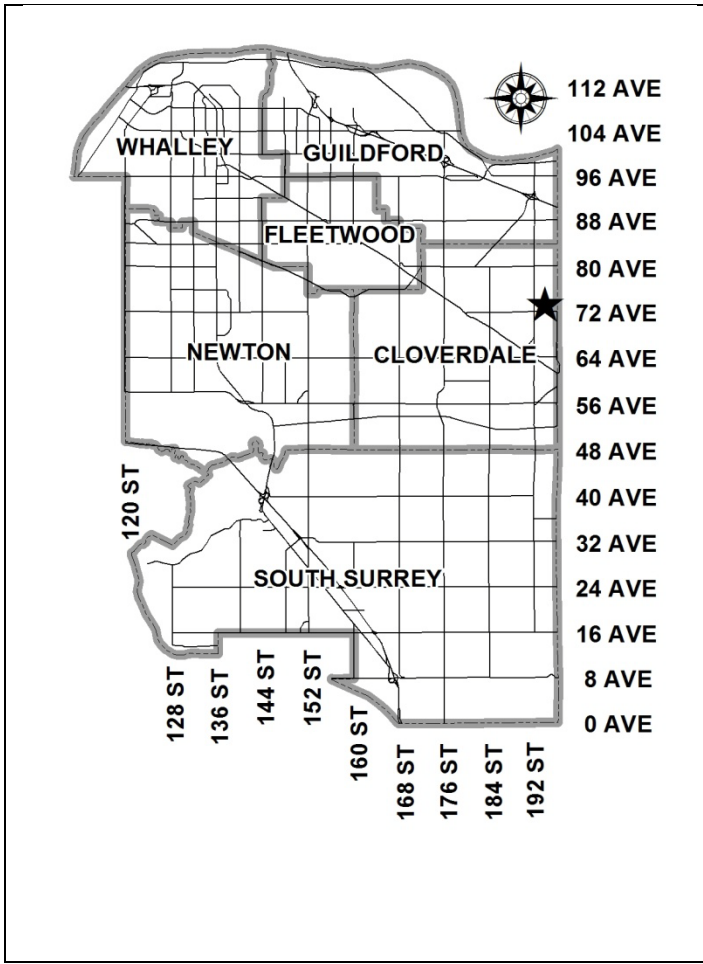


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0113-00

Planning Report Date: June 25, 2012

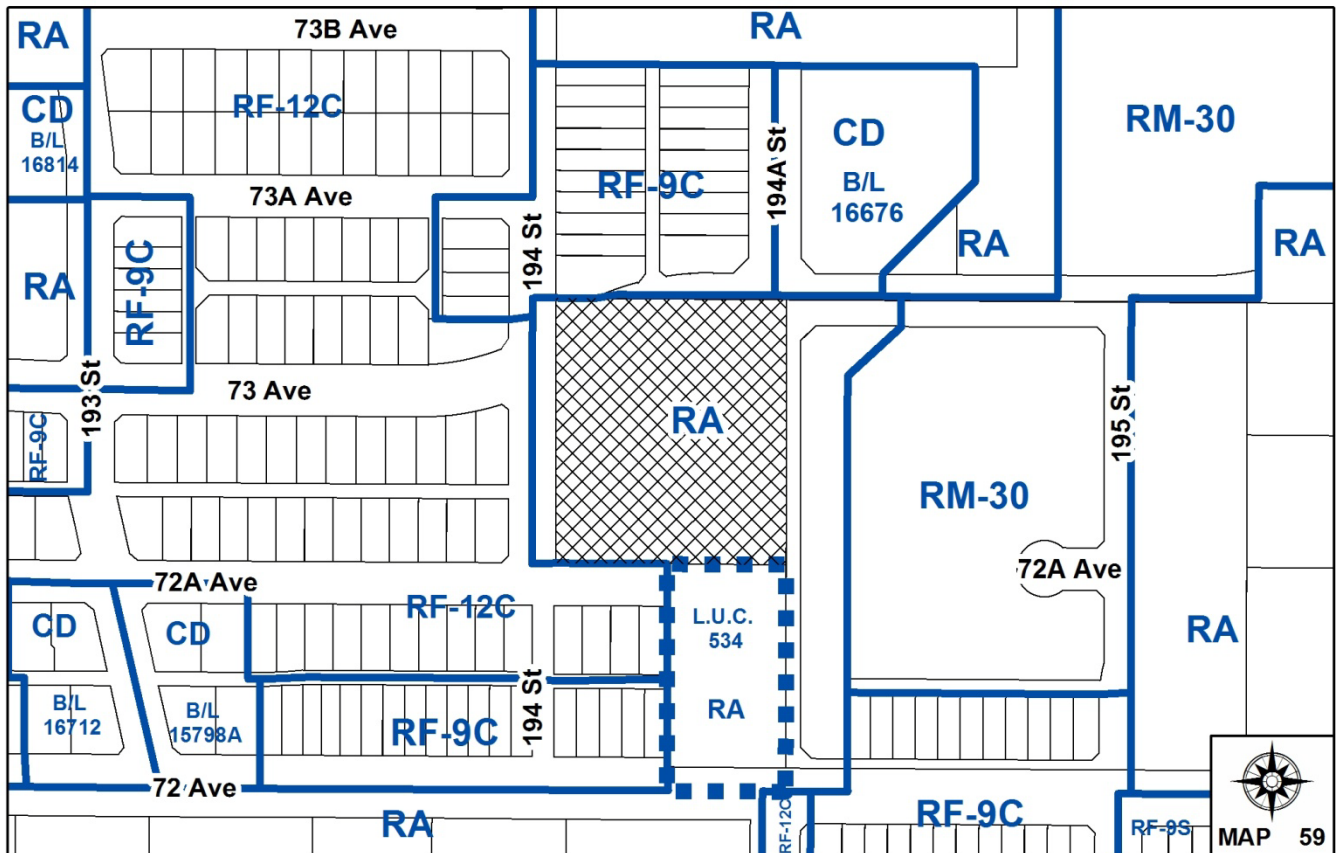


**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-9
- **Development Variance Permit**

in order to allow subdivision into approximately 22 small single family lots and to permit a reduced lot width for one proposed corner lot and reduced width for two uncovered parking spaces.

**LOCATION:** 7264 - 194 Street  
**OWNER:** 09211879 B.C. Ltd., Inc. No. BC0921879  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**NCP DESIGNATION:** 10 - 15 upa (Medium Density Residential)



### RECOMMENDATION SUMMARY

- Council direct staff to ensure a minimum of 3 on-site parking spaces can be accommodated on every proposed single family lot.
- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The minimum lot width of an RF-9 (Type III) corner lot is proposed to be reduced (proposed Lot 22).
- The minimum width of an uncovered parking space is proposed to be reduced for two lots (proposed Lots 8 and 9).

### RATIONALE OF RECOMMENDATION

- A directive to staff to ensure a minimum of 3 on-site parking spaces for every proposed single family lot will assist in providing guidance while the small lot zoning review is underway.
- The proposed OCP amendment and rezoning are consistent with the East Clayton NCP Extension – North of 72 Avenue.
- The applicant is requesting a variance to reduce the minimum lot width of an RF-9 (Type III) corner lot for proposed Lot 22, from 13.8 metres (45 ft.) to 9 metres (29 ft.). The proposed RF-9 (Type III) lot is an irregular shaped lot, as it is located at a non-perpendicular intersection. The applicant has demonstrated that 3 parking spaces can be provided on proposed Lot 22.
- The applicant is requesting a variance to reduce the width of an uncovered parking space on two proposed lots (proposed Lots 8 and 9). Through the use of reciprocal access easements, as well as a Restrictive Covenant stipulating the location of garages and fences, the applicant has demonstrated that two full size uncovered parking spaces can be achieved. A Restrictive Covenant will also be required that stipulates that a full-size double garage be constructed on every lot in the proposed subdivision.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7911-0113-00 (Appendix XII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width for a corner lot (Type III) in the RF-9 Zone from 13.8 metres (45 ft.) to 9 metres (29 ft.) for proposed Lot 22;
  - (b) to reduce the minimum width for an uncovered parking space for proposed Lot 8 from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.); and
  - (c) to reduce the minimum width for an uncovered parking space for proposed Lot 9 from 2.75 metres (9 ft.) to 2.25 metres (7.35 ft.).
5. Council direct staff to ensure a minimum of 3 parking spaces can be accommodated on every proposed single family lot.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to identify the specific location where garages can be constructed on proposed Lots 1 to 21, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;

- (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 22 requiring that double garages constructed in the RF-9 Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a minimum 54 square metre (581 sq.ft.) portion of the "rear yard" of proposed Lot 22 to preserve this as outdoor back yard space for the occupant;
- (h) registration of a Section 219 Restrictive Covenant for an increased rear yard setback for an accessory building to 1.0 metre (3.3 ft.) in the RF-9 Zone for proposed Lot 1;
- (i) registration of a reciprocal access easement for maintenance and access on proposed Lots 1 to 21; and
- (j) 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 III.

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

8 Elementary students at Clayton Elementary School  
 4 Secondary students at Clayton Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: One residential acreage lot, with existing dwelling to be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across partially unconstructed 73 Avenue):	Small lot single family with coach houses.	10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue.	RF-9C

Direction	Existing Use	NCP Designation	Existing Zone
East (Across unopened 194A Street):	Unconstructed City-owned future greenway and Townhouses.	Public Open Space/Park and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue.	RA and RM-30
South (Across partially unconstructed 72A Avenue):	Small lot single family with coach houses & acreage residential lot under Application No. 7911-0127-00 (at Third Reading).	6-10 upa (Low Density) & 15-25 (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue.	RF-12C and LUC No. 534 (underlying RA Zone)
West (Across 194 Street):	Small lot single family with coach houses.	6-10 upa (Low Density) in the East Clayton NCP Extension – North of 72 Avenue.	RF-12C

### JUSTIFICATION FOR PLAN AMENDMENT

#### OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment of the subject site from Suburban to Urban (see Appendix VII).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. Co09), which deals with land use designations and road network in the area of East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. Co11).
- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. Co11) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.
- The proposed Urban designation is consistent with the intended land uses in the East Clayton NCP Extension – North of 72 Avenue (see Appendix VIII).

### DEVELOPMENT CONSIDERATIONS

#### Site Context

- The approximately 1.09-hectare (2.7-ac) subject site is located within the East Clayton NCP Extension – North of 72 Avenue, at the intersection of 73 Avenue and 194 Street.
- The subject site consists of one property designated Suburban in the OCP. In addition, the property is designated 10-15 upa (Medium Density) in the NCP. The property is zoned "One-Acre Residential Zone" (RA).

### Current Application

- The proposal from the applicant is to rezone from One-Acre Residential Zone (RA) to the Single Family Residential (9) Zone (RF-9), to create approximately twenty-two (22) small single family lots.
- Initially the applicant proposed rezoning to RF-9C, however, due to the concerns about on-street parking in this neighbourhood, the applicant was amenable to revise their application to propose RF-9 zoning (i.e. no coach houses).
- The applicant is requesting a Development Variance Permit (DVP) in order to permit the minimum lot width of one RF-9 (Type III) corner lot (proposed Lot 22) from 13.8 metres (45 ft.) to 9 metres (29 ft.). Proposed Lot 22 has an irregular shape, as it is located at a non-perpendicular intersection (see By-law Variance section).
- The applicant is requesting another variance to reduce the width of an uncovered parking space on each of two proposed lots (see By-law Variance section). The uncovered parking space on proposed Lot 8 is proposed to be reduced from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.) while the uncovered parking space on proposed Lot 9 is proposed to be reduced to 2.25 metres (7.35 ft.). The applicant has demonstrated how the third parking space on proposed Lots 8 and 9 can be achieved. Reciprocal access easements will be required, as well as a Restrictive Covenant stipulating the location of garages and fences which will, in effect, allow for a full size uncovered parking space on each lot.
- A Restrictive Covenant will also be required that stipulates that a full-size double garage be constructed on every lot in the proposed subdivision, notwithstanding the provision within the RF-9 Zone that allows for a reduced double garage.
- The need for the DVP for uncovered parking space width is a result of the proposed 8.2-metre (27 ft.) lot width for proposed Lot 9. Although the lot complies with the dimensions in the RF-9 Zone, which allows 33% of the proposed lots to have a minimum lot width of 7.9 metres (26 ft.), without the additional requirements as detailed above proposed Lot 9 would not accommodate more than 2 parking spaces. This would therefore fail to provide for a third parking space for a secondary suite, which is permitted in the proposed RF-9 Zone, and could therefore exacerbate parking concerns in the neighbourhood.
- The applicant is required to dedicate land for the widening of 73 Avenue and construct to a Through Local standard, and to dedicate and construct 194A Street to a Collector standard.
- Proposed Lots 1 to 11 will be oriented towards 194A Street. Proposed Lots 12 to 16 will be oriented towards 72A Avenue. Proposed Lots 17 to 21 will be oriented towards 194 Street. Proposed Lot 22 will be oriented towards 73 Avenue.
- All of the proposed lots will gain access from a rear lane.

### Proposed RF-9 (Type I) Lots

- Proposed Lots 1 to 8 and 10 to 21 are Type I RF-9-zoned lots (see Appendix II). These lots meet the minimum 9-metre (30 ft.) width and 28-metre (90 ft.) depth requirements of the RF-9 Zone. Several of the lots have much greater depth than the minimum required. Proposed Lots 1 to 7 and 17 to 21 range in depth from 30.0 metres (98 ft.) to 145 metres (148 ft.).
- Due to the irregular shape of proposed Lot 1, which results in an 8.7-metre (28.5 ft.) wide rear yard where it abuts the lane, the applicant's design consultant, Tynan Consulting Ltd., has proposed increasing the rear yard setback of the garage from 0.5 metre (1.65 ft.) to 1.0 metre (3.3 ft.) to allow for sufficient width for a double garage and accessory parking space (see Appendix IX). This increased setback will be protected through a Restrictive Covenant.

### Proposed RF-9 (Type II) Lot

- For Interior Lots only, the RF-9 Zone permits the lot area to be reduced from 250 square metres (2,690 sq.ft.) to 220 square metres (2,368 sq.ft.) and the lot width to be reduced from 9.0 metres (30 ft.) to 7.9 metres (26 ft.) for a maximum of 33% of the total lots in a subdivision. This is defined as a RF-9 (Type II) Lot.
- The applicant is proposing to create one RF-9 (Type II) lot with a lot area of 237 square metres (2,551 sq.ft.) and a lot width of 8.2 metres (27 ft.) (proposed Lot 9) (see Appendix II). This is in compliance with the Zoning By-law.
- A Type II lot typically has reduced on-site parking capacity, as most Type II lots only allow for two parking spaces per lot. However, a secondary suite is a permitted use in the RF-9 Zone. Should the owner of this property construct a secondary suite, it is a requirement to provide a third parking space on this lot.
- As noted previously in this report, the applicant has demonstrated that they are able to provide a third on-site parking space, while also managing to provide for a full size double garage. This will be accomplished by stipulating garage and fence locations through Restrictive Covenants and by providing reciprocal access easements that will allow vehicle doors to open into neighbouring yard space and, in effect, providing a full size parking space.
- These steps have been taken as parking issues are a significant concern for the residents of East Clayton (as noted in greater detail later in this report). Currently staff are reviewing the regulations in the small lot single family zones. While the small lot zoning review is underway, it is recommended that Council direct staff to ensure a minimum of three parking spaces is provided for every proposed single family lot; two for the principal residence and one for the secondary suite.

### Proposed RF-9 (Type III) Corner Lot

- Due to its irregular shape, proposed Lot 22 is considered an RF-9 Type III Corner Lot, which permits an attached garage.
- The irregular shape of proposed Lot 22 requires some unique treatments for the lot and the proposed house, which have been addressed by the applicant's design consultant, Tynan Consulting Ltd. These unique treatments are as follows:

- Despite gaining access from the lane and the shape of the house, the front door of the house will be oriented towards 73 Avenue to provide for a better street frontage (see Appendix X). This requirement will be addressed within the building scheme.
- A minimum 54-square metre (581 sq.ft.) portion of the rear yard of proposed Lot 22 will be protected as outdoor back yard space for the occupant through a "no build" Restrictive Covenant (see Appendix X).
- The overall site area of this lot, at 371 square metres (3,993.5 sq.ft.) exceeds the minimum required for the zone (285 square metres, or 3,068 sq.ft.).

### East Clayton Parking Concerns

- Residents in East Clayton have raised concerns with respect to lack of on-street parking and traffic congestion in the community, which is in part a result of the higher densities permitted in the small lot single family designations of the East Clayton Neighbourhood Concept Plans (NCPs), in particular the RF-9C Zone, which permits coach houses. This application is not proposing coach houses.
- Working closely with the applicant, staff have prepared solutions that will alleviate some of the most pressing concerns of the East Clayton residents. Restrictive Covenants will be registered over most of the proposed lots (proposed Lots 1 to 21) specifying the following:
  - Double garages must be constructed 0.35 metre (1 ft.) from the side lot line (see Appendix XI for typical double garage locations).
  - Notwithstanding the reduced width permitted for a double garage in the RF-9 Zone (5.5 metres, or 18 feet, inside wall to inside wall), double garages will be required to comply with the minimum double garage width requirement of Section B of Part 5 of Surrey Zoning By-law No. 12000 (5.7 metres, or 19 feet, inside wall to inside wall), this will permit a full size double garage.
  - No fences or any other structures will be permitted to encroach into the space between the double garages on adjoining lots. In addition, reciprocal access easements for maintenance and access will be required between the properties. While the minimum requirement for an uncovered parking space is 2.75 metres (9 ft.) wide, the reciprocal access easements and lack of fences will effectively increase this parking space width to 3.1 metres (10 ft.) for the majority of lots.
  - For proposed Lots 8 to 10, the effective parking space width will be at least 2.75 metres (9 ft.) wide. This is necessary to ensure that proposed Lot 9, which is to be 8.2 metres (27 ft.) wide, is able to provide both a full-size double garage and a third uncovered parking space despite its reduced lot width.
- These interim solutions will make it easier for the residents of the RF-9-zoned lots to park three (3) vehicles on their lots, therefore, making additional on-street parking available for other residents and visitors.



- With the intent of not exacerbating the on-street parking concerns in East Clayton, it is recommended that Council direct staff to ensure a minimum of three on-site parking spaces can be provided on each proposed lot.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

#### Proposed Lot Grading and Tree Preservation/Replacement

- In-ground basements are proposed based on the lot grading (prepared by Hub Engineering Inc.) and tree preservation information (provided by Diamond Head Consulting Ltd.). Basements will be achieved with minimal cut or fill. The proposed lot grading plan has been reviewed by staff and found to be generally acceptable, though some minor revisions are required.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report indicates there are forty-one (41) mature trees. The Report proposes the removal of all 41 trees because they are located either within the building envelopes, within the footprint of proposed driveways and roads, or will otherwise be affected by construction.
- Thirty-two (32) trees will be planted on the proposed lots, providing for an average of 1.45 trees per lot.
- The information provided has been reviewed by staff and found to be generally acceptable, however some minor modifications are required.
- The following chart provides a summary of the proposed removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Red alder	1	0	1
Cottonwood	16	0	16
Douglas-fir	12	0	12
Hemlock	3	0	3
Horsechestnut	1	0	1
Apple	1	0	1
Spruce (Sitka)	2	0	2
Western Red Cedar	5	0	5
<b>Total</b>	<b>41</b>	<b>0</b>	<b>41</b>

- One (1) off-site tree (Cottonwood) has also been identified in the Arborist Report. This tree is also proposed to be removed, as it is in the boulevard of the future 72A Avenue extension. However, this tree is located on a property currently under application (No. 7911-0127-00, at Third Reading) and will be removed as part of that application.

- Under the Tree Protection By-law, protected trees are to be replaced at a ratio of 2:1, while Alder and Cottonwood are to be replaced at a ratio of 1:1. Under this application, all twenty-four (24) protected trees and seventeen (17) Alder and Cottonwood are to be removed. Therefore, a total of sixty-five (65) replacement trees are required. The applicant proposes thirty-two (32) replacement trees, leaving a shortfall of thirty-three (33) replacement trees. The applicant is therefore required to contribute \$9,900 to the City Green Tree Fund as a result of the shortfall of 33 trees, based on \$300/per tree.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 9, 2012 to reflect the original application for the subject site, which included coach houses at that time.

Staff received a number of responses, in the form of phone calls and letters, from residents who expressed concerns that a development that includes coach houses would exacerbate problems related to on-street parking in the neighbourhood.

Staff also received a petition with 33 signatures opposing the development, primarily due to the impact it will have on parking in the neighbourhood.

In recognition of the level of community concern with respect to coach houses, the applicant revised their application to exclude coach houses. Revised preliminary notification letters were sent out on June 13, 2012. To date, staff have received no responses.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width for a corner lot in the RF-9 Zone from 13.8 metres (45 ft) to 9 metres (29 ft.) for proposed Lot 22.

Applicant's Reasons:

- The proposed RF-9 (Type III) corner lot is an irregular shaped lot, as it is located at a non-perpendicular intersection.
- The overall site area of this lot, at 371 square metres (3,993.5 sq.ft.) exceeds the minimum required for the RF-9 Zone (285 square metres / 3,068 sq.ft.).
- A useable back yard will be protected through a “no-build” Restrictive Covenant.

## Staff Comments:

- The functionality of the dwelling and the back yard will not be compromised by the proposed variance.
- The applicant has demonstrated that 3 on-site parking spaces can be accommodated on proposed Lot 22.
- Staff support the proposed variance.

## (b) Requested Variances:

- To reduce the minimum width for an uncovered parking space for proposed Lot 8 from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.) and for proposed Lot 9 from 2.75 metres (9 ft.) to 2.25 metres (7.35 ft.).

## Applicant's Reasons:

- In combination with the required reciprocal access easements and Restrictive Covenants stipulating the location of double garages and fences, the proposed variances will allow for three on-site parking spaces to be provided on proposed Lot 9, which has a reduced lot width of 8.2 metres (27 ft.).

## Staff Comments:

- On-street parking issues are a significant concern for East Clayton residents. The applicant has shown a willingness to work with staff to address these concerns.
- The applicant has demonstrated that three on-site parking spaces can be accommodated on proposed Lots 8 and 9.
- Staff support the proposed variances.

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 Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Plan
Appendix IX.	Proposed Lot 1 Garage Location Plan
Appendix X.	Proposed Lot 22 House Location Plan
Appendix XI.	Typical Double Garage Location Plan

Appendix XII Development Variance Permit No. 7911-0113-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9

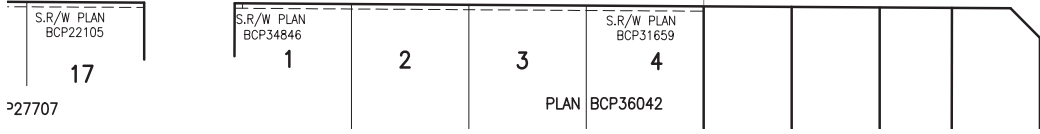
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.70
Hectares	1.09
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	22
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	8.2 m – 10.5 m
Range of lot areas (square metres)	237 m <sup>2</sup> – 406 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20.18 uph / 8.15 upa
Lots/Hectare & Lots/Acre (Net)	32.62 uph / 13.20 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	32%
Total Site Coverage	84%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width	YES



Type III

Type II

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**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:	HARDEEP S. GILL		PROJECT:	7264 194 STREET, SURREY	
DRAWING TITLE:	RESIDENTIAL SUBDIVISION WITH 22 LOTS				
PROJECT No.	11016	DATE:	JUN 2012	LEGAL:	
SCALE:	1:500	SURREY PROJECT No.:	7911-0113-00		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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

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

**DATE: June 20, 2012**

**PROJECT FILE: 7811-0113-00  
(Superceded Mar.26/12)**

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**Re: Engineering Requirements  
Location: 7264 194 St**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate varying widening on 73 Avenue for a total of 22.0 metres;
- Dedicate 15.950 metres on 194A Street for a total of 22.0 metres;
- Dedicate 6.5m x 6.5m corner cut at the intersection of 194A Street and 73 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 194A Street and 72A Avenue;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 194 Street with 72A and 73 Avenue;
- Dedicate 6.0 metre wide north-south and east-west lanes;
- Dedicate 5.0m x 5.0m corner cut at the intersection of the lanes;
- Provide 0.500 metre wide statutory right-of-way along all frontages.


***Works and Services***

- Construct 194A Street to the Collector standard;
- Construct 194 Street and 73 Avenue to Through Local standards;
- Construct 6.0-metre asphalt lanes with speed humps;
- Pay cash-in-lieu for north half of 72A Avenue roadwork's;
- Construct roundabout at the intersection of 73 Avenue and 194A Street;
- Construct and/or pay cash-in-lieu for sanitary sewer mains, storm sewer mains and watermain fronting the development.
- Pay 100% cash for Sanitary and Drainage DCCs;
- Pay all applicable latecomers.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

  
Bob Ambardar, P.Eng.  
Development Project Engineer  
HB

NOTE: Detailed Land Development Engineering Review available on file





Monday, March 26, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0113 00

**SUMMARY**

The proposed 22 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	8
Secondary Students:	4

September 2011 Enrolment/School Capacity

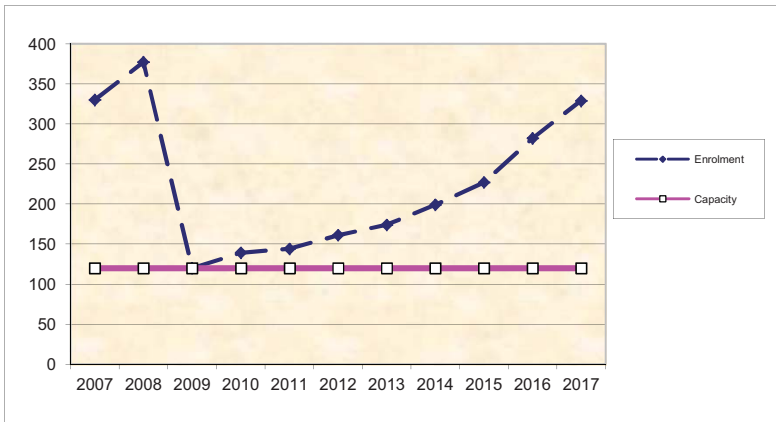
<b>Clayton Elementary</b>	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	20 K + 100
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

**School Enrolment Projections and Planning Update:**

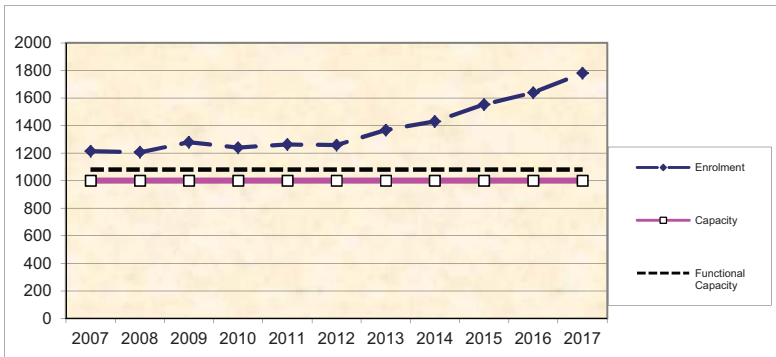
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of E. Clayton NCP Area and anticipated growth of the West Clayton NCP Area (under review). The school district has received capital plan approval of it's #1 capital plan priority, a new elementary school on Site #201 in the E. Clayton NCP Area. The new elementary school is expected to open by 2014 and will relieve overcrowding at Hazelgrove and Clayton. Additional school sites are also being assembled north of 72 Avenue including two new elementary school sites and a new secondary school in the North Clayton Area. The construction of a new elementary and future secondary school North of 72 Ave are subject to capital funding approval by the Province. The proposed development will not have an impact on the long term projections.

**Clayton Elementary**



**Clayton 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.

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0113-00  
 Project Location: 7264 - 194 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

## 1. Residential Character

### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is surrounded on the west, south, and north sides by new and under-construction homes on RF9, RF9C, and RF12C zoned lots. East of the site is a linear public park with RM-30 zoned multifamily development behind (further east). Northeast of the subject site is a CD zoned multifamily site. There are no vacant or oversized lots suitable for redevelopment. Therefore, the subject site can be considered an infill which will complete development of an existing, well defined detached compact lot home character area. There is no opportunity at this site to introduce a new character area.

Surrounding homes are new (less than 3 years old), or are under construction. Homes west and south of the site are zoned RF-12C and have floor areas at or near 2800 sq.ft.. North of the site homes are zoned RF9C and are approximately 1700 sq.ft. in size. All homes are Two-Storey type with in-ground basement. Styles found in this area include : one "West Coast Modern" style home to be demolished), "Neo-Heritage" (80%), and "Neo-Traditional" (13%).

All new homes in this area are considered to have "mid-scale" massing characteristics. Most homes have proportionally consistent, well balanced context quality massing designs that provide suitable architectural context for the subject site. Most homes have a single storey high front entrance veranda in a heritage tradition. A 1½ storey high front entrance is evident on one RF-12 home and on one RF9C home in this area. All homes have a detached rear garage.

Most homes (83%) have a steeply sloped roof at a slope of 8:12 or higher. Main roof forms (largest truss spans) include : common hip (33%), common gable (60%), Dutch hip (7%), Feature roof projection types include : common hip (29%), common gable (67%), shed (5%), Roof surfaces include : interlocking tab type asphalt shingles (13%), shake profile asphalt shingles (80%), cedar shingles (7%).

Main wall cladding materials include : horizontal vinyl siding (93%), and stucco cladding (7%), Feature veneers on the front façade include : brick (5%), stone (20%), wood wall shingles (35%), 1x4 vertical battens over Hardipanel (40%), Wall cladding and trim colours include : Neutral (white, cream, grey, black) (29%), Natural (earth tones) (59%), Primary derivative (red, blue, yellow) (6%), Warm (pink, salmon, orange) (6%).

A variety of landscaping standards are evident including : 'natural state' (7%), average old suburban (7%), poor modern urban (7%), modest modern urban (33%), average modern urban (40%), above average modern urban (7%). Driveways are broom finish concrete, all of which are located at the rear lane.

Eighty seven percent of surrounding homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site.

## 1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) Context Homes: Eighty seven percent of neighbouring homes can be considered "context homes", suitable for emulation. New homes should be consistent in theme, representation, and character with these existing homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of this area.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned, and can be emulated.
- 5) Front Entrance Design : Most homes have a single storey high front entrance, which is a suitable standard for RF-9, RF-9C and RF-SD zoned lots.
- 6) Exterior Wall Cladding : Vinyl has been used in this area and is recommended, subject to the inclusion of feature wall cladding materials including stone, wood wall shingles, wood battens over Hardipanel, or a combination of these materials. Trim and detailing components should be "equal or better" to those found on existing neighbouring homes and in most new compact lot subdivisions in Surrey.
- 7) Roof surface : Ninety three percent of homes have an asphalt shingle roof. For consistency with the surrounding homes, and for internal consistency, only shake profile asphalt shingles are recommended.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes, which will be the recommended minimum slope at the subject site.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in vinyl with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Some homes have a modest brick or stone accent.

**Roof Pitch and Materials:** All neighbouring homes, other than the home to be demolished, have a shake profile asphalt shingle roof.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** At the context site to the west, south, and north there is obvious continuity of appearance. All homes are either 2800 square foot homes on RF-12C lots or are 1700 sq.ft. homes on RF-9C lots. All homes are “Neo-Heritage” or “Neo-Traditional” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas / porches. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

### 2.2 Proposed Design Solutions:

#### Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 19300 and 19400 blocks of 72A Avenue, the 19300 and 19400 blocks of 73 Avenue, the 7200 and 7300 blocks of 194 Street, and the 7300 block of 194A Street. Homes will therefore be “Neo-Traditional” or “Neo-Heritage” styles and compatible Traditional and Heritage styles. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours only
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.
- Transparent type fencing required on east side lots facing public park, in conformance with CPTED principles.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 26, 2012

**Reviewed and Approved by:**



**Date:** April 26, 2012



**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7911-0113  
 Project Location: 7264 194<sup>th</sup> Street, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Two and two thirds acre parcel with one residence upon it. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:


The summary will be available before final adoption.

Number of Protected Trees Identified		<u>41</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>-</u>	(B)
Number of Protected Trees to be removed		<u>41</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>65</u>	(E)
Number of Replacement Trees Proposed		<u>32</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>33</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>32</u>	(H)
Number of Lots Proposed in the Project		<u>22</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>1.45</u>	

3. Tree Survey and Preservation / Replacement Plan

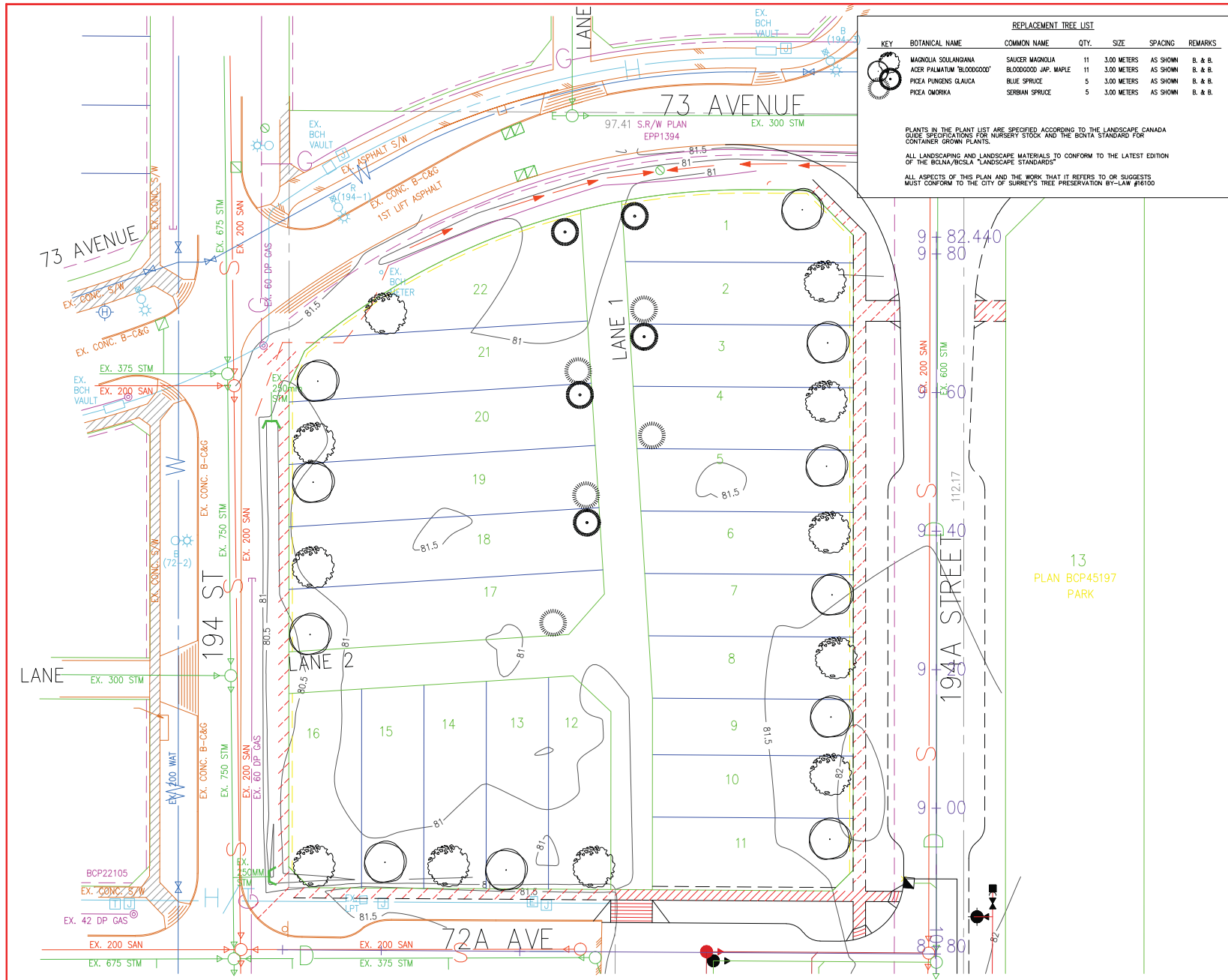
- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

\_\_\_\_\_ April 23, 2012  
 \_\_\_\_\_  
 Date





REPLACEMENT TREE LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⊙	MAGNOLIA SOULANGIANA	SAUCEUR MAGNOLIA	11	3.00 METERS	AS SHOWN	B. & B.
⊙	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	11	3.00 METERS	AS SHOWN	B. & B.
⊙	PICEA PUNGENS GLAUCOA	BLUE SPRUCE	5	3.00 METERS	AS SHOWN	B. & B.
⊙	PICEA OMORICA	SERBIAN SPRUCE	5	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #18100



- LEGEND**
- = TREES TO BE RETAINED
  - ⊙ = TREES TO BE REMOVED
  - = PROTECTION BARRIER

09/12	City of Surrey Request	1
DATE	REVISIONS	NO.

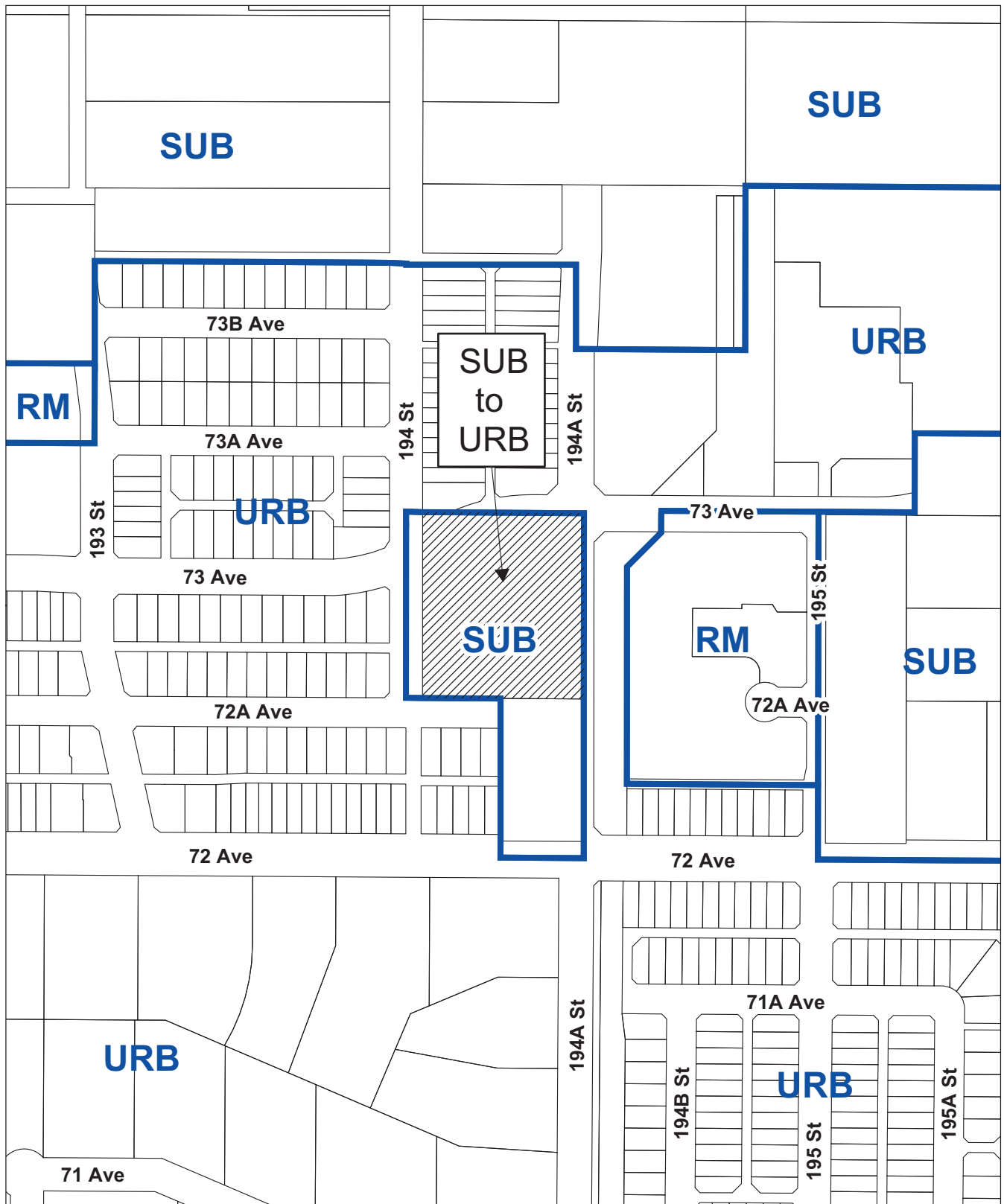
**C.KAVOLINAS & ASSOCIATES INC.**  
 BCSLA CSA  
 2462 JOOUL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

**CLIENT**  
 0921879 B.C. LTD.  
 c/o MRC KOMPET  
 HUB ENGINEERING INC.  
 ABBOTSFORD, B.C.  
 V2T 4X1  
 PHONE (604) 572-4328

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 22 LOT SUBDIVISION  
 7264 - 194 STREET  
 SURREY, B.C.

SCALE 1:250	DATE FEB/12
DRAWN	CHKD
ENG.	CHKD
APPROV	AS BUILT

PRINTED: JOB No. DRAWING No. TR-2

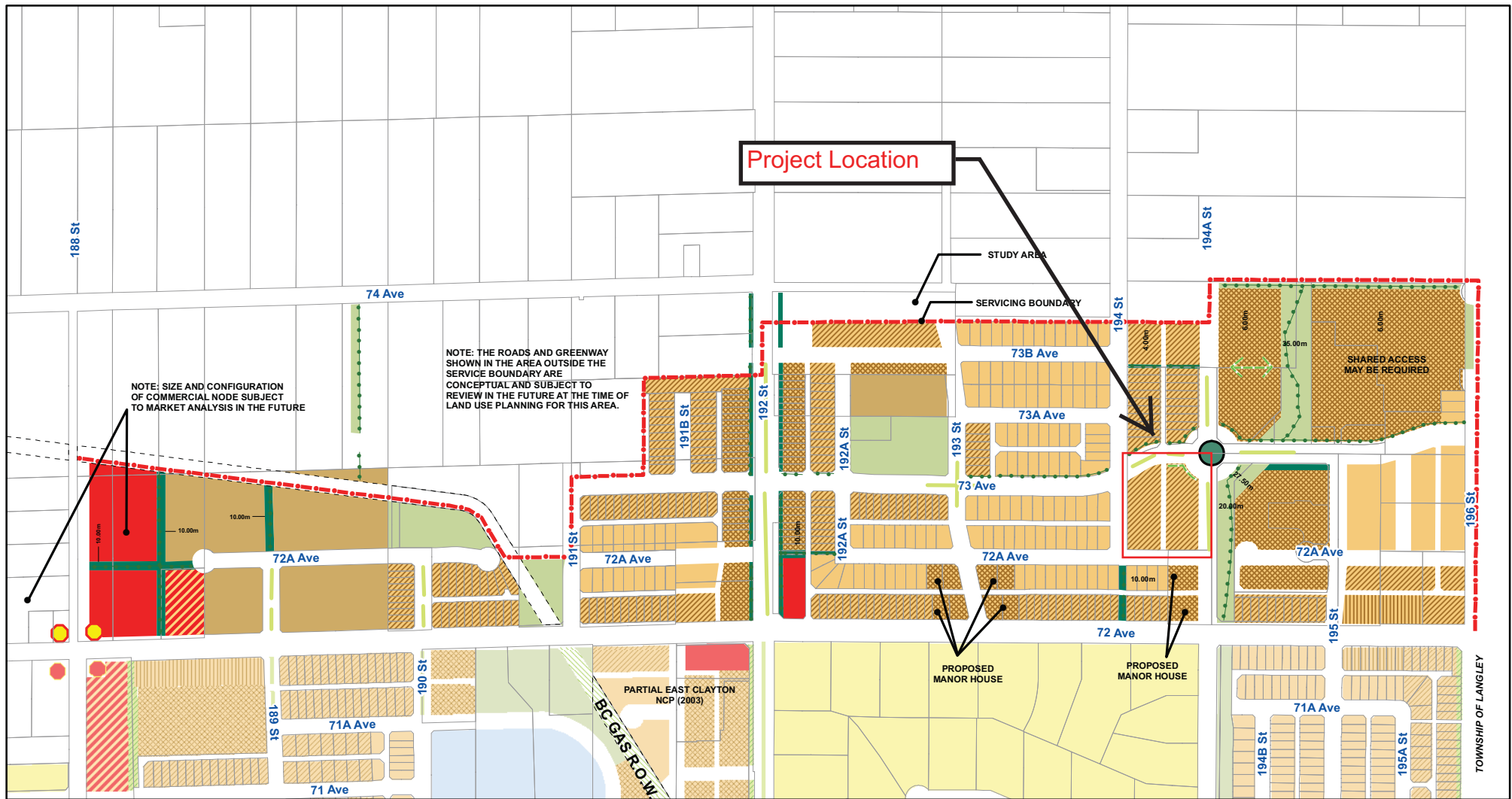


# OCP Amendment

Proposed amendment from Suburban to Urban







NOTE: THE ROADS AND GREENWAY SHOWN IN THE AREA OUTSIDE THE SERVICE BOUNDARY ARE CONCEPTUAL AND SUBJECT TO REVIEW IN THE FUTURE AT THE TIME OF LAND USE PLANNING FOR THIS AREA.

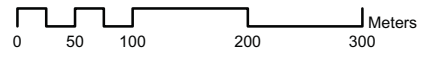
NOTE: SIZE AND CONFIGURATION OF COMMERCIAL NODE SUBJECT TO MARKET ANALYSIS IN THE FUTURE

- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. Special Residential
- 10-15 u.p.a. (Medium Density)
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- Neighbourhood Commercial
- Commercial / Residential
- Special Treatment of Street, Traffic Calming
- Public Open Space / Park
- Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property)
- Urban Landmark
- Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way
- Pedestrian Corridor on Private Property (Internal)

# EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on June 27, 2005  
Amended 14 Dec 2011

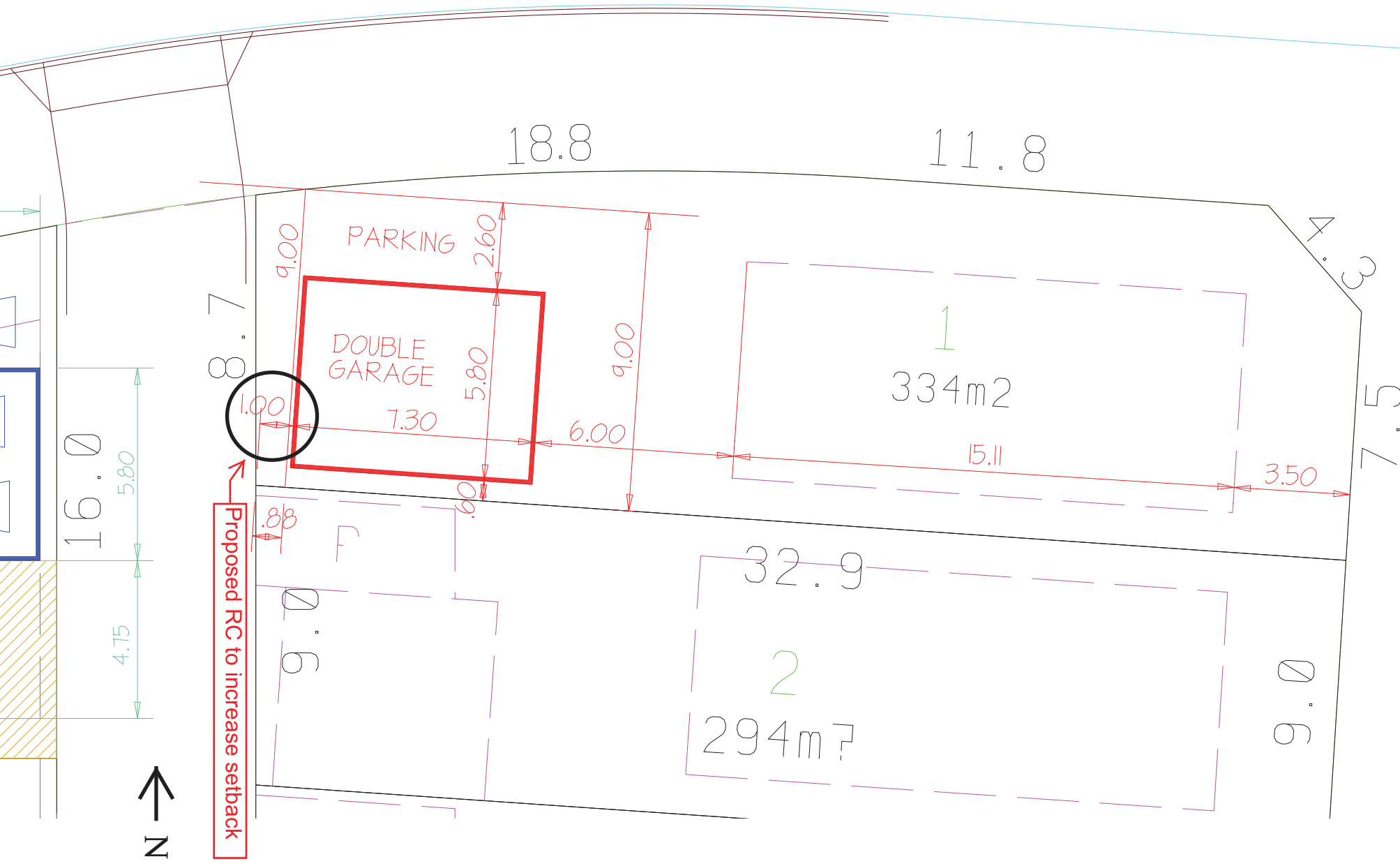


Printed: March 8, 2009

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



Proposed Lot 1 Double Garage Location



LOT 22:

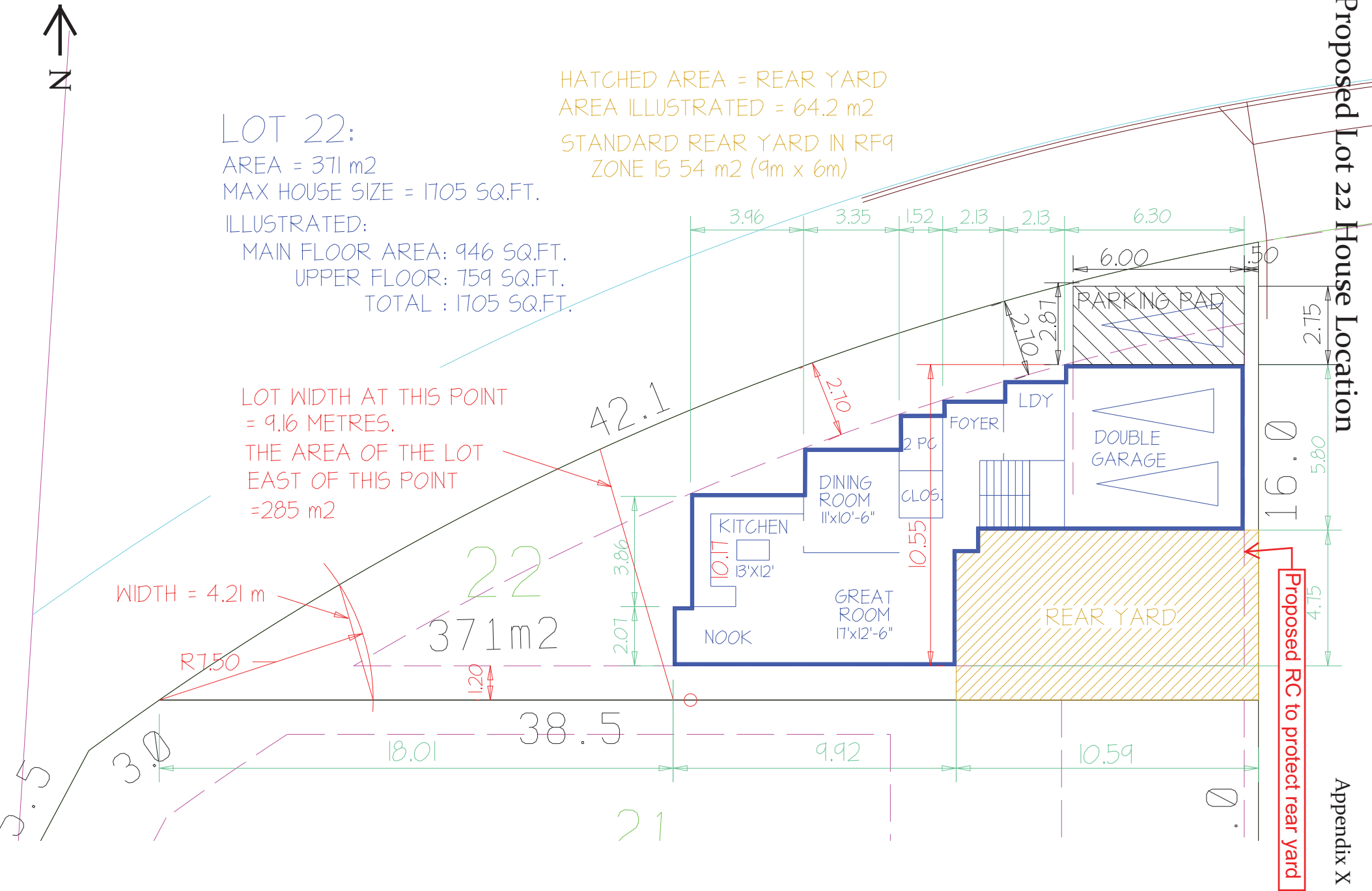
AREA = 371 m<sup>2</sup>  
 MAX HOUSE SIZE = 1705 SQ.FT.

ILLUSTRATED:

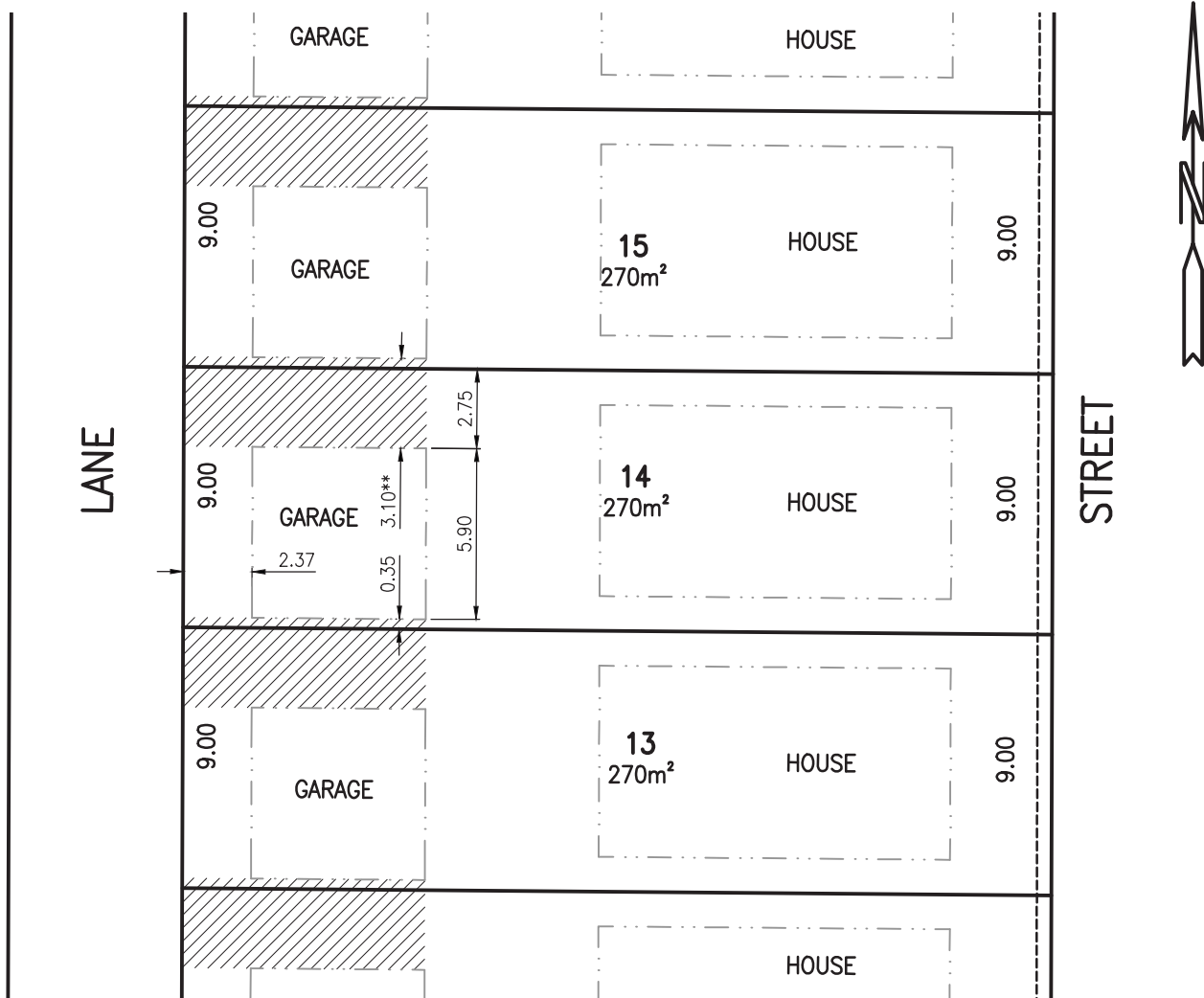
MAIN FLOOR AREA: 946 SQ.FT.  
 UPPER FLOOR: 759 SQ.FT.  
 TOTAL : 1705 SQ.FT.

HATCHED AREA = REAR YARD  
 AREA ILLUSTRATED = 64.2 m<sup>2</sup>  
 STANDARD REAR YARD IN RF9  
 ZONE IS 54 m<sup>2</sup> (9m x 6m)

LOT WIDTH AT THIS POINT  
 = 9.16 METRES.  
 THE AREA OF THE LOT  
 EAST OF THIS POINT  
 = 285 m<sup>2</sup>



# TYPICAL LOCATION OF GARAGE



\*\* NO ENCROACHMENT AREA (INCLUDING FENCE) AND CROSS ACCESS AREAS

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# TYPICAL LOCATION OF GARAGE



\*\* NO ENCROACHMENT AREA (INCLUDING FENCE) AND CROSS ACCESS AREAS

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**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

SURVEY FILE: **7911-0113-00**

SCALE: 1:250

TITLE: **RF-9C LOT**

SHEET: **SK-1**

DATE: **JUNE 13, 2012**

HUB PROJECT No.: **11016**

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7911-0113-00

Issued To: 09211879 B.C. LTD., INC. NO. BC0921879  
("the Owner")

Address of Owner: 1683 Mt. Lehman Road  
Abotsford, BC  
V2T 6H6

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: 005-620-538  
Lot 33 Section 22 Township 8 New Westminster District Plan 57870

7264 - 194 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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 17C Single Family Residential (9) Zone (RF-9) the minimum lot width for a Type III *Corner Lot* is reduced from 13.8 metres (45 ft.) to 9.0 metres (29 ft.) for proposed Lot 22;
  - (b) In Part 5, the minimum lot width for an uncovered *Parking Space* is reduced from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 8; and
  - (c) In Part 5, the minimum lot width for an uncovered *Parking Space* is reduced from 2.75 metres (9 ft.) to 2.25 metres (7.35 ft.) for proposed Lot 9.
  
5. This development variance permit applies to only 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.
  
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

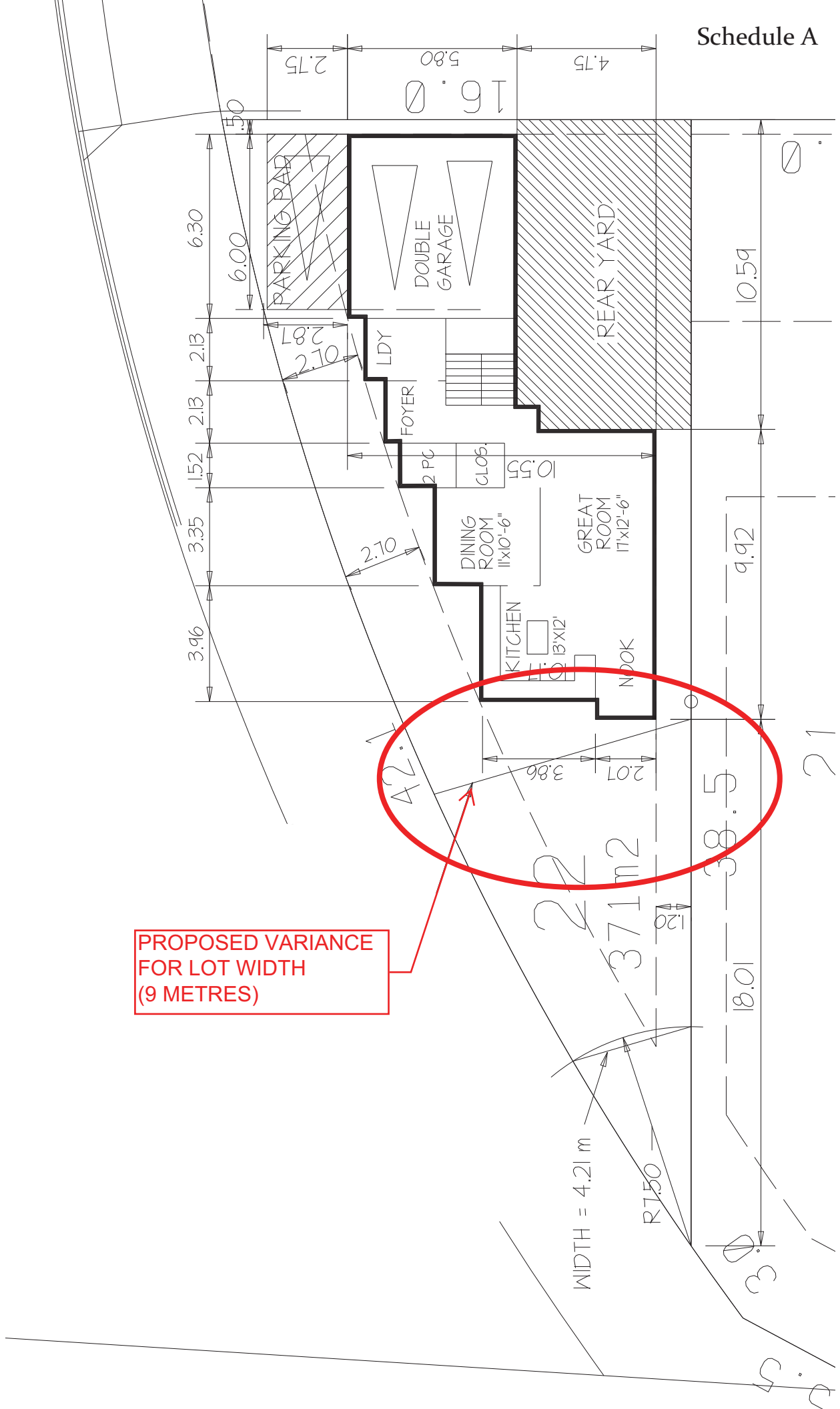
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Dianne L. Watts

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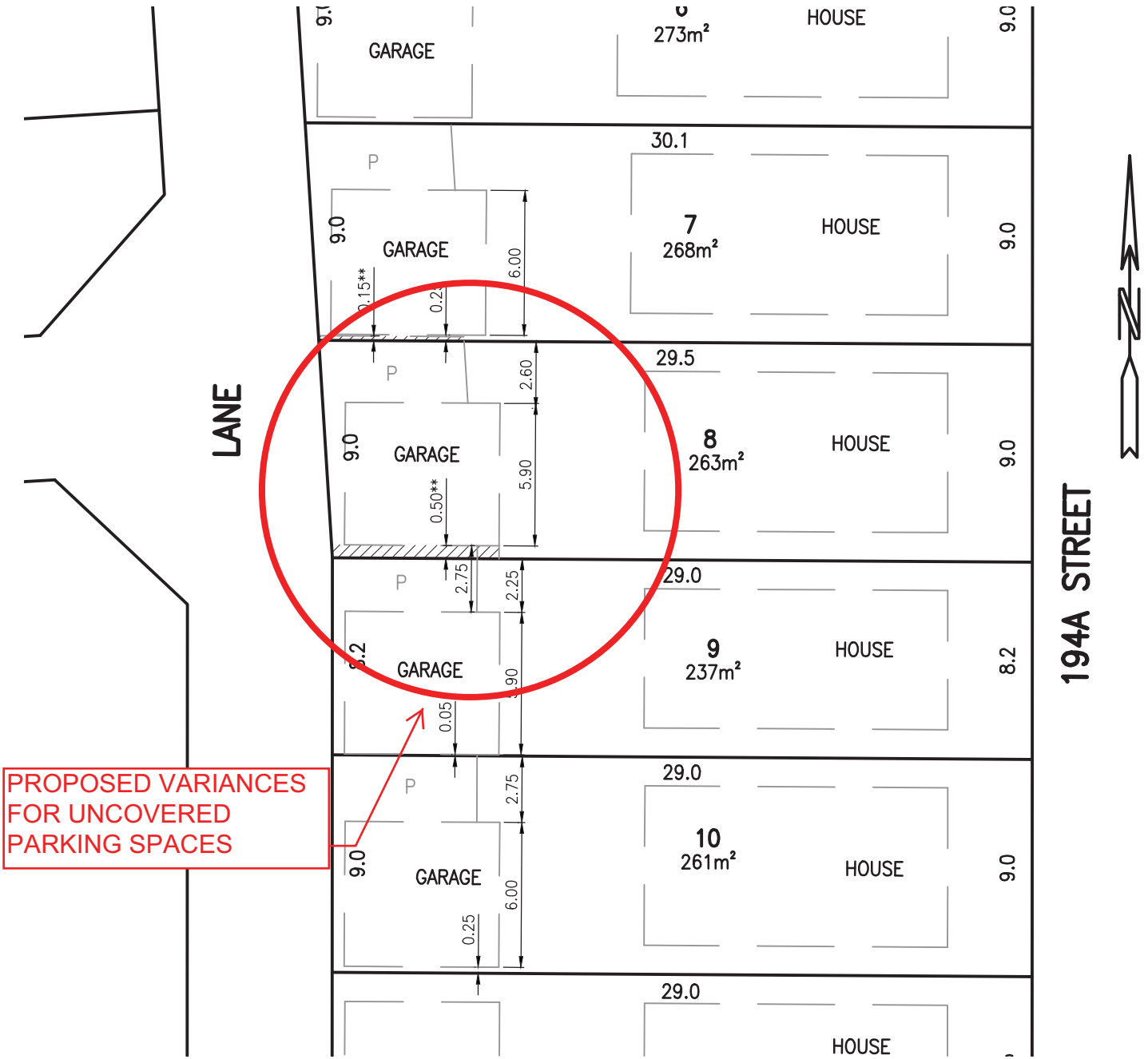
City Clerk – Jane Sullivan



PROPOSED VARIANCE FOR LOT WIDTH (9 METRES)



# TYPICAL LOCATION OF GARAGE



PROPOSED VARIANCES FOR UNCOVERED PARKING SPACES

\*\* NO ENCROACHMENT AREA (INCLUDING FENCE) AND CROSS ACCESS AREAS

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**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

SURVEY FILE: **7911-0113-00**

SCALE: 1:250

TITLE: **RF-9C LOT**

SHEET: **SK-1**

DATE: **JUNE 13, 2012**

HUB PROJECT No.: **11016**