

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0401-00

Planning Report Date: December 2, 2019

PROPOSAL:

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

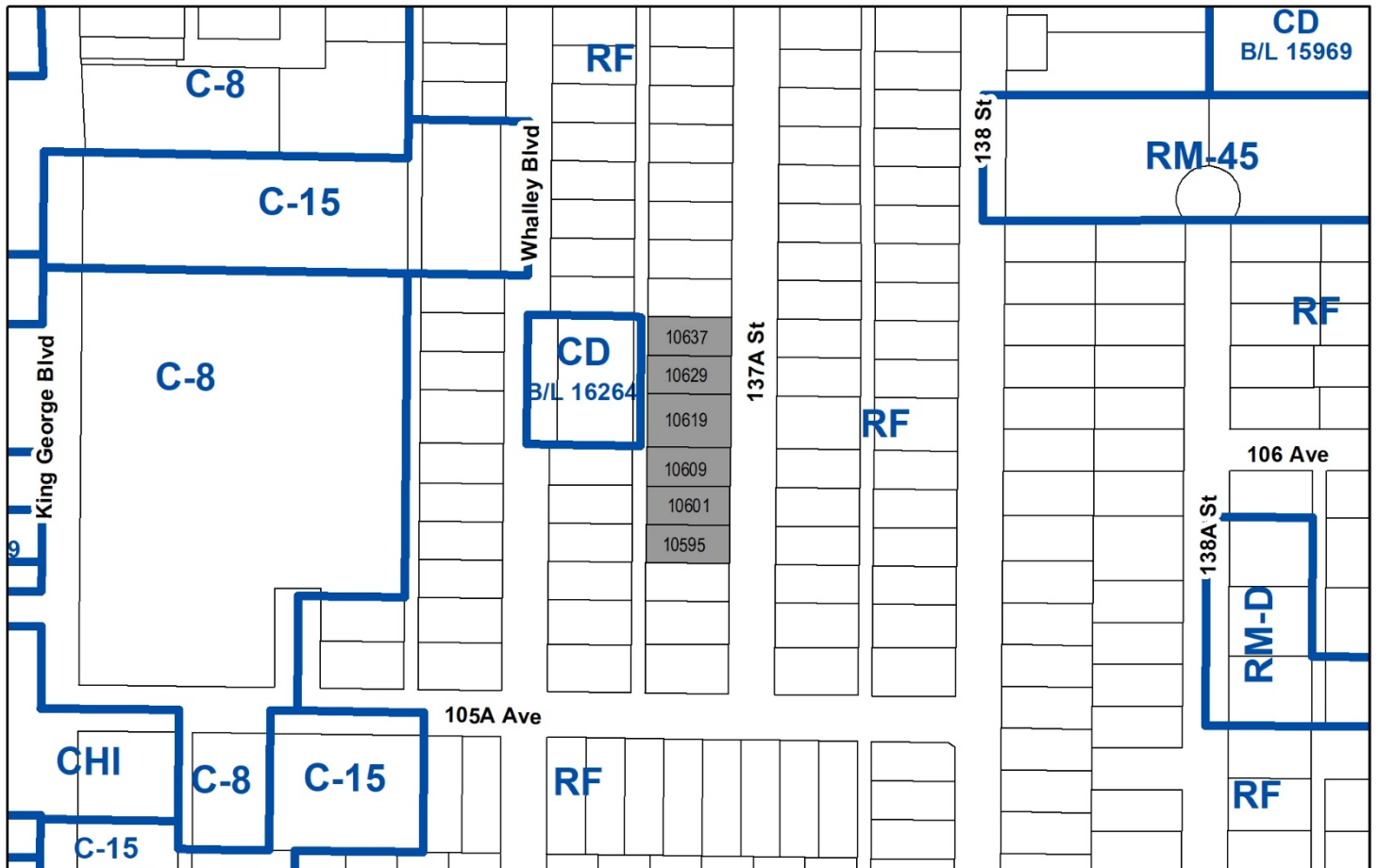
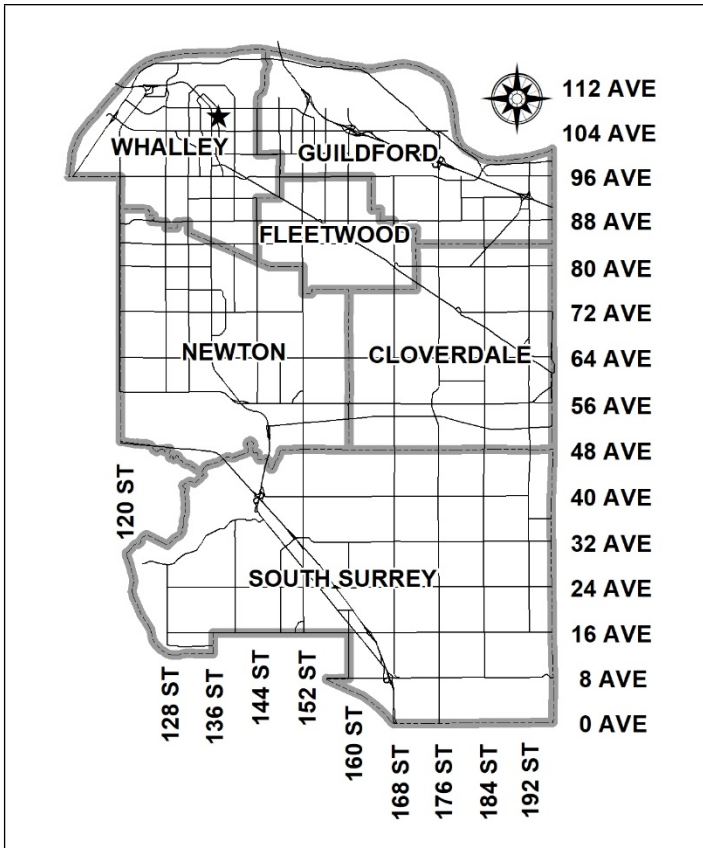
to permit the development of a 6-storey apartment building consisting of 127 dwelling units.

LOCATION: 10595, 10601, 10609, 10629, 10637, and 10619 - 137A St

ZONING: RF

OCP DESIGNATION: Multiple Residential

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



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the Official Community Plan (OCP) and the "Low to Mid-Rise up to 2.5 FAR" designation in the City Centre Plan.
- The proposed density and building form are appropriate for this part of the City Centre as the building works with the slope of the site to meet the intent of the Forsyth District's reduced height guidelines for the area.
- The proposed building height and massing complies with the City Centre Plan with heights ranging from 4 to 6 storeys in the Forsyth District.
- The proposed building massing and architectural design quality will contribute positively to the streetscape along 137A Street and the brick finish and colour palette create a visually interesting architectural style that help to reinforce the emerging character in the City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0401-00 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; 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:

3 Elementary students at Forsyth Road Elementary School
1 Secondary students at Kwantlen Park Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

The applicant is required to pay the Community Amenity Contributions on a per unit basis in keeping with the City Centre Plan adopted by Council.

Surrey Fire Service:

A Building Permit may not be issued until a Construction Fire Safety Plan has been submitted, reviewed and accepted by the Fire Service.

SITE CHARACTERISTICS

Existing Land Use:

Five of the six lots have existing dwellings, which will be removed, and one lot is vacant with trees.

Adjacent Area:

Direction	Existing Use	OCP/CCP Designation	Existing Zone
North (Across future 106A Avenue):	Single Family Dwellings on RF lots. Site is under application (18-0316) for a 6 storey apartment building.	Multiple Residential / Residential Low to Mid Rise up to 2.5 FAR.	RF
East (Across 137A Street):	Single Family Dwellings on RF lots.	Multiple Residential / Residential Low to Mid Rise up to 2.5 FAR.	RF
South:	Unimproved Parkland (12K – Neighbourhood Park)	Park	RF
West (Across lane):	Single Family Dwellings on RF lots and vacant lots.	Multiple Residential / Residential Low to Mid Rise up to 2.5 FAR.	RF and CD (By-law 16264)

DEVELOPMENT CONSIDERATIONS

Background

- The 0.39-hectare (0.97-acre) subject site is comprised of six lots which are located along 137A Street, between 105A Avenue and 107A Avenue, in the City Centre.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), Low to Mid-Rise up to 2.5 FAR in the City Centre Plan (CCP) and is currently zoned "Single Family Residential Zone (RF)".

Current Proposal

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the "Multiple Residential 70 Zone (RM-70)" as well as a Development Permit in order to allow the construction of a 6-storey apartment building with two-storey townhouse bases fronting 137A Street, the future 106A Avenue, and the future park site. The proposal includes 113 apartment units and 14 townhouse units for a total of 127 dwelling units.
- The proposed unit mix is approximately 8.6% Studio units, 46.5% 1-bedroom/ 1-bedroom & den units, 27.6% 2-bedroom units, and 17.3% 3-bedroom units.
- The subject site will be consolidated from six properties into 1 lot.
- The gross density for the proposed 127-unit development is 323 units per hectare (131 units per acre). Based on the net site area, the unit density is 368 units per hectare (149 units per acre), with a gross floor area ratio (FAR) of 2.41 and a net floor area ratio of 2.75. The gross floor area ratio (FAR) proposed for this development complies with the "Residential Low to Mid Rise up to 2.5 FAR" Surrey City Centre Plan designation and the Multiple Residential OCP designation.
- The proposed use, density, and building massing are in accordance with the long-term vision for this part of Surrey City Centre as described in the City Centre Plan, which was approved by Council on January 16, 2017 (Corporate Report No. R014; 2017). The subject site is located in The Forsyth District. This area is envisioned as a medium density residential neighbourhood of apartments and townhouses, connected to neighbourhood parks and schools with a fine-grained street network or green lanes and pathway systems.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone.

Policy Considerations

- The proposed development is supported by the following land use designation, objectives, and policies:

- The Multiple Residential designation is intended to support higher-density residential development including local, neighbourhood serving commercial and community uses. These higher-density neighbourhoods are typically located adjacent to Commercial, Town Centre, Central Business District designations, or along Frequent Transit Corridors to support the vitality of these areas.

Subject to creating an appropriate interface with adjacent lower-density residential neighbourhoods, residential uses in this designation may include apartment buildings (generally up to 6 storeys), higher density townhouses (Typically with underground or structured parking) and supportive housing community care facilities that are constructed as multiple-family buildings.

(The proposed development complies with the intention of the Multiple Residential OCP designation.)

- Policy A1.3 - Accommodate urban land development according to the following order of growth management priorities:
 - City Centre and Town Centre locations well-served by local services, infrastructure, and transit.

(The proposed development is located in the City Centre and is well serviced by local services, infrastructure, and transit.)

- Policy A1.5 – Use the provision of municipal services and utilities as a means of supporting the growth management priorities, land use policies and community goals outlines in this Official Community Plan.

(The proposed development falls within Service Area A as defined in the City Centre District Energy System By-law 17667 and must meet the conditions of the by-law prior to the issuance of a Building Permit.)

- Policy A3.3 – Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public opens spaces and greenspaces within existing neighbourhoods.

(The proposed development will enhance the pedestrian environment which will improve walkability and connectivity.)

- Policy C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is a more compact and efficient land use than the current single-family homes that occupy the subject site.)

- C2.5 – Encourage development patterns, densities and designs that support transit services and that promote efficient walking and cycling.

(The proposed development will be at a density that supports transit use. The improved pedestrian realm will encourage walking and the provision of bicycle parking for residents and visitors will promote cycling.)

- The subject site is located in the City Centre Plan area's Forsyth District. The vision for this district is to create a community that consists of medium scaled apartment buildings. The Forsyth District is located at the highest topographic area of City Centre which effectively increases the height of the buildings. Because any new buildings in this District will have an increased visibility from the surrounding areas, the maximum proposed height in this the Plan for neighbourhood is between 4 and 6 storeys.

(The proposed development has been designed to work with the topography of the site which rises from west to east. The building's height from the western lane will be 6 storeys; however, the height from 137A Street will be 5 storeys, meeting the intent of the Forsyth District's height guidelines.)

Transportation Considerations

- The subject site will be accessed from the lane to the west, at the rear of the property.
- As part of the development, the applicant is being required to construct the west side of 137A Street to City Centre local road standard, construct the north side of the future 106A Avenue to City Centre collector road standard, and to construct the rear lane to City standards.
- The proposed development is located approximately 50 metres (165 ft.) from the north/south cycle route that runs along Whalley Boulevard and approximately 1.3 kilometers (0.8 mi.) from the east/west 100 Avenue cycle route.
- The subject site well served by a number of bus routes that run along 104 Avenue (Routes 96 B-Line, 320 and 337), 108 Avenue (Route 335), and King George Boulevard (Route 321). The site is also located in walkable distances from both Surrey Central (1.1 km) and Gateway SkyTrain (1.0 km) stations.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant must resolve this requirement prior to consideration of Final Adoption.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Restrictive Covenant to adequately address the City’s needs with respect to the City’s Affordable Housing Strategy prior to any Building Permit Issuance.

PROPOSED CD BY-LAW

- The applicant is proposing to rezone the entire site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the requirements of the "Multiple Residential 70 Zone (RM-70)", with modifications to density, building heights and setbacks.
- The following table shows a comparison between the proposed CD Zone and the RM-70 Zone:

	RM-70	Proposed CD Zone
Density (Floor Area Ratio) (Units per Hectare)	1.5 FAR (net) N/A	2.8 (net) 376 UPH
Lot Coverage	33%	58%
Building Height (metres)	50 metres (164 ft)	20 metres (66 ft.)
Building Setbacks (metres)	7.5 metres (25 ft.) from all lot lines.	<u>North</u> 4.5 metres (15 ft.)
Building Setbacks (metres)		<u>East</u> 4.5 metres (15 ft.)
		<u>South</u> 3.0 metres (10 ft.)
		<u>West</u> 7.5 metres (25 ft.)

- The floor area ratio (FAR) has been increased from 1.5 in the RM-70 Zone to 2.8 in the CD Zone and 2.45 FAR gross in compliance with the City Centre Plan.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 58% in the CD Zone to accommodate the built form. The proposed lot coverage is typical for a 6-storey apartment building
- The reduced setbacks along the North (future 106A Avenue), East (137A Street), and South (future Park) achieve a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 16, 2019 to a total of 344 addresses and the development proposal signs were installed on May 21, 2019. Staff did not receive any responses from property owners within the pre-notification area.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposal consists of a mid-rise (6-storey) apartment building with a 4-storey component in the middle to break down the overall massing, comprised of 127 dwelling units (see Appendix II).
- The unit mix consists of 11 - studio apartment units, 59 - 1-bedroom/1-bedroom & den apartment units, 35 - 2-bedroom apartment units, 8 - 3-bedroom apartment units, and 14 - 3-bedroom townhouse units.
- The dwelling units will range in size from 34 square metres (365 sq. ft.) for a studio unit to 157 square metres (1,687 sq. ft.) for the largest 3-bedroom townhouse unit.
- The proposed architectural form incorporates ground-oriented two-level townhomes facing 137A Street with apartments above. The four-storey mass located between the two six storey forms is set back further from 137A Street and the lane to enable the overall massing to read as two buildings. Variations in roof height also help to articulate the façade and reduce the visual mass of the buildings.
- The 19-metre (62 ft.) tall, residential building is situated along the public frontages of the site, with the indoor and outdoor amenity spaces located adjacent to the future 106A Avenue, which will act as a local road.
- Building materials include a brick finish on both sides of the main entry and along the front façade of the building, wrapping around the building ends. Other finish materials include "hardi-board" horizontal siding and wall panels, metal and glass guardrails and exposed architectural concrete with reveals. The Advisory Design Panel (ADP) commended the brick finish and colour palette but recommended minor revisions to improve the material detailing and composition.

Indoor Amenity Space

- The proposed indoor amenity spaces for the 127-unit apartment building are located on the Ground/P1 - floor and fourth floor. The ground-level space incorporates a gym, two games rooms, a craft / hobby room as well as multi-function room. The fourth floor space includes a community lounge with kitchenette as well as a quiet/study area. Both indoor amenity spaces provide direct access to the outdoor amenity space.
- The proposed indoor amenity space totals 394 square metres (4,245 sq. ft.), which exceeds the 381 square metres (4,101 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).

Outdoor Amenity Space and Landscaping

- The proposed outdoor amenity spaces for the development total 479 square metres (5,157 sq. ft.) in area and are integrated with the indoor amenity spaces.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development exceeds the required 381 square metres (4,101 sq. ft.) of outdoor amenity space.
- The outdoor amenity space is split between four areas. A portion of the outdoor amenity space is proposed to be at ground level and has been designed, in combination with the ground-level indoor amenity space, with the intention of being a single shared space for social interaction and gatherings for the development. There are also three rooftop outdoor amenity areas, one on top of the 4-storey form that separates the two 6-storey buildings as well as one on the sixth storey of each side of the development. These areas will have seating and garden plots for the use of residents.
- The ground level outdoor amenity space will include seating clusters to create a gathering area surrounded by shrubs and trees demarking the area for the use of the development's residents.
- Two corner plazas are proposed on the northeast and southeast corners of the site. The plazas are intended for public use and will be secured through a statutory right-of-way.
- The ADP recommended minor revisions to the outdoor amenity area provide more use options for residents.

Parking and Bicycle Storage

- All parking will be provided underground and will be accessed from a driveway accessed from the western rear lane.
- The proposed development includes a total of 136 parking spaces, consisting of 123 resident parking spaces and 13 parking spaces for visitors. Eight (8) of the parking stalls are designated for persons with a disability.
- The proposed resident parking is within the range (minimum and maximum) of required parking spaces in the Zoning By-law (114 – 140 stalls). The visitor spaces are located within a secured portion of the underground parking garage.
- In total, 136 parking spaces are proposed for the overall development. Of these, 40 small car spaces are provided, or 29% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum 35% of the total parking spaces to be provided for small cars.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres (6.6 ft.) of the front lot line or a lot line along a flanking street. The proposed CD Zone will permit the underground parking facility to extend to within 0 metres (0 ft.) of all property lines.

- In addition, the development will be providing a total of 163 secure residential bicycle parking spaces and 8 visitor bicycle parking spaces. This exceeds the 153 required bicycle parking spaces (152 resident and 6 visitor) in the Zoning By-law.

District Energy

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy (DE) System consists of three primary components:
 - Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- Heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE System.
- The project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

TREES

- Francis R. Klimo, ISA Certified Arborist of Klimo & Associates, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Black Locust	7	7	0
Cherry	5	5	0
Plum	2	2	0
Apple	2	2	0
English Walnut	2	2	0
Manitoba Maple	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Falsecypress	2	2	0
Total	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$10,400	

- The Arborist Assessment states that there is a total of twenty-two (22) protected trees on the site. No existing trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 44 replacement trees on the site. Since only eighteen (18) replacement trees can be accommodated on the site, the deficit of twenty-six (26) replacement trees will require a cash-in-lieu payment of \$10,400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 137A Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Emerald Green Cedars, Shrubby Altheas, Japanese Maples, and Hicks Yews.

- In summary, a total of eighteen (18) trees are proposed to be replaced on the site with a contribution of \$10,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 31, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Within City Centre • The site is located within walking distance to transit services along 104 Avenue and 108 Avenue and to Surrey Central and Gateway SkyTrain stations.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development intends to provide a range of unit sizes from studio/1-bedroom to 3-bedroom apartment units and 3-bedroom townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development intends to provide publicly accessible corner plazas. • The proposed development includes private garden plots within the rooftop outdoor amenity space.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development provides bike racks and secured bike parking. • The site's location encourages transit use in the City Centre.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Secured underground parking is provided. • Active spaces at the ground plane and reduced setbacks encourage "eyes on the street". • The proposed development includes seven (7) adaptable units.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The development is in the City's District Energy Area B and will be connected in the future. • The typical notifications to area residents have occurred (i.e. Development Proposal sign and Pre-notification letter).

ADVISORY DESIGN PANEL

ADP Date: September 12, 2019

The applicant has resolved all the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix VI).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspectives
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
Appendix VIII.	District Energy Service Area Map
Appendix IX.	Aerial View of Subject Site

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ciccozzi Architecture and Maruyama Landscape Architects, respectively, dated October 31, 2019.

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

APPENDIX I

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	RM-70 Minimum Required / Maximum Allowed	Proposed CD By-law
LOT AREA* (in square metres)		
Gross Total		3,932.1 m ²
Road Widening area		485.4 m ²
Undevelopable area		
Net Total	Min. 2,000 m ²	3446.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		56.3%
Paved & Hard Surfaced Areas		22.4%
Total Site Coverage		78.7%
SETBACKS (in metres)		
North	7.5 m	4.5 m
South	7.5 m	3.0 m
East	7.5 m	7.5 m
West	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	19.35 m / 6 storeys
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		11
One Bed		59
Two Bedroom		35
Three Bedroom +		22
Total		127
FLOOR AREA: Residential	Max. 5,170.1 m ²	9,633.3 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	Max. 5,170.1 m ²	9,647.3 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)		323.0 UPH / 130.7 UPA
# of units/ha /# units/acre (net)		368.5 UPH / 149.11 UPA
FAR (gross)		2.45
FAR (net)	1.5	2.8
AMENITY SPACE (area in square metres)		
Indoor	Min. 381 m ²	394 m ²
Outdoor	Min. 381 m ²	479 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential (City Centre Parking Rates)	Min. 114 / Max. 140	123
Residential Visitors	Min. 13 / Max. 25	13
Institutional		
Total Number of Parking Spaces	Min. 127 / Max. 165	136
Number of accessible stalls	Min. 3 / Max. 3	8
Number of small cars	Min. 44 / Max. 58	40 (29%)
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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137A STREET RESIDENTIAL DEVELOPMENT

MULTI-FAMILY RESIDENTIAL PROPOSAL(PHASE 2 18-0401)

CIVIC ADDRESS: 10595, 10601, 10609, 10619, 10629 AND 10637, 137A STREET, SURREY, BC
 LEGAL DESCRIPTION: LOT 26, LOT 11 AND LOT 12, PLAN NWP 13050; LOT C, PLAN NWP 13104; LOT 7 AND LOT 8, PLAN NWP 13105

Appendix II

REISSUE FOR REZONING/DPA

NOVEMBER 26, 2019



PROJECT TEAM

CLIENT:
 LUSA ENTERPRISES LTD C/O 140375 BC LTD
 3585 WEST 34TH AVENUE
 VANCOUVER BC V5Y 3Y3
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 TEL: 604-306-3865
 E-MAIL: lusa@lusaeng.com

ARCHITECT:
 CICOZZI ARCHITECTURE INC.
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 VANCOUVER BC V5Y 3Y3
 CONTACT: ROB CICOZZI
 TEL: 604-687-4741
 E-MAIL: rob@cicozziarchitecture.com

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 MARUYAMA & ASSOCIATES LANDSCAPE ARCHITECTS
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 TEL: 604-674-8987
 E-MAIL: rmaruyama@roa.net

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 BURNABY BC V5J 5H8
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 E-MAIL: cnolan@coregroup.com

SURVEY:
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 SURREY BC V3T 8N3
 CONTACT: JASON A. WALKER BOLS
 TEL: 604-596-0391

BUILDING CODE:
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 SUITE 220-185 WEST BROADWAY
 VANCOUVER BC V6J 3H8
 CONTACT: LAWRENCE DOBBS
 TEL: 604-732-3751

DRAWING LIST

A0.0	COVER SHEET	N/A
A0.1	CONTENT PHOTOS	N/B
A0.2	MATERIAL BOARD	N/B
A0.3	SHADOW STUDY	N/B
A0.4	STREETSCAPE ELEVATION	1200
A1.0	SITE PLAN	1200
A1.1	LANDSCAPE PLAN	1200
A1.2	PARKING PLAN	1200
A1.3	GRADING PLAN	1000
A1.4	GRADING PLAN	1000
A2.0	LEVEL G/P1 - A	1000
A2.1	LEVEL G/P1 - B	1000
A2.2	LEVEL 1 - A	1000
A2.3	LEVEL 1 - B	1000
A2.4	LEVEL 2 - A	1000
A2.5	LEVEL 2 - B	1000
A2.6	LEVEL 3 - A	1000
A2.7	LEVEL 3 - B	1000
A2.8	LEVEL 4 - A	1000
A2.9	LEVEL 4 - B	1000
A2.10	LEVEL 5 - A	1000
A2.11	LEVEL 5 - B	1000
A2.12	ROOF PLAN - A	1000
A2.13	ROOF PLAN - B	1000
A4.0	EAST ELEVATION - A	1000
A4.1	EAST ELEVATION - B	1000
A4.2	WEST ELEVATION - A	1000
A4.3	WEST ELEVATION - B	1000
A4.4	NORTH ELEVATION	1000
A4.5	SOUTH ELEVATION	1000
A5.0	BUILDING SECTION	1/75
A5.1	BUILDING SECTION	1/75
A5.2	BUILDING SECTION	1/75
A5.3	BUILDING SECTION	1/75
A5.4	BUILDING SECTION	1/75
A5.5	BUILDING SECTION	1/75
A5.6	BUILDING SECTION	1/75
A5.7	BUILDING SECTION	1/75
A5.8	BUILDING SECTION	1/75
A6.0	UNIT A PLANS	1/50
A6.1	UNIT A PLANS	1/50
A6.2	UNIT B PLANS	1/50
A6.3	UNIT B/C PLANS	1/50
A6.4	TOWNHOUSE	1/50
A6.5	TOWNHOUSE	1/50
A6.6	TOWNHOUSE	1/50
A6.7	TOWNHOUSE	1/50
A6.8	TOWNHOUSE	1/50

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REV. NO.	DATE	DESCRIPTION
1	02.02.2019	AS PER LG COMMENTS
2	03.04.2019	AS PER DRS COMMENTS
3	03.06.2019	AS PER LG COMMENTS
4	03.08.2019	AS PER LG COMMENTS
5	31.03.2019	AS PER ADP COMMENTS

ISSUE	DESCRIPTION
31.03.2019	REISSUE FOR REZONING/DPA
02.02.2019	REISSUE FOR REZONING/DPA
03.04.2019	REISSUE FOR REZONING/DPA
03.06.2019	REISSUE FOR REZONING/DPA
03.08.2019	REISSUE FOR REZONING/DPA
31.03.2019	REISSUE FOR REZONING/DPA
11.02.2019	REISSUE FOR REZONING/DPA

DATE: _____

CICOZZI ARCHITECTURE

200 - 2339 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V5Y 3Y3
 TEL: (604) 687-4741



LUSA ENTERPRISES LTD

PROJECT: **RESIDENTIAL DEVELOPMENT**
 10595-10637 137A STREET
 SURREY, B.C.

DRW:	NSW	CHECKED BY:	
SCALE:	N/B	PROJECT NO.:	584
SHEET TITLE: COVER SHEET			
REVISION NO.:	5	SHEET NO.:	A0.0

PROJECT DESCRIPTION & SUMMARY

SITE ADDRESS:	10595, 10601, 10609, 10619, 10629 AND 10637 137A STREET SURREY, BC
LEGAL DESCRIPTION:	LOT 26, LOT 11 AND LOT 12, PLAN NWP 13050; LOT C, PLAN NWP 13104; LOT 7 AND LOT 8, PLAN NWP 13105
SITE AREA (GROSS):	42,325.6 S.F. (9,932.1 M ²)
DEDICATIONS:	5,225.1 S.F. (485.4 M ²)
SITE AREA (NET):	37,100.5 S.F. (3,446.7 M ²)
CURRENT ZONING:	SINGLE FAMILY RESIDENTIAL CD(BASE ON RM-70)
PROPOSED ZONING:	
DENSITY (F.A.R.)	2.5
SITE COVERAGE:	105,814 S.F. (9,830.4 M ²)
HEIGHT:	N/A
SETBACK/DEDICATION:	137A STREET: 4.50 M 0.0 M/O.5 M 106A AVENUE: 4.50 M 3.57 M/O.5 M BACK LANE: 7.50 M 0.0 M/O.0 M CITY PARK/LANE: 3.00 M 9.0 M/O.0 M

DEDICATION/ROW:
 3.57M FOR 106A AVENUE AT NORTH
 3MX3M CORNER CUT 137A/106A
 3MX3M CORNER CUT 106A/LANE
 3MX3M CORNER CUT LANE/LANE
 0.5M ROW ALONG 137A AND 106A

PROPOSED:
 2.45
 103,695.2 S.F. (9,633.6 M²)
 6 STOREYS
 49.3% (56.3% ON NET SITE AREA)
 20,905.9 S.F. (1,942.2 M²)

AREA BREAKDOWN:	LEVEL G/P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	ROOF
	10,389.5 S.F.	20,679.2 S.F.	20,682.7 S.F.	19,579.0 S.F.	11,757.6 S.F.	11,757.6 S.F.	897.1 S.F.

GROSS BUILDING AREA: 107,936.7 S.F.

EXCLUSIONS:	
AMENITY ON LEVEL G :	3,212.0 S.F.
AMENITY ON LEVEL 4 :	1,029.5 S.F.
NET BUILDING AREA:	103,695.2 S.F.

"NOTE:"
 ALL EXCLUSIONS TO BE VERIFIED THROUGH DESIGN DEVELOPMENT/CONSULTANT COORDINATION

	REQUIRED	PROPOSED
AMENITY (INDOOR):	3 M ² PER UNIT 381.0 M ² (4,101.0 S.F.)	4,241.5 S.F.
AMENITY (OUTDOOR):	3 M ² PER UNIT 381.0 M ² (4,101.0 S.F.)	5,157.0 S.F. (1,892.2 S.F. @ LEVEL 4) (3,264.8 S.F. @ RESCEPTION)
PARKING (SURREY CITY CENTER)	127 UNITS	123 RESIDENTS
	0.9 STALLS/UNIT	13 VISITORS
	0.1 STALLS/UNIT	TOTAL: 136 STALLS
H.C. PARKING STALLS :	1.0 PER UNIT	7 + 1 FOR VISITORS
BIKE PARKING STALL :	1.2 PER UNIT	1.2 X 127 UNIT = 153 STALLS

PROPOSED UNITS MIX :	STUDIO	1 BR/1 BR-DEN	2 BEDROOMS	3 BEDROOMS	3 BDRM T.H.	TOTAL UNITS:	ADAPTABLE UNITS:
	11	59	35	8	14	127	2(1BR) + 5(2BR) = 7
	8.6%	46.5%	27.6%	6.3%	11.0%	100.0%	5.5%

UNIT TYPE SUMMARY	UNIT A	UNIT A1	UNIT A2	UNIT A3	UNIT A4	UNIT A5	UNIT A6	UNIT A7	UNIT A8	UNIT B	UNIT B1	UNIT B2	UNIT B3	UNIT B4	UNIT B5	UNIT B6	UNIT B7	UNIT B8	UNIT C	UNIT THA	UNIT THB	UNIT THC	UNIT THD	UNIT THE	UNIT THF	TOTAL
TYPE	STUDIO	1 BDRM	1 BDRM	1 BDRM	1 BDRM	1 BDRM	1 BDRM	1 BDRM	1 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	2 BDRM	3 BDRM	3 BDRM	3 BDRM	3 BDRM	3 BDRM	3 BDRM	-	
LEVEL SF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
LEVEL 2	2	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	28
LEVEL 3	2	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	28
LEVEL 4	2	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	24
LEVEL 5	2	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	2	2	2	2	2	2	2	28
TOTAL:	11	4	4	4	4	4	4	4	4	1	1	1	1	1	1	1	1	1	4	4	4	4	4	4	127	
UNIT AREA:	238 SF	422 SF	422 SF	422 SF	422 SF	422 SF	422 SF	422 SF	422 SF	845 SF	845 SF	845 SF	845 SF	845 SF	845 SF	845 SF	845 SF	845 SF	1215 SF	1215 SF	1215 SF	1215 SF	1215 SF	1215 SF	1215 SF	

NOTE: UNIT A7, UNIT B3 AND UNIT B3a ARE ADAPTABLE UNITS. 127 UNITS X 5% = 7 UNITS REQUIRED.



LOOKING SOUTH-WEST ALONG 137A STREET



LOOKING SOUTH ALONG LANEWAY



LOOKING SOUTH-EAST ALONG LANEWAY



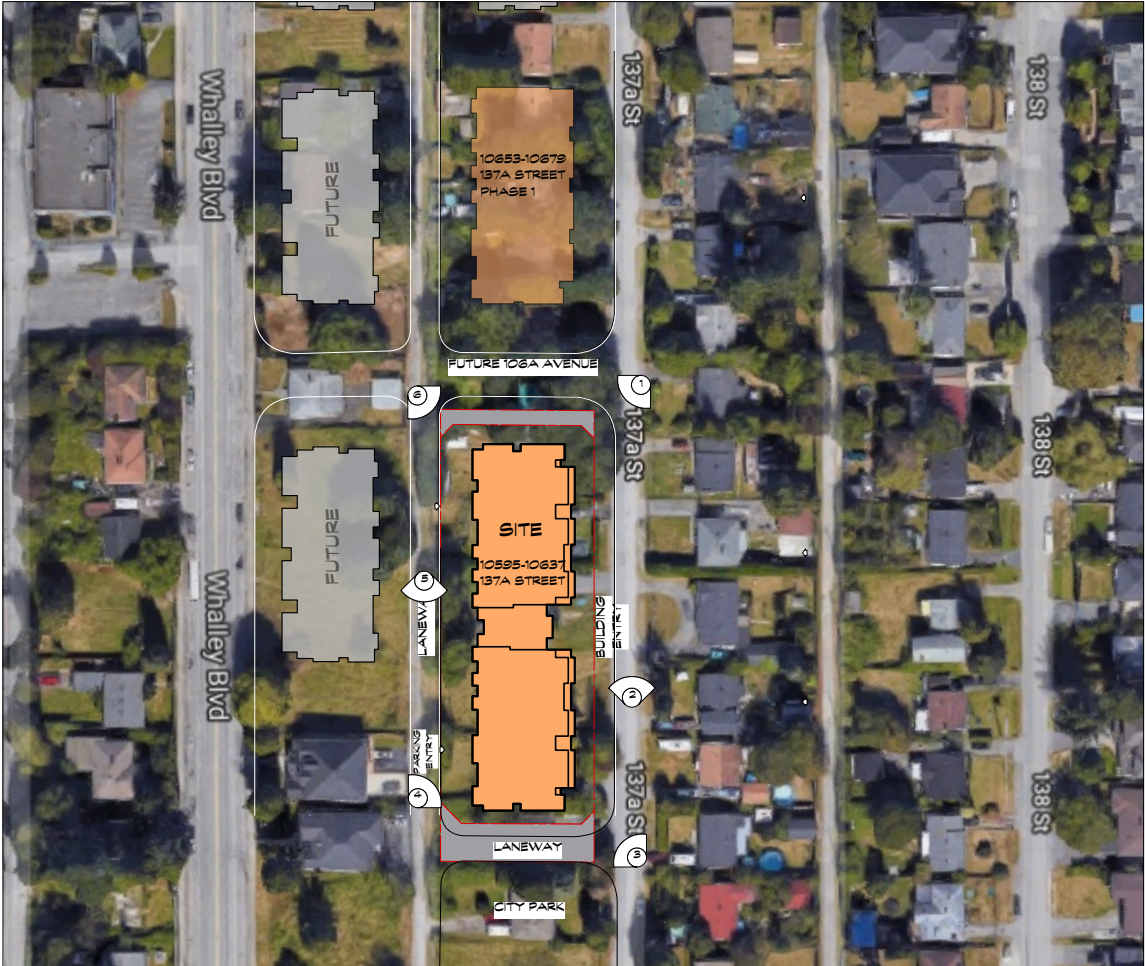
LOOKING NORTH ALONG 137A STREET



LOOKING NORTH-WEST ALONG 137A STREET



LOOKING NORTH-EAST ALONG LANEWAY



SITE CONTEXT & VICINITY PLAN

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REVISION:	
REV.	DATE
△	15.01.2019
△	15.04.2019
△	10.06.2019
△	23.09.2019
△	31.10.2019

ISSUE:	
DATE	DESCRIPTION
31.10.2019	ISSUE FOR REDLINING OPA
18.12.2019	REISSUE FOR REDLINING OPA
18.04.2020	REISSUE FOR REDLINING OPA
10.06.2020	REISSUE FOR REDLINING OPA
23.09.2020	SUBMISSION TO ACP
31.10.2020	REISSUE FOR REDLINING OPA
11.02.2021	REISSUE FOR REDLINING OPA



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










PROJECT:
RESIDENTIAL DEVELOPMENT

10595-10637 137A STREET
SURREY, B.C.

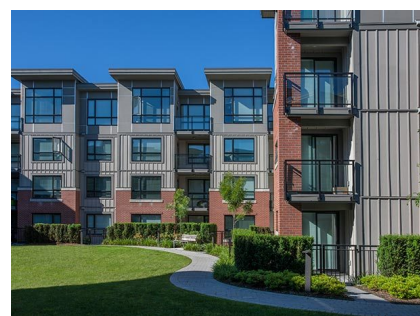
DRAWN: CB	CHECKED BY:
SCALE: NTS	PROJECT NO.: 584

SHEET TITLE:
CONTEXT PLAN






REVISION NO.: 5	SHEET NO.: A0.1
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






		ACCENT COLOUR BENJAMIN MOORE CSP-105			BRICK CLADDING MAT BLACK - SMOOTH			PAINTED WOOD TRIM BENJAMIN MOORE HC187 AMHERST GREY
		ACCENT WOOD TRIM BENJAMIN MOORE CSP-107S			BRICK CLADDING MUTUAL MATERIALS SEA GREY - SMOOTH			ALUMINUM RAILINGS REFINISHED ALUMINUM BLACK
		HARDIE PANEL SIDING W/ WOOD BATTENS COBBLE STONE - SMOOTH FINISH BENJAMIN MOORE CC-19 SEAPEARL / HC-7S MARYVILLE BROWN AGED PEWTER / PEARL GREY - SMOOTH FINISH			CAST IN PLACE CONCRETE / PRECAST CONCRETE UNPAINTED SMOOTH FINISH			ALUMINUM WINDOWS & CURTAINWALL STOREFRONT AKZO NOBEL - INTERPON IRON MOUNTAIN GREY BL257-03000 / 61007-0101

BUILDING CHARACTER



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REVISION:	DATE:	DESCRIPTION:
	15.01.2019	AS PER ICD COMMENTS
	15.04.2019	AS PER ODS COMMENTS
	12.06.2019	AS PER ICD COMMENTS
	23.08.2019	AS PER ICD COMMENTS
	31.10.2019	AS PER ADP COMMENTS

ISSUE:	DATE:	DESCRIPTION:
	31.10.2019	REBUE FOR REDNOIS-OPA
	18.12.2019	REBUE FOR REDNOIS-OPA
	18.04.2019	REBUE FOR REDNOIS-OPA
	10.06.2019	REBUE FOR REDNOIS-OPA
	23.09.2019	SUBMISSION TO ADP
	31.10.2019	REBUE FOR REDNOIS-OPA
	28.11.2019	REBUE FOR REDNOIS-OPA

SEAL:



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CANADA V5Y 3Y3
TEL: (604) 687-4741



LUSA ENTERPRISES LTD

PROJECT:
RESIDENTIAL DEVELOPMENT
10653-10676 137A STREET
SURREY, B.C.

DRAWN: KSW
SCALE: NTS
SHEET TITLE: MATERIAL BOARD

CHECKED BY: RC
PROJECT NO.: 584

REVISION NO.: 5
SHEET NO.: A0.2



SPRING EQUINOX
(20TH MARCH)

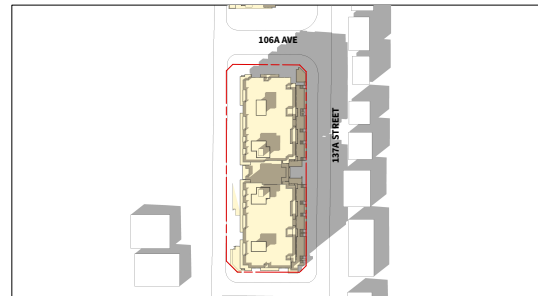
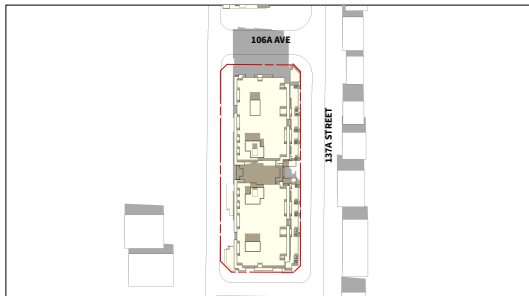
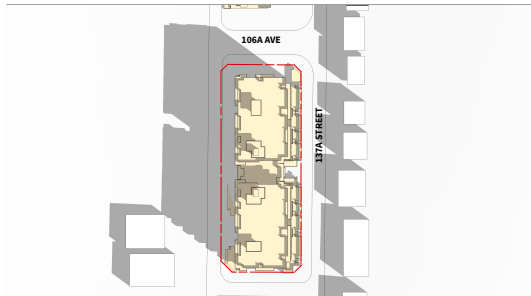
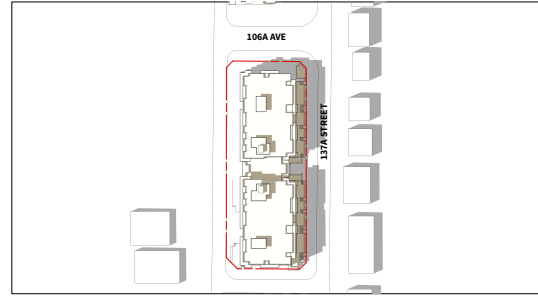
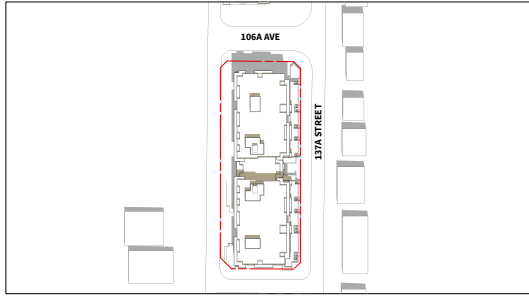
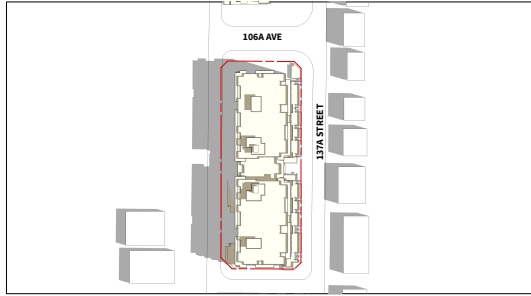
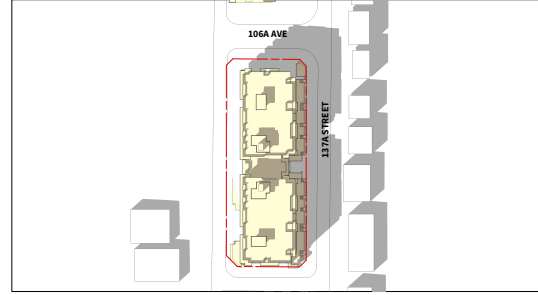
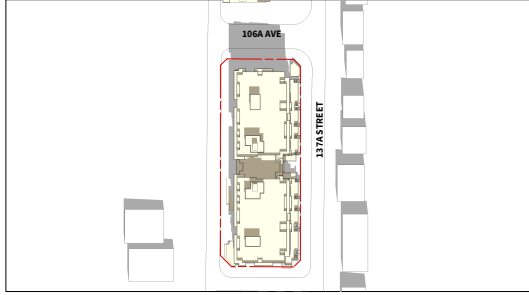
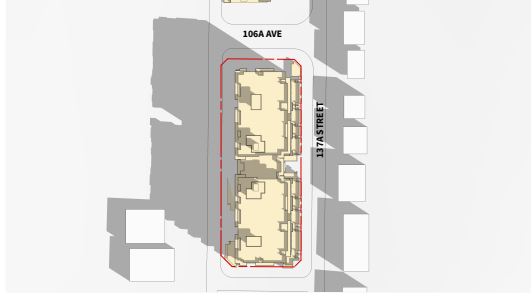
SUMMER SOLSTICE
(21ST JUNE)

FALL EQUINOX
(23RD SEPTEMBER)

9:00AM

12:00PM

3:00PM



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
22.08.2019	SUBMISSION TO ADP



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CANADA V5Y 3Y3
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PROJECT:

RESIDENTIAL DEVELOPMENT

10653-10672, 137A STREET
SURREY, BC

DRAWN: KSW CHECKED BY: MC

SCALE: NTS PROJECT NO.: RCA_555

SHEET TITLE:
**SHADOW STUDY
PHASE 2**

REVISION NO.: - SHEET NO.: **A0.3**

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PHASE 2

18-0401

PHASE 1

18-0316



1 137A STREET (EAST) STREETSCAPE ELEVATION
SCALE: 1/200



REV. NO.	DATE	DESCRIPTION
△ 1	14.01.2018	AS PER I/O COMMENTS
△ 2	14.04.2018	AS PER O/S COMMENTS
△ 3	13.06.2018	AS PER I/O COMMENTS
△ 4	23.08.2018	AS PER I/O COMMENTS
△ 5	31.10.2018	AS PER ACP COMMENTS

ISSUE	DATE	DESCRIPTION
	05.08.2018	SUBMISSION TO ACP
	31.10.2018	REISSUE FOR REDLINING OPA
	28.12.2018	REISSUE FOR REDLINING OPA



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PROJECT:
RESIDENTIAL DEVELOPMENT

10653-10678 137A STREET
SURREY, B.C.

DRAWN: KXW	CHECKED BY: RC
SCALE: 1/200	PROJECT NO.: 584
SHEET TITLE: STREETSCAPE	

REVISION NO.: 5	SHEET NO.: A0.4
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REVISION:
 NO. DATE DESCRIPTION

ISSUE:
 DATE DESCRIPTION
 21.10.2018 ISSUE FOR REDONNS OPA
 18.01.2019 ISSUE FOR REDONNS OPA
 18.04.2019 ISSUE FOR REDONNS OPA
 10.08.2019 ISSUE FOR REDONNS OPA
 03.09.2019 SUBMISSION TO ADP
 28.10.2019 ISSUE FOR REDONNS OPA
 28.11.2019 ISSUE FOR REDONNS OPA

SEAL

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PROJECT:

RESIDENTIAL DEVELOPMENT

10595-10697 137A STREET
 SURREY, B.C.

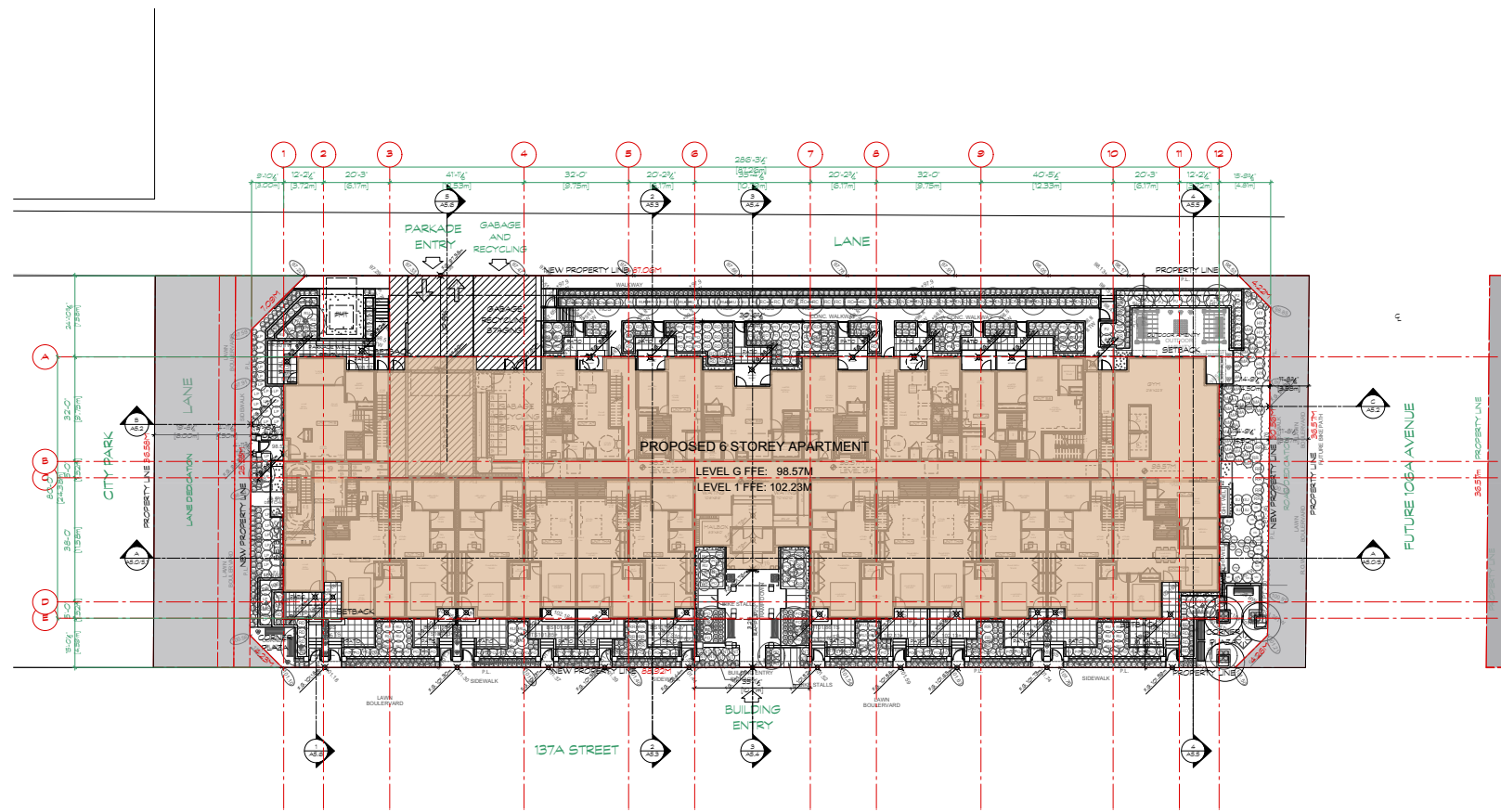
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SCALE: 1:200 PROJECT NO.: 584

SHEET TITLE:

SITE PLAN

REVISION NO.: - SHEET NO.: A1.0



1 SITE PLAN
 SCALE: 1:200

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ISSUE:
 NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

ISSUE:
 DATE DESCRIPTION

DATE	DESCRIPTION
21.10.2018	ISSUE FOR REDONNS OPA
18.01.2019	REISSUE FOR REDONNS OPA
18.04.2019	REISSUE FOR REDONNS OPA
10.08.2019	REISSUE FOR REDONNS OPA
03.09.2019	SUBMISSION TO ADP
28.10.2019	REISSUE FOR REDONNS OPA
28.12.2019	REISSUE FOR REDONNS OPA

SEAL

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 CANADA V5Y 3Y3
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PROJECT:

RESIDENTIAL DEVELOPMENT

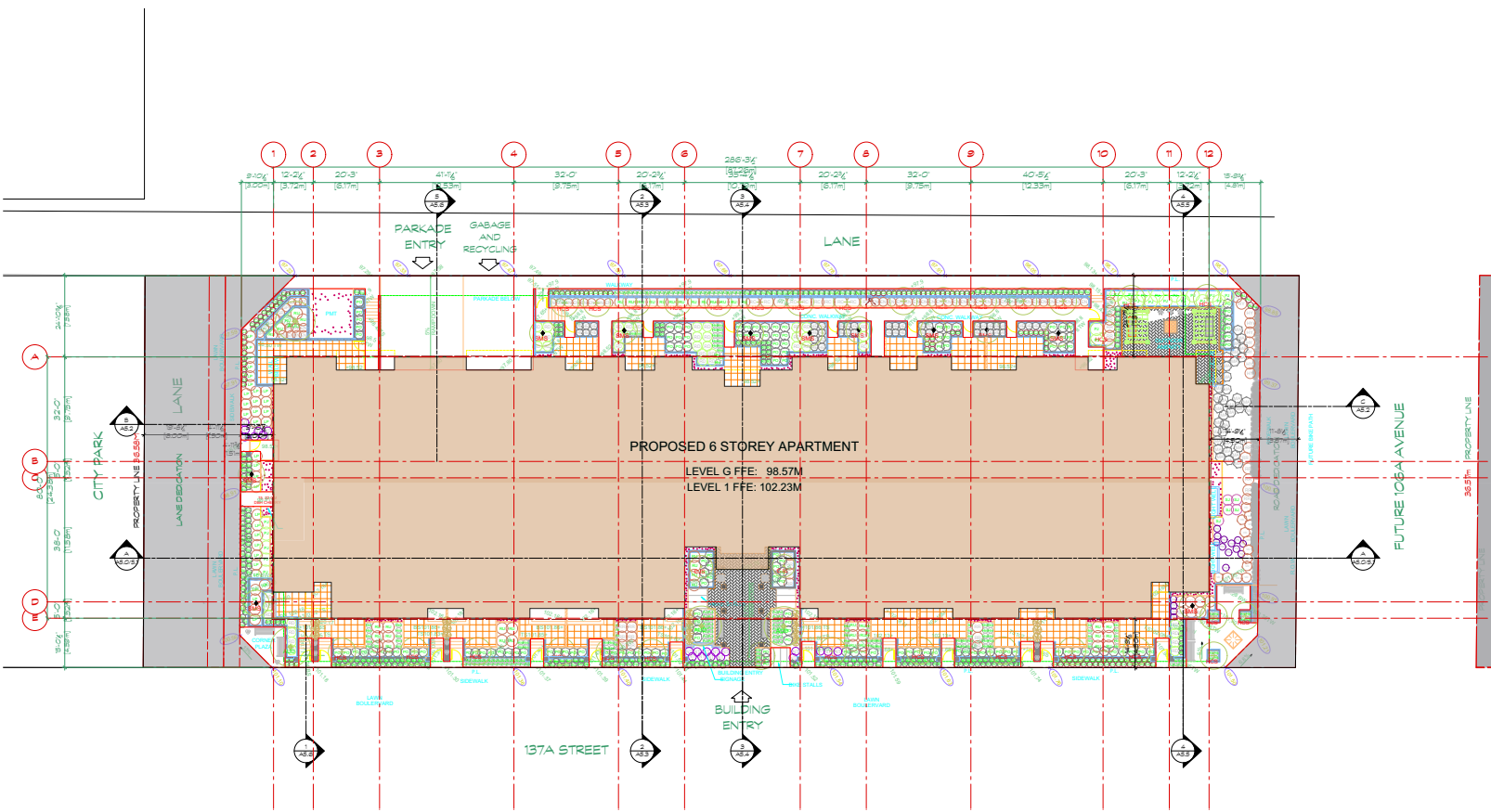
10595-10697 137A STREET
 SURREY, B.C.

DRAWN BY: RCW CHECKED BY: RC

SCALE: 1:200 PROJECT NO.: 584

SHEET TITLE:
LANDSCAPE PLAN

REVISION NO.: - SHEET NO.: A1.1



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REV.	DATE	DESCRIPTION
△	01.01.2019	AS PER LID COMMENTS
△	02.04.2019	AS PER ODS COMMENTS
△	10.06.2019	AS PER LID COMMENTS
△	03.08.2019	AS PER LID COMMENTS
△	28.10.2019	AS PER ADP COMMENTS

DATE	DESCRIPTION
28.10.2018	ISSUE FOR REDONING OPA
18.01.2019	REISSUE FOR REDONING OPA
16.04.2019	REISSUE FOR REDONING OPA
10.06.2019	REISSUE FOR REDONING OPA
03.08.2019	SUB-1680N TO ADP
28.10.2019	REISSUE FOR REDONING OPA
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SEAL:

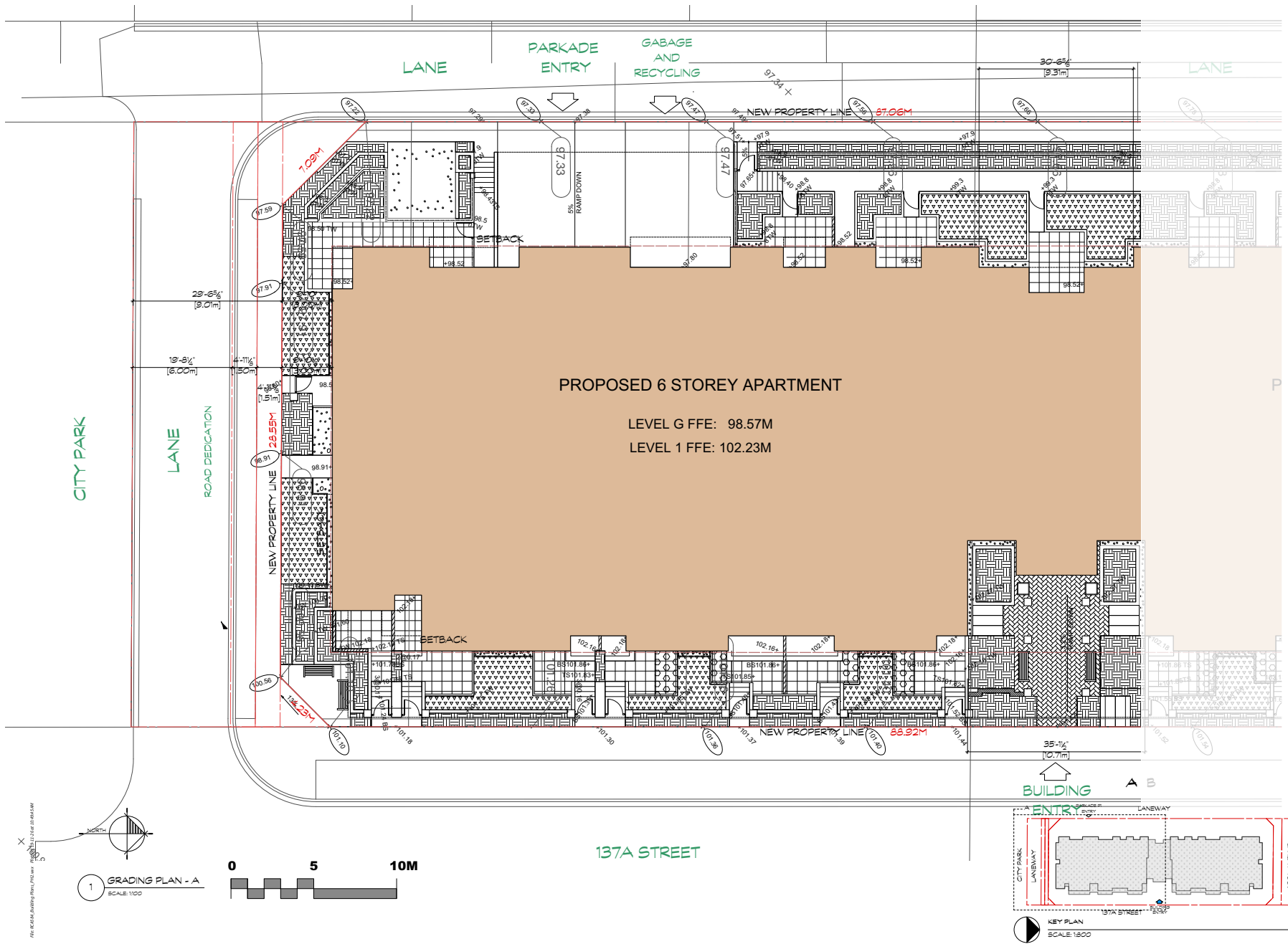
CICCOTZI
ARCHITECTURE

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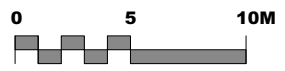
PROJECT:
RESIDENTIAL DEVELOPMENT
10595-10637 137A STREET
SURREY, B.C.

DRAWN: KWW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: 584
SHEET TITLE: GRADING PLAN	

REVISION NO.: 5	SHEET NO.: A1.3
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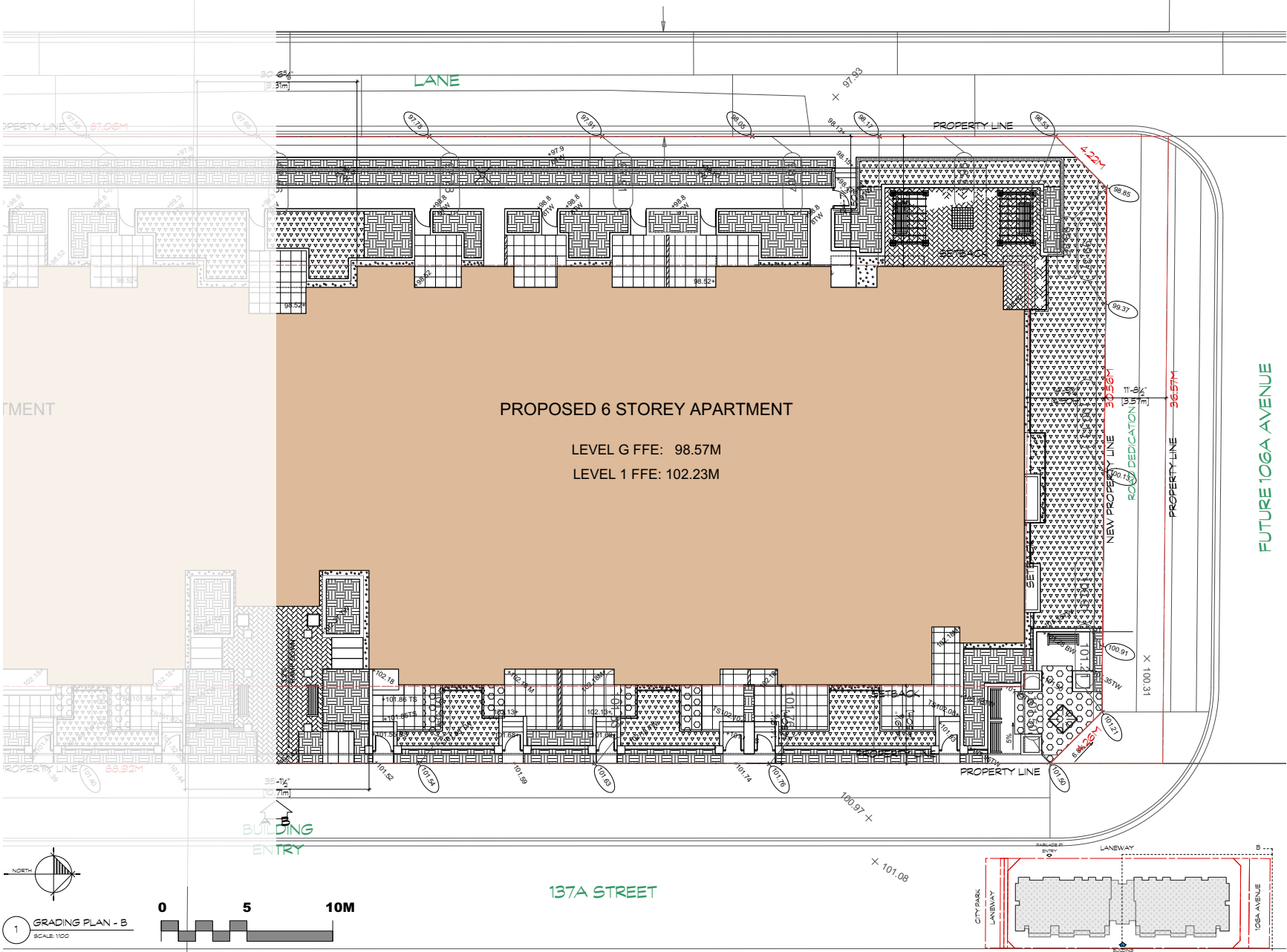
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SCALE: 1:100



KEY PLAN
SCALE: 1:800

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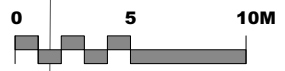


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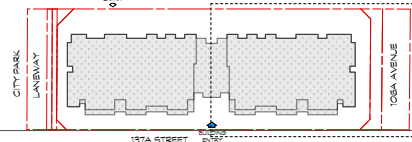
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1 GRADING PLAN - B
SCALE: 1:100



137A STREET



KEY PLAN
SCALE: 1:500

REV.	DATE	DESCRIPTION
△	24.01.2019	AS PER LID COMMENTS
△	24.01.2019	AS PER DRS COMMENTS
△	10.06.2019	AS PER LID COMMENTS
△	03.08.2019	AS PER LID COMMENTS
△	28.10.2019	AS PER ADP COMMENTS

DATE	DESCRIPTION
28.10.2019	ISSUE FOR REDONING OPA
18.04.2019	REISSUE FOR REDONING OPA
18.04.2019	REISSUE FOR REDONING OPA
10.06.2019	REISSUE FOR REDONING OPA
03.08.2019	SUBMISSION TO ADP
28.10.2019	REISSUE FOR REDONING OPA
28.10.2019	REISSUE FOR REDONING OPA



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FUTURE 106A AVENUE

PROJECT:
RESIDENTIAL DEVELOPMENT

10595-10637 137A STREET
SURREY, B.C.

DRAWN: KWW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: 584

SHEET TITLE:
GRADING PLAN

REVISION NO.: 5	SHEET NO.: A1.4
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△ 2	14.04.2018	AS PER O/S COMMENTS
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DATE	DESCRIPTION
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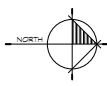
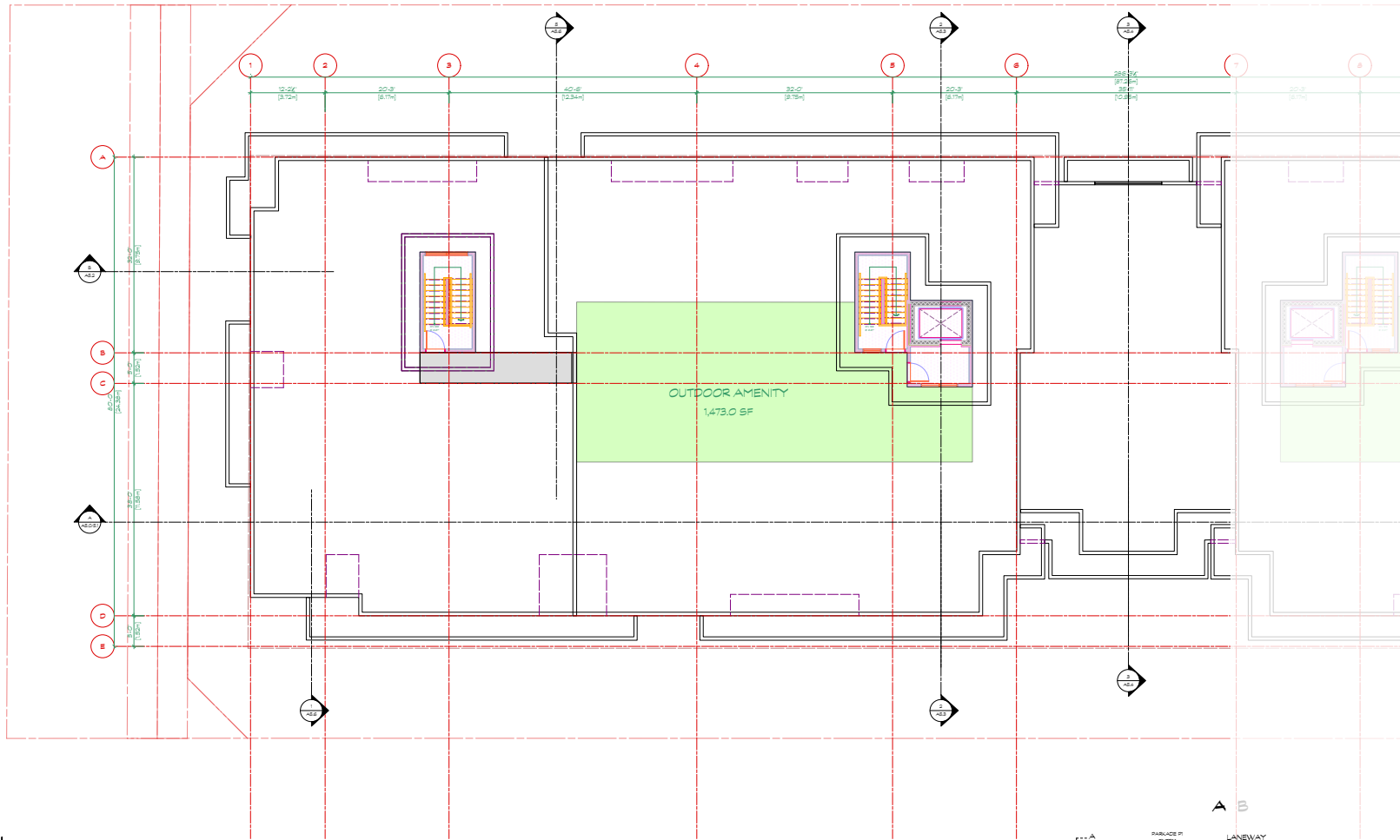
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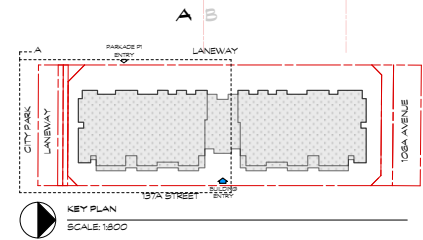
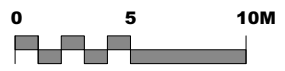
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RESIDENTIAL DEVELOPMENT
10595-10637 137A STREET
SURREY, B.C.

DRAWN: KWW	CHECKED BY: RC
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REVISION NO.: 5	SHEET NO.: A.21.2
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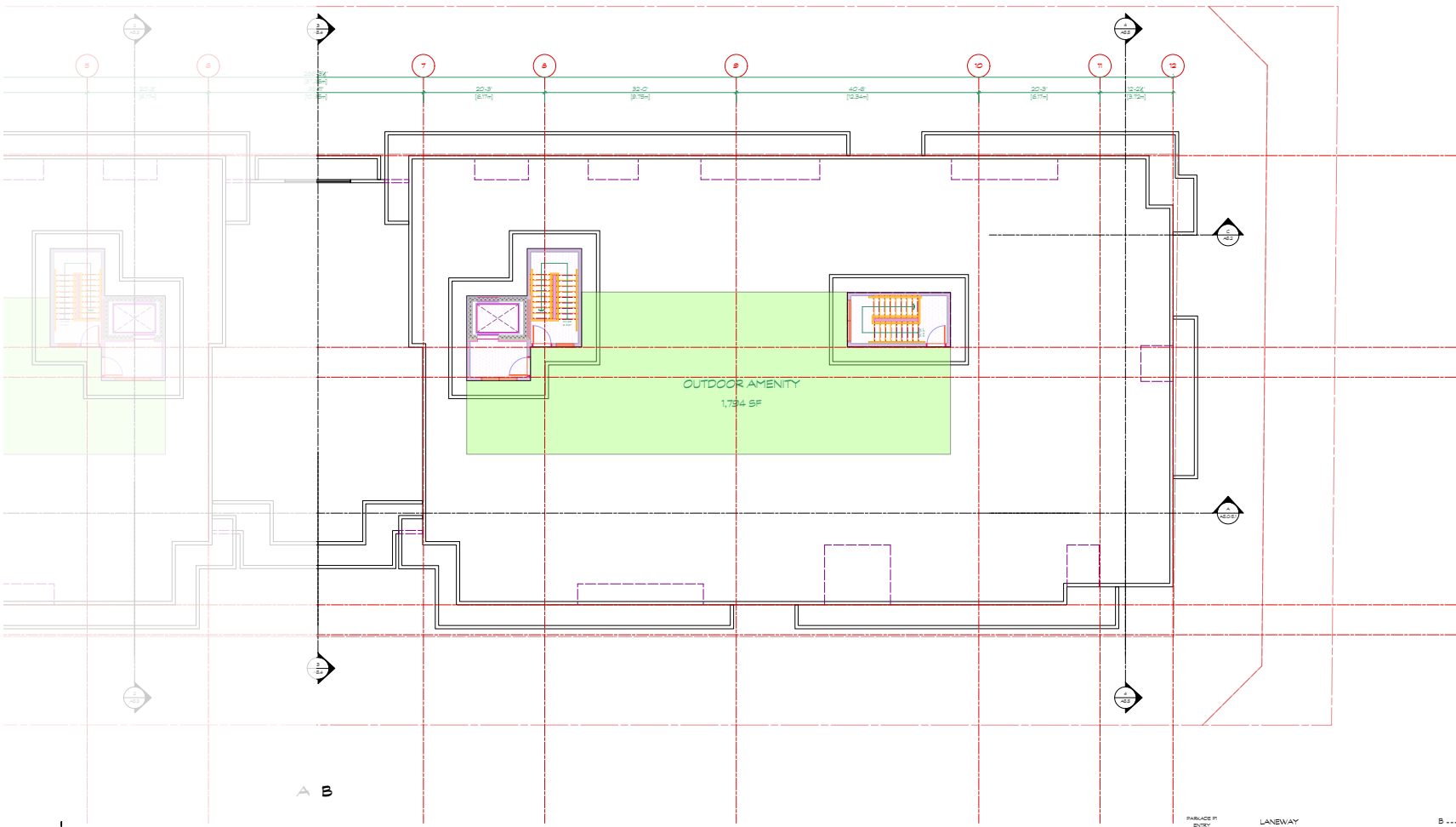


1 ROOF PLAN - A
SCALE: 1/50



KEY PLAN
SCALE: 1/500

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NO.	DATE	DESCRIPTION
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△ 2	15.04.2018	AS PER O/S COMMENTS
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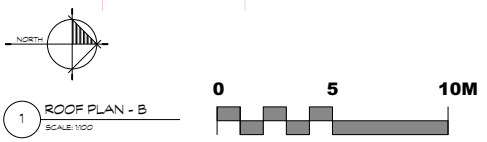
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19.04.2019	REISSUE FOR REDONING OPA
10.06.2019	REISSUE FOR REDONING OPA
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21.10.2019	REISSUE FOR REDONING OPA
28.12.2019	REISSUE FOR REDONING OPA

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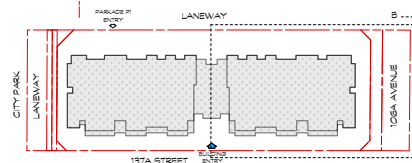
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10595-10697 137A STREET
SURREY, B.C.



1 ROOF PLAN - B
SCALE: 1/50



KEY PLAN
SCALE: 1/500

DRAWN: KWW	CHECKED BY: RC
SCALE: 1/50	PROJECT NO.: 584
SHEET TITLE: ROOF PLAN - B	

REVISION NO.: 5	SHEET NO.: A2.13
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ISSUE:	DESCRIPTION:
31.10.2018	ISSUE FOR REDLINING OPA
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18.04.2019	REISSUE FOR REDLINING OPA
10.06.2019	REISSUE FOR REDLINING OPA
03.09.2019	SUBMISSION TO ADP
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28.12.2019	REISSUE FOR REDLINING OPA

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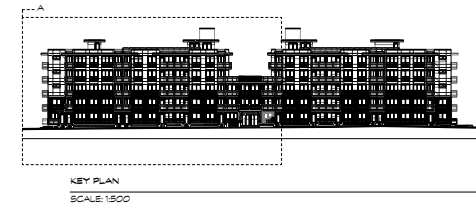
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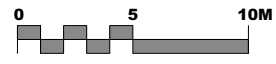
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RESIDENTIAL DEVELOPMENT
10653-10679 137A STREET
SURREY, B.C.

DRAWN: KSW	CHECKED BY: RC
SCALE: 1:500	PROJECT NO.: 584
SHEET TITLE: EAST ELEVATION	

REVISION NO.: 5	SHEET NO.: A4.0
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1 137A STREET (EAST) ELEVATION - A
SCALE: 1:500



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PROJECT:
RESIDENTIAL DEVELOPMENT
10653-10679 137A STREET
SURREY, B.C.

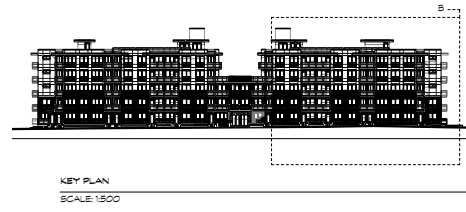
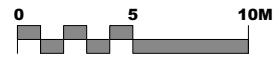
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SCALE: 1:100	PROJECT NO.: 584
SHEET TITLE: EAST ELEVATION	

REVISION NO.: 5	SHEET NO.: A4.1
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A B

1 137A STREET (EAST) ELEVATION - B
SCALE: 1/100



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18.04.2019	REISSUE FOR REDLINING OPA
10.06.2019	REISSUE FOR REDLINING OPA
03.08.2019	SUBMISSION TO ACP
31.10.2019	REISSUE FOR REDLINING OPA
28.11.2019	REISSUE FOR REDLINING OPA

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PROJECT:
RESIDENTIAL DEVELOPMENT

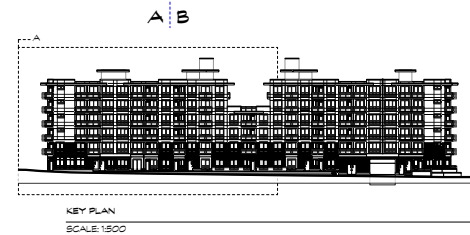
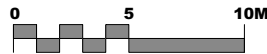
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SURREY, B.C.

DRAWN: KSW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: 584
SHEET TITLE: WEST ELEVATION	

REVISION NO.: 5	SHEET NO.: A4.2
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1 LANEWAY (WEST) ELEVATION - A
SCALE: 1:100



Rev. 04/2018 (Revisions and details) File name: Project 2018 10655-10675.dwg

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△	14.01.2018	AS PER I/O COMMENTS
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	18.04.2019	REISSUE FOR REDLINING OPA
	10.06.2019	REISSUE FOR REDLINING OPA
	03.09.2019	SUBMISSION TO ACP
	31.10.2019	REISSUE FOR REDLINING OPA
	28.11.2019	REISSUE FOR REDLINING OPA

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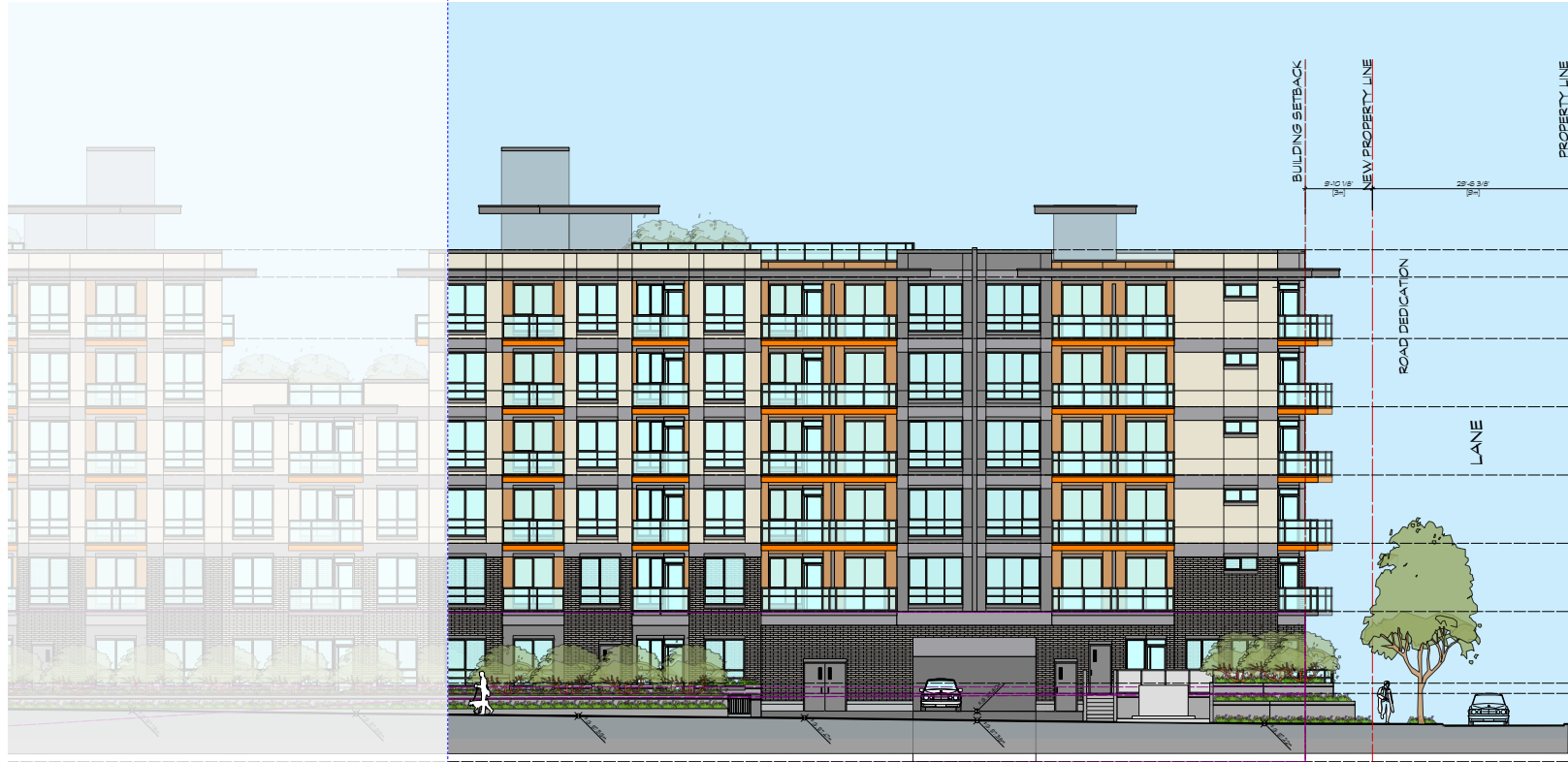


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PROJECT:
RESIDENTIAL DEVELOPMENT
10653-10679 137A STREET
SURREY, B.C.

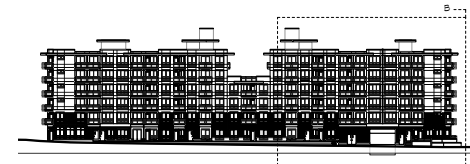
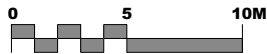
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SHEET TITLE: WEST ELEVATION			

REVISION NO.:	5	SHEET NO.:	A4.3
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A B

1 LANEWAY (WEST) ELEVATION - B
SCALE: 1/100



KEY PLAN
SCALE: 1/500

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DATE	DESCRIPTION
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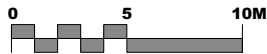
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10653-10678 137A STREET
SURREY, B.C.

DRAWN: KXW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: 584
SHEET TITLE: NORTH ELEVATION	

REVISION NO.: 5	SHEET NO.: A4.4
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1 106A STREET (NORTH) ELEVATION
SCALE: 1:100



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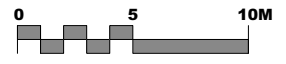
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10655-10675 137A STREET
SURREY, B.C.

DRAWN: KSW	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: 584
SHEET TITLE: SOUTH ELEVATION	

REVISION NO.: 5	SHEET NO.: A4.5
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1 SOUTH ELEVATION(FACING CITY PARK)
SCALE: 1:100





1 GROUND LEVEL - SOFT LANDSCAPE PLAN
SCALE: 1:125

PLANT LIST - ON SITE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES					
*QRC	1	QUERCUS RUBRA	RED OAK	5 CM CAL.	B & B
*PDC	6	PIREA OMBRICA	SERRAN SPRUCE	3.5M HT.	B & B
*APD	5	ACER PALMATUM	JAPANESE MAPLE	5 CM CAL.	B & B
*SSD	6	SORBUS SITHENSIS	SILVA MOUNTAIN ASH	3.5M HT.	B & B
SHRUBS					
TDC	10	THALIA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.	B & B
TAC	9	TAXUS MEDIA HODGSI	HICKS FEN	1.75M HT.	B & B
AKD	7	ACER PALMATUM KIRIN	KIRIN JAPANESE MAPLE	#15 POT	CONTAINER
AUD	12	ACER PALMATUM SANGO KAKU	CORAL BARK JAP. MAPLE	#5 POT	CONTAINER
HCS	34	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	7	CAMELLIA JAPONICA	JAPANESE CAMELLIA	2.5M HT.	B & B
SMS	11	SYRINGA MEYERI PAUBIN	DWARF KOREAN LILAC	2.5M HT.	B & B
EN	44	ESCALLONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#2	CONTAINER
HE	44	HEBE ALBICANS	HEBE	#2	CONTAINER
LP	33	LONICERA PILEATA	PRIVET HONEYSUCKLE	#3	CONTAINER
MA	35	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
NT	79	NAEGLIA TENUSSIANA	MEXICAN PLATHER GRASS	#3	CONTAINER
PJ	22	PIERS JAPONICA FOREST FLAME	JAPANESE PIERS	#3	CONTAINER
PO	18	FRUNUS L. OTTO LUYKENS	WESTERN SWORD FERN	#3	CONTAINER
PM	31	PHYLLOSTICHUM MUNITEN	CHEER BRKDD.	#3	CONTAINER
RC	10	RHOODOXON DORA AMETES	DORA AMETES RHODO.	#2	CONTAINER
RR	41	RHOODOXON DORA AMETES	ROYAL PINK RHODO.	#3	CONTAINER

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
RU	44	RHODOXON DORA AMETES	DIAMONDS AND PEARLS	#1	CONTAINER
SP	10	SPRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRAEA	#3	CONTAINER
SJ	9	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
VD	13	VIOLARIA DAVIDII	DAVID'S VIBURNUM	#2	CONTAINER
GROUNDCOVERS					
AD	126	ASTILBE CHINENSIS	LADY'S MANTLE	#3	CONTAINER
AL	5	ALCHEMILLA MOLLISS	BLUESBRO HYDRANGEA	#3	CONTAINER
HY	9	HYDRANGEA SERRATA BLUEBRO	ZAGREB TICKSACK	#1	CONTAINER
CZ	192	COREOPSIS VERTICILLATA ZAGREB	HELIOPSIS MCRANTHA VAR. DIVERSIFOLIA	#1	CONTAINER
HM	97	HEMIRICOLUS STELLA D'ORO	DAW LILY	#1	CONTAINER
HS	45	HEMIRICOLUS STELLA D'ORO	BLACK EYED SUSAN	#1	CONTAINER
RF	108	RUDEBECKIA FULGIDA VAR. SOLIDISTRUM	MAGNUS CONEFLOWER	#1	CONTAINER
EP	201	ECHINACIA PURPUREA MAGNUS	JAPANESE SPURGE	10CM POT	400CM O.C.
PT	108	PACHYSTACHYA TERMINALIS			
ANNUALS	78				

TREE PRESERVATION SUMMARY
THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM ABC TREE MGMT. CERTIFIED ARBORIST REPORT DATED: SEPT. 26, 2018.
ON SITE TREES:
BY-LAW PROTECTED TREES TO BE REMOVED: 22
REPLACEMENT TREES REQUIRED: 44
REPLACEMENT TREE PROPOSED ON CURRENT LANDSCAPE PLAN: 18

LEGEND:

	DECORATIVE RIVER ROCK BED		CONCRETE PAVING, BROOM FINISH W/ SAW CUT CONTROL JOINT		WORK TABLE/COMPOST BOX		FIRE PIT
	DECORATIVE POT W/ SEASONAL ANNUALS		UNIT PAVING TYPE 1		RAISED GARDEN PLOT 360MM HT.		WOOD PERGOLA
	CONC. RETAINING WALL / PLANTER WALL REFER TO ARCH. DWGS. AD 2 FOR THE FINISH.		UNIT PAVING TYPE 2		1.2M HT. ALUMINUM FENCE W/ GATE		PATIO FURNITURE & BBQ STATION BY STRATA, NOT IN DP.
	TIMBER PLANTER WALL 0.9M HT.		CHESS BOARD PAVING		1.8M HT. ALUMINUM SCREEN PATIO DIVIDER		LANDSCAPE LIGHTING
	BENCH		TREE GRATE		CONC. RETAINING WALL W/ ALLUM. GATE, FRONT YARD, REFER TO ARCH. DWGS. AD 2 FOR FINISH.		CHILDREN'S PLAY AREA, SAND PIT W/ LOGS AND ARTIFICIAL BOLDER

REVISIONS/ISSUED
1. OCT. 31 2018 ISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
2. JAN. 18 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
3. JAN. 18 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
4. JUN. 07 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
5. JUL. 16 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
6. JUL. 30 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
7. SEPT. 18 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
8. OCT. 31 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.
9. NOV. 26 2019 REISSUED FOR PRE-ZONING DEVELOPMENT PERMIT.

RESUBMISSION FOR RZ/ DPA
DATE: OCT. 31, 2019
SURREY FILE: 18-0401



PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
10595 - 10637 137A STREET, SURREY, B.C.

ARCHITECT: CICCOZZI ARCHITECTURE DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401

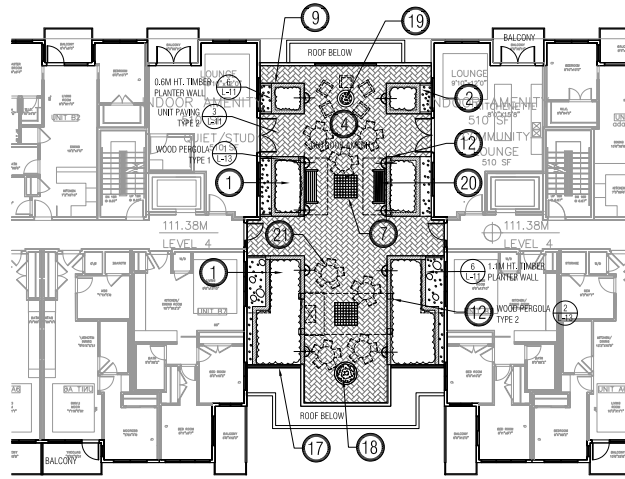
MARYAMA & ASSOCIATES 680 C. LES IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 874-9967 FX: (604) 874-9931 EM: maryama@stetusa.com

MARYAMA LANDSCAPE ARCHITECTS

DATE: SEPT. 26, 2008
DESIGN: IRAM
DRAWING: IRAM
CHECKED: IRAM
SCALE: AS SHOWN
JOB NO.: M1810

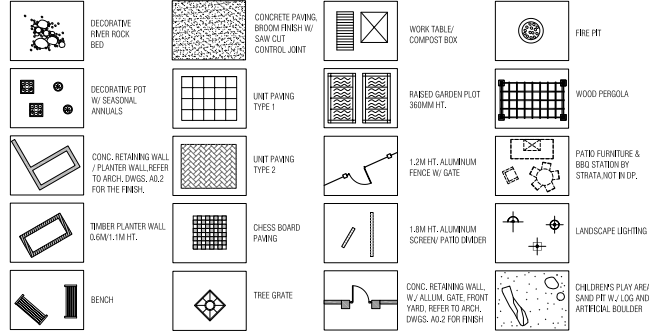
SHEET TITLE: **SOFT LANDSCAPE PLAN GROUND LEVEL**
SHEET NO.:
L-4

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1 LEVEL 4 - HARD LANDSCAPE PLAN
SCALE: 1:125

LEGEND:

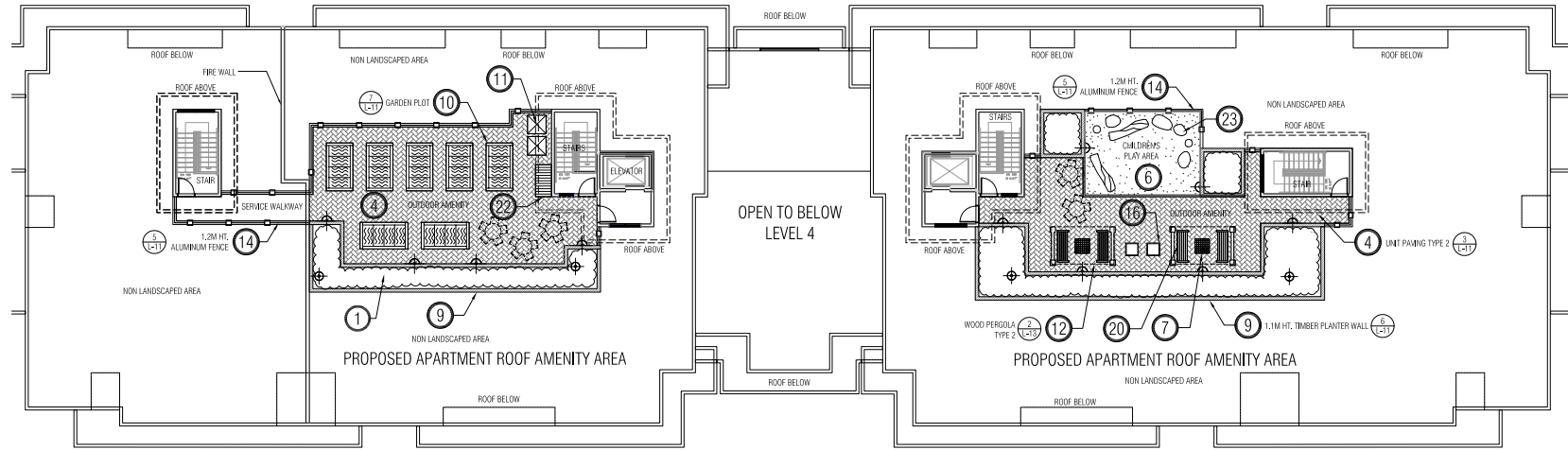


LANDSCAPE ITEMS:

- 1 PLANTING BED
- 2 DECORATIVE RIVER ROCK BED
- 3 UNIT PAVING TYPE 1
- 4 UNIT PAVING TYPE 2
- 5 CONCRETE PAVING, BROOM FINISH W/ SAW CUT CONTROL JOINT
- 6 CHILDREN PLAY AREA, SAND PIT
- 7 CHESS BOARD PAVING (150MM X 150MM UNIT PAVING)
- 8 CONC. RETAINING WALL REFER TO ARCH, DWGS, A0.2 FOR THE FINISH
- 9 WOOD PLANTER WALL 0.6M X 1.1M HT.
- 10 RAISED GARDEN PLOT 360MM HT. (WOOD)
- 11 COMPOST BOX
- 12 WOOD PERGOLA
- 13 CONC. RETAINING WALL W/ GATE, FRONT YARD, REFER TO ARCH, DWGS, A0.2 FOR THE FINISH
- 14 1.2M HT. ALUMINUM FENCE
- 15 1.8M HT. ALUMINUM SCREEN PATIO DIVIDER
- 16 DECORATIVE POTS
- 17 ARCH, PARAPET WALL
- 18 VISUAL FEATURE, POT FLORAL DISPLAY
- 19 FIRE PIT
- 20 WOOD BENCH
- 21 PAINTED FURNITURE N/C - BY STRATA
- 22 WORK TABLE
- 23 ARTIFICIAL BOULDER & LOG
- 24 TREE GRATE

LIGHTING SCHEDULE:

LIGHT TYPE	LEGEND	MODEL No.	GENERAL REQUIREMENTS
WALL LIGHT	⬆	DELTA LIGHT LOGIC W S 930	COLOR: DARK GREY SIZE: 120MM X 120MM (4-3/4" X 4-3/4") SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS
TREE UPLIGHT	⬆	WAC LANDSCAPE LIGHTING ACCENT T20V 5012-30-BZ	COLOR: BRONZE W/ MOVING STAKE SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS
BOLLARD LIGHT	⬆	LUMBER 303-B1-LED01 60W LED	COLOR: FINISH BRONZE - BZ SIZE: 610MM (24") HT. SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS



2 ROOF LEVEL - HARD LANDSCAPE PLAN
SCALE: 1:125

REVISIONS/ISSUED
 1. OCT. 31 2019 ISSUED FOR REZONING/DEVELOPMENT PERMIT.
 2. JAN. 10 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 3. JAN. 10 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 4. JUN. 07 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 5. JUL. 16 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 6. JUL. 20 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 7. DEC. 19 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 8. OCT. 31 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.
 9. NOV. 26 2019 REBID FOR REZONING/DEVELOPMENT PERMIT.

RESUBMISSION FOR RZ/ DPA
 DATE: OCT. 31 - 2019
 SURREY FILE: 18-0401



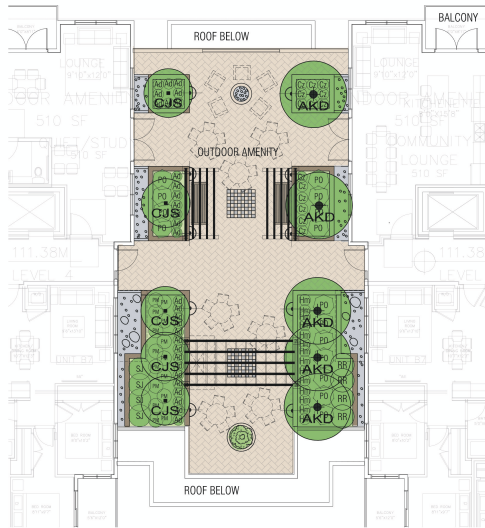
SEAL

PROJECT
PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
 10595 - 10637 137A STREET, SURREY, B.C.
 ARCHITECT: CICCIOZZI ARCHITECTURE
 DEVELOPER: LUSA ENTERPRISES LTD.
 CITY OF SURREY FILE NO: 18-0401
 MARIYAMA & ASSOCIATES, 680 G. LEE IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: mariyama@rebus.net



DATE: SEPT. 26, 2006
 DESIGN: NAME
 DRAWN: NAME
 CHECKED: NAME
 SCALE: AS SHOWN
 JOB NO.: M1810
 SHEET TITLE: **HARD LANDSCAPE PLAN LEVEL 4 & ROOF**
 SHEET NO.:
L-5

CONTRACT AGREEMENT: THE MAKING AND SIGNING OF THIS PLAN IS THE PROPERTY OF MARIYAMA & ASSOCIATES AND SHALL BE KEPT IN THE OFFICE OF THE ARCHITECT.



1 LEVEL 4 - SOFT LANDSCAPE PLAN
SCALE: 1:100

METRIC (METER) 0 1 2 3 4 5 10 20M

PLANT LIST - ON SITE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TREES					
*ORD	1	QUERCUS RUBRA	RED OAK	5 CM CAL.	B & B
*POC	6	PICEA OMBRIKA	SERBIAN SPRUCE	3.5M HT.	B & B
*APD	5	ACER PALMATUM	JAPANESE MAPLE	5 CM CAL.	B & B
*SSD	6	SORBUS SYDNEUSIS	STINK MOUNTAIN ASH	3.5M HT.	B & B
SHRUBS					
TOC	10	THUJA OCCIDENTALIS SMARAGD	EMERALD GREEN CEDAR	1.75M HT.	B & B
TAC	9	TAXUS X MEDIA HICKSI	HICKS YEW	1.75M HT.	B & B
AKD	7	ACER PALMATUM RIBBANA	KINBANA JAPANESE MAPLE	#15 POT	CONTAINER
AUD	12	ACER PALMATUM SANGO KAKU	CORAL BARK JAP. MAPLE	#45 POT	CONTAINER
HCS	34	HIBISCUS COELESTIS	SHRUBBY ALTHEA	2.5M HT.	B & B
CJS	7	CAMELLIA JAPONICA	JAPANESE CAMELLIA	2.5M HT.	B & B
SMS	11	SYRINGA MEYERI PALBRIN	DWARF KOREAN LILAC	2.5M HT.	B & B
EN	44	ESCALONIA NEWPORT DWARF	NEWPORT DWARF ESCALLONIA	#2	CONTAINER
HE	44	HEBE ALBICANS	HERE	#2	CONTAINER
LP	33	LONICERA PLEATA	PRINET HONEYSUCKLE	#3	CONTAINER
MA	35	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
NT	79	NASELLA TENUSISMA	MEXICAN FEATHER GRASS	#3	CONTAINER
SMS	11	SYRINGA MEYERI PALBRIN	JAPANESE PIRIS	#3	CONTAINER
FJ	22	FRAXINUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
PM	31	POLYSTICHUM MAUNTEM	WESTERN SWORD FERN	#2	CONTAINER
RC	10	RHODODENDRON CHEER	CHEER RHODO.	#2	CONTAINER
RD	41	RHODODENDRON DORR-AMETES	DORR-AMETES RHODO.	#3	CONTAINER
RR	37	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
RJ	44	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SF	10	SPYRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
SJ	9	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
VT	13	VIBURNUM DAWBI	DAWD'S VIBURNUM	#2	CONTAINER
GROUNDCOVERS					
AD	126	ASTILE CHINENSIS DIAMONDS AND PEARLS	PLUME FLOWER	#1	CONTAINER
AL	5	ALCHEMILLA MOLLIS	LADY'S MANTLE	#1	CONTAINER
HW	9	HYDRANGEA SEROTINA BLUEBIRD	BLUEBIRD HYDRANGEA	#3	CONTAINER
CZ	192	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
HM	97	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA	CORAL BELLS	#1	CONTAINER
HS	45	HEMEROCALLIS STELLA D'ORO	DAY LILY	#1	CONTAINER
HF	108	RUBUSIDA RUGOSA W. GOLDSTRIM	BLACK EGED SUSAN	#1	CONTAINER
EP	201	ECHINACEA PURPUREA MAGNUS	MAGNUS CONIFLOWER	#1	CONTAINER
PT	168	PACHYANDRA TERMINALIS	JAPANESE SPIRGE	10CM POT	CONTAINER
ANUBALS	75				

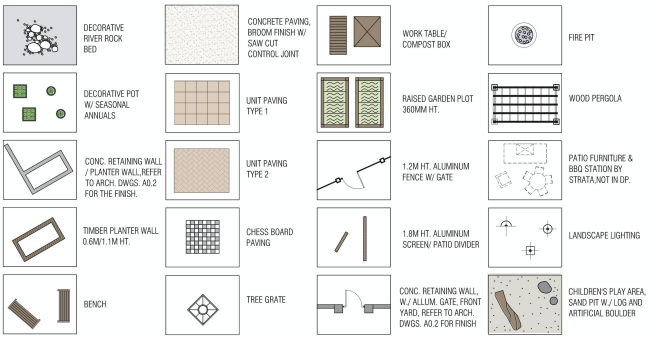
* PROPOSED REPLACEMENT TREE ON SITE

TREE PRESERVATION SUMMARY

THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM ABC TREE MEN CERTIFIED ARBORIST REPORT DATED: SEPT. 26-2018.

ON SITE TREES:
BY-LAW PROTECTED TREES TO BE REMOVED: 22
REPLACEMENT TREE REQUIRED: 44
REPLACEMENT TREE PROPOSED ON CURRENT LANDSCAPE PLAN: 18

LEGEND:

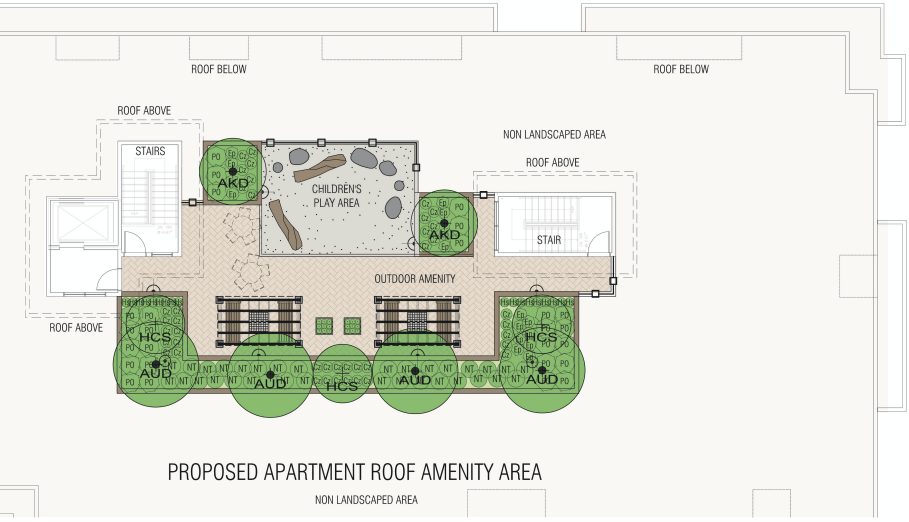


LANDSCAPE NOTES:

- ALL PLANT MATERIAL AND INSTALLATION SHALL MEET OR EXCEED THE LATEST CSLA STANDARDS.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMENDED TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. SELECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONSULTANT'S EXPENSE.
- MINIMUM 10 CUBIC METER (PER TREE) TOP SOIL OR STRUCTURAL SOIL IS REQUIRED FOR TREE PLANTING. REFER TO L-6 FOR SOIL TYPE AND DEPTH REQUIREMENTS.
- STRUCTURAL SOIL MIX COMPOSITION: 3% BLASTED QUARRY ROCK (NO FINES), GROWING MEDIUM SOIL STABILIZER, GROWING MEDIUM CONTENT 50-60% SAND, 30-40% FINES (SILT & CLAY) 8-12% ORGANIC MATTER. STRUCTURAL SOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 150MM
B. GROUND COVERS ON GRADE: 300MM
C. SHRUBS ON GRADE: 450MM
D. TREES ON GRADE: 600MM
E. SHRUBS AND GROUND COVERS ON SLAB: 600MM
F. TREE FITS: 1000MM WITH 300MM (BELOW ROOT BALL)
G. TREES ON SLAB: 1000MM DEPTH OF TOPSOIL & MIN. 10 CUBIC METERS SOL VOLUME IN PLANTERS
H. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOIL, NON NETTED.
- LAWN PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (14") O.C.
I. 50MM DEPTH OF 100MM COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILD REQUIRED.
- ROCK AND BOULDER MATERIALS
ALL BOULDERS SHALL BE SMOOTH FINISH SOURCED FROM RIVER OR FIELD. DO NOT SUPPLY STRAIGHT OR SPLIT FACED STONE. THEY WILL BE REJECTED. PROVIDE #60 FINEST OF STONE TO LANDSCAPE ARCHITECT FOR APPROVAL. BOULDERS TO BE EMBEDDED INTO GRADE. DO NOT REST ON SURFACE.
SIZES: A. 300MM TO 450MM DIAMETER
B. 150MM TO 300MM DIAMETER
C. BEDDING COURSE: 100MM DEPTH OF 25-50MM DIAMETER WASHED RIVER ROCK.
REFER TO THE KEYS SHOWN ON LANDSCAPE PLAN.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH ON SITE.
TYPE 1: PATIOS TO BE UNIT PAVERS, NEW YORK STONE SERIES, SIZE: 600MM x 600MM (2X2). COLOR: CHARCOAL. BY ABOTSFORD CONCRETE.
TYPE 2: UNIT PAVERS, OLD COUNTRY STONE, SIZE: 180MM x 78MM x 60MM (7 1/8" x 3" x 2 3/8") COLOR: WALNUT BLEND. BY ABOTSFORD CONCRETE.
FIRE EXIT PATHS SHALL BE CAST IN PLACE CONCR. STANDARD BROOK FINISH WITH SAW CUT CONTROL JOINT, NO TROWEL LINES.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.
- FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF SURREY AT TIME OF INSTALLATION. CITY BOULEVARD SHALL BE LAWN.
- ARBORIST'S REPORT AND SUPPLEMENTAL DWG-S TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS.



2 ROOF LEVEL - SOFT LANDSCAPE PLAN
SCALE: 1:100



PROPOSED APARTMENT ROOF AMENITY AREA

REVISIONS/ISSUED

- OCT. 31 2019 ISSUED FOR THE ZONING DEVELOPMENT PERMIT
- JAN. 16 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- JUN. 07 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- JUL. 10 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- AUG. 09 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- SEPT. 04 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- OCT. 31 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT
- NOV. 26 2019 REISSUED FOR THE ZONING DEVELOPMENT PERMIT

RESUBMISSION FOR RZ/ DPA
DATE: OCT. 31 - 2019
SURREY FILE: 18-0401



PROJECT
PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
10595 - 10637 137A STREET, SURREY, B.C.

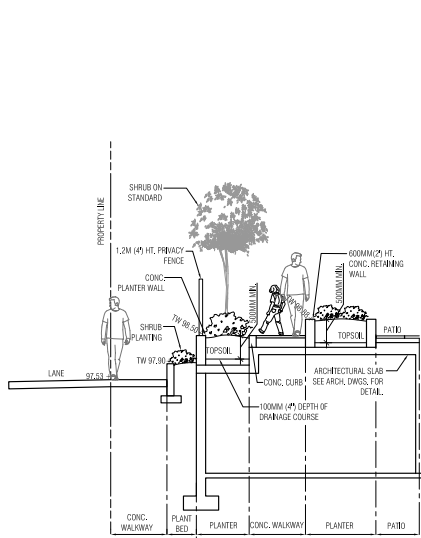
ARCHITECT: CICOZZI ARCHITECTURE INC.
DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401
MARIYAMA & ASSOCIATES 880 G. LEES IN BOULEVARD, VANCOUVER, B.C. V6Z 4B4. PH: (604) 874-9967 FX: (604) 874-9931 EM: mariyama@stlusa.net

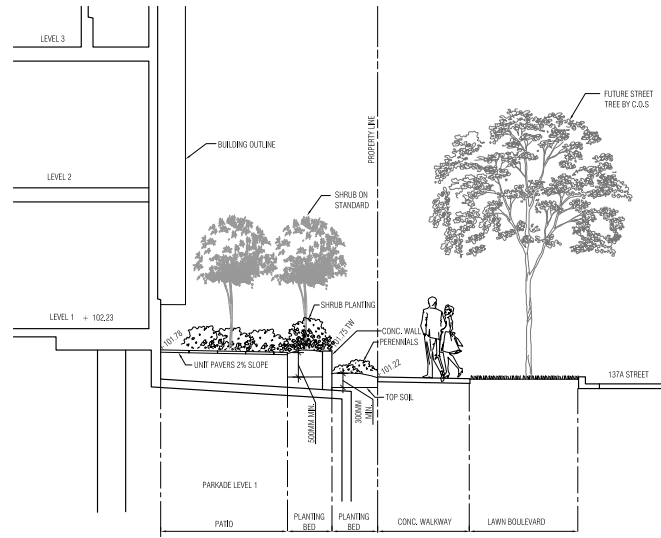


DATE: SEPT. 26, 2009
DESIGN: IRAM
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SCALE: AS SHOWN
JOB NO.: M1810

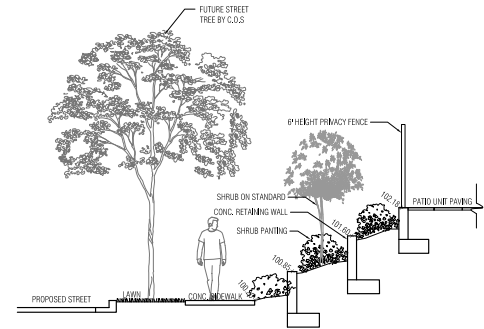
SHEET TITLE
SOFT LANDSCAPE PLAN
LEVEL 4 & ROOF
SHEET NO.
L-6



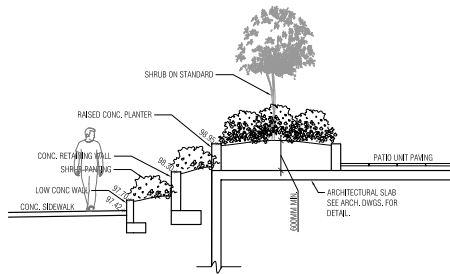
1 LANDSCAPE SECTION F-F
SCALE: 1:50



2 LANDSCAPE SECTION G-G
SCALE: 1:50



3 LANDSCAPE SECTION H-H
SCALE: 1:50



4 LANDSCAPE SECTION I-I
SCALE: 1:50

REVISIONS/ISSUED
 1. OCT. 31 2019 ISSUED FOR RESUBMISSION DEVELOPMENT PERMIT.
 2. JAN. 10 2019 REBIDULED FOR RESUBMISSION DEVELOPMENT PERMIT.
 3. APR. 18 2019 REBIDULED FOR RESUBMISSION DEVELOPMENT PERMIT.
 4. JUN. 07 2019 REBIDULED FOR RESUBMISSION DEVELOPMENT PERMIT.
 5. JUL. 14 2019 GREAT FOR PROPOSAL SUBMISSION.
 6. AUG. 20 2019 GREAT FOR SUBMISSION.
 7. SECT. 19 2019 GREAT FOR SUBMISSION.
 8. OCT. 19 2019 REBIDULED FOR RESUBMISSION.
 9. NOV. 26 2019 REBIDULED FOR RESUBMISSION.

RESUBMISSION FOR
 RZ/ DPA.
 DATE: OCT. 31 - 2019
 SURREY FILE: 18-0401

SEAL

PROJECT

PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
 10595 - 10637 137A STREET, SURREY, B.C.

ARCHITECT: CIGCOZZI ARCHITECTURE
 DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401

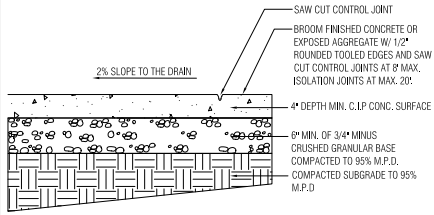
MARUYAMA & ASSOCIATES, 680 G. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4. PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@rbus.net



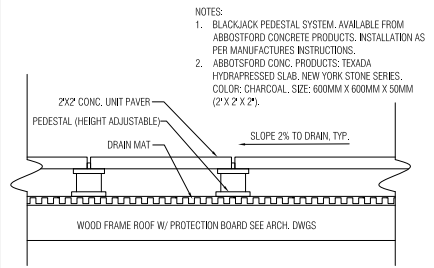
DATE SEPT. 30, 2008
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 SCALE AS SHOWN
 JOB NO. M1810

SHEET TITLE
 LANDSCAPE SECTIONS

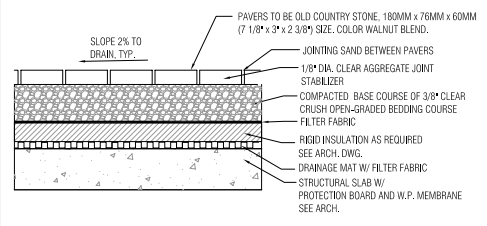
SHEET NO.
 L-10



1 CONCRETE PAVING - ON GRADE
SCALE: 1:10

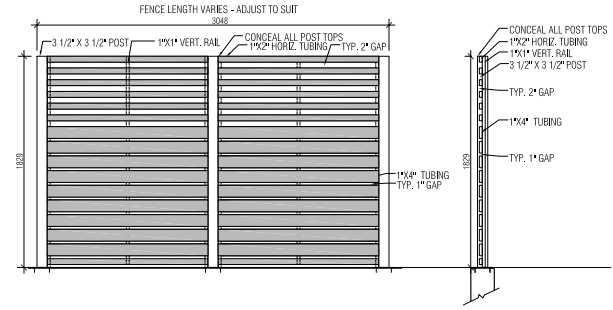


2 CONCRETE UNIT PAVING TYPE 1
SCALE: 1:10



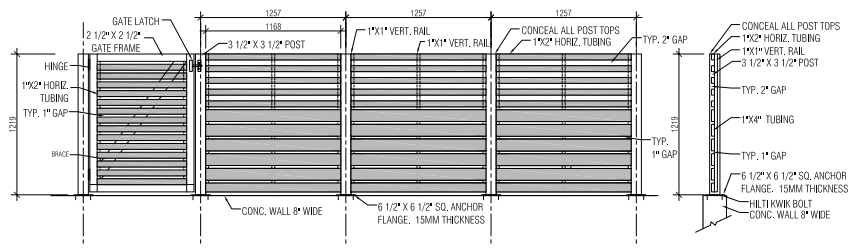
3 CONCRETE UNIT PAVING TYPE 2
SCALE: 1:10

1. ALL FENCE MATERIAL TO BE ALUMINUM, POSTS, RAILS TO BE POWER COATED COLOR: "GUN METAL"
2. ALL METAL FASTENERS AND POST ANCHORS SHALL STAINLESS STEEL.
4. HILTI KWIK BOLT FOR ALL ANCHOR BASE PLATES.
5. FENCE FABRICATOR TO TAKE SITE MEASUREMENTS TO CONFIRM SITE CONDITIONS.

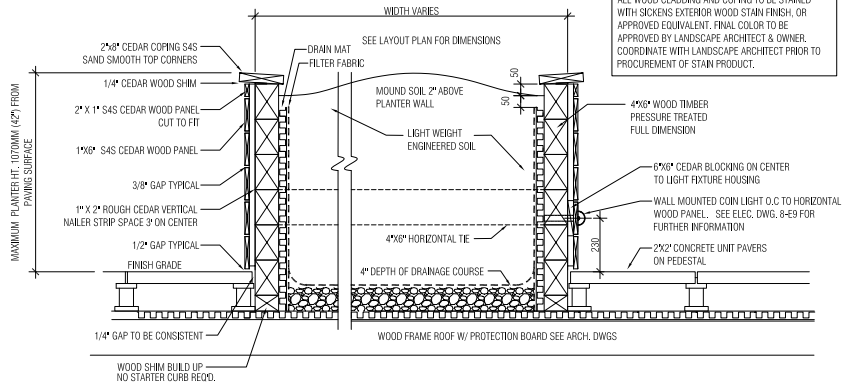


4 ALUMINUM PRIVACY FENCE/DIVIDER FOR PATIO - 1.8M HT.
SCALE: 1:20

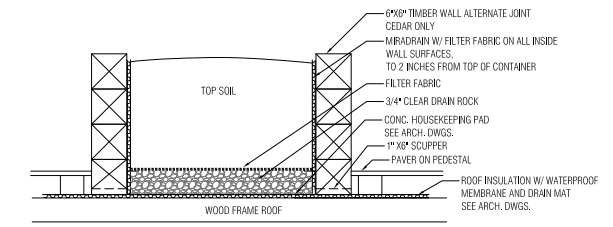
1. ALL FENCE MATERIAL TO BE ALUMINUM, POSTS, RAILS TO BE POWER COATED COLOR: "GUN METAL"
2. ALL METAL FASTENERS AND POST ANCHORS SHALL STAINLESS STEEL.
4. HILTI KWIK BOLT FOR ALL ANCHOR BASE PLATES.
5. FENCE FABRICATOR TO TAKE SITE MEASUREMENTS TO CONFIRM SITE CONDITIONS.



5 ALUMINUM PRIVACY FENCE AND GATE - 1.2M HT.
SCALE: 1:20



6 WOOD PLANTER WALL - 1.1M HT.
SCALE: 1:10



7 GARDEN PLOT
SCALE: 1:10

REVISIONS/ISSUED	RESUBMISSION FOR RZ/ DPA
1. OCT. 31 2019 ISSUED FOR REZONING/DEVELOPMENT PERMIT.	DATE: OCT. 31 - 2019
2. JAN. 16 2020 REVISED FOR REZONING/DEVELOPMENT PERMIT.	SURREY FILE: 18-0401
4. JUN. 07 2020 REVISED FOR REZONING/DEVELOPMENT PERMIT.	
5. JUL. 16 2020 GREAT CUP ANCHORS SUBMITTED.	
6. JUL. 20 2020 GREAT CUP SUBMITTED.	
7. OCT. 19 2020 GREAT CUP SUBMITTED.	
8. OCT. 19 2020 REVISED FOR REZONING/DPA.	
9. NOV. 26 2020 REVISED FOR REZONING/DPA.	

SEAL

PROJECT

PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
10595 - 10637 137A STREET, SURREY, B.C.

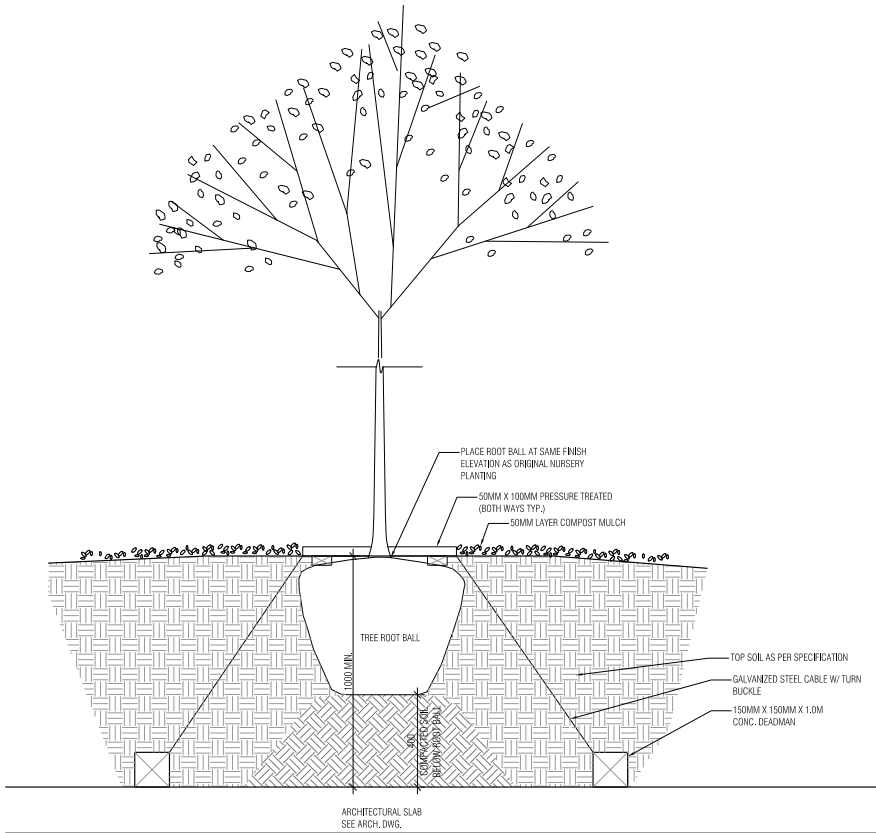
ARCHITECT: CICCOCCHI ARCHITECTURE
DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401
MARUYAMA & ASSOCIATES, 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z 4B4. PH: (604) 874-9967 FX: (604) 874-9931 EM: maruyama@rebus.net

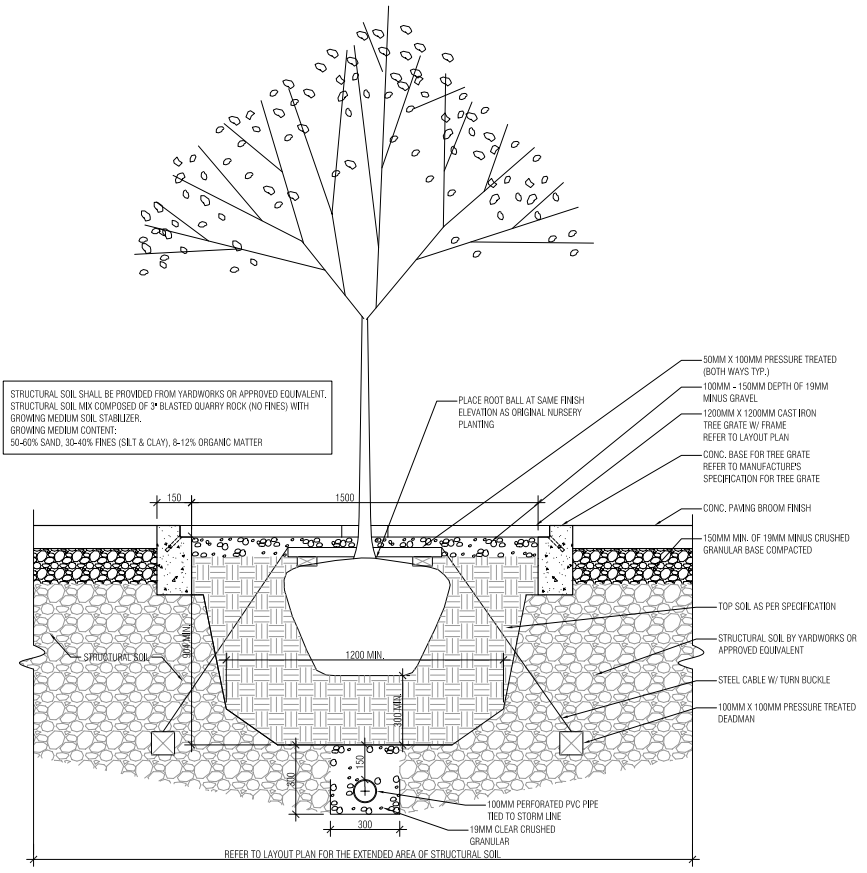
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DRAWN	MMM		
CHECKED	MMM	SHEET NO.	
SCALE	AS SHOWN		
JOB NO.	M1810		L-11

MARUYAMA & ASSOCIATES
LANDSCAPE ARCHITECTS

CONTRACT APPROVAL: HAS BEING AND OTHER PLANETS ARE THE PROPERTY OF THE ARCHITECT & SHOULD NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



1 TREE ANCHOR
SCALE: 1/10



2 TREE PLANTING - HARD PAVED AREA
SCALE: 1/10

REVISIONS/ISSUED
1. OCT. 31 2019 ISSUED FOR REZONING DEVELOPMENT PERMIT.
2. JAN. 10 2019 REISSUED FOR REZONING DEVELOPMENT PERMIT.
3. APR. 18 2019 REISSUED FOR REZONING DEVELOPMENT PERMIT.
4. JUN. 07 2019 REISSUED FOR REZONING DEVELOPMENT PERMIT.
5. JUL. 14 2019 GREAT LAKE PROPOSED SUBMISSION.
6. AUG. 29 2019 GREAT LAKE SUBMISSION.
7. SEPT. 19 2019 GREAT LAKE SUBMISSION.
8. OCT. 31 2019 REISSUED FOR REZONING/DPA.
9. NOV. 26 2019 REISSUED FOR REZONING/DPA.

RESUBMISSION FOR RZ/ DPA
DATE: OCT. 31 - 2019
SURREY FILE: 18-0401

SEAL

PROJECT

PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
10595 - 10637 137A STREET, SURREY, B.C.

ARCHITECT: CICCIOZZI ARCHITECTURE
DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401
MARUYAMA & ASSOCIATES, 680 CL LEE IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@rbus.net



DATE	SEPT. 30, 2008
DESIGN	MM
DRAWN	MM
CHECKED	MM
SCALE	
JOB NO.	M1810

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.

L-12



BY MAGLIN SITE FURNITURE, ML8870 BENCH SERIES, MODEL ML8870-W . SIZE: H: 32.2" X L: 69.5" X D: 24.3", IPE WOOD FINISH, ALL METAL COMPONENT TO BE POWDER COATED WITH GUN METAL FINISH.

1 BENCH



BY NORTHWEST LANDSCAPE SUPPLY, MODEL: DOT PLANTERS W: 20" X D: 20" X H: 20", COLOR: OLD BRONZE, ITEM NUMBER: PRPA535014.

4 DECORATIVE POT TYPE 3



BY ABBOTSFORD CONCRETE, UNIT PAVERS, OLD COUNTRY STONE, SIZE: 180MM x 76MM x 60MM (7 1/8" x 3" x 2 3/8"), COLOR: WALNUT BLEND.

7 UNIT PAVERS TYPE 1



BY MAGLIN SITE FURNITURE, MODEL: MLP1500-MPS-S2 PLANTERS W: 18.38" (46.7CM) X D: 18.38" (46.7CM) X H: 33" (83.82CM), 120 LBS, COLOR: BRONZE 14

2 DECORATIVE POT TYPE 1



BY NORTHWEST LANDSCAPE SUPPLY, MODEL: DELANO PLANTERS W: 20" X D: 20" X H: 10", COLOR: OLD BRONZE, ITEM NUMBER: PRPA535014.

5 DECORATIVE POT TYPE 4



BY ABBOTSFORD CONCRETE, PATIOS TO BE UNIT PAVERS, NEW YORK STONE SERIES, SIZE: 600MMX600MM (2X2), COLOR: CHARCOAL.

8 UNIT PAVERS TYPE 2



BY NORTHWEST LANDSCAPE SUPPLY, MODEL: DELANO PLANTERS W: 20" X D: 20" X H: 10", COLOR: OLD BRONZE, ITEM NUMBER: PRPA535014.

3 DECORATIVE POT TYPE 2



BY DEKKO, BRAVO SERIES, LIMESTONE COLOR, IVORY BEACJ STONE ROCK, 32"W x 32"D x 13"H.

6 FIRE PIT



BY DOBNEY FOUNDRY LTD, PEDESTRIAN-PROOF SERIES , SP48, SIZE: 1219MM X 1219MM, HOLE DIA.: 229MM.

9 TREE GRATE

REVISIONS/ISSUED
 1, OCT. 31 2019 ISSUED FOR RESZONING/DEVELOPMENT PERMIT.
 2, JAN. 10 2019 REISSUED FOR RESZONING/DEVELOPMENT PERMIT.
 3, APR. 10 2019 REISSUED FOR RESZONING/DEVELOPMENT PERMIT.
 4, JUN. 07 2019 REISSUED FOR RESZONING/DEVELOPMENT PERMIT.
 5, JUL. 14 2019 GREAT CAIR PROPOSAL SUBMISSION.
 6, AUG. 20 2019 GREAT CAIR SUBMISSION.
 7, SECT. 19 2019 ADP SUBMISSION.
 8, OCT. 19 2019 REISSUED FOR RESZONING/DPA.
 9, NOV. 26 2019 REISSUED FOR RESZONING/DPA.

RESUBMISSION FOR
 RZ/ DPA,
 DATE: OCT. 31 - 2019
 SURREY FILE: 18-0401

SEAL

PROJECT

PROPOSED 6 STOREY RESIDENTIAL DEVELOPMENT
 10595 - 10637 137A STREET, SURREY, B.C.

ARCHITECT: CIGCOZZI ARCHITECTURE
 DEVELOPER: LUSA ENTERPRISES LTD.

CITY OF SURREY FILE NO: 18-0401

MARUYAMA & ASSOCIATES, 680 C. LES IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4, PH: (604)-874-9967 FX: (604)-874-9931 EM: maruyama@robust.net



DATE SEPT. 26, 2008
 DESIGN NAME
 DRAWN NAME
 CHECKED NAME
 SCALE
 JOB NO. M1810

SHEET TITLE
FURNITURE & MATERIAL

SHEET NO.

L-14

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jul 19, 2019** PROJECT FILE: **7818-0401-00**

RE: **Engineering Requirements
Location: 10595, 10601/09/19/29/37 - 137A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.58m along 106A Avenue and secure off-site statutory rights-of-way (SROW) for the ultimate 24.0m collector road standard.
- Dedicate required corner cuts.
- Provide on-site 0.5m wide statutory rights-of-way (SROW) along all site frontages.

Works and Services

- Construct west side of 137A Street to City Centre local road standard.
- Construct 106A Avenue with road drainage to City Centre collector road standard.
- Construct Lanes with road drainage fronting the site and off-site to the City standards.
- Submit geotechnical report addressing the road work requirements.
- Construct storm main along 137A Street from site frontage south to 105A Street.
- Construct minimum 250mm water main along 106A Avenue.
- Construct 300mm sanitary main within the Lane.
- Complete sanitary and drainage catchment analysis to determine existing capacity constraints. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Secure working easements to complete construction of north-south Lane.
- Secure off-site working easement and tree cutting permits, if applicable.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure and other payments as applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX IV



Planning

November 27, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0401 00 (Updated Nov 27, 2019)

SUMMARY

The proposed 128 highrise units are estimated to have the following impact on the following schools:

128 highrise units

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2019 Enrolment/School Capacity

Forsyth Road Elementary	
Enrolment (K/1-7):	43 K + 267
Operating Capacity (K/1-7)	19 K + 256
Kwantlen Park Secondary	
Enrolment (8-12):	1443
Capacity (8-12):	1200

School Enrolment Projections and Planning Update:

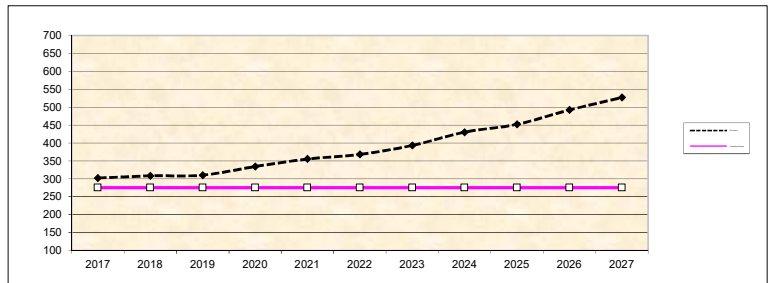
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.

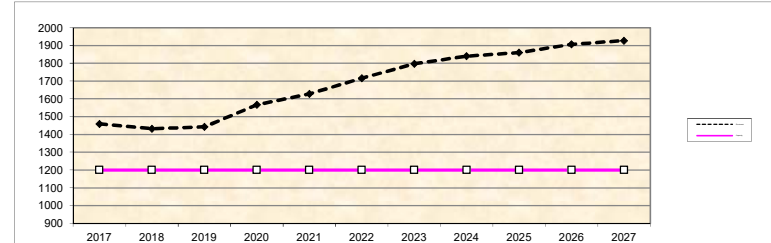
Over the next 10 years our projections are indicating, that by 2027, the school will be operating over 203% capacity. Both the future Guildford 104th Corridor NCP and the City Center Plan will impact the current enrolment projection which may be too conservative. This school will be monitored over the next year to determine if a future expansion project is required at this school. Until then, any enrolment growth at the school will be managed by portables.

Kwantlen Park Secondary is currently operating at 120% and is projected to grow by 542 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. Both projects are targeted to open September 2025. The Ministry of Education has not approved capital funding for either request.

Forsyth Road Elementary



Kwantlen Park Secondary



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

November 25, 2019

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 10637 - 10595 137A St, Surrey

Registered Arborist: Francis R. Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	22
Protected Trees to be Removed	22
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) =	0
All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 44	44
Replacement Trees Proposed	18
Replacement Trees in Deficit	26
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary, report and plan prepared and submitted by:



November 25, 2019

(Signature of Arborist)

Date



Advisory Design Panel Minutes

Present:

Chair - R. Drew

Panel Members:

A. Callison

A. Llanos

G. Borowski

I. MacFadyen

M. Patterson

Guests:

Blaire Chisholm, Brook Pooni Associates

Cameron Woodruff, PMG Landscape Architects Ltd.

Catherine Truong, Rio Can

Mark Huberman, Bunt Engineer

Mauren Solmendson, Brook Pooni Associates

Neil Banhas, Wensley Architecture Ltd.

Robert Ciccozzi Architecture Inc.

Rod Maruyama, Maruyama & Associates

Staff Present:

A. McLean, City Architect

N. Chow, Urban Design Planner

S. Maleknia, Urban Design Planner

C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by I. MacFadyen

Seconded by A. Callison

That the minutes of the Advisory Design

Panel meeting of August 22, 2019 be received.

Carried

B. NEW BUSINESS

1. 2020 Meeting Schedule

2. **Time:** 5:10 p.m.

3. **Time:** 6:10 p.m.

File No.: 7918-0410-00

Address: 10595 – 10637 137A Street

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed Rezoning from RF to CD (based on RM-70), consolidation of six (6) lots into one (1), and a Development Permit for two (2) 6-storey apartment buildings linked by a 3-storey connection and a rooftop amenity area, with ground-oriented two-level townhomes, and a total of 128 dwelling units.

Developer: 1140375 BC Ltd.

Architect: Robert Ciccozzi Architecture Inc.

Landscape Architect: Rod Maruyama & Associates

Planner: Christopher Wilcott

Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. It was noted to maintain the consistency across all buildings.

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. Maria Llanos
Seconded by M. Patterson
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.
2. Recommend that the landscaping submission return to staff for further development.

Carried
With A. Callison opposed

Key Points:

- Expand programming on amenity rooftops. *Roof top amenity space expanded and revised to consolidate common uses and will allow multiple uses. BBQ station (uncovered) and additional patio tables added.*
- Improve accessibility to east townhouses at the main floor. *Acknowledged.*
- Stormwater management strategy. *See attached Civil Engineering's Response.*
- Remove private balconies facing the outdoor roof amenity from fourth floor units. *Reviewed and revised.*
- Consider single brick color. *Considered and incorporated.*
- Consider further differentiating between brick and materials above. *Acknowledged.*
- Consider removing steps adjacent to townhouse entries. *Urban planning requirement and site grades change needs steps to separate private patio space and public sidewalk*
- Consider variety of uses on the amenity spaces. *Acknowledged.*
- Entry is well considered. *Acknowledged.*
- Include children's play equipment in amenity spaces. *Future park to south of the development will provide children's play opportunities.*
- Consider covered rooftop. *A covered area on the roof is considered another story and the building will not comply to the BC Building Code with respect to 6 story combustible construction.*
- Manage potential heat gain and overheating issues at west elevation. *Large balconies created shaded area will limit heat gain at west elevation.*
- Consider an energy modeling study. *Acknowledged. Not required.*
- Reconsider depth of units to the east side. *Acknowledged.*

- Consider townhouse patios for privacy and transition between public and private realm. *Grade change between public and private realm is a requirement by City. Steps required.*
- It was noted the design of front entry is well considered. *Acknowledged.*

Site

- No specific issues were identified.

Form and Character

- It was noted that the main entry is more successful than the neighbouring site. *Acknowledged.*
- Consider differentiating brick walls at the main two floors to panels above. *Considered and incorporated.*
- Consider consolidating stairs *Considered and incorporated.*
- Consider moving the north west corner patio further north. *Patio space enlarged 30" (76cm) toward north.*
- Consider changing amenity programming. *Acknowledged.*
- Reconsider the need to decorate the elevator overrun. *Reviewed and revised.*
- The massing is supported. *Acknowledged.*

Landscape

- Consider different uses to the programming on the amenity rooftops. *Roof top amenity space has been enlarged and revised to consolidate common uses. Additional space will provide multiple use activities. BBQ station and additional patio tables added.*

CPTED

- No specific issues were identified.

Sustainability

- Consider a stormwater management strategy. *See Civil Engineering's response*
- Consider west elevation overheating challenge. *Acknowledged. Large balconies created shaded area will limit heat gain at west elevation*

Accessibility

- Recommend accessibility to main entrance. *Acknowledged.*
- Recommend accessible entry to townhouses at the main floor. *Acknowledged.*

BYLAW NO. 20002

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

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-753-168

Lot 26 Section 23 Block 5 North Range 2 West New Westminster District Plan 13050
10595 - 137A Street

Parcel Identifier: 009-752-901

Lot 11 Section 23 Block 5 North Range 2 West New Westminster District Plan 13050
10601 - 137A Street

Parcel Identifier: 001-551-477

Lot 12 Section 23 Block 5 North Range 2 West New Westminster District Plan 13050
10609 - 137A Street

Parcel Identifier: 009-767-134

Lot "C" Section 23 Block 5 North Range 2 West New Westminster District Plan 13104
10619 - 137A Street

Parcel Identifier: 009-767-266

Lot 7 Section 23 Block 5 North Range 2 West New Westminster District Plan 13105
10629 - 137A Street

Parcel Identifier: 009-767-282

Lot 8 Section 23 Block 5 North Range 2 West New Westminster District Plan 13105
10637 - 137A 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 the development of medium *density*, medium-rise, *multiple unit residential buildings*, *ground-oriented multiple-unit residential buildings*, and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for *Multiple Unit Residential Buildings* and *Ground-Oriented Multiple Unit Residential Buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit 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* 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. (a) The *floor area ratio* shall not exceed 2.8; and
(b) The *unit density* shall not exceed 376 *dwelling units* per hectare [152 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*.
4. A *secure bicycle parking area* provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 square metres [1,830 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 58%.

F. Yards and Setbacks

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

Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use				

<i>Principal Buildings, Accessory Buildings, and Structures</i>	4.5 m [15 ft.]	3.0 m [10 ft.]	4.5 m [15 ft.]	7.5 m [25 ft.]
---	-------------------	-------------------	-------------------	-------------------

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 *setbacks* to patios and covered patio columns may be reduced to 1.5 m [5 ft.].
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended, stairs with more than three risers may encroach into the *setbacks*.

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 20 metres [66 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *parking facility underground* may be located up to 0 metres [0 ft.] from the *front lot line* or *lot line* along a *flanking street*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,900 sq.m. [0.9 acres]	85 metres [279ft.]	30 metres [98 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20002"

PASSED FIRST READING on the _____ day of _____, 20 .

PASSED SECOND READING on the _____ day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ day of _____, 20 .

PASSED THIRD READING on the _____ day of _____, 20 .

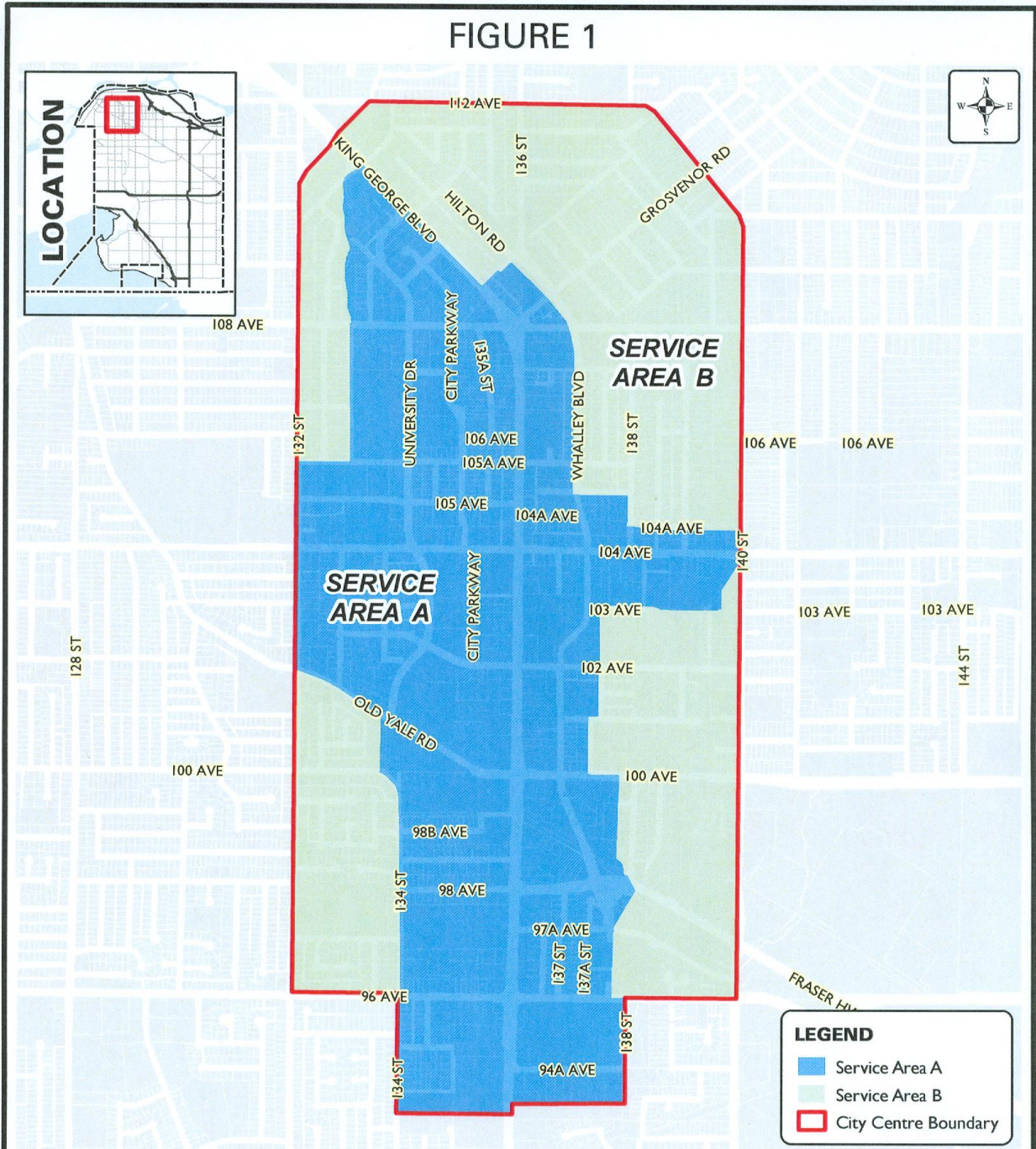
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

SCHEDULE A

Figure 1 – SERVICE AREA A & SERVICE AREA B



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

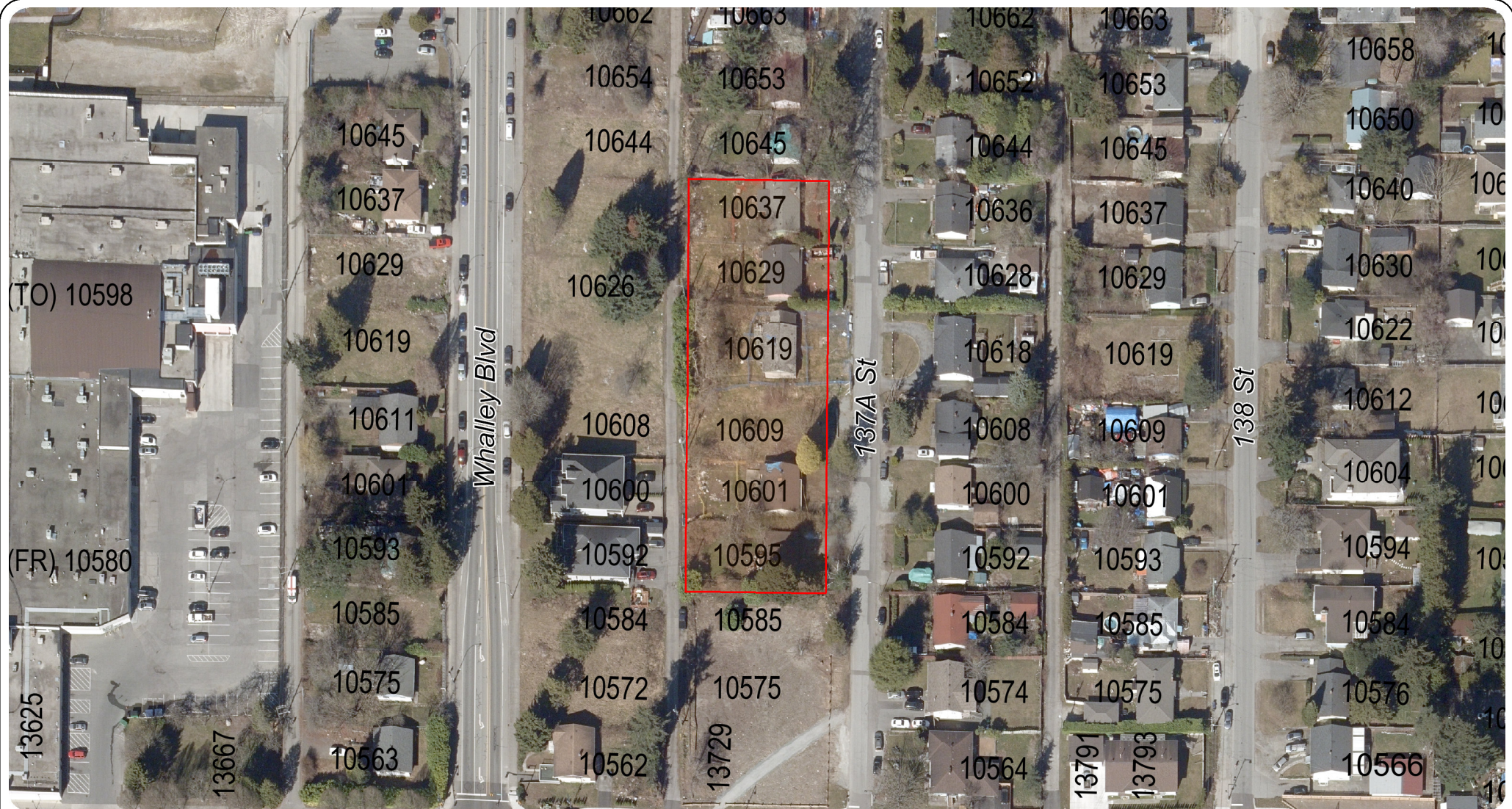


**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

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

G:\MAPPING\GIS\MAPS\
CORPORATE REPORTS\Eng-Utilities\
AW-DistrictEnergyServiceAreaFig1.mxd



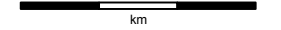
18-0401 | Aerial View of Site

Scale: 1:937

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



0 0.0075 0.015 0.03 0.045



km

Map created on: 2019-11-15