

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0163-00

Planning Report Date: November 29, 2010

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

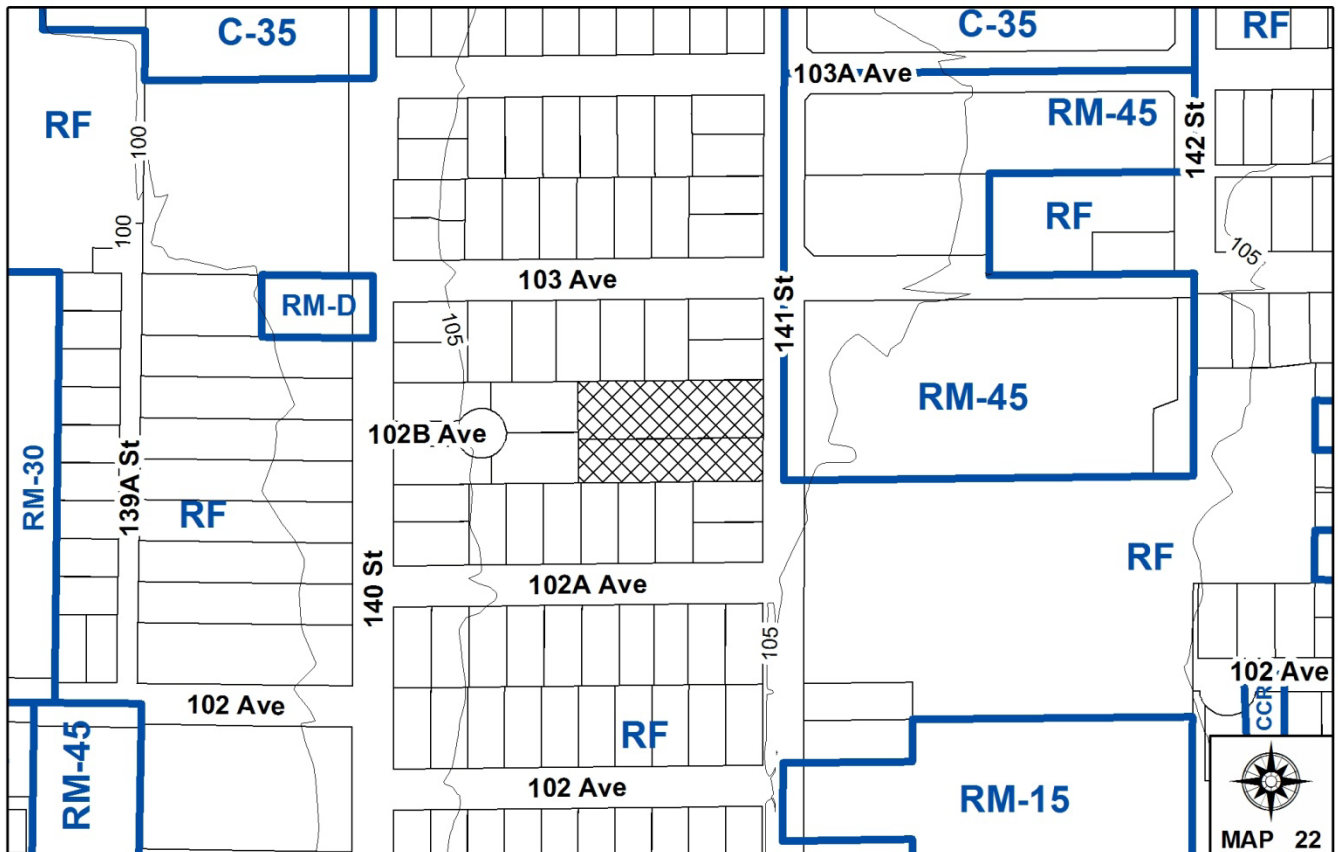
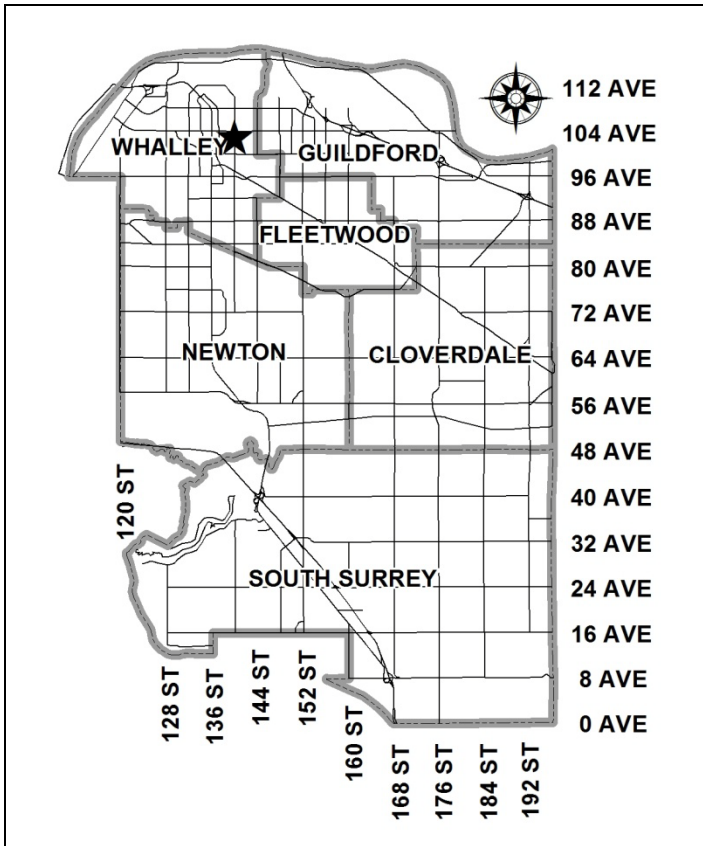
in order to permit the development of 21 townhouse units.

LOCATION: 10253 and 10267 – 141 Street

OWNER: Jasmer Singh, Ranjodh Gill et al

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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 authorize staff to draft Development Permit No. 7910-0163-00 in accordance with the attached drawings (Appendix II).
4. 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 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) the applicant adequately address the impact of no indoor amenity space; and
 - (j) the applicant must enter into a Highway License Agreement with the Realty Division to allow the dedicated road along the western property line to be temporarily used as green space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

3 Elementary students at Lena Shaw Elementary School
2 Secondary students at Guildford Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood. The applicant should meet with staff to resolve these concerns.

Fire Department: Comments were not received prior to the finalization of this report. However, any comments or requirements will be addressed prior to consideration of Final Adoption.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings and non-conforming duplexes.	Multiple Residential	RF
East (Across 141 Street):	Townhouses and Cedar Grove Park.	Multiple Residential	RM-45 and RF
South:	Single family dwellings.	Multiple Residential	RF
West:	Single family dwellings.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject properties are located just outside the boundaries of City Centre, at 10253 and 10267 – 141 Street, and are zoned Single Family Residential (RF) and designated Multiple Residential in the Official Community Plan (OCP).
- The previous owners applied in March of 2007 to rezone the site under Development Application No. 7907-0085-00 to develop a 12-unit townhouse project. The application did not advance as the properties were sold and the application was closed.

- The new owners have submitted an application to rezone the site from Single Family Residential Zone (RF) to Comprehensive Development (CD) Zone (based on the RM-30 Zone) in order to develop a 21-unit townhouse project with vehicle access from 141 Street.
- The subject site is less than one (1) hectare (2.47 acres) in size and thus, is subject to the sliding density scale of the RM-30 Zone. Based on the net size of 0.40 hectare (0.98 acre), a maximum density of 45 units per hectare (18 units per acre) and a maximum floor area ratio (FAR) of 0.57 are permitted.
- The applicant proposes a unit density of 52.4 units per hectare (21.2 units per acre) and a floor area ratio (FAR) of 0.88. As the proposed development exceeds the maximum density permitted under the sliding scale, a CD Zone is proposed.
- The adjacent properties to the north, west and south all have redevelopment potential, and are also designated Multiple Residential in the Official Community Plan (OCP). There are existing townhouses to the east across 141 Street, which are zoned RM-45.
- The current proposal includes a total of 21 townhouse units, all of which have three-bedrooms and are three storeys in height. The units range in size from 147.3 square metres (1,585 sq.ft.) to 185.8 square metres (2,000 sq.ft.).
- The applicant will dedicate a 10-metre (32 ft.) wide half-road along the western property line of the site for a future north-south road. This future 140A Street will facilitate the redevelopment of the balance of this Multiple Residential designated block in a manner similar to the subject site, as shown in the attached area concept plan (Appendix VII). A second entrance can be provided to the subject site when the adjacent properties redevelop in the future and the road is constructed. Additionally, the proposed internal driveway near the northeast corner of the subject site, will connect to the abutting property to the north to facilitate future redevelopment without additional driveway connections on 141 Street.
- The project includes 42 residential parking spaces, based on two (2) parking spaces per unit as per the Zoning By-law. The proposed parking spaces are provided as follows: twelve (12) of the units have double garages, while the remaining nine (9) units have tandem parking, all of which are enclosed and attached to each unit.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- The proposed development also includes four (4) visitor parking stalls, which based on the required 0.2 parking space per unit, complies with the Zoning By-law.
- The amount of outdoor amenity space proposed is 65.4 square metres (704 sq.ft) and exceeds the minimum 63 square metres (678 sq.ft) required under the RM-30 Zone, based on 3.0 square metres (32 sq.ft.) per dwelling unit. The proposed outdoor amenity space includes a small children's play area, grass and a seating area with benches.
- Based on the relatively small size of the project, no indoor amenity space is proposed. The applicant has agreed to provide a monetary contribution of \$22,050 (based on \$1,050 per unit) in accordance with City policy to address the shortfall in required indoor amenity space.

- Planning staff worked with the applicant to preserve as many trees as possible given the proposed density. The applicant was amenable to staff recommendations and revised their site plan. A significant number of mature trees along the north and south property lines will be preserved and will provide privacy to the adjacent landowners.
- The applicant submitted an Arborist Report and Tree Retention / Replacement Plans prepared by Mike Fadum and Associates Ltd. (Tree Summary in Appendix V). The report and plans have been preliminarily reviewed by City staff and the applicant must resolve any concerns or issues prior to Final Adoption.
- The report identifies 61 trees on the subject site. A total of 27 of the trees will be retained, while 34 will be removed. The applicant will be required to provide cash-in-lieu for any shortfall in replacement trees not planted.
- The chart below provides a summary of the proposed tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder / Cottonwood	11	0	11
Birch	4	0	4
Red Cedar	31	21	10
Cherry	1	0	1
Dogwood	12	6	6
Hemlock	1	0	1
Weeping Willow	1	0	1
TOTAL-	61	27	34

- The applicant proposes cantilever supports for the rear decks of the seven (7) units in Building D. The City Landscape Architect believes that this solution likely will not impact the existing trees on the subject site, but states that the applicant’s Arborist must provide confirmation prior to Final Approval.

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to density and building setbacks.

	RM-30 Zone (Based on a 1-hectare site)	RM-30 Zone (Based on sliding scale for 0.40 hectare site)	Proposed CD By-law
Density (FAR) Density (uph/upa)	0.90 75 uph (30 upa)	0.57 45 uph (18 upa)	0.89 53 uph (22 upa)
Setbacks	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from all lot lines	North – 3.5 m. (11.5 ft.) to building face South – 5.1 m. (17 ft.) to rear decks 7.5 m. (25 ft.) to building face West – 4.0 m. (13 ft.) to building face East – 4.5 m. (15 ft.) to building face

- Under the sliding density scale of the RM-30 Zone, the maximum floor area ratio (FAR) that can be achieved on the site is 0.57, while the permitted unit density is 45 units per hectare (18 upa). The applicant proposes an FAR of 0.88 and a unit density of 53 uph (22 upa).
- In the RM-30 Zone, all buildings and structures are required to be set back a minimum of 7.5 metres (25 ft.) from all lot lines. The proposed CD By-law has reduced setbacks on all four (4) property lines.
- The front yard (east) setback facing 141 Street is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face. The reduced setbacks, building design and proposed landscaping will create an appropriate urban pedestrian-oriented character.
- The side yard (south) setback is reduced from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) to the rear decks of the units. The building face however, will be set back 7.5 metres (25 ft.) from the south property line.
- The rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.). As part of the current application, a 10-metre (32 ft.) wide road dedication will be secured along the western property line, and thus, the proposed 4.0-metre (13 ft.) setback is required once the future north/south road is constructed.
- The side yard (north) setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.). The reduced setback is required to accommodate one (1) of the two (2) units (Building A) along 141 Street, where the side (north) building face will be located 3.5 metres (11.5 ft.) from the north property line. The seven (7) units of Building D will be situated 10 metres (32 ft.) from the north lot line to the building face and approximately 8.0 metres (26 ft.) to the rear decks. The increased setbacks for Building D will allow for retention of the existing mature trees on the subject site.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

A pre-notification letter was sent out on August 19, 2010, and staff received three (3) telephone calls of concern. The comments and concerns were as follows:

- 1) The proposed development will increase density and will create a crowded neighbourhood.

(The proposed development site is located just outside of City Centre, is designated Multiple Residential in the Official Community Plan and is two (2) blocks south of 104 Avenue (a major transit route). Given the location and land use designation, redevelopment of the neighbourhood to a density similar the proposed townhouse development, is supportable.)

- 2) The townhouse proposal will degrade the area by placing additional pressures on schools, create unsightly conditions and require the removal of many significant trees.

(School District staff advise that currently, the Lena Shaw Elementary School is under capacity. Present enrolment at Guildford Park Secondary is slightly above capacity, although it is expected that enrolment will decrease slightly over the next few years. The proposed townhouse development will provide the opportunity to redevelop and revitalize the area, while providing safe and affordable housing options near City Centre. Staff have worked at length with the applicant to retain as many trees as possible. Nearly half of the trees on the subject site will be retained.)

3) Concerns regarding noise, traffic congestion and parking.

(Given the land use designation and proximity to City Centre, the proposed townhouse development is supportable. Additionally, townhouses currently exist to the east across 141 Street. The applicant proposes 42 off-street residential parking spaces and four (4) off-street visitor parking stalls in compliance with the Zoning By-law.)

Public Information Meeting

- As there were some public concerns expressed as a result of the previous Development Application No. 7907-0085-00, the current applicant conducted a Public Information Meeting (PIM) prior to the submission of the subject development application. The PIM was held on Thursday, June 10, 2010 in the library at Lena Shaw Elementary School between 6:30 and 8:15 PM. The PIM was to inform local residents about the details of the proposed townhouse development, and to allow the public an opportunity to voice any concerns. The applicant advises that a total of 12 residents attended the meeting.
- As a result of the PIM, the applicant submitted a meeting summary. The comments from the meeting focussed on three (3) main topics:

- 1) Tree Protection: Concerns were expressed about the removal of some of the mature trees on the subject site.

(Staff are aware of the number of mature trees on the subject site, and worked with the applicant to preserve as many trees as possible. As a result, nearly half of the existing trees have been retained.)

- 2) Building Height and Loss of Privacy: Adjacent property owners were concerned that the proposed townhouses are significantly higher than the existing single family dwellings in the neighbourhood, and that due to the increased building height and loss of trees on the subject site, their privacy would be compromised.

(Staff have worked with the applicant to ensure that the privacy of the adjacent property owners are not significantly impacted. The preservation of a large number of mature trees along the north and south property lines as well as additional landscaping will provide adequate screening between the proposed development and the existing properties. The applicant has also lowered a number of rear decks which looked onto the abutting properties to the south.)

- 3) Overcrowded School: Residents expressed concerns that the local elementary school was overcrowded and that the proposed development would only amplify the situation.

(Comments from the School District indicate that Lena Shaw Elementary School is not overcrowded and that, in fact, enrolment is currently below capacity.)

DESIGN PROPOSAL AND REVIEW

- The proposal includes 21 three-bedroom units ranging in size from 147.3 square metres (1,585 sq.ft.) to 185.8 square metres (2,000 sq.ft.). Twelve (12) of the units will have side-by-side double garages, while the remaining nine (9) will have tandem parking garages. The proposed townhouse project consists of four (4) buildings. The specifications for each building unit type is summarized in the table below:

Building	Floor Area	Total # of Units	# of Bedrooms	Parking Design
A	180 m ² (1,938 ft ²)	2	3	Double car garage
B	147.3 m ² (1,585 ft ²)	7	3	Double car garage
C	169.8 m ² (1,828 ft ²) to 185.8 m ² (2,000 ft ²)	5	3	Double (3); Tandem (2)
D	185.8 m ² (2,000 ft ²)	7	3	Tandem

- The proposal indicates 3-storey buildings with garages accessed internally at grade. Two (2) of the proposed units will front the road (141 Street) and will be designed to provide an appropriate interface. The proposed end units along the western property line will also be enhanced with additional architectural features and glazing, as they will front the future north/south road.
- The proposed building materials include fibreglass shingles for the roof. Vinyl siding will be installed on each of the units in a combination of three (3) main colours: Storm (grey), Autumn Ash (beige grey), and Redwood (burgundy). The proposed colour scheme is generally of warm, deep colours.
- The gables, changes in roofline, additional glazing, patios and sundecks will provide better articulation and design variation in the buildings, and will also help to define each unit.
- An electrical room is proposed adjacent to the east side of Building D and will be screened with landscaping. A transformer is to be located north of Building A and will also be screened with landscaping.
- A community mailbox and a bicycle rack will be installed adjacent to the walkway, south of Building A, near the driveway entrance to 141 Street.
- A 1.8-metre (6.0 ft.) high wood fence will surround the proposed townhouse site along the north, west and south property lines. A 1.2-metre (4 ft.) high wood fence will be installed along the west property line adjacent to 141 Street.
- The landscape plan indicates the planting of trees and shrubs as part of the proposed development. Eight (8) trees are proposed throughout the subject site, as well as a significant number of shrubs and ground cover species including rhododendrons, bamboo, azaleas, and boxwood. The proposed landscaping and fencing will provide additional privacy, but will also soften the interface with 141 Street and help to define the public and private space.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory with the exception of some minor design enhancements to the street-fronting units and to ensure full coordination of the elevation drawings with the site plan, which the applicant has agreed to address.

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.	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.	Proposed CD By-law
Appendix VII.	Concept Plan for Area

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/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: Mr. Wojciech Grzybowicz
 Address: 470 Granville Street, Suite 1030
 Vancouver, BC
 V6C 1V5
 Tel: 604-331-2378

2. Properties involved in the Application
 - (a) Civic Addresses: 10253 and 10267 – 141 Street

 - (b) Civic Address: 10253 – 141 Street
 Owners: Amardip Nagra, Devinderjit Grewal, Jasmer Singh and
 Ranjodh Gill
 PID: 009-845-135
 Lot "B" Section 25 Block 5 North Range 2 West new Westminster District Plan
 13645

 - (c) Civic Address: 10267 – 141 Street
 Owners: Amardip Nagra, Devinderjit Grewal, Jasmer Singh and
 Ranjodh Gill
 PID: 009-845-127
 Lot "A" Section 25 Block 5 North Range 2 West New Westminster District Plan
 13645

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		0.45 ha (1.11 ac)
Road Widening area		497 m ² (5,350 sq.ft.)
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (East)	} 7.5 m	4.5 m
Rear (West)		4.0 m
Side #1 (North)		3.5 m
Side #2 (South)		7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m (43 ft.)	13 m (43 ft.)
Accessory	4.5 m (15 ft.)	4.5 m (15 ft.)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		21
Total		21
FLOOR AREA: Residential		3,541 m ² (38,115 sq.ft.)
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		3,541 m ² (38,115 sq.ft.)

** 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)		46.6 uph (18.9 upa)
# of units/ha /# units/acre (net)	45 uph (18.2 upa)	52.4 uph (21.2 upa)
FAR (gross)		0.79
FAR (net)	0.57	0.89
AMENITY SPACE (area in square metres)		
Indoor	63 m ² (678 sq.ft.)	0
Outdoor	63 m ² (678 sq.ft.)	65.4 m ² (704 m ²)
PARKING (number of stalls)		
Commercial	n/a	
Industrial	n/a	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		42
Residential Visitors		4
Institutional	n/a	
Total Number of Parking Spaces		46
Number of disabled stalls		1
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		39%
Size of Tandem Parking Spaces width/length		3.59 m. x 12.8 . (11.7 ft. x 42 ft.)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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21 UNIT TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS: 10253, 10267 - 141 STREET, SURREY, B.C.

LIST OF DRAWINGS :

- DP 101 - TITLE SHEET
- DP 102 - CONTEXT PLAN
- DP 103 - SITE PLAN
- DP 201 - BUIDLING "A" FLOOR PLANS
- DP 202 - BUIDLING "B" FLOOR PLANS
- DP 203 - BUIDLING "C" FLOOR PLANS
- DP 204 - BUIDLING "D" FLOOR PLANS LEV. 1 & LEV. 2
- DP 205 - BUILDING "D" FLOOR PLAN LEV. 3
- DP 301 - BUIDLING "A" ELEVATIONS
- DP 302 - BUIDLING "B" ELEVATIONS
- DP 303 - BUIDLING "C" ELEVATIONS
- DP 304 - BUILDING "D" ELEVATIONS
- DP 401 - SITE DETAILS
- L01 - LANDSCAPE DRAWINGS - IS SENT SEPARATELY
- L02 - LANDSCAPE NOTES- IS SENT SEPARATELY
- M01 - STORMWATER MANAGEMENT PLAN- SENT BEFORE

NOVEMBER 15, 2010 - DRAWINGS SUBMITTED TO PLANNING DEPARTMENT

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							Scale: NTS	DP101
							Drawing By: NC	
						Approved By: WG		

SECTION 25 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 13645

Current Civic Address:
10253 & 10267 141st Street
Surrey, B.C.

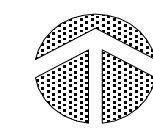
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LEGEND

- CB □ ...denotes catch basin
- pp ○ ...denotes power pole
- ...denotes water valve
- ...denotes invert
- CON 0.0 ⊕ ...denotes tree
- UB □ ...denotes utility box
- + 00.00 ...denotes spot elevation

-property dimensions are derived from field survey

- Note:
- All dimensions are in metres.
 - This plan is NOT to be used for location of property lines.
 - Elevations are based on City of Surrey Geodetic datum, Monument No. 5900 Elevation: 1.044 5.00m
 - Only trees with a diameter of at least 0.25m are shown
 - This plan does not show non-plan charges, liens or interests.



PROJECT STATISTICS

PROPOSED ZONING: CD

LOT AREA:
GROSS: 4,099.68m²
STREET DEDICATION: 497.12m²
NET: 4,002.32m²

NUMBER OF UNITS:
BUILDING A = 2
BUILDING B = 7
BUILDING C = 5
BUILDING D = 7
TOTAL = 21

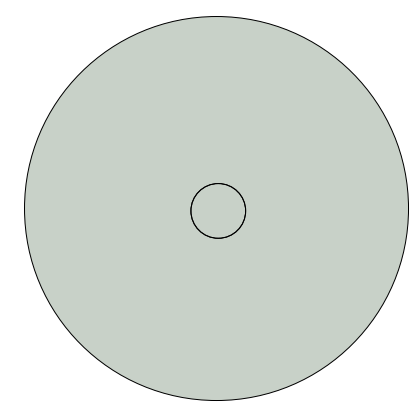
DENSITY: 52.47 UNITS / HA
12 DOUBLE GARAGE UNITS
9 TANDEM GARAGE UNITS

TOTAL BUILDING AREA: 1,535m²
SITE COVERAGE: 0.37
TOTAL BUILDING FLOOR AREA: 3,541m²
FAR: 0.88

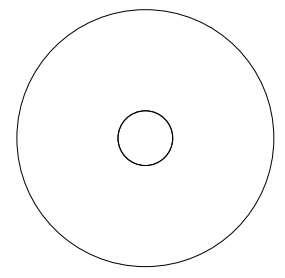
OFF - STREET PARKING:
REQUIRED RESIDENTS: 21 x 2 = 42 ENCLOSED
REQUIRED VISITORS: 21 UNITS x 0.2 = 4.2
PROVIDED: 4 VISITORS PARKING
INCL.: 1 SMALL PARKING SPACE
1 H/A

LEGEND:

- D X EXISTING GRADING
- AP → FINISH GRADE
- BL → SURFACE DRAINAGE
- CB ○ CATCH BASIN
- CC → CURB CUT
- CR → CONCRETE CURB
- CP → CONCRETE PAVERS
- CW → CONCRETE SIDEWALK
- HA → HANDICAPPED ACCESSIBLE PARKING
- LA → LANDSCAPED AREA
- MB → MAIL BOX
- SM → SMALL CAR PARKING
- T → TRANSFORMER



EXISTING TREES TO BE RETAINED



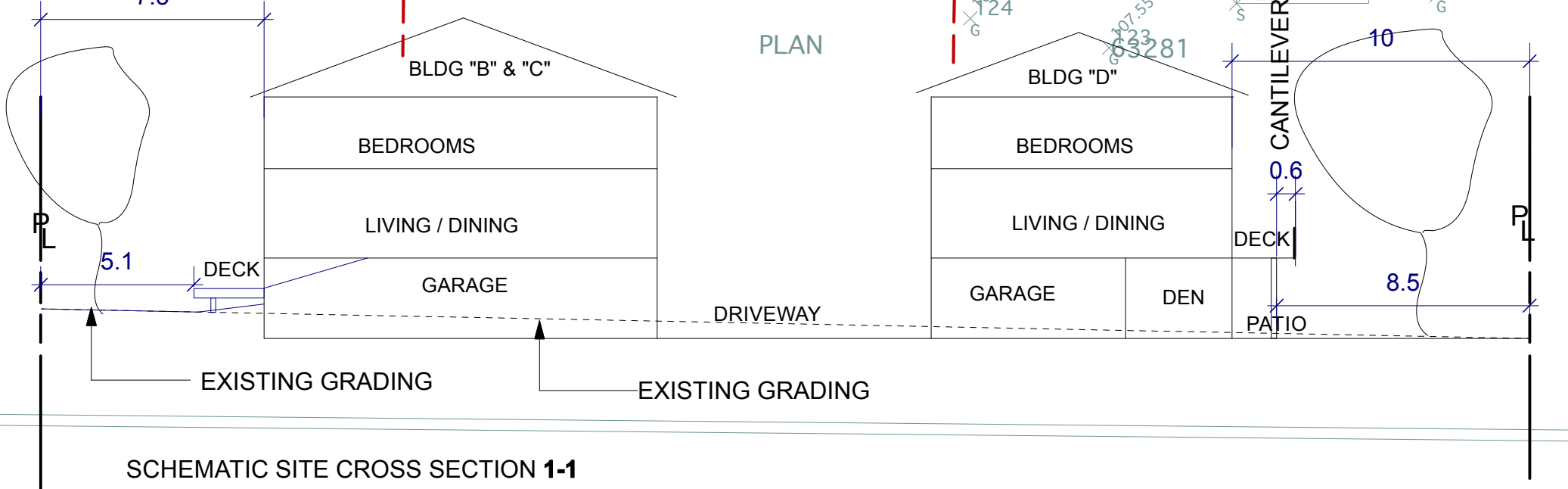
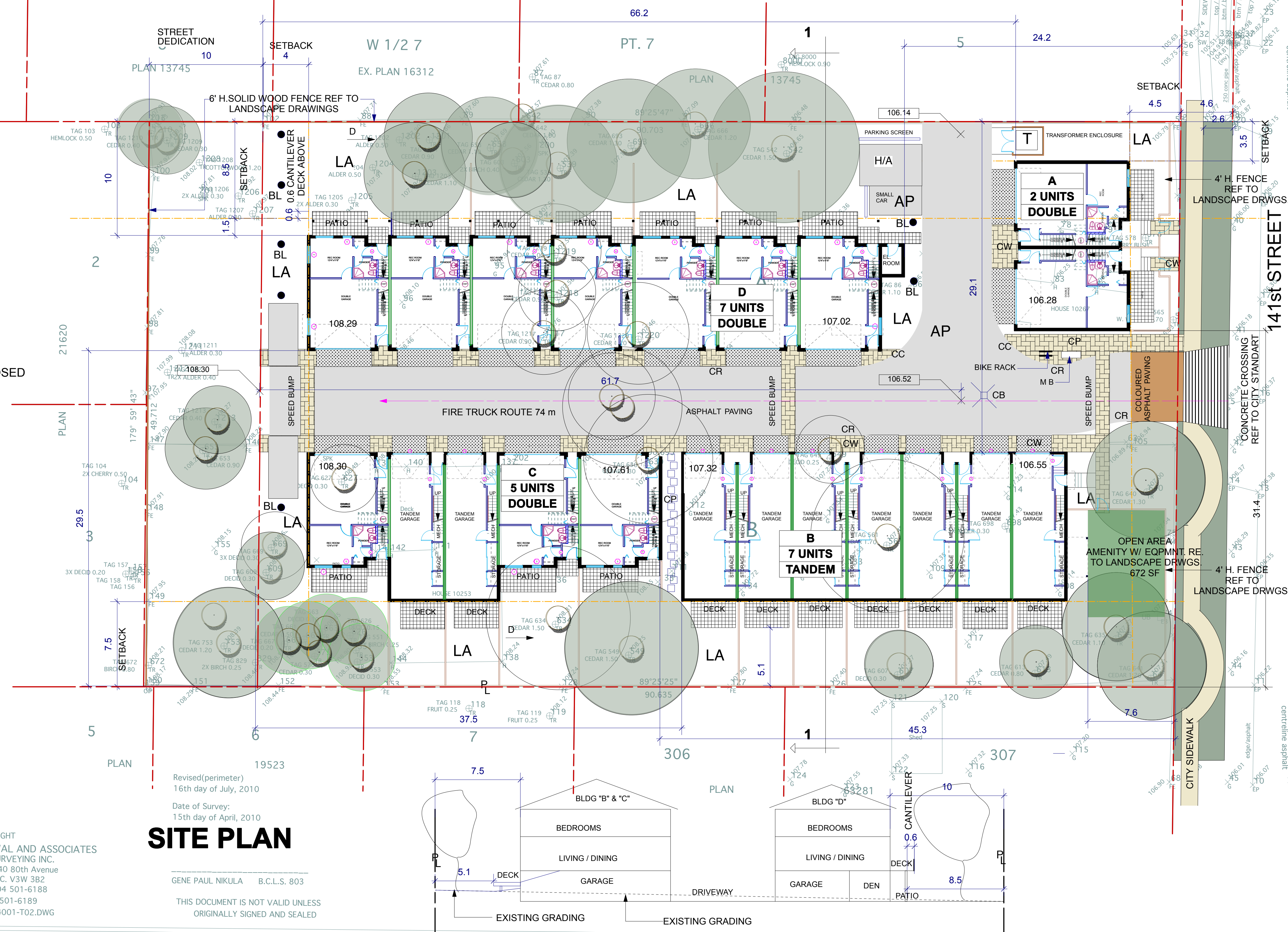
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LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1004001-T02.DWG

SITE PLAN

GENE PAUL NIKULA B.C.L.S. 803

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No.	Date:	Revision Details:

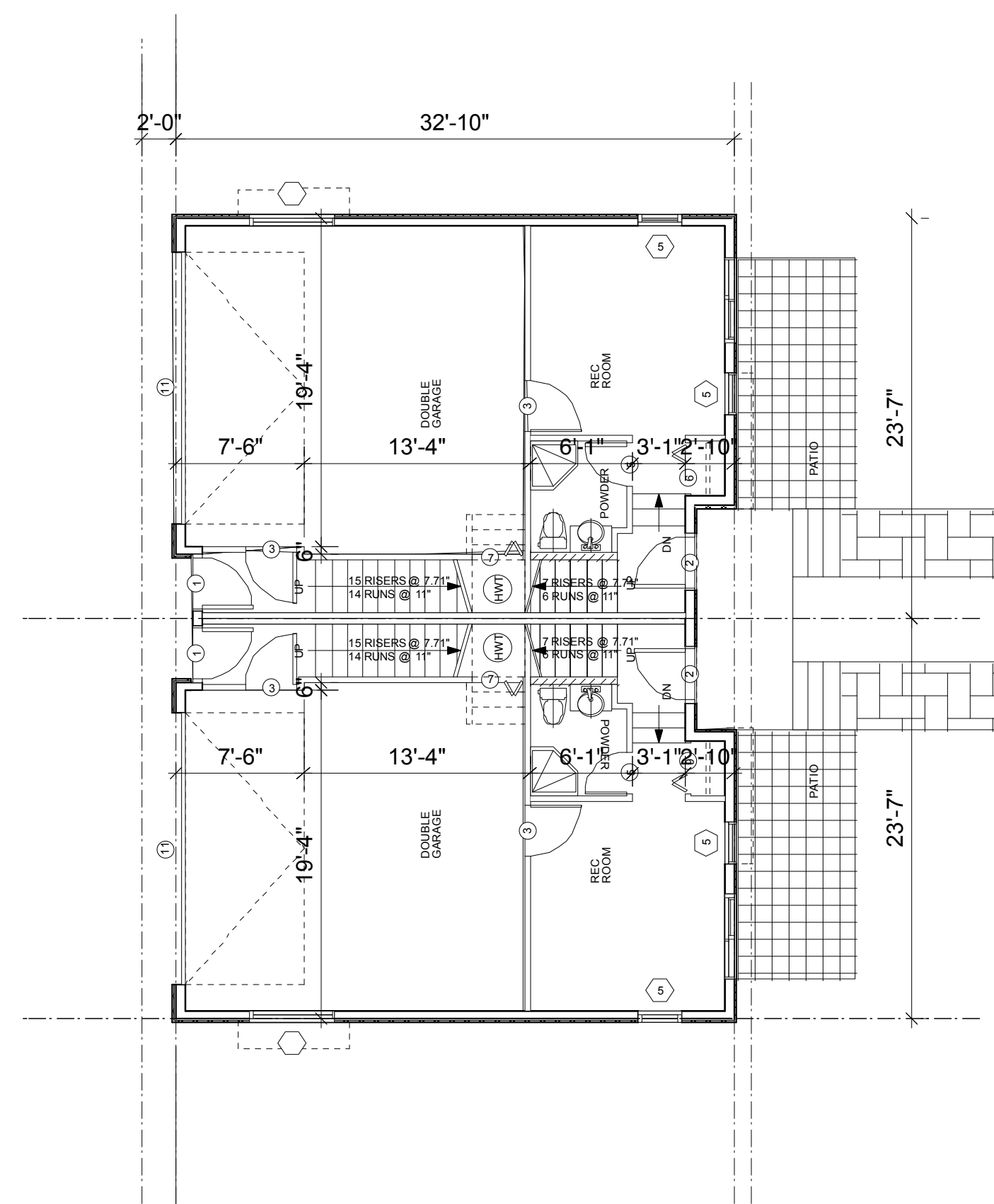
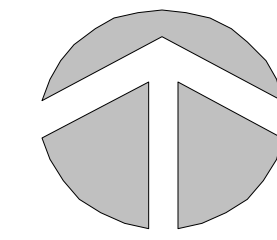
No.	Date:	Revision Details:

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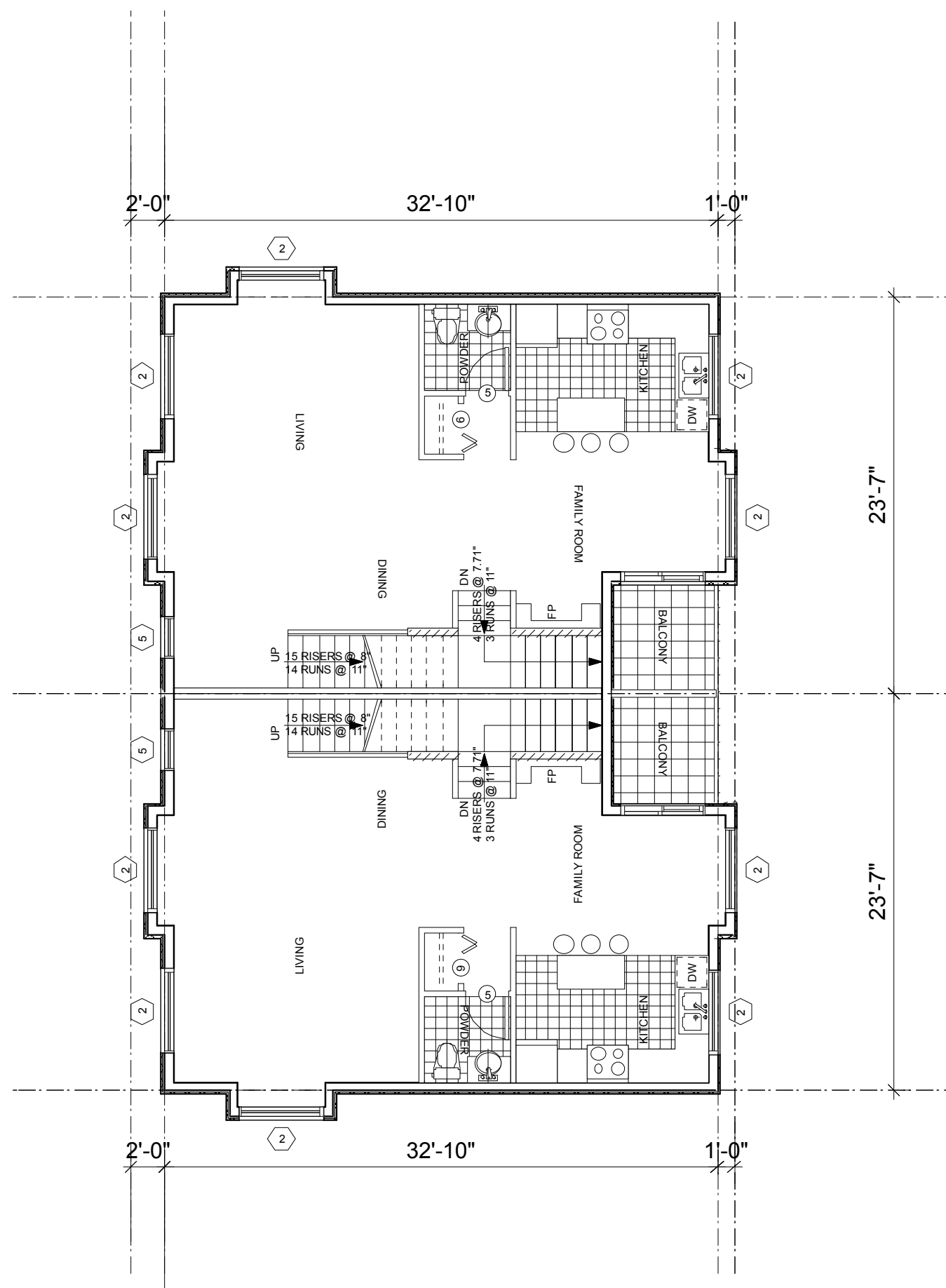
Project Title:
RESIDENTIAL COMPLEX
10253 + 10267 141st STREET
SURREY, B.C.

Drawing Title:
SITE PLAN

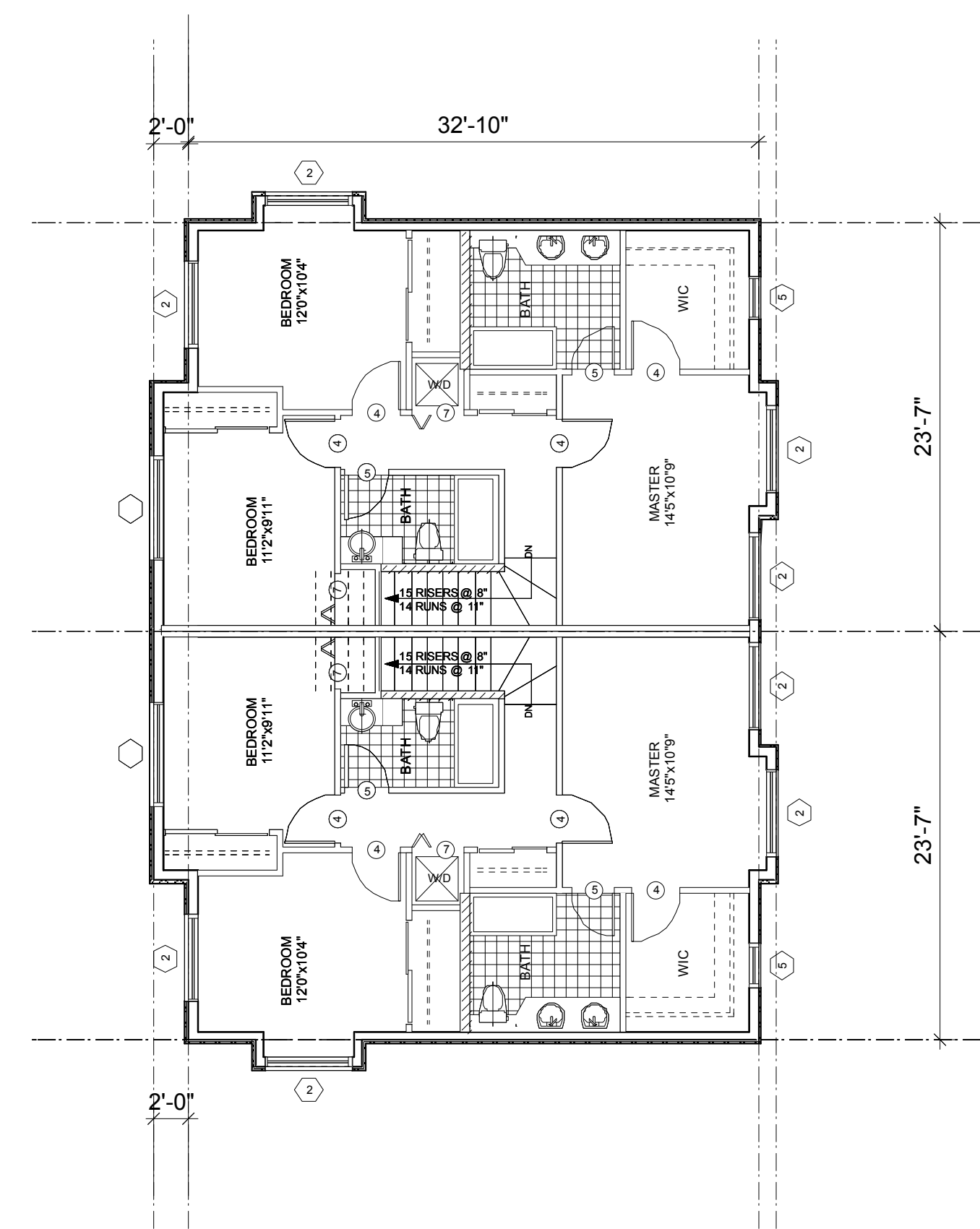
Date: 2010-07-23	Project Number: 0937
Scale: 1/16" = 1' - 0"	DP103
Drawn By: NC	
Approved By: WG	



LEVEL 1
FLOOR AREA = 76 m2 GARAGES
66 m2 LEVEL 1



LEVEL 2
FLOOR AREA = 144 m2



LEVEL 3
FLOOR AREA = 152 m2

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No:	Date:	Revision Details:

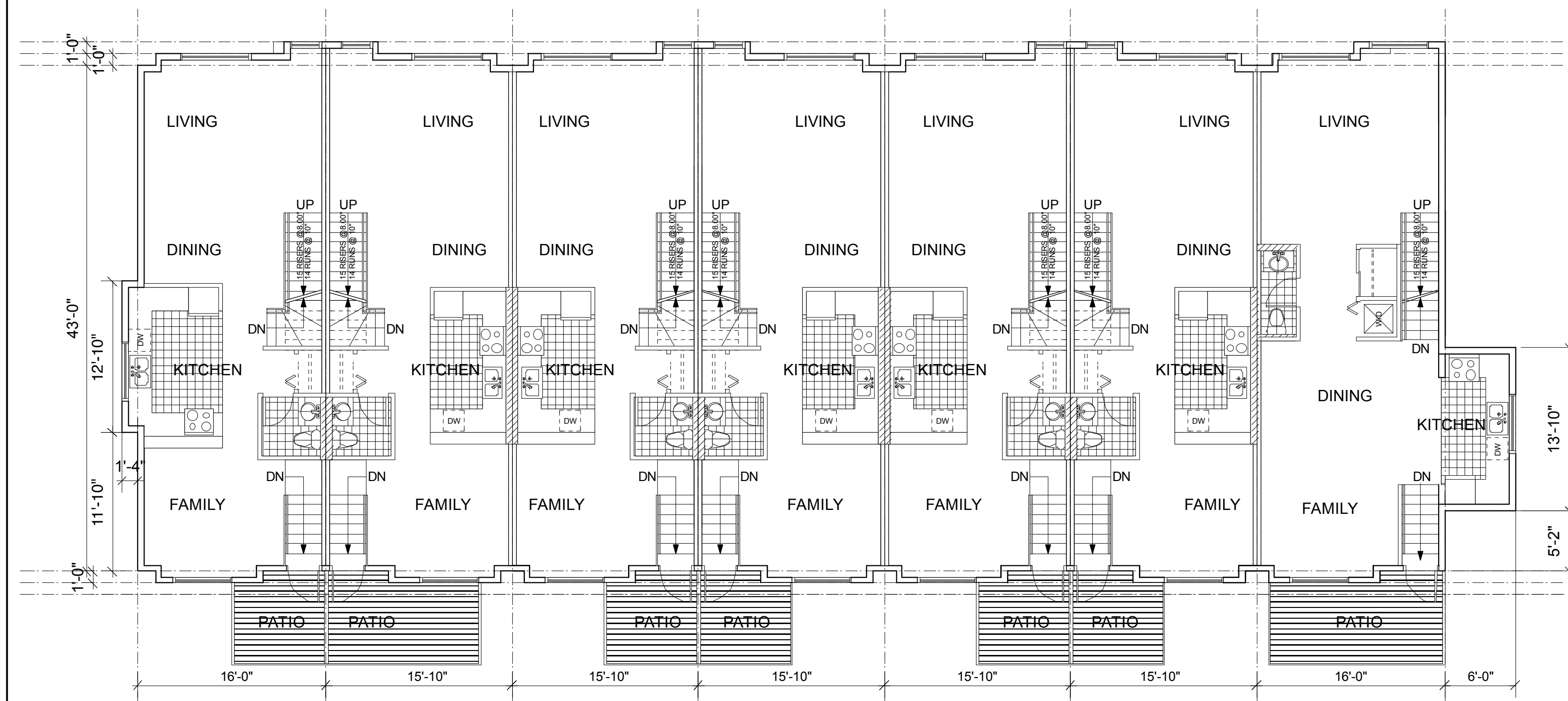
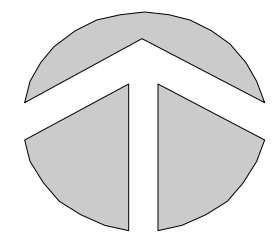


WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

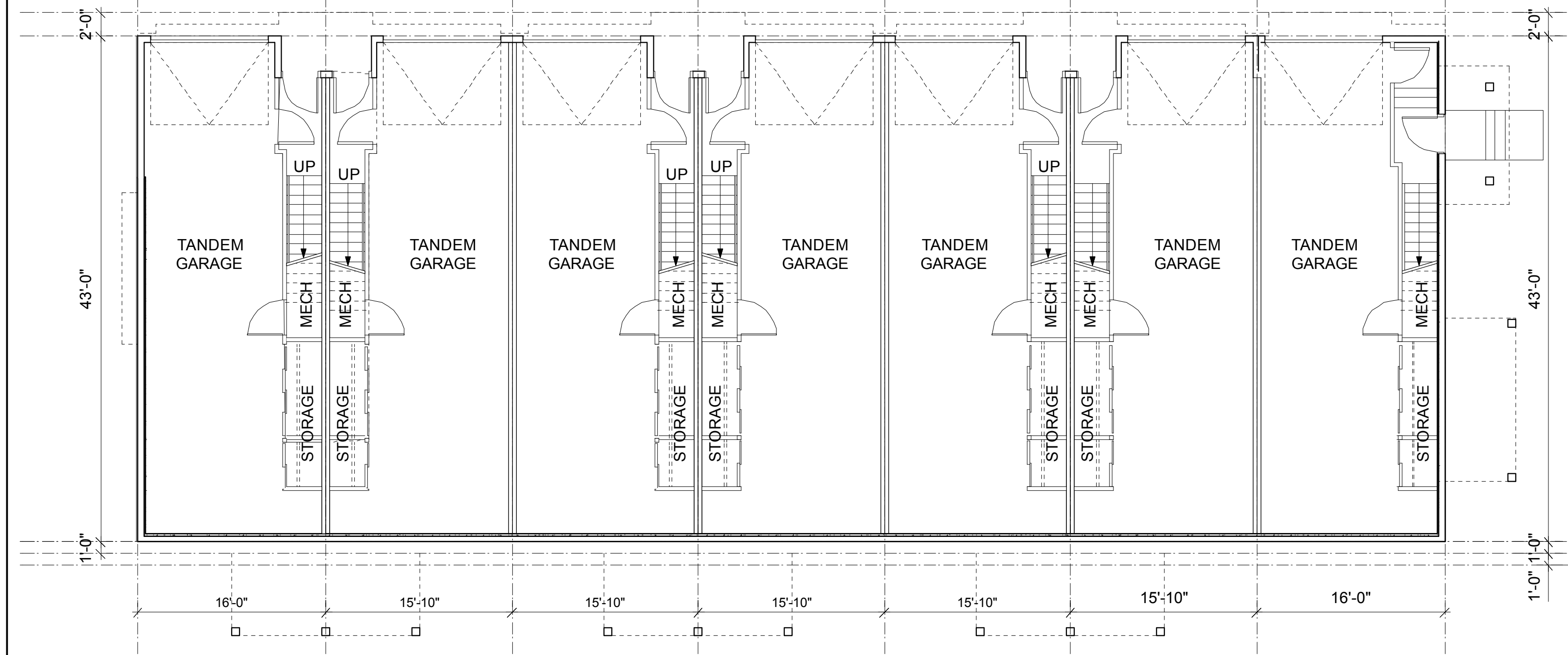
Project Title:
TOWNHOUSE PROJECT
10253, 10267 - 141 ST
SURREY, BC

Drawing Title:
**BUILDING "A"
FLOOR PLANS
& ROOF**

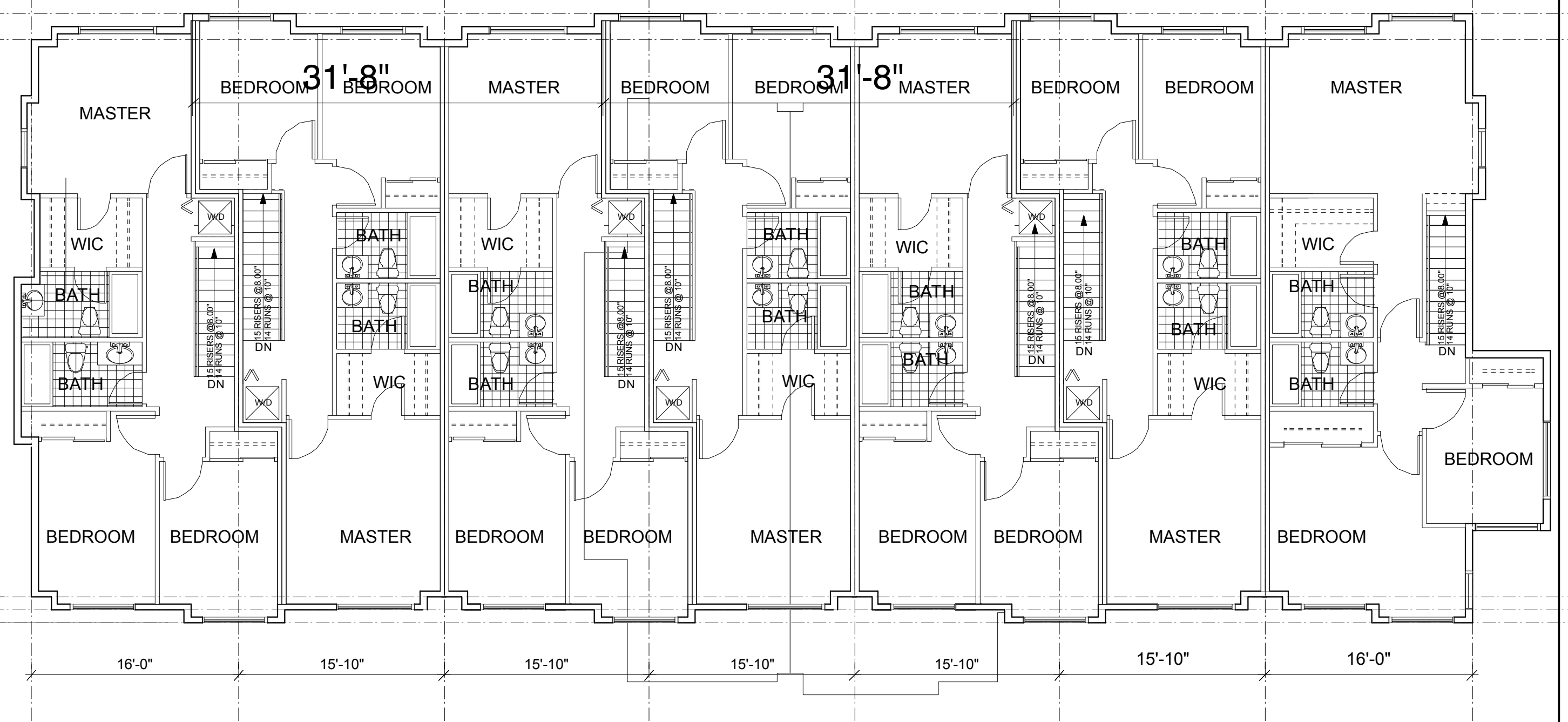
Date: Nov. 2010	Project Number: 0937
Scale: 1/8" = 1' - 0"	DP201
Drawn By: MJ, NS	
Approved By: WG	



LEVEL 2
FLOOR AREA = 472 m²



LEVEL 1
FLOOR AREA = 364 m² GARAGES
77 m² LEVEL 1



LEVEL 3
FLOOR AREA = 482 m²

No.	Date	Revision Details

WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
 10253, 10267 - 141 ST
 SURREY, BC

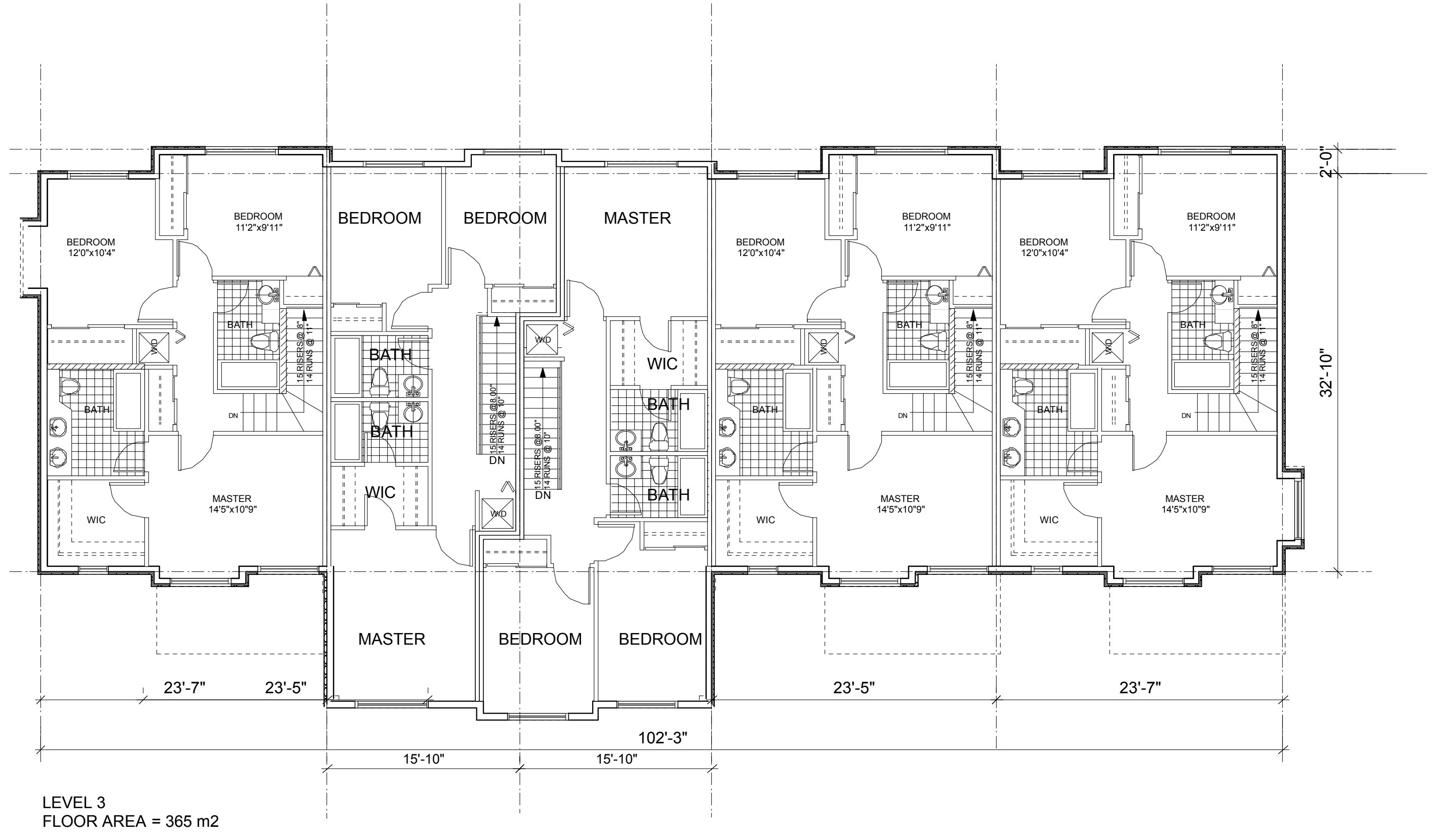
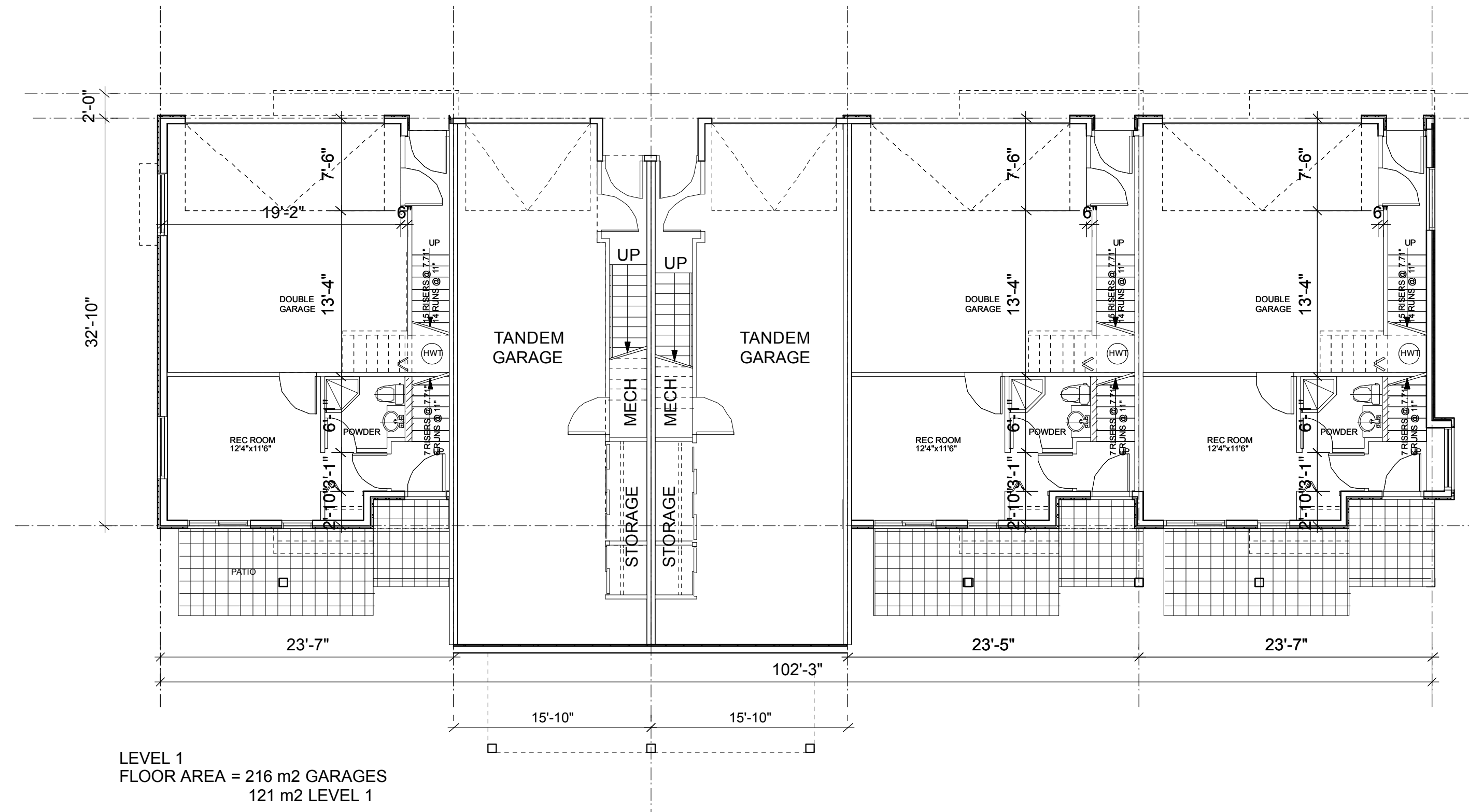
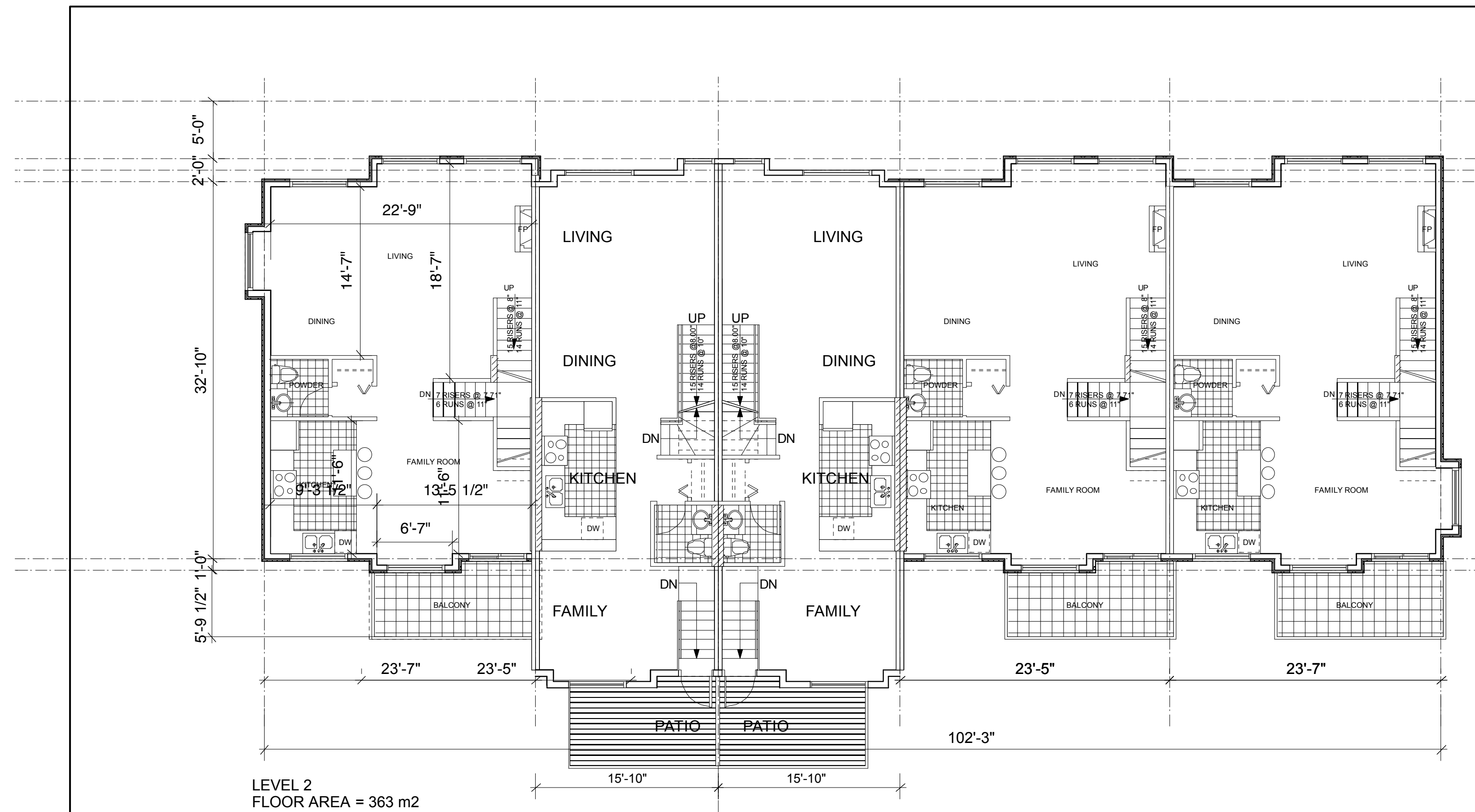
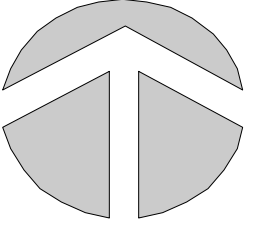
Drawing Title:
**BUILDING "B"
 FLOOR PLANS
 & ROOF**

Date: 2010-11-22
 Scale: 1/8" = 1' - 0"
 Drawn By: MJ, NS
 Approved By: WG

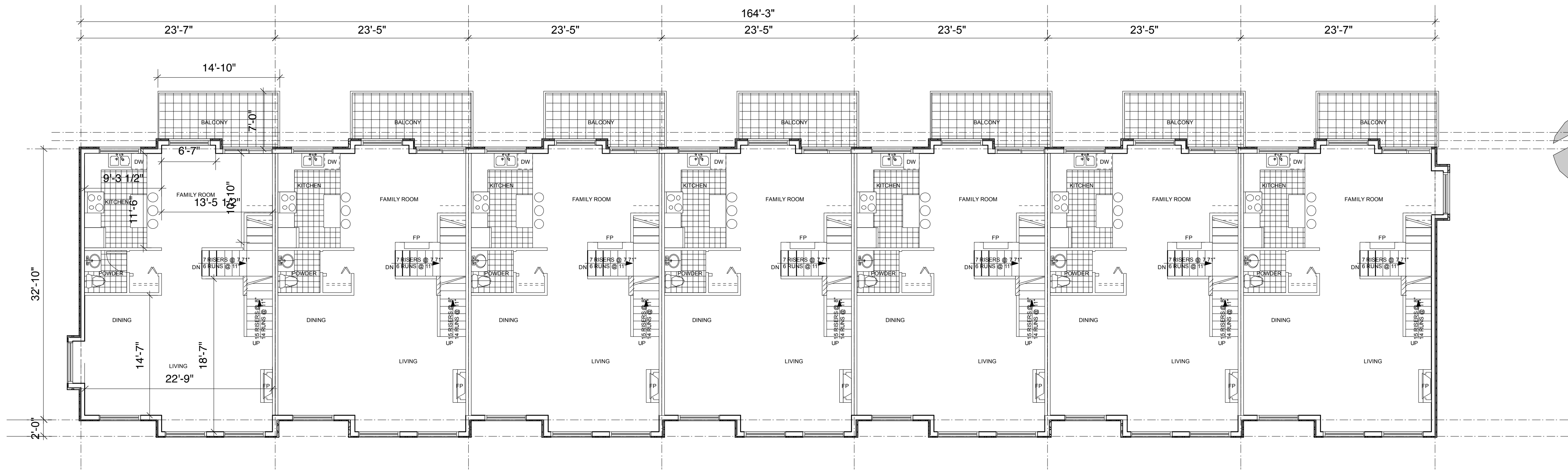
Project Number: 0937

DP202

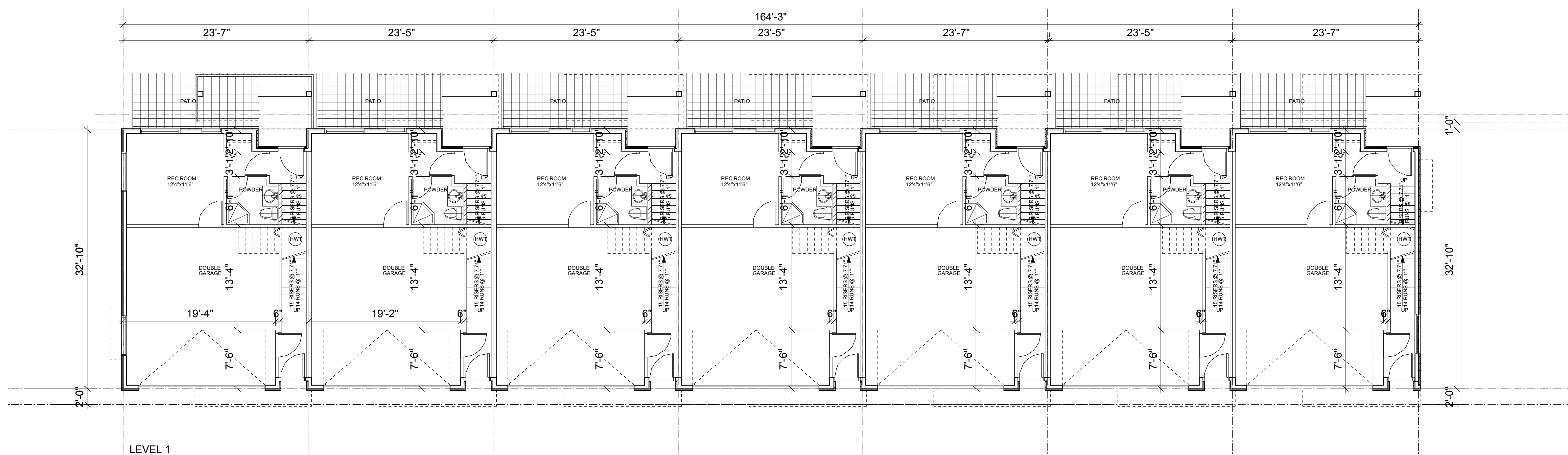
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	Scale: 1/8" = 1' - 0"	Drawn By: MJ	DP203					
							Approved By: WG	



LEVEL 2
FLOOR AREA = 534 m2



LEVEL 1
FLOOR AREA = 266 m2 GARAGES
231 m2 LEVEL 1

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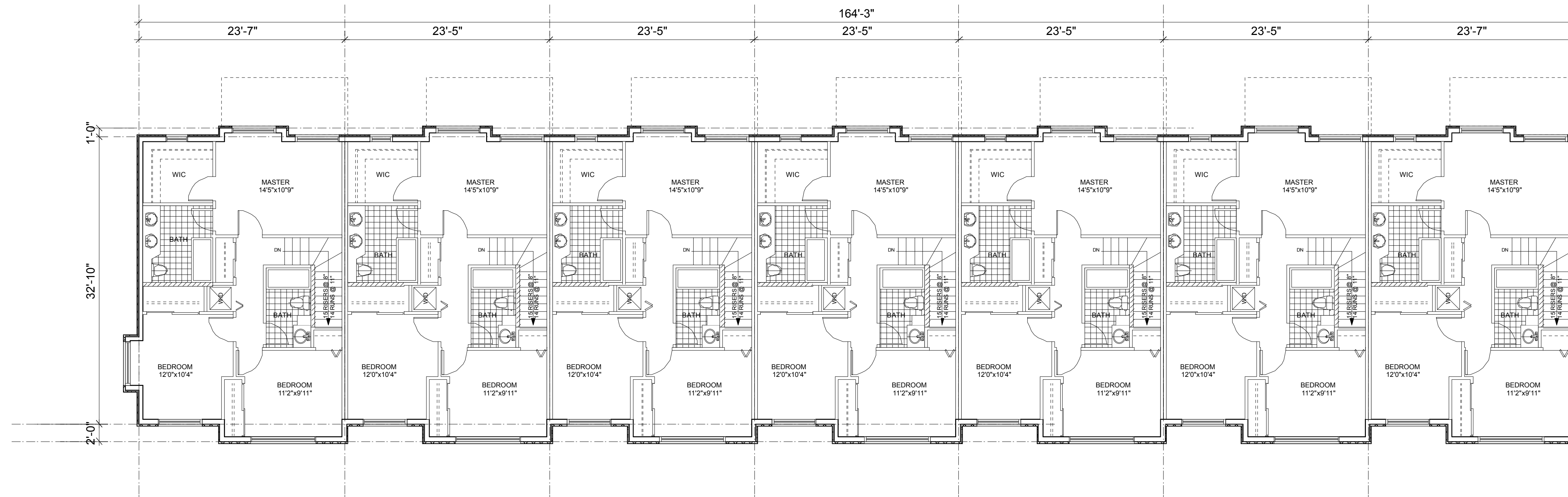
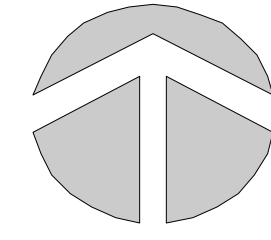


WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
TOWNHOUSE PROJECT
 10253, 10267 - 141 ST
 SURREY, BC

Drawing Title:
**BUILDINGS "D"
 FLOOR PLANS
 & ROOF**

Date: 2010-07-23	Project Number: 0937
Scale: 1/8" = 1' - 0"	DP204
Drawn By: MJ, NS	
Approved By: WG	

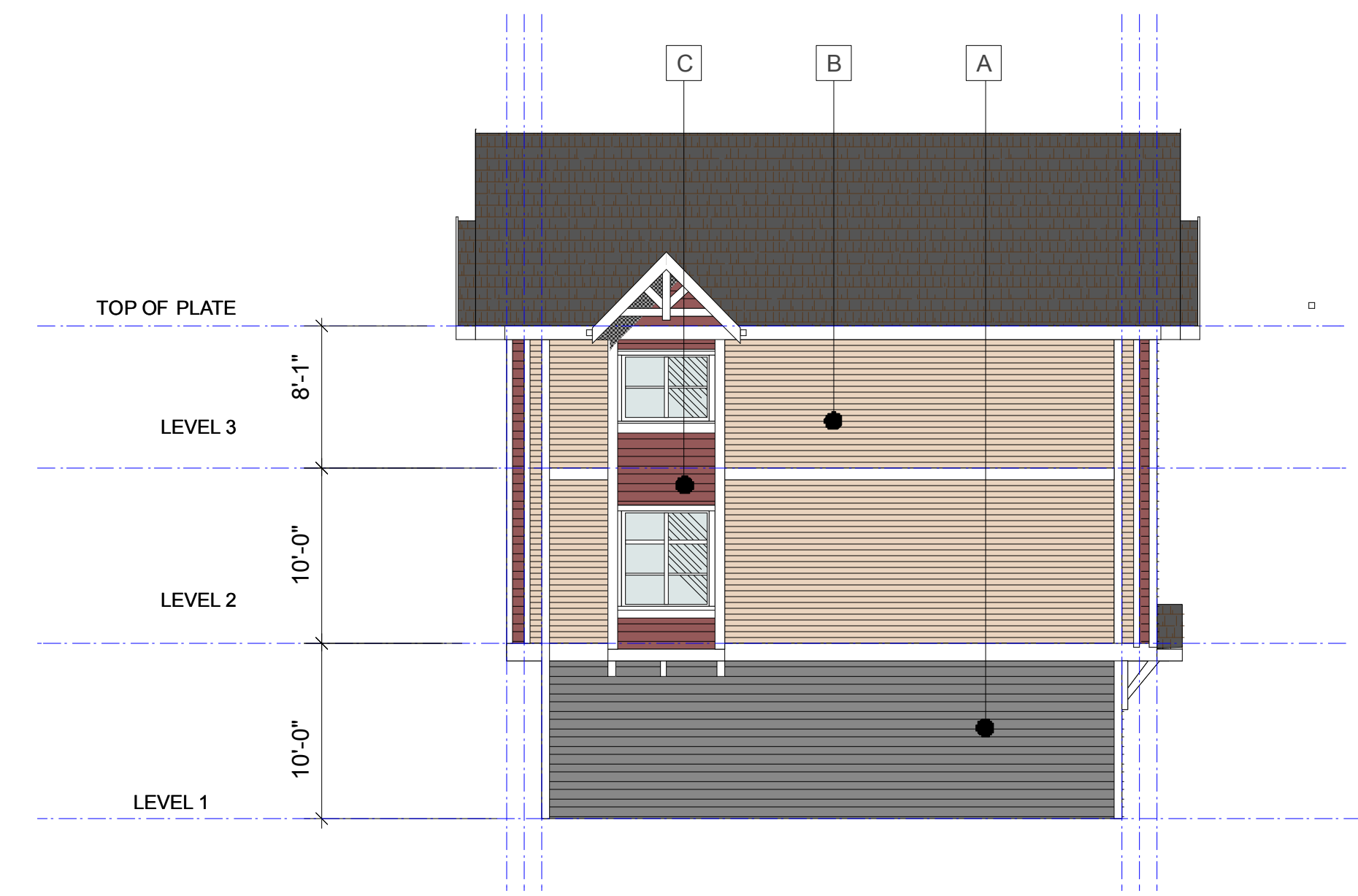


LEVEL 3
FLOOR AREA = 536 m2

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					10253, 10267 - 141 ST	FLOOR PLANS	Scale:	DP205
					SURREY, BC	& ROOF	1/8" = 1' - 0"	
					Drawn By:			
					MJ			
					Approved By:			
					WG			



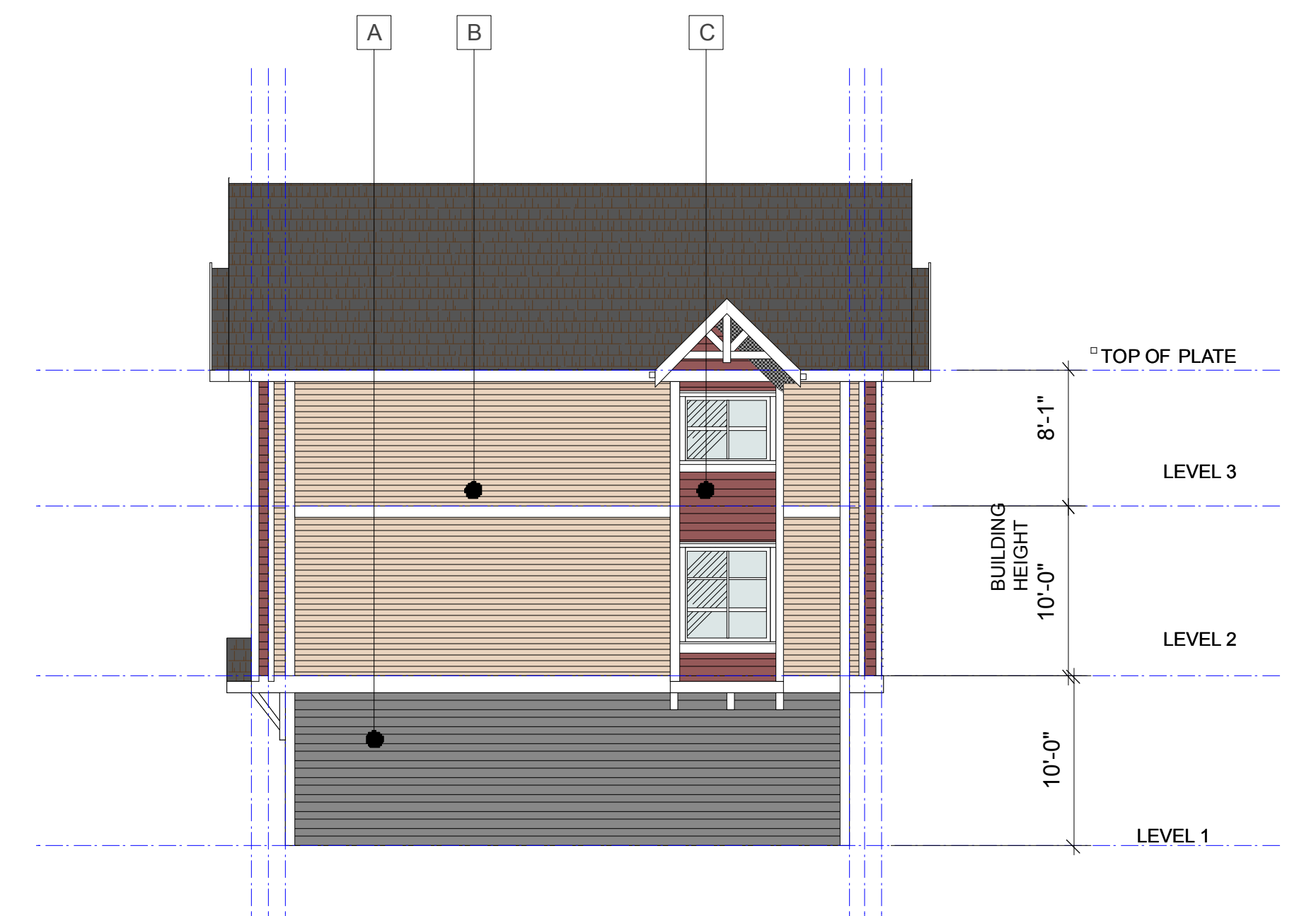
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



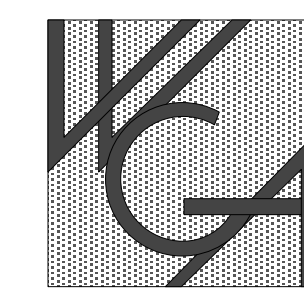
SOUTH ELEVATION

COLOUR SCHEME

- A. "STORM" / Nantucket by Vytec**
- 6" vinyl siding
- B. "AUTUMN ASH" - Nantucket by Vytec**
- 4" vinyl siding
- C. "REDWOOD" - Nantucket by Vytec**
- 6" vinyl siding
- D. "WHITE"**
- vinyl window frames & corner trims
- E. GP- CW046W "ENCHANTING"-by General Paint**
- window & horizontal trims and fascia boards, painted
- F. "WEATHERED ROCK" Harmony series by BP**
- fiberglass roof shingles
- G. "RANCHWOOD" by CIL**
- semi transp. stain on wood balcony guard rails
- H. GP 8823W "WARM SHADOWS"- by General Paint**
- O/H garage doors & entry doors Bld. "B" & "C", painted
- J. GP-7896N "DUBERRY RED"- by General Paint**
- entry doors Bld. "A" & "D", painted

BUILDING 'A'

No.	Date:	Revision Details:



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
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 TEL: (604) 331 2378
 FAX: (604) 683 7494

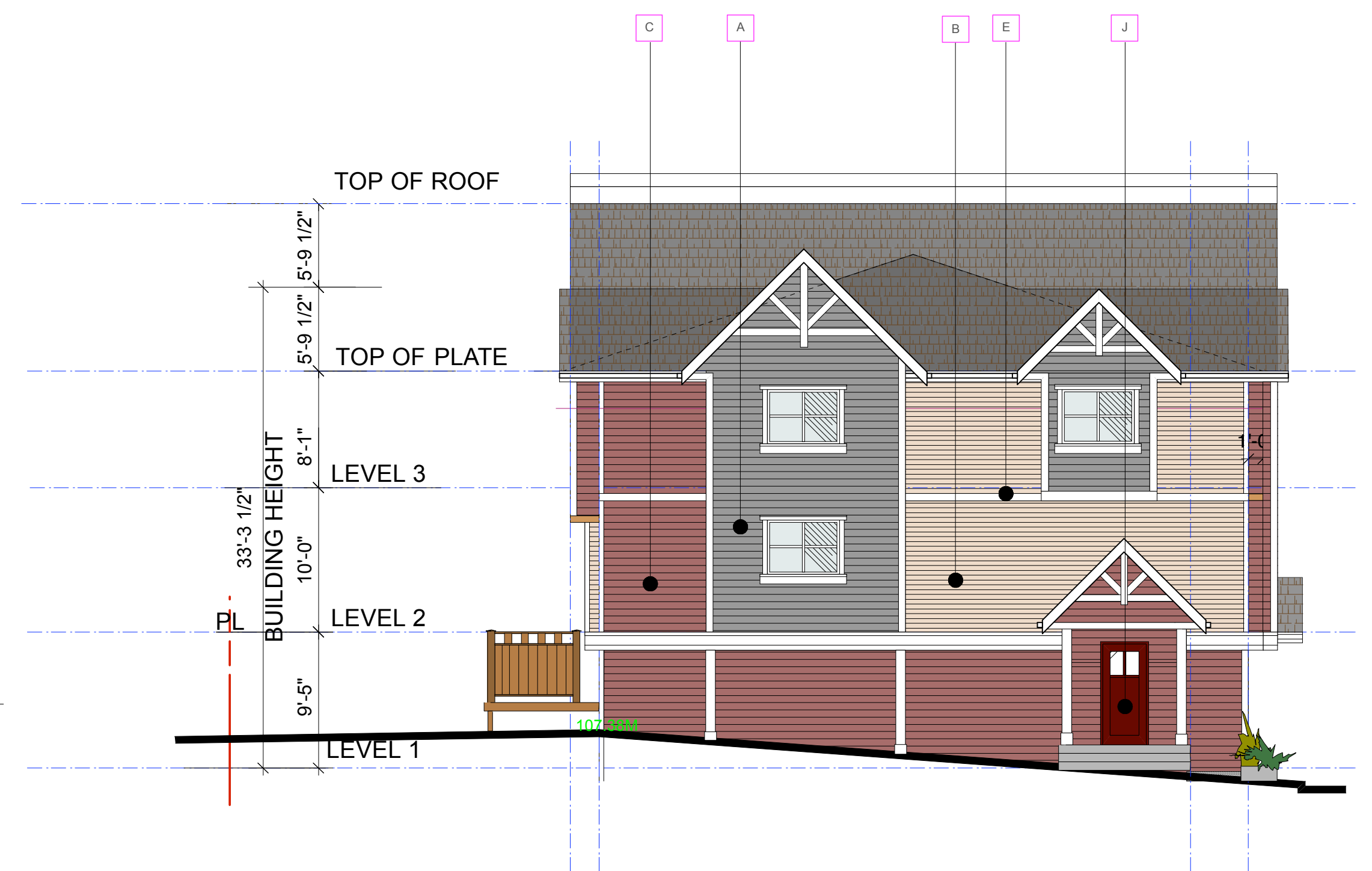
Project Title:
 RESIDENTIAL COMPLEX
 14320 - 103A AVENUE
 SURREY, BC

Drawing Title:
 BUILDING "A"
 ELEVATIONS

Date: Nov. 2010	Project Number: 0937
Scale: 1/8" = 1' - 0"	DP301
Drawn By: NS	
Approved By: WG	



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING "B"

COLOUR SCHEME

- A. "STORM" / Nantucket by Vytec
- 6" vinyl siding
- B. "AUTUMN ASH" - Nantucket by Vytec
- 4" vinyl siding
- C. "REDWOOD" - Nantucket by Vytec
- 6" vinyl siding
- D. "WHITE"
- vinyl window frames & corner trims
- E. GP- CW046W "ENCHANTING"-by General Paint
- window & horizontal trims and fascia boards, painted
- F. "WEATHERED ROCK" Harmony series by BP
- fiberglass roof shingles
- G. "RANCHWOOD" by CIL
- semi transp. stain on wood balcony guard rails
- H. GP 8823W "WARM SHADOWS"- by General Paint
- O/H garage doors& entry doors Bld. "B" &"C", painted
- J. GP-7896N "DUBERRY RED"- by General Paint
- entry doors Bld. "A" &"D", painted

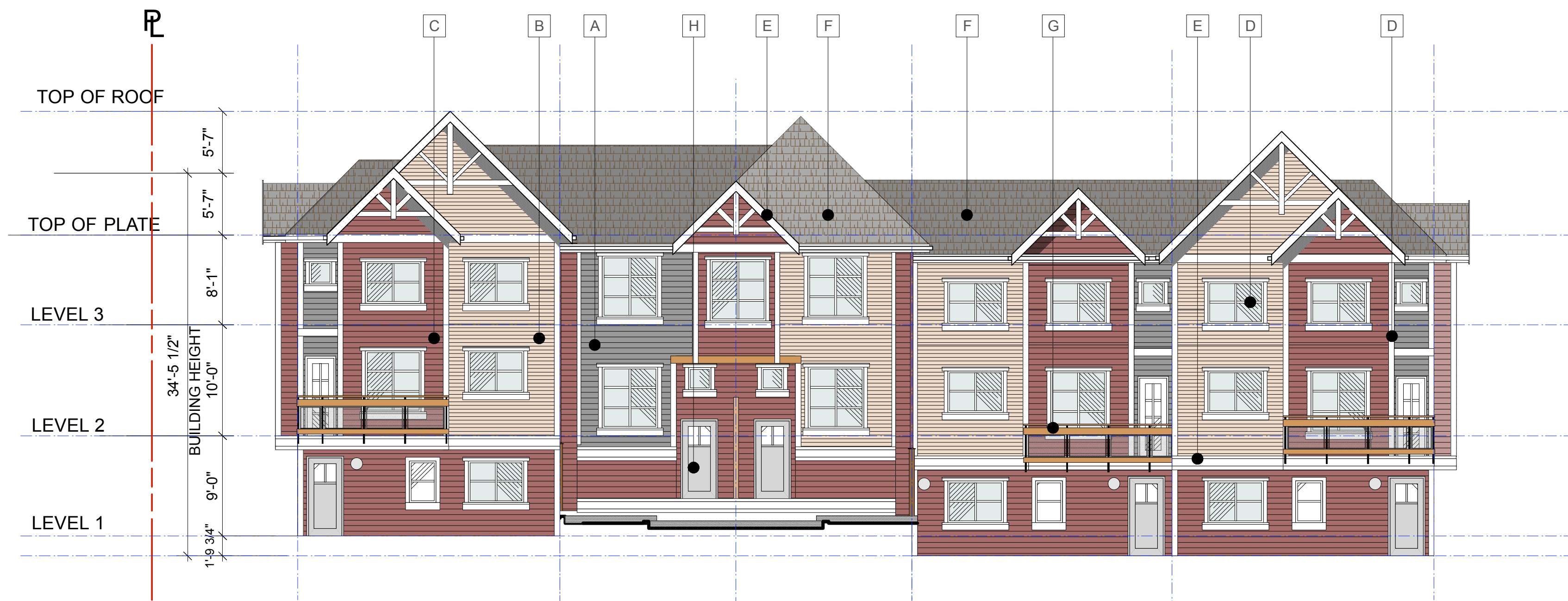
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 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

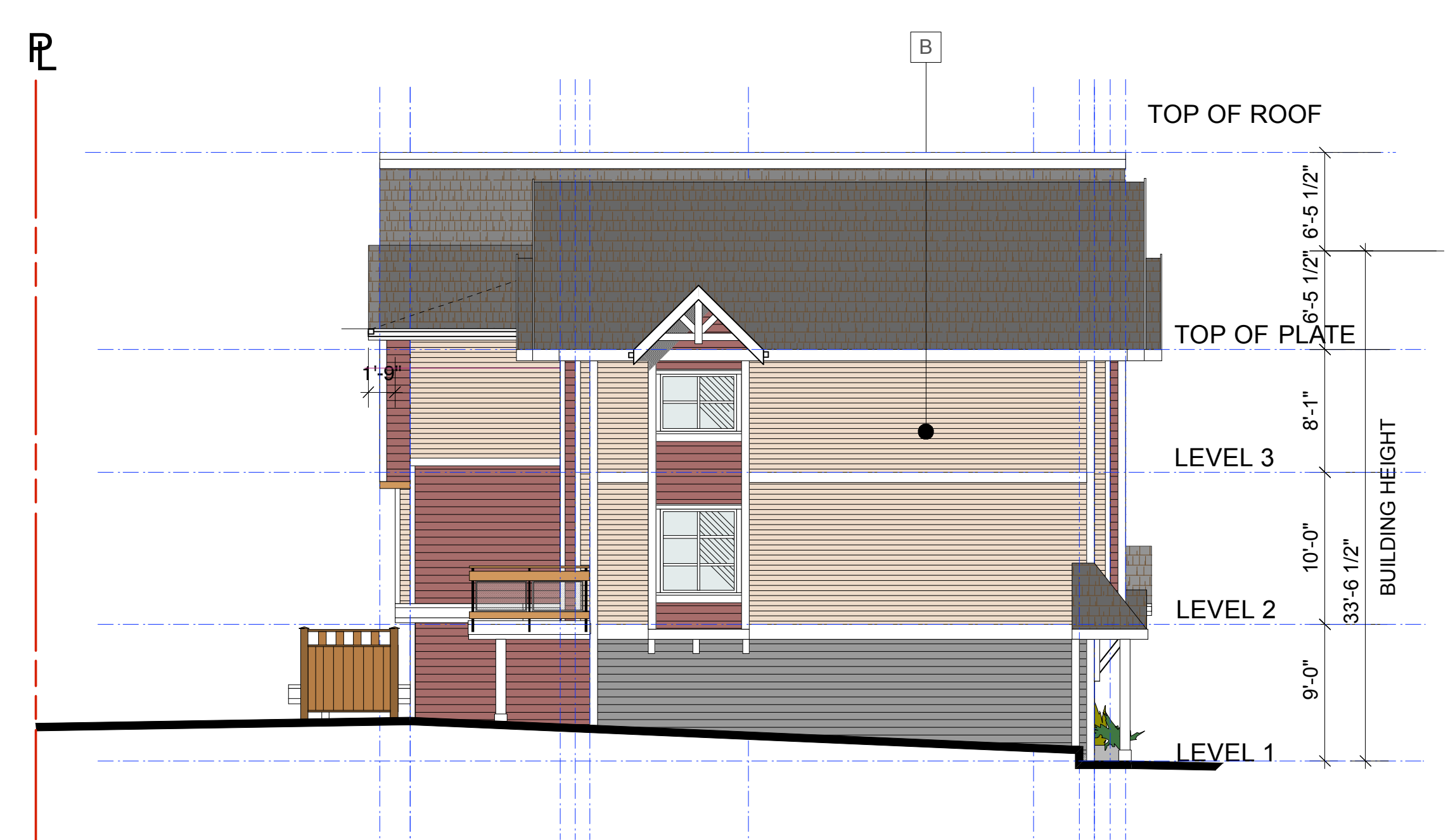
Project Title:
 RESIDENTIAL COMPLEX
 10253 + 10267 141st STREET
 SURREY, B.C.

Drawing Title:
 BUILDING B
 ELEVATIONS

Date: Nov. 2010	Project Number: 0937
Scale: 1/8" = 1' - 0"	DP302
Drawn By: NS	
Approved By: WG	



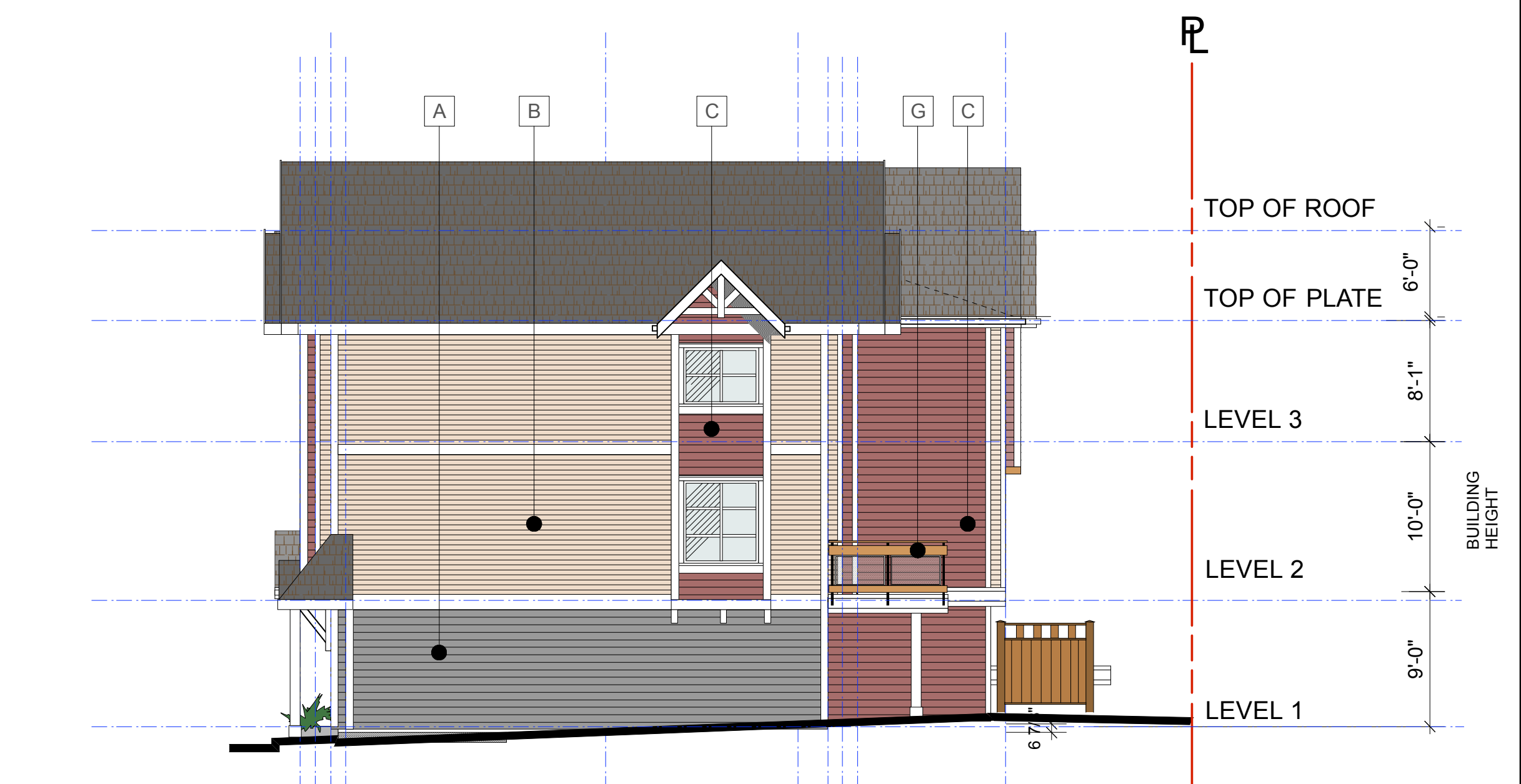
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

COLOUR SCHEME

- A. "STORM" / Nantucket by Vytac**
- 6" vinyl siding
- B. "AUTUMN ASH" - Nantucket by Vytac**
- 4" vinyl siding
- C. "REDWOOD" - Nantucket by Vytac**
- 6" vinyl siding
- D. "WHITE"**
- vinyl window frames & corner trims
- E. GP- CW046W "ENCHANTING"-by General Paint**
- window & horizontal trims and fascia boards, painted
- F. "WEATHERED ROCK " Harmony series by BP**
- fiberglass roof shingles
- G. "RANCHWOOD" by CIL**
- semi transp. stain on wood balcony guard rails
- H. GP 8823W "WARM SHADOWS"- by General Paint**
- O/H garage doors & entry doors Bld. "B" & "C", painted
- J. GP-7896N "DUBERRY RED"- by General Paint**
- entry doors Bld. "A" & "D", painted

No:	Date:	Revision Details:



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
 RESIDENTIAL COMPLEX
 10253 + 10267 141st STREET
 SURREY, B.C.

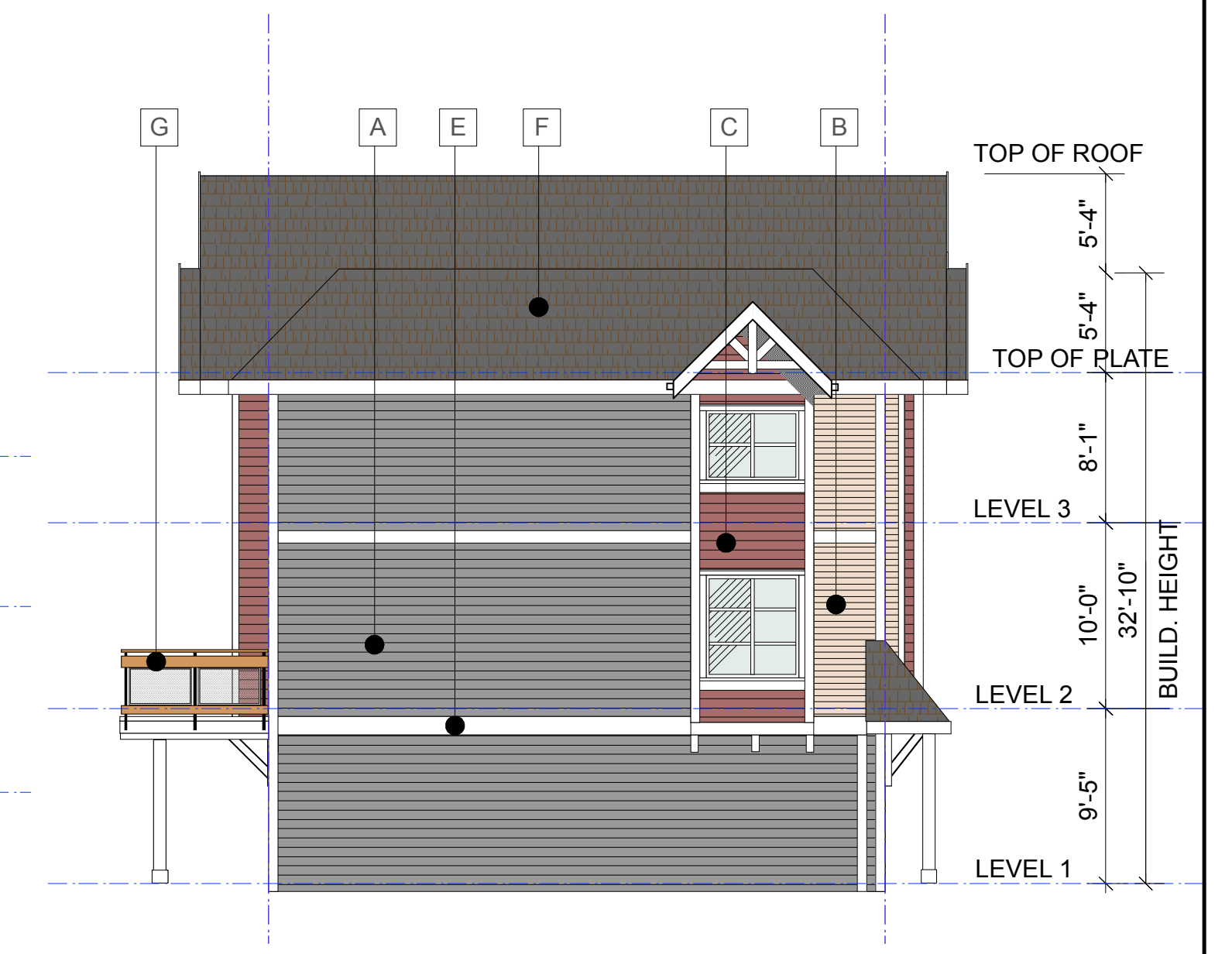
Drawing Title:
 BUILDING C
 ELEVATIONS

Date:	November 2010	Project Number:	0937
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Drawn By:	NS		
Approved By:	WG		

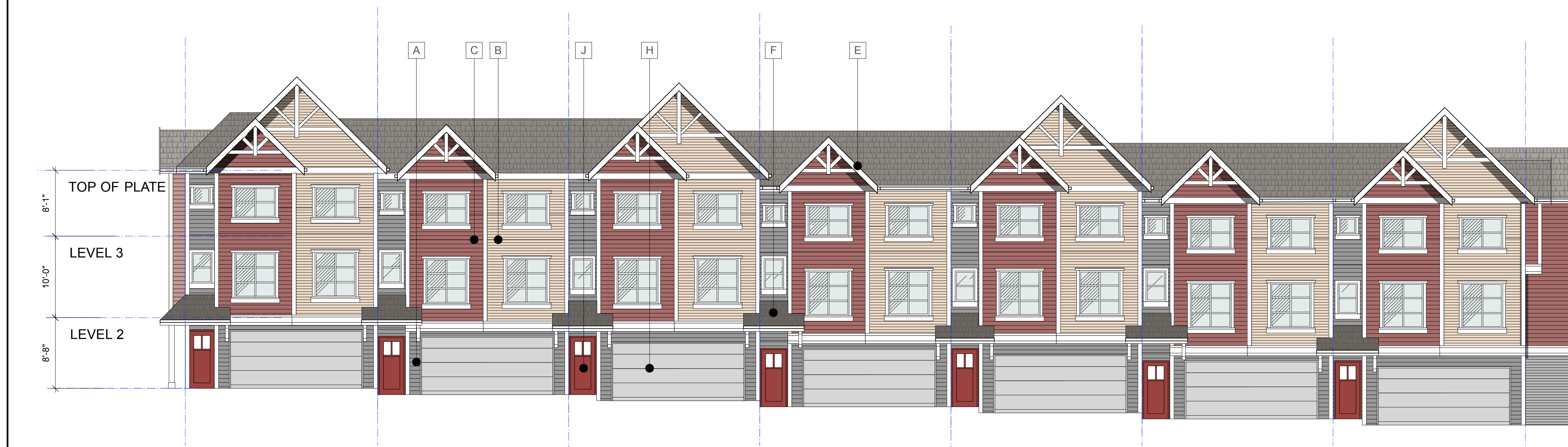
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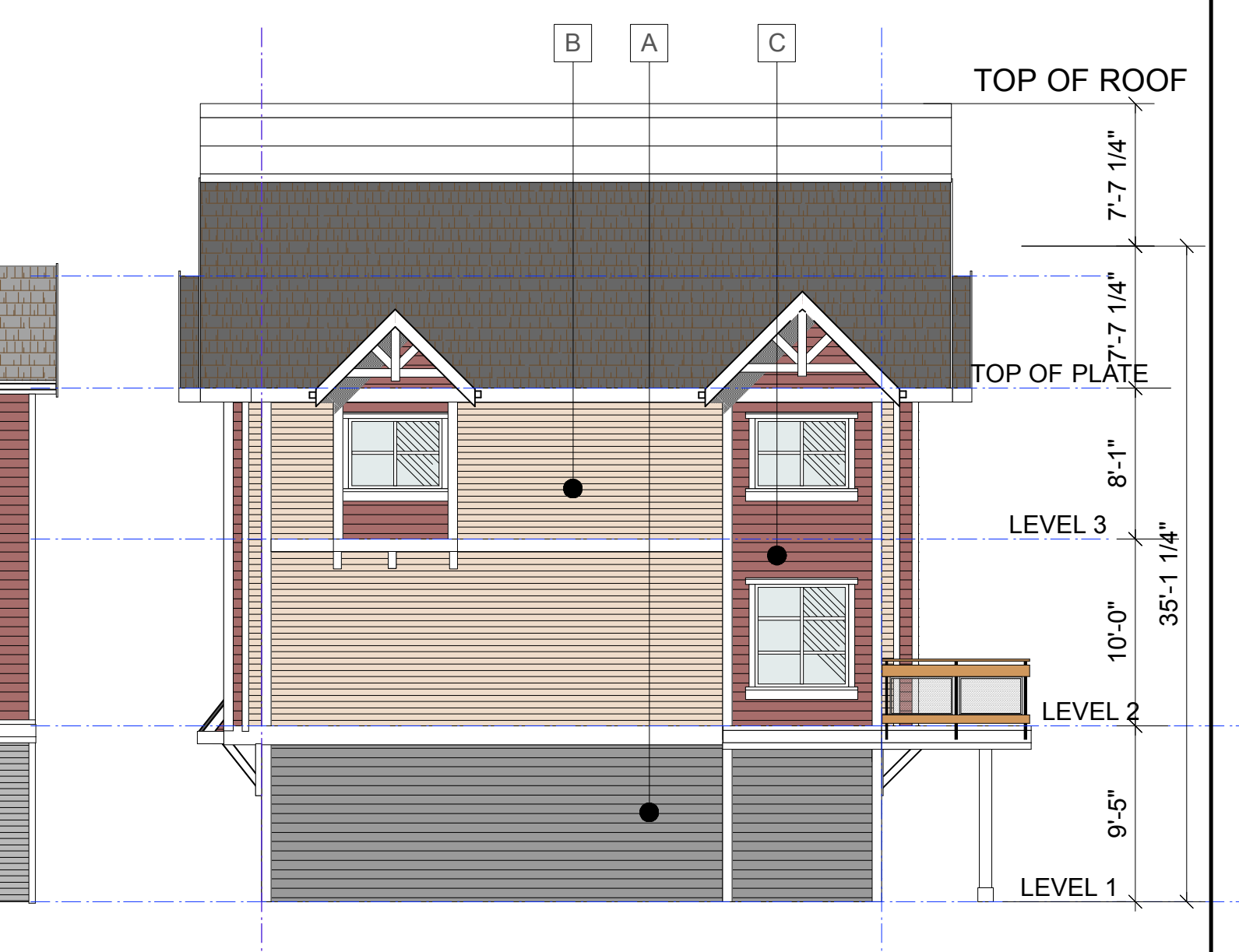
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION




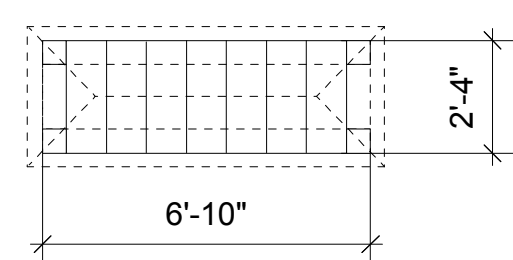
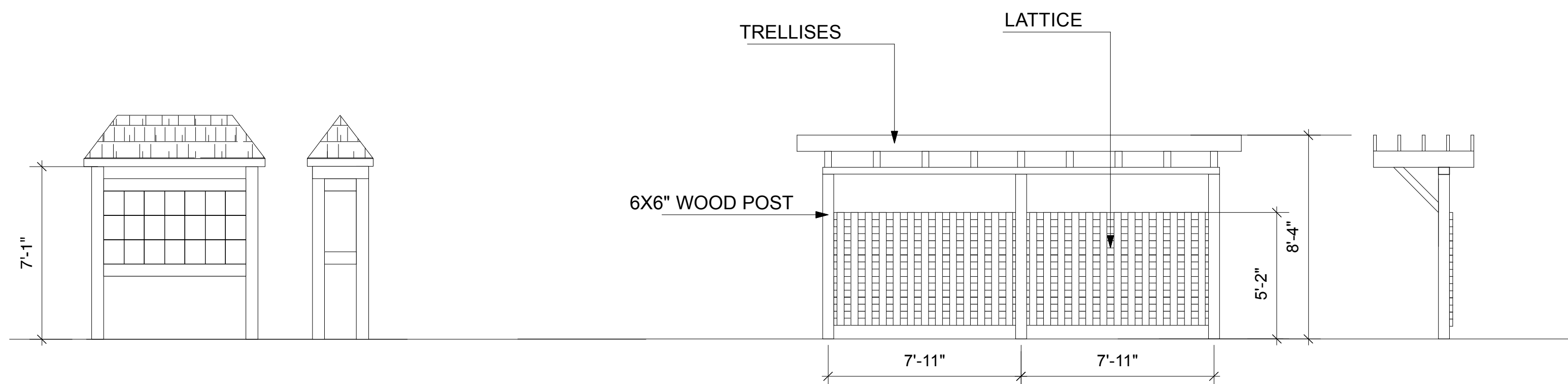
EAST ELEVATION

COLOUR SCHEME

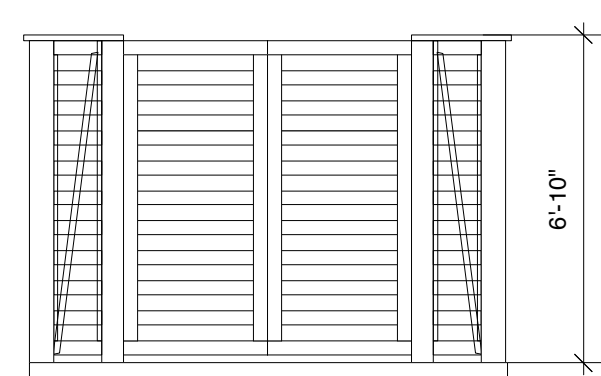
- A. "STORM" / Nantucket by Vytec**
- 6" vinyl siding
- B. "AUTUMN ASH" - Nantucket by Vytec**
- 4" vinyl siding
- C. "REDWOOD" - Nantucket by Vytec**
- 6" vinyl siding
- D. "WHITE"**
- vinyl window frames & corner trims
- E. GP- CW046W "ENCHANTING"-by General Paint**
- window & horizontal trims and fascia boards, painted
- F. "WEATHERED ROCK " Harmony series by BP**
- fiberglass roof shingles
- G. "RANCHWOOD" by CIL**
- semi transp. stain on wood balcony guard rails
- H. GP 8823W "WARM SHADOWS"- by General Paint**
- O/H garage doors & entry doors Bld. "B" & "C", painted
- J. GP-7896N "DUBERRY RED"- by General Paint**
- entry doors Bld. "A" & "D", painted

No:	Date:	Revision Details:

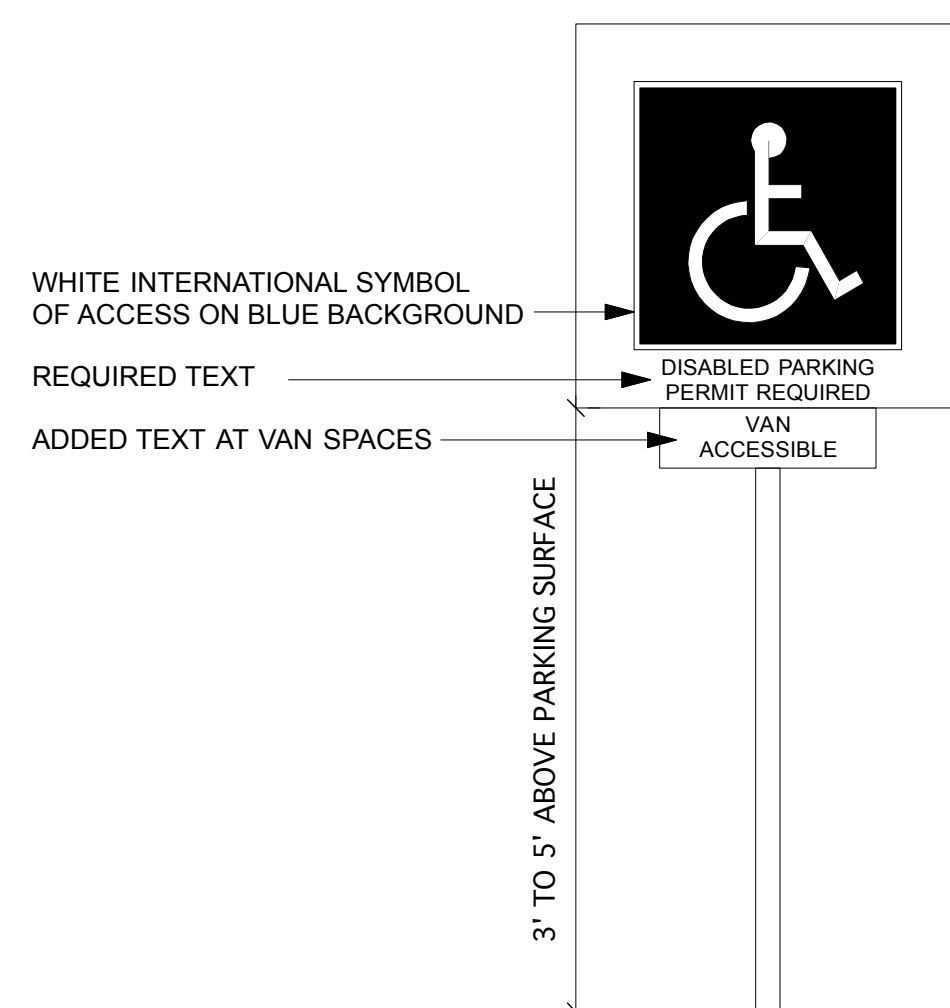
 <p>WG ARCHITECTURE INC 1030 - 470 GRANVILLE STREET VANCOUVER, B.C. V6C 1V5 TEL: (604) 331 2378 FAX: (604) 683 7494</p>	<p>Project Title: RESIDENTIAL COMPLEX 10253 + 10267 141st STREET SURREY, B.C.</p>	<p>Drawing Title: BUILDING "D" ELEVATIONS</p>	<p>Date: Nov. 2010</p>	<p>Project Number: 0937</p>
	<p>Scale: 1/8" = 1' - 0"</p>	<p>Drawn By: NS</p>	<p>Approved By: WG</p>	<p>DP304</p>



FREE STANDING MAIL BOXES



TRANSFORMER ENCLOSURE



SIGN FOR ACCESSIBLE PARKING



DOWNWARD FACING BOLLARD LIGHT
REFER TO LANDSCAPE DRAWINGS



WALL MOUNTED LIGHT FIXTURE
REFER TO LANDSCAPE DRAWINGS

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No: Date: Revision Details:

No:	Date:	Revision Details:

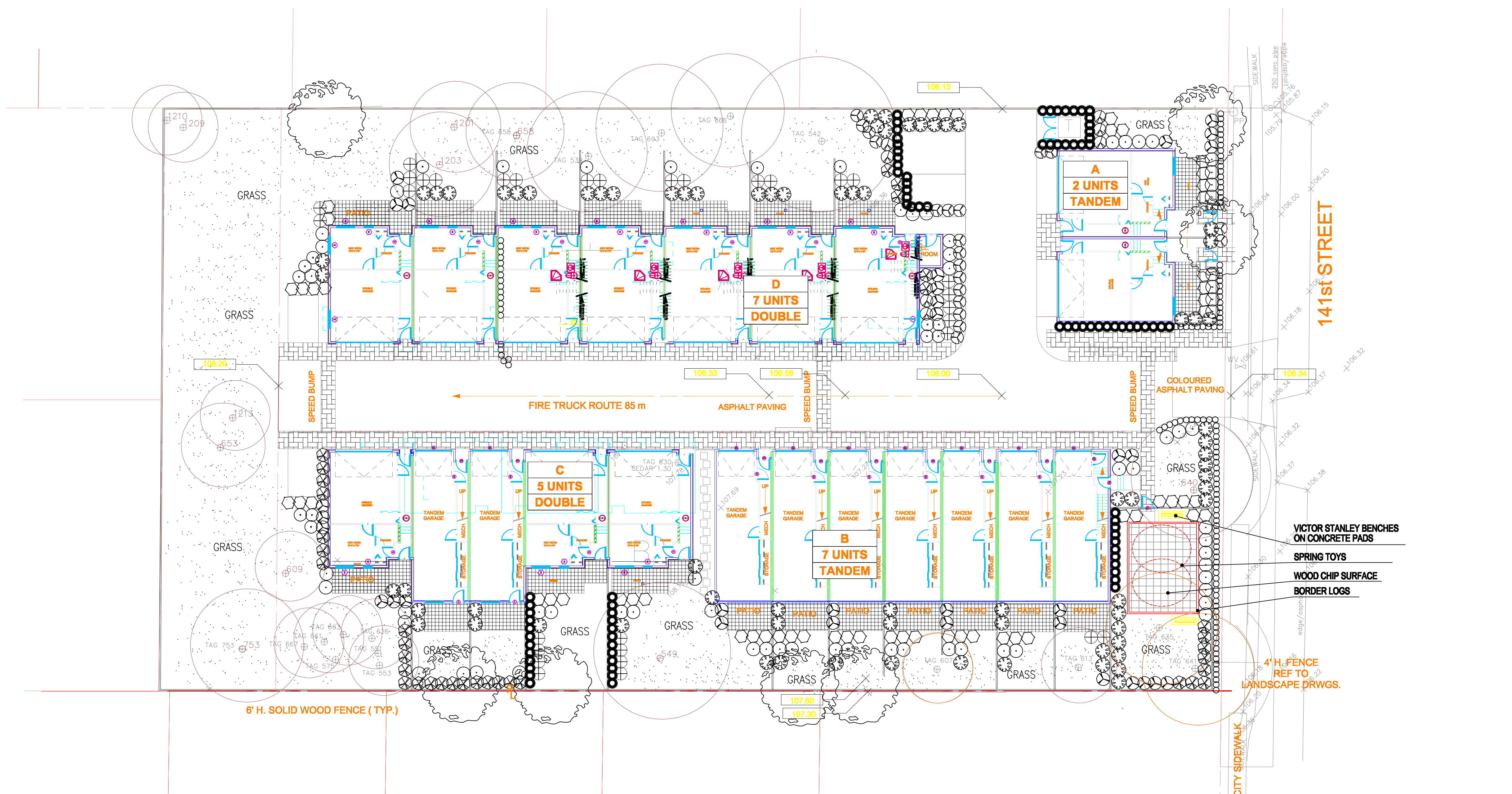
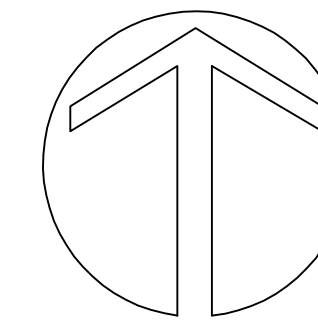


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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
RESIDENTIAL COMPLEX
10253 + 10267 141st STREET
SURREY, B.C.

Drawing Title:
SITE DETAILS

Date: November 2010	Project Number: 0921
Scale: NTS	DP401
Drawn By: NC	
Approved By: WG	



DATE	REMARKS	NO.
	REVISIONS	

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

CLIENT
 FOREWEST CONSTRUCTION
 c/o KEYSTONE ARCHITECTURE & PLANNING LTD.
 110 - 2881 GARDEN STREET
 ABBOTSFORD, B.C.
 V2T 4X1
 PHONE (604) 850-0577

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
APARTMENT BUILDING
 LANGDON STREET
 ABBOTSFORD, B.C.

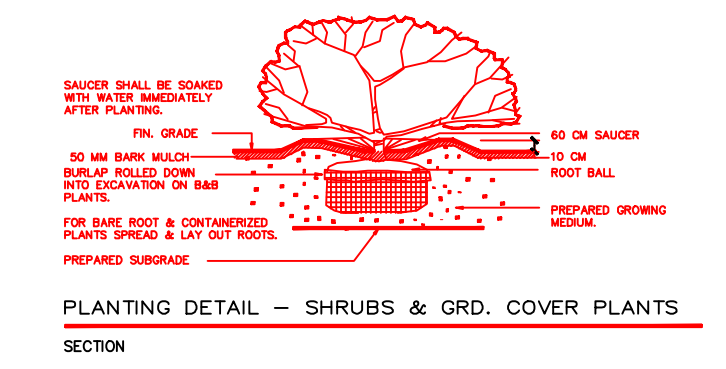
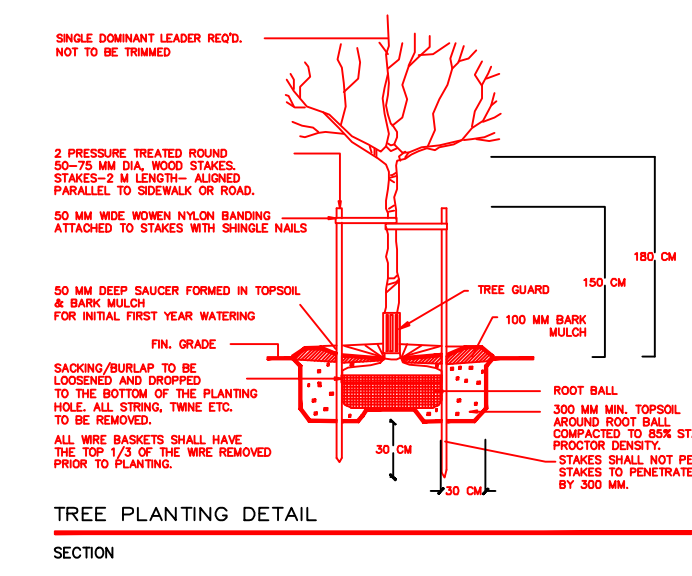
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DRAFT	CHK'D		
ENG.	CHK'D		
APPR'D	AS BUILT		

PRINTED	JOB No.	△
	DRAWING No.	
L-2		

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	8	5 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	17	#2 POT	85 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	30	#2 POT	85 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	57	#3 POT	90 CM. O.C.	
	NANDINA DOMESTICA	HEAVENLY BAMBOO	7	#2 POT	90 CM. O.C.	
	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	61	#3 POT	90 CM. O.C.	
	RHODODENDRON FINNISH 'ELVIRA'	FINNISH RHODODENDRON	27	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	102	#3 POT	45 CM. O.C.	
	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	18	#3 POT	90 CM. O.C.	
	RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	71	#3 POT	90 CM. O.C.	
	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	35	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	85	1.80 METERS	65 CM. O.C.	
	GRASS		1,100m2			

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LATEST EDITION OF THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS. THE LATEST EDITION OF THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS IS THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS (CSLM) AND THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS (CSLM) ARE AVAILABLE FOR PURCHASE FROM THE CANADIAN STANDARDS ASSOCIATION (CSA). THE LATEST EDITION OF THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS (CSLM) IS THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS (CSLM) AND THE CANADIAN STANDARDS FOR LANDSCAPE MATERIALS (CSLM) ARE AVAILABLE FOR PURCHASE FROM THE CANADIAN STANDARDS ASSOCIATION (CSA).
- Min. growing medium depths over prepared subgrade shall be:
- Covering medium shall have physical and chemical properties as described in the Standards for Level 1 and Level 2, except for areas and structures where the medium shall conform to the requirements for Level 1 application.
- Prepared growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used on the site.
- On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soil shall be tested by the contractor. The contractor shall provide a copy of the test report to the client. The contractor shall provide a copy of the test report to the client.
- All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of final acceptance, unless otherwise specified. The contractor shall be responsible for the maintenance and care of the plants during the guarantee period. The contractor shall be responsible for the maintenance and care of the plants during the guarantee period.



N.T.S.

N.T.S.



INTER-OFFICE MEMO

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

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

DATE: **November 25, 2010** PROJECT FILE: **7810-0163-00**

RE: **Engineering Requirements
Location: 10253 and 10267 141 St.**

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

- Dedicate 10.00 metres at the west property line for a future north-south road (140A Street).

Works and Services

- Construct the west side of 141 Street to the Through Local road standard;
- Provide cash in lieu for the future construction of 140A St, including sanitary, storm, and water mains;
- Construct storm drainage system to service the proposed development;
- Extend 250mm water main on 141 Street along the site frontage.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements for the issuance of the Development Permit.

Bob Ambardar, P.Eng.
Development Project Engineer

IK1



SCHOOL DISTRICT #36 (SURREY)

August 24, 2010
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0163 00

SUMMARY

The proposed 21 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2009 Enrolment/School Capacity

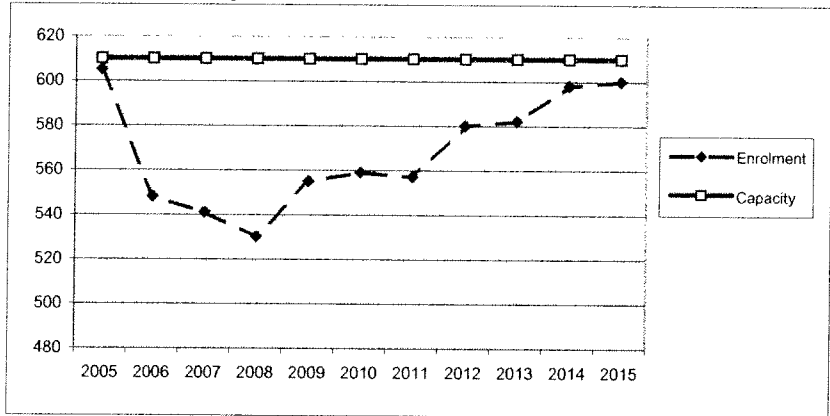
Lena Shaw Elementary	
Enrolment (K/1-7):	80 K + 475
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1284
Capacity (8-12):	1050

School Enrolment Projections and Planning Update:

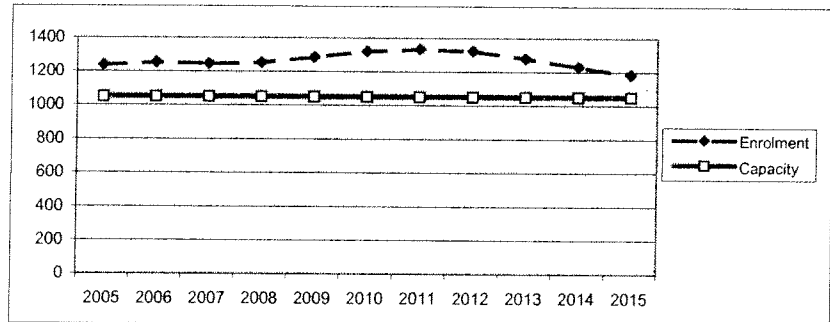
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Lena Shaw Elementary



Guildford Park Secondary



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: TBD
Project Location: 10253 / 67 - 141 Street
Arborist: Peter Mennel ISA (PN-5611A)

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
Small stands and individual western redcedar and pacific dogwood of moderate to good structure and health.
2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	61 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	34 (C)
Number of Protected Trees to be retained (A-C)	27 (D)
Number of Replacement Trees required (11 alder and cottonwood X 1 and 23 others X 2)	57 (E)
Number of Replacement Trees proposed	TBD (F)
Number of Replacement Trees in deficit (E-F)	TBD (G)
Total number of Prot. and Rep. Trees on site (D+F)	TBD (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

Date: May 25, 2010
Revised: November 16, 2010



CITY OF SURREY

BY-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 Chapter 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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-845-127

Lot "A" Section 25 Block 5 North Range 2 West New Westminster District Plan 13645

10267 – 141 Street

Parcel Identifier: 009-845-135

Lot "B" Section 25 Block 5 North Range 2 West New Westminster District Plan 13645

10253 – 141 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, ground-oriented multiple residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for *ground-oriented multiple residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.89.
2. The maximum *unit density* shall not exceed 53 *dwelling units* per hectare [22 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 39%.

F. Yard and Setbacks

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

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (North)</i>	<i>Side Yard (South)</i>
<i>Principal Buildings</i>		4.5 m. [15 ft.]	4.0 m. [13 ft.]	3.5 m. [11.5 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.0 m. [13 ft.]	3.5 m. [11.5 ft.]	5.1 m. [17 ft.]

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

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided 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 *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

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*.

K. Subdivision

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

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

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

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-30 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, 2008, No. 17111, as may be amended or replaced from time to time and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

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 .

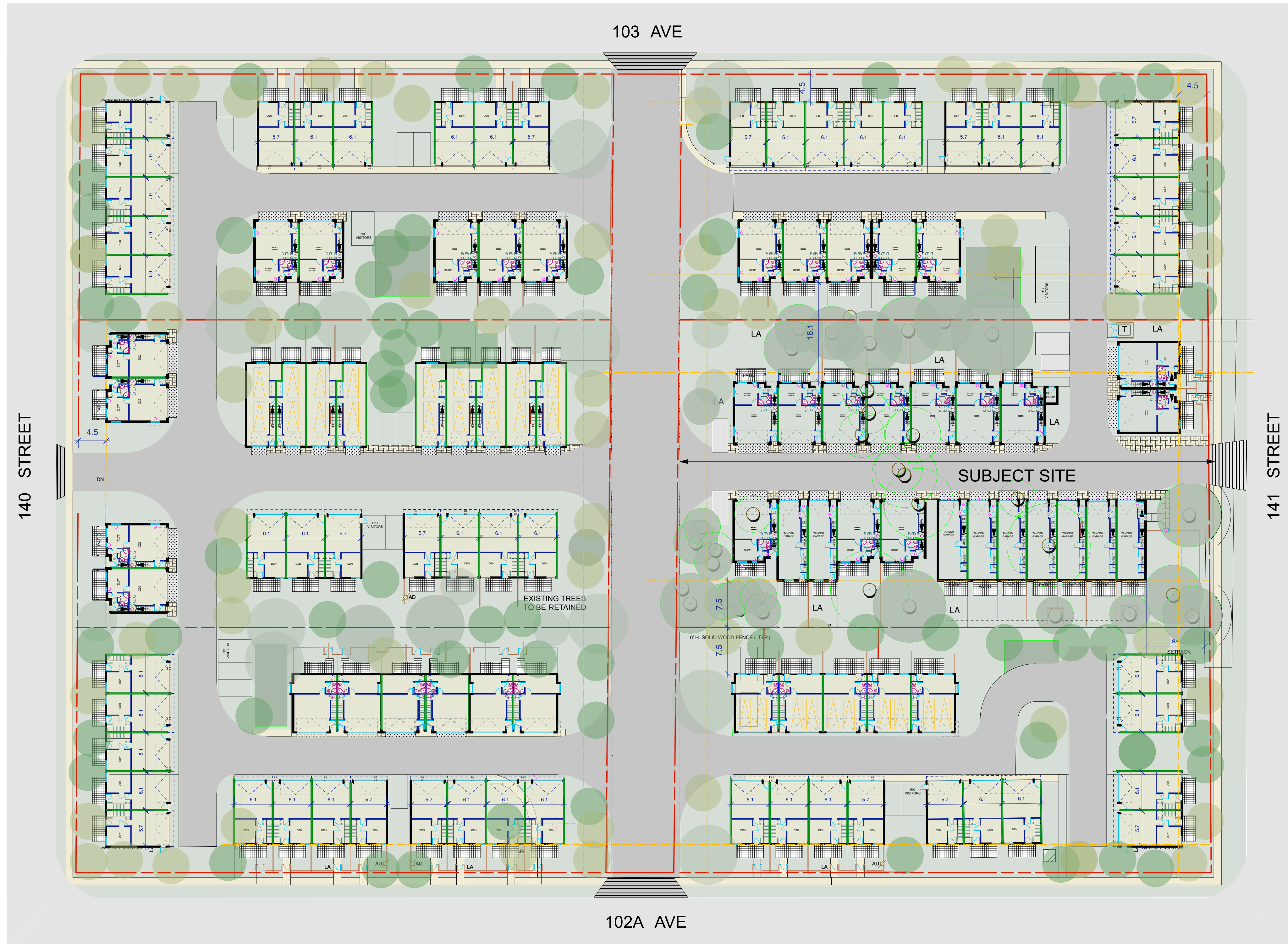
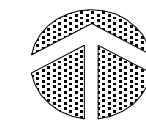
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

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



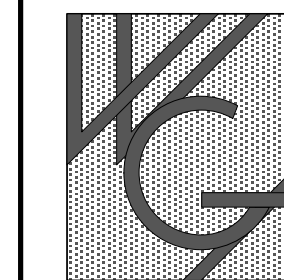
CONTEXT PLAN

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No: Date: Revision Details:

No:	Date:	Revision Details:



WG ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:

RESIDENTIAL COMPLEX
10253 + 10267 141st STREET
SURREY, B.C.

Drawing Title:

CONTEXT PLAN

Date:
2010-11-15

Project Number:
0937

Scale:
1/32" = 1' - 0"

Drawn By:
NC

Approved By:
WG

DP102