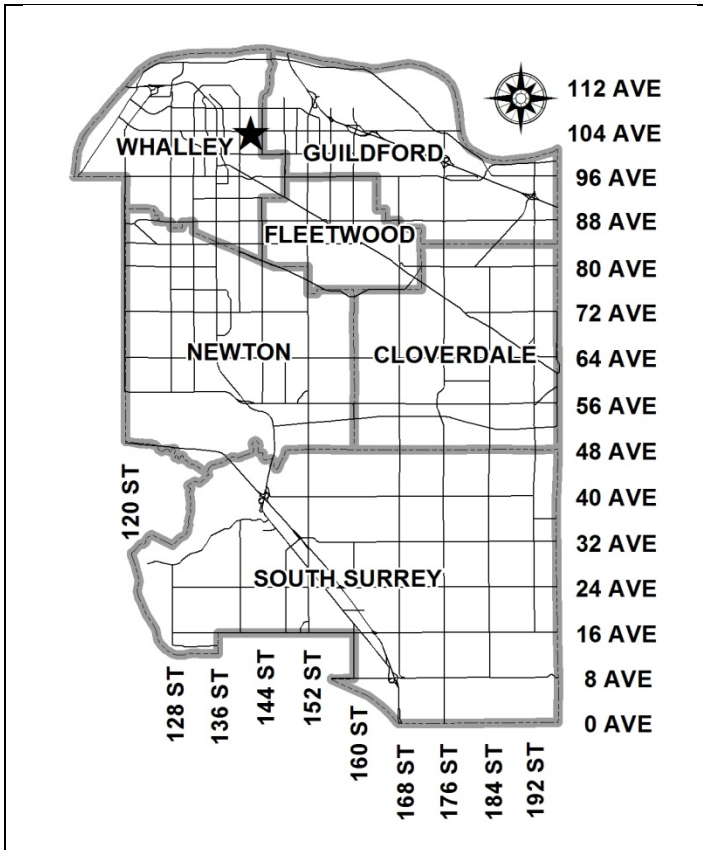


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0095-00

Planning Report Date: November 7, 2011

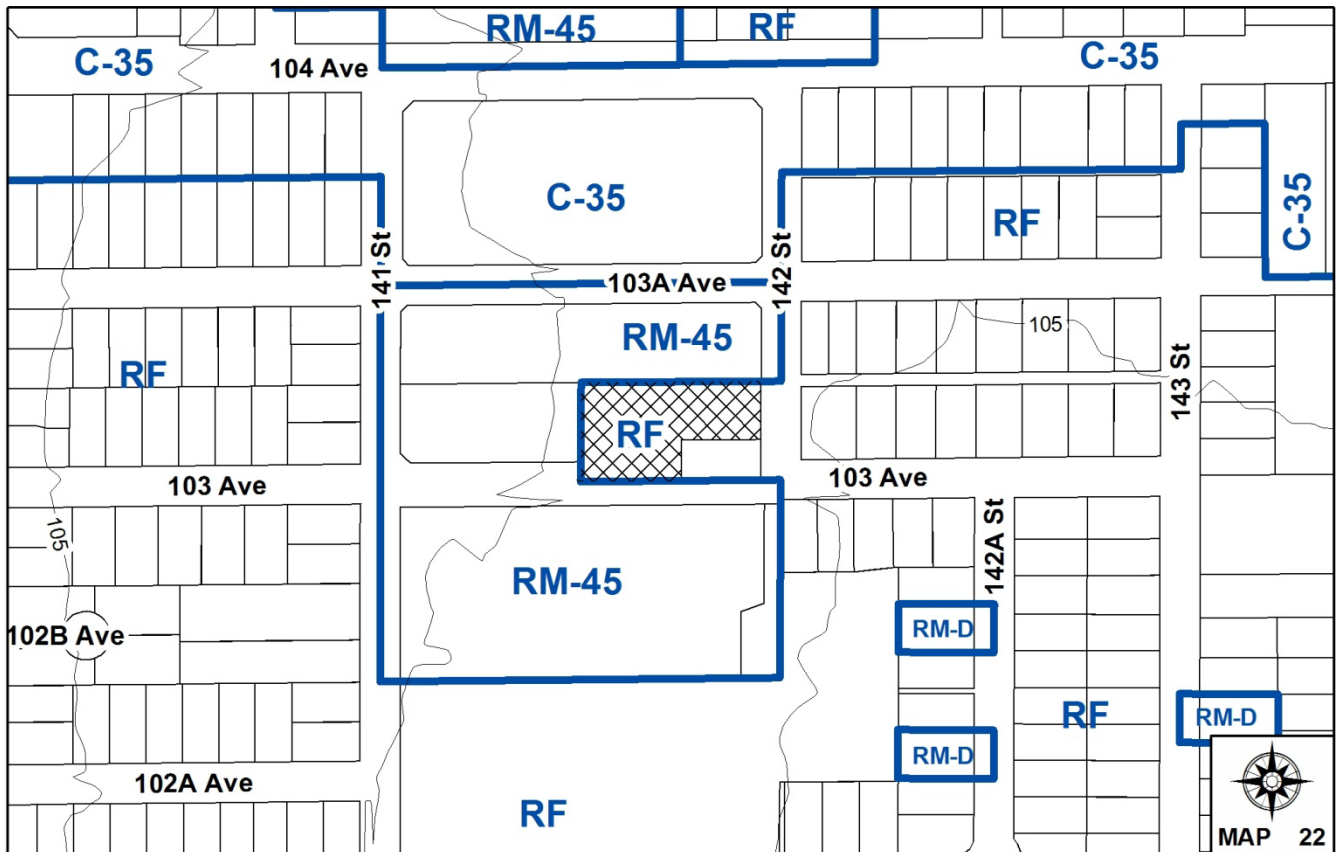


PROPOSAL:

- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 16 townhouse units.

LOCATION: 10325 - 142 Street
OWNER: o885838 BC Ltd.
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Housekeeping amendment to the RM-30 Zone; and
 - Rezoning from RF to RM-30.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxations to the building setbacks for the proposed townhouse development.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential OCP Designation.
- The proposed density and building form are appropriate for this part of east Whalley and complement existing townhouse developments in the neighbourhood.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Density and Lot Coverage provisions of the Multiple Residential 30 Zone (RM-30) as described in Appendix II and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7911-0095-00 generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7911-0095-00 (Appendix VII), varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang;
 - (b) to reduce the minimum south (103 Avenue) yard setback from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser;
 - (c) to reduce the minimum west yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9 ft.) to the roof overhang; and
 - (d) to reduce the minimum east (142 Street) yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) submission of a financial contribution to cover the proportionate share of the cost of the future land acquisition and construction of 103 Avenue along the frontage of 10315 – 142 Street;
- (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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) registration of a public access easement to provide driveway access to the neighbouring property at 10315 – 142 Street upon future redevelopment;
- (m) registration of a reciprocal access and usage agreement for access to the common outdoor amenity space by the future residents of 10315 – 142 Street upon redevelopment; and
- (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

REFERRALS

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

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

3 Elementary students at Lena Shaw Elementary School
1 Secondary student at Guildford Park Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2012.

Parks, Recreation & Culture:

Parks has some concerns with respect to the pressure the project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff to address this concern.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on treed site, with an existing statutory right-of-way located along the west property line for storm sewer and overland drainage purposes.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|--------------------------|----------------------|---------------|
| North: | Townhouse development. | Multiple Residential | RM-45 |
| East (Across 142 Street): | Single family dwellings. | Multiple Residential | RF |
| South (Across 103 Avenue): | Townhouse development. | Multiple Residential | RM-45 |
| West: | Townhouse development. | Multiple Residential | RM-45 |

PROPOSED AMENDMENT TO THE RM-30 ZONE

- On July 25, 2011, Corporate Report No. R156 was forwarded to Council to introduce housekeeping amendments to Zoning By-law, 1993, No. 12000 including amendments to the Multiple Residential zones to eliminate the sliding density scale.
- The sliding density scale was intended to encourage consolidation of land by allowing a higher density on a site with a minimum area of 1 hectare or 2.47 acres. However, experience has shown that the sliding scale has not achieved its intended purpose as developers have applied for Comprehensive Development (CD) zoning on smaller lots to achieve higher densities.
- The amending by-law (No. 17462) to the Zoning By-law was considered at the Public Hearing held on September 12, 2011 and was subsequently given Third Reading and Final Adoption on the same evening.
- Modifications to Section D. Density of the RM-30 Zone were inadvertently omitted from Amendment By-law No. 17462. It is, therefore, recommended that the sliding density scale be eliminated such that a maximum floor area ratio (FAR) of 0.9 and 75 units per hectare (upHa)/ 30 units per acre (upa) be permitted regardless of lot size.
- It is also recommended that Section E. Lot Coverage of the RM-30 Zone be amended to reflect the maximum lot coverage of 45%, regardless of lot size and that a minor grammatical revision be made to Section B. Permitted Uses.

- The proposed amendments to the RM-30 Zone are documented in Appendix II.

DEVELOPMENT CONSIDERATIONS

- The subject site, at 10325-142 Street in the east Whalley area, has a gross site area of approximately 3,686 square metres (0.91 acre). It is currently zoned Single Family Residential Zone (RF) and designated Multiple Residential in the Official Community Plan (OCP).
- The subject property is bordered by multiple residential developments to the north, northwest and west.
- The applicant is requesting a rezoning from Single Family Residential Zone (RF) to Multiple Residential 30 Zone (RM-30) and a Development Permit, in order to allow for the construction of 16 townhouse units.
- A total of 662.78 square metres (7,134 sq. ft.) of land will be dedicated as road to facilitate the widening of 103 Avenue and 142 Street, leaving a net site area of 3,023 square metres (0.75 acre).
- The net density for the proposed 16-unit development is 52.9 units per hectare/21.4 units per acre with a floor area ratio (FAR) of 0.87. This proposed density complies with the proposed density provisions of the RM-30 Zone (as described in the previous section of this report).
- Based on the RM-30 Zone requirement of 3.0 square metres (32 sq. ft.) of indoor amenity space per unit, 48 square metres (512 sq.ft.) of indoor amenity space is required for this proposed development. The applicant proposes no indoor amenity space as the site is small. However, the applicant proposes to provide cash-in-lieu of indoor amenity space in accordance with City Policy. The amount to be provided will total \$16,800.00 (based upon \$1,050 per unit for 16 units).
- Based on the RM-30 Zone requirement of 3.0 square metres (32 sq. ft.) of outdoor amenity space, 48 square metres (512 sq.ft.) of outdoor amenity space is required for this proposed development. The applicant proposes 60 square metres (646 sq.ft.) of outdoor amenity space. This additional 12 square metres (128 sq. ft.) of outdoor amenity space is intended to accommodate the outdoor amenity space requirements of the neighbouring property at 10315 – 142 Street should it redevelop to townhouses in the future.
- As per the Zoning By-law, the proposed 16-unit townhouse development is required to provide 32 residential parking spaces and 3 visitor parking spaces. The development proposes 32 residential parking spaces and 3 visitor parking spaces.

Adjacent Property at 10315-142 Street

- There is a small property located at 10315-142 Street to the southeast of the subject site. While staff have requested the applicant to include this property in the subject development, the applicant has not been able to reach an agreement with the neighbouring owner.

- The applicant has provided documentation that an offer was made to the adjacent property owner, but the property owner was not interested in pursuing development at this time.
- As this neighbouring property is significantly encumbered by road dedications along 103 Avenue and 142 Street, development of this property on its own will be very difficult. As such, access easements will be required to be registered under this application to allow for reciprocal driveway access and for reciprocal use of the outdoor amenity space, when the neighbouring property is ready to proceed with development.
- The applicant has submitted a conceptual site plan which indicates that 4 townhouse units, similar to those being proposed under the current application, could be constructed on the neighbouring property.
- The applicant has also agreed to provide a financial contribution towards the proportionate share of the cost of the future land acquisition for road dedication and road improvements along the 103 Avenue frontage of the neighbouring property.

Tree Preservation and Removal

- An arborist report prepared by Peter Mennel of Mike Fadum and Associates Ltd. dated September 20, 2011 identifies 57 trees on the developable portion of the site.
- All 57 trees on-site are proposed to be removed due to declining health, decay or increased risk when surrounding trees are removed. One (1) tree is proposed to be retained for the time being as it is located within the future 103 Avenue road widening.
- The table below provides a summary of the proposed tree removal by species:

| Tree Species | Total No. of Trees | Total Proposed for Retention | Total Proposed for Removal |
|---------------------------------|--------------------|------------------------------|----------------------------|
| Apple | 1 | 0 | 1 |
| Alder, Red Cottonwood, Black | 36 | 0 | 36 |
| Birch, Paper | 1 | 0 | 1 |
| Cedar, Western Red | 18 | 0 | 18 |
| Cherry, Bitter | 2 | 0 | 2 |
| Total | 57 | 0 | 57 |

- As a result, 78 trees are required as replacement. However, only 24 replacement trees are proposed on site. The applicant will be required to provide monies to the Green City Fund as cash-in-lieu for the shortfall in replacement trees.

PRE-NOTIFICATION

Pre-notification letters were mailed out June 6, 2011 to surrounding property owners within a 100-metre (328 ft.) radius of the subject site. Staff received comments from three (3) residents/owners. One caller was in opposition to the proposed development. The comments received are as follows:

- Concern about inadequate road capacity to support additional development. There is concern about additional traffic as a result of this proposed development.

(This comment was referred to Transportation Engineering Department staff. Since the proposal is only for 16 townhouse units, staff have indicated that there will be few vehicles added to the existing traffic volume.)

- The site is well treed and there is concern about the trees being removed. There are animals such as raccoons and skunks that currently reside on the land; development on this site will result in a loss of habitat to the animals.

(The applicant was required to submit a tree survey and arborist report to assess the existing trees on site. This report was reviewed by the Trees and Landscape Section and was determined to be acceptable. 57 trees were identified on site and unfortunately, due to reasons of declining health, decay or increased risk, all on-site trees are proposed for removal.)

- Concern that the subject site forms part of a waterway system, due to the land's swampy nature.

(The comments were forwarded to the City's Environmental Coordinator who indicated that there was no evidence of fisheries watercourses nearby.)

DESIGN PROPOSAL AND REVIEW

- The proposed development contains 16 three-storey townhouse units that are housed within three buildings. All of the units will have 3 bedrooms and a two-car garage. The site is to be accessed from one main vehicular access at 103 Avenue.
- Units range in size from 146 square metres (1,572 sq. ft.) to 182 square metres (1,960 sq. ft.).
- All of the units have ground floor patios with the 6 units in Building A (fronting 103 Avenue) incorporating second floor balconies.
- The proposed building materials include roof fiberglass shingles in a grey/brown, vinyl siding in mocha, dark brown and grey, hardie-board panels in a deep red. The entry doors and balcony guards are proposed to be stained in a natural wood colour. Trim will be light grey. Stone veneer is proposed at the base of proposed Building A.
- An outdoor amenity area is proposed at the centre of the site, along the north property line and will offer a children's play area, seating and visitor parking.
- A 1.8-metre (6 ft.) high wooden fence is proposed along the perimeter of the north and west property lines.
- The hydro kiosk will be screened from public view by shrubs and layered plantings.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and found to be acceptable except for the following, which the applicant has agreed to complete prior to Final Adoption:

- The transformer service access to be oriented internally.
- Retaining walls along 103 Avenue for proposed Building A should be deleted in lieu of sloped grass from the patio to the fence.
- Landscape plan revisions.

BY-LAW VARIANCES & JUSTIFICATION

(a) Proposed Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang.

Applicant's Rationale:

- The adjacent developments were all developed with reduced setbacks and the applicant should not be penalized for also requesting a reduced setback.
- Also, the applicant has agreed to eliminate any balconies from the second floor for all of the units with the rear of building facing the development to the north (proposed Buildings B and C).

Staff Comments:

- The adjacent townhouse development to the north was developed under the old Multiple Residential Zone Two (RM-2) in Zoning By-law No. 5942. As the yard closest to the north yard of the subject site was considered to be a side yard at the time, all buildings have been sited in accordance with the side yard setback of 3.6 metres (12 ft.) in the RM-2 Zone.
- Staff can support the variance as the applicant has agreed to eliminate the balconies at the second floor.

(b) Proposed Variance:

- To reduce the minimum south (103 Avenue) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser.

Applicant's Rationale:

- There is 12 metres (39 ft.) of road dedication required and provided along the south property line.

- Entry porches, fences and gates are proposed to enhance the streetscape.

Staff Comments:

- The proposed reduced setback is similar to variances for townhouse unit setbacks elsewhere.
- The proposed reduced setback will create an appropriate urban pedestrian streetscape along 103 Avenue.
- Staff support the proposed variance.

(c) Proposed Variance:

- To reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9 ft.) to the roof overhang.

Applicant's Rationale:

- An existing driveway for the neighboring multi-family development to the west increases the distance between the proposed buildings and the neighbouring development.

Staff Comments:

- Staff concur with the applicant's rationale and support the proposed variance.

(d) Proposed Variance:

- To reduce the minimum east (142 Street) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Applicant's Rationale:

- There is 1.9 metres (6 ft.) of road dedication required and provided along the east property line.

Staff Comments:

- The reduced setback will create an appropriate urban pedestrian streetscape along 142 Street.
- The street-fronting east elevation of Building C has been treated with design elements such as a porch, stairs, gate and entry canopy.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Zoning By-law Amendment to RM-30 Zone |
| Appendix III. | Proposed Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix IV. | Engineering Summary |
| Appendix V. | School District Comments |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | Proposed Development Variance Permit No. 7911-0095-00 |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and DMG Landscape Architecture, respectively, dated October 18, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Berinderpal Singh
 Crescent Creek Homes Inc.
 Address: PO Box 368
 7231-120 Street
 Delta, BC V4C 6P5

 Tel: 604-782-1061

2. Properties involved in the Application

- (a) Civic Address: 10325 - 142 Street

- (b) Civic Address: 10325 - 142 Street
 Owner: o885838 BC Ltd.
 Director Information:
 Sanjot Kaur Cheema
 Berinderpal Singh Dhaliwal

 No Officer Information Filed

PID: 002-151-898
Lot 3 Except Part Subdivided by Plan 53045, Section 25 Block 5 North Range West New
Westminster District Plan 10236

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the RM-30 Zone.

- (b) Introduce a By-law to rezone the property.

- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0095-00 and
bring the Development Variance Permit forward for an indication of support by Council.
If supported, the Development Variance Permit will be brought forward for issuance and
execution by the Mayor and City Clerk in conjunction with final adoption of the associated
Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-------------------------|
| LOT AREA (in square metres) | | |
| Gross Total | | 3,686.32 sq.m. |
| Road Widening area | | 662.78 sq.m. |
| Undevelopable area | | |
| Net Total | | 3,023.54 sq.m. |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 45% | 37% |
| Paved & Hard Surfaced Areas | | 36% |
| Total Site Coverage | | 73% |
| | | |
| SETBACKS (in metres) | | |
| 142 Street | 7.5 m | 4.5 m * |
| 103 Avenue | 7.5 m | 4.7 m * |
| Side #1 (N) | 7.5 m | 5.0 m * |
| Side #2 (W) | 7.5 m | 3.7 m * |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 13 m | 12.25 m/3 storeys |
| Accessory | | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | 16 |
| Total | | 16 |
| | | |
| FLOOR AREA: Residential | | 2,635.73 m ² |
| | | |
| FLOOR AREA: Commercial | | N/A |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | N/A |
| | | |
| FLOOR AREA: Institutional | | N/A |
| | | |
| TOTAL BUILDING FLOOR AREA | | 2,635.73 m ² |

***Variance requested.**

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 | 52.9 uph/21.4 upa |
| FAR (gross) | | |
| FAR (net) | 0.9 | 0.87 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 48 m ² | 0 m ² |
| Outdoor | 48 m ² | 60 m ² |
| PARKING (number of stalls) | | |
| Commercial | | N/A |
| Industrial | | N/A |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | 32 |
| Residential Visitors | | 3 |
| Institutional | | N/A |
| Total Number of Parking Spaces | | 35 |
| Number of disabled stalls | | 1 |
| Number of small cars | | 0 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | N/A |
| Size of Tandem Parking Spaces width/length | | N/A |

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

PROPOSED ZONING BY-LAW AMENDMENT TO RM-30 ZONE
.....

The following amendments are proposed to Part 22 Multiple Residential 30 Zone RM-30 of Surrey Zoning By-law, 1993, No. 12000, as amended:

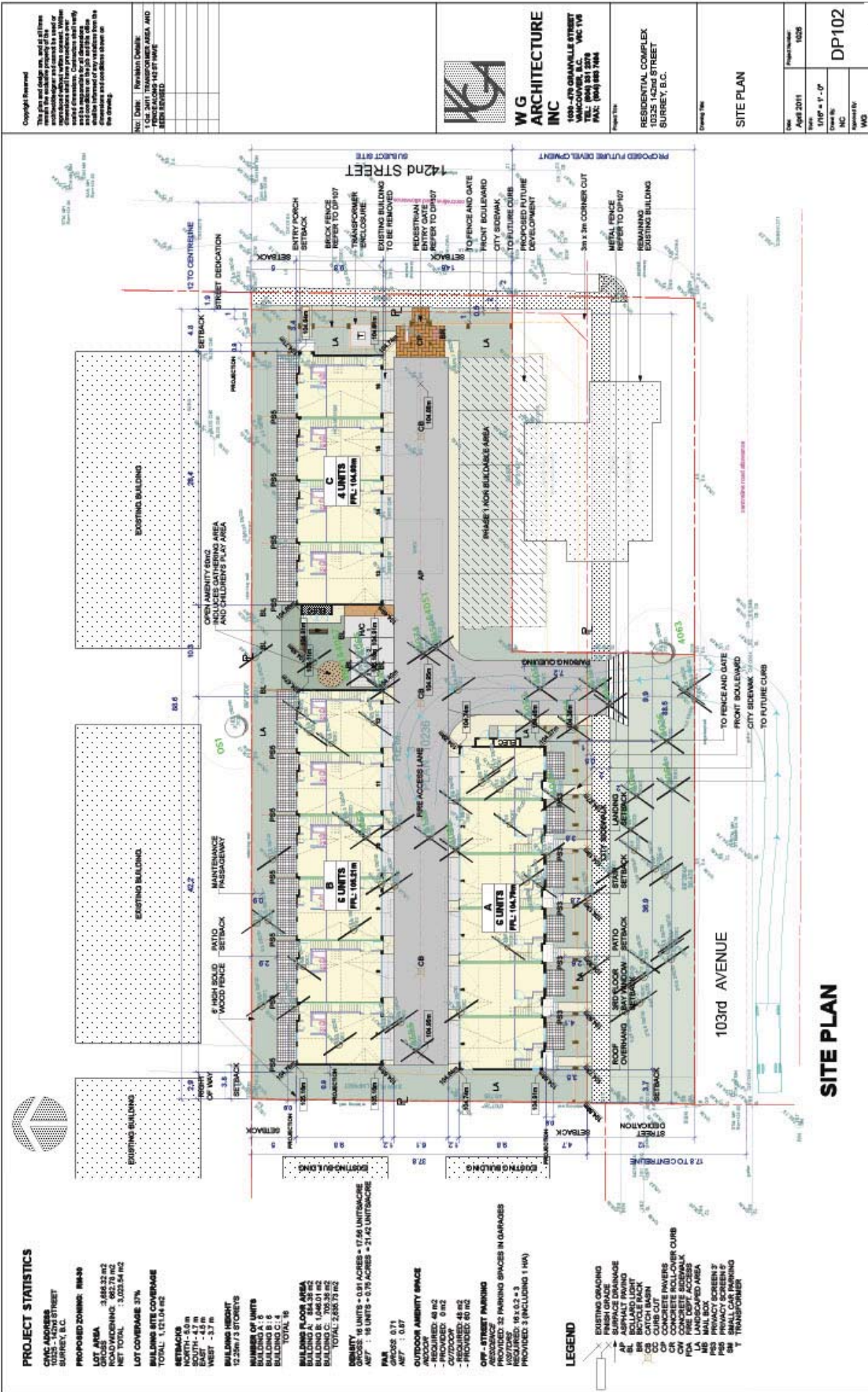
1. Amend Section "B. Permitted Uses" as follows:
 - In Section B.1 delete "or" and replace with "and".

2. Amend Section "D. Density" as follows:
 - Delete Section D.3 and insert the following in its place:

"3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: The *density* shall not exceed a *floor area ratio* of 0.9 and *75 dwelling units* per hectare [30 u.p.a]."

3. Amend Section "E. Lot Coverage" as follows:
 - Delete Section E in its entirety with the exception of the heading, and replace with the following:

"The maximum *lot coverage* shall be 45%."



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| No. | Date | Revision Details |
|-----|------|------------------|
| | | |
| | | |
| | | |
| | | |



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1W5
 TEL: (604) 681 7788
 FAX: (604) 681 7184

Project Name
 RESIDENTIAL COMPLEX
 10325 142ND STREET
 SURREY, B.C.

Client Name
 STREETScape

| | | | |
|------------|----------------|----------------|------|
| Date | April 2011 | Project Number | 1026 |
| Scale | 1/8" = 1' - 0" | Drawn By | NC |
| Checked By | | Approved By | WG |

DP103



STREETSCAPE ALONG 103rd AVENUE



STREETSCAPE ALONG 142nd STREET



BUILDING C
EAST ELEVATION AT 142nd



BUILDING B
NORTH ELEVATION AT PROPERTY LINE

| | | | | | | |
|---|-----------------------------------|---|--|---|---|-------------------------|
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| | | | DP104 | | | |



BUILDING A
SOUTH ELEVATION AT 103rd



BUILDING B
EAST ELEVATION AT PROPERTY LINE

| | | | | | | |
|---|-----------------------------------|--|--|--|---------------------------------|---------------------------------|
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| | | | | | <p>Scale: 1" = 30' - 0"</p> | <p>Drawn By: MC</p> |

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No. 123456 Revision Logtable

1. 01/24/2011 Transformer has been added

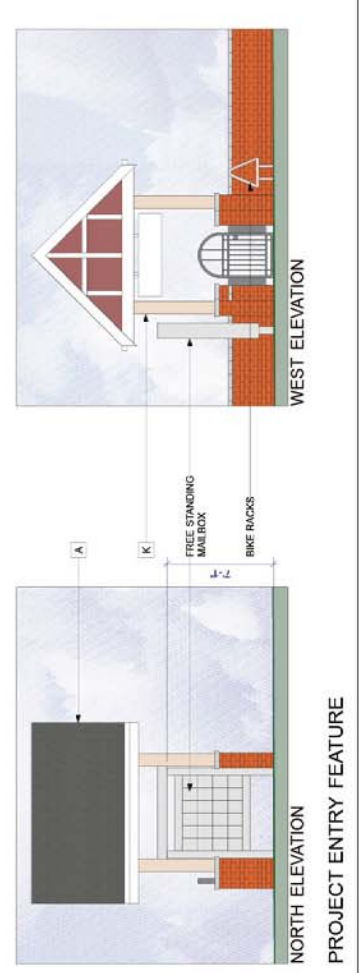
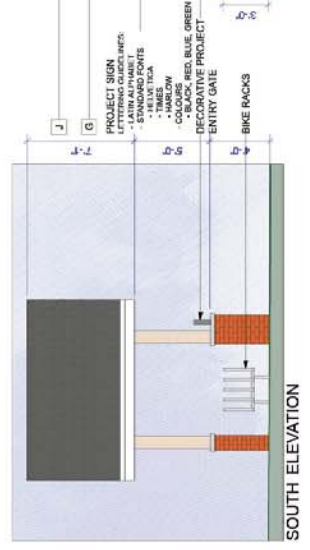
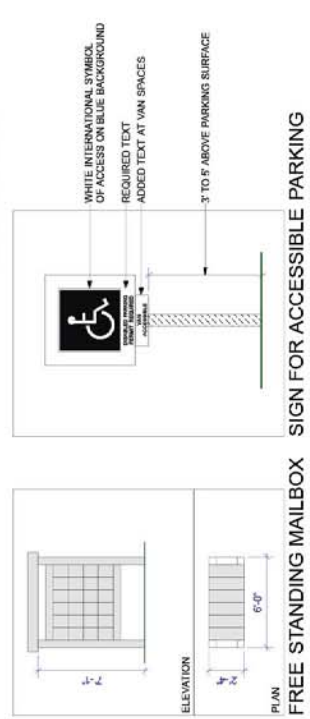
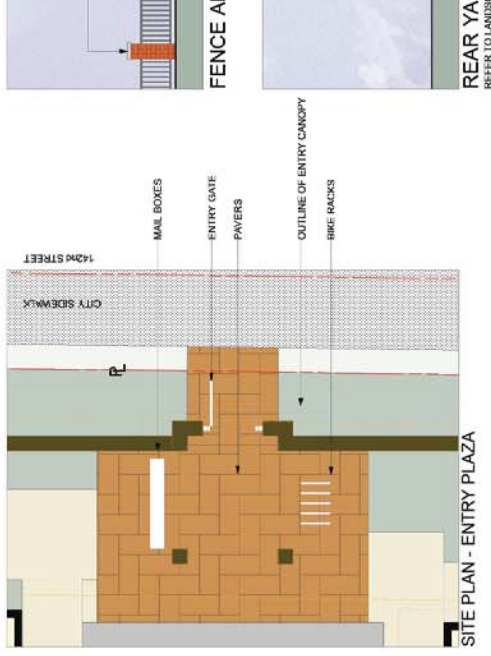
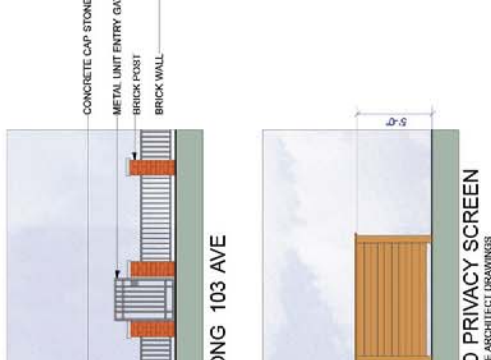
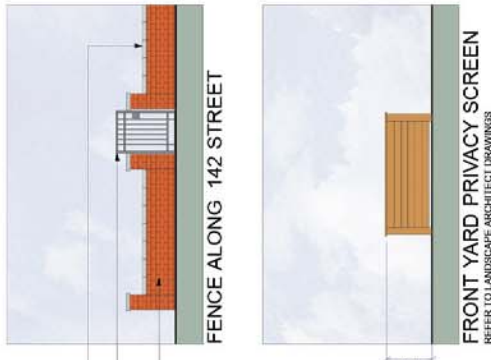


W G ARCHITECTURE INC
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 FAX: (800) 883 7494

Project Title:
 RESIDENTIAL COMPLEX
 10325 142ND STREET
 SURREY, B.C.

Drawing Title:
 SITE DETAILS

| | |
|-----------------|----------------|
| Date: | April 2011 |
| Project Number: | 10215 |
| Scale: | 1/4" = 1' - 0" |
| Drawn By: | NC |
| Approved By: | WG |



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 construction of the project. The architect
 shall be advised of any variations from the
 contract documents before the
 drawing.

NO: 1236 REVISION TABLE:

| NO. | DATE | REVISION |
|-----|------|----------|
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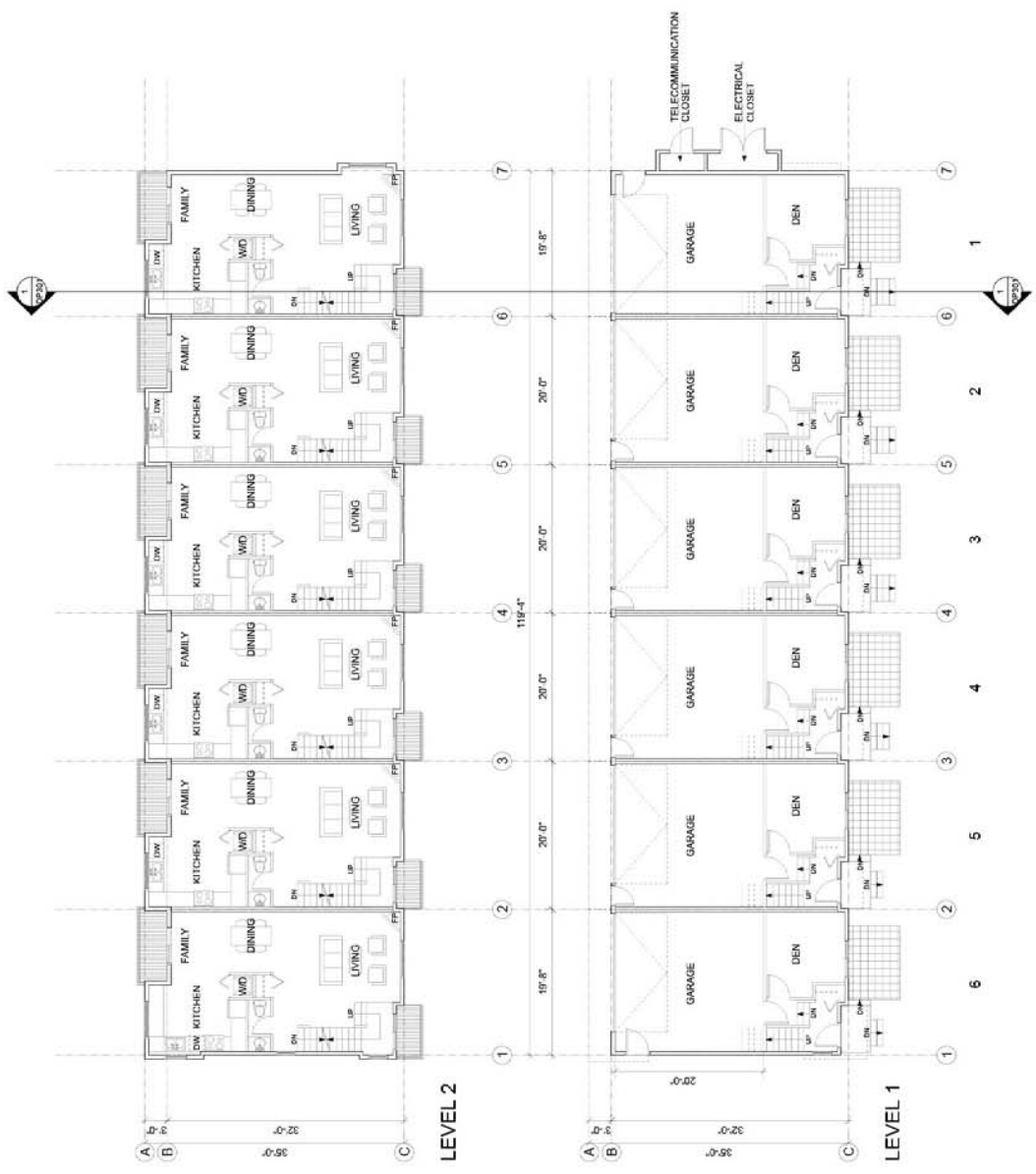
W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 683 7494
 FAX: (604) 683 7494

Project Title:
 RESIDENTIAL COMPLEX
 1026 142ND STREET
 SURREY, B.C.

Drawing Title:
**BUILDING A
 FLOOR PLANS
 LEVEL 1 + 2**

| | |
|-----------------|----------------|
| Date: | April 2011 |
| Project Number: | 1026 |
| Scale: | 1/8" = 1' - 0" |
| Drawn By: | JAC |
| Approved By: | W.G. |

DP201





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NO. DATE REVISION DETAILED

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

Project Title:

RESIDENTIAL COMPLEX
 1026 142ND STREET
 SURREY, B.C.

Drawing No:

**BUILDING A
 FLOOR PLANS
 LEVEL 3 + ROOF**

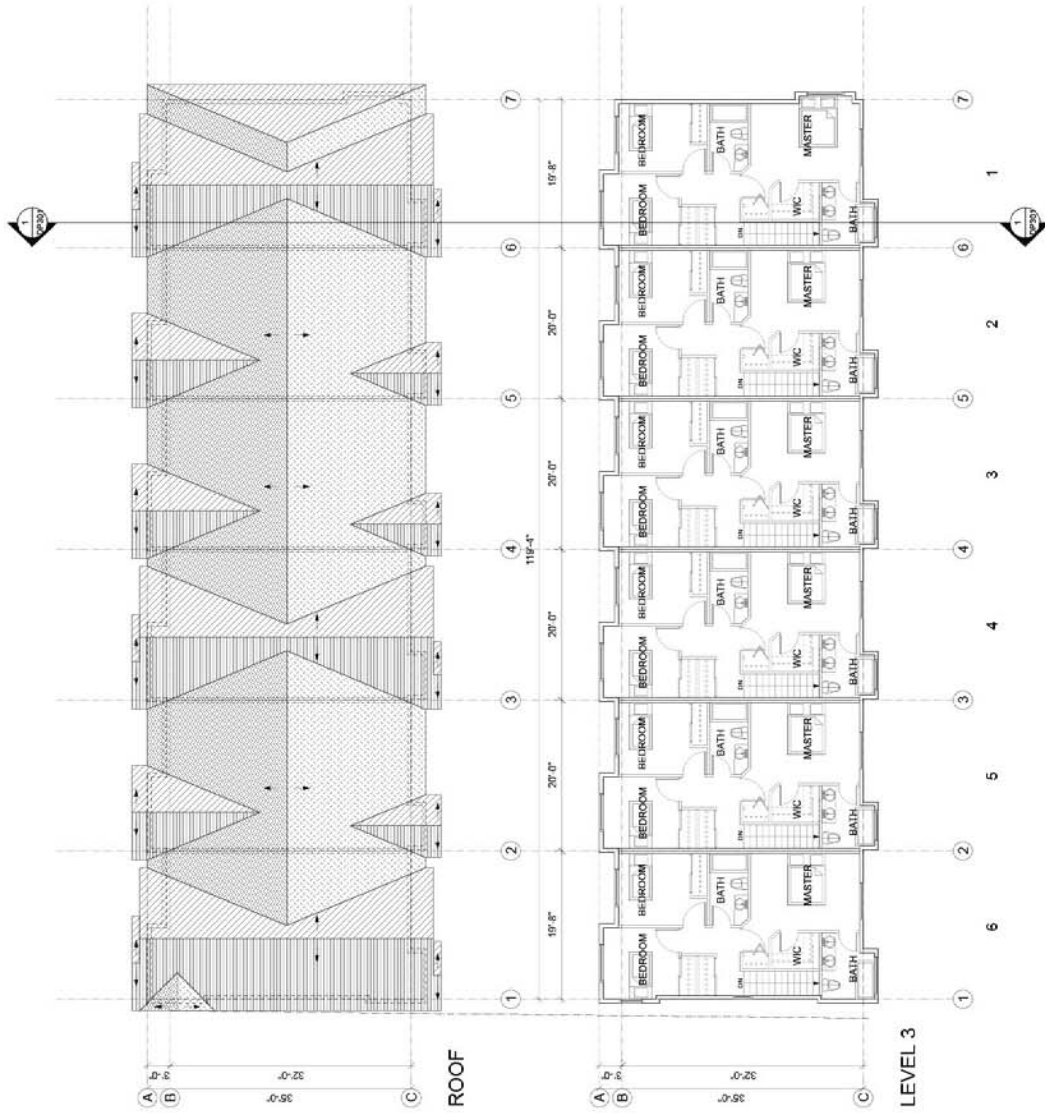
Date: April 2011
 Project Number: 1026

Scale: 1/8" = 1' - 0"

Drawn By: JAC

Approved By: W G

DP202



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No. Date: Revision Details:

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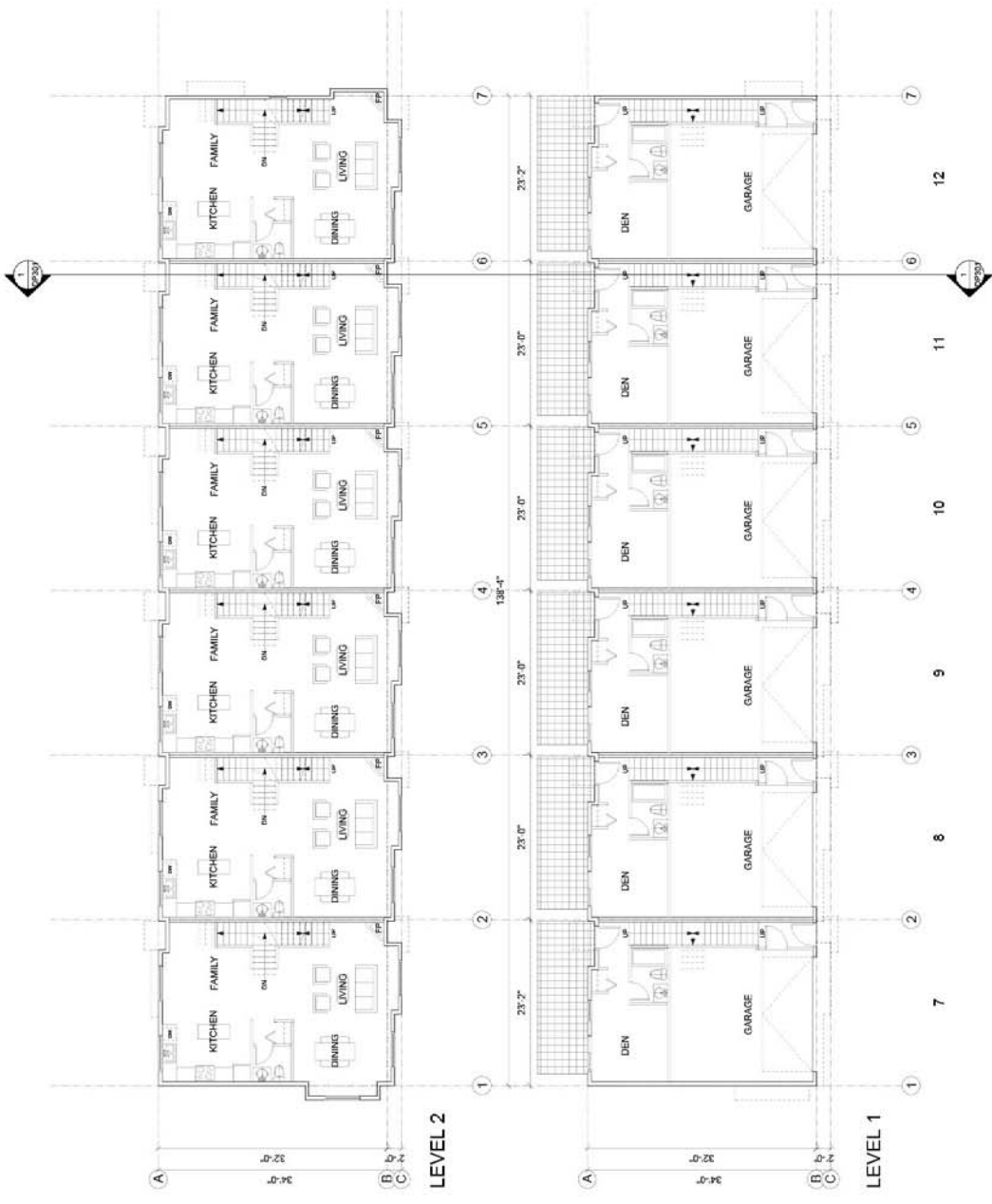
W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 271-2378
 FAX: (604) 683-7484

Project Title:
 RESIDENTIAL COMPLEX
 1025 142ND STREET
 SURREY, B.C.

Client Title:
 BUILDING B
 FLOOR PLANS
 LEVEL 1 + 2

| | | | |
|--------------|----------------|-----------------|------|
| Date: | April 2011 | Project Number: | 1026 |
| Scale: | 1/8" = 1' - 0" | | |
| Drawn by: | WGS | | |
| Checked by: | WGS | | |
| Approved by: | WGS | | |

DP203





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No. Title: Revision Details

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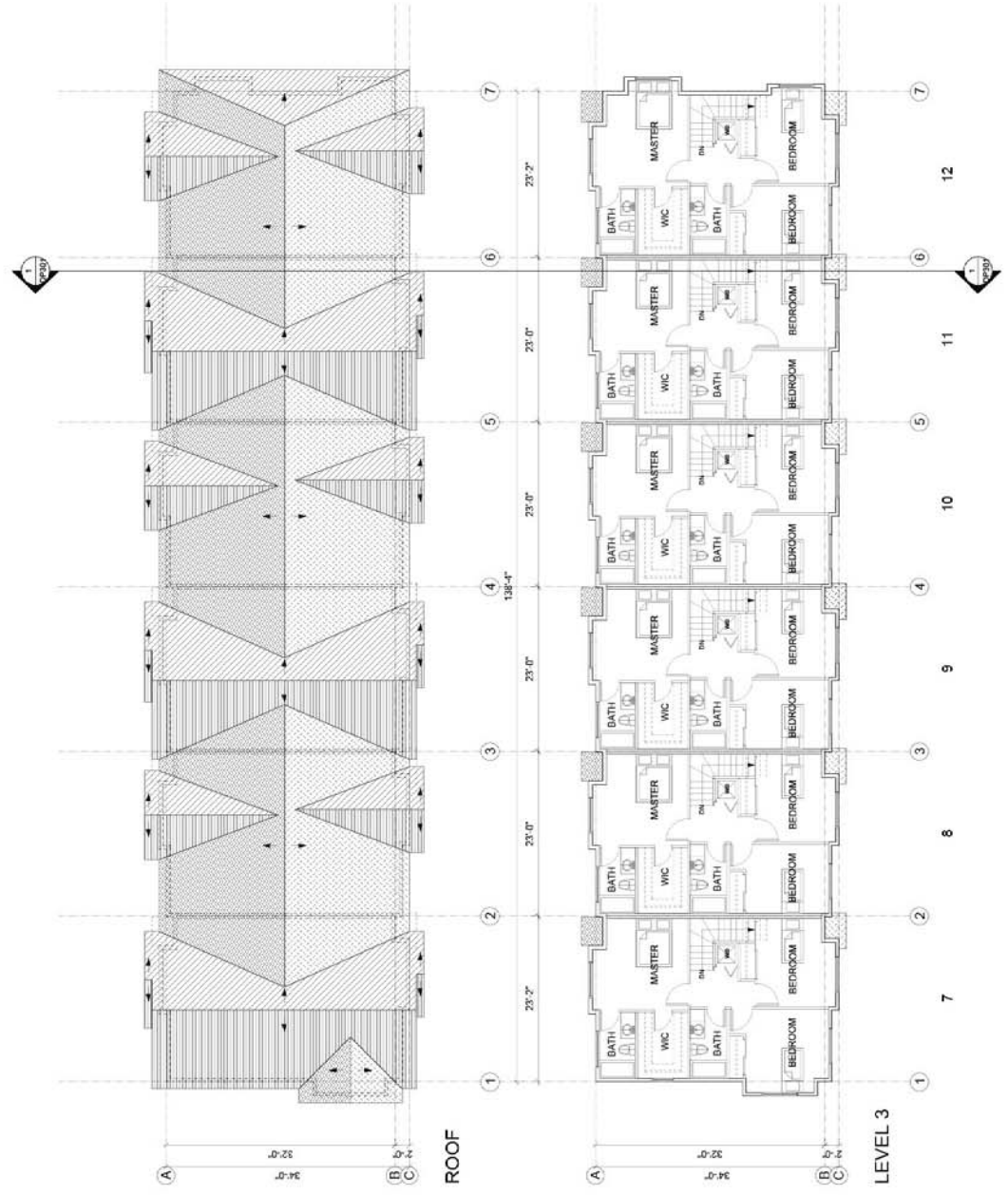


W G ARCHITECTURE INC
 1030 470 GRANVILLE STREET
 VANCOUVER, BC V6C 1V5
 TEL: (604) 551-5378
 FAX: (604) 583-7484

Project Title:
 RESIDENTIAL COMPLEX
 10325 142ND STREET
 SURREY, B.C.

Drawing Title:
**BUILDING B
 FLOOR PLANS
 LEVEL 3 + ROOF**

| | | | |
|--------------|--------------|-----------------|------|
| Date: | April 2011 | Project Number: | 1026 |
| Scale: | 1/8" = 1'-0" | | |
| Drawn By: | W.G. | | |
| Approved By: | W.G. | | |



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| | | |
|-----|------|------------------|
| No. | Date | Revision Details |
| | | |
| | | |
| | | |



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 271-2378
 FAX: (604) 883-7484

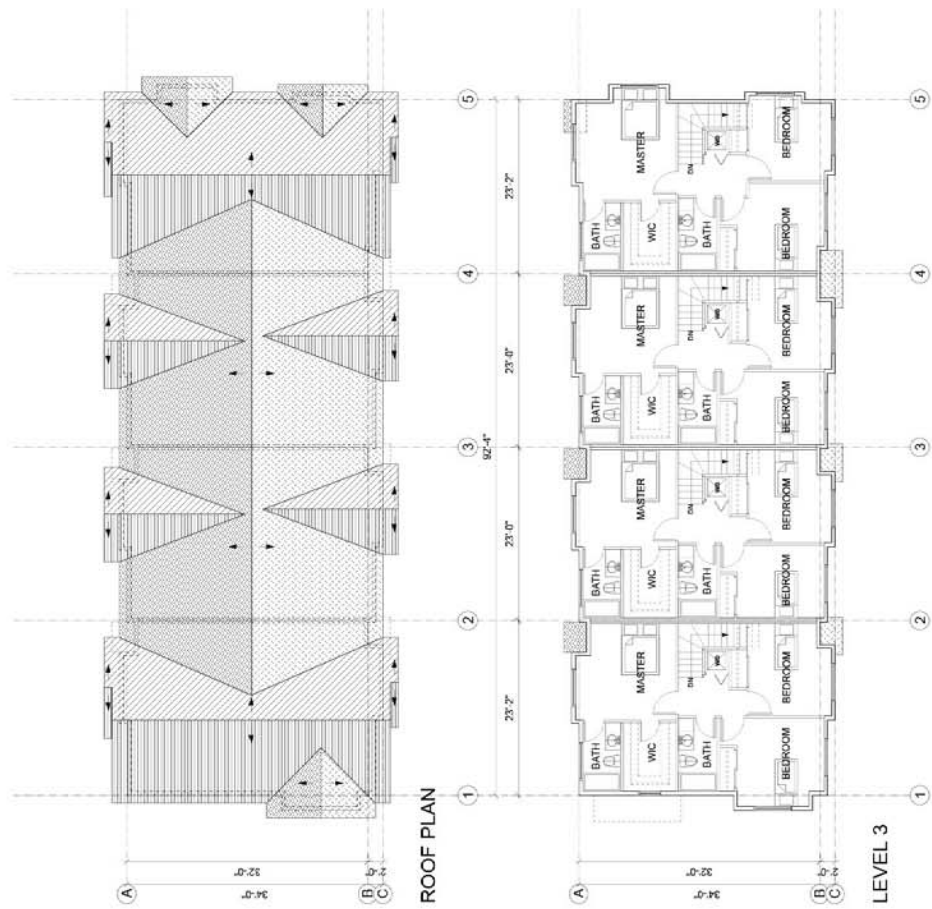
PROJECT TITLE:
 RESIDENTIAL COMPLEX
 1026 142ND STREET
 SURREY, B.C.

Drawing Title:
 BUILDING C
 FLOOR PLANS
 LEVEL 1 + 2

| | |
|----------------|----------------|
| Date | Project Number |
| April 2011 | 1026 |
| Scale | |
| 1/8" = 1' - 0" | |
| Drawn by | |
| J.C. | |
| Approved by | |
| W.G. | |

DP205





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 shall be held of any variations from the
 original drawings and specifications for the
 building.

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|-----|------|------------------|
| No. | Date | Revision Details |
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| | | |

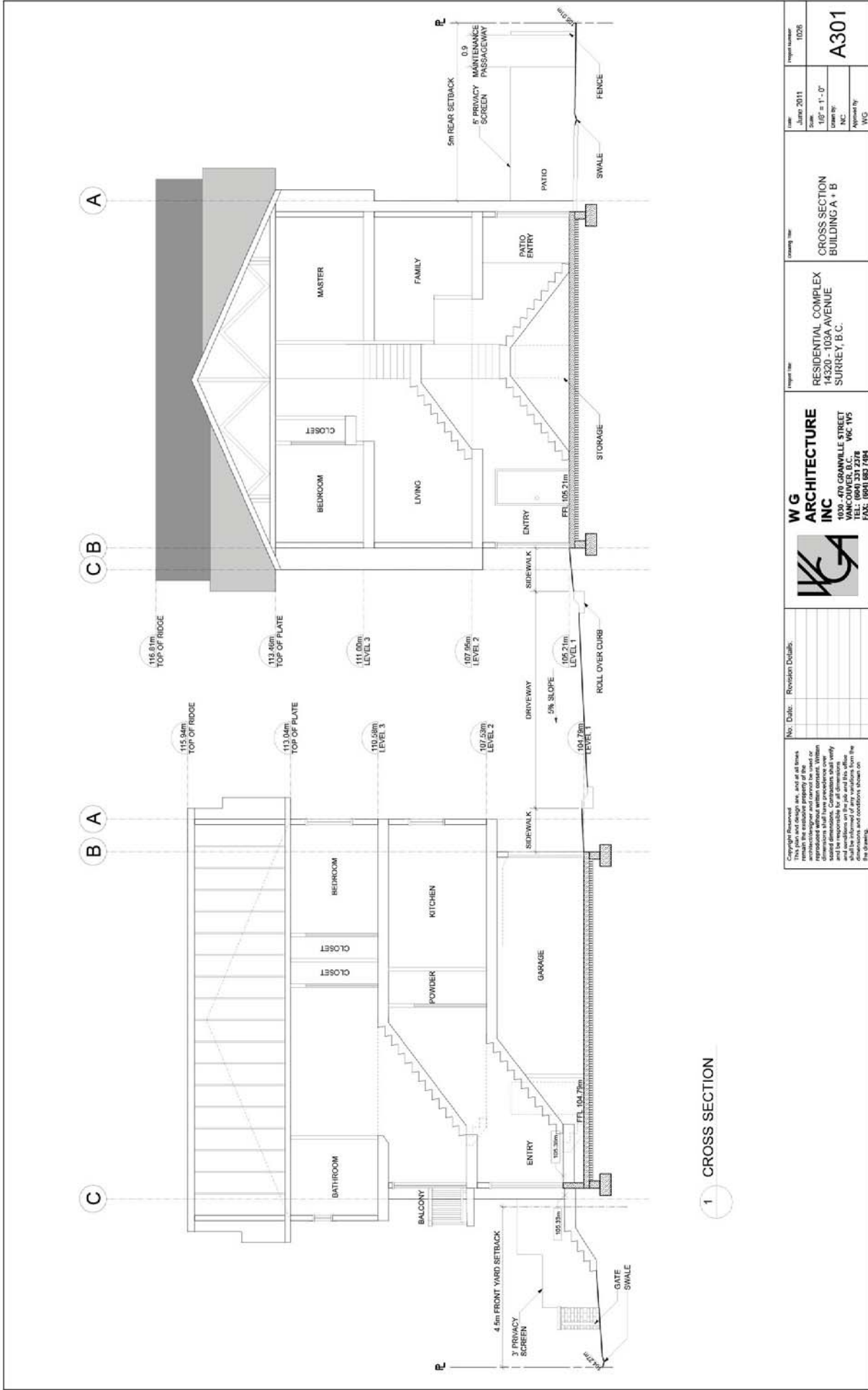
W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, BC V6C 1V5
 TEL: (604) 683 7378
 FAX: (604) 683 7484

PROJECT NAME:
 RESIDENTIAL COMPLEX
 10025 142ND STREET
 SURREY, B.C.

Drawing Title:
**BUILDING C
 FLOOR PLANS
 LEVEL 3 + ROOF**

| | | | |
|-------------|--------------|-----------------|------|
| Date: | April 2011 | Project Number: | 1006 |
| Scale: | 1/8" = 1'-0" | Drawn by: | JAC |
| Checked by: | WGS | Approved by: | WGS |

DP206



| | | | | | | |
|--|------------------------------------|---|---|---|-------------------------|---------------------------------|
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| | <p>Scale: 1/8" = 1'-0"</p> | | | | <p>Drawn by: NC</p> | <p>Approved by: WG</p> |

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No. Date: Revision Details
 1. 04/20/2011 Initial Design
 2. 04/20/2011 Revisions added at entry porch



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 278 7878
 FAX: (604) 683 7884

Project Title:
 RESIDENTIAL COMPLEX
 1026 142ND STREET
 SURREY, B.C.

Drawing Title:
BUILDING A ELEVATIONS

| | |
|-----------------|----------------|
| Date: | April 2011 |
| Project Number: | 1026 |
| Scale: | 1/8" = 1' - 0" |
| Drawn by: | INC |
| Approved by: | WG |



EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

BUILDING A

COLOUR SCHEME

- A. BP-STONE WOOD by Harmony series
- Rural European styling
- B. 68 'MOCHA' Timberlake by Kaycan
- 4" Vinyl siding, (light)
- C. 'BRICK' Timbercraft/Richmond by Kaycan
- 4" Vinyl siding
- D. 'CHARCOAL' Timbercraft/Richmond by Kaycan
- 4" Vinyl siding (grey)
- E. TR200 - Emerald Ledgestone by Pacific Art Stone Inc
- Stone veneer base of Building A, 'D' only
- F. 'CREAM WHITE' by Euro Line Windows
- Vinyl windows
- G. GP-8308A 'CEDAR KNOX' by General Paint
- Hardie board panels, painted
- H. GP-8740 'BLACKTHORN' by General Paint
- Hardie board panels, painted
- I. GP-8783 M 'STONEWALL' by General Paint
- Hardie board panels - Dist. doors, painted
- J. GP-CW054 W 'NATURAL ECHO' by General Paint
- Fascia and corner & window trim, painted
- K. C-LL - 'CINNAMON' Semi Transparent Stain
- Balcony gates & entry doors, stained

NOTE:
 AEG = AVERAGE EXISTING GRADE



SOUTH ELEVATION



NORTH ELEVATION

BUILDING B



EAST ELEVATION



WEST ELEVATION

NOTE:
AEO = AVERAGE EXISTING GRADE

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| No. | Date | Revisions Details |
|-----|------|-------------------|
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W.G. ARCHITECTURE INC
1030 - 470 GRAMVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 683 7048
FAX: (604) 683 7048

Project Site:
RESIDENTIAL COMPLEX
10325 14270th STREET
SURREY, B.C.

Drawing Title:
BUILDING B ELEVATIONS

| | | | |
|---------------|--------------|-----------------|--------------|
| Date: | April 2011 | Project Number: | 1026 |
| Scale: | 1/8" = 1'-0" | Drawn By: | NC |
| Checked By: | WG | Approved By: | WG |
| Project Name: | | | DP402 |

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No. Date: Revision Details:

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W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 726-7211
 FAX: (604) 683-7004

Project Title:

RESIDENTIAL COMPLEX
 1026 12TH STREET
 SURREY, B.C.

Client Name:

BUILDING C ELEVATIONS

Date: April 2011

Project Number: 1026

Scale: 1/8" = 1' - 0"

Drawn By: NC

Approved By: WGS

DP403



SOUTH ELEVATION



NORTH ELEVATION

BUILDING C



EAST ELEVATION



WEST ELEVATION

NOTE:
 AEG = AVERAGE EXISTING GRADE

INTER-OFFICE MEMO

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

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

DATE: **October 27, 2011** PROJECT FILE: **7811-0095-00**

RE: **Engineering Requirements
Location: 10325 142 Street**

REZONE

Property and Right-of-Way Requirements

- dedicate 12.0 metres along 103 Avenue for a 24.0-metre collector road standard;
- dedicate 1.942 metres along 142 Street for a 24.0-metre collector road standard; and
- provide a 0.5-metre along 103 Avenue and 142 Street.

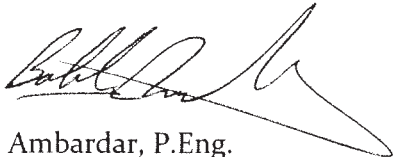
Works and Services

- construct 103 Avenue to a 24.0-metre collector standard;
- provide cash-in-lieu to construct 142 Street to a 24.0-metre collector road standard; and
- upgrade watermains along 103 Avenue and 142 Street to service the site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

SSA



Monday, May 16, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0095-00

SUMMARY

The proposed 16 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 3 |
| Secondary Students: | 1 |

September 2010 Enrolment/School Capacity

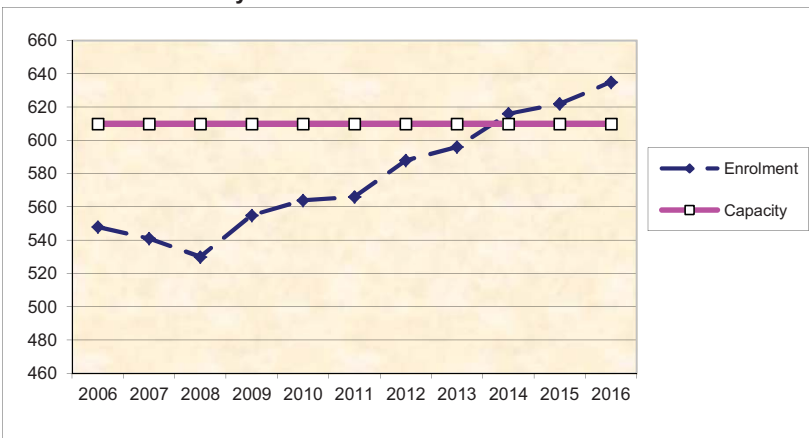
| | |
|---------------------------------|------------|
| Lena Shaw Elementary | |
| Enrolment (K/1-7): | 77 K + 487 |
| Capacity (K/1-7): | 60 K + 550 |
| Guildford Park Secondary | |
| Enrolment (8-12): | 1359 |
| Nominal Capacity (8-12): | 1050 |
| Functional Capacity*(8-12): | 1134 |

School Enrolment Projections and Planning Update:

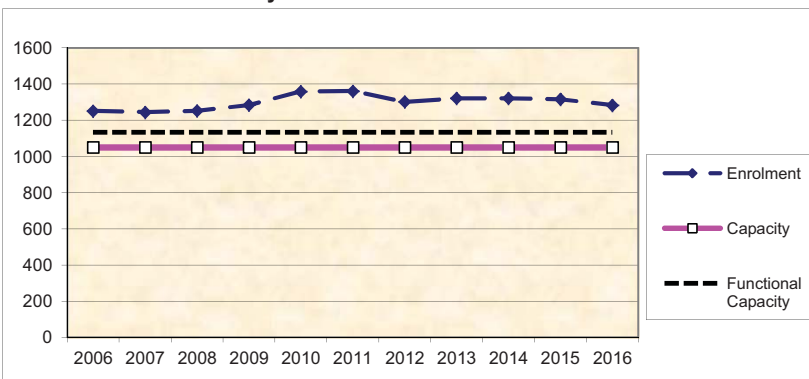
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Lena Shaw Elementary



Guildford Park Secondary



*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: 7911-0095-00
Project Location: 10325 – 142 Street
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Poor quality alder, cottonwood and western redcedar. Many of the cedar are in decline as a result of poor drainage and many more have been vandalized.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

| | |
|--|--------|
| Number of Protected Trees identified | 57 (A) |
| Number of Protected Trees declared hazardous due to natural causes | 1 (B) |
| Number of Protected Trees to be removed | 57 (C) |
| Number of Protected Trees to be retained (A-C) | 0 (D) |
| Number of Replacement Trees required (34 alder and cottonwood X 1 and 22 X 2) | 78 (E) |
| Number of Replacement Trees proposed | 24 (F) |
| Number of Replacement Trees in deficit (E-F) | 54 (G) |
| Total number of Prot. and Rep. Trees on site (D+F) | 24 (H) |
| Number of lots proposed in the project | (I) |
| Average number of Trees per Lot | (H/I) |

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

Date: October 24, 2011



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0095-00

Issued To: o885838 B C LTD.

("the Owner")

Address of Owner: 7231 - 120 Street
PO Box 368
Delta, BC
V4C 6P5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-151-898

Lot 3 Except Part Subdivided by Plan 53045, Section 25 Block 5 North Range West New Westminster District Plan 10236

10325 - 142 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang;
 - (b) To reduce the minimum south (103 Avenue) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser;
 - (c) To reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9ft.) to the roof overhang; and
 - (d) To reduce the minimum east (142 Street) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

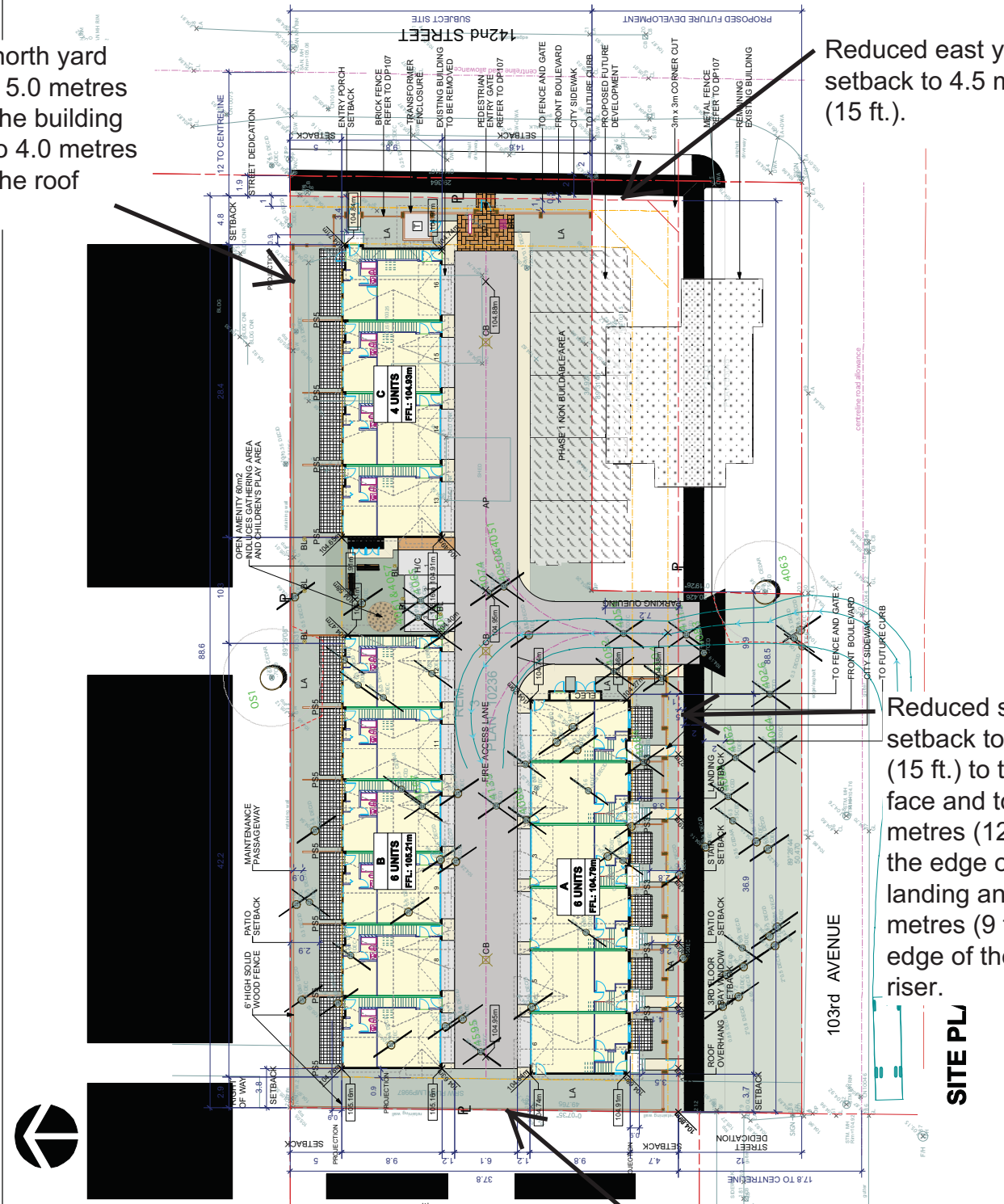
City Clerk – Jane Sullivan

SCHEDULE A

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NO DIMS. REVISION DETAILS:
1. CGL 24.11 TRANSFER AREA AND FINISH FLOORING HAS NOT BEEN REVISIONED.

Project Title: RESIDENTIAL COMPLEX SURREY, B.C.
Project No: 1030-470 GRAMMIE STREET VANCOUVER, B.C. V6C 1V5
TEL: (604) 263-7299 FAX: (604) 263-7494
Date: April 2011 Project Number: 1028
Scale: 1/16" = 1'-0" City: NC
Accession: DP102
WG



Reduced north yard setback to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang.

Reduced east yard setback to 4.5 metres (15 ft.).

Reduced south yard setback to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser.

Reduced west yard setback to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9 ft.) to the roof overhang.

PROJECT STATISTICS

CIVIC ADDRESS
10225 - 142nd STREET
SURREY, B.C.

PROPOSED ZONING: RM-30

LOT AREA
- 3,684.32 m²
- 85,000 sq. ft.

ROAD WIDENING: 662.78 m²
NET TOTAL: 3,023.54 m²

LOT COVERAGE: 37%

BUILDING SITE COVERAGE
TOTAL: 1,121.04 m²

SETBACKS
NORTH - 5.0 m
WEST - 4.0 m
EAST - 4.5 m

BUILDING HEIGHT
12.25m / 3 STOREYS

NUMBER OF UNITS
BUILDING A: 6
BUILDING B: 6
BUILDING C: 4
TOTAL: 16

BUILDING FLOOR AREA
BUILDING A: 884.36 m²
BUILDING B: 884.36 m²
BUILDING C: 765.36 m²
TOTAL: 2,534.08 m²

DENSITY: 16 UNITS = 0.91 ACRES = 17.56 UNITS/ACRE
NET : 16 UNITS = 0.75 ACRES = 21.42 UNITS/ACRE

FAR
GROSS : 0.71
NET : 0.87

OUTDOOR AMENITY SPACE
W/DOOR
- REQUIRED: 48 m²
- PROVIDED: 0 m²
RESIDENCE
- REQUIRED: 48 m²
- PROVIDED: 60 m²

OFF-STREET PARKING RESIDENCE
PROVIDED: 32 PARKING SPACES IN GARAGES
REQUIRED: 18 x 0.2 = 3
PROVIDED: 3 (INCLUDING 1 HA)

LEGEND

TO FENCE AND GATE
TO FUTURE CURB
TO FUTURE DEVELOPMENT
TO FUTURE CORNER CUT
TO FUTURE SIDEWALK
TO FUTURE CITY SIDEWALK
TO FUTURE CITY SIDEWALK

SITE PL