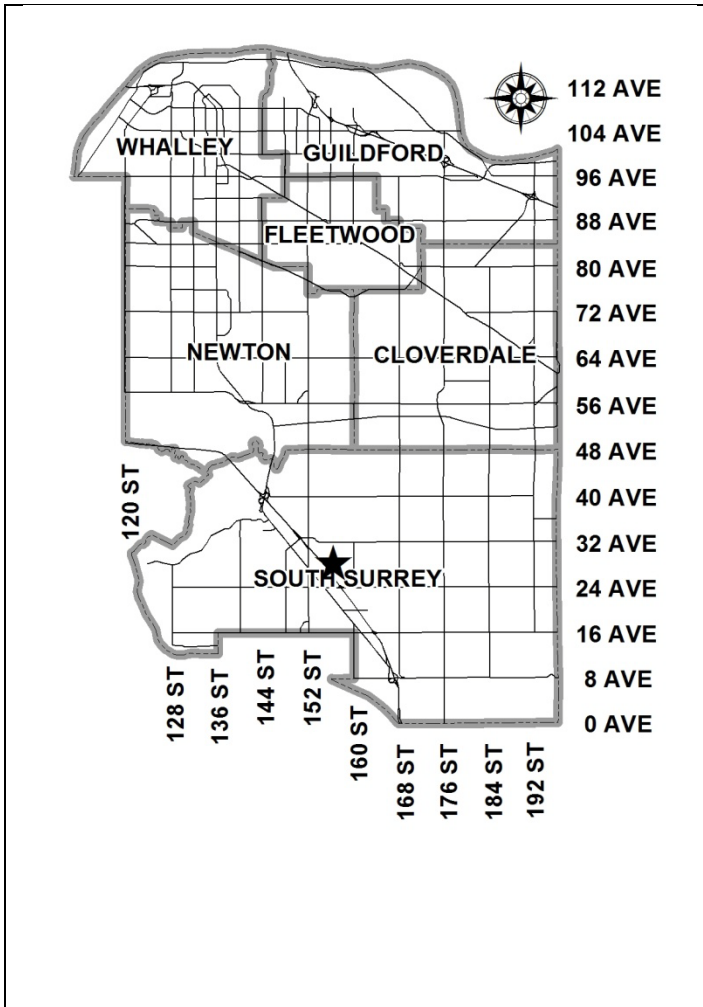


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0203-00

Planning Report Date: March 12, 2012



PROPOSAL:

- **OCP amendment** from Suburban to Multiple Residential
- **Rezoning** from A-2 and RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 77 townhouse units

LOCATION:

15650 - 28 Avenue and portion of 2660 Croydon Drive

OWNER:

o878864 BC Ltd., Inc. No. o878865 and Norma Jean Svab

ZONING:

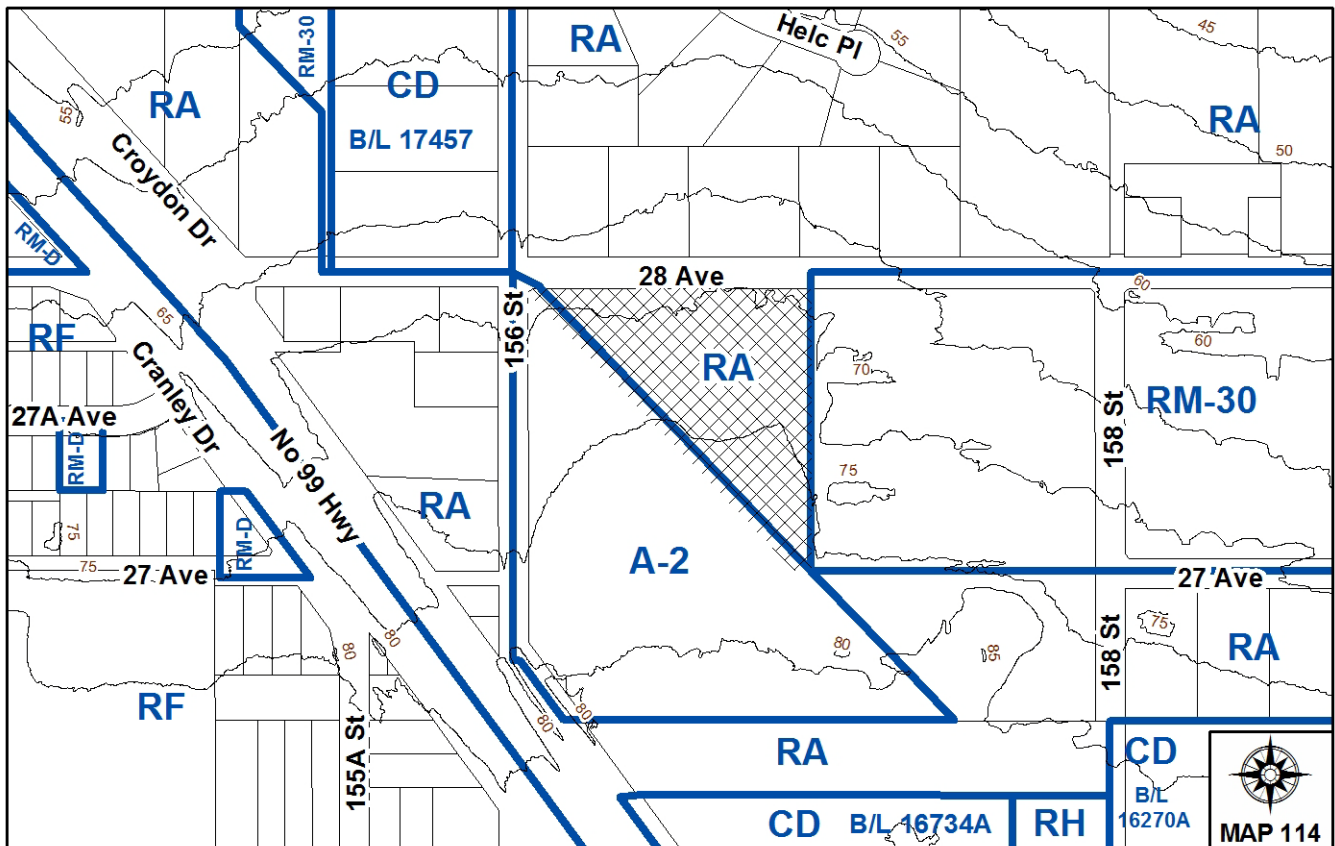
RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

10-15 upa Medium Density, and 20-30 upa MediumHigh Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of Morgan Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) based on "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0203-00 generally in accordance with the attached drawings (Appendix II).
5. 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 an electro field prediction study to the acceptance of BC Hydro;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues 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; and
 - (h) registration of a cross access easement to align with the adjacent cross access easement on the property to the east.

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:

8 Elementary students at Sunnyside Elementary School
5 Secondary students at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2013.

(Appendix VI)

Parks, Recreation & Culture:

Parks has no concerns with the project and supports the applicants proposal to locate the required 10 metre walkway within the BC Hydro Right of Way, subject to the applicant addressing CPTED issues through the onsite design

BC Hydro

BC Hydro requested that an electrical consultant be retained to examine any possible induction effects resulting from the site's proximity to BC Hydro's Right of Way.

Fire Department:

The Fire Department has no concerns with the proposal, subject to the inclusion of sprinkler systems in all buildings within 30 metres (100 ft.) of the BC Hydro transmission lines. This requirement will be reflected in the final Development Permit for the site.

SITE CHARACTERISTICS

Existing Land Use: The subject site is 1.7 ha (4.3 acres) in size and contains a suburban residence and a number of accessory buildings. This property was previously associated with the adjacent soil processing use to the south but was subdivided into its own lot in November, 2007.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	A single family home and two vacant lots.	Suburban/Cluster housing 6-8 upa (Rezoning application #7909-0125-00)	RA
East	Townhouse development (Kaleden).	Urban / 10-15 upa Medium Density, and 20-30 upa MediumHigh Density	RM-30
Southwest :	Soil processing facility/ BC Hydro ROW.	Suburban/ Business Park- Light Industrial;	A-2

PLAN AND POLICY COMPLIANCE:

- OCP Designation: Suburban. Needs amendment to Multiple Residential.
- NCP Designation: 10 - 15 upa Medium Density along the northerly portion of the site;
20 to 30 upa medium Density along the southerly portion of the site. Complies.

JUSTIFICATION FOR PLAN AMENDMENT

- When the Morgan Heights NCP was approved by Council in 2007 it was understood that all applications within the NCP area will be required to amend the OCP accordingly during the rezoning process.

DEVELOPMENT CONSIDERATIONS

- The 1.7 ha (4.3 acres) site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone to a "Comprehensive Development Zone" (CD) to accommodate a proposed 77-unit townhouse development. A Development Permit is also required to allow the development.
- The proposal complies with the Morgan Heights Neighbourhood Concept Plan as the subject property is within two density designations: "Medium Density (10 – 15 UPA)" and "Medium – High Density (20 – 30 UPA)". As a result, the density permitted on the site represents an average of the two designations, based on the proportional area of the site under each designation.
- The proposed CD Bylaw is based on the RM-30 zone, but with reduced density provisions to reflect the split designation on the site. The density permitted in the RM-30 zone includes a maximum of 75 units per hectare (30 upa) and a floor area ration (FAR) of 0.9. The CD Bylaw permits a maximum unit density of 45 units per hectare (18 upa) and an FAR of 0.8. Other adjustments from the RM-30 zone include reduced setbacks to the north (7.0 m / 23 ft) and east (4.5 m / 15 ft) and reduced maximum height for both primary (12 m / 40 ft)and accessory (7 m / 23 ft) buildings.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 26, 2011. A development sign outlining the proposed project was installed on the property in March, 2011.
- Staff received three calls from the public and four written correspondence from area residents. Concerns expressed had to do with density, traffic and safety, tree retention and construction noise.
 - Staff note that the density proposed complies with the existing NCP designation for the site.

- The applicant engaged a professional arborist to evaluate the trees on site and several mature trees have been accommodated in the site planning, including along the 28 avenue frontage and in a cluster in the centre of the site.
- With respect to traffic and safety, Transportation staff are aware of the concerns expressed and are constantly looking at ways to improve the safety and reliability of our transportation system, while recognizing that in rapidly developing areas there are occasionally gaps which are best left to be filled through the orderly development of surrounding properties.
- Construction will be in compliance with the City's Noise Control Bylaw and the applicant will be required to comply with the Highways and Traffic Bylaw during site development, which will include commercial vehicles taking the shortest route possible between the site and the nearest designated truck route.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DESIGN PROPOSAL AND REVIEW

Access & Pedestrian Circulation

- There is one main vehicular access to 28 Avenue, which aligns with proposed future access to the lands on the north side of the road. There is also an existing easement over the property to the east for a shared driveway. This shared driveway is in the southeast corner of the site and will allow residents of the adjacent Kaleden townhouse development to access 28 Avenue, and allow residents of the proposed development access to 158 Street. Similar to the existing driveway to the east, this link is to be secured through a reciprocal access easement.
- The applicant will be constructing a pedestrian walkway along the BC Hydro right-of-way (southwest) boundary of the site in accordance with the requirements of the Morgan Heights NCP. This walkway will sit in a statutory right -of -way on private property. Ultimately this walkway will provide a continuous link to the Commercial developments to the south (Grandview corners, Morgan Crossing)
- The individual units will either have direct pedestrian access to the fronting streets, the internal driveways, or in many cases will be accessed from communal green spaces in the form of central mews that run between paired blocks of units.

Form & Character

- The proposed 77 unit townhouse project consists of 64, 3-bedroom and 13, 4-bedroom units in 19 buildings, with an average floor area of 176 square metres (1,900 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 77 units, 76 have double, side by side, garages and 1 has a tandem parking arrangement. In addition, 18 visitor stalls have been provided, bringing the total parking count to 176 stalls.
- Building siting and massing has been carefully considered to respect adjacent land uses, particularly along the northern property line, adjacent to 28 Avenue, and along the eastern lot line adjacent to the existing town homes. The buildings along 28 Avenue are a mix of duplexes and triplexes in two and three story massing to reduce the perceived density of the site as it faces the future cluster housing across the street.
- Along the eastern boundary the buildings have been oriented to present a side yard to the existing side yards of the adjacent Kaleden site and a similar 4.5 metres (15 ft) setback has been maintained. Where it is not possible to mirror the side yard condition of the adjacent project, the setback has been increased to approximately 7.5 metres (25 ft) to the building face.
- The design of buildings is in a contemporary style with low pitched roofs, strong vertical expression, significant glazing and a mix of concrete composite horizontal siding and shingles. The contemporary look is reinforced by the addition of aluminum and glass railings on balconies and the use of a modern, aluminum and glass "storefront" system for front entries.
- Three colour schemes are being provided that are proposed to be offered as an option to buyers. This will result in a random variation of the three complimentary schemes throughout the project. The three schemes are a warm brown and tan, a dark brown and taupe and a dark blue and a lighter grey-blue.

Indoor Amenity:

- The applicant has proposed to construct a 245 m² (2,632 ft²) amenity building adjacent to the western boundary of the site. This building is in excess of the minimum 231 m² (2,486 ft²) indoor amenity required in the zoning bylaw.
- The amenity building includes a variety of program elements over two levels, including media, fitness and meeting rooms, and a guest suite for out of town visitors.

Tree Retention, Landscaping & Sustainability Principles

- The arborist report prepared for the site identified 46 trees on site and in the adjacent 28 Avenue boulevard. Of these 9 are to be retained (6 onsite, 3 in the boulevard) and 37 are to be removed. All of the retained trees are Douglas firs. A finalized tree management plan must be submitted prior to final adoption.

- The chart below provides a summary of the tree retention and removal on the subject site and adjacent dedicated roadway:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	4	0	4
Douglas Fir	31	9	22
Cedar	5	0	5
Birch	1	0	1
Alder	4	0	4
Laurel	1	0	1
TOTAL	46	9	37

- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (164 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There is one main outdoor amenity space at the centre of the site that is approximately 279m² (3,000ft²). It contains four mature conifers in open green space, with meandering paths that lead to more active amenity space adjacent to the indoor amenity building. This active space has outdoor patios and seating areas. The location of the outdoor amenity space is aligned with the main entrance to the site, which will provide a sense of openness and greenery as residents and guests arrive.
- The City's watercourse classification map shows a green coded (Class C) watercourse in the 28 Avenue roadway, fronting the site. Pacific Land Group was retained to assess this water course. The assessment determined that the watercourse was in fact a grass swale with very limit flows and no fisheries value. This swale will be removed with the development of 28 Avenue to urban standards.

ADVISORY DESIGN PANEL

- The application was not referred to the ADP for review. The design and landscaping were reviewed by staff and found acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

Appendix VI OCP Redesignation Map
Appendix VII Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Pacific Land Group. Dated July 26, 2011
- Draft Electric Field Study prepared by Paul Wong International. Dated May 31, 2011.
- Complete Set of Architectural and Landscape Plans prepared by Wilson Chang Architects and PMG Landscape Architects, respectively. Dated January 23, 2011

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

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. 3/8/12 11:22 AM

Information for City Clerk

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

1. (a) Agent: Name: Wojciech Grzybowicz
 WG Architecture Inc
 Address: 470 Granville Street Suite 1030
 Vancouver BC V6C 1V5
 Tel: 604-331-2378

2. Properties involved in the Application

(a) Civic Addresses: 2660 Croydon Drive and 15650 - 28 Avenue

(b) Civic Address: 2660 Croydon Drive
 Owner: Norma J Svab
 PID: 028-271-971
 Lot 1 Section 23 Township 1 New Westminster District Plan BCP45196

(c) Civic Address: 15650 28 Ave
 Owner: 0878864 BC Ltd., Inc. No. BCo878864
 Director Information:
 Sikander Basraon

No Officer Information Filed as at April 19, 2011

PID: 028-271-980
 Lot 2 Section 23 Township 1 New Westminster District Plan BCP45196

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone 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		1.96 ha (4.85 acres)
Road Widening area		
Undevelopable area		
Net Total		1.7 ha (4.189 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	35%
SETBACKS (in metres)		
Front	7.5 m (25 ft)	7.5 m (25 ft)
Side #1 (E,)	7.5 m (25 ft)	4.5 m (15 ft)
Side #2 (SW)	7.5 m (25 ft)	15.0 m (49 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m (43 ft)	12.0 m (40 ft)
Accessory	11.0 m (36 ft)	7.0 m (23 ft)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	125	77
Total	125	77
FLOOR AREA: Residential	15,225 m ² (163,884 ft ²)	13,580 m ² (146,177 ft ²)
FLOOR AREA: Commercial		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	15,225 m ² (163,884 ft ²)	13,580 m ² (146,177 ft 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 uph /30 upa	45 uph / 18 upa
FAR (gross)		
FAR (net)	0.9	0.8
AMENITY SPACE (area in square metres)		
Indoor	231 m ² (2486 ft ²)	245 m ² (2632 ft ²)
Outdoor	231 m ² (2486 ft ²)	+/- 279 m ² (3000 ft ²)
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	154	154
Residential Visitors	18	18
Institutional		
Total Number of Parking Spaces	172	172
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		1/ 1.3%
Size of Tandem Parking Spaces width/length		3.65 m by 12.2 m (12 ft by 40 ft)

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

MULTI-FAMILY RESIDENTIAL DEVELOPMENT @ 15650 28TH AVE SURREY, BC

DRAWING LIST

PROJECT DATA	A000
SITE PLAN	A101
UNIT TYPE A	A200
UNIT TYPE B	A201
UNIT TYPE C	A202
UNIT TYPE D	A203
UNIT TYPE E	A204
AMENITY BUILDING	A210
GENERAL ELEVATIONS & COLOR SCHEME	A300
TYPICAL ELEVATIONS & SECTIONS TYPE A	A301
TYPICAL ELEVATIONS & SECTIONS TYPE B	A302
TYPICAL ELEVATIONS & SECTIONS TYPE C	A303
TYPICAL ELEVATIONS & SECTIONS TYPE D	A304
TYPICAL ELEVATIONS & SECTIONS TYPE E	A305
ELEVATIONS & SECTIONS AMENITY BUILDING	A306
SITE SECTIONS	A400



CONTEXT FROM <http://cosmos.surrey.ca/Geocortex/EssentialsExternal/web/Viewer.aspx?Site=City%20Map>

1" = 100'-0"



ARCHITECTURAL:
 WILSON CHANG ARCHITECT INC
 T: 604.630.9488
 F: 604.630.9487
 PRINCIPAL IN CHARGE:
 WILSON CHANG

LANDSCAPE:
 DMG Landscape Architects
 T: 604.329.0611

CIVIL ENGINEER:
 HUB ENGINEERING
 T: 604 572 4328

PROJECT DATA

PROJECT WORK
 NEW 84 TOWNHOUSE DEVELOPMENT PER RM-30

CIVIC ADDRESS
 15650 28TH AVE, SURREY BC

LEGAL DISCRPTION
 LT 2 SEC 23 TWP 1 PL BCP45196 NWD

LOT AREA
 TOTAL NET AREA AFTER DEDICATION: 182776 SF = 4.196a
 2M ROAD DEDICATION ALONG 28TH AVE

DENSITY
 UPA CALCULATION:
 NORTH PART:
 AREA: 118231 SF = 2.714a
 MAX UPA: 15
 => 40.71 UNITS
 SOUTH PART:
 AREA: 64545 SF = 1.482
 MAX UPA: 30
 => 44.46 UNITS
 TOTAL ALLOWABLE UNITS: 85.17
PROPOSED UNITS: 77
PROPOSED FAR: 0.8
 (146,177 SF / 182,776 SF)
PROPOSED LOT COVERAGE: 0.346
 (63,200 SF / 182,776 SF)

SETBACKS :
 NORTH ALONG 28TH: 7.5M (AFTER DEDICATION)
 SOUTH WEST: 4.5M
 EAST: 4.9M

BUILDING HEIGHT (MAX)
 39' 6"

UNIT AREA :

TYPE A1	1789.7SF	x 16	= 28635.2SF
TYPE A2	1847.2SF	x 7	= 12930.4SF
TYPE A3	1929.1SF	x 5	= 11574.6SF
TYPE A4	1789.7SF	x 2	= 3579.4SF
TYPE B1	1789.7SF	x 18	= 32214.6SF
TYPE B2	1846.7SF	x 7	= 12926.9SF
TYPE B3	1929.1SF	x 5	= 9645.5SF
TYPE B4	1789.7SF	x 2	= 3579.4SF
TYPE C	2354.1SF	x 4	= 9416.4SF
TYPE D1	2209.8SF	x 5	= 11049.5SF
TYPE D2	2209.8SF	x 4	= 8839.2SF
TYPE E	1786.9SF	x 1	= 1786.9SF
TOTAL	77		146177.5SF

AMENITY SPACE
 INDOOR: 2632 SF
 OUTDOOR: APROX. 3000 SF

PARKING
 RESIDENTIAL 158 (2 PER UNIT, ALL DOUBLE GARAGE)
 VISITOR 18

Wilson Chang

Architect Inc.
 malbc
 288 West 9th Ave
 Vancouver, BC V5Y 1N5
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 F 604.630.9487

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CONSULTANT

PROJECT TITLE
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 15650 28TH AVE

PROJECT NO. W1101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR DP

KEY PLAN

DRAWING TITLE
 PROJECT DATA

PROJECT NO. W1101
 SCALE: AS SHOWN
 CHECKED: WC
 DRAWING NO.

A000

Appendix II

FILE: C:\Users\Wilson\Documents\2011\15650 28th Ave\15650 28th Ave.dwg
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B.C. LAND SURVEYORS PROPOSED SUBDIVISION OF
 LOTS 1 AND 2
 BOTH OF SECTION 23 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN BCP45196

LOT 1 PID: 028-271-971
 LOT 2 PID: 028-271-980

CIVIC ADDRESS :

LOT 1 2710 & 2678 - 156th STREET
 LOT 2 15650 & 15670 - 28th AVENUE
 SURREY, BC

NOTE:

Preliminary Layout, subject to approval.
 Areas and Dimensions are subject to detailed
 Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to
 Current Land Title Office Records.

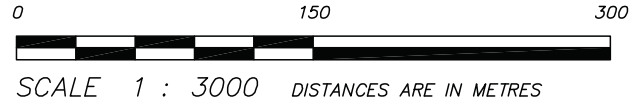
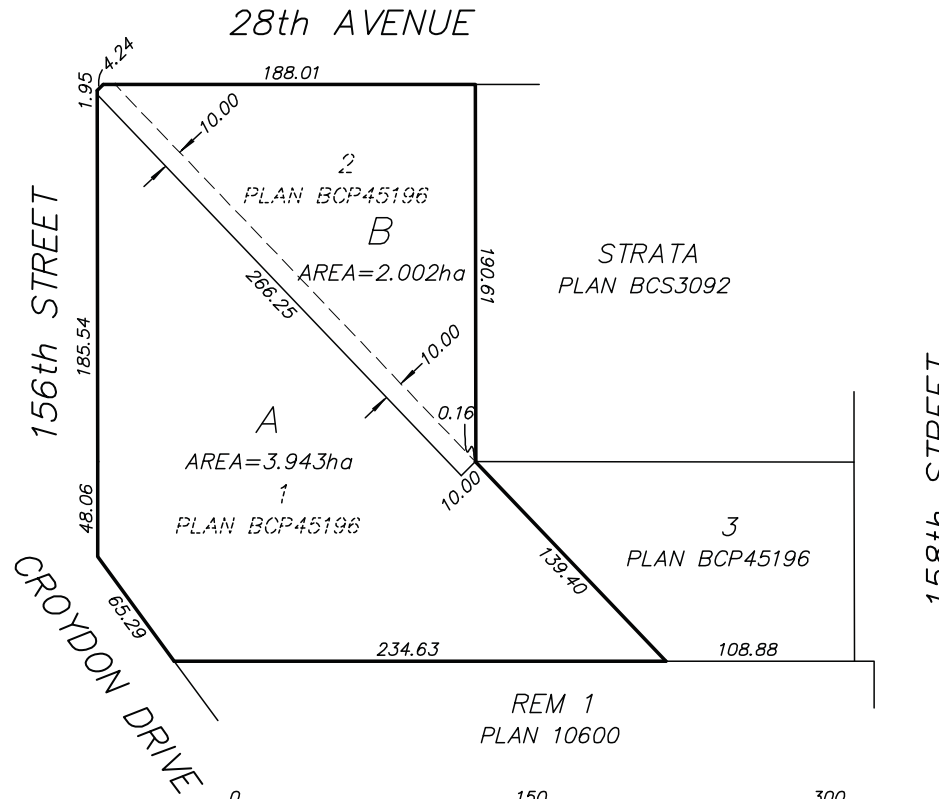
This plan was prepared for inspection purposes and is
 for the exclusive use of our client. The signatory
 accepts no responsibility or liability for any damages
 that may be suffered by a third party as a result of
 any decisions made or actions taken based on this
 document. This documents shows the relative location
 of the surveyed structures and features with respect to
 the boundaries of the parcel described above. This
 document shall not be used to define property lines or
 property corners. All rights reserved. No person may
 copy, reproduce, transmit or alter this document in
 whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 28th DAY OF FEBRUARY, 2012.

B.C.L.S.

LAKHJOT S. GREWAL

This document is not valid unless originally signed and sealed.
 NOT SUITABLE FOR MORTGAGE PURPOSES



© GREWAL & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 UNIT 204, 15299-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1010-026
 DWG : 1010-026 SK AB



PRELIMINARY PROJECT DATA

LOT AREA

TOTAL GROSS AREA AFTER DEDICATION (INCLUDING ROW) 211305 SF
 TOTAL NET AREA AFTER DEDICATION: 182776 SF = 4.196a
 2M ROAD DEDICATION ALONG 28TH AVE

NOTES:

- PLEASE REFER TO CIVIL FOR DETAILED SITE GRADING
- PLEASE REFER TO LANDSCAPE FOR DETAILED PEDESTRIAN CIRCULATION

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CONTRACT NO.

PROJECT TITLE
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
15650 28TH AVE

PROJECT NO. W101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR DP
4	MAR. 21 2012	ISSUED FOR DP

KEY PLAN

DRAWING TITLE
SITE PLAN

PROJECT NO. W101
 SCALE: 1/8" = 1'-0"
 CHECKED: WC
 DRAWING NO.

A101

Wilson Chang

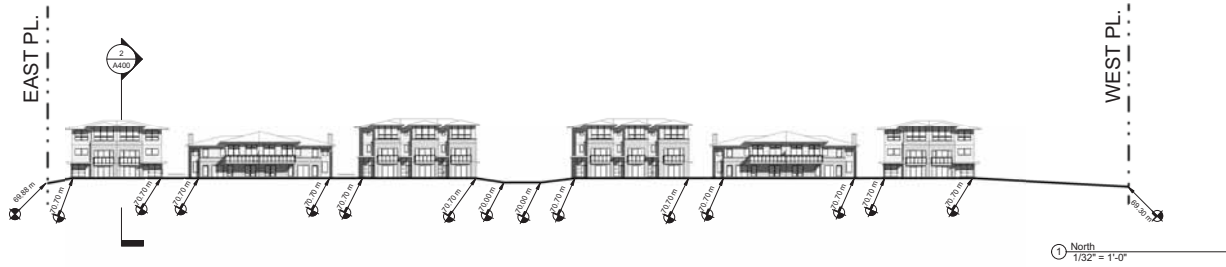
Architect Inc.
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COLOR SCHEME

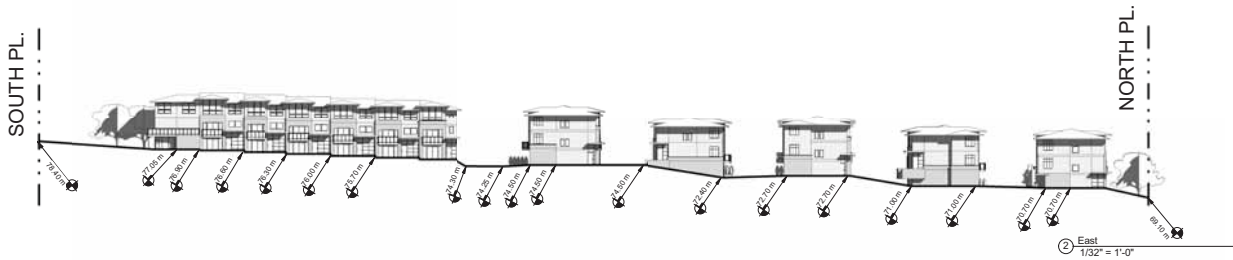
PROPOSED COLOR SCHEMES FOR DIFFERENT BUILDINGS (BUYERS CHOICES):



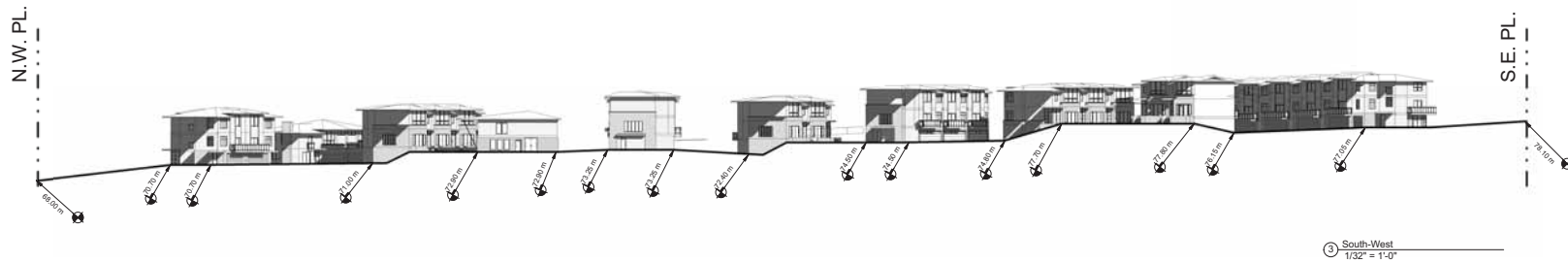
HARDIE SIDING: COLOR A
HARDIE SIDING: COLOR B
HARDIE SHAKES: DARK BROWN
STOREFRONT ENTRANCE



North
1/32" = 1'-0"



East
1/32" = 1'-0"



South-West
1/32" = 1'-0"

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CONGSLA 1/21/11

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

15650 28TH AVE

PROJECT NO: W1101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR DP

KEY PLAN:

DRAWING TITLE:

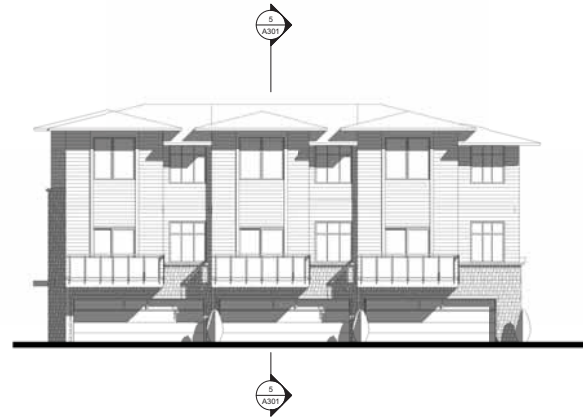
GENERAL ELEVATIONS & COLOR SCHEME

PROJECT NO: W1101
SCALE: AS SHOWN
CHECKED: WC
DRAWING NO:

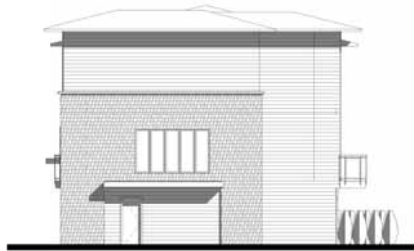
A300



① Elevation A - a
1/8" = 1'-0"



③ Elevation A - b
1/8" = 1'-0"



② Elevation A - c
1/8" = 1'-0"



④ Elevation A - d
1/8" = 1'-0"



⑤ Section TYPE A
1/8" = 1'-0"

NOTE:
PLEASE REFER TO A 300
FOR DETAILED COLOR SCHEME

Wilson Chang

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CONSENT

PROJECT TITLE:

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

15650 28TH AVE

PROJECT NO: W1101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR DP

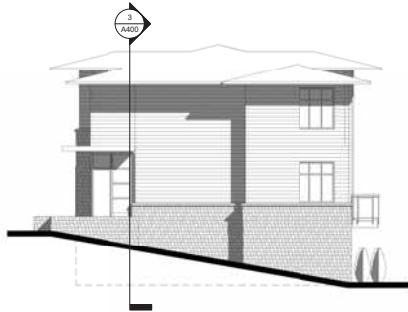
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DRAWING TITLE:

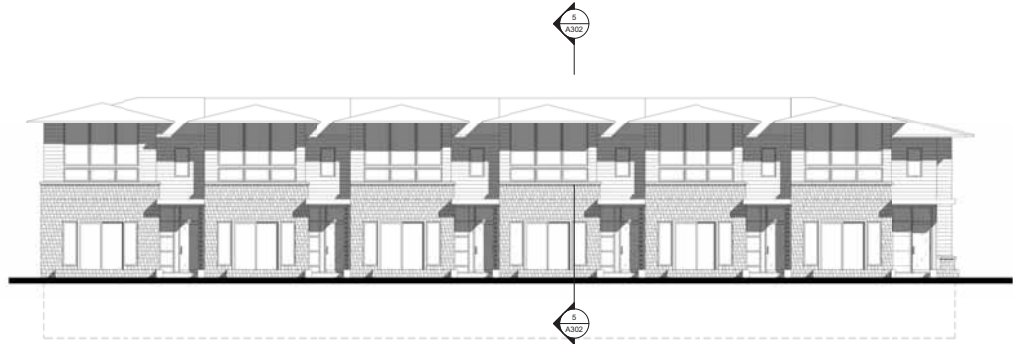
**TYPICAL ELEVATIONS &
SECTIONS TYPE A**

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DRAWN: AL
CHECKED: WC
DRAWING NO:

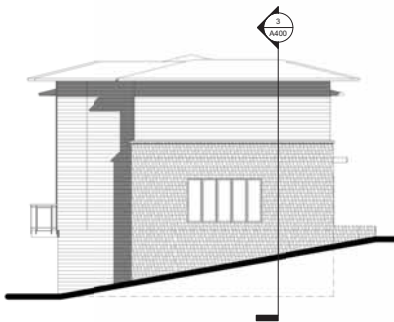
A301



① Elevation B - a
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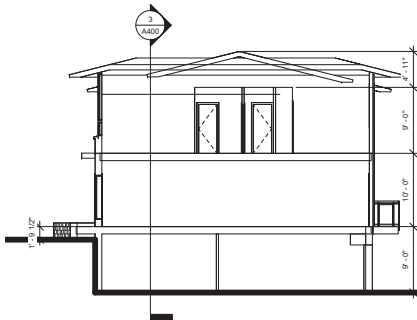
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③ Elevation B - c
1/8" = 1'-0"



④ Elevation B - d
1/8" = 1'-0"



⑤ Section TYPE B-1
1/8" = 1'-0"

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CONSTRUCTION

PROJECT TITLE

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

15650 28TH AVE

PROJECT NO. W1101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR CP

KEY PLAN

DRAWING TITLE

**TYPICAL ELEVATIONS &
SECTIONS TYPE B**

PROJECT NO. W1101
SCALE: 1/8" = 1'-0"

DRAWN BY: AL
CHECKED BY: WC

DRAWING NO.

A302

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① Elevation C - a
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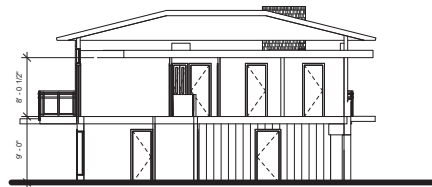
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③ Elevation C - c
1/8" = 1'-0"



④ Elevation C - d
1/8" = 1'-0"



⑤ Section TYPE C
1/8" = 1'-0"



NOTE:
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CONSTRUCTION

PROJECT TITLE

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

15650 28TH AVE

PROJECT NO. W1101

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KEY PLAN

DRAWING TITLE

**TYPICAL ELEVATIONS &
SECTIONS TYPE C**

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DRAWN: AL
CHECKED: WC

DRAWING NO.

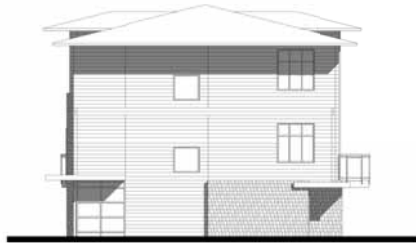
A300

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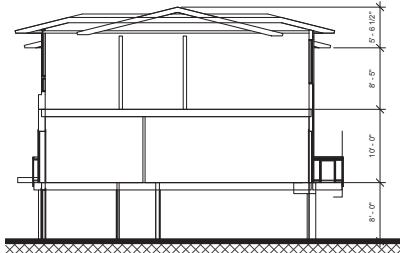
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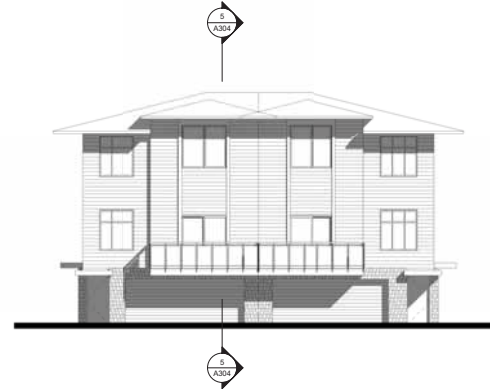
① Elevation D - a
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③ Elevation D - c
1/8" = 1'-0"



⑤ Section TYPE D
1/8" = 1'-0"



② Elevation D - b
1/8" = 1'-0"



④ Elevation D - d
1/8" = 1'-0"

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CONSTRUCTION

PROJECT TITLE

**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

15650 28TH AVE

PROJECT NO. W1101

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1	DEC. 13 2011	ISSUED FOR REVIEW
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3	JAN. 23 2012	ISSUED FOR DP

KEY PLAN

DRAWING TITLE

**TYPICAL ELEVATIONS &
SECTIONS TYPE D**

PROJECT NO. W1101

SCALE 1/8" = 1'-0"

DRAWN BY AL

CHECKED BY WC

DRAWING NO.

A304

FILE: C:\Users\malbc\Documents\Projects\15650_28th\15650_28th.dwg, 10/12/12, 11:35:48 AM, NewPage.dwg

10/20/12
11:35:48 AM

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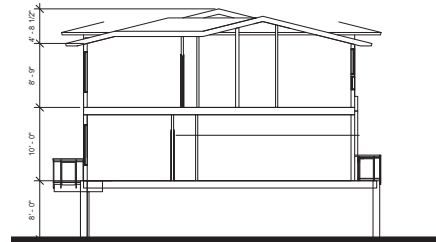
CONSTRUCTION



② Elevation E - b
1/8" = 1'-0"



① Elevation E - a
1/8" = 1'-0"



⑤ Section TYPE E
1/8" = 1'-0"



③ Elevation E - c
1/8" = 1'-0"

NOTE:
PLEASE REFER TO A 300
FOR DETAILED COLOR SCHEME

PROJECT TITLE
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
15650 28TH AVE

PROJECT NO. W1101

NO.	DATE	REMARKS
1	DEC. 13 2011	ISSUED FOR REVIEW
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3	JAN. 23 2012	ISSUED FOR CP

KEY PLAN

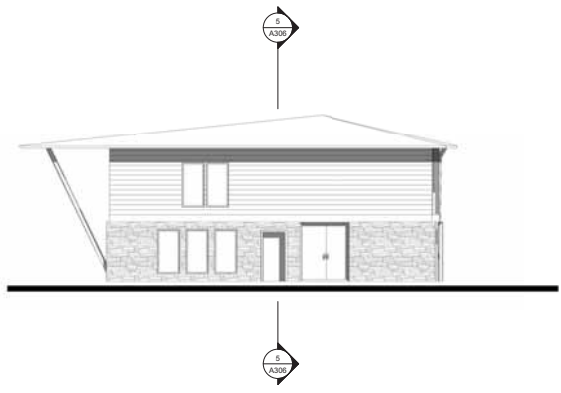
DRAWING TITLE
**TYPICAL ELEVATIONS &
SECTIONS TYPE E**

PROJECT NO. W1101
SCALE: 1/8" = 1'-0"
DRAWN: AL
CHECKED: WC
DRAWING NO.

A305



① Elevation Amenity Building - b
1/8" = 1'-0"



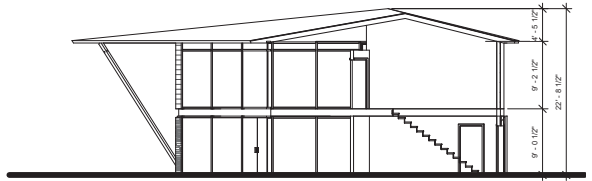
② Elevation Amenity Building - c
1/8" = 1'-0"



④ Elevation Amenity Building - a
1/8" = 1'-0"



③ Elevation Amenity Building - d
1/8" = 1'-0"



⑤ Section 11
1/8" = 1'-0"

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CONSTRUCTION

PROJECT TITLE
**MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
15650 28TH AVE

PROJECT NO. W1101

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2	DEC. 22 2011	ISSUED FOR REVIEW
3	JAN. 23 2012	ISSUED FOR DP

KEY PLAN

DRAWING TITLE
**ELEVATIONS &
SECTIONS AMENITY
BUILDING**

PROJECT NO. W1101
SCALE: 1/8" = 1'-0"
DRAWN: AL
CHECKED: WC
DRAWING NO.

A306

FILE: C:\Users\malbc\Documents\Projects\15650 28th Ave\W1101\15650_28th_Ave_Amenity_Building.dwg 10/20/12 11:35:56 AM

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: March 2, 2012 **PROJECT FILE: 7810-0203-00**

**RE: Engineering Requirements
Location: 15650 28 Ave.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.00 metre width on 28 Avenue.
- Register 0.50 metre wide Statutory Right of Way (SRW) on 28 Avenue.
- Register 10.00 metre wide SRW along the west property line for the Multi Use Pathway (MUP).
- Register 4.00 metre wide SRW for MUP at 27 Avenue to align with the existing SRW E207-0948 (BCP32273).

Works and Services

- Construct south side of 28 Avenue.
- Construct a 4.0 metre wide asphalt pathway within the 10.00 metre wide SRW.
- Provide cash-in-lieu for the construction of 27 Avenue walkway.
- Construct storm and sanitary sewer mains to service the proposed development.
- Pay Sanitary and Drainage DWA Levies.
- Pay Water Levy for the Low Pressure Water System.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



SCHOOL DISTRICT #36 (SURREY)

Monday, February 21, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 00203 00

SUMMARY

The proposed 85 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	5

September 2010 Enrolment/School Capacity

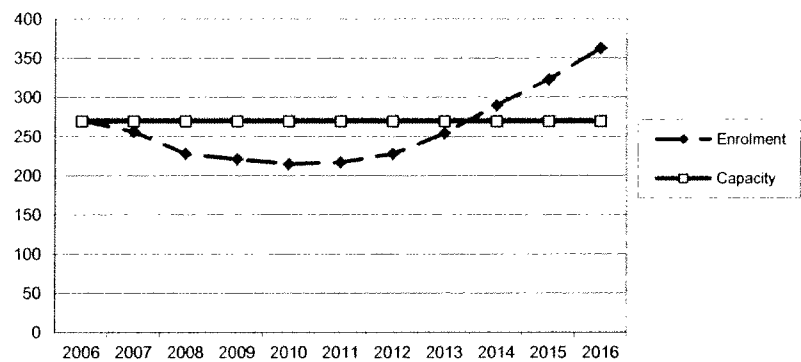
Sunnyside Elementary	
Enrolment (K/1-7):	30 K + 185
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1462
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

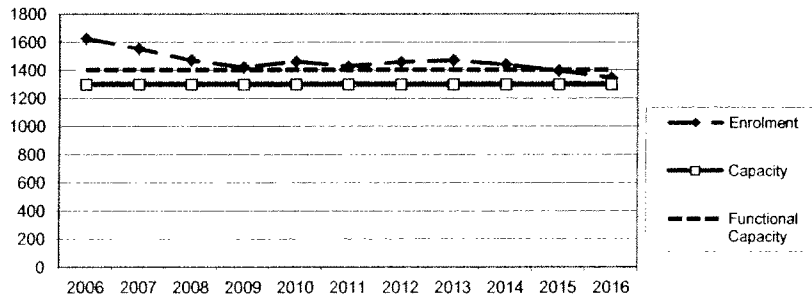
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in the design stage (planned to replace Sunnyside) in the north west Grandview Area (Site #202). The school district will close Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move from Sunnyside to the new school. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below does not show the impact of the new school and is based on current school catchment. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The proposed development will not have an impact on these projections.

Sunnyside Elementary



Semiahmoo 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0203-00
Project Location: 15650 / 70 - 28 Avenue
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:

Mature native coniferous species typically of moderate structure and health and poorly structured broadleaf species. Grade alterations within the hydro corridor appear to have negatively impacted some of the Douglas-fir.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 47
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 38
Number of Protected Trees to be retained (A-C)	(D) 9
Number of Replacement Trees required (3 alder and cottonwood X 1 and 35 others X 2)	(E) 73
Number of Replacement Trees proposed	(F) 129
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 138
Number of lots proposed in the project	(I) N/A
Average number of Trees per Lot (H/I)	(J) N/A

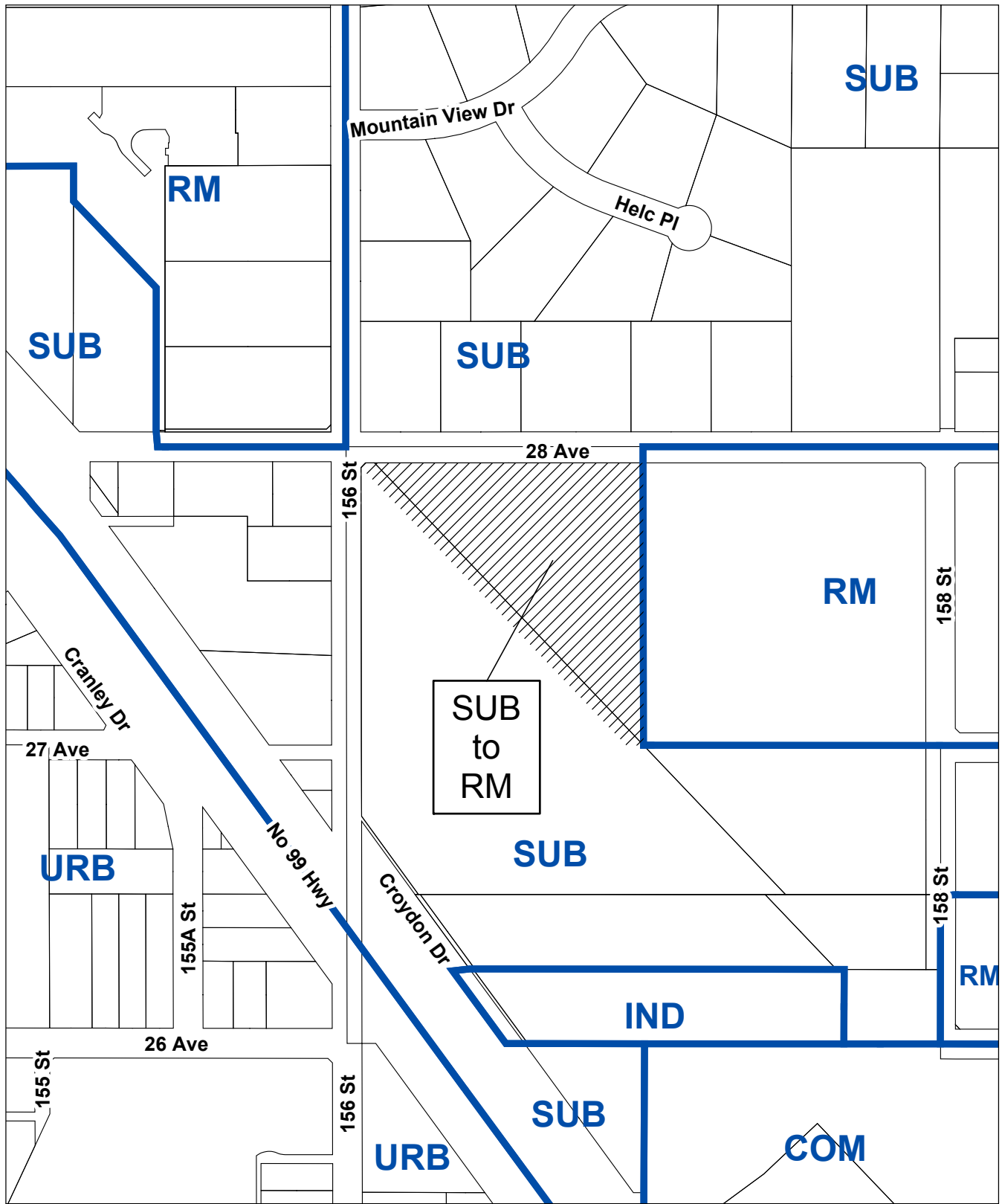
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement will be prepared and submitted by others.

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

Date: December 14, 2011
Revised Date: March 6, 2012





OCP Amendment

Proposed amendment from Suburban to Multiple Residential



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 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE -ACRE RESIDENTIAL ZONE (RA) and
INTENSIVE AGRICULTURAL ZONE (A-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-271-980

Lot 2 Section 23 Township 1 New Westminster District Plan BCP45196

15650 - 28 Avenue

Portion of Parcel Identifier: 028-271-971

Lot 1 Section 23 Township 1 Plan BCP45196 shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Lakjot S. Grewal B.C.L.S. on the 6th day of March, 2012, containing 0.267 hectares, called Block A.

Portion of 2678 - 156 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 *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*, where *density bonus* is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 0.80; and
 - (b) The *unit density* shall not exceed 47 *dwelling units* per hectare [19 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 35%.

F. Yards and Setbacks

Principal buildings and *accessory buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Front Yard</i> (North)	<i>Side Yard</i> (West)	<i>Side Yard</i> (East)
7.5 m	15.0 m	4.5 m
[25 ft]	[49 ft]	[15 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 12.0 metres [40 feet].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 7.0 metres [23 ft.]; and
 - (b) Other *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. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *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 *lands* 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 *front yard setback*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

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>
16,900 sq. m. [4.2 acre]	170 metres [557 ft.]	30 metres [100 ft.]

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

L. Other Regulations

In addition to all statutes, 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 and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in 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.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213

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

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

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

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

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

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY REZONING BYLAW _____ OF:
LOT 1 OF SECTION 23 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN BCP45196
LOT 1 PID: 028-271-971**

SURREY FILE NO: _____

0 50 100 150 200

SCALE 1 : 2500 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:2500

CIVIC ADDRESS :

2710 & 2678 - 156th STREET
SURREY, BC

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED.

GRID BEARINGS ARE DERIVED FROM PLAN BCP45196.

LEGEND

- DENOTES IRON POST FOUND

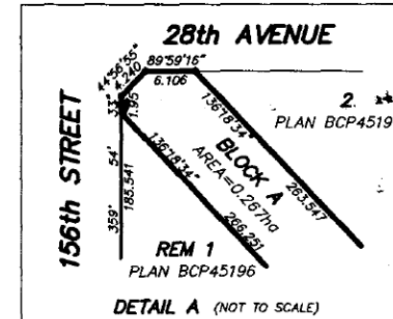
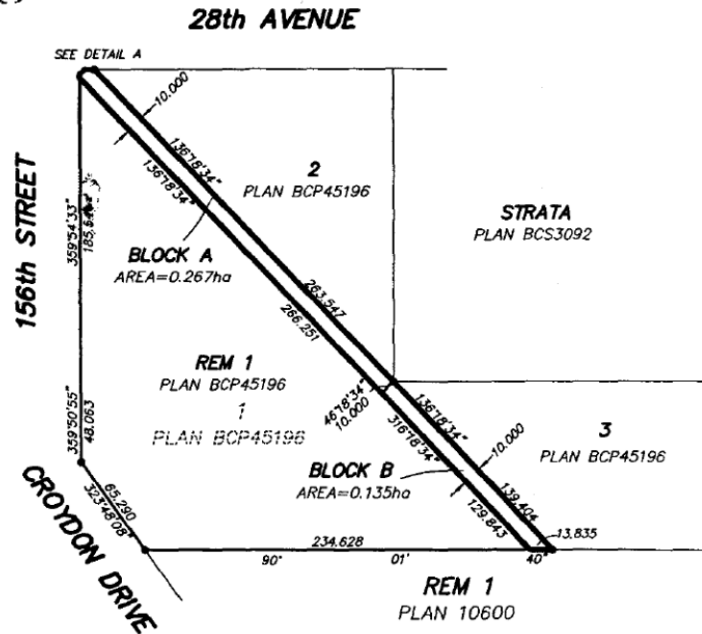
Lot dimensions and clearances according to Current Land Title Office Records.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 6th DAY OF MARCH, 2012.

B.C.L.S.

This document is not valid unless originally signed and sealed.



SCHEDULE A

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

© GREWAL & ASSOCIATES
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