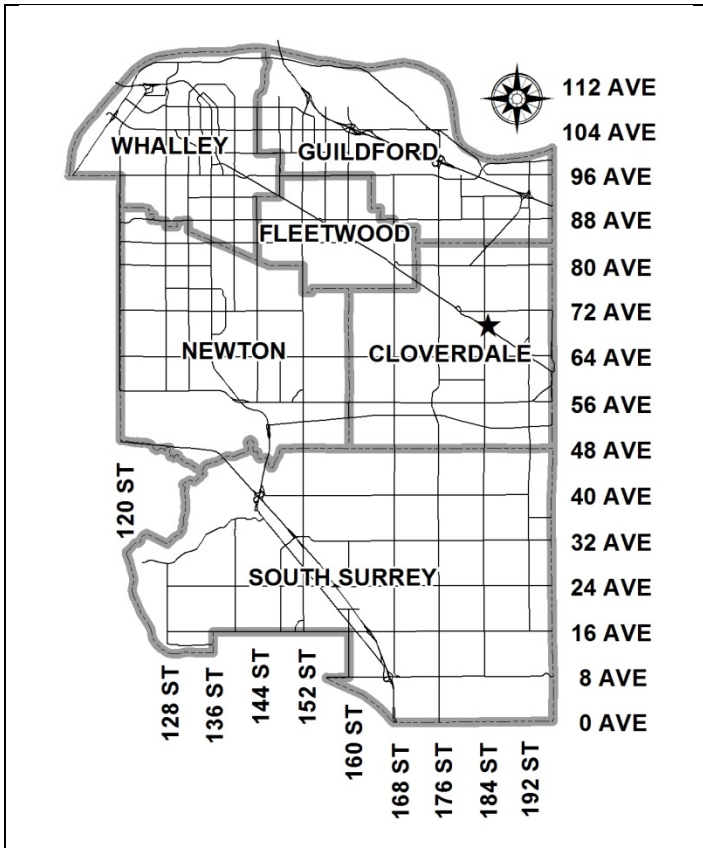


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0410-00

Planning Report Date: February 19, 2018

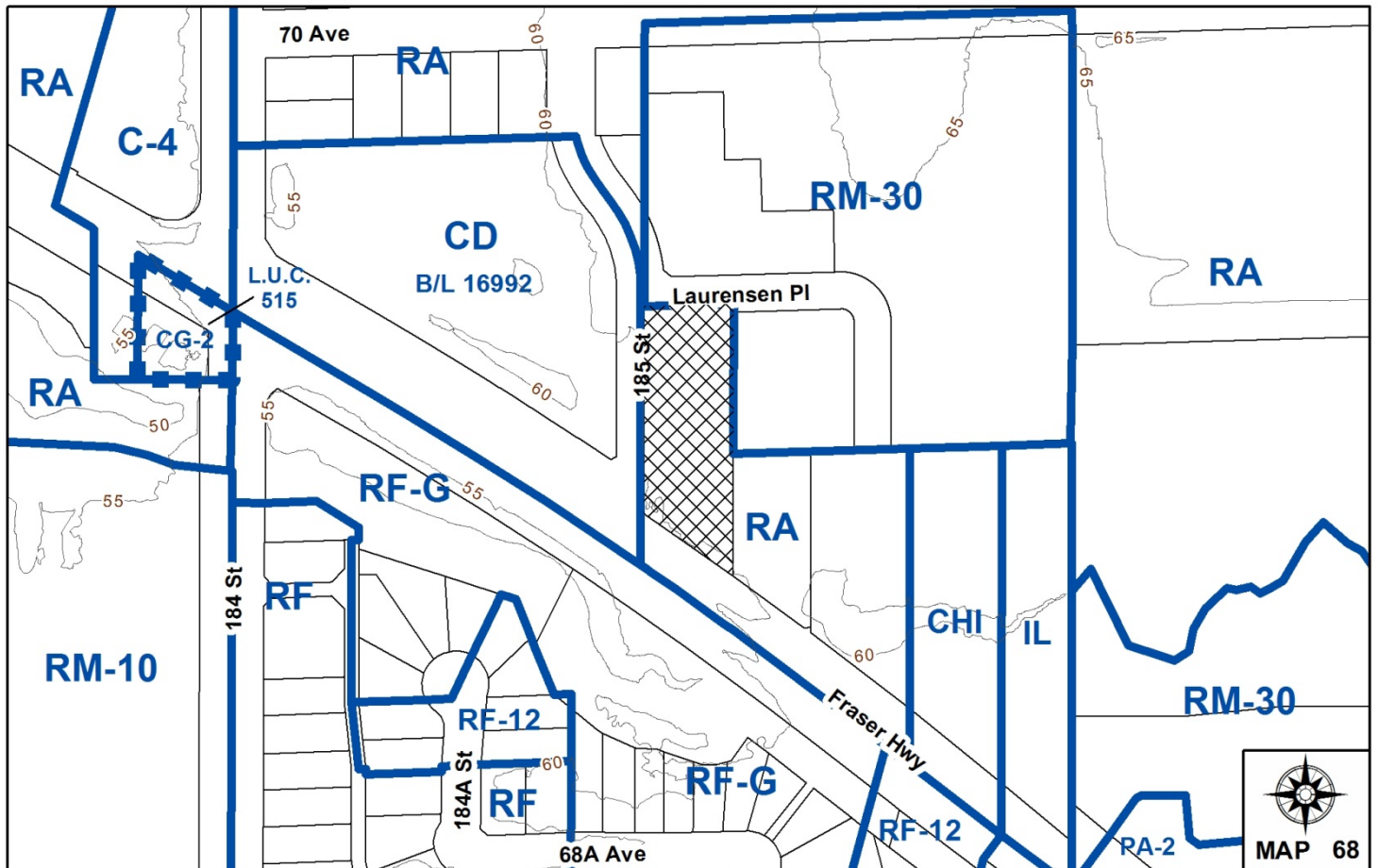


PROPOSAL:

- **Rezoning** from RA to CD (based on RM-45)
- **Development Permit**

to permit the development of a 4-storey apartment building consisting of approximately 55 dwelling units.

LOCATION: 18493 - Fraser Hwy
ZONING: RA
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Apartment Townhouse Flex and Landscape Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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 Apartment Townhouse Flex and Landscape Buffer designations in the West Clayton Neighbourhood Concept Plan (NCP).
- Complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- The proposed density and building form are appropriate for this part of West Clayton.
- The proposed development supports the goal of concentrating higher density residential development near planned rapid transit on Fraser Highway.
- The proposed reduced setbacks 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 "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0410-00 generally in accordance with the attached drawings (Appendix II).
3. 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 road dedication plan 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) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department; and
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:**

4 Elementary students at Clayton Elementary School
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2019.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Laurensen Place):	Townhouses (under construction)	Townhouse/Apartment Flex	RM-30
East:	Townhouses and single family house.	Townhouse/Apartment Flex and Landscape Buffer	RM-30 and RA
South (Across Fraser Highway):	North Creek	Townhouse/Apartment Flex	RF-G
West (Across 185 Street):	Townhouses	Townhouse Residential (22+5 UPA Bonus) and Landscape Buffer	CD (Bylaw No. 16992)

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site is located at 18493 - Fraser Highway, on the southeast corner of Fraser Highway and 185 Street in West Clayton.

- The 3,744 square-metre (0.93-acre) subject site is located on Fraser Highway at 185 Street in the southern portion of the West Clayton neighbourhood.
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The subject site is designated "Townhouse/Apartment Flex" in the West Clayton NCP, with a requirement for a 5.0-metre (16.5-ft.) wide landscape buffer on private property fronting Fraser Highway.
- The "Townhouse/Apartment Flex" designation in the West Clayton NCP allows for a base net floor area ratio (FAR) of 1.3. An additional density of up to 0.2 FAR may be granted as outlined in Section 5.3 of the West Clayton NCP to applicants who commit to constructing energy efficient buildings.
- The subject lot is currently zoned "One-Acre Residential Zone (RA)", and is designated "Multiple Residential" in the Official Community Plan (OCP).

Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on the "Multiple Residential 45 Zone (RM-45)", in order to allow the construction of a four-storey building consisting of a total of 55 townhouse and apartment dwelling units.
- The net floor area ratio (FAR) proposed for the proposed development is 1.5, which complies with the "Townhouse/Apartment Flex" designation in the West Clayton NCP. The applicant is seeking the energy efficiency bonus and will be required to register a Section 219 Covenant to secure the necessary building design features.
- The proposed use, density, and building massing are consistent with the policy vision for this part of West Clayton.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone.

Sensitive Ecosystems (Streamside Area) Development Permit Requirement

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. The document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures. These measures support the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams. The Zoning By-law (Part 7A Streamside Protection) is

used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

- The existence of the Class A watercourse (North Creek) to the south of the site, across Fraser Highway, means the subject site is located within the newly-established Sensitive Ecosystem DPA.
- An Ecosystem Development Plan dated August 24, 2017 was prepared by Kyla Bryant-Milne of Pacific Land Resource Group Inc. Given that North Creek is on the south side of Fraser Highway, the minimum building setback requirement of 30 metres (98 ft.) has been exceeded. The report was reviewed by staff and found to be acceptable.
- Since the streamside area does not encroach onto the subject site and is entirely on the south side of Fraser Highway, a Sensitive Ecosystem Development Permit has not been required.

Access and Road Dedication Requirements

- The site will have driveway access from Laurensen Place. The applicant will be required to dedicate 3.5 metres (11 ft.) along Laurensen Place and to construct Laurensen Place to the Limited Local Standard.
- The applicant will be required to dedicate 8.5 metres (28 ft.) for the completion of the east side of 185 Street to the Through Local Standard.
- The applicant will be required to dedicate approximately 13 metres (43 ft.) for the widening of Fraser Highway, which will accommodate future rapid transit.

Proposed CD Zone (Appendix VII)

- Although the proposed building conforms to the height and massing requirements of the RM-45 Zone, the proposed density cannot be accommodated in the RM-45 Zone. The proposed floor area ratio (FAR) of 1.5 exceeds the maximum FAR of 1.30 permitted in the RM-45 Zone but it complies with the maximum 1.5 FAR permitted under the "Townhouse/Apartment Flex" designation in the West Clayton NCP with energy efficiency bonus.
- Although the proposed density could be accommodated within the RM-70 Zone, the RM-70 Zone is designed to accommodate and regulate medium and higher-rise residential development and is, therefore, not appropriate for a low-rise, four-storey building form.
- To accommodate the proposed density, 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 45 Zone (RM-45)". The following table shows a comparison between the proposed CD Zone and the RM-45 Zone for density, lot coverage, building height and setbacks:

	RM-45	Proposed CD Zone
Density (Floor Area Ratio) (Units Per Acre)	1.30 FAR (net) 45 UPA	1.5 FAR (net) 92 UPA

	RM-45	Proposed CD Zone
Lot Coverage	45%	45%
Building Height (metres)	15 metres (49 ft.)	13 metres (43 ft.)
Building Setbacks (metres)	7.5 metres (25 ft.) from all lot lines	South: 8.6 metres (28 ft.) North: 4.5 metres (15 ft.) East: 4.9 metres (16 ft.) West: 4.5 metres (15 ft.)

- The proposed building height of 13 metres (43 ft.) is lower than that allowed in the RM-45 Zone (15 metres/49 ft.).
- The reduced setbacks along the north (Laurenson Place) and west (185 Street) property lines achieve a more urban, pedestrian-oriented streetscape. The reduced east yard setback is for the south portion of the building only in a side-of-unit configuration. The remainder of the building is 7.5 metres (25 ft.) from the east lot line.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 4, 2017 to a total of 157 addresses and the development proposal signs were installed on October 31, 2017. Staff received one (1) response from a neighbouring resident (*staff comments in italics*).

- Concern about the increased traffic in the area as a result of the proposal.

(The West Clayton NCP, along with its Engineering Servicing Strategy, identifies road network and infrastructure improvements to service the anticipated growth in the area. The proposed density and land use is consistent with the NCP and will generate traffic originally anticipated in the NCP.)

- Concern about parking in the area as a result of the proposal.

(The applicant is proposing to provide 80 resident parking spaces and 11 parking spaces for visitors, for a total of 91 parking spaces, which meets the requirements of the Zoning By-law. All of the resident and visitor parking spaces are provided within the underground parkade.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposal incorporates a single, low-rise (4-storey) apartment building comprised of 55 dwelling units (see Appendix II).
- The unit mix consists of thirty-one (31) 1-bedroom, seven (7) 2-bedroom and seven (7) studio apartment units, as well as ten (10) 2-bedroom townhouse units.
- The dwelling units will range in size from 22 square metres (324 sq. ft.) for a studio unit to 102 square metres (1,094 sq. ft.) for the largest 2-bedroom townhouse unit.

- The proposed building has an urban and contemporary form with a flat roof.
- The 13-metre (43 ft.) tall, residential building is situated along the public frontages of the site, with an indoor amenity space and a roof deck outdoor amenity space.
- Ground-oriented townhouse units oriented toward 185 Street and Fraser Highway will have an at-grade front door, entry gates and useable, semi-private outdoor space.
- Distinctive character in the building is provided through the floating hardie rectangular blocks of varied size and colour and the 2-storey entrance, which includes brick veneer, a live green wall, wood-coloured horizontal longboard and a metal pipe structure.
- The building design includes prominent brick-cladded projections with glass-cladded balconies at the upper level which are interspersed in key block massing groups. The use of colour provides variation and visually breaks up the façade along 185 Street and Fraser Highway.
- The building is predominantly clad in light and dark smooth hardie panels with accents of longboard cherry wood grain and brick veneer cladding.
- Aluminum railing with tempered glass guard rails are proposed on all balconies.

Amenity Space

- The proposed 2-level indoor amenity space is located at the north end of the building on the main floor and second floor. The space incorporates a washroom and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 165 square metres (1,776 square feet) of indoor amenity space. The proposed 169 square metres (1,814 sq. ft.) of indoor amenity space exceeds the By-law requirement.
- The proposed outdoor amenity space is located on the rooftop with direct access from the fourth floor corridor. The space includes an outdoor kitchen with a cooktop grill and outdoor counter space, as well as dining and lounging areas. The space also includes vegetable planting beds and the associated equipment cupboards and workbench.
- 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 requires 165 square metres (1,776 square feet) of outdoor amenity space. The proposed 166 square metres (1,785 sq. ft.) of outdoor amenity space exceeds the By-law requirement.

Landscaping and Landscape Buffer

- Landscaping consisting of coniferous and deciduous trees such as Vine Maple, Japanese Maple, American Sweetgum and Northern Red Oak, interspersed with shrubs such as Yew, Spirea and Huckleberry; a variety of grasses and perennials such as Kinnikinnick, Lavendar and Blue Oat Grass will be planted throughout the development.

- An inside row of trees is proposed at each patio entrance along the streets, which, when combined with the boulevard street trees, will create a double row of trees along the street frontages. The double row of trees will enhance the pedestrian experience for residents and visitors to the site.
- The West Clayton NCP identifies a landscape buffer area along Fraser Highway in order to mitigate the potential noise and visual impacts of Fraser Highway.
- The applicant is proposing a 5-metre (16-ft.) wide landscape buffer along the southern portion of the site. The landscape buffer will be on private property and will be comprised of coniferous and deciduous trees including Japanese Maple, American Sweetgum, Vine Maple and White Spruce, as well as a variety of shrubs.
- The applicant is proposing to plant approximately 37 trees on the site, including Vine Maple, Japanese Maple, American Sweetgum, White Spruce, Shore Pine and Northern Red Oak. In addition, 4 existing trees are proposed to be retained.
- The garbage and recycling containers are proposed to be located within the underground parking area.

Parking and Bicycle Storage

- All parking will be provided underground and will be accessed from Laurensen Place at the north frontage.
- The proposed development includes a total of 91 parking spaces, consisting of 80 resident parking spaces and 11 parking spaces for visitors, one of which is designated for persons with a disability, within an enclosed two-level underground parking garage. The proposed parking meets that required in the Zoning By-law.
- In addition, the development will be providing a total of 86 bicycle parking spaces, including 80 secure residential bicycle parking spaces and 6 visitor bicycle parking spaces. This meets the required bicycle parking spaces required in the Zoning 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
Alder and Cottonwood Trees			
Alder/Cottonwood	3	3	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Horse Chestnut	1	0	1
Japanese Snowbell	1	0	1
Pear	1	1	0
Persian Parrotia	2	0	2
Total (excluding Alder and Cottonwood Trees)	6	2	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		37	
Total Retained and Replacement Trees		41	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of six (6) protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 25 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) 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 seven (7) replacement trees on the site. The applicant is proposing 37 replacement trees, exceeding City requirements.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site.
- In addition to the replacement trees, boulevard street trees will be planted along 185 Street and Laurensen Place. This will be determined by the Engineering Department during the servicing design review process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 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 the West Clayton Neighbourhood Concept Plan Area. • Along future rapid transit on Fraser Highway.

2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 1.5 FAR is consistent with the "Townhouse/Apartment Flex" designation in the West Clayton NCP and incorporates the allowable Energy Efficiency Density Bonus. • The proposed development intends to provide a range of unit sizes from studio, 1-bedroom, 2-bedroom apartment units and 2-bedroom townhouse units. • Provides space for garden beds for residents in the rooftop amenity area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Thirty-seven (37) replacement trees will be planted in addition to a variety of shrubs, grasses, perennials and ground cover. • The development incorporates Low Impact Development Standards. • Exceeds the setback requirements for the streamside area. • The proposed development will make provisions for recycling and organic waste pick up.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed underground parking includes four (4) electric vehicle charging stations. • The development provides bike racks and secured bike parking.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Secured, well-lit underground parking is provided. • All proposed landscaping is designed to provide good sight lines. • Reduced setbacks and unit orientation encourage "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • The proposed development will meet the requirements for the Energy Efficiency Bonus in the West Clayton NCP.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed and pre-notification letters were sent.

ADVISORY DESIGN PANEL

ADP Date: November 9, 2017

The applicant has resolved most of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of final adoption of the rezoning by-law, 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 and Applicant's Responses
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Sensitive Ecosystem Development Plan Prepared by Pacific Land Group Dated August 24, 2017.
- Complete Set of Architectural and Landscape Plans prepared by DF Architecture and Bent Picture Creative Venture Ltd, respectively, dated December 12, 2017 and January 12, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,744 m ²
Road Widening area		1,332 m ²
Undevelopable area		
Net Total		2,412 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		70%
SETBACKS (in metres)		
Front (Laurenson Place)	7.5 m	4.5 m
Rear (Fraser Highway)	7.5 m	8.6 m
Side #1 (E)	7.5 m	4.9 m
Side #2 (185 Street)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Studio		7
One Bed		31
Two Bedroom		7
Three Bedroom Townhouse		10
Total		55
FLOOR AREA: Residential		3,643 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,643 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)		149 uph/59 upa
# of units/ha /# units/acre (net)		229 uph/92 upa
FAR (gross)		0.97
FAR (net)		1.5
AMENITY SPACE (area in square metres)		
Indoor	165 m ²	169 m ²
Outdoor	165 m ²	166 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	49	49
2-Bed	31	31
3-Bed		
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	91	91
Number of accessible stalls	1	1
Number of small cars		
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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NOTES:

PROPOSED RESIDENTIAL DEVELOPMENT

18493 FRASER HWY., SURREY, BRITISH COLUMBIA

PROJECT INFO

CIVIC ADDRESS
18493 FRASER HWY., SURREY, BRITISH COLUMBIA

LEGAL ADDRESS
LOT 8 SECTION 16 TOWNSHIP 8 PLAN 12271
NWD PART 1/4, EXCEPT
PLAN PART BCP20002
PID 009-670-068

APPLICANTS:
KULAR & SONS CONSTRUCTION LTD.
12956 106A
SURREY, BC

EXISTING ZONE : RA

PROPOSED ZONE : CD (BASED ON RM-45)

LOT AREA:

GROSS SITE AREA = 40304.0 SQFT = 3744.4 SOM
DEDICATIONS = 14336.8 SQFT = 1331.9 SOM
NET AREA = 25967.2 SQFT = 2412.4 SOM

PROJECT DIRECTORY

CLIENT:
KULAR & SONS CONSTRUCTION
12956 106A
SURREY, BC
CONTACT : BOBBY BISLA / AMARJIT KULAR
T 604-834-4689
bobbybisla@telus.net

ARCHITECTURAL:
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Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
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jessie@dfarchitecture.ca info@dfarchitecture.ca

SURVEYOR:
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SURREY, B.C.
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sean@cameronslandsurveying.com

LANDSCAPE ARCHITECT:
BENT PICTURE CREATIVE VENTURES LTD.
1361 129TH STREET
SURREY, BC, V5C 6G9
CONTACT : RUCHIR DHALL
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ruchirdhall@gmail.com

CIVIL:
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#212, 12992 - 76 AVE
Surrey, BC
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T 604-572-4328
mail@hub-inc.com

GEOTECH:
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1779 WEST 75th AVE
VANCOUVER, B.C., V6P 6P2
CONTACT: KEVIN BODNAR
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bodnar@geopacific.ca

ARBORIST:
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SURREY, BC
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Surrey, BC
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kyla@pacificlandgroup.ca

ARCHITECTURAL

- A-001 COVER PAGE
- A-002 SITE DETAILS
- A-003 PROJECT DETAILS
- A-004 SURVEY
- A-005 CONTEXT PLAN

- A-101 SITE PLAN
- A-102 PARKADE LEVEL-1
- A-103 PARKADE LEVEL-2

- A-201 MAIN FLOOR PLAN
- A-202 SECOND FLOOR PLAN
- A-203 THIRD FLOOR PLAN
- A-204 FOURTH FLOOR PLAN

- A-301 RENDERINGS
- A-302 RENDERINGS
- A-303 RENDERINGS
- A-304 ELEVATIONS
- A-305 ELEVATIONS
- A-306 MAIN ENTRANCE DETAIL
- A-307 UNIT ENTRANCE DETAIL

- A-401 SECTIONS
- A-402 SECTIONS

- A-501 UNIT PLANS
- A-502 UNIT PLANS
- A-503 UNIT PLANS
- A-504 UNIT PLANS

- A-601 SHADOW ANALYSIS



NO.	DATE	DESCRIPTION
2017-12-12	D	REVISION PER ADP COMMENTS
2017-11-09	C	SUBMISSION TO ADP - 7917-0410-00
2017-08-25	B	RE ZONING & DP APPLICATION
2016-12-07	A	TO CITY FOR APPROVAL



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC

CLIENT:
KULAR & SONS CONSTRUCTION LTD.
12956 106A AVE
SURREY, BC V3T 2T2

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DRAWN:	MS
CHECKED:	JESSE
SCALE:	-
JOB NO.:	SR-047
DATE:	07 DEC 2014
SHEET TITLE:	

COVER SHEET

DRAWING NO.:	A-001	D
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NOTES:

PROJECT DATA			
CIVIC ADDRESS :	18493 FRASER HWY, SURREY, BC		
LEGAL DESCRIPTION :	LOT 8 SECTION 16 TOWNSHIP 8 PLAN 12271 NWD PART 1/4, EXCEPT PLAN PART BCP20002 PID 009-670-068		
LOT INFO			
TOTAL LOT AREA	40304.0 SQFT	3744.4 SQM	
DEDICATIONS	14336.8 SQFT	1331.9 SQM	
NET AREA	25967.2 SQFT	2412.4 SQM	
ZONING			
EXISTING	RA		
PROPOSED	CD (BASED ON RM-45)		
NCP	WEST CLAYTON		
OCP	MULTIPLE RESIDENTIAL		
SETBACKS			
NORTH	14.76'	4.50 M	
EAST	24.60'	7.50 M	
SOUTH	14.76'	4.50 M	
WEST	14.76'	4.50 M	
HEIGHT			
PROPOSED	4 STOREYS	40.38'	12.31 M
SITE COVERAGE			
PROPOSED	11223.3 SQFT	1042.7 SQM	43.2%
FAR CALCULATIONS			
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)			
LEVEL	AREA		
1	9616.0 SQFT	893.4 SQM	
2	10233.1 SQFT	950.7 SQM	
3	10563.0 SQFT	981.3 SQM	
4	8802.0 SQFT	817.7 SQM	
TOTAL	39214.1 SQFT	3643.1 SQM	
FAR ALLOWED	1.3 + 0.2 (BONUS)	1.5	
FAR PROPOSED			1.5

OFF STREET PARKING				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
2-BR TOWNHOUSE	10	2	20	20
STUDIO UNIT	7	1.3	9.1	9
1-BEDROOM	31	1.3	40.3	40
2-BEDROOM	7	1.5	10.5	11
VISITORS CAR PARK	55	0.2	11	11
TOTAL NO. OF REQUIRED				91
NO. OF CARS PARKING PROVIDED				91

	NO. OF UNITS	BICYCLE PER DWELLING	NO. OF CARS
BICYCLE SPACES			
REQUIRED	55	1.2	66
PROVIDED			80
VISITORS REQUIRED & PROVIDED			6

AMENITY CALCULATION			
	NO. OF UNITS	AREA PER UNIT	AREA
INDOOR AMENITY			
REQUIRED	55	32	1760.0 SQFT
PROVIDED			
MAIN FLOOR			1259.0 SQFT
SECOND FLOOR			554.9 SQFT
TOTAL			1813.9 SQFT
OUTDOOR AMENITY			
REQUIRED	55	32	1760.0 SQFT
PROVIDED			
MAIN FLOOR LEVEL			1324.0 SQFT
FOURTH FLOOR / ROOF TOP			1785.0 SQFT
TOTAL			3109.0 SQFT

UNIT COUNT						
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
2-BR TOWNHOUSE	10	-	-	-	10	18.2%
STUDIO UNIT	1	2	2	2	7	12.7%
1-BEDROOM	3	4	13	11	31	56.4%
2-BEDROOM	1	1	3	2	7	12.7%
TOTAL ON EACH FLOOR	15	7	18	15		
TOTAL NO. OF UNITS						55.0

UNIT AREA						
UNIT TYPE	NO. OF BR'S	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4
TYPE A1 - TOWNHOUSE	2	1060.0 SQFT	8	-	-	-
TYPE B1, B2, B3, B4	2	696.0 SQFT	1	1	1	1
TYPE C1 - TOWNHOUSE	2	1094.0 SQFT	1	-	-	-
TYPE D1 - TOWNHOUSE	2	1028.0 SQFT	1	-	-	-
TYPE E1, E2, E3, E4	STUDIO	346.0 SQFT	1	2	1	1
TYPE F1, F2, F3, F4	1	507.0 SQFT	1	1	1	1
TYPE G1, G2, G3, G4	1	521.0 SQFT	2	3	2	-
TYPE H3, H4	2	716.0 SQFT	-	-	1	1
TYPE I3, I4	2	686.0 SQFT	-	-	1	1
TYPE J3, J4	STUDIO	324.0 SQFT	-	-	1	1

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D	REVISION PER ADP COMMENTS
C	SUBMISSION TO ADP - 7/17/2016
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A	TO CITY FOR APPROVAL



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
**RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC**

CLIENT:
**KULAR & SONS CONSTRUCTION LTD.
12956 106A AVE
SURREY, BC V3T 2T2**

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SCALE:	3/32" = 1'-0"
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

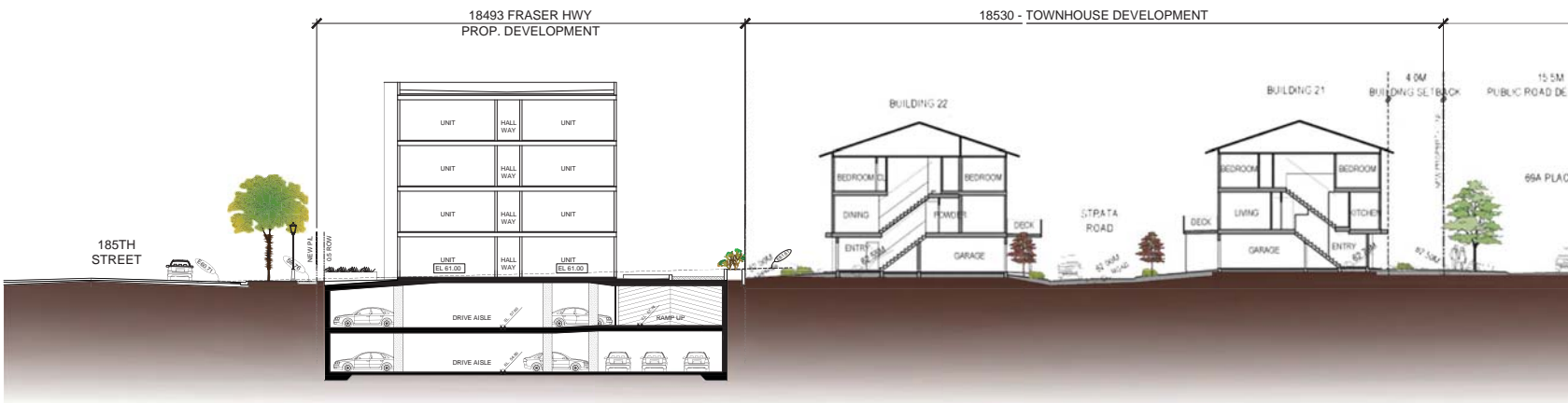
PROJECT DATA

DRAWING NO.:	A-003	D
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SITE CONTEXT



SITE CONTEXT PLAN



SITE CONTEXT SECTION WITH ADJACENT LOT

NOTES:

REVISION	DATE	DESCRIPTION
H		
G		
F		
E		
D	2017-12-12	REVISION PER ADP COMMENTS
C	2017-11-09	SUBMISSION TO ADP - 7917-0410-00
B	2017-08-25	RE ZONING & DP APPLICATION
A	2016-12-07	TO CITY FOR APPROVAL



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
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PROJECT:
**RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC**

CLIENT:
**KULAR & SONS CONSTRUCTION LTD.
12956 106A AVE
SURREY, BC V3T 2T2**

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JOB No.:	SR-067
DATE:	07/05/2014
SHEET TITLE:	

CONTEXT PLAN

DRAWING NO.:

A-005

D

SITE STREETSCAPES

NOTES:



STREETSCAPE-1 ; FROM FRASER HWY TOWARDS SUBJECT LOT



STREETSCAPE-2 ; FROM FRASER HWY OPPOSITE TO SUBJECT LOT



	H
	G
	F
	E
2017-12-12	D REVISION PER ADP COMMENTS
2017-11-09	C SUBMISSION TO ADP - 7917-0410-00
2017-08-25	B RE ZONING & DP APPLICATION
2016-12-07	A TO CITY FOR APPROVAL



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RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC

CLIENT:
KULAR & SONS CONSTRUCTION LTD.
12956 106A AVE
SURREY, BC V3T 2T2

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SCALE:	3/32" = 1'-0"
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

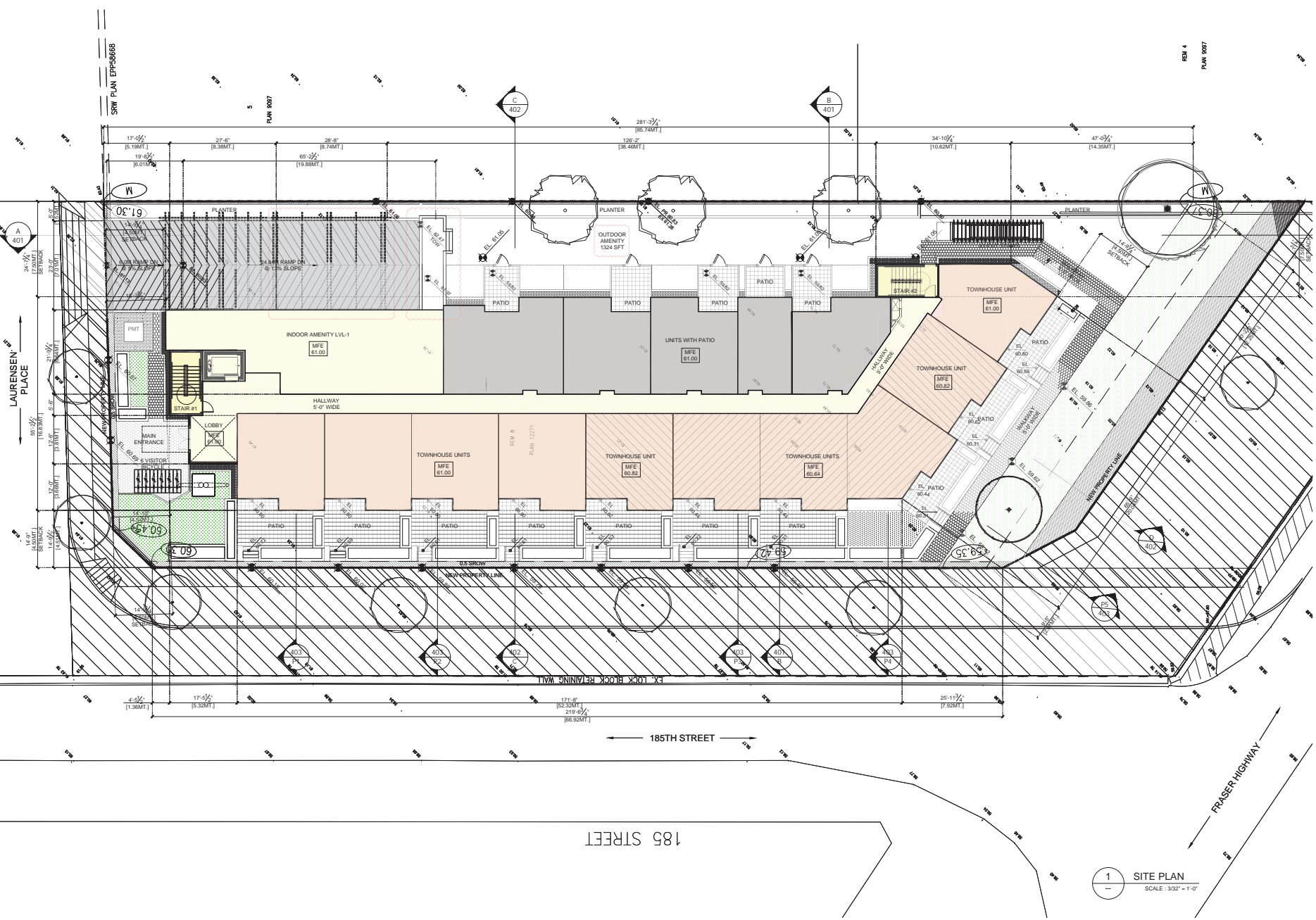
STREETSCAPE

DRAWING NO.:	A-006	C
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NOTES:



REV 4
PLAN 9097



REVISION	DATE	DESCRIPTION
2017-12-12	D	REVISION PER ADP COMMENTS
2017-11-09	C	SUBMISSION TO ADP - 7917-0410-00
2017-08-25	B	RE-ZONING & DP APPLICATION
2016-12-07	A	TO CITY FOR APPROVAL



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RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC

OWNER:
KULAR & SONS CONSTRUCTION LTD.
12956 106A AVE
SURREY, BC V3T 2T2

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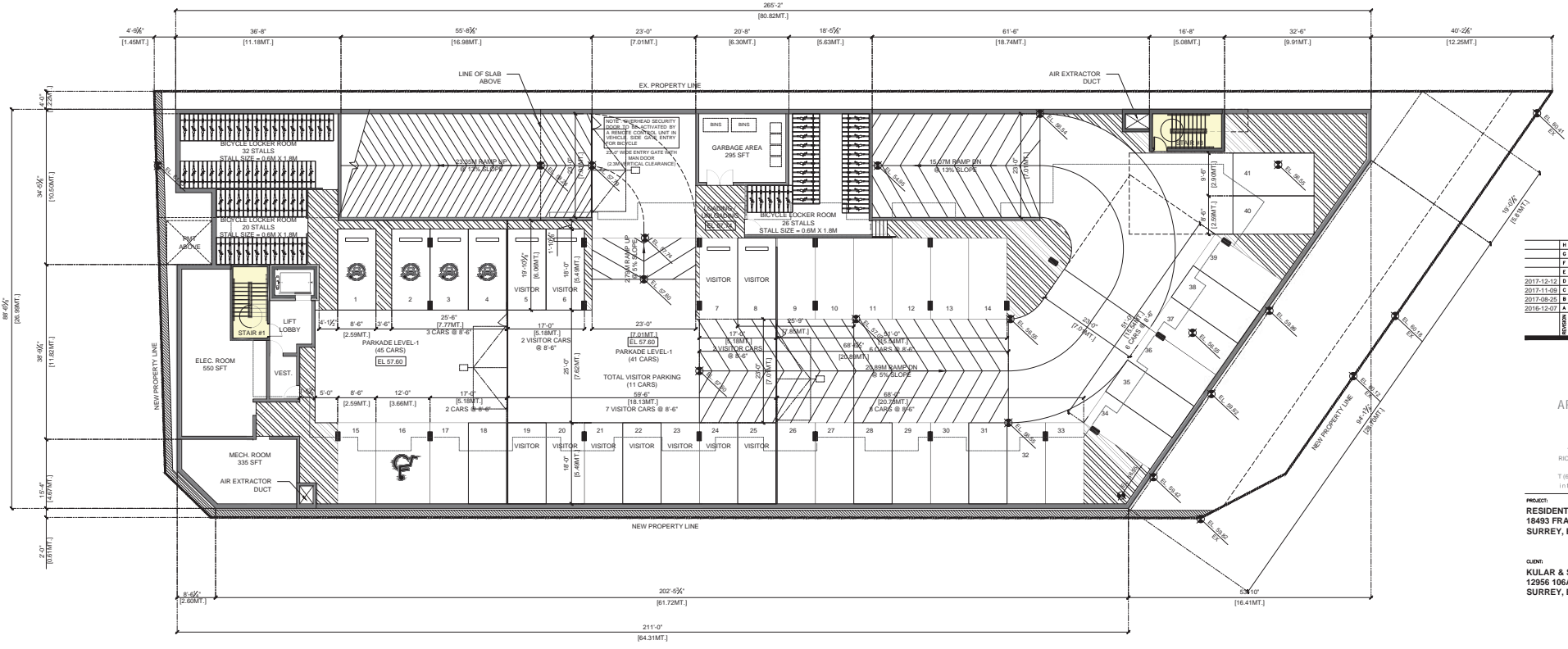
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CHECKED:	JESSE
SCALE:	3/32" = 1'-0"
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

SITE PLAN

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

DRAWING NO.:	
A-101	D

NOTES:



NO.	DESCRIPTION
2017-12-12	D REVISION PER ADP COMMENTS
2017-11-09	C SUBMISSION TO ADP - 7917-0410-00
2017-08-25	B REZONING & DP APPLICATION
2016-12-07	A TO CITY FOR APPROVAL



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PROJECT:
RESIDENTIAL DEVELOPMENT
 18493 FRASER HWY
 SURREY, BC

CLIENT:
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 12956 106A AVE
 SURREY, BC V3T 2T2

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

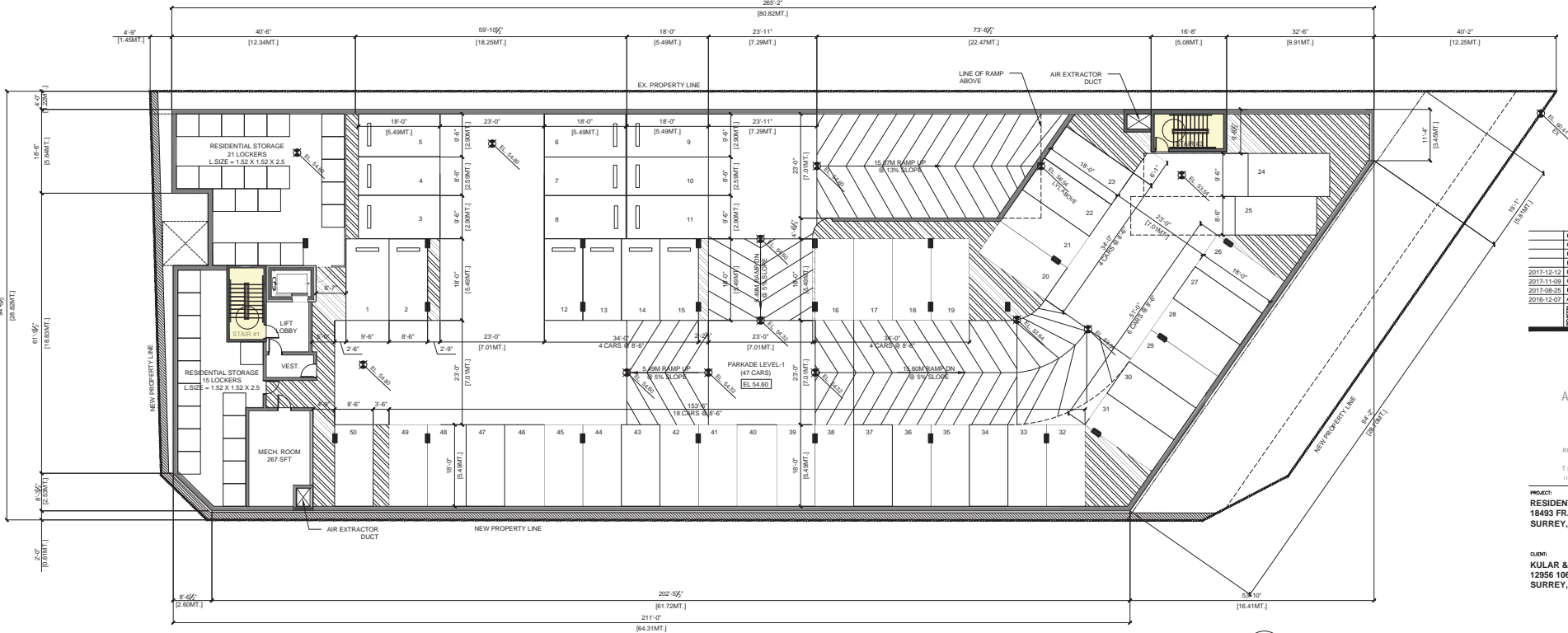
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JOB No.:	SR-047
DATE:	07 DEC 2014
SHEET TITLE:	

PARKADE LEVEL 1

DRAWING NO.:	
A-102	D

NOTES:



NO.	DESCRIPTION
1	REVISION PER ADP COMMENTS
2	SUBMISSION TO ADP - 7917-0410-00
3	REZONING & DP APPLICATION
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PROJECT:
RESIDENTIAL DEVELOPMENT
 18493 FRASER HWY
 SURREY, BC

CLIENT:
KULAR & SONS CONSTRUCTION LTD.
 12956 106A AVE
 SURREY, BC V3T 2T2

1 PARKADE LEVEL 2
 SCALE: 3/32" = 1'-0"

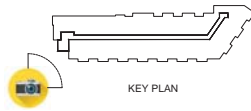
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JOB No.:	SR-047
DATE:	07 DEC 2014
SHEET TITLE:	

**PARKADE
 LEVEL 2**

DRAWING NO.:	A-103	D
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2017-08-25	B RE ZONING & DP APPLICATION
2016-12-07	A TO CITY FOR APPROVAL



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PROJECT:
RESIDENTIAL DEVELOPMENT
 18493 FRASER HWY
 SURREY, BC

CLIENT:
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 12956 106A AVE
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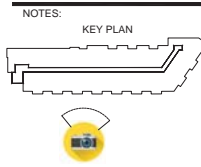
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SCALE:	
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

1
 --
 VIEW - 1 FROM 185th & LAUNRENSEN PLACE

RENDERING

DRAWING NO.:	A-301	D
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D	REVISION PER ADP COMMENTS
C	SUBMISSION TO ADP - 7917-0410-00
B	RE ZONING & DP APPLICATION
A	TO CITY FOR APPROVAL



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 CANADA V6V 3Z9
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PROJECT:
RESIDENTIAL DEVELOPMENT
 18493 FRASER HWY
 SURREY, BC

CLIENT:
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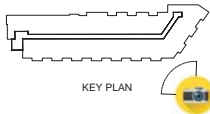
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CHECKED:	JESSE
SCALE:	A
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

1 VIEW - 2 FROM 185th STREET

RENDERINGS

DRAWING NO.:	A-302	D
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NOTES:



3
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VIEW - 3 FROM FRASER HWY

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D	REVISION PER ADP COMMENTS
C	SUBMISSION TO ADP - 7917-0410-00
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1205-4871 SHELL ROAD
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CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
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PROJECT:
**RESIDENTIAL DEVELOPMENT
18493 FRASER HWY
SURREY, BC**

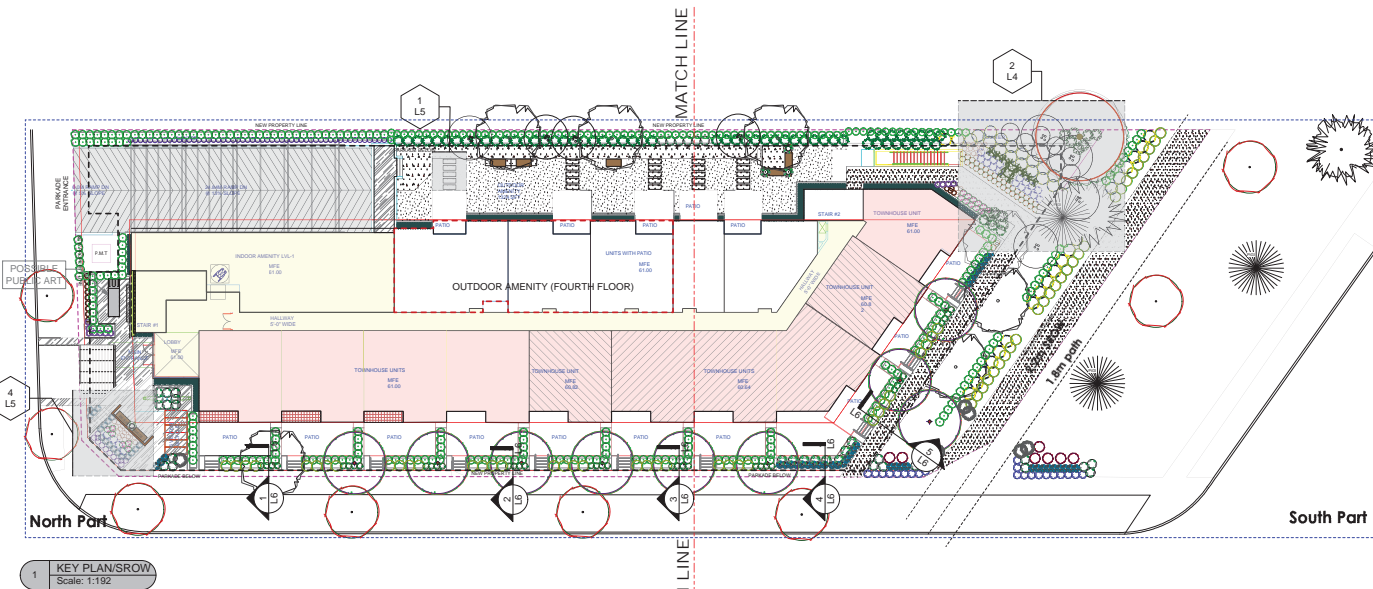
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SCALE:	1/8" = 1'-0"
JOB No.:	SUR-047
DATE:	07 DEC 2014
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	A-303	D
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Design Rationale and Summary

Owing to the highly visible nature of the project located on a busy street with future LRT and with multiple uses such as the residential and commercial, the landscape is being visualized to create definition for vehicular, bicycle and pedestrian activities.

We are proposing an addition of textural paving distinctions to identify the varied use entrances and accentuation with the built form edge. The boulevard trees are being suggested to keep the existing feel of the streets with the persian ironwood since a majority of them have been planted in recent and adjacent projects. The Built-in planters on the main level are being treated with a combination of Yew to match the adjacent flanking projects and the columnar Thuja hedges to afford privacy to the residential patios, and a combination of perennials, native plants requiring least maintenance with a dash of colourful shrubs and grasses. These are punctuated with Salix Purpurea/NANA to add a subtle texture with small trees.

The greenways as envisaged by the NCP's are designed with the same feel as the western property with similar trees species. The bicycle way aligned in the SROW is lined with pleasant shrubs and are planted on their intersecting edges with ornamental grasses and perennials for wayfinding.

The rooftop garden has been designed with a very distinct two zone concept. The intent is to have a vegetable garden on the south side and social/recreational area on the northern terraces. The vegetable garden to have features such as the work bench and equipment cupboards along with the water spouts to allow for well equipped facility.

The social area which is envisaged to have a bit of a seating is edged with a combination of ornamental grasses and colour adding shrubs in the planters.

GENERAL NOTES

All materials and workmanship to ICSLA/ICLNA Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sites to meet or exceed that standard.

Plant sites in this list are specified according to the ICSLA/ICLNA Standards latest edition. Container sites are specified as per ICSLA Standards. Both plant site and container site are the minimum acceptable sites. The contractor is advised to research and review, more plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified Disease Free nursery. All plant material must conform to the latest edition of the ICSLA/ICLNA Standards. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the ICSLA/ICLNA Standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn Areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the Standards for Ground areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be virtually free from silt, wood including woody plant parts, weed or reproductive parts of the weed, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the landscape architect.

All plant material to be warranted for one year from date of substantial completion.

All wood fences to be cedar, with one coat of clear penetrating preservative.

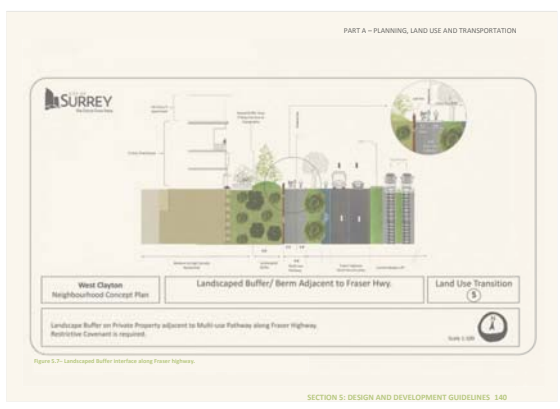
COMPLETE PROJECT PLANT LIST (Detailed call-outs available on Dwg's 2 & 3)

Recommended Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ar	38	Archafobayites uva uai	Vancouver Jac	Vancouver Jacs	Drinkinick #1 pot
Bs	7	Betula humboldti	Crimson Pyram	TA Crimson Pyram Dwarf	Japanese knot #3 pot
cal	6	Blechnum spicant	Dear Fern		#2 pot
cal	1	Calamagrostis x acutiflora	Korf Foerster	leather Reed Grass	#2 pot
Ech	17	Echinacea Restor	Purple coneflower	Rosits idwarf	#1 pot
hel	53	Helictotrichon sempervirens	Blue Owl Grass		#1 pot
hu	46	Hemerocallis x Lemon Yellow	or vars	Lemon Yellow Daylily	#1 pot
hu	24	Heuchera vars	Corel bells		#1 pot
Hol.d	8	Holidiscus discolor	oceanstraw		#3 pot
la	40	Lavendula vars	Lavender		#1 pot
M.as	39	Machonia asarifolium	Oreocan straw		#3 pot
Ph.h	30	Pennisetum alopecuroides	Hameln Dwarf	Fountain Grass	#2 pot
orn	13	Polystichum munifolium	Hameln Dwarf	Fountain Grass	#2 pot
slk	1	Salix purpurea Nana	Dwarf Arctic Blue Leaf	Willow	#3 pot
ss.m	27	Salixes japonica	Little Princess	Salix	#3 pot
ts.t	162	Taxus ca	New Zealand variety		1.5 m. ht.
smad	81	Thuja occidentalis	Emerald Cedar		2.5 m. ht.
va. b	60	Vaccinium ovatum	Thunderbird	evergreen huckleberry	#3 pot
Wis	54	Wisteria floribunda	Texas Purple	Japanese Wisteria	

Recommended Trees

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Ac.c	8	Acer diacanthum	Vine maple	3.0m ht.	
A. atro	9	Acer palmatum	Ohio-Bell	Japanese Maple	3m ht. 5 cm cal. multi
Ar	38	Archafobayites uva uai	Vancouver Jac	Vancouver Jacs	Drinkinick #1 pot
hel	4	Helictotrichon sempervirens	Blue Owl Grass		#1 pot
L.lv	5	Liquidambar styraciflua	American Sweetgum		7 cm. cal.
plf.a.sa	8	Parrotia persica	Persian ironwood		7 cm. cal.
Ph. h	2	Pennisetum alopecuroides	Hameln Dwarf	Fountain Grass	#2 pot
Ph. o	8	Pennisetum orientale	Oriental	Fountain Grass	#3 pot
PI	4	Pinus strobus	White Spruce		3 m.
P.con	2	Pinus contorta	Shore pine		3m. ht.
QR	1	Quercus rubra	Northern Red Oak		8 cm cal.
slk	5	Salix purpurea Nana	Dwarf Arctic Blue Leaf	Willow	#3 pot
ss.m	26	Salixes japonica	Little Princess	Salix	#3 pot
ts.t	57	Taxus ca	New Zealand variety		1.5 m. ht.
	0				



bent picture
CREATIVE VENTURES LTD.

18493 Fraser Hwy.
SURREY BC

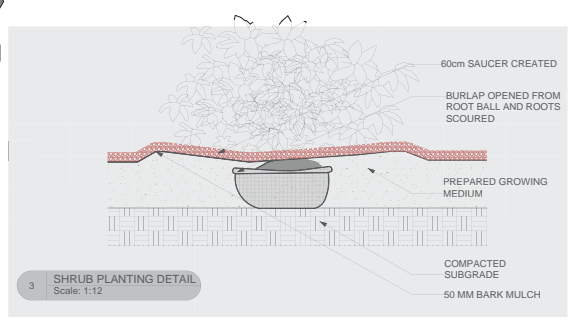
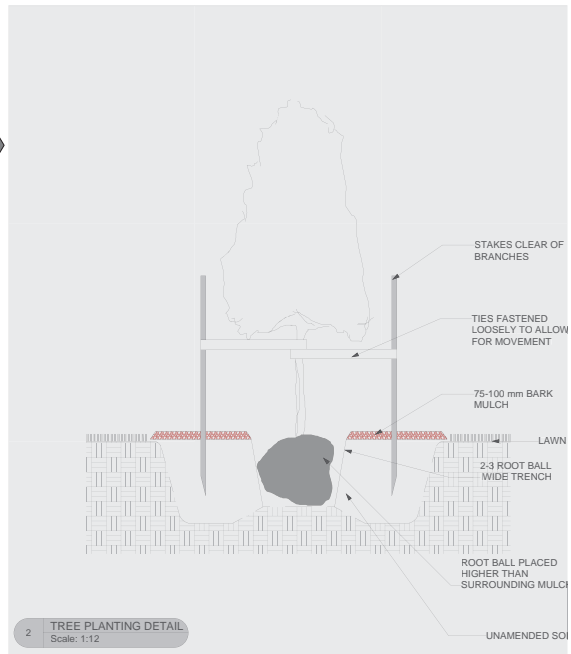
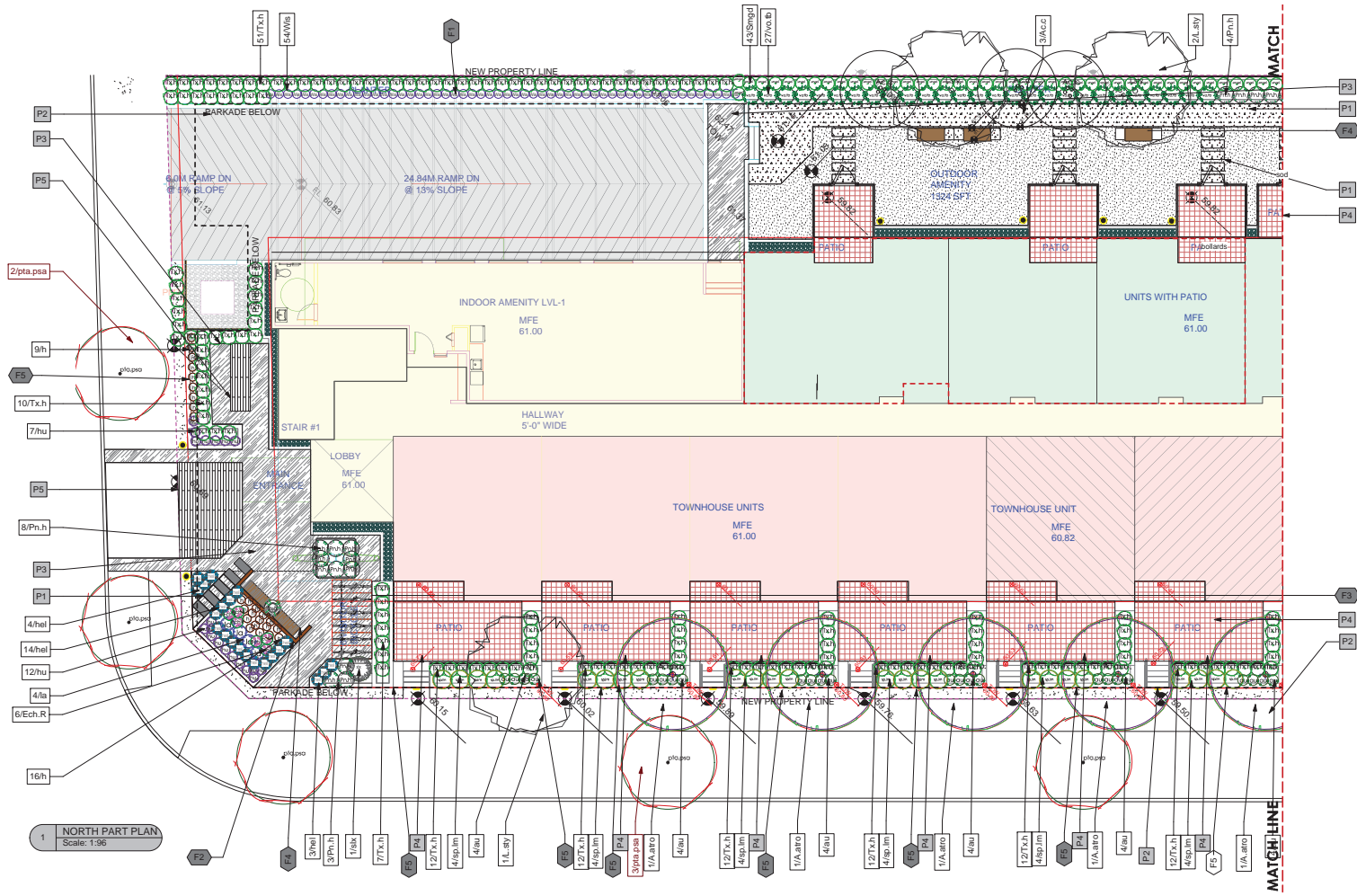
1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirhall@gmail.com

Key Plan/SROW/Hardscape
17-0410

Drawn By	SD	Checked By	Ruchir	NOTES
Reviewed By	Ruchir	Stage	Council	
Contractors		Consultants	DF Architecture	3 12/01/18 Revised Package
Authorizes	City of Surrey	Documents	Council Adoption	2 01/11/17 ADP Package
				1 14/08/17 DP Package

Scale 0 5 10 15 20 m

N



PAVING LEGEND	
KEY	DESCRIPTION
P1	CIP Concrete with Integral Colour Colour 'Light Brown'
P2	CIP Concrete Light Broom Finish
P3	Stamped Concrete Placed and stamped in Situ. Colour 'Desert Sand'
P4	Concrete Unit Paver Standard Unit Paver Colour 'Natural Grey'
P5	Porcelain Pavers Nu Porcelain Pavers NA01 Colour 'Fado'

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Trellis per architectural design.
F2	Project sign Wall Cast in Place Concrete Light Sandblasted Finish
F3	Bike Rack Emerson Cast Aluminum Bike Rack Powdercoat Colour 'Black'
F4	Pudoor Bench 'Wellspring' Teak Wood Bench with Arms, 19" Seat Height Natural
F5	Concrete Planter Wall Cast in Place Concrete Light Sandblasted Finish

PLANT LEGEND	
KEY	DESCRIPTION
Qty/PLANT	See Plant List to Identify.
Qty/PLANT	See Plant List to Identify (BOULEVARD PLANTING ONLY).

bent picture
CREATIVE VENTURES LTD.

18493 Fraser Hwy.
SURREY BC

1361 129th Street, Surrey, BC, V4A3X7 604 783 1450 ruchirhall@gmail.com

North Part Detail
17-0410

Drawn By: SD	Checked By: Ruchir
Reviewed By: Ruchir	Stage: Council
Contractors:	Consultants: DF Architecture
Authorizes: City of Surrey	Documents: Council Adoption

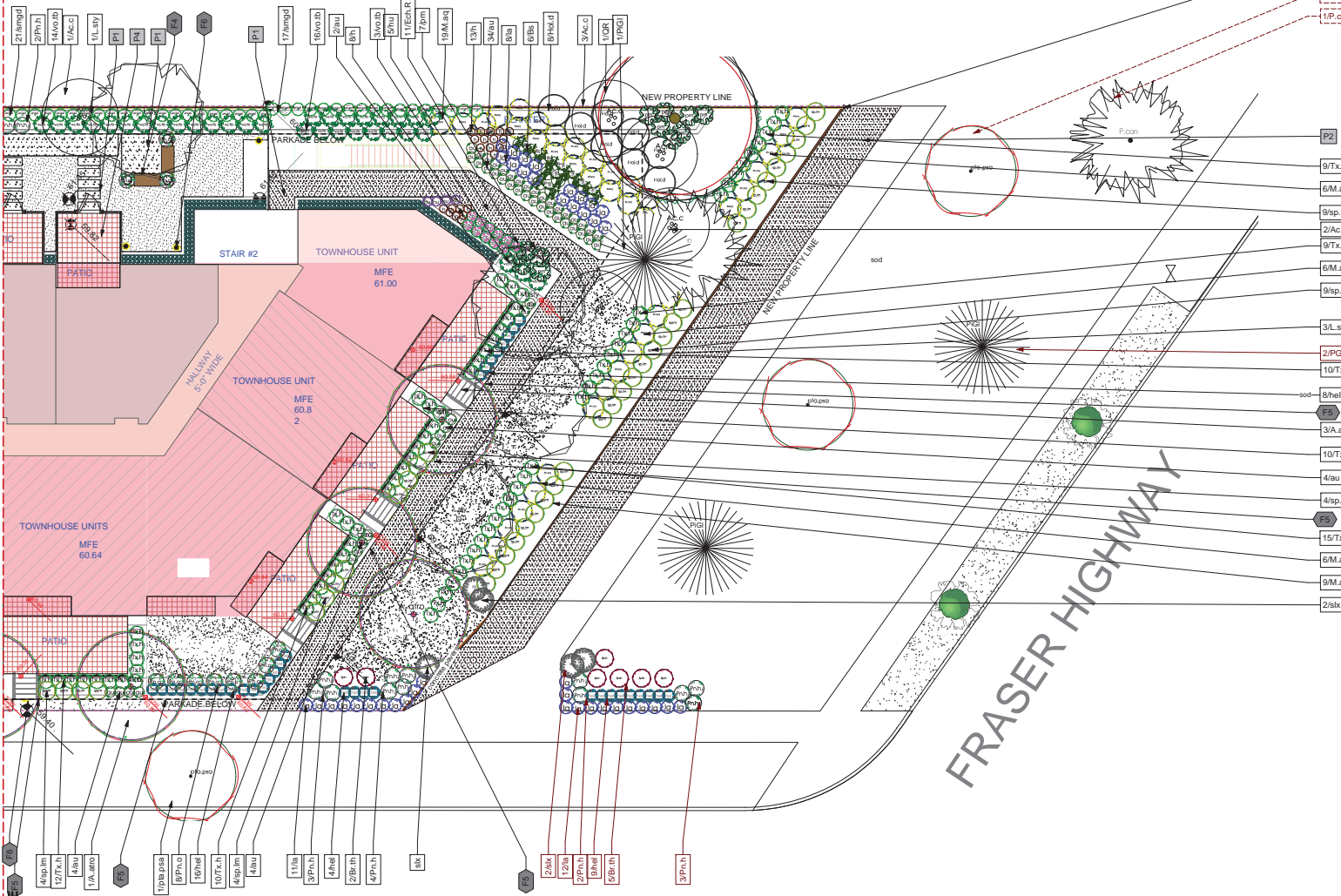
NOTES

3	12/01/18	Revised Package
2	01/11/17	ADP Package
1	14/08/17	DP Package

Scale: 0 2 4 6 8 10 m

N

MATCH LIN



PAVING LEGEND	
KEY	DESCRIPTION
← P1	CIP Concrete with Integral Colour Colour 'Light Brown'
← P2	CIP Concrete Light Broom Finish
← P3	Stamped Concrete Placed and stamped in Situ Colour 'Desert Sand'
← P4	Concrete Unit Paver Standard Unit Paver Colour 'Natural Grey'
← P5	Porcelain Pavers No Porcelain Pavers NA01 Colour 'Fado'

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
→ F6	bollards (PHILIPS LUMEC) bollard (BOR80)
→ F7	Split Rail Fence
→ F8	STEP LIGHTS RSCZ Step Light LED Integrated in the Patio Steps (CIP) Powdercoat Colour Black
→ F4	Outdoor Bench Wellspring Teak Wood Bench with Arms, 19" Seat Height Natural
→ F5	Concrete Planter Wall Cast in Place Concrete Light Sandblast Finish

PLANT LEGEND	
KEY	DESCRIPTION
← Qty/PLANT	See Plant List to Identify.
← Qty/PLANT	See Plant List to Identify (BOULEVARD PLANTING)

MATCH LINE

1 SOUTH PART DETAIL
Scale: 1:96

bent picture
CREATIVE VENTURES LTD.

18493 Fraser Hwy.
SURREY BC

1361 129th Street, Surrey, BC, V4A3X7 604 783 1450 ruchirdhall@gmail.com

South Part Detail
17-0410

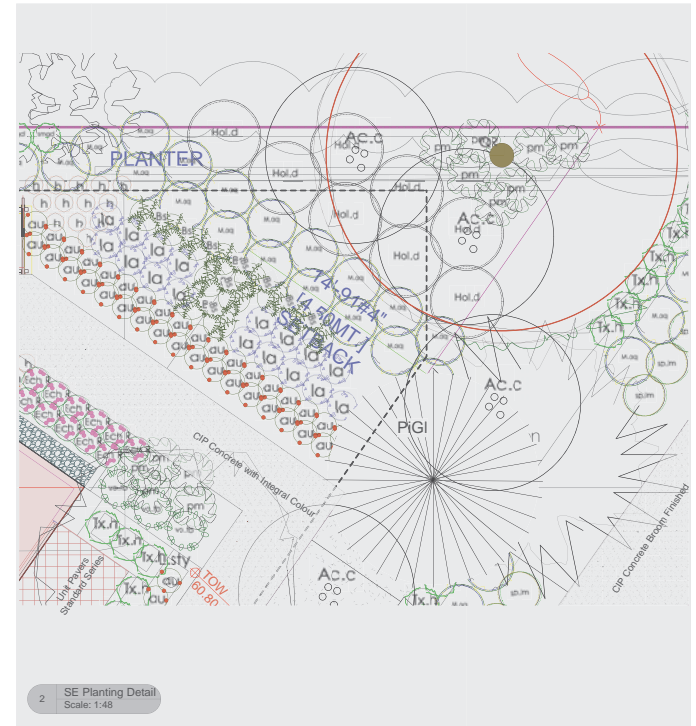
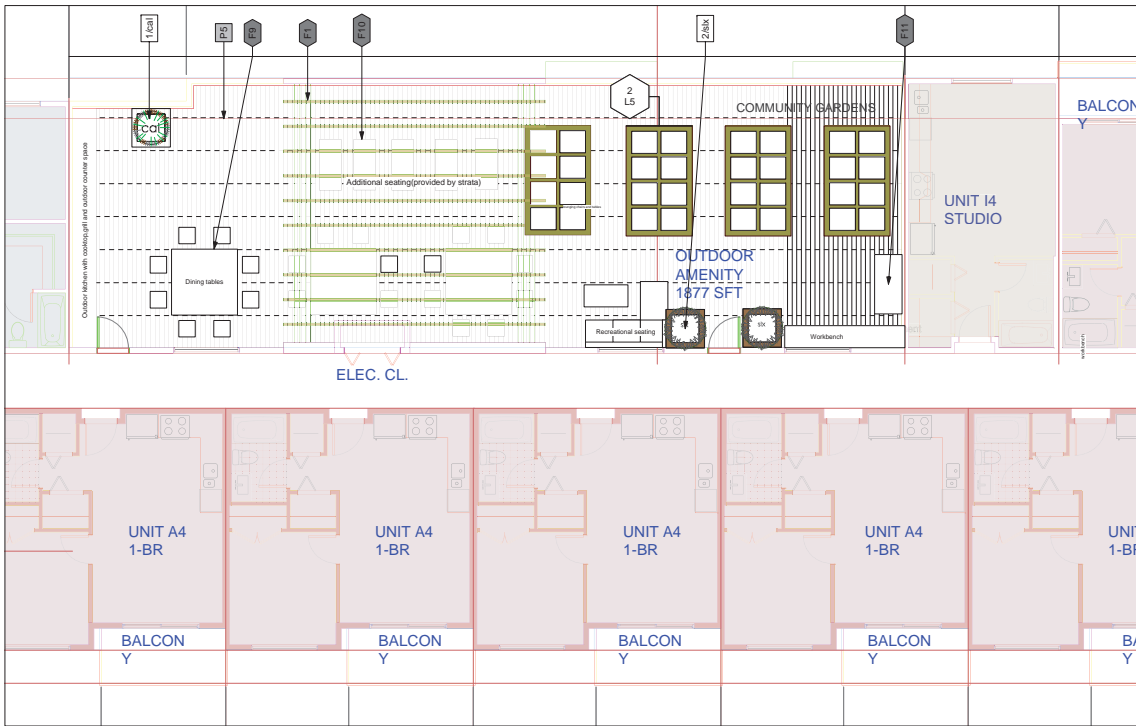
Drawn By	SD	Checked By	Ruchir
Reviewed By	Ruchir	Stage	Council
Contractor		Consultant	DF Architecture
Authorised	City of Surrey	Documents	Council Adoption

NOTES		
3	12/01/18	Revised Package
2	01/11/17	ADP Package
1	14/08/17	DP Package

L3

Scale
0 2 4 6 8 10 m

N



1 ROOFTOP Amenity Layout
Scale: 1:64

PAVING LEGEND	
KEY	DESCRIPTION
← P5	Porcelain Pavers Nu Porcelain Pavers NA01 Colour 'Fado'

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
→ F1	Trellis Arbour per Architectural Design
→ F9	Hollow Aluminum Dining Table & Chairs Powder Coated 'Black'
→ F10	Beach Style Outdoor Lounging Chairs Powder coat Colour :Black
→ F11	Wrought Iron Cupboard Black

PLANT LEGEND	
KEY	DESCRIPTION
← Qty/PLANT	See Plant List to Identify.

NOTE
All movable furniture /Planters/Other equipment to be placed at least 2m from the guardrails/parapets for the purpose of safety and to avoid any fall hazards. The strata owners/strata /users will bear sole responsibility of such positioning and Landscape Architects/Architects will be saved harmless for any such responsibility. This layout is merely indicative of possible arrangement and use of the designated amenity space and enlists the possible uses/activity that are envisaged for such a space.



5 Picture of the Planters

bent picture
CREATIVE VENTURES LTD.

18493 Fraser Hwy.
SURREY BC

1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirhall@gmail.com

Roof Terrace Plan

Drawn By: SD	Checked By: Ruchir	NOTES
Reviewed By: Ruchir	Stage: Council	
Contractors:	Consultants: DF Architecture	3 12/01/18 Revised Package
Authorizes: City of Surrey	Documents: Council Adoption	2 01/11/17 ADP Package
		1 14/08/17 DP Package

L4

0 2 4 6 m

N

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **Feb 14, 2018** PROJECT FILE: **7817-0410-00**

RE: **Engineering Requirements
Location: 18493 Fraser Hwy**

REZONE

Property and Right-of-Way Requirements

- dedicate 13.0-metre along Fraser Hwy to meet 36.5-metre road allowance from the south curb, ultimately 42.0-metre arterial road.
- dedicate 8.5-metre along 185 Street to 20.0-metre through local road.
- dedicate 3.5-metre along Laurensen Place to 15.5-metre limited local road.
- dedicate 3.0-metre x 3.0-metre corner cuts on 185 Street at Fraser Hwy and at Laurensen Place.
- register statutory right-of-ways.

Works and Services

- construct 4.0-metre multi-use pathway along Fraser Hwy, including pedestrian lighting.
- construct east side of 185 Street to local road standard complete with 10.5-metre pavement, barrier curb and gutter, boulevard/utility strip, 1.5-metre concrete sidewalk adjacent to property line, and street lighting.
- construct south side of Laurensen Place to a 15.5-metre limited local, complete with 7.0-metre pavement, barrier curb and gutter, boulevard/utility strip, 1.5-metre concrete sidewalk adjacent to property line, and street lighting.
- construct drainage features to meet the drainage requirements of the West Clayton NCP and Clayton Integrated Stormwater Management Plan.
- construct mains and service connections to meet the current design criteria.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

SK2

NOTE: Detailed Land Development Engineering Review available on file



October-25-17
Planning

School Enrolment Projections and Planning Update:

Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables on site used for enrolling spaces. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. As of September 2017, Hazelgrove has 10 portables on site used for enrolling spaces. Currently, there is a 606 elementary seat shortfall in the Clayton area and this is projected to grow to over 800 seats if no new seats are added in the next 5 years.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both facilities are targeting to be open September 2020 which will relieve the immediate in-catchment enrollment pressure.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding.

A new 1500 capacity high school, Ecole Salish Secondary, is scheduled to open September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Katzie Elementary will continue to feed the existing Clayton Heights.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0410 00

SUMMARY

The proposed 10 townhouse units and 45 lowrise units are estimated to have the following impact on the following schools:

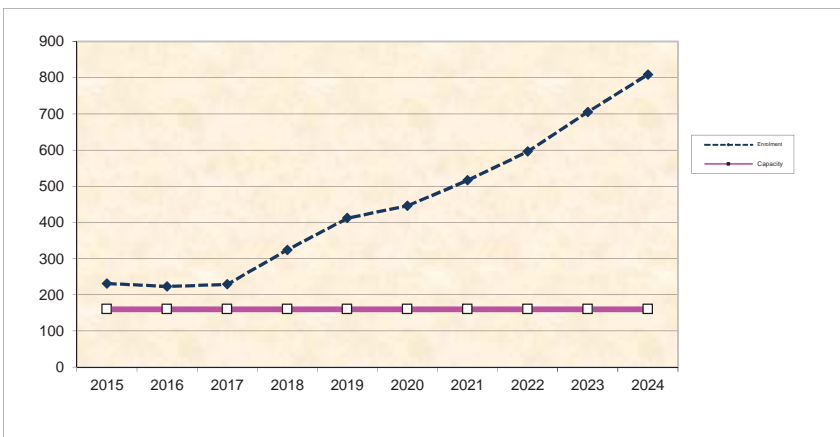
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

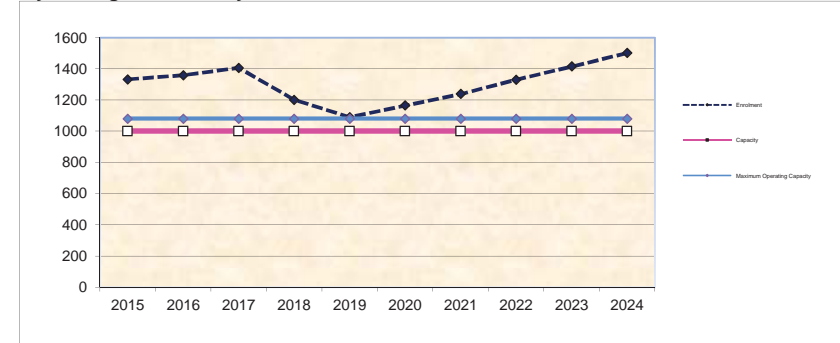
September 2017 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	36 K + 193
Capacity (K/1-7)	60 K + 100
Clayton Heights Secondary	
Enrolment (8-12):	1406
Capacity (8-12):	1000
Maximum Operating Capacity*(8-12);	1080

Clayton Elementary



Clayton Heights 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: 18493 Fraser Highway, Surrey, BC

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)	9
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	7
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	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: August 25, 2017



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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
18493 FRASER HWY SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG2217	SL	NEW SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

AS SHOWN

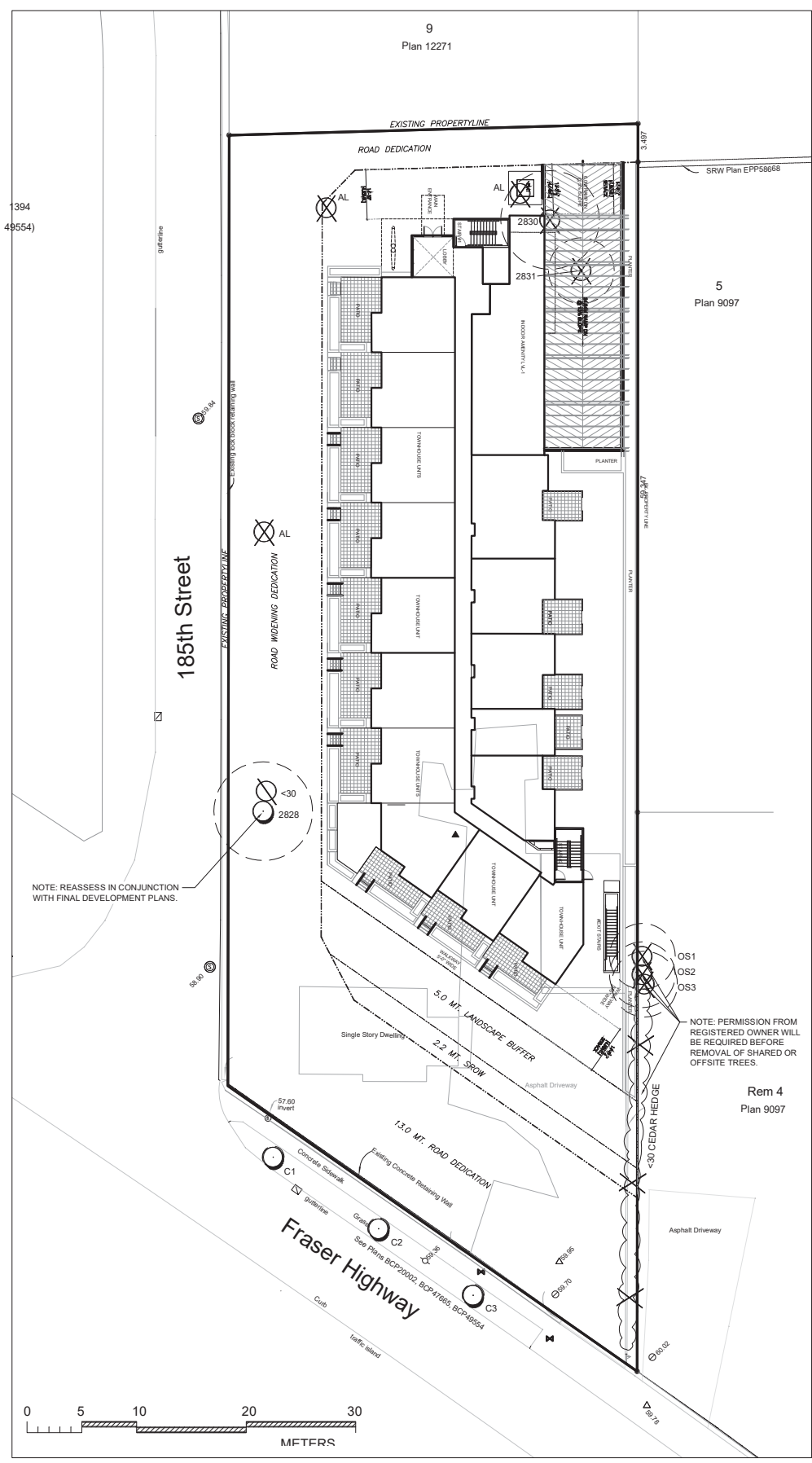
DATE

AUGUST 9, 2016

T-1

SHEET 1 OF 2

1394
49554)



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- NON BY-LAW TREE



PS1394
R49554)

9
Plan 12271

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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CLIENT

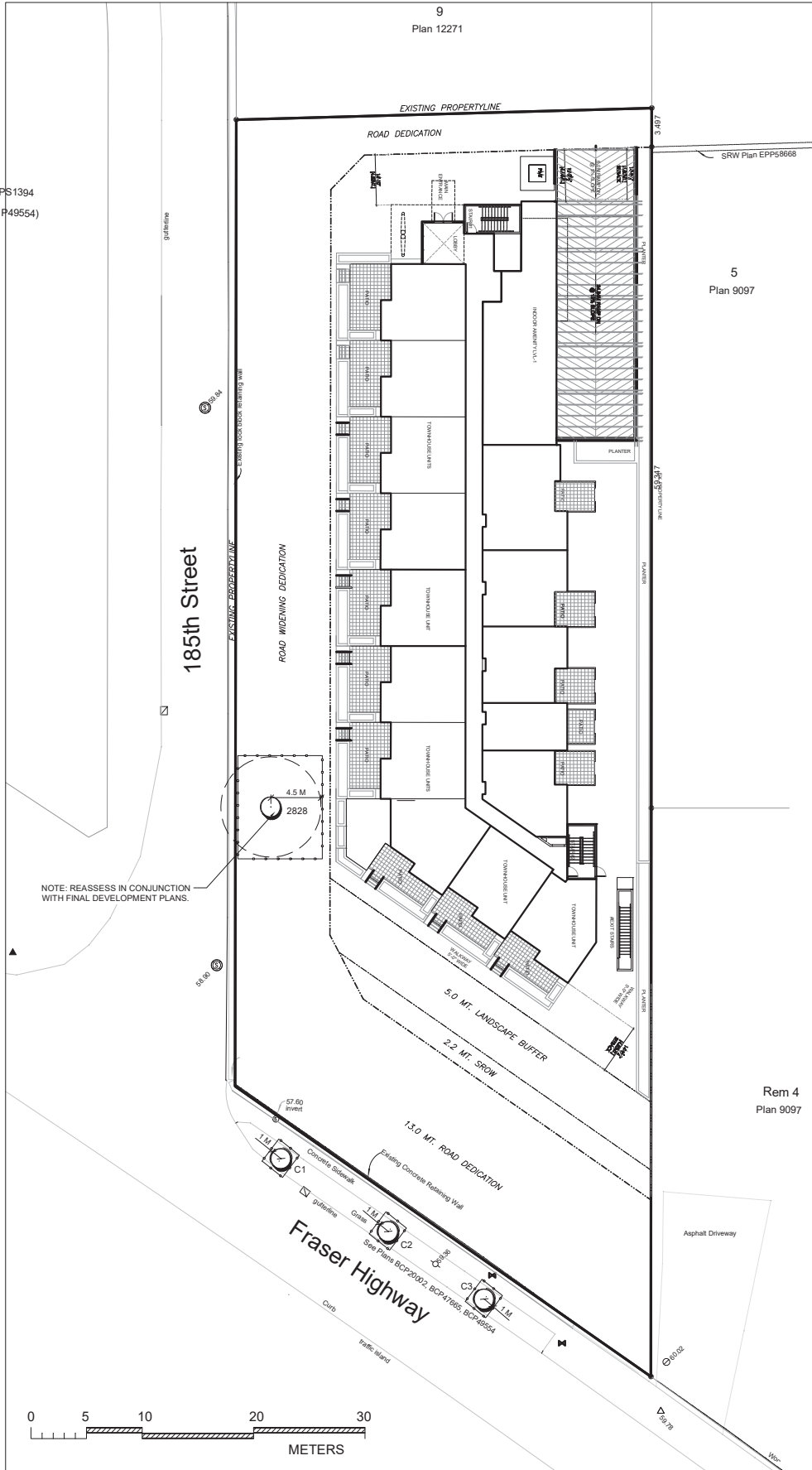
FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN
**18493 FRASER HWY
SURREY, B.C.**

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG2217	SL	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. THIS IS ONLY A CONCEPT.



NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT PLANS.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING



SHEET TITLE
T2 - TREE PROTECTION PLAN

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DRAWN
MK

SCALE
AS SHOWN

DATE
AUGUST 9, 2016

T-2
SHEET 2 OF 2

Present:

Chair - L. Mickelson
Panel Members:
J. Leger
M. Lesack
A. Scott
D. Tyacke
M. Younger
M. MacCaull

Guests:

Jessie Arora, AIBC, DF Architecture Inc.
Ruchir Dhall, BCSLA, Bent Picture Creative Ventures Ltd
Mark Blackwood, AIBC, Ekistics Architecture
Jacquelyn Richard, AIBC, Ekistics Architecture
Don Wuori, BCSLA, Ekistics Landscape Architecture
Troy Glasner, E3 Eco Group
Madeline Pearson, E3 Eco Group
Alex Wright, Anthem Properties
Riaan de Beer, Anthem Properties
Steve Forrest, Anthem Properties

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Blake, Legislative Services

A. RECEIPT OF MINUTES

It was Moved by M. MacCaull
Seconded by J. Leger
That the minutes of the Advisory Design
Panel meeting of October 12, 2017 be received.
Carried

B. NEW SUBMISSIONS**1. 5:00 p.m.**

File No.:	7917-0410-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP for a 4 storey apartment building with underground parking
Address:	18493 Fraser Highway, West Clayton
Developer:	Amarjit Kular and Bobby Bisla, Kular and Sons Construction
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc.
Landscape Architect:	Ruchir Dhall, BCSLA, Bent Picture Creative Ventures Ltd
Planner:	Leita Martin
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** advised that the site fits well with the West Clayton Neighbourhood Community Plan. 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 A. Scott
Seconded by M. MacCaull
That the Advisory Design Panel (ADP):

1. Supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

Site

- Access to the east side yard for additional amenity space is encouraged. *Access to the east side yard has been provided through Indoor Amenity to allow additional outdoor Amenity space. Refer A-101 & A-201.*

Form and Character

- Commend the strong form and clear definitions.
- Recommend warmer color materials to soften the rigidity of the building. *Noted & revisited the color scheme. Added brick and warmer color.*
- Commend the opaci-coat material as it is appropriate for the neighbourhood context.
- Recommend detailing the building envelope, especially on the rooftop. *Noted.*
- For the east elevation, upgrade the materials and architectural treatments. The upstand parapet could be deleted allowing the trellis feature to be visible. *East elevation has been revised. The upstand parapet is deleted for making trellis feature visible. More brick is added to upgrade the whole elevation. Refer A-304.*
- Review the placement of the elevator in the entrance lobby which creates a long corridor. *The placement of the elevator was revised per City's comment (per 22nd June, 2017 preliminary comments).*
- The extent of the trellis impacts the interior amenity room and could be reduced. *The trellis has been revised by reducing length and reducing the number of timber member to allow more light and openness in the Indoor Amenity room. Refer A-101 & A-201.*
- Consider incorporating some of the indoor amenity space into the lobby so that it feels larger. *Noted and revised. Refer A-201.*
- Recommend implementing a front closet for unit B2. *Noted and revised. Refer A-202 & A-501.*

Landscape

- The landscape submission requires significant additional development. *Well detailed with the design suggestions incorporated into the scheme.*
- Recommend reviewing clearances from roof deck railings for falling hazards. *Done.*
- Consider pulling the unit paving into the main entrance overhang. *A comprehensive paving configuration worked out at the main entrance.*
- Consider additional landscaping at the front corner, instead of using sod. *Done.*
- Add a tree at each patio along the streets and confirm if there is adequate soil volume. *Done.*
- Consider allocating outdoor space for the amenity area. *Done.*
- Consider demarcation for the private patios. *Done.*
- Consider implementing a step light along the stairwells – bollards too much. *Incorporated.*
- Recommend replacing the six foot cedar screening with five foot *taxus*, and continue the *taxus* around each patio. *Replaced.*
- Commend the roof deck and greenwall.

Sustainability

- Recommend incorporating the first step of the Step Code into the design for energy conservation. *Noted.*
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to living room and bedrooms. *Noted.*

CPTED

- No specific issues identified.

Accessibility

- Commend the use of a horizontal elevator panel.
- Recommend at least 5% or 3 units be wheelchair adaptable. *After revisiting the plans, since unit sizes are already very optimum, it is very hard to convert them to adaptable.*

CITY OF SURREY

BYLAW NO. _____

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

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

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

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

Parcel Identifier: 009-670-068
 Lot 8 Except: Part on Plan BCP20002 Section 16 Township 8 New Westminster District Plan 12271
 18493 - Fraser Highway

(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* where *density* bonus is provided.

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 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The density shall not exceed a *floor area ratio* of 1.5 and 230 *dwelling units* per hectare [92 u.p.a].
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 45%.

F. Yards and Setbacks

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

	Setback	<i>Front</i> <i>Yard</i> (north)	<i>Rear</i> <i>Yard</i> (south)	<i>Side</i> <i>Yard</i> (east)	<i>Side</i> <i>Yard</i> (west)
<i>Principal Buildings</i>		4.5 m	8.6 m	4.9 m	4.5 m
<i>Accessory Buildings and Structures</i>		[15 ft.]	[28 ft.]	[16 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 13 metres [43 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 and visitor *parking spaces* shall be provided as *underground parking*.
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 1.5 metres [5 ft.] from the *front lot line* or a *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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 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