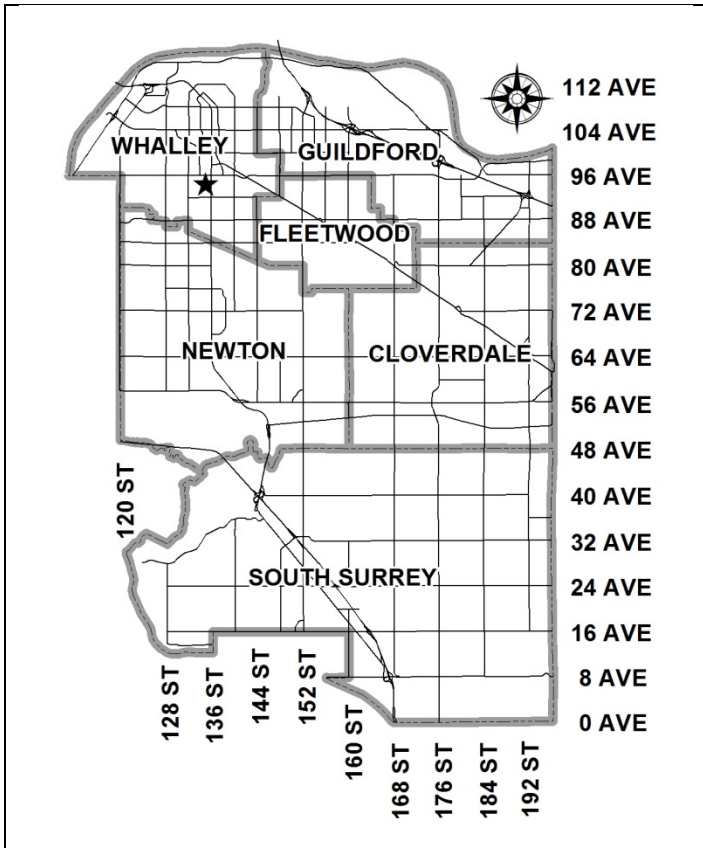


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0205-00

Planning Report Date: April 23, 2018



PROPOSAL:

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

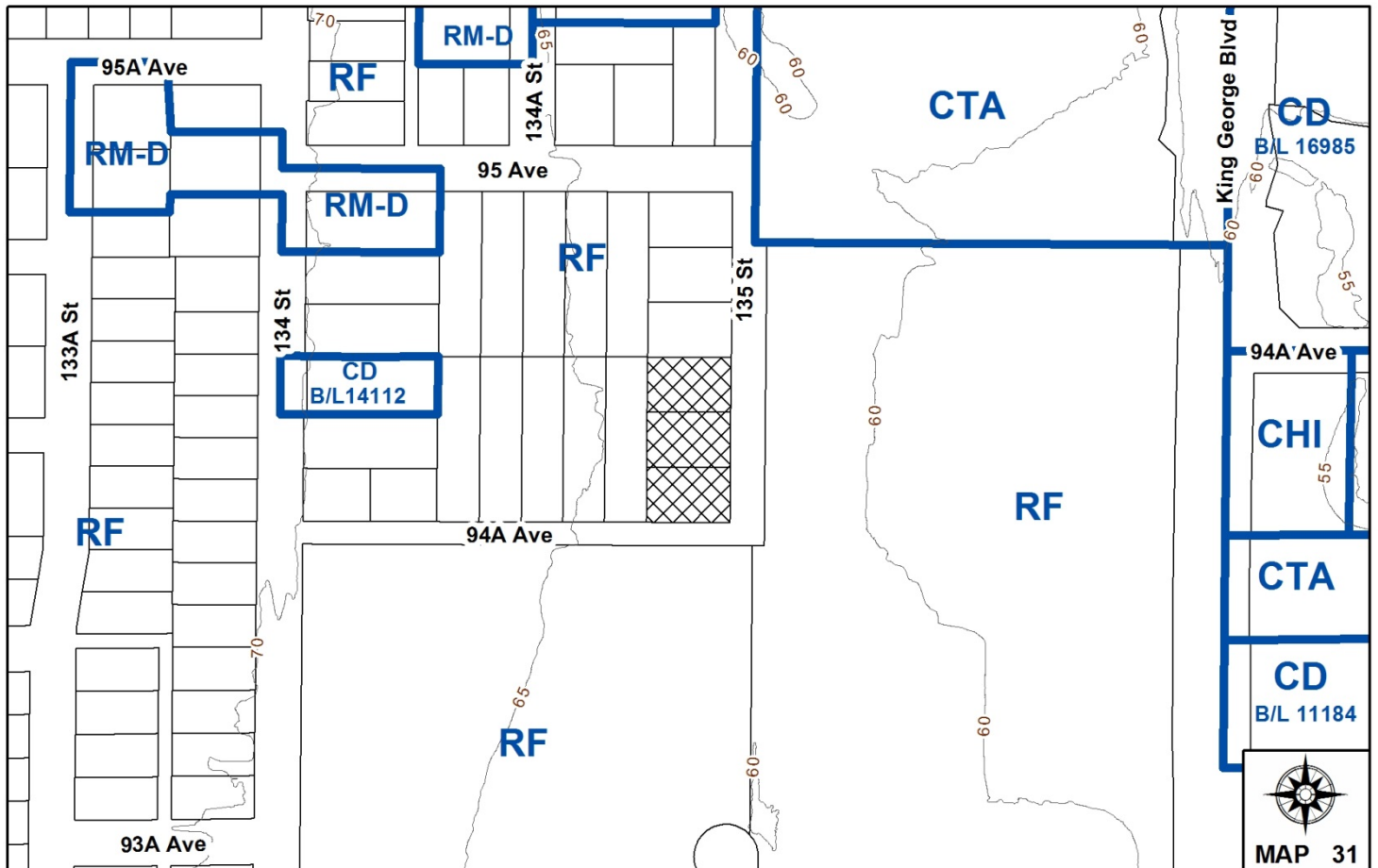
to permit the development of a 6-storey apartment building consisting of approximately 60 dwelling units.

LOCATION: 9459 - 135 Street
 9445 - 135 Street
 13491 - 94A Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

CCP DESIGNATION: Residential Low to Mid Rise up to 2.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the Official Community Plan (OCP).
- Complies with the Residential Low to Mid Rise up to 2.5 FAR (floor area ratio) designation in the Surrey City Centre Plan, which was approved by Council on January 16, 2017 (Corporate Report No. R014; 2017).
- The site is within a walking distance of 600 metres (1,970 ft.) to a future LRT station at the corner of 96 Avenue and King George Boulevard. The proposed density and building form are appropriate for this part of Surrey City Centre 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. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 180 square metres (1,938 square feet) to 113 square metres (1,216 square feet).
3. Council authorize staff to draft Development Permit No. 7917-0205-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) the applicant adequately address the impact of reduced indoor amenity space and
 - (i) the applicant provide a cash-in-lieu contribution to the City's Traffic Management program to offset the deficiency in on-site parking.

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:**

3 Elementary students at Cindrigh School
2 Secondary students at Queen Elizabeth 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 June 2020.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	CCP Designation	Existing Zone
North:	Older, single family dwellings	Residential Low to Mid Rise up to 2.5 FAR	RF
East (Across 135 Street):	Queen Elizabeth Secondary School	School	RF
South (Across 94A Avenue):	Queen Elizabeth Meadows Park	Park	RF
West:	Older, single family dwelling	Residential Low to Mid Rise up to 2.5 FAR	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of three properties, and is located on the northwest corner of 94A Avenue and 135 Street in City Centre.
- The 2,645-square metre (0.65-acre) subject site is designated "Multiple Residential" in the Official Community Plan (OCP) and "Residential Low to Mid Rise up to 2.5 FAR" in the Surrey City Centre Plan and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing 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 six-storey apartment building with a two-storey townhouse base fronting 94A Avenue and 135 Street. The proposal includes 50 apartment units and 10 townhouses for a total of 60 dwelling units.

- The floor area ratio (FAR) proposed for this development is 2.0 which complies with the "Residential Low to Mid Rise up to 2.5 FAR" Surrey City Centre Plan designation.
- The proposed use, density, and building massing are in accordance with the long-term vision for this part of Surrey City Centre as described in the Surrey City Centre Plan, which was approved by Council on January 16, 2017 (Corporate Report No. R014; 2017). The subject site is located in the Medical District. This area will form a dense medical and health technology district with residential housing located west of the hospital to provide vibrancy beyond business hours.
- 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 VIII)

- Although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the proposed density and lot coverage cannot be accommodated in the RM-70 Zone. The proposed floor area ratio (FAR) of 2.0 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone but it complies with the maximum 2.5 FAR permitted under the "Residential Low to Mid Rise up to 2.5 FAR" designation in the Surrey City Centre Plan.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a mid-rise, six-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)" and incorporates the density bonus provisions for the recently endorsed amenity contributions. The following table shows a comparison between the proposed CD Zone and the RM-70 Zone for density, lot coverage, building height and setbacks:

	RM-70	Proposed CD Zone
Density (Floor Area Ratio)	1.5 FAR (net)	2.0 FAR (net)
Lot Coverage	33%	51%
Building Height (metres)	50 m	21 m
Building Setbacks (metres)	7.5 metres from all lot lines	West: 3.0 m North: 4.5 m South: 4.5 m East: 4.5 m

- The floor area ratio (FAR) has been increased from 1.5 in the RM-70 Zone to 2.0 in the CD Zone in compliance with the City Centre Plan.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 51% to accommodate the built form.

- The proposed lot coverage is typical for a 6-storey apartment building on a smaller site.
- The reduced setback along the east (135 Street), south (94A Avenue) and north (green lane) achieves a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The 3.0 metre (10 ft.) reduced setback along the west is for a small portion of the building to accommodate the lobby with the majority of the building setback to 7.5 metres (25 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent out on December 5, 2017 to a total of 68 addresses and the development proposal signs were installed on December 15, 2017. Staff received one written response asking which properties are included in the proposed development site and one phone call expressing concern with traffic generated from school drop-off.

- One resident expressed concern with existing traffic in the neighbourhood generated by school drop-offs.

(The proposed underground parking will be accessed from the new green lane that will be dedicated through the proposed development rather than existing roads. The proposed development is compliant with the City Centre Plan and anticipated traffic volumes will therefore be consistent with those anticipated in the plan.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposal incorporates a single, mid-rise (6-storey) apartment building comprised of 60 dwelling units (see Appendix II).
- The unit mix consists of 13, 1-bedroom, 10, 2-bedroom, 37, 2-bedroom and den apartment units.
- The dwelling units will range in size from 46 square metres (495 sq. ft.) for a 1-bedroom unit to 84 square metres (904 sq. ft.) for the largest 3-bedroom unit.
- The proposed building is an urban and contemporary building form with a flat roof.
- The 21-metre (68 ft.) tall, residential building is situated along the public frontages of the site, with an indoor and outdoor amenity space centrally located on the western portion of the site and an additional outdoor amenity space on the roof.
- The building incorporates a two-storey townhouse expression along both street frontages with a two-storey brick element 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 is articulated with bays consisting of brick face which sit in a recessed surface finished with smooth hardie panel that visibly contrasts the textured brick.
- Building materials include Hardie panel (abalone, iron gray and white water), wood trim accents and high quality PVC panel in wood grain finish (hazel oak) to provide visual interest.
- The sixth floor of the building is stepped back from the floors below to reduce the scale of the building and shadowing on the adjacent existing single family homes.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor of the building. The space incorporates exercise equipment, meeting table, lounge area, pool table, ping pong table and washroom and provides direct access to the outdoor amenity space.
- The proposed indoor amenity space totals 113 square metres (31,216sq. ft.), which is 67 square metres (721 sq. ft.) less 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). The applicant contends the amenity space has been designed in conjunction with the outdoor amenity and will be programmed appropriately for the future residents.
- The applicant has agreed to provide a monetary contribution of \$26,400 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Outdoor Amenity Space and Landscaping

- The proposed outdoor amenity space totals 481 square metres (5,177 sq. ft.) in area, integrated with the indoor amenity space in the central courtyard, and as outdoor space on the rooftop.
- 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 124-square metre (1,335 sq. ft.) ground level outdoor amenity space includes a central courtyard with landscape forms bench, tables and chairs and a number of raised garden plots for blueberry and herb gardens. This area will have a different paving treatment with barkman pavers in an alternating pattern in fon du lac and pacific grey.
- The 357-square metre (3,843 sq.ft.) sixth floor, rooftop outdoor amenity space is divided into three areas. The first area includes an outdoor kitchen with common barbecue, table and chair seating and lounge furniture with trex decking surface. The second area includes an outdoor gym with cardiostepper, goric rubber balls, ab cruncher and leg lift machine on a safety rubber surface. The third area includes galvanized steel planters for urban agriculture with benches and picnic tables for gathering on a barkman square paver. Landscaping in this area includes mixed grasses and perennials in barkman concrete cube planters. Rain water collection gutter is located around the perimeter of the amenity area.

- Each townhouse unit includes a private patio framed by the terraced wall with layered planting consisting of a variety of shrubs. Each private entrance also includes a Forest Pansy or Acer Palmatum tree at the street.
- A corner plaza is proposed on the southeast corner of the site at 94A Avenue and 135 Street. The plaza includes layered planting within planter walls with a seat wall for sitting.

Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from 135 Street via a proposed 6-metre (20 ft.) wide green lane along the north 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 north.
- The proposed development includes a total of 74 parking spaces, consisting of 63 resident parking spaces and 11 parking spaces for visitors, two (2) of which are designated for persons with a disability, within an enclosed two-level underground parking garage. The proposed parking does not meet the requirement of 81 parking spaces in the Zoning By-law, which allows for a 20% reduction for developments within the City Centre. Engineering staff has reviewed the proposed deficiency of seven parking spaces and found it to be acceptable. As such, the applicant is required to contribute to the City's Traffic Management program. The reduced parking requirement is incorporated within the proposed CD By-law.
- The visitor spaces are located within a secured portion of the underground parking garage.
- In total, 74 parking spaces are proposed for the development. Of these, 15 small car spaces are provided, or 20% 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 0.5 metre (2 ft.) of the eastern, southern and northern property lines.
- In addition, the development will be providing a total of 80 secure residential bicycle parking spaces and 6 visitor bicycle parking spaces. This exceeds the 78 required bicycle parking spaces (78 resident and 6 visitor).

District Energy

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy System consists of three primary components:
 - Community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and

- City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A, with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0, will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections will be reviewed by Engineering and the applicant at the servicing agreement stage. Prior to the issuance of the Building Permit, the Engineering Department will require the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

TREES

- Vanessa Melney, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Holly	1	1	0
Honey locust	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Falsecypress	3	3	0
Total (excluding Alder and Cottonwood Trees)	8	8	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		13	
Total Retained and Replacement Trees		13	

Contribution to the Green City Fund	\$1,200
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- The Arborist Assessment states that there are a total of 8 mature trees on the site, and none of the existing trees 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 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. Since only 13 replacement trees can be accommodated on the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200 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 including Japanese Maple, Red Japanese Maple and Forest Pansy Redbud.
- In summary, a total of 13 trees are proposed to be replaced on the site with a contribution of \$1,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 28, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within City Centre • The site is located at the corner of 94A Avenue and 135 Street, which is located within a walking distance of 600 metres (1,970 ft.) of a future LRT station.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is 2.0 FAR (gross). • The proposed development intends to provide a range of unit sizes from 1-bedroom, 2-bedroom and 2-bedroom + den.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Thirteen (13) replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover. • The proposed development will make provisions for recycling and organic waste pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides bike racks and secured bike parking. • Parking is based on the 20% parking reduction permitted within Surrey City Centre, less seven (7) parking spaces in order to meet bicycle parking requirements. • The site is located at the corner of 94A Avenue and 135 Street, which is located within a walking distance of 600 metres (1,970 ft.) of a future LRT station.

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Individual yards are fenced with gates as well as the site perimeter. • Secured underground parking is provided. • All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners. • Large windows allow for casual surveillance and eyes on the street. • Reduced setbacks encourage "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The development is in the City's District Energy Area A and will be connected in the future. • The typical notifications to area residents has occurred (i.e development proposal sign and Pre-notification letter).

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 VII).

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.	District Energy Service Area Map
Appendix VII.	ADP Comments and Applicant's Response
Appendix VIII.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JLM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,644.53 m ²
Road Widening area		677.92 m ²
Undevelopable area		
Net Total		1,966.61 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	51%
Paved & Hard Surfaced Areas		37%
Total Site Coverage		88%
SETBACKS (in metres)		
Front (94A Avenue)	7.5 m	4.5 m
Rear (lane)	7.5 m	4.5 m
Side #1 (W)	7.5 m	3.0 m
Side #2 (135 Street)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	21 m
Accessory	4 m	
NUMBER OF RESIDENTIAL UNITS		
Townhouse		10
One Bed		13
Two Bedroom		37
Three Bedroom +		
Total		60
FLOOR AREA: Residential		4,502.35 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,502.35 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		231 upha/92 upa
# of units/ha /# units/acre (net)		300 upha/122 upa
FAR (gross)		2.0
FAR (net)	2.5	2.0
AMENITY SPACE (area in square metres)		
Indoor	180 m ²	105 m ²
Outdoor	180 m ²	481 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	17	13*
2-Bed	71	49*
3-Bed		
Residential Visitors	12	12*
Institutional		
Total Number of Parking Spaces	100	74
Number of accessible stalls	1	2
Number of small cars	26	15
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

*20% City Centre parking reduction less 7 additional parking spaces

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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6 STOREY, 60-UNITS APARTMENT/TOWNHOUSE DEVELOPMENT

13493 94a AVENUE & 135 ST. SURREY, BC.



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0669 / Email: matthew@mcai.ca

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Revision:

7	032118	RE-ISSUE FOR ADP2	RN	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultants				

**SUBMISSION TO ADP
7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

**PERSPECTIVE
DRAWING LIST**

Drawn: RN

Checked: MC

Scale:

Project Number:
16 S AP 02

Revision Date:
032118

Dwg. No.:

Print Date:
04/29/16

A100



② VIEW ALONG 135th Street



③ VIEW ALONG DRIVEWAY



① VIEW AT 94A AVENUE TOWNHOUSE



④ VIEW ALONG NORTH 135th Street

DEVELOPMENT DATA

CIVIC ADDRESS 9459/9445/9445/9447 135 St & 13491/13493 94A Ave., SURREY BC.
LEGAL DESCRIPTION LOT 20,21 & 22 NWD 18715 PID 003342611,003901751,003384951
ZONING USE CD MULTI-FAMILY DWELLINGS
FACING STREET 2 STREETS (94A AVE. & 135 ST)

Measure: City of Surrey

	PERMITTED / REQUIRED		PROPOSED	
	SQ. FT	SQ.M	SQ. FT	SQ.M
A.				
GROSS LOT AREA	28,465.52	2,644.53		
NET LOT AREA(after road dedication)	21,168.46	1,966.61		
	FT	M	FT	M
B.				
YARD & SETBACK(after road dedication)				
FRONT YARD ALONG 94A AVE(SOUTH)	25.00	7.50	14.75	4.50
REAR YARD SETBACK (NORTH)	25.00	7.50	14.75	4.50
SIDE YARD ALONG 135 ST.(EAST)	25.00	7.50	14.75	4.50
SIDE YARD SETBACK (WEST)	25.00	7.50	9.85	3.00
C.				
ROAD DEDICATION				
FRONT YARD ALONG 94A AVE(SOUTH)	16.40	5.00	16.40	5.00
REAR YARD (NORTH)	19.70	6.00	19.70	6.00
SIDE YARD ALONG 135 ST.(EAST)	14.75	4.50	14.75	4.50
SIDE YARD	0.00	0.00	0.00	0.00
	SQ. FT	SQ.M	SQ. FT	SQ.M
D.				
HEIGHT (not required)				
	SQ. FT	SQ.M	SQ. FT	SQ.M
E				
FLOOR SPACE RATIO	2.50	2.00		
NET BUILDING AREA			56,675.31	5265.31
GROSS FLOOR AREA			58,279.49	5414.34
INDOOR AMENITY AREA			1,220.60	113.40
OUTDOOR AMENITY AREA			3,841.77	356.91
	STALLS		STALLS	
F				
PARKING T-C.1	79.5		74	-
HANDICAPPED PARKING	1		2	
BICYCLE STORAGE	78		80	

PARKING AND BIKE STORAGE SPACE CALCULATION

Measure: City of Surrey Parking Bylaw part5

Bylaw	Required	Proposed
Parking (Part 5 - Off Street Parking Space Regulations)		
Total Unit: 60		
Building Areas		
Residential floor Area: 48,304.07 sf (4,487.59 sm)		
Table C.1 1.3 Space / Unit for Studio &1 BR	16.9	
1.5 Space / TH & 2 BR	70.5	
0.20/Unit for Visitor	12	
Total	99.4	
Less 20% within City Centre	19.88	
Total Parking slot required including visitor	79.52	
Total parking space provided including HC		74
Handicapped Parking		
Section C.3 1 space / 100 parking slots	1	2
Bicycle Storage (Part 5 - Off Street Bicycle Space Regulation)		
Section D.5 Ground Oriented/Non-Ground oriented		
6 Space / Bldg + 1.2 space/unit (secure)	78	80
Total	78.00	80

UNITS SUMMARY

TOWNHOMES			
UNIT NO.	UNIT TYPE	UNIT NET AREA	
	2 BDRM	SF	SM
LEVEL 1	10	5,493.48	510.36
LEVEL 2		5,493.48	510.36
TOTAL TH AREA :		10,987	1,020.72

APARTMENT			
UNIT NO.	UNIT TYPE	UNIT NET AREA	
	1 BDRM	SF	SM
LEVEL 3	1	495.20	46.01
LEVEL 4	1	495.20	46.01
LEVEL 5	1	495.20	46.01
LEVEL 6	10	5,994.22	556.88
TOTAL 1BR AREA :		7,480	694.90

APARTMENT			
UNIT NO.	UNIT TYPE	UNIT NET AREA	
	2 BDRM/D	SF	SM
LEVEL 1	2	1,685.22	156.56
LEVEL 2	4	3,595.81	334.06
LEVEL 3	10	7,915.34	735.36
LEVEL 4	10	7,915.34	735.36
LEVEL 5	10	7,915.34	735.36
LEVEL 6	1	810.24	75.27
TOTAL APT-2BR AREA :		29,837	2,771.97

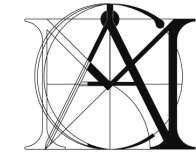
FSR CALCULATION

Measure: Surrey Zoning Bylaw

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Subtotal	
							SF	SM
NET BLDG AREA								
Residential Units	7,178.7	9,089	8,411	8,411	8,411	6,804	48,304.07	4,487.59
Common area/Services	2,049.3	1,289	1,261	1,261	1,261	1,250	8,371	777.71
F.A.R. (NET BLDG AREA)							56,675.31	5265.31
EXCLUSIONS								
Indoor amenity (Excl.)	1,220.6						1,221	113.40
Floor opening(Excl.)		384					384	35.64
TOTAL EXCLUSIONS							1,604.18	149.03
GROSS FLOOR AREA							58,279.49	5414.34

F.A.R. CALCULATIONS	SF	SM
Net Building area	56,675	4487.59
Gross Site Area	28,465.5	2,644.53
F.A.R.	2.0	Max. 2.50 Permitted

APARTMENT			
UNIT NO.	UNIT TYPE	UNIT NET AREA	
	1 BDRM	SF	SM
LEVEL 3	1	495.20	46.01
LEVEL 4	1	495.20	46.01
LEVEL 5	1	495.20	46.01
LEVEL 6	10	5,994.22	556.88
TOTAL 1BR AREA :		7,480	694.90



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 Unit 202 - 670 EVANS AVENUE
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Revision:

7	032118	RE-ISSUE FOR ADP2	RN	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

SUBMISSION TO ADP 7917-0205-00

Project Title
**6 Storey,
 60-Units
 Apartment/Townhouse
 Development**

13493 94Ave & 135 St.SURREY B.C.

Sheet Title
**PROJECT DATA,
 FLOOR SPACE
 ALLOCATION,
 PARKING
 CALCULATION**

Drawn: RN

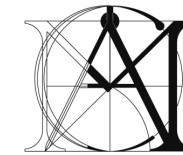
Checked: MC

Scale:

Project Number:
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Revision Date: 032118
 Draw. No.:

Print Date: 02/03/17 **A100.1**



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TREES NEED TO BE REMOVED

Revision:

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
6	020918	RE-ISSUE FOR RN MC ADP		

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7917-0205-00**

TREES NEED TO BE REMOVED

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

SITE PLAN

Drawn: RN

Checked: MC

Scale: 1/8" = 1'-0"

Project Number:
16 S AP 02

Revision Date:

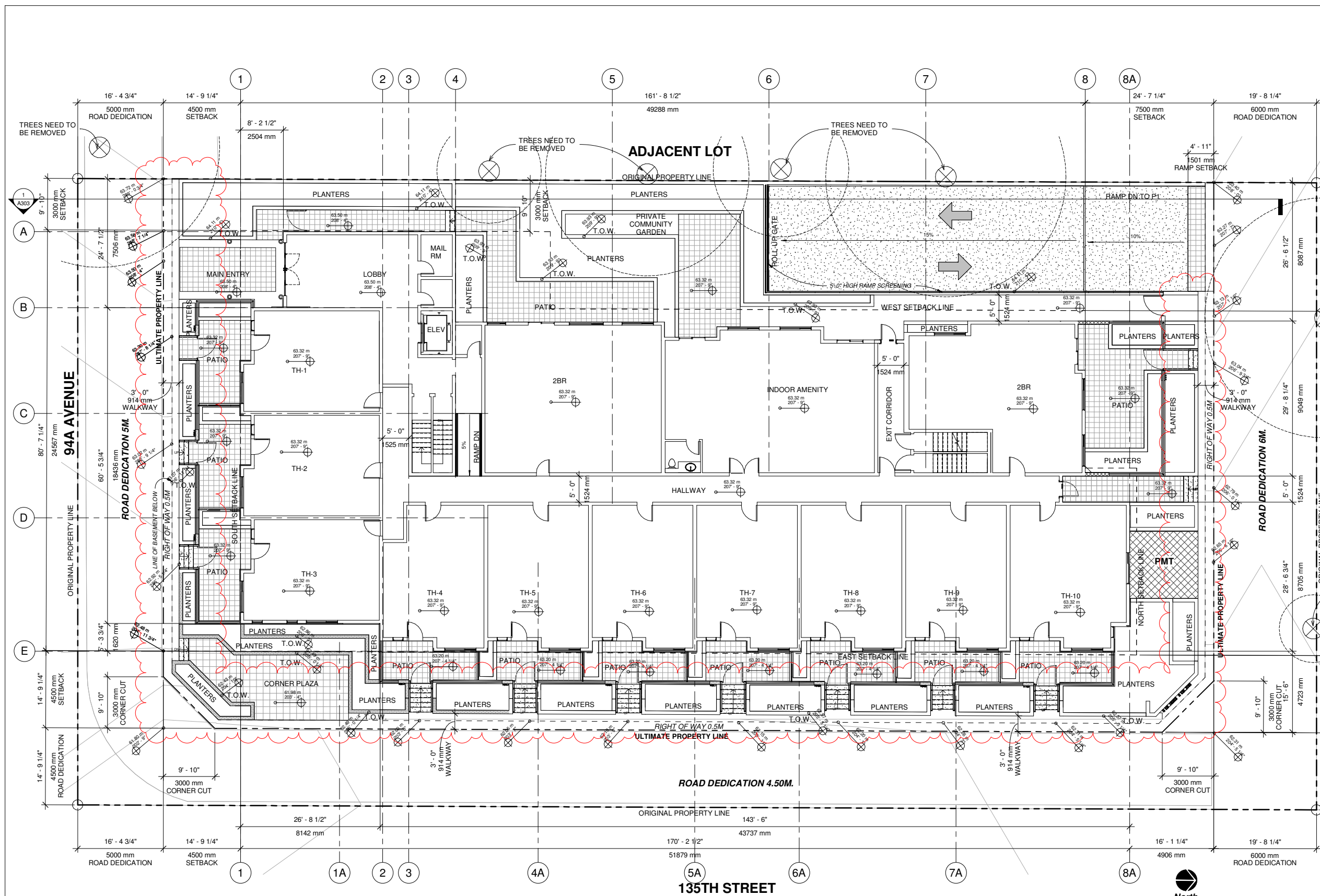
Desg. No.:

020918

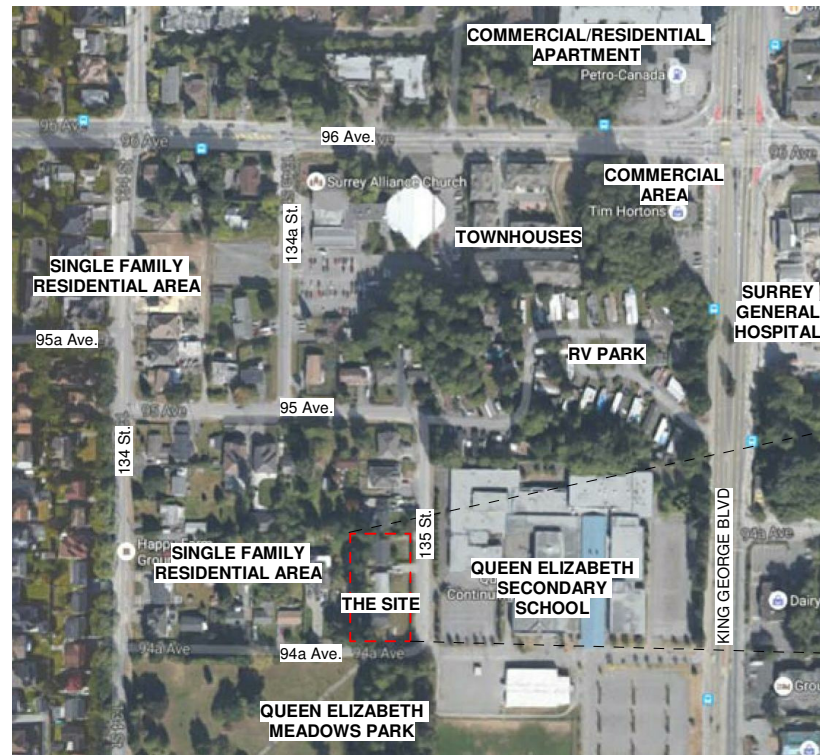
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04/27/17

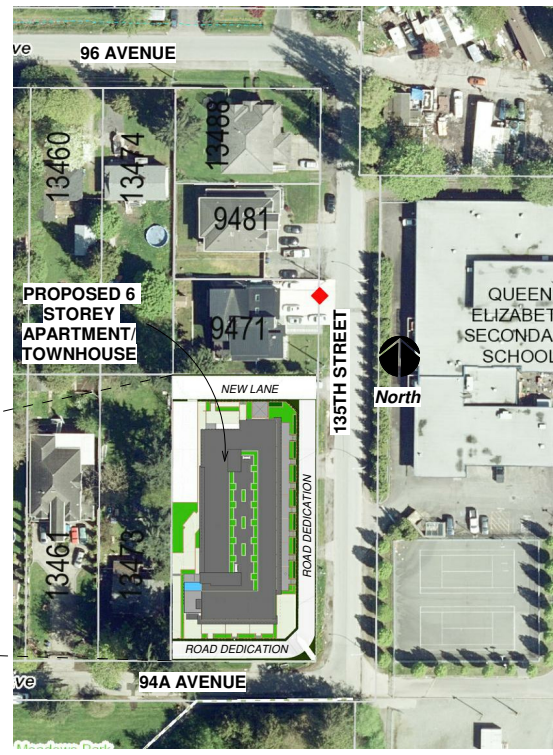
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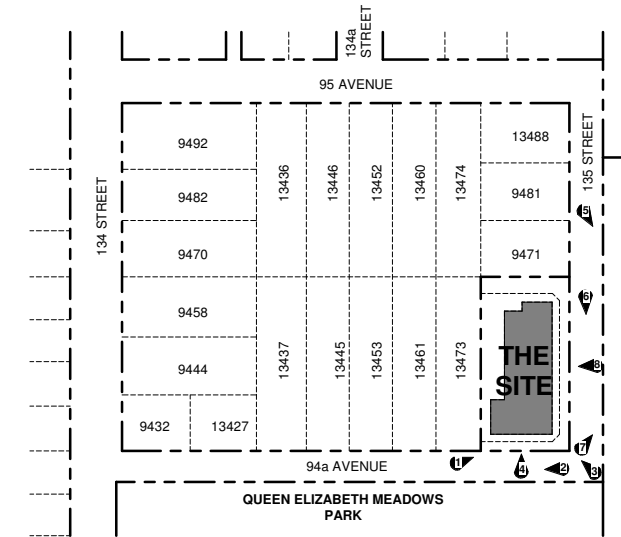
1 GENERAL SITE PLAN
1/8" = 1'-0"



1 NEIGHBORHOOD PLAN
1/12" = 1'-0"

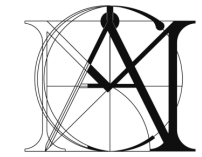


SITE ANALYSIS



2 CONTEXT PLAN
3/4" = 1'-0"

QUEEN ELIZABETH SECONDARY SCHOOL



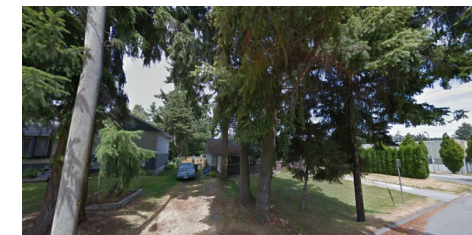
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SITE PHOTOS



1. VIEW ALONG LOT CORNER 94A AVENUE



5. VIEW ALONG 135TH STREET SECONDARY SCHOOL (PROJECT SITE ON THE RIGHT)



2. VIEW ALONG 94A AVENUE QUEEN ELIZABETH PARK (PROJECT SITE ON THE RIGHT)



6. VIEW ALONG 135TH STREET (PROJECT SITE ON THE RIGHT)



3. VIEW ALONG CORNER 94A AVENUE & 135TH STREET



7. VIEW ALONG 135TH STREET SECONDARY SCHOOL (PROJECT SITE ON THE LEFT)



4. VIEW ALONG 94A AVENUE STREET FRONTAGE



8. VIEW ALONG 135TH STREET FRONTAGE

SUBMISSION TO ADP 7917-0205-00

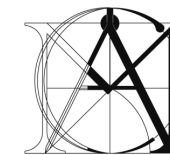
Project Title
6 Storey, 60-Units Apartment/Townhouse Development

13493 94Ave & 135 St. SURREY B.C.

Sheet Title
CONTEXT MAP

Drawn: Author
Checked: Checker
Scale: As indicated
Project Number: 16 S AP 02
Revision Date: _____ Deg. No.: _____
032118
Print Date: 04/24/17

A100.3



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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**SUBMISSION TO ADP
7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

STREETSCAPE

Drawn: RN

Checked: MC

Scale: 3/32" = 1'-0"

Project Number:
16 S AP 02

Revision Date:

Desg. No.:

032118

Print Date:

04/27/17

A100.4

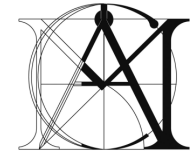


**EAST ELEVATION (STREETSCAPE
ALONG 135th)**
 1 3/32" = 1'-0"



**SOUTH ELEVATION (STREETSCAPE
ALONG 94a AVENUE)**
 2 3/32" = 1'-0"

PRECEDENT IMAGES-ARCHITECTURAL



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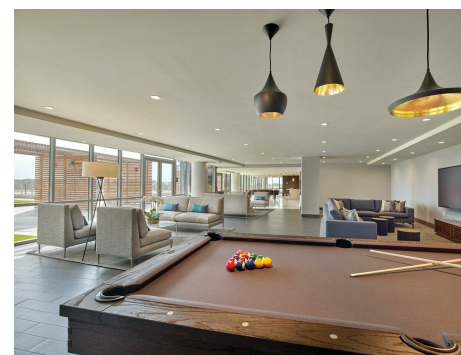
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Revision:

ROOF TOP AMENITY



INDOOR AMENITY



INTERNAL COURTYARD



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5	011718	ISSUED FOR ADP	RN	MC
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SUBMISSION TO ADP
7917-0205-00

Project Title
**6 Storey,
 60-Units
 Apartment/Townhouse
 Development**

13493 94Ave & 135
 St.SURREY B.C.

Sheet Title
**DESIGN
 CONCEPT**

Drawn: Author

Checked: Checker

Scale:

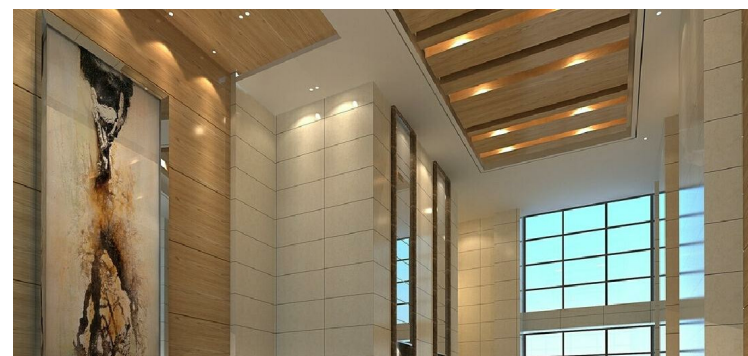
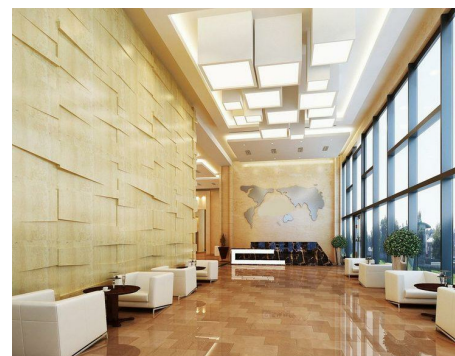
Project Number:
16 S AP 02

Revision Date: 020918

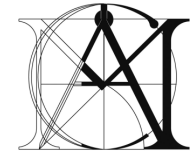
Print Date: 01/12/18

Dep. No.:
A100.6

LOBBY SPACES



PRECEDENT IMAGES-LANDSCAPE



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Revision:

CHILDREN AMENITY



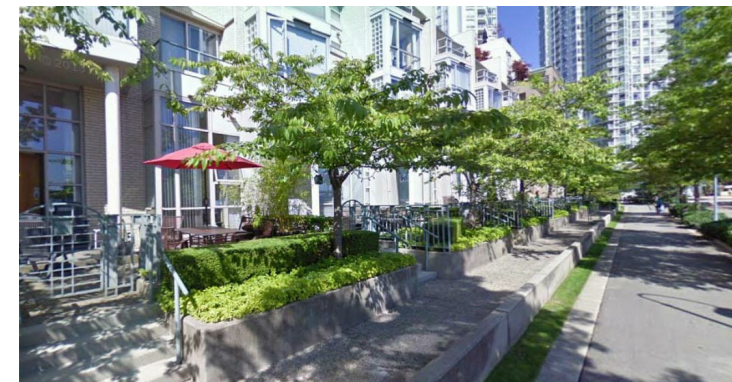
PUBLIC SPACE



PUBLIC SPACE



LAYERED LANDSCAPE



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5	011718	ISSUED FOR ADP	RN	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

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Project Title
**6 Storey,
 60-Units
 Apartment/Townhouse
 Development**

13493 94Ave & 135
 St.SURREY B.C.

Sheet Title
**DESIGN
 CONCEPT**

Drawn: Author

Checked: Checker

Scale:

Project Number:
 16 S AP 02

Revision Date: 020918

Print Date: 01/12/18

Dwg. No.:

A100.7

COMMUNITY GARDEN



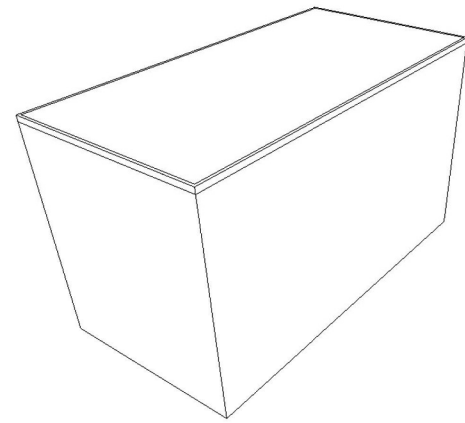
INTERNAL COURTYARD



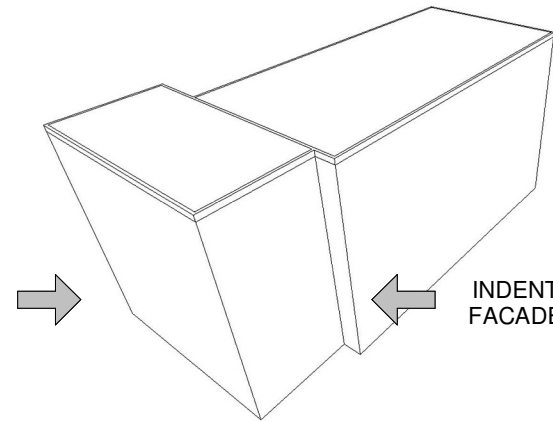
OUTDOOR LIGHTING



PRECEDENT IMAGES-MASSING

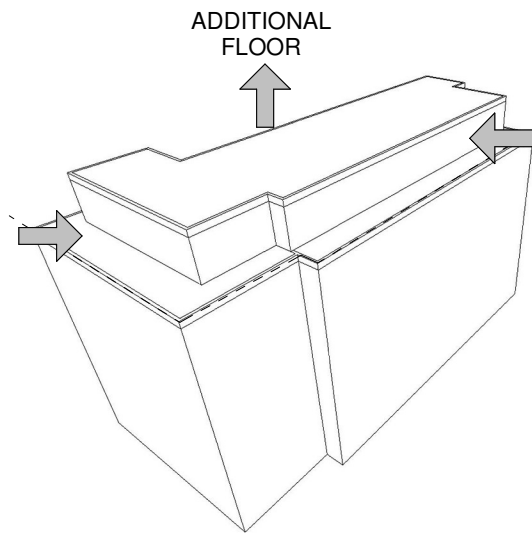


MASSING ON MAIN BUILDING ALONG 135TH STREET



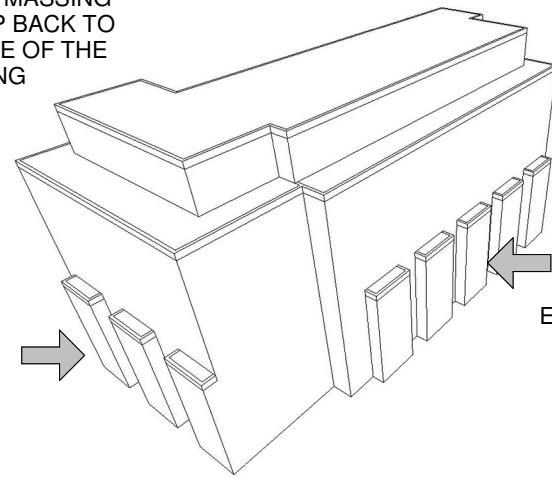
INDENT FACADE

ADDITIONAL MASSING ON MAIN BUILDING ALONG 94A AVENUE TO MAXIMIZE BUILDING UNITS EFFICIENCY



ADDITIONAL FLOOR

UPPER FLOOR MASSING FURTHER STEP BACK TO REDUCE SCALE OF THE BUILDING



GENERATE HORIZONTAL TOWNHOUSE EXPRESSION ON 2 STOREY

BUILDING MASSING

THE MASSING OF THE DEVELOPMENT IS INTENDED TO PROVIDE ADEQUATE INTERNAL SPACE FOR EACH UNIT AND MAXIMIZE OUTDOOR AREAS WHILE BEING SENSITIVE TO THE NEIGHBOURING PROPERTIES. THE BUILDING IS ORIENTATED TO ENHANCE VIEWS OF DOWNTOWN SURREY. THE 6 STOREY BUILDING HAS AN OVERALL HEIGHT OF 68'-0" FROM THE MAIN GROUND UNITS. THE 6TH FLOOR AND ROOF TOP AMENITIES ARE SETBACK FROM THE EDGE OF THE BUILDING TO REDUCE THE PERCIEVED SIZE OF THE DEVELOPMENT.

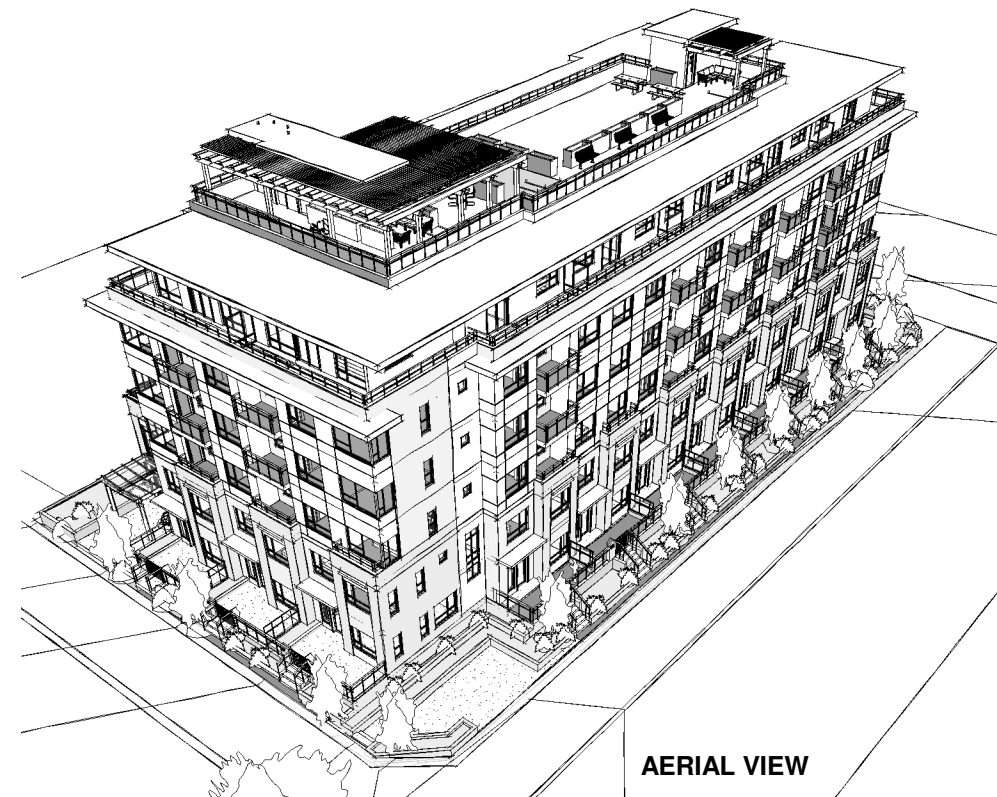
ACCENT WALL



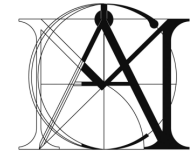
EXTERIOR FINISHES



DESIGN



AERIAL VIEW



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Project Title

6 Storey, 60-Units Apartment/Townhouse Development

13493 94Ave & 135 St. SURREY B.C.

Sheet Title

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Checked: Checker

Scale:

Project Number: 16 S AP 02

Revision Date: 020918

Desg. No.:

Print Date: 01/16/18

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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

**PARKADE 1
PLAN**

Drawn: RN

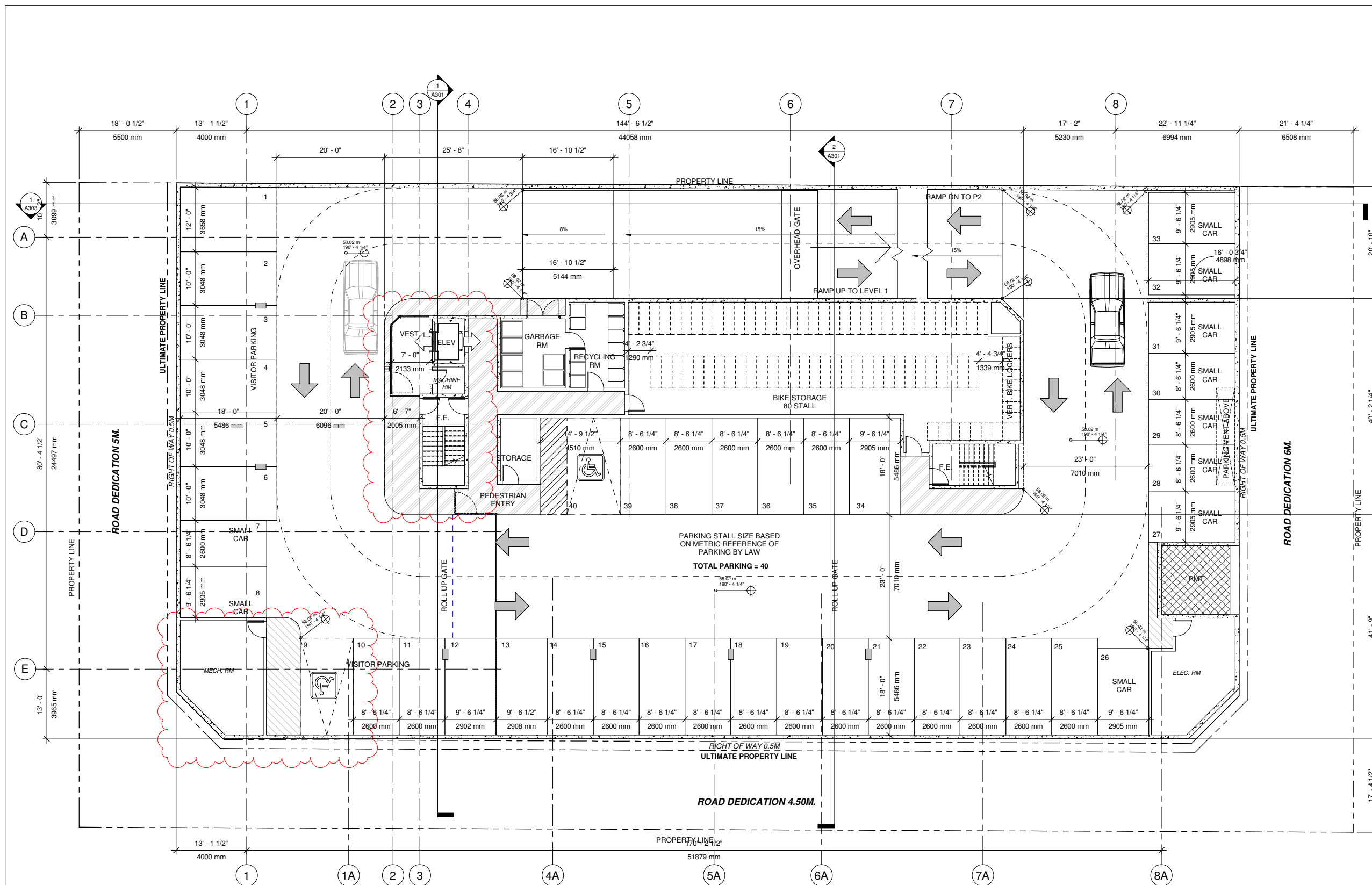
Checked: MC

Scale: As indicated

Project Number:
16 S AP 02

Revision Date: 032118
Print Date: 10/15/17

Drawn: RN
Checked: MC
Scale: As indicated
Project Number:
16 S AP 02
Revision Date: 032118
Print Date: 10/15/17
A101



① PARKADE 1 PLAN
1/8" = 1'-0"





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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

**PARKADE 2
PLAN**

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

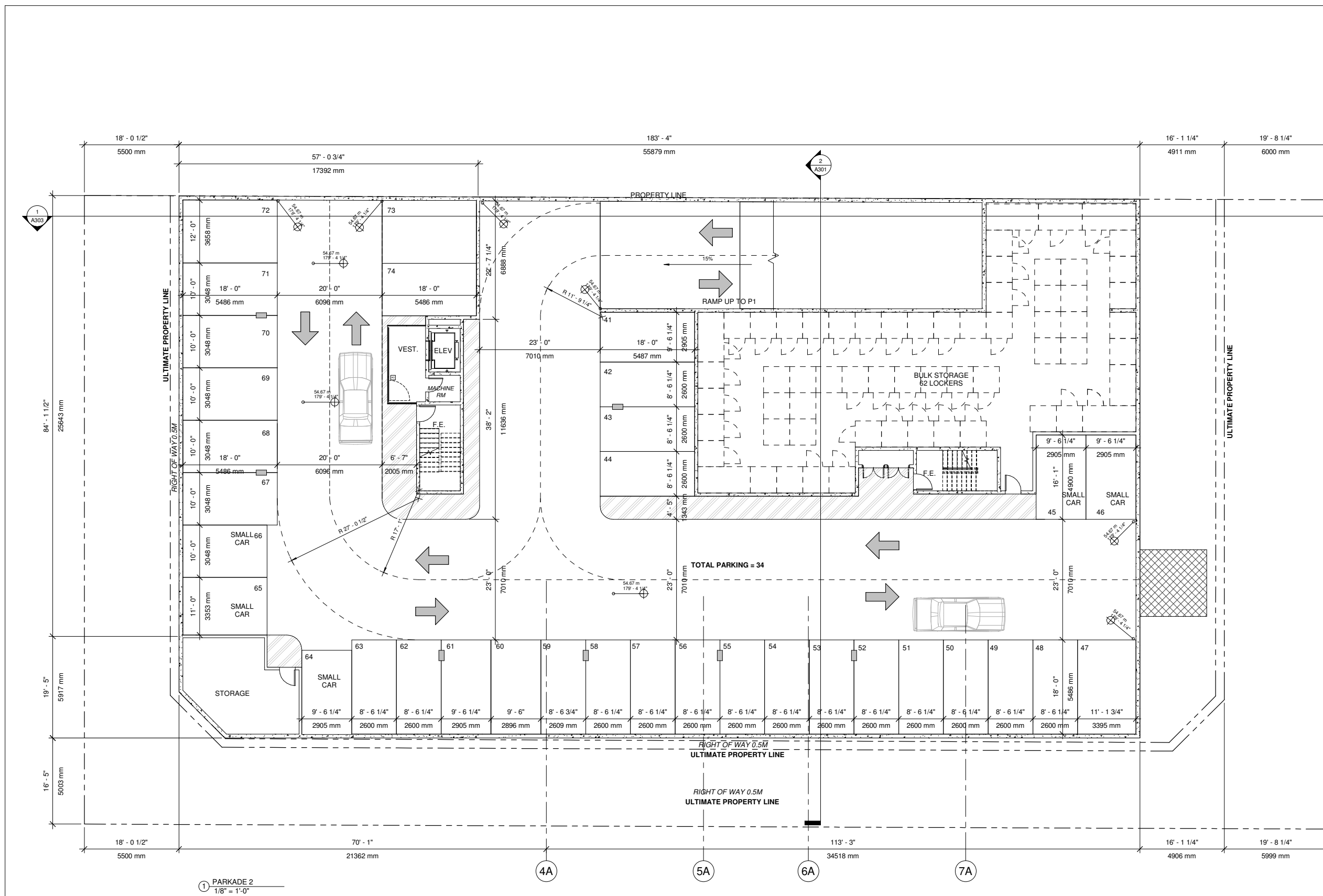
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16 S AP 02

Revision Date: _____ Desg. No.:

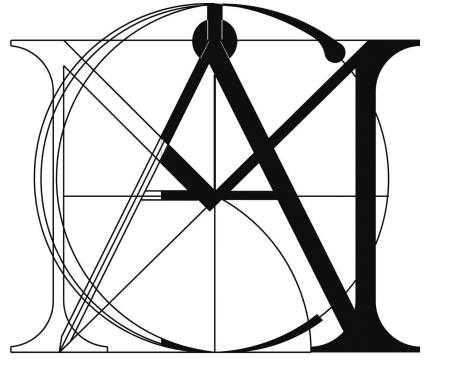
032118

Print Date:
10/15/17

A101A



1 PARKADE 2
1/8" = 1'-0"



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Project Title
6 Storey, 60-Units Apartment/Townhouse Development

13493 94Ave & 135 St. SURREY B.C.

LEVEL 1 PLAN

Drawn: RN

Checked: MC

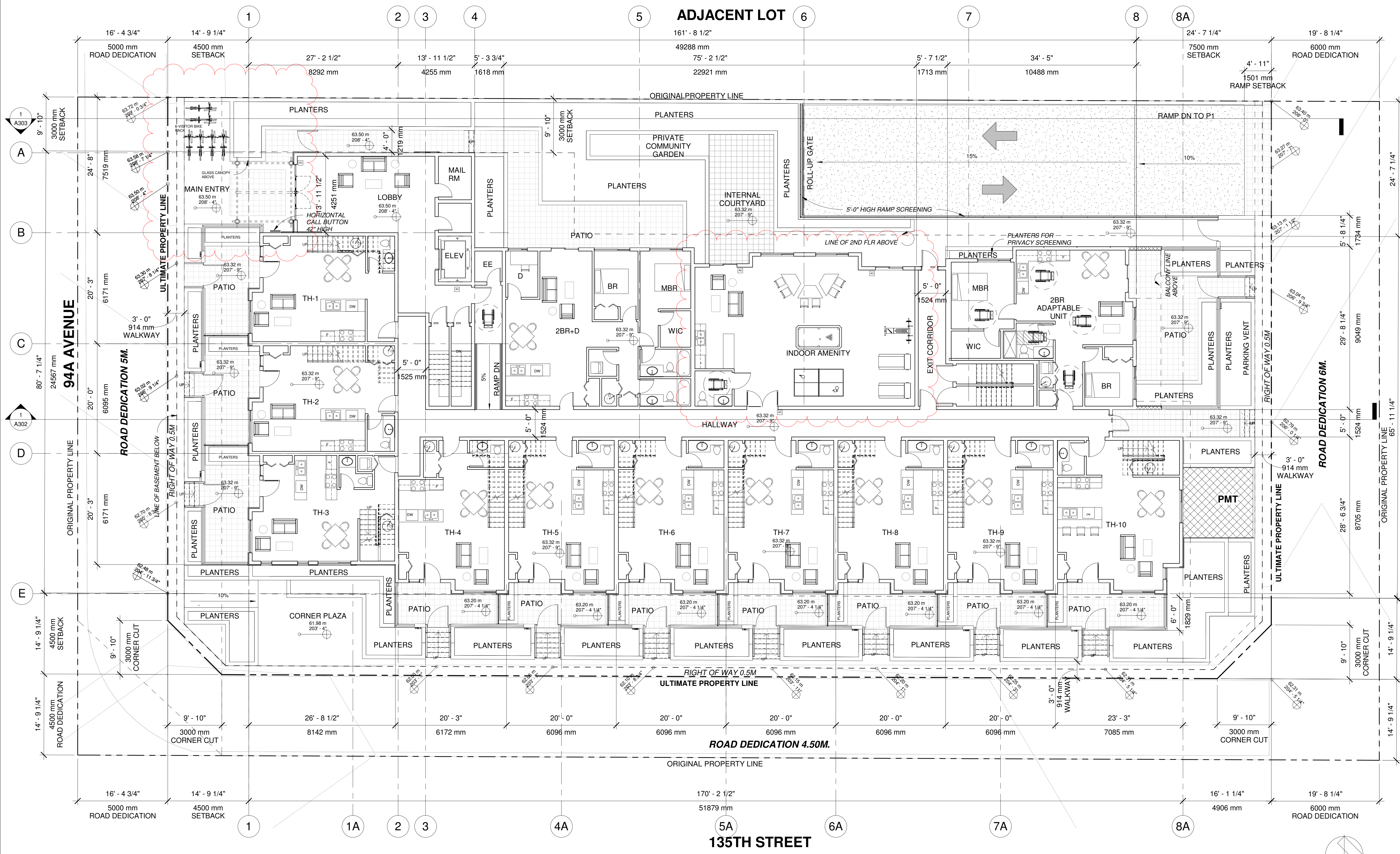
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Project Number: 16 S AP 02

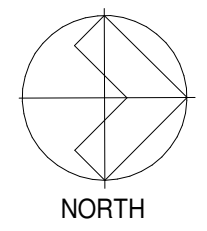
Revision Date: Dwg. No.: 032118

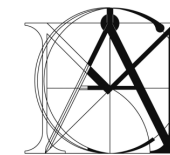
Print Date: 10/15/17

A102



1 LEVEL 1 PLAN
1/8" = 1'-0"





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Consultants				

**SUBMISSION TO ADP
7917-0205-00**

Project Title
**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title
LEVEL 2 PLAN

Drawn: RN

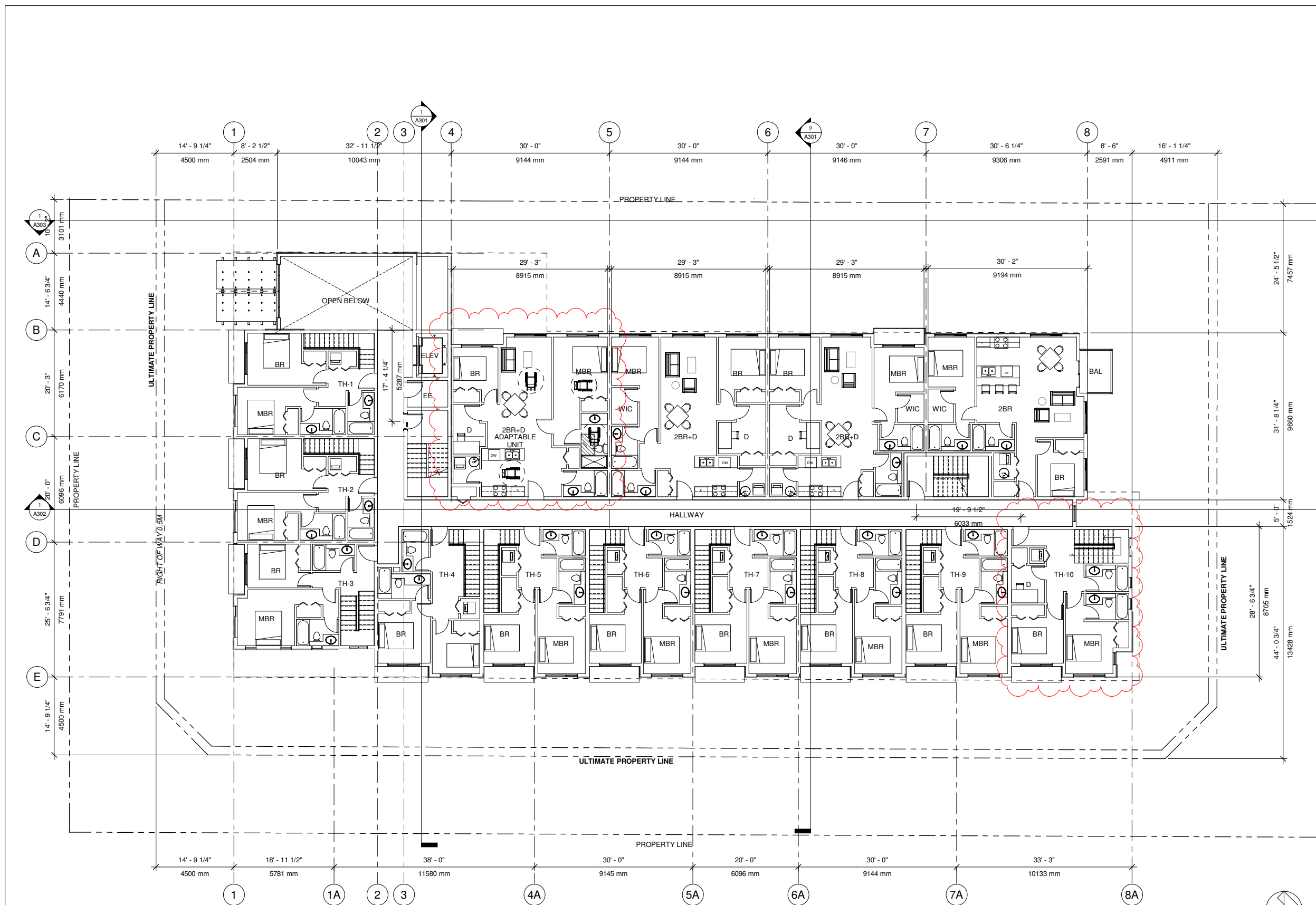
Checked: MC

Scale: As indicated

Project Number:
16 S AP 02

Revision Date: 020918
Print Date: 10/15/17

16 S AP 02
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10/15/17
A103



1 LEVEL 2 PLAN
1/8" = 1'-0"





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Revision:

6	020918	RE-ISSUE FOR ADP	RN	MC
5	011718	ISSUED FOR ADP	RN	MC

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultants				

SUBMISSION TO ADP 7917-0205-00

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

**LEVEL 3-5
TYPICAL PLAN**

Drawn: RN

Checked: MC

Scale: As indicated

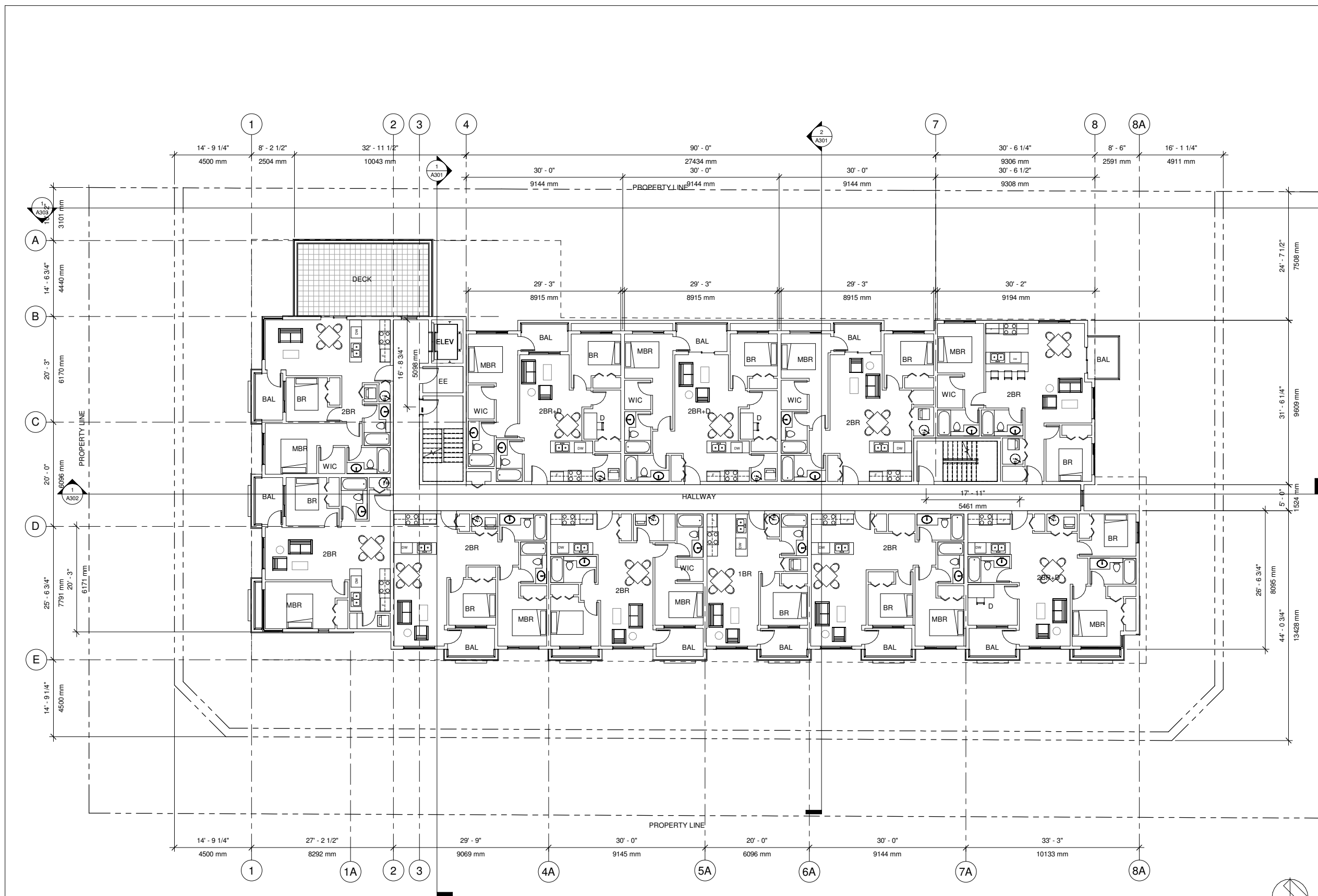
Project Number:
16 S AP 02

Revision Date: _____ Deg. No.:

020918

Print Date:
10/15/17

A104



① LEVEL 3-5 TYPICAL PLAN
1/8" = 1'-0"





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5	011718	ISSUED FOR ADP	RN	MC

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**SUBMISSION TO ADP
7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

LEVEL 6 PLAN

Drawn: Author

Checked: Checker

Scale: As indicated

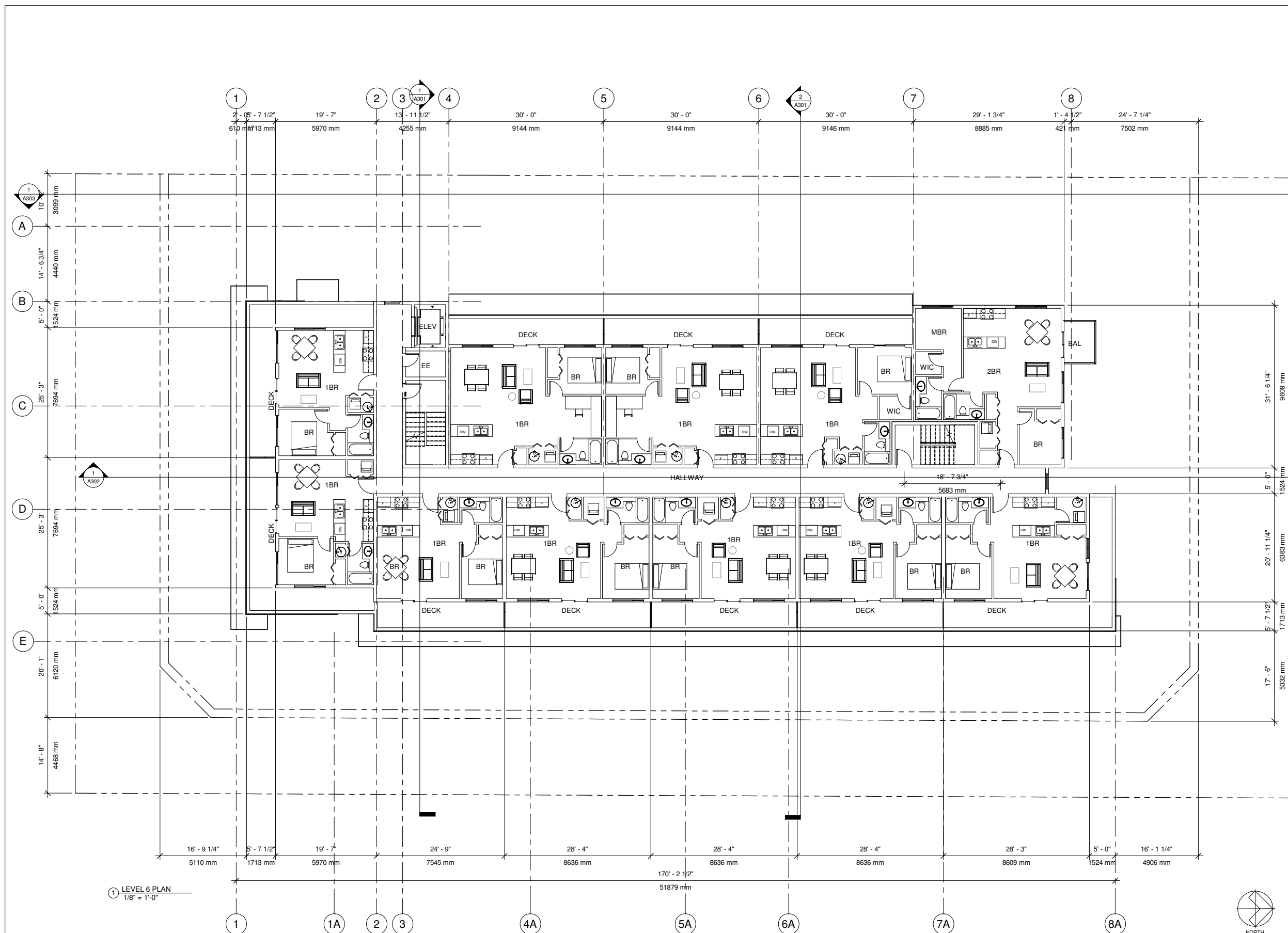
Project Number:
16 S AP 02

Revision Date: Dwg. No.:

020918

Print Date:
10/15/17

A105



① LEVEL 6 PLAN
1/8" = 1'-0"





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7	032118	RE-ISSUE FOR ADP2	RN	MC
5	011718	ISSUED FOR ADP	RN	MC

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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
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Sheet Title

**ROOF DECK
LEVEL**

Drawn: Author

Checked: Checker

Scale: As indicated

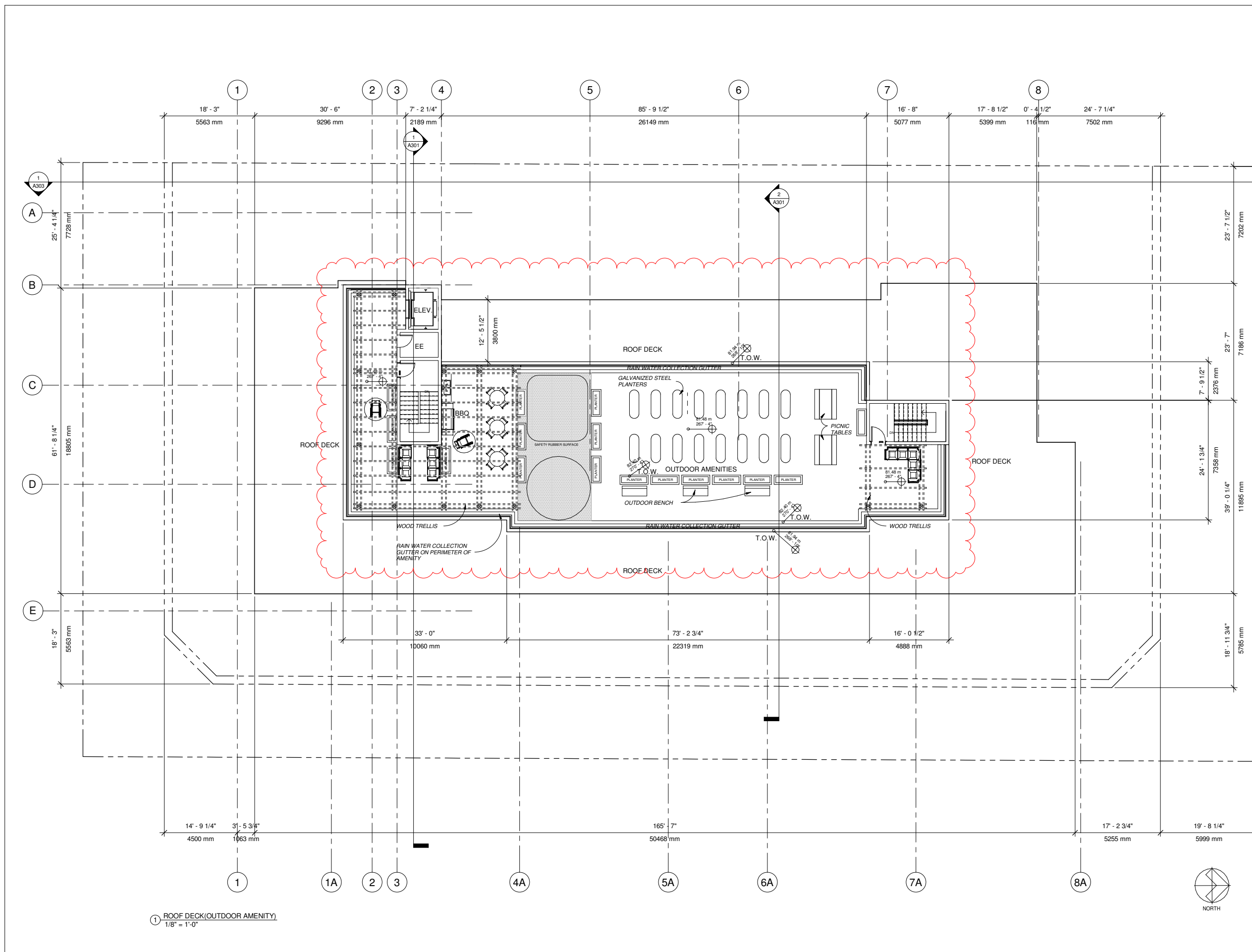
Project Number:
16 S AP 02

Revision Date: _____ Dwg. No.:

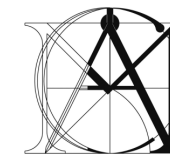
032118

Print Date:
12/12/17

A106



1 ROOF DECK (OUTDOOR AMENITY)
1/8" = 1'-0"



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

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SUBMISSION TO ADP
7917-0205-00

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

**NORTH &
SOUTH
ELEVATION**

Drawn: RN

Checked: MC

Scale: As indicated

Project Number:
16 S AP 02

Revision Date:
020918

Desg. No.:

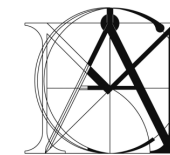
Print Date:
10/15/17

A201



LEGEND:

A	HARDIE REVEAL PANEL ABALONE BENJAMIN MOORE 2108-60	E	MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
B	HARDIE PANEL IRON GRAY	F	WINDOW FRAME BENJAMIN MOORE ABYSS 2128-20
C	HARDIE LAP SIDING COBBLE STONE	G	HARDIE REVEAL PANEL BENJAMIN MOORE 2120-60 WHITE WATER
D	SAGIWALL PANEL PVC T&G-HAZEL OAK		



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultants				

SUBMISSION TO ADP
7917-0205-00

Project Title
**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title
**WEST & EAST
ELEVATION**

Drawn: RN

Checked: MC

Scale: As indicated

Project Number:
16 S AP 02

Revision Date:
020918

Print Date:
10/15/17

Dwg. No.:
A202

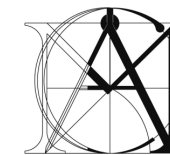


LEGEND:

A	HARDIE REVEAL PANEL ABALONE BENJAMIN MOORE 2108-60	D	SAGIWALL PANEL PVC T&G-HAZEL OAK	G	HARDIE REVEAL PANEL BENJAMIN MOORE 2120-60 WHITE WATER
B	HARDIE PANEL IRON GRAY	E	MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK		
C	HARDIE LAP SIDING COBBLE STONE	F	WINDOW FRAME BENJAMIN MOORE ABYSS 2128-20		

② WEST ELEVATION
1/8" = 1'-0"

① EAST ELEVATION
1/8" = 1'-0"



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SUBMISSION TO ADP
7917-0205-00

Project Title
**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title
**ENLARGED
ELEVATIONS**

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:
16 S AP 02

Revision Date: _____ Deg. No.: _____

020918

Print Date:
01/12/18

A203

LEGEND:

- A HARDIE REVEAL PANEL ABALONE BENJAMIN MOORE 2108-60
- B HARDIE PANEL IRON GRAY PAINT FINISH
- C HARDIE LAP SIDING COBBLE STONE PAINT FINISH
- D SAGIWALL HAZEL OAK PVC TONGUE & GROOVE PANELS
- E MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
- F WINDOW FRAME BENJAMIN MOORE ABYSS 2128-20
- G HARDIE REVEAL PANEL BENJAMIN MOORE 2120-60 WHITE WATER

PROVISION FOR FILM ON SURFACE FOR DOOR/WINDOW GLASS PANEL (3RD-6TH LEVEL)- TO AVOID REFLECTION AS PER BIRD FRIENDLY DESIGN GUIDELINES

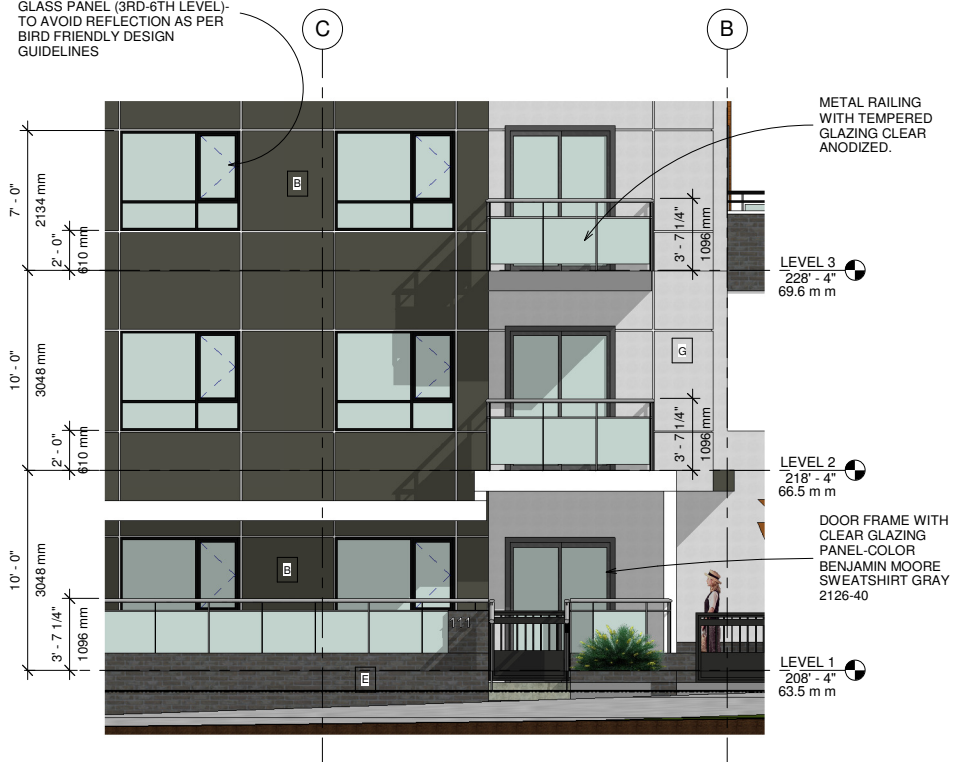


1 PARTIAL ELEVATION 1
1/4" = 1'-0"

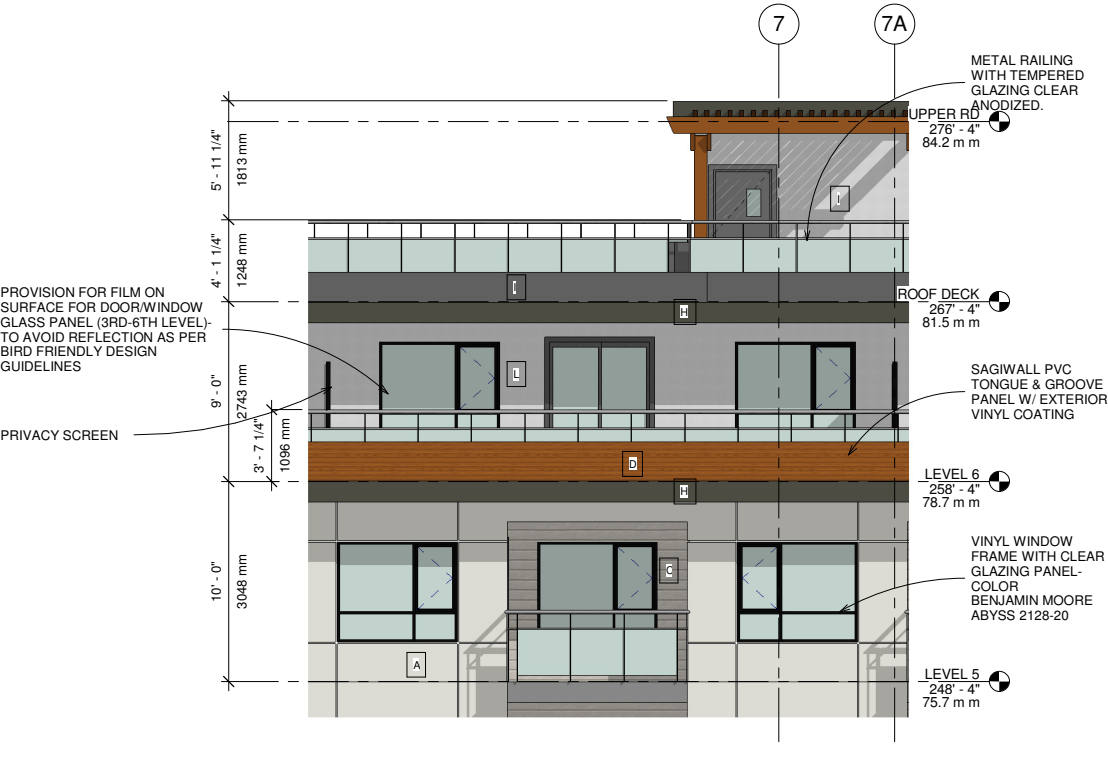


3 PARTIAL ELEVATION (MAIN ENTRANCE)
1/4" = 1'-0"

PROVISION FOR FILM ON SURFACE FOR DOOR/WINDOW GLASS PANEL (3RD-6TH LEVEL)- TO AVOID REFLECTION AS PER BIRD FRIENDLY DESIGN GUIDELINES



2 PARTIAL ELEVATION 2
1/4" = 1'-0"



4 PARTIAL ELEVATION 3
1/4" = 1'-0"



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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Consultants

**SUBMISSION TO ADP
7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

SECTION 1

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

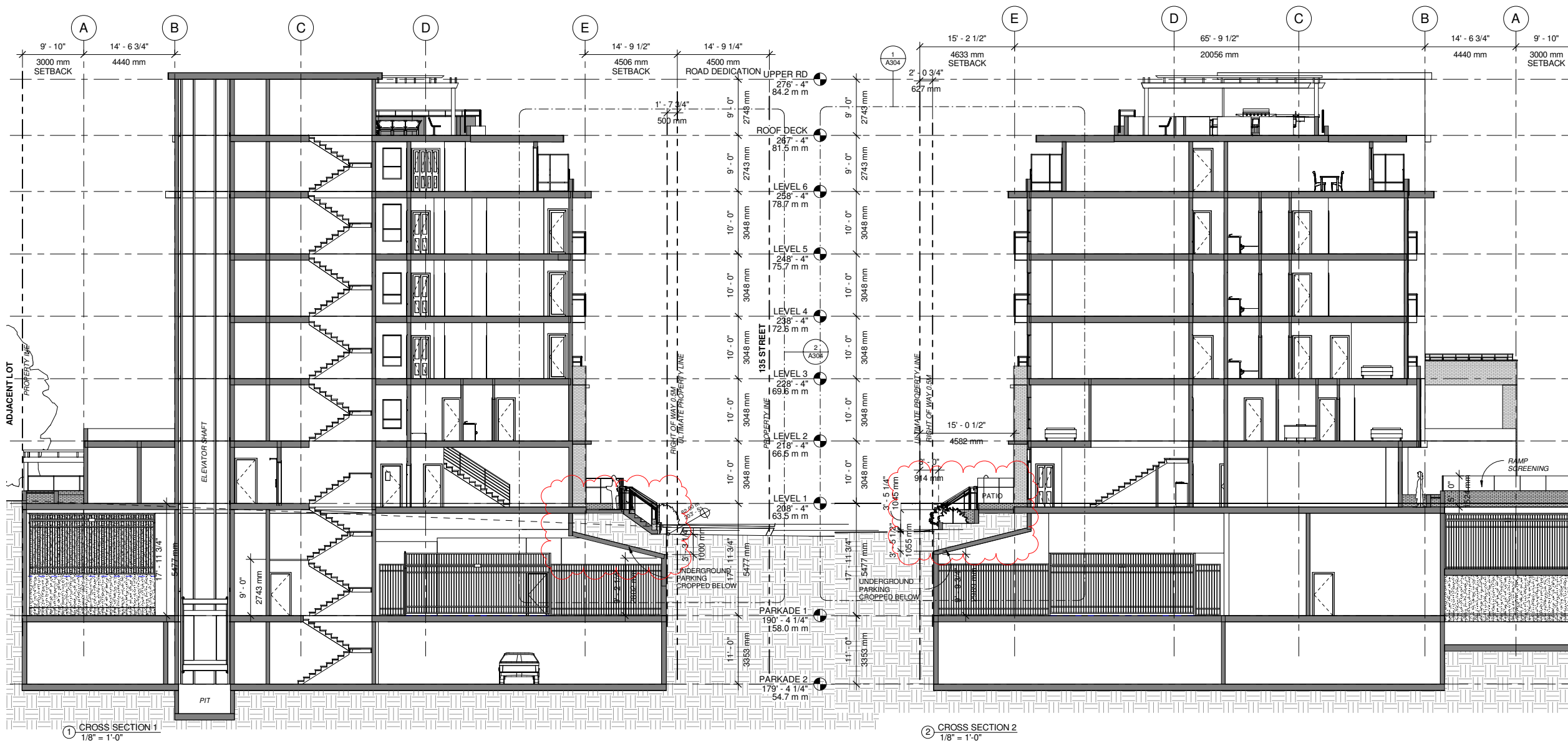
Project Number:
16 S AP 02

Revision Date: _____ Deg. No.: _____

032118

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10/15/17

A301



1 CROSS SECTION 1
1/8" = 1'-0"

2 CROSS SECTION 2
1/8" = 1'-0"



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

SECTION 2

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

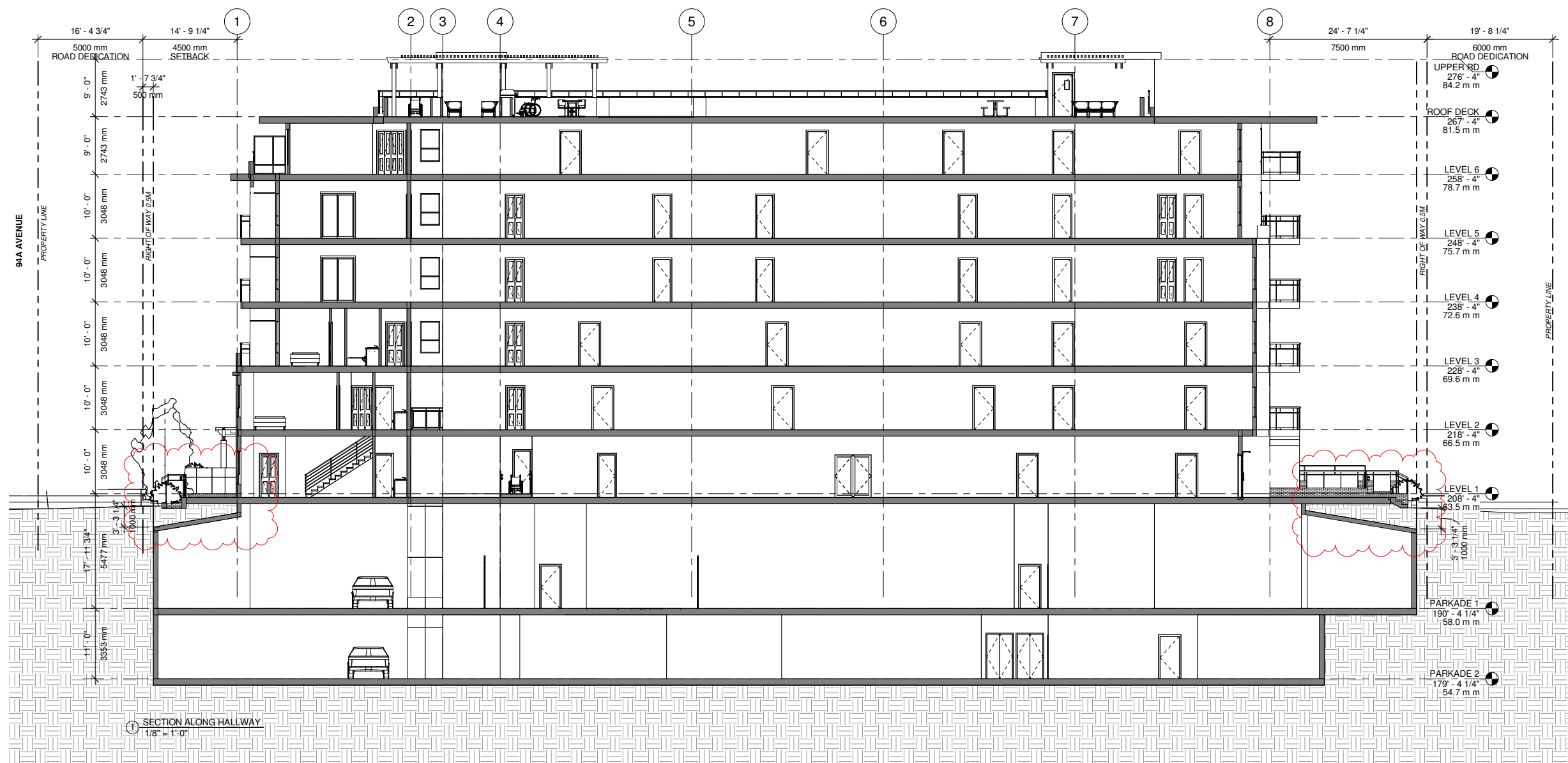
Project Number:
16 S AP 02

Revision Date: _____ Deg. No.: _____

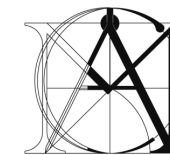
032118

Print Date:
10/16/17

A302



SECTION ALONG HALLWAY
1/8" = 1'-0"



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Consultants

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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St.SURREY B.C.

Sheet Title

SECTION 3

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

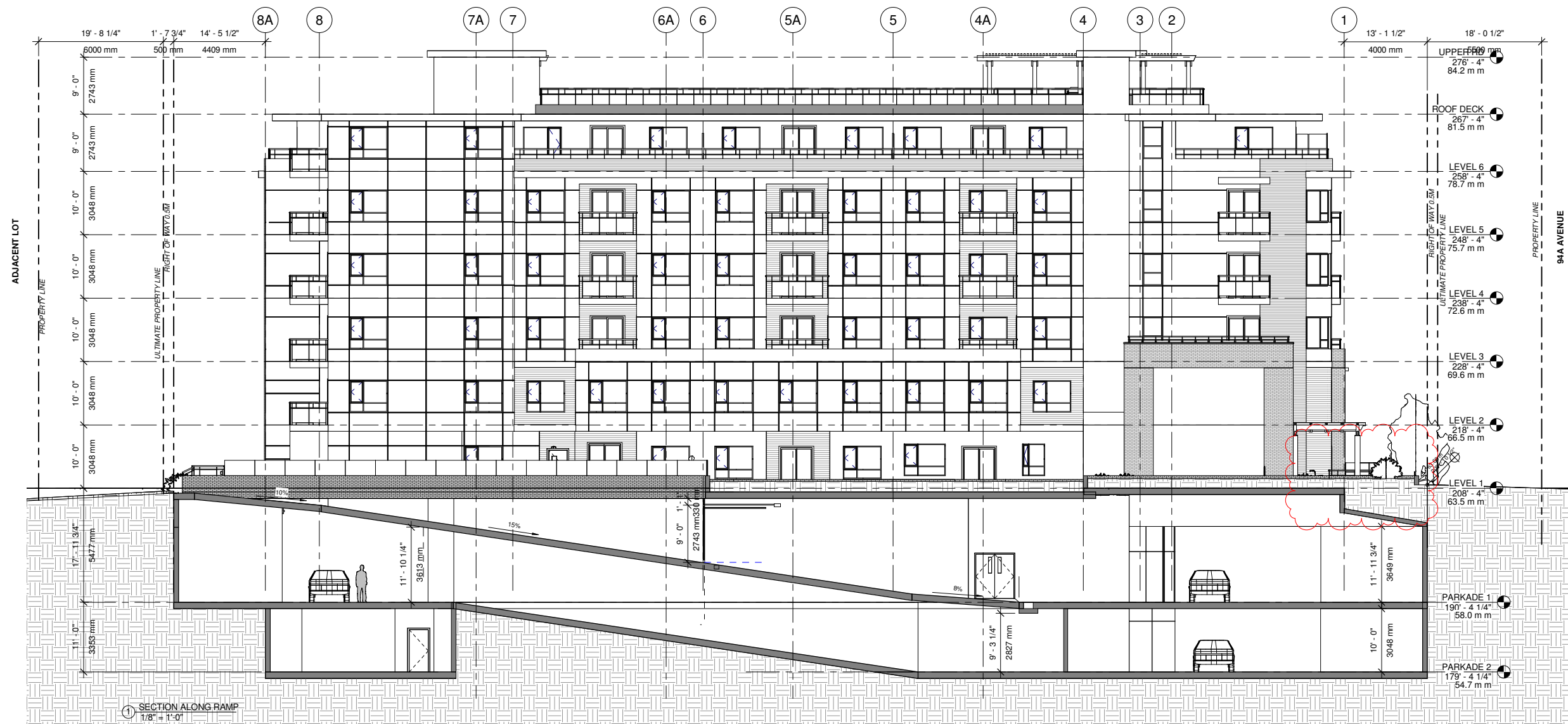
Project Number:
16 S AP 02

Revision Date: _____ Deg. No.: _____

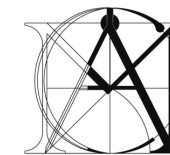
032118

Print Date:
01/10/18

A303



SECTION 3
SECTION ALONG RAMP
1/8" = 1'-0"



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7917-0205-00**

Project Title

**6 Storey,
60-Units
Apartment/Townhouse
Development**

13493 94Ave & 135
St. SURREY B.C.

Sheet Title

**ENLARGED
SECTION**

Drawn: Author

Checked: Checker

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

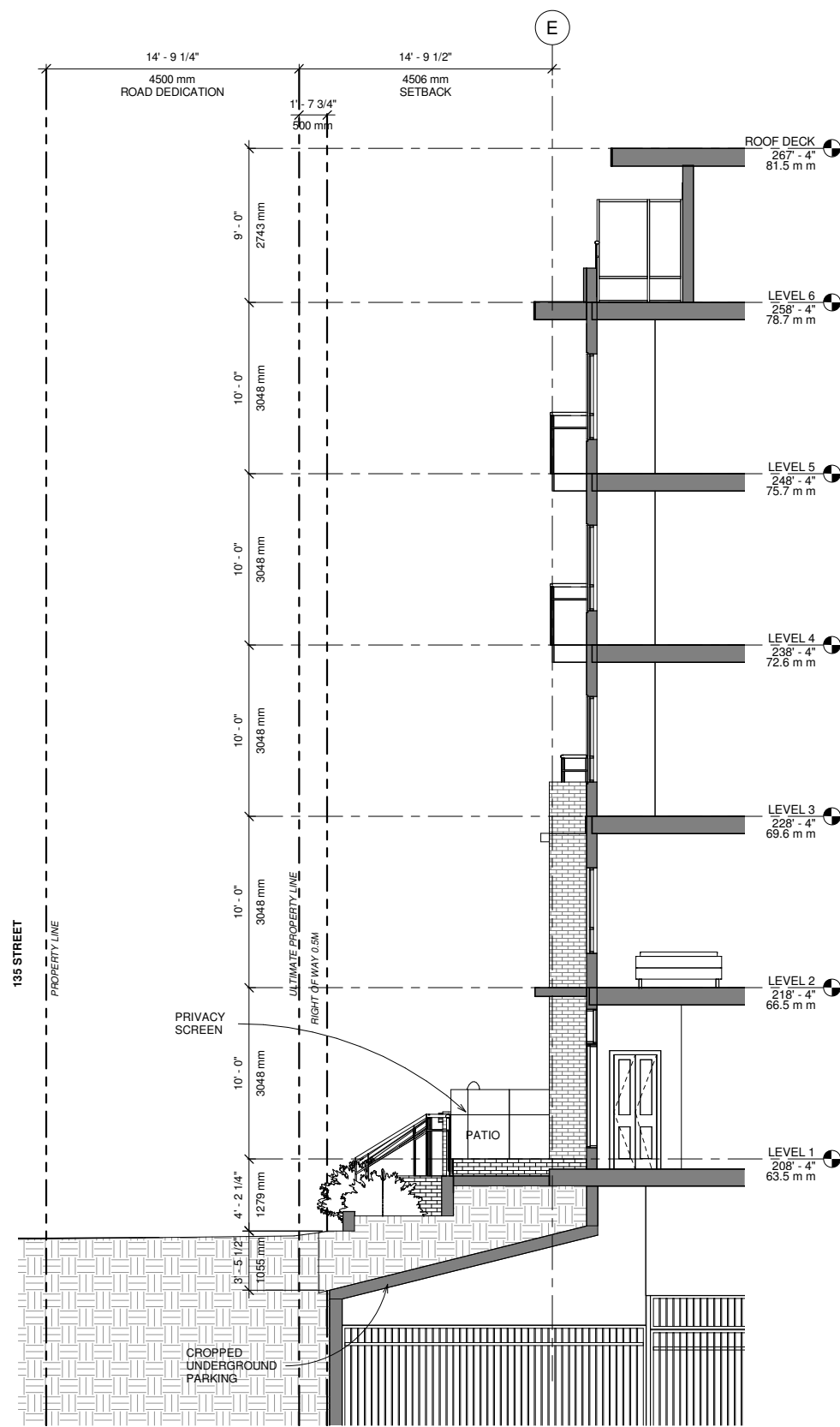
Project Number:
16 S AP 02

Revision Date:
032118

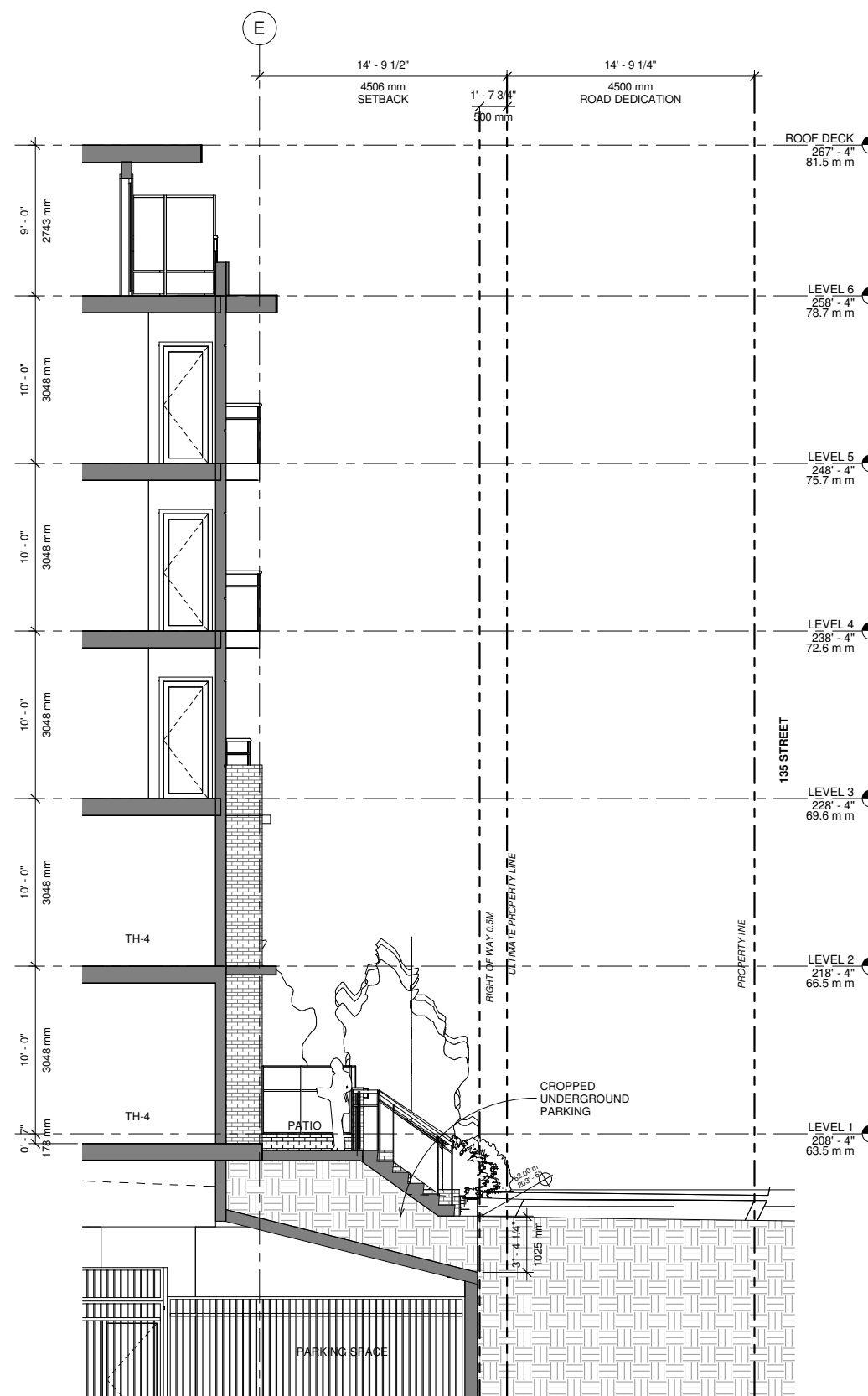
Print Date:
01/15/18

Dwg. No.:

A304



① PARTIAL SECTION ALONG PLANTERS
1/4" = 1'-0"

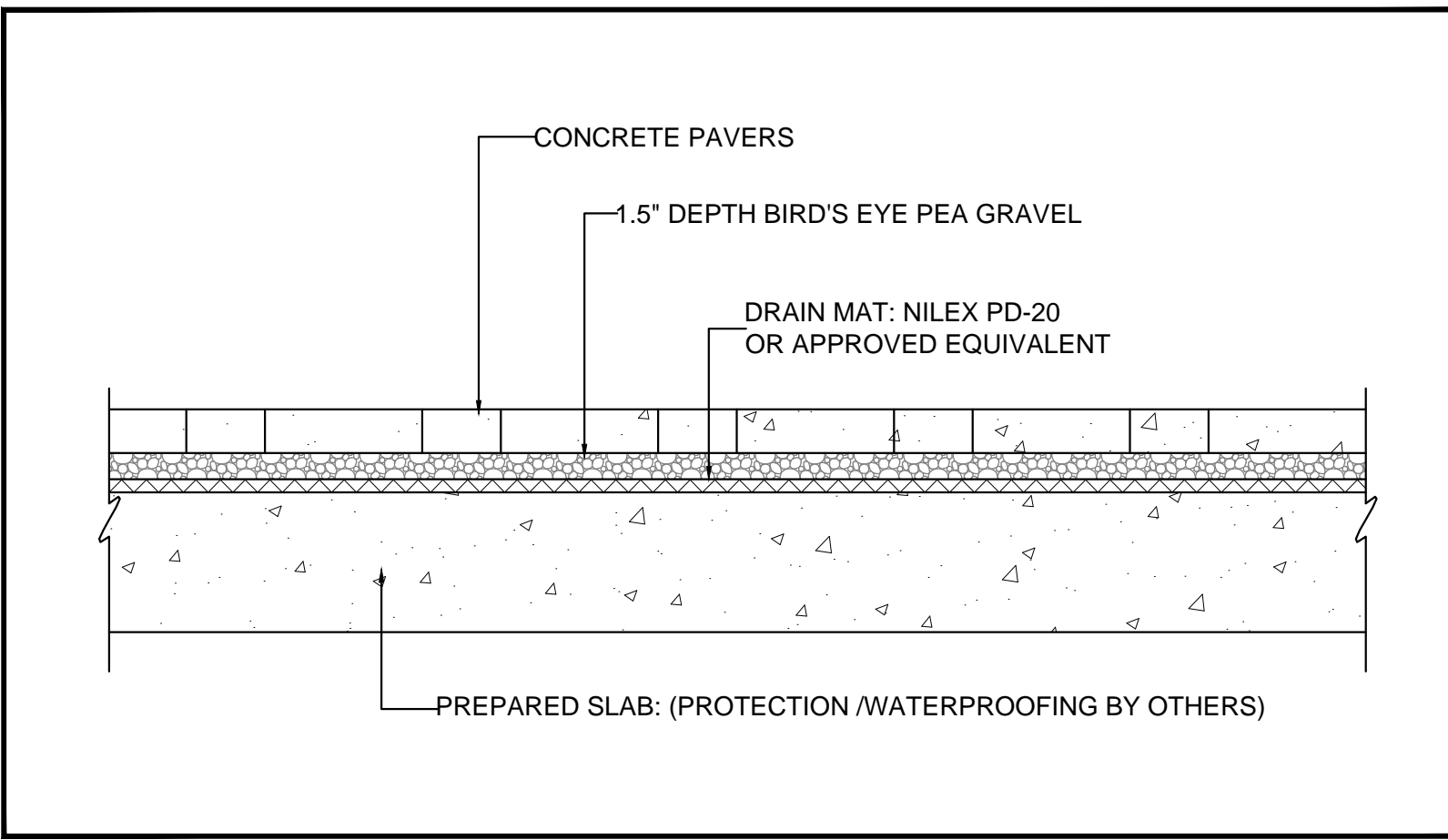


② PARTIAL SECTION ALONG PATIO
1/4" = 1'-0"

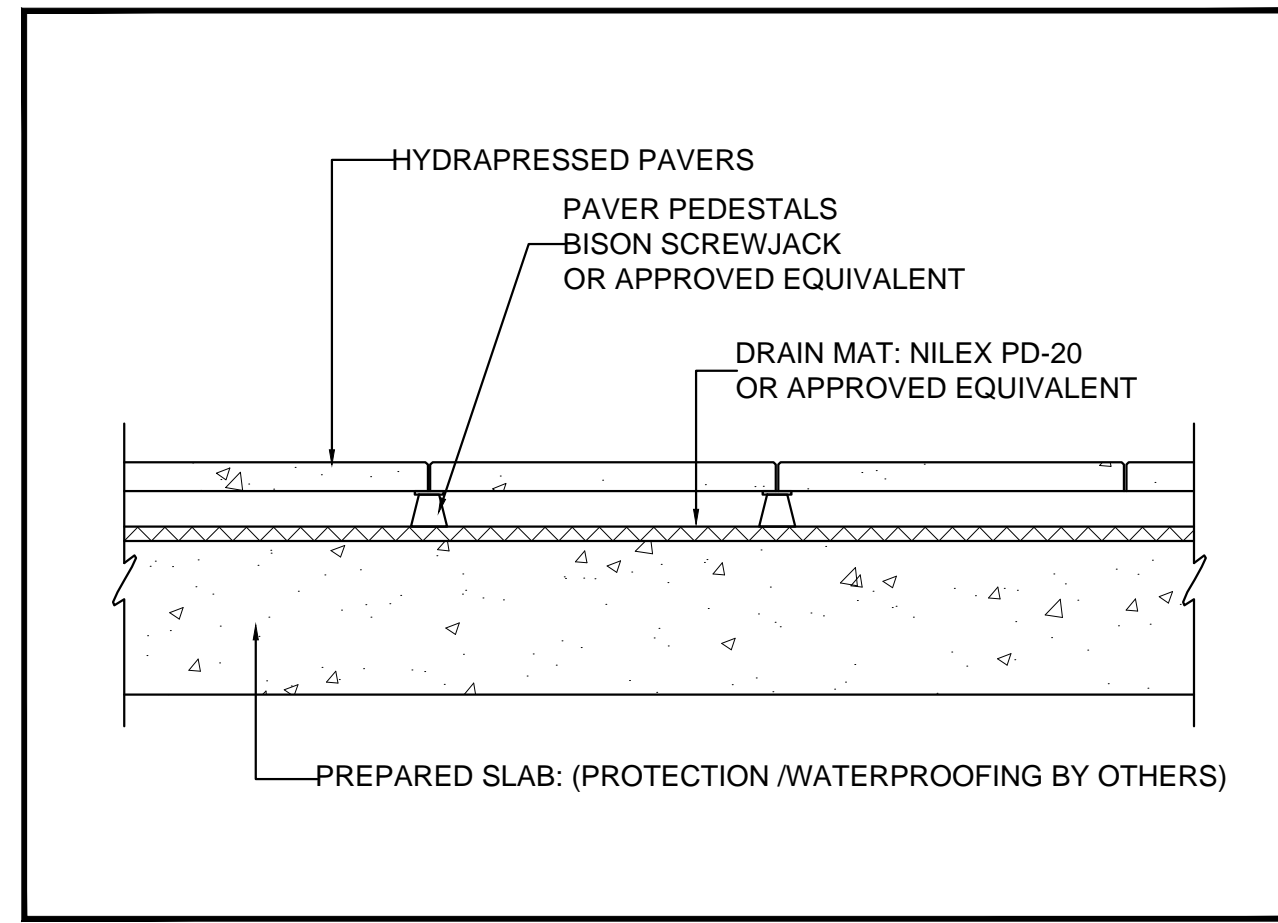
SEAL:

PLANT SCHEDULE			PMG PROJECT NUMBER: 9x-xxx	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(A)	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.5M STD; B&B
(B)	2	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
(C)	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B
(D)	7	STREET TREES	-	-
SHRUB				
(E)	9	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA; RED-VIOLET	#3 POT; 40CM
(F)	47	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(G)	1	HAMAMELIS X INTERMEDIA 'DIANE'	RED WITCH HAZEL	#3 POT; 80CM
(H)	16	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
(I)	4	RHODODENDRON 'LEM'S CAMEO'	RHODODENDRON; APRICOT; E. MAY	#3 POT; 50CM
(J)	34	ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
(K)	218	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
(L)	10	VACCINIUM 'NORTHLAND'	NORTHLAND BLUEBERRY	#3 POT; 60CM
(M)	6	VACCINIUM 'PATRIOT'	BLUEBERRY	#3 POT; 60CM
(N)	7	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(O)	1	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS				
(P)	70	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(Q)	30	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(R)	296	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PERENNIAL				
(S)	10	ALLIUM SCHOENOPRASUM	COMMON CHIVES	15CM POT
(T)	162	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
(U)	16	ORIGANUM VULGARE	COMMON OREGANO	15CM POT
(V)	79	THYMUS SERPHYLLUM	CREeping THYME	9CM POT
(W)	19	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

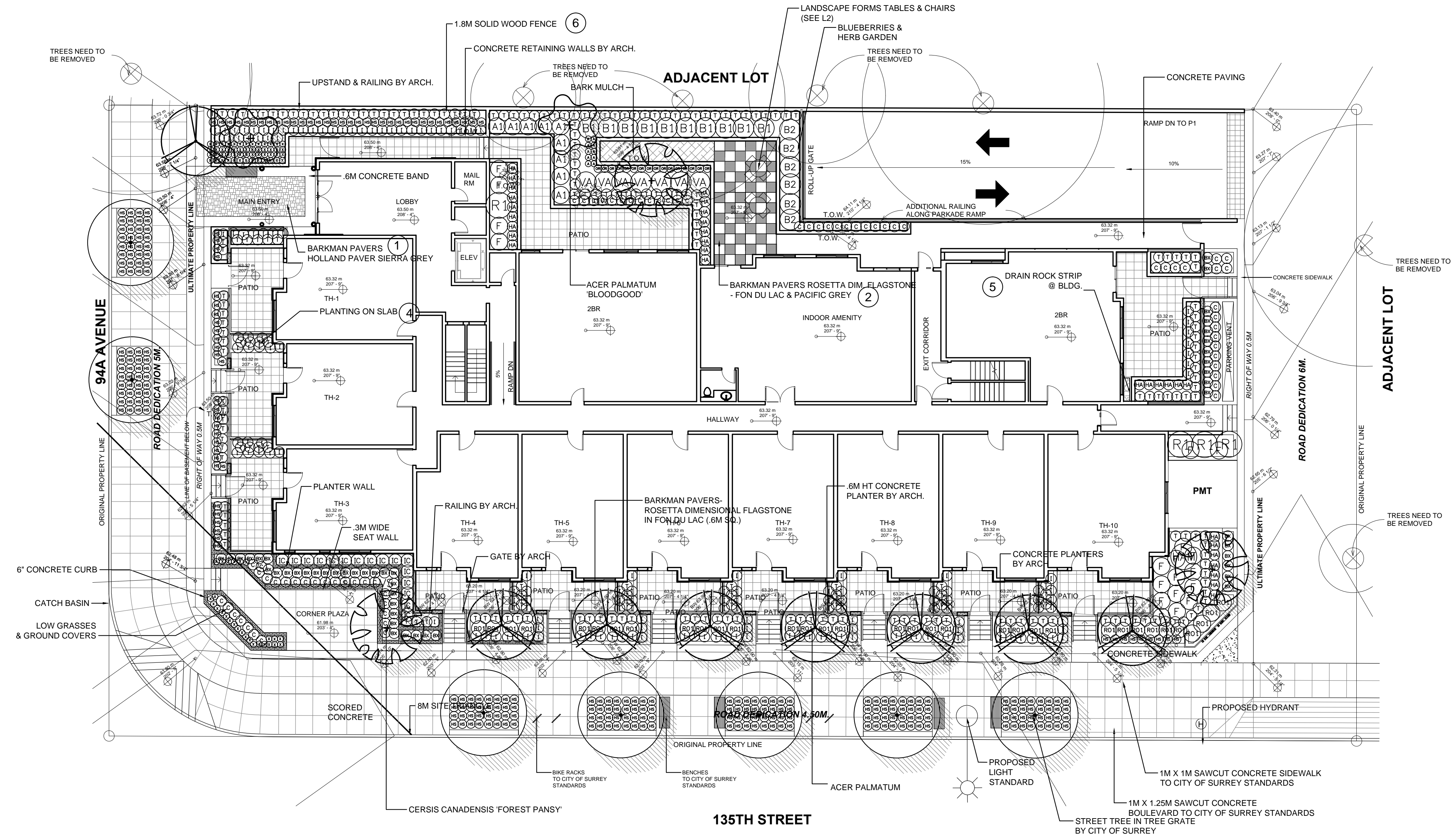
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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



1 PAVERS ON SLAB
1:10



2 ROSSETA SLAB PAVERS ON SLAB
1:10



NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
MULTI-FAMILY DEVELOPMENT

94A AVE. & 135TH ST. SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN- GROUND FLOOR

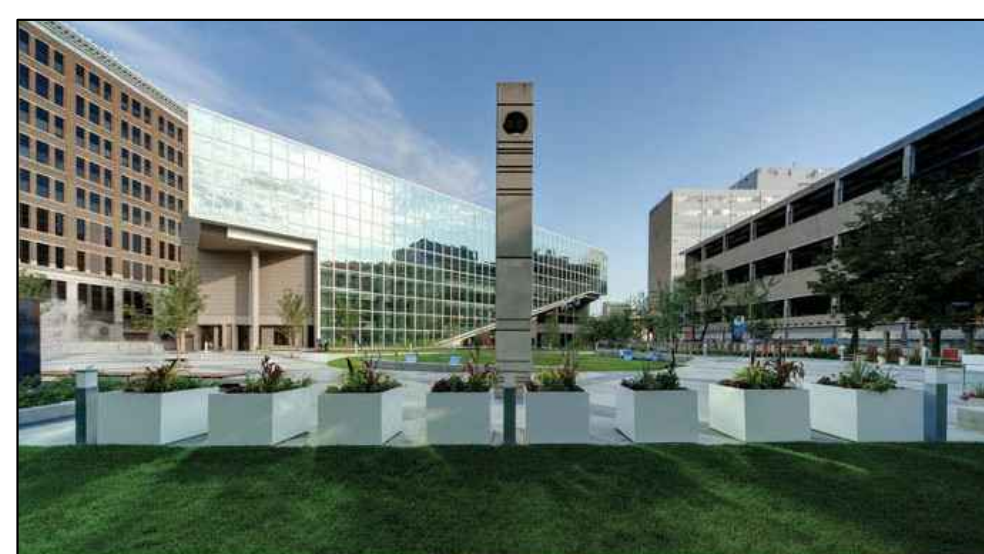
DATE:	18.MAR.15	DRAWING NUMBER:	
SCALE:	1:150		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	PCM		



SEAL:



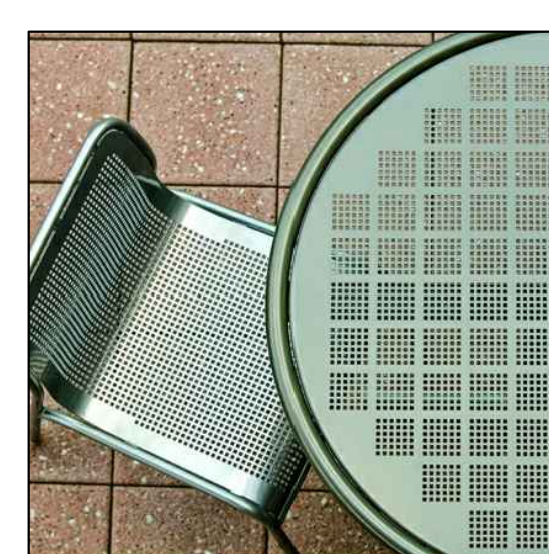
NORTHWEST LANDSCAPE SUPPLY GALVANIZED PLANTERS



BARKMAN CONCRETE - CUBE PLANTERS



LANDSCAPE FORMS PARALLEL 42 BENCH



LANDSCAPE FORMS TRAVERSE CHAIR & TABLE

PLANT SCHEDULE			ROOF TOP		PMG PROJECT NUMBER: 18-044
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
(BX)	24	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM	
(GR)	1			#1 POT	
(CC)	32	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	
(HE)	1	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
(PER)	12	ALLIUM SCHOENOPRASUM	COMMON CHIVES	15CM POT	
(A)	3	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT	
(L)	23	LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	#1 POT	
(M)	12	ORIGANUM VULGARE	COMMON OREGANO	15CM POT	
(S)	80	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	9CM POT	

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



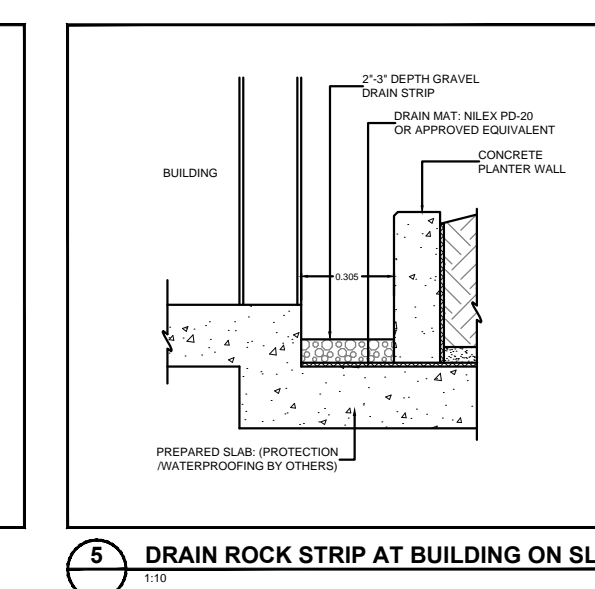
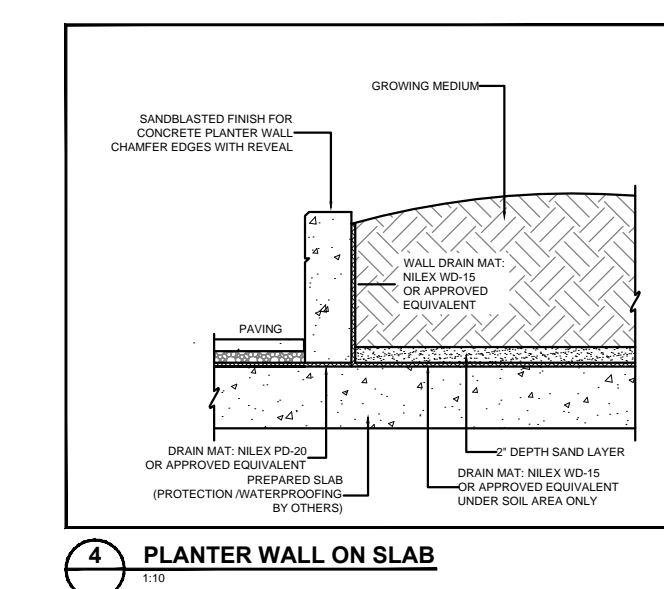
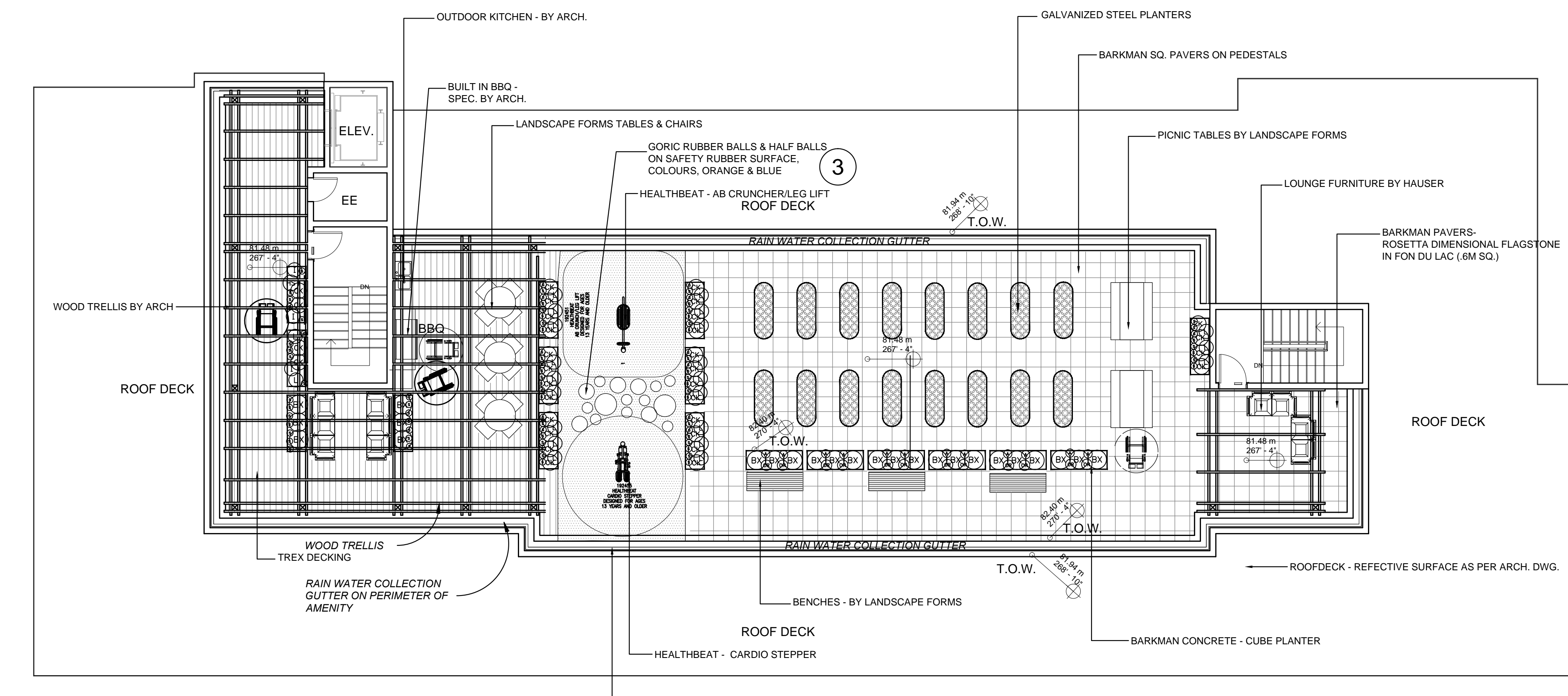
LANDSCAPE STRUCTURES HEARTBEAT AB CRUNCH



LANDSCAPE STRUCTURES HEARTBEAT - CARDIO STEPPER



GORIC RUBBER BALLS & HALF BALLS ON SAFETY SURFACE



FURNISHINGS KEY

	HAUSER OUTDOOR LOUNGER - DRIFTWOOD COVE LOVESEAT, SPECTRUM MUSHROOM FABRIC CUSHIONS		DINING TABLE & CHAIRS - LANDSCAPE FORMS. ROUND TABLE, QUAD BASE, STEELHEAD PERFORATED TOP
	HAUSER OUTDOOR LOUNGER - DRIFTWOOD COVE SOFA, SPECTRUM MUSHROOM FABRIC CUSHIONS		CHAIRS - LANDSCAPE FORMS. TRAVERSE CHAIR IN PERFORATED META, COLOUR - TITANIUM
	BARKMAN CONCRETE - CUBE PLANTER 113526 .6M (W) X 1.8M (L) X .8M (H) IN TOLEDO		PICNIC TABLE - LANDSCAPE FORMS GRETCHEN PICNIC TABLE WITHOUT UMBRELLA HOLE, BASE COLOUR TITANIUM
	GALVANIZED METAL PLANTER - NORTHWEST LANDSCAPE SUPPLY FV-RE226 .6M (W) X 1.8M (L) X .6M (H)		LANDSCAPE FORMS - PARALLEL 42 WOOD BENCH, ENDS POWDER COATED IN OCEAN



NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

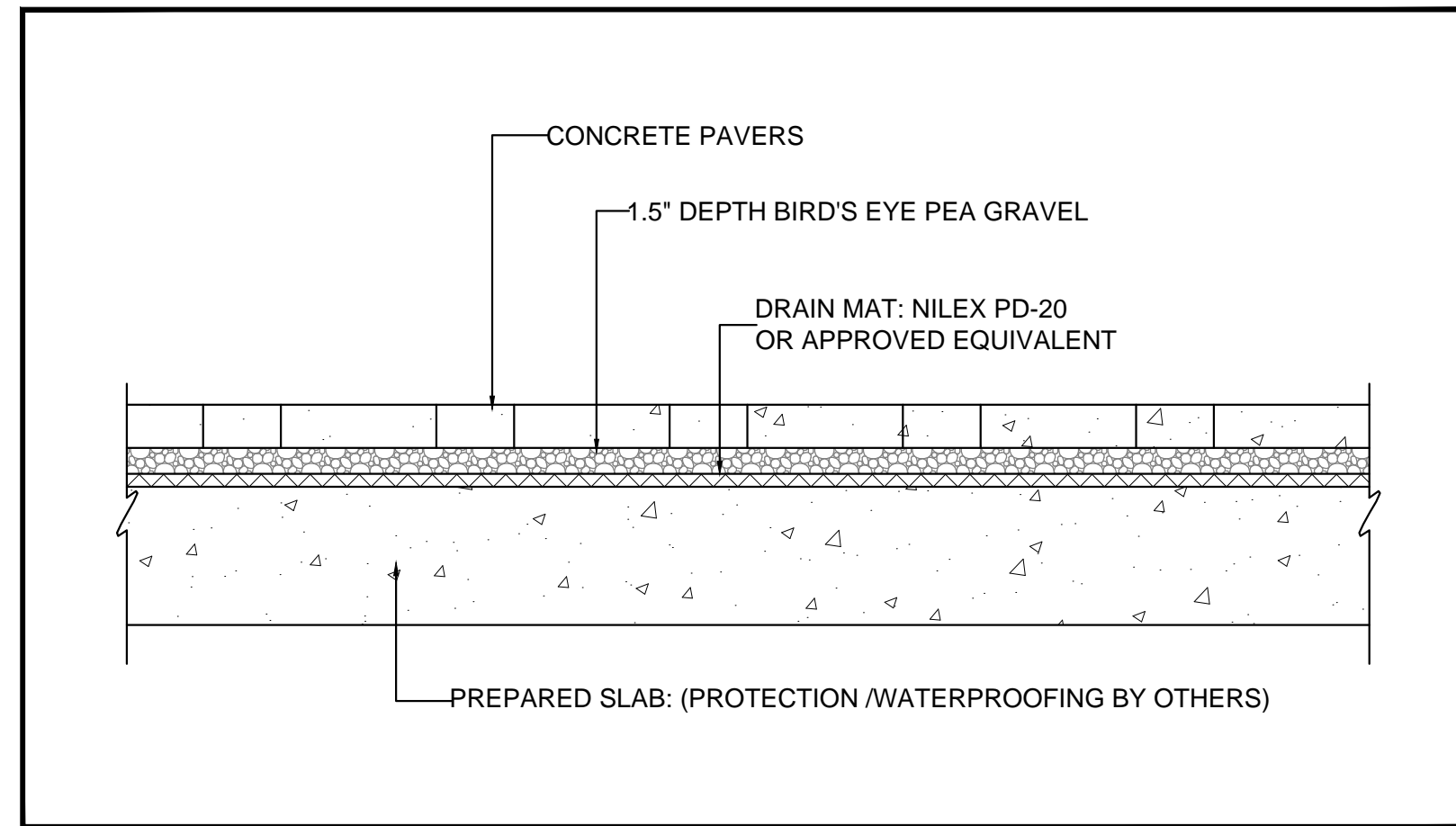
PROJECT:
MULTI-FAMILY DEVELOPMENT

94A AVE. & 135TH ST. SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN - ROOF DECK

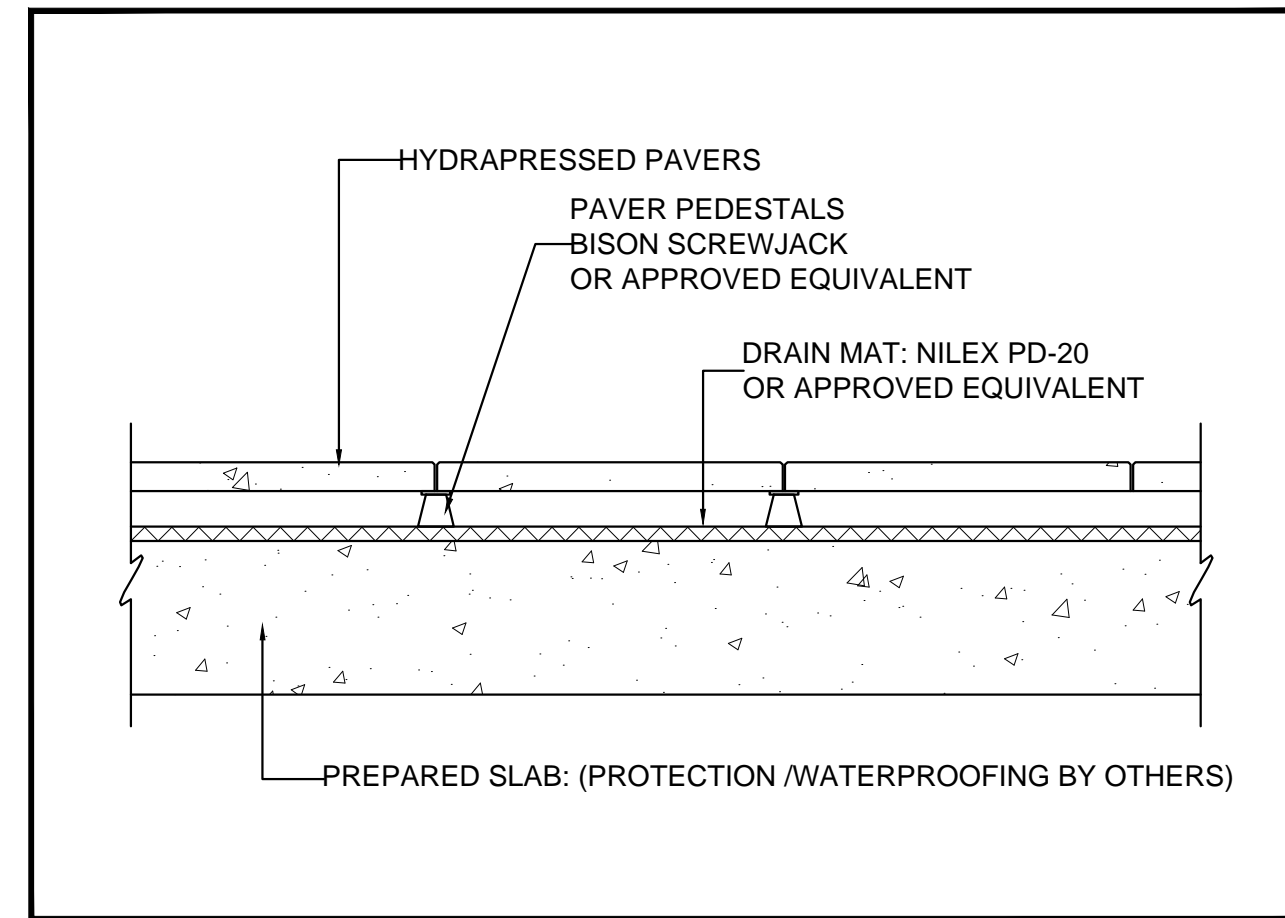
DATE: 18.MAR.15 DRAWING NUMBER: **L2**
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHK'D: PCM

SEAL:



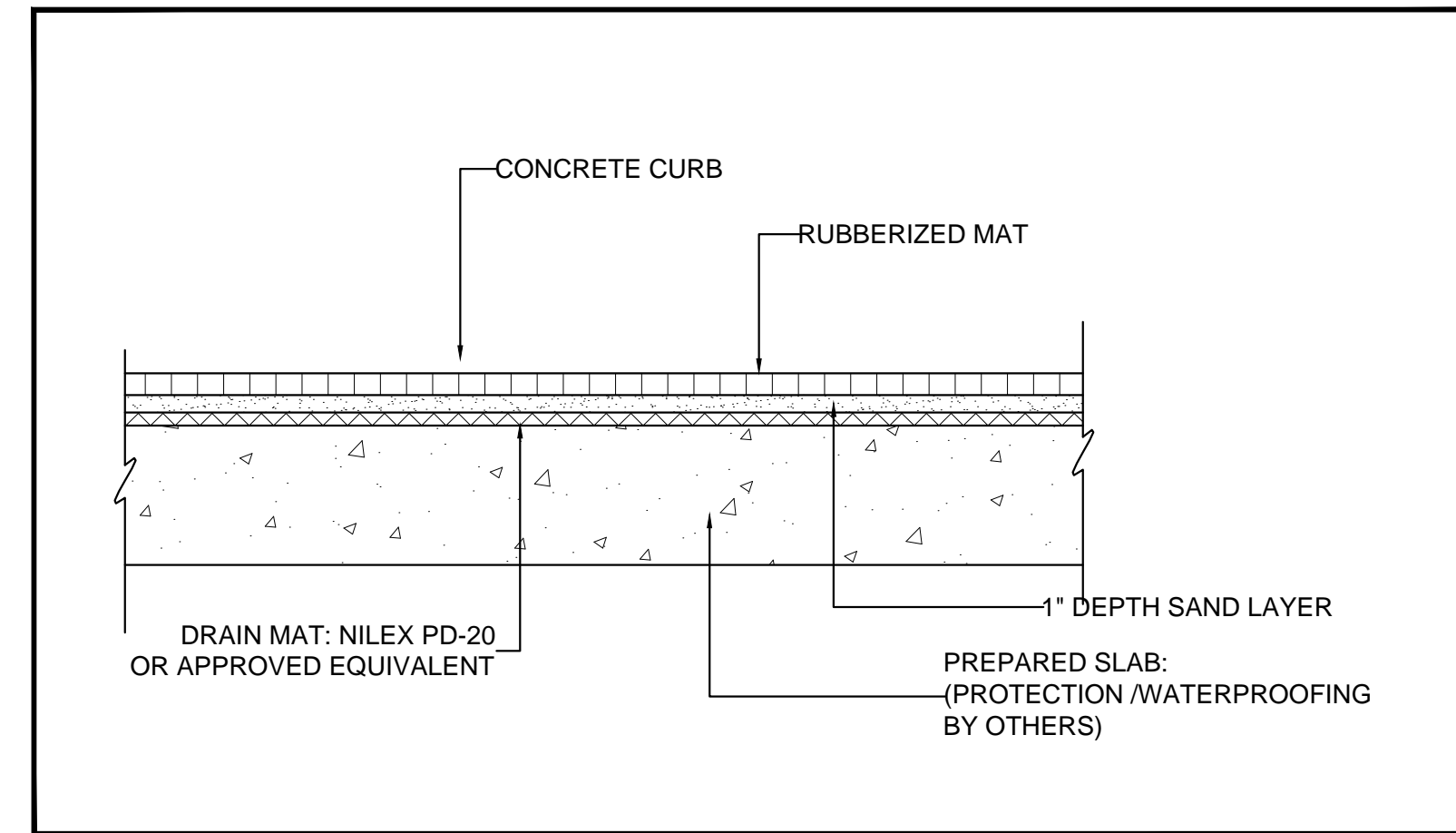
1 PAVERS ON SLAB

1:10



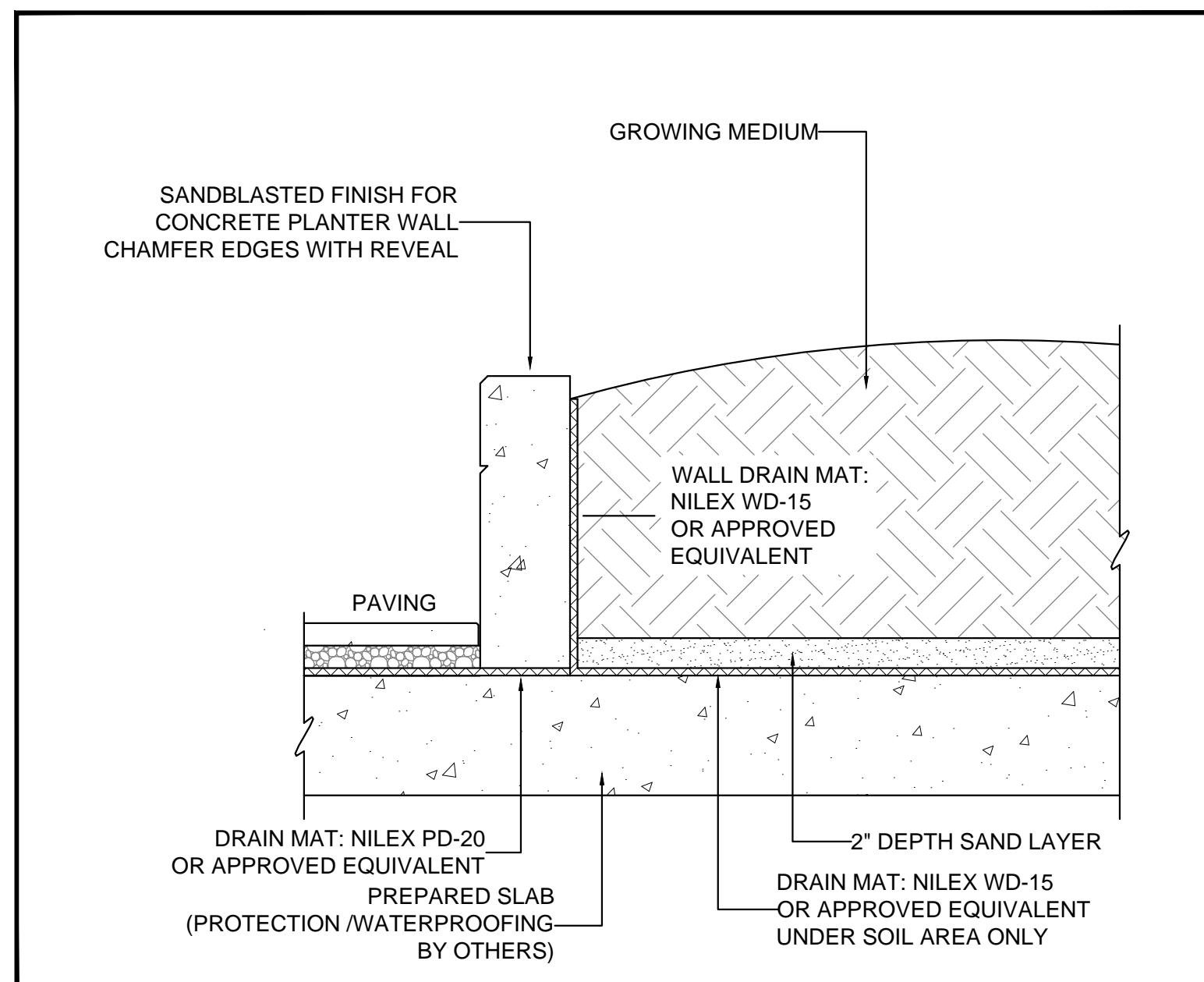
2 ROSSETA SLAB PAVERS ON SLAB

1:10



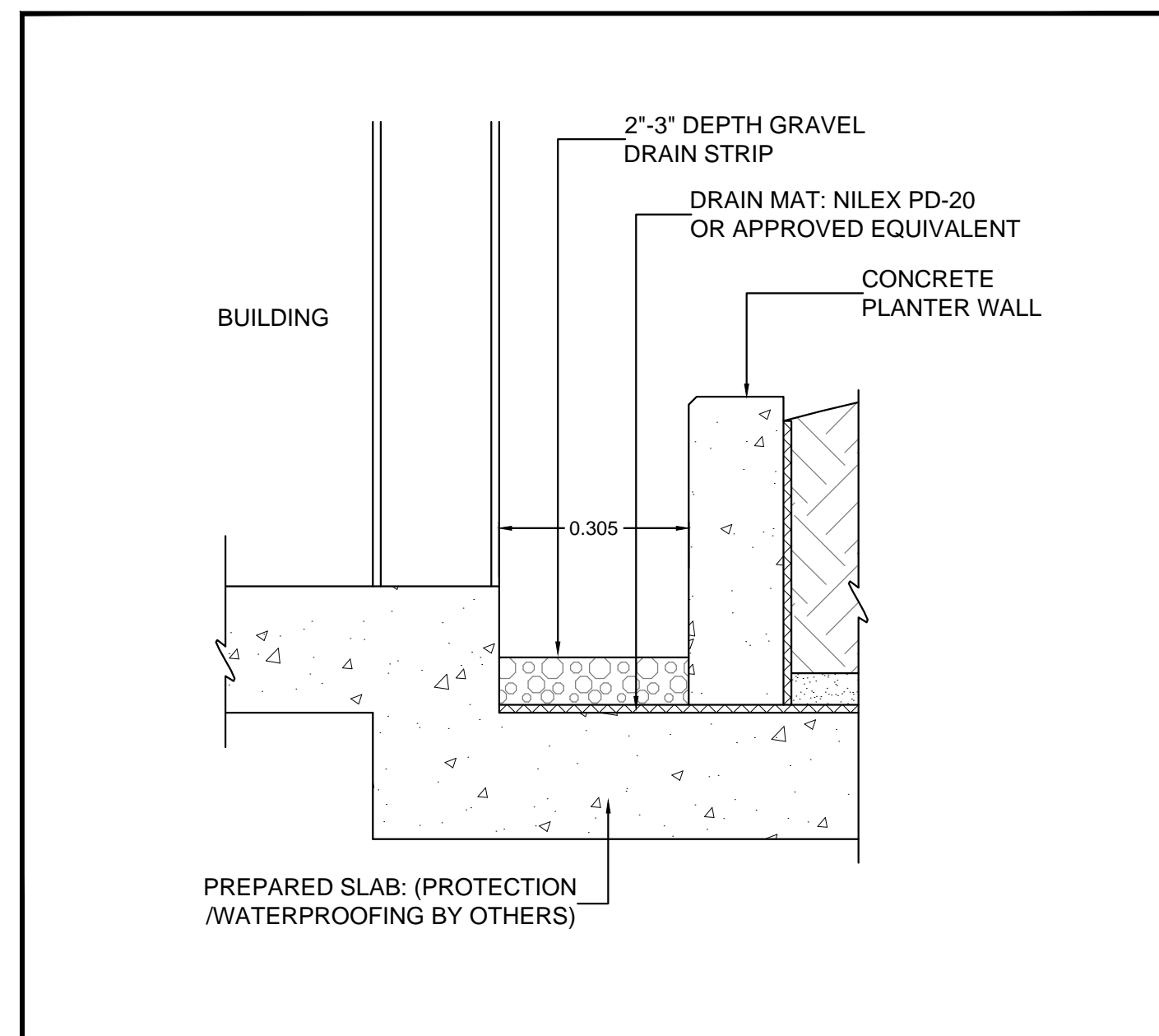
3 PLAY SURFACE ON SLAB

1"=1'-0"



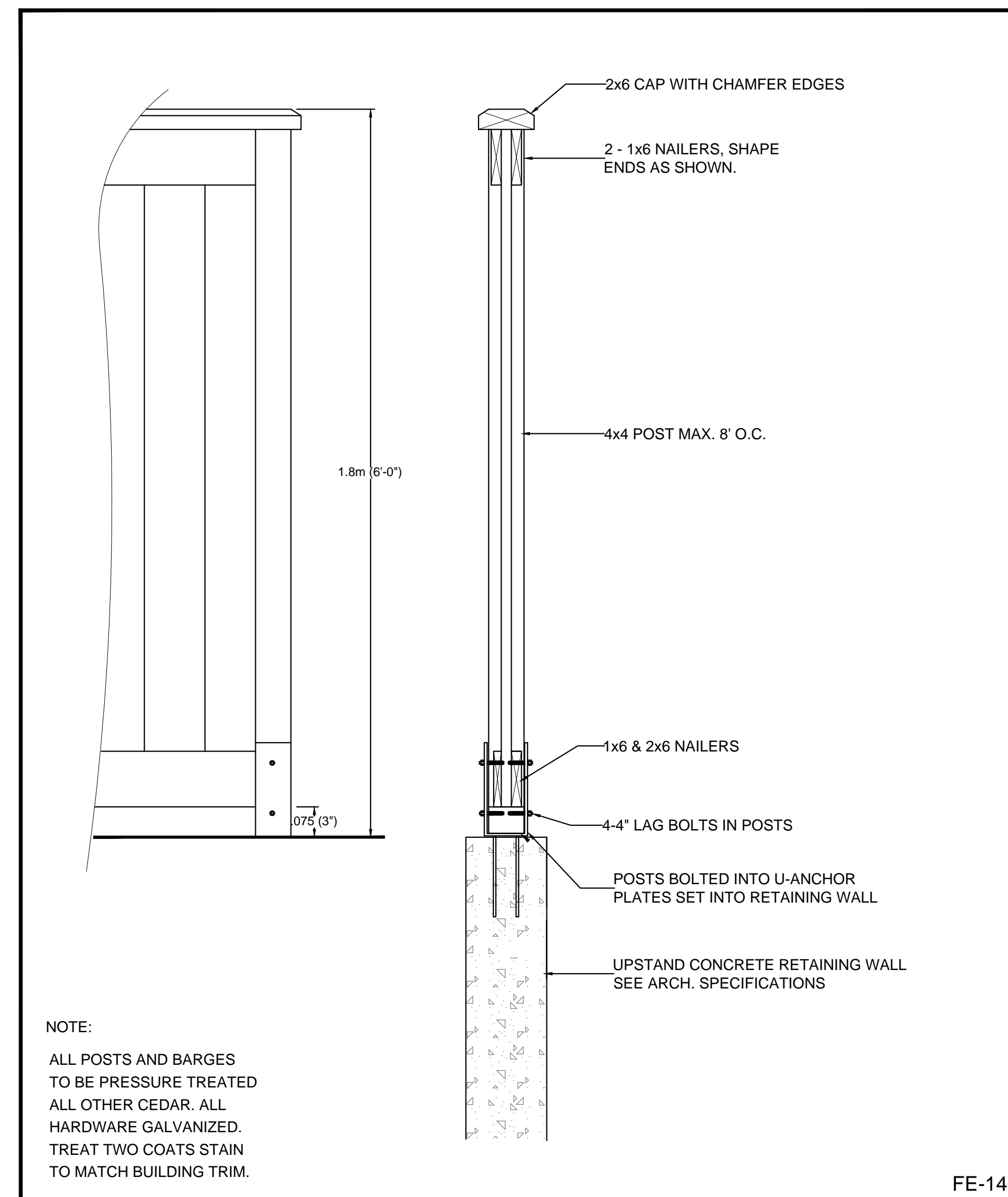
4 PLANTER WALL ON SLAB

1:10



5 DRAIN ROCK STRIP AT BUILDING ON SLAB

1:10



6 MOUNTED 1.8M SOLID WOOD FENCE

1"=1'-0"

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
MULTI-FAMILY DEVELOPMENT

94A AVE. & 135TH ST. SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 18.MAR.15 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: MM

DESIGN: MM

CHK'D: PCM

L3

OF 2



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

FROM: Development Engineer, Engineering Department

DATE: Apr 18, 2018 **PROJECT FILE: 7817-0205-00**

**RE: Engineering Requirements
Location: 13491 - 94A Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.0 m on 94A Avenue toward 15.0 m Local Through Road allowance.
- Dedicate 4.5 m on 135 Street toward 20.0 m Local Through Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 94A Avenue and 135 Street.
- Dedicate 3.0 m x 3.0 m corner cut at 135 Street and Green Lane.
- Dedicate 6.0 m toward Green Lane (ultimate 12.0 m) allowance.
- Register 0.5 m statutory right-of-way along 94A Avenue, 135 Street, and Green Lane.

Works and Services

- Construct north side of 94A Avenue to City Centre standard.
- Construct west side of 135 Street to City Centre standard.
- Construct lane to Green Lane standard.
- Construct water, sanitary, and storm mains to service the site.
- Register restrictive covenant for sustainable drainage, water quality/sediment control, legal document for District Energy and for working easement from adjacent properties (if applicable).
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning January-12-18

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.

Cindrich Elementary is located in a maturing neighbourhood, resulting, in projected enrollment to stay fairly stable until 2025. There are no current plans to request any new capital infrastructure projects for the school in next year District Capital Plan.

Currently Queen Elizabeth is operating at 86% capacity. Minimal growth is projected over the next 8 years. Like Cindrich Elementary, there are not current plans to request any new capital infrastructure projects for the school in next year District Capital Plan.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0205 00

SUMMARY

The proposed 56 lowrise units are estimated to have the following impact on the following schools:

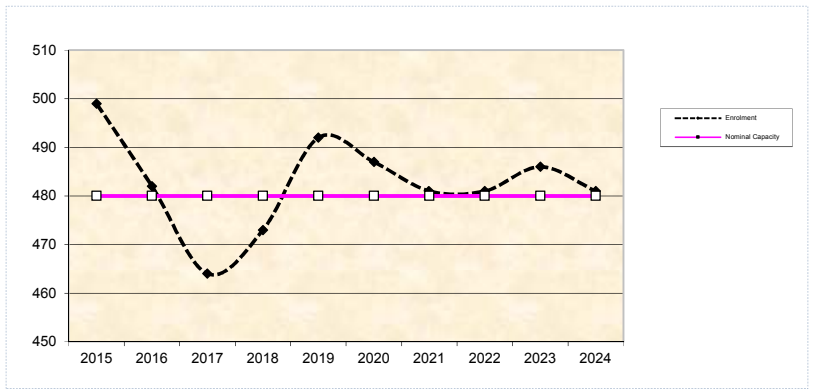
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

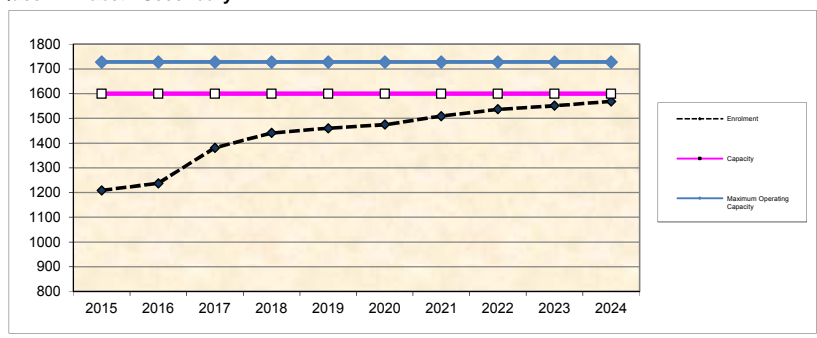
September 2017 Enrolment/School Capacity

Cindrich Elementary	
Enrolment (K/1-7):	56 K + 408
Operating Capacity (K/1-7)	38 K + 442
Queen Elizabeth Secondary	
Enrolment (8-12):	1381
Capacity (8-12):	1600
Maximum Operating Capacity*(8-12):	1728

Cindrich Elementary



Queen Elizabeth 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

Tree Preservation Summary

Surrey Project No: TBD

Address: 9459 / 9461 135 Street, 9445 / 9447 135 Street & 13491 / 13493 94A Avenue, Surrey

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	16
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	14
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

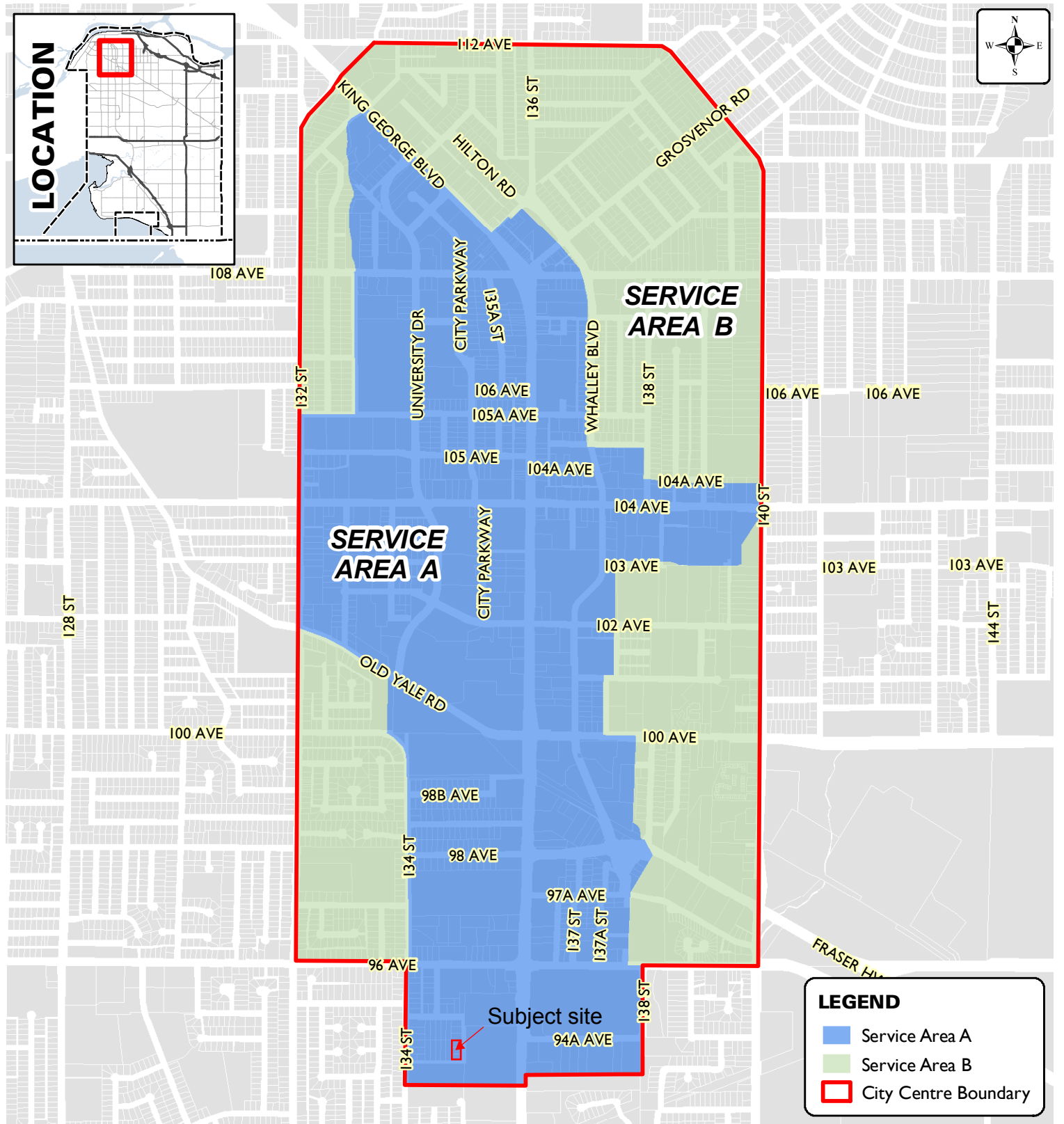
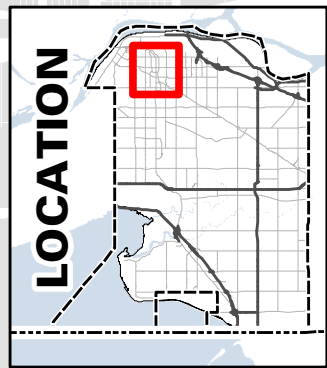
Date: September 6, 2016



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



FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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

3. Time: 5:30 p.m.
File No.: 7917-0205-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RF to CD and a Development Permit to allow the development of a 60-unit, 6-storey apartment building with 2-storey, street-oriented townhouse units at grade.
Address: 13493 - 94A Ave and 9445 and 9459 - 135 Street
Developer: 1075504 BC Ltd., TJ Saluja
Architect: Matthew Cheng Architects- Matthew Cheng Arch. AIBC
Landscape Architect: Clark Kavolinas - BCSLA
Planner: Jennifer McLean
Urban Design Planner: Mary Beth Rondeau

The **Acting City Architect** advised that 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 D. Staples
Seconded by J. Leger
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

Site

- The corner plaza requires additional work.

(New landscape architect hired and corner plaza redesigned with seat walls and layered planting.)

Form and Character

- Support the building design and massing.

(Supporting information on building design & massing are included on the ADP set submission package, see A100.8.)

- Suggest a more succinct color and material palette. Encourage the use of materials in a manner that supports the massing strategy by using fewer materials/colour.

(Reducing the number of color/material palette on elevations to support massing strategy of the development, see A201 & A202.)

- Consider providing additional presence to the main lobby.

(Additional glass canopy at the main entry lobby is provided in the drawings to enhance the building façade entry, see A102.)

- Consider the fenestration on the northwest corner unit, as the walkway would run adjacent to the unit, and could result in privacy concerns.

(Privacy screen by using planters along the exit walkway of NW unit are provided in the ground floor level, see A102.)

- Consider providing additional screening to the parkade ramp along the west side of the building.

(Provision of 1.5 m (5 ft.) high landscape screen, see A102.)

- Concerns were expressed regarding the size of the mechanical room. The parkade elevator room is too small for an inswing door.

(Revised parking layout on P-1 for enlargement of elevator vestibule and mechanical room, see A101.)

- The dead end distance in the courtyard on the second level requires resolution.

(Dead end distance in the courtyard on the second level are resolved by adjusting the layout for TH-10 unit, see A103.)

- Consider switching the amenity room and inside corner unit to provide better light access for the residential unit, and provide better access from the indoor amenity space to the community garden.

(Relocation of indoor amenity area to inside corner unit for natural light ventilation and easy access to indoor community garden, see A102.)

- Consider providing a covered amenity space on the roof top.
- Recommend enlarging the roof top deck.

(Enlargement and covered area (arbour) at outdoor amenity space on roof deck are provided. Outdoor kitchen, gym equipment, urban agriculture planters, picnic table, kid's play area and sitting area are provided for social gathering, see A106.)

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:

- The landscape drawing package does not meet the minimum requirements to understand design intent. Material plans identifying paving materials, walls, furnishings, art work, etc. should be included in all presentation.

(Hired new landscape architect, complete new submission made.)

- Consider an expanded program/uses for the roof top deck level, such as an outdoor kitchen, urban agriculture, rain water collection or social spaces of varying sizes.

(Enlargement and covered area (arbour) at outdoor amenity space on roof deck are provided. Outdoor kitchen, gym equipment, urban agriculture planters, picnic table, kid's play area and sitting area are provided for social gathering, see A106.)

Sustainability

- No specific issues identified.

CPTED

- No specific issues identified.

Accessibility

- Suggest increasing the disabled parking to two additional spots, one spot for visitors and one spot for residents.

(Additional handicapped parking space are provided on P-1 for the visitor parking space, see A101.)

- Recommend implementing horizontal call buttons.

(Provision of horizontal call buttons on main entrance lobby with a height of 42" from finish floor, see A102.)

- Recommend that 5% of units be adaptable.

(Three adaptable units for handicapped are provided in the development which is 5% of total units. 2-units in the ground level and 1-unit in 2nd level, see A102.)

- Recommend power doors at the entrances to the lobby and accessible washrooms in the amenity space.

(Automatic/Power doors for Main entrance lobby, handicapped washroom at indoor amenity, vestibule at parking elevator are provided in the plans.)

- Recommend ensuring access to the outdoor amenity space.

(Handicapped accessible outdoor amenity on roof deck are provided with non-slip pavers, 5'-0" clear passageway and free of any obstructions for wheelchair maneuverability, see A106.)

CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-342-611
Lot 20 Section 32 Township 2 New Westminster District Plan 18175

9459 - 135 Street

Parcel Identifier: 003-901-751
Lot 21 Section 32 Township 2 New Westminster District Plan 18175

9445 - 135 Street

Parcel Identifier: 003-384-951
Lot 22 Section 32 Township 2 New Westminster District Plan 18175

13491 - 94A 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. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2 and D.3 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning Bylaw, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 2.0.
3. 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 51%.

F. Yards and Setbacks

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

	Setback	South <i>Yard</i>	North <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
Use					
<i>Principal Buildings</i>		4.5 m	4.5 m	3.0 m	4.5 m
<i>Accessory Buildings and Structures</i>		[15 ft.]	[15 ft.]	[10 ft.]	[15 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 21 metres [69 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident *parking spaces* shall be provided at a ratio of 1.03 *parking spaces* per residential unit and visitor *parking spaces* shall be provided at a ratio of 0.20 *parking spaces* per residential unit.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *Parking Facility Underground* may be located up to 0.5 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

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq.m. [0.44 acre]	30 metres [98 ft.]	59 metres [194 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 in City Centre 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-70 Zone in City Centre.
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