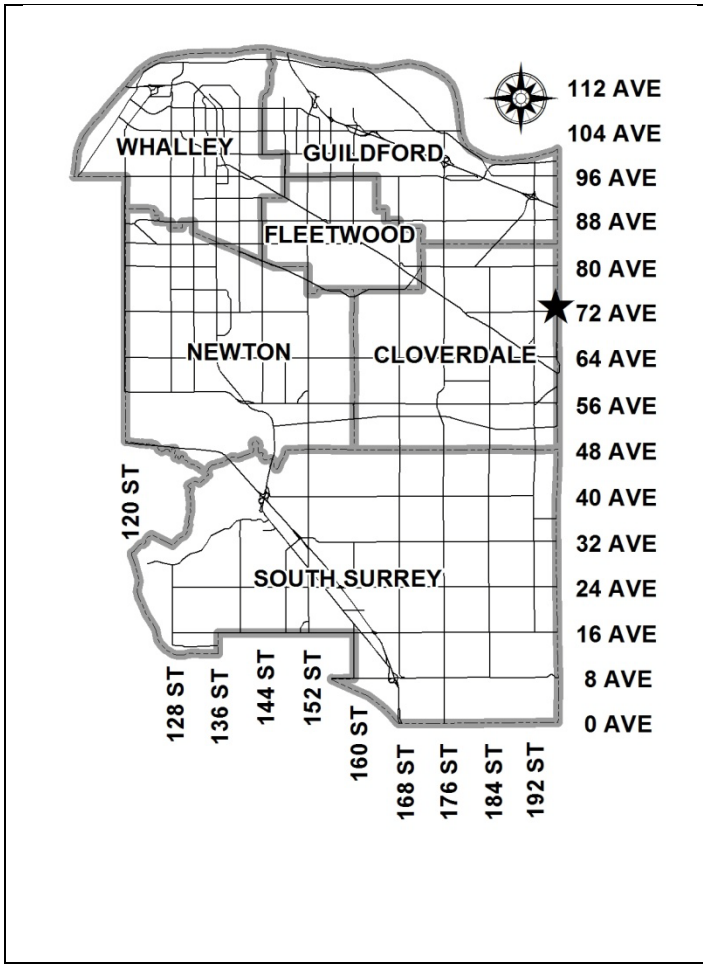


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0126-00

Planning Report Date: February 20, 2012



PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **NCP amendment** of a portion from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density)
- **Rezoning** portions from RA to RF-9C and RF-SD
- **Development Variance Permit**

in order to allow subdivision into 30 RF-9C lots and 4 RF-SD lots, with variances to permit double garages on the RF-SD lots.

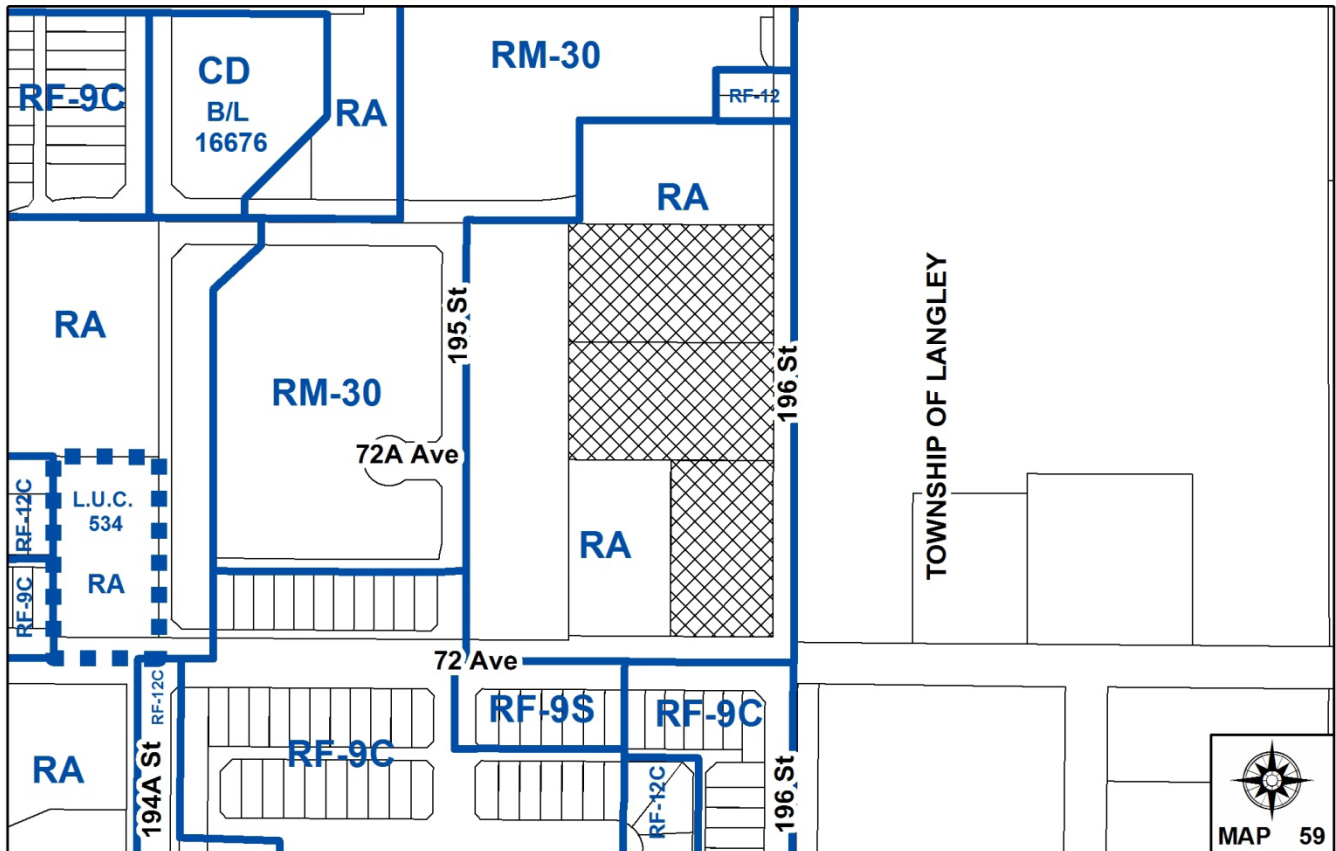
LOCATION: 19591 - 72 Avenue, 7259 - 196 Street and 7289 - 196 Street

OWNER: 0915630 BC Ltd., Inc. No. 0915630

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: 6 - 10 upa (Low Density) and 10 – 15 upa (Medium Density)



RECOMMENDATION SUMMARY

- 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

- Requires amending the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue for a portion of the site from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density).
- The minimum width required for double garages in the RF-SD Zone is proposed to be relaxed for two lots, and the minimum side yard setbacks required for a detached garage (accessory building) is proposed to be relaxed for four RF-SD – zoned lots.

RATIONALE OF RECOMMENDATION

- The amendment of the OCP from Suburban to Urban is consistent with the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The amendment of the NCP from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density) for a portion of the site is consistent with the residential form in the area, and can be supported as the applicant has agreed to provide additional road dedication along 196 Street, the future 72A Avenue, and the future 195A Street beyond that which was originally anticipated.
- The applicant is requesting a DVP in order to permit the minimum width required for double garages in the RF-SD Zone to be relaxed for two lots, and the minimum side yard setbacks required for a detached garage to be relaxed for four lots. The lot widths of the proposed RF-SD lots (Lots 4 to 7) are compromised due to additional road dedication requested for 196 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating of 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 Block B of the subject site as shown on the attached Survey Plan (Appendix I) from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and Block A of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7911-0126-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.7 metres (19 ft.) to 3.0 metres (10 ft.) for proposed Lots 5 and 6;
 - (b) to reduce the minimum side yard setback for a detached garage (accessory building) in the RF-SD Zone from 3.0 metres (10 ft.) to 2.7 metres (9.0 ft.) on the side of the lot opposite to the common side lot line for proposed Lots 4 and 7;
 - (c) to vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 8.7 metres (28.5 ft.) for proposed Lots 4 and 7.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of 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 coach houses can be constructed on proposed Lots 1 to 3 and 8 to 34, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed coach houses;

- (f) registration of a Section 219 Restrictive Covenant requiring that double garages constructed in the RF-9C Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law 12000;
 - (g) registration of a Section 219 "no build" Restrictive Covenant for structural independence on proposed Lots 4 to 7;
 - (h) registration of the following easements:
 - i. reciprocal access for maintenance and access on proposed Lots 1 to 34;
 - ii. maintenance of exterior finishes and drainage facilities on proposed Lots 4 to 7; and
 - iii. party wall on proposed Lots 4 to 7;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on the "hooked" remnant portion of proposed Lot 23 until future consolidation with the adjacent property to the west (19545 – 72 Avenue);
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 23 until future consolidation with the adjacent property to the north (7311 – 196 Street);
 - (k) submission of a financial contribution to address the equitable distribution of costs related to the future acquisition and construction of 73A Avenue through the adjacent property to the north at 7311 – 196 Street; and
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.
6. Council pass a resolution to amend the East Clayton NCP Extension – North of 72 Avenue to redesignate portions of the land from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

REFERRALS

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

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

13 Elementary students at Clayton Elementary School
6 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: Parks has no concerns.

Township of Langley: The proposed development appears compatible with the existing land uses in the Township.

SITE CHARACTERISTICS

Existing Land Use: Three residential acreage lots, with existing dwellings to be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Acreage residential lot.	6-10 upa (Low Density) and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension - North of 72 Ave.	RA
East (Across 196 St):	Single family dwellings in the Township of Langley.	Within the Township of Langley	n/a
South (Across 72 Ave):	Small lot single family with coach houses.	10-15 upa (Medium Density) in the East Clayton NCP.	RF-9C
West:	Acreage residential lots, one vacant and one under application No. 7907-0283-00 (Pre-Council).	6-10 upa (Low Density), 10-15 upa (Medium Density) and 10-15 upa (Special Residential) in the East Clayton NCP Extension - North of 72 Ave.	RA

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 VIII).
- 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 the 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.

NCP Amendment

- The applicant is seeking an amendment of the East Clayton NCP Extension – North of 72 Avenue for a portion of the site from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density) (see Appendix VII). The proposal is generally consistent with the designations in the East Clayton – North Extension NCP.
- The applicant has provided the following rationale to support the proposed amendments (with staff comments in italics):
 - The NCP amendment of portions of the site should be supported as the applicant has agreed to provide additional road dedication along 196 Street, the future 72A Avenue, and the future 195A Street beyond that which was originally anticipated. The amendment of portions of the site to allow for an increase in density is required to provide for a viable project.

Staff concur with the applicant's rationale. The provision of additional road dedication is essential for addressing issues of traffic flow, connectivity and lack of on- street parking in the East Clayton neighbourhood.

The additional road dedication along 196 Street allows for the reclassification of portions of this road between 72 Avenue and future 72A Avenue to Arterial and between future 72A Avenue and future 73 Avenue to Major Collector.

DEVELOPMENT CONSIDERATIONS

Site Context

- The approximately 1.5-hectare (3.71-ac) subject site is located within the East Clayton NCP Extension – North of 72 Avenue, at the intersection of 72 Avenue and 196 Street.
- The subject site consists of three properties designated Suburban in the OCP. In addition, the properties are designated 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density) in the NCP. The properties are zoned "One-Acre Residential Zone (RA)".

Current Application

- The proposal from the applicant is to rezone from "One-Acre Residential Zone" (RA) to the following:
 - "Single Family Residential (9) Coach House Zone" (RF-9C), to create thirty (30) small single family lots; and
 - "Semi-Detached Residential Zone" (RF-SD), to create four (4) semi-detached single family lots.

- One remnant, RA-zoned portion will be created and “hooked” to proposed Lot 23 across proposed 195A Street (see Appendix II).
- Two no-build Restrictive Covenants are to be registered over proposed Lot 23. The purpose of each of these no-build Restrictive Covenants is as follows:
 - the first is to be registered until such time as proposed Lot 23 consolidates with an approximately 159-square metre (1,711-sq.ft.) portion of the lot to the north (7311 – 196 Street);
 - the second is to be registered on the approximately 910-square metre (9,795-sq.ft.) remnant piece “hooked” to proposed Lot 23 across proposed 195A Street, until such time as this remnant consolidates with the lot to the west (19545 – 72 Ave).
- The applicant is also requesting a Development Variance Permit (DVP) in order to reduce the minimum lot width required for double garages in the RF-SD Zone for two lots, and the minimum side yard setbacks required for a detached garage (accessory building) to be relaxed for four lots (see By-law Variance section).
- Proposed Lots 1 to 5 will be oriented towards 72 Avenue. Proposed Lots 6 to 10 will be oriented towards the proposed 72A Avenue. Proposed Lots 11 to 22 will be oriented towards 196 Street. Proposed Lots 23 to 34 will be oriented towards proposed 195A Street.
- All of the proposed RF-SD and RF-9C lots will gain access from a rear lane.

RF-9C Zone Neighbourhood Parking and Congestion Concerns

- Residents in East Clayton have raised concerns with respect to issues with 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.
- In response, City staff are currently undertaking a review of its small lot zoning policies, which may recommend improvements to the small lot zones in the future. It is anticipated that staff will present recommendations to Council later this year.
- Working closely with the applicant, staff have prepared interim solutions that will alleviate some of the most pressing concerns of the East Clayton residents. These solutions are presented below.
- The applicant is providing a wider road standard for future 195A Street and 72A Avenue at 20 metres (66 ft.), as opposed to the typical 18 metres (60 ft.), in order to provide additional on-street parking and improved traffic circulation.
- Restrictive Covenants will be registered over the proposed RF-9C lots (proposed Lots 1 to 3 and 8 to 34) specifying the following:
 - coach houses must be constructed 0.35 metre (1 ft.) from the side yard property line (see Appendix X for typical coach house locations);

- notwithstanding the reduced width permitted for a double garages in the RF-9C Zone (5.5 metres, or 18 feet, inside wall to inside wall), double garages constructed in the RF-9C Zone must comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000 (5.7 metres, or 19 feet, inside wall to inside wall). This will permit a full size garage.
- No fences or any other structures will be permitted to encroach into the space between the coach houses. 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.).
- These interim solutions will make it easier for the residents of the RF-9C lots to park their vehicles on their lots, while the increased road standard will provide for additional on-street parking for residents and visitors.

Road Dedication and Additional Engineering Requirements

- The applicant is required to dedicate land for the widening of 196 Street and 72 Avenue, and for portions of 73 Avenue. The applicant is also required to construct 195 Street and 72A Avenue, including an off-site statutory right-of-way for a portion of the 72A Avenue road works on the adjacent property to the west (19565 – 72 Avenue).
- The applicant will be dedicating and constructing to a wider local-road standard at 20 metres (66 ft.), as opposed to the typical 18 metres (60 ft.), in order to provide additional on-street parking and improved traffic circulation.
- To address their inability to consolidate with the lot to the north (7311 – 196 Street), and recognizing the benefit that will accrue to the subject application from the completion of future 73A Avenue to the north of the subject site, the applicant will also be required to contribute approximately \$540,000 (50%) of the costs associated with the future completion of 73A Avenue, including land, road works and servicing. This contribution is required to ensure an equitable distribution of the road implementation costs between the subject lot and the adjacent lot. Under normal circumstances 73 Avenue would have been extended along the northern frontage of this application and the applicant would have been responsible for completion of the southern half of the road. The alignment of 73A Avenue is identified within the East Clayton Extension North NCP and provides a safe intersection with existing 73A Avenue in Langley. Similarly, development of 7311 - 196 Street would have been responsible for construction of the northern half of 73 Avenue if it were extended along the edge of the property. Layouts have been developed to demonstrate how 7311 - 196 Street can be developed with the proposed alignment. The cost estimate will be finalized once detailed designs and costs have been completed. This approach will more equitably share the costs and development potential that could have been achieved through the land assembly approach.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group. 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 that was provided by Diamond Head Consulting Ltd. Basements will be achieved with minimal cut or fill. The proposed lot grading plan provided has been reviewed by staff and found to be generally acceptable.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report indicates there are sixty-one (61) mature trees. The Report proposes the removal of forty-five (45) trees because they are located either within the building envelopes, within the footprint of proposed driveways and roads, or are considered hazardous trees.
- The Report proposes sixteen (16) trees be retained, all of which are within the future road right-of-way. Staff will therefore need to assess whether these trees will be in conflict with future road widening or proposed services within the boulevard. This assessment will ultimately determine if these trees can be retained.
- Thirty-four (34) trees will be planted on the proposed CD lots, providing for an average of 1.5 trees per lot.
- The information provided has been reviewed by staff and found to be generally acceptable, however some minor modifications are required. In addition, staff has to review the viability of retaining the 16 trees on City boulevard. If it is determined that these trees cannot be retained as part of this development, the following figures must be revised.
- The following chart provides a summary of the proposed retention and removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention on City Boulevard	Proposed for Removal
Big Leaf Maple	2	1	1
Black Cottonwood	2	0	2
Blue Spruce	1	1	0
Cascara	2	0	2
Cherry/Plum	4	0	4
Douglas-fir	16	7	9
Giant Sequoia	1	0	1
Horsechestnut	1	0	1
Red Alder	11	0	11
Red Maple	7	7	0
Shorepine	1	0	1
Sugar Maple	1	0	1
Weeping Willow	11	0	11
Western Red Cedar	1	0	1
Total	61	16	45

- The Arborist Report did recommend that all reasonable attempts be made to retain an existing Giant Sequoia that is located on the property. Staff requested the applicant consider

retaining this tree. However, the applicant stated it is virtually impossible to retain a tree of this size in subdivisions with small lots.

- Five (5) off-site trees have also been identified in the Arborist Report. None of these trees are proposed to be removed.
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as thirteen(13) alder and cottonwood are proposed to be removed and thirty-two (32) protected trees are to be removed, a total of seventy-seven (77) replacement trees would be required. The applicant proposes thirty-four (34) replacement trees, leaving a shortfall of forty-three (43) replacement trees. The applicant is therefore required to contribute \$12,900 to the City Green Tree Fund as a result of the shortfall of 43 trees, based on \$300/per tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 3, 2011. Staff received the following responses:

- One resident called to express concern about the proposed coach house development. Specifically, they are concerned that the development will exacerbate problems related to on-street parking, school over-crowding, and crime in the neighbourhood.

(Staff advised the caller that the applicant is providing a wider road standard at 20 metres (66 ft.) as opposed to the typical 18 metres (60 ft.) in order to provide additional on-street parking. In addition, staff advised that the Surrey School Board is aware of development in East Clayton, and that City staff and Council have been working closely with School Board staff to address issues of overcrowding in local schools.)

- One caller expressed concern about the impact the development would have on parking in the area, and also commented that they understood that coach houses were no longer being permitted.

(Staff advised that the applicant is providing a wider road standard in order to provide additional on-street parking. Staff also explained that the City is currently undertaking a review of its small lot zoning policies, which may recommend improvements to the small lot zones in the future.)

- One resident provided an e-mail to the City expressing their opposition to the proposed development. The resident is concerned that the area is over-developed, with over-crowded schools and insufficient parks and green space.

(Staff communicated to the resident that their concerns will be incorporated into the Planning Report.)

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 vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 8.7 metres (28.5 ft.) for proposed Lots 4 and 7;
- To reduce the minimum side yard setback for a detached garage (accessory building) in the RF-SD Zone from 3.0 metres (10 ft.) to 2.7 metres (9.0 ft.) on the side of the lot opposite to the common side lot line for proposed Lots 4 and 7; and
- To reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.7 metres (19 ft.) to 3.0 metres (10 ft.) for proposed Lots 5 and 6;

Applicant's Reasons:

- The appeal of an RF-SD unit is significantly greater if the units incorporate a double garage.
- The lot widths of the RF-SD lots (proposed Lots 4 to 7) are compromised due to the additional road dedication requested for 196 Street.

Staff Comments:

- The applicant has agreed to provide additional road dedication along 196 Street of varying widths from 2 metres (6.5 ft.) up to 4 metres (13 ft.).
- The rear yards of these lots are not compromised by the proposed variances.
- The proposed side yard setbacks, including that for a flanking street, are similar to those of the surrounding RF-9C properties.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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.	NCP Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Development Variance Permit No. 7911-0126-00
Appendix X	Typical Coach House Location Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0126-00 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 the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C and RF-SD

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3.71	
Hectares	1.50	
NUMBER OF LOTS		
Existing	3	
Proposed	34	
SIZE OF LOTS		
Range of lot widths (metres)	8.7 m – 10.5 m	
Range of lot areas (square metres)	244 m ² – 311 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	22.7 uph / 9.2 upa	
Lots/Hectare & Lots/Acre (Net)	33.7 uph / 13.7 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	RF-9C 52%	RF-SD 60%
Estimated Road, Lane & Driveway Coverage	15%	
Total Site Coverage	67%	75%
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
Required		
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
BOUNDARY HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	YES	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOTS 29, 30 AND 31 SECTION 22 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN 54310**

CITY OF SURREY
 B.C.G.S. 92G.017

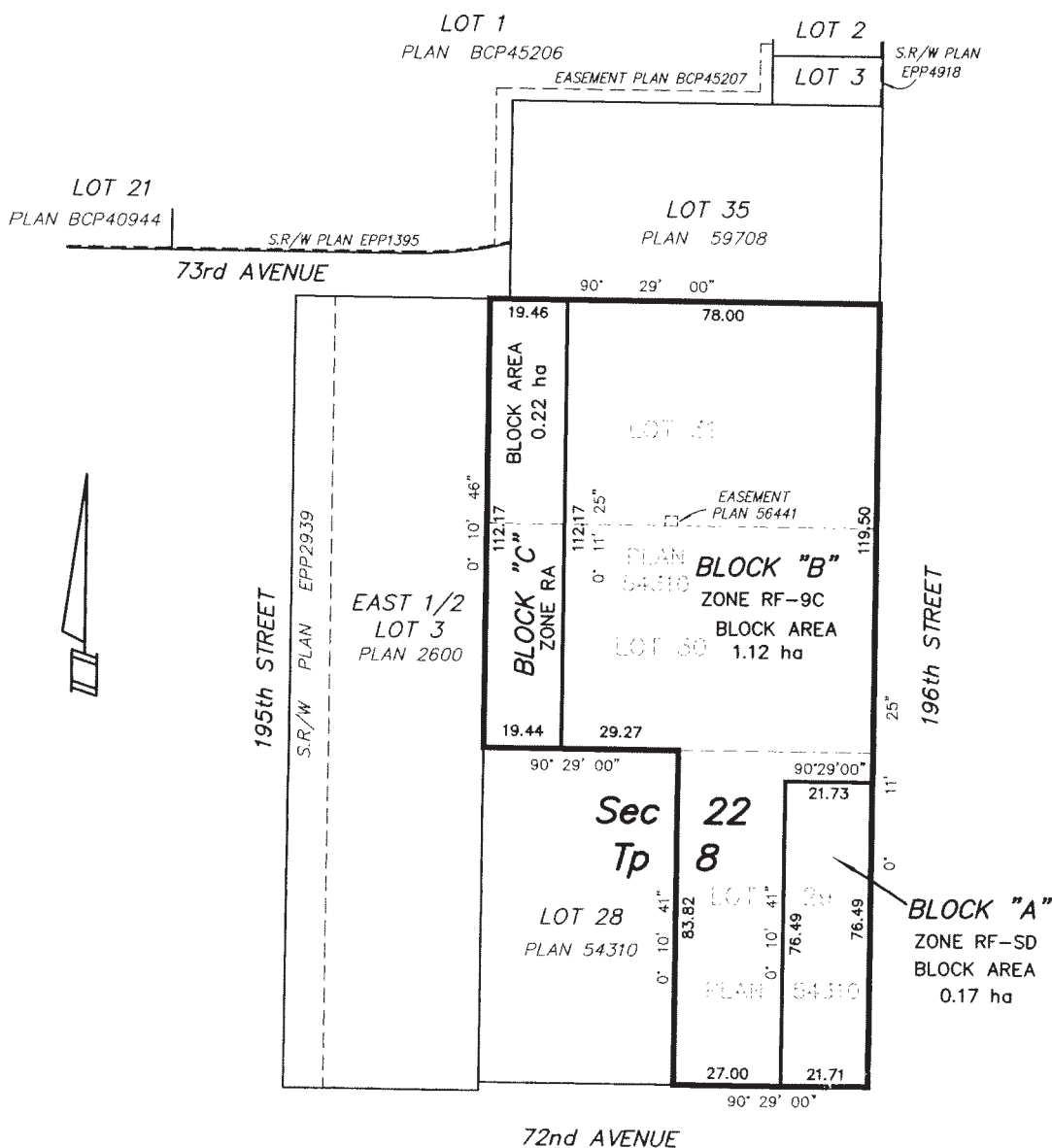


"ALL DISTANCES ARE IN METRES"

P.I.D. 002-649-845 (LOT 29)
CIVIC ADDRESS: #19591 72nd AVENUE
P.I.D. 005-214-777 (LOT 30)
CIVIC ADDRESS: #7259 196th STREET
P.I.D. 001-131-770 (LOT 31)
SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENT R11495 (PLAN 56441)
CIVIC ADDRESS: #7289 196th STREET

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 29	SECTION 22 TOWNSHIP 8	54310	0.17 ha	BLOCK "A"	RF-SD
PART OF LOTS 29, 30 & 31	SECTION 22 TOWNSHIP 8	54310	1.12 ha	BLOCK "B"	RF-9C
PART OF LOTS 30 & 31	SECTION 22 TOWNSHIP 8	54310	0.22 ha	BLOCK "C"	RA

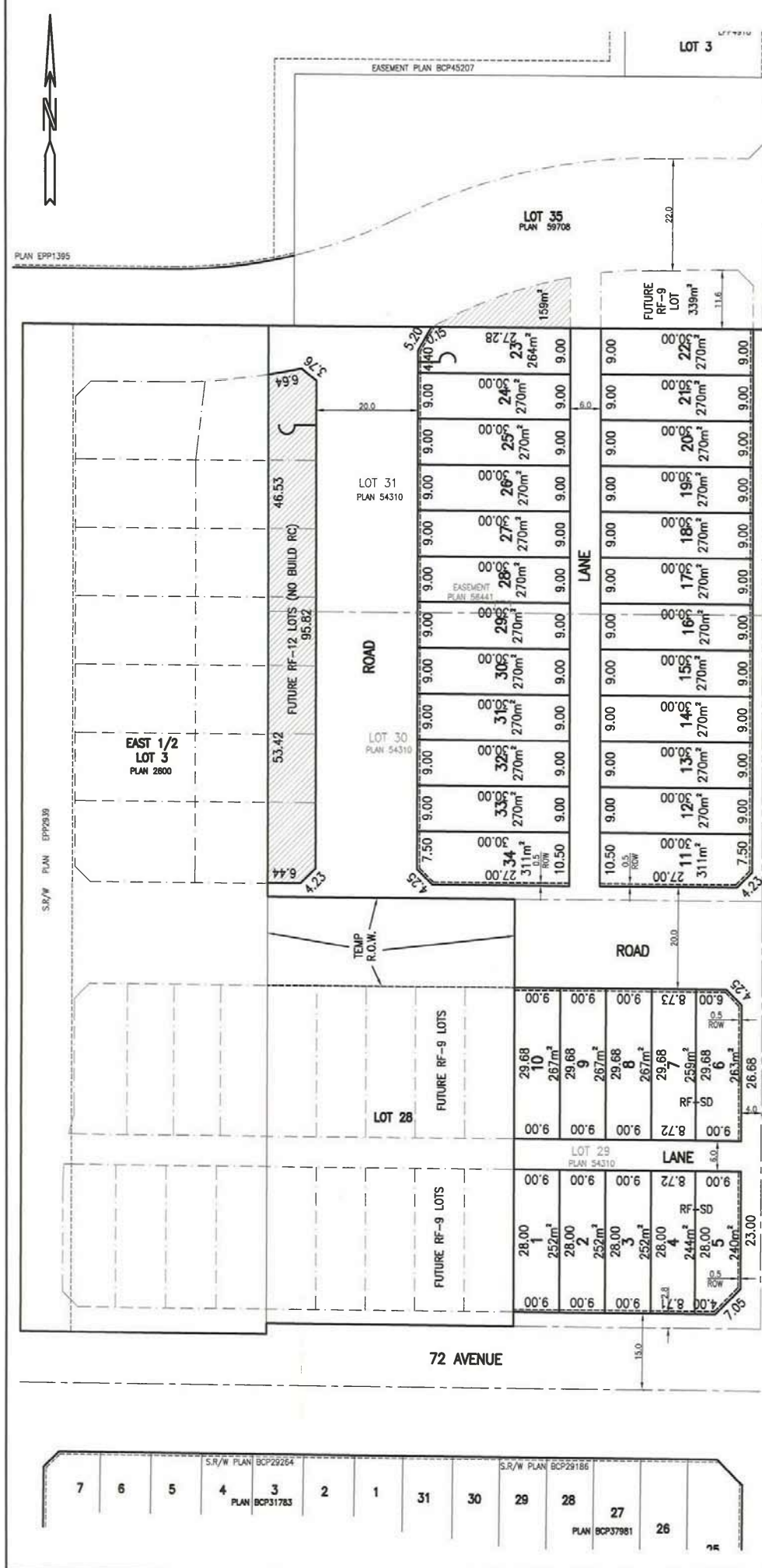


SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 11730-ZON

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 14th DAY OF FEBRUARY, 2012

SIGNATURE OF B.C.L.S. *[Signature]*



PLAN EPP1395
S.R./W PLAN EPP0939
EAST 1/2 LOT 3 PLAN 2800
LOT 31 PLAN 54310
LOT 30 PLAN 54310
LOT 28
LOT 29 PLAN 54310
LOT 3
LOT 35 PLAN 59708
FUTURE LOT
FUTURE RF-9 LOT 339m²
EASEMENT PLAN BCP45207
EASEMENT PLAN 58441
TEMP. R.O.W.
ROAD
ROAD
LANE
LANE
72 AVENUE
196 STREET
73A AVENUE

CLIENT: SUKH GREWAL

DRAWING TITLE: RESIDENTIAL SUBDIVISION WITH 33 LOTS

PROJECT No. 11021

DATE: JAN 06/12

LEGAL:

PROJECT: 7289/59 196 ST & 9591 72 AVE, SURREY

SURREY PROJECT No. 7911-0126-00

SCALE: 1:750

PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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: mol@hub-inc.com

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

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

DATE: **February 16, 2012** PROJECT FILE: **7811-0126-00**

RE: **Engineering Requirements
Location: 7289 196 St.**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widening from 1.942 to 3.942 metres on 196 Street for a total varying width of 24.000 to 28.000 metres;
- Dedicate 2.808 metres on 72 Avenue for a total of 30.000 metres;
- Dedicate 20.000 metres on 195A Street and 72A Avenue for a total of 20.000 metres;
- Dedicate varying widening on 73 Avenue for a total of 22.0 metres;
- Dedicate 3.0m x 3.0m corner cuts at the intersections of 196 Street and 195A Street with 72A Avenue;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 195A Street and 73A Avenue;
- Dedicate 6.0 metre wide north-south and east-west lanes;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 196 Street and 72 Avenue;
- Provide 0.500 metre wide statutory right-of-way along 196 Street, 72 Avenue, 195A Street, 72A Avenue, and the 73 Avenue frontages;
- Provide off-site statutory right-of-way for 72A Avenue roadworks.


Works and Services

- Construct 195A Street and 72A Avenue to Through Local standards;
- Construct 6.0-metre asphalt lanes with speed humps;
- Pay cash-in-lieu for south half of 73A Avenue roadworks and land (approximately \$540,000);
- Construct sanitary sewer mains, storm sewer mains, and watermain fronting the development;
- Provide sustainable drainage features as per the East Clayton NCP;
- Construct and/or pay cash-in-lieu for sanitary sewer mains, storm sewer mains and watermain on 73 Avenue;
- Pay 100% cash for Sanitary and Drainage DCCs and Drainage DWA;
- Pay all applicable Water, Sanitary, and Drainage latecomers.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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


Bob Ambardar, P.Eng.
Development Project Engineer
HB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, January 26, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0126 00

SUMMARY

The proposed 34 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	13
Secondary Students:	6

September 2011 Enrolment/School Capacity

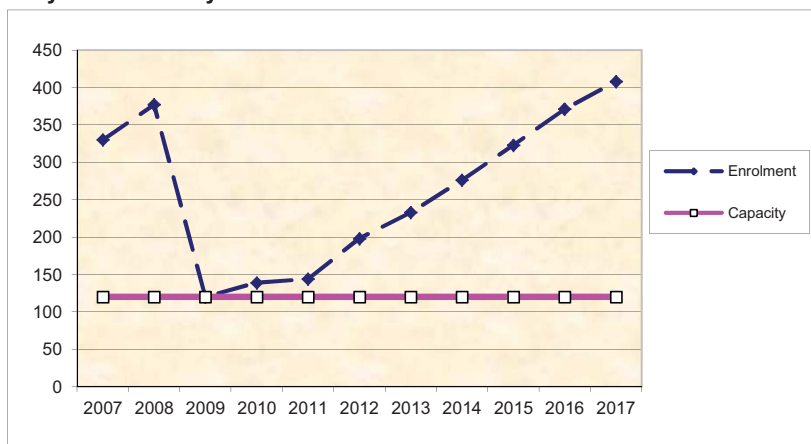
Clayton Elementary	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	20 K + 100
Clayton Heights Secondary	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

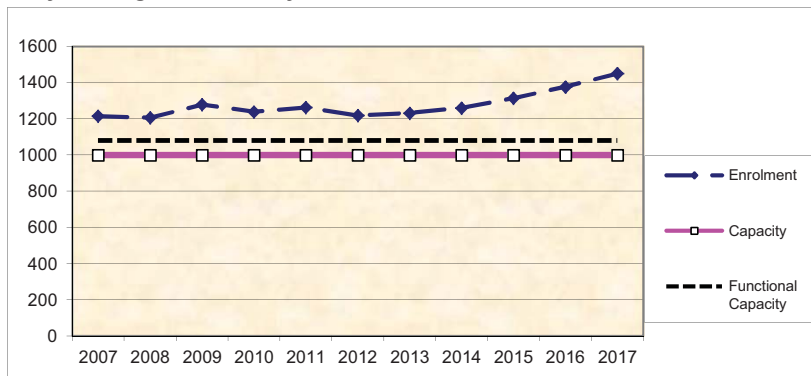
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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. 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 when built will relieve overcrowding at Hazelgrove and Clayton, in a location consistent with City of Surrey's E. Clayton NCP. 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 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



BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 11-0126-00
Property Location: 7259 – 196 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Stucco and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 66% of the homes having exposed Aggregate driveways.

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

Veranda's are evident on a majority of the existing homes in the study area and therefore will be encouraged on all new homes. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 88.0%

“Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 22.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 22.00% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 0.00% 2001 - 2500 sq.ft excl. garage
 78.0% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 29.0% Stucco: 4.0% Vinyl: 66.0%
 /Materials: Brick or stone accent on 74.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 92.00% Cedar Shingles: 8.00%
 Concrete Tiles: 0.00% Tar & Gravel: 0.00%
 Most of all homes have a roof pitch 7:12 or higher.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, “West Coast Traditional” homes are set 20 to 25 feet from the street in a common urban setting typified by new coniferous and shrub growth. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
 (Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
 /Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 7:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:


Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

August 30, 2011
Date



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 7289, 7259 196th Street & 19591 72nd Avenue, 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: 3.69 acre parcel made up of three individual lots. Each with several buildings on site. By law sized native and ornamental tree species found with in the site with no residence upon it. Driveway dissects lot leading to adjacent residence to north of site. Protected sized pioneer species trees found within site. 20 trees along what appears to be the city owned boulevard.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	61	(A)
Number of Protected Trees declared high risk due to natural causes		(B)
Number of Protected Trees to be removed	45	(C)
Number of Protected Trees to be Retained (A-B-C)	16	(D)
Number of Replacement Trees Required (C-B) x 2	77	(E)
Number of Replacement Trees Proposed	34	(F)
Number of Replacement Trees in Deficit (E-F)	43	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	50	(H)
Number of Lots Proposed in the Project	34	(I)
Average Number of Trees per Lot (H / I)	1.50	

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

Jan. 30, 2012

Date



PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	ACER PALMATUM 'OSKAZUKI'	GREEN JAPANESE MAPLE	12	2.50 METERS	AS SHOWN	B. & B.
⊗	ACER PALMATUM 'HSHO'	JAPANESE MAPLE	11	3.00 METERS	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	11	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 BCNTA 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 #16100

LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

Jan/12	new lot layout	1
DATE	ISSUED	NO.
	REVISIONS	

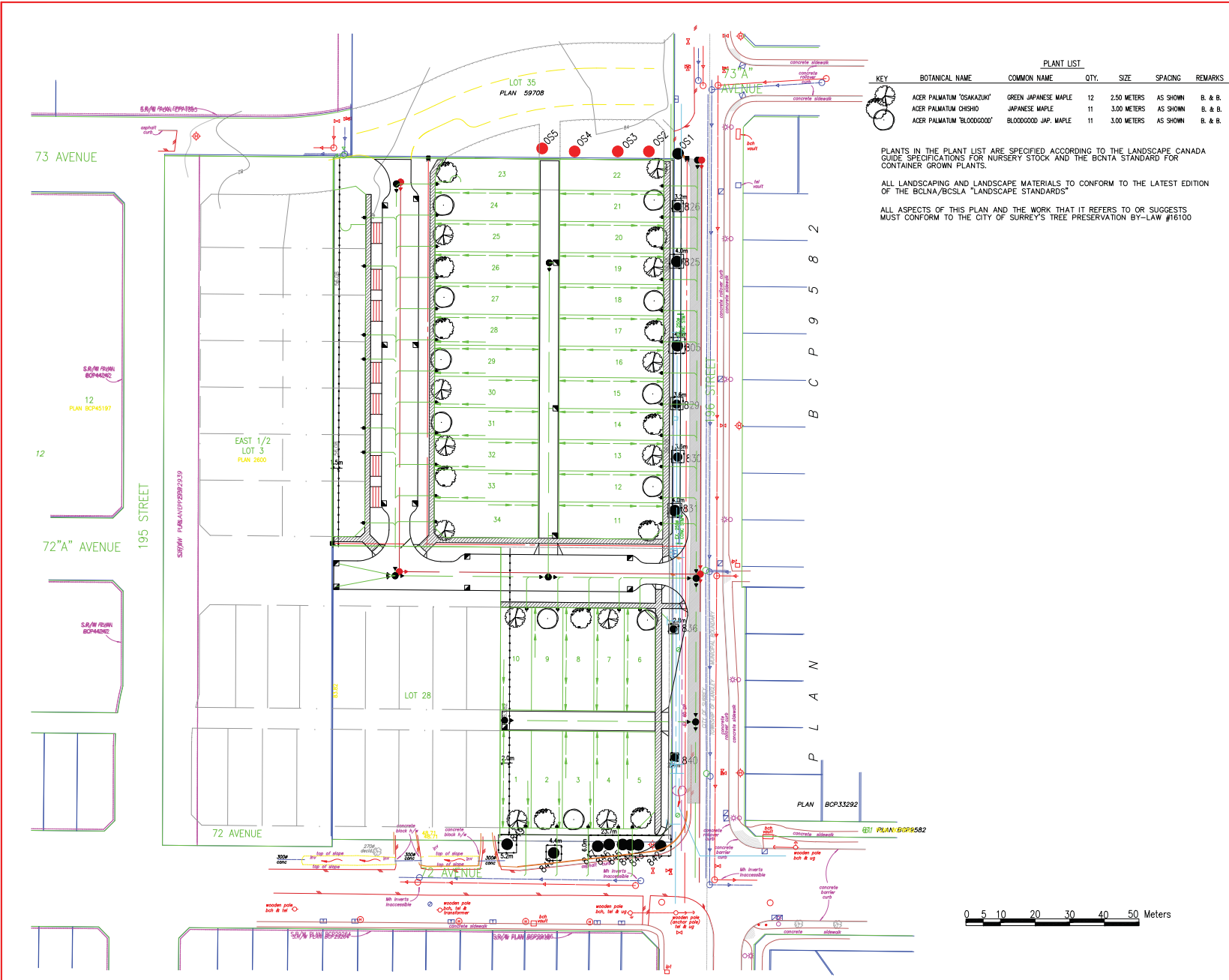
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONGUIL COURT
 ABBOTSFORD, B.C.
 V3G 2E8
 PHONE (604) 857-2376

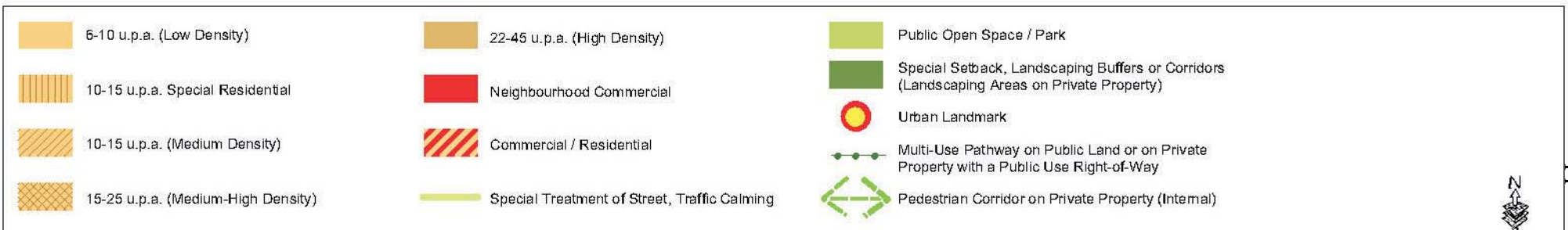
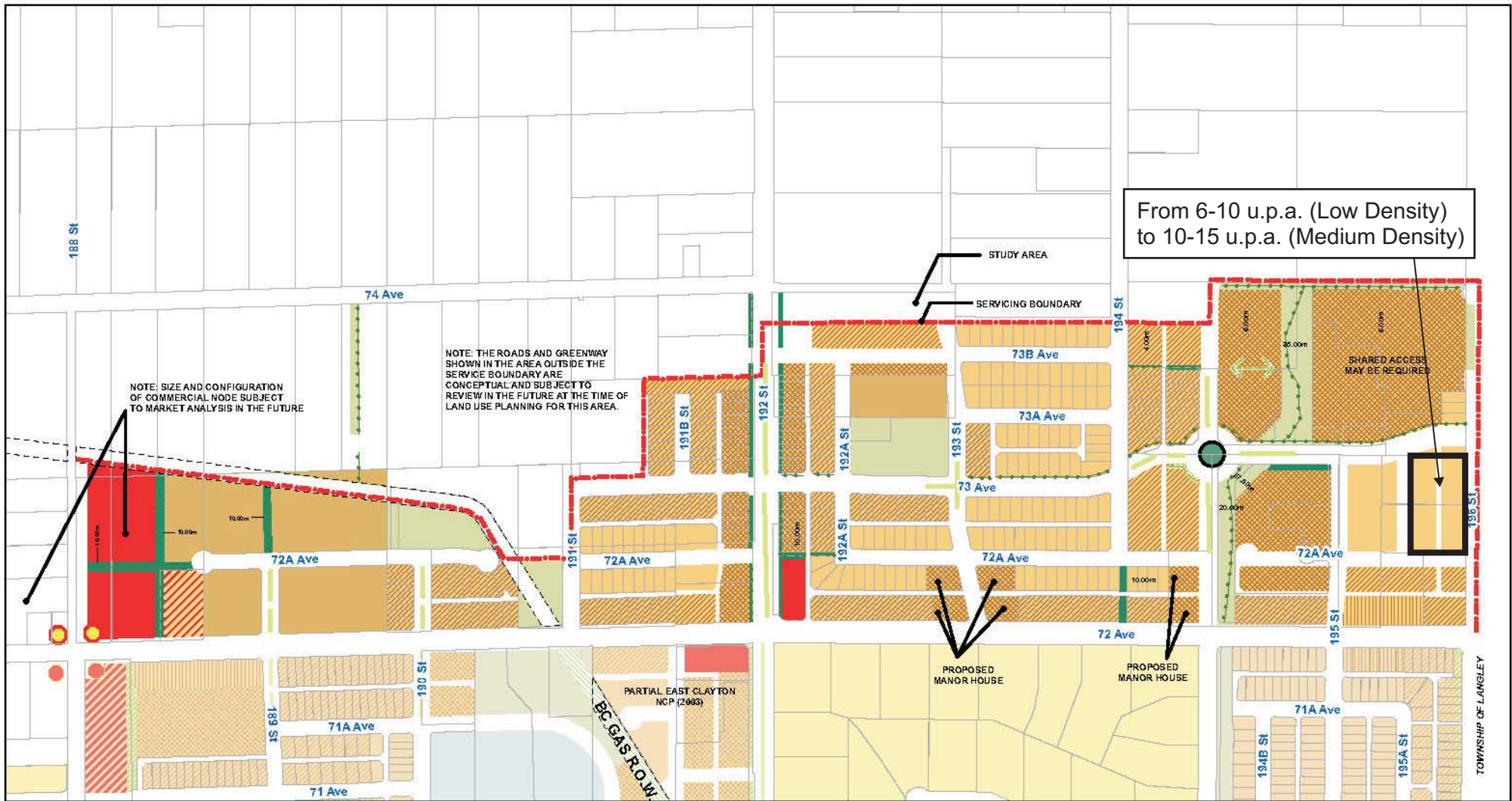
CLIENT
 GLOBAL FORCE REALTY
 SUKH GREWAL
 c/o HUB ENGINEERING INC.
 SUITE #101
 7485 - 135 STREET
 SURREY, B.C.
 PHONE (604) 572-4328

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
34 LOT SUBDIVISION
 7289, 7259 - 196 STREET
 19691 - 72 AVENUE
 SURREY, B.C.

SCALE	1:500	DATE	NOV/11
DRAWN	DMKD	CHECKED	
ENGR.	DMKD	APPROVED	
APPROV	AS BUILT		

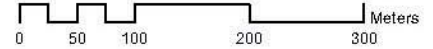
PRINTED	JOB NO.	▲
	DRAWING NO.	
		TR-2





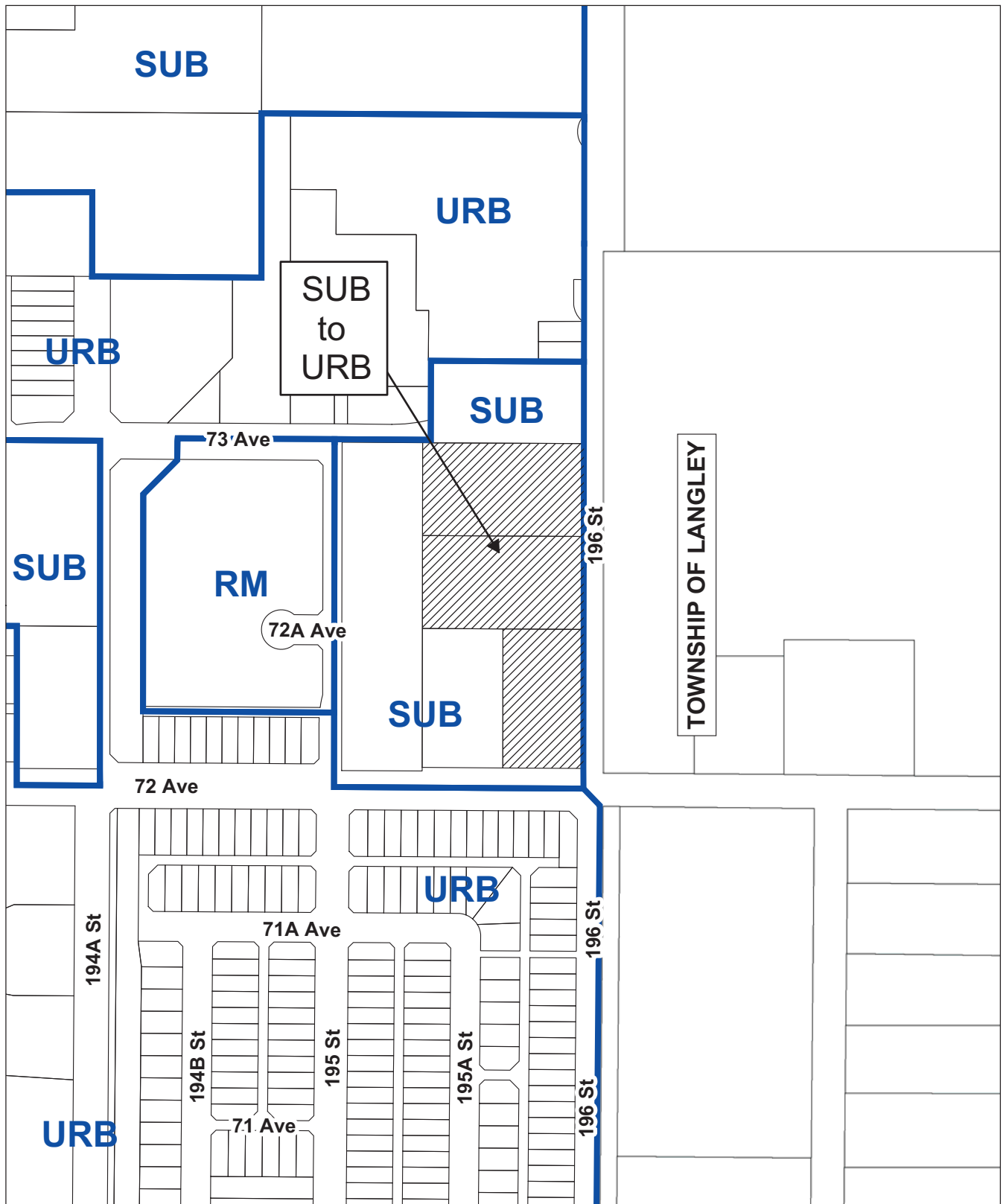
EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE
LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

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.



OCP Amendment

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0126-00

Issued To: 0915630 BC LTD., C/O SUKHDEV S. GREWAL
("the Owner")

Address of Owner: 5871 - 135 Street
Surrey, BC
V3X 1L2

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: 002-649-845
Lot 29 Section 22 Township 8 New Westminster District Plan 54310

19591 - 72 Avenue

Parcel Identifier: 005-214-777
Lot 30 Section 22 Township 8 New Westminster District Plan 54310

7259 - 196 Street

Parcel Identifier: 001-131-770
Lot 31 Section 22 Township 8 New Westminster District Plan 54310

7289 - 196 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:
-

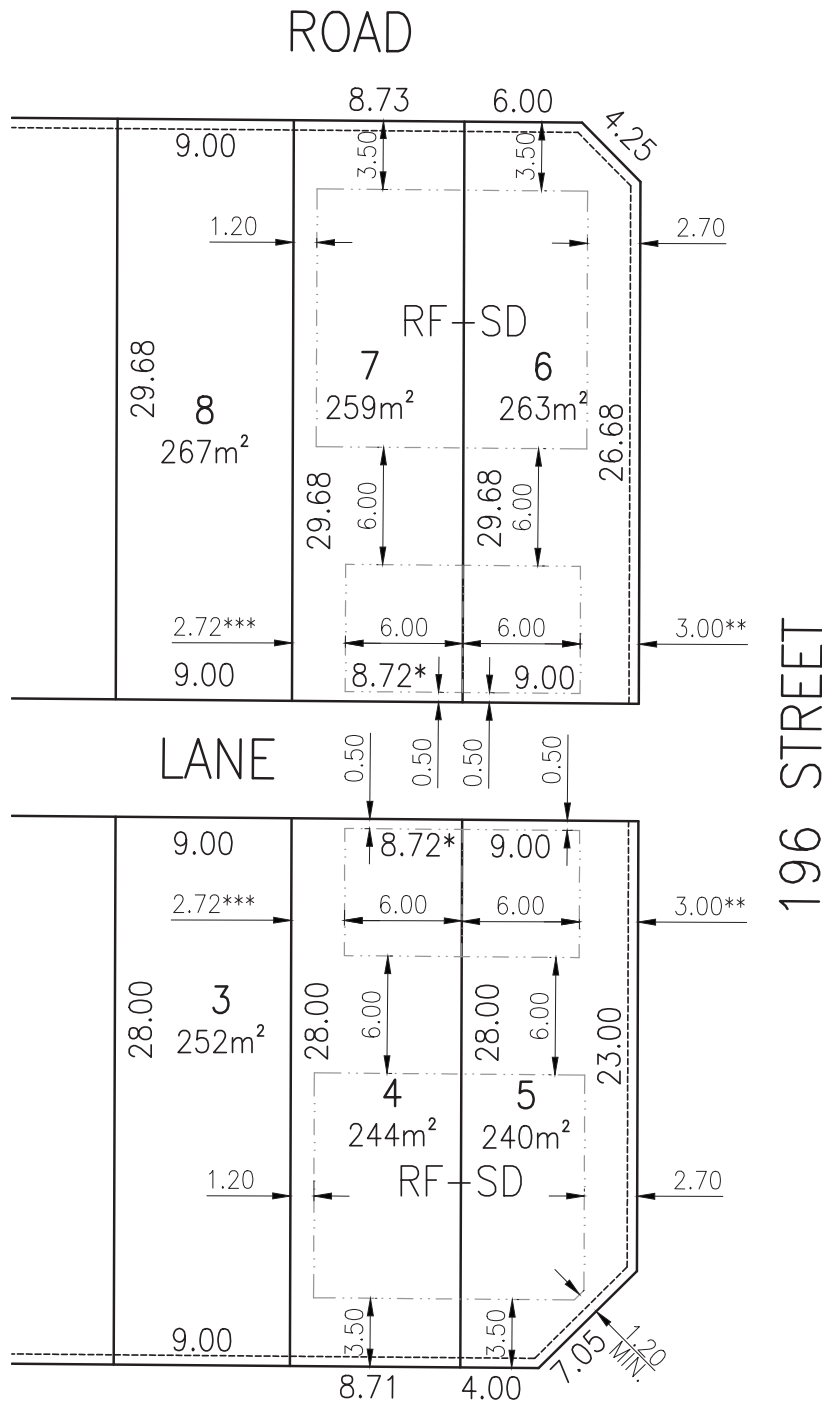
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section F of Part 17F Semi-Detached Residential Zone (RF-SD) the minimum flanking side yard setback for accessory buildings and structures is reduced from 5.7 metres (19 ft.) to 3.0 metres (10 ft.) for proposed Lots 5 and 6;
 - (b) In Section F of Part 17F Semi-Detached Residential Zone (RF-SD) the minimum side yard setback for accessory buildings and structures is reduced from 3.0 metres (10 ft.) to 2.7 metres (9.0 ft.) on the side of the lot opposite to the common side lot line for lots 4 and 7;
 - (c) In Section K of Part 17F Semi-Detached Residential Zone (RF-SD) the minimum lot width requirement in order to permit a double garage is reduced from 9.0 metres (30 ft.) to 8.7 metres (28.5 ft.) for lots 4 and 7;
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.
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



NOTE: REQUIRE FOLLOWING RELAXATIONS

- * DOUBLE CAR GARAGE ON LOTS LESS THAN 9m WIDE
- ** REDUCTION IN FLANKING STREET GARAGE SETBACK FROM 5.7m TO 3m
- *** REDUCTION IN SIDE YARD GARAGE SETBACK FROM 3m TO 2.7m

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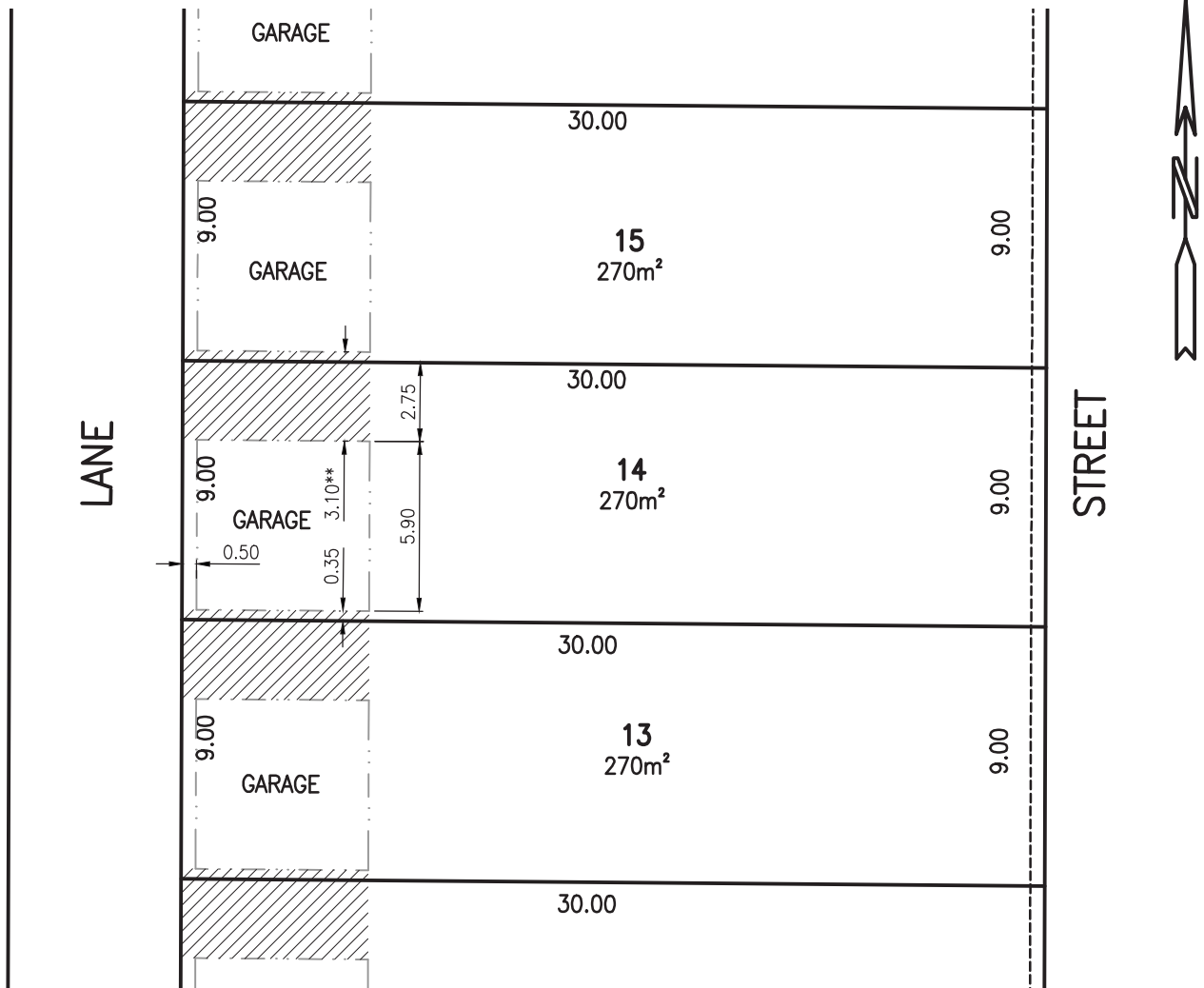
Hub Engineering Inc.
 Engineering and Development Consultants

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:	SUKH GREWAL	PROJECT:	7289/59 196 ST & 72 AVE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION RF-SD LOTS				
PROJECT No.	11021	DATE:	JAN 18/12	LEGAL:	
SCALE:	1:250	SURREY PROJECT No.:	7911-0126-00		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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



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