

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0204-00

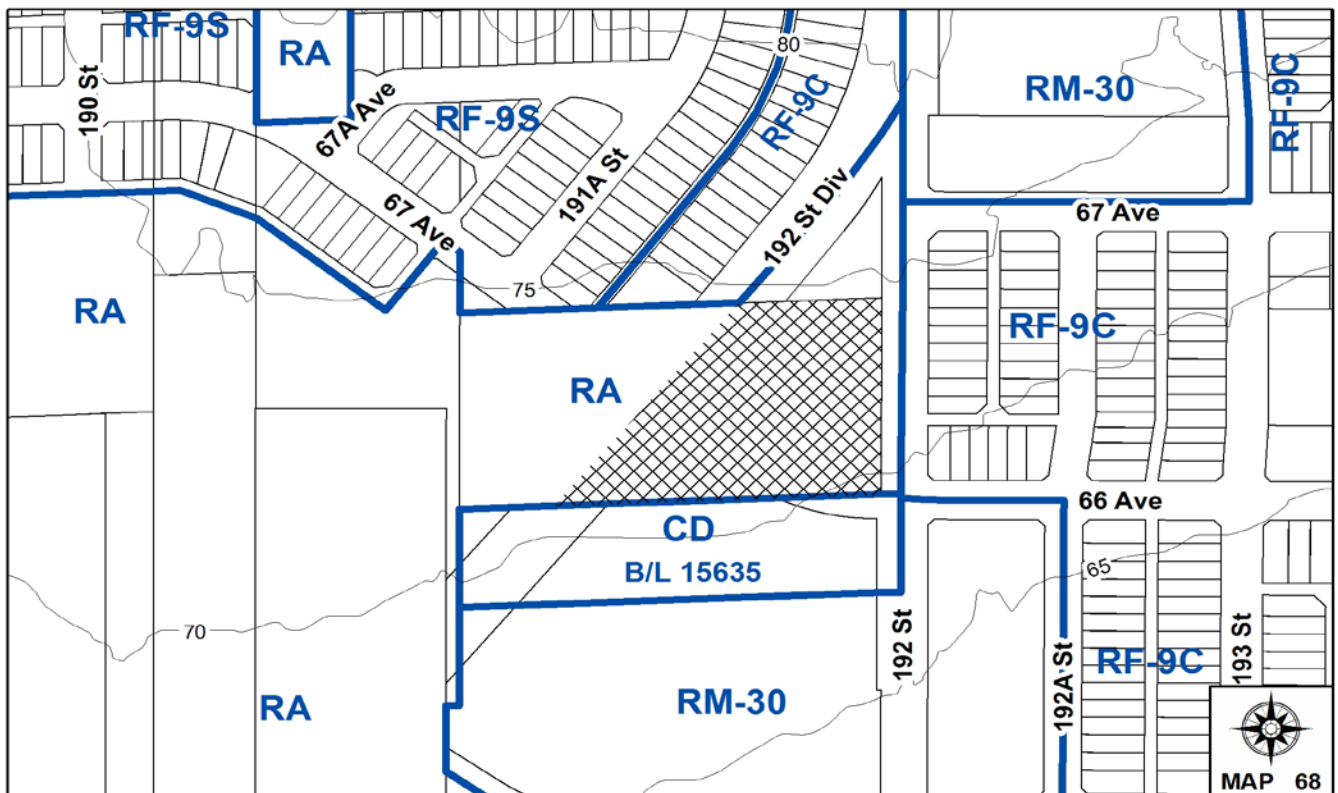
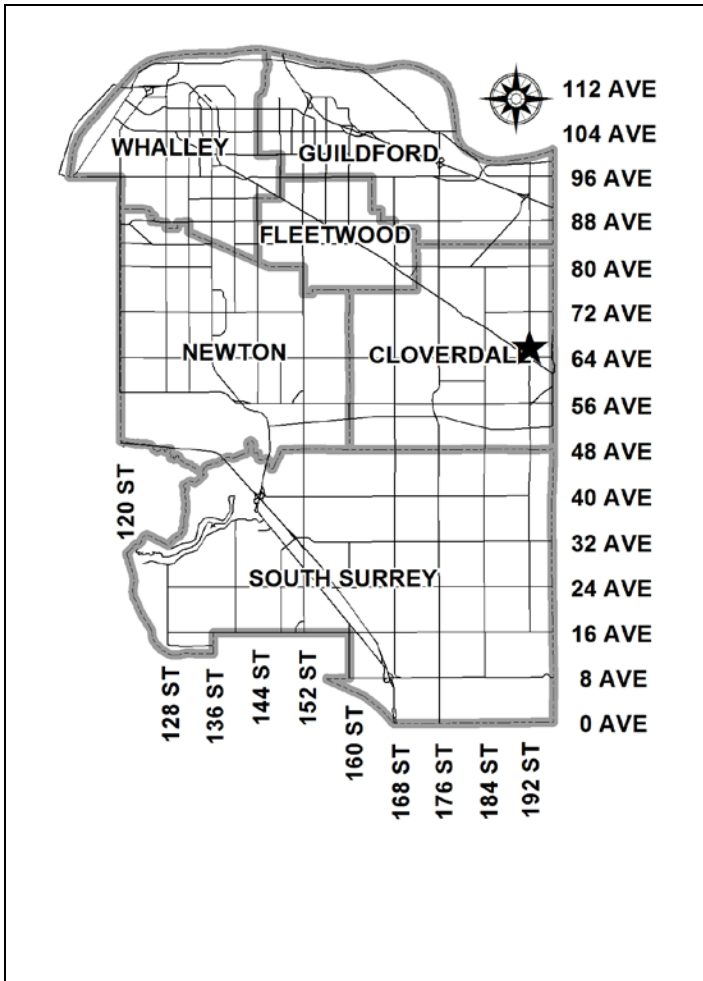
Planning Report Date: November 29, 2010

PROPOSAL:

- **OCF Amendment** from Urban to Multiple Residential
- **NCP Amendment** from 15-25 upa (Medium to High Density) to 22-45 upa (High Density)
- **Rezoning** from RA to CD (based upon RM-45)
- **Development Permit**

in order to allow for the development of 4 townhouse units, 49 apartment units and 23 "carriage house" units

LOCATION: Eastern Portion of 6685 – 192 Street
OWNER: Lakewood Beech Developments Ltd.
ZONING: RA
OCF DESIGNATION: Urban
NCP DESIGNATION: Medium-High Density (15-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development requires amendment from the 15-25 upa (Medium-High Density) designation of the East Clayton Neighbourhood Concept Plan.

RATIONALE OF RECOMMENDATION

- A significant portion of the subject property at 6685 - 192 Street (0.67 hectare/1.65 acres) is to be dedicated to the City as road. This road dedication (192 Street Diversion and 66 Avenue) will allow for a significant transportation junction to be completed for the area.
- As part of the submission, the applicant has proposed a design which is compatible to the existing single family residential by stepping down the proposed 4-storey condominium building along the street edge to 3 storeys.
- Underground parking is proposed for a significant part of the development, allowing for more landscaping over the development site, which incorporates native planting and natural stormwater filtration features.
- The development proposal allows for a mix of housing types, which is in keeping with the East Clayton NCP principles.
- The proposed development also incorporates reduced building setbacks and building materials in keeping with the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,454 sq.ft.) to 59.4 square metres (639 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0204-00 in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout, including road dedication, 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the northern portion of the subject site until future consolidation with the adjacent property (6725 – 192 Street Diversion);
 - (h) the applicant adequately address the impact of reduced indoor amenity space;

- (i) registration of a reciprocal access easement agreement with the triangular portion located to the north (eastern portion of hooked lot 6725 – 192 Street Diversion); and
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of the subject lot until future consolidation with the two adjacent triangular lands to the north and south of the subject lot.
7. Council pass a resolution to amend East Clayton NCP to redesignate the subject site from 15-25 upa (Medium-High Density) to 22-45 upa (High Density) when the project is considered for final adoption.

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:**
 6 Elementary students at Hazelgrove Elementary School
 3 Secondary students at Clayton Heights Secondary School
 (Appendix IV)

Parks, Recreation & Culture: Parks has no concerns regarding the development proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant grassed and treed site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Existing single family small lot subdivision with coach houses and remnant parcel currently used as a detention pond.	10-15 upa (Medium Density)	RF-9C
East (Across 192 Street):	Existing single family small lot subdivision with coach houses.	10-15 upa (Medium Density)	RF-9C
South:	Existing townhouse development.	15-25 upa (Medium-High Density)	CD (By-law No. 15635)
West:	Treed site.	Business Park	RA

JUSTIFICATION FOR OCP AND NCP AMENDMENTS

- The applicant is seeking an Official Community Plan (OCP) amendment on a portion of the subject site from Urban to Multiple Residential (Block A) and an NCP amendment on the same portion from 15-25 upa (Medium-High Density) to 22-45 upa (High Density). The applicant has provided the following rationale to support the proposed amendments (with staff comments in italics):
 - The OCP and NCP amendments should be supported due to the fact that the applicant is dedicating significant portions of road to the City in order to allow for the further completion of 192 Street Diversion and 66 Avenue.

Staff concur with the applicant. Without the dedication of the road, the City would not be able to achieve this major transportation junction within East Clayton. 192 Street Diversion is proposed to divert much of the traffic currently travelling along 192 Street.

- The alignment of the proposed roads causes unusually shaped development parcels and constrains the development potential of the site.

The alignment of the road junction is in a curved "X" formation and dissects the subject property into 4 smaller portions, which makes it difficult for development. In an effort to offset the costs of development, the applicant proposes to increase the density to allow for the development of 33 additional dwelling units than permitted in the current NCP designation (15-25 upa (Medium-High Density)). This is 9 additional units than what would be permitted under the sliding scale of the RM-45 Zone.

DEVELOPMENT CONSIDERATIONS

- The subject site is the eastern portion of 6685 - 192 Street, located in the East Clayton Neighbourhood Concept Plan (NCP) area. The overall site area is 2.02 hectares (5 acres).
- The development of the subject site will allow for the City to achieve the extensions of the 192 Street Diversion and 66 Avenue, which are identified as key transportation links in the East Clayton NCP. The applicant proposes to dedicate approximately 0.67 hectare (1.65 acres) of road to the City.
- The applicant proposes to develop only the eastern portion of the subject lot at this time, although the subdivision and road dedication of the entire site will occur under this development application. The application proposes an OCP amendment from Urban to Multiple Residential, a rezoning from One-Acre Residential (RA) to Comprehensive Development Zone (CD) based upon the Multiple Residential 45 Zone (RM-45) and a Development Permit, to allow for the development of a comprehensively planned multiple residential project consisting of 4 townhouse units, 49 apartment units and 23 "carriage house" (stacked townhouse) units.
- The eastern portion of land to be developed is a total of 0.698 hectare (1.72 acres) in area. The development portion of the site will result in two hooked portions, separated by the proposed 66 Avenue. The south-eastern portion is 0.138 hectare (0.34 acre) and the north-eastern portion is 0.560 hectare (1.38 acres) (Appendix II). The 4 townhouse units proposed south of 66 Avenue will

have vehicular access from 66 Avenue, with the remainder of the site north of 66 Avenue accessed from 192 Street.

- The proposed density of the development has a floor area ratio (FAR) of 1.12 and a unit density of 109 units per hectare (44 units per acre). As these exceed the density permitted under the sliding scale of the RM-45 Zone for a site under 1 hectare (2.47 acres) in size, the applicant is requesting a Comprehensive Development Zone (CD). Generally, for a site of this size in the RM-45 Zone, an FAR of 1.11 would be permitted, with a unit density of 96 units per hectare (39 units per acre).
- The development proposal consists of four (4) 3-bedroom townhouse units, eleven (11) 1-bedroom and thirty-eight (38) 2-bedroom with flex space apartment units, and eleven (11) 1-bedroom and twelve (12) 2-bedroom "carriage house" (stacked townhouse) units. These units range in size from 53 square metres (575 sq.ft.) to 186 square metres (2,002 sq.ft.).
- This development will allow for reciprocal access to the neighbouring triangular parcel to the north. This triangular portion is currently encumbered by a detention pond for the single family development to the north-west and has a "no-build" Section 219 Restrictive Covenant registered on title. The applicant has satisfactorily demonstrated how this remnant portion could be developed in the future.
- The proposed project is to be completed in three phases: the first two will involve the apartment and "carriage house" units located on the north side of 66 Avenue. Phase 3 will consist of the 4 townhouse units located on the south side of 66 Avenue. A detention pond is proposed where these 4 proposed townhouse units are situated, until such time as the larger area wide detention pond is located at Fraser Highway and 192 Street Diversion.
- The proposed development requires 228 square metres (2,454 sq.ft.) of indoor amenity space and 228 square metres (2,454 sq.ft.) of outdoor amenity space (based on 3 square metres/32 sq.ft. per dwelling unit). The development proposes 59.4 square metres (639 sq.ft.) of indoor amenity space and 510 square metres (5,487 sq.ft.) of outdoor amenity. The applicant will be required to provide cash-in-lieu for the shortfall in indoor amenity space.
- The intent of the proposed indoor amenity space is for small group gatherings and has been proposed in order to keep maintenance costs low for the future strata owners. The outdoor amenity space is proposed as a central communal courtyard serving as a focal point with seating, decorative paving, connection to green space and a connection to the underground parking. In addition, a children's play area has been provided along with garden plots.
- The proposed development requires 125 resident parking stalls and 15 visitor parking stalls, for a total of 140 stalls. The development proposes 143 stalls, which includes 28 small car stalls and 2 stalls for the disabled.
- The development proposes 87 bicycle stalls, located in the underground parking, which meets the requirement for bicycle parking.

Tree Preservation and Retention

- The applicant submitted an arborist report prepared by Michael Mills, Certified Arborist, dated November 8, 2010. The report identified a total of 48 mature trees within the subject site. When the western portion of the subject lot is proposed for development, the western portion will be subject to a separate arborist report.
- The arborist report separates the subject site into three areas: southern and northern parcels and the trees within the future 66 Avenue. The southern parcel, south of 66 Avenue, is characterized with a mixed forest area. This area is dominated by moderately-sized Big Leaf Maples that are all multi-stemmed in form. The Cottonwoods are all relatively young with a tall thin form. The Maples are all multi-stem and in generally poor condition. Within the southern portion of the site, there are 14 trees that meet by-law size.
- The following summarizes the trees for the small southern portion of the site:

South Portion of Site			
Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	1	0	1
Alder	2	0	2
Big Leaf Maple	9	0	9
Cottonwood	2	0	2
TOTAL	14	0	14

- The northern portion was largely cleared of all trees as part of the previous residential use and now contains only 20 trees that meet by-law size. According to the report, the area is dominated by rough grass with disturbed areas associated with the demolition of pre-existing residential buildings. The mature trees are dominated by a mix of Alder and Big Leaf Maple. There are single Douglas Fir, Blue Spruce, Cottonwood and Cherry trees. The Fir tree has grown in close association with a Cottonwood and has been crowded out resulting in a tall and then twisted form. The only other conifer within this portion is a small Blue Spruce that has developed as part of the hedge row along 192 Street. This tree has been topped and is one-sided in form due to shading from the hedge row. Most of the Maples are multi-stemmed with several trees showing decline. The Alders are relatively young and in good health.
- The following summarizes the trees for the larger northern portion of the site:

North Portion of Site			
Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	2	0	2
Alder	2	0	2
Big Leaf Maple	12	0	12
Cottonwood	1	0	1
Fir	7	0	7
Blue Spruce	1	0	1
Apple	1	0	1
TOTAL	27	0	27

- Within the future 66 Avenue, a total of 7 trees were identified.

Future 66 Avenue			
Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	1	0	1
Alder	1	0	1
Big Leaf Maple	5	0	5
TOTAL	7	0	7

- There is also a row of mixed conifers located within the 192 Street road boulevard. The trees within the hedge row have all been topped in the past for wire clearance resulting in a multi-stem form.
- All 48 trees (14 + 27 + 7) are proposed to be removed due to their poor quality or due to the fact that the trees are within the proposed construction area, for example, proximity to parking ramp. 40 trees are required to be replaced at a ratio of 2:1 and 8 trees are required to be replaced at a ratio of 1:1, for a total of 88 replacement trees. In total, the development proposes 107 trees.

Proposed CD By-law

- The proposed CD By-law will be based upon the RM-45 Zone with modifications to the permitted density and building setbacks.
- The proposed CD By-law allows for a floor area ratio (FAR) of 1.12 which is specific to the proposed development. By way of comparison, the RM-45 Zone would allow a maximum FAR of 1.11 based on the sliding scale, for this 0.699 hectare (1.73 acre) site.
- Building setbacks are reduced from the standard 7.5 metres (25 ft.) in the RM-45 Zone to a minimum of 3.4 metres (11.2 ft.) for the south yard of the four (4) proposed townhouses and for the proposed apartment building and carriage houses, a minimum of 4.2 metres (14 ft.) to the north yard. Balcony posts, porches and stairs may be permitted to encroach within the building setbacks.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on January 25, 2010. Staff received 5 e-mails and 3 telephone calls from property owners in the area, regarding the proposed application. 1 caller expressed opposition to the proposed development and 1 e-mail respondent felt that the proposed density should comply with the existing designation of 15-25 upa (Medium-High Density). The concerns are as follows:

- The area should remain as green space or should be developed as park.

The subject site is privately owned and has not been identified for park or green space in the East Clayton NCP.

- Concern about wildlife living within the subject site and their loss of animal habitat. Animals sited include birds, squirrels, frogs and deer.

The western portion of the subject lot will remain undeveloped and will allow any animal habitat to remain.

If Council approves this application, a tree cutting permit may be issued on the subject eastern portion of the lot only. However, this does not allow the developer to remove trees if it violates Section 34 of the Wildlife Act or any other Provincial or Federal regulation.

- Traffic congestion is a problem in the neighbourhood due to insufficient road connections and there is a concern regarding overflow parking onto 192 Street, between 65 and 67 Avenues. Vehicular accidents have also been identified as a problem in the area.

Once the 192 Street Diversion is constructed, 192 Street will be closed at 64 Avenue and at 67 Avenue, limiting traffic to local traffic only and will no longer be a through road.

The development proposal will provide a total of 144 parking spaces which exceeds the Zoning By-law requirement for a project of this size. The majority of the parking will be underground, accessed from a parking ramp at 192 Street. Only the 4 townhouse units will have surface parking, which will be accessed from 66 Avenue.

- Increased property crime, drugs and prostitution in the area, due to the proliferation of rental units, i.e. coach houses.

The proposed multiple residential units will be strata titled units. It will be up to the individual Strata Council, once formed, to enact by-laws which will restrict rentals.

- Concern about reduced privacy due to the proposed building setback relaxation along the south property line, with the existing townhouse units to the south. Townhouse unit owners to the south of the proposed development would like to see an enhanced landscape buffer along the south property line of the development.

An enhanced landscape buffer is proposed along the south property line of the development site, which includes a 1.8-metre (6 ft.) high fence and a mix of trees. The setback reduction is only for a portion of the side of one unit.

- The developer, Lakewood, has been criticized for being very deficient in dealing with common area deficiencies for other Lakewood projects in the area, i.e. landscaping and street boulevard areas.

Staff advised the developer of these concerns raised by strata representatives of some of the Lakewood developments in the area. The developer has advised that they have worked with the stratas of these developments to resolve their outstanding concerns. Planning staff have also advised Trees and Landscaping Section staff to review these developments in further detail, when the developer requests the release of outstanding landscape securities.

- A Public Information Meeting was held by the applicant on September 30, 2010 at the Ramada Inn located at 19225 Highway 10. Only 3 individuals signed in and attended the meeting. One was interested in purchasing a potential unit and the other two individuals provided no comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouses are located to the south of 66 Avenue, on the smallest portion of the site, facing 192 Street Diversion. The front door for the units oriented towards 192 Street Diversion, will result in a pleasant street presence and will be pedestrian friendly. The townhouses will interface well with the existing townhouses to the south of this site.
- The larger portion of the subject site, to the northeast of 66 Avenue, consists of the carriage houses and the apartment building. The carriage houses face 192 Street and 192 Street Diversion to provide a street presence and to be pedestrian friendly. The carriage houses interface with the existing single family housing to the east of 192 Street.
- The "carriage houses" being proposed are similar in form to a stacked townhouse, where there is one ground floor unit, with a second unit above the ground floor unit accessed by stairs.
- The 4-storey apartment building is to be situated adjacent 66 Avenue, with the building stepping down to three storeys in order to interface and respond with the existing single family residential to the east and the existing townhouses to the south of the site. As well, a large landscaped open space has been provided at the southeast corner of the site to allow for a landscaped area to provide a break in a continuous building wall to the existing single family residential to the east.
- The site planning design of the project has allowed for the carriage houses and the apartment units to be located on the perimeter of the site, with a large open landscaped amenity area within the centre portion of the site for the building occupants to view. This area has walkways and landscape amenities for all residents of the site to use.
- The exterior expression of the apartment building is influenced by the architect Frank Lloyd Wright. The building has been visually broken down into vertical elements with the use of a variety of finishes. The brick, the siding and the window patterns all have been used to provide an articulation to the face of the building while emphasizing a vertical expression. The brick, which is located at the base of the building, extends up adjacent to the glass balconies for two storeys with wood columns extending up to the large wood braces and to the low pitched roofs. With the use of horizontal and vertical siding, as well as the use of cedar shingle siding, this adds to the further articulation of the building facade to break up the horizontal mass of the building.
- The exterior expression of the carriage houses and townhouses are influenced by the Craftsman style. The carriage houses and the townhouses have a vertical expression of brick, porches, and roof forms to define unit expression and entry presence to the street. The use of steep roof pitches, wood knee braces, vertical and horizontal siding and cedar shingles, all add to the Craftsman flavour of the buildings.
- The colour palette for the three types of buildings will incorporate three colour schemes incorporating natural earth tones, with darker accents for the trim elements of the buildings.

- All dwelling units at the north side of 66 Avenue will have underground parking accessible from a parking ramp at 192 Street. The 4 townhouse units south of 66 Avenue will have enclosed residential parking at grade.
- The portion where the proposed 4 townhouse units are proposed will not be constructed until a later date (Phase 3), due to the fact that this will be the site of a temporary detention pond.
- A stormwater detention area is proposed at the south-eastern corner of the site along with deciduous and coniferous trees to increase privacy.
- The development proposes a plant list which showcases a range of hardy, drought tolerant species to minimize the need for irrigation. Where possible, dry bed areas have been introduced for natural stormwater infiltration. In these areas, native and drought/wet tolerant species, as well as ornamental grasses have been used to visually highlight this landscape feature.
- Landscaping areas have been enhanced over the slab to encourage the slowing of stormwater discharge. Deciduous trees have been planted along the south and west sides of the buildings to respond to solar orientation, providing passive solar capture in winter and shading in summer.

ADVISORY DESIGN PANEL

ADP Meeting Date: September 16, 2010

The majority of the ADP recommendations have been satisfactorily addressed, except for the following, which the applicant has agreed to resolve prior to Final Adoption, to the satisfaction of the City Architect and the City Landscape Architect:

- Resolution of elevation detailing and roof plan for proposed apartment building.
- Resolve garbage/recycling pick up area and visitor parking for townhouse portion south of 66 Avenue.
- Show stair detailing of carriage houses.
- Further resolution of design to ensure ease for disabled persons, i.e. parking and enterphone.
- Resolution of free-standing signage.
- Completion of outstanding landscape items.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Block Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	NCP Plan

Appendix VIII. OCP Redesignation Map

Appendix IX. Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects and DMG Landscape Architect, respectively, dated November 23, 2010 and October 20, 2010.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Harald Trepke, Lakewood Beech Developments Ltd.
 Address: #201 – 7795 – 128 Street
 Surrey, BC
 V3W 4E6
 Tel: 604-590-8444

2. Properties involved in the Application
 - (a) Civic Address: Portion of 6685 – 192 Street

 - (b) Civic Address: Portion of 6685 – 192 Street
 Owner: Lakewood Beech Developments Ltd.
 Portion of PID: 012-120-235
 Lot 10 Section 16 Township 8 New Westminster District Plan 1372

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone a portion of the property (and a portion of road allowances).

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.698 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		4%
Total Site Coverage		40%
SETBACKS (in metres)		
(a) Portion of Lot 1 containing 0.560 hectare:		
192 Street Diversion	7.5 m	4.5 m
192 Street	7.5 m	5.4 m**
66 Avenue	7.5 m	4.5 m*
North Side	7.5 m	4.2 m
(b) Portion of Lot 2 containing 0.138 hectare:		
192 Street Diversion	7.5 m	6.3 m***
66 Avenue	7.5 m	4.5 m
South Side	7.5 m	3.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m	13 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
One Bed (Apartment and carriage house)		22
Two Bed (Apartment and carriage house)		12
Two Bedroom + Flex (apartment)		38
Three Bedroom (Townhouse)		4
Total (based upon sliding scale of RM-45)	67	76
FLOOR AREA: Residential	7,748 m ²	7,813 m ²
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		

* Posts may encroach up to 3.0 metres from lot line (66 Avenue).

** Posts may encroach up to 4.5 metres from lot line (192 Street).

*** Porches may encroach up to 4.5 metres from lot line (192 Street Diversion), and stairs may encroach up to 2.9 metres from the lot line (192 Street Diversion)

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		7,813 m ²
DENSITY		
# of units/ha /# units/acre (gross)		-
# of units/ha /# units/acre (net)	96 uph (39 upa)	109 uph (44 upa)
FAR (gross)		-
FAR (net)	1.11	1.12
AMENITY SPACE (area in square metres)		
Indoor	228 m ²	59.4 m ²
Outdoor	228 m ²	510 m ²
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Apartments	71	74
Carriage house	46	46
Townhouses	8	8
Residential Visitors	15	15
Institutional		n/a
Total Number of Parking Spaces	140	143
Number of disabled stalls	2	2
Number of small cars	35	28
Tandem Parking Spaces: Number / % of Total Number of Units		2/2.6%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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ISSUE	DATE	BY	APR SUBMISSION
REVISED AS PER SURVEY COMMENTS OF JULY 6/10			
REVISED AS PER ACP COMMENTS OF SEPT. 16/10			
REVISED AS PER ACP COMMENTS OF SEPT. 16/10			

REV#	DATE	DRN	CK'D

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DESIGN :	LAKWOOD GROUP
DATE :	PROPOSED MULTI-FAMILY
SCALE :	1/8" = 1'-0"
PROJECT :	CONDOMINIUM
SHEET CONTENTS :	UNIT PLANS

CLIENT : LAKWOOD GROUP
 PROJECT : PROPOSED MULTI-FAMILY
 SHEET CONTENTS : UNIT PLANS
 SCALE : 1/8" = 1'-0"

CLIENT :	LAKWOOD GROUP
DATE :	PROPOSED MULTI-FAMILY
SCALE :	1/8" = 1'-0"
PROJECT :	CONDOMINIUM
SHEET CONTENTS :	UNIT PLANS

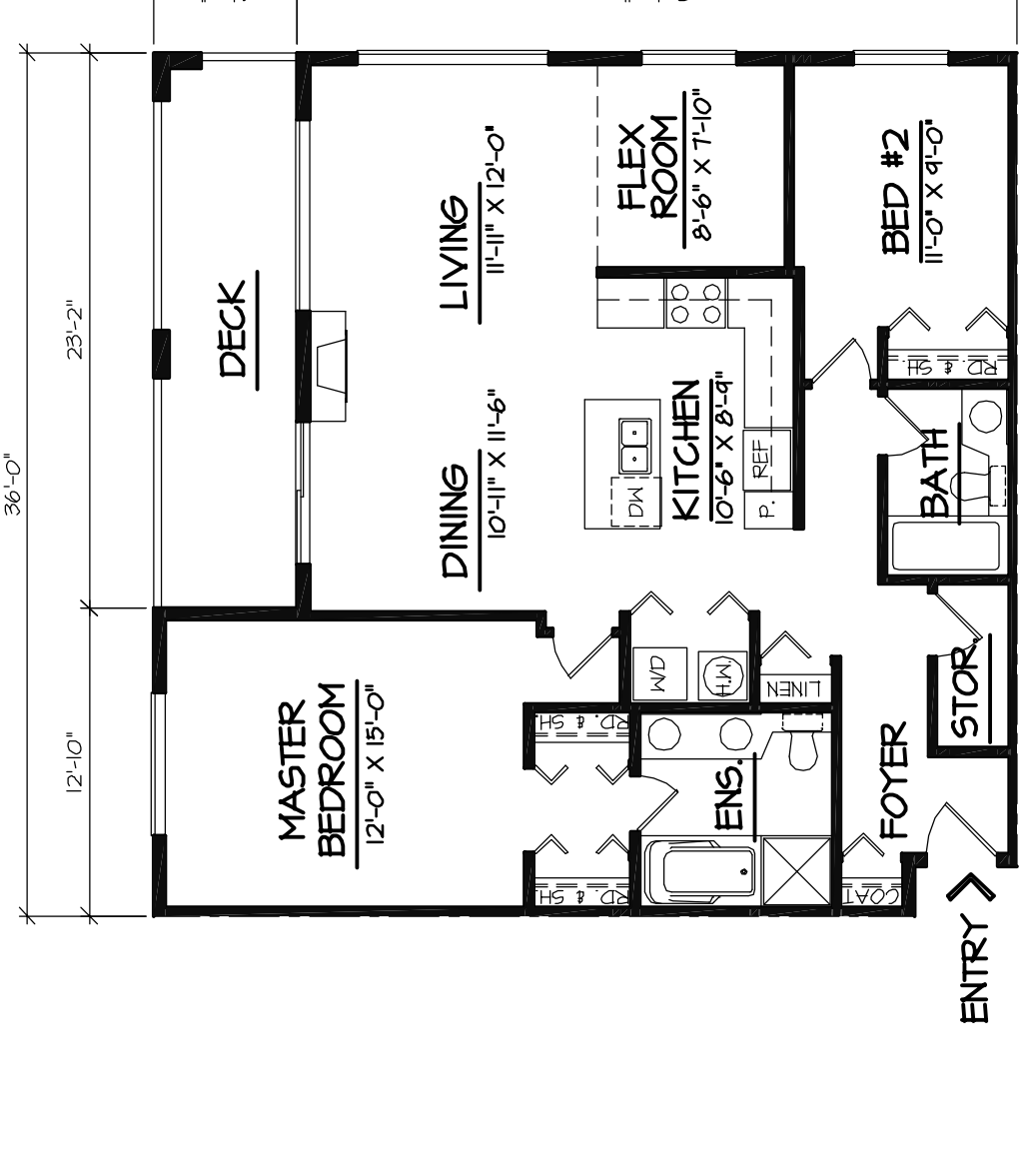
CLIENT : LAKWOOD GROUP
 PROJECT : PROPOSED MULTI-FAMILY
 SHEET CONTENTS : UNIT PLANS
 SCALE : 1/8" = 1'-0"

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnetttek.com

SHEET NO.	203
PROJECT NO.	060228
REV. NO.	AC-21



UNIT TYPE 'D'
 SCALE: 1/8" = 1'-0" 1025 SF.



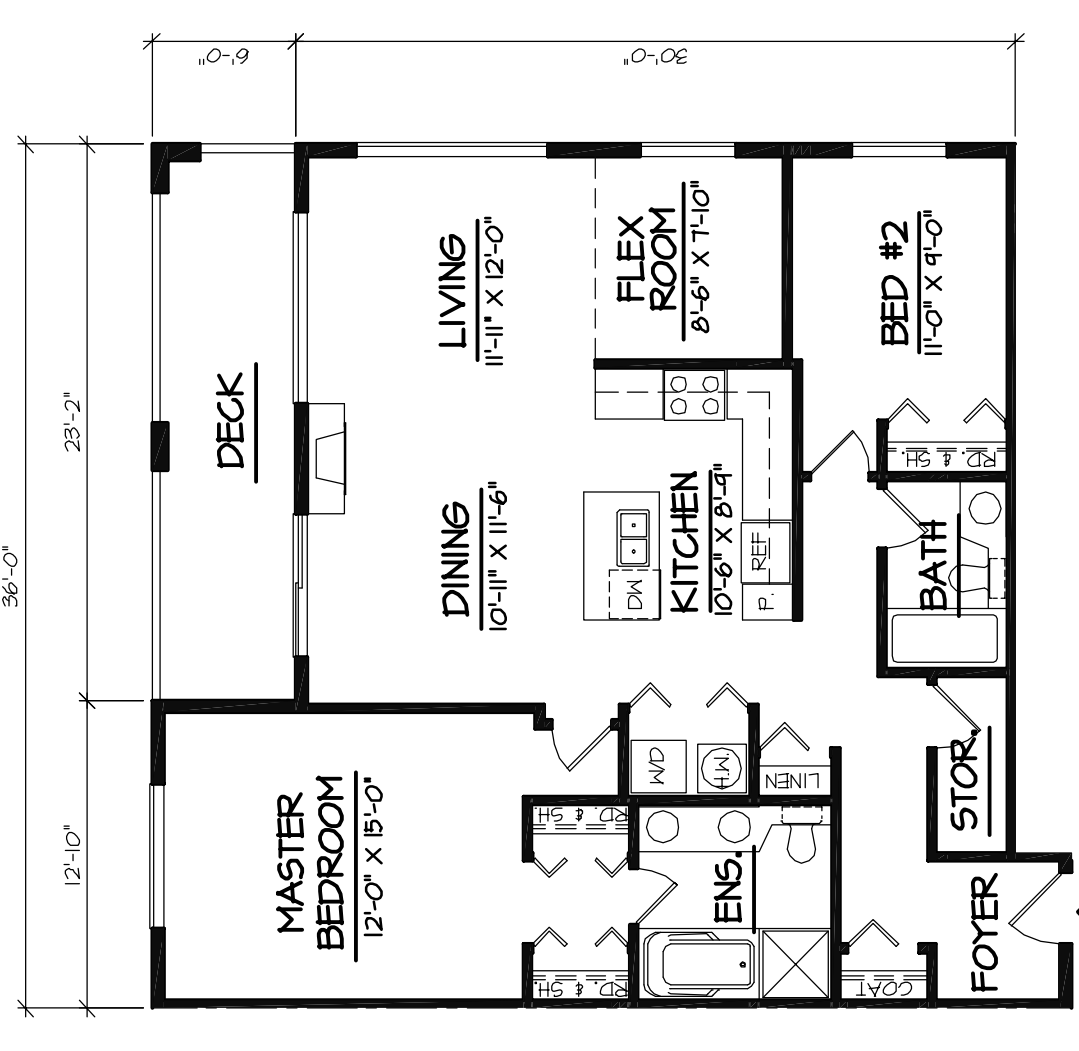
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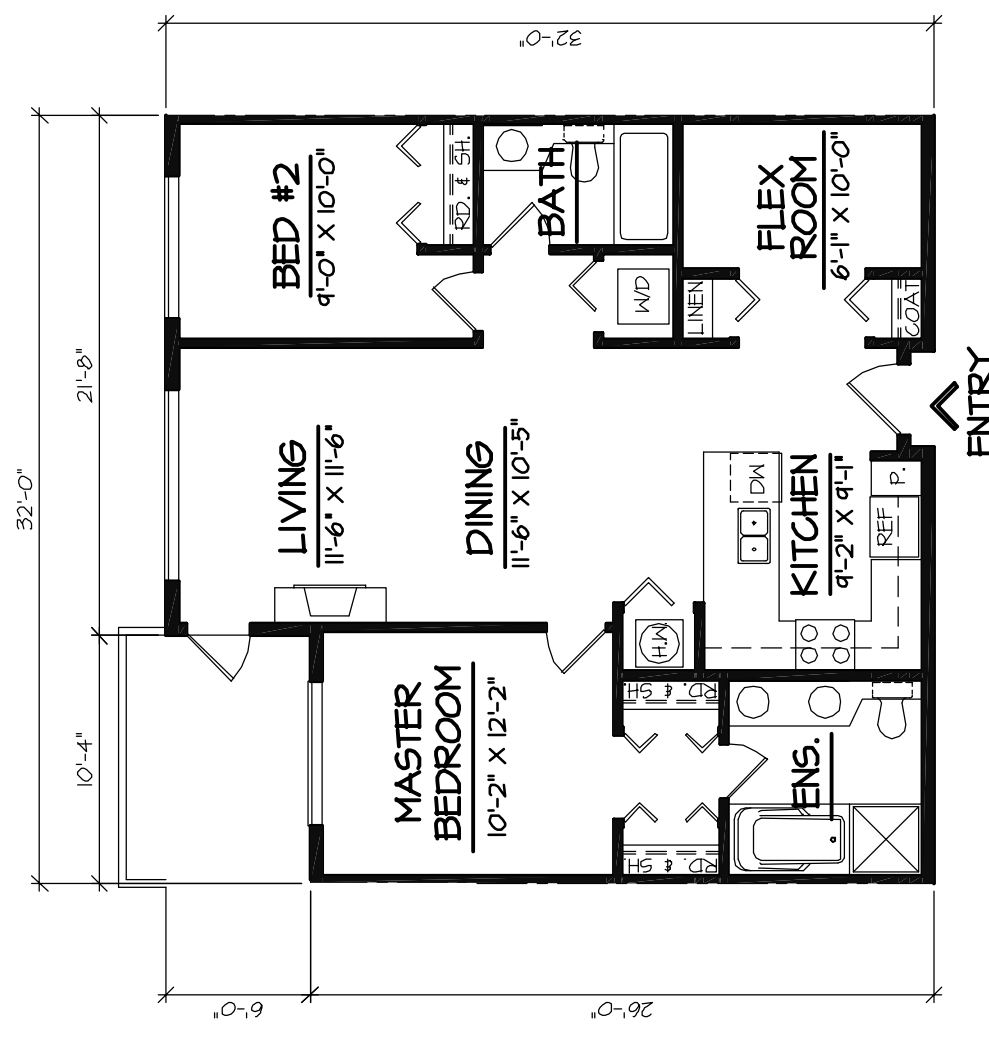
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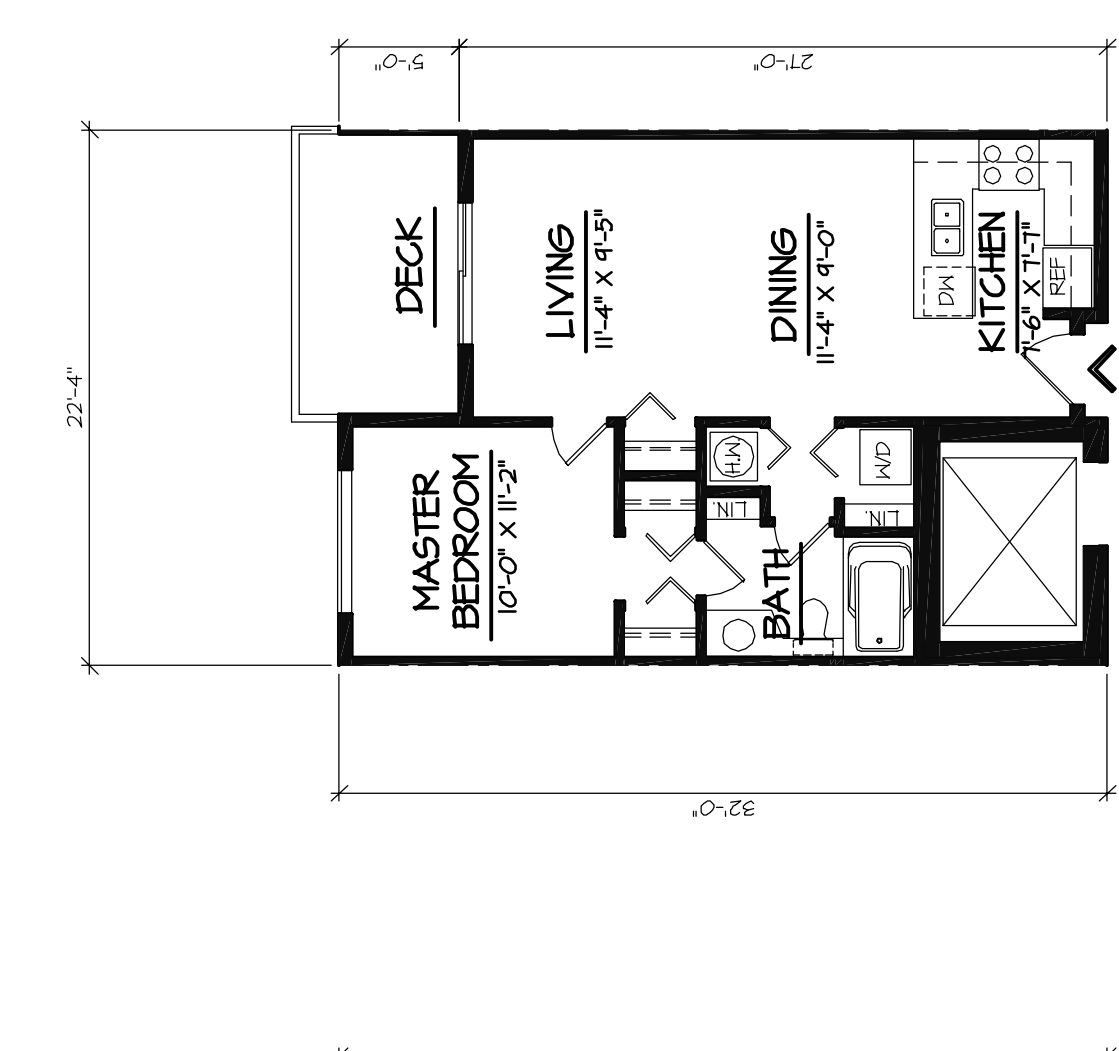
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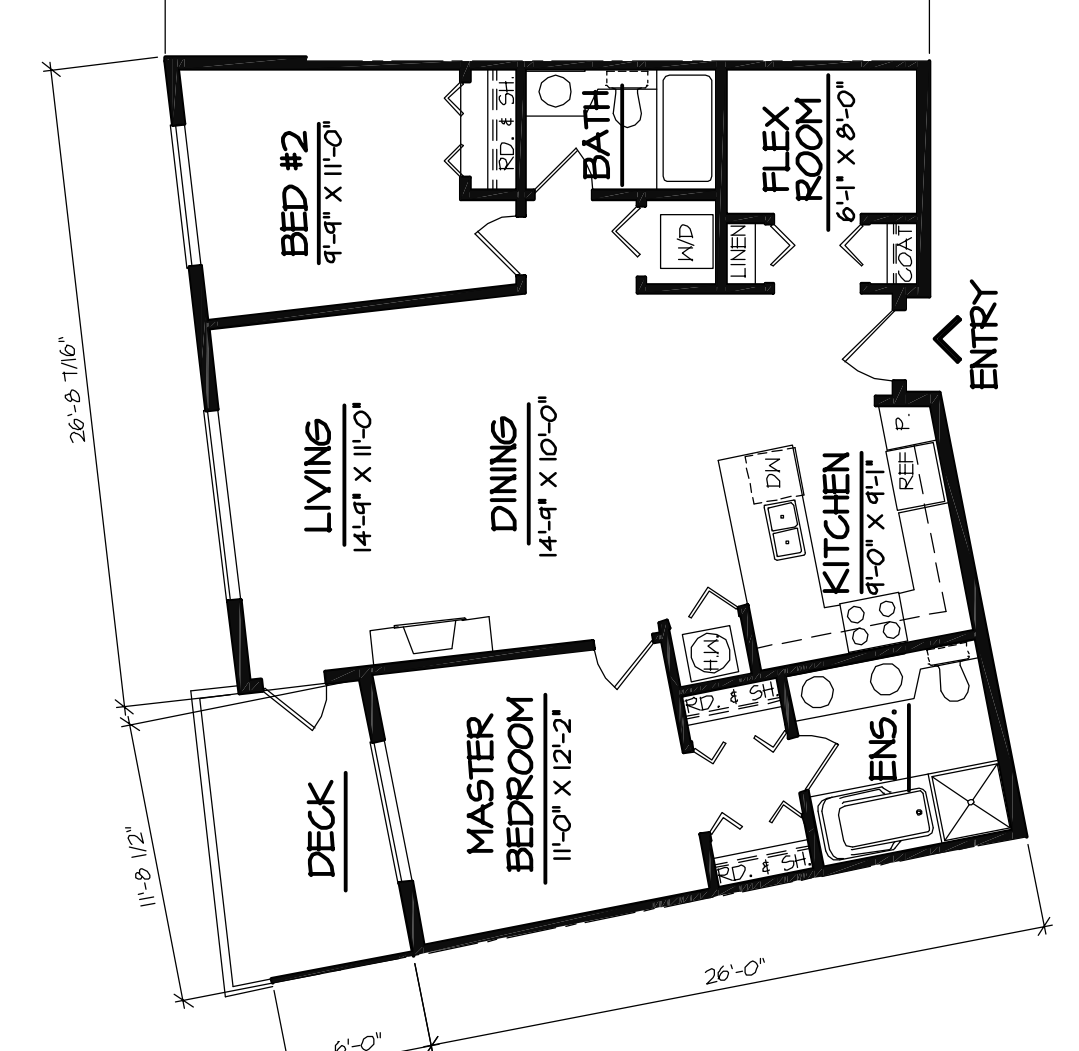
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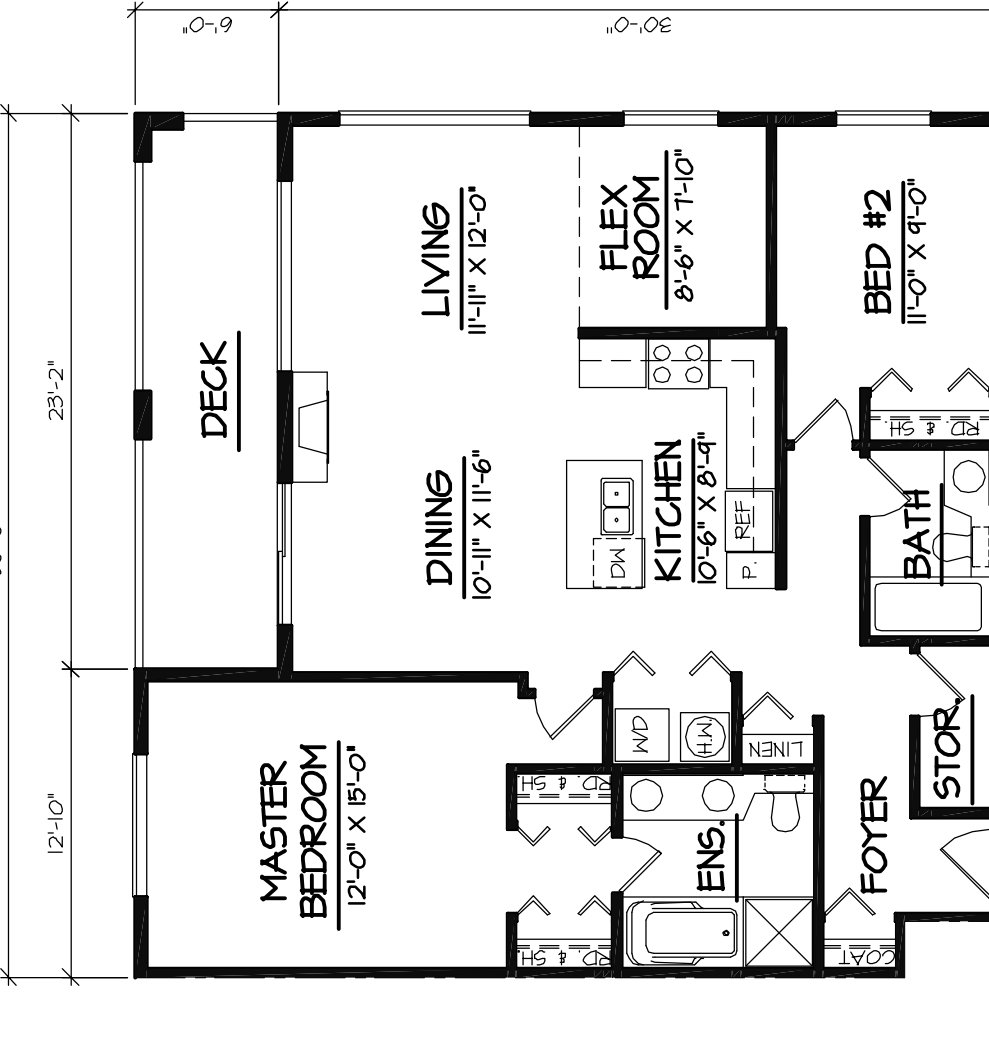
UNIT TYPE 'G'
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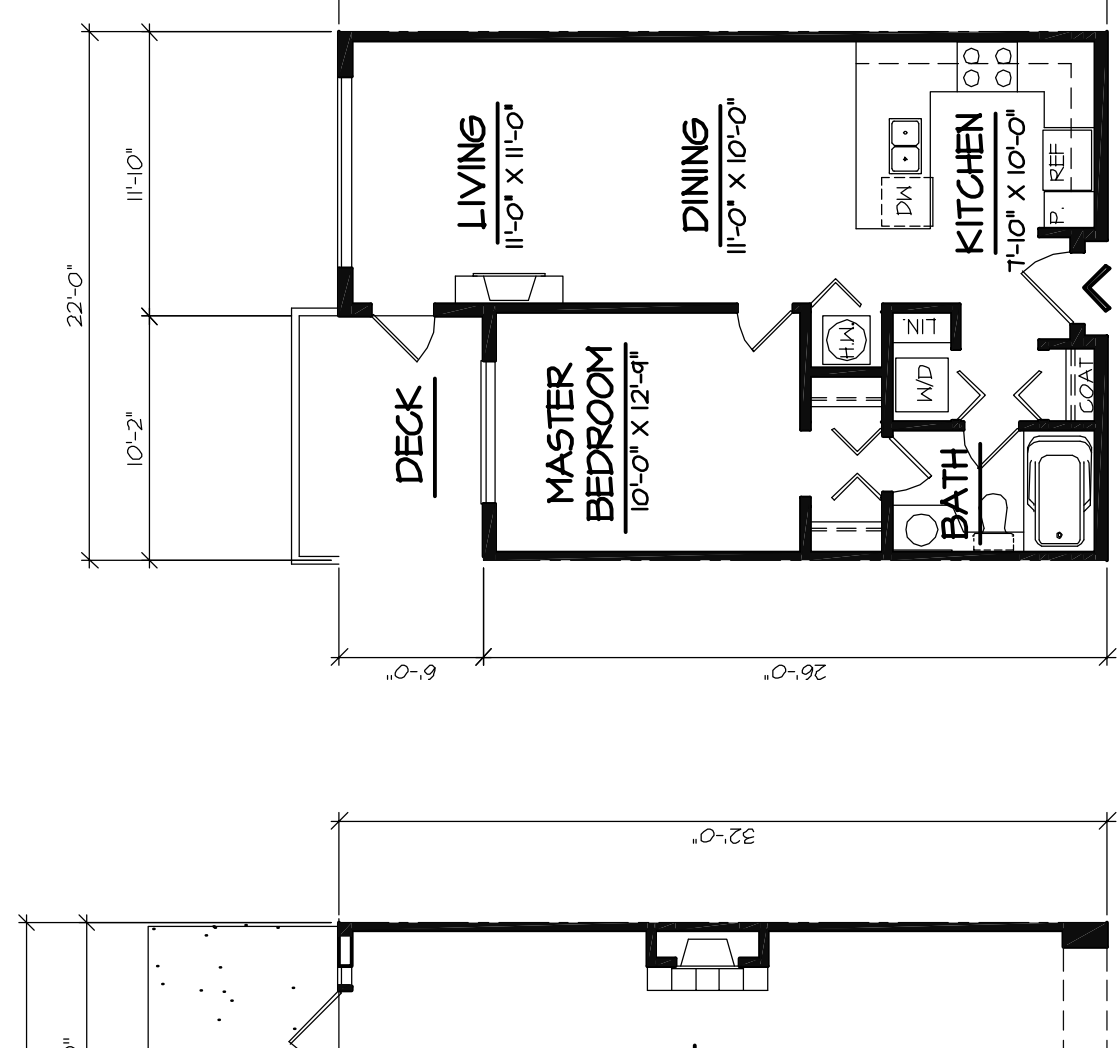
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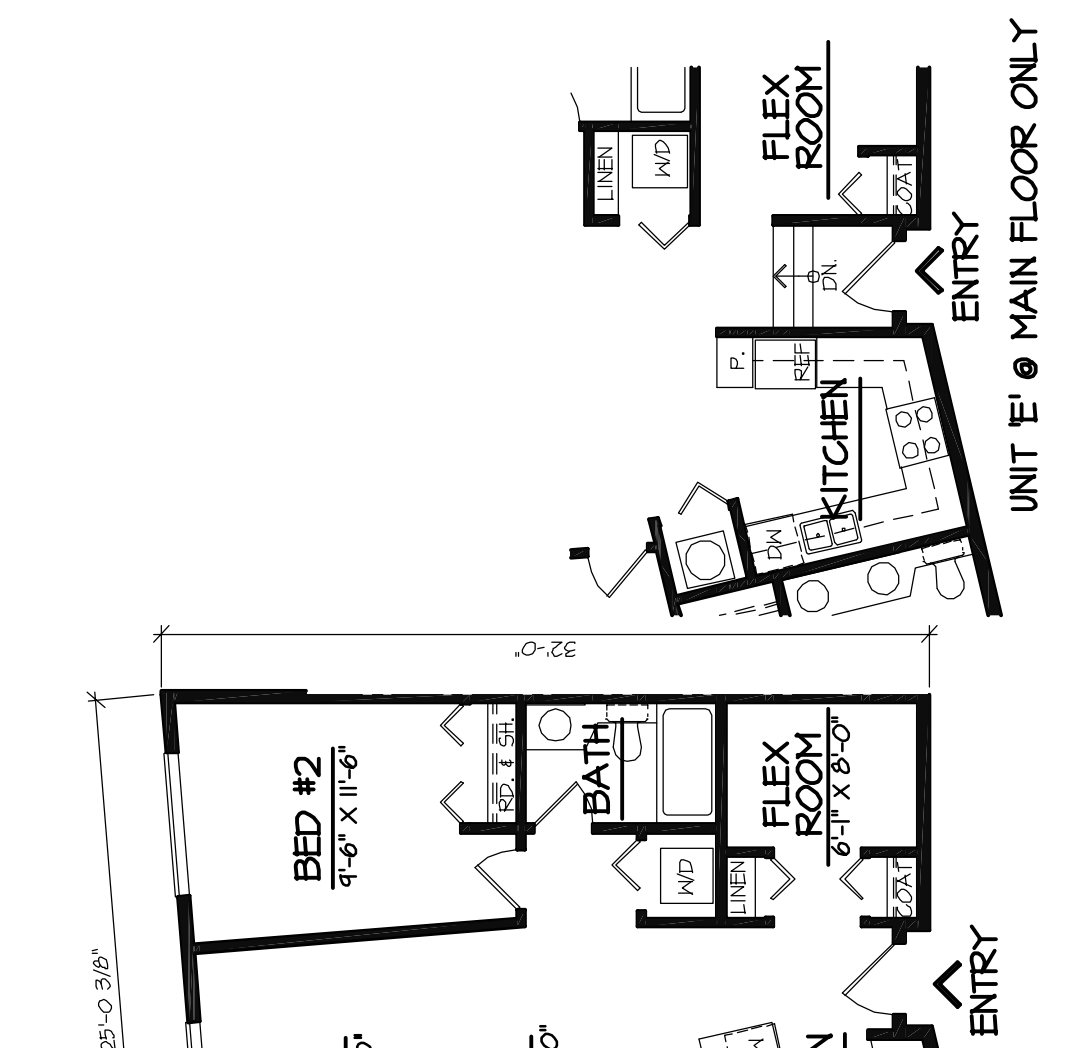
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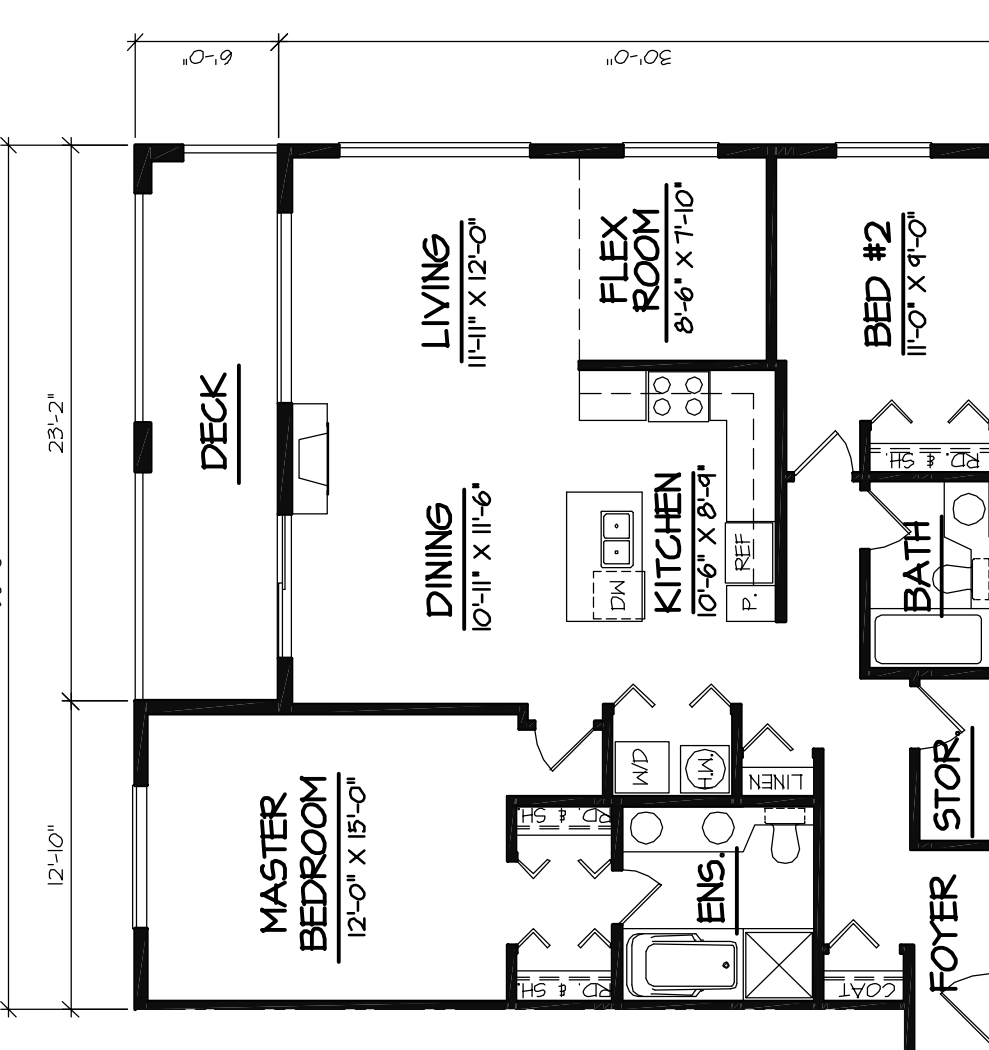
UNIT TYPE 'F3'
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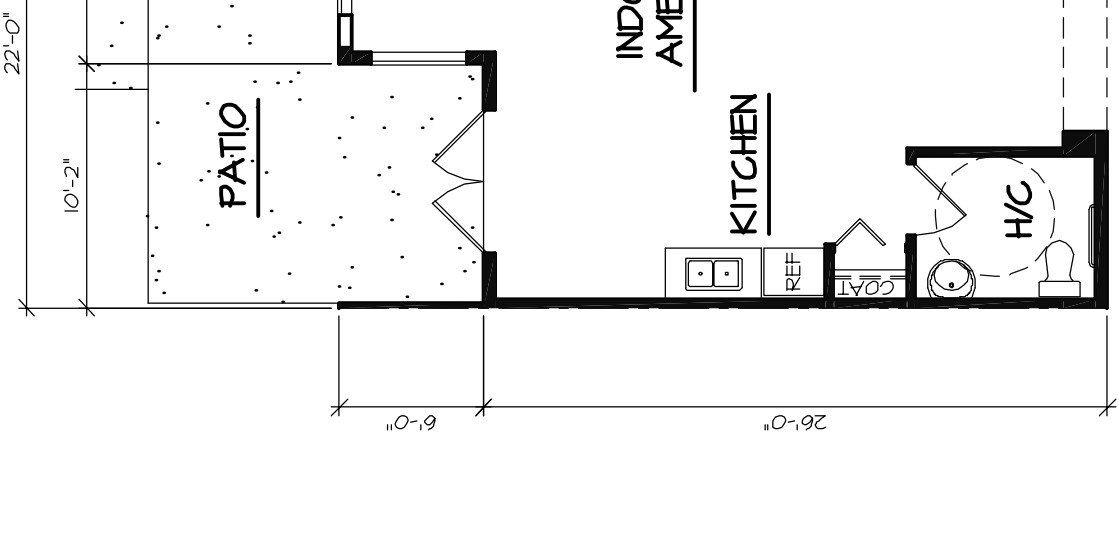
UNIT TYPE 'C'
 SCALE: 1/8" = 1'-0" 634 SF.



UNIT TYPE 'E'
 SCALE: 1/8" = 1'-0" 1019 SF.



UNIT TYPE 'F2'
 SCALE: 1/8" = 1'-0" 1168 SF.



INDOOR AMENITY
 SCALE: 1/8" = 1'-0" 643 SF.

UNIT 'E' @ MAIN FLOOR ONLY

UNIT 'F3' @ SECOND FLOOR ONLY

CONDOMINIUM

ISSUE	DATE	BY	ISSUED FOR
#1	SEPT. 08/10	LB	APP SUBMISSION
REV'D	DATE	DRN	CK'D
REVISED AS PER SURVEY COMMENTS OF JULY 6/10			
REVISED AS PER SURVEY COMMENTS OF SEPT. 16/10			

DESIGN :	LAKWOOD GROUP
DATE :	NOV. 3 10
SCALE :	1/8" = 1'-0"

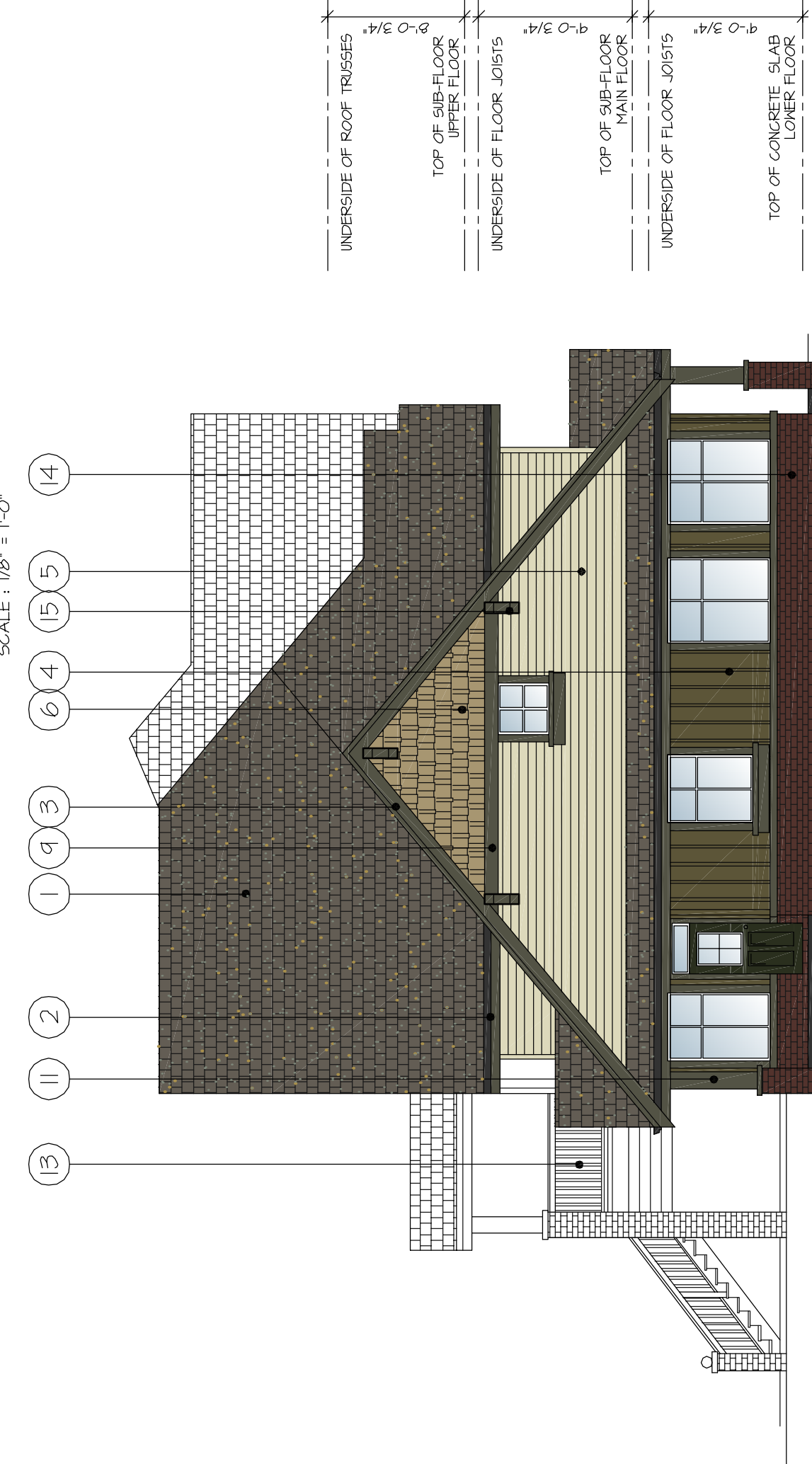
CLIENT :	LAKWOOD GROUP
PROJECT :	PROPOSED MULTI-FAMILY
SHEET CONTENTS :	CARRIAGE HOMES BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitek.com

SHEET NO.	203
PROJECT NO.	0602B
REV. NO.	

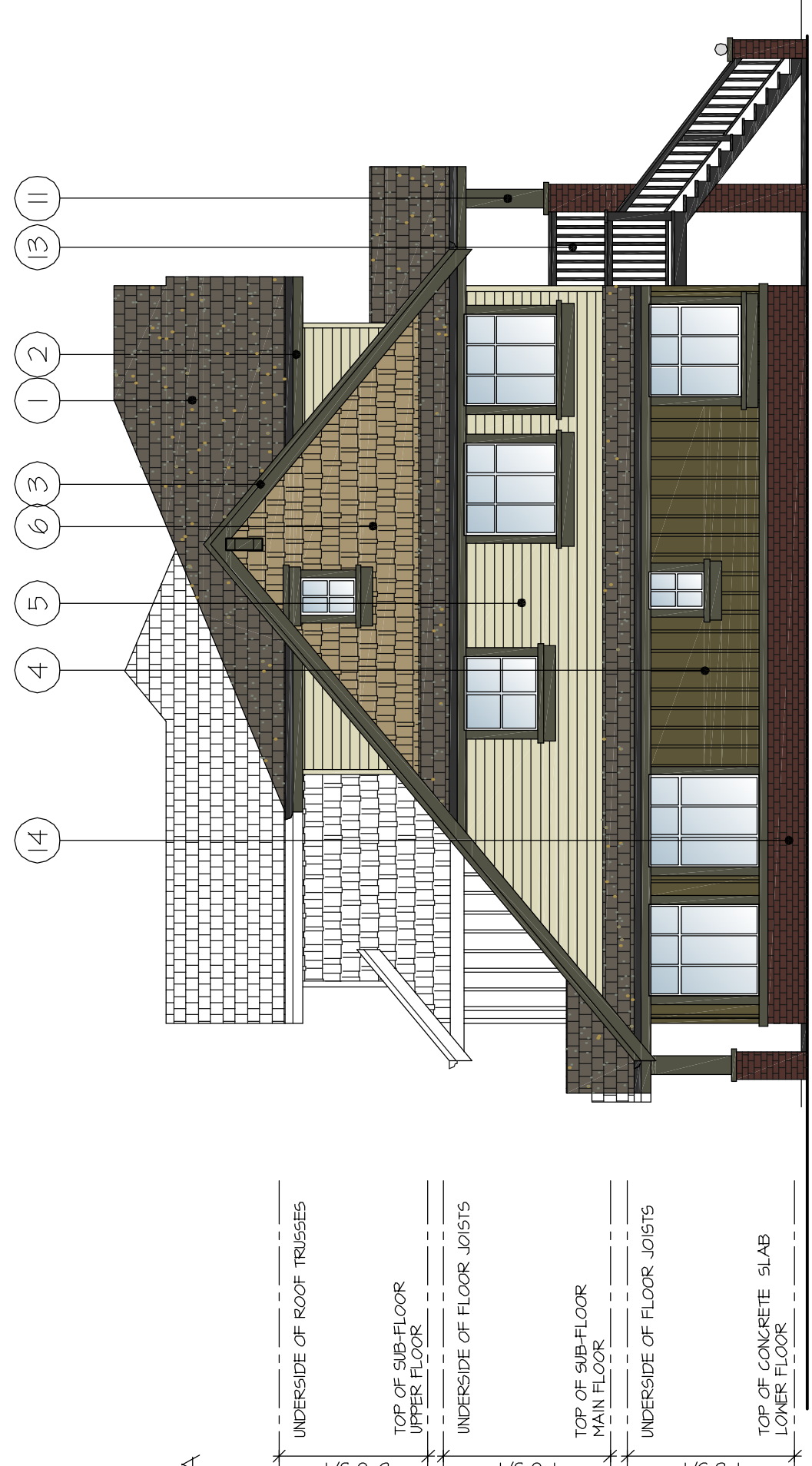


FRONT ELEVATION 192nd STREET
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- ASPHALT SHINGLES - HIGH PROFILE W/ RIDGE CAPS
 - PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA
 - 1X4 WOOD TRIM ON 2X12 WOOD FASCIA
 - VINYL BOARD AND BATTEN SIDING
 - VINYL HORIZONTAL SIDING
 - VINYL SHAKE SIDING
 - CORNER TRIM - A5 PER SIDING MATERIAL
 - VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
 - 2X10 WOOD TRIM
 - 2X10 WOOD BASE TRIM
 - WOOD POST
 - RAISED PANEL GARAGE DOOR
 - PRE-FAB METAL RAILINGS
 - BRICK VENEER
 - KNEE BRACE



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION VIEW FROM AMENITY AREA
SCALE: 1/8" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
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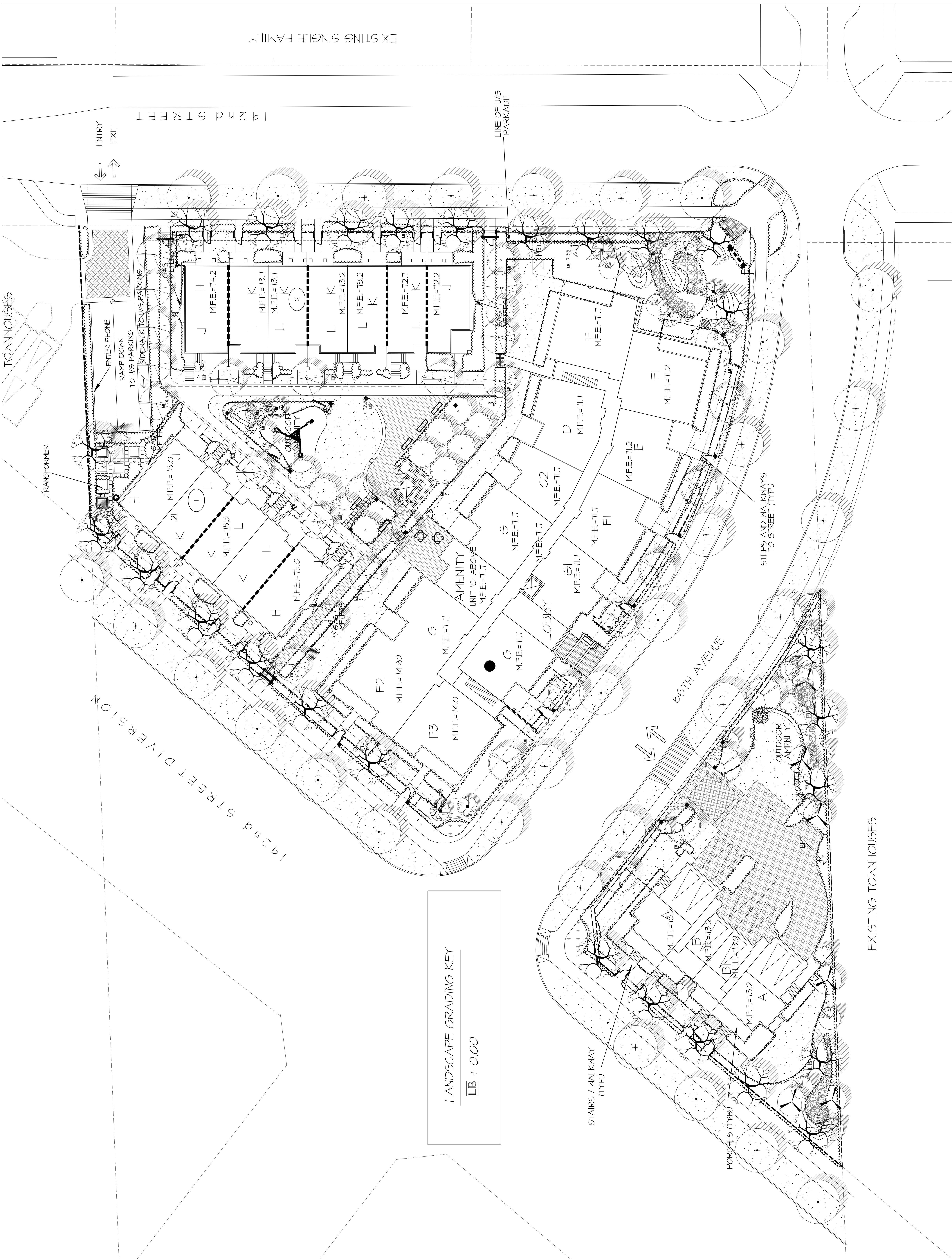


A Partnership of
 J.D. Macdonald & Associates Ltd.
 Patricia Campbell & Associates Ltd.
 Mary Chan Yip Consultants Ltd.
 Suite C100 - 4185 58th Street, Drive
 Burnaby, BC V5C 6C9
 PH (604) 437-3942 & 437-8723

PROJECT:
**LAKWOOD BEECH
 RESIDENTIAL**
 6685 192nd STREET
 SURREY, BC

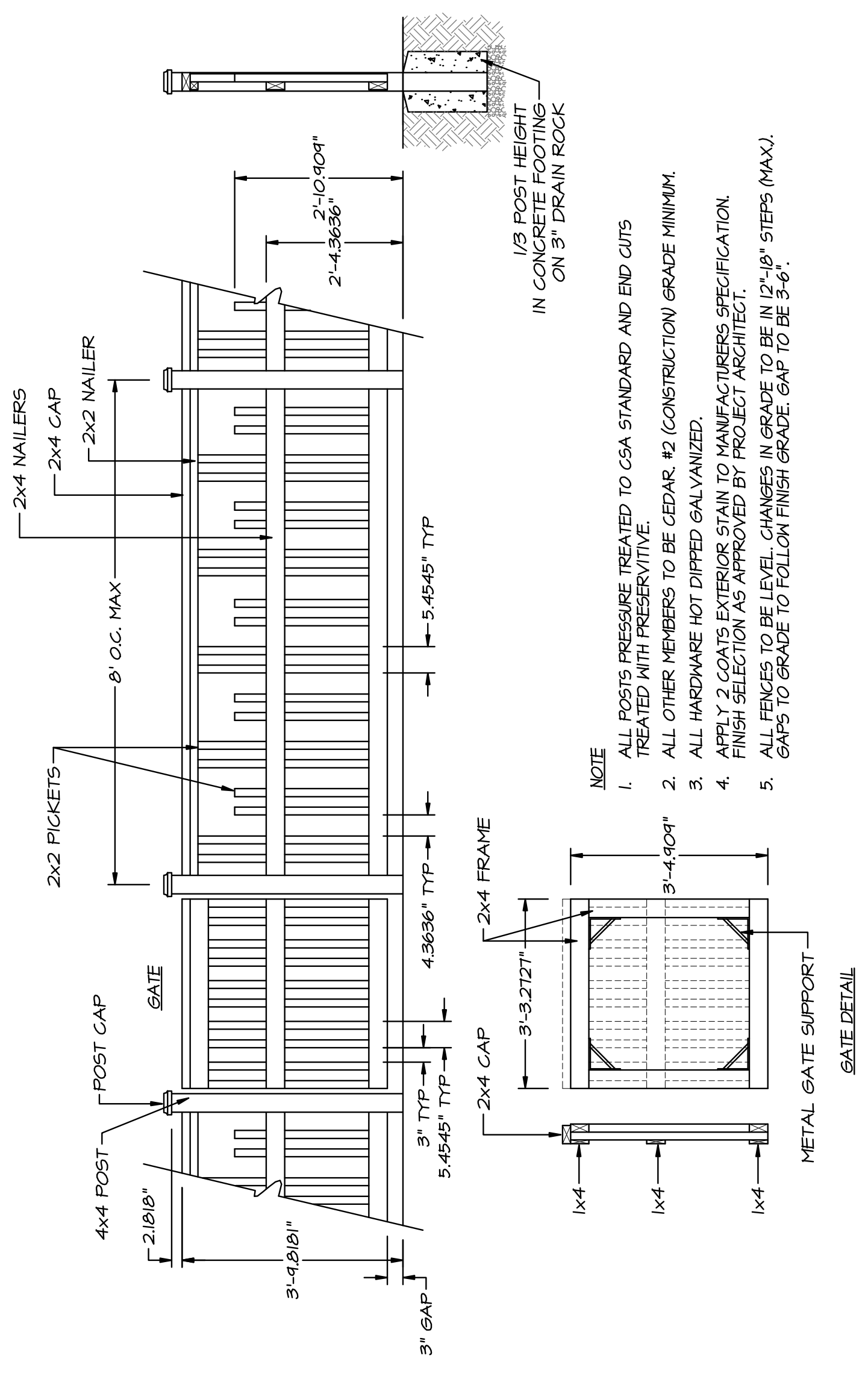
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**LANDSCAPE
 GRADING PLAN**

DATE: 10.11.21
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 DRAWN: AG
 DESIGN: AG
 CHECKED: --
 DMG PROJECT NUMBER: 09-144
 OF 5
L3



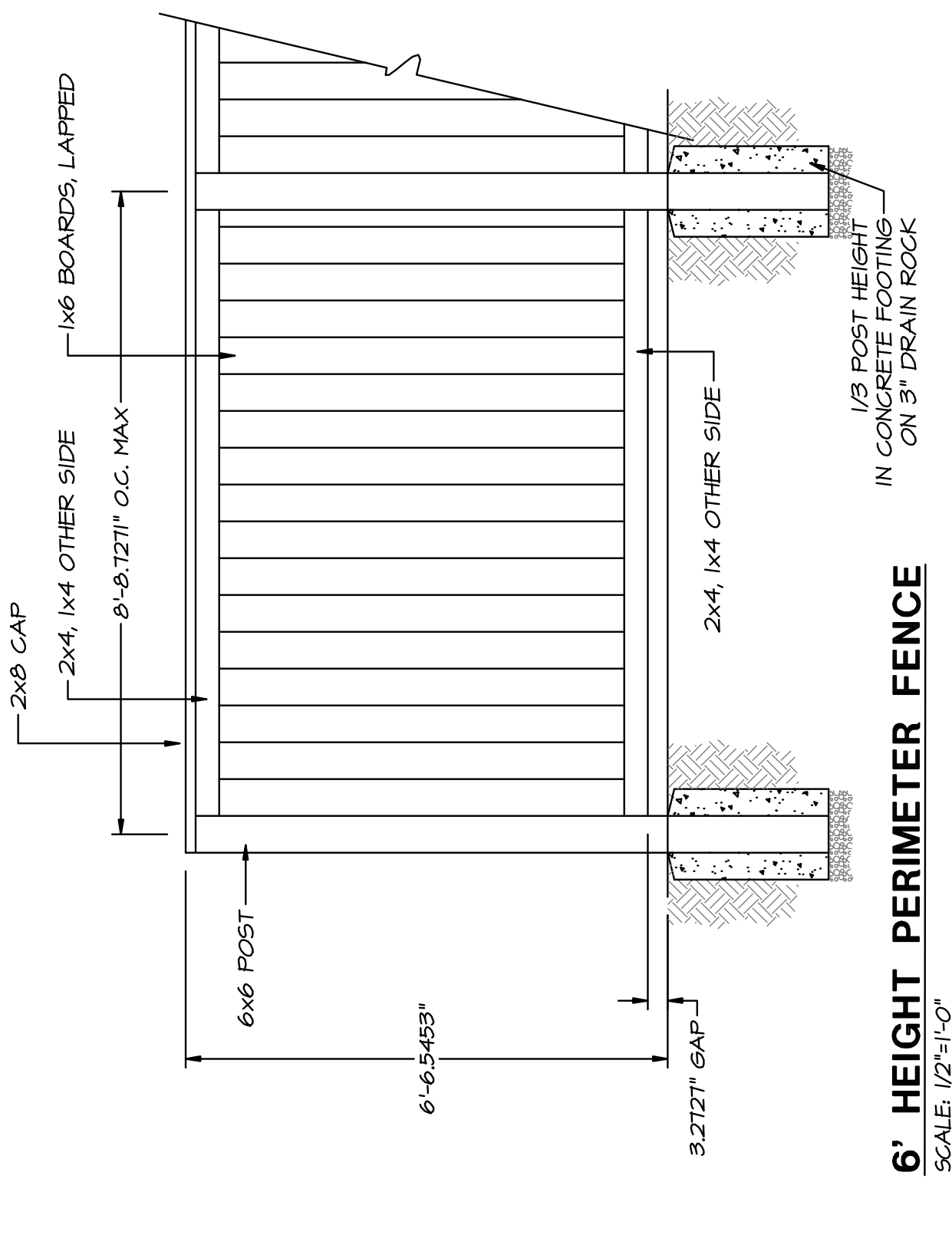
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09-144-036-25

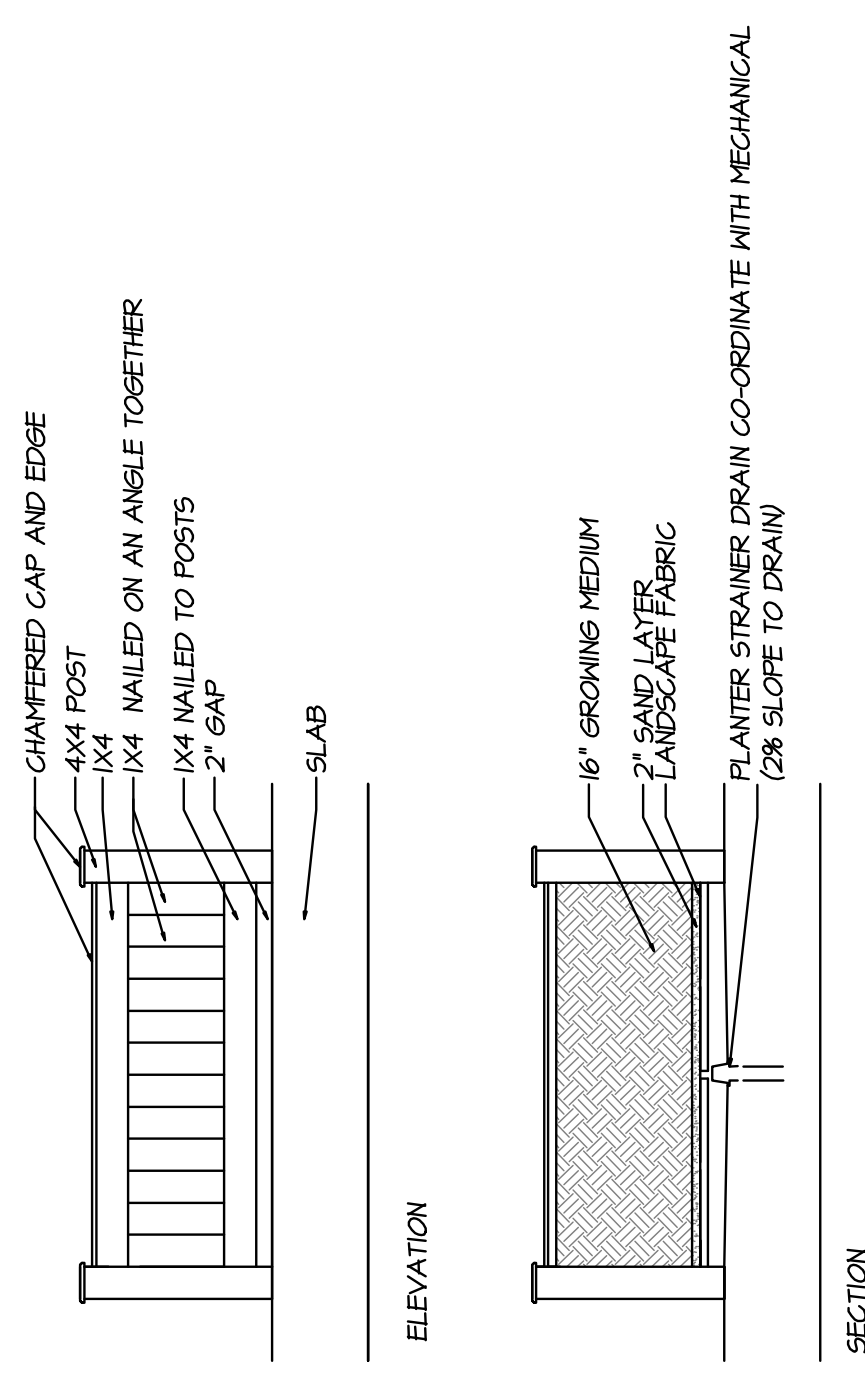


42" HEIGHT PICKET FENCE & GATE
SCALE: 1/2"=1'-0"

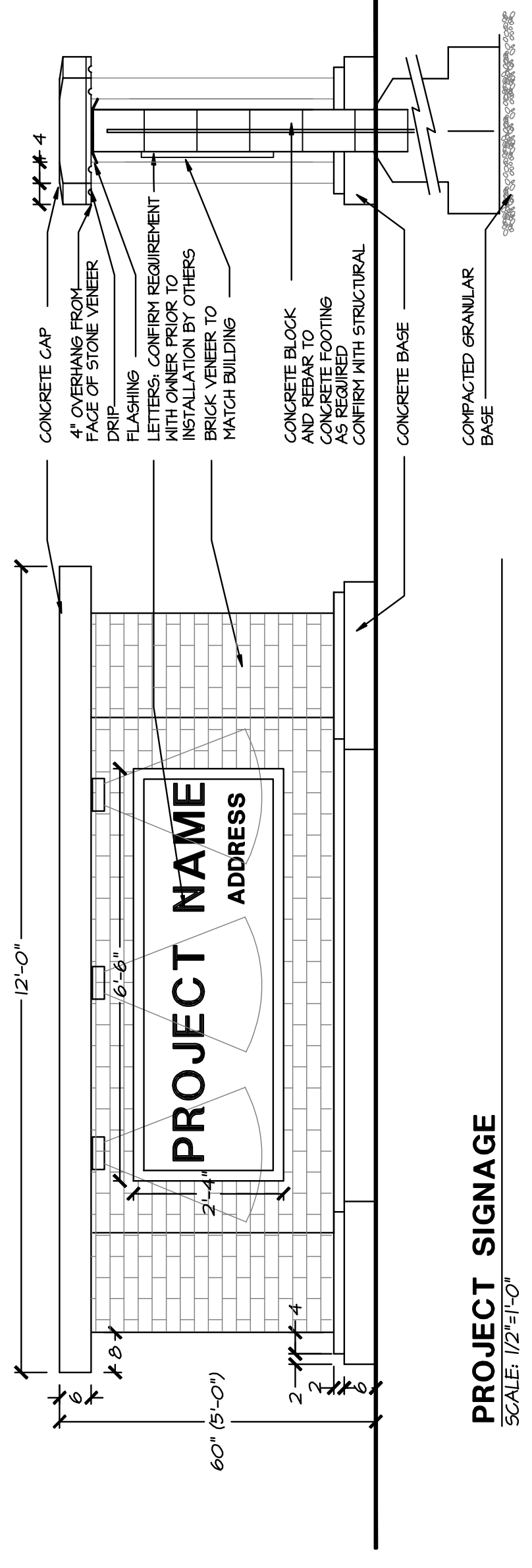
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM)
 3. ALL HARDWARE NOT DIPPED GALVANIZED
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
 5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 6. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3-6".



6' HEIGHT PERIMETER FENCE
SCALE: 1/2"=1'-0"

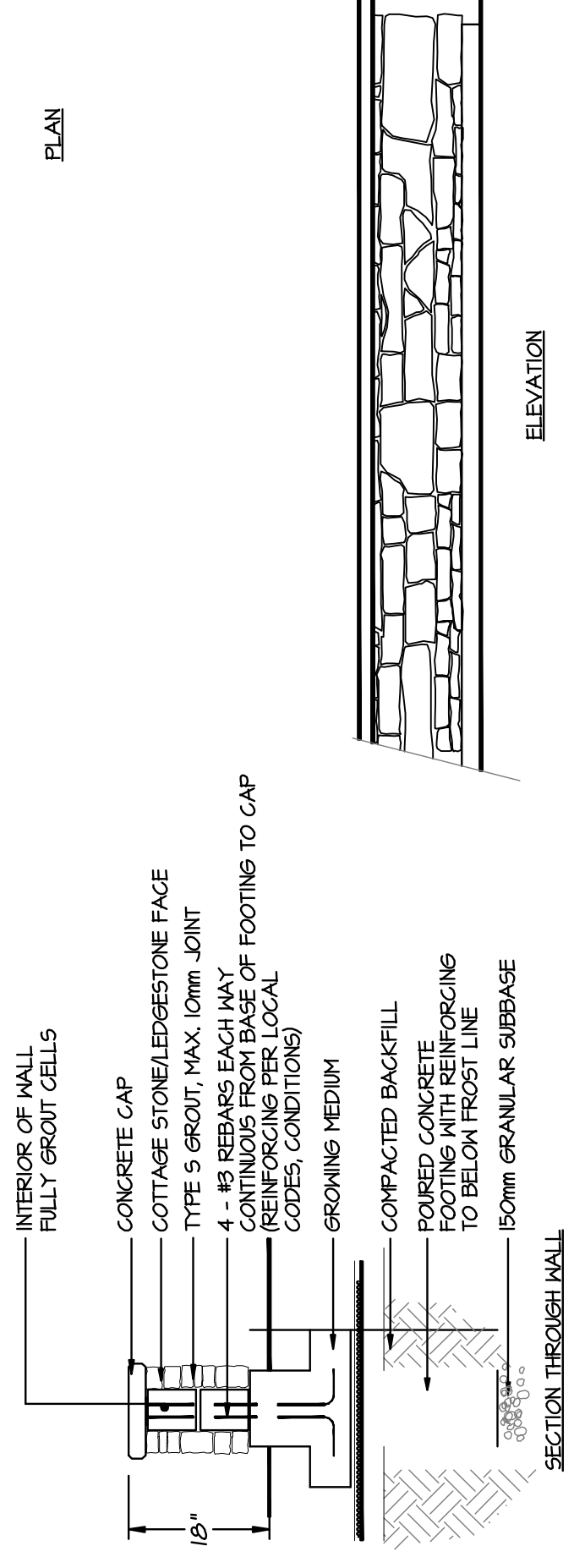


COMMUNITY GARDEN PLANTER
SCALE: 1/2"=1'-0"

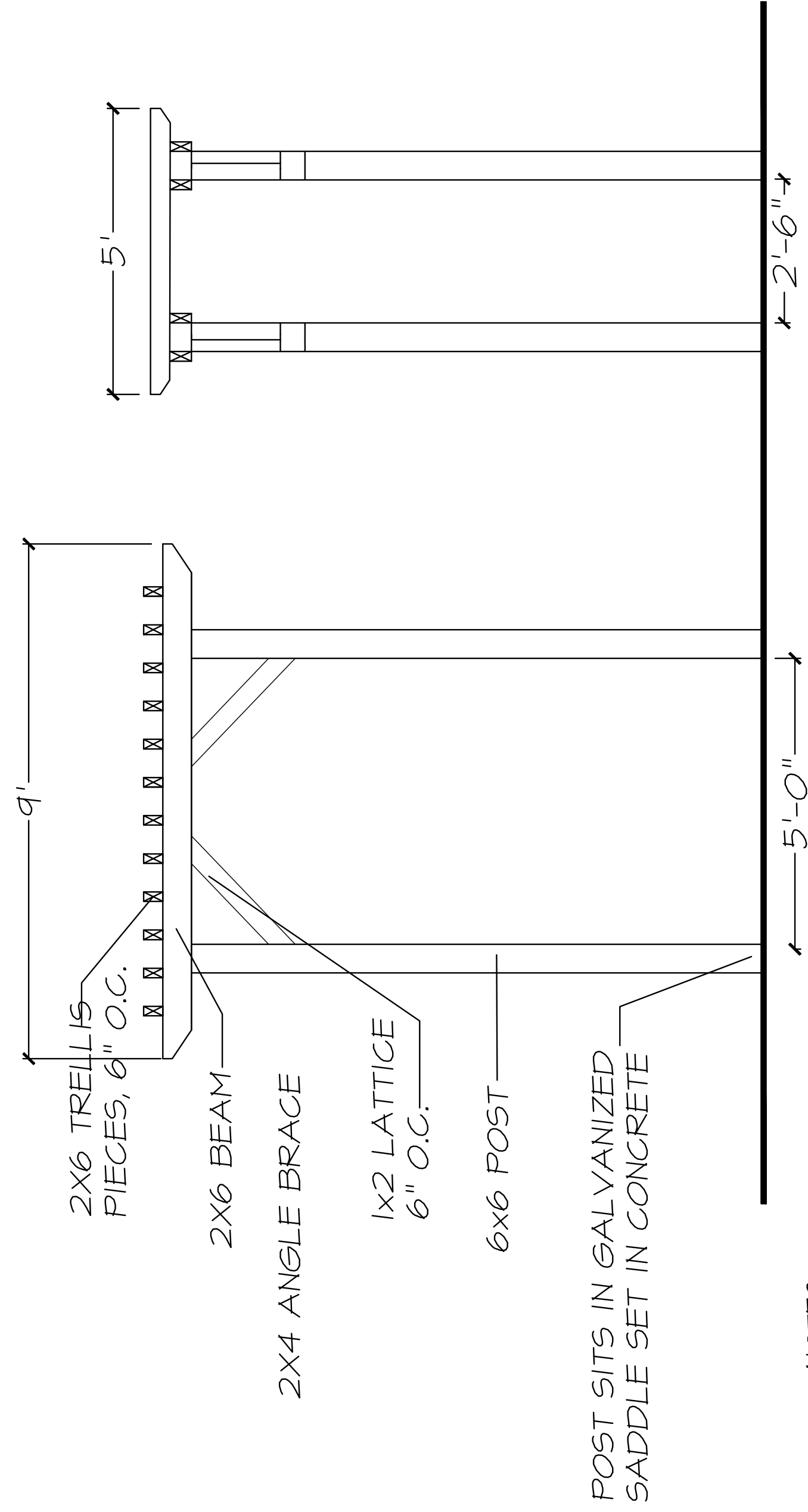


PROJECT SIGNAGE
SCALE: 1/2"=1'-0"

NOTE:
WALL FACE TO BE 10% COTTAGE STONE-30% LEDGESTONE MIX MATERIAL AVAILABLE AT NORTHWEST LANDSCAPE SUPPLY CONTACT DAVE ROBERSON TEL: 604-455-6452

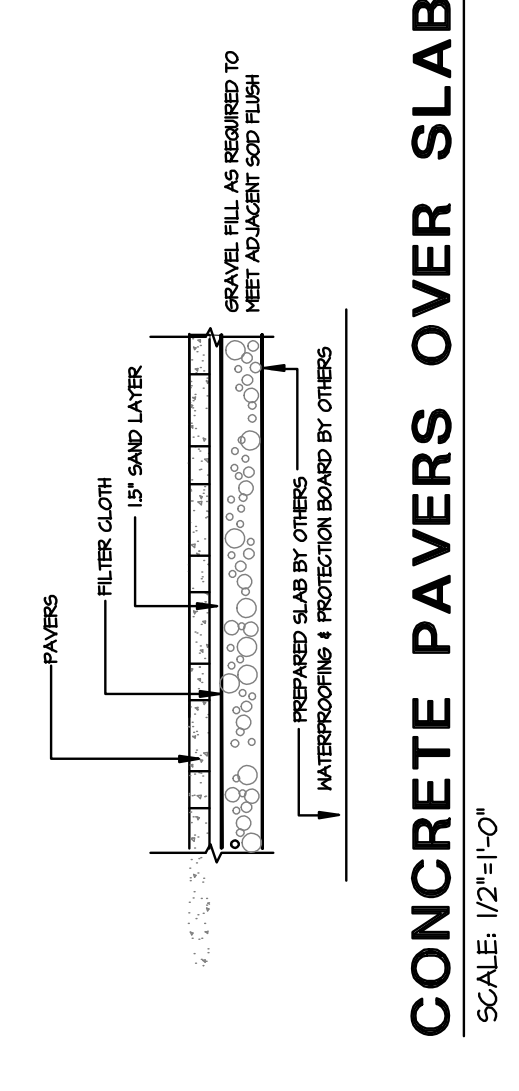


LOW STONE FACED WALL
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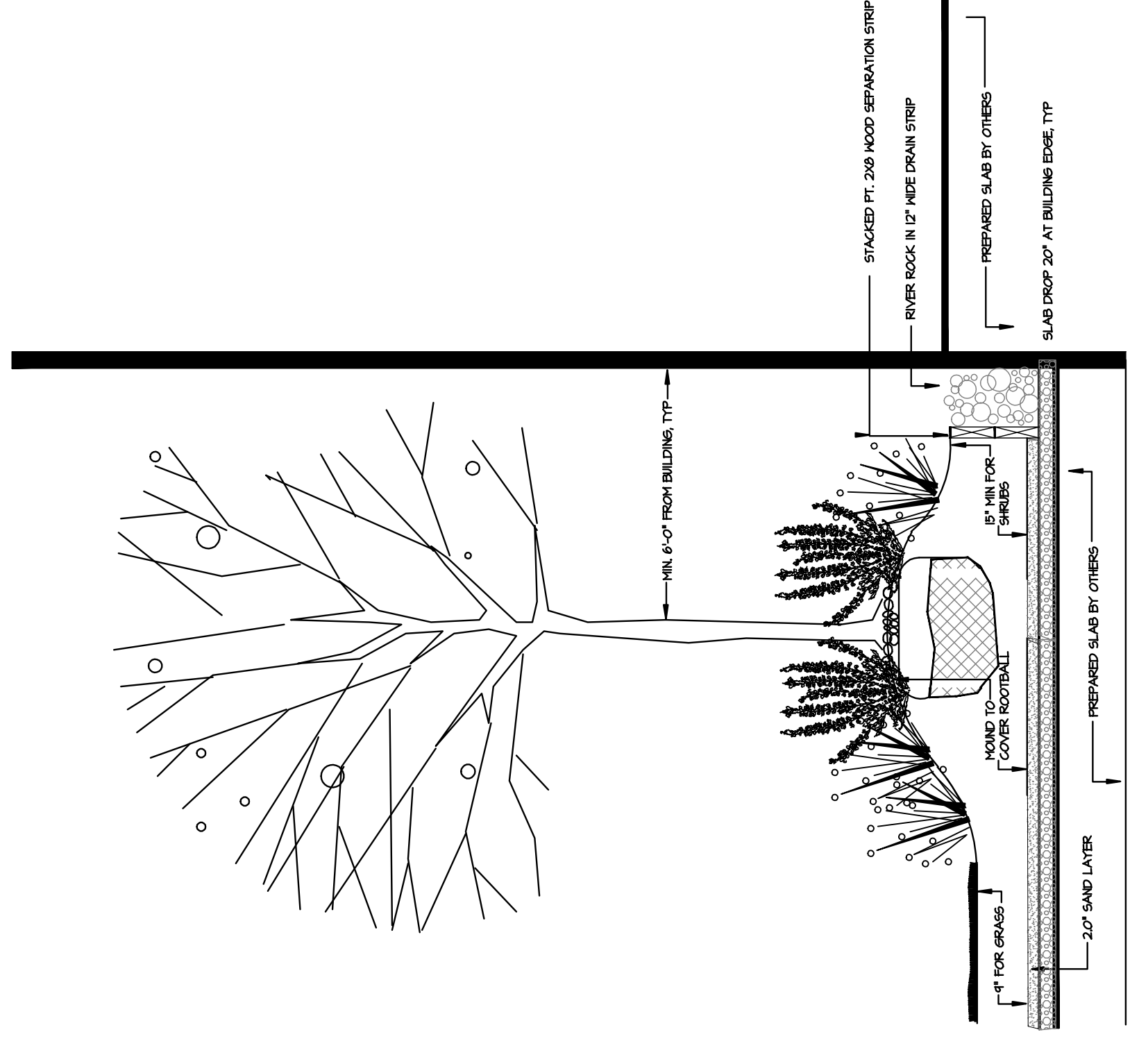


DETAIL: COURTYARD ENTRY TRELLIS
SCALE: 1/2"=1'-0"

- NOTES:**
1. ALL HARDWARE GALVANIZED HOT-DIPPED
 2. WOOD STAINED TO MATCH ARCHITECTURAL TRIM.



CONCRETE PAVERS OVER SLAB
SCALE: 1/2"=1'-0"



PLANTING OVER SLAB
SCALE: 1/2"=1'-0"



CUSTOM SANDBOX - RECYCLED PLASTIC 'TIMBER'

NO.	DATE	REVISION DESCRIPTION	DR.
1	10/21/21	REV. PER APPROX. COMMENTS/APP	AS
2	10/22/21	REV. PER APPROX. COMMENTS/APP	AS
3	10/23/21	REV. PER APPROX. COMMENTS/APP	AS
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71	12/30/21	REV. PER APPROX. COMMENTS/APP	AS
72	12/31/21	REV. PER APPROX. COMMENTS/APP	AS



A Partnership of
 J.D. McLEOD ARCHITECTS LTD.
 Patricia Campbell Miller Consultants Ltd.
 Mary Chan Yip Consultants Ltd.

Suite C110 - 4185 Still Creek Drive
 Burnaby, BC V5C 6C9
 PH (604) 437-2842 & 437-8723

PROJECT:
LAKEWOOD BEECH RESIDENTIAL
 6685 192nd STREET
 SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	10.11.21	DRAWING NUMBER:	
SCALE:	AS NOTED		
DRAWN:	AS		
DESIGN:	AS		
CHECK:	---		
DMG PROJECT NUMBER:		OF 5	09-144



INTER-OFFICE MEMO

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

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

DATE: **November 24, 2010** PROJECT FILE: **7807-0204-00**

RE: **Engineering Requirements
Location: 6685 192 St.**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 34.0 m for 192 Street Diversion;
- dedicate 20.0 m for 66 Avenue;
- dedicate 5m x 5m corner cuts at 192 Street Diversion and 66 Avenue;
- dedicate 3m x 3m corner cut at 66 Avenue and 192 Street; and
- provide 0.5 m SRWs along 192 Street and Diversion and where the sidewalks will abut the property line.

Works and Services

- construct 66 Avenue and west half of 192 Street;
- construct 66 Avenue storm, sanitary and water mains; and
- Construct 192 Street Diversion water main.

A Servicing Agreement is required prior to Rezone/Subdivision.

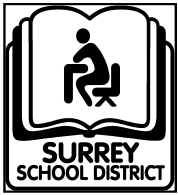
DEVELOPMENT PERMIT

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

Bob Ambaradar, P.Eng.
Development Project Engineer

RSS

NOTE: Detailed Land Development Engineering Review available on file



October 27, 2010

THE IMPACT ON SCHOOLS

APPLICATION #: 7907-0204-00.

SUMMARY

The proposed 49 lowrise units and 27 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2010 Enrolment/School Capacity

Hazelgrove Elementary	
Enrolment (K/1-7):	107 K + 606
Capacity (K/1-7):	80 K + 450
Clayton Heights Secondary	
Enrolment (8-12):	1239
Capacity (8-12):	1000

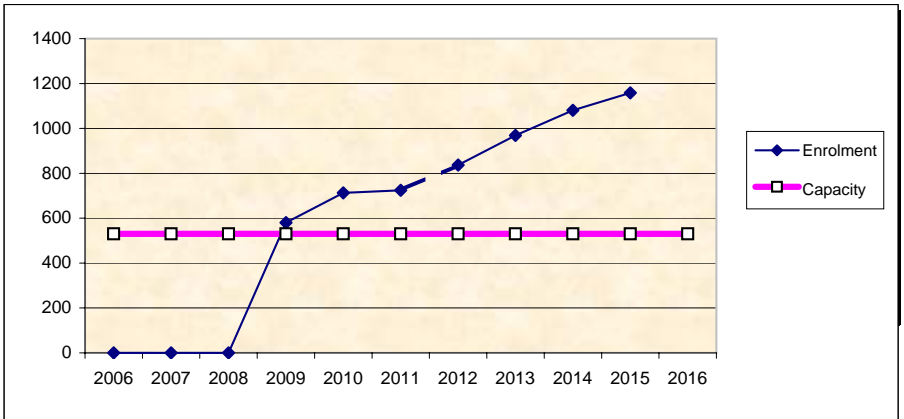
SCHOOL DISTRICT #36 (SURREY)

School Enrolment Projections and Planning Update:

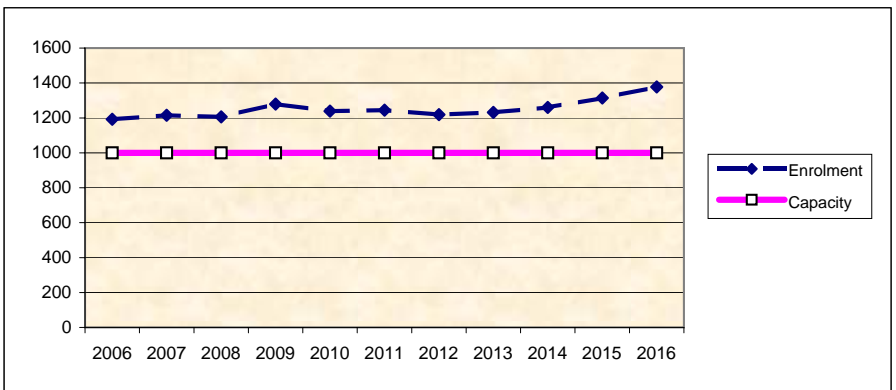
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove is a new elementary school in the East Clayton NCP Area (opened September 2009). Hazelgrove opened with higher than capacity enrolment and four portables on site and a boundary move to Latimer Road has been implemented. Also, the capacity in the table includes an approved four classroom addition to Hazelgrove, with full day Kindergarten implementation, projected to be completed in 2011. The school districts capital plan has requested funding for a new elementary school to serve the rapid growth in Hazelgrove catchment (Site #201 located is owned by the school district, consistent with the NCP). The school district is also assembling land for a future secondary school in the North Clayton Area to accommodate long term growth.

Hazelgrove Elementary



Clayton Heights Secondary



MICHAEL J. MILLS CONSULTING
CERTIFIED ARBORIST

September 7th, 2010

Revised Tree Removal / Preservation Summary Table:

6685 – 192nd Street, Surrey / for Lakewood Beech Developments Ltd.

Northern Parcel: (Includes the trees within the 192nd Right of way)

Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	2	0	2
Alder	2	0	2
Big Leaf Maple	12	0	12
Cottonwood	1	0	1
Fir	7	0	7
Blue Spruce	1	0	1
Apple	1	0	1
Cherry	1	0	1
Totals	27	0	27

Southern Parcel:

Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	1	0	1
Alder	2	0	2
Big Leaf Maple	9	0	9
Cottonwood	2	0	2
Totals	14	0	14

Future 66th Ave:

Tree Species	# of Trees	# to be Retained	# to be Removed
Paper Birch	1	0	1
Alder	1	0	1
Big Leaf Maple	5	0	5
Totals	7	0	7

Tree Preservation Summary:

- Total number of protected trees - 48
- Total number of protected trees removed - 48
- Total number of protected trees retained - 0
- Total number of replacement trees required - 88
 - 40 @ 2:1 replacement ratio = 80
 - 8 @ 1:1 replacement ratio = 8

The most recent landscape plans provided to us from DMG Landscape Architects indicate that 107 replacement trees have been proposed for the site with an additional 31 street trees proposed.

MJM file #916



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, SEPTEMBER 16, 2010
Time: 4:05 p.m.

Chair:

D. Lee

Guests:

M. Dembek, Barnett Dembek Architects Inc.
A. Good, DMG Landscape Architects
G. Eckford, Eckford & Associates
K. Sunderland, Anthem Properties
S. Stanuil, Kasian

Staff Present:

T. Ainscough, Planning & Development
R. Duke, Planning & Development
T. Mueller, Legislative Services

Panel Members:

CPL. M. Searle
L. Mickelson
M. Mortensen
R. Bernstein
T. Ankenman
W. Francl

A. RECEIPT OF MINUTES

It was

Moved by L. Mickelson

Seconded by R. Bernstein

That the minutes of the Advisory Design

Panel meeting of September 2, 2010 be received.

Carried**B. SUBMISSIONS****4:00 PM**

- | | | |
|----|-----------------------|---|
| 1. | File No.: | 7907-0204-00 |
| | New or Resubmit: | New |
| | Description: | OCP amendment, NCP amendment, rezoning, and DP to allow for a multiple residential development consisting of 50 condominium units and 27 ground-oriented units (townhouses and carriage houses). Total of 77 units. |
| | Address: | Eastern portion of 6685 – 192 Street, East Clayton |
| | Developer: | Harald Trepke, Lakewood Developments Ltd. |
| | Architect: | Maciej Dembek, Barnett Dembek Architects Inc. |
| | Landscape Architect: | Allison Good, DMG Landscape Architects |
| | Planner: | Pat Lau |
| | Urban Design Planner: | Robert Duke |

The Urban Design Planner made the following comments:

- The proposal is within east Clayton, a density of 25 upa is proposed.
- Street dedications have been provided for 66th Ave and along 192nd St Diversion.
- A variance is requested for a reduction of indoor amenity space.
- The project provides ground oriented units around the perimeter with direct access from the sidewalk.
- A large central outdoor amenity is shared by the residents, a central stair and

elevator provide parkade access for the carriage houses.

- The parkade driveway provides access to the future development site to the north.
- The architectural expression for the carriage homes blends in well with the neighbourhood.

Consideration and comments requested from the ADP relate to:

- The orientation of the 4 storey condo works well in that it follows the geometry of the street, except the street and courtyard elevations are flat and could benefit from some articulation of the building to reduce the overall scale of the building and help it blend into the neighbourhood.
- The main entry could be more generous with a stronger connection through the indoor amenity space to the outdoor amenity area.

The Project Architect made the following comments:

- The proposal consists of 4 different buildings: a 3unit townhouse, 2 carriage house buildings and a 4 storey condo building. There are a variety of unit types and sizes, townhouses range from 1648 sf to 2000 sf.
- Carriage homes orient toward the street with stairs and porches toward the street; similar to what is done in Montreal.
- The materials palette is earth tones, all the developments share the same brick. The townhouses, apartments, and the two carriage houses have different earth tone expressions.
- The carriage house buildings and the condo buildings sit on top of a single storey parking structure.
- The buildings step along the perimeter of the site with terraced grades to respond to the slope of the site.
- The condo lobby entry is flush with the grade, the last two units have steps within the units to drop the floor down to maintain unit connections to the sloping street.

The Landscape Architect made the following comments:

- A storm water detention area is provided at the south-eastern corner of the site along with deciduous and coniferous trees to increase privacy.
- The central communal courtyard serves as a focal point with seating, decorative paving, connection to the green space and a connection to the parkade. A children's area has been provided along with garden plots.
- Street trees punctuate the unit entries with small shrubs and ornamental grasses.
- The parkade is dropped to allow 18" for planting and water retention.

M. Mortensen Arrived at 4:27 p.m.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Eastern portion of 6685 – 192 Street, East Clayton
File No. 7907-0204-00

It was Moved by W. Francl
Seconded by R. Bernstein
That the Advisory Design Panel (ADP)
recommends that the applicant address the following issues to the satisfaction of
the Planning and Development Department.
Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

- The smaller scale buildings are well considered, they are richly detailed and relate to the neighbourhood context.
- The project responds well to the sloping grades of the site.
- Good selection of site access points with minimal intrusion of vehicles on the site. Good pedestrian circulation with good overviews.
- The future development to the north has attached garages with living space above. Consider providing a knockout panel in the proposed underground parkade to allow access to a future parkade to the north.

This is cost prohibitive for the development of four (4) townhouse units to be connected to the proposed development north of 66 Avenue.

Form and Character

Condo Building

- The condo building modulation directly reflects the unit layout within. There is no change in scale of the detailing from the smaller buildings to the larger multi-storey building.
- The condo entry is not well announced. The language is there but the scale of the entry needs to be more in proportion to the size of the building.

The condominium entry and lobby area were redesigned to be open to 2 storeys, with a large expanse of glass and brick columns to be more in proportion to the size of the building. In order to accommodate this revision, one (1) unit was eliminated from the second floor over the lobby area, therefore reducing the total unit count for the condominium from 50 to 49 units. However, the Senior Urban Designer has identified that further details are required and the applicant will resolve this item prior to Final Adoption.

- The condo roof needs articulation.

Additional roof articulation has been provided to the main roof and the balconies have been extended 0.6 metre (2 ft.) beyond the face of the building wall, which allows the roofs over the decks to project further beyond the main roof to provide further articulation.

- The condo entry lobby could be more generous in height to be able to see into the outdoor amenity from the street. There should be a way of moving through the lobby to be able to engage with the indoor and outdoor amenity space from the lobby.

The lobby is open for 2 storeys to the second floor above and also the lobby is open from the entry through to the amenity room and allows for views to the outdoor amenity space area. This is to provide visual appeal upon entry to the building.

- It is unfortunate that the balconies on the 2 long elevations of the condo building are being held back to the building face. A few feet worth of extension of the balcony beyond the wall face would be beneficial.

The balconies now project 0.6 metre (2 ft.) beyond the face of the building to provide further articulation.

- The ground floor elevation does not identify individual unit entries. Consider providing trellises at the entries.

Individual entries to the ground floor units are proposed with gates and bollard lighting.

- Indoor amenity is very small and looks like it is inadequate for the number of units.

The indoor amenity space area has been redesigned to incorporate an open design from the lobby entry through to the outdoor amenity space area. The intent of the indoor amenity space is for small gatherings only.

Townhouses

- Look at providing individual garage doors instead of double doors.

The applicant has indicated that he wishes to keep the proposed garage door design, as it provides a mix of garage door types to break up the building elevations.

- For the southern unit, the manoeuvring area is very tight for cars backing out of the garage.

The driveway was redesigned to provide improved manoeuvring. However, the Senior Urban Designer has requested that the visitor parking stalls be rotated to improve access to the amenity area.

Carriage Houses

- The split stair going up to the 2nd floor units is a concern. The only outdoor space for the units is the landing at the top of the stairs.

The second floor units have been redesigned to have the main stairs and the living areas access from the central indoor amenity area. This also allows the second floor units to have larger balconies for more outdoor area.

- For the 2nd floor units consider reversing the plan and having the living rooms and entry stair face the central amenity.

Same response as above.

- Access route from the parking garage to the units is long. Allow ground floor units to access entries from the central amenity areas.

With the redesign, the ground floor units have patios and access to the central outdoor amenity area and this also reduces the length of the access route to the parking garage.

- Do not understand the massing at the end of the carriage houses. Do not think that the transition architecturally is as successful as the transition on the larger building.

The massing of the 2-storey portion and the 3-storey portion has been architecturally interconnected by integrating the rooflines of both levels.

- Wonder about the ramp and how attractive it is going to be; is there enough of a buffer between the ramp and the carriage houses.

The sidewalk has been moved, which runs parallel to the ramp south about 1.5 metres (5 ft.), in order to obtain a continuous planting strip between the walkway and the ramp. The area is large enough that we can include broadleaf evergreen hedging and a row of small deciduous trees which will help minimize the visual impact of the ramp from the units.

Landscaping

- The landscape scheme is well thought out.
- Corner feature - review how this project integrates within the public realm particularly with corner treatments. There is an opportunity to do something significant at the corner with separate pathways that begin to articulate the bioswale aspect of the site. There is an opportunity to extend the rain-gardens off the site with the sidewalk passing through a larger feature that extends to the curb. Look at bioswale, signage, bridge, water feature, etc.

The southeast corner has been revised to enhance it as a feature, incorporating seating and permeable paving adjacent to the entry sign and the rain gardens with low planting have been extended, to provide for stormwater infiltration.

- The lower patios on the ground floor could benefit from more sunlight penetration by enlarging them. Extending patios will contribute to the sense of community and engage the public realm.

The ground floor patios have been extended.

- Provide more grades on the plans.

Additional grading information was included on the plans.

- Ensure there is sufficient soil depth.

Sufficient soil depth has been provided and is identified on Plan L5.

CPTED and Accessibility

- Property crime issues are of a concern. Be alive to the sense of ownership of courtyard. The entrance points between the buildings should be developed to mark territory and prevent the notion of an east-west “cut through”.

The sense of ownership of the courtyard is achieved by the landscaping design at the entrance points between the buildings. Public points of entry to the interior courtyard are punctuated with gates and overhead trellis elements, so that they will be visible, but clearly delineate the space as “private”.

- Some of the positive aspects of carriage houses are living quarters above.
- The sightlines are good for patrol cars. 192 St. is a heavily travelled area and the design is significant and open.
- Parking should ensure there are 1 -2 parking spots for disabled individuals and for visitors.

Parking for disabled persons has been provided in the underground parking. One stall is located in the visitor parking area and one stall is located next to the elevator lobby for the condominium building.

- Consideration should be given for the location of the parkade enterphone; location shown is awkward for the disabled. Elevator and call buttons should be accessible.

The parkade enterphone for the disabled will be located at the top of the parking ramp. However, further resolution is required to make the enterphone more accessible. The applicant will be resolving this prior to Final Adoption. The elevator and call buttons will be accessible as per the BC Building Code.

- Recommend at least 5 – 10% of the units be wheelchair friendly or adaptable to

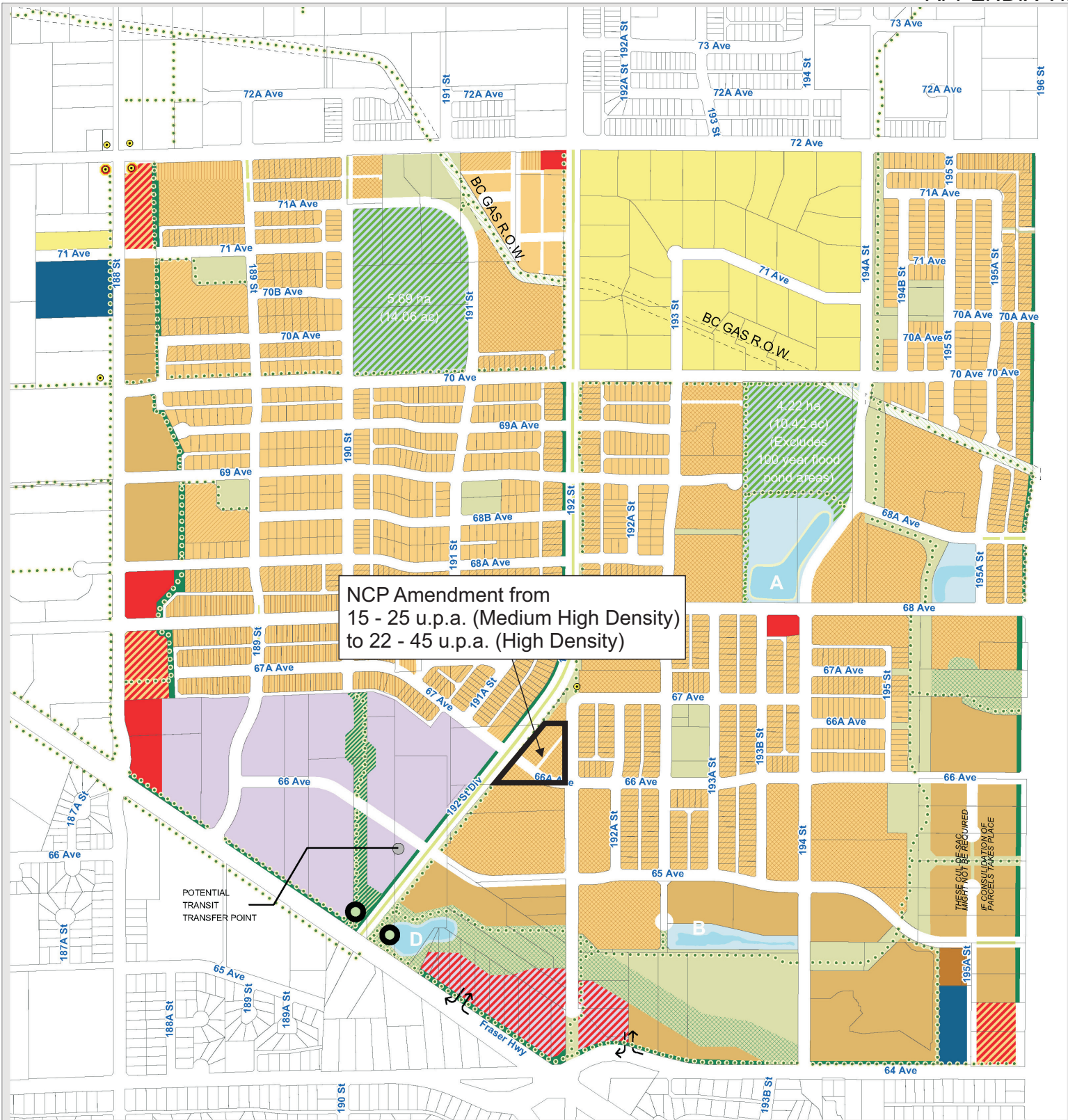
disabled individuals.

Four (4) dwelling units or 8% will be adaptable for disabled persons.

Sustainability

- Consider further opportunities to capture and use storm-water. There are opportunities to encourage users to become involved. Consider artistic ways of how storm-water can be captured and expressed and engage children to use their own imagination, e.g., boulders, etc. Maximize permeable paving options.
- Consider opportunities to capture rainwater for non-potable use such as rain-barrels, creative surface channelling of water, rain gardens.

A rain barrel has been incorporated off of the roof leader from proposed Building #1 at the north end of the site, to help service the community garden plots. Permeable paving is being proposed for the 4 townhouses south of 66 Avenue and at the corner plaza area. Boulders and river rock are incorporated into the stormwater areas and are referenced in other areas of the site (particularly in the central courtyard) to give a cohesive appearance to the landscape and visually engage residents and visitors.



NCP Amendment from
15 - 25 u.p.a. (Medium High Density)
to 22 - 45 u.p.a. (High Density)

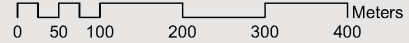
- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial

- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School & Park
- Riparian Protection Area

- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping, Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.



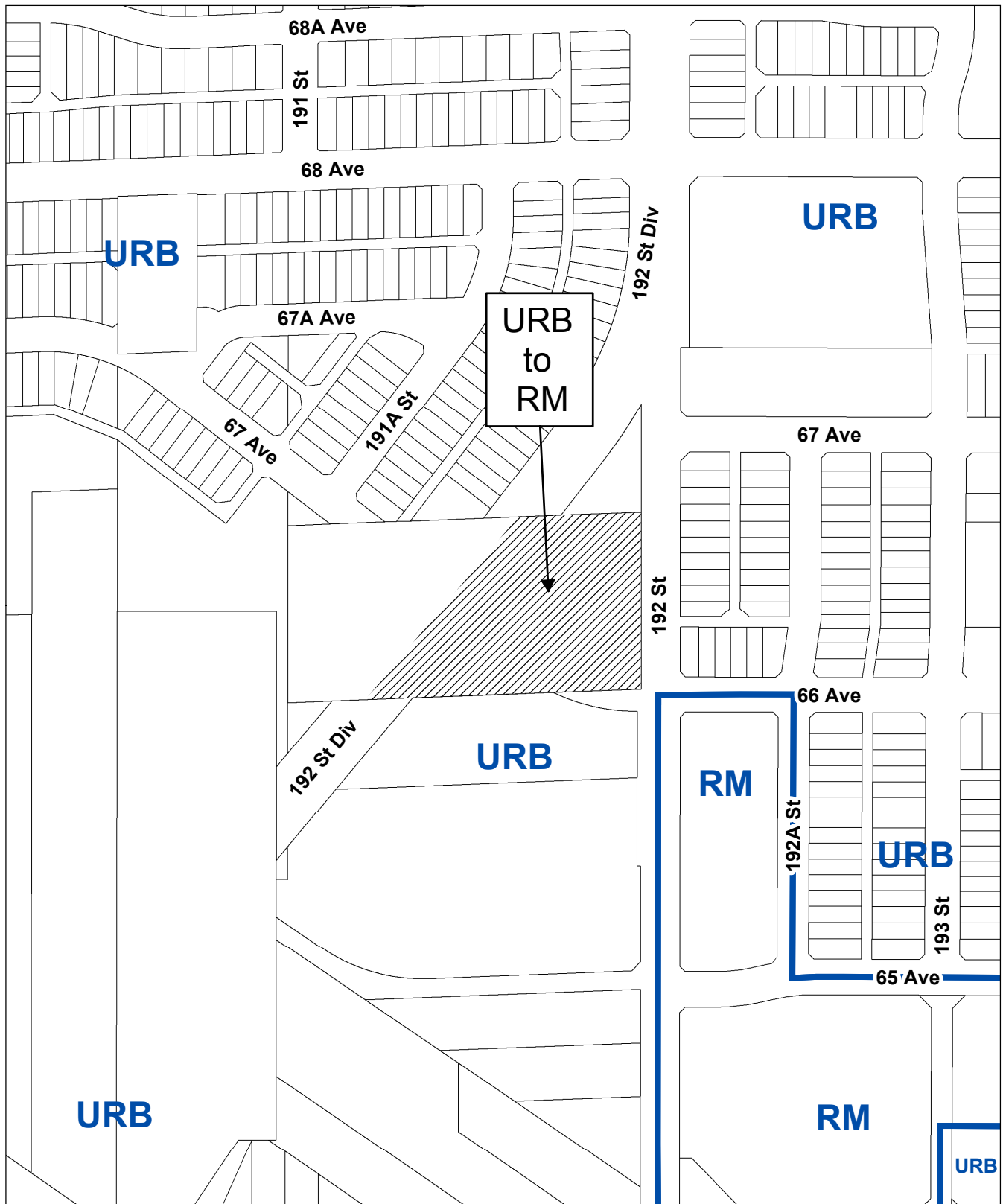
EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



Printed August 3, 2010

(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-861) Amended October 19, 2007, April 28, 2008, July 28, 2008, June 21, 2010, July 12 2010, July 28, 2010.

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



OCP Amendment

Proposed amendment from Urban to Multiple Residential



CITY OF SURREYBY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 012-120-235

Lot 10 Section 16 Township 8 New Westminster District Plan 1372 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ray Janzen, B.C.L.S. on the 28th day of October, 2010 containing 1.10 hectares called Block A.

Portion of 6685 - 192 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* and *ground-oriented multiple unit residential buildings* and related *amenity space* which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

2. *Child care centres*, provided that such centres:
 - (a) Do not consume a singular use on a *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. 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 1.12; and
 - (b) The maximum *unit density* shall not exceed 109 *dwelling units* per hectare [44 u.p.a.].
3. The *indoor amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks* for the portions of the *Lands* shown on the plan attached hereto as Schedule B and forming part of this By-law, certified correct by Ray Janzen, B.C.L.S. on the 24th day of November 2010.

(a) Portion of Lot 1 shown on Schedule B containing 0.560 hectare:

Setback	North <i>Yard</i>	South <i>Yard</i> (measured from the northern boundary of 66 Avenue)	East <i>Yard</i> (measured from the western boundary of 192 Street)	West <i>Yard</i> (measured from the eastern boundary of 192 Street Diversion)
Use				

<i>Buildings and Structures</i>	4.2 m. [14 ft.]	4.5 m.* [15 ft.]	5.4 m.** [18 ft.]	4.5 m. [15 ft.]
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Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Posts may be permitted to encroach up to 3.0 metres [10 ft.] from the *lot line* (66 Avenue).

** Posts may be permitted to encroach up to 4.5 metres [15] from the *lot line* (192 Street).

(b) Portion of Lot 1 shown on Schedule B containing 0.138 hectare:

Setback	South <i>Yard</i>	East <i>Yard</i> (measured from the southern boundary of 66 Avenue)	West <i>Yard</i> (measured from the western boundary of 192 Street Diversion)
Use			

<i>Buildings and Structures</i>	3.4 m. [11 ft.]	4.5 m. [15 ft.]	6.3 m.*** [21 ft.]
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Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Porches may be permitted to encroach up to 4.5 metres [15 ft.] from the *lot line* (192 Street Diversion). Notwithstanding Section F.1(b), stairs may be permitted to encroach up to 2.9 metres [9.5 ft.] from the *lot line* (192 Street Diversion).

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:

(a) *Multiple unit residential buildings* – The *building height* shall not exceed 15 metres [50 ft.];

- (b) *Ground-oriented multiple unit residential buildings* – The *building height* shall not exceed 13 metres [43 ft.].
- 2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, 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. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*; and
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner.

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. *Child care centres* shall be located on the *lot* such that these centres:
- (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* 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 have a minimum *lot* size of 5,000 square metres [1.2 acres].

L. Other Regulations

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

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, 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 By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

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

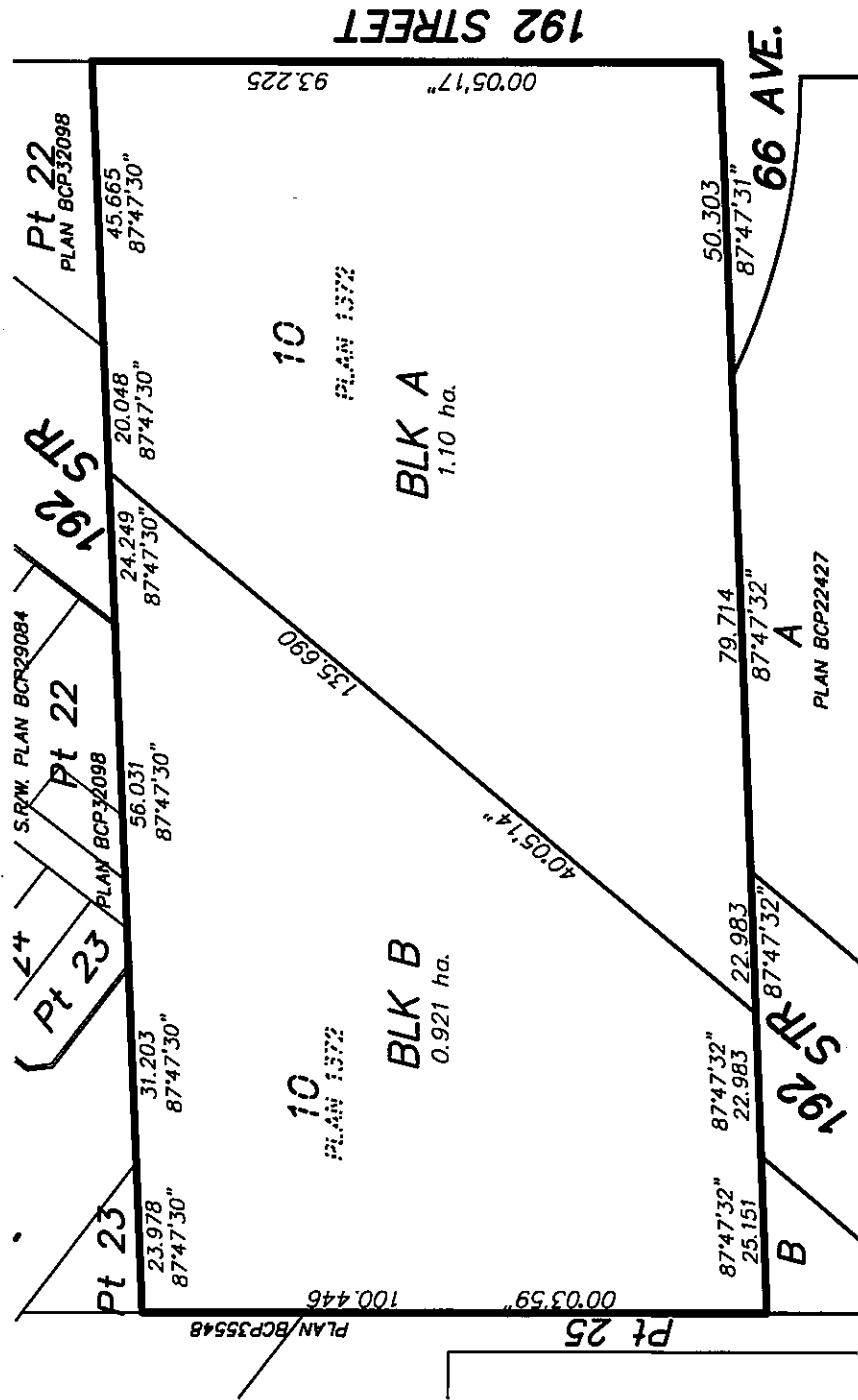
READ A THIRD TIME ON THE _____ th day of _____, 20__.

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

MAYOR

CLERK

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW ---
OVER PORTIONS OF
LOT 10, SECTION 16, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 1372**



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 28th DAY OF OCTOBER, 2010.

[Signature]
B. C. L. S.

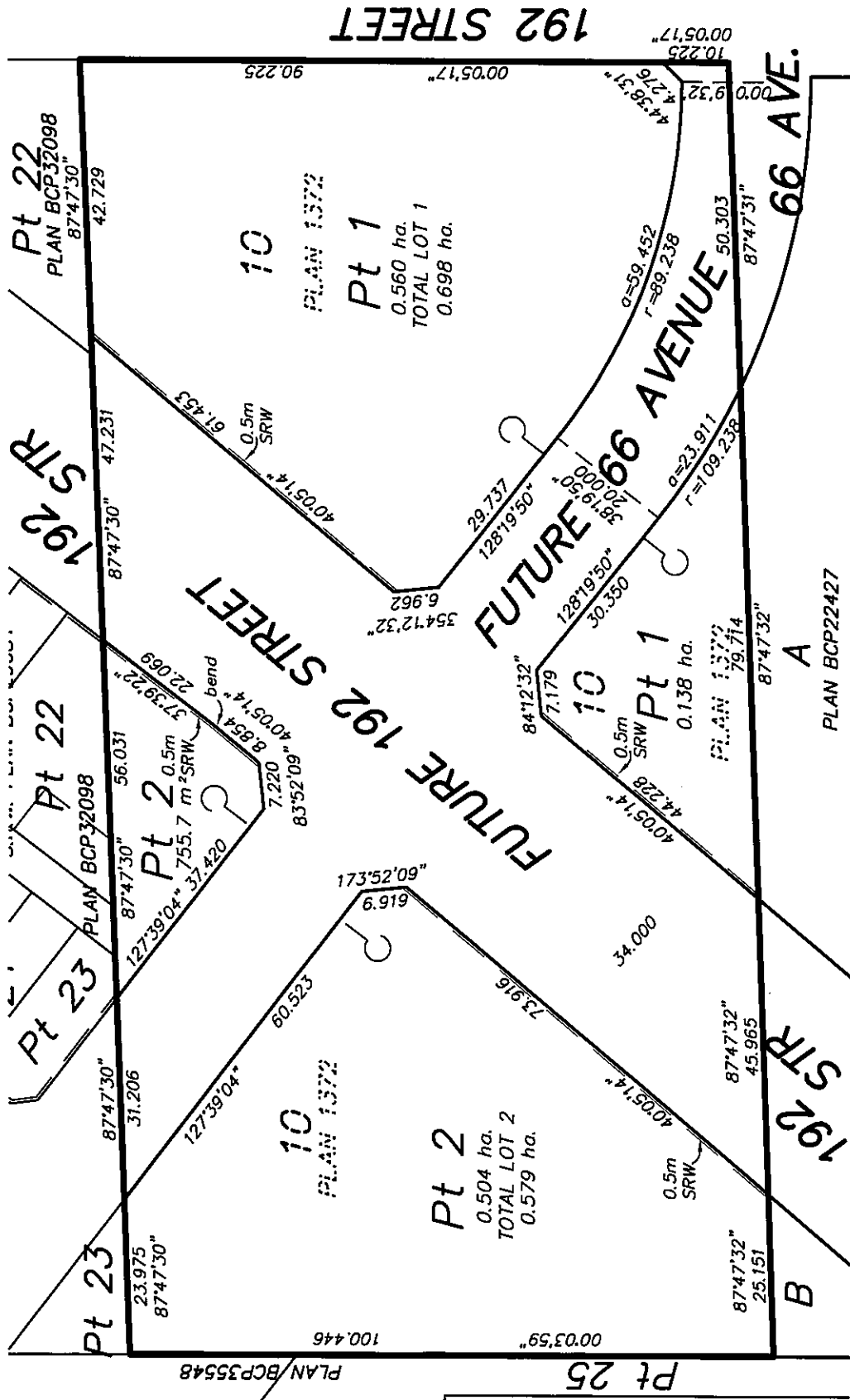


SCALE 1 : 1250
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

FILE 9148-10

**PROPOSED SUBDIVISION PLAN OF
LOT 10, SECTION 16, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 1372**



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT DATED THIS
24th DAY OF NOVEMBER, 2010.

PLAN BCP22427

SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

B. C. L. S.
FILE 9148-09A