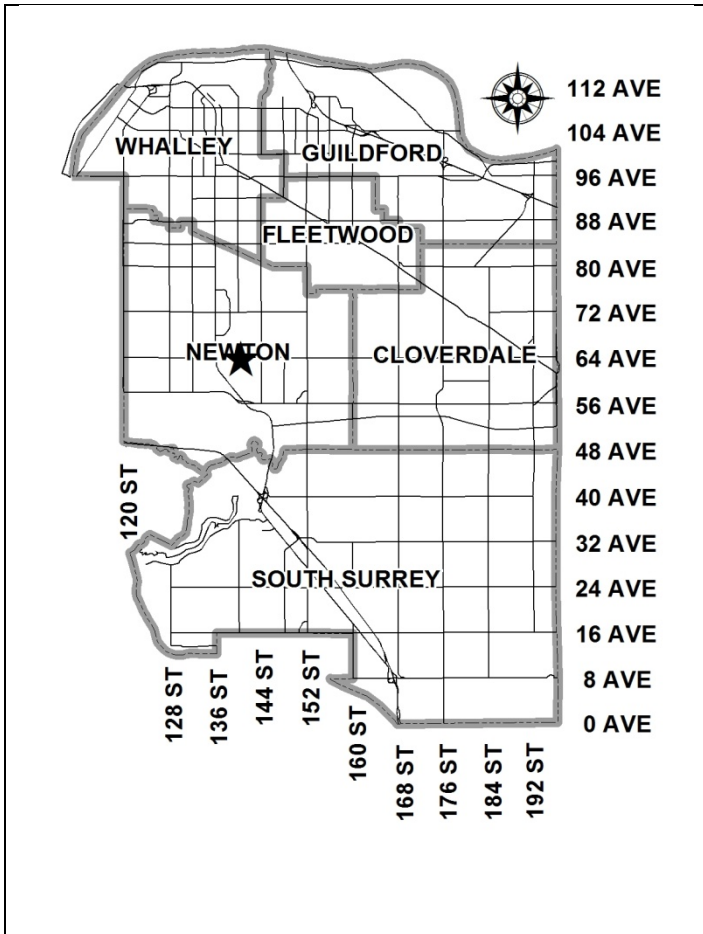


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0205-00

Planning Report Date: May 27, 2013

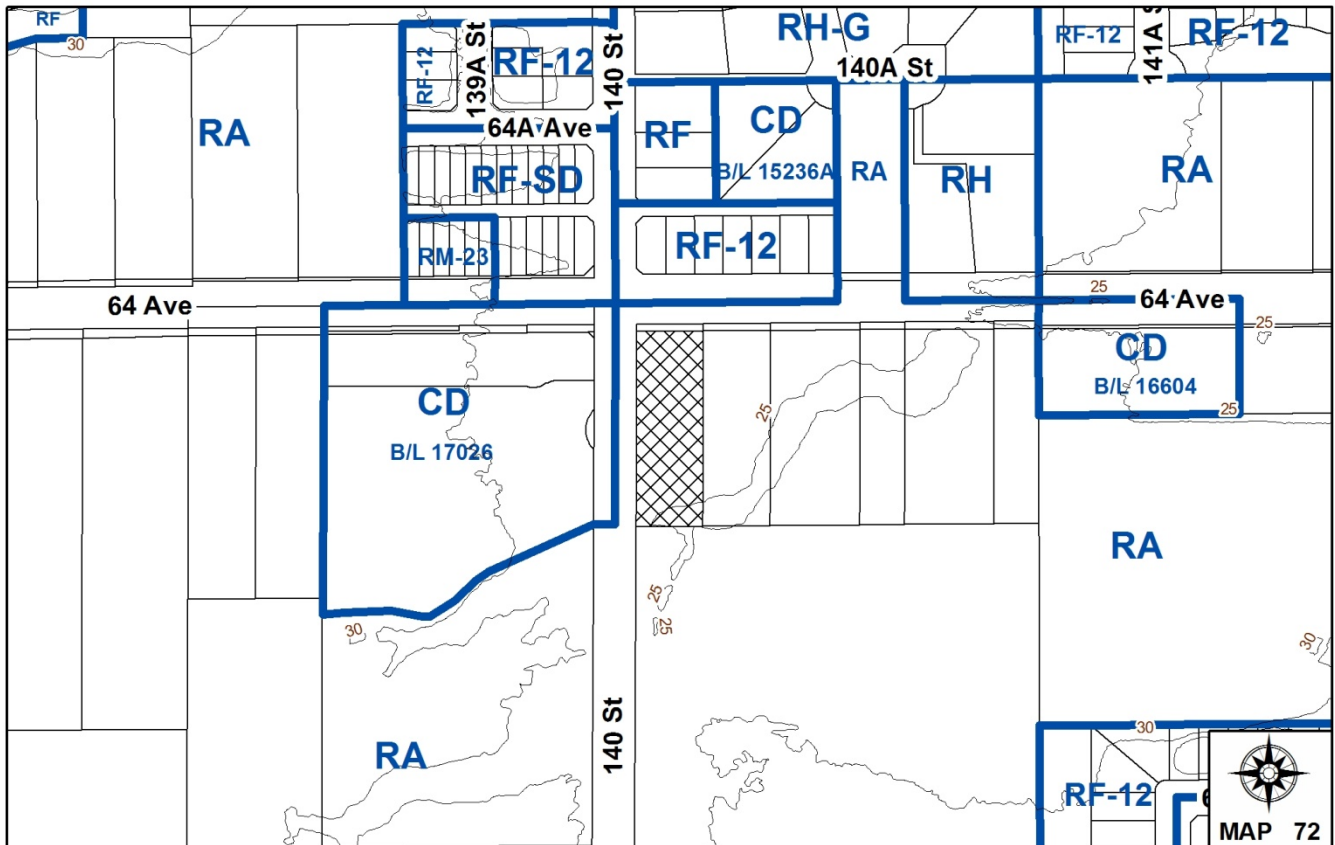


PROPOSAL:

- Partial NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max"
- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit

in order to permit the development of nine (9) townhouse units.

LOCATION: 14010 - 64 Avenue
OWNER: 0948570 B.C. Ltd., Inc. No. BC0948570
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses 15 upa max. and Creeks & Riparian Setbacks



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor and outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Amendment to the South Newton NCP to redesignate the northern portion of the site from "Townhouses 15 upa max" to "Townhouses 25 upa max".
- Front, rear and side yard setbacks of the RM-30 Zone are proposed to be relaxed.
- Parking requirements are proposed to be varied in order to allow visitor parking spaces to be located within the east side yard setback, and to allow one (1) unenclosed visitor parking stall for each of the five (5) units in proposed Building 1.
- The minimum lot size requirement is proposed to be relaxed from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).
- The indoor and outdoor amenity space requirements are proposed to be eliminated.

RATIONALE OF RECOMMENDATION

- The proposed NCP amendment is supportable due to the location of the site on a busy arterial road with public transit, proximity to neighbourhood amenities, and proximity to other townhouse projects with a similar density, character and form.
- The applicant proposes to convey 1,289 square metres (13,875 sq. ft.) along the southern portion of the site for conservation purposes, which reduces the site area and results in a higher net project density. This conveyance comprises 44% of the total site area.
- The setback variances and the variance to allow the visitor parking stalls to be located within the east side yard setback are appropriate considering the site constraints imposed by the riparian area. The proposed parking stalls will not be visible from the street, and will not negatively impact the site to the east.

- The proposed elimination of indoor and outdoor amenity space is supportable given the small size and scale of the proposed development. The requirement for indoor amenity space would be 27 square metres (291 sq. ft.), which is not large enough for a functional amenity room. A cash-in-lieu contribution in accordance with City policy is therefore considered appropriate. The proposed elimination of outdoor amenity space is supportable given that 44% of the site is proposed to be conveyed to the City for conservation purposes, without compensation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7907-0205-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0205-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.10 metres (20 ft.);
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.18 metres (10 ft.);
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.24 metres (11 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.96 metres (10 ft.);
 - (e) to vary the parking requirement of the RM-30 Zone to allow two (2) visitor parking stalls to be located within the east side yard setback;
 - (f) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for all of the units in Building 1; and
 - (g) to vary the minimum lot size requirement of the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).
6. 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 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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) the applicant adequately address the impact of no indoor amenity space; and
 - (i) the applicant adequately address the impact of no outdoor amenity space.
7. Council pass a resolution to amend South Newton NCP to redesignate the portion of the land designated "Townhouses 15 upa max" to "Townhouses 25 upa max" 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:**

5 Elementary students at Woodward Hill Elementary School
2 Secondary students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2014.

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department is supportive of the proposal, including the conveyance of the existing riparian areas to the City without compensation for conservation purposes. A P-15 agreement is required for the monitoring and maintenance of compensation measures in the conveyed riparian areas.

Department of Fisheries and Oceans (DFO): The proposal was reviewed at the June 20, 2012 Environmental Review Committee meeting, which included a representative from the DFO. The proposed site plan, setbacks and riparian dedication area were reviewed and considered to be acceptable. A P-15 agreement is required.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished).

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Single family homes.	Urban/Single Family Small Lots	RF-12
East:	Single family home.	Urban/Townhouses 15 upa max. and Creeks & Riparian Setbacks	RA
South:	Neighbourhood Park.	Urban/Existing & Future Parks	RA
West (Across 140 Street):	Townhouses.	Urban/Townhouses 25 upa max. and Creeks & Riparian Setbacks	CD By-law No. 17026

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located at the southeast corner of 64 Avenue and 140 Street. It is designated "Townhouses 15 upa max" and "Creeks and Riparian Setbacks" in the South Newton NCP. The applicant is proposing a townhouse complex with 9 townhouse units, and a unit density of 23.4 units per acre. Since the proposed unity density is higher than the 15 upa maximum permitted under the current South Newton NCP, an amendment to redesignate the developable portion of the site to "Townhouses 25 upa max" is required.
- The riparian setback area, from an average 30.5 metre (100 ft.) setback inland from top-of-bank, is proposed to be conveyed to the City for conservation purposes in accordance with the "Creeks and Riparian Setbacks" land use designation in the South Newton NCP.
- The proposed NCP amendment is supportable at this location for the following reasons:
 - The site is adjacent to another townhouse project to the west (Development Application No. 7907-0318-00), currently under construction, with a similar density, design and riparian dedication. Further, NCP amendments from "Townhouses 15 upa max" to "Townhouses 25 upa max" have been approved on other sites along 64 Avenue in close proximity to the subject site (Development Application Nos. 7905-0331-00 and 7910-00017-00).
 - The subject site is located on a busy arterial road (64 Avenue) close to a major bus route. Densification along 64 Avenue is therefore desirable.

- Conveyance of the riparian area to the City to protect a Class A watercourse requires exclusion of this land from the density calculation and results in a substantial increase in the site density. If the riparian area was not being conveyed to the City the site density would be calculated excluding undevelopable area, which is defined in the Surrey Zoning By-law No. 12000 as the area determined by a line 5 metres (16 ft.) inland from the top-of-bank. Based on this area, the density would be approximately 15 upa. However, the applicant has agreed to convey the riparian area to the City without compensation from an average 30.5 metres (100 ft.) inland from the top-of-bank, thus increasing the density from 15 upa to 23.4 upa.

DEVELOPMENT CONSIDERATIONS

Land Use Context

- The subject site consists of one parcel located at 14010 - 64 Avenue, which is 2,946 square metres (0.73 acre) in gross area. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Urban" in the OCP and "Townhouses 15 upa max" and "Creeks and Riparian Setback" in the South Newton NCP.
- The subject site is bordered by recently constructed townhouses to the west across 140 Street, single family small lots to the north across 64 Avenue, and parkland to the south. The lot directly east of the site is also zoned "One-Acre Residential Zone (RA)" and designated for townhouse development. The applicant has attempted to involve the adjacent property in the application, but this property owner is not interested in selling or developing jointly at this time.
- A conceptual plan to show how the adjacent property could develop in the future is included on the site plan attached (Appendix II). A joint access easement is required under the subject application, to ensure future access is provided to this lot from 140 Street in the future, through the subject site.

Proposal

- The applicant is proposing an NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max", a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for the development of a 9-unit townhouse complex. The applicant is also proposing a Development Variance Permit in order to relax the setback requirements, to allow visitor parking spaces within the east side yard setback, to allow five (5) of the units to have one (1) unenclosed tandem parking space each, and to relax the minimum lot area requirement of the RM-30 Zone.
- The subject site is encumbered by a red-coded (Class A) watercourse, at the south end of the site. Approximately 1,289 square metres (13,875 sq. ft.) of land, or a total of 44% of the gross site area, is proposed to be conveyed to the City for conservation purposes, in accordance with the "Creeks and Riparian Setbacks" land use designation in the South Newton NCP.

Vehicular Access and Parking

- The applicant is required to dedicate approximately 1.5 metres (5 ft.) of land along the northern property line for 64 Avenue, as well as a dedication for the completion of the 140 Street cul-de-sac bulb.
- Access to the site will be from 140 Street. No access is permitted from 64 Avenue, which is an arterial road.
- An access easement, to allow access for a future townhouse development to the east of the subject site, is required as a condition of approval.
- The applicant is proposing to provide 18 resident parking spaces and two (2) visitor parking spaces, which meets the parking requirements of the Zoning By-law. A DVP is required to allow the two (2) parking spaces to be located within the east side yard setback, as is discussed in the "By-law Variance and Justification" section of this report.

Amenity Space

- The Zoning By-law requires that 27 square metres (291 sq. ft.) of indoor amenity space, and 27 square metres (291 sq. ft.) of outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to eliminate the indoor and outdoor amenity space requirements.
- The proposed elimination of indoor amenity space is supportable given the small size and scale of the proposed development. The requirement for indoor amenity space would be 27 square metres (291 sq. ft.), which is not large enough for a functional amenity room. A cash-in-lieu contribution in accordance with City policy is therefore considered appropriate.
- The proposed elimination of outdoor amenity space is supportable given that almost half of the site (44%) is proposed to be conveyed to the City for conservation purposes, without compensation. Further, all of the proposed units have ample private outdoor space.
- The applicant is proposing cash-in-lieu to compensate for the elimination of the indoor and outdoor amenity space requirements.

Trees, Riparian Setback Area and Landscaping

- The arborist report for the subject site was prepared by Thomas Walz of BC Plant Health Care Inc. The report states that there are a total of 18 protected trees on the subject site. The following table provides the breakdown by tree species:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Lombardy Poplar	4	0	4
Weeping Willow	1	0	1
Western Hemlock	1	0	1
Douglas Fir	1	0	1
Western Red Cedar	11	0	11
Total	18	0	18

- All of the existing trees are proposed to be removed as they conflict with the proposed building envelope or road construction. Of the 18 trees proposed for removal, 10 are in fair or poor health and/or condition and 8 are in good health and/or condition. Three (3) trees were identified as potential candidates for retention, which are located at the southeast end of the site. However, these are Western Red Cedar trees which are open grown trees with shallow roots which would be impacted by soil disturbance during construction. The City Landscape Architect has reviewed the report and it is generally acceptable.
- While all of the trees located within the development site area are proposed to be removed, the trees and vegetation within the 1,289 square metres (13,875 sq. ft.) riparian setback area will be retained and enhanced with increased planting as a condition of approval, via a P-15 agreement.
- The environmental report for the subject site was prepared by Pacific Land Group (PLG). The report indicates that there is a mature canopy within the riparian setback area, but that the understory is very sparse. The applicant proposes to increase the shrub understory in the riparian area as well as a rain garden feature to handle a percentage of the proposed development's water run-off. PLG expects that the proposed rain garden feature will provide enhanced wildlife habitat and more nutrients because of increased insect fall and plant debris. A P-15 agreement is required for the monitoring and maintenance of the proposed compensation measures in the conveyed riparian areas.
- There are 32 replacement trees required for this site, and the applicant has proposed to replant 32 trees within the townhouse development site area. The new trees on the site will consist of a variety of trees including Vine Maple, Red Japanese Maple, Weeping Nootka Cypress, Satomi Dogwood, Dawyck Gold Beech, Royal Star Magnolia, Serbian Spruce and Japanese Snowball. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 1, 2013 and to date, staff received no comments in response.

DESIGN PROPOSAL AND REVIEW

- The development consists of nine (9) townhouse units in two (2) buildings. All of the units are 3-storey units. Eight (8) are 3-bedroom units and one (1) is a two-bedroom unit. The units in the southerly building have enclosed single-tandem garages and the units in the northerly building have single garages with an unenclosed parking pad for additional tandem parking.
- The units fronting 64 Avenue (Building 1) have doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street. These units also have living space on the ground floor, which promotes interaction with the public realm.

- The southerly units (Building 2) have large backyard spaces facing onto the greenbelt area (riparian setback area to be conveyed to the City for conservation purposes).
- The proposed townhouse units will be constructed using asphalt singles as roofing material, and a combination of hardie-panel and hardie-shingle siding as the primary cladding material, along with a cultured stone veneer. The colour scheme consists of natural, earth tones.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 14, 2012. 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"> • The subject site is located within the South Newton NCP area. The proposal is consistent with the general intent of the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is comprised of one (1) 2-bedroom townhouse unit and eight (8) 3-bedroom townhouse units in a variety of unit types. • Private backyard gardens can be installed in four (4) of the nine (9) townhouse units (Building 2).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) including roof downspout disconnection, natural landscaping, sediment control devices and a 280 square metre (3,014 sq. ft.) rain garden within the riparian area to accommodate excess water from the site, which will feed bio-filtered water into the existing creek. • The riparian area is proposed to be conveyed to the City. This area comprises 44% of the gross site area. Compensation planting and a rain garden feature are proposed within the riparian setback area. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • There is a bus stop directly in front of the site, which is on multiple transit routes on 64 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The building design provides for active living spaces at the ground floor facing the street which allows for surveillance. Low fences and shrubs also allow for surveillance of the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Area residents are involved in the planning process through the typical development application review process, including pre-notification letters and a development proposal sign.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.10 metres (20 ft.).

Applicant's Reasons:

- Nearly half (47%) of the gross site area will be conveyed to the City as a condition of approval for road and riparian setback area. The proposed setback maximizes the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project density and efficiency.

Staff Comments:

- The proposed setbacks allow for building presence on the street (64 Avenue) while still allowing ample room for landscaping along the street frontage.
- The proposed front yard setback is consistent with the front yard setbacks permitted for neighbouring townhouse projects on 64 Avenue.
- The proposed setback to the building face is 7.62 metres (25 ft.), which is in excess of the By-law requirement. Only the porches extend beyond 7.5 metres (25 ft.), and these provide for interaction with the public realm, and visual surveillance of the street.

(b) Requested Variance:

- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.18 metres (10 ft.).

Applicant's Reasons:

- Nearly half (47%) of the gross site area will be conveyed to the City as a condition of approval for road and riparian setback area. The proposed setback maximizes the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project density and efficiency.

Staff Comments:

- Only the electrical room attached to Building 2 is setback 3.18 metres (10 ft.). The remainder of the building face of Building 2 is setback 4.98 metres (16 ft.), and Building 1 is setback 4.22 metres (14 ft.).
- It is anticipated that this townhouse site will interface side yard to side yard with a future townhouse site to the east. The proposed setbacks are considered appropriate given the future interface.

- The neighbouring property owner has not raised any concerns regarding this proposed setback.

(c) Requested Variance:

- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.24 metres (11 ft.).

Applicant's Reasons:

- Nearly half (47%) of the gross site area will be conveyed to the City as a condition of approval for road and riparian setback area. The proposed setback maximizes the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project density and efficiency.

Staff Comments:

- The proposed west side yard setback is considered appropriate given the site constraints imposed by the riparian area, which encompasses a significant proportion (44%) of the gross site area.
- The proposed setback of the southerly building (Building 2) is consistent with the setback of the adjacent building on the opposite side of the 140 Street cul-de-sac bulb, which is setback 3.77 metres (12 ft.).

(d) Requested Variance:

- To reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.96 metres (10 ft.).

Applicant's Reasons:

- Nearly half (47%) of the gross site area will be conveyed to the City as a condition of approval for road and riparian setback area. The proposed setback maximizes the development potential of the site. An increase in the setbacks would require a reduction of units, thus reducing the project density and efficiency.

Staff Comments:

- The stairs extend to 2.96 metres (10 ft.) from the south property line, and the deck is located 5.75 metres (18 ft.) from the south property line. However the building face is setback 7.28 metres (23 ft.) from the south property line, which is much more consistent with the 7.5 metre (25 ft.) requirement.
- The applicant has agreed to provide a riparian area dedication to an average 30.5 metre (100 ft.) setback from top-of-bank. This dedication accounts for 44% of the total site area, and reduces the developable site area significantly.
- The Environmental Review Committee had no issue with the proposed rear yard setbacks.

- The design allows for a functional rear yard outdoor space for the southerly units in addition to the deck, outside of the riparian area.

(e) Requested Variance:

- To vary the parking requirement of the RM-30 Zone to allow two (2) visitor parking stalls to be located within the east side yard setback.

Applicant's Reasons:

- Relocating the two (2) visitor parking spaces outside of the setback would require eliminating a townhouse unit. This would drastically reduce the efficiency of the land use, given the size of the proposed development.

Staff Comments:

- The variance to allow the visitor parking stalls to be located within the east side yard setback is appropriate considering the site constraints imposed by the riparian area.
- The proposed parking stalls will not be visible from the street, and will not negatively impact the site to the east.
- The adjacent property owner to the east has not raised any concerns regarding the location of the visitor parking stalls.

(f) Requested Variance:

- To vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for all of the units in Building 1.

Applicant's Reasons:

- The unenclosed parking space in each of the units in Building 1 is to allow for living space and an entry foyer at the end of the unit adjacent to 64 Avenue. This will give residents more direct access to the street, without having to go through the garage. It will also keep vehicles screened, creating a more attractive streetscape along 64 Avenue.

Staff Comments:

- The unenclosed tandem parking spaces for the northerly units (Building 1) is consistent with other townhouse projects in the immediate area, and will help to ensure that parking spaces are not converted into habitable space in the future.
- Having living space at street level along 64 Avenue is a desirable urban design objective, as it assists in promoting interaction with the public realm (64 Avenue) as well as casual surveillance of the street.

(g) Requested Variance:

- To vary the minimum lot size requirement of the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).

Applicant's Reasons:

- The deficiency in site area is due to the fact that 1,390 square metres (14,962 sq. ft.) of land is being conveyed to the City for road dedications and conservation purposes.

Staff Comments:

- The variance to the minimum lot size requirement of the RM-30 Zone is acceptable given that the lot is deficient in area because of the large riparian area being conveyed to the City.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	South Newton NCP Plan
Appendix VII.	Development Variance Permit No. 7907-0205-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\13541802069.doc
DRV 5/23/13 12:45 PM

Information for City Clerk

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

1. (a) Agent: Name: Brent Tedford
 Pacific Land Resource Group Inc.
 Address: Suite 101, 7485 - 130 Street
 Surrey, BC V3W-1H8

 Tel: 604-501-1624

2. Properties involved in the Application

- (a) Civic Address: 14010 - 64 Avenue
- (b) Civic Address: 14010 64 Avenue
 Owner: 0948570 B.C. Ltd., Inc. No. BC0948570
 Director Information:
 Amarjit Singh Hayre
 Randy John Herber

No Officer Information Filed.

PID: 008-056-889
West 3.17 Chains Lot 10 Except: Firstly; East 105 Feet Secondly; Part Dedicated Road on
Plan BCP17750 North East Quarter Section 9 Township 2 New Westminster District Plan
2163

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7907-0205-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

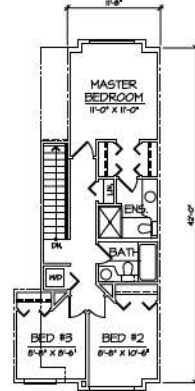
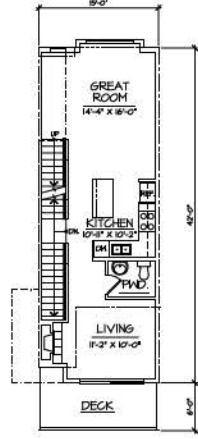
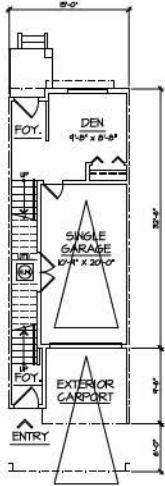
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,946 m ²
Road Widening area		101 m ²
Undevelopable area		1,289 m ²
Net Total	2,000 m ²	1,556 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		19%
Total Site Coverage		62%
SETBACKS (in metres)		
Front	7.5 m	6.10 m
Rear	7.5 m	2.96 m
Side #1 (East)	7.5 m	3.18 m
Side #2 (West)	7.5 m	3.24 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		8
Total		9
FLOOR AREA: Residential		1,292 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,292 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)		
# of units/ha /# units/acre (net)	75 upha/30 upa	58 upha/23.4 upa
FAR (gross)		
FAR (net)	0.9	0.83
AMENITY SPACE (area in square metres)		
Indoor	27 m ²	None
Outdoor	27 m ²	None
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	16	16
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces	20	20
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

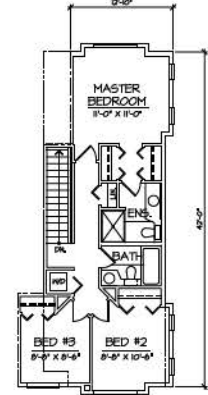
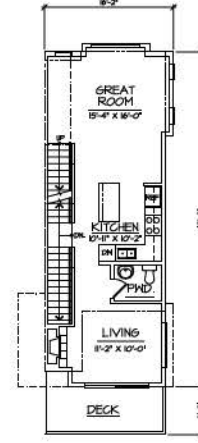
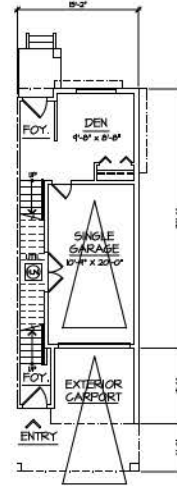


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE AREA: 291 S.F.
221 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
633 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
641 S.F.

UNIT TYPE A
TOTAL AREA: 1571 S.F. (EXCLUDING GARAGE)

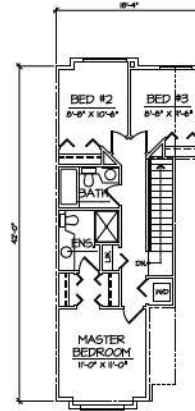
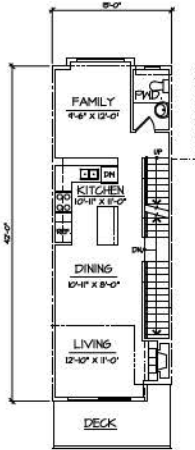
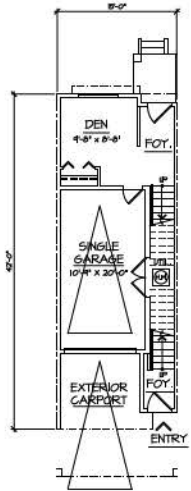


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE AREA: 293 S.F.
230 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
650 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
675 S.F.

UNIT TYPE AI
TOTAL AREA: 1618 S.F. (EXCLUDING GARAGE)

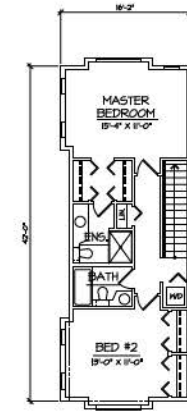
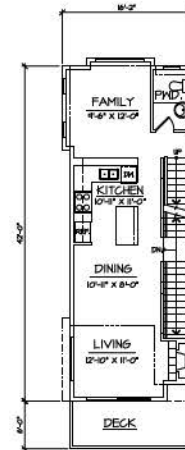
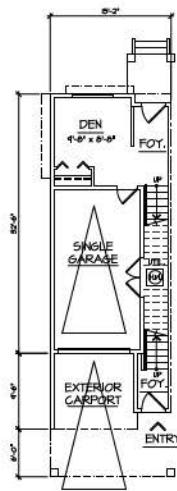


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE AREA: 241 S.F.
221 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
633 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
641 S.F.

UNIT TYPE B
TOTAL AREA: 1571 S.F. (EXCLUDING GARAGE)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE AREA: 293 S.F.
230 S.F.

MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
650 S.F.

UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
675 S.F.

UNIT TYPE C
TOTAL AREA: 1618 S.F. (EXCLUDING GARAGE)

©COPYRIGHT ALL RIGHTS ARE RESERVED UNLESS OTHERWISE STATED. THESE PLANS ARE THE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED, REPRODUCED OR IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION. COPYRIGHT APPROVED. INCLUDES LOCAL ZONING AND CONVERSION THEREOF AND ANY APPLICABLE CANADA COPYRIGHT ACT R.S.C. 1970.

NO.	DATE	BY	CHKD	REVISED FOR



CHANG

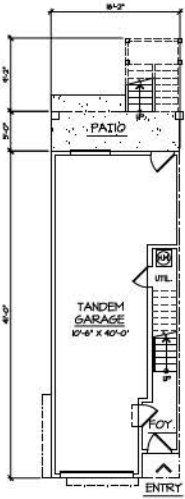
DESIGN: L.F.A.	DRAWN: P.M.	DATE: Feb. 22 10	SCALE: 1/8" = 1'-0"
CLIENT: PACIFIC LAND GROUP		PROJECT: 14010 - 64 AVE, SURREY	
SHEET CONTENTS: UNIT PLANS			

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.,
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12011	AG-2.1



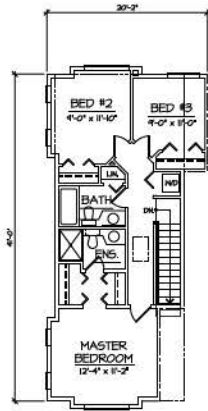
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"
 113 S.F.
 GARAGE AREA 536 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"
 682 S.F.

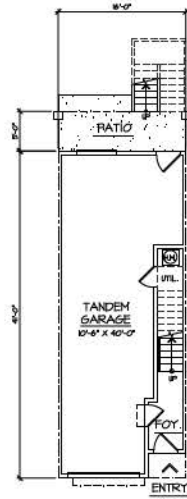


UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"
 703 S.F.

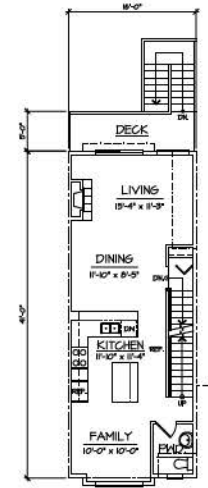
UNIT TYPE D

TOTAL AREA: 1,498 S.F. (EXCLUDING GARAGE)



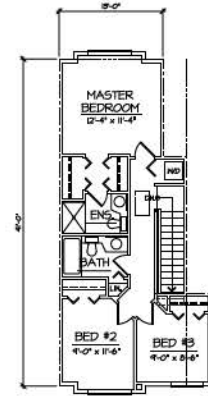
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"
 113 S.F.
 GARAGE AREA 524 S.F.



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"
 665 S.F.



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"
 673 S.F.

UNIT TYPE E

TOTAL AREA: 1,451 S.F. (EXCLUDING GARAGE)

©COPYRIGHT ALL RIGHTS ARE RESERVED. THESE PLANS ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED, REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM BARNETT DEMBEK ARCHITECTS INC. ALL RIGHTS RESERVED. THIS PLAN IS UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. CANADA COPYRIGHT ACT R.S.C. 1971.

NO.	DATE	BY	REVISION

DESIGN L.F.A.	DATE: FEB 22 2010
DRAWN: [Signature]	SCALE: 1/8" = 1'-0"
CLIENT: PACIFIC LAND GROUP	
PROJECT: 14010 - 64 AVE, SURREY	
SHEET CONTENT: UNIT PLANS	

barnett dembek

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.,
 V3W 1T8

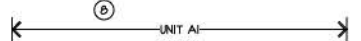
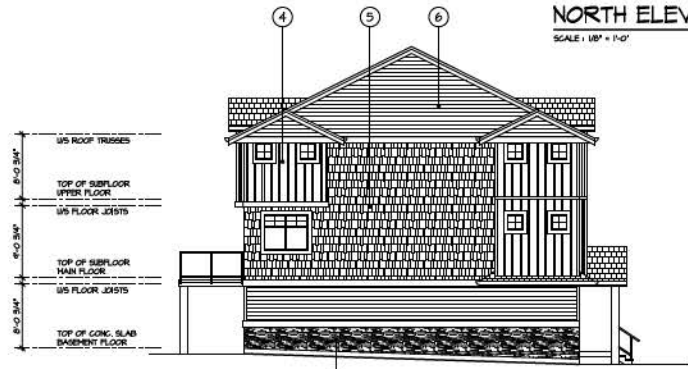
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12011	AC-2.2

©COPYRIGHT ALL RIGHTS ARE RESERVED UNLESS NOTED OTHERWISE. THESE ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE IN METERS. THESE ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION. UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE IN METERS. THESE ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THEIR WRITTEN PERMISSION.



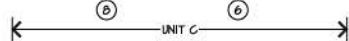
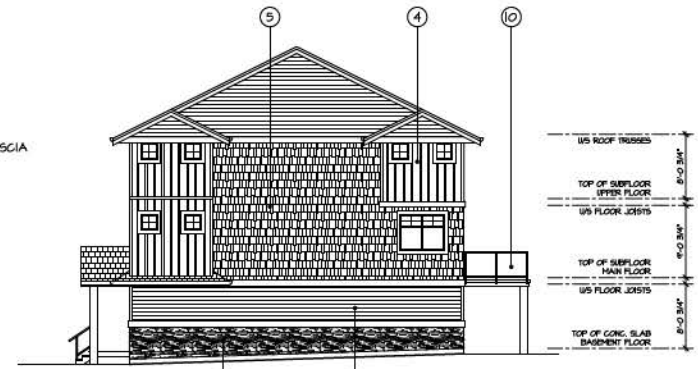
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



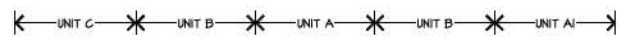
EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ARCHITECTURAL ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ④ HARDI BOARD AND BATTEN SIDING
- ⑤ HARDI SHINGLE SIDING
- ⑥ HORIZONTAL HARDI SIDING
- ⑦ THROUGH-WALL FLASHING
- ⑧ CULTURED STONE VENEER
- ⑨ 2 X 10 WOOD TRIM
- ⑩ ALUMINUM RAILINGS C/M TEMPERED GLAZING
- ⑪ VINYL FRAMED WINDOWS C/M 1X6 WOOD TRIM
- ⑫ BUILT-UP COLUMN C/M HARDI BOARD FINISH



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REV.	DATE	BY	CHKD.



DESIGN: L.F.L.	DRAWN: J.B.	DATE: FEB 22 03	SCALE: 1/8" = 1'-0"
CLIENT: PACIFIC LAND GROUP			
PROJECT: 14010 - 64 AVE, SURREY			
SHEET CONTENTS: ELEVATIONS BUILDING #1			

barnett dembek

UNIT 135,
7536 130 STREET
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12011	AC-4.1

BUILDING #1

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4885 201 Q west Drive
Burnaby, British Columbia, V5C 6G8
p: 604-284-0011 f: 604-284-0022

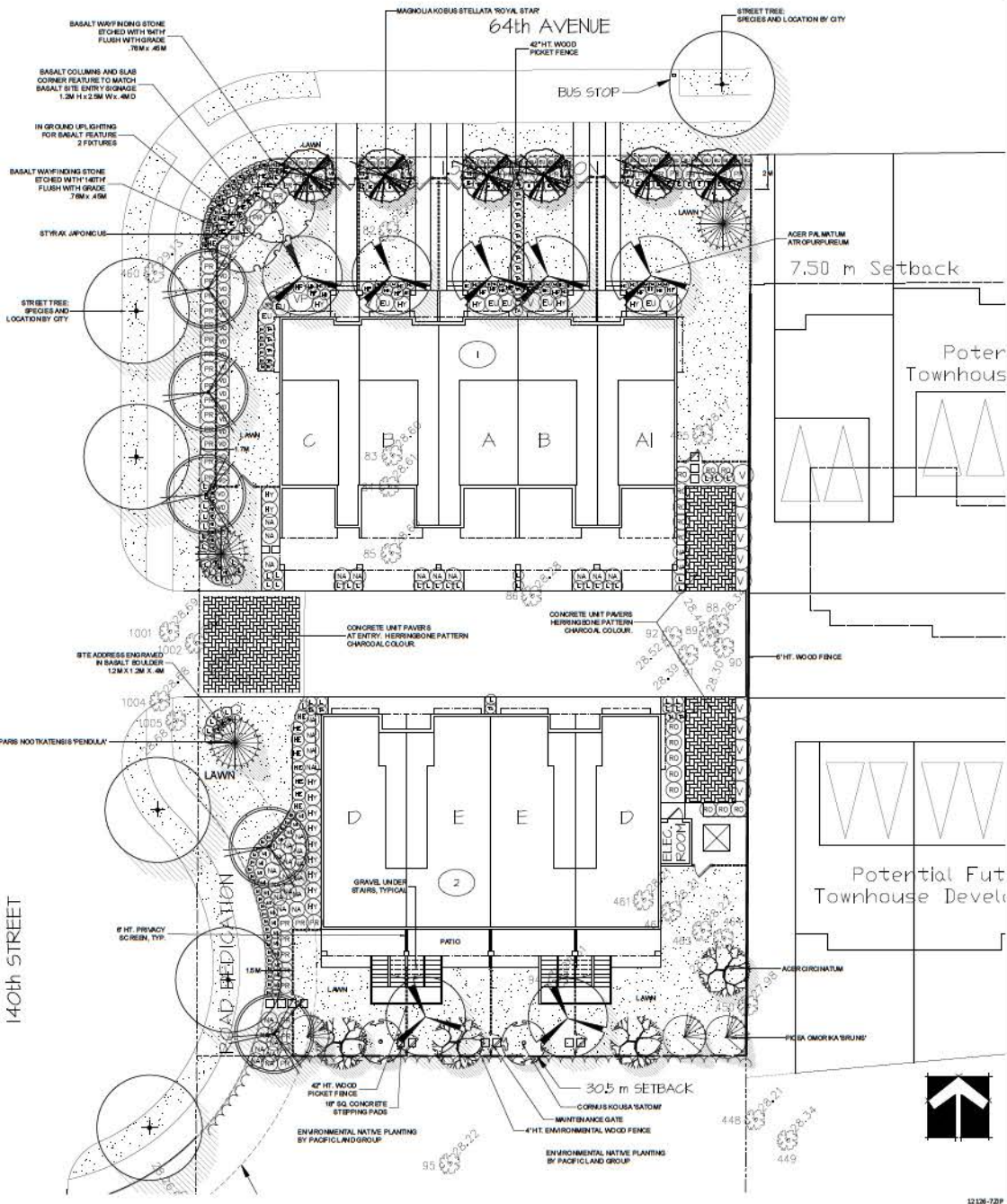
SCALE

PLANT SCHEDULE		PMG JOB NUMBER: 12-126		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4		ACER GINONATUM	VINE MAPLE	90 CAL, 8M HT, BAB, 3 STEM CLUMP
7		ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	90 CAL, 8.8B
3		CHAMAECYPARIS NOOTATENSIS PENDULA	WEeping NOOTIA CYPRESS	3M HT, 8.8B
2		CORNUS KOUSA SATOMI	SATOMI DOGWOOD	90 CAL, 8.8B
5		FAGUS SYLVATICA DAMVOK GOLD	DAMVOK GOLD BEECH	90 CAL, 8.8B
6		MAGNOLIA KOBUS STELLATA ROYAL STAR	ROYAL STAR MAGNOLIA	90 CAL, 2M HT, 8.8B
3		PIGEA OMOROKA 'BRUNO'	BRUNO'S BERBAM SPRUCE	3M HT, 8.8B
2		STYRAX JAPONICUS	JAPANESE SNOWBELL	90 CAL, 1.5M STD, 8.8B
26		BELUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 40CM
7		EUCONYMIUS JAPONICA ALURECOMARIGNATA	ALURECOMARIGNATA JAPANESE ELONYMIUS	#2 POT
16		HYDRANGEA MACROPHYLLA 'NHO BLUE'	SKILEAF HYDRANGEA, BRIGHT BLUE	#2 POT, 80CM
40		HANNOYA DOMESTICA	HANNOYA BAMBOO	#2 POT, 80CM
4		HANNOYA DOMESTICA 'FIREPOWER'	FIREPOWER HANNOYA BAMBOO	#2 POT, 40CM
31		PRUNUS LAURO-SPRANS 'REYNIANN'	REYNIANN LAURUS	#2 POT, 40CM
15		ROSA 'TONICA MEDLAND'	ROSA MEDLAND ROSE, PINK	#2 POT, 40CM
23		TAXUS X MEDIA 'HOGST'	HOGST'S YEW	1.0M HT, 8.8B
23		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
1		VIBURNUM 'T. SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#7 POT
14		VIBURNUM TINUS 'DARBY'	SERING BOUQUET	#2 POT, 80CM
10		HAKONECHLOA MACRA 'AUREOLA'	GOLDEN HAKONE GRASS	#2 POT
30		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
54		IMPERATA CYLINDRICA 'RED BARCH'	BLOOD GRASS	#1 POT
16		LIRIODIOPSIS	BLUE LILY TURF	#1 POT
26		MISCANTHUS SINENSIS 'YAKUJIMA'	YAKUJIMA JAP. SILVER GRASS	#1 POT, #2 POT
34		PENNSETUM ALOPECUROIDES 'HAEMELI'	DWARF FOUNTAIN GRASS	#1 POT
14		HELIOPHILA X BLACK CURRENT	BLACK CURRENT FOAMY BELLS	#1 POT
10		HOSTA FRAGRANT BLUE	FRAGRANT BLUE HOSTA	#1 POT
54		LAVENDULA ANGUSTIFOLIA 'HOOOTE BLUE'	ENGLISH LAVENDER	#1 POT
32		ERCA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH WHITE	#1 POT

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OTHER STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE CONFINED LAND AND PRIMER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DETERMINATION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTE: 32 REPLACEMENT TREES REQUIRED, 32 TREES PROVIDED.



Potter Townhouse

Potential Future Townhouse Development

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.08.12	REVISED REGULATIONS	DO
2	12.08.12	REVISED CITY COMMENTS	DO
3	12.08.12	REVISED TOWN	DO
4	12.08.12	REVISED TOWN	DO
5	12.08.12	REVISED TOWN	DO
6	12.08.12	REVISED TOWN	DO
7	12.08.12	REVISED TOWN	DO
8	12.08.12	REVISED TOWN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

14010 64TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

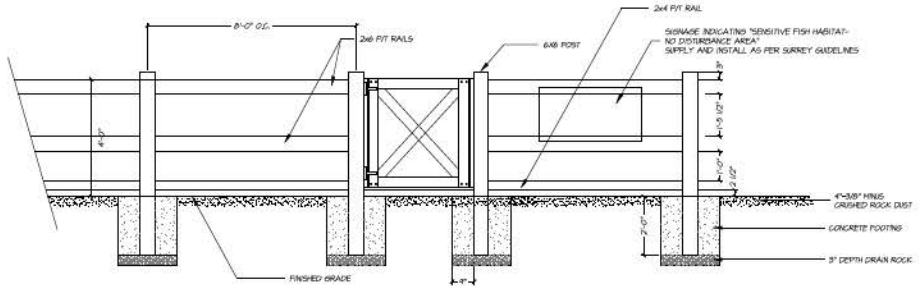
DATE: 12.JUL.12 DRAWING NUMBER:
SCALE: 1"=40'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCV OF 2

12126-72P PMG PROJECT NUMBER 12-126

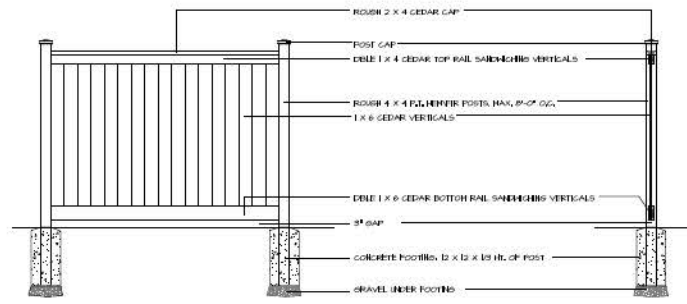
© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 36th Street
Burnaby, British Columbia, V5C 6G9
p: 604-284-0011 • f: 604-284-0022

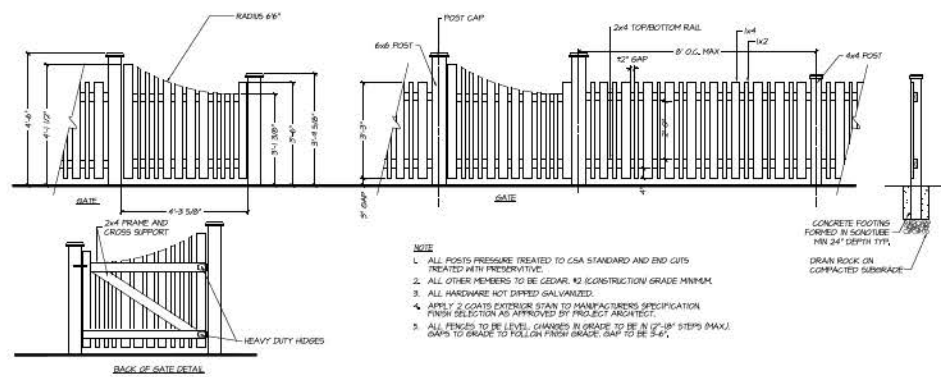
SCALE:



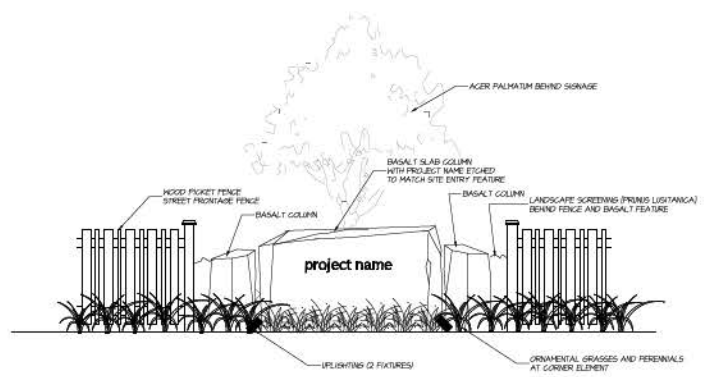
ENVIRONMENTAL FENCE - SPLIT RAIL FENCE ALONG EDGE OF COVENANT
SCALE: 1/2"=1'-0"



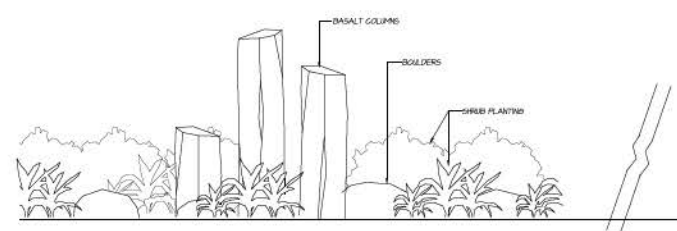
6 FOOT HIGH SOLID WOOD FENCE
SCALE: 1/2"=1'-0"



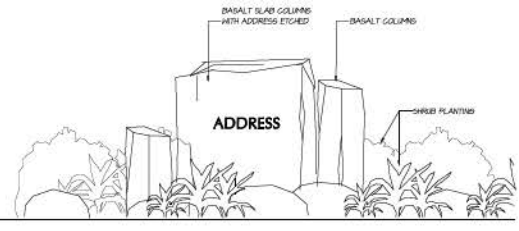
PICKET FENCE WITH GATE
SCALE: 1/2"=1'-0"



FEATURE ELEMENT AT 140TH & 64TH INTERSECTION



LEFT SIDE ENTRY ELEMENT



RIGHT SIDE ENTRY ELEMENT

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.AUG.12	POWER CITY COMMENTS	DO
2	15.AUG.12	POWER CITY	DO
3	15.AUG.12	ARCHITECTURE	DO
4	15.AUG.12	REVISED PLAN	DO
5	15.AUG.12	REVISED PLAN	DO

CLIENT: _____
PROJECT: _____

RESIDENTIAL DEV.
14010 64TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 12.JUL.12 DRAWING NUMBER:
SCALE: 1/2"=1'-0" **L2**
DRAWN: DO
DESIGN: DO
CHK'D: MCV OF 2

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **May 21, 2013** PROJECT FILE: **7807-0205-00**

RE: **Engineering Requirements
Location: 14010 - 64 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate east portion of cul de sac;
- provide 0.5 metre SROW; and
- provide access easement to 140 Street for 14030 64 Avenue.

Works and Services

- construct east portion of 140 Street;
- provide service connections;
- pay latecomer charges; and
- pay SDR connection fees.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager

LR



Friday, March 22, 2013
 Planning

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.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sullivan Heights Secondary School (the new elementary school has been named "Goldstone Park Elementary" and is expected to open in 2013-2014 school year). The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving and NCP amendment, will not result in an increase to the gross site area density, and the number of residential units being proposed on the parcel is within what would be permitted at a density of 15 units per hectare if density was measured based on "developable area" as defined by the Zoning Bylaw. The density is consistent with the NCP build out estimates when it was adopted. The proposal will not change students projections and the School District will be preparing a long range facility plan to help accommodate projected changes in student demographics.

THE IMPACT ON SCHOOLS

APPLICATION #: 07 0205 00

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

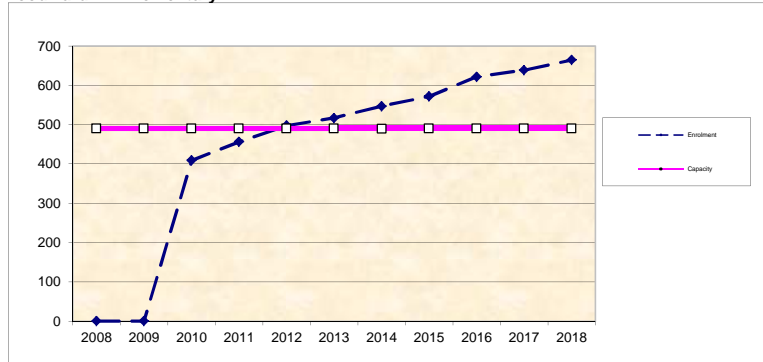
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

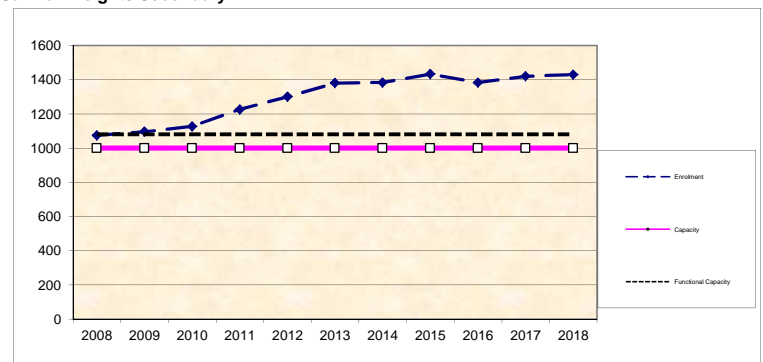
September 2012 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



BC Plant Health Care Inc.

18465 53rd Avenue | Phone: 604-575-8727
Surrey, BC, V3S 7A4 | Fax: 604-576-2972
Email: info@bcplanthealthcare.com
24 Hour Emergency Pager 604-607-1616

TREE PRESERVATION SUMMARY

Surrey Project No: DP 07 0205

Project Location: 14010 64th Avenue, Surrey

Registered Arborist: Thomas Walz, PN#-5960AT

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference

1. General Tree Assessment of the Subject Site

See Attached Report

2. Summary of Proposed Tree Removal and Replacement

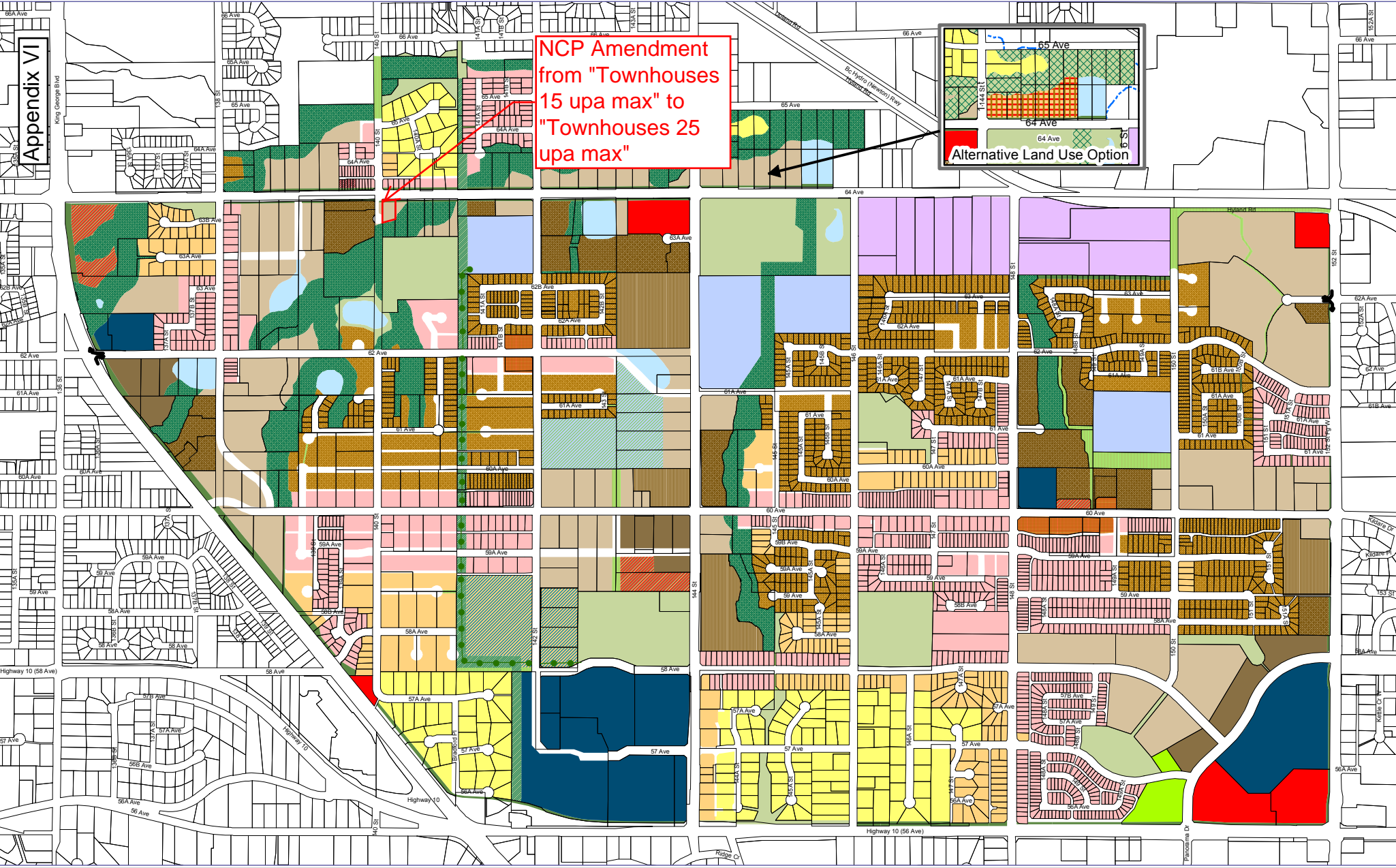
- The summary will be available before final adoption.
- Number of Protected Trees Identified 18 (A)
- Number of protected trees declared hazardous due to natural causes or dead trees (B)
- Number of Protected Trees to be Removed 18 (C)
- Number of Protected Trees to be Retained (A-B-C) (D)
- Number of Replacement Trees Required at a 2:1 Ratio(C-B) 14 (E)
- Number of Replacement Trees Required at a 1:1 Ratio 4 (F)
- Number of Replacement Trees Proposed 32 (G)

3. Tree Survey and Preservation/Replacement Plan

- Tree Survey and Preservation/Replacement Plan attached
- This plan will be available before final adoption.

Summary and plan prepared and submitted by 

Date: March 27, 2013



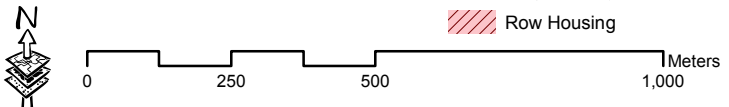
NCP Amendment
 from "Townhouses
 15 upa max" to
 "Townhouses 25
 upa max"

Alternative Land Use Option

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
 City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0205-00

Issued To: 0948570 B.C. LTD., INC. NO. BC0948570
("the Owner")

Address of Owner: 6212 - 126A Street
Surrey, BC V3X-3M4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-056-889
 West 3.17 Chains Lot 10 Except: Firstly; East 105 Feet Secondly; Part Dedicated Road on
 Plan BCP17750 North East Quarter Section 9 Township 2 New Westminster District Plan
 2163
 14010 - 64 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front yard setback (64 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 6.10 metres (20 ft.);
 - (b) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.18 metres (10 ft.);
 - (c) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum west side yard setback (140 Street) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.24 metres (11 ft.);
 - (d) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.96 metres (10 ft.);
 - (e) Sub-section H.3 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow two (2) visitor parking spaces to be located within the east side yard setback, as shown on Schedule A;
 - (f) In Sub-section H.5 (b) of Part 22 Multiple Residential 30 Zone (RM-30) the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for each unit of Building 1, as shown on Schedule A; and
 - (g) In Sub-section K.2 of Part 22 Multiple Residential 30 Zone (RM-30), the minimum lot size created through subdivision is reduced from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).
5. The siting of buildings and structures and the visitor parking spaces located within the east side yard setback shall be in accordance with the site plan as shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

