	1003	



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**VIEW FROM NORTH-WEST (140 ST. & 108 AVE) CORNER**

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1	22-02-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ ISSUED

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**APARTMENT  
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14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY B.C. V3X 3V1

DRAWING TITLE:  
**PERSPECTIVE VIEW**

DATE:	Jun-18	SHEET NO: <b>A-1.6</b>
SCALE:	N/A	
DESIGN:	FA.	
DRAWN:	A.A.	
PROJECT NO:	1003	

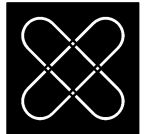




**WEST ELEVATION (140TH STREET)**



**EAST ELEVATION**



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PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

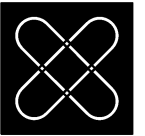
FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY B.C. V3X 3V1

DRAWING TITLE:  
**COLOURED ELEVATIONS**

DATE: Jun-18	SHEET NO:
SCALE: N/A	<b>A-1.7</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	



**BIRD'S EYE VIEW FROM SOUTH-EAST CORNER**



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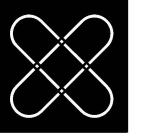
PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY B.B. V3X 3V1

DRAWING TITLE:  
**COURTYARD VIEW**

DATE: Apr-18	SHEET NO:
SCALE: N/A	<b>A-1.8</b>
DESIGN: FA	
DRAWN: A.A.	
PROJECT NO: 1003	





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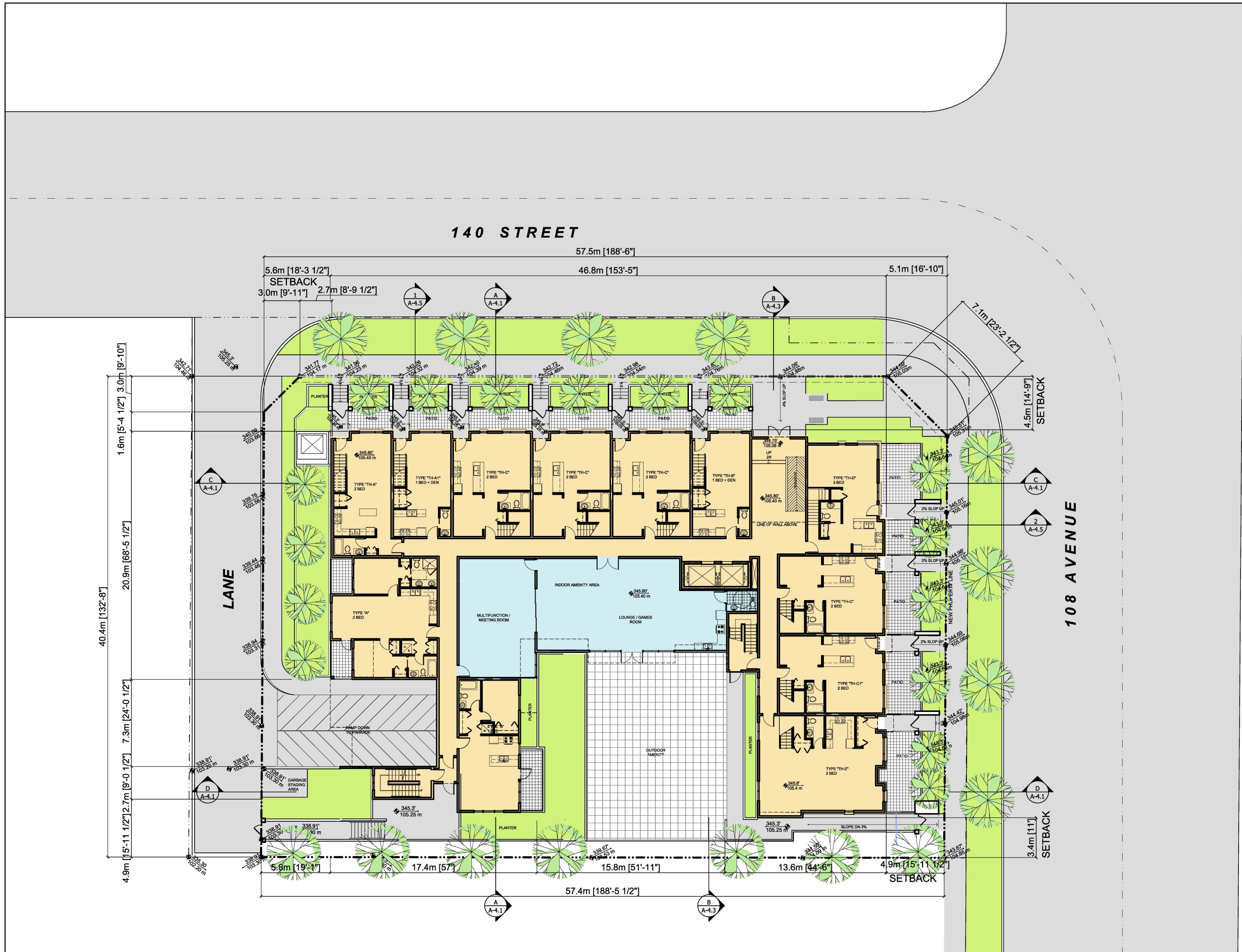
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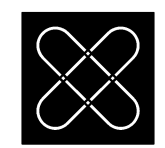
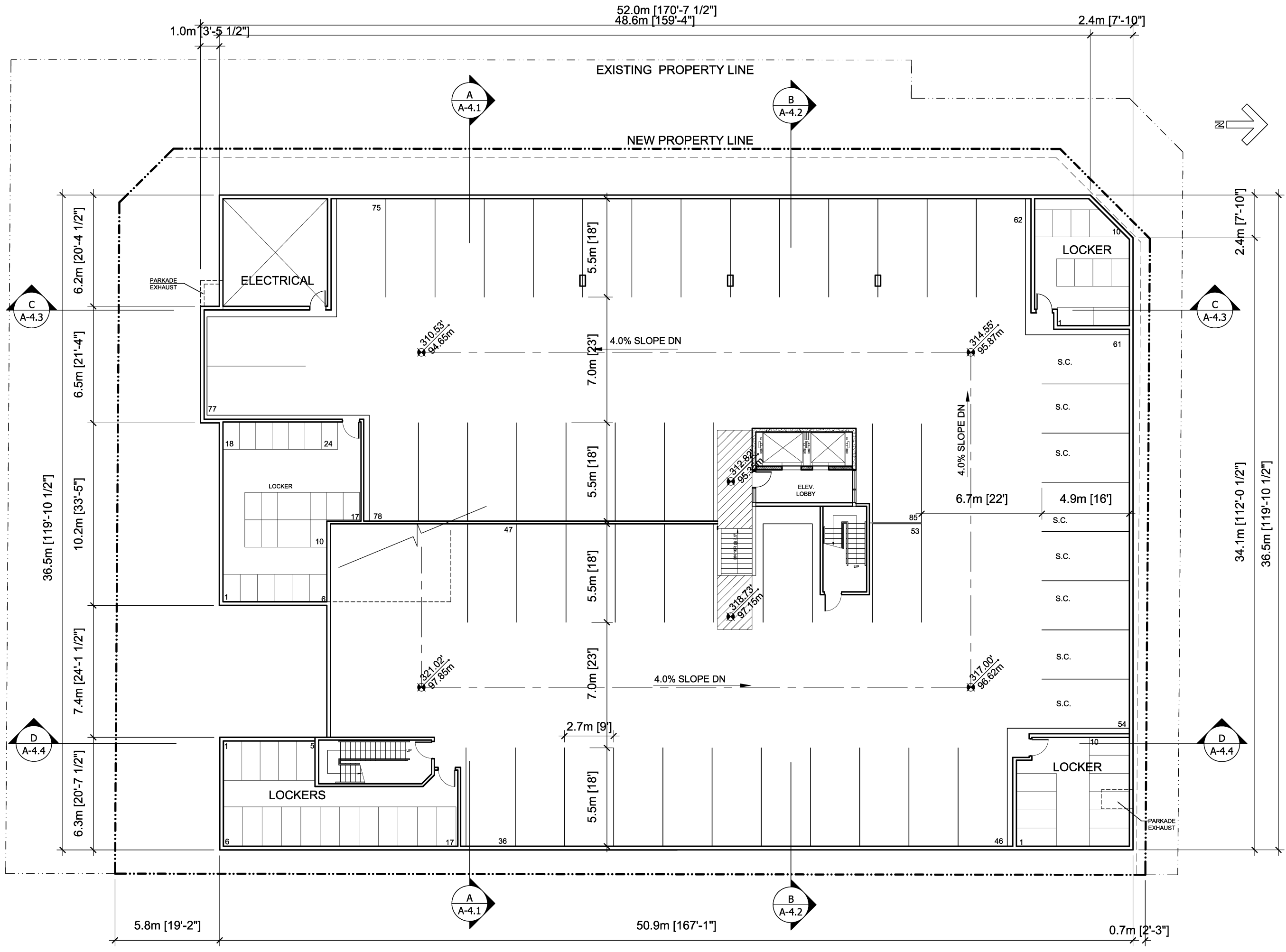
PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 ST. & 10728, 10764  
140 AVENUE SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**SITE PLAN**

DATE:	JANUARY 2017	SHEET NO.:	<b>A-2.0</b>
SCALE:	1:300		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO.:	1003		





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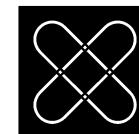
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1	01-11-17	ISSUED FOR DP

PROJECT TITLE:  
**APARTMENT DEVELOPMENT**  
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 140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
 5536 127 STREET  
 SURREY, BC. V3X 3V1

DRAWING TITLE:  
**P2 PARKING PLAN**

DATE: JANUARY 2017	SHEET NO:
SCALE: 1 : 200	<b>A-2.1</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	



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CITY OF SURREY FILE #17-098

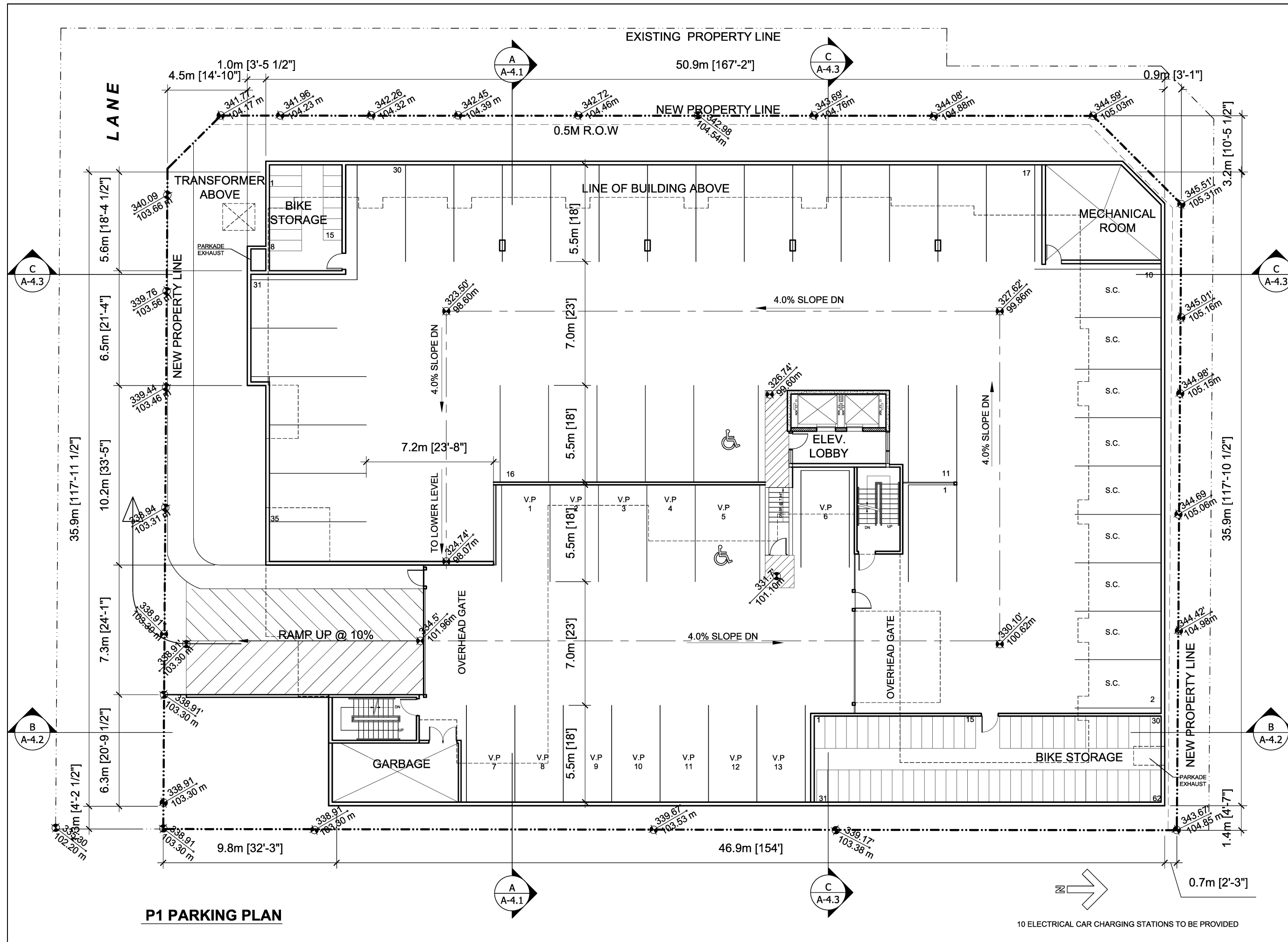
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NO.	DATE	REVISION/ISSUED

PROJECT TITLE:  
**APARTMENT DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
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5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**P1 PARKING PLAN**

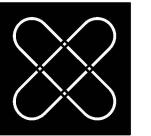
DATE: JULY 2017	SHEET NO:
SCALE: 1 : 200	<b>A-2.2</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	



**P1 PARKING PLAN**

10 ELECTRICAL CAR CHARGING STATIONS TO BE PROVIDED





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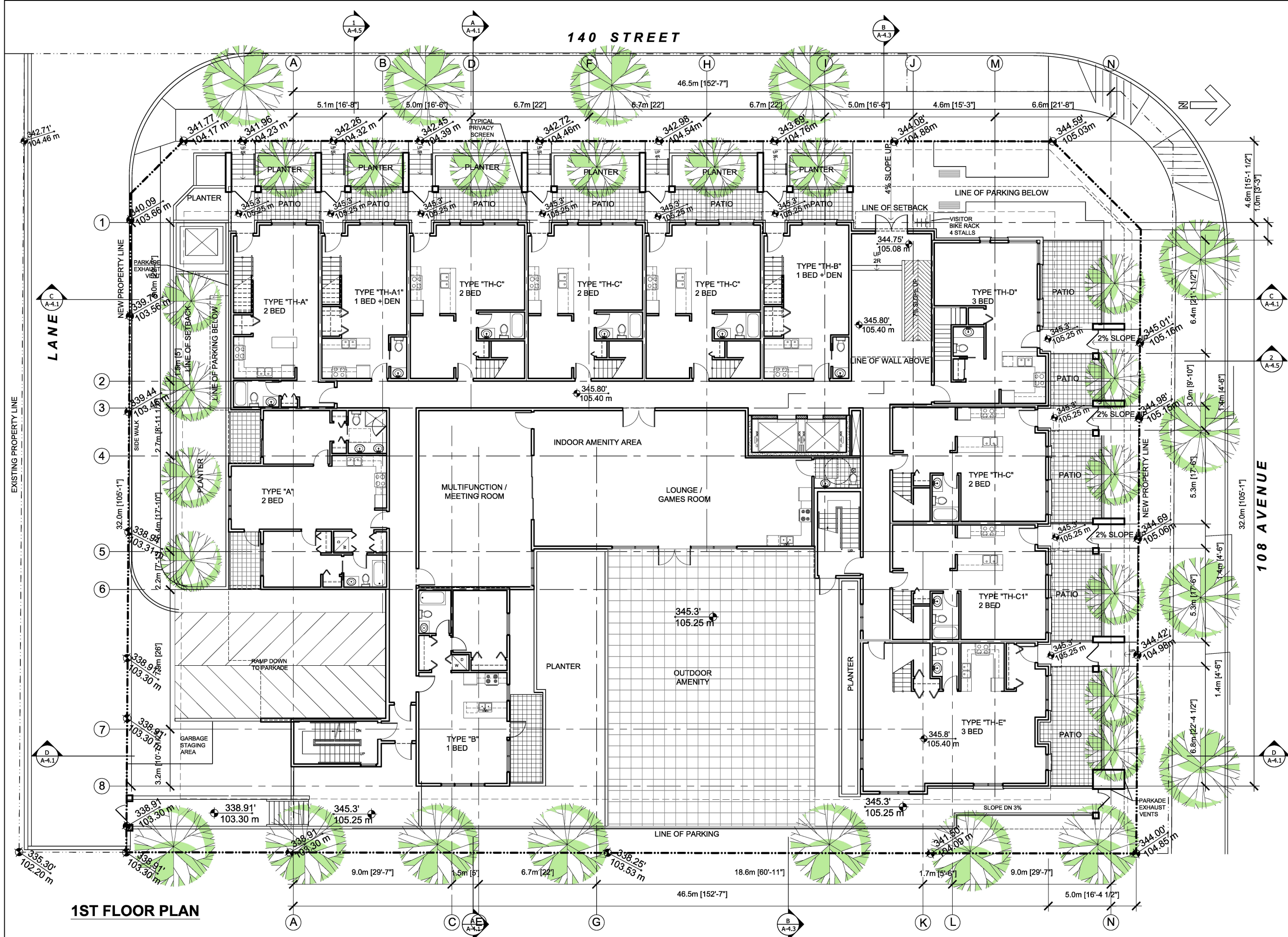
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PROJECT TITLE:  
**APARTMENT  
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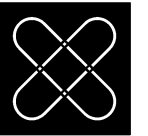
FOR:  
**1069139 BC. LTD**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**MAIN  
FLOOR PLAN**

DATE: Oct-17	SHEET NO:
SCALE: 1 : 200	<b>A-2.3</b>
DESIGN: FA	
DRAWN: A.A.	
PROJECT NO: 1003	



**1ST FLOOR PLAN**



**F. ADAB ARCHITECTS INC.**

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CITY OF SURREY FILE #17-098

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PROJECT TITLE:  
**APARTMENT DEVELOPMENT**  
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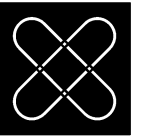
FOR:  
**1069139 BC. LTD**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**2ND FLOOR PLAN**

DATE:	JANUARY 2017	SHEET NO.:	<b>A-2.4</b>
SCALE:	1 : 200		
DESIGN:	FA.		
DRAWN:	A.A.		
PROJECT NO.:	1003		



**2ND FLOOR PLAN**



**F. ADAB  
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INC.**

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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonfadb.com

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CITY OF SURREY FILE #17-098

NO.	DATE	REVISION/ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
6	27-04-18	REVISED FOR ADP
5	20-03-18	RESUBMISSION TO ADP
4	25-01-18	SUBMISSION TO ADP
3	15-12-17	ISSUED FOR ADP REVIEW
2	30-08-17	REVISE PER NEW LANE DEDICATION
1	22-02-17	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD**  
5536 127 STREET  
SURREY, BC. V3X 3V1

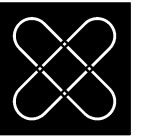
DRAWING TITLE:  
**3RD & 4TH  
FLOOR PLAN**

DATE:	JANUARY 2017	SHEET NO.:	<b>A-2.5</b>
SCALE:	1 : 200		
DESIGN:	FA.		
DRAWN:	A.A.		
PROJECT NO.:	1003		



**3RD & 4TH FLOOR PLAN**





**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
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CITY OF SURREY FILE #17-098

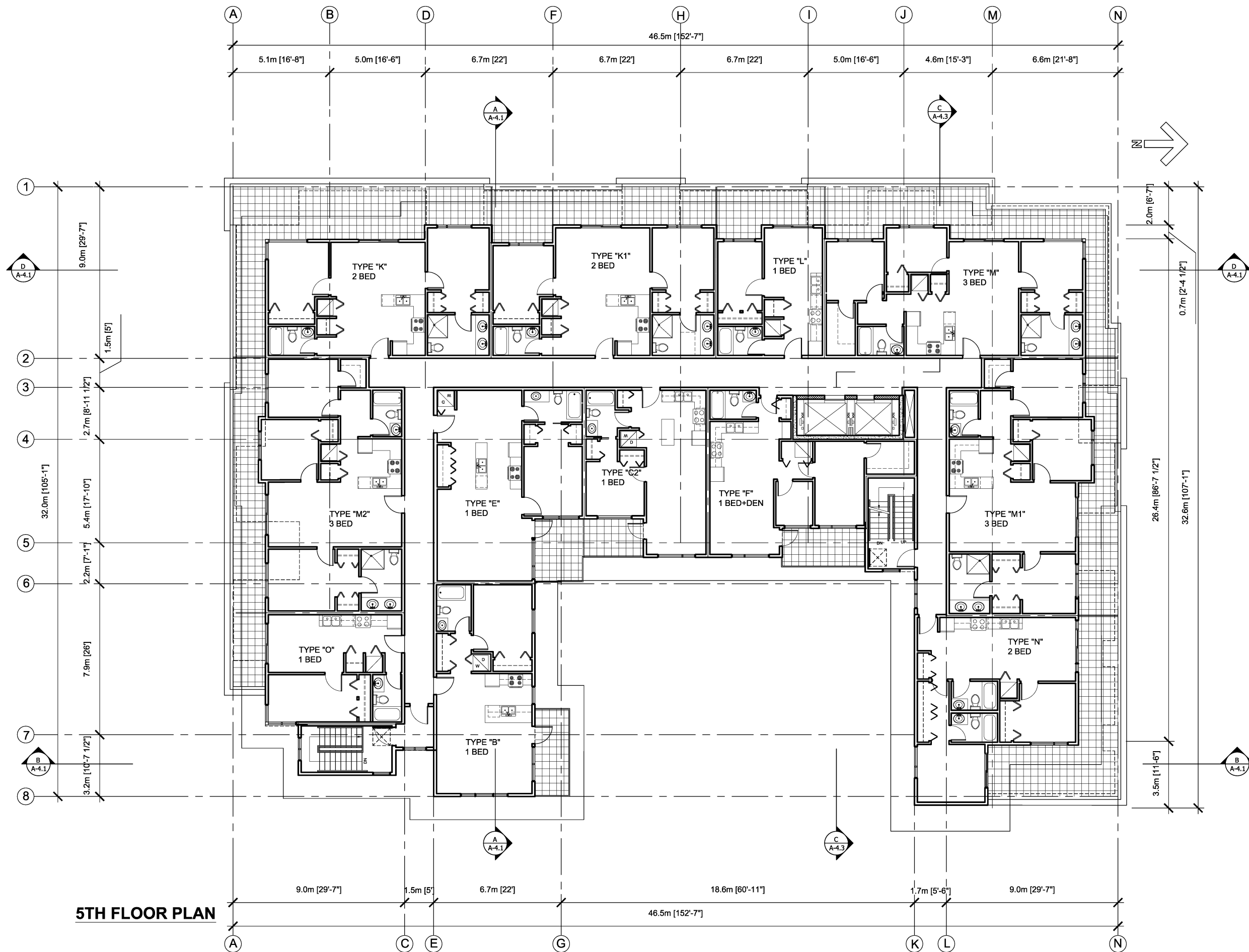
NO.	DATE	REVISION/ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
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1	22-02-17	ISSUED FOR REZONING & DP

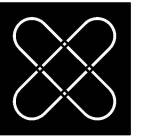
PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**5TH  
FLOOR PLAN**

DATE: JANUARY 2017	SHEET NO:
SCALE: 1 : 200	<b>A-2.6</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	





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ARCHITECTS  
INC.**

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NORTH VANCOUVER, BC V7P 3R4  
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CITY OF SURREY FILE #17-098

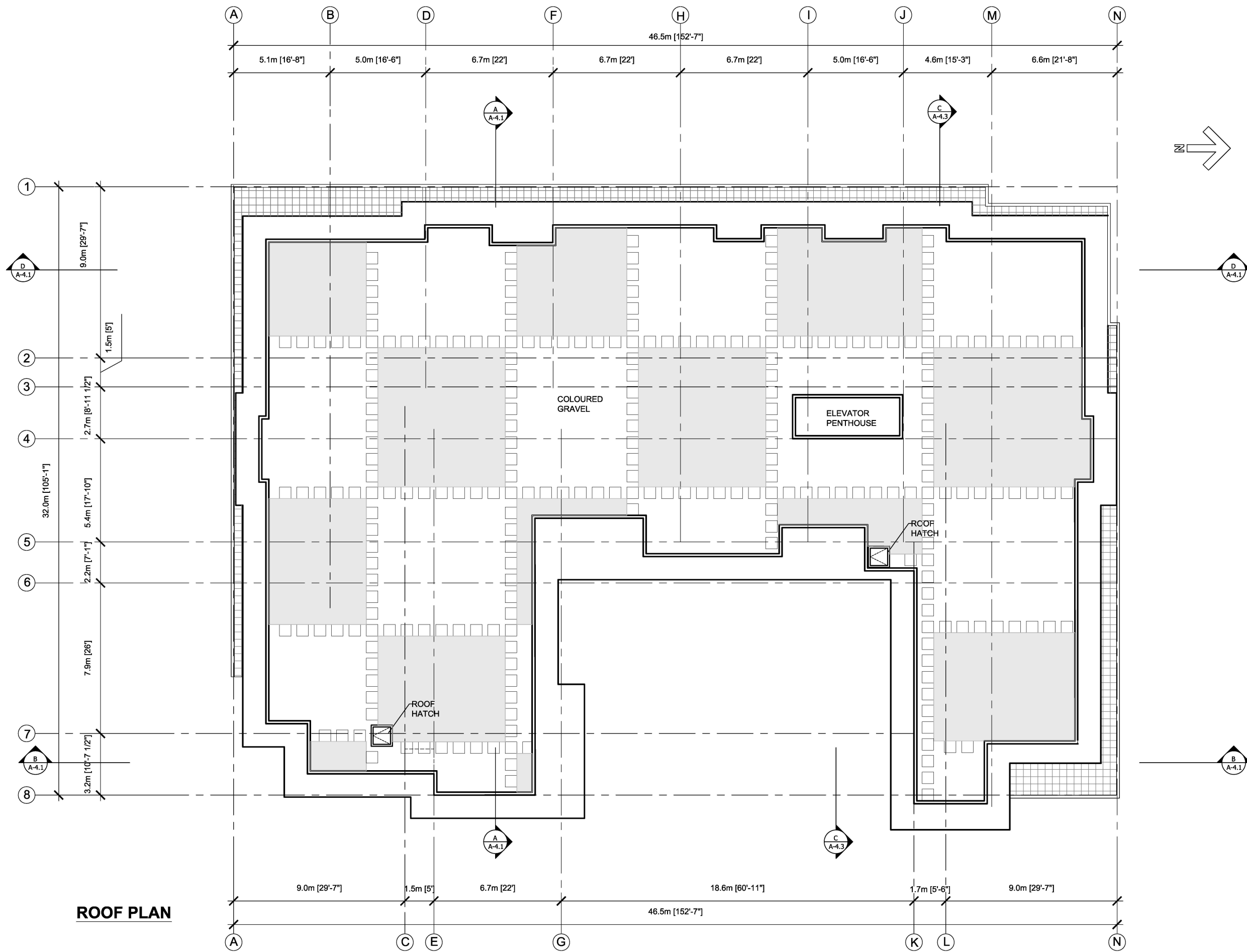
NO.	DATE	REVISION/ISSUED
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1	22-02-17	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

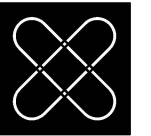
FOR:  
**1069139 BC. LTD**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**ROOF PLAN**

DATE: JANUARY 2017	SHEET NO:
SCALE: 1 : 200	<b>A-2.7</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	



**ROOF PLAN**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
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CITY OF SURREY FILE # 17-098

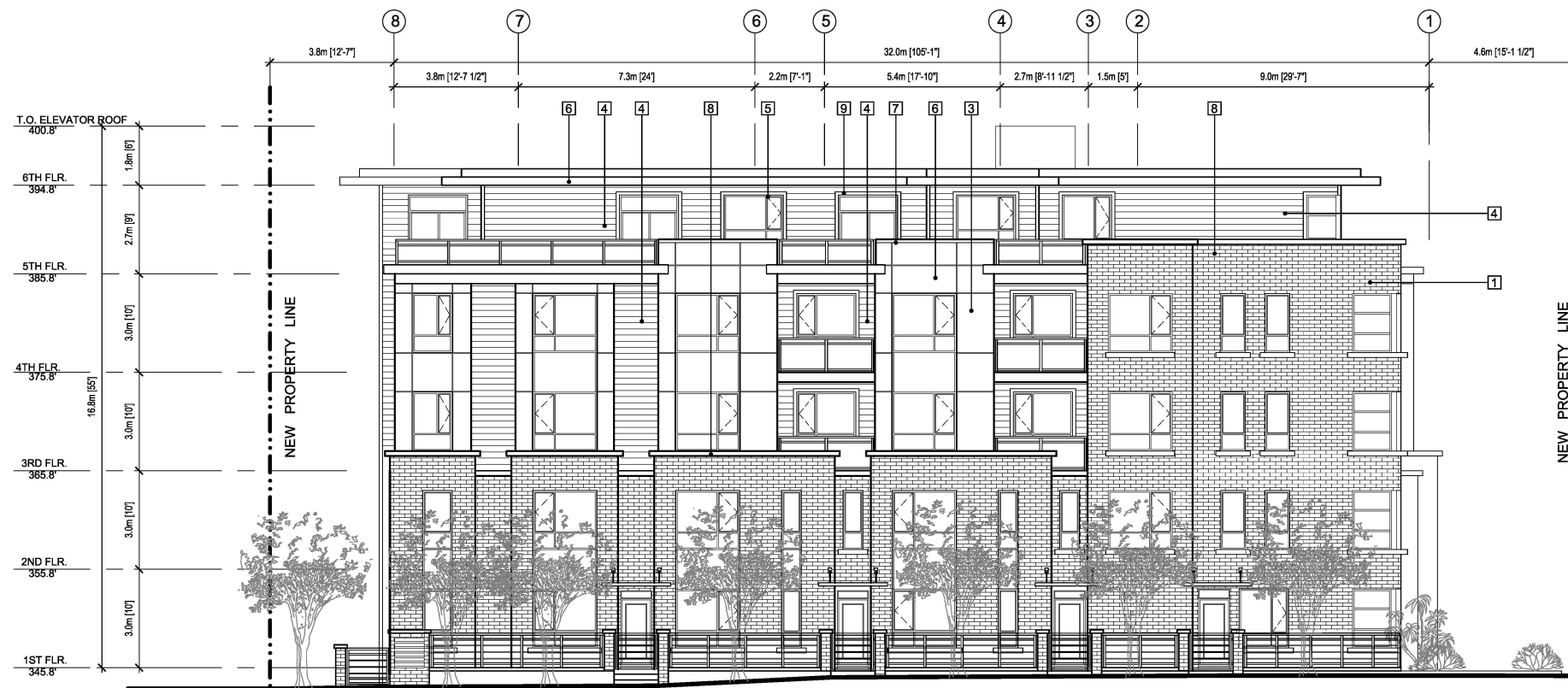
NO.	DATE	REVISION/ ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
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1	22-02-17	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE, & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**NORTH & WEST  
ELEVATIONS**

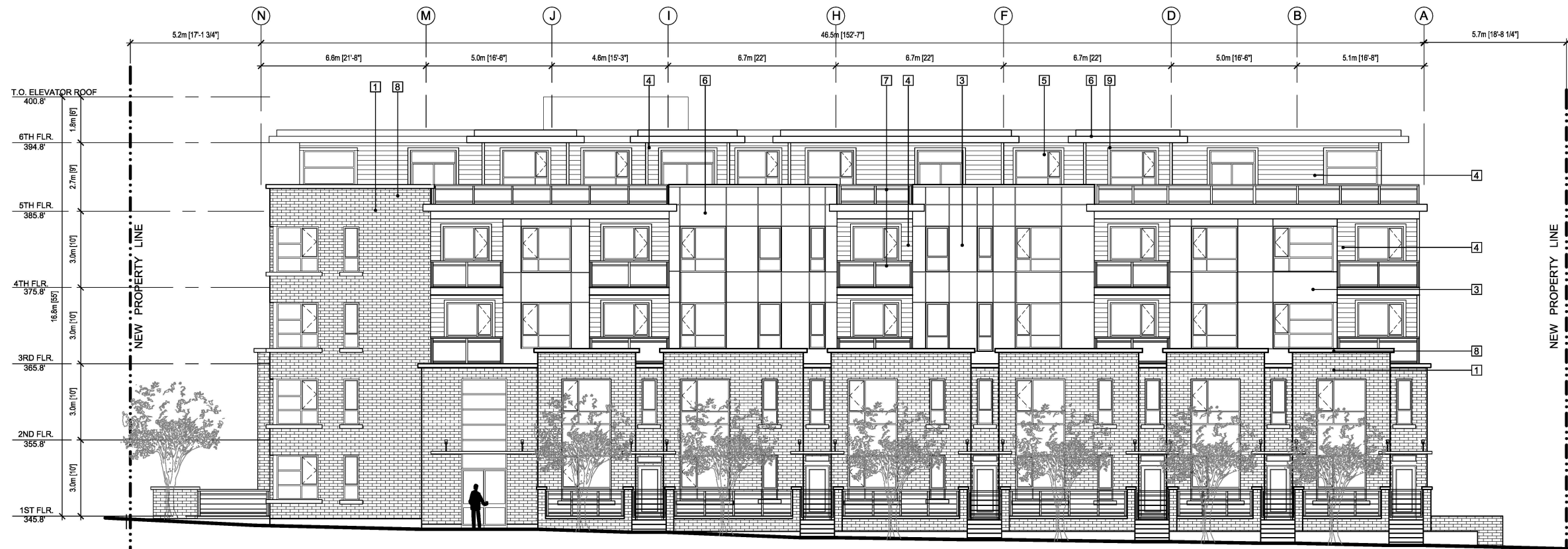
DATE:	JANUARY 2017	SHEET NO.:	<b>A-3.1</b>
SCALE:	1 : 200		
DESIGN:	FA.		
DRAWN:	A.A.		
PROJECT NO.:	1003		



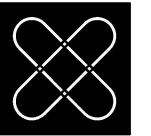
**NORTH ELEVATION**  
VIEW FROM 108 AVENUE

**FINISH MATERIALS SCHEME**

- 1 **BRICK VENEER:**  
TEAL BROWN - MISSION
- 2 **ARCHITECTURAL CONCRETE:**  
SW9167, POLISHED CONCRETE - S W
- 3 **HARDIE PANELS:**  
SW6348, REYNARD - SHERWIN WILLIAMS
- 4 **HARDIE SIDING:**  
SW7536, BITTERWEET STEM - SHERWIN WILLIAMS
- 5 **WINDOWS :**  
VINYL, BLACK
- 6 **BAND BOARDS & FASICA BOARD**  
SW9112, SONG THRUSH - SHERWIN WILLIAMS
- 7 **RAILING :**  
ALUMINUM, MATT BLACK, CLEAR GLASS
- 8 **CONCRETE CAP & WINDOW SILL:**  
PRE-CAST CONCRETE
- 9 **WINDOW TRIMS:**  
SW 7577 HIGH REFLECTIVE WHITE - SHERWIN WILLIAMS



**WEST ELEVATION**  
VIEW FROM 140TH STREET



**F. ADAB  
ARCHITECTS  
INC.**

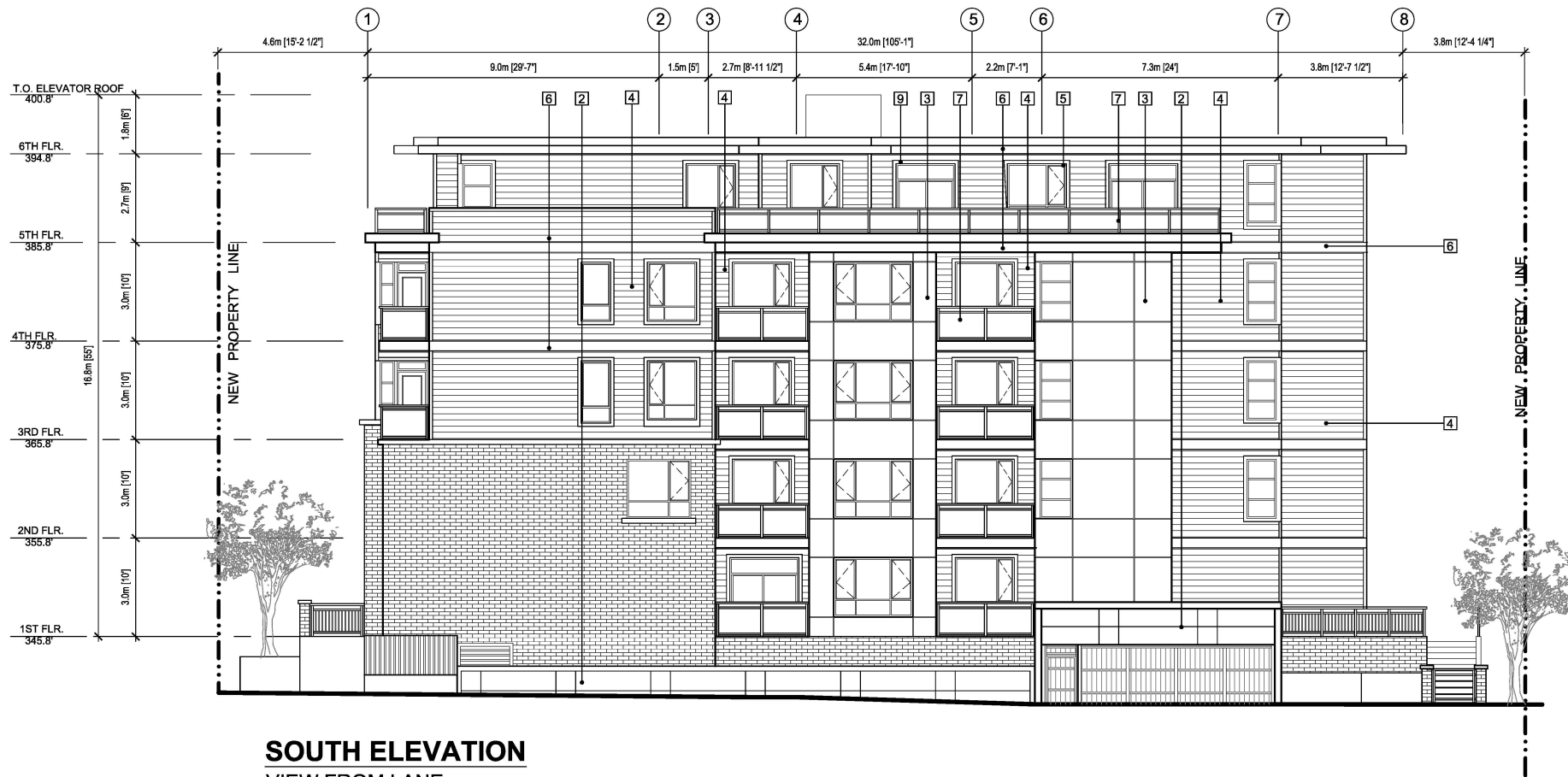
#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
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CITY OF SURREY FILE # 17-098



**FINISH MATERIALS SCHEME**

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- 2 ARCHITECTURAL CONCRETE:  
SW9167, POLISHED CONCRETE - S W
- 3 HARDIE PANELS:  
SW6348, REYNARD - SHERWIN WILLIAMS
- 4 HARDIE SIDING:  
SW7536, BITTERWEET STEM - SHERWIN WILLIAMS
- 5 WINDOWS :  
VINYL, BLACK
- 6 BAND BOARDS & FASICA BOARD  
SW9112, SONG THRUSH - SHERWIN WILLIAMS
- 7 RAILING :  
ALUMINUM, MATT BLACK, CLEAR GLASS
- 8 CONCRETE CAP & WINDOW SILL:  
PRE-CAST CONCRETE
- 9 WINDOW TRIMS:  
SW 7577 HIGH REFLECTIVE WHITE -  
SHERWIN WILLIAMS

**SOUTH ELEVATION**  
VIEW FROM LANE



**EAST ELEVATION**

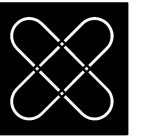
NO.	DATE	REVISION/ ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
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PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 AVENUE & 10782, 10764  
140 STREET SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, BC. V3X 3V1

DRAWING TITLE:  
**SOUTH AND EAST  
ELEVATION**

DATE: JANUARY 2017	SHEET NO:
SCALE: 1 : 200	<b>A-3.2</b>
DESIGN: FA.	
DRAWN: A.A.	
PROJECT NO: 1003	



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INC.**

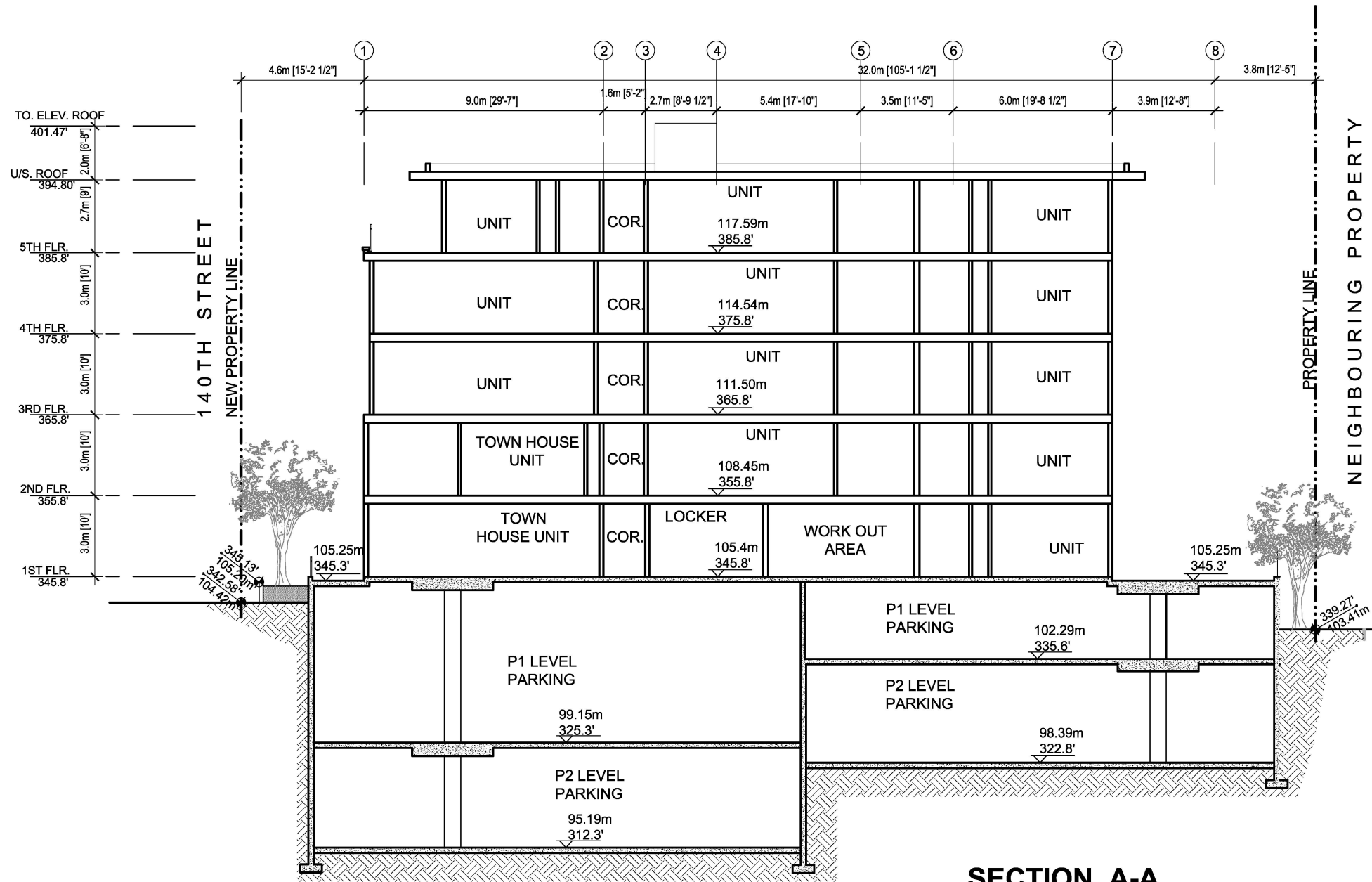
#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@multigonf.adab.com

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CITY OF SURREY FILE #17-098



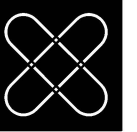
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PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 ST. & 10728, 10764  
140 AVENUE SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**SECTION A-A**

DATE:	APRIL 2014	SHEET NO.:	<b>A-4.1</b>
SCALE:	1 : 200		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO.:	1003		



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INC.**

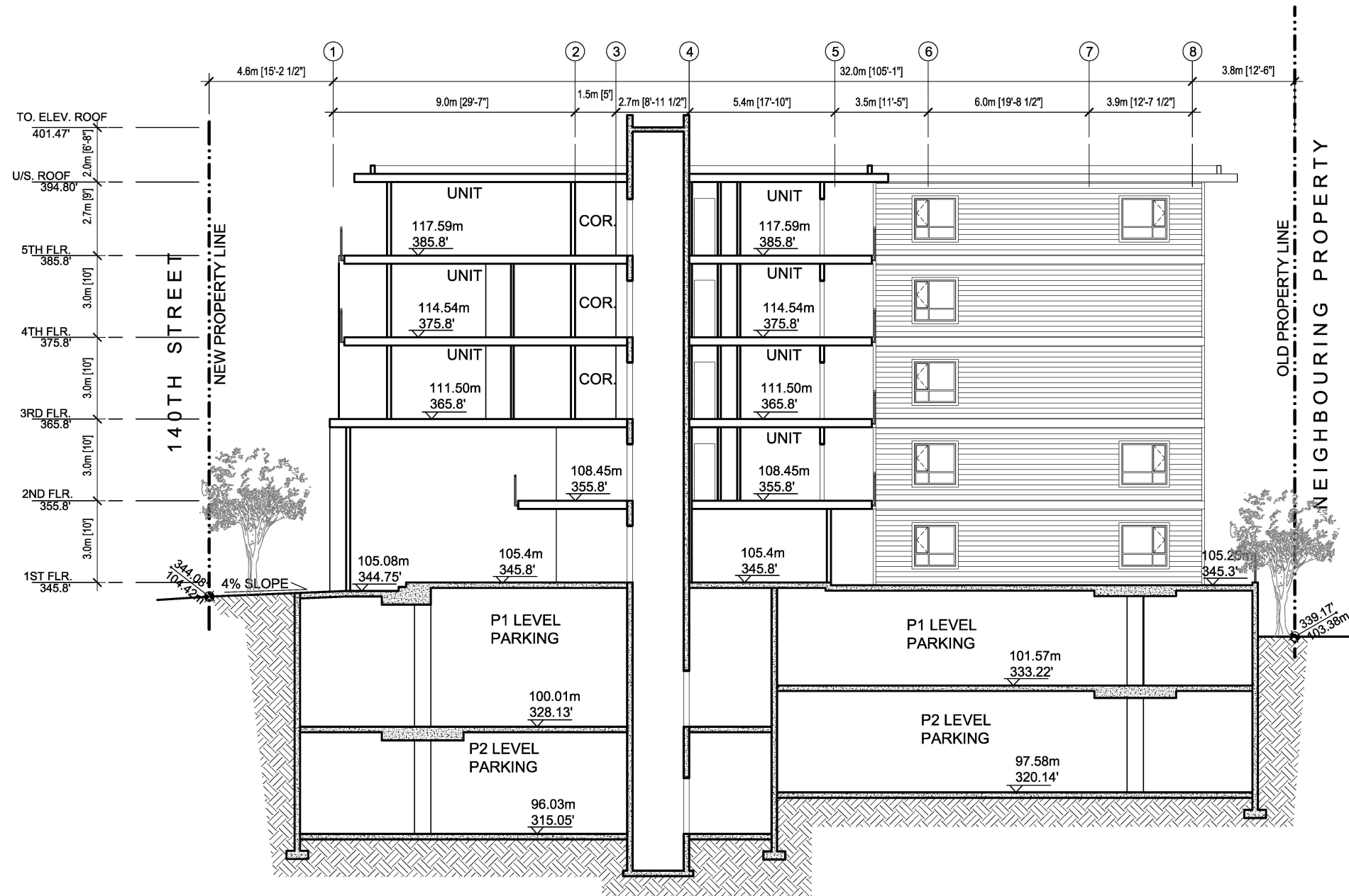
#130-1000 ROOSEVELT CRESCENT  
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CITY OF SURREY FILE #17-098



**SECTION B-B**

NO.	DATE	REVISION/ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
6	27-04-18	REVISED FOR ADP
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PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 ST. & 10728, 10764  
140 AVENUE SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**SECTION B**

DATE:	JAN 2017	SHEET NO:	<b>A-4.2</b>
SCALE:	1 : 200		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO:	1003		



**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
 NORTH VANCOUVER, BC V7P 3R4  
 TEL: (604) 987-3003 FAX: (604) 987-3033  
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CITY OF SURREY FILE #17-098

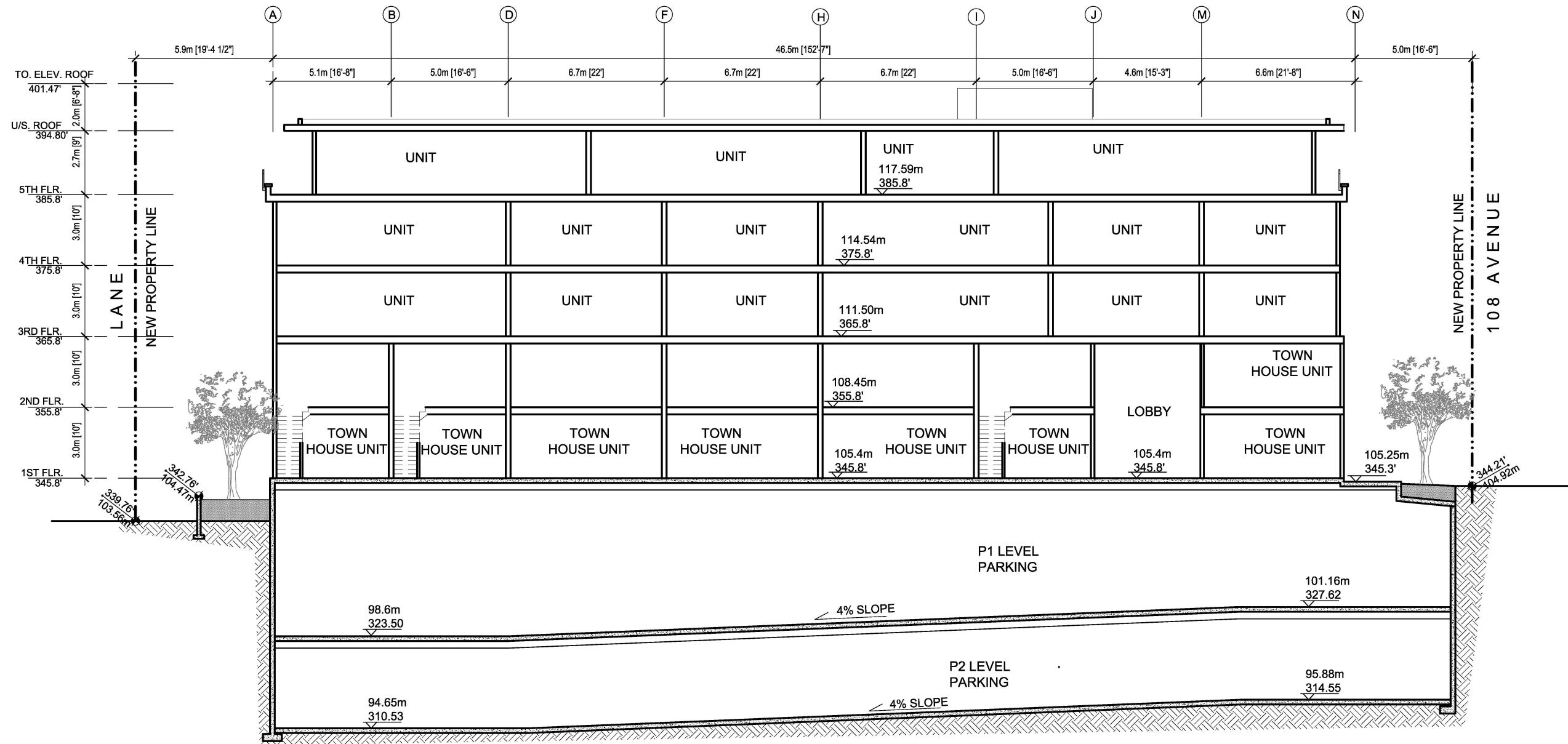
NO.	DATE	REVISION/ISSUED
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PROJECT TITLE:  
**APARTMENT DEVELOPMENT**  
 14008 108 ST. & 10728, 10764  
 140 AVENUE SURREY, BC.

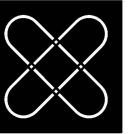
FOR:  
**1069139 BC. LTD.**  
 5536 127 STREET  
 SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**SECTION C**

DATE:	JAN 2017	SHEET NO:	<b>A-4.3</b>
SCALE:	1 : 200		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO:	1003		



**SECTION C-C**



**F. ADAB  
ARCHITECTS  
INC.**

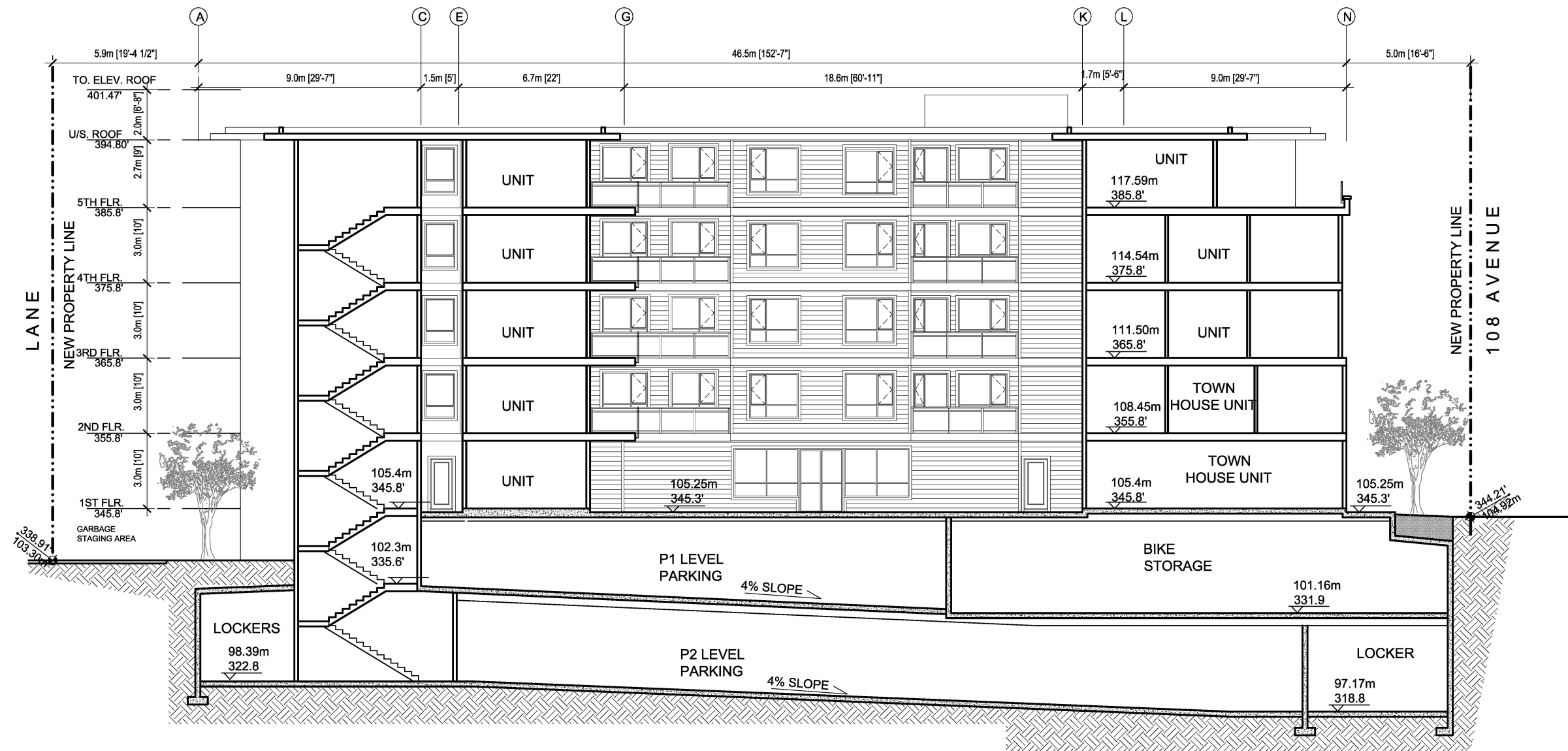
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NORTH VANCOUVER, BC V7P 3R4  
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CITY OF SURREY FILE #17-098



**SECTION D-D**

NO.	DATE	REVISION/ISSUED
7	06-06-18	ISSUED FOR COUNCIL REVIEW
6	27-04-18	REVISED FOR ADP
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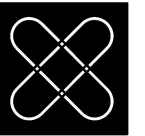
PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 ST. & 10728, 10764  
140 AVENUE SURREY, BC.

FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**SECTION D**

DATE:	JAN 2017	SHEET NO:	<b>A-4.4</b>
SCALE:	1 : 200		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO:	1003		





**F. ADAB  
ARCHITECTS  
INC.**

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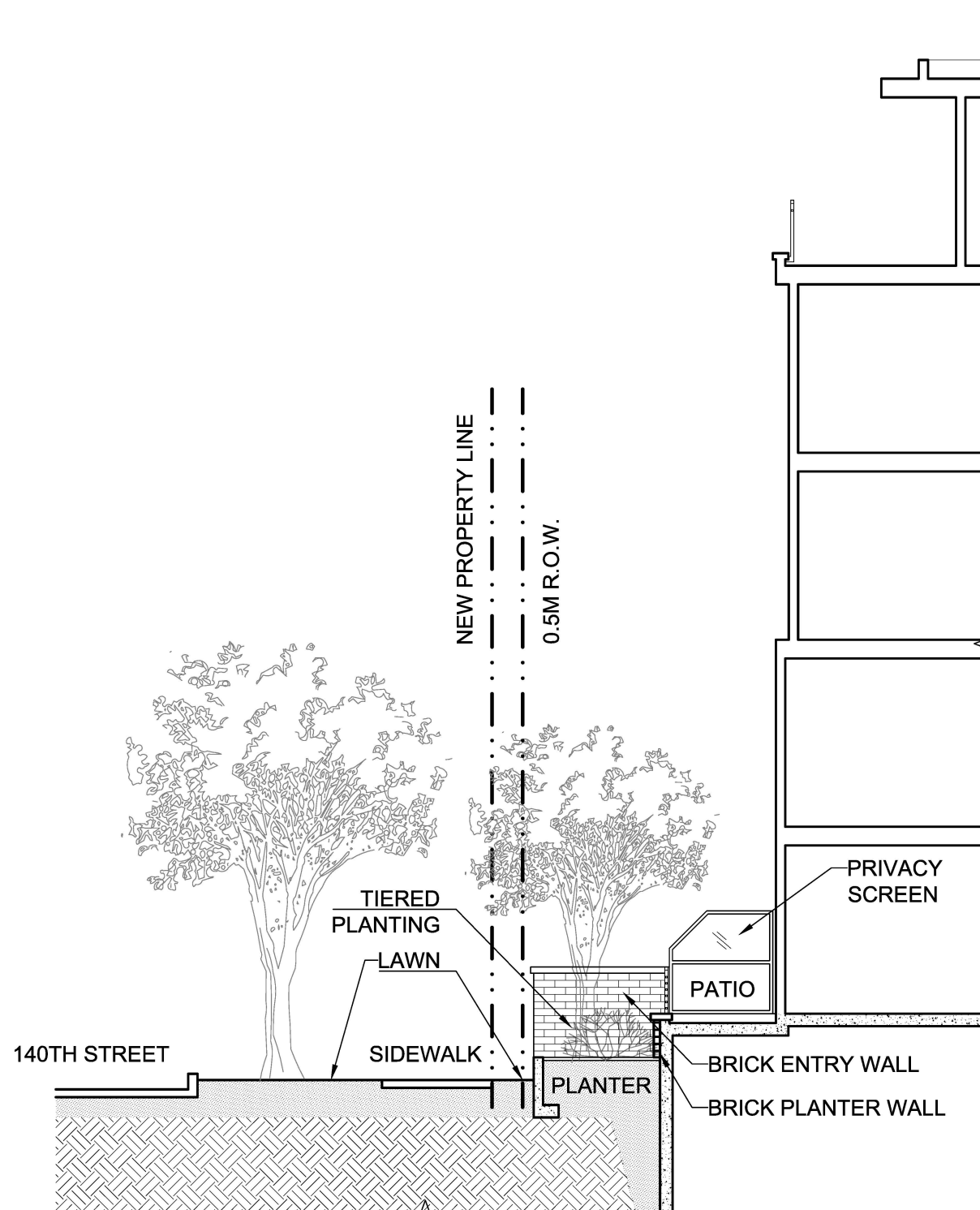
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PROJECT TITLE:  
**APARTMENT  
DEVELOPMENT**  
14008 108 ST. & 10728, 10764  
140 AVENUE SURREY, BC.

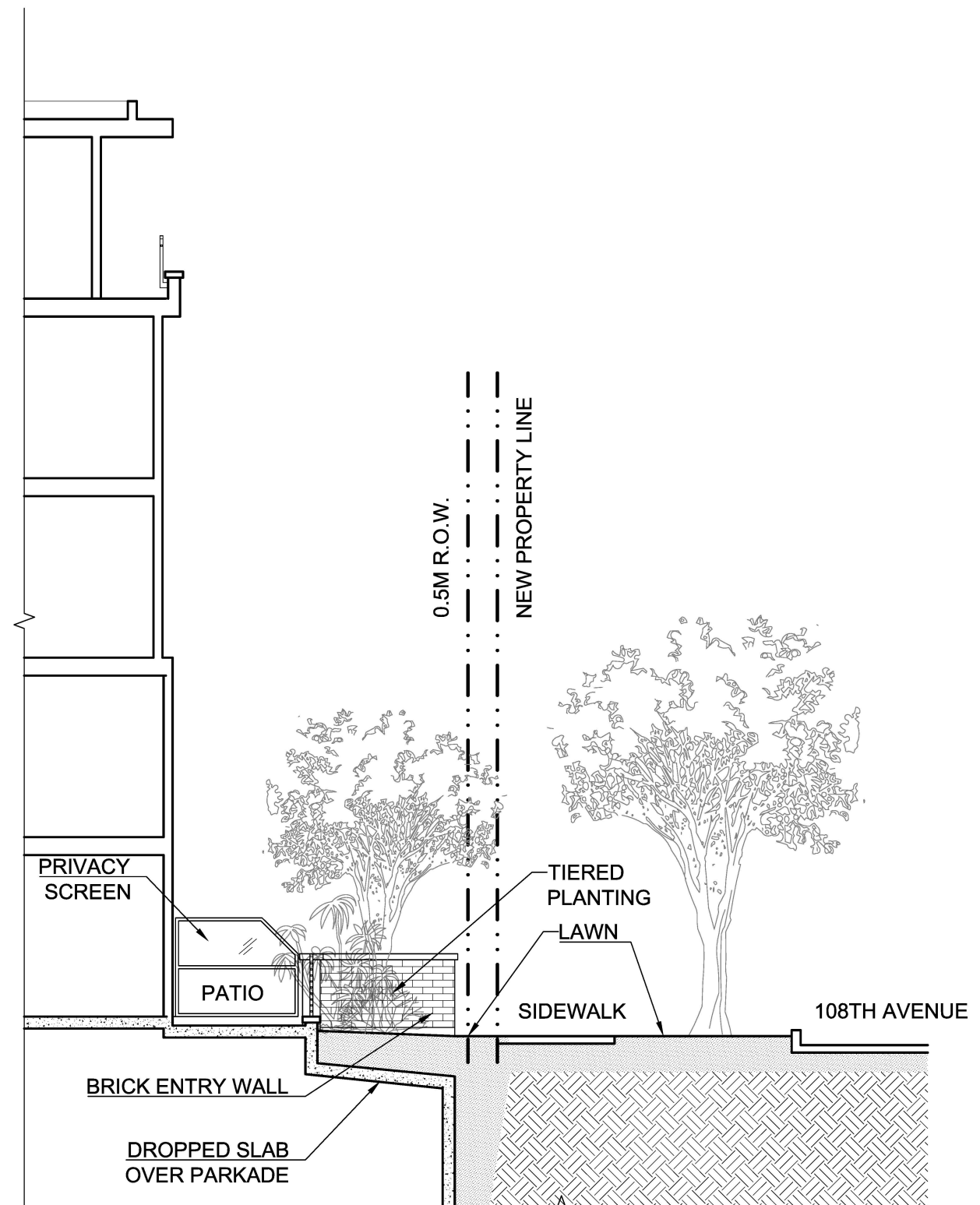
FOR:  
**1069139 BC. LTD.**  
5536 127 STREET  
SURREY, B.C. V3X 3V1

DRAWING TITLE:  
**STREET SECTIONS 1 & 2**

DATE:	APRIL 2014	SHEET NO.:	<b>A-4.5</b>
SCALE:	1 : 100		
DESIGN:	FA		
DRAWN:	A.A.		
PROJECT NO.:	1003		



**1 STREET SECTION AT 140TH**



**2 STREET SECTION AT 108TH**

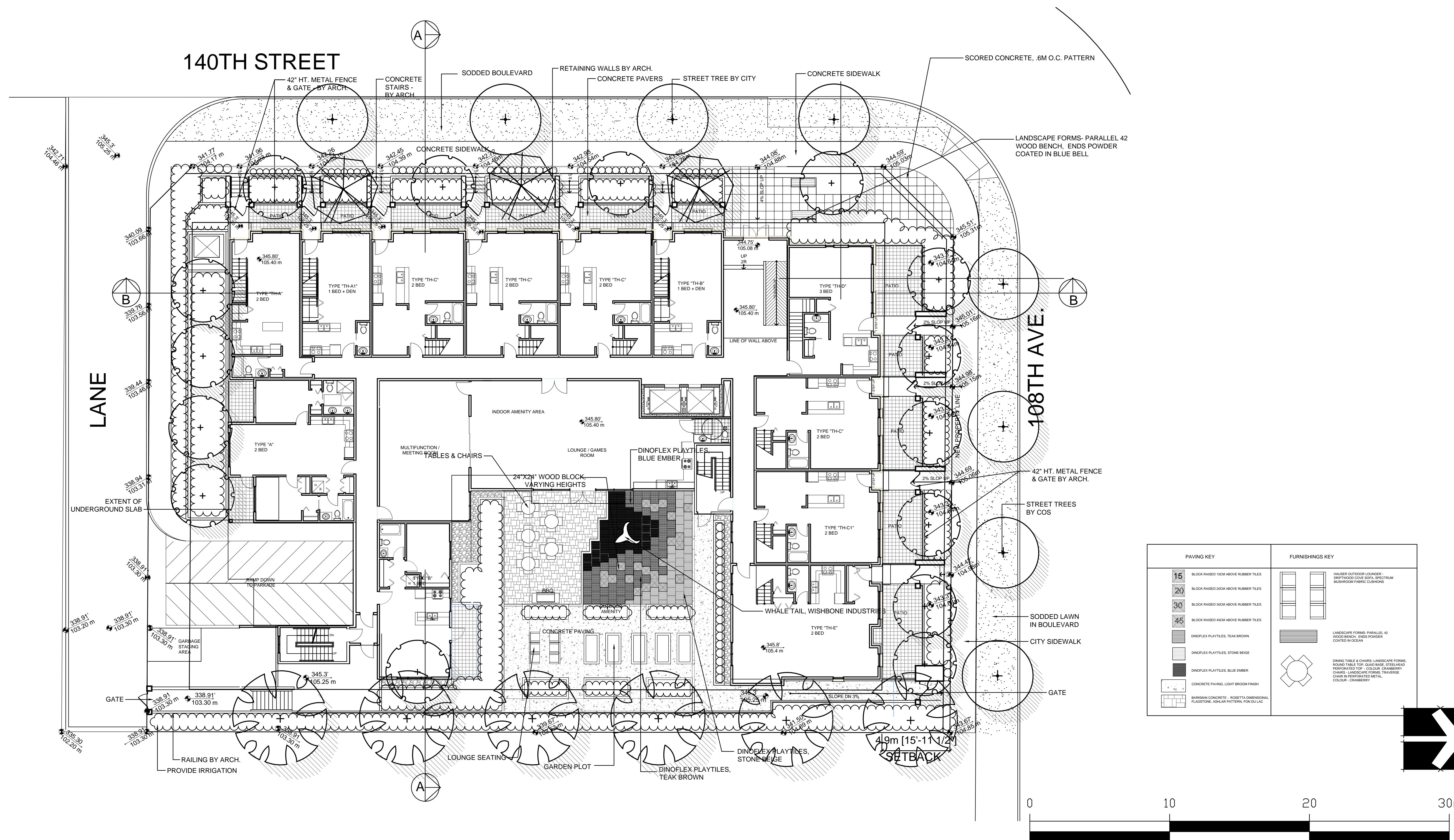


SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-027
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
	15	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	6	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL 1.8M STD; B&B

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

PROVIDE IRRIGATION FOR ALL LANDSCAPED AREAS



NO.	DATE	REVISION DESCRIPTION	DR.
4	18.JUN.28	NEW SITE PLAN	MM
3	18.APR.28	NEW SITE PLAN	MM
2	18.JAN.26	ADP SUBMISSION	MM
1	17.NOV.02	NEW SITE PLAN	MM

CLIENT:

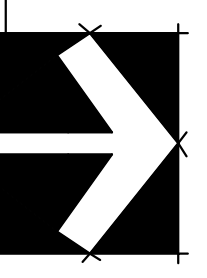
PROJECT:  
**APARTMENT**  
108TH ST. & 140TH AVE.  
SURREY, B.C.

SURREY NO. 7917-0347-00

DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

DATE: 17.FEB.22 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCV

PMG PROJECT NUMBER: 17-027



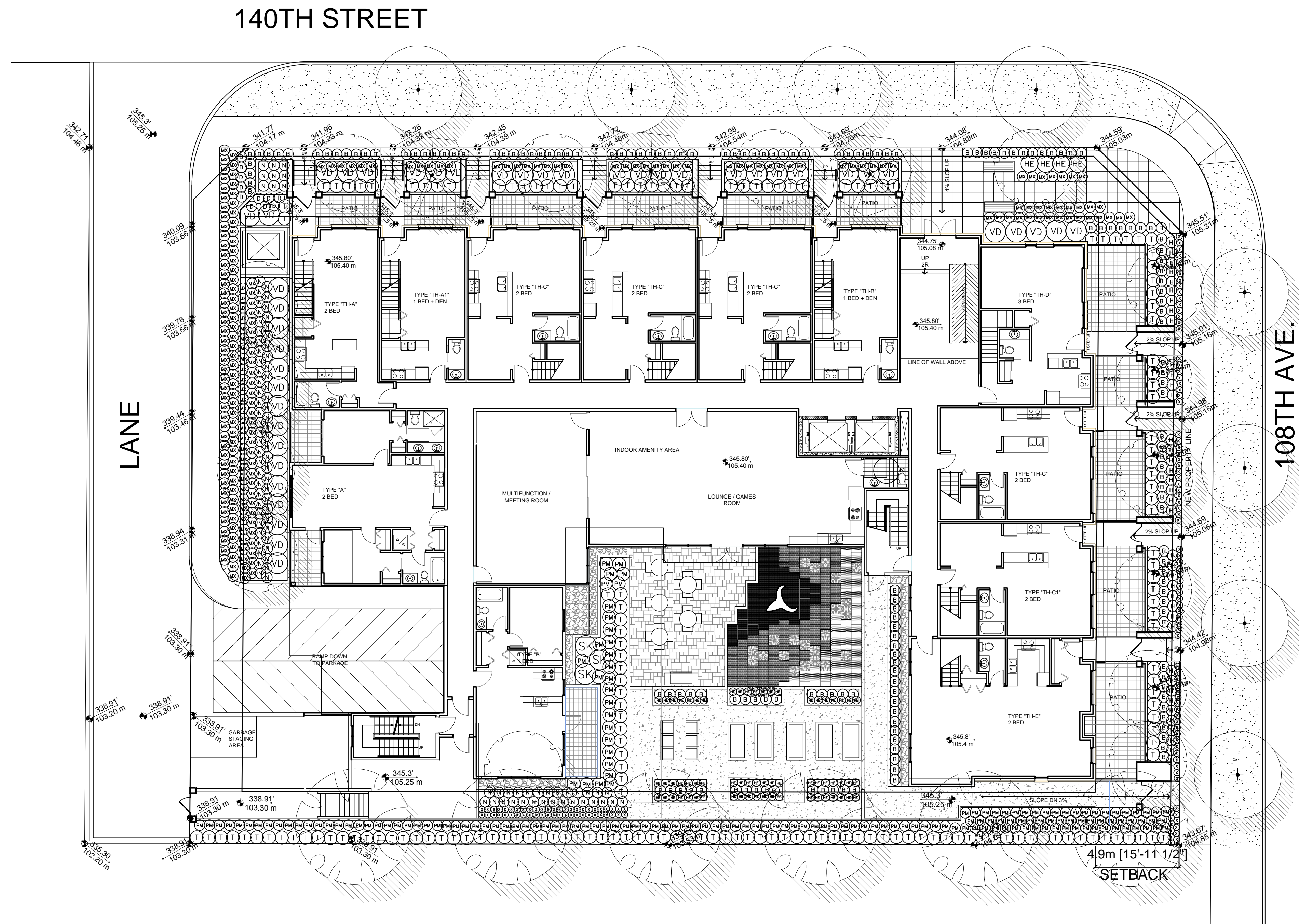
17027-5-ZIP



SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-027
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(B)	169	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(N)	97	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(SK)	3	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(T)	173	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
(VD)	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
<b>GRASS</b>				
(X)	135	CAREX CAR. 'THE BEATLES'	THE BEATLES SPRING SEDGE	#1 POT
(H)	39	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(MX)	221	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
<b>PERENNIAL</b>				
(HE)	67	HELLEBORUS x HYBRIDUS	LENTEN ROSE, WHITE & ROSE	15CM POT
(D)	11	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW	#1 POT; 1-2 FAN
(PM)	167	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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



NO.	DATE	REVISION DESCRIPTION	DR.
4	18.JUN.28	NEW SITE PLAN	MM
3	18.APR.28	NEW SITE PLAN	MM
2	18.JAN.25	ADP SUBMISSION	MM
1	17.NOV.02	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**APARTMENT**

108TH ST. & 140TH AVE.  
SURREY, B.C.

SURREY NO. 7917-0347-00

DRAWING TITLE:

**LANDSCAPE SHRUB PLAN**

DATE: 17.FEB.21

SCALE: 1:150

DRAWN: MM

DESIGN: MM

CHK'D: MCY

DRAWING NUMBER:

**L2**

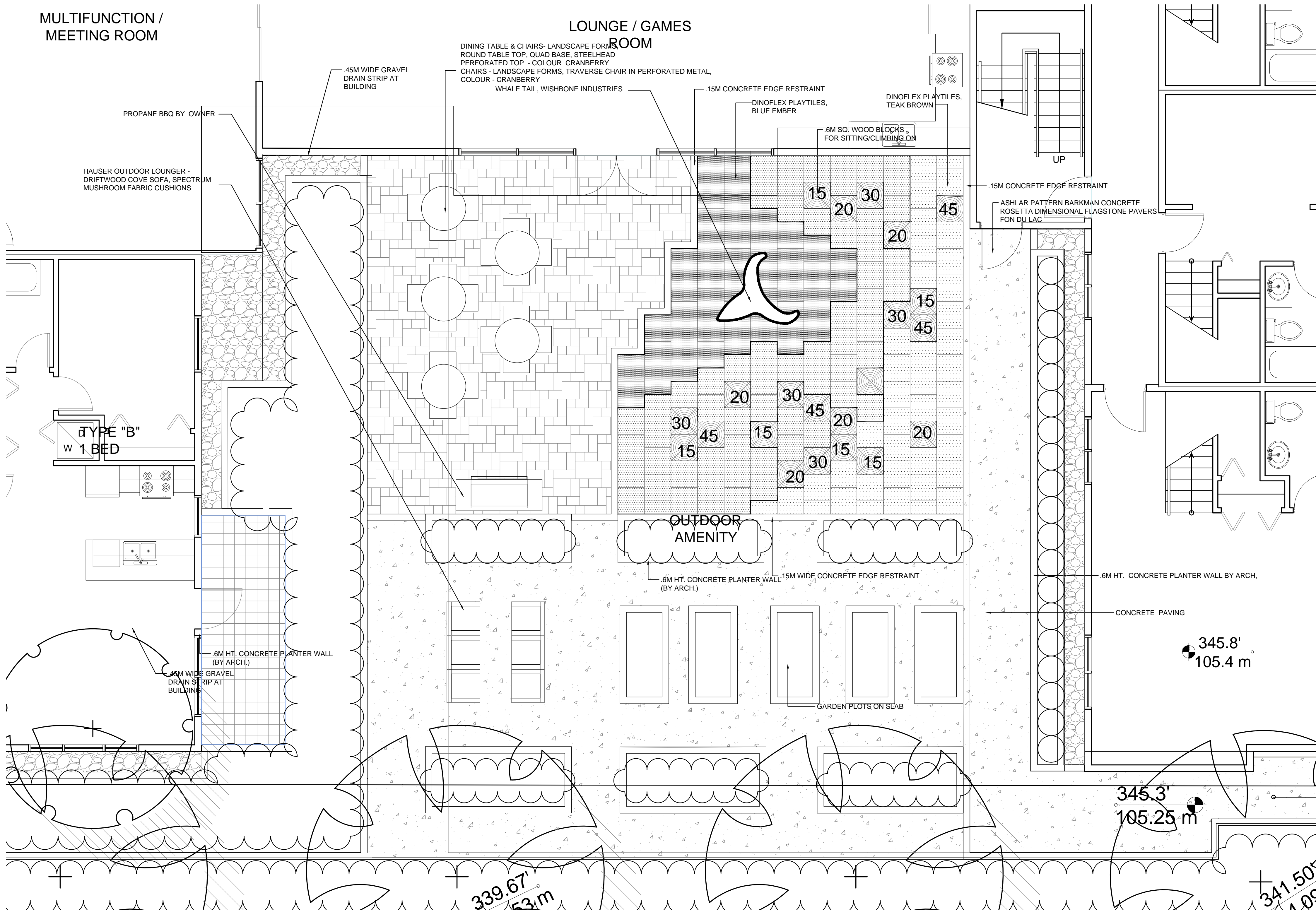
OF 5





SEAL:

PAVING KEY		FURNISHINGS KEY	
	BLOCK RAISED 15MM ABOVE RUBBER TILES		HAUSER OUTDOOR LOUNGER - DRIFTWOOD COVE SOFA, SPECTRUM MUSHROOM FABRIC CUSHIONS
	BLOCK RAISED 20MM ABOVE RUBBER TILES		LANDSCAPE FORMS - PARALLEL 42 WOOD BENCH, INDS POWDER CONTER VISION
	BLOCK RAISED 30MM ABOVE RUBBER TILES		DINING TABLE & CHAIRS - LANDSCAPE FORMS, ROUND TABLE TOP - QUAD BASE, STEELHEAD PERFORATED TOP - COLOUR CRANBERRY
	BLOCK RAISED 40MM ABOVE RUBBER TILES		CHAIRS - LANDSCAPE FORMS, TRAVERSE CHAIR IN PERFORATED METAL, COLOUR - CRANBERRY
	DINOFLEX PLAYTILES, TEAK BROWN		
	DINOFLEX PLAYTILES, STONE BEIGE		
	DINOFLEX PLAYTILES, BLUE EMBER		
	CONCRETE PAVING, LIGHT BROOM FINISH		
	BARKMAN CONCRETE - ROSETTA DIMENSIONAL FLAGSTONE, ASHLAR PATTERN, FON DULLAC		



HAUSER OUTDOOR LOUNGER - DRIFTWOOD COVE SOFA, SPECTRUM MUSHROOM FABRIC CUSHIONS



LANDSCAPE FORMS-ROUND TABLE TOP, QUAD BASE, STEELHEAD PERFORATED TOP - COLOUR CRANBERRY

CHAIRS - LANDSCAPE FORMS, TRAVERSE CHAIR IN PERFORATED METAL, COLOUR - CRANBERRY



WISHBONE INDUSTRIES - WHALE TAIL BENCH

NO.	DATE	REVISION DESCRIPTION	DR.
4	18.JUN.28	NEW SITE PLAN	MM
3	18.APR.28	NEW SITE PLAN	MM
2	18.JAN.25	ADP SUBMISSION	MM
1	17.NOV.02	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**APARTMENT**

108TH ST. & 140TH AVE.  
SURREY, B.C.

SURREY NO. 7917-0347-00

DRAWING TITLE:

**AMENITY AREA LANDSCAPE PLAN**

DATE: 17.FEB.22 DRAWING NUMBER:

SCALE: 1:50

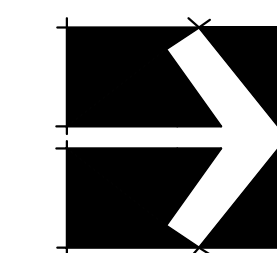
DRAWN: MM

DESIGN: MM

CHK'D: MCY

**L3**

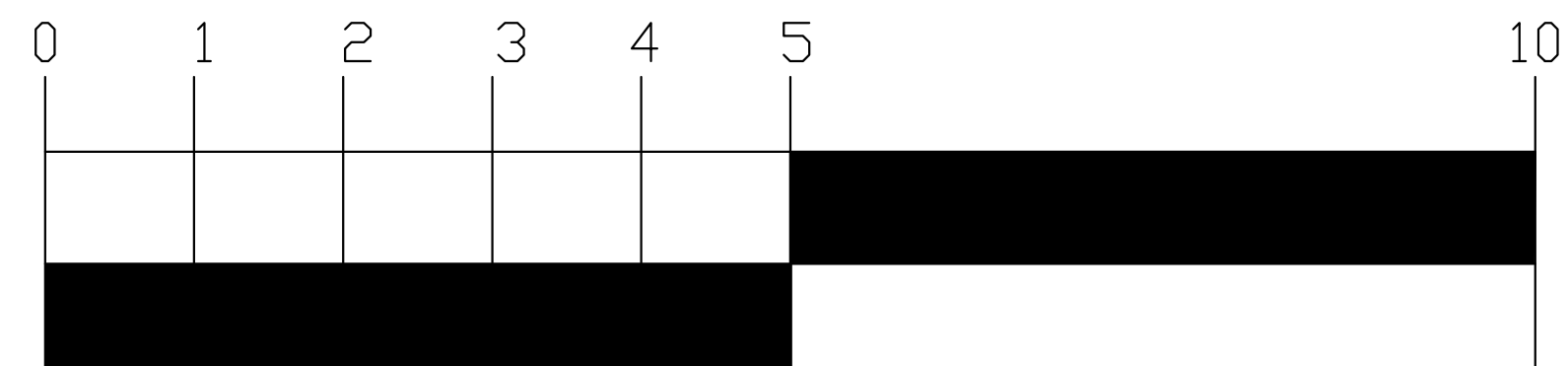
OF 5



17027-5.ZIP

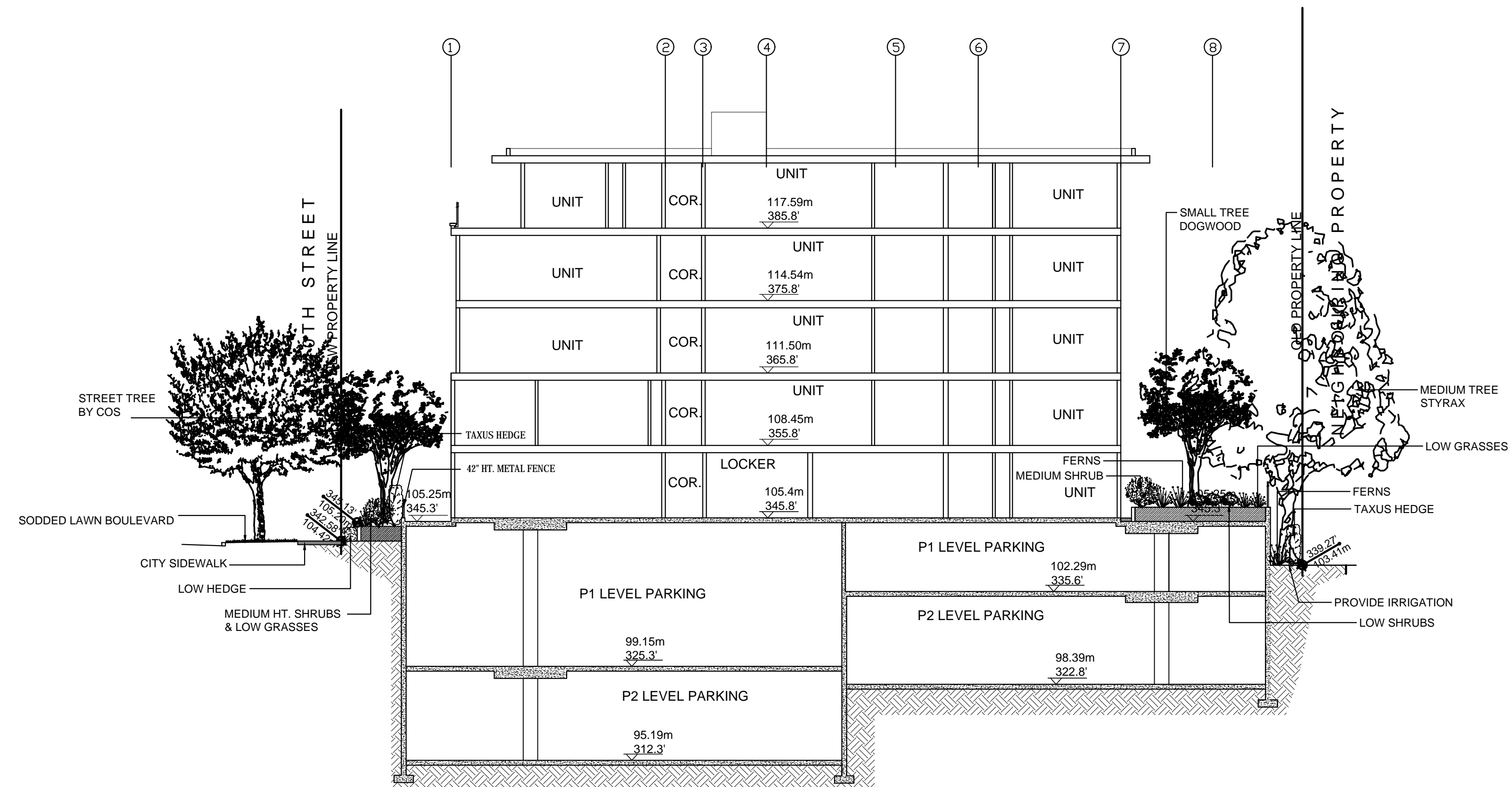
PMG PROJECT NUMBER:

17-027

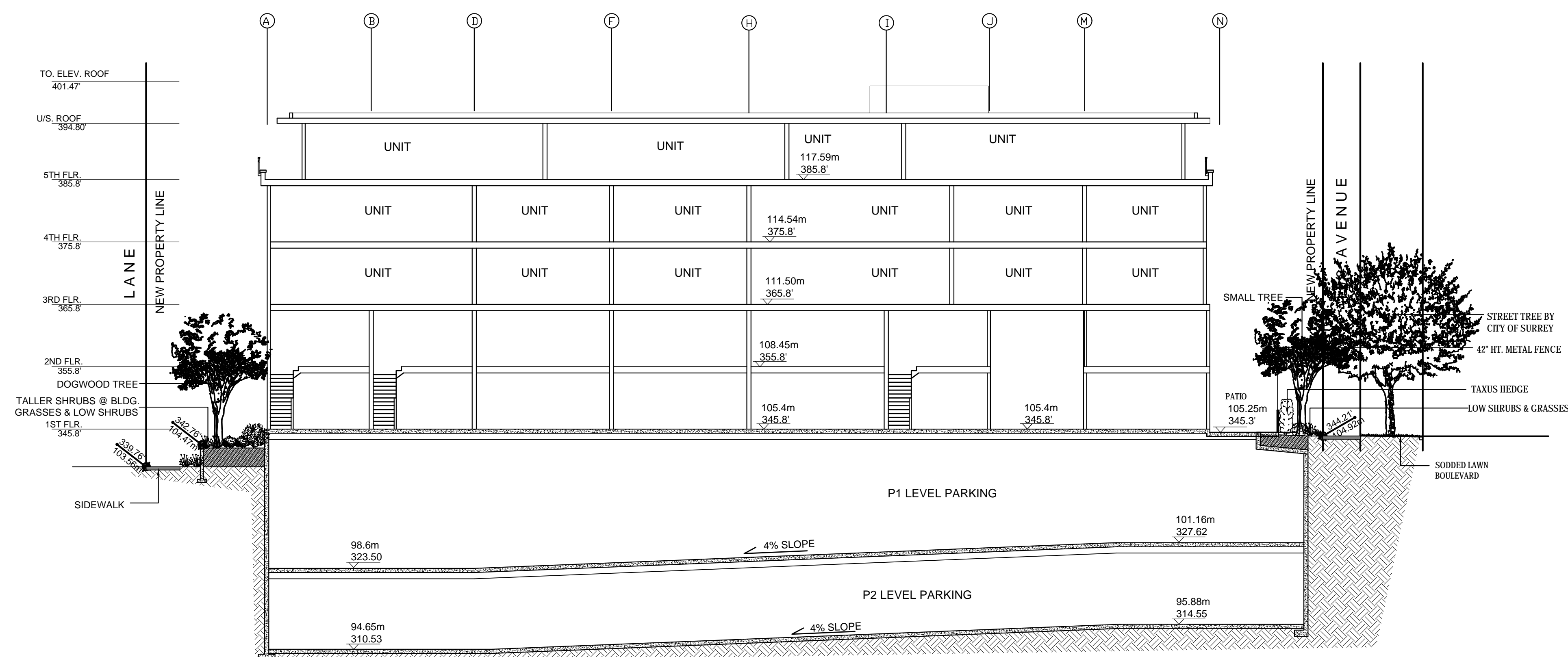




SEAL:



**SECTION A-A**



**SECTION B-B**

NO.	DATE	REVISION DESCRIPTION	DR.
4	18.JUN.28	NEW SITE PLAN	MM
3	18.APR.28	NEW SITE PLAN	MM
2	18.JAN.25	ADP SUBMISSION	MM
1	17.NOV.02	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**APARTMENT**

**108TH ST. & 140TH AVE.  
SURREY, B.C.**

**SURREY NO. 7917-0347-00**

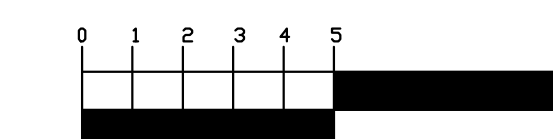
DRAWING TITLE:

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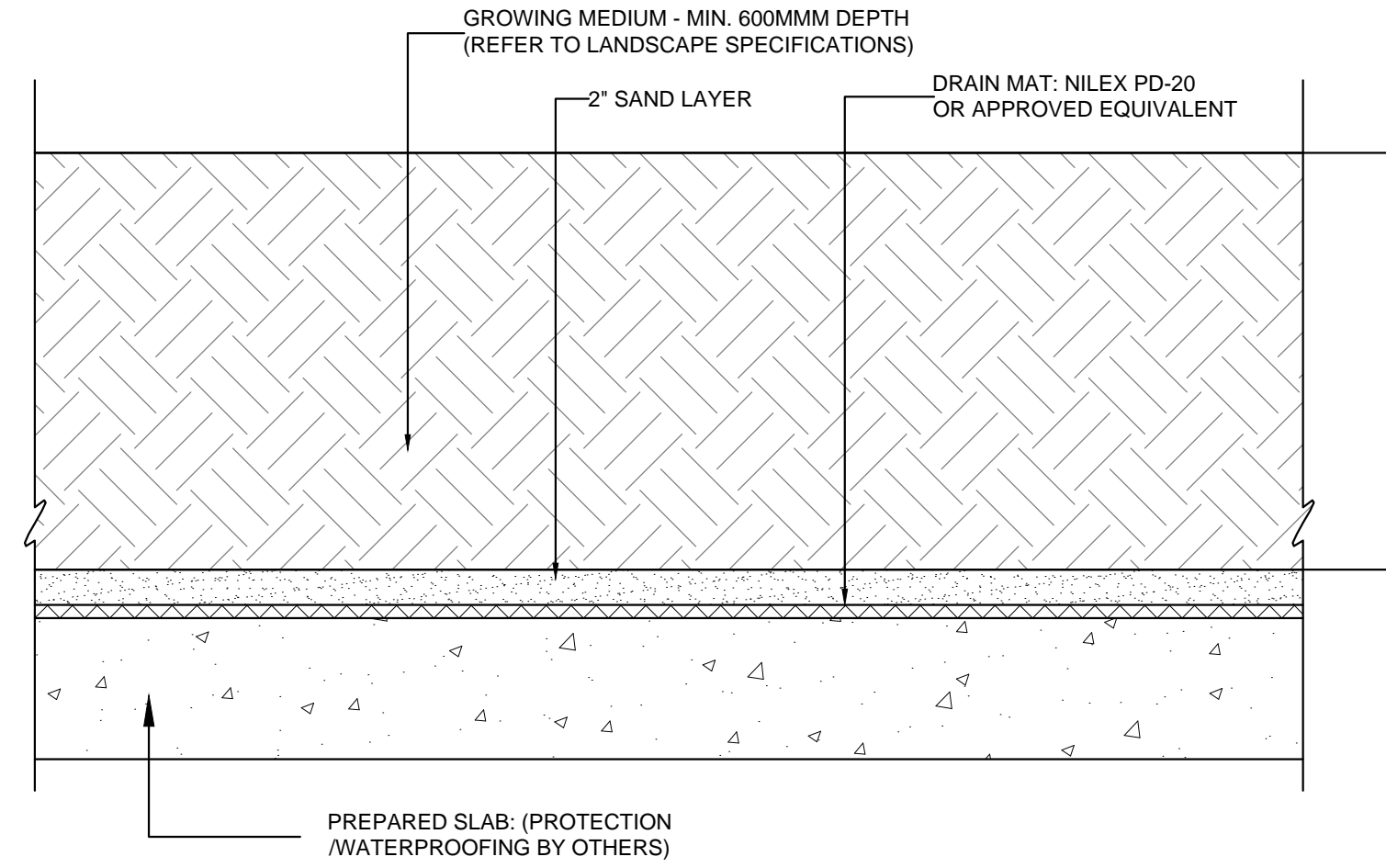
DATE: 17.FEB.22 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

**L4**

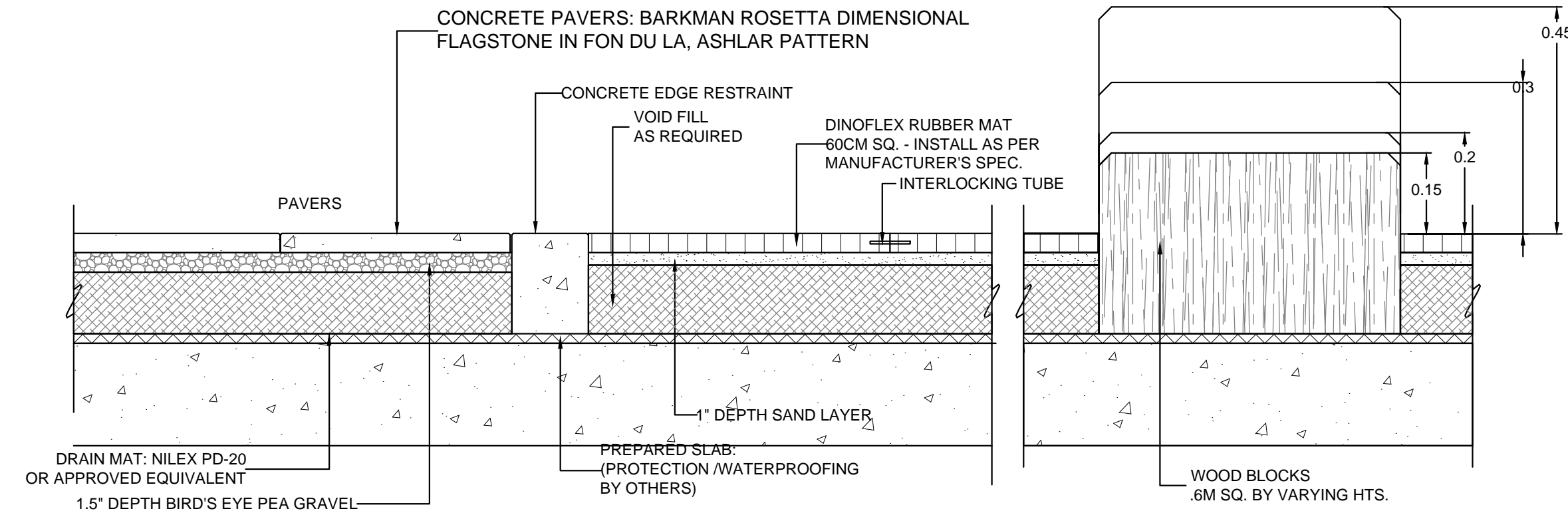
**OF 5**



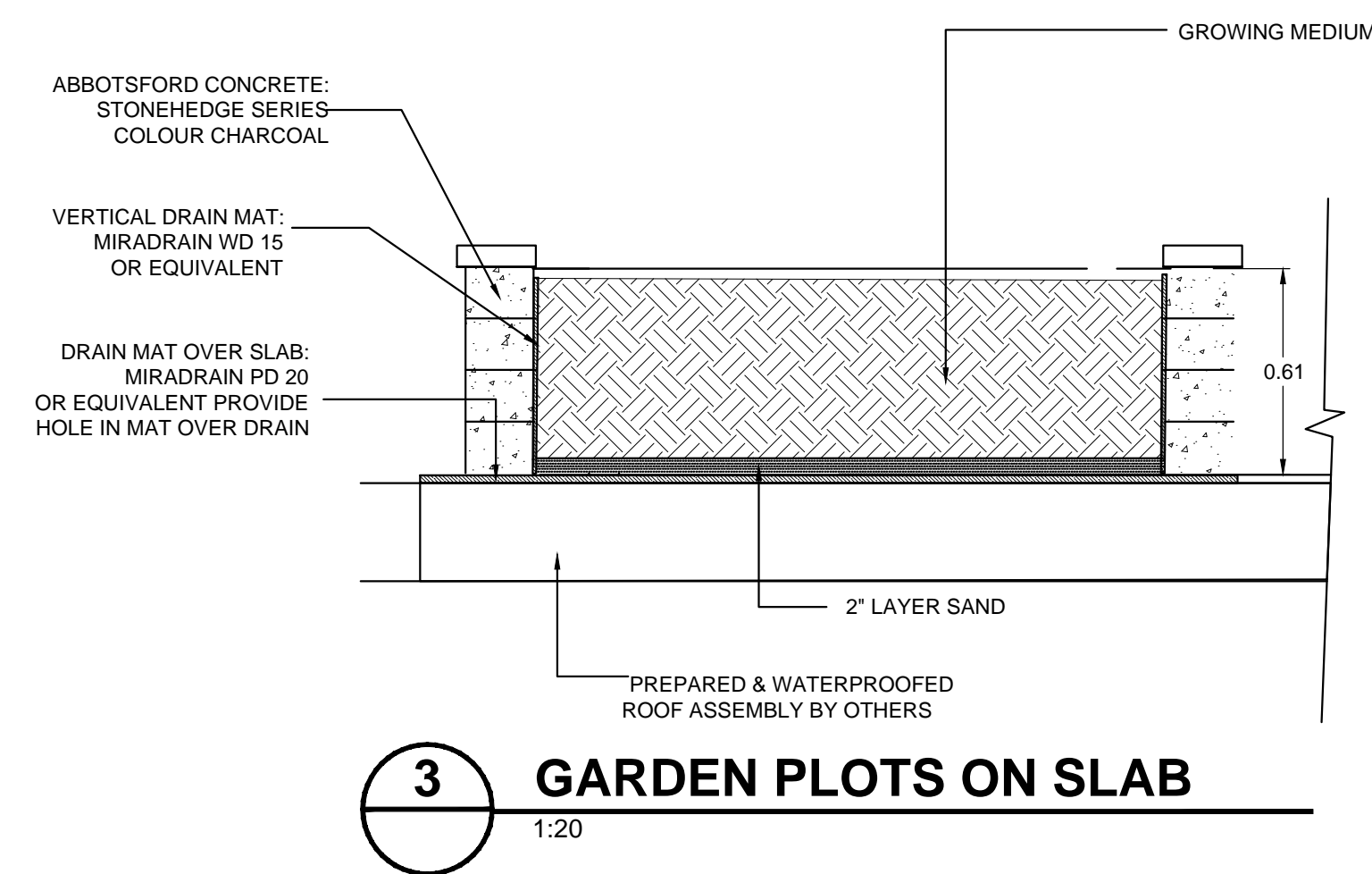
SEAL:



**1** PLANTING ON SLAB  
1:10



**2** PLAY SURFACE ON SLAB  
1:10



**3** GARDEN PLOTS ON SLAB  
1:20

NO.	DATE	REVISION DESCRIPTION	DR.
4	18.JUN.28	NEW SITE PLAN	MM
3	18.APR.28	NEW SITE PLAN	MM
2	18.JAN.26	ADP SUBMISSION	MM
1	17.NOV.02	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**APARTMENT**

108TH ST. & 140TH AVE.  
SURREY, B.C.

SURREY NO. 7917-0347-00

DRAWING TITLE:

**LANDSCAPE  
DETAILS**

DATE: 15.MAY.07  
SCALE: AS SHOWN  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

DRAWING NUMBER:  
**L5**  
OF 5

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 20, 2018** PROJECT FILE: **7817-0098-00**

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RE: **Engineering Requirements  
Location: 14008 - 108 Avenue, 10764 & 10782 - 140 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way (SROW) Requirements*

- Dedicate between 2.808m to 4.942m along 104 Avenue for a 30.0m arterial road.
- Dedicate 1.808m along 108 Avenue for a 30.0m arterial road.
- Dedicate By-law road along 140 Street and 108 Avenue site frontages.
- Dedicate 5.0m x 5.0m corner cut at the intersection of 140 Street and 108 Avenue.
- Dedicate 6.0m for east/west Lane.
- Dedicate 3.0m x 3.0m corner cut at the intersection of east-west Lane and 140 Street.
- Provide 0.5m wide statutory rights-of-way along 140 Street and 108 Avenue frontages.

#### *Works and Services*

- Construct east side of 140 Street to City Centre arterial standard.
- Construct bus stop and boulevard on the south side of 108 Avenue to City standards.
- Construct Lane to residential Lane standard.
- Modify traffic signalization at 140 Street and 108 Avenue to meet City Centre standards.
- Construct 300mm water main along 108 Avenue and 250mm water main along 140 Street to service the site.
- Upsize sanitary main along 140 Street to 250mm in accordance with design criteria. The City will pay for upsizing to 300mm.
- Construct storm main in the Lane. Address downstream constraints, if identified.
- Construct on-site stormwater mitigation features per Bon Accord-North Slope (east) NCP.
- Register restrictive covenants for access restrictions, water quality/sediment control, and on-site detention/water management.
- Secure working easement and tree cutting permit, as applicable.
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure along 140 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

### OCP TEXT AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to OCP Text Amendment and the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Engineer  
HB4

NOTE: Detailed Land Development Engineering Review available on file



January-15-18  
Planning

**School Enrolment Projections and Planning Update:**  
 Mary Jane Shannon Elementary is a school that services lower income families. The school's future capacity will be impacted by the future densification along 104th due to the LRT line and potential recommendations for action from the City's Affordable Housing Strategy (AHS).  
 As of September 2017, Mary Jane Shannon Elementary is operating at 90% and is continued to stay around this utilization over the next 5 years. Starting this summer, Mary Jane Shannon will be undergoing seismic mitigation work which will effect all areas of the school. This work will be done while school is in session, which will mean, upwards of 10 portables will be placed on site and used as classrooms as work is being done to the school. This project is intended to take upwards of 13 months to complete.  
 As of September 2017, Guildford Park Secondary had 11 portables on site used as enrolling spaces. The secondary is projected to grow by over 100 students over the next 10 years. Currently, there are no plans to expand the school, however, this facility will be reviewed over the next year to be considered as a 2019/2020 Capital Plan request to the Ministry of Education

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 17 0098 00

**SUMMARY**

The proposed 10 townhouse units and 50 lowrise units are estimated to have the following impact on the following schools:

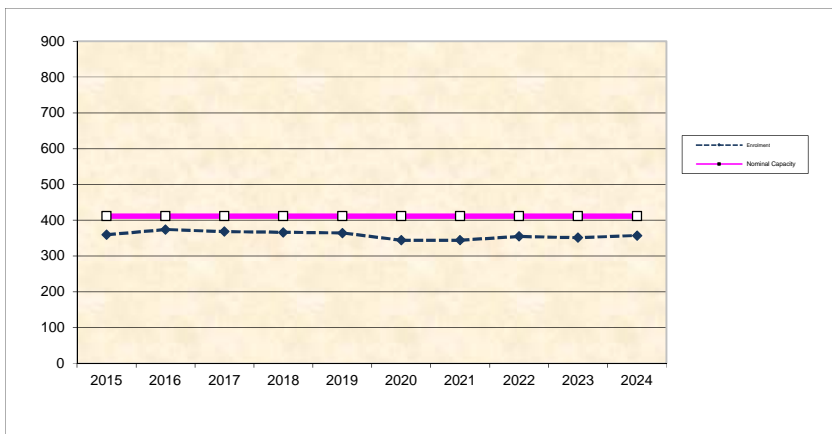
**Projected # of students for this development:**

Elementary Students:	5
Secondary Students:	3

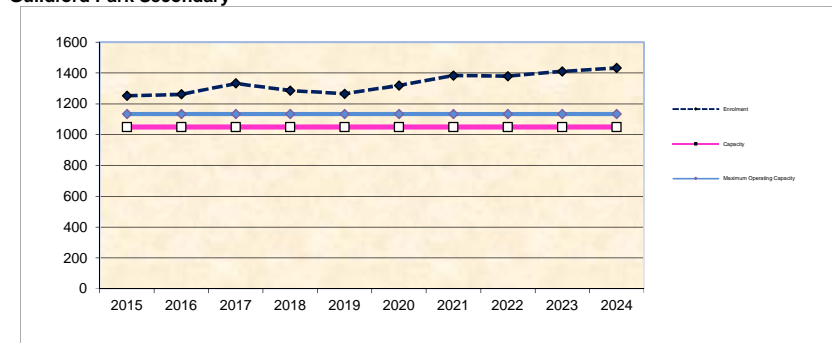
September 2017 Enrolment/School Capacity

<b>Mary Jane Shannon Elementary</b>	
Enrolment (K/1-7):	44 K + 324
Operating Capacity (K/1-7)	38 K + 373
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1333
Capacity (8-12):	1050
Maximum Operating Capacity*(8-12);	1134

**Mary Jane Shannon Elementary**



**Guildford Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: TBD

Address: 14008 - 108 Avenue. 10764 / 10782 - 140 Street

Registered Arborist: Jeff Ross #PN-7991A

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)	20
<b>Protected Trees to be Removed</b>	20
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = <u>14</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = <u>12</u></li> </ul>	26
<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>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	1
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: February 27, 2017
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Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



# Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, JANUARY 25, 2018  
Time: 4:07 p.m.

**Present:**

Chair - L. Mickelson  
**Panel Members:**  
J. Leger (exited at 6:25 p.m.)  
M. MacCaull (exited at 6:45 p.m.)  
S. McFarlane  
D. Staples  
M. Lesack

**Guests:**

Emily Kearns, Ankenman Associates Architects Inc.  
Stephen Heller, Van der Zalm + Associates Inc.  
Neils Wilde, F. Adab Architects  
Marlene Messer, PMG Landscape Architects  
Matthew Cheng, Matthew Cheng Architects  
Clark Kavolinas, C. Kavolinas & Associates  
Colin Shrubbs, dys architecture  
Bruce Hemstock, PWL Partnership  
Landscape Architects  
Joe Santo, Kane Consulting

**Staff Present:**

T. Ainscough, City Architect - Planning & Development  
M. Rondeau, Acting City Architect - Planning & Development  
N. Chow, Planning & Development  
L. Blake, Legislative Services

**B. NEW SUBMISSIONS**

2.	Time:	4:45 p.m.
	File No.:	7917-0098-00
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	OCP Text Amendment to increase the allowable FAR within the Multiple Residential Designation (RM) from 1.50 to 2.34, Rezoning from RF to CD and a DP to allow the development of a 60-unit, 5-storey apartment building with 2-storey, street-oriented townhouse units at grade fronting 140 Street and 108 Avenue.
	Address:	10764 & 10782 140 St and 14008 - 108 Ave
	Developer:	Gurtaj Grewal
	Architect:	F.Adab Architects - Fred Adab Arch. AIBC
	Landscape Architect:	PMG Landscape Architects -Marlene Messer BCSLA
	Planner:	Jennifer McLean
	Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** provided the following information:

- The City Centre zoning has been applied to the subject site so that 140th Street is equal on both sides.
- Lane access will be provided from 140th Street in order to provide better accessibility to the BC Hydro right-of-way park. The lane has already been constructed further south of the site.
- Staff have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. MacFarlane  
Seconded by M. MacCaull  
That the Advisory Design Panel (ADP)  
supports the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.

Carried

With J. Leger and D. Staples voting in  
opposition.

#### Site

- The courtyard appears dark and may not be viable for planting. Consider a different design or flipping the courtyard around.

*(The courtyard has been redesigned and widened to allow in more light by moving the north-east stairwell to the inside of the courtyard, and narrowing the suite at the south-east corner.)*

- The outdoor amenity space appears too enclosed. Suggest implementing a rooftop deck for additional outdoor amenity space that will get used.

*(The outdoor amenity area in the courtyard has been opened up by the measures described above, and extends past the building to the east where it will be more exposed to sunlight.)*

*An occupied roof deck was not considered appropriate because the building's superstructure is wood frame. Instead, the roof will be treated with a checkerboard pattern of coloured gravel and paving tiles which will improve its aesthetic appearance and energy performance.)*

#### Form and Character

- The form, scale, massing, character and articulation are appropriate as a well behaved background building.
- Support for the materials, as the project employs a succinct palette of materials that are reasonably deployed.
- Appreciate the amount of brick in the design; however, the applicant could consider additional detailing and articulation above the windows.

*(Additional brick and architectural concrete with reveals have been added to planter walls at the base of the building. To help articulate the windows, parapets over the window bays have been added to break the horizontality of the 5th floor glass guardrails and emphasize the verticality of these elements.)*

- Recommend additional work on unit type "E" and other units that have internal rooms, as these units do not meet livability standards.

*(The type "E" unit has been completely redesigned with a shallower balcony to improve day lighting and views from the windows. All units have been provided with windows to living and bedroom areas.)*

### **Landscape**

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Consider removing plants in the courtyard due to the abundance of shade. Instead, recommend introducing other useful spaces, such as a playground, seating area and/or outdoor kitchen.

*(Most planters and the community gardens have been relocated to the east side of the courtyard where they will be exposed to sunlight for most of the day. The seating and playground areas are located at the inner reaches of the courtyard by the indoor amenity area.)*

- Suggest exploring a green roof or varied materials for the rooftop, with the assumption that future development on the adjacent sites may look down on this building.

*(The coloured checkerboard gravel will create an appealing view for overlooking adjacent buildings.)*

### **Sustainability**

- No specific issues identified.

### **CPTED**

- No specific issues identified.

### **Accessibility**

- Commend the adaptability process of the units
- Recommend providing emergency call buttons in the parking elevator

*(An emergency call button will be provided at the parking elevator.)*

- Recommend that elevator panels and call button panels be placed horizontally

*(Elevator call buttons will be oriented horizontally.)*

- Recommend that all amenity spaces be accessible

*(All indoor and outdoor amenity spaces will be accessible.)*

CITY OF SURREY

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

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

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-748-318

Lot 11 Section 24 Block 5 North Range 2 West New Westminster District Plan 12882

10764 - 140 Street

Parcel Identifier: 004-883-721

Lot 12 Section 24 Block 5 North Range 2 West New Westminster District Plan 12882

10782 - 140 Street

Parcel Identifier: 003-597-971

Lot 13 Except: Firstly: Parcel "R" (Reference Plan 39122) Secondly: Parcel "D" (By-law Plan 79596, Section 24 Block 5 North Range 2 West New Westminister District Plan 12882

14008 - 108 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 the development of medium *density*, medium rise, *multiple unit residential*

*buildings, ground-oriented multiple unit residential buildings and related amenity spaces, 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 2.36.
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 49%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	South <i>Yard</i>	North <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
<i>Principal Buildings</i>		5.7 m	4.9 m	4.5 m	3.4 m
<i>Accessory Buildings and Structures</i>		[19 ft.]	[16 ft.]	[15 ft.]	[11 ft.]

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

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



## 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 20 metres [66 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 in accordance with 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.
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *Parking Facility Underground* may be located up to 0.7 metres [2 ft.] from the *front lot line* or *lot line* along 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. 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:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,200 sq.m. [0.54 acre]	35 metres [115 ft.]	55 metres [180 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 Bylaw, 2017, No. 19107, 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 Bylaw, 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 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