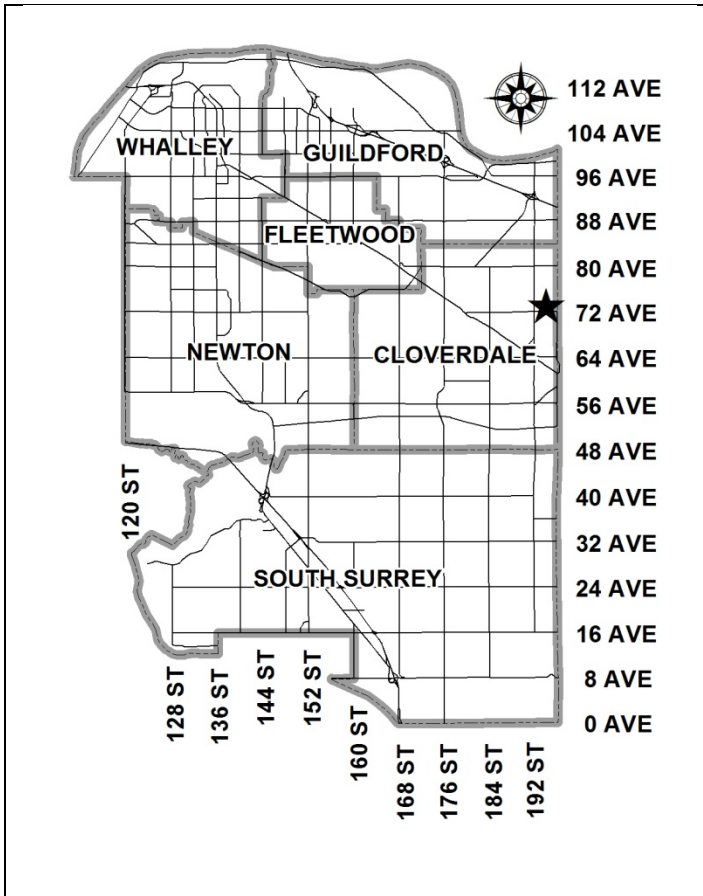


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0127-00

Planning Report Date: April 2, 2012

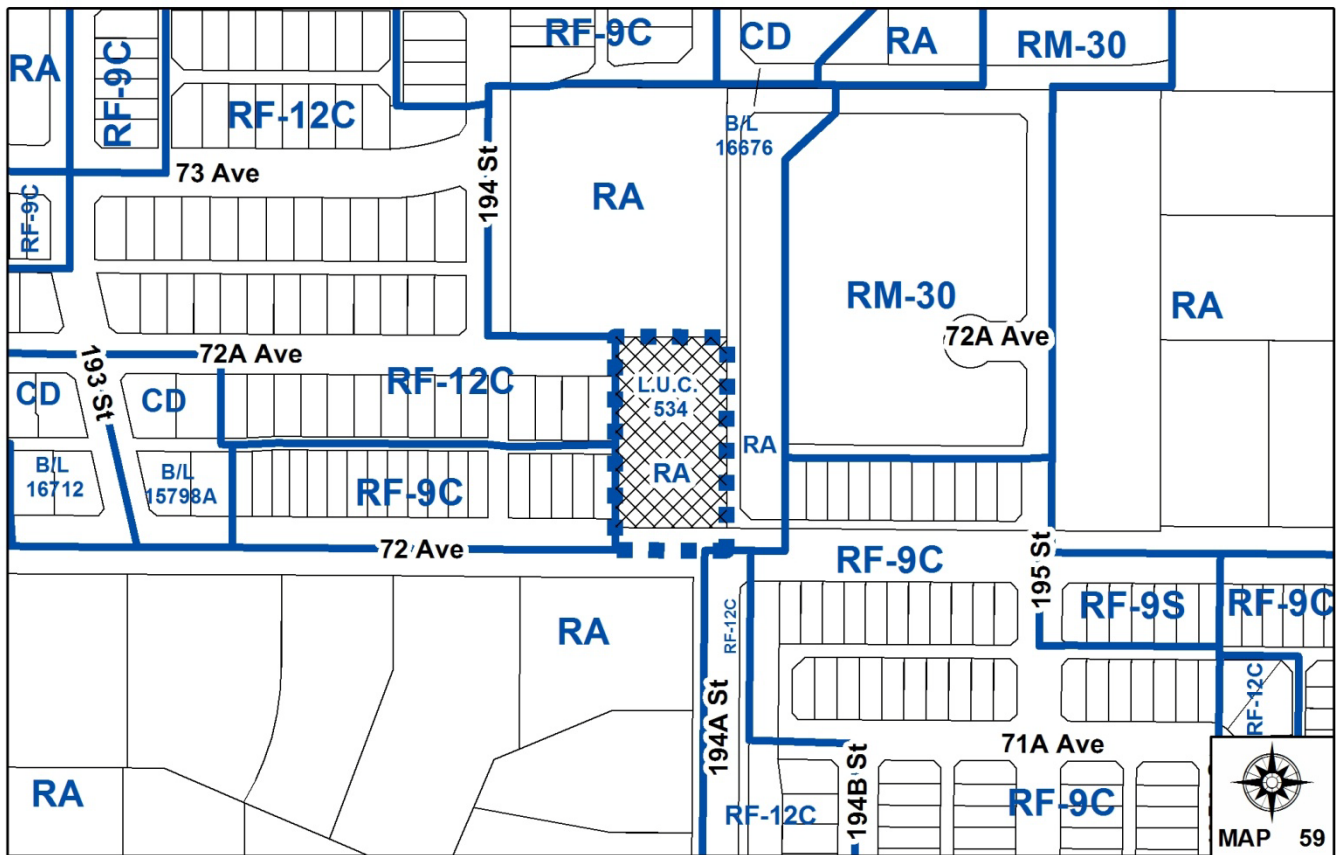


**PROPOSAL:**

- **OCP Amendment** from Suburban to Urban
- **Land Use Contract Discharge**
- **Rezoning** from RA to CD (based on RM-23)
- **Development Permit**

in order to permit the development of four Manor Houses on four separate lots.

**LOCATION:** 19439 - 72 Avenue  
**OWNER:** o829526 BC Ltd., Inc. No. o829526  
**ZONING:** LUC 534 (RA)  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** 15 - 25 upa Medium-High Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed Manor House development complies with the designation within the East Clayton Neighbourhood Concept Plan Extension - North of 72 Avenue.

## 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 discharge Land Use Contract No. 534 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7911-0127-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) 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:**

6 students at Clayton Elementary School  
 3 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 Summer, 2013.

Parks, Recreation & Culture: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Acreage residential lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Acreage residential lot under application No. 7911-0113-00 (pre-Council).	10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RA
East (Across Unconstructed 194A Street):	Unconstructed City-owned Greenway, small lot single family with coach houses, and townhouses.	Public Open Space/Park , 10-15 upa (Medium Density), and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue.	RA, RF-9C and RM-30
South (Across 72 Avenue):	One-acre residential lots (within Aloha Estates).	Half-Acre Residential in the East Clayton NCP	RA
West:	Small lot single family with coach houses.	6-10 upa (Low Density) and 10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-9C and 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 VI).

- 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 existing 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 VII).

## DEVELOPMENT CONSIDERATIONS

### Background

- The approximately 4,315-square metre (1.06-acre) subject site is comprised of one property located at the northwest corner of the intersection of 72 Avenue and the proposed 194A Street in East Clayton. The site is designated Suburban in the Official Community Plan (OCP), Medium High Density 15 to 25 u.p.a. in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue, and is currently regulated by Land Use Contract (LUC) No. 534 with the underlying "One-Acre Residential Zone (RA)".
- LUC No. 534 permits a single family dwelling and cat boarding.

### Current Application

- The applicant is proposing to redesignate the subject site in the OCP to Urban, discharge the LUC and rezone to "Comprehensive Development Zone" (CD) based on "Multiple Residential 23 Zone" (RM-23) to allow subdivision into approximately four manor house lots. The proposed CD Zone is consistent with the Urban designation in the Official Community Plan (OCP) and the 15 to 25 u.p.a. (Medium-High Density) designation in the East Clayton NCP Extension– North of 72 Avenue.
- The manor house, also known as a four-plex, is a unique multiple residential form that has been constructed in the City of Surrey in recent years. The manor house resembles a large house consisting of four units on one lot and the building may or may not be stratified. The intent of this type of housing form is to provide for increased residential densities and housing options at appropriate locations, while providing for a unique form and character.
- The proposed manor houses on the subject site will be compatible with similar manor houses that were constructed in East Clayton at the intersection of 72 Avenue and 193 Street as part of Application No. 7905-0003-00 and Application No. 7906-0337-00.
- In addition, the manor houses will reflect the massing of the large single family dwellings across 72 Avenue while being similar in density to the adjacent small single family dwellings.

Proposed CD Zone

- The table below provides a comparison between the proposed CD Zone (see Appendix VIII) and the approved CD By-laws that govern the approved manor houses at the intersection of 73 Avenue and 193 Street, created under Application No. 7905-0003-00 (By-law No. 15798A) and Application No. 7906-0337-00 (By-law No. 16712).

	<b>Proposed CD Zone</b>	<b>CD By-law No. 15798A at 19313/19 - 72 Ave &amp; 19316/24 - 72A Ave</b>	<b>CD By-law No. 16712 at 19295/99 - 72 Ave &amp; 19292/96 - 72A Ave</b>
<b>Maximum FAR incl garage</b>	0.86	0.81	0.80
<b>Max. floor area incl garage</b>	404 m <sup>2</sup> (4,352 ft) <sup>2</sup>	441 m <sup>2</sup> (4,747 ft) <sup>2</sup>	n/a
<b>Building height</b>	9 metres (30 ft)	9 metres (30 ft)	9 metres (30 ft)
<b>Lot coverage</b>	Max 53%	Max 55%	Max 44%
<b>Lot size</b>	Min 468 m <sup>2</sup> (5,038 ft) <sup>2</sup>	Min 542 m <sup>2</sup> (5,834 ft) <sup>2</sup>	Min 542 m <sup>2</sup> (5,834 ft) <sup>2</sup>
<b>Lot width</b>	Min 16.2 metres (53 ft)	Min 18 metres (60 ft)	Min 15 metres (50 ft)
<b>Lot depth</b>	Min 29 metres (95 ft.)	Min 29 metres (95 ft)	Min 28 metres (92 ft)
<b>Front setback</b>	3.0 metres (10 ft)	3.0 metres (10 ft)	3.5 metres (11.5 ft)
<b>Rear setback</b>	12.5 metres (41 ft)	7.5 metres (25 ft)	12.5 metres (41 ft)
<b>Side yard setback</b>	1.5 metres (5 ft)	1.2 metres (4 ft)	1.5 metres (5 ft)
<b>Flanking setback</b>	3.6 metres (12 ft)	2.0 metres (6.5 ft)	2.0 metres (6.5 ft)
<b>Accessory/rear</b>	0.2 metres (0.7 ft)	0.5 metre (1.6 ft)	0.5 metre (1.6 ft)
<b>Setback between garage and residence</b>	Min 6 metres (20 ft)	Min 6 metres (20 ft)	Min 6 metres (20 ft)
<b>Parking</b>	4 spaces for residents/lot; 1 space for visitor/lot	4 spaces for residents/lot; 1 space for visitor/lot	4 spaces for residents/lot; 1 space for visitor/lot

- Although the proposed maximum density of two of the manor house lots (proposed Lots 1 and 4, at 0.86 Floor Area Ratio, or FAR) is higher than that approved in the nearby manor houses, the proposed floor area of each unit is comparable to that provided in the existing manor houses as noted in the table above. The discrepancy in the FAR is primarily a result of the net developable area after road dedication, which is greater on this site than in typical developments.
- Proposed Lots 1 and 2 will front onto 72A Avenue. Proposed Lots 3 and 4 will front onto 72 Avenue. Access to all four lots will come from a rear lane connecting to 194A Street.
- Twenty (20) off-street parking stalls are to be provided, including 16 resident parking stalls and 4 visitor parking stalls.

Tree Preservation/Replacement

- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation Plans (Appendix V). The Arborist Report indicates there are two (2) Cottonwood trees. The Report proposes the removal of both trees because they are located within the proposed 72A Avenue road dedication. The Report proposes no trees be retained. Twelve (12) trees will be planted on the proposed manor house lots, as per the Landscaping Plan provided by C. Kavolinas & Assoc., Ltd., providing for an average of 3 trees per lot.

- The information provided has been reviewed by staff and found to be generally acceptable, although 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
Cottonwood	2	0	2

- Seven (7) off-site trees have also been identified in the Arborist Report. These trees are also proposed to be removed, as they are in the road right-of-way of the future 72A Avenue and 194A Street extensions. The following chart provides a summary of the proposed removal of off-site trees by species:

Tree Species (Off-site)	Total No. of Trees	Proposed for Retention	Proposed for Removal
Birch	1	0	1
Cherry	2	0	2
Cottonwood	3	0	3
Red Alder	1	0	1
<b>Total</b>	<b>7</b>	<b>0</b>	<b>7</b>

- 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 two (2) cottonwood are proposed to be removed, a total of two (2) replacement trees would be required. The applicant proposes twelve (12) replacement trees.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 23, 2012. Staff received the following response:

- One resident called to express concern about the impact the development would have on parking in the area, and also commented that the density was too high for the neighbourhood.

*(Staff advised the caller that the units are designed for small families. Staff also explained that the City will be undertaking a review of its manor house zoning policies, which may recommend improvements to this zone in the future.)*

### 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.

### DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the design of the proposed manor houses. The proposed drawings indicate 3-bedroom, 2-storey units with in-ground basements, similar to the previously approved manor house at 72 Avenue and 193 Street. Each manor house will accommodate a maximum of 4

units, with an average floor area of 402 – 404 sq. metres (4,329 – 4,352 sq.ft.) per building. The individual units range in size from 81.5 – 82.6 square metres (867 - 890 sq.ft.), excluding basements.

- The main floor of each unit will accommodate a dining, living and kitchen area. Two bedrooms will be located on the upper floor, with a third bedroom and a family room located in the basement. No direct access will be provided to the basement from the outside.
- The proposed manor houses will feature covered porches with picket railings for each unit. The proposed roofing will be asphalt shingles. The exterior will be clad in "cedar shake" siding (vinyl, in a light beige, called "Sand") for the front and rear elevations, and horizontal siding (hardi-plank, grey-beige, called "Convoy Clay") for the side elevations, with a base consisting of a cultured stone veneer ("Eucalyptus Country LedgeStone", in light earth tones). The proposed colours are under further review by staff.
- A 4-car detached garage will be built on each lot for the use of future owners.

### Landscaping

- Landscaping for each manor house lot will consist of a combination of large trees, such as Cherry, Dogwood and Maple, as well as grasses and shrubs, such as Azalea, Rhododendron, Boxwood, Viburnum, Lily-of-the-Valley, and Laurel.
- Concrete pathways will provide access to the individual units, as well as provide a connection between the manor houses from the lane to the street.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### 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, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	NCP Plan
Appendix VIII.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

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## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RM-23)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.06
Hectares	0.43
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16.2 m – 18.5 m
Range of lot areas (square metres)	468 sq.m. - 519 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	81.2 uph / 32.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52.8%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<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
Others	NO

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-23)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,315 m <sup>2</sup>
Road Widening area		2,339 m <sup>2</sup>
Undevelopable area		
Net Total		1,976 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		52.8%
Paved & Hard Surfaced Areas		13%
Total Site Coverage		65.8%
<b>SETBACKS</b> ( in metres)		
Front		3.0 m
Rear		12.5 m
Side Yard		1.5 m
Flanking Side Yard		3.6 m
Accessory Building - Rear		0.2 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		9.0 m
Accessory		5.0 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		16
Total		16
<b>FLOOR AREA: Residential</b>		1,616 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,616 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

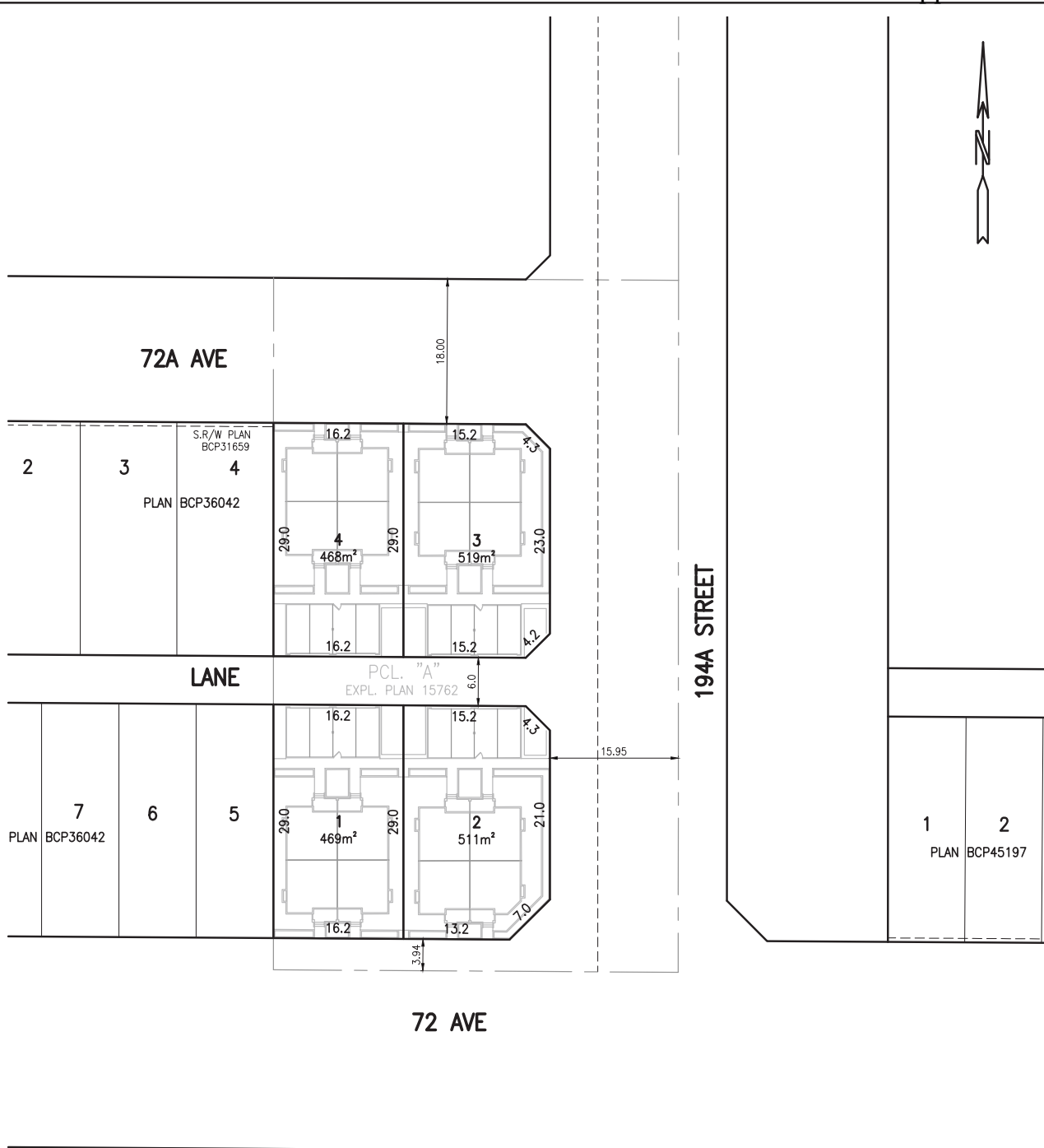
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		37 uph /15 upa
# of units/ha /# units/acre (net)		81.2 uph /32.8 upa
FAR (gross)		0.37
Max FAR (net)		0.86
AMENITY SPACE (area in square metres)		
Indoor		n/a
Outdoor		n/a
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	16	16
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	20	20
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning: CD (based on RM-23)

Required Development Data	Lot #1	Lot #2	Lot #3	Lot #4
SETBACK (in metres)				
Front	3.0 m	3.0 m	3.0 m	3.0 m
Rear	12.5 m	12.5 m	12.5 m	12.5 m
Side Yard (North)	1.8 m	-	-	1.8 m
Side Yard (South)	1.5 m	1.8 m	1.8 m	1.5 m
Flanking Side Yard (North)	-	3.6 m	3.6 m	-
Accessory Building - Rear	0.3 m	0.2 m	0.3 m	0.2 m
Building Height (in metres/storeys)	9.0 m	9.0 m	9.0 m	9.0 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE				
Bachelor				
One Bedroom				
Two Bedroom				
Three Bedroom +	4	4	4	4
TOTAL FLOOR AREA	404 m <sup>2</sup>	402 m <sup>2</sup>	404 m <sup>2</sup>	404 m <sup>2</sup>
FAR	0.86	0.79	0.78	0.86



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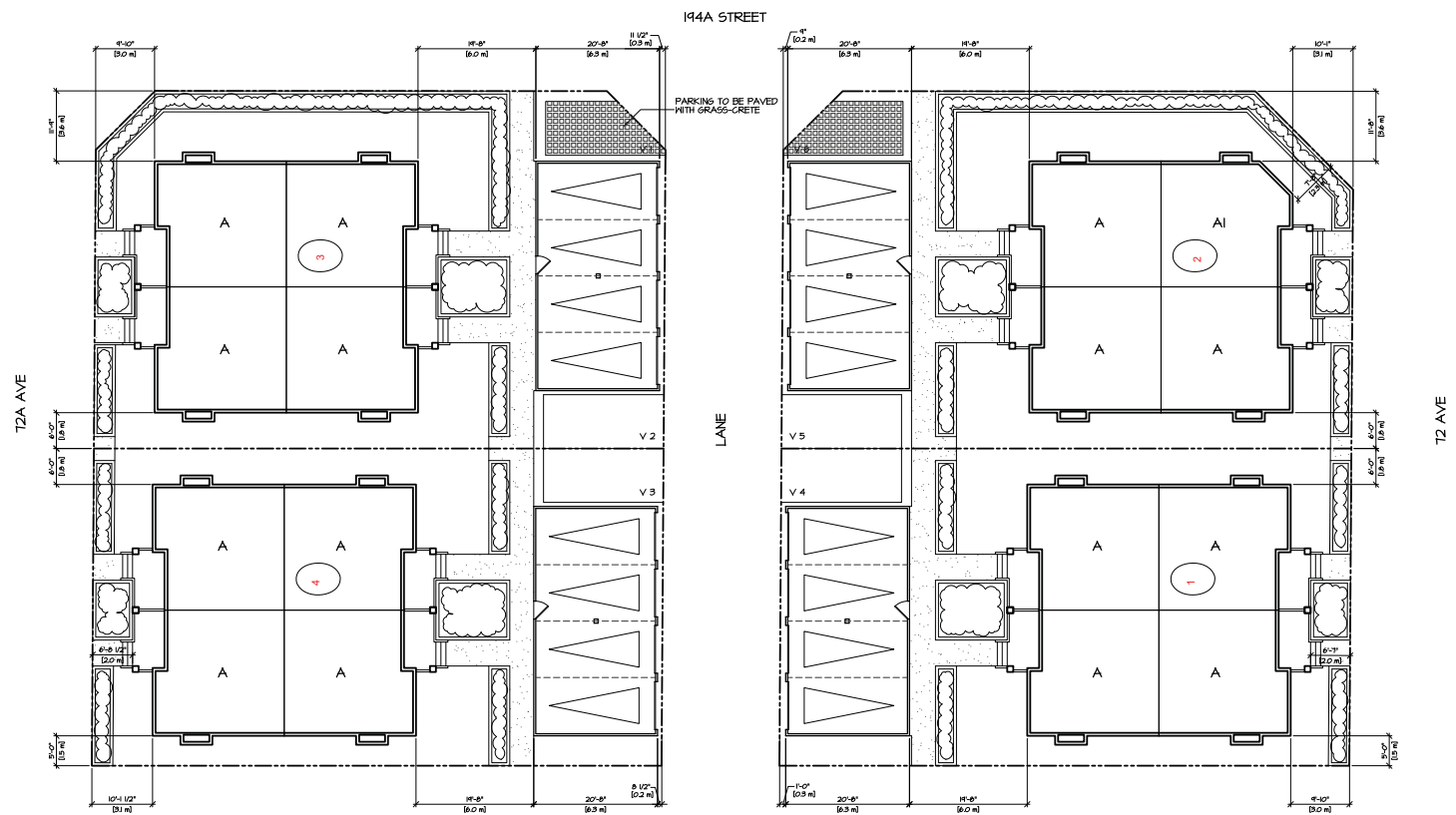
**Hub Engineering Inc.**  
Engineering and Development Consultants

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:	19439 72 AVE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	11022	DATE:	FEB 27, 2012	LEGAL:	
SCALE:	1:500		SURREY PROJECT No.:	7911-0127-00	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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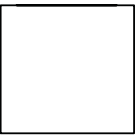
**CONCEPTUAL SITE PLAN**  
SCALE: 3/32" = 1'-0"

**DEVELOPMENT DATA**

ZONING: CD  
 SITE AREA: 21,712 S.F. 0.486 AC 0.191 Ha  
 DENSITY: 32.74 U.P.A. 81.22 U.P.Ha (16 UNITS)  
 SITE COVERAGE: 53.0% (11,225 S.F.)  
 F.A.R. : 0.821 (17,385 S.F.) (BASEMENTS EXCLUDED)  
 PARKING:  
 REQUIRED : 16 x 1.2 SPACES PER UNIT = 19.2 SPACES  
 PROVIDED : 1 SPACE PER UNIT 16 SPACES  
 VISITOR : 6 SPACES  
 TOTAL : 22 SPACES

UNIT BREAK DOWN:  
 (BASEMENT AREAS EXCLUDED)  
 UNIT TYPE A 3 BEDROOM 840 S.F. x 15 UNITS = 13,350 S.F.  
 UNIT TYPE AI 3 BEDROOM 867 S.F. x 1 UNIT = 867 S.F.  
 16 UNITS = 14,217 S.F.  
 GARAGE 742 S.F. x 4 UNITS = 3,168 S.F.  
 TOTAL : 17,385 S.F.

REV. NO.	DATE	BY	ISSUE



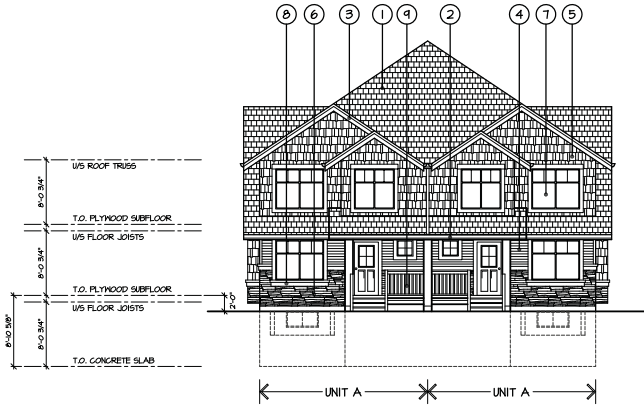
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CLIENT : 0024526 BC LTD.	PROJECT : MANOR HOUSE 1405H T2A AVE, SURREY	SHEET CONTENTS : SITE PLAN	

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

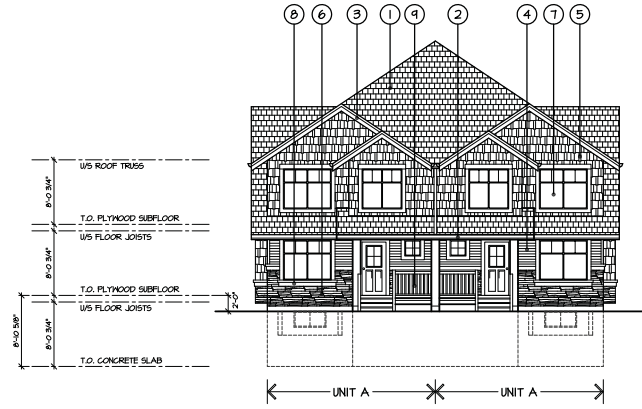
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO. 11045	SHEET NO. AC-1.0
PROJECT NO. 11045	REV. NO.

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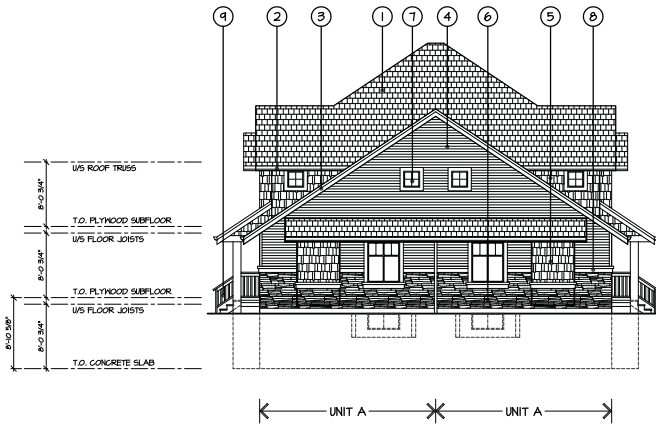
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



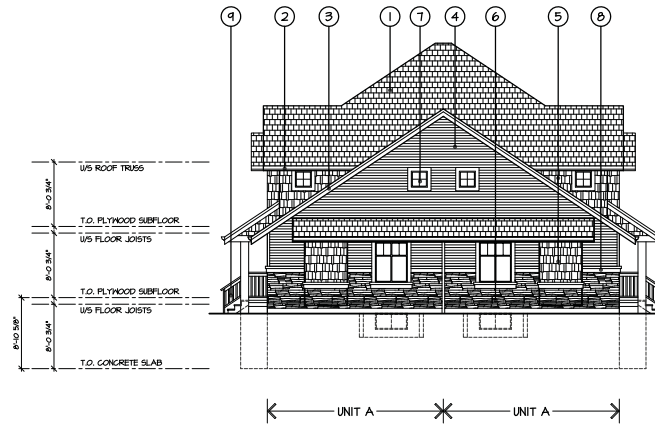
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HORIZONTAL SIDING - HARDI BOARD
- ⑤ SHAKE SIDING - HARDI BOARD
- ⑥ STONE VENEER
- ⑦ VINYL FRAMED WINDOWS W/ WOOD TRIM
- ⑧ 2x4 ON 2x10 WOOD TRIM
- ⑨ PREFINISHED PICKET RAILING



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

REV#	DATE	ISSUE	BY	ISSUED FOR



CLIENT :	0024526 BC LTD.
DESIGN :	L.P.A.
PROJECT :	MANOR HOUSE 17651 172A AVE. SURREY
DATE :	JUN. 20 12
DRAWN :	
SHEET CONTAINS :	BUILDING PLAN BUILDING #1, 2, 4, 5
SCALE :	1/8" = 1'-0"

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8

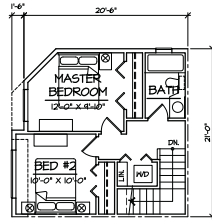
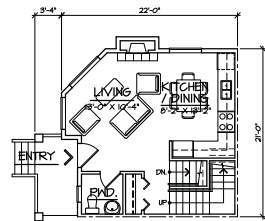
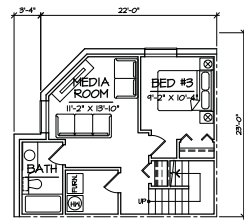
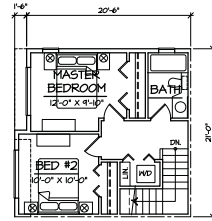
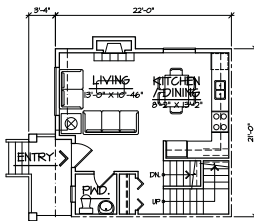
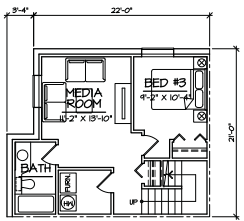
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.1
11045	REV. NO.

**BUILDING #1, 2, 4, 5**



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**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 446 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 443 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 441 S.F.

**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 481 S.F.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 428 S.F.

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 434 S.F.

**UNIT TYPE A**

TOTAL AREA: 890 S.F.  
(INCLUDING BASEMENT: 1,386 S.F.)

**UNIT TYPE AI**

TOTAL AREA: 861 S.F.  
(INCLUDING BASEMENT: 1,348 S.F.)

REV	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



CLIENT: 0024526 BC LTD.	DESIGN: L.P.F.	DATE: Jun. 20 12	SCALE: 1/8" = 1'-0"
PROJECT: MANOR HOUSE 11808 172A AVE, SURREY	DRAWN: [Signature]	DATE: Jun. 20 12	SCALE: 1/8" = 1'-0"
SHEET CONTENTS: UNIT PLANS			

**barnett dembek**  
ARCHITECTS INC.

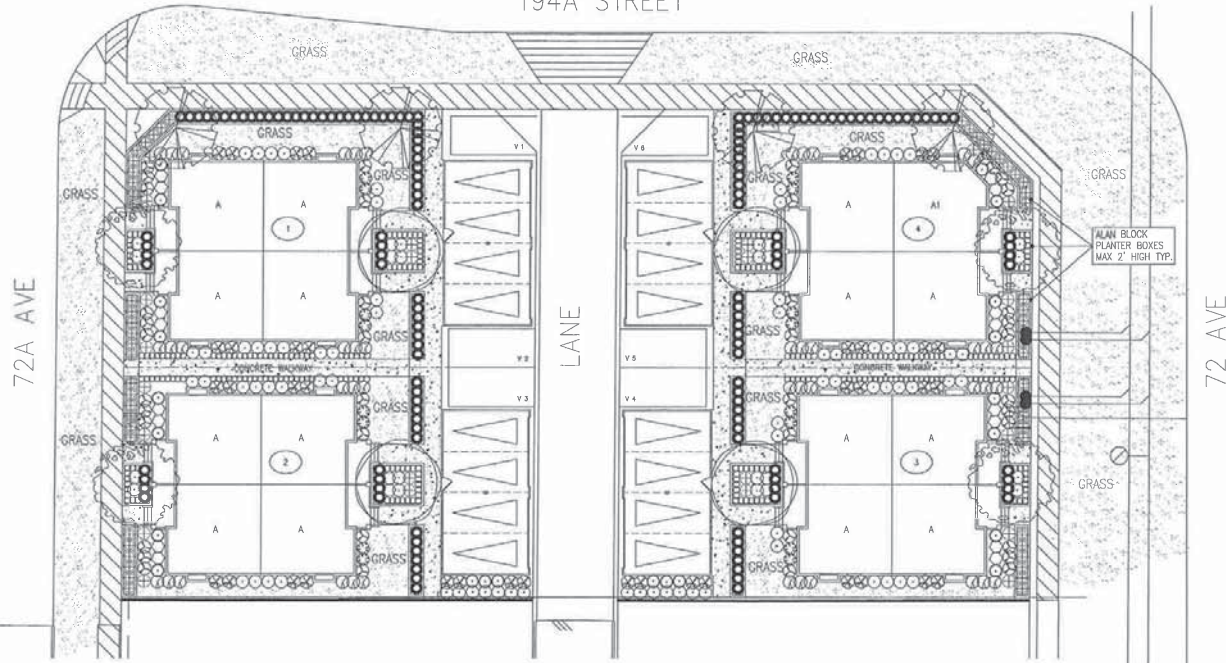
UNIT 135,  
7836 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO. 11045	SHEET NO. AG-2.1
PROJECT NO.	REV. NO.

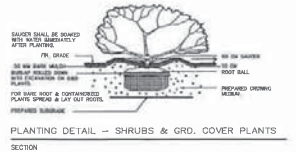
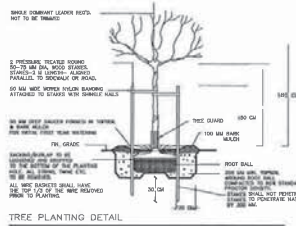


194A STREET



NOTES / GENERAL

1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE CUT" SUPPLIERS. ALL PLANT MATERIAL MUST BE THE LATEST GRADES OF THE "LANDSCAPE STANDARDS". ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARDS".
2. Min. growing medium depths over proposed acreage shall be:
  - Lawn areas 400 mm
  - Grass cover areas 400 mm
  - Shrub areas 400 mm
  - Tree pits 300 mm around root ball.
3. Growing medium shall have physical and chemical properties as described in the Standards for Land 2 and Land 3, except for areas over structures where the medium shall conform to the requirements for Land 3 applications. Provisions and testing of growing medium components shall be done off-site using a validated screening process. Proposed growing medium shall be tested for three (3) sites using a validated screening process. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the lot that will be used on the site.
4. On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be analyzed free from asbestos, lead, heavy metal, PCBs, insect or reproductive parts of weeds, plant pathogens, nematodes, fungi, bacteria, viruses and 30 mm and foreign objects. All planting beds shall receive min. 30 mm base material.
5. Plant species and varieties may not be substituted without the approval of the Landscape Architect.
6. The contractor shall guarantee all materials and workmanship for a period of one (1) full year from the date of final acceptance, unless otherwise specified. All plant material not surviving, or in poor condition during the guarantee period shall be replaced by the contractor at the contractor's expense.
7. The contractor shall clear away from the site all rubbish as it accumulates, and that, if the completion of the work from the work and the site threat to a clean and presentable condition, free from all obstructions.



KEY



BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	4	5 CM. CAL.	AS SHOWN	B. & B.
CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	3.00 METERS	AS SHOWN	B. & B.
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	3.00 METERS	AS SHOWN	B. & B.
AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	4	#2 POT	85 CM. O.C.	
AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	24	#2 POT	85 CM. O.C.	
ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	24	#3 POT	90 CM. O.C.	
HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	22	#3 POT	90 CM. O.C.	
RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	46	#3 POT	90 CM. O.C.	
RHODODENDRON FINNISH 'ELVIRA'	FINNISH RHODODENDRON	41	#3 POT	90 CM. O.C.	
BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	26	#3 POT	45 CM. O.C.	
VIBURNUM TINUS DWARF	SPRING BOUQUET VIBURNUM	48	#3 POT	90 CM. O.C.	
PRUNUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	57	#3 POT	90 CM. O.C.	
RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHODODENDRON	16	#3 POT	90 CM. O.C.	
PIERIS JAPONICA 'FOREST FLAME'	LLY-OF-THE-VALLEY	40	#3 POT	90 CM. O.C.	
TAXUS X MEDIA HICKSH	HICK'S YEW	146	1.00 METERS	60 CM. O.C.	

**KAVOLINAS & ASSOCIATES INC.**  
BSLA ESA

2462 JONQUIL COURT  
SURREY, B.C.  
V3R 3E8

PHONE (604) 857-2370

---

MR. DEREK GIBSON  
c/o BARNETT DENBECK ARCHITECTS

#135 - 7538 - 130 STREET  
SURREY, B.C.  
V3R 1T6

PHONE (604) 567-7100

---

PLAN VIEW

LANDSCAPE PLAN  
PROPOSED  
MANOR HOUSES  
194A STREET @ 72 AVENUE  
SURREY, B.C.

---

DATE: 11/30	DATE: FEB/12
DRAWN: JWB	DATE:
CHK: JWB	DATE:
APP'D: JWB	DATE:

---

APP'D: [Signature]

DATE: [Blank]

SCALE: 1:1

L-1

---

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

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

DATE: **March 28, 2012** PROJECT FILE: **7811-0127-00**

---

RE: **Engineering Requirements  
Location: 19439 72 Avenue**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 3.942 metres on 72 Avenue for a total of 28.0 metres;
- Dedicate 15.950 metres on 194A Street for a total of 22.0 metres;
- Dedicate 18.000 metres for 72A Avenue for a total of 18.000 metres;
- Dedicate 6.000 metre wide east-west lane;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 194A Street and 72 Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 194A Street and 72A Avenue;
- Provide 0.5 metre wide SROW along 72 Avenue, 72A Avenue and 194A Street frontages;
- Provide 3.0m x 3.0m corner cut at the intersection of the lane and 194A Street.

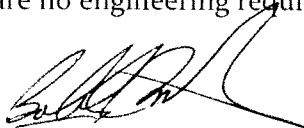
***Works and Services***

- Construct 194A Street to the Collector standard. The west side of the road to be completed by the developer and east side under Development Coordinated Works;
- Construct 72A Avenue to a full Through Local standard;
- Construct east-west lane;
- Construct 1.8 metre wide sidewalk on 72 Avenue under Development Coordinated Works;
- Construct sanitary sewer mains, storm sewer mains and watermains fronting the site.
- Pay 100% cash for Sanitary and Drainage DCCs, and pay all applicable latecomers.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Thursday, March 01, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0127

**SUMMARY**

The proposed 16 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

September 2011 Enrolment/School Capacity

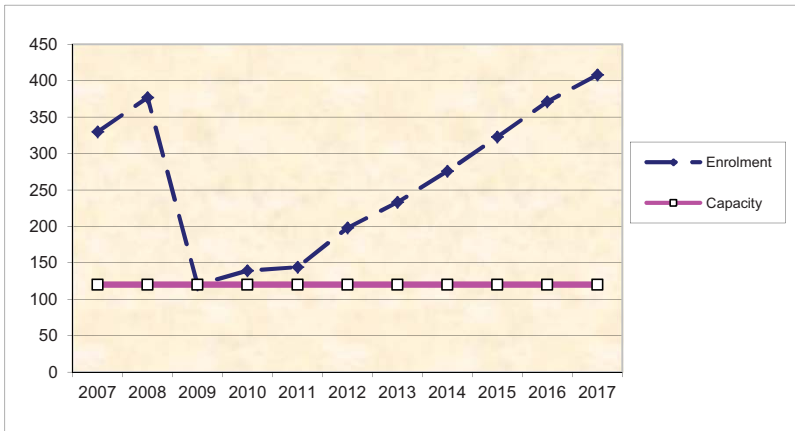
<b>Clayton Elementary</b>	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	20 K + 100
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

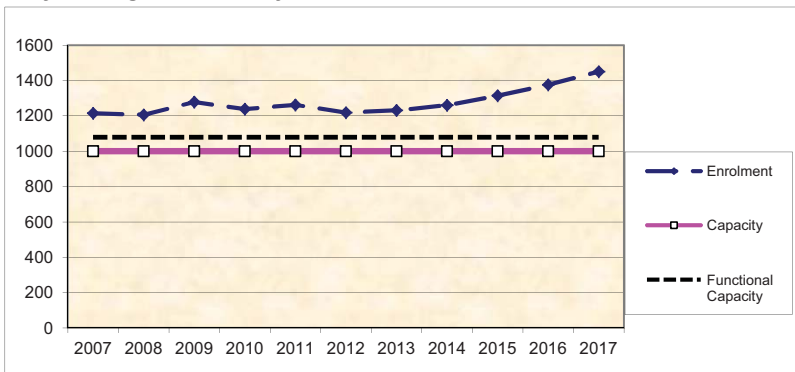
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.



**TREE PRESERVATION SUMMARY**

**Surrey Project No.:**

Project Location:

19439 72<sup>nd</sup> Ave, 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: Over one acre parcel with one residence and several out buildings 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>2</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>2</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>2</u>	(E)
Number of Replacement Trees Proposed		<u>12</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>12</u>	(H)
Number of Lots Proposed in the Project		<u>          </u>	(I)
Average Number of Trees per Lot	(H / I)	<u>          </u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

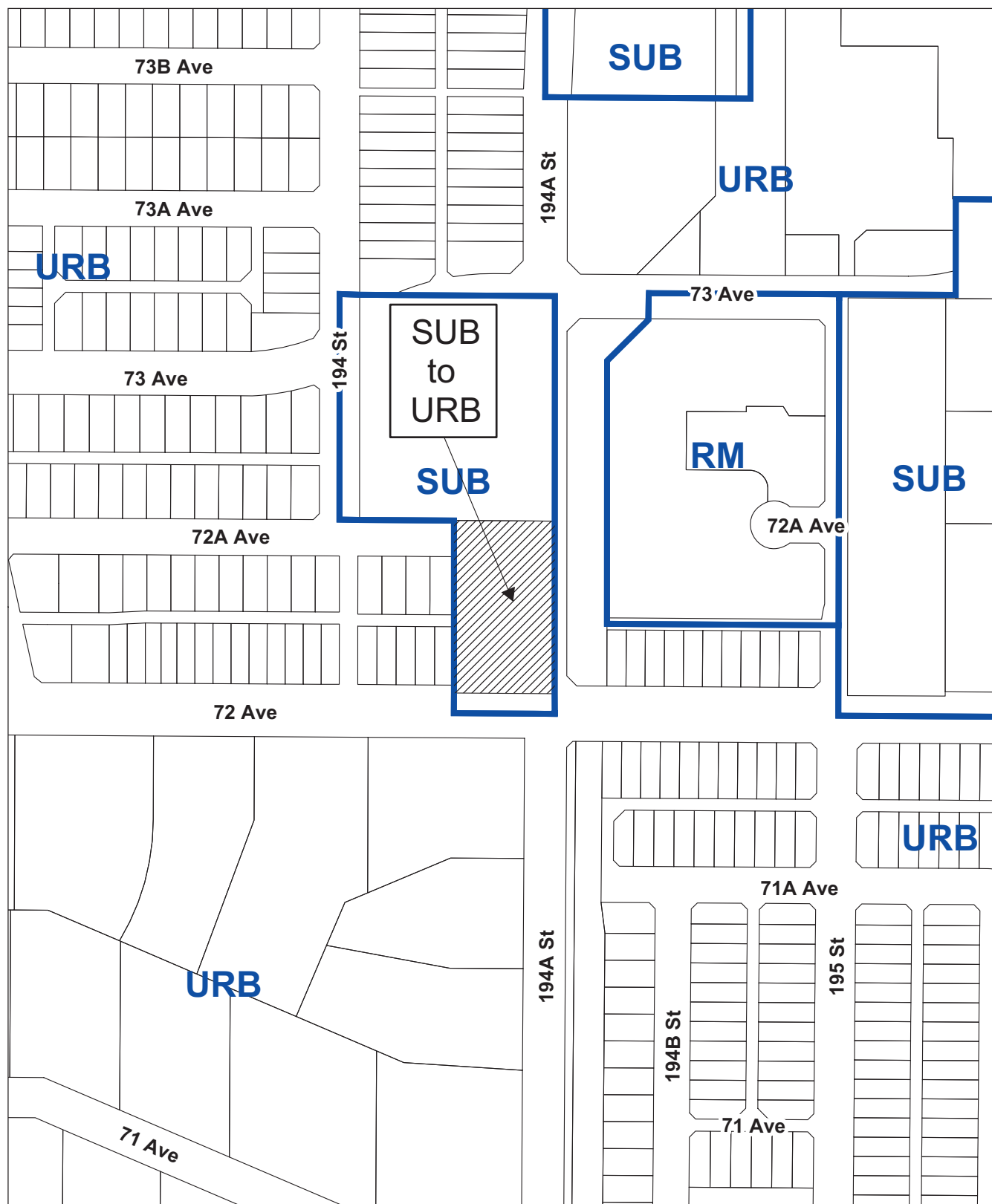
This plan will be available before final adoption

Summary prepared and submitted by:

March 5, 2012

Arborist

Date



## OCP Amendment

Proposed amendment from Suburban to Urban







BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 000-456-713  
 Parcel "A" (Explanatory Plan 15762) Lot 1 South West Quarter Section 22 Township 8 New Westminster District Plan 2600

19439 - 72 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential building* on urban lots containing a maximum of 4 *dwelling units*, in accordance with a *comprehensive design*, where *density bonus* is provided.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for one (1) *ground-oriented multiple unit residential building* that contains a maximum of 4 *dwelling units*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.10. The *floor area ratio* may be increased to 0.86 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

**E. Lot Coverage**

The *lot coverage* shall not exceed 53%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard<sup>4</sup></b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		3.0 m <sup>1</sup> [10 ft]	12.5 m [41 ft]	1.5 m [5 ft]	3.6 m [12 ft]
<i>Accessory Buildings and Structures</i>		<sup>2</sup>	0.2 m <sup>3</sup> [0.7 ft]	1.5 m [5 ft]	3.6 m [12 ft]

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

<sup>1</sup> The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 metres [6 ft. 6 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 metres [5.0 ft.] deep, covered from above and is an integral part of the *principal building*. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs consisting of more than three (3) risers may encroach into the *front yard*.

<sup>2</sup> *Accessory buildings and structures* are not permitted within the *front yard setback*.

<sup>3</sup> A minimum separation of 6 metres [20 ft.] is required between the *principal building* and *accessory buildings and structures* including any detached garage or carport.

2. Notwithstanding the special *building setbacks* as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended, the *front yard setback* of the *lots* facing 72 Avenue shall be 3.0 metres (10 ft.) as measured from the front lot line.

## G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 9.0 metres [30 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 5.0 metres [16.5 feet].

## H. Off-Street Parking

1. A *driveway* to the *lot* is permitted only from the lane.
2. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 4 *parking spaces* for residents shall be provided on the *lot* and shall be enclosed in a detached garage.
3. Notwithstanding Part 5 Off- Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 1 *parking space* for visitors shall be provided on the *lot*.
4. No parking pad is permitted within a minimum of 3.0 metres [13 ft.] of the *principal building* but may encroach within the required *side yard setbacks*.
5. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

## I. Landscaping

1. All portions of the *lot* not covered by the *principal buildings* and *accessory buildings* and *structures*, non-porous or paved surfaces shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway* and a parking pad, shall not cover more than 60% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.
3. Internal *rear yard* fences shall be transparent, not exceeding 1.2 metres [4 ft.] in height and shall be installed in combination with *landscaping*.
4. Fences shall not be higher than 1.2 metres [4 ft.] when located within a required *front yard* or *side yard* on a *flanking street*.

5. Notwithstanding Sub-section E.8(a) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, where a fence is located within the required *side yard* on a *flanking street*, the height of the fence shall not exceed 1.2 metres [4 ft.] and shall be installed in combination with *landscaping*.
6. Where a privacy fence is installed between *lots*, the height of the fence shall not exceed 1.8 metres [6 ft.] and shall not extend past the wall of the *principal building* facing the *front yard* or the *side yard* on a *flanking street*.

**J. Special Regulations**

Not applicable to this Zone.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
468 sq. m. [0.12 acre]	16 metres [53 ft.]	29 metres [95 ft.]

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

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
7. *Building* permits shall be subject to Surrey Development Cost Charge By-law, By-law, 2012, No. 17539, as amended, and the development cost charges shall be based on the RM-30 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK