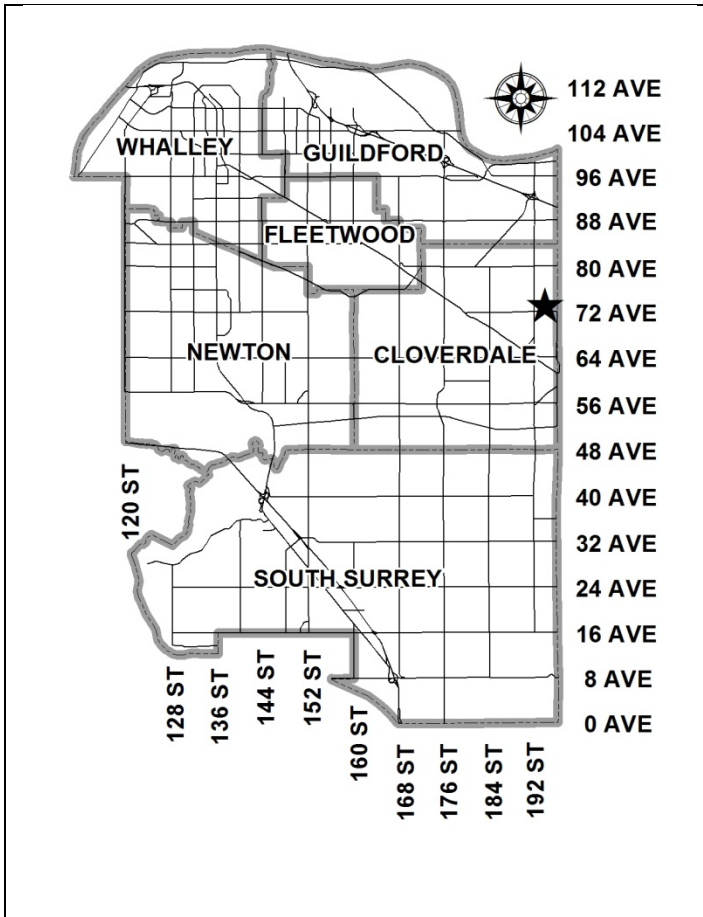


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0138-00

Planning Report Date: March 12, 2012



**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of approximately 30 townhouse units.

**LOCATION:**

7374 - 194A Street

**OWNER:**

0900117 B.C. Ltd., Inc. No. BC0900117

**ZONING:**

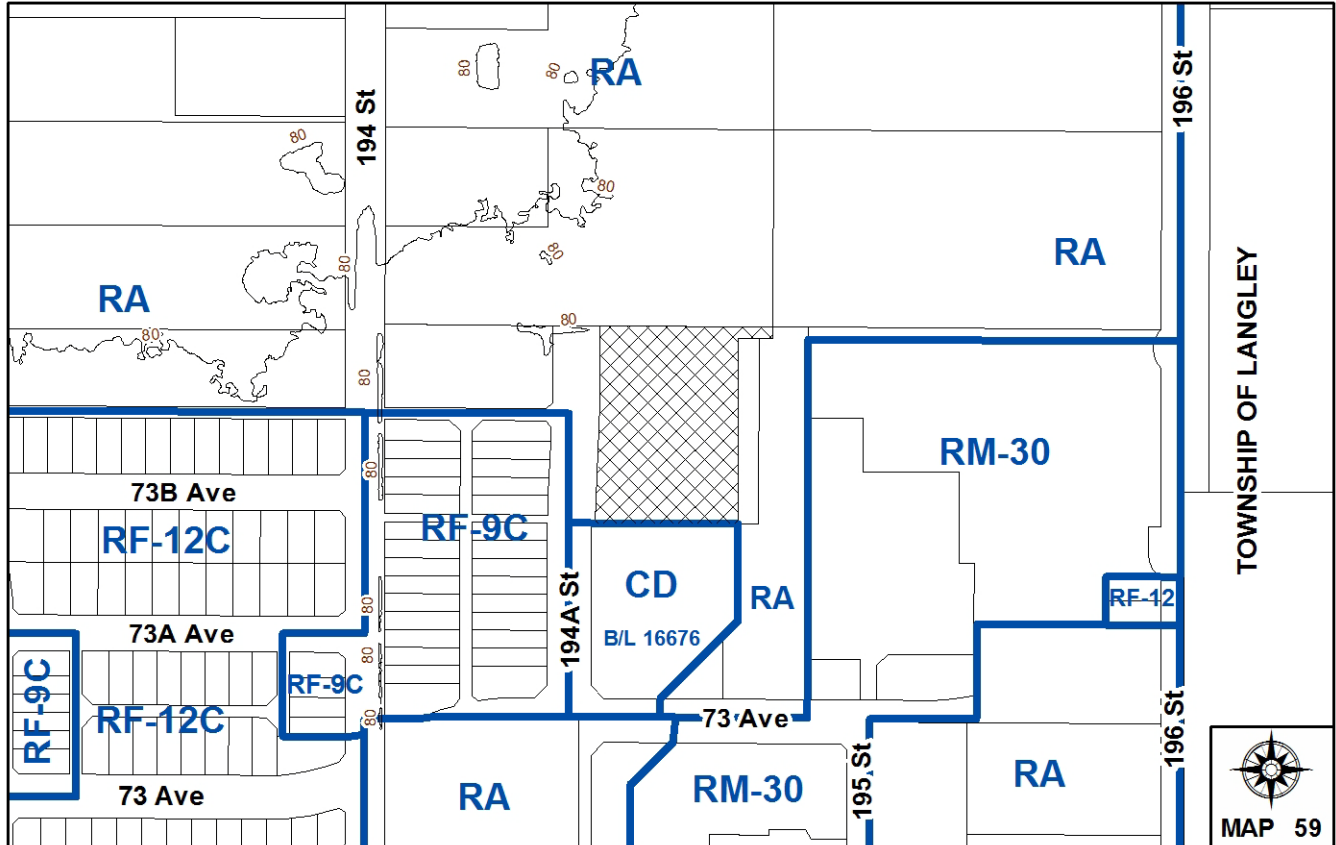
RA

**OCF DESIGNATION:**

Suburban

**NCP DESIGNATION:**

15 -25 upa (Medium-High Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Front, rear and side yard setbacks in the RM-30 Zone are proposed to be relaxed.

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 proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP 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 rezone the subject site from One-Acre Residential Zone (RA ) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7911-0138-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7911-0138-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback from all lot lines of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the face of the building and 3.0 metres (10 ft.) to the porch.
7. 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;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (h) discharge of the registered Section 219 Restrictive Covenant BB4035239; and
- (i) the applicant adequately address the impact of no indoor amenity space.

**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:**

5 students at Clayton Elementary School  
 2 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.

Fire Department: No concerns.

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant acreage parcel, created under Application No. 7907-0330-00.

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage residential lot under Application No. 7911-0282-00 (pre-Council)	Suburban in the OCP and beyond NCP boundary	RA
East:	Unconstructed City-owned greenway	Public Open Space/Park in the East Clayton NCP Extension – North of 72 Avenue	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Townhouses	15-25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue	CD By-law No. 16676
West:	Recently approved small lot single family with coach houses and vacant parcel under Application No. 7911-0270-00 (pre-Council)	10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue and Suburban in the OCP (beyond NCP boundary)	RF-9C and RA

### JUSTIFICATION FOR 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. C009), 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. C011).
- 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. C011) 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 VI).

### DEVELOPMENT CONSIDERATIONS

#### Site Context

- The approximately 0.62-hectare (1.54-ac) subject site is located within the East Clayton NCP Extension – North of 72 Avenue area, fronting 194A Street north of 73 Avenue.
- The subject site is designated Suburban in the OCP and 15 -25 upa (Medium-High Density) in the NCP, and is zoned "One-Acre Residential Zone (RA)". The subject site was originally created as a remnant parcel under Application No. 7907-0330-00, which was granted Final Adoption by Council for the rezoning and OCP Amendment of the non-remnant portion on November 28, 2011.

### Current Application

- The proposal from the applicant is to redesignate the site from Suburban to Urban in the OCP and to rezone from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) in order to permit the development of thirty (30), three-storey townhouse units in eight (8) buildings. With a proposed density of 48.2 uph (units per hectare) or 19.5 upa (units per acre), the proposed development is consistent with the 15 -25 upa (Medium-High Density) designation in the NCP.
- In addition, a Development Permit and a Development Variance Permit are required. The applicant is proposing reduced building setbacks along all property lines, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) (see By-law Variance section).
- The site is surrounded by public frontages on all four sides, with 194A Street as the primary frontage of the proposed townhouse development. The proposed 74 Avenue alignment will be adjacent the north side yard, and the rear (east) yard of the site is adjacent to a City-owned greenway. Finally, a 2.0-metre (6-ft.) wide pedestrian right-of-way traverses the site along the south property line. This pedestrian right of way is to be combined with a similar pedestrian right-of-way that exists on the adjacent townhouse development to the south.
- As a result of these public frontages, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entrance porches to provide for a strong, pedestrian-oriented presence.
- The proposed townhouse development will gain access from 194A Street.
- The amount of outdoor amenity space proposed is 111 square metres (1,194 sq.ft.). The RM-30 Zone) requires that 90 square metres (969 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The proposed outdoor amenity space includes a children's play area.
- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 90 square metres (969 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). According to the developer, the demand for an indoor amenity facility is not present for a development of this size. The developer has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.
- Off-street residential parking is to be provided in two-car side-by-side garages attached to each unit. A total of 60 residential parking spaces and 6 visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.

### Road Dedication

- Under the previous application (No. 7907-0330), 194A Street was dedicated to a Major Collector road standard of 24.0 metres (79 ft.).

- The applicant is required to dedicate and provide cash-in-lieu for a portion of proposed 74 Avenue. 74 Avenue is intended to provide an important east-west regional connection between Surrey and the Township of Langley.

### Tree Preservation/Replacement

- Diamond Head Consulting Ltd. prepared the preliminary Arborist Report and Tree Preservation/ Replacement Plans (Appendix V). The preliminary Arborist Report indicates there are two (2) mature trees on the site.
- The preliminary Report proposes the removal of the two (2) trees because they are located within the footprint of the proposed 74 Avenue right-of-way. No trees will be retained. Thirty-seven (37) trees will be planted on the proposed townhouse site as per the Landscaping Plan prepared by C. Kavolinas & Associates. The information provided is under review by staff and some minor revisions may be required.
- The following chart provides a preliminary summary of the proposed removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Douglas Fir	2	0	2
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</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) protected trees are to be removed, a total of four (4) replacement trees would be required. The applicant proposes thirty-seven (37) replacement trees.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 22, 2012. Staff received the following responses:

- One resident called to express concern about the proposed development, specifically that they are concerned the development will exacerbate problems related to on-street parking in the neighbourhood, which have been worsened by recent coach house developments.

*(Staff advised the caller that the City is requiring a new Collector road standard along 194A Street at 24 metres (79 ft.) in order to provide additional on-street parking. Staff also explained that the proposed townhouse site will be much more self-sufficient with respect to providing parking. In addition, staff 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.)*

- A second resident called, and similarly expressed their concern about how the proposed development will increase problems related to on-street parking in the neighbourhood.

*(Staff provided a similar response as noted above.)*

## 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 proposed townhouse component.
- A 30-unit, 3-storey townhouse project with double garages attached to each unit is proposed.
- Units range in size from 155 square metres (1,670 sq.ft.) to 184 square metres (1,981 sq.ft.) and are comprised of three bedrooms.
- The proposal indicates thirty (30) garages and a flex room are located at grade. The kitchen, dining, family and living rooms are located on the second floor, with three bedrooms on the third floor.
- The townhouses incorporate small gables, dormers and knee brackets in the design, and the proposed major exterior finishes on the townhouses consist of "cedar" shake siding (vinyl, "Cypress Green"), with a "ledgestone" base (cultured stone, "Canyon Clay") and aluminum picket railings ("Rustic Red"). In addition, the finishing incorporates white accents for the trim elements of the buildings and "Rustic Red" for entry and garage doors.
- Each unit will have a small private patio or front yard space.

## Landscaping

- A 1.0-metre (3.5-ft.) high cedar picket fence (white) is proposed to be installed around the perimeter of the development.
- Landscaping consisting of Japanese Maple, Magnolia and Western Red Cedar trees interspersed with rhododendron, azaleas, lily-of-the-valley, boxwood and other ground covers will be installed throughout the development.
- The outdoor amenity space is centrally located in the development and consists of seating and a children's play area, and is surrounded by four Yellow Flowering Magnolias.

## ADVISORY DESIGN PANEL

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



BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum front, rear, and side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) measured to the face of the building and 3.0 metres (10 ft.) measured to the porch.

## Applicant's Reasons:

- The site area available for the proposed townhouse development has been reduced due to the additional road dedication for 74 Avenue.
- The proposed setbacks are consistent with the setbacks of existing townhouse developments in East Clayton.

## Staff Comments:

- The setback variances are acceptable as they allow for better public frontage-oriented units along all property lines.
- The setbacks are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- 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 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.	NCP Plan
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7911-0138-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		8,892
Road Widening area		2,667
Undevelopable area		
Net Total		6,225
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	42%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		74%
<b>SETBACKS</b> ( in metres)		
Front (west)	7.5 metres	4.6 metres to building face; 3.0 metres to porch *
Rear (east)		
Side #1 (north)		
Side #2 (south)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13	11
Accessory		n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		30
Total		30
<b>FLOOR AREA: Residential</b>	5,602.5 sq.m.	5,505.5 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	5,602.5 sq.m.	5,505.5 sq.m.

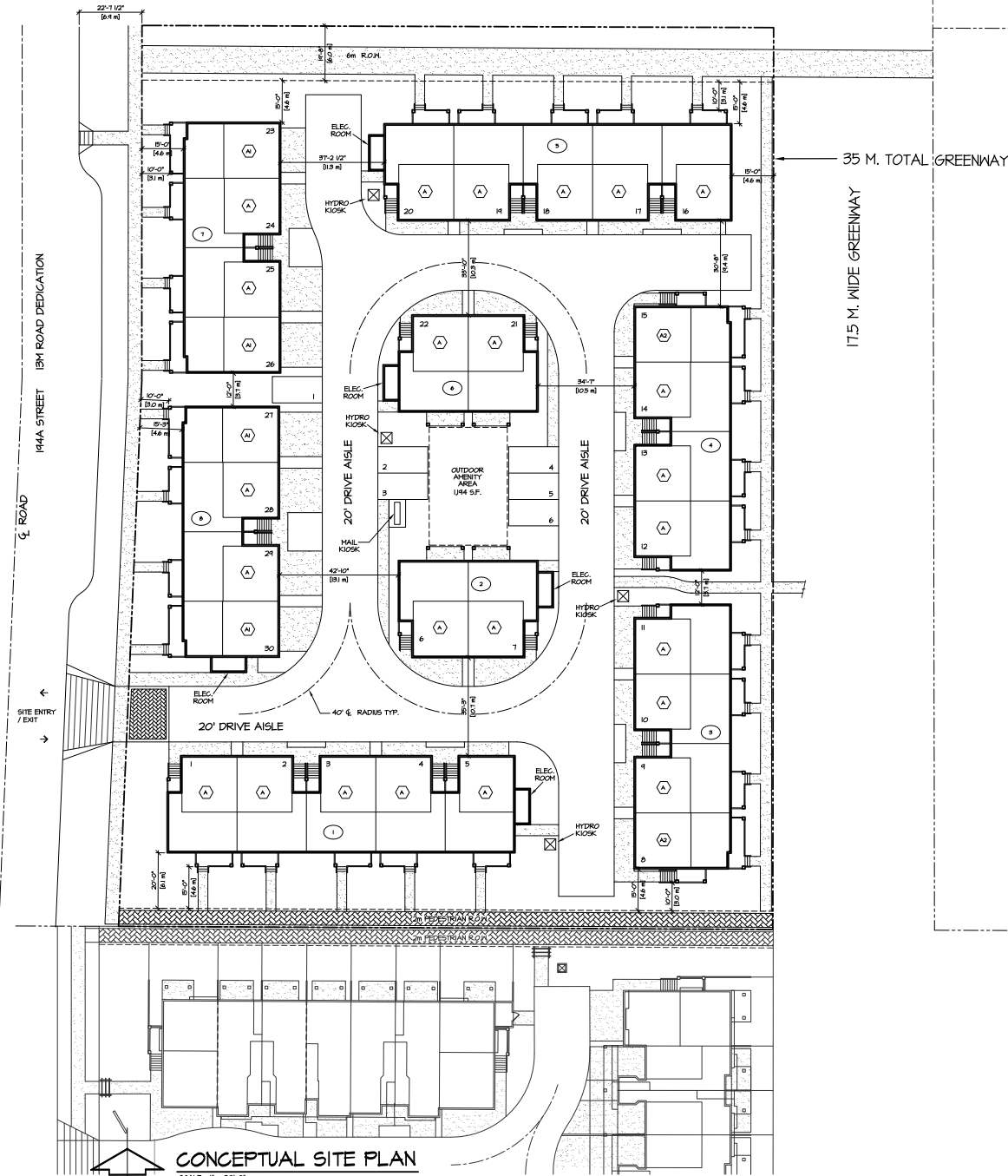
\* ***Variances requested.***

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		33.7 uph/13.6 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	48.2 uph/19.5 upa
FAR (gross)		0.62
FAR (net)	0.90	0.88
AMENITY SPACE (area in square metres)		
Indoor	90 sq.m.	0 sq.m.
Outdoor	90 sq.m.	111 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	60	60
Residential Visitors	6	6
Institutional		
Total Number of Parking Spaces	66	66
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

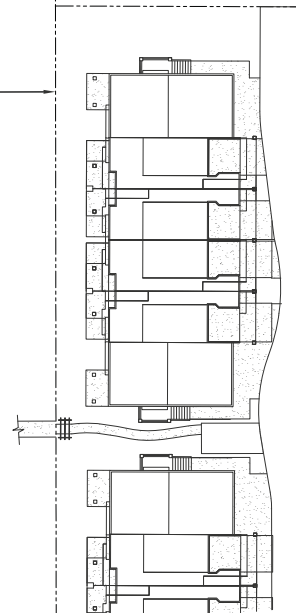
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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35 M. TOTAL GREENWAY

17.5 M. WIDE GREENWAY



**DEVELOPMENT DATA**

ZONING:	CD BASED ON RM-30	
SITE AREA:	GROSS: 95,712 S.F. 2.20 AC	0.889 Ha
	NET: 74,656 S.F. 1.714 AC	0.644 Ha
DENSITY:	17.5 U.P.A. 43.2 U.P./Ha	(30 UNITS)
SITE COVERAGE:	31.9% (28,312 S.F.)	
F.A.R.:	0.80 (54,511 S.F.)	
AMENITY SPACE:		
INDOOR:	PROVIDED: N/A	
OUTDOOR:	PROVIDED: 1,144 S.F.	
PARKING:		
	REQUIRED :	30 x 2.2 SPACES PER UNIT = 66 SPACES
	PROVIDED :	2 SPACES PER UNIT = 60 SPACES
	VISITOR :	6 SPACES
	TOTAL :	66 SPACES

UNIT BREAK DOWN :

UNIT TYPE	A	3 BEDROOM DOUBLE GARAGE 2,045 S.F. x 24 UNIT	= 44,080 S.F.
UNIT TYPE	A1	3 BEDROOM DOUBLE GARAGE 1,697 S.F. x 4 UNIT	= 6,780 S.F.
UNIT TYPE	A2	3 BEDROOM DOUBLE GARAGE 1,697 S.F. x 2 UNIT	= 3,394 S.F.
TOTAL :	(GARAGE NOT INCLUDED)	30 UNITS =	54,262 S.F.

REV. NO.	DATE	DRN.	CD	ISSUE	DATE	BY	ISSUED FOR

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CLIENT :	0404034 BC LTD.	DRAWN :			
PROJECT :	1954 - 144A & 139D SURREY, B.C.				
SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA					

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

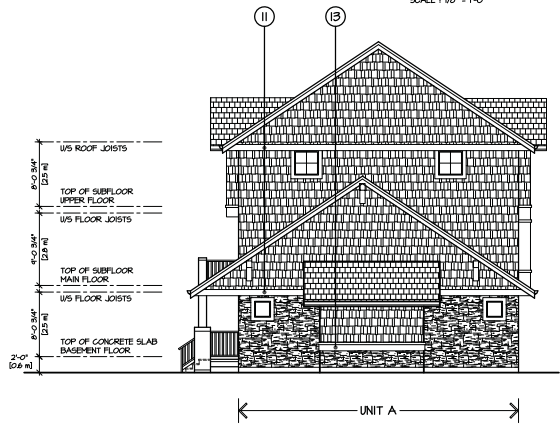
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1101B	AG-1.0



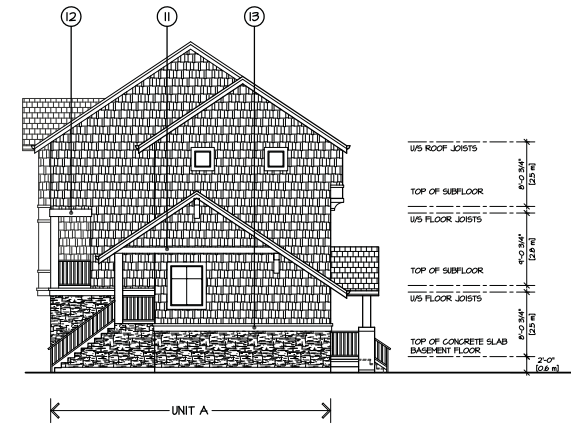
**FRONT ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**RIGHT SIDE 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 SHINGLE SIDING
- ⑤ LEDGESTONE VENEER SIDING
- ⑥ PREFINISHED ALUMINUM PICKET RAILING
- ⑦ KNEE BRACKET
- ⑧ VINYL FRAMED WINDOWS
- ⑨ 1X6 WOOD WINDOW TRIM
- ⑩ BUILT-UP COLUMN
- ⑪ 2 X 10 WOOD TRIM
- ⑫ 2 X 12 WOOD TRIM
- ⑬ 2 X 4 WOOD TRIM ON 2 X 12 WOOD TRIM



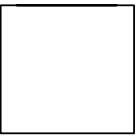
**REAR ELEVATION**

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

**BUILDING #1**

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DESIGN: L.F.S.	DATE: MAR 24 12	SCALE: 1/8" = 1'-0"
CLIENT: 0404034 BC LTD.	PROJECT: 1354 - 141A & 139D SURREY, B.C.	SHEET CONTENTS: ELEVATIONS

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

CLIENT NO. 1101B	SHEET NO. AC-4.1
PROJECT NO.	REV. NO.

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

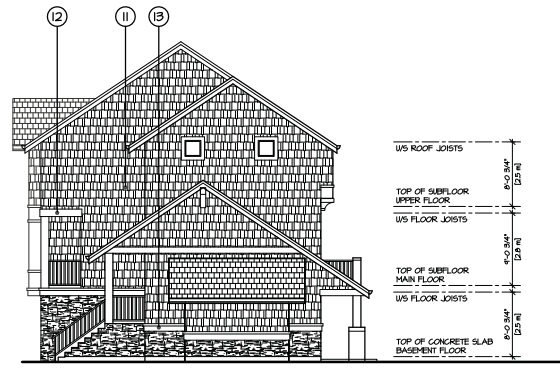
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UNIT A \* UNIT A

**FRONT ELEVATION**

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



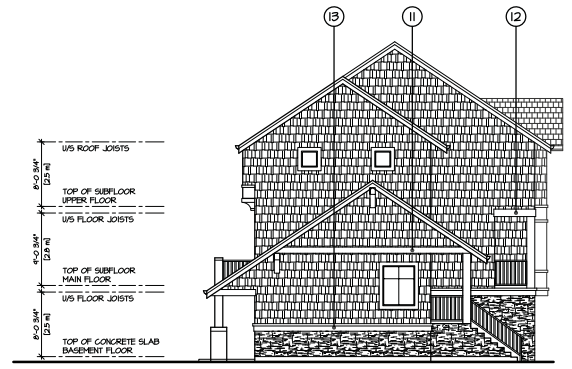
UNIT A

**RIGHT SIDE ELEVATION**

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

**SCHEDULE OF FINISHES**

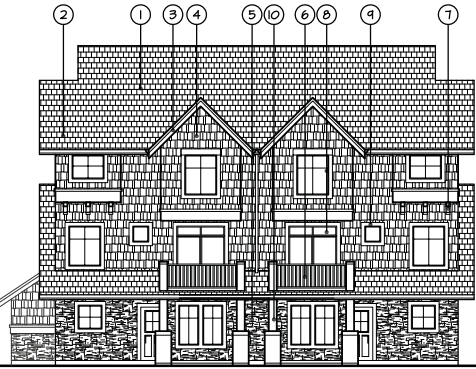
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- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ SHINGLE SIDING
- ⑤ LEDGESTONE VENEER SIDING
- ⑥ PREFINISHED ALUMINUM PICKET RAILING
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- ⑩ BUILT-UP COLUMN
- ⑪ 2 X 10 WOOD TRIM
- ⑫ 2 X 12 WOOD TRIM
- ⑬ 2 X 4 WOOD TRIM ON 2 X 12 WOOD TRIM



UNIT A

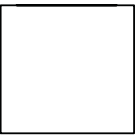
**LEFT SIDE ELEVATION**

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



UNIT A \* UNIT A

REV. NO.	DATE	ISSUE	BY	ISSUED FOR



CDP-11-10

CLIENT :	0404034 BC LTD.
DESIGN :	L.F.S.
DRAWN :	DATE :
PROJECT :	1954 - 144A & 139D SURREY, B.C.
SHEET CONTENTS :	ELEVATIONS
SCALE :	1/8" = 1'-0"

**barnett dembek**

UNIT 135,  
7836 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.	REV. NO.
1101B	AC-4.2

**BUILDING #2, 6**

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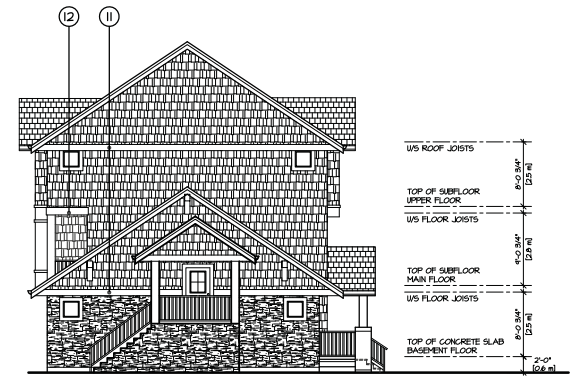


**FRONT ELEVATION**

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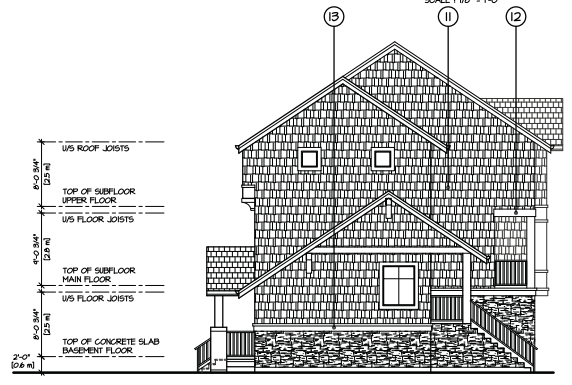
**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
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- ⑦ KNEE BRACKET
- ⑧ VINYL FRAMED WINDOWS
- ⑨ 1X6 WOOD WINDOW TRIM
- ⑩ BUILT-UP COLUMN
- ⑪ 2 X 10 WOOD TRIM
- ⑫ 2 X 12 WOOD TRIM
- ⑬ 2 X 4 WOOD TRIM ON 2 X 12 WOOD TRIM



**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

REV. NO.	DATE	ISSUE	BY	ISSUED FOR

DESIGN: L.F.F.	DRAWN: M.P.D.	DATE: May 12	SCALE: 1/8" = 1'-0"
CLIENT: 0404034 BC LTD.		PROJECT: 1354 - 144A & 139D SURREY, B.C.	
SHEET CONTENTS: ELEVATIONS			

**barnett dembek**  
 UNIT 135,  
 7836 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.	REV. NO.
1101B	AC-4.3

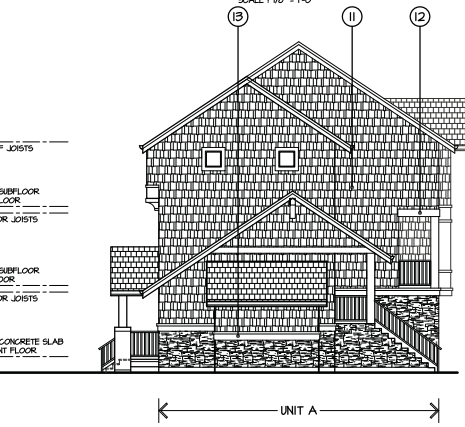
**BUILDING #3, 4**





**FRONT ELEVATION**

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

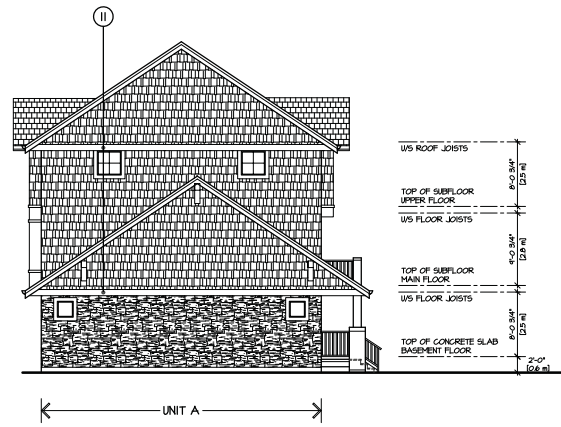


**LEFT SIDE ELEVATION**

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 SHINGLE SIDING
- ⑤ LEDGESTONE VENEER SIDING
- ⑥ PREFINISHED ALUMINUM PICKET RAILING
- ⑦ KNEE BRACKET
- ⑧ VINYL FRAMED WINDOWS
- ⑨ 1X6 WOOD WINDOW TRIM
- ⑩ BUILT-UP COLUMN
- ⑪ 2 X 10 WOOD TRIM
- ⑫ 2 X 12 WOOD TRIM
- ⑬ 2 X 4 WOOD TRIM ON 2 X 12 WOOD TRIM



**RIGHT SIDE ELEVATION**

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

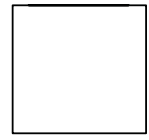


**REAR ELEVATION**

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

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REV.	DATE	ISSUE	BY	ISSUED FOR



DESIGN: L.F.A.	DRAWN: L.F.A.	DATE: Mar 12	SCALE: 1/8" = 1'-0"
CLIENT: 0404034 BC LTD.	PROJECT: 1354 - 144A & 139D SURREY, B.C.	SHEET CONTENTS: ELEVATIONS	

**barnett dembek**

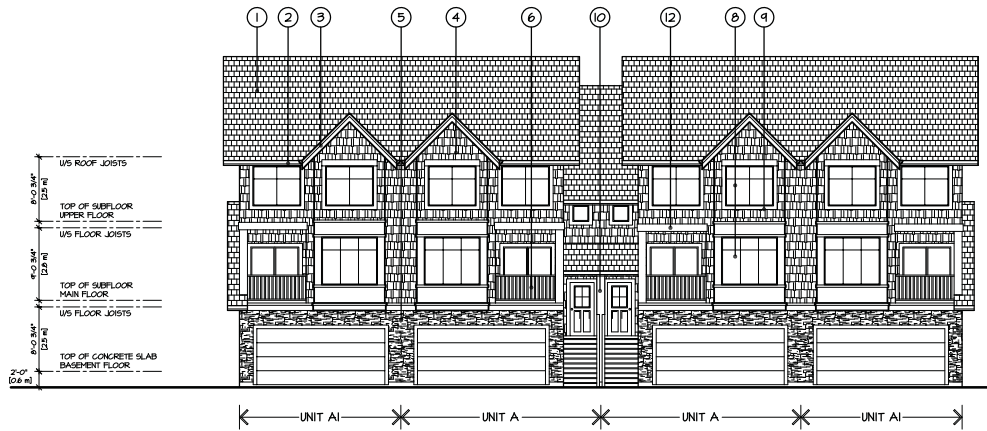
UNIT 135,  
78,36 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

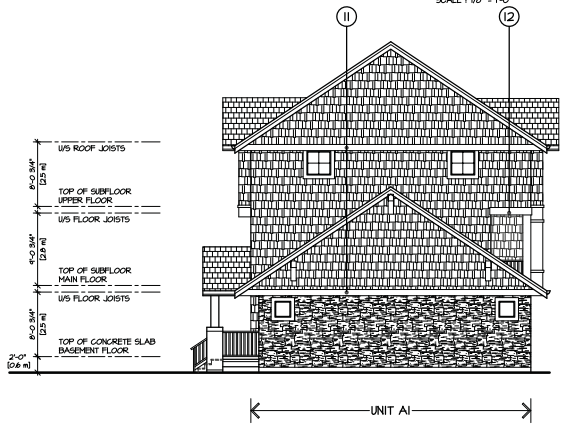
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1101B	AC-4.4

**BUILDING #5**

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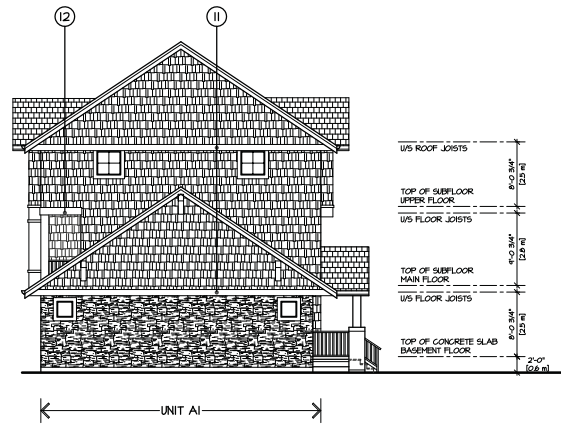
**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



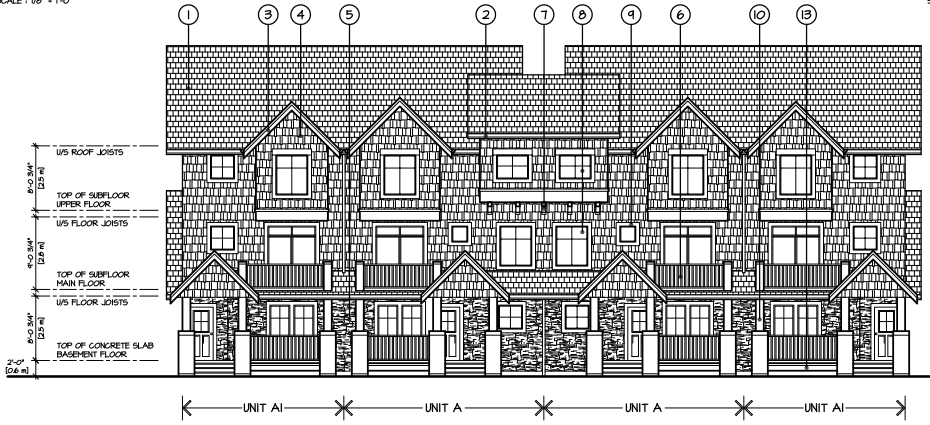
**LEFT SIDE ELEVATION**  
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ SHINGLE SIDING
- ⑤ LEDGESTONE VENEER SIDING
- ⑥ PREFINISHED ALUMINUM PICKET RAILING
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**RIGHT SIDE ELEVATION**  
SCALE : 1/8" = 1'-0"



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

REV. NO.	DATE	ISSUE	BY	ISSUED FOR

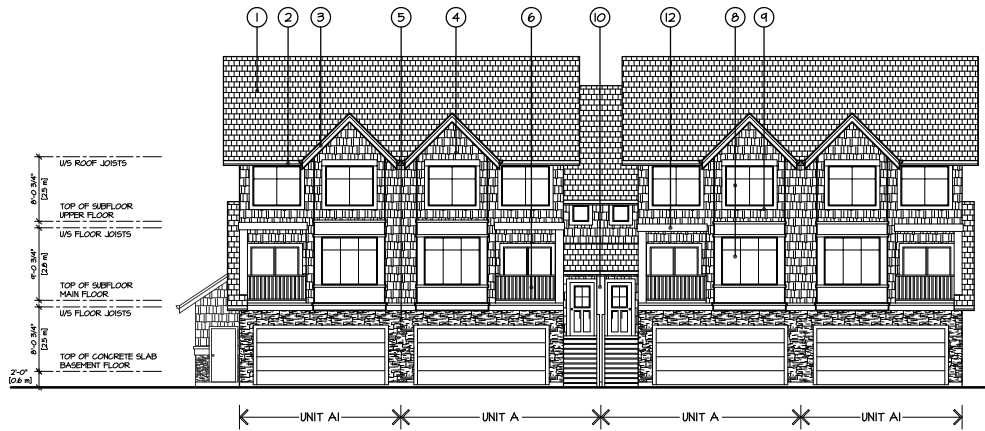
DESIGN : L.F.F.	DRAWN : L.F.F.	DATE : Mar 2 12	SCALE : 1/8" = 1'-0"
CLIENT : OXO1034 BC LTD.			
PROJECT : 1354 - 141A & 139D SURREY, B.C.			
SHEET CONTENTS : ELEVATIONS			

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

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

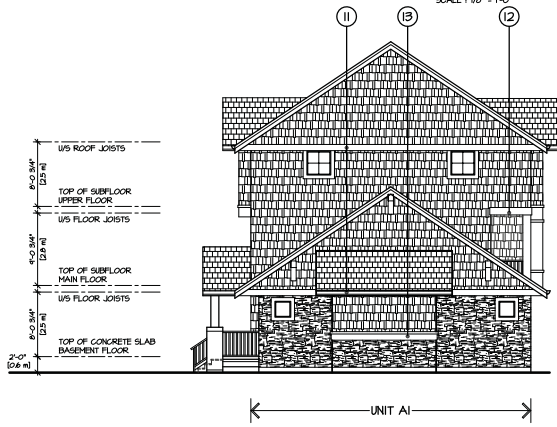
CLIENT NO. 1101B	SHEET NO. AC-4.5
PROJECT NO. 1101B	REV. NO.

**BUILDING #7**



**FRONT ELEVATION**

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

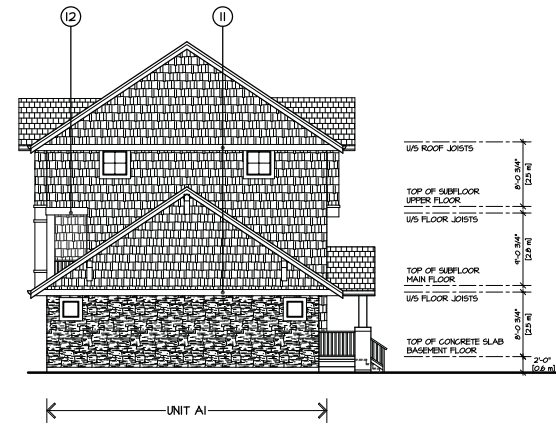


**LEFT SIDE ELEVATION**

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
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- ⑪ 2 X 10 WOOD TRIM
- ⑫ 2 X 12 WOOD TRIM
- ⑬ 2 X 4 WOOD TRIM ON 2 X 12 WOOD TRIM



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

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REV. NO.	DATE	ISSUE	BY	ISSUED FOR



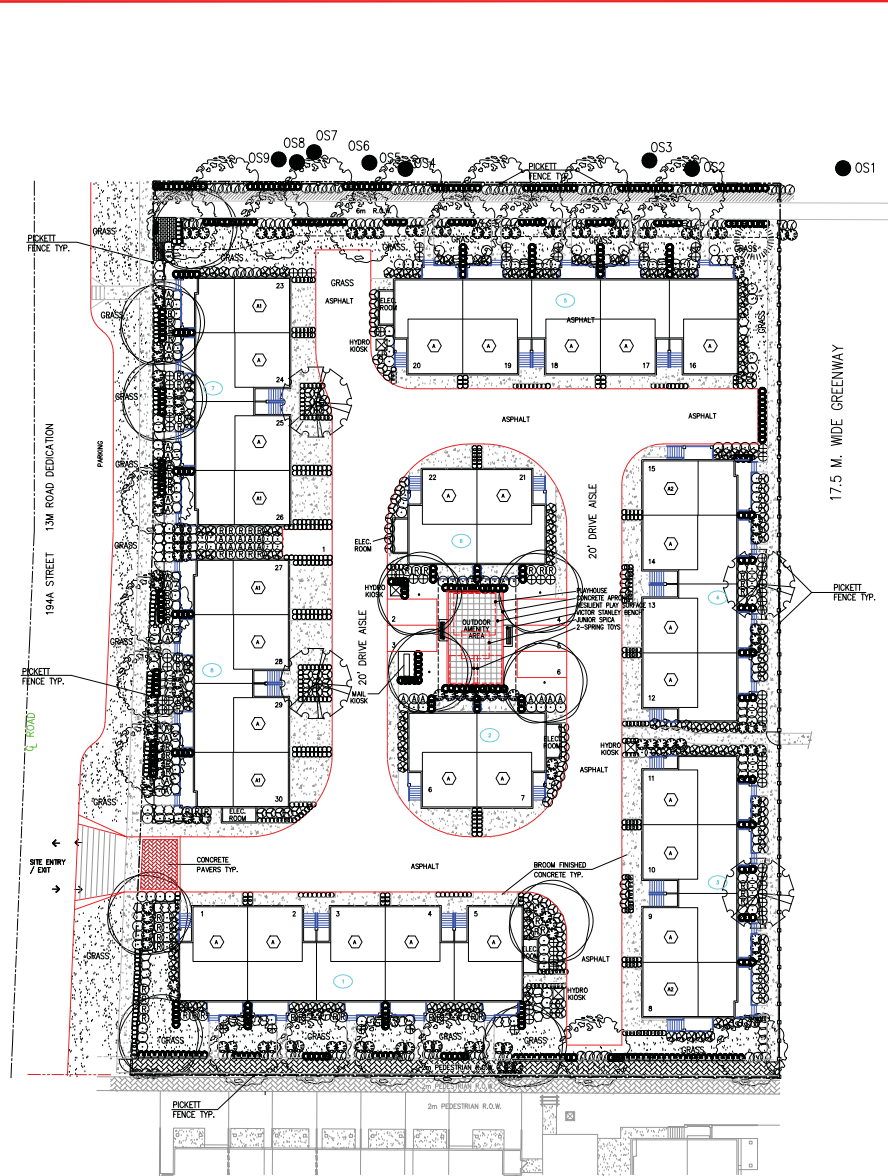
DESIGN: L.F.F.	DRAWN: M.S.D.	DATE: May 2 12	SCALE: 1/8" = 1'-0"
CLIENT: OXOX034 BC LTD.		PROJECT: 1354 - 141A & 139D SURREY, B.C.	
SHEET CONTENTS: ELEVATIONS			

**barnett dembek**  
 UNIT 135,  
 7836 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.	REV. NO.
1101B	AC-4.6

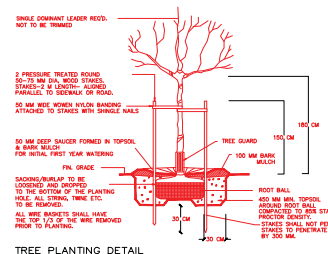
**BUILDING #8**



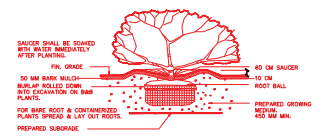
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUM "BLOODGOOD"	BLOODGOOD JAPANESE MAPLE	4	3.00 METERS	AS SHOWN	B. & B.
○	MAGNOLIA CALAYANA	GALAXY MAGNOLIA	21	6 CM. CAL.	AS SHOWN	B. & B.
○	MAGNOLIA BUTTERFLIES	YELLOW FLOWERING MAGNOLIA	11	6 CM. CAL.	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	1	3.00 METERS	AS SHOWN	B. & B.
○	AZALEA JAPONICA "LOUISE CABLE"	PINK AZALEA	49	#2 POT	85 CM. O.C.	
○	AZALEA JAPONICA "HINO CRIMSON"	CRIMSON AZALEA	67	#2 POT	85 CM. O.C.	
○	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	81	#3 POT	90 CM. O.C.	
○	RHOODENDRON YAKUSHIMANUM "ORETTE"	YAK. RHOODENDRON	169	#3 POT	90 CM. O.C.	
○	RHOODENDRON FINNISH "ELVIRA"	FINNISH RHOODENDRON	102	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA "WINTER GEM"	ASIAN BOXWOOD	458	#3 POT	90 CM. O.C.	
○	ROSA MEHLAND "TINK"	PINK MEHLAND ROSE	115	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCERASUS "OTTO LUWEN"	OTTO LUWEN LAUREL	99	#3 POT	90 CM. O.C.	
○	RHOODENDRON YAKUSHIMANUM "TEDDY BEAR"	YAK. RHOODENDRON	139	#3 POT	90 CM. O.C.	
○	PIENS JAPONICA "FOREST FLAME"	LEY-OF-THE-VALLEY	129	#3 POT	90 CM. O.C.	
○	THUJA OCCIDENTALIS "SMARAGO"	EMERALD ARBORVITAE	336	1.80 METERS	65 CM. O.C.	
○	ARCTOSTAPHYLOS LIVA URSI	BEARBERRY	160	#1 POT	45 CM. O.C.	

**NOTES / GENERAL**

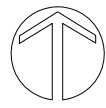
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTRACTOR SHALL VERIFY SPECIES, SIZE, CULTIVAR, GROWING MEDIUM, PLANT SIZE AND CONTAINER SIZE ARE CORRECT. ALL PLANTING MATERIALS SHALL BE DELIVERED TO THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
- Min. growing medium depths over prepared subgrade shall be:
  - Lawn areas 450 mm
  - Dr. cover areas 450 mm
  - Shrub areas 450 mm
  - Tree pits 450 mm around root ball
- Grading medium shall have physical and chemical properties as described in the Standards for Level 2 and Level 3 Areas, except for areas over structures where the medium shall conform to the requirements for Level 1 applications. Processing and mixing of growing medium components shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a representative sample taken from the soil that will be used at the site.
- On-site or imported soils shall satisfy the requirements of the Standards for growing medium. Soils shall be strictly free from rocks, weed seed, weed plant parts, weed or reproductive parts of weeds, plant pathogenic organisms, toxic materials, stones over 30 mm and foreign objects.
- All planting beds shall receive min. 50 mm bark mulch.
- Plant species and varieties may not be substituted without the approval of the Landscape Architect.
- 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 no extra cost to the Owner.
- The contractor shall clear away from the site all debris as it accumulates, and shall, at the completion of the work, leave the work and the site liberated in a clean and presentable condition, free from all obstructions.



**TREE PLANTING DETAIL**  
SECTION  
N.T.S.



**PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS**  
SECTION  
N.T.S.



**LEGEND**

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

FEB/12	CITY OF SURREY REQUEST	1
DATE	REVISIONS	NO.
	REVISING	

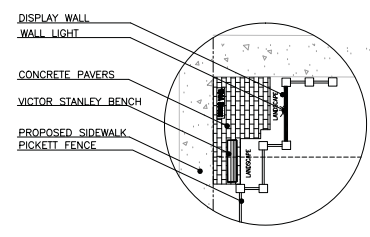
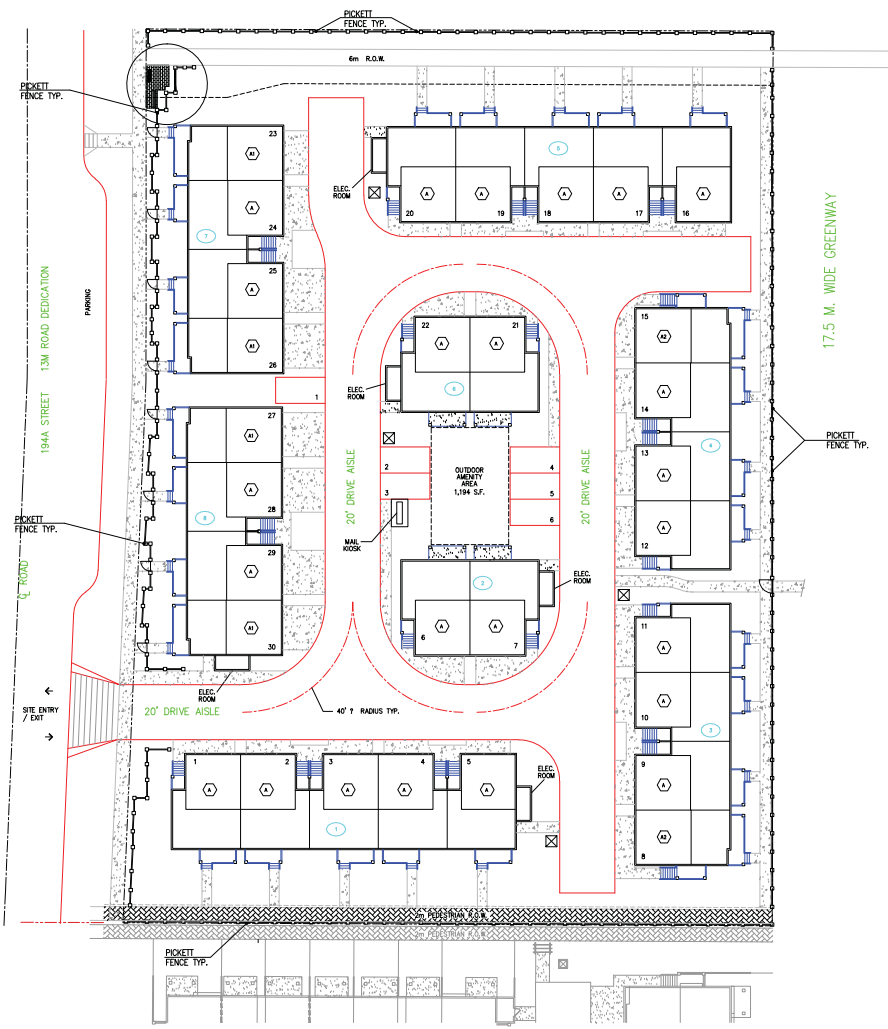
**C.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3C 3E8  
PHONE (604) 857-2376

**CLIENT**  
GOLDEN EGG HOMES LTD.  
c/o LANCE BARNETT  
BARNETT DEXBOK ARCHITECTS  
SUITE #135  
7356 - 130 STREET  
SURREY, B.C.  
PHONE (604) 597-7100

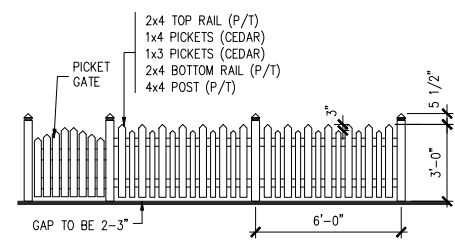
**TITLE**  
PLAN VIEW  
**LANDSCAPE PLAN  
PROPOSED  
MULTI-FAMILY DEV.**  
7356 - 130 STREET  
SURREY, B.C.

SCALE 1:250	DATE JUN/11
DWYF	DWYF
ENL	DWYF
APPROV	AS BUILT

PRINTED	JOB NO.
DRAWING NO.	
L-2	

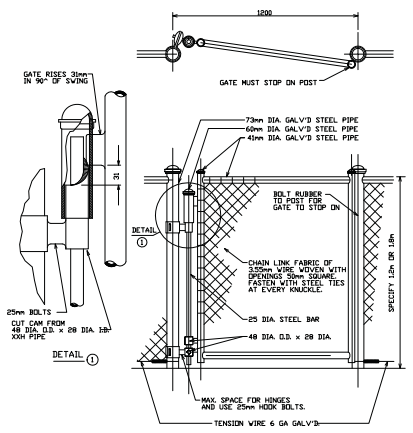


CORNER FEATURE  
SCALE 1:100



Posts to extend minimum of 1/2 into ground

TYPICAL DETAIL FOR PICKET FENCE  
N.T.S.  
LANDSCAPE



FEB/12	CITY OF SURREY REQUEST	1
DATE	REVISED	NO.
	REVISIONS	

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

**CLIENT**  
GOLDEN EGG HOMES LTD.  
c/o LANCE BARNETT  
BARNETT DEMBEK ARCHITECTS  
SUITE #135  
7536 - 130 STREET  
SURREY, B.C.  
PHONE (604) 597-7100

**TITLE**  
PLAN VIEW  
**TREE LOCATION PLAN FENCE LAYOUT/DETAIL MULTI-FAMILY DEV.**  
7354 - 194 STREET  
SURREY, B.C.

SCALE	1:250	DATE	JUN/11
DRAWN	DWD	CHECKED	
ENL.	DWD	APPROVED	AS BUILT

PRINTED	JOB NO.	
	DRAWING NO.	L-1

## INTER-OFFICE MEMO

---

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

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

DATE: **March 6, 2012** PROJECT FILE: **7811-0138-00**

---

RE: **Engineering Requirements  
Location: 7374 194A Street**

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

- dedicate 6.0 metres along the north property line for the future 74 Avenue road allowance; and
- dedicate a 3.0 x 3.0-metre corner cut at the 194A Street and future 74 Avenue intersection.

***Works and Services***

- provide cash-in-lieu for 50% of design and construction cost for future 74 Avenue; and
- provide cash-in-lieu for 50% of design and construction cost for storm, sanitary and water works along future 74 Avenue.

A Servicing Agreement is required prior to Rezone

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

SSA



Thursday, February 23, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0138 00

**SUMMARY**

The proposed 30 townhouse units are estimated to have the following impact on the following schools:

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

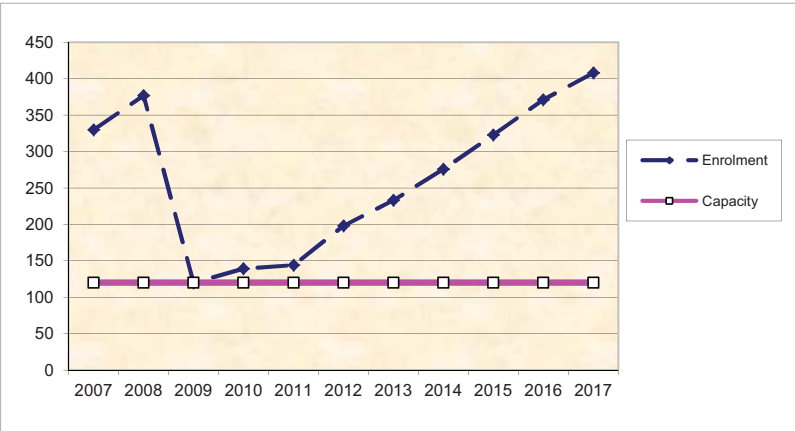
Elementary Students:	5
Secondary Students:	2

September 2011 Enrolment/School Capacity

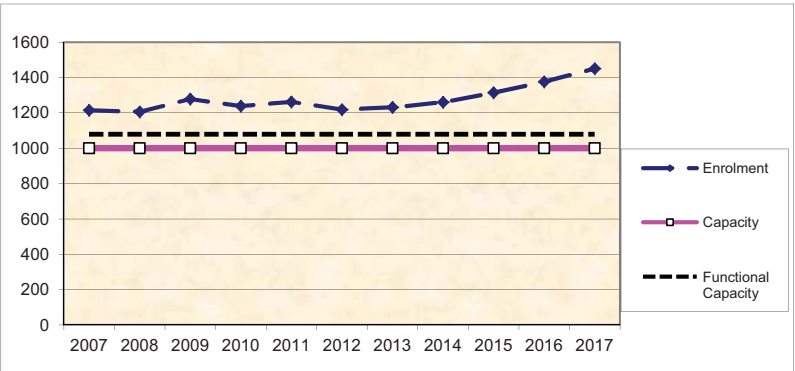
<b>Clayton Elementary</b>	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	20 K + 100
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**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 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**



\*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: 7354 194th Street, Surrey BC - Townhouses  
 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: Almost 5 acre parcel with one residence and a large horse pasture.

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>4</u>	(E)
Number of Replacement Trees Proposed		<u>37</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>38</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

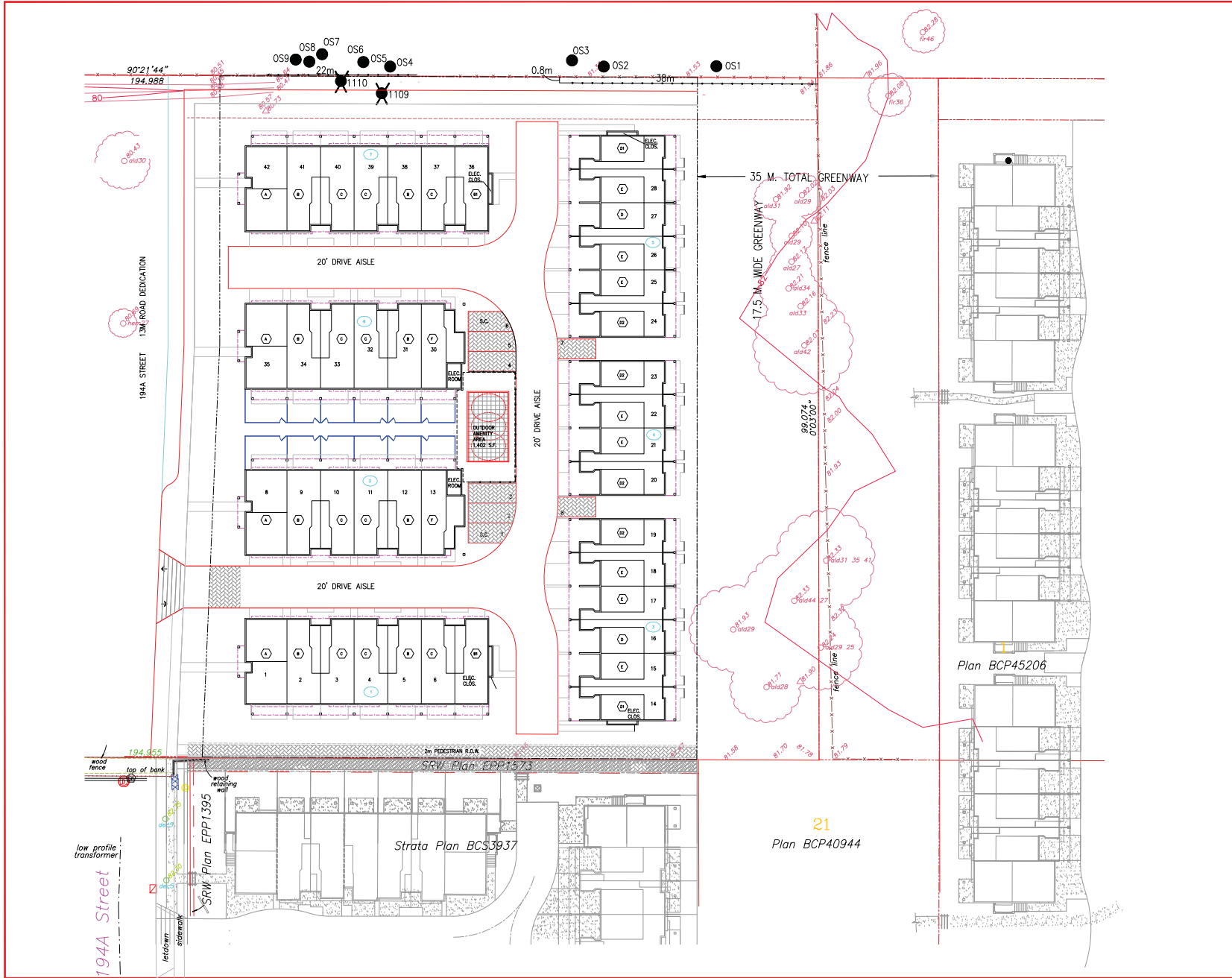
- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

\_\_\_\_\_  
  
 Arborist

February 27, 2012  
 Date





**LEGEND**

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

DATE	REVISION	NO.

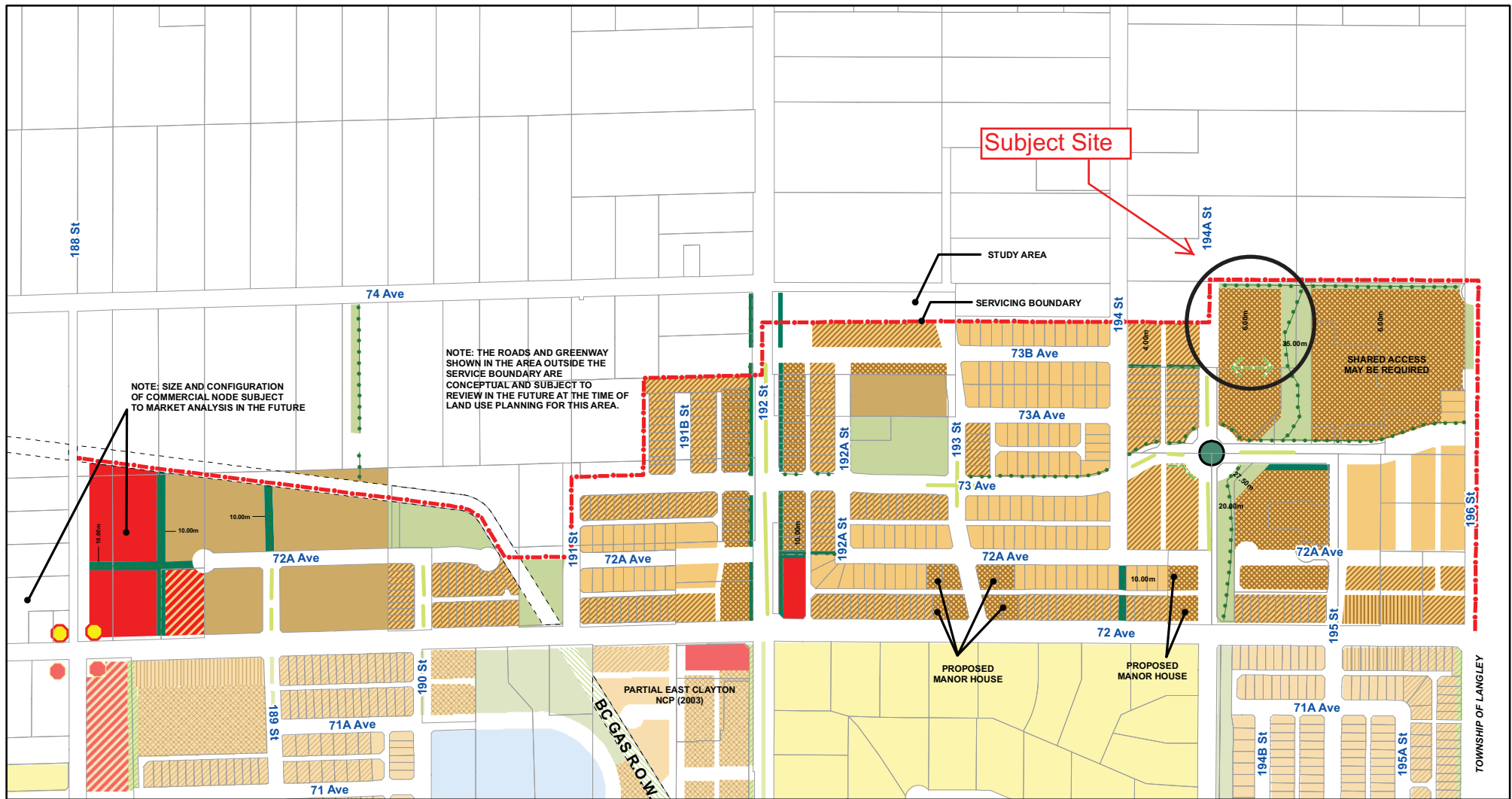
**C.KAVOLINAS & ASSOCIATES INC.**  
 BCALA CSLA  
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**CLIENT**  
 GOLDEN EGG HOMES LTD.  
 c/o LANCE BARNETT  
 BARNETT DEMBEK ARCHITECTS  
 SUITE #136  
 7534 - 130 STREET  
 SURREY, B.C.  
 PHONE (604) 597-7100

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 MULTI-FAMILY DEV.  
 7534 - 130 STREET  
 SURREY, B.C.

SCALE	1:250	DATE	NOV/11
DRAWN	DWTD		
ENL	DWTD		
APPROV	HS BULT		

PRINTED	JOB NO.	△
	DRAWING NO.	
		TR-1



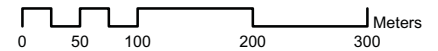
- 6-10 u.p.a. (Low Density)
- 22-45 u.p.a. (High Density)
- 10-15 u.p.a. Special Residential
- Neighbourhood Commercial
- 10-15 u.p.a. (Medium Density)
- Commercial / Residential
- 15-25 u.p.a. (Medium-High Density)
- Special Treatment of Street, Traffic Calming

- 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

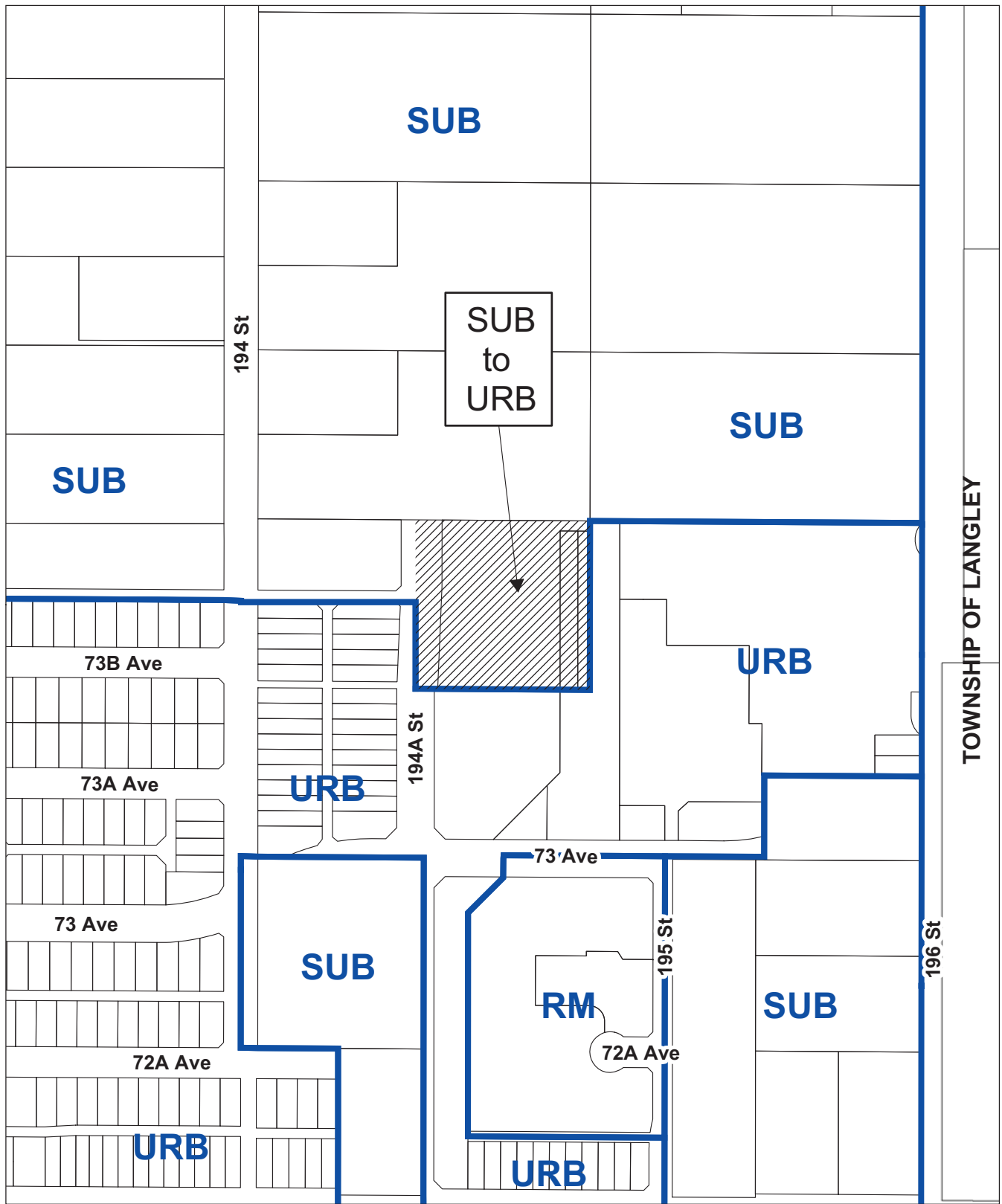
Approved By Council on June 27, 2005  
Amended 14 Dec 2011



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.





# OCP Amendment

Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0138-00

Issued To: 0900117 B C LTD., INC. NO. 0900117  
("the Owner")

Address of Owner: Unit 101, 13049 - 76 Ave  
Surrey BC  
V3W 2V7

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: 000-639-257  
Lot 11 Section 22 Township 8 New Westminster District Plan BCP50063

7354 - 194 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 22 Multiple Residential 30 Zone (RM-30), the minimum setback from all lot lines is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) measured to the face of the building and 3.0 metres (10 ft.) measured to the porch.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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