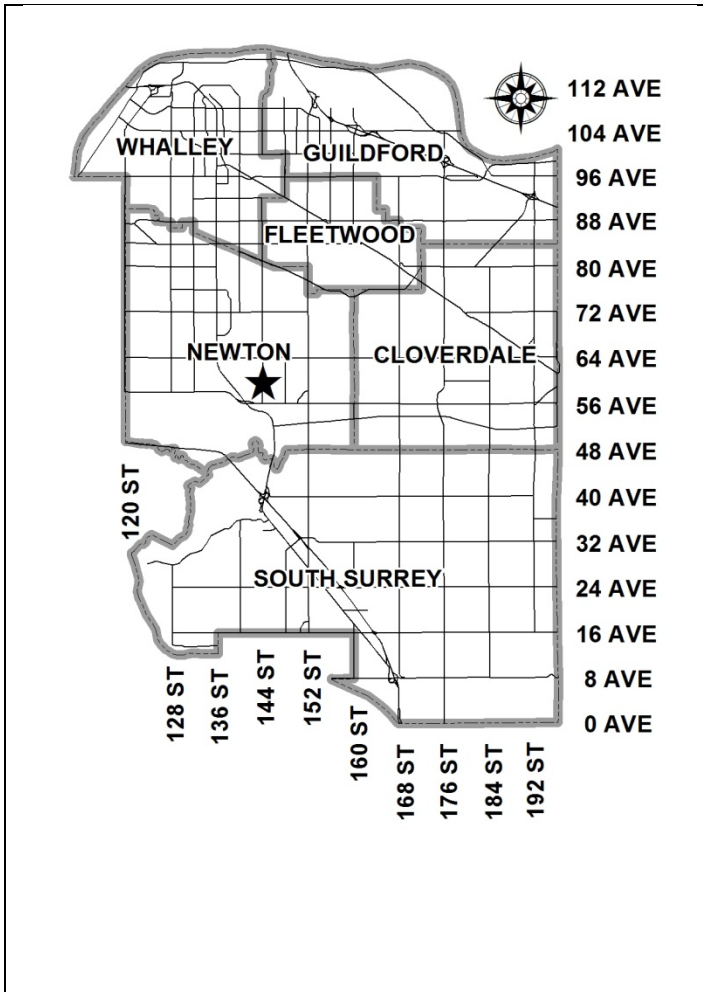


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0044-00

Planning Report Date: July 23, 2012



**PROPOSAL:**

- **NCP amendment** from 'Townhouse 15 upa max' to 'Townhouse 20 upa max', 'Single Family Residential' to 'Single Family Residential Flex 6 to 14.5'
- **Rezoning** from RA and RM-D to CD (based on RM-30) and RF-12
- **Development Permit**

to permit the development of 144 townhouse units and one RF-12 lot

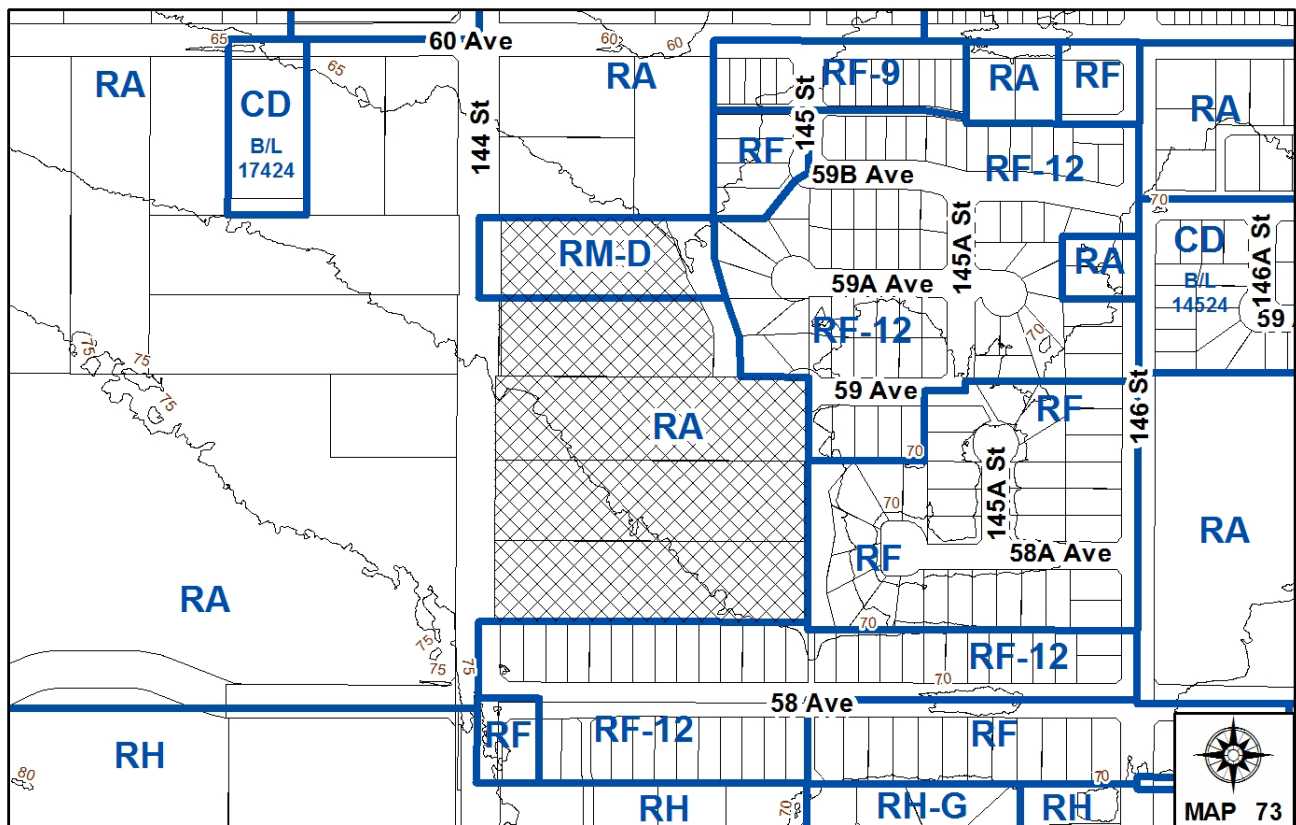
**LOCATION:** 5800 Block of 144 Street

**OWNER:** Joga Singh Somal, Avtar Singh Gill et al

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse 15 upa, Creeks and Riparian Setback and Single Family Residential.



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton NCP is required to re-designate the site from 'Townhouse 15 upa max' to 'Townhouse 20 upa max' and from 'Single Family Residential' to 'Single Family Residential Flex 6 to 14.5'.
- An adjustment to the NCP designation, 'Creeks and Riparian Setbacks', is also required to delineate the riparian area corridor to be conveyed to the City for ongoing stewardship and protection.

### RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan (OCP) designation.
- The proposed land use is consistent with the existing and planned land use patterns in the South Newton area. The proposed designation and density correspond with recently approved developments in the area.
- The application also includes a significant assembly of 5 properties with a total area of 4 ha (10 acres), resulting in a comprehensive development plan; and provides a number of community benefits, including procurement of a riparian area corridor, a public path and reasonable on-site tree retention.
- In total, 8,970 sq.m. (2.2 acres) of riparian area or 22% of the site's area will be conveyed to the City for riparian protection, without compensation. The applicant will also be required to provide a 4.0 m SROW and construct a north-south public path along the new property line at the west edge of the riparian area.
- As part of the NCP amendment, the applicant will also be required to make an infrastructure contribution to fund and construct an ultimate arterial sidewalk along 144 Street, which is not a typically an Engineering requirement.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix II) as follows:
  - (a) Block A from "One-Acre Residential Zone (RA)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)";
  - (b) Block C from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0044-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including the applicant funding the construction of the ultimate sidewalk along 144 Street, 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) completion of all the requirements and conditions of the Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues, including roof treatment and materials, to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space;
  - (j) discharge of no-build, no disturb covenants on Lots 5 and 28 (5926 and 5904 - 144 Street);

- (k) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
  - (l) registration of a no-build covenant on the triangular southeast portion of the development site; and
  - (m) registration of a no-build covenant on the proposed new RF-12 lot.
4. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa max' to 'Townhouse 20 upa max', 'Single Family Residential' to "Single Family Residential Flex 6 to 14.5' and to adjust the 'Creeks and Riparian Set-back' designation when the project is considered for final adoption.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p><b>Projected number of students from this development:</b></p> <p>23 Elementary students at Cambridge School 12 Secondary students at Sullivan Heights School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in early 2014. (Appendix IV)</p>
Parks, Recreation & Culture:	Parks supports conveyance of the riparian area to the City and has requested a 4.0 metre SROW be provided to complete a path along the environmental area. A no-build covenant is requested on the south east portion of the site to preserve sight lines and open space near the public path.
Department of Fisheries and Oceans (DFO):	Sullivan Heights Creek, a yellow-coded, Class B watercourse runs north-south on all five properties. On March 21, 2012, DFO approved a variance to the 30 metre setback on the west side of the creek, provided the riparian area was conveyed to the City for ongoing protection. Further details of DFO's decision are included in this report.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for 1 year.

### SITE CHARACTERISTICS

Existing Land Use: There are currently five older dwelling units (four houses and one duplex) on the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Larger older homes on larger properties	Urban/Townhouses 15 upa max, Creeks and Riparian Setbacks	RA
East:	Residential houses	Urban/Single Family Residential Flex 6-14.5 upa, Single Family Residential	RF-12. RF
South:	Residential Houses	Urban/Single Family Small Lots	RF-12
West (Across 144 Street):	Single Family Houses and RCMP Civic Parking Lot	Urban/Mixed Commercial Residential Apartments, Apartments, Existing and Future Parks	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The development site currently falls under three separate designations: ‘Townhouses 15 upa max’, ‘Creeks and Riparian Set-backs’ and ‘Single Family Residential’ under the South Newton Neighbourhood Concept Plan (NCP).
- An NCP amendment is necessary to re-designate the majority of the site from ‘Townhouses 15 upa max’ to ‘Townhouse 20 upa max’ to permit a 144 unit townhouse development, west of Sullivan Heights Creek, at a proposed net density of 20 townhouse units per acre.
- A second NCP amendment is required to re-designate the remnant residential lot at the west terminus of 59 Avenue, east of the creek, from ‘Single Family Residential’ to ‘Single Family Residential Flex 6 to 14.5’ in order to rezone the lot for future RF-12 use.
- Finally, an adjustment to the ‘Creeks and Riparian Set-back’ designation will be required at final adoption. The amendment, which is in part housekeeping measure, will reflect the actual location of the creek and the approved riparian setbacks from the top of bank.
- Overall the proposal is in keeping with the OCP and is consistent with the patterns of development, land uses and densities recently approved in the area. Similar NCP amendments have recently been approved in nearby locations within South Newton.
- The applicant has also achieved a significant assembly of 5 properties with a total area of 4 ha (10 acres) in keeping with the NCP policy which recognizes the significance of the creek and calls for the properties to be developed comprehensively.

- The project also provides for a number of significant community benefits, including conveyance of 8,970 sq.m. (2.2 acres) of riparian area to the City for riparian protection, reasonable tree retention and construction of a 3.0 public path with landscaping along the western edge of the townhouse site adjacent to the riparian area.
- As part of the NCP amendment, the applicant will also be required to make an infrastructure contribution consisting of the funding and construction of the ultimate arterial sidewalk along 144 Street. While this is not a typical Engineering requirement, it will create a superior pedestrian environment by providing access to transit, schools and parks located within close walking distance of the site.

### DEVELOPMENT CONSIDERATIONS

- The development site consists of five parcels located on the east side of 144 Street between 58 and 60 Avenue. The site, approximately 4.045 hectares (10 acres) in area, is designated "Urban" in the Official Community Plan (OCP). Four of the five properties are currently zoned for "One-Acre Residential (RA)" development, while a fifth property is zoned as a 'Duplex Residential (RM-D) use. A Class B, yellow-coded watercourse, named Sullivan Heights Creek runs north to south and traverses all five properties.
- Under the South Newton Neighbourhood Concept Plan (NCP), the majority of the site is designated for "Townhouse 15 upa" development, while a small portion of the site, east of the creek, at 5882 144 Street is designated in the NCP for 'Single family Residential' development.
- The portion designated single family residential is naturally cut off from the townhouse site by the creek and will ultimately provide for the completion of the residential cul de sac at the west end of 59 Avenue. The remainder of the site, containing Sullivan Heights Creek is designated "Creek and Riparian Set-backs".

### The Proposal

- The applicant is proposing to re-designate and rezone the site to permit a 144 townhouse unit development and one large RF-12 lot.
- The applicant is proposing to amend the South Newton NCP by re-designating the majority of the site from 'Townhouse 15 upa max' to 'Townhouse 20 upa max'. An amendment from 'Single Family Residential' to 'Single Family Residential Flex 6 to 14.5' on the small eastern portion of the property at 5882 144 Street will be required to accommodate the proposed RF-12 lot.
- The proposal will adjust the boundaries of the 'Creek and Riparian Setbacks' NCP designation to reflect the actual ground truthed location of Sullivan Heights Creek and the riparian area to be conveyed to the City.
- At present, the NCP includes a riparian area of 11,371 sq.m. (2.81 acres). The riparian area is based on the approximate known location of the creek at the time of the NCP's adoption and a 30 metre (west) and 15 metre (east) setback from the top of bank of the creek.

- Based on the endorsement from DFO/ERC, the applicant is to convey an area of 8,970 sq.m. (2.21 acres) to the City for riparian protection based on an average 21 metre setback on the west side of the creek and the full 15 metre setback on the east side of the creek. As a result, the NCP 'Creek and Riparian set-back' boundaries shift and adjust on both sides of the creek.
- The applicant is also proposing to rezone the townhouse portion of the site from "One Acre Residential" (RA) and "Duplex Residential" (RM-D) to a "Comprehensive Development" (CD) Zone based on the RM-30 zone. The remaining single family parcel at the west end of 59 Avenue will be rezoned from 'One Acre Residential" (RA) to "Single Family Residential (12)" (RF-12).
- As part of the application, the applicant will be asked to dedicate the cul-de-sac bulb at the end of 59 Avenue. A no-build covenant will also be placed on the RF-12 lot until the lot is further subdivided and developed.
- The townhouse site itself will have two access points. The northerly access will ultimately align with a potential 59 Avenue and accommodate greater consideration for fewer access restrictions with ultimate widening of 144 Street. The southerly vehicular access will provide secondary access to the site. Due to its proximity to 58 Avenue, the secondary access will ultimately be restricted to right-in right-out turn movements in the future. The site will also provide for a reciprocal access easement to the properties to the north, which will provide for improved access for the entire block.

#### Townhouse CD By-law

- The proposed CD By-law for the townhouse portion of the site (Appendix VII) is based on the RM-30 multiple residential zone and includes reductions to the maximum allowable density e.g., units per hectare/acre and floor area ratio (FAR) and two yard setbacks (See Table 1 below).
- In all, the applicant is proposing a density of 50 units per hectare (or 20 units per acre) and Floor Area Ratio (FAR) of 0.72 based on the net area of the townhouse site after riparian dedication. The proposed site coverage is calculated at 34%.

Table 1: RM vs CD Zone

	RM-15	RM-30	<u>CD Zone</u>
<b>Density</b>			
#units per hectare (u.p.h.)	37	75	50
# units per acre (u.p.a.)	15	30	20
Floor Area Ratio	.60	.90	.72
<b>Site Coverage</b>	45%	45%	34%
<b>Setbacks</b>			
Front	7.5 m	7.5 m	6.0 m
Rear	7.5 m	7.5 m	9.0 m
Interior Side Yard (N)	7.5 m	7.5 m	4.5 m
Interior Side Yard (S)	7.5 m	7.5 m	7.5 m
<b>Height</b>	11 m	13 m	10.4 m

- While the proposed density of the CD will provide for a larger number of units per acre/hectare and FAR, the proposed site coverage of 34% is significantly less than the 45 % permitted under both the RM-15 and the RM-30 zones. Overall the effect of the reduced site coverage will result in greater tree retention, larger open green amenity spaces and more space, less overlook between buildings.
- In addition, some of the CD zone setbacks are less than what is permitted under the RM-30 zone. While the applicant is providing a full 7.5 metre setback at the south yard to provide reasonable distance separation to the adjacent residential homes; along with a 5.0 metre setback to the City's 4.0 SROW bordering the new property line (riparian area), the applicant is requesting variances to the 7.5 metre front and northern side yard setbacks.
- The CD zone therefore includes provisions to reduce the front yard setback along 144 Street to 6.0 metres and the northern interior side yard to 4.5 metres. Both of these setbacks are supportable given the nature of the landscaping, the proposed streetscape and the amount of open space proposed between buildings along 144 Street. It should also be noted at the northern property line, the 4.5 setback is taken, in keeping with the By-law definition from the deck post and not the building face. This will provide even more space between these units any proposed to the north.

#### Watercourses/Environment Management System (EMS)

- On November 16, 2011, DFO and the ERC reviewed the site plan and approved a variance to the required 30 metre (98.5 ft) setback on the west side of Sullivan Heights Creek. The variance was approved subject to the applicant enhancing and conveying the entire riparian area (east and west sides of the creek) to the City without compensation for ongoing environmental protection and management.
- In all, the applicant will convey 8,970 sq.m (2.21 acres) or 22% of the site to the City for riparian protection. The applicant will also be required to enter a P-15 agreement with the City to restore and replant the area along the creek, which has been compromised by lawn and garden. The P-15 agreement will monitor and maintain replanting of the riparian area for 5 years.
- Through the application, the applicant will provide an average 21 metre (69 ft.) setback on the west side of the watercourse, varying from 18 metres (59 ft.) to 28 metres (92ft.). The full required 15 metre (49 ft .) setback along the east side of the creek adjacent to the proposed single family residential area will also be provided. The exception is the minor seasonal ditch on the site (represented as a finger) which was approved with lesser setbacks.
- The conveyance of the riparian area around Sullivan Heights Creek will help conserve 8,377 sq.m. (2.07 acres) of the terrestrial site area identified by the City's Ecosystem Management Study (EMS).



Tree Retention

- On July 4, 2012, the applicant's arborist submitted a preliminary report and tree preservation/replacement plan for the site. The report states that of the 204 mature trees identified on site to be preserved, 57 trees will be retained, while 147 trees are to be removed. All of the mature protected trees in riparian area will be preserved. The following is a breakdown of the protected trees on the townhouse site by species:

Tree Species	Total No. of Trees*	Trees Proposed to be Retained	Trees Proposed to be Removed
Western Red Cedar	95	47	48
Douglas Fir	20	6	14
Alder	25	0	25
Big Leaf Maple	19	0	19
Cottonwood	10	0	10
Paper Birch	8	0	8
Shore Pine	5	0	5
Scotts Pine	1	1	0
Cherry	5	0	5
Red Maple	1	0	1
Walnut	2	1	1
Sitka Spruce	1	0	1
Apple	2	0	2
Western Hemlock	2	0	2
Purple Leaf Plum	1	0	1
Plum (fruiting)	1	0	1
Grand Fir	1	1	0
Norway Spruce	2	0	2
English Oak	1	0	1
Black Locust	1	0	1
Cedrus deodara	1	1	0
<b>TOTAL</b>	<b>204</b>	<b>57</b>	<b>147</b>

\* Trees in the riparian zone to be conveyed to the City for preservation are not included.

- At this time no trees are to be removed on the proposed RF-12 lot, which will have a no build covenant registered against it until it is developed and subdivided.
- Of the 147 on-site trees to be removed, 35 trees are to be replaced on a 1:1 basis and 112 trees are to be replaced on a 2:1 basis for a total of 259 replacement trees. In lieu of this, the applicant is proposing to plant a total of 312 trees on-site. The arborist report, tree preservation and replacement plan will be subject to final review and approval prior to Bylaw adoption.

## PRE-NOTIFICATION

- On May 30, 2012, pre-notification letters were sent out for this application and a development sign was posted on-site. In response, the Planning and Development Department received two calls asking about the extent of the proposal (proposed density, site size, number of properties and units) and whether there were any plans to extend 59A Avenue through to 144 Street.
- On June 21, 2012, the applicant also held a Public Information Meeting (PIM) at the Bethany United Church. Approximately 11+ local residents attended that meeting and most expressed concern in relation to the project's density, the creek/riparian setbacks, traffic impacts, on-site tree retention, south side yard setback and overall aesthetics.
- In particular, several residents were concerned with amending the NCP to allow for 20 or 22 townhouse upa versus the 15 upa called for under the NCP. Amending the plan to allow for 20 upa will create an additional 37 units on site.
- Residents were similarly concerned about the average 21 metre (69 ft.) setback from the west bank of Sullivan Heights Creek supported by DFO and the ERC. The area is seen as an important local environmental green space, providing habitat to local wildlife.
- The quality and look of the development and the 6.0 m (20 ft.) setback originally proposed at the southern property line near the back of the single family homes along 58 Avenue was also discussed and there was some confusion about on-site tree retention and which trees were to be removed.

*(In response to these concerns, staff discussed the DFO/ERC decision, particularly the conditions associated with approving the setback variance i.e., the planting, enhancement and conveyance of the riparian lands to the City, the provision and construction of the public path. Staff also discussed the fact that most Townhouse 15 upa lands are now re-designated to densities of 20 upa or higher, given market realities, and the fact the arborist report and tree retention plan had not yet been finalized or approved by the City.*

*In addition, staff confirmed that the project was still under review and that changes to the urban design of the project (roof line, form, character and massing) would likely be requested.*

*Later, in response to the concerns brought forward at the meeting, the applicant revised the site plan and increased the south side yard setback from 6.0 metres (20 ft) to 7.5 metres (25 ft.)*

## Community Petition

- Following the PIM, the City received a petition with 145 signatures opposing the development. The petition asks the City to honor the original NCP designation (Townhouse 15 upa) as nearby schools and infrastructure are not able to cope with any more additional density.

- The petition points to the fact the NCP changes frequently and "there are already numerous townhome developments around 60th Ave between 148<sup>th</sup> and 152<sup>nd</sup> Street". Further the NCP has changed from RF lots to RF-12, RF-9 and RF-9C lots. Cambridge Elementary and Sullivan Secondary are also "bursting at the seams". Since it was built in 2006, the number of portables at Cambridge Elementary has increased steadily and Sullivan Heights is on an 'extended day program' due to student overcrowding.
- The petition also asks that the setback around Sullivan Heights Creek remain at 30 metres (98 ft.) so that the stream can continue to provide a source of water, natural shelter and a refuge for local animals including deer, frogs, owls, countless humming birds.
- On July 11, 2012, staff met with the petition's organizers to discuss the issues raised by the PIM and the petition. The organizers confirmed the petition was largely circulated at the local school. As such, the majority of petitioners do not live in the immediate radius of the development site. Instead the distribution of households is spread throughout South Newton (Appendix IX). The petition organizers also confirmed that the concerns raised are not just site specific, but reflect more global planning concerns within the South Newton area. The petition organizers asked what it would take to re-visit, revise and reopen the NCP with community involvement.

*(In response, staff explained the rationale behind the DFO/ERC decision, the public benefits of the project, the fact the proposed density is reflective of many approved townhouse developments, and the south yard setback has been increased from 6.0 to 7.5 metres. Staff also reiterated the aesthetic design of the clusters was under review.*

*The School District Summary was also shared at the meeting with the petition organizers (Appendix IV). The summary estimates the new development will likely result in 23 new elementary students at Cambridge Elementary and 12 secondary students at Sullivan Secondary. It also states that while enrollment at the Cambridge Elementary has grown rapidly, resulting in portables on the site, the construction of a new school – Goldstone Park Elementary - in the 6200 block of 146 Street is expected to be complete in 2013/2014. Enrolment moves or other measures may, however, be required at Sullivan Heights.*

*The School District summary confirms the proposed development is consistent with the NCP residential build out estimates (including secondary suites) and will not have an immediate impact on these projections. Staff also shared the fact the School District estimated the proposed increase in density (the additional 5 upa over the Townhouse 15 upa max) would likely result in 8 more local elementary school students and 3 more secondary school students. This number of additional students is considered relatively small, given that a new school will be completed within the next few years).*

- Since the meeting, the School District has reconfirmed that the present application, on its own, will have little impact on school enrollment projections. The District is, however, concerned about setting a precedent for similar initiatives on remaining build out lands in the area. As a result, the District would like to determine the cumulative impact of future densification initiatives in the NCP which may impact projected space requirements for the South Newton Family of schools.

- In light of this, staff will work further with the School District and the Parks Department to review this issue and to use this work as a basis for the future review of NCP amendments.

## DESIGN PROPOSAL AND REVIEW

### Site Design and Layout

- The development will be comprised of 22 buildings or 3 storey townhouse clusters, containing 2 to 8 units arranged around an internal road system. The units along 144 Street will be street oriented and have direct pedestrian access to the street.
- In all, the townhouse development will provide 144 units family oriented units ranging in size from 148 -208 sq.m. (1,600- 2,245 sq.ft.). The mix of townhouse units includes 35 two bedroom and den, 8 three bedroom, 82 three bedroom and den, and 19 four bedroom units. The overall mix of unit types, variances in building size, mass and orientation will provide additional on-site diversity and identity to each building.
- Two enclosed parking stalls will be provided by each townhouse unit, along with 29 visitor spaces, for a total of 317 on-site parking spaces. Nineteen units will offer side by side parking, while 125 units will provide traditional tandem parking. A Section 219 Restrictive Covenant prohibiting the conversion of tandem and side by side parking stalls into habitable space will be registered on title.
- The townhouse clusters will be built in a modernized urban townhouse style. The materials for the project will include horizontal and vertical vinyl siding, trim boards at window and door openings, corner boards, and stone veneer finishing. The project will be finished in two colour schemes using complementary palette of gray greens, warm browns and cream shades.
- It should be noted that the final design of the project has yet to be approved by the City Architect and a condition of approval will be the resolution of urban design issues. In particular, staff are concerned with the look of roof lines and would like to see an attractive façade of higher quality finishes (hardiplank, wood trim) along 144 Street.

### Public Path/Amenity Areas

- The applicant's architect has suggested that an important site design concept was provision of internal green space – so that all units might either have a front door or backyard adjacent to one of the sites' green spaces. In particular the architect has made use of the riparian area, the public path system, as requested by Parks, and several significant trees on site. In particular the public path on the City's 4.0 m SROW, will border the riparian area and link up with the established pedestrian connection to the south and 58 Avenue. It will ultimately provide a pedestrian connection north to 60 Avenue.
- In addition to providing internal pedestrian linkages between townhouse units to the City's public path, the project will provide two main outdoor amenity areas. In total 2,488 sq.m. (26,784 sq.ft.) of open green and planned programmed space will be set aside in the centre of the development for the enjoyment of residents.

- The amenity space to the north near buildings 17- 20 will include two large grassed lawns and a children's play area with sand pit, driftwood logs and benches. It also contains the project's two storey 452 sq.m. (48,673 sq.ft.) amenity building, which will include a multi-purpose lounge for 80 occupants, a large great room, a TV- multi-media lounge, a meeting room and fitness, storage, kitchen and bathroom facilities. The indoor amenity building will also provide a large deck facing east.
- In contrast, the amenity space near buildings 21 and 22 will provide a passive recreational space with a lawn, grassed seating areas and a trellis. Both the indoor and outdoor amenity areas exceed the City's Zoning Bylaw requirements. In particular, the project's outdoor amenity space is nearly six times what would typically be required for a project of this size. Both outdoor areas have been designed to optimize tree preservation on site.

### Landscaping

- In addition to the 57 trees being retained, the landscaping plan calls for 312 replacement trees to be planted on-site including Japanese Maple, emerald green cedars, magnolia and other maples and spruces. Soft landscaping on the site will include shrubs, grasses and groundcover at the entrances and perimeters of townhouse clusters, along the public path, and the common areas of the development.
- The developer has also provided a cross section of the treatment along the City's 4.0 SROW which will provide public passage on the lands. The cross section includes 1.0 metre of low growing shrubbery on the west side of the path, a 3.0 m (10 ft) asphalt walkway. A 1.21 m (4 ft) permeable black vinyl chain link fence installed along the new property line will help protect the riparian area and prevent dumping, dogs and garbage from entering the area.
- Additional 1.0 m (3 ft.) additional metre of landscaping and privacy fences, will be provided between individual yards and units to create a sense of space and a boundary between units and the path. The public path will be built and maintained by the developer and the future strata. The design of the path will make it look and feel like public space. The City has also worked with the applicant to ensure CPTED design principles such as clear site lines, active rooms and windows facing the path and riparian area are applied.
- In addition, to maintain the site line and aesthetics of the development, the City's Parks Department has requested a no-build restrictive covenant be placed on the small triangle of land near the path on the development site (SE corner of 5834 144 Street). The covenant will assist in maintaining adequate drainage for the adjacent riparian creek to the east.

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	NCP Plan
Appendix VIII	Proposed CD By-law
Appendix IX	Map of Petition Addresses

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

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APPENDIX IInformation for City Clerk

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

1. (a) Agent:       Name:               Ross Yamaguchi  
   Vesta Properties Ltd.  
   Address:               9770 - 196A Street, Unit 101A  
   Langley, BC V1M 2X5  
   Tel:                    604-888-7869 (212)
  
2.     Properties involved in the Application
  - (a)    Civic Addresses:       5858, 5834, 5904, 5882 and 5926 - 144 Street
  
  - (b)    Civic Address:        5858 - 144 Street  
       Owners:                Joga S Somal  
                                   Avtar S Gill  
       PID:                  012-291-871  
       South Half Lot 13 Section 10 Township 2 New Westminster District Plan 1673
  
  - (c)    Civic Address:        5834 - 144 Street  
       Owners:                Jagdish Duhra  
                                   Manjit Sandhar  
                                   Ajit Singh Bajwa  
                                   Parmjit Kaur Bajwa  
                                   Harjit Kooner  
                                   Surinder Kooner  
                                   Baljit Kaur Duhra  
                                   Rajinder Kaur Duhra  
                                   Karnail Duhra  
       PID:                  012-291-935  
       North Half Lot 14 Section 10 Township 2 New Westminster District Plan 1673
  
  - (d)    Civic Address:        5904 - 144 Street  
       Owner:                 0749813 BC Ltd., Inc. No. BC0749813  
                                   Director Information:  
                                   Parmjit Bal  
                                   Bhupinder Singh Bal  
  
                                   Officer Information as at February 23, 2012  
                                   Bhupinder Bal (President)  
  
       PID:                  006-538-738  
       Lot 28 Section 10 Township 2 New Westminster District Plan 30302

- (e) Civic Address: 5882 - 144 Street  
Owner: Michael B Rawlins  
PID: 012-291-757  
Parcel "A" (Explanatory Plan 11650) Lots 12 and 13 Section 10 Township 2 New Westminister District Plan 1673
  
- (f) Civic Address: 5926 - 144 Street  
Owner: Vesta Properties (Sullivan Hills) Ltd., Inc. No. BC0930545  
PID: 027-162-761  
Lot 5 Section 10 Township 2 New Westminister District Plan BCP31770

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
  
- (b) Application is under the jurisdiction of MOTI.  
MOTI File No. 2012-02698



## 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	2.99 ha/7.38 acres	2.99 ha/7.38 acres
Road Widening area	.09 ha/.21 acres	.09 ha/.21 acres
Undevelopable area	n/a	n/a
Net Total	2.90 ha/7.17 acres	2.90 ha/7.17 acres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	34%	34%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	6.0 m	6.0 m
Rear	9.0m	9.0m
Side #1 (N)	4.5 m	4.5 m
Side #2 (S)	7.0 m	7.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory	11 m	11 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor	-	-
One Bed	-	-
Two Bedroom	35	35
Three Bedroom +	109	109
Total	144	144
FLOOR AREA: Residential	20,954.7 sq.m./ 225,554.8 sq.ft	20,954.7 sq.m./ 225,554.8 sq.ft
FLOOR AREA: Commercial	-	-
FLOOR AREA: Industrial	-	-
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA		

**\* Pertaining to Proposed Townhouse Site.**

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (net)	50 upa/20 upa	50 upa/20 upa
FAR (net)	.72	.72
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	-	-
Industrial	-	-
Residential	288	288
Residential Visitors	29	29
Institutional	-	-
Total Number of Parking Spaces	317	317
Number of disabled stalls	1	1
Number of small cars	4	4
Tandem Parking Spaces: Number / % of Total Number of Units	87%	87%
Size of Tandem Parking Spaces width/length	3.2 x 6.1 m	3.2 x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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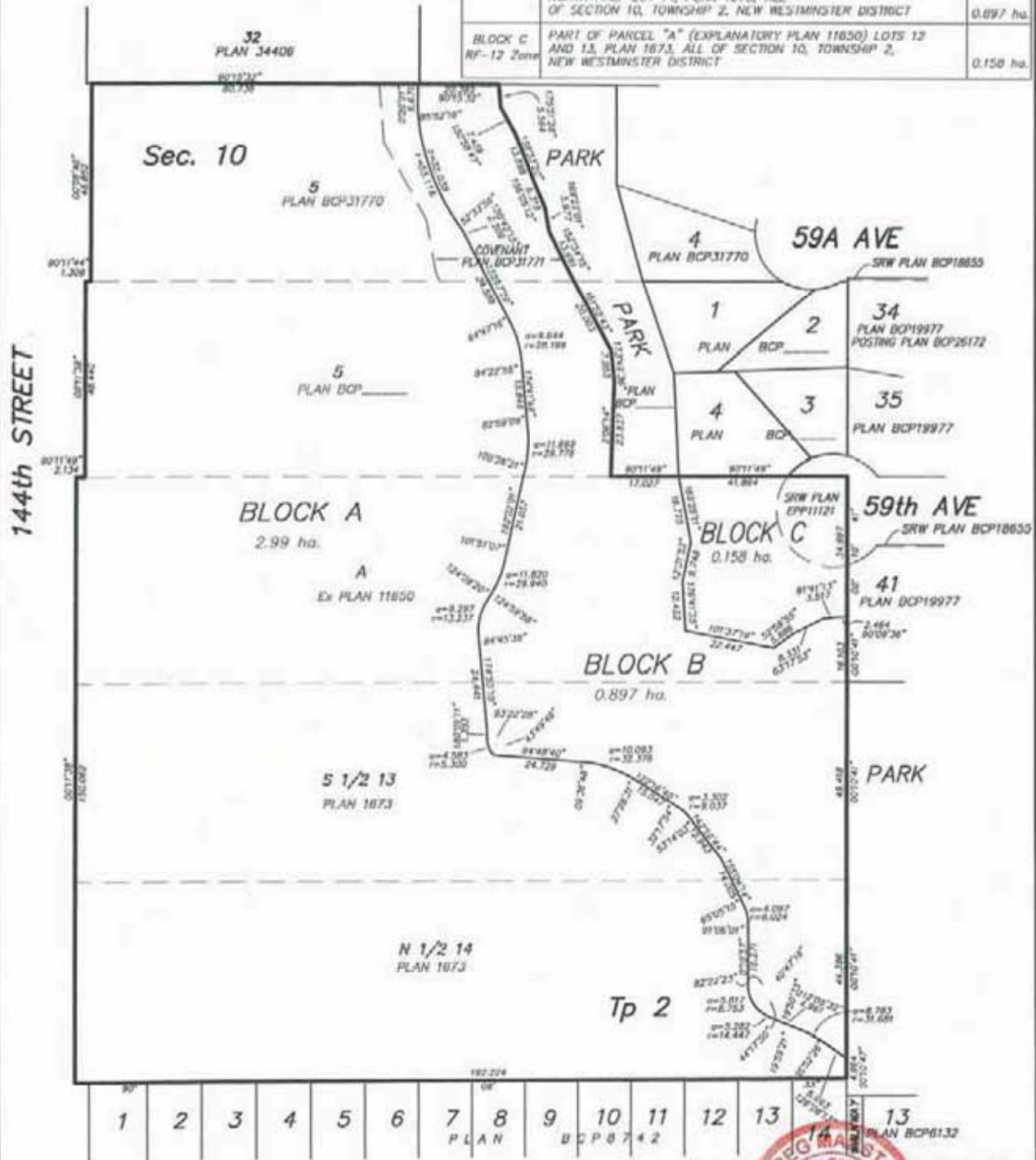
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_ OVER PART OF SECTION 10,  
TOWNSHIP 2, N.W.D.**

**BOOK OF REFERENCE**

FOR THE PURPOSE OF REZONING



ZONE	LEGAL DESCRIPTION	AREA
BLOCK A CD Zone	PART OF LOT 5, PLAN BCP31770, LOT 5, PLAN BCP _____ PARCEL "A" (EXPLANATORY PLAN 11650) LOTS 12 AND 13, PLAN 1673, SOUTH HALF LOT 13, PLAN 1673, AND NORTH HALF LOT 14, PLAN 1673, ALL OF SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	2.99 ha.
BLOCK B RA Zone	PART OF LOT 5, PLAN BCP31770, LOT 5, PLAN BCP _____ PARCEL "A" (EXPLANATORY PLAN 11650) LOTS 12 AND 13, PLAN 1673, SOUTH HALF LOT 13, PLAN 1673, AND NORTH HALF LOT 14, PLAN 1673, ALL OF SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	0.897 ha.
BLOCK C RF-12 Zone	PART OF PARCEL "A" (EXPLANATORY PLAN 11650) LOTS 12 AND 13, PLAN 1673, ALL OF SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT	0.158 ha.



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3C9  
(604) 597-9180

THIS PLAN LIES WITHIN  
THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)

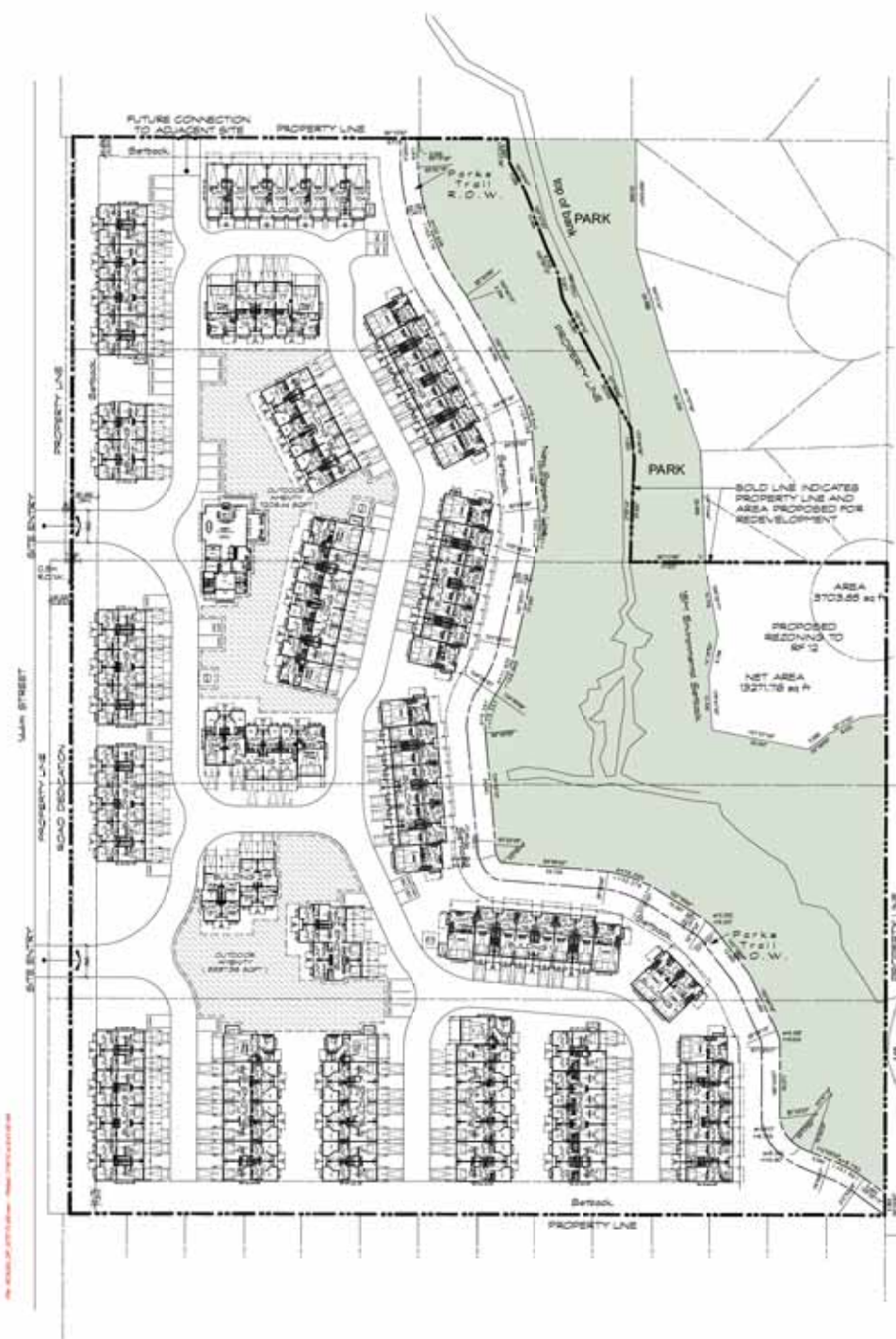
CERTIFIED TO SURVEY  
DATED THIS 12th DAY OF JULY, 2012.



B. C. L. S.

FILE 9799-03





**SITE STAT**

BRUSH SITE AREA	435665.01 sq ft	404851 m <sup>2</sup>	4.05 HA	1007 ACRES
DEDICATION (ROADWAY)	138404.6 sq ft	12811 m <sup>2</sup>	0.32 HA	0.78 ACRES
PROPOSED AREA FOR RE-ZONE	26552.27 sq ft	24570 m <sup>2</sup>	0.20 HA	0.52 ACRES
NET SITE AREA FOR DEVELOPMENT	32284.8 sq ft	29900 m <sup>2</sup>	2.80 HA	7.17 ACRES

DENSITY BASED ON NET	PERMITTED BASED ON R1-30	68 UNITS	30 UNITS	+ 25 UNITS
DENSITY BASED ON NET	PROPOSED	82 UNITS	32 UNITS	+ 50 UNITS

SITE COVERAGE (20% MAX)	PERMITTED BASED ON R1-30 48% / PROPOSED 33.03%			
BUILDING HEIGHT	PERMITTED BASED ON R1-30 2m / PROPOSED 10.5m			
FAR BASED ON NET	PROPOSED (INCLUDING SHARRE AREAS)	0.75	+ 251000 m <sup>2</sup>	+ 220581 sq ft

UNIT COUNT	UNIT TYPE	UNIT COUNT	UNIT GROSS AREA	UNIT GROSS AREA
A	(3) 2 stories, 2 bedroom + den, (34' x 47')	3 units	at 1407.8 sq ft/unit	4223.4 sq ft
A1	(3) 2 stories, 2 bedroom + den, (34' x 47')	7 units	at 1351.8 sq ft/unit	9463.6 sq ft
A1a	(3) 2 stories, 2 bedroom + den, (34' x 47')	5 units	at 1421.8 sq ft/unit	7109.0 sq ft
B	(3) 2 stories, 2 bedroom, (35' x 47')	6 units	at 1349.8 sq ft/unit	8098.8 sq ft
Ba	(3) 2 stories, 2 bedroom, (35' x 47')	2 units	at 1427.1 sq ft/unit	2854.2 sq ft
C	(3) 2 stories, 3 bedroom + den, (35' x 47')	20 units	at 1504.8 sq ft/unit	30096.0 sq ft
C1a	(3) 2 stories, 3 bedroom + den, (35' x 47')	7 units	at 1552.8 sq ft/unit	10869.6 sq ft
C2-C3	(3) 2 stories, 3 bedroom + den, (35' x 47')	9 units	at 1552.8 sq ft/unit	13975.2 sq ft
C3a	(3) 2 stories, 3 bedroom + den, (35' x 47')	10 units	at 1556.8 sq ft/unit	15568.0 sq ft
D	(3) 2 stories, 4 bedroom, (37'0" x 38'0")	8 units	at 1713.8 sq ft/unit	13710.4 sq ft
D1-D2	(3) 2 stories, 3 bedroom + den, (35' x 47')	20 units	at 1702.8 sq ft/unit	34056.0 sq ft
D3a	(3) 2 stories, 3 bedroom + den, (35' x 47')	1 unit	at 1521.8 sq ft/unit	1521.8 sq ft
E	(3) 2 stories, 4 bedroom, (37'0" x 38'0")	1 unit	at 1621.8 sq ft/unit	1621.8 sq ft

TOTALS	INCLUDING SHARRE AREAS	164 units	225548.8 sq ft
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PARKING	RESIDENT	REQUIRED (AS PER R1-30)	160 UNITS	160 UNITS
	VISITOR	0.2 / UNIT	+ 32 STALLS	32 STALLS

AMENITY	INDOOR REQUIRED (AS PER R1-30)	3 m <sup>2</sup> /U	+ 492 m <sup>2</sup>	492.0 sq ft
	OUTDOOR REQUIRED (AS PER R1-30)	3 m <sup>2</sup> /U	+ 492 m <sup>2</sup>	492.0 sq ft

UNIT TYPE	UNIT COUNT	UNIT GROSS AREA	UNIT GROSS AREA	
A	(3) 2 stories, 2 bedroom + den, (34' x 47')	3 units	at 1406.2 sq ft/unit	4218.6 sq ft
A1	(3) 2 stories, 2 bedroom + den, (34' x 47')	7 units	at 1301.8 sq ft/unit	9112.6 sq ft
A1a	(3) 2 stories, 2 bedroom + den, (34' x 47')	5 units	at 1361.7 sq ft/unit	6808.5 sq ft
B	(3) 2 stories, 2 bedroom, (35' x 47')	6 units	at 1343.3 sq ft/unit	8060.0 sq ft
Ba	(3) 2 stories, 2 bedroom, (35' x 47')	2 units	at 1234.8 sq ft/unit	2469.6 sq ft
C	(3) 2 stories, 3 bedroom + den, (35' x 47')	20 units	at 1463.3 sq ft/unit	29266.0 sq ft
C1a	(3) 2 stories, 3 bedroom + den, (35' x 47')	7 units	at 1524.8 sq ft/unit	10673.6 sq ft
C2-C3	(3) 2 stories, 3 bedroom + den, (35' x 47')	9 units	at 1502.8 sq ft/unit	13525.2 sq ft
C3a	(3) 2 stories, 3 bedroom + den, (35' x 47')	10 units	at 1556.2 sq ft/unit	15562.0 sq ft
D	(3) 2 stories, 4 bedroom, (37'0" x 38'0")	8 units	at 1605.8 sq ft/unit	12846.4 sq ft
D1-D2	(3) 2 stories, 3 bedroom + den, (35' x 47')	20 units	at 1605.2 sq ft/unit	32104.0 sq ft
D3a	(3) 2 stories, 3 bedroom + den, (35' x 47')	1 unit	at 1521.8 sq ft/unit	1521.8 sq ft
E	(3) 2 stories, 4 bedroom, (37'0" x 38'0")	1 unit	at 1545.8 sq ft/unit	1545.8 sq ft
TOTALS	164 units		258077.8 sq ft	

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DATE	1800	REVISED	40-24-9
Site Plan			
SCALE	-	SCALE	A1.10

REVISIONS

NO.	DESCRIPTION
1	REVISED FOR I.P.
2	REVISED FOR I.P.
3	REVISED FOR I.P.

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200 - 2339 Columbia Street  
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Fax: (604) 687-4641  
admin@clozzozarchitecture.com

144th STREET TOWNHOMES  
5634.5658.5662.5904-5928  
144ST, Surrey, B.C.





1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

NOTES

NO.	DESCRIPTION
1	REVISION FOR J.P.P.
2	FOR APPROVAL
3	FOR APPROVAL FOR GP



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THE IMAGE IS A REPRESENTATION AND NOT A CONTRACT

- INTERPOLAR LIST
- ◇ VERTICAL VINYL SIDING
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ HORIZONTAL WOOD SIDING
  - ◇ STONE
  - ◇ METAL FINISHING

KEY PLAN



PROJECT  
144th STREET  
TOWNHOMES  
583-5856, 5882, 5904, 5926  
144th St. Surrey, B.C.

DATE	SCALE	PROJECT
18-1-10	1/8" = 1'-0"	RCA348

BUILDING 12  
ELEVATIONS  
color scheme - 1

DATE	SCALE
-	A1.60



1 FRONT ELEVATION  
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

NOTES

NO.	DESCRIPTION
01	CONTACT FOR J.P.P.
02	FOR APPROVAL
03	FOR APPROVAL FOR GP



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- INTERPOLAR LIST
- ◇ VERTICAL VINYL SIDING
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ HORIZONTAL VINYL SIDING
  - ◇ STONE
  - ◇ METAL PANELING

KEY PLAN



PROJECT  
144th STREET  
TOWNHOMES  
583-5856, 5862, 5868 Columbia Street  
144th Street, Surrey, B.C.

DATE	ISSUE NO.	ISSUED BY
10-1-10	1	RCA/JAR

BUILDING 10  
ELEVATIONS  
color scheme - 2

SCALE	DATE
-	A1,61

EXPLICIT REFERENCE TO DRAWINGS AND NOT IN SCALE. ANY CHANGES OR MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE DRAWING IS THE SOLE PROPERTY OF ROBERT CECILIO ARCHITECTURAL AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

**REVISION:**

NO.	DATE	DESCRIPTION

**SCALE:**

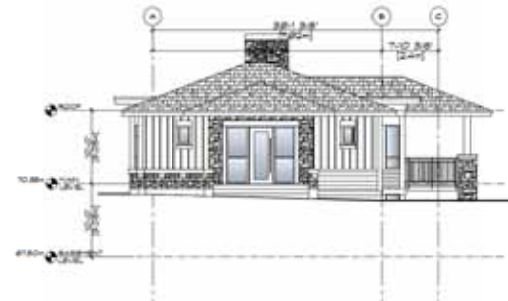
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01/11	01/11 - 1/4" = 1'-0"



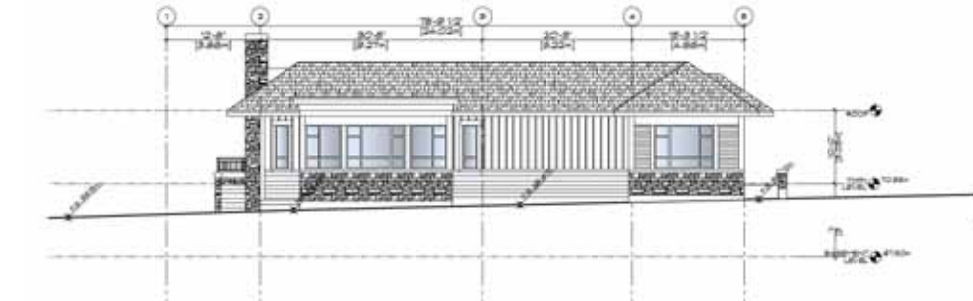
1 NORTH ELEVATION  
SCALE 1/8"=1'-0"



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



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



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

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 admin@robertcecilioarchitects.com

144th STREET  
 TOWNHOMES  
 5634-5656, 5662, 5674, 5680  
 144th St. Surrey, BC

DATE: 08/17	VERSION: 02
SCALE: 1/8"=1'-0"	PROJECT NO.: RCA-248

AMENITY  
 ELEVATIONS

DATE: -	SCALE: A4.02
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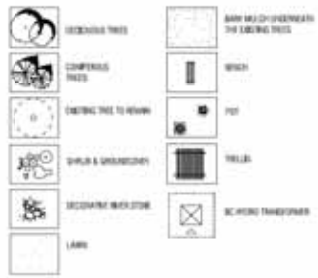




- ### GENERAL LANDSCAPE NOTES:
1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY LOCAL OR BCCLA REGULATIONS.
  2. TOPSOIL SAMPLED SHALL BE FROM A REPRESENTATIVE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED BY THE CONTRACTOR'S EXPERTISE. EXAMINE TO DETERMINE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. SELECTED TOPSOIL SHALL BE REWORKED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  4. TOPSOIL OPTIONS FOR PLANNING ARE AS FOLLOWS:
    - A. UNIMPROVED AREAS: 1" (75MM)
    - B. GRASSLAND COVER: 1" (25MM)
    - C. UNIMPROVED: 1" (25MM)
    - D. TREE PITS: 3" (75MM) WITH 1" (25MM) BELOW ROOT BALL
  5. LAWN AREAS SHALL BE COVERED WITH #1 PREMIUM RECREATIONAL SOIL.
  6. ALL TREE PLANTINGS SHALL HAVE SPECIES CODES: "SPEL".
  7. 25% OF ALL PLANTINGS SHALL BE INSTALLED BY ALL QUALIFIED TRADES.
  8. BEDS AND BOLLERS MATERIALS:
    - ALL BOLLERS SHALL BE SMOOTH-FINISH SOUNDS FROM HARDENED FIELDS. DO NOT SUPPLY OR INSTALL ON SPITE FACED SOILS. THEY WILL BE SELECTED, PLANTED, AND PHOTO OF ZONE TO LANDSCAPE AND PHOTO FOR APPROVAL. BOLLERS TO BE INSTALLED INTO UNDEVELOPED AREAS ON SURFACE.
    - NOTE: A-2-1/2" TO 4-1/2" DIAMETER
    - B-2-1/2" TO 3-1/2" DIAMETER
    - C-2" TO 3-1/2" DIAMETER

9. REFER TO THE ABOVE DRAWING ON LANDSCAPE PLANS.
  - A. PARKING AREAS AND DRIVEWAYS AS FOLLOWS:
    - OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE IN BROWN FINISH
    - ON SITE:
    - PARKS AND WALKWAYS, CAST IN PLACE CONCRETE IN BROWN FINISH
    - IMPERMEABLE PARKS SHALL BE 4" (100) CONC. PAVING
    - DRIVEWAY PATIAGES TO THE SIDE - 4" (100) PAVING IN EXPOSED AGGREGATE BASE.
  - B. REFER TO LAYOUT PLANS
  - REFER PAVING - PERMISSIBLE MATERIALS, AGGREGATE STANDARD COLOR SAND BROWN. MATERIALS FROM REPUTABLE CONCRETE PRODUCTS, LTD.
10. SINKS BY WALLS IN SEE FURNITURE - ALL SINKS BEHIND WALLS, SLATS, ETC., STANDARD OCCURRING 8-1/2" HIGH.
11. SETS FINISH:
  - TYPE 1 - 8" (200) WOOD SCREEN ALONG PERIMETER PROPERTY LINE. REFER TO LAYOUT PLANS.
  - TYPE 2 - 8" (200) WOOD FENCE. REFER TO LAYOUT PLANS.
  - TYPE 3 - 8" (200) CHAIN LINK FENCE FOR ENVIRONMENTAL AREA ALONG THE 30' W. ASPHALT PERIMETER.
12. WOOD FENCING AND SCREENS SHALL BE FINISHED BY THE CONTRACTOR BY ARCHITECTURAL.
13. FINAL STREET TREE LOCATION AND TREE SPECIES SELECTION TO BE DETERMINED BY CITY OF SURREY. AT TIME OF INSTALLATION, TREE BOLLERS SHALL BE LAMN.

### LEGEND:



### PLANT LIST:

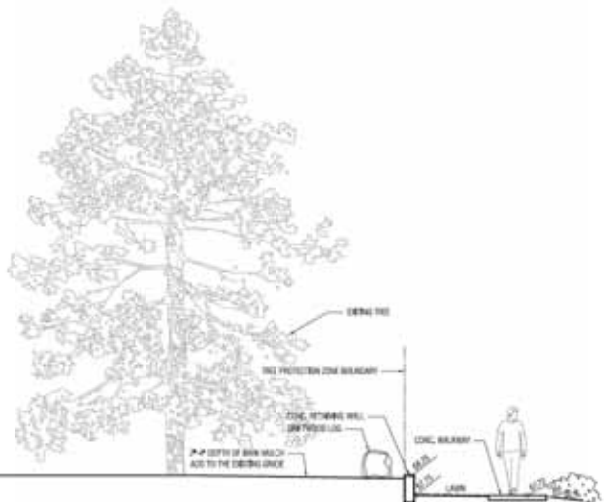
KEY	SYL.	SCIENTIFIC NAME	COMMON NAME	DBH	ZONE
<b>TREES</b>					
1002	TR	TAXUS CANADENSIS	WEE HAWK	3.75M HT.	B & B
1003	TR	ACER PALMATUS	JAPANESE MAPLE	3.75M HT.	B & B
1004	TR	ACER HORSFORDIANUM	WONNALL RED MAPLE	8.00M HT.	B & B
1005	TR	CORNUS STOLONIFERA	WINTERBURN DOGWOOD	1.00M HT.	B & B
1006	TR	FRAXINUS SPICATA/MINOR	WINTERBURN ASH	1.00M HT.	B & B
1007	TR	QUERCUS PRINCEPS	WONNALL RED OAK	1.00M HT.	B & B
1008	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1009	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1010	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1011	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1012	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1013	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1014	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1015	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1016	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1017	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1018	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1019	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1020	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1021	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1022	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1023	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1024	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1025	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1026	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1027	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1028	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1029	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1030	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1031	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1032	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1033	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1034	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1035	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1036	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1037	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1038	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1039	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1040	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1041	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1042	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1043	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1044	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1045	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1046	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1047	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1048	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1049	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1050	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1051	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1052	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1053	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1054	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1057	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1059	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1064	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1073	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1078	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1081	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1084	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1086	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1087	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1088	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1089	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1090	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1091	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1092	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
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1094	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1095	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1096	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1097	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1098	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1099	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B
1100	TR	QUERCUS LAEVOLOBATA	WONNALL RED OAK	1.00M HT.	B & B

SITE PLAN: LANDSCAPE  
SCALE: 1/8" = 1'-0"

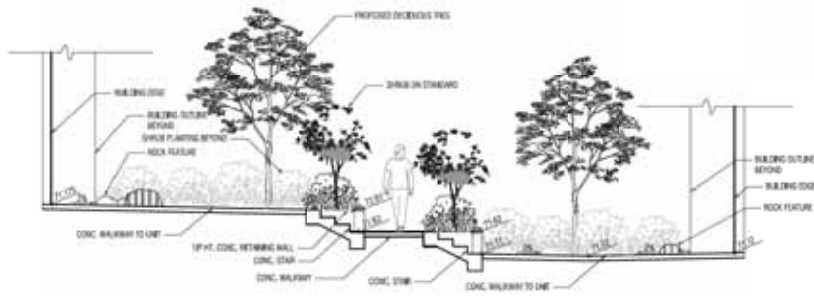
PROJECT: VESTA TOWNHOMES 144th Street Surrey B.C.  
ARCHITECT: ROBERT CROSSO ARCHITECTURE  
DATE: 1/14/18  
DESIGN: 1/14/18  
DRAWING: 1/14/18  
CHECKED: 1/14/18  
SCALE: 1/8" = 1'-0"  
JOB NO.: 18018  
SHEET NO.: L-1  
SHEET TITLE: SITE PLAN

REVISIONS/ISSUED: 1. 1/14/18 BY: ARCHITECT/PROJECT

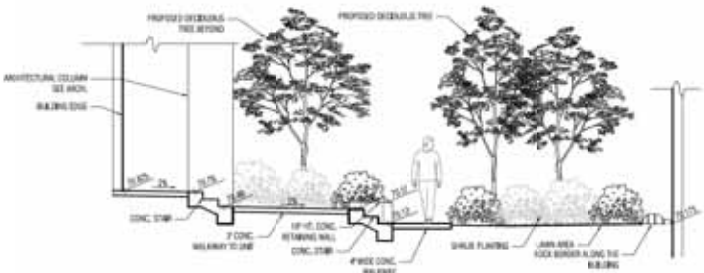
144th Street



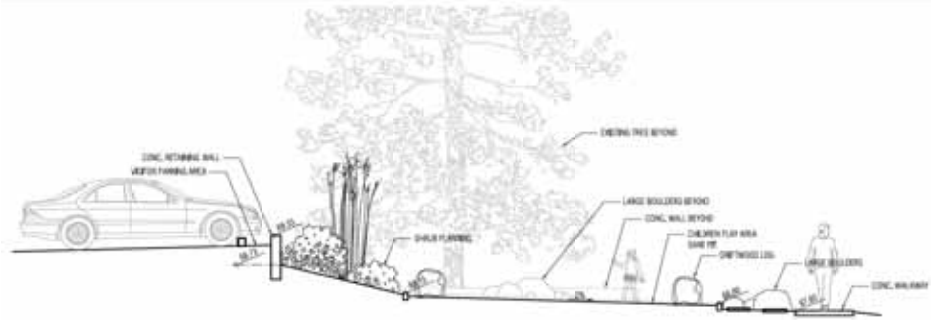
1 SECTION - EXISTING TREE ON THE NORTH SIDE OF PLAY AREA  
SCALE: 1/4" = 1'-0"



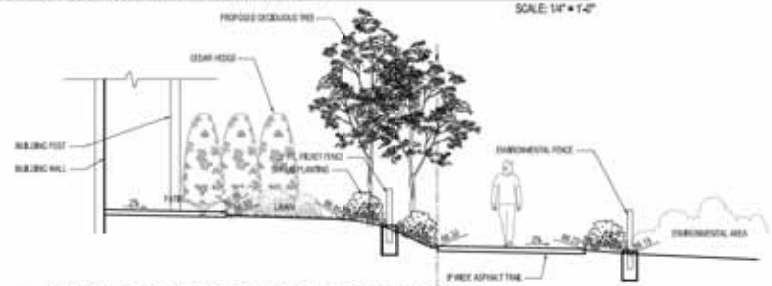
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SCALE: 1/4" = 1'-0"



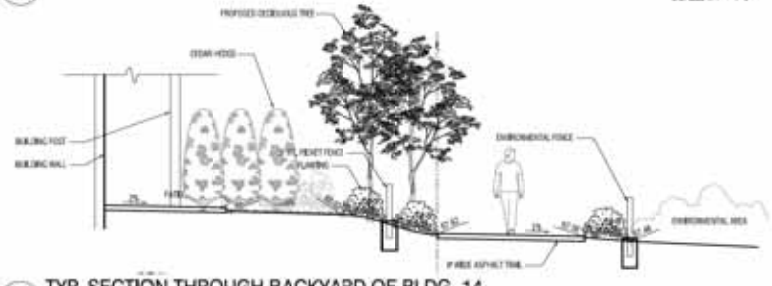
3 TYP. SECTION THROUGH THE PATIO AREA BETWEEN BLDG. 8 & 9  
SCALE: 1/4" = 1'-0"



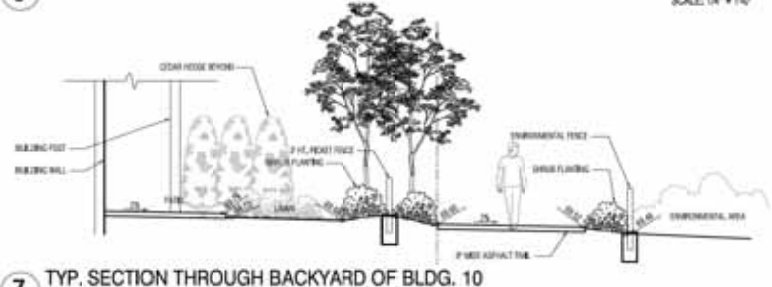
4 TYP. SECTION THROUGH CHILDREN'S PLAY AREA  
SCALE: 1/4" = 1'-0"



5 TYP. SECTION THROUGH BACKYARD OF BLDG. 15  
SCALE: 1/4" = 1'-0"



6 TYP. SECTION THROUGH BACKYARD OF BLDG. 14  
SCALE: 1/4" = 1'-0"



7 TYP. SECTION THROUGH BACKYARD OF BLDG. 10  
SCALE: 1/4" = 1'-0"

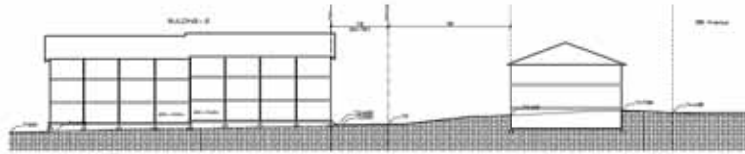
REVISED/ISSUED  
3. APR. 15. 2011  
REVISED/ISSUED  
3. APR. 15. 2011

PROJECT  
VESTA  
TOWNHOMES  
144 STREET, SURREY B.C.  
FOR VESTA PROPERTIES LTD.  
ARCHITECT: ROBERT DEODORO ARCHITECTURE

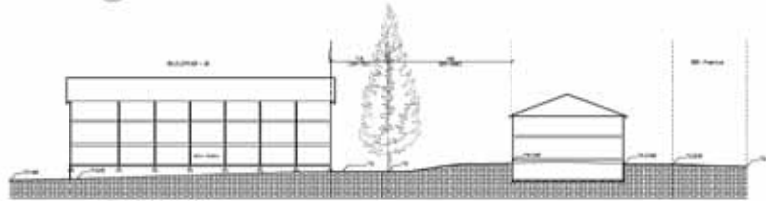
DATE: FEB. 14. 2011  
DESIGN: JH  
DRAWING: JH  
CHECKED: JH  
SCALE: 1/4" = 1'-0"  
JOB NO.: 10000



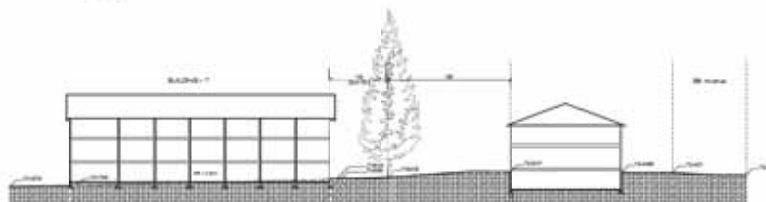
SHEET TITLE  
LANDSCAPE  
SECTIONS  
SHEET NO.  
L-6



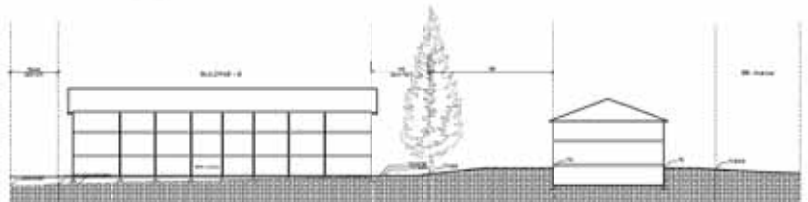
SECTION E



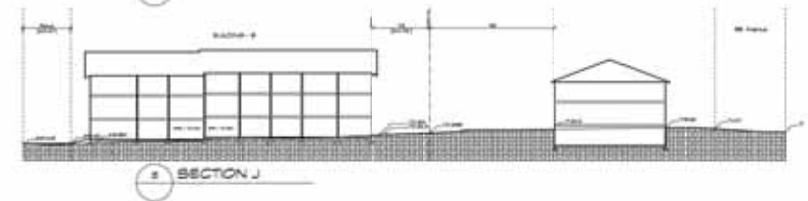
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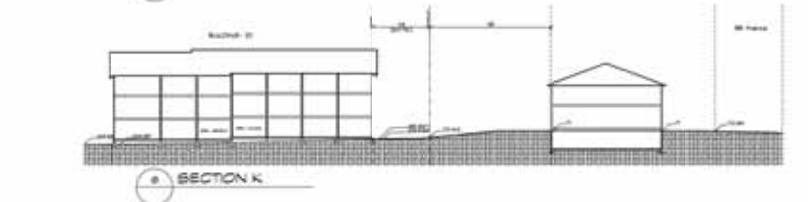
SECTION G



SECTION H



SECTION J



SECTION K

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REVISION

NO.	DATE	REVISION

SCALE

SCALE	DESCRIPTION
1/8"=1'-0"	GENERAL PLAN & P.L.
3/16"=1'-0"	E.P. ARCHITECTURE
1/4"=1'-0"	SECTION & ELEVATION



**RCA**

Robert Cozzi Architects Inc.

200 - 2339 Columbia Street  
 Vancouver, B.C.  
 Canada V5Y 3Y3  
 Tel: (604) 687-4741  
 Fax: (604) 687-4641  
 admin@rcozziaarchitects.com

PROJECT  
**144TH STREET TOWNHOMES**  
 563-5656, 5662, 5904, 5926  
 144ST, Surrey, B.C.

KEY PLAN



DATE	REVISION
1800	RS-3x3

Site Sections

SECTION	SCALE
-	A1,31

## INTER-OFFICE MEMO

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

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

DATE: **July 12, 2012** PROJECT FILE: **7811-0044-00**

RE: **Engineering Requirements  
Location: 5882 144 St**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- Dedicate 4.942 metres along 144 Street from properties at 5834/5858/5882 - 144 Street for a total of 30 metres;
- Dedicate 2.808 metres along 144 Street from 5904 - 144 Street for a total of 30 metres;
- Dedicate 1.500 metres along 144 Street from 5926/28 - 144 Street for a total of 30 metres;
- Dedicate 14.0 metre radius cul-de-sac for 59 Avenue;
- Dedicate 14.0 metre radius cul-de-sac for 59A Avenue, if not done under 7808-0091-00;
- Provide 0.500 metre wide SROW along 144 Street at new property line; and
- Provide 4.000 metre wide SROW for walkway along east property line of townhouse site.

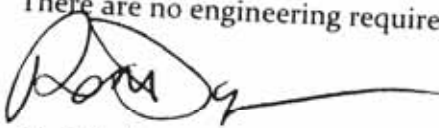
***Works and Services***

- Construct concrete and asphalt sidewalk on 144 Street fronting the site;
- Construct concrete sidewalk from the site to 58 Avenue along 144 Street;
- Construct and complete 59 Avenue and 59A Avenue cul-de-sac roadwork's;
- Construct sanitary sewer main on 144 Street and resolve downstream constraints, if identified;
- Construct sanitary sewer main, storm sewer main and watermain on 59 Avenue; and
- Provide restrictive covenant for access easements and right-in/right-out at 144 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

HB

NOTE: Detailed Land Development Engineering Review available on file



Friday, May 11, 2012  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0044 00

**SUMMARY**

The proposed 144 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	23
Secondary Students:	12

September 2011 Enrolment/School Capacity

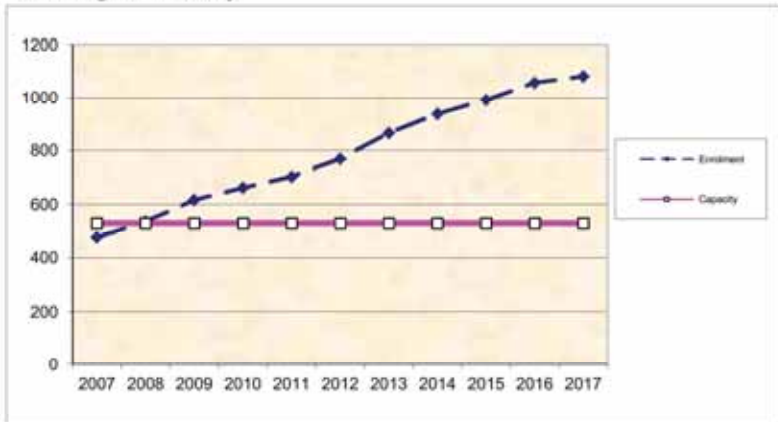
<b>Cambridge Elementary</b>	
Enrolment (K/1-7):	105 K + 598
Capacity (K/1-7):	80 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

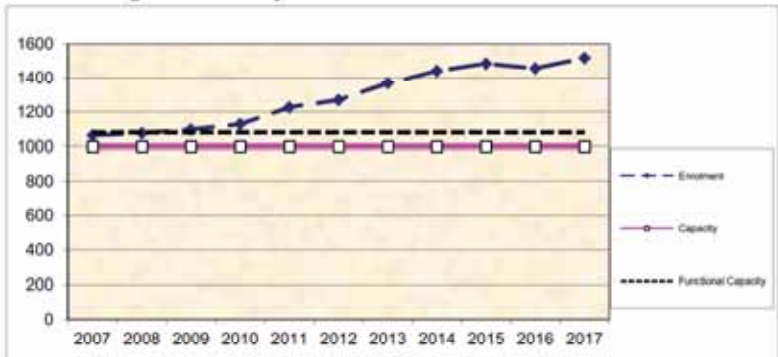
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary opened in September 2006 and enrolment has grown rapidly resulting in portables on site. The Ministry has approved construction of a new elementary school on Site #211 located in the 6200 block of 146th Street. The Cambridge Elementary projection in the table below does not show an enrolment move to the new school (likely opening 2013-2014 school year or after if there are construction delays). The capacity line in the table includes a four classroom addition to Cambridge Elementary recently completed to help accommodate full day Kindergarten implementation. Enrolment moves or other measures may be needed to reduce future overcrowding at Sullivan Heights Secondary. The proposed development is consistent with the NCP residential buildout estimates and will not have an impact on these projections.

**Cambridge Elementary**



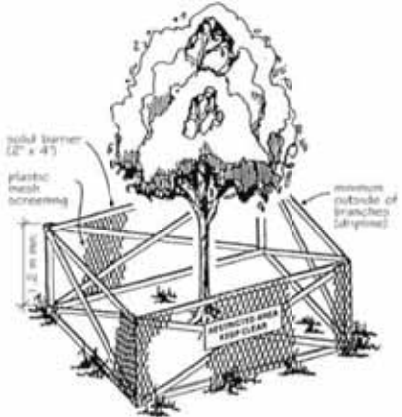
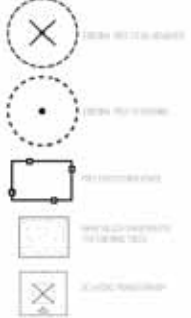
**Sullivan Heights Secondary**



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



LEGEND:



TREE PROTECTION FENCE DETAIL  
SCALE: 1/8" = 1'-0"

Trunk Diameter (cm)	Minimum Protection Radius (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

144TH STREET

144TH STREET






144TH STREET

144th STREET

144th STREET



LEGEND:

-  EXISTING TREE TO BE MAINTAINED
-  EXISTING TREE TO BE REMOVED
-  TREE PROPOSED TO BE MAINTAINED
-  TREE PROPOSED TO BE REMOVED
-  EXISTING TREE TO BE MAINTAINED

41

Park

Park

From BCPI647

ENVIRONMENTAL PROTECTION AREA

14405 58th Ave

SINGLE FAMILY HOMES

SINGLE FAMILY HOMES

Survey

3" = 1'

DATE	17th Feb 2017
DESIGN	AL
DRAWN	AL
CHECKED	AL
SCALE	1:1
JOB NO.	17010

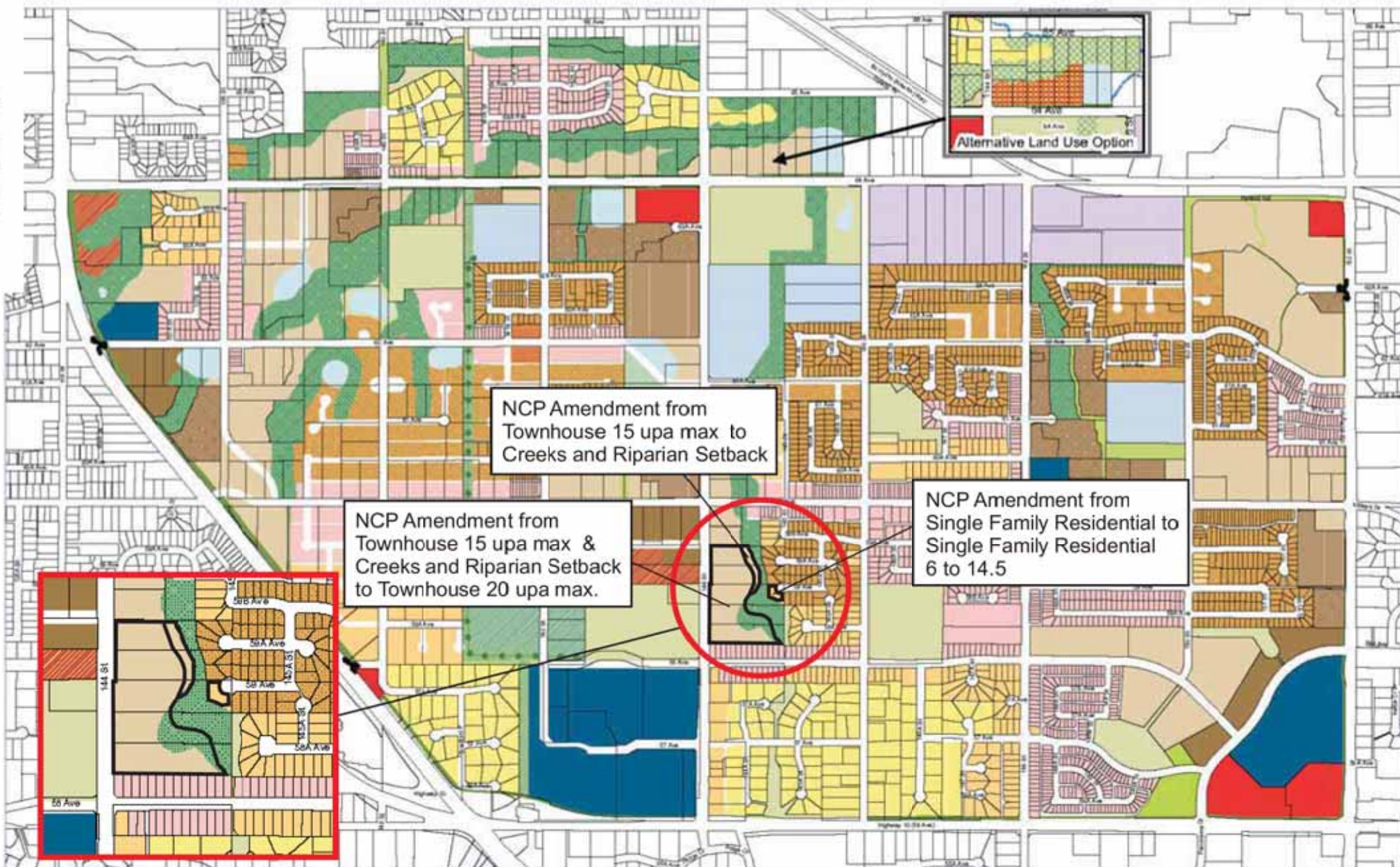
**SHEET TITLE**  
**TREE RETENTION PLAN**

**SHEET NO.**  
**L-1.2**



**PROJECT**  
**VESTA HOMES**  
 144 STREET, SURREY B.C.  
 FOR VESTA PROPERTIES LTD.  
 ARCHITECT: ROBERT CROSSER ARCHITECTURE

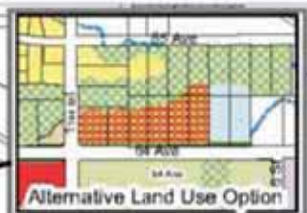
REVISIONS/ISSUED  
 3, 14th Feb 2017, APPROVED FOR  
 17010\_VESTA\_HOMES\_L-1.2\_TREE\_RETENTION\_PLAN



NCP Amendment from  
Townhouse 15 upa max to  
Creeks and Riparian Setback

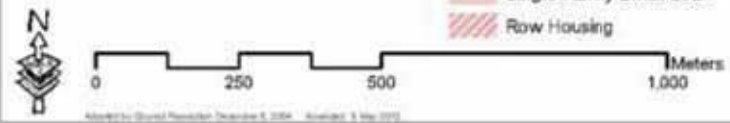
NCP Amendment from  
Townhouse 15 upa max &  
Creeks and Riparian Setback  
to Townhouse 20 upa max.

NCP Amendment from  
Single Family Residential to  
Single Family Residential  
6 to 14.5



**SOUTH NEWTON**  
NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

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



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



CITY OF SURREY

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:

(a) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 027-162-761  
Lot 5 Section 10 Township 2 New Westminster District Plan BCP31770

Portion of 5926 - 144 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 12th day of July, 2012, containing 4,240 square metres, called Block A-1.

(b) FROM: ONE ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 006-538-738  
Lot 28 Section 10 Township 2 New Westminster District Plan 30302

Portion of 5904 - 144 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 12th day of July, 2012, containing 5,210 square metres, called Block A-2.

Portion of Parcel Identifier: 012-291-757  
Parcel "A" (Explanatory Plan 11650) Lots 12 and 13 Section 10 Township 2 New Westminster  
District Plan 1673

Portion of 5882 - 144 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 12th day of July, 2012, containing 5,350 square metres, called Block A-3.

Portion of Parcel Identifier: 012-291-871  
South Half Lot 13 Section 10 Township 2 New Westminster District Plan 1673

Portion of 5858 - 144 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 12th day of July, 2012, containing 6,350 square metres, called Block A-4.

Portion of Parcel Identifier: 012-291-935  
North Half Lot 14 Section 10 Township 2 New Westminster District Plan 1673

Portion of 5834 - 144 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 12th day of July, 2012, containing 8,580 square metres, called Block A-5.

(hereinafter both (a) and (b) shall be 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 *family-oriented, low density, 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 maximum *density* shall not exceed a *floor area ratio* of 0.1 or a floor area of 300 square metres [3,230 sq.ft.] whichever is smaller, and the maximum *unit density* shall not exceed a 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. The *floor area ratio* shall not exceed 0.72 and the maximum *unit density* shall not exceed 50 *dwelling units* per hectare [20 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended".
3. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 34%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (North)</i>	<i>Side Yard (South)</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.0 m [20 ft.]	9.0 m [30 ft.]	4.5m [15 ft.]	7.5 m [25 ft.]

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

## 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 11 metres [39 feet].
2. Accessory buildings and structures:
  - (a) Indoor amenity space buildings: The *building height* shall not exceed 11 metres [36 feet]; 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) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (d) 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*.
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>
29,000 sq. m. [ 7.1 acres]	240 metres [ 785 ft.]	70 metres [230 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, 2012, No. 17539, 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 .

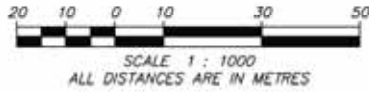
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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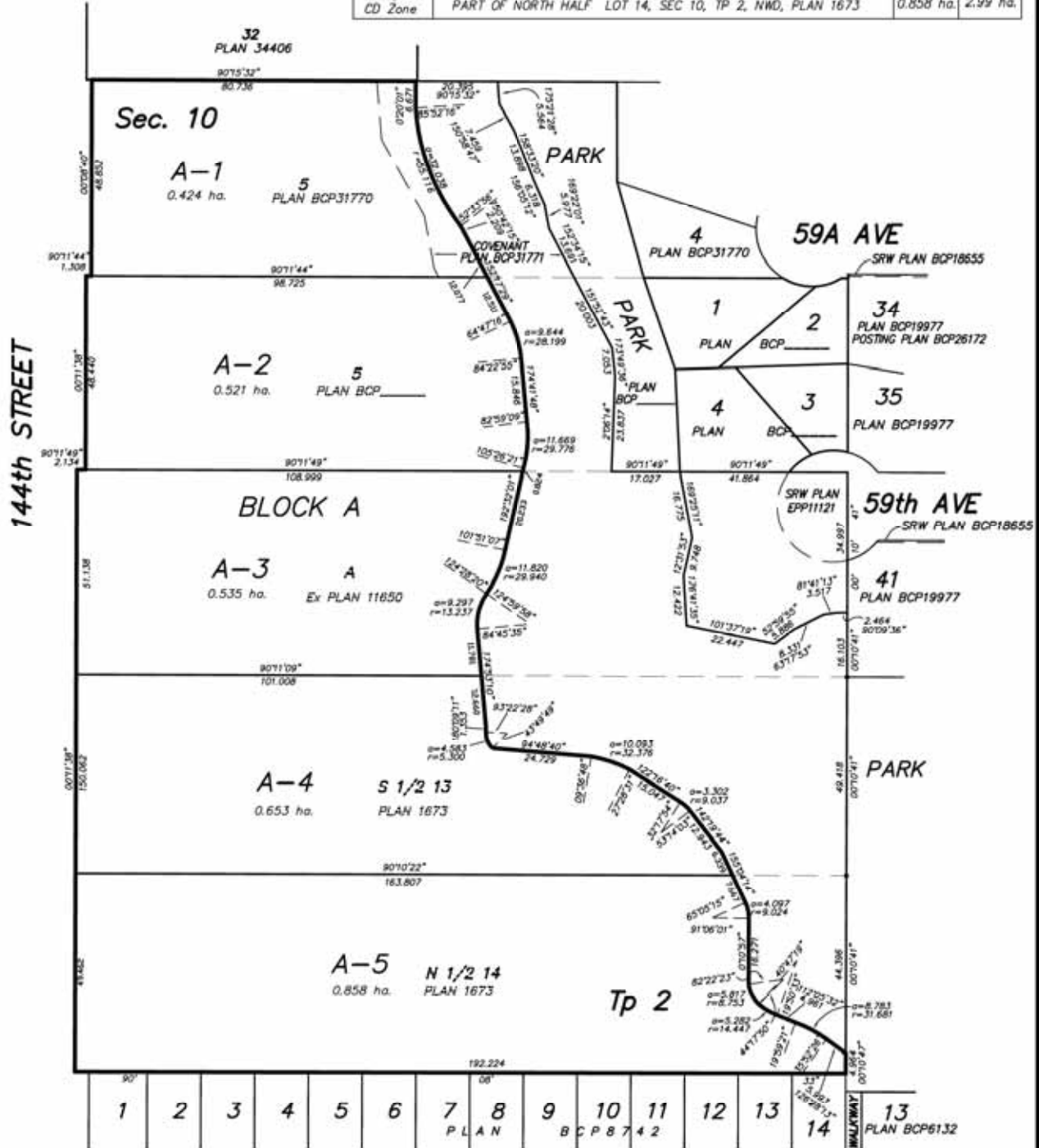
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_ OVER PART OF SECTION 10,  
TOWNSHIP 2, N.W.D.**

FOR THE PURPOSE OF REZONING



**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	AREA	TOTAL AREA
A1 CD Zone	PART OF LOT 5, SEC 10, TP 2, NWD, PLAN BCP31770	0.424 ha.	2.99 ha.
A2 CD Zone	PART OF LOT 5, SEC 10, TP 2, NWD, PLAN BCP _____	0.521 ha.	
A3 CD Zone	PART OF PARCEL "A" SEC 10, TP 2, NWD, (EXPLANATORY PLAN 11650)	0.535 ha.	
A4 CD Zone	PART OF SOUTH HALF LOT 13, SEC 10, TP 2, NWD, PLAN 1673	0.653 ha.	
A5 CD Zone	PART OF NORTH HALF LOT 14, SEC 10, TP 2, NWD, PLAN 1673	0.858 ha.	



CERTIFIED CORRECT ACCORDING TO SURVEY,  
DATED THIS 12th DAY OF JULY, 2012.

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

**THIS PLAN LIES WITHIN  
THE GREATER VANCOUVER REGIONAL DISTRICT  
(CITY OF SURREY)**

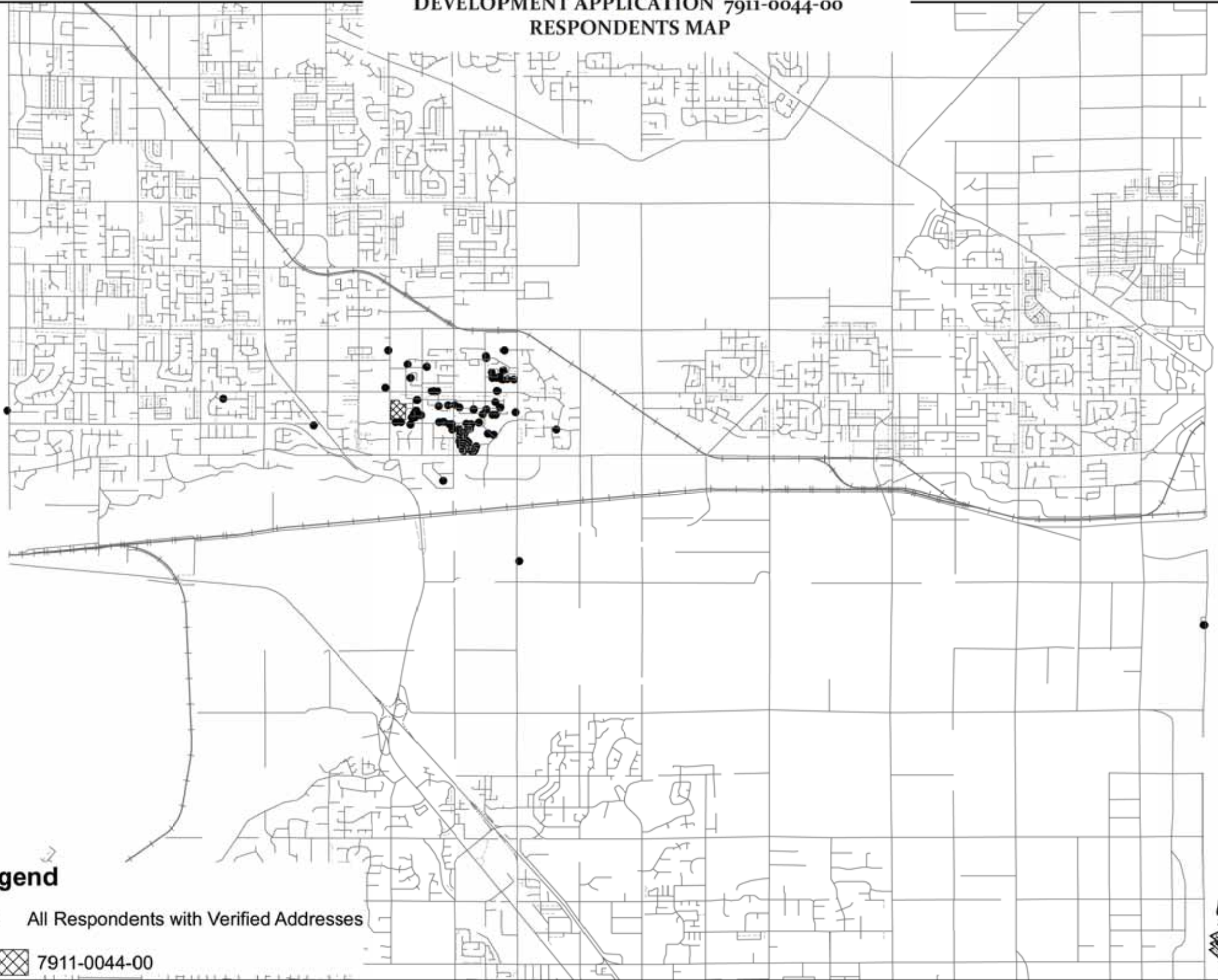
B. C. L. S.

FILE 9799-03A



DEVELOPMENT APPLICATION 7911-0044-00  
RESPONDENTS MAP

APPENDIX IX



**Legend**

● All Respondents with Verified Addresses

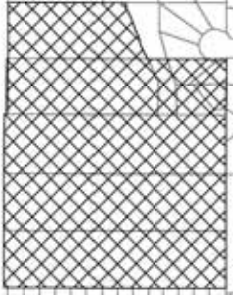
▨ 7911-0044-00



Sullivan Heights Secondary

# DEVELOPMENT APPLICATION 7911-0044-00 RESPONDENTS MAP

Cambridge Elementary



## Legend

● All Respondents with Verified Addresses

▨ 7911-0044-00



0 50 100 200 300 400 500 Meters

ghway 10 (56 Ave)