

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0116-00

Planning Report Date: July 23, 2018

**PROPOSAL:**

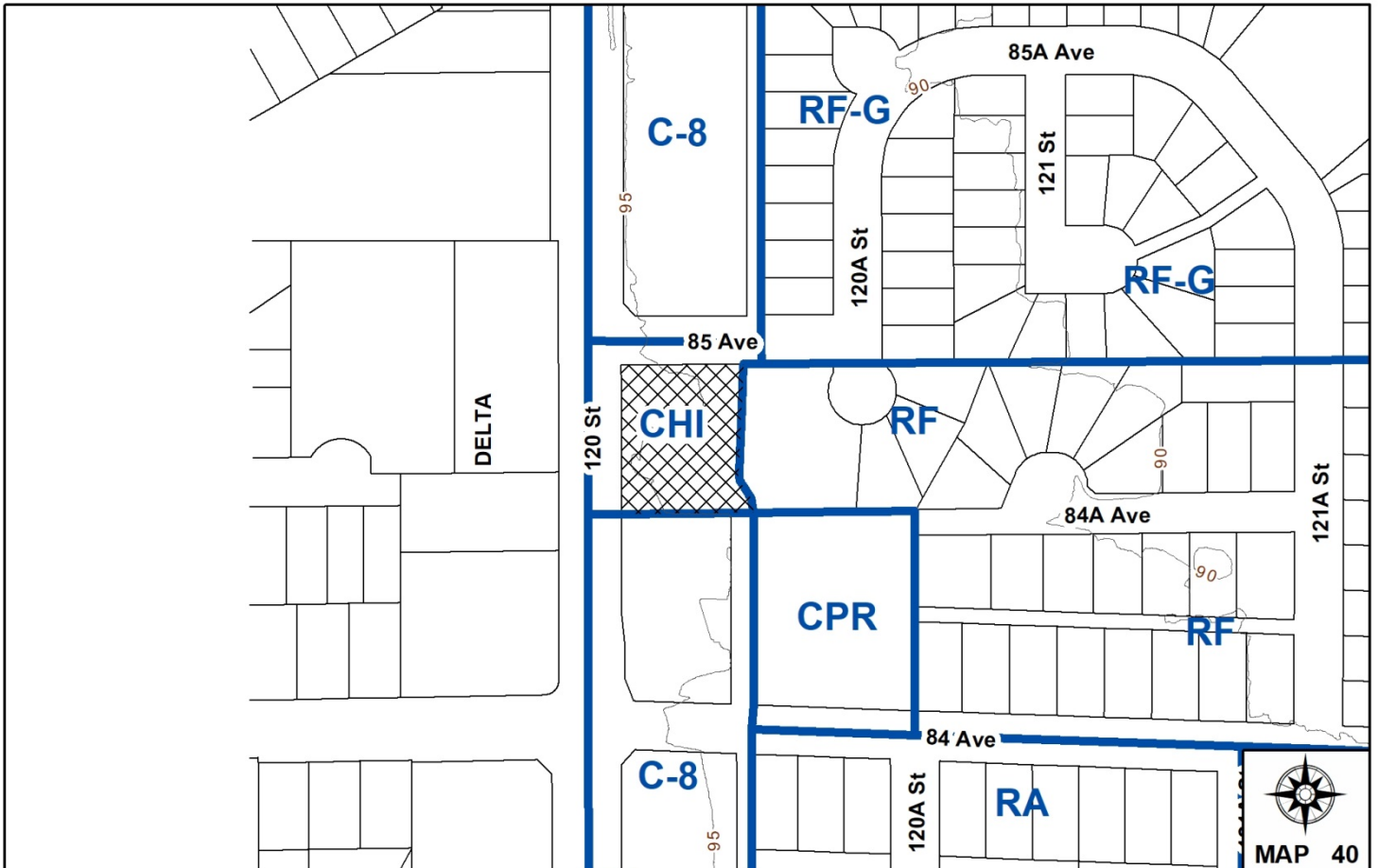
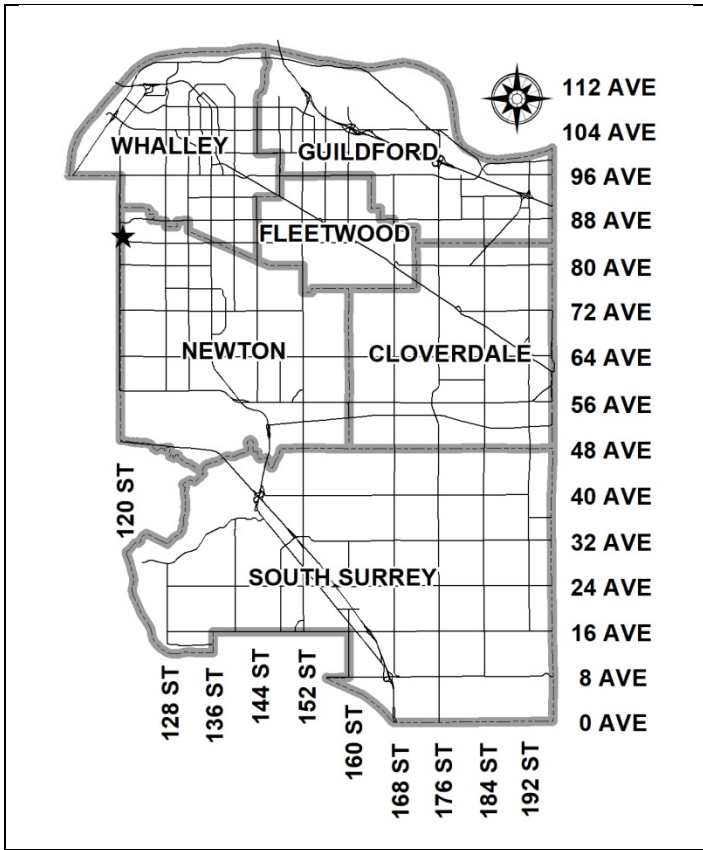
- **Rezoning** from CHI to CD (based on C-8 and RM-45)
- **Development Permit**

to permit the development of a four-storey mixed-use residential and commercial building.

**LOCATION:** 8488 - 120 Street

**ZONING:** CHI

**OCP DESIGNATION:** Commercial



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

- The proposal complies with the site's "Commercial" designation in the OCP.
- The proposed mixed-use building is considered attractive, well designed and provides an appealing addition to 120 Street/Scott Road. The proposed density and building form are appropriate for this area along 120 Street.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8 and RM-45) to facilitate a mixed-use development is appropriate for the subject property and context. The entire ground floor is reserved for commercial uses, which complies with the OCP designation. The proposed residential uses on the upper floors will help support the commercial uses proposed on this site and along 120 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Highway Commercial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0116-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (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) completion of the subdivision under Development Application No. 7918-0023-00;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the units adjacent to 120 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (j) 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:**

2 Elementary students at Kennedy Trail Elementary School  
 2 Secondary students at L. A. Matheson School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2021.

**Parks, Recreation & Culture:** Parks notes that the subject application is located outside of a secondary plan area and that the development will place increased pressure on park amenities in the area. To address these pressures, a park amenity contribution must be negotiated prior to final approval. The applicant should contact Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution.

**Surrey Fire Department** No concerns.

**SITE CHARACTERISTICS**

**Existing Land Use:** A&W drive-through restaurant.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 85 Avenue):	Multi-tenant commercial plaza	Commercial	C-8
East (Across lane):	Vacant lot under Subdivision Application No. 7918-0023-00 for single family lots and lane realignment	Urban	RF
South:	Multi-tenant commercial plaza	Commercial	C-8
West (Across 120 Street):	Multi-tenant commercial plaza, in the Corporation of Delta	n/a	n/a

### DEVELOPMENT CONSIDERATIONS

- The subject 0.265-hectare (0.66 acres) site, located at the southeast corner of 120 Street and 85 Avenue, is designated Commercial in the Official Community Plan (OCP) and zoned "Highway Commercial Zone (CHI)".
- The applicant proposes rezoning from CHI to CD (based on C-8 and RM-45), and a Development Permit to allow a four-storey 3,928 square-metres (42,282 sq. ft.) mixed-use building with 7 commercial units on the ground floor and 35 residential units on the upper floors.
- The proposed rezoning to CD is consistent with the site's Commercial designation in the OCP, and is considered an appropriate use for this property. The CD Zone includes uses, height and setbacks that are consistent with other commercial and mixed-use developments along 120 Street in this part of west Newton. 120 Street is a commercial corridor, with expanded access to transit available. The proposed development will enhance the corridor and support expanded transit service.
- A total of 7 commercial units are proposed on the ground floor, varying in size from 96 square metres (1,029 sq. ft.) to 153 square metres (1,650 sq. ft.).
- For the residential component, there are 18 one-bedroom units proposed, 14 two-bedroom units, and 3 three-bedroom units, for a total of 35 units. Two of the units are proposed as adaptable units.
- The application proposes a floor area ratio (FAR) of 1.5, which is consistent with the maximum FAR permitted under the OCP for commercial designated sites and with the maximum density permitted in the CD By-law.
- A total of 86 parking spaces are provided, comprised of 58 residential spaces and 28 commercial spaces, which exceeds the Zoning By-law requirement of 82 parking spaces (56 residential spaces and 26 commercial spaces, respectively).

### Scott Road Corridor Transportation Planning Study (2001)

- The subject property is located within the Scott Road Corridor Transportation Planning Study (2001) which reflects the combined efforts of the City of Surrey and Corporation of Delta to provide a long-term strategic vision for redevelopment along 120 Street. The study calls for City staff to encourage the redevelopment of under-utilized properties with surface parking through incentives that include higher density and reduced on-site parking requirements. In addition, the Scott Road Corridor Study promotes additional landscaping, sidewalk widening, high-quality building materials, extensive glazing and/or weather protection canopies in order to improve the overall appearance of the exterior façade as well as promote attractive streetscapes.
- The proposed rezoning is considered reasonable given the subject property is located along an arterial road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service and future B-line service along this road, as identified within the Mayor's Council Transit Plan. A four-storey mixed-use building is appropriate along this portion of

120 Street, as it will encourage other modes of transportation beyond automobile use and greater walkability.

#### Subdivision Application No. 7918-0023-00

- There is a separate subdivision application on properties 8488 120 Street and 12038 85 Avenue, which are the subject site and the adjacent property to the east. The property to the east (12038 85 Avenue) is zoned RF, and is proposed to be subdivided into 3 single family RF lots. The subject site is included in that application to accommodate a lane realignment. Currently, there is a curve on the lane just east of 120 Street, and Application No. 7918-0023-00 proposes to straighten the lane. The current application (Development Application No. 7918-0116-00) takes into account the proposed lane alignment and configuration of the resulting lots. Completion of the Development Application No. 7918-0023-00 will be a condition for final adoption of Development Application No. 7918-0116-00, should Council support the subject application.

#### CD By-law

- The proposed Comprehensive Development (CD) Zone is based on the "Community Commercial (C-8) Zone" and the "Multiple Residential 45 Zone (RM-45)".
- The permitted uses proposed are the same as the C-8 Zone for the commercial portion of the site, with the exception of the following, which will not be allowed in the proposed CD Zone:
  - Beverage container return centres
  - Parking facilities
  - Automotive service uses of vehicles less than 5,000 kilograms
  - Assembly halls.
- The proposed building height, setbacks and FAR are a mix between C-8 and RM-45, also taking into account a more urban streetscape. A summary is shown on the table below:

	<b>C-8</b>	<b>RM-45</b>	<b>CD</b>
<b>FAR</b>	0.8	1.3	1.5
<b>Lot Coverage</b>	50%	45%	60%
<b>Building Height</b>	12 metres (40 ft.)	15 metres (50 ft.)	17 metres (56 ft.)
<b>Setbacks</b>	7.5 metres (25 ft.)	7.5 metres (25 ft.)	Front Yard (north): 2.0 metres (7 ft.) Rear Yard (south): 0.0 metres (0 ft.) Side Yard (east): 7.5 metres (25 ft.) Side Yard on Flanking Street (west): 4.0 metres (13 ft.) on ground floor, reduced to 2.5 metres (8 ft.) on the upper floors.
<b>Permitted uses</b>	• Retail stores excluding adult entertainment stores and secondhand	• Multiple unit residential buildings and Ground-Oriented	• Multiple unit residential building, provided that this use does not

	<p>stores and pawnshops.</p> <ul style="list-style-type: none"> <li>• Personal service uses excluding body rub parlours.</li> <li>• General service uses excluding funeral parlours and drive-through banks.</li> <li>• Beverage container return centres provided that the use is confined to an enclosed building or a part of an enclosed building and the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq.ft.).</li> <li>• Eating establishments excluding drive-through restaurants.</li> <li>• Neighbourhood pubs.</li> <li>• Liquor store.</li> <li>• Office uses excluding social escort services, methadone clinics and marijuana dispensaries</li> <li>• Parking facilities.</li> <li>• Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W.</li> <li>• Indoor recreational facilities.</li> <li>• Entertainment uses excluding arcades and adult entertainment stores.</li> <li>• Assembly halls.</li> <li>• Community services.</li> <li>• Child care centres.</li> <li>• One dwelling unit per lot provided that the dwelling unit is contained within the principal building and occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.</li> <li>• Cultural Uses.</li> </ul>	<p>Multiple Unit Residential Buildings.</p> <ul style="list-style-type: none"> <li>• Child care centres, provided that such centres do not constitute a singular use on the lot and do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.</li> </ul>	<p>constitute a singular use on the lot.</p> <ul style="list-style-type: none"> <li>• The following accessory uses, provided that such uses form an integral part of a multiple unit residential building on the Lands:             <ul style="list-style-type: none"> <li>○ Retail stores excluding adult entertainment stores, secondhand stores, auction houses and pawnshops;</li> <li>○ Personal service uses excluding body rub parlours;</li> <li>○ General service uses excluding funeral parlours and drive-through banks;</li> <li>○ Eating establishments excluding drive-through restaurants;</li> <li>○ Neighbourhood pubs.</li> <li>○ Liquor store;</li> <li>○ Office uses excluding social escort services and methadone clinics;</li> <li>○ Indoor recreational facilities;</li> <li>○ Entertainment uses excluding arcades and adult entertainment stores;</li> <li>○ Community services;</li> <li>○ Child care centres; and</li> <li>○ Cultural uses.</li> </ul> </li> </ul>
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- The proposed increase in FAR (1.5) and lot coverage (60%) are consistent with other recent developments approved in the area. In addition, according to the North Delta Area

Plan, the west side of 120 Street/Scott Road is designated for "mixed-use", which permits a combination of commercial office uses as well as multifamily residential. In addition, the Delta side of 120 Street/Scott Road will permit a maximum density of 2.0 FAR and maximum building height of five stories under the recently approved North Delta Area Plan. The proposed development will be complementary to development along the Surrey side of 120 Street, but also with development that is being constructed on the Delta side.

- The east side yard setbacks will be 7.5 metres (25 ft.), adjacent to the lane, as it interfaces with single family residential uses across the lane.
- Other setbacks are reduced to provide a more pedestrian-oriented interface. For the front yard (north), 2 metres (7 ft.) is considered appropriate for a commercial interface, while the main commercial entrances along 120 Street provide a 4.0 metres (13 ft.) setback on the ground floor, which is reduced to 2.5 metres (8 ft.) on upper floors.
- The proposed setbacks will allow for a sidewalk along the commercial units, that will support their fronting. The zero lot line on the southern boundary is considered acceptable given the site is directly adjacent to existing commercial. In addition, the proposed setbacks are similar to other setback relaxations permitted for multi-storey commercial and mixed-use buildings recently approved along 120 Street.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on June 14, 2018 to 121 properties within 100 metres (328 ft.) of the subject site, including the Newton Community Association. A referral was also made to the Corporation of Delta, advising on the proposal and seeking input on what is proposed.
- A development proposal sign was also installed on the site on July 03, 2018. To date, staff have received no comments from the notification process.

#### DESIGN PROPOSAL AND REVIEW

- The proposed four-storey mixed-use building is characterized as a contemporary building. The building is a simple form with extensions and indentation that respond to the urban nature of the street. Commercial units are recessed further than the upper residential units to create a natural canopy and visual separation between the two uses. Finish materials have been chosen to reflect a permanence and durability and consist of fibre-cement panels with corrugated metal accents. The proposed colours are white, grey, blue and orange. The roof is proposed as a flat metal roof in navy blue.
- The building is proposed to overhang a portion of the commercial parking stalls, which will provide weather protection for users.
- The commercial interface is setback further than the residential interface along 120 Street, to allow for a canopy and for internal circulation in front of the commercial units. The commercial portion of the building is also differentiated from the residential portion by the signage and increased amount of glazing.



- All residential units are proposed with decks, which provide indentations on the building that help animate the façade, both along the east and west façades.
- One-bedroom units are located within the central part of the building, with 2- and 3-bedroom units along the northern and southern portions of the building.

#### Access and Parking

- The building is proposed on the western portion of the site, with surface parking and access provided on the east side, along the lane. Surface parking is proposed for the commercial uses, with underground parking for the residential units. Two separate accesses are proposed, both on the lane. The northern access is for the surface parking, and the south access is for the ramp to the underground parkade.
- There are 28 surface parking spaces proposed for the commercial units, exceeding the minimum 26 spaces required. For the residential uses, both resident and visitor parking are proposed underground with a total of 51 residential stalls and 7 visitor stalls provided (total 58 stalls), exceeding the minimum 56 stalls required for the residential component.

#### Landscaping

- A 1.5-metre (5 ft.) landscape buffer is proposed between the access ramp and the south property line. Along the east property line, a minimum 1.5-metre (5 ft.) landscape buffer is proposed, which increases in width further north. A landscape buffer is also provided on the northeast corner of the site. Planters are proposed along the commercial frontages along 120 Street and 85 Avenue. The planters are 4 metres (13 ft.) wide, interspersed with 4-metre wide sidewalk connections to the commercial units and residential lobby. This provides for a pleasant rhythm along the street, while also providing an internal sidewalk on the site, parallel to the public sidewalk.

#### Amenity Spaces

- A total of 105 square metres (1,130 sq. ft.) of both indoor and outdoor amenity area is required based on the Zoning By-law requirement of 3 square metres (32 sq. ft.) per dwelling unit. Both the indoor and outdoor amenity areas proposed meet the minimum requirements of the Zoning By-law.
- The outdoor amenity space is proposed on the second storey, with 144 square metres (1,551 sq. ft.) of space in an “L” shape area along the south and east portions of the building. Trees and benches are proposed for some shaded seating area along the perimeter, with stamped concrete free-play area between the building and the seating area.
- The outdoor amenity space makes use of the space above the commercial units, which have 0.0 metres (0 ft.) setback along the south property line on the ground floor.
- Adjacent to the outdoor space is the proposed indoor amenity space, at the southeast corner of the building, with a total 105 square metres (1,130 sq. ft.) proposed. The space is proposed as a meeting space, with a washroom.

Signage

- Signage for the commercial units is proposed in the form of individual channel letters, with a height of 0.46 metres (18 in.). The signs will be located above the canopies. One sign is proposed for each unit, with a sign also marking the entrance to the residential lobby. All signs are proposed to meet the Signage By-law.
- A free-standing sign is not proposed as part of the subject application.

TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	2	2	0
Katsura	9	9	0
<b>Coniferous Trees</b>			
Shore Pine	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>13</b>	<b>13</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Fund</b>		<b>\$8,000</b>	

- The Arborist Assessment states that there are a total of 13 protected trees on the site, with no 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 for all trees. This will require a total of 26 replacement trees on the site. Since only 6 replacement trees can be accommodated on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including October Glory Maple, Galaxy Magnolia, Skyrocket Oak and a variety of shrubs.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 21, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposal complies with the Commercial designation in the Official Community Plan (OCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed density complies with OCP.</li> <li>• Mixed-use proposal provides commercial units and residential units. A mix of one-bedroom, two-bedroom and three-bedroom units is proposed.</li> <li>• The overall floor area is proposed to be 22% commercial and 78% residential.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• 6 trees are proposed to be planted on site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The subject property is conveniently located along an arterial road and provides direct pedestrian linkage to public transit on 120 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• 5% of units proposed are adaptable units.</li> <li>• Mixed-use proposal provide "eyes on the street" day and night.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None.</li> </ul>

### ADVISORY DESIGN PANEL

- On June 07, 2018, the City's Advisory Design Panel (ADP) reviewed the proposed project (minutes, Appendix VI). The ADP's recommendation was for the applicant to work with staff to resolve some issues and consider some suggestions. Below is a summary of comments:
  - Increase the planting along the sidewalk and also lowering the northeast plaza to retail floor level.
  - Consider some changes in materials and colours, as well as considerations for a more open façade to the northeast plaza and enhancements to the visibility of the south façade from 120 Street.
  - Consider some changes to the planting plan and transitions between spaces.
  - Consider improvements for accessibility.

- The applicant has resolved the majority of the issues identified by the Panel to the satisfaction of the Planning and Development Department. Applicant's responses are included in 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.	Proposed 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

- Complete Set of Architectural and Landscape Plans prepared by Ankenman Associates Architects Inc. and C. Kavolinas & Associates, respectively, dated July 12, 2018 and July 2018.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,655 m <sup>2</sup>
Net Total		2,655 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		57.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	2.0 m	2.0 m
Rear	0.0 m	0.0 m
Side #1 (E)	7.5 m	7.5 m
Side #2 (W)	4.0 m / 2.5 m	4.0 m / 2.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	17 m	17 m
Accessory	4.5 m	4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bed		18
Two Bedroom		14
Three Bedroom +		3
Total		35
<b>FLOOR AREA: Residential</b>		3,055 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		873 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>		3,928 m <sup>2</sup>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		132 uph / 53 upa
# of units/ha /# units/acre (net)		132 uph / 53 upa
FAR (gross)	1.5	1.5
FAR (net)	1.5	1.5
<b>AMENITY SPACE</b> (area in square metres)		
Indoor	105 m <sup>2</sup>	105 m <sup>2</sup>
Outdoor	105 m <sup>2</sup>	144 m <sup>2</sup>

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
PARKING (number of stalls)		
Commercial	26	28
Residential Bachelor + 1 Bedroom	24	51
2-Bed / 3-Bed	25	
Residential Visitors	7	7
Total Number of Residential Parking Spaces	56	58
Total Number of Parking Spaces	82	86
Number of accessible stalls	2	3
Number of small cars	20	7

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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2 120TH ST - SOUTHWEST  
A0.1 SCALE:



3 LANE - SOUTHEAST  
A0.1 SCALE:



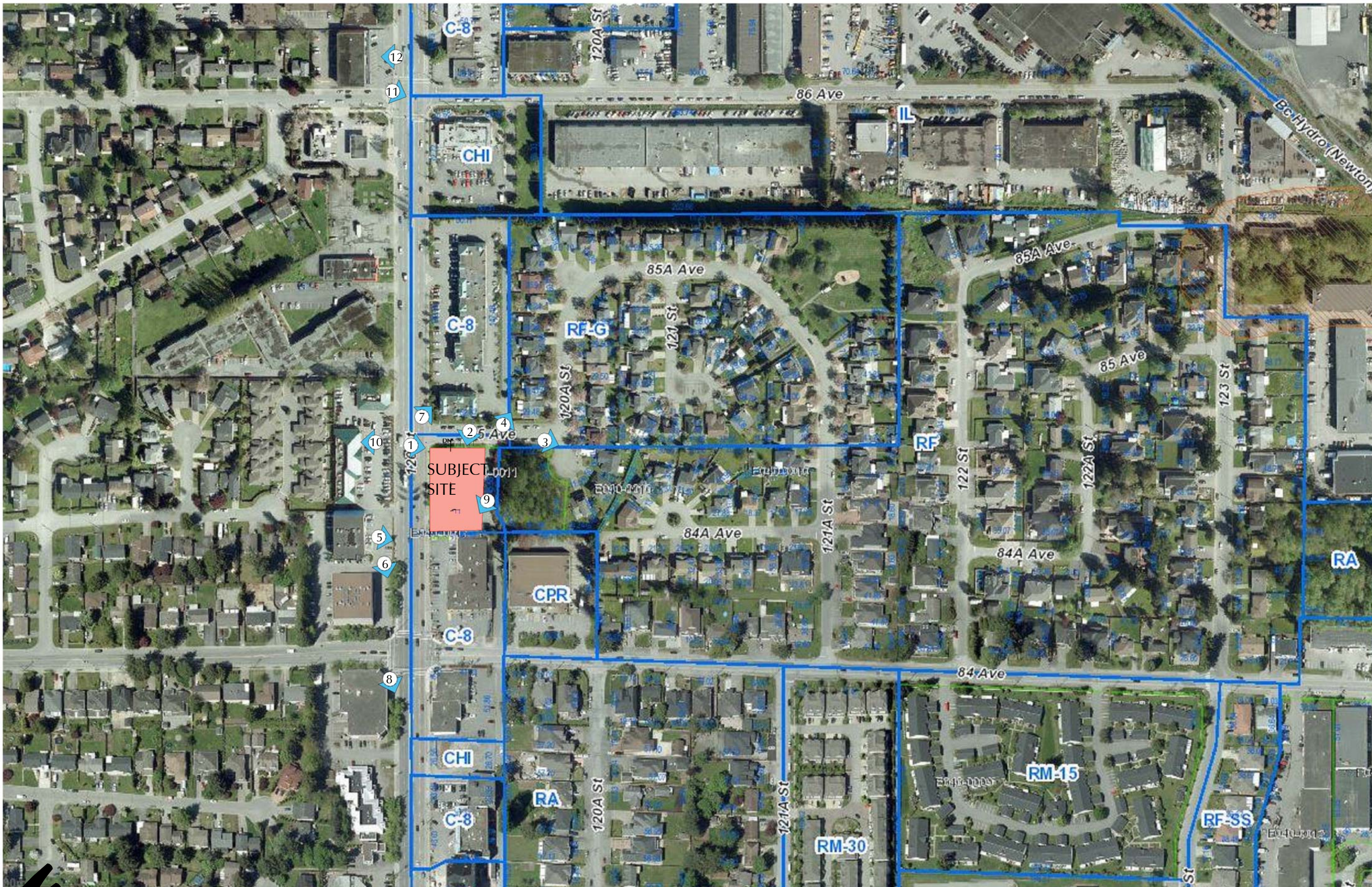
1 120TH STREET - NORTHWEST VIEW  
A0.1 SCALE:



4 85 AVE - NORTHEAST  
A0.1 SCALE:

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL





**AA** MIXED USE DEV.

8488 120TH STREET, SURREY

CONTEXT PLAN

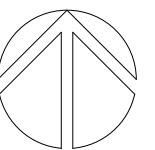
Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For WESTERN GATEWAY INV. LTD.

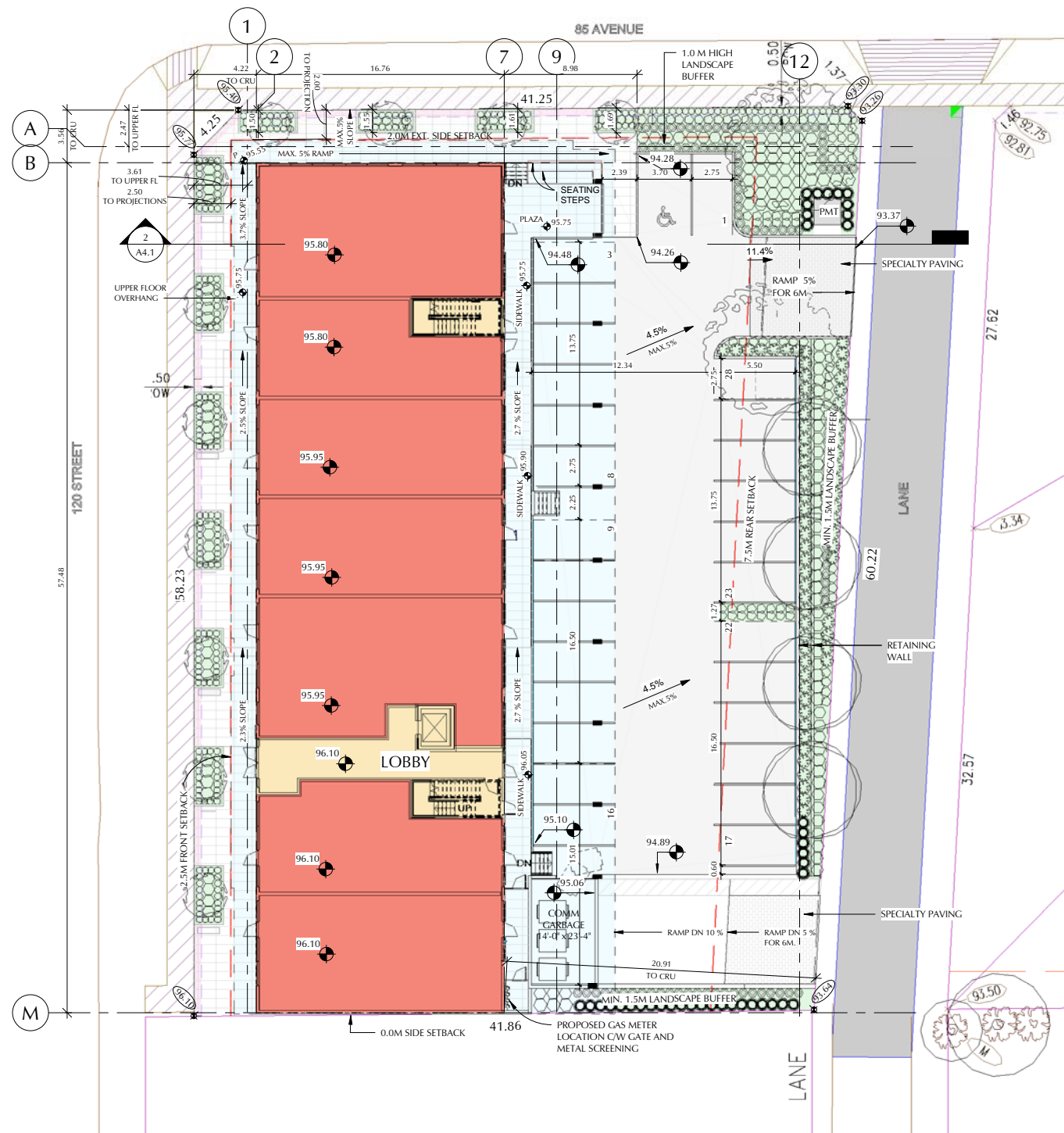
1717

SCALE: 1" = 100'-0"  
MAR 20, 2018

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL



A0.3



**SYNOPSIS**

**LEGAL ADDRESS:** 8488 120 STREET, SURREY, BC  
**CIVIC ADDRESS:** LOT 1 SECTION 30 TOWNSHIP 2  
 NEW WESTMINSTER DISTRICT PLAN LMP 36747

**ZONING:** CURRENT: CHI  
 PROPOSED CD BASED ON C-15

**SITE AREA:**  
**GROSS:** 0.305 ha / 3050.4 m<sup>2</sup>  
**NET:** 0.265 ha / 2,655 m<sup>2</sup> (0.656 acre)

**F.A.R.:** = 3,928 m<sup>2</sup> / 2,655 m<sup>2</sup> = 1.5 \* AREA TAKEN TO  
 EXT. SHEATHING

**UNIT DENSITY** = 0.265 ha/35 UNITS = 132 UPH / 53 UPA  
**LOT COVERAGE:** = 1,522 m<sup>2</sup>/2655 m<sup>2</sup> = 57.3%

**MIXED USE (COMMERCIAL WITH 35 RESIDENTIAL SUITES):**

		GROSS AREA	NET AREA
LEVEL 1:	COMMERCIAL: 22%	873.0 m <sup>2</sup> (9,397 SF)	
	RESIDENTIAL:	90.9 m <sup>2</sup> (978 SF)	
LEVEL 2:	RESIDENTIAL:	928.5 m <sup>2</sup> (9,994 SF EXCLD AMENITY)	
LEVEL 3:	RESIDENTIAL:	1,022.0 m <sup>2</sup> (11,001 SF)	
LEVEL 4:	RESIDENTIAL:	1,013.6 m <sup>2</sup> (10,910 SF)	
	RESIDENTIAL: 78%		
	INDOOR AMENITY (EXCLD):		105 m <sup>2</sup> (1,130 SF)
<b>TOTAL</b>		<b>3,928.0 m<sup>2</sup></b> (42,280 SF)	

NUMBER OF RESIDENTIAL UNITS:	UNIT SIZE
1 BEDROOM	= 18 613 SF
2 BEDROOM	= 14 906-990 SF
3 BEDROOM	= 3 1133 SF
<b>TOTAL:</b>	<b>= 35</b>

	REQ'D	PROVIDED
<b>COMMERCIAL:</b>	3/100 = 26	28 [(873 m <sup>2</sup> x 3) / 100]
		**NOT INCLUD. GARB + RESIDENTIAL COMPONENTS.
<b>RESIDENTIAL:</b>		
	1 BED: 1.5x18/ UNIT = 27	1.5x18=27
	2 BED+: 1.7x17/ UNIT = 29	1.7x17=29
	<b>56</b>	<b>56+2 STALLS ***INCLD 7 VISITOR STALLS</b>

AMENITY	REQ'D	PROVIDED
OUTDOOR	105 m <sup>2</sup>	144 m <sup>2</sup> (1,551 SF)
INDOOR	105 m <sup>2</sup>	105 m <sup>2</sup> (1,130 SF)

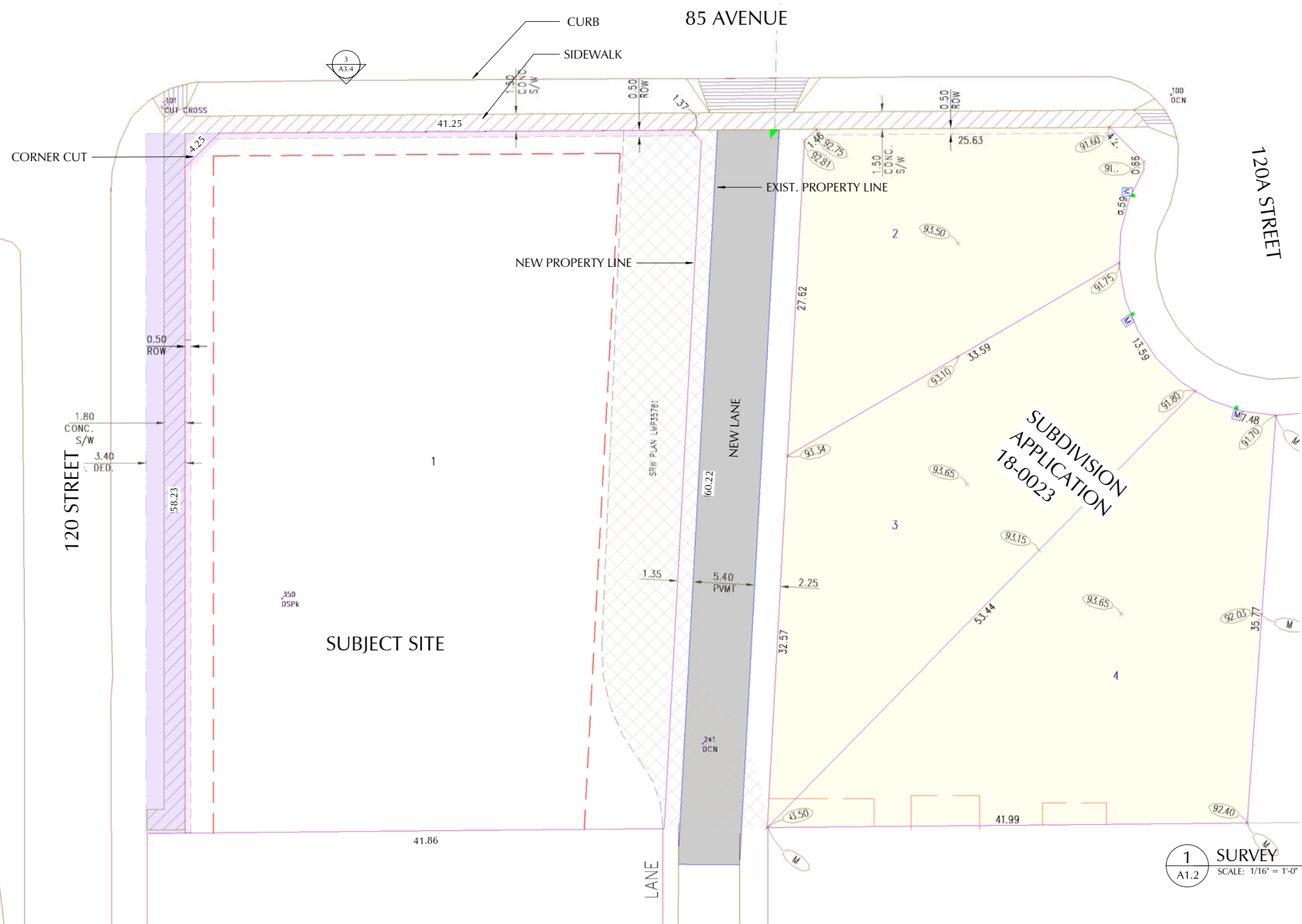
SETBACKS	REQUIRED	PROVIDED (CRU)	PROVIDED (RESIDENTIAL)
NORTH (85 AVE)	2.0M	3.5M	2.4M 2.0M TO DECK PROJECTION
WEST (120TH ST.) CRU	4.0M	4.2M	
WEST (120TH ST.) RES.	2.5M		3.6M 2.5M TO DECK PROJECTION
SOUTH	0.0M	0.0M	4.8M 4.3M TO DECK PROJECTION
EAST (LANE)	7.5M	20.8M	16.8M 13.4M TO DECK PROJECTION

**BUILDING HEIGHT:** PERMITTED 17.0M

**LEGEND:**

- COMMERCIAL
- RESIDENTIAL COMPONENT AT GROUND LEVEL
- UPPER OVERHANG
- 0.5M SRW
- FINISHED GRADE ELEV. AS PER CIVIL ENG.

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL



- LEGEND:**
- DEDICATION
  - EXIST SRW
  - 0.5M SRW
  - SUBDIVISION APPLICATION 18-0023

1 SURVEY  
A1.2 SCALE: 1/16" = 1'-0"

**AM** MIXED USE DEV.

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

8488 120TH STREET, SURREY

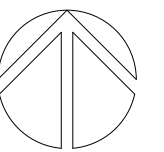
Development For WESTERN GATEWAY INV. LTD.

SURVEY

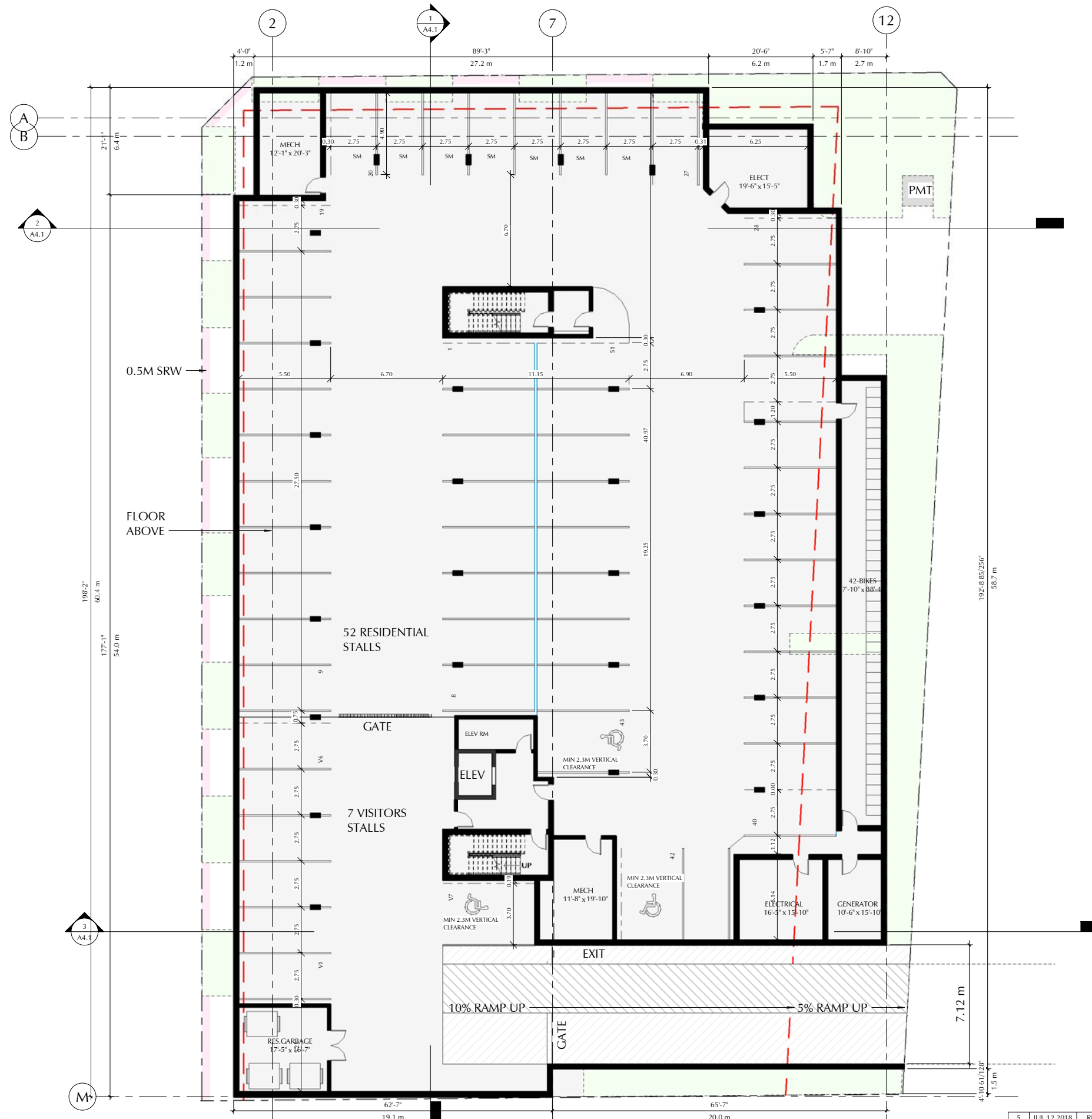
1717

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

SCALE: As indicated  
MAR 20, 2018



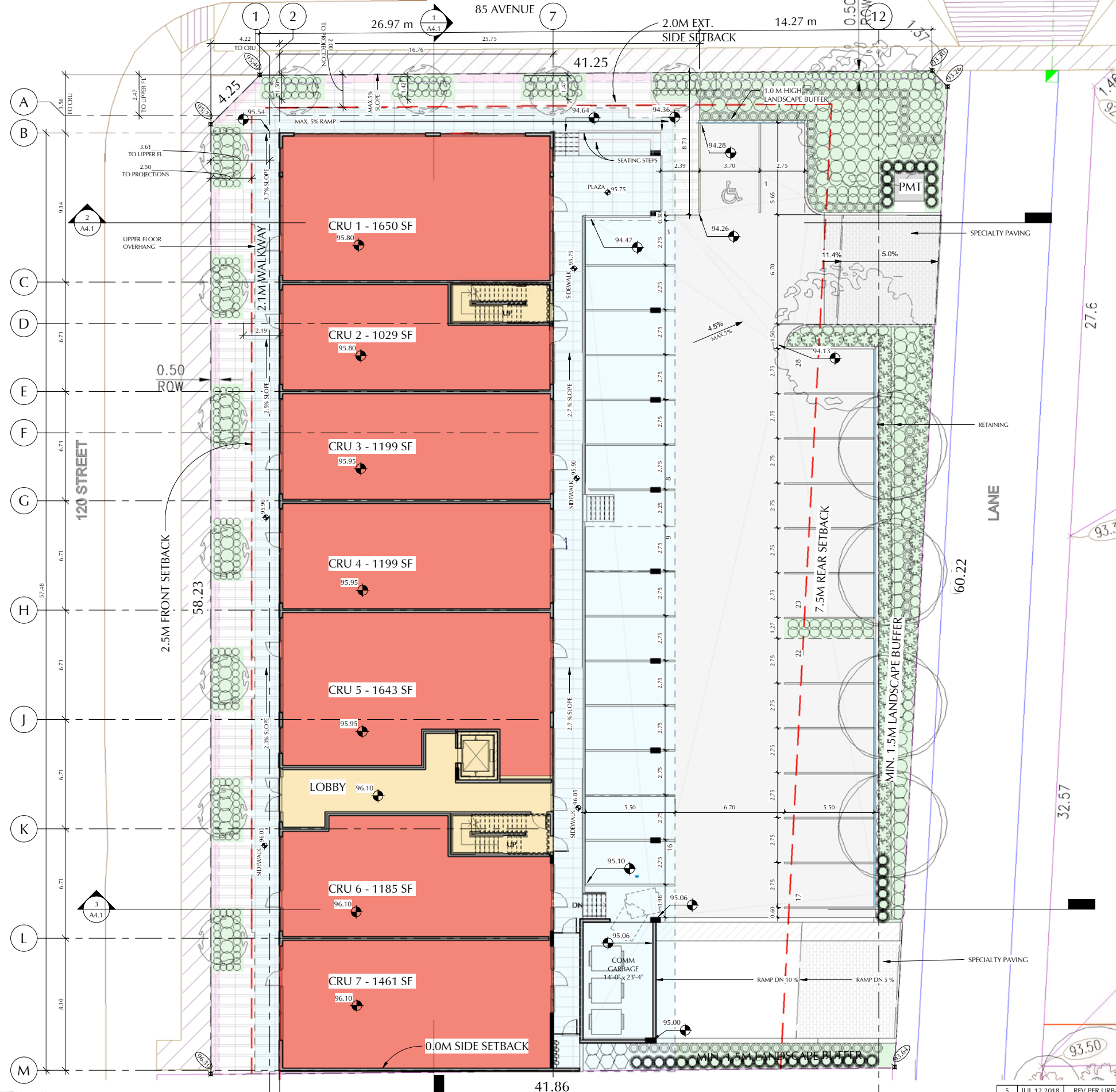
A1.2



8488 120TH STREET, SURREY

PARKING PLAN

5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL
REV	DATE	DESCRIPTION	BY



- LEGEND:**
- COMMERCIAL
  - RESIDENTIAL COMPONENT AT GROUND LEVEL
  - UPPER OVERHANG
  - 0.5M SRW
  - FINISHED GRADE ELEV. AS PER CIVIL ENG.

**AA** MIXED USE DEV.

8488 120TH STREET, SURREY

LEVEL 1 PLAN

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For WESTERN GATEWAY INV. LTD.

1717 SCALE: As indicated  
MAR 20, 2018

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL
1			

**A2.2**



- LEGEND:**
- 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - AMENITY

**AA** MIXED USE DEV.

8488 120TH STREET, SURREY

LEVEL 2 PLAN

Ankenman Associates Architects Inc.  
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

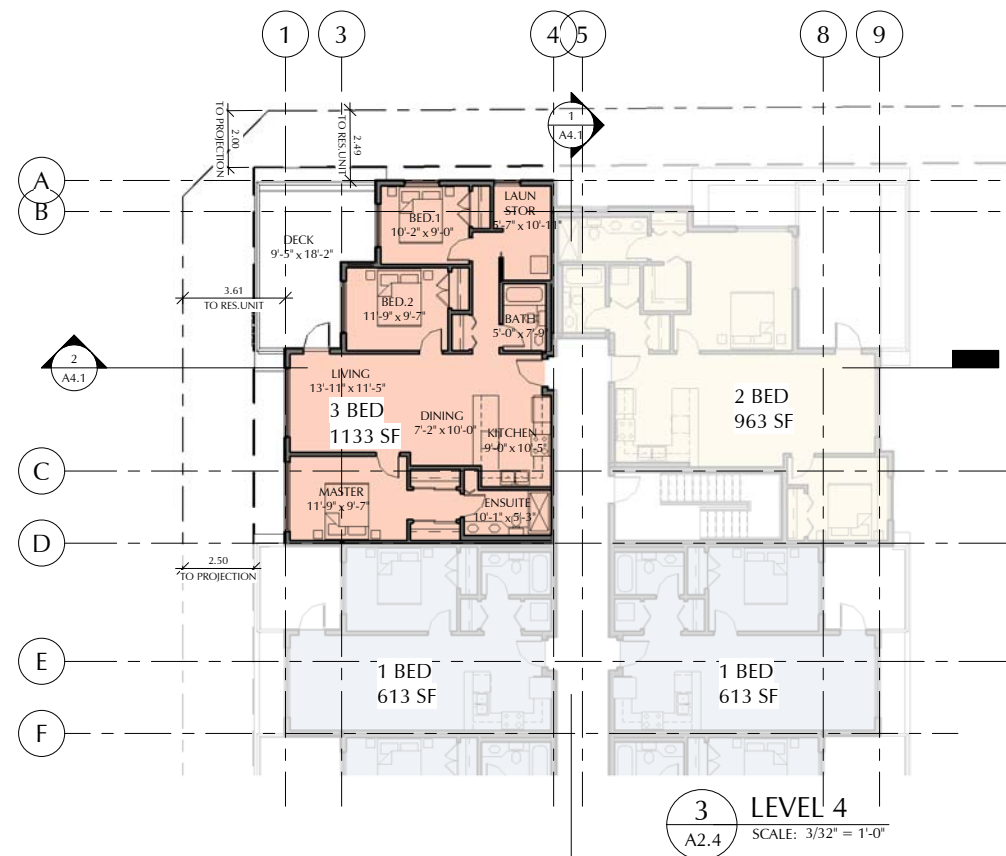
Development For WESTERN GATEWAY INV. LTD.

1717

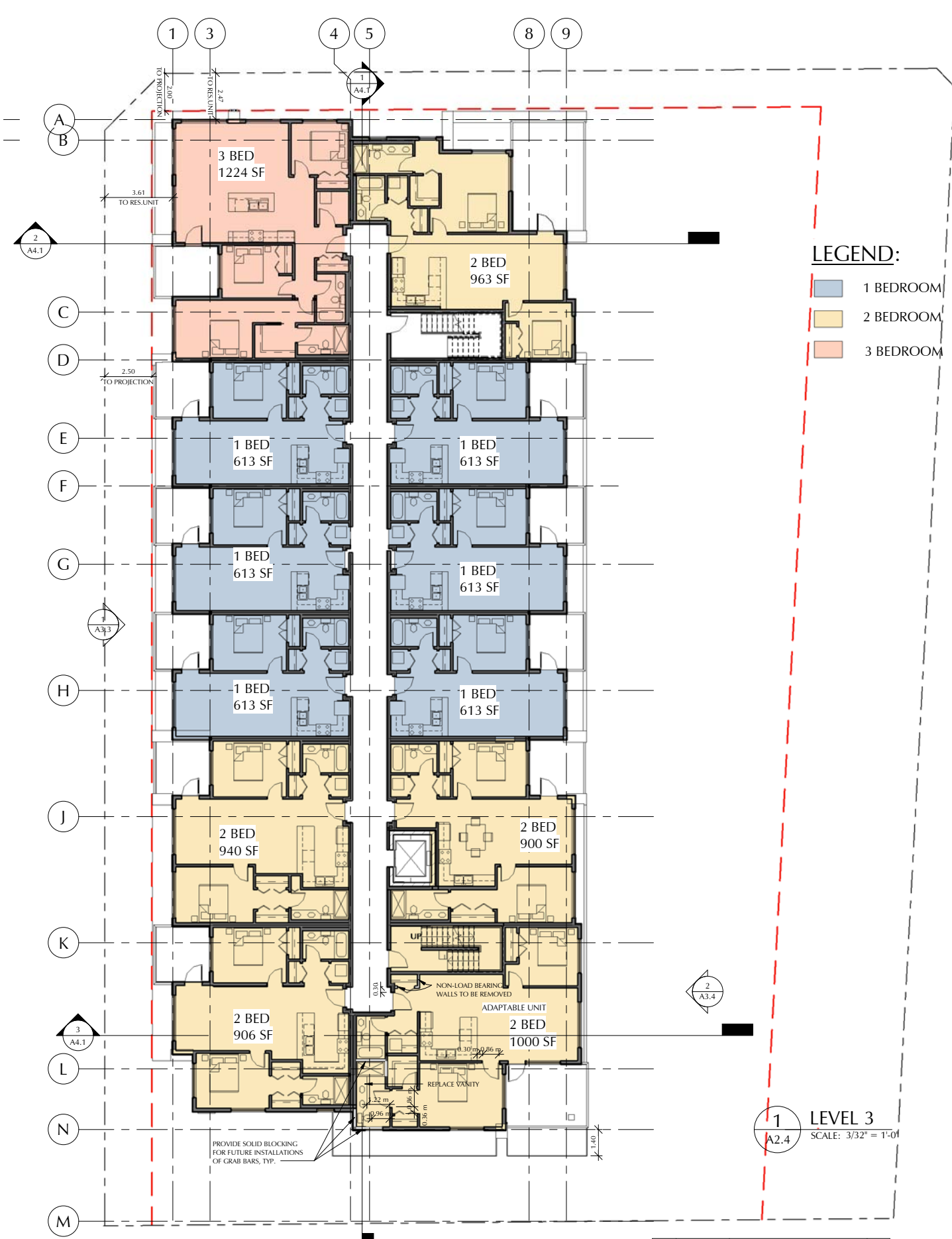
SCALE: As indicated  
MAR 20, 2018

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

**A2.3**



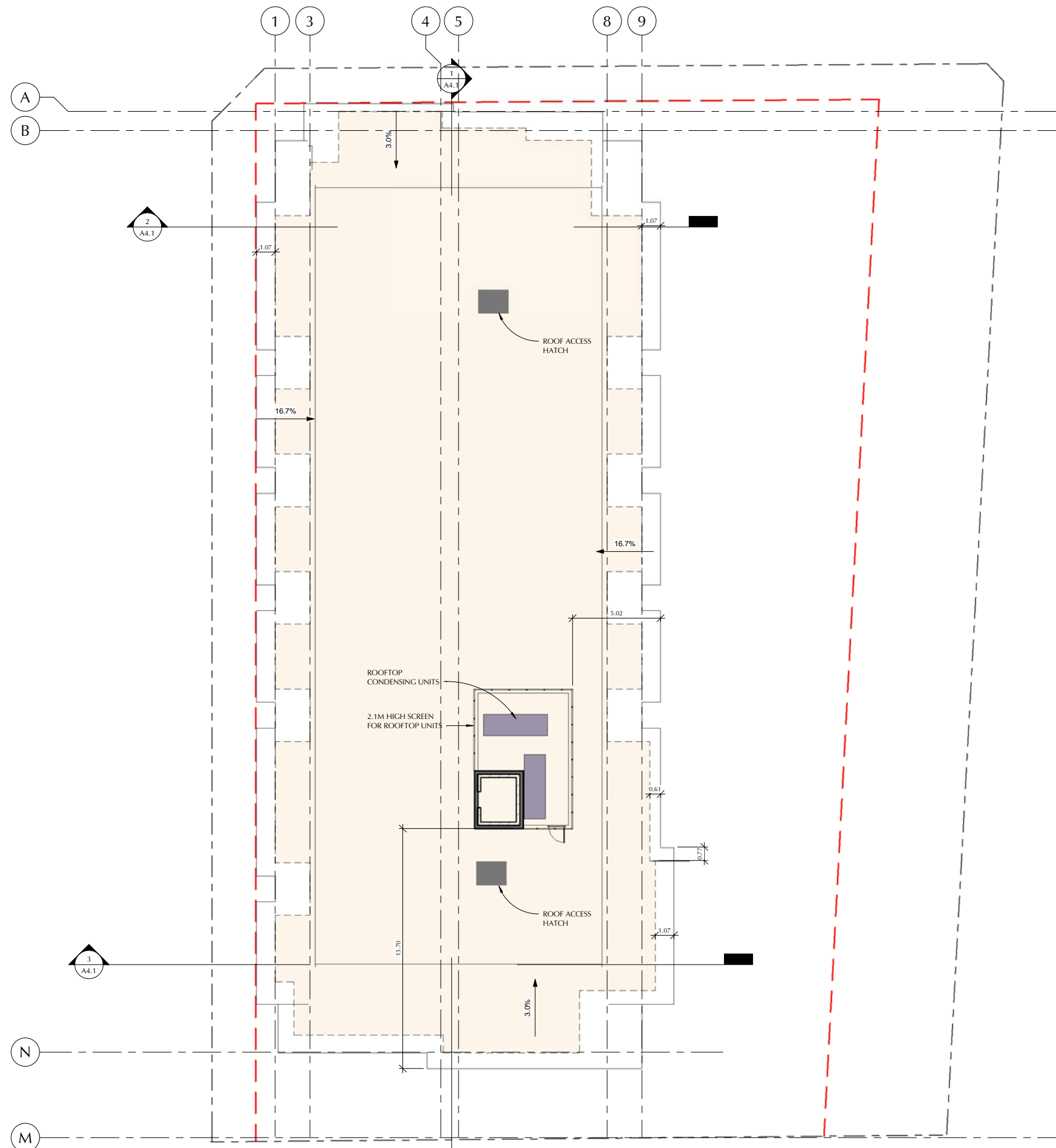
3 LEVEL 4  
A2.4 SCALE: 3/32" = 1'-0"



1 LEVEL 3  
A2.4 SCALE: 3/32" = 1'-0"

- LEGEND:**
- 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM

5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL
REV	DATE	DESCRIPTION	BY



REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

SCALE: 3/32" = 1'-0"  
MAR 20, 2018





**1** 120TH ST. ELEVATION  
A3.3 SCALE: 1" = 10'-0"

MATERIAL LEGEND	
E1	MATERIAL: CORRUGATED METAL COLOUR, OVERHEAD DOOR: CLEAR ANODIZED, DOOR TO MATCH BENJAMIN MOORE COVENTRY GRAY HC-169
E2	MATERIAL: FIBRE-CEMENT PANEL C/W PAINTED REVEALS COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154
E3	MATERIAL: HARDIE REVEAL 2.0 PANEL SYSTEM COLOUR: TO MATCH BENJAMIN MOORE DISTANT GRAY 2124-70
E4	MATERIAL: SIGN BAND HARDIE REVEAL 2.0 PANEL SYSTEM COLOUR: TO MATCH BENJAMIN MOORE SUMMER BLUE 2067-50
E5	MATERIAL: ALUMINUM GUARDRAILS C/W TEMPERED GLASS PANELS COLOUR: GUARDRAIL: CLEAR ANODIZED GLASS: TO MATCH GUARDIAN INGLASS VANCEVA TRUE BLUE-2 TANGERINE-2
E6	MATERIAL: VINYL WINDOWS COLOUR: WHITE
E7	MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: CLEAR ANODIZED
E8	MATERIAL: FASCIA, FLASHING, MECHANICAL UNIT SCREENING COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154
E9	MATERIAL: METAL SOFFIT COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154



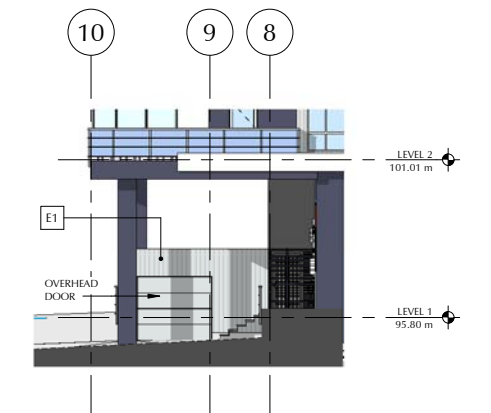
**2** NORTH ELEVATION  
A3.3 SCALE: 1" = 10'-0"

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

SCALE: 1" = 10'-0"  
MAR 20, 2018



**2 EAST ELEVATION**  
A3.4 SCALE: 1" = 10'-0"



**3 NORTH ELEVATION - GARBAGE**  
A3.4 SCALE: 1" = 10'-0"

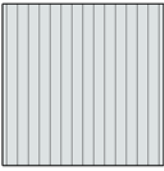

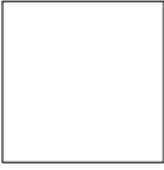
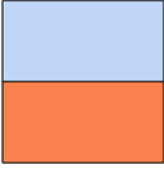
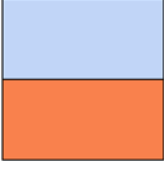




MATERIAL LEGEND	
E1	MATERIAL: CORRUGATED METAL COLOUR, OVERHEAD DOOR: CLEAR ANODIZED, DOOR TO MATCH BENJAMIN MOORE COVENTRY GRAY HC-169
E2	MATERIAL: FIBRE-CEMENT PANEL C/W PAINTED REVEALS COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154
E3	MATERIAL: HARDIE REVEAL 2.0 PANEL SYSTEM COLOUR: TO MATCH BENJAMIN MOORE DISTANT GRAY 2124-70
E4	MATERIAL: SIGN BAND HARDIE REVEAL 2.0 PANEL SYSTEM COLOUR: TO MATCH BENJAMIN MOORE SUMMER BLUE 2067-50
E5	MATERIAL: ALUMINUM GUARDRAILS C/W TEMPERED GLASS PANELS COLOUR: GUARDRAIL: CLEAR ANODIZED GLASS: TO MATCH GUARDIAN INGLASS VANCEVA TRUE BLUE-2 TANGERINE-2
E6	MATERIAL: VINYL WINDOWS COLOUR: WHITE
E7	MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: CLEAR ANODIZED
E8	MATERIAL: FASCIA, FLASHING, MECHANICAL UNIT SCREENING COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154
E9	MATERIAL: METAL SOFFIT COLOUR: TO MATCH BENJAMIN MOORE HALE NAVY HC-154



**1 SOUTH ELEVATION**  
A3.4 SCALE: 1" = 10'-0"

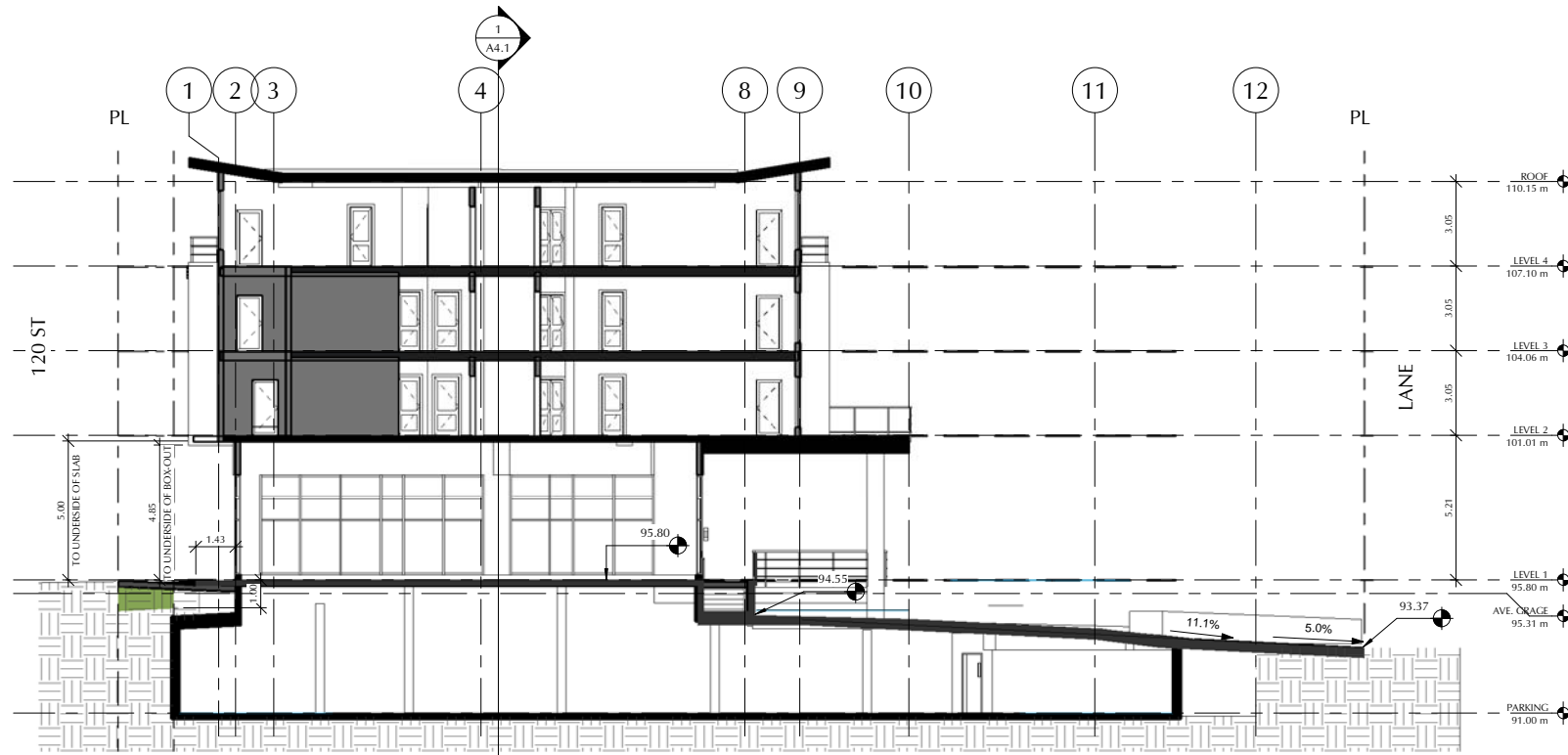
REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

SCALE: 1" = 10'-0"  
MAR 20, 2018

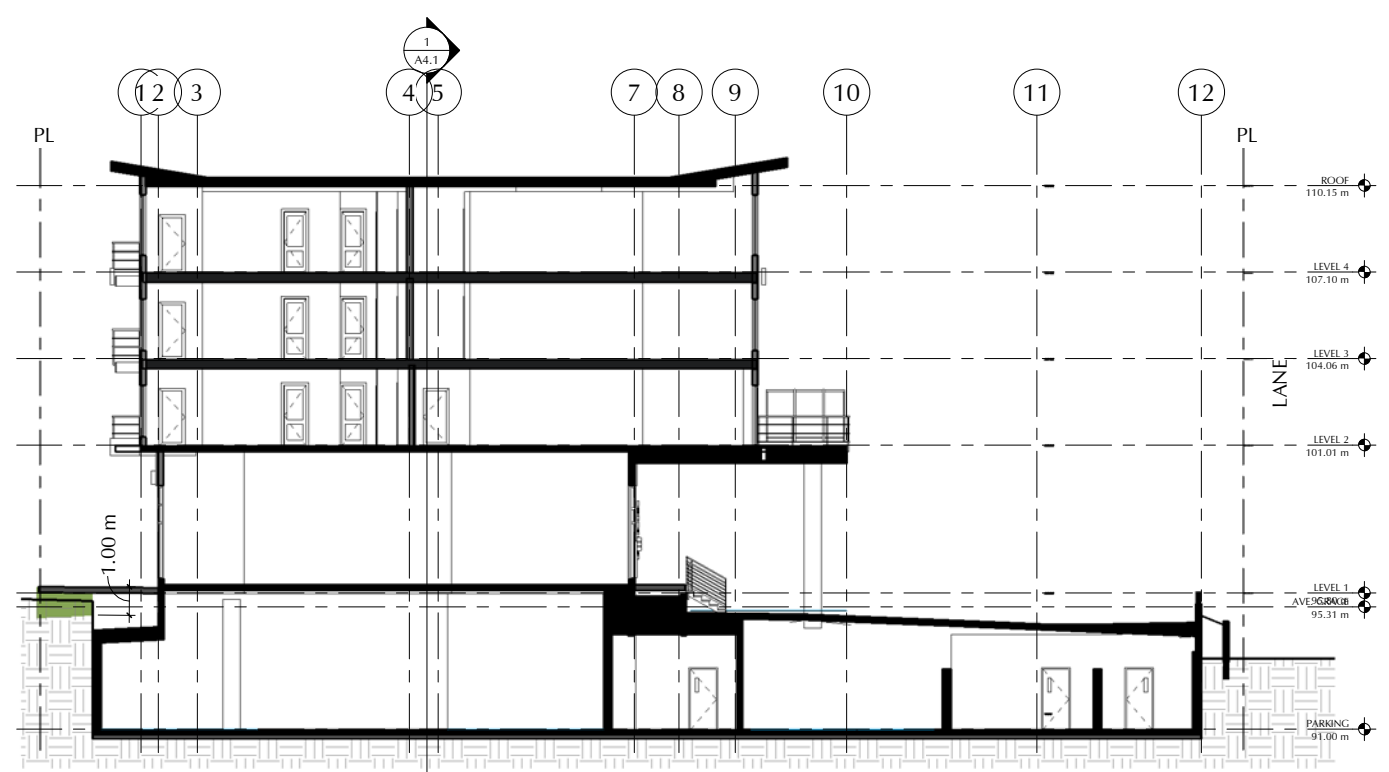
-  **E1 MATERIAL:** CORRUGATED METAL, OVERHEAD DOOR  
**COLOUR:** CLEAR ANODIZED  
DOOR TO MATCH BENJAMIN MOORE  
COVENTRY GRAY HC-169
-  **E2 MATERIAL:** FIBRE-CEMENT PANEL C/W PAINTED REVEALS  
**COLOUR:** TO MATCH BENJAMIN MOORE  
HALE NAVY HC-154
-  **E3 MATERIAL:** HARDIE REVEAL 2.0 PANEL SYSTEM  
**COLOUR:** TO MATCH BENJAMIN MOORE  
DISTANT GRAY 2124-70
-  **E4 MATERIAL:** SIGN BAND HARDIE REVEAL 2.0 PANEL SYSTEM  
**COLOUR:** TO MATCH BENJAMIN MOORE  
SUMMER BLUE 2067-50  
RUMBA ORANGE 2014-20
-  **E5 MATERIAL:** ALUMINUM GUARDRAILS C/W TEMPERED GLASS PANELS  
**COLOUR:** GUARDRAIL: CLEAR ANODIZED  
GLASS: TO MATCH GUARDIAN INGLASS VANCEVA  
TRUE BLUE-2  
TANGERINE-2
-  **E6 MATERIAL:** VINYL WINDOWS  
**COLOUR:** WHITE
-  **E7 MATERIAL:** ALUMNINUM THERMALLY BROKEN STOREFRONT WINDOWS  
**COLOUR:** CLEAR ANODIZED
-  **E8 MATERIAL:** FASCIA, FLASHING, MECHANICAL UNIT SCREENING  
**COLOUR:** TO MATCH BENJAMIN MOORE  
HALE NAVY HC-154
-  **E9 MATERIAL:** METAL SOFFIT  
**COLOUR:** TO MATCH BENJAMIN MOORE  
HALE NAVY HC-154



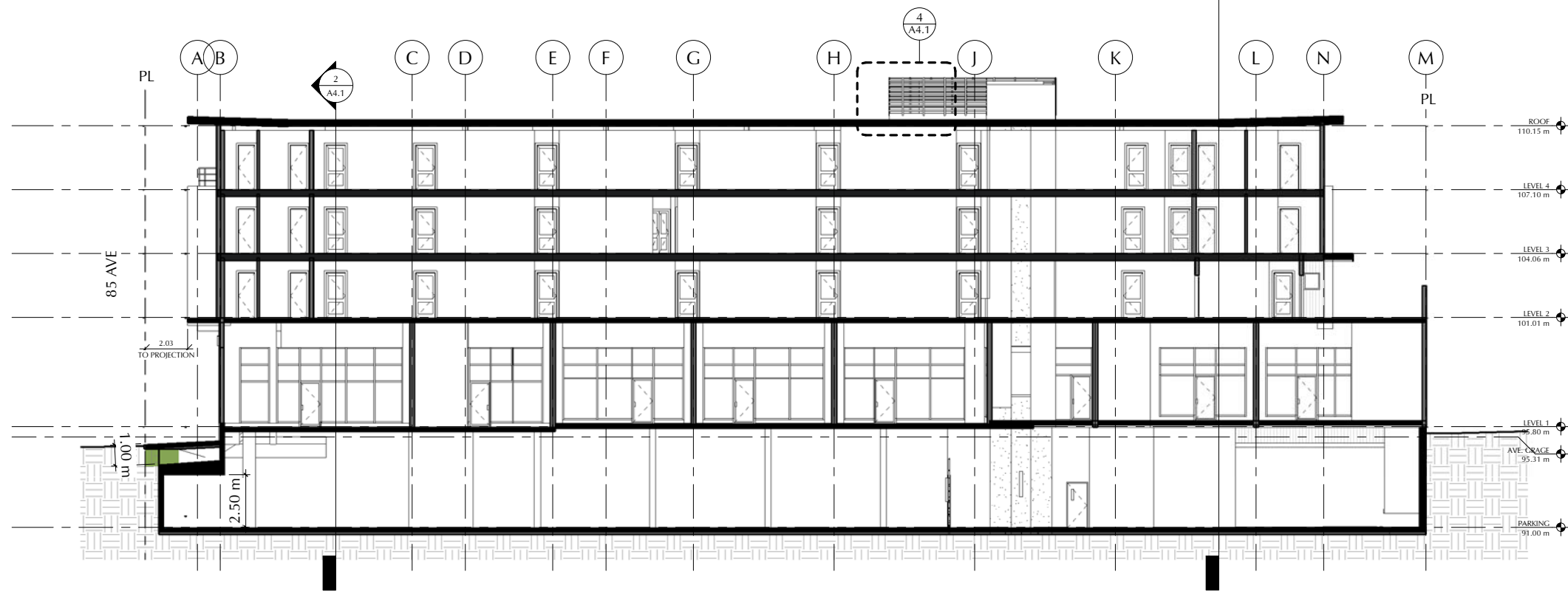
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL
REV	DATE	DESCRIPTION	BY



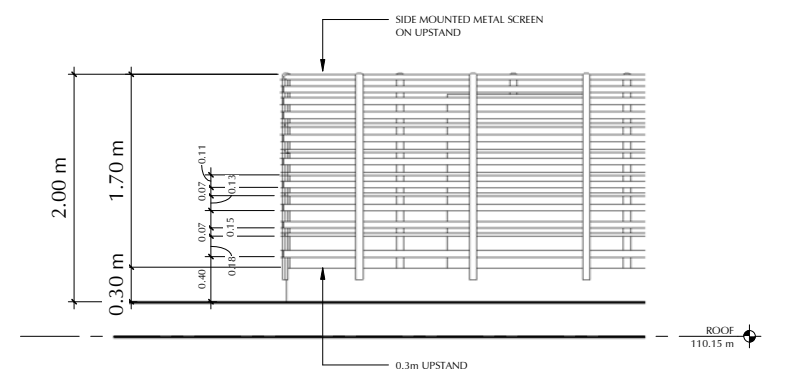
2 Section 2  
A4.1 SCALE: 3/32" = 1'-0"



3 SECTION 3  
A4.1 SCALE: 3/32" = 1'-0"

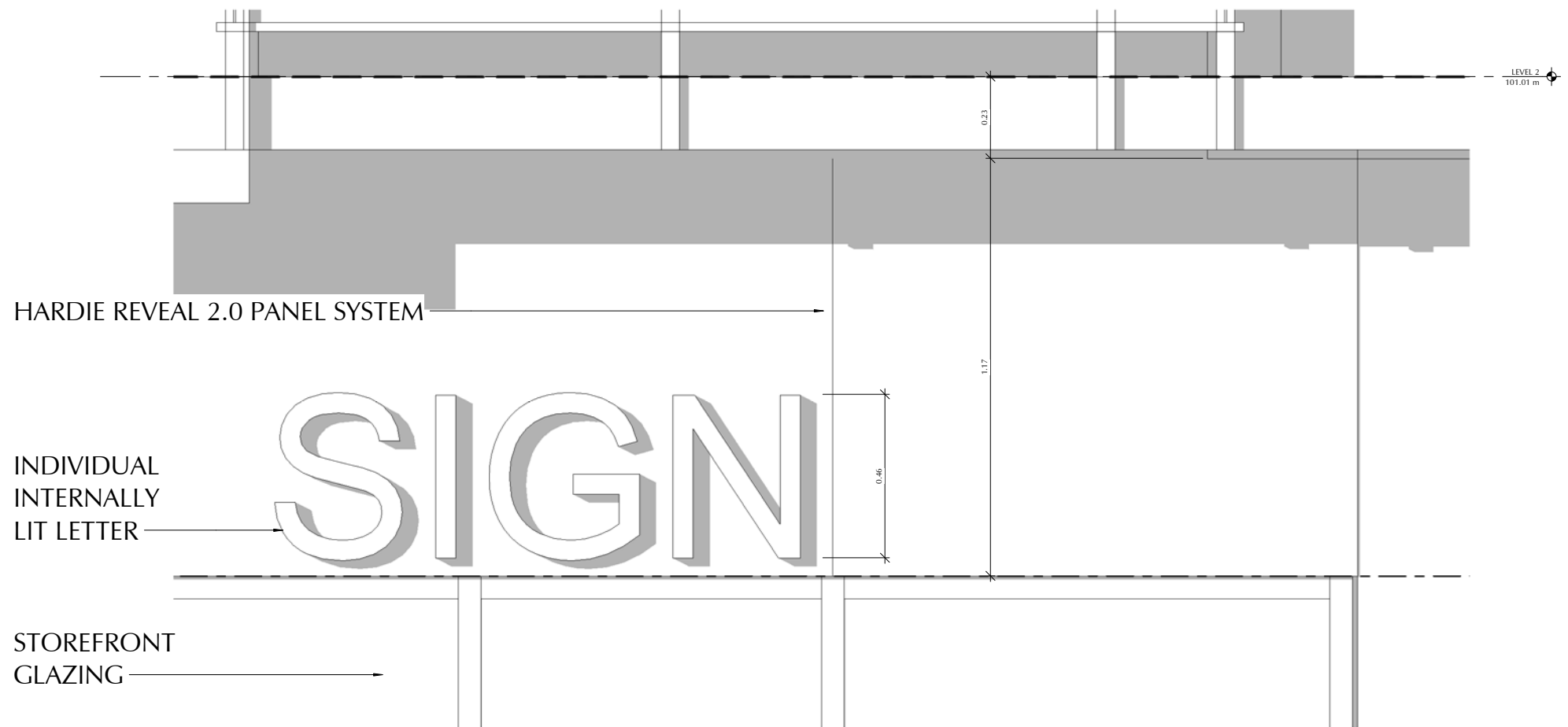


1 SECTION B-B  
A4.1 SCALE: 3/32" = 1'-0"



4 SECTION B-B - ROOFTOP SCREEN  
A4.1 SCALE: 3/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL



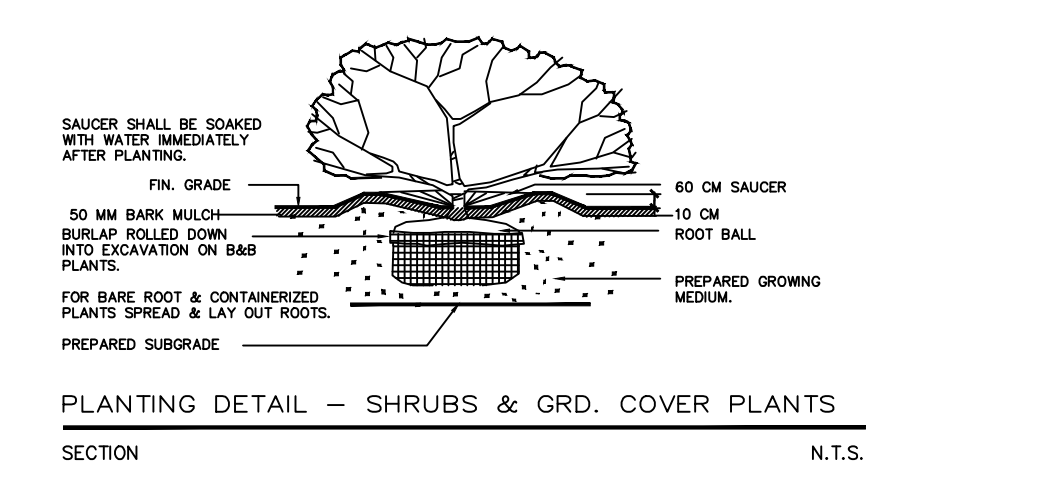
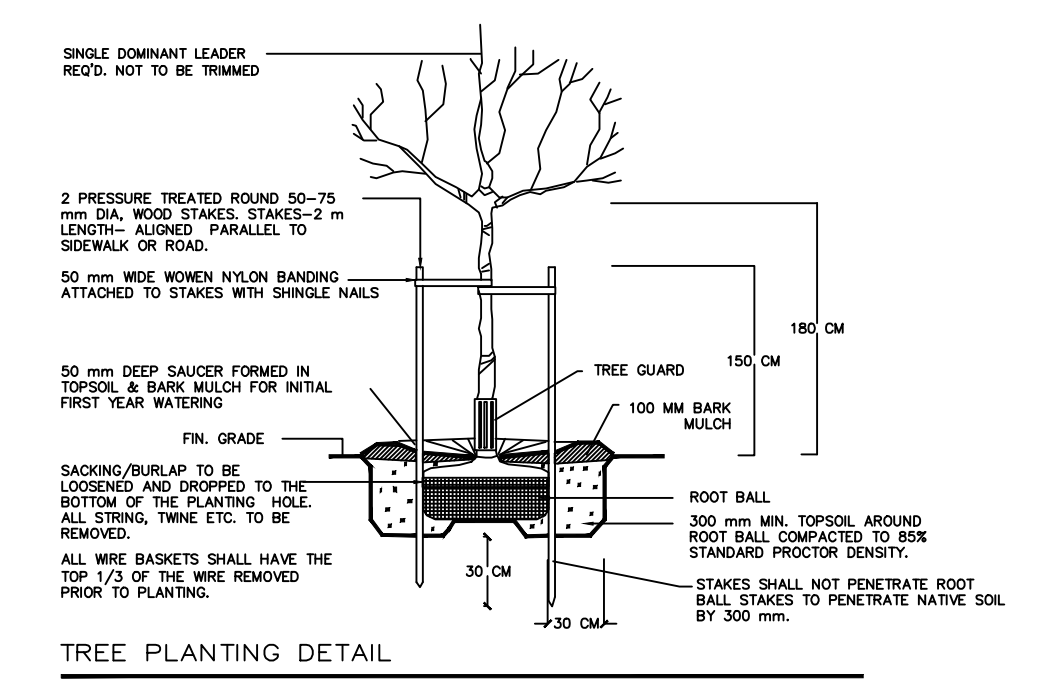
REV	DATE	DESCRIPTION	BY
5	JUL 12 2018	REV PER URBAN DESIGN CMTS.	
4	JUL 11 2018	REV PER ADP COMMENTS	SL
3	MAY 30 2018	ISSUED FOR ADP	SL
2	APR 25 2018	REV AS PER COMMENTS	SL

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	4	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	11	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	30	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	43	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	253	#3 POT	45 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	63	#3 POT	90 CM. O.C.	
	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	125	#3 POT	90 CM. O.C.	
	CORNUS STOLONIFERA	RED OSIER DOGWOOD	17	#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	23	#3 POT	90 CM. O.C.	
	SYMPHORICARPUS ALBUS	COMMON SNOWBERRY	20	#3 POT	90 CM. O.C.	
	MAHONIA NERVOSEA	LONGLEAF MAHONIA	100	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	36	1.00 METERS	65 M. O.C.	

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" 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 "B.C. LANDSCAPE STANDARDS".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS" PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/LA/BCSLA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS 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 REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL 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 SUBSIL. WOOD INCL. WOODY PLANT PARTS, NEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

= TREES TO BE RETAINED

= TREES TO BE REMOVED

= PROTECTION BARRIER

JUL/18	ADP COMMENTS	3
MAY/18	revised site plan	2
APR/18	CITY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

**C.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLA

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. JASBIR TAKAR  
TARA DEVELOPMENTS  
c/o HUB ENGINEERING INC.  
SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C. V3W 2V6  
604-532-9700

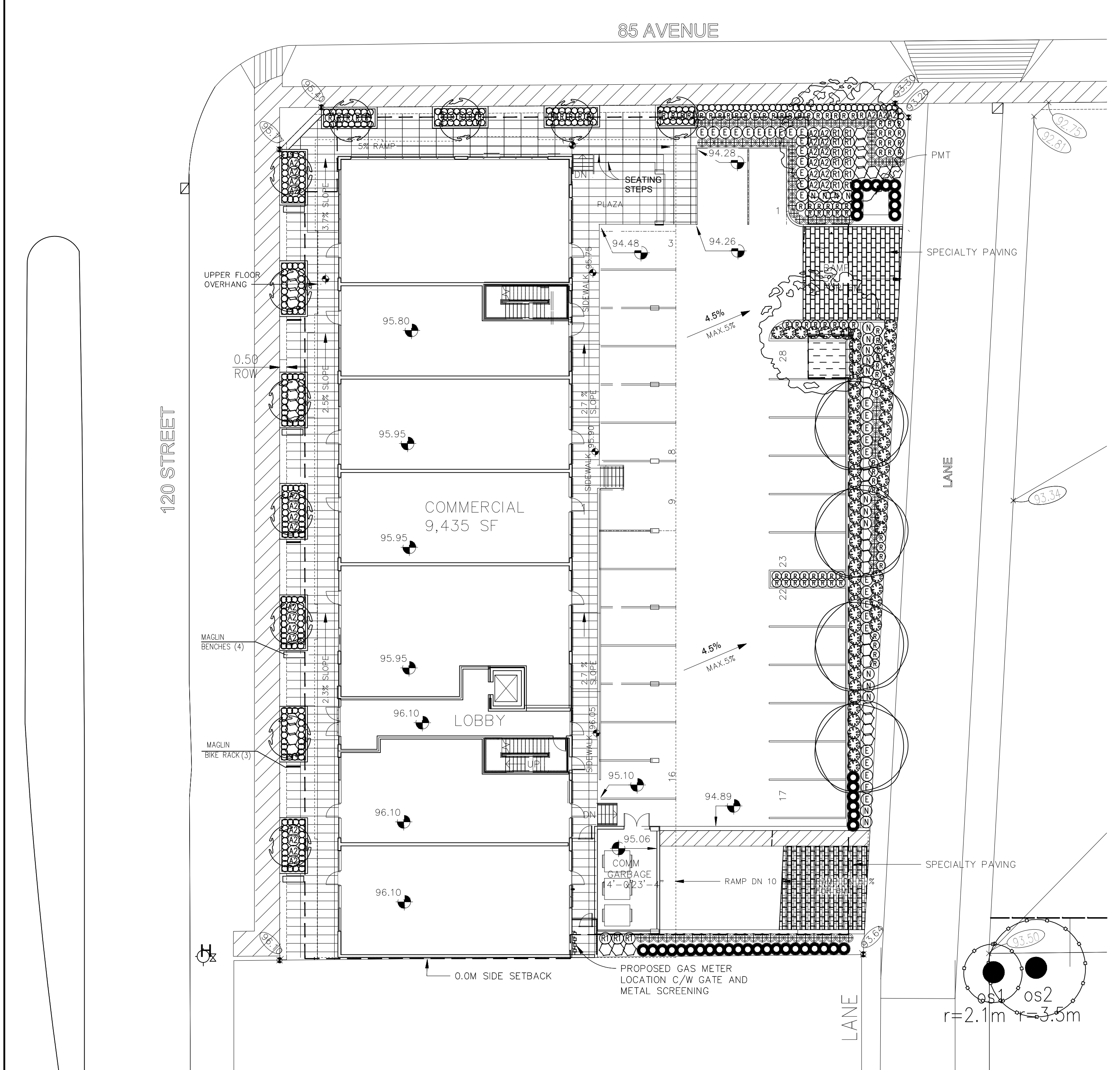
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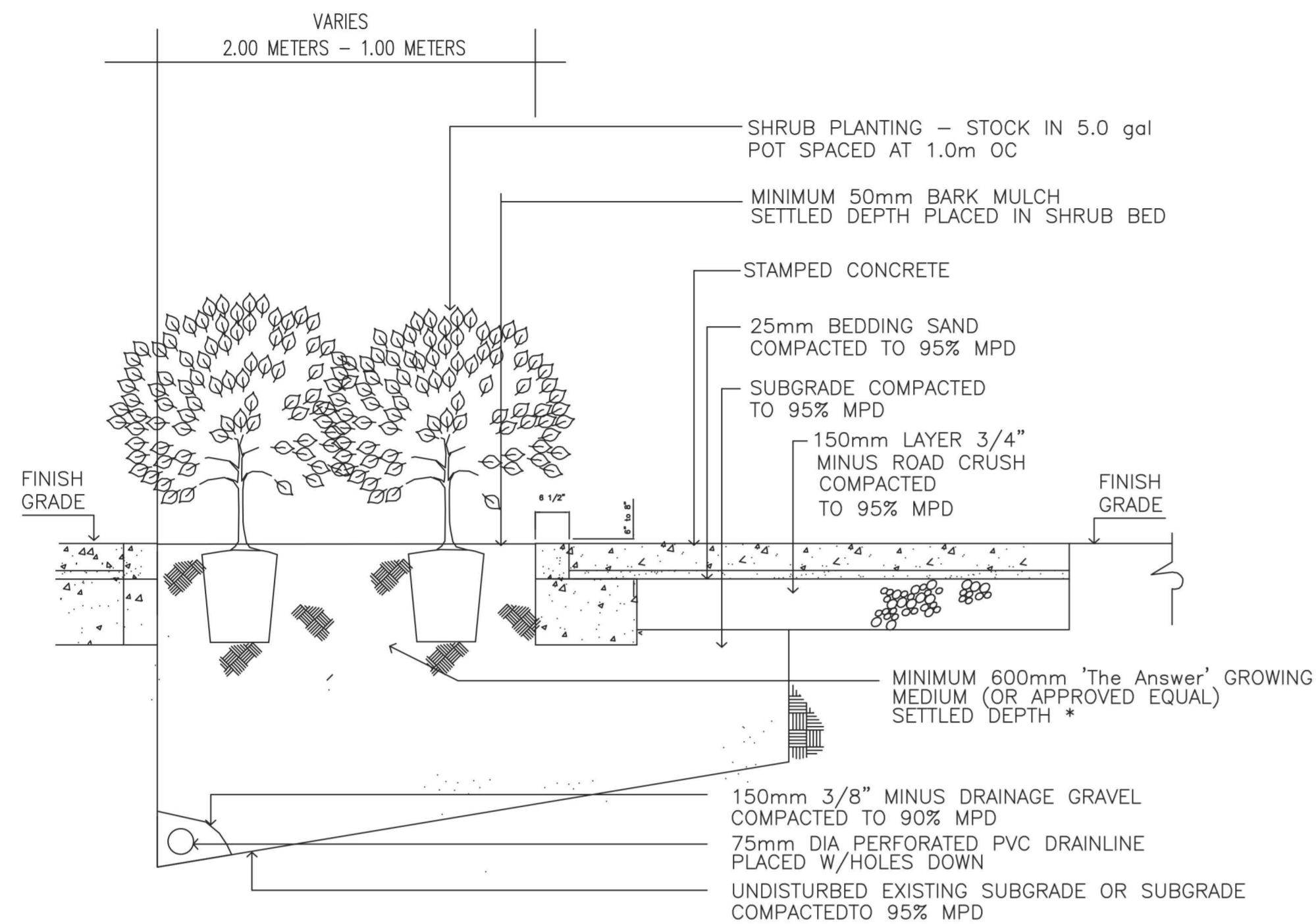
PLAN VIEW

LANDSCAPE PLAN  
PROPOSED  
COMMERCIAL DEVELOPMENT  
8488 - 120 STREET  
SURREY, B.C.

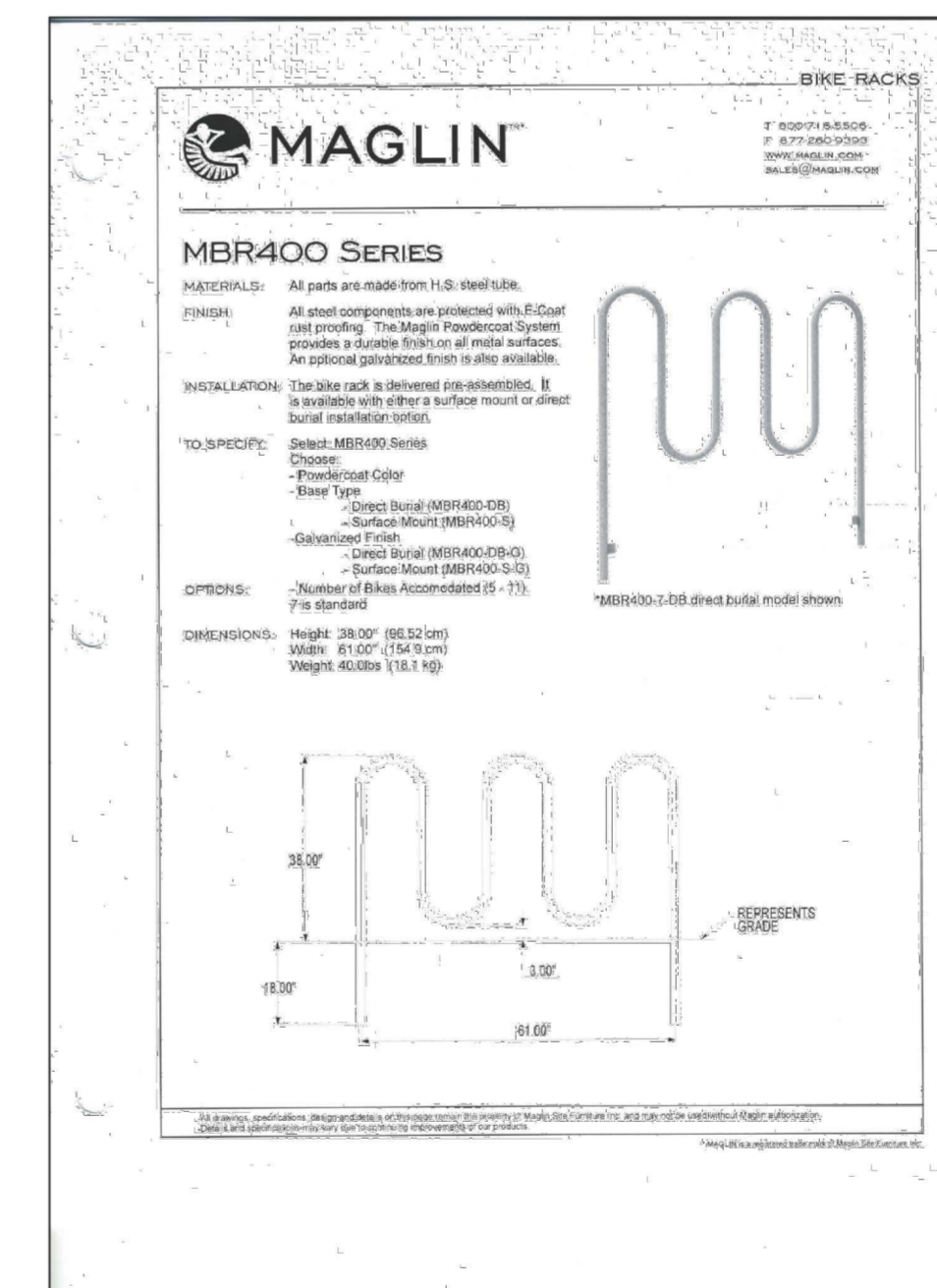
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DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1 <span style="float: right;">3</span>





PLANTER CROSS SECTION  
N.T.S. TYPICAL



DATE	REMARKS	NO.
JUL/18	ADP COMMENTS	3
MAY/18	revised site plan	2
APR/18	CITY COMMENTS	1
	REVISIONS	

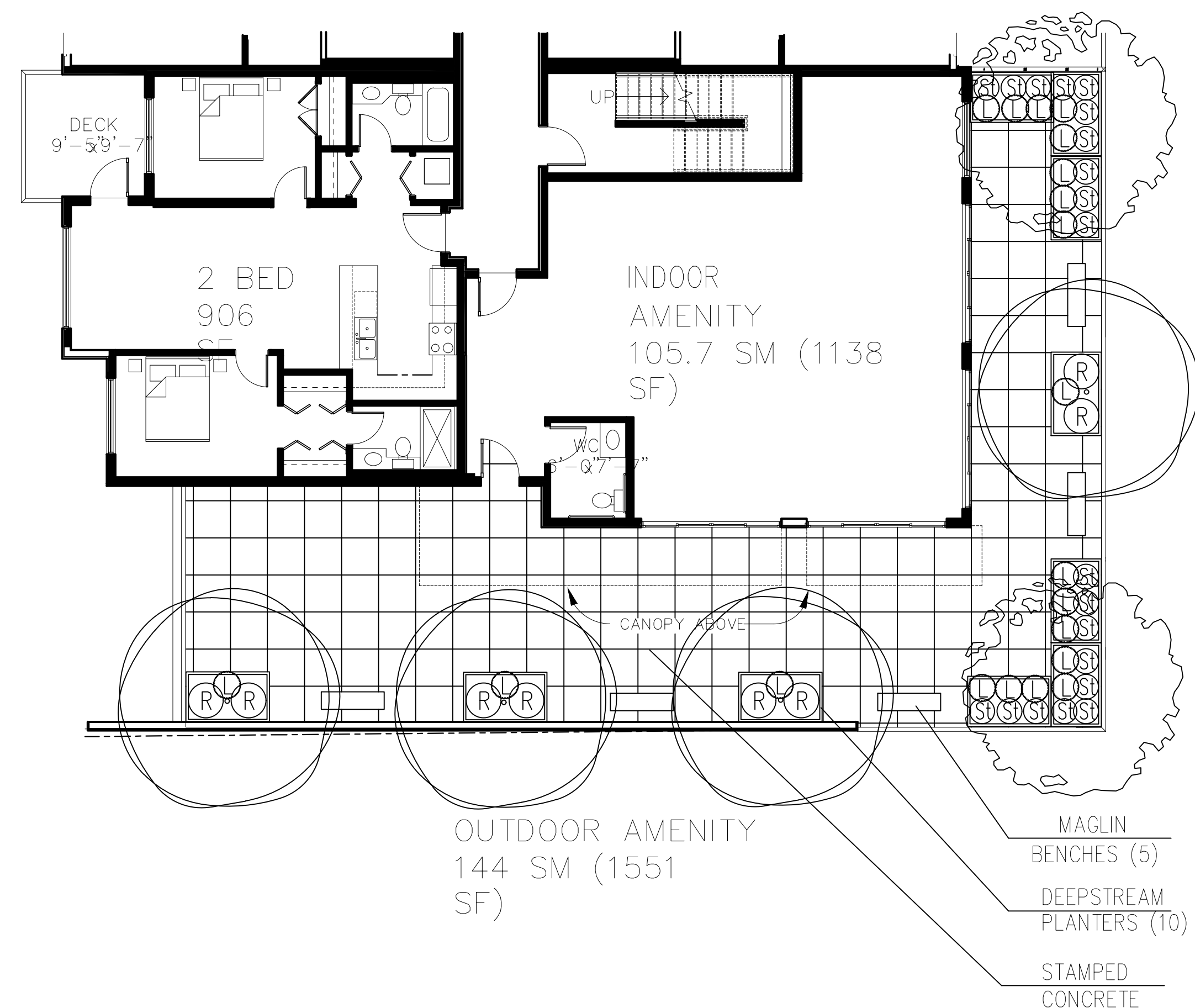
C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
MR. JASBIR TAKAR  
TARA DEVELOPMENTS  
c/o HUB ENGINEERING INC.  
SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C. V3W 2V6  
604-532-9700

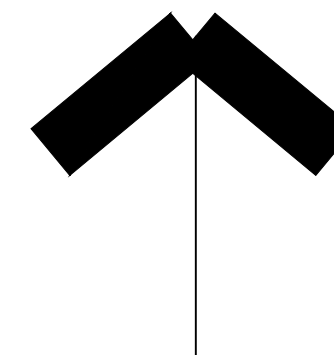
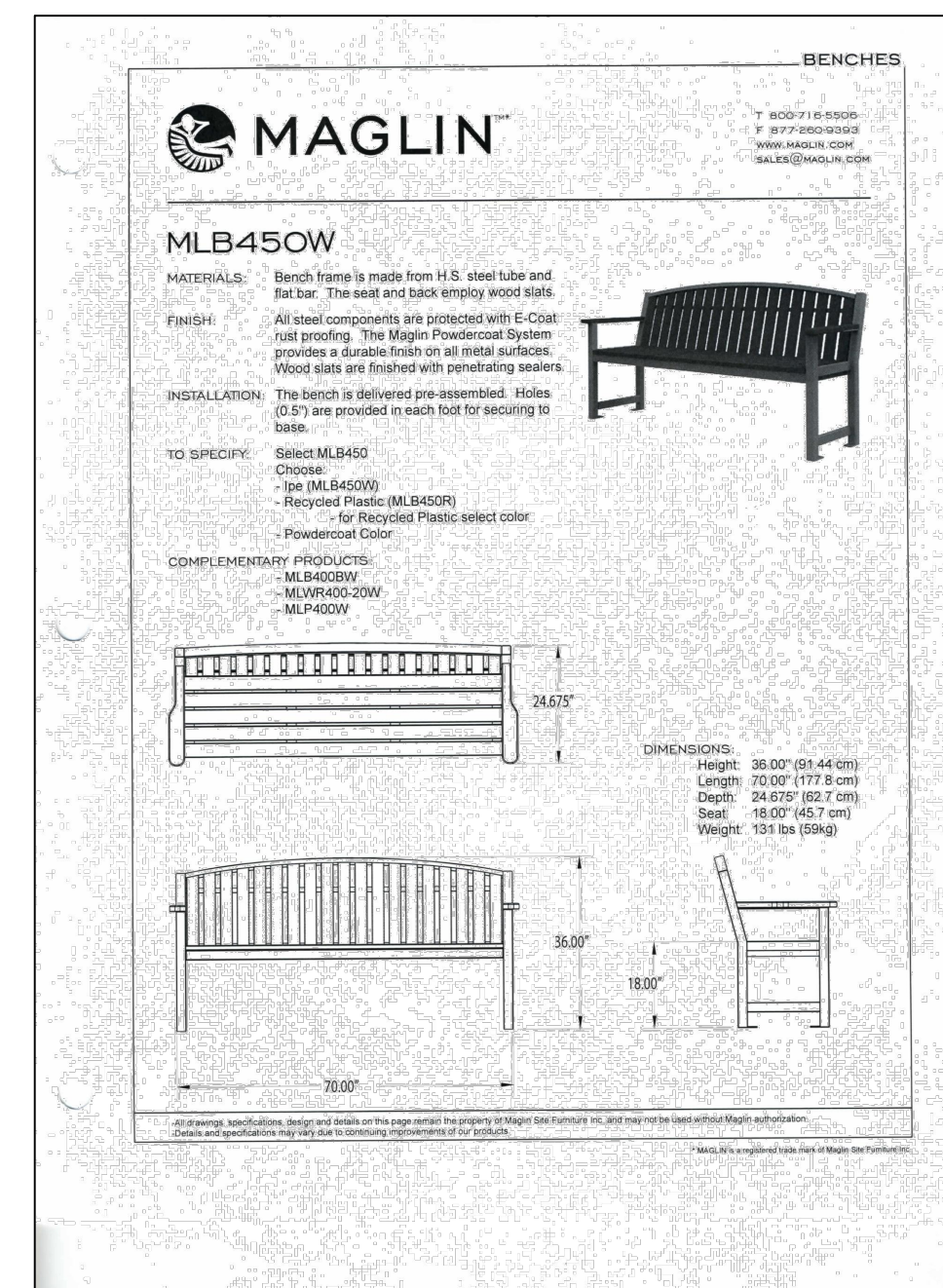
TITLE  
PLAN VIEW  
LANDSCAPE DETAILS  
PROPOSED  
COMMERCIAL DEVELOPMENT  
8488 - 120 STREET  
SURREY, B.C.

SCALE	N.T.S.	DATE	NOV/17
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED  
JOB No.  
DRAWING No.  
L-1A



DEEPSTREAM PLANTERS (10)



JUL/18	ADP COMMENTS	3
MAY/18	revised site plan	2
APR/18	CITY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
  
PHONE (604) 857-2376

CLIENT  
  
MR. JASBIR TAKAR  
TARA DEVELOPMENTS  
c/o HUB ENGINEERING INC.  
SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C. V3W 2V6  
604-532-9700

TITLE  
PLAN VIEW  
  
LANDSCAPE PLAN  
ROOFTOP AMENITY  
COMMERCIAL DEVELOPMENT  
8488 - 120 STREET  
SURREY, B.C.

SCALE	1:100	DATE	NOV/17
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM OSAKAZUKI	GREEN JAPANESE MAPLE	2	2.00 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	2.00 METERS	AS SHOWN	B. & B.
Ⓡ	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	8	#3 POT	90 CM. O.C.	
Ⓢ	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	20	#3 POT	45 CM. O.C.	
Ⓣ	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	20	#3 POT	45 CM. O.C.	







## INTER-OFFICE MEMO

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

**FROM:       Development Engineer, Engineering Department**

**DATE:       Jul 17, 2018                           PROJECT FILE:     7818-0116-00**

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**RE:           Engineering Requirements  
               Location: 8488 - 120 Street**

**REZONE/ DEVELOPMENT PERMIT**

The proposed Rezone and Development Permit are contingent upon the completion of Surrey project 7818-0023-00. All project requirements (including works and services and road dedication) associated with project 7818-0023-00 must be finalized and accepted by the City prior to issuance of the proposed Rezoning and Development Permit.

A Servicing Agreement is not required for this application.

Tommy Buchmann, P.Eng.  
Development Engineer

MB



Planning

July 3, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0116 00

**SUMMARY**

The proposed 35 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	2

September 2017 Enrolment/School Capacity

<b>Kennedy Trail Elementary</b>	
Enrolment (K/1-7):	39 K + 255
Operating Capacity (K/1-7)	38 K + 256
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1123
Capacity (8-12):	1400

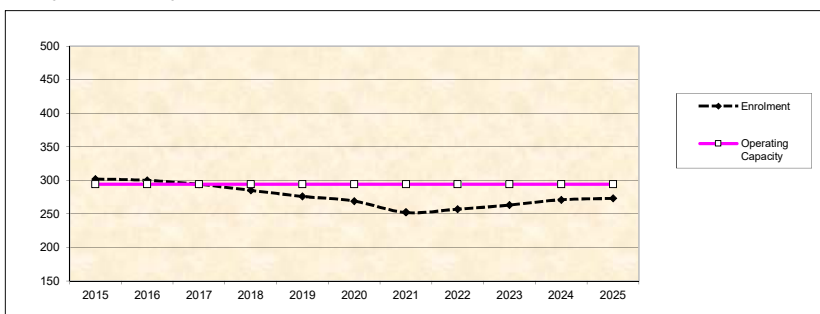
**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

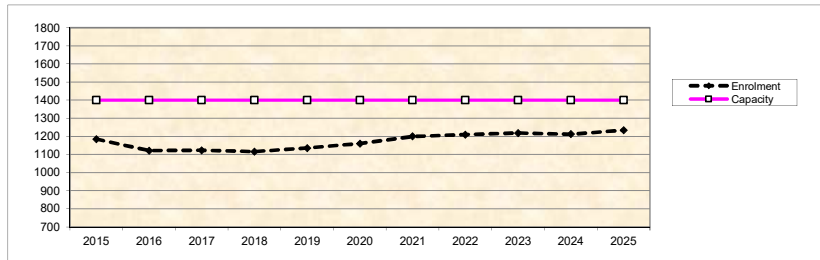
Kennedy Trail Elementary is currently operating at 100% and is projected over the next 10 years to decline in enrolment. Kennedy Trail serves a small maturing neighbourhood that is in the center of commercial and light industrial uses. Currently, there are no plans to expand this school.

L.A. Matheson Secondary is currently operating at 80%. Though the 10 year enrollment projections do show modest growth, the current capacity of the building can accommodate the growth. Currently, there are no plans to expand this school.

**Kennedy Trail Elementary**



**L. A. Matheson 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.

**Table 3. Tree Preservation Summary.**

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	8488 120 <sup>th</sup> St. Surrey BC
Registered Arborist:	Cody Laschowski ISA Certified Arborist (PN-7870A) Certified Tree Risk Assessor (TRAQ) Certified in Production Horticulture
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>8</b>
<b>Protected Trees to be Removed</b>	<b>9</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	<b>26</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26	
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>20</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1	<b>1</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>1</b>

Summary prepared and  
submitted by:

Arborist

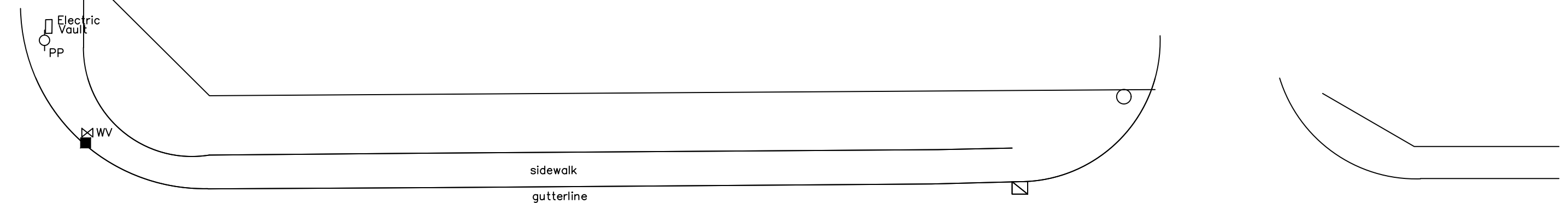


December 4,  
2017

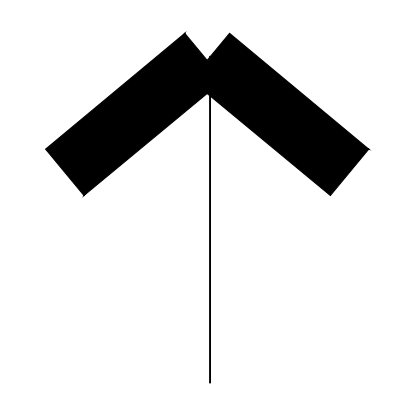
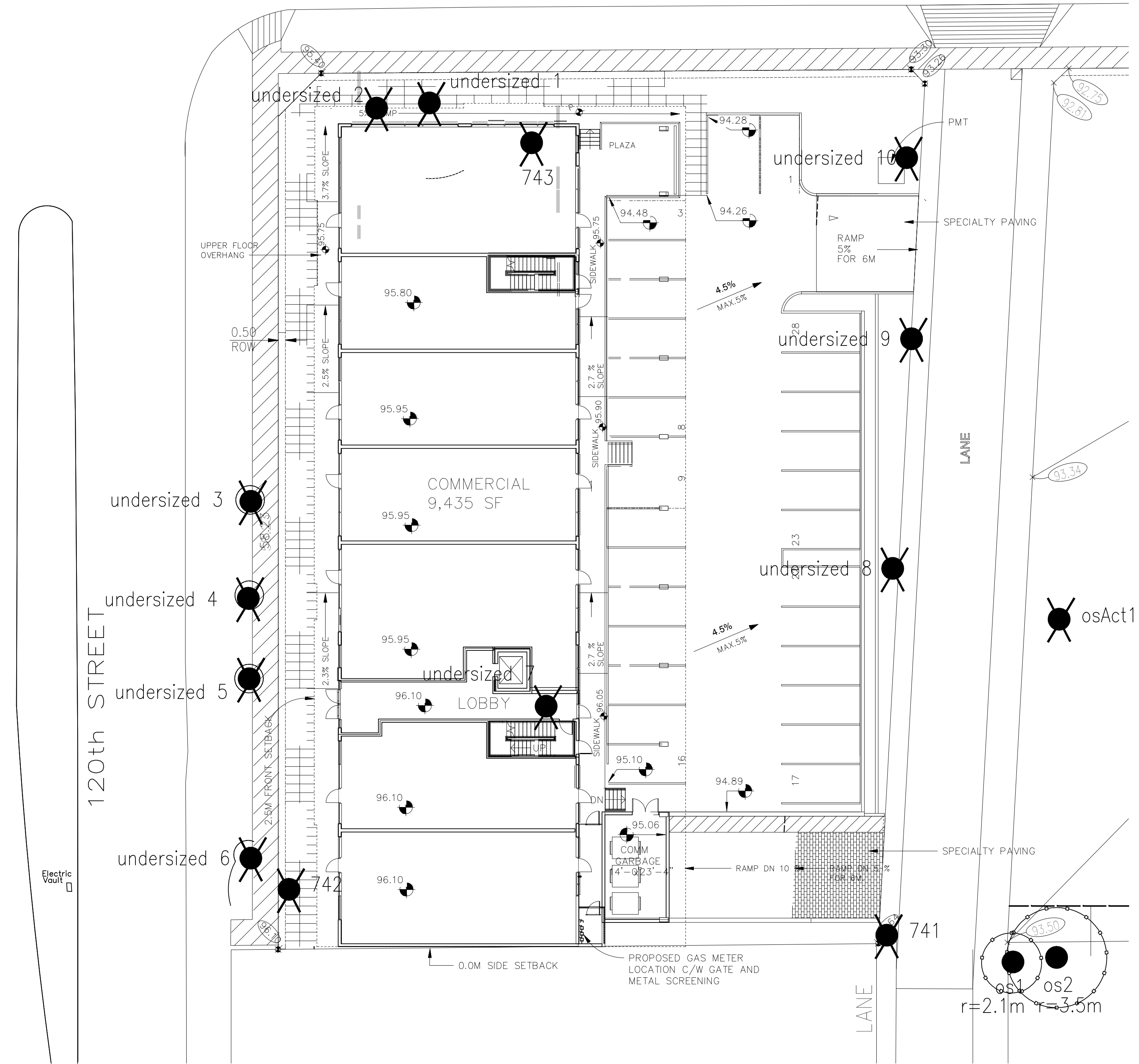
Date

120th STREET

road centerline



85th AVENUE



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
JUL/18	ADP COMMENTS	3
MAY/18	revised site plan	2
APR/18	CITY COMMENTS	1

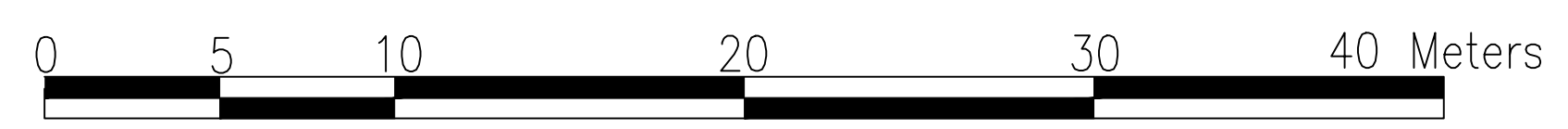
C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

CLIENT  
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COMMERCIAL DEVELOPMENT  
8488 - 120 STREET  
SURREY, B.C.

SCALE 1:200	DATE NOV/17
DRAFT	CHK'D
ENL.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-1



**ADVISORY DESIGN PANEL  
THURSDAY, JUNE 7, 2018**

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**B. NEW SUBMISSIONS**

1. 4:00 p.m.  
 File No.: 7918-0116-00  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Rezoning and Development Permit to permit a 4-storey mixed-use building. 880.9 m<sup>2</sup> (9,482 ft<sup>2</sup>) of commercial on the ground floor and three stories of residential above, with a total of 35 units. Parking is proposed at grade for commercial and underground for residential uses.  
 Address: 8488 – 120 Street, Newton  
 Developer: Western Gateway Inv. Ltd.  
 Architect: Emily Kearns, Ankenman Associates Architects Inc.  
 Landscape Architect: Clark Kavolinas, C. Kavolinas & Associates Inc.  
 Planner: Luci Moraes  
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised there are concerns with the lack of on-site trees along the North street frontage and lack of definition at the unprogrammed Northeast corner of the building. Staff has no other specific issues and advises that no vehicular access will be granted to 120 Street, but instead access will be from the lane.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The project will use practical modern esthetics. The Landscape Architect presented an overview of the general concept for the Landscape plans. The required buffer will be located along the laneway.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by J. Leger  
 Seconded by K. Johnston  
 That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that staff work with applicants to ensure project presentations are met to City standards and guidelines.

Carried

The Panel noted there was a lack of completed materials for the application, namely, the physical-materials palette board and coordinated packages. The Panel noted that submissions to the ADP should be complete and adequate in order for the panel to make an informed decision.

### Site

- The plant buffer to the sidewalk is minimal and the north setback of two metres is constricted. Recommend more buffering.
- Consider that the Northeast plaza be at the retail floor level for potential retail use. Suggest this area be specifically programmed.

### Form and Character

- Consider refining the white box façade element's proportions on level 2 and 3 as it is too bulky.
- Considering showing more depth and three-dimensionality to the balconies.
- Consider using a durable material such as the tangerine coloured glass for the entry colour along 120 Street.
- The Panel expressed concerns with the usage of tangerine colour on the balconies, but supports the colour along the housing to differentiate the condos.
- Consider a more open façade to the Northeast plaza.
- Consider enhancing the South facade which is visible from 120 Street.
- Recommend alternative programming such as seating and landscaping in the rooftop outdoor amenity space.
- Recommend studying the parkade height to meet code and bylaw requirements for the accessible parking stalls.
- Suggest more 3 bedroom units.

### Landscape

- Recommend a buffer or softening between the surface parking lot and commercial space.
- Consider further development along 85 Avenue and the Northeast building plaza. Consider making this usable space.
- Consider diversifying the programming at the community amenity space.
- Consider adding more native plant material.
- Consider smaller pot sizes and closer plant spacing.
- Consider hedges against parking lot walls.
- Suggest showing quality materials for the retaining wall.

The Panel noted the landscaping drawing package was inadequate to understand.

### **Sustainability**

- Consider alternative location for the permeable pavers as they generally are less effective at a 5% slope.

### **CPTED**

- No specific issues identified.

### **Accessibility**

- Consider accessible restrooms for the indoor amenity space.
- Consider that 5% of the units be wheelchair assessable.
- Consider relocating the disabled parking stall closer to the entrance.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend that the entrance door be power operated.

The Panel supports the three bedroom units.

Applicant's response to ADP comments, dated July 11, 2018.

The following items address ADP minutes:

1. *Planters along 85 Ave. are now min. 1.5m x 4.0m (increased by 0.5m in depth).*
2. *Northeast plaza area has been raised to be at CRU level 95.75m.*
3. *White box façade elements have been reduced by 0.3m. They are 0.6m, typical.*
4. *CRU façade has been punctuated with coloured glass film on upper glazing that matches guardrail colours (blue and tangerine).*
5. *Tangerine colour is fun and adds a playful quality to the development.*
6. *CRU glazing area enlarged at northeast corner.*
7. *Large windows have been added to bedrooms on south façade.*
8. *For outdoor amenity program, refer to landscape drawings.*
9. *We will ensure all code and bylaw issues including vertical clearances are met including the min. 2.3m headroom for accessible stall.*
10. *The current breakdown of units meets our client's program.*

*Accessibility:*

1. *Accessible washroom added to indoor amenity room.*
2. *Two adaptable units have been provided (5%).*
3. *The current location of accessible stall is at the closest proximity to CRU entrances.*
4. *Elevator and entrance call button panel will be placed horizontally.*
5. *Power operated entry doors will be considered.*



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: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-038-849  
Lot 1 Section 30 Township 2 New Westminster District Plan LMP36747

8488 - 120 Street

(hereinafter referred to as the "Lands")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of a *multiple unit residential building* with related *amenity spaces*, along with ancillary *commercial* uses, developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

- 1. *Multiple unit residential building*, provided that this use does not constitute a singular use on the *lot*.
- 2. The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential building* on the *Lands*:

- (a) *Retail stores* excluding *adult entertainment stores, secondhand stores, auction houses and pawnshops*;
- (b) *Personal service uses* excluding *body rub parlours*;
- (c) *General service uses* excluding *funeral parlours and drive-through banks*;
- (d) *Eating establishments* excluding *drive-through restaurants*;
- (e) *Neighbourhood pubs*;
- (f) *Liquor store*;
- (g) *Office uses* excluding *social escort services and methadone clinics*;
- (h) *Indoor recreational facilities*;
- (i) *Entertainment uses* excluding *arcades and adult entertainment stores*;
- (j) *Community services*;
- (k) *Child care centres*; and
- (l) *Cultural uses*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 1.50.
2. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor area of the *building* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
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**

1. The *lot coverage* shall not exceed 60%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	0.0 m. [0.0 ft.]	7.5 m. [25 ft.]	4.0 m. [13 ft.] on the ground floor which is reduced to 2.5 m. [8 ft.] on upper floors

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

**G. Height of Buildings**

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

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

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*.
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 *underground parking* 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 screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof, or 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. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B.1 of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
4. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

**K. Subdivision**

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

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq.m. [0.5 acre]	40 metres [130 ft.]	40 metres [130 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.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**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, 2018, No. 19478, as may be amended or replaced from time to time,

and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-8 Zone for the commercial portion.

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.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Childcare Licensing Regulations set out under B.C. Reg. 95/2009, as amended.
  12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, S.B.C. 2015, c. 19, 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