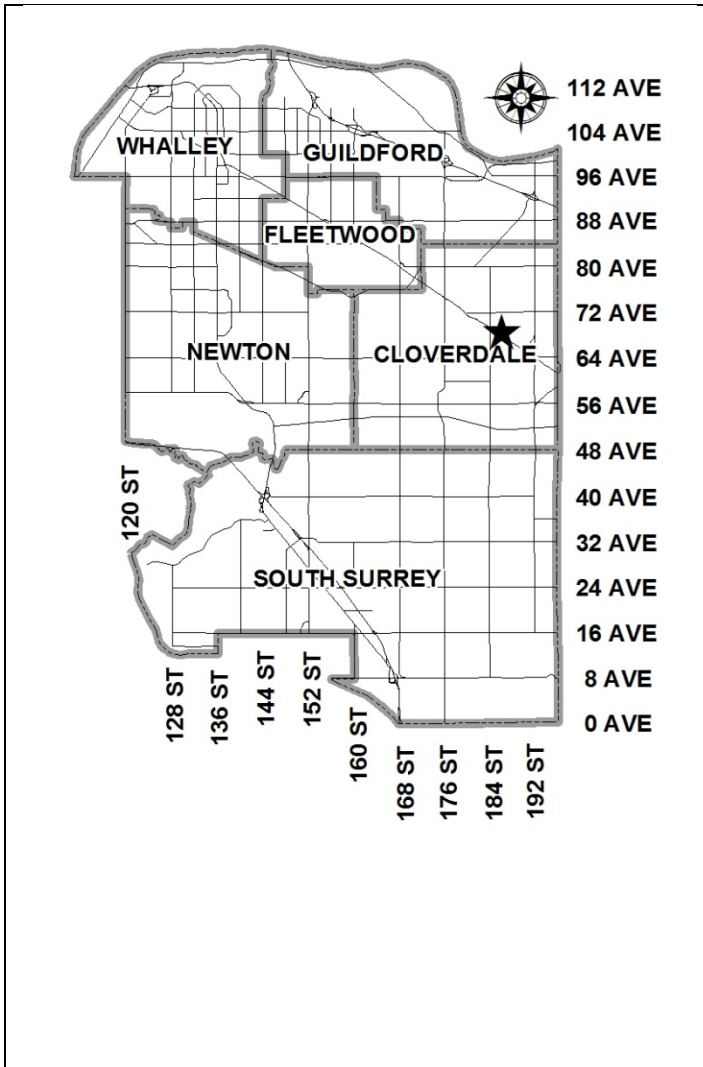


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0244-00

Planning Report Date: September 10, 2012



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** from Institutional & Riparian Protection Area to 22-45 upa (High Density) on a portion and from Institutional to Riparian Protection Area on a portion
- **Rezoning** from RA to PA-2 and RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 52 townhouse units and a church.

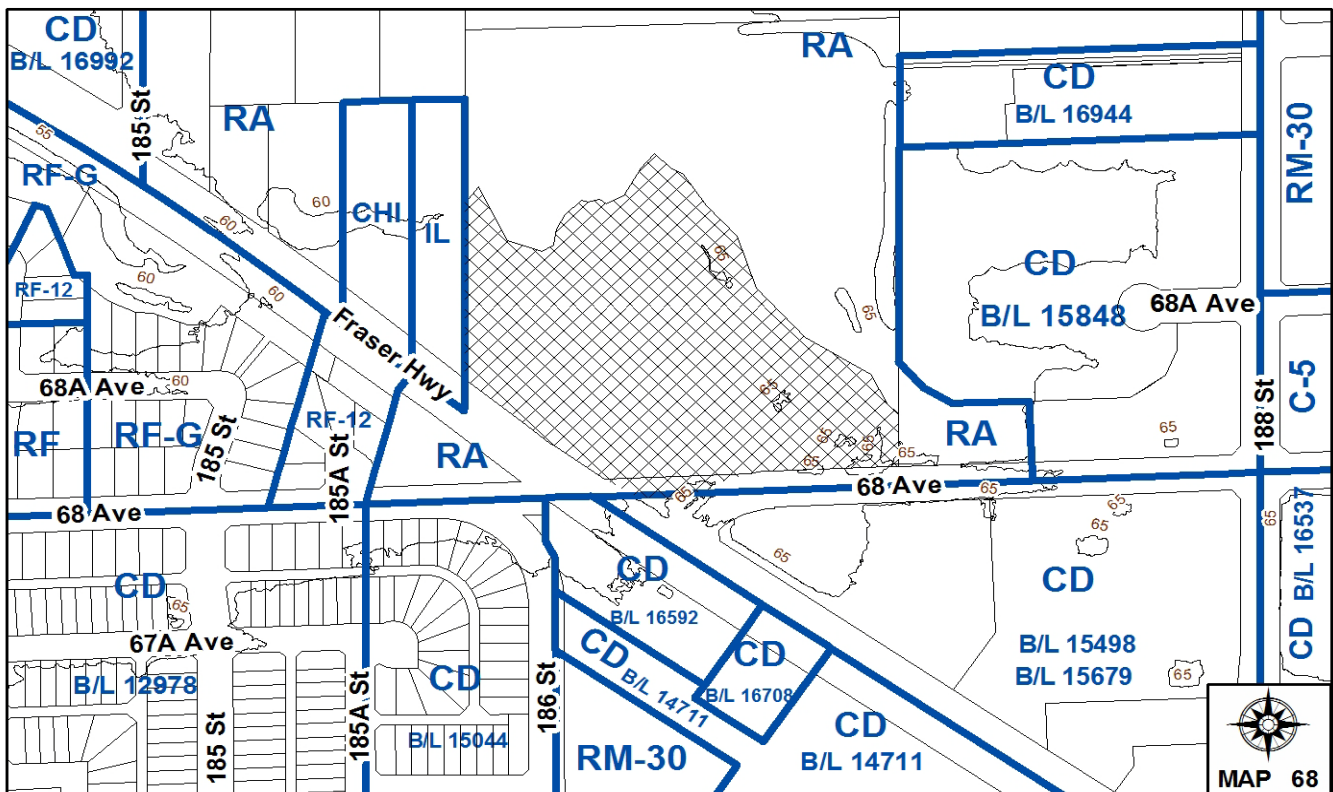
LOCATION: Portion of 18625 Fraser Highway
 Portion of 68 Avenue Road
 Allowance

OWNER: Hope Community Church of Surrey
 BC and City of Surrey

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Institutional



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

- Seeking variances to the setbacks for the proposed townhouses and the parking for the proposed church.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Clayton and will promote a comprehensive development that is both walkable and street-oriented.
- The townhouse portion of the development will help support City efforts to increase transit ridership by providing higher density development along frequent transit routes (Fraser Highway).
- The development will also provide community benefit through the dedication and enhancement of approximately 1.02 hectares (2.52 ac.) of riparian area.
- The application will enhance the local multi-use pathway (MUP) network by allowing a portion of the MUP to be located on private property and away from Fraser Highway, by providing a greater sense of safety and separation and helping to foster a more walkable and cycling oriented community.

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 Block A on the attached Survey Plan from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Multiple Residential 30 Zone (RM-30)” (By-law No. 12000) and to rezone Blocks B and C from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Assembly Hall 2 Zone (PA-2)” (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space for the proposed townhouse component.
5. Council authorize staff to draft Development Permit No. 7911-0244-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7911-0244-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 2, 3, 4, 5 and 8 from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and to 2.5 metres (8 ft.) to the balcony;
 - (b) to reduce the minimum side yard (south-east) setback of the Multiple Residential 30 Zone (RM-30) for Building 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face;
 - (c) to reduce the minimum front yard (south) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 6 and 7 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 3.5 metres (12 ft.) to the balcony;
 - (d) to reduce the minimum side yard (west) setback of the Multiple Residential 30 Zone (RM-30) for Building 7 from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face;
 - (e) to reduce the minimum side yard (east) setback of the Multiple Residential 30 Zone (RM-30) for Building 6 from 7.5 metres (25 ft.) to 2.4 metres (6 ft.) to the building face;
 - (f) to vary Section H, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow a maximum of 12 tandem parking spaces; and

- (g) to vary Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow off-street parking within the front yard setback or side yard setback along a flanking street.
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) registration of a Section 219 Restrictive Covenant over the townhouse site to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (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) registration of a Section 219 Restrictive Covenant for "no build" over the amenity area on the northern portion of the church site to ensure that the area remains publicly accessible;
 - (i) the applicant adequately address the impact of no indoor amenity space for the townhouse proposal;
 - (j) registration of a Section 219 Restrictive Covenant for the maintenance of fire access routes and on-site hydrants;
 - (k) registration of a Statutory Right-of-Way for public rights of passage over a portion of proposed Lot 1 to permit driveway access for proposed Lot 2 and the adjoining properties to the west at 18523/18543/18565 Fraser Highway;
 - (l) completion of the road closure and acquisition of a portion of 68 Avenue; and
 - (m) the applicant provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

9. Council pass a resolution to amend the East Clayton NCP Extension – West of 188 Street to redesignate portions of the site from Institutional and Riparian Protection Area to 22-45 upa (High Density) and from Institutional to Riparian Protection Area 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:**

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

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2014.

Environmental Review Committee (ERC): This application was reviewed at the March 21, 2012 ERC meeting. The proposal to reduce the minimum setback from top-of-bank from 30 metres (100 ft.) to an average of 25 metres (82 ft.) is acceptable. The riparian area is to be dedicated to the City as Park.

Parks, Recreation & Culture: A P-15 agreement is required for monitoring and maintenance of planting in the dedicated riparian areas.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
East:	Park and Creek (yellow-coded)	Riparian Protection Area	RA
South (Across Fraser Highway & 68 Avenue):	East: Shopping Centres	Commercial / OCP: Commercial (for property east of 68 Ave.	CD (By-law Nos. 16592 & 15498 /15679)

Direction	Existing Use	NCP Designation	Existing Zone
	West: Single family dwelling	Single Family Residential/ Open Space	RA
West:	Forklift Shop	Suburban in the OCP	IL

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant has provided the following justification in support of the proposed amendments to the Official Community Plan and the East Clayton Neighbourhood Concept Plan Extension – West of 188 Street (with staff comments in italics):
 - The mix of uses that are proposed are required to facilitate development of this property and are in-keeping with the community character and form.
 - The site's proximity to amenities and transit accessibility lends itself to a multi-family land use.

(The location is located directly adjacent to two existing shopping centres, which will support walking as a mode of transportation.

Fraser Highway is also expected to have some form of rapid transit located on it in the future. The increased density proposed by the townhouse units will help support this future transportation network, in addition to giving church users an alternative option for travelling to the church.)

- The developer held a Public Information Meeting on July 10, 2012 to apprise area residents of the proposal. No opposition to the proposal was received.

DEVELOPMENT CONSIDERATIONS

- The subject 3.0-hectare (7.38-acre) site is located north of the 68 Avenue and Fraser Highway intersection. It is designated Suburban in the Official Community Plan (OCP), Institutional and Riparian Protection Area in the East Clayton NCP Extension – West of 188 Street and is currently zoned One-Acre Residential (RA).
- The application proposes the following:
 - OCP amendment from Suburban to Urban;
 - NCP amendment on portions of the site from Institutional and Riparian Protection Area to 22-45 u.p.a. (High Density) and from Institutional to Riparian Protection Area;
 - Rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) and Public Assembly 2 Zone (PA-2); and
 - Development Permit
 - to facilitate the development of 52 townhouse units and a church.

- The subject site will be subdivided into three lots (see Appendix I), with the northern portion of the existing lot being dedicated to the City as park. Townhouses are proposed to be developed on the northern lot (proposed Lot 1), whereas a church is proposed on the southern lot (proposed Lot 2). The application also involves the acquisition and consolidation of a City portion of the 68th Avenue road allowance as part of proposed Lot 2.
- A private, east-west road, located entirely on proposed Lot 1, will be constructed through the site from 68th Avenue in the east to Fraser Highway in the west. This internal, private road will permit access to both the townhouse component of the project, which is located primarily north of this internal access road, and the proposed church and associated surface parking, which is located south of this internal access road.
- A statutory right-of-way (SROW) for public rights of passage (both pedestrian and vehicular) will be registered over the internal access road to ensure public access is maintained.
- The SROW will include a provision to ensure that this internal road can be used to provide access to the adjoining properties to the west at 18523/18543/18565 Fraser Highway at some time in the future when these lands redevelop.
- There are 52 townhouse units proposed within the 1.00 hectare (2.36 acres) proposed Lot 1 (townhouse site). The proposed townhouses contain a total floor area of 6,558 square metres (70,590 sq. ft.), which represents a net floor area ratio (FAR) of 0.66. The RM-30 Zone permits a maximum FAR of 0.90.
- The church site will be 0.83 hectare (2.06 acres) in size, which includes a portion of land that is to be acquired from the City. The proposed church will contain a total floor area of 1,574 square metres (16,942 sq. ft.), which represents a net floor area ratio (FAR) of 0.19. The PA-2 Zone permits a maximum FAR of 0.50.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Diamond Head Consulting Ltd. and dated August 19, 2012, identifies 11 mature trees on the developable portion of the site, 7 of which are proposed to be removed either because they conflict with the future building envelope or due to their poor condition.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Apple	1	0	1
Black Cottonwood	1	0	1
Cascara	1	0	1
Cherry	1	0	1
Douglas Fir	1	0	1
Maple (Red)	1	1	0
Red Alder	1	0	1
Ponderosa Pine	4	3	1
Total	11	4	7

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 130 replacement trees to be provided, which is 116 trees more than the 14 required under the Tree Protection By-law.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on February 27, 2012. In response, correspondence was received from 5 residents who identified the following concerns:

- Three of the residents identified concern with the amount of traffic on 68 Avenue which they indicated is increasing as a result of new development in the area.

(The City's Transportation Division advises that the proposed development will add very little traffic to the morning peak hours (estimated at approximately 25 vehicle trips per hour). Traffic from the church is primarily expected on Sundays when there is typically no peak hour traffic volume.)

- One of the residents requested that a right turn lane be provided at the corner of 68 Avenue and Fraser Highway to help in lowering wait times at the intersection. Similarly a separate resident advised that the local road network is insufficient to support the level of development in the area and also that traffic speeds in the area are excessive, particularly along 188 Street.

(The City's Transportation Division further advises that the development will contribute to the local road network by providing a private road and pedestrian connection through their site. Traffic will be able to by-pass the intersection at 68 Avenue and Fraser Highway by way of the private road for westbound travel on Fraser Highway. A statutory right-of-way will be secured to facilitate travel over the private road.)

- In addition to noting the level of traffic in the area, one of the residents further noted the impact that the development would have on the local school system due to a lack of available capacity. In particular the resident noted that there is no room for future expansion at the adjacent Clayton Heights Secondary School. Finally the resident is concerned that the development may add to an existing vandalism problem in the area by bringing additional people into the community.

(The townhouse units that are proposed along the edge of the future park should help to provide surveillance over the area as they will provide active living spaces (e.g. living rooms/decks) adjacent the park.

The Surrey School District advises that they have received capital plan approval to construct a new elementary school (Katzie Elementary) within the East Clayton NCP Plan Area. The new elementary school is expected to open in 2013-2014 and will help relieve overcrowding at Hazelgrove and Clayton Elementary Schools.

They also advise that additional school sites are also being assembled north of 72 Avenue, including two new elementary school sites and a new secondary school for the North Clayton area. The construction of a new elementary and future secondary school north of 72 Avenue are subject to capital funding approval by the Province.)

- Two of the residents noted that the application appeared to be proposing development within the existing park space that houses the pond and trails or that development was being proposed directly adjacent to the existing townhouse and apartment buildings to the east at 18777-68A Avenue and 6815-188 Street.

(Development is not proposed adjacent the existing residential development, pond or trails. In fact, the application proposes to dedicate an additional 1.02 hectares (2.52 ac) of land along the northern portion of the site as park. Similarly, as part of the mitigation for the proposed relaxation along North Creek, the applicant will also be responsible for the enhancement of the riparian area along the creek.)

Public Information Meeting (PIM)

- The applicant conducted a Public Information Meeting (PIM) on Tuesday July 10, 2012. The meeting was attended by 1 resident who voiced no opposition to the proposal.

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

Proposed Townhouse Component

- The proposed development contains 52, three-storey, three-bedroom townhouses that are housed within 8 buildings. Each unit provides two resident parking spaces provided in a tandem garage form.
- 114 parking spaces are provided, which is comprised of 104 resident and 10 visitor parking spaces, satisfying the zoning By-law requirement.
- Vehicular access to the site is proposed from both Fraser Highway and 68 Avenue by way of a private road that will run through the site (See Development Considerations section above).
- All of the living areas are proposed on the upper floors of the units, with the lower floor reserved for the tandem garages.
- The number of units within the individual buildings range from two to ten. However, it should be noted that there is only one building (Building 10) which contains 10 units and this building is located away from public view and City streets. Buildings 1, 6 and 7, which are located closer to the public realm, are smaller, housing 2, 4 and 5 units respectively.
- Units range in size from 124 square metres (1,338 sq.ft.) to 133 square metres (1,428 sq.ft.).

- Building materials include the extensive use of cedar shake (heritage blue and vintage grey), horizontal hardi siding (white, vintage grey and heritage blue) and horizontal vinyl siding (vintage grey and white) in varying combinations on all façades. The roof will be clad in asphalt shingles (weatherwood blend) and includes pitched roofs with gables to increase the roof line articulation and reduce the building massing.

Proposed Church Component

- The proposed church incorporates hardi-board panels and siding in light brown along all building elevations. Similarly the design of the church is anchored by heavy timber beams, brackets and canopy supports and rough sawn wood fascia and complementary cultured stone veneer. Extensive glazing (pre-finished aluminum) is also provided for all elevations.
- The roof will be clad primarily in asphalt shingles, however a portion will be clad in pre-finished metal siding to provide variation. The roof line is pitched and partially provided in two levels (west, east and south elevations) to provide a unique roof articulation.
- The church's main entry is located on the north elevation and is emphasized through the provision of expansive glazing around it.
- In addition to a sanctuary, the church is also expected to include a youth and multi-purpose room as well as a daycare. A children's play area is proposed to support the daycare.
- A 7.0-metre (23 ft.) wide, 1.05-metre (3 ft.) high fascia sign is proposed to be attached to a 0.90 metre high (3 ft.) curved wall adjacent the intersection of 68 Avenue and Fraser Highway. 0.60 metre (2 ft.) high individual letters will be fastened to a metal panel backing.
- It should be noted that the church portion of the project is not subject to the Development Permit.

Landscaping

- A 6.0-metre (20 ft.) wide landscape buffer is proposed along Fraser Highway. The buffer is heavily planted with a variety of trees (e.g. maple and katsura trees) and shrubs and will provide a consistent visual image and acoustical treatment along Fraser Highway.
- The proposal also includes a 4.0-metre (13 ft.) wide multi-use pathway (MUP) that will meander between Fraser Highway and the landscaped buffer. The MUP will be located partially on private property and partially within the City road right-of-way. A statutory right-of-way will be secured to permit the pathway on proposed Lot 2.
- A portion of the pathway will be raised approximately 1.0 metre (3 ft.) above Fraser Highway to provide separation for pedestrians from the highway and also to provide a more interesting pedestrian experience.
- The MUP/ buffer treatment is coordinated with a recently-approved development application to the west at 6945-185 Street (Application No. 7906-0351-00). It is expected that the remaining properties between these two developments will provide a similar treatment upon their redevelopment to complete the MUP and provide a seamless experience along this stretch of highway.

- The applicant will be dedicating the riparian area along the northern portion of the site as park (approximately 1.02 hectares (2.52 ac.)). To compensate for reduced building setbacks along the riparian area, the applicant will be required to undertake remedial planting and mitigation within the park area.

Indoor and Outdoor Amenity Space

- No indoor amenity space is proposed for the townhouse component of the project and, as a result, the applicant will be required to provide money-in-lieu in the amount of \$54,600 to mitigate this lack of indoor amenity space.
- The outdoor amenity space (374 square metres (4,026 sq. ft.)) is proposed adjacent the riparian area in the form of a path which circulates three retained trees and community garden plots. A bench is also proposed adjacent the path.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 14, 2011. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The application is proposed within 400 metres (437 yards) of a frequent transit route, which is less than a four-minute walk.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a mix of uses (institutional and multiple family).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development will result in the dedication of approximately 1.02 hectares (2.52 ac) of land as park space.
	<ul style="list-style-type: none"> • Park space will be planted up with riparian plantings to help support North Creek.
	<ul style="list-style-type: none"> • Natural landscaping will be used as a mechanism to mitigate storm water flow.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • There are opportunities to share select visitor parking between the multi-family portion and the church.
	<ul style="list-style-type: none"> • The development proposes opportunity for connection to the MUP on Fraser Highway as well as onsite linkages (e.g. sidewalk and walking loop).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Front doors address the street which provide territorial reinforcement and natural surveillance.
	<ul style="list-style-type: none"> • Landscaping is designed to enhance CPTED.
	<ul style="list-style-type: none"> • The church portion of the development will provide daycare space.
6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable.

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The Hope Community Church congregation has been heavily involved in the planning process. • Sustainable Features that are included in the project but not covered by the checklist: Low water usage appliances, low VOC paints, non-urea formaldehyde MDF cabinetry, indigenous, drought resistant landscaping, deciduous native trees provide summer shade and allow needed winter sunlight into homes, construction waste management, encouragement of recycling through dedicated recycling boxes in every home.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the Acting City Architect. The applicant has addressed all of staff's design concerns.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances (townhouse site):

- Reduce the minimum rear yard (north) setback of the RM-30 Zone for Buildings 2,3,4, 5 and 8 from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and to 2.5 metres (8 ft.) to the balcony;
- Reduce the minimum side yard (south-east) setback of the RM-30 Zone for Building 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face;
- Reduce the minimum front yard (south) setback of the RM-30 Zone for Buildings 6 and 7 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 3.5 metres (12 ft.) to the balcony;
- Reduce the minimum side yard (west) setback of the RM-30 Zone for Building 7 from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face; and
- Reduce the minimum side yard (east) setback of the RM-30 Zone for Building 6 from 7.5 metres (25 ft.) to 2.4 metres (6 ft.) to the building face.

Applicant's Reasons:

- The applicant feels that the reduced rear yard setback will provide a comfortable and livable rear yard while allowing for the inclusion of a more significant internal road right-of-way which will be accessible to the general public.

- Similarly, the reduced setback for Buildings 6 and 7 (middle of the site) will be mitigated through the provision of dense landscaping, including trees and shrubs which will provide visual separation and privacy between the townhome development and the church development, while maintaining connectivity.

Staff Comments:

- The proposed rear yard setback for Buildings 2,3,4,5 and 8 will have limited impact as the lands to the north are to be dedicated as park and enhanced through riparian planting (i.e. limited access).
- The proposed 6.0-metre (20 ft.) front yard (south) setback that is proposed for Buildings 6 and 7 is consistent with the setbacks that are proposed for townhouse developments in Surrey. The visual impact resulting from the adjacent parking area will be partially managed by the planting that is proposed on the church site.

(b) Requested Variance (church site):

- To vary Section H Off-Street Parking and Loading/Unloading of the PA-2 Zone to allow a maximum of 12 tandem parking spaces.
- To vary Section H.2 Off-Street Parking and Loading/Unloading of the PA-2 Zone to allow off-street parking within the front yard setback or side yard setback along a flanking street.

Applicant's Reasons:

- The applicant seeks the variance due to a loss of open area resulting from the MUP being moved closer to the church building.
- The applicant sees this amenity area adjacent to the church as a main gathering area for outdoor play, BBQ's, picnics etc. In order to address the reduced gathering space, the tandem parking proposed will occur in two different areas of the site, which will create less of an impact on the gathering area. Both tandem areas will be sodded areas that support parking.
- The applicant believes that the tandem arrangement is well suited to the use, for multi-car families attending services and the brief use such spaces will require. It is very common for some volunteers to have to arrive well before others to set up functions, and stay later than most to clean up and put items away.

Staff Comments:

- The tandem parking would allow the applicant to achieve additional amenity area by locating parking away from the MUP and Fraser Highway, while at the same time providing a benefit to the City by helping to accommodate the location of the MUP partially on private land.

- The PA-2 Zone requires a 9-metre (30 ft.) setback (equal to the church's height from all property lines) in which parking cannot be located. The reduction would result in a minimum 6.0 metre (20 ft.) setback along Fraser Highway to the nearest parking space. It should also be noted that the proposed buffer and MUP will provide separation between the parking and Fraser Highway.

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, Site Plan, Building Elevations, Landscape Plans and Perspective
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. 7911-0244-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by OCA Architects BC Inc., Barnett Dembek Architects Inc. and PMG Landscape Architects respectively, dated August 22, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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Information for City Clerk

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

1. (a) Agent: Name: Ted Dawson
 Dawson Benchmark
 Address: 12205 Gardiner Street
 Surrey BC V4A 3C5

 Tel: 604-626-5401

2. Properties involved in the Application
 - (a) Civic Address: Portion of 18625 Fraser Highway
 Portion of 68 Avenue Road Allowance

 - (b) Civic Address: Portion of 18625 Fraser Highway
 Owner: Hope Community Church of Surrey BC
 PID: 000-491-055
 Lot D (Plan 34217) Except: Firstly: Part Subdivided by Plan LMP7361 Secondly: Part
 Subdivided by Plan BCP349 Thirdly: Part Subdivided by Plan BCP11990 Fourthly: Part
 Dedicated Road on Plan BCP19773 Section 16 Township 8 New Westminster District Plan
 14499 Except Plan BCP45301

 - (c) Address: Portion of 68 Avenue Road Allowance
 Owner: City of Surrey

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.

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

 - (c) Proceed with Public Notification for Development Variance Permit No. 7911-0244-00 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.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		9,956.02 m ²
Road Widening area		
Undevelopable area		
Net Total		9,956.02 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South)	7.5 m	6.0 m (Building Face) 3.56 m (Balcony) *
Rear(North)	7.5 m	5.0 m *
Side (West)	7.5 m	7.92 m
Side (South-East)	7.5 m	5.0 m *
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		52
Total		52
FLOOR AREA: Residential		6,558.39 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,960 m ²	6,558.39 m ²

* Seeking variance

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 upha / 30 upa	52 upha / 21 upa
FAR (gross)		
FAR (net)	0.90	0.66
AMENITY SPACE (area in square metres)		
Indoor	156 m ²	0
Outdoor	156 m ²	374 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	104	104
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	114	114
Number of disabled stalls		
Number of small cars	29	3
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

DEVELOPMENT DATA SHEET

Proposed Zoning: PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		8,333 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		14.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (East)	9 m	9 m
Rear (West)	9 m	23 m
Side #1 (South)	9 m	9 m
Side #2 (North)	9 m	23 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9m	9 m
Accessory		
FLOOR AREA: Institutional		1,204 m ²
TOTAL BUILDING FLOOR AREA	4,167 m ²	1,204 m ²

Development Data Sheet cont'd

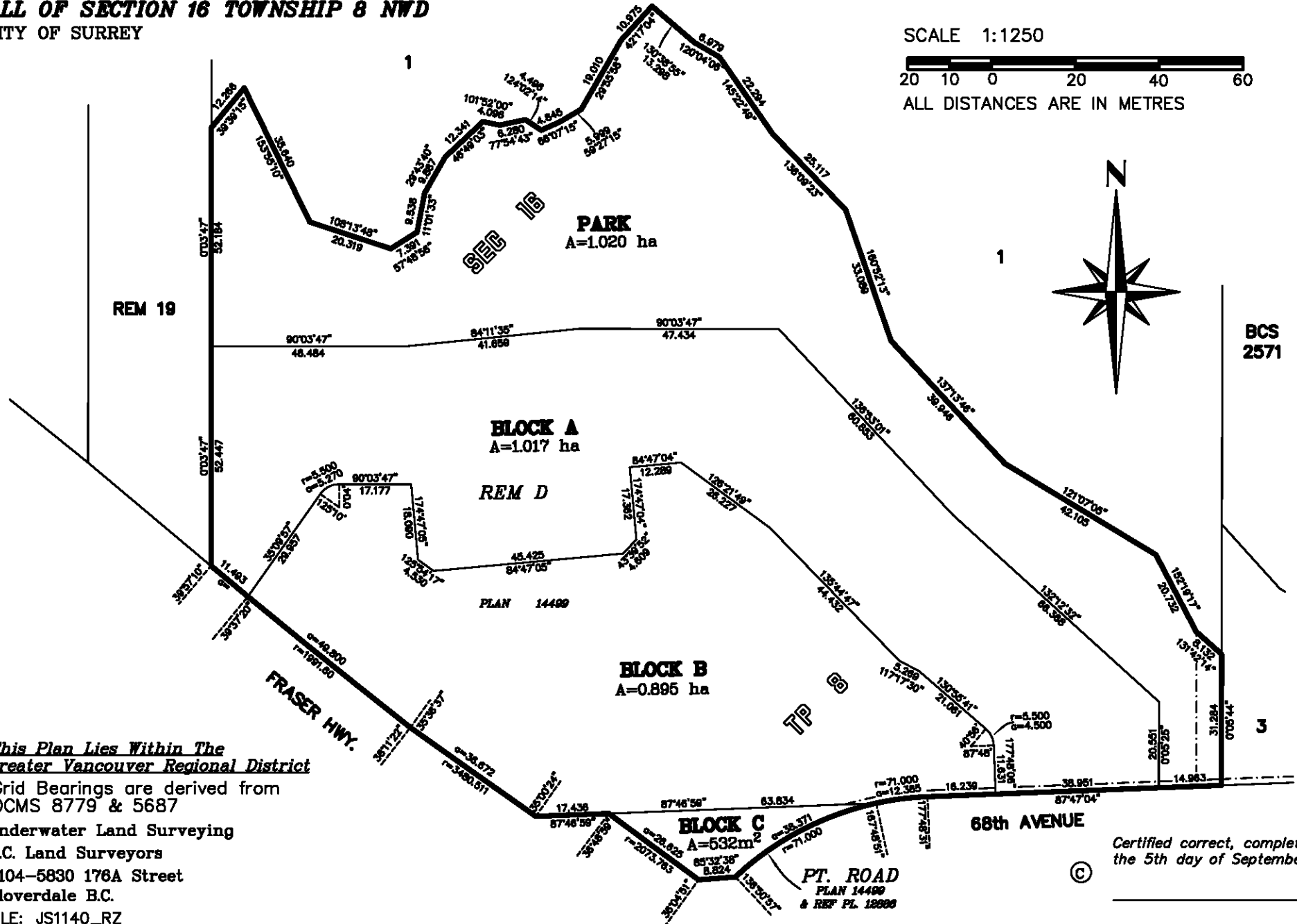
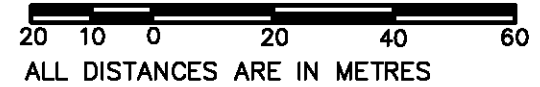
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.50	0.19
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Institutional	113	113
Total Number of Parking Spaces		
Number of disabled stalls	2	4
Number of small cars	28	17
Tandem Parking Spaces: Number / % of Total Number of Units	0	11%
Size of Tandem Parking Spaces width/length		

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF LOT D (PLAN 34217) EXCEPT:
 FIRSTLY: PART SUBDIVIDED BY PLAN LMP7861 SECONDLY: PART SUBDIVIDED BY PLAN BCP349 THIRDLY:
 PART SUBDIVIDED BY PLAN BCP11990 FOURTHLY: PART DEDICATED ROAD ON PLAN BCP19773 AND EXCEPT
 PLAN BCP45301 PLAN 14499 AND OF PART ROAD DEDICATED BY PLANS 14499 AND REF PLAN 12886
 ALL OF SECTION 16 TOWNSHIP 8 NWD**

CITY OF SURREY

SCALE 1:1250



This Plan Lies Within The Greater Vancouver Regional District

Grid Bearings are derived from OCMS 8779 & 5687

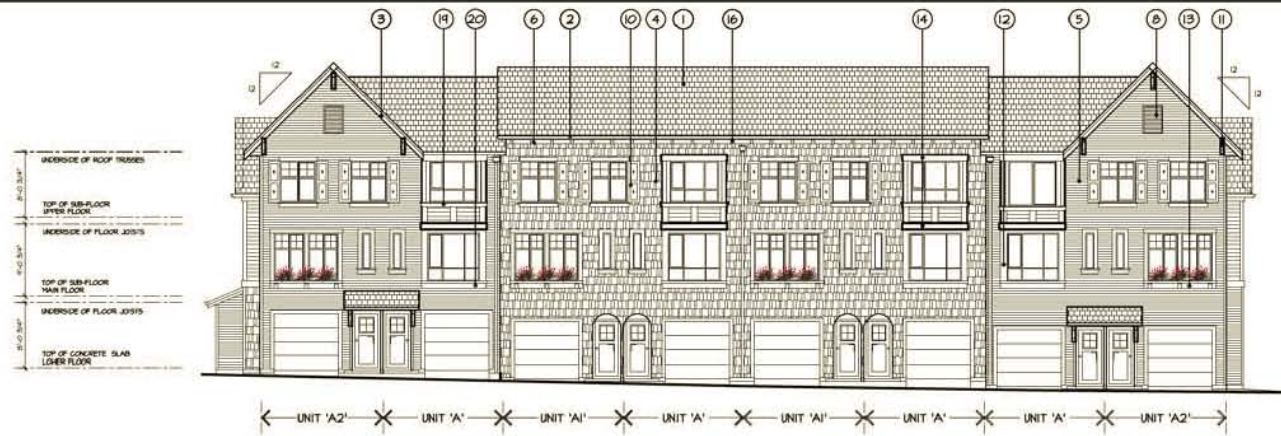
Onderwater Land Surveying
 B.C. Land Surveyors
 #104-5830 178A Street
 Cloverdale B.C.
 FILE: JS1140_RZ

Certified correct, completed on the 5th day of September, 2012

©

B.C.L.S.

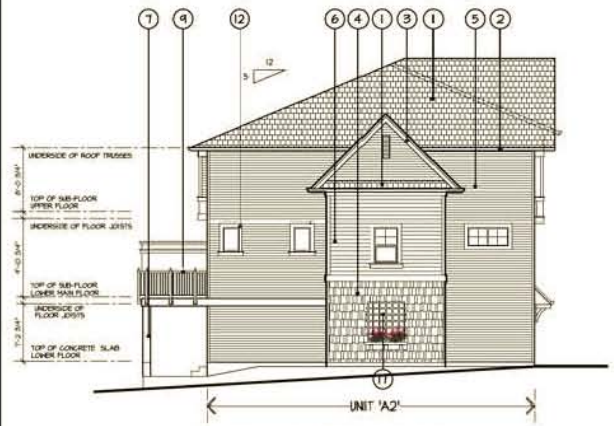
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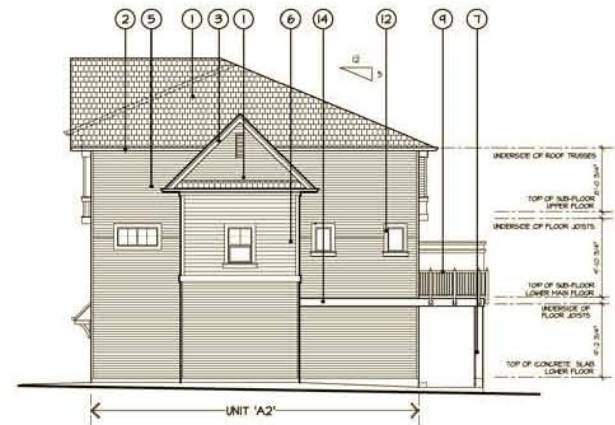
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 DUROID ROOF | 6 4 X Ø DECORATIVE BRACKET @ 2'-6" |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 7 LATTICE AND FLOWER BOX |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 8 DOWNSPOUT |
| 4 SHINGLE SIDING | 9 2 X 4 WINDOW SILL CAP ON 2 X 6 WOOD TRIM |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 10 2 X 4 WINDOW SILL CAP ON 2 X 10 WOOD TRIM |
| 6 HARDI BOARD SIDING | 11 CULTURAL STONE |
| 7 WOOD POST W/ COMEFACED FASCIA | 12 DECORATIVE WOOD PURLIN |
| 8 15X36 ORNAMENTAL LOUVRES | 13 DECORATIVE 2X WOOD TRUSS |
| 9 PREFAB METAL RAILINGS | 14 DECORATIVE CHIMNEY CAP |
| 10 18X60 P.T.D. HARDI-PANEL SHUTTERS | 15 1X6 WOOD TRIM |
| 11 KNEE BRACES | 16 18X36 ORNAMENTAL LOUVRES |
| 12 2X6 WOOD TRIM | 17 14X60 OR 14X12 P.T.D. HARDI-PANEL SHUTTERS |
| 13 PLANT SHELF | 18 6X6 WOOD POST |
| 14 2X10 WOOD TRIM | 19 2X12 FASCIA BOARD |
| 15 PRIVACY SCREEN | 20 DROPPED BEAM - REFER TO STRUCTURAL |
| | 21 SHINGLE ROOF |



TRUE END ELEVATION
 SCALE: 1/8" = 1'-0"



NON-TRUE END ELEVATION
 SCALE: 1/8" = 1'-0"



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

BUILDING NO. 4

ISSUE NO.	DATE	BY	ISSUED FOR

DESIGN: AEL	DATE: AUG 9 2011	SCALE: 1/8" = 1'-0"
DRAWN: DANIEL		
CLIENT: AEL DANIEL & SAMYER	PROJECT: TOWNHOUSE DEVELOPMENT	SHEET CONTENTS:
	6801 AVENUE PRAGER HWY	BUILDING ELEVATIONS
		BUILDING #4

barnett dembek
 ARCHITECTS
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

CLIENT NO. 601	SHEET NO. AC-3A
PROJECT NO. 09025	REV. NO.



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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6Z9
p: 604 294-0011 | f: 604 294-0022

SEAL:

CLIENT:

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

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NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

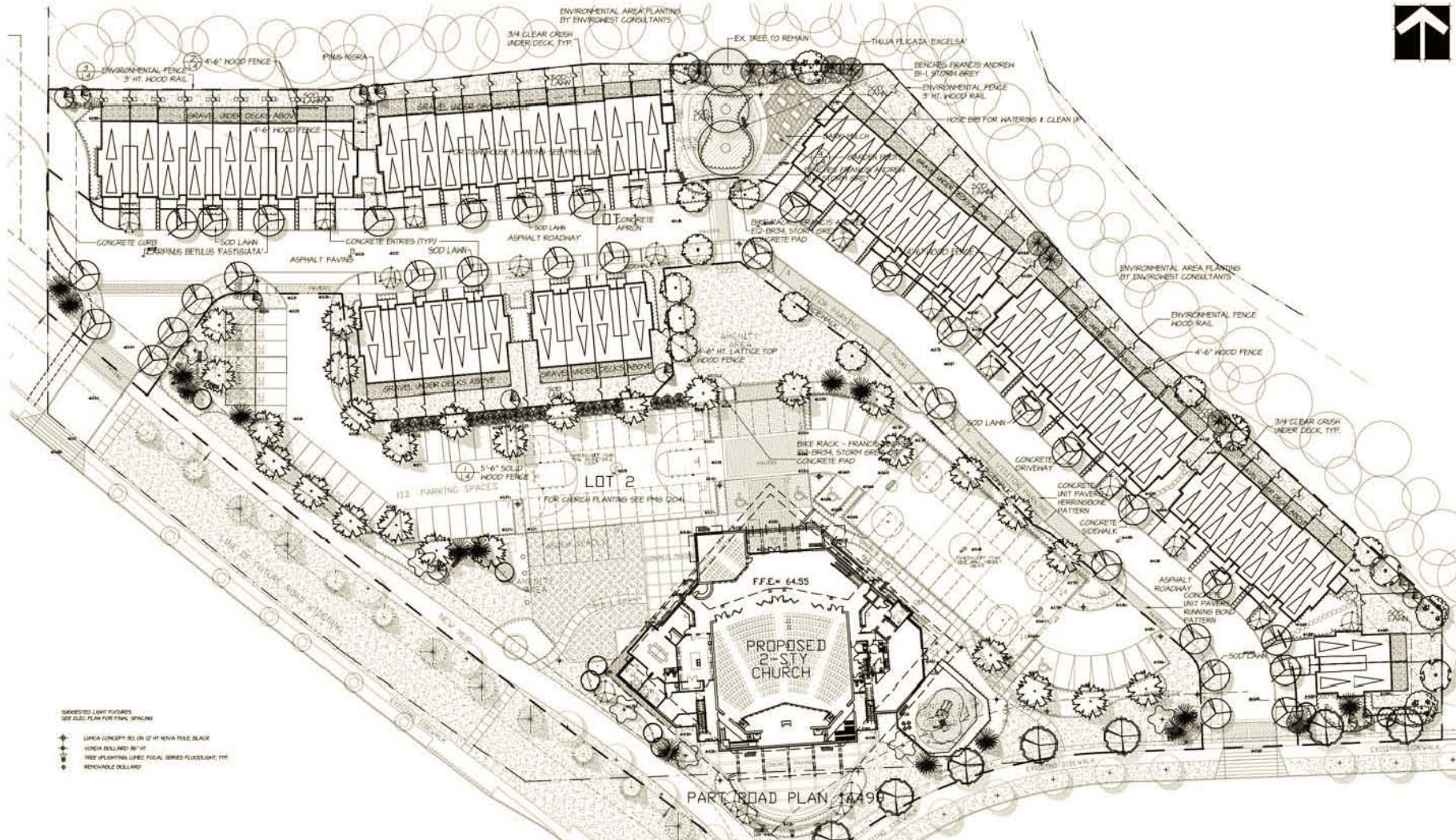
NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.

NO. DATE REVISION DESCRIPTION DR.



PLANT SCHEDULE		RESIDENTIAL SITE	COMMON NAME	PLANTED SIZE / REMARKS
2	ACER GRISEBACHII	VINE MAPLE	32H HT, 24D, 3 STEM CLIP 4"	
1	ACER RUBRUM 'ARISTOCRAT'	COLIMAR RED MAPLE	60H GAL, 24H STD, 24D	
1	ACER RUBRUM 'OCCIDENTALIS'	OG TOBER GLORY MAPLE	60H GAL, 24H STD, 24D	
21	CORNUS BETULUS 'FASTIGIATA'	PIRANING EUROPEAN HORNBEAM	50H GAL, 18H STD, 18D	
4	CHAMAECYPARIS OBTESIA 'BRAGELIS'	SLENDER HENKIE CYPRRESS	23H HT, 24D	
	EX TREE			
1	FINIS NIGRA	AUSTRIAN BLACK PINE	24 HT, 24D	
2	FINIS NIGRA ARNOLD'S SENTINEL	ARNOLD'S SENTINEL PINE	23H HT, 24D	
3	FINIS GALLIENANA 'CHATELIER'	BRADFORD PEAR	60H GAL, 24D	
2	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	60H GAL, 18H STD, 18D	
3	STYRAX JAPONICA	JAPANESE SPONDELL	60H GAL, 18H STD, 18D	
6	THALIA FLICATA 'EXCELSA'	HAWAIIAN RED CEDAR	18H HT, 24D	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW TRADE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. NO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO IBC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

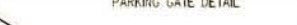
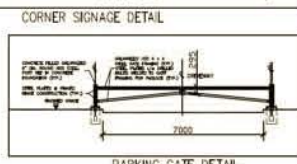
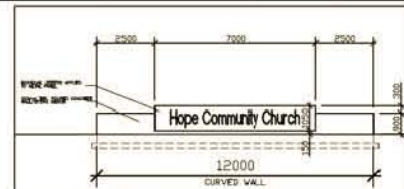
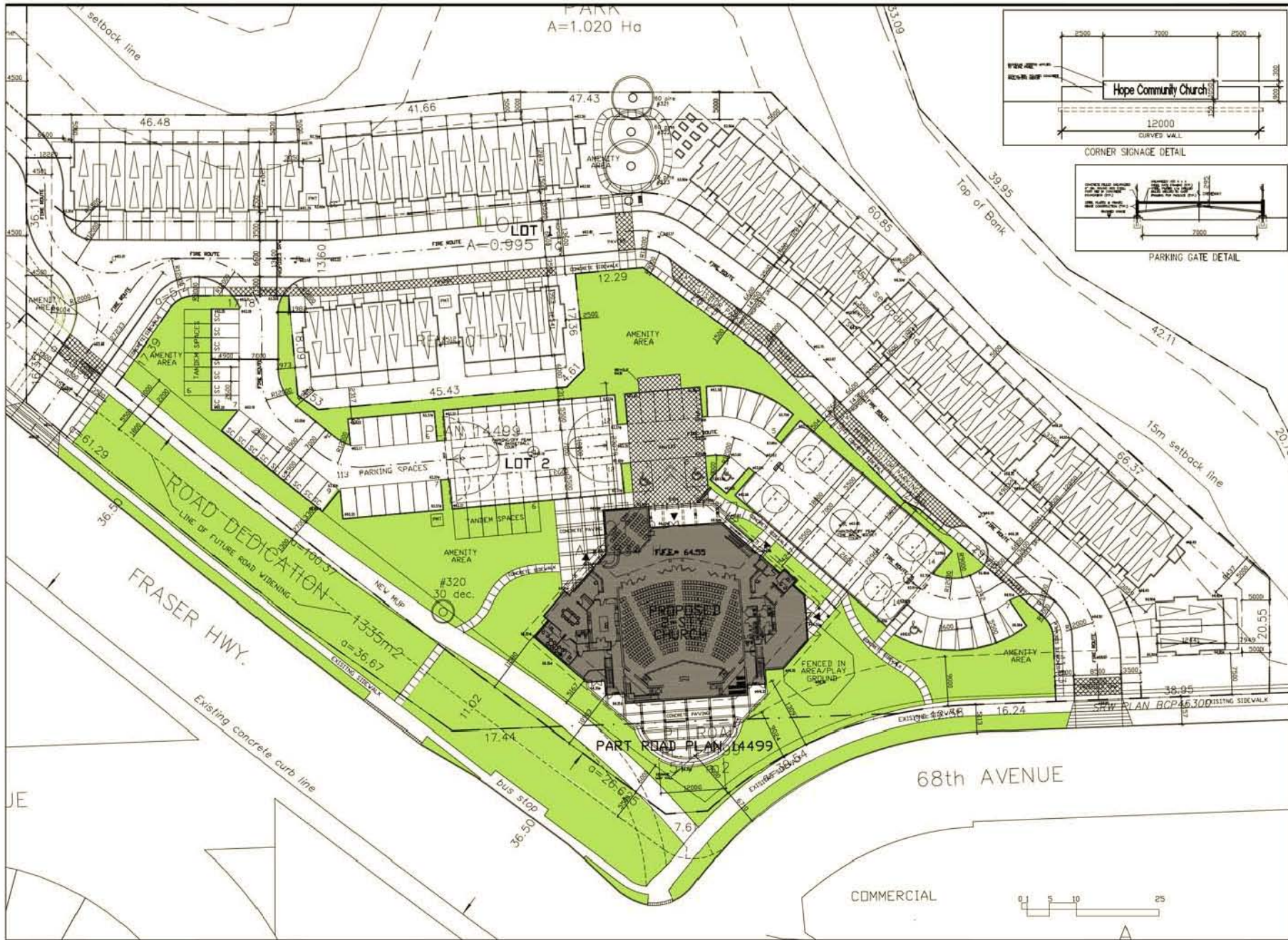
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PROJECT:
TOWNHOUSE DEVELOPMENT
18625 FRASER HWY.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 11 DEC 21 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN: MOV/MM
CHKD: MJY
OF 5

PMG PROJECT NUMBER: 11-265



Note:
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Architect's signature _____
 Date _____

No.	Revision	Date
1	PLANNING COMMENTS	6/1/12
2	PLANNING COMMENTS	6/8/12
3		
4		
5		
6		

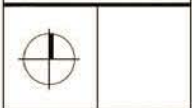
3		
4	PLANNING COMMENTS	6/20/12
5	REVISIONS	11/23/11
6	CLIENT REVIEW	10/23/11
7	CLIENT REVIEW	9/15/11
No.	Issued for	Date

Drawing Title
**LOT 2
 SITE PLAN**

Project
**HOPE COMMUNITY CHURCH
 18025 FRASER HWY.
 BURNABY, BC**

OCA Architects (BC) Inc.
 225-1025 VIKARIA STREET
 VANCOUVER, B.C. V6J 1Y1
 Tel: (604) 438-8970
 Fax: (604) 438-8871

Discussed -
 Reviewed -
 Checked -
 Landings -
 Not Done -



Scale - 1:300
 Drawn by -
 Checked by -
 File Number - 028
 Date - NOV 2009

Drawing Number -
A01.2



○ NORTH ELEVATION



○ WEST ELEVATION

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Architect's signature _____
 Date _____

No.	Revision	Date
1		
2		
3		
4		
5		
6		

3		
4		
5	REVISION	11/23/11
6	CLIENT REVIEW	10/22/11
7	CLIENT REVIEW	8/16/11
No.	Issued for	Date

Drawing Title

ELEVATIONS

Project
HOPE COMMUNITY CHURCH
 8825 FRASER HWY.
 BURNABY, BC

O.C.A. Architects (B.C.) Inc.
 208-1000 WALKER STREET
 VANCOUVER, B.C. V6J 1K1
 Tel: (604) 436-8870
 Fax: (604) 436-8871

Structural -	
Mechanical -	
Electrical -	
Landscaping -	
Plot Date -	

Scale -	1:100	Drawing Number -
Drawn by -		
Checked by -		
File Number -	808	A05.1
Date -	MAY 2009	



○ SOUTH ELEVATION



○ EAST ELEVATION

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Architect's signature _____
 Date _____

No.	Revision	Date
1	ISSUE REVISION TO EXIST ELEVATION	1/1/12
2		
3		
4		
5		
6		

3		
4		
5	REVISION	11/23/11
6	CLIENT REVIEW	10/22/11
7	CLIENT REVIEW	9/16/11
No.	Issued for	Date

Drawing Title

ELEVATIONS

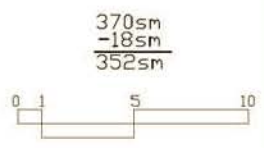
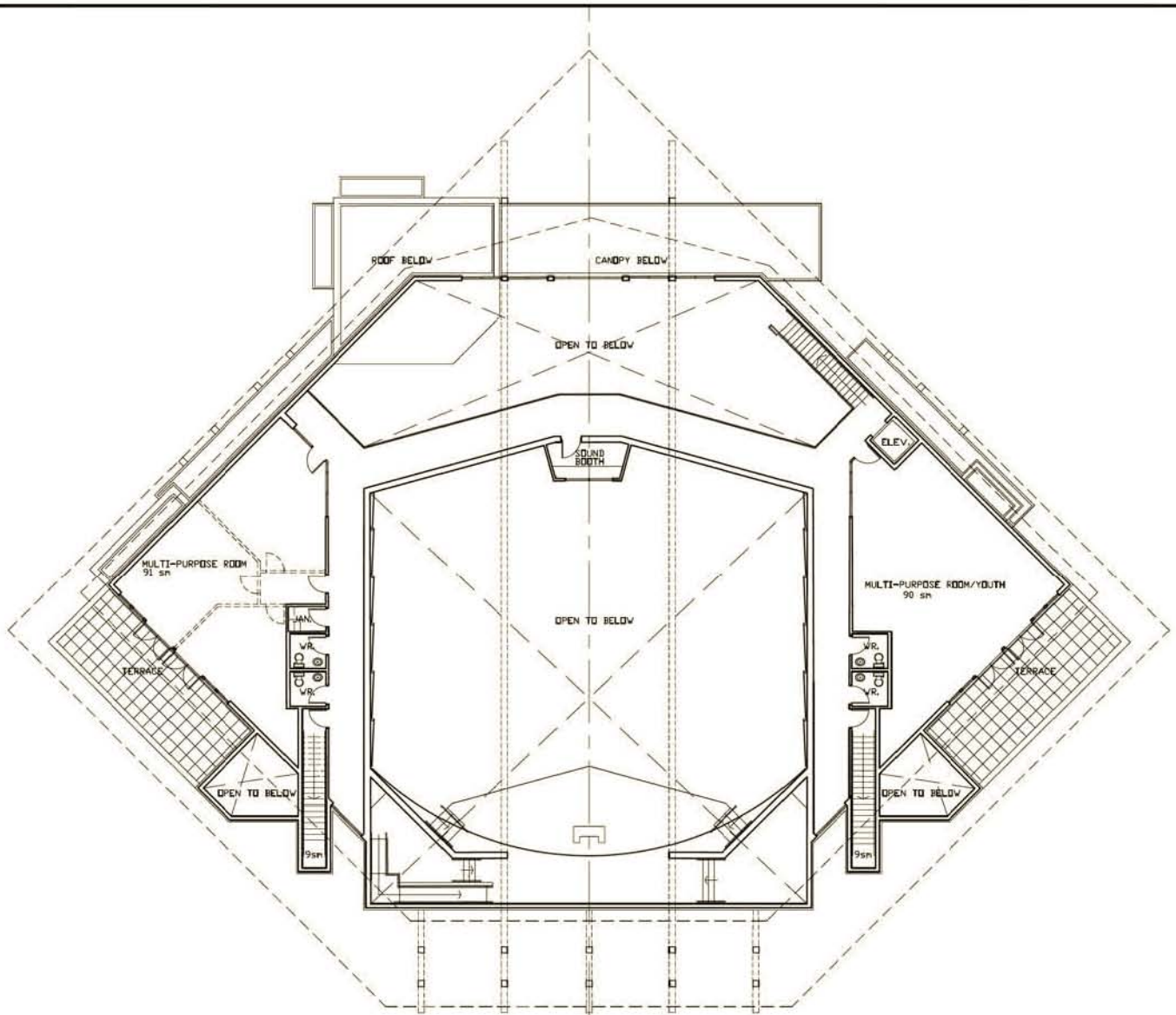
Project
HOPE COMMUNITY CHURCH
 8825 FRASER HWY.
 BURNABY, BC

O.C.A. Architects (B.C.) Inc.
 208-1020 HURSTVILLE STREET
 VANCOUVER, B.C. V6J 1K1
 Tel: (604) 439-8970
 Fax: (604) 439-8971

Designed by _____
 Modified by _____
 Checked by _____
 Licensed by _____
 Plot Date _____

Scale	1:100	Drawing Number	
Drawn by			
Checked by			
File Number	008		
Date	NOV 2009		

A05.2



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 Date _____

No.	Revision	Date
1	ISSUE LAYOUT REVISIONS	6/1/12
2		
3		
4		
5		
6		

No.	Revision	Date
1	REVISION	11/12/11
2	CLIENT REVIEW	10/22/11
3	CLIENT REVIEW	9/18/11

No. based for _____ Date _____

Drawing Title
SECOND FLOOR PLAN

Project
HOPE COMMUNITY CHURCH
 3805 FRASER HWY.
 VANCOUVER, BC

O.C.A. Architects (B.C.) Inc.
 208-1020 WILKINSON STREET
 VANCOUVER, B.C. V6J 1Y4
 Tel: (604) 688-8878
 Fax: (604) 688-8877

Structural - _____
 Mechanical - _____
 Electrical - _____
 Landscape - _____
 Plot Date - _____



Scale - 1:100
 Drawn by - _____
 Checked by - _____
 Plot Number - 6028
 Date - NOV 2009
A02.2

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4155 58th Creek Drive
Burnaby, British Columbia, V5C 6Z9
p. 604 294-0011 | f. 604 294-0022

SEAL:

#	DATE	REVISED PLAN/DESCRIPTION	BY
1	12 AUG 14	NEW SITE PLAN	MCY
2	12 AUG 14	CLIENT COMMENTS / DESIGN	DO
3	12 MAY 16	NEW SITE PLAN	MCY

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

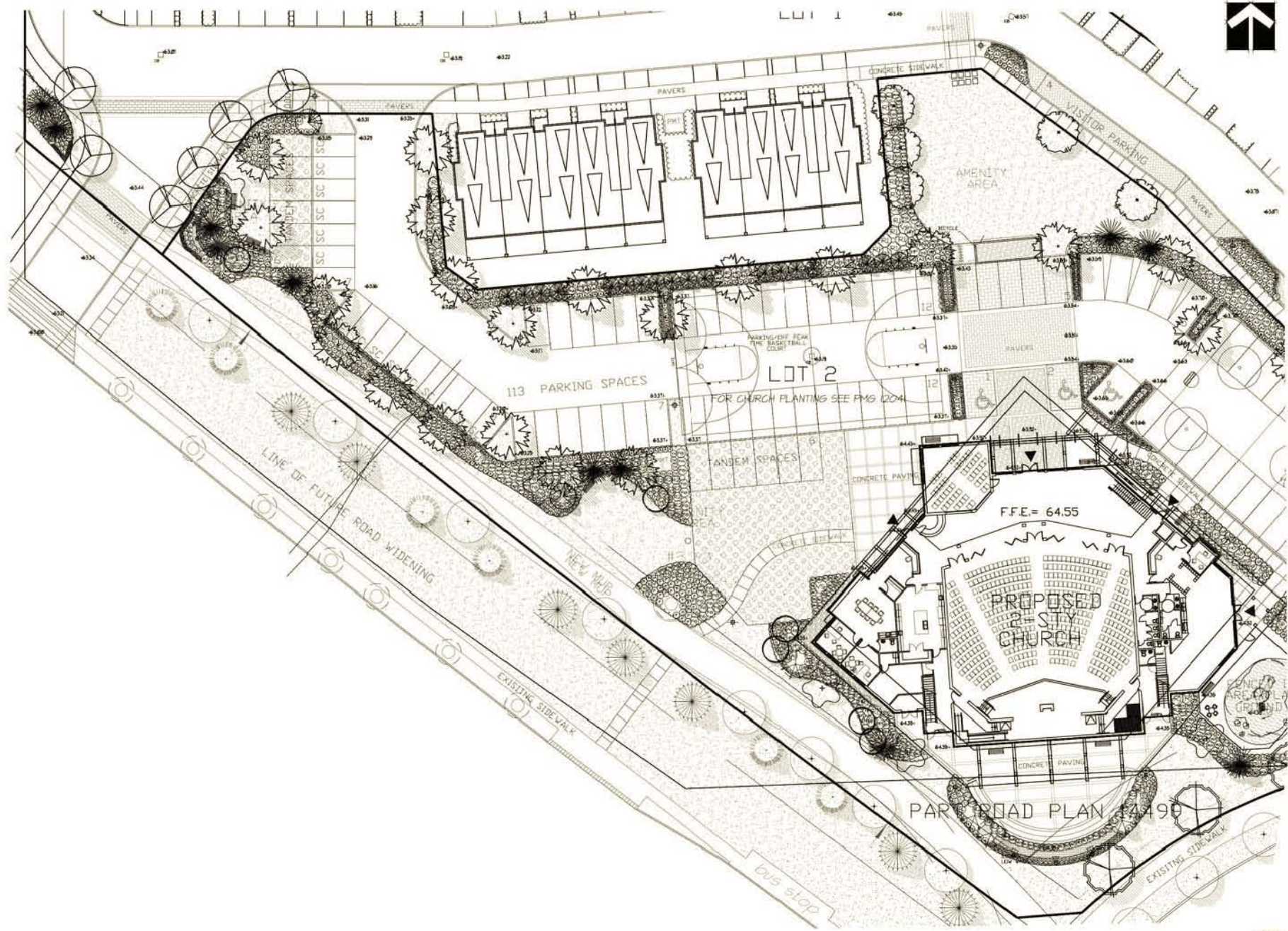
HOPE COMMUNITY CHURCH
18625 FRASER HWY.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 12 AUG 14 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

L2
OF 5

12041-2-2P PMG PROJECT NUMBER: 12-041



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

FROM: Development Project Engineer, Engineering Department

DATE: September 4, 2012 **PROJECT FILE: 7811-0244-00**

**RE: Engineering Requirements
Location: 18625 Fraser Hwy.**

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 12.530 to 11.020 metres on Fraser Highway for a total of 42.000 metres;
- Dedicate 1.942 metres on 68 Avenue for a total of 24.000 metres;
- Dedicate 5.0m x 5.0m corner cut at Fraser Highway and 68 Avenue;
- Provide 6.0 metre wide SROW for Multi-Use Pathway (MUP) along Fraser Highway.
- Provide 0.500 metre wide SROW along 68 Avenue.

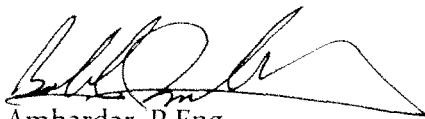
Works and Services

- Construct Multi-Use-Pathway (MUP) along Fraser Highway frontage.
- Construct 7.3 metre wide new driveways on Fraser Highway and 68 Avenue.
- Provide cash-in-lieu for ultimate landscaping features along Fraser Highway frontage.
- Provide all-weather access at south-east corner of the site to the City land (pond).
- Construct 300mm watermain on the north side of Fraser Hwy along full frontage.
- Construct new or relocate existing sanitary sewer main on 68 Avenue.
- Provide applicable easements, restrictive covenants and statutory rights-of-way.

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



Tuesday, August 28, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0244 00

SUMMARY

The proposed 51 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

September 2011 Enrolment/School Capacity

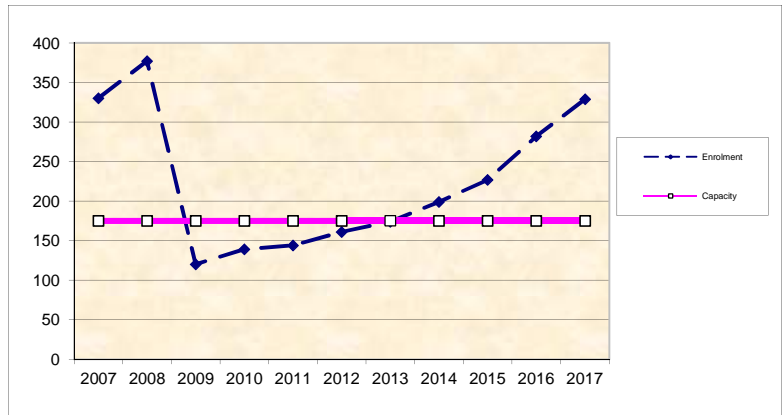
Clayton Elementary	
Enrolment (K/1-7):	21 K + 123
Capacity (K/1-7):	0 K + 175
Clayton Heights Secondary	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

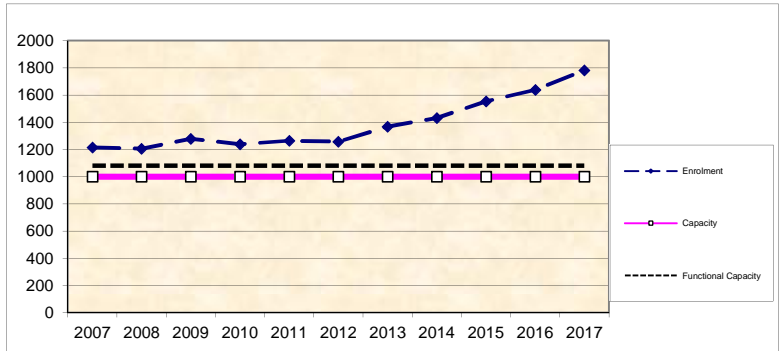
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 and anticipated growth of the West Clayton NCP Area (under planning review). The school district has received capital plan approval to construct a new elementary school (Katie Elementary) on Site #201 in the E. Clayton NCP Area. The new elementary school is projected to open in 2013-2014 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 for 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 NCP amendment will have a minor impact on the long term projections. The projections below are preliminary and somewhat speculative as the West Clayton Area NCP buildout estimates have not yet been adopted.

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: 18625 Fraser Highway, 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 seven acre parcel with no residence upon it. North creek borders the northern property line. 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	19	(A)
Number of Protected Trees declared high risk due to natural causes	3	(B)
Number of Protected Trees to be removed	8	(C)
Number of Protected Trees to be Retained (A-B-C)	11	(D)
Number of Replacement Trees Required (C-B) x 2	14	(E)
Number of Replacement Trees Proposed	130	(F)
Number of Replacement Trees in Deficit (E-F)	0	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	141	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot (H / I)	70.5	

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:

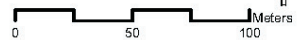
Arborist

August 9, 2012

Date



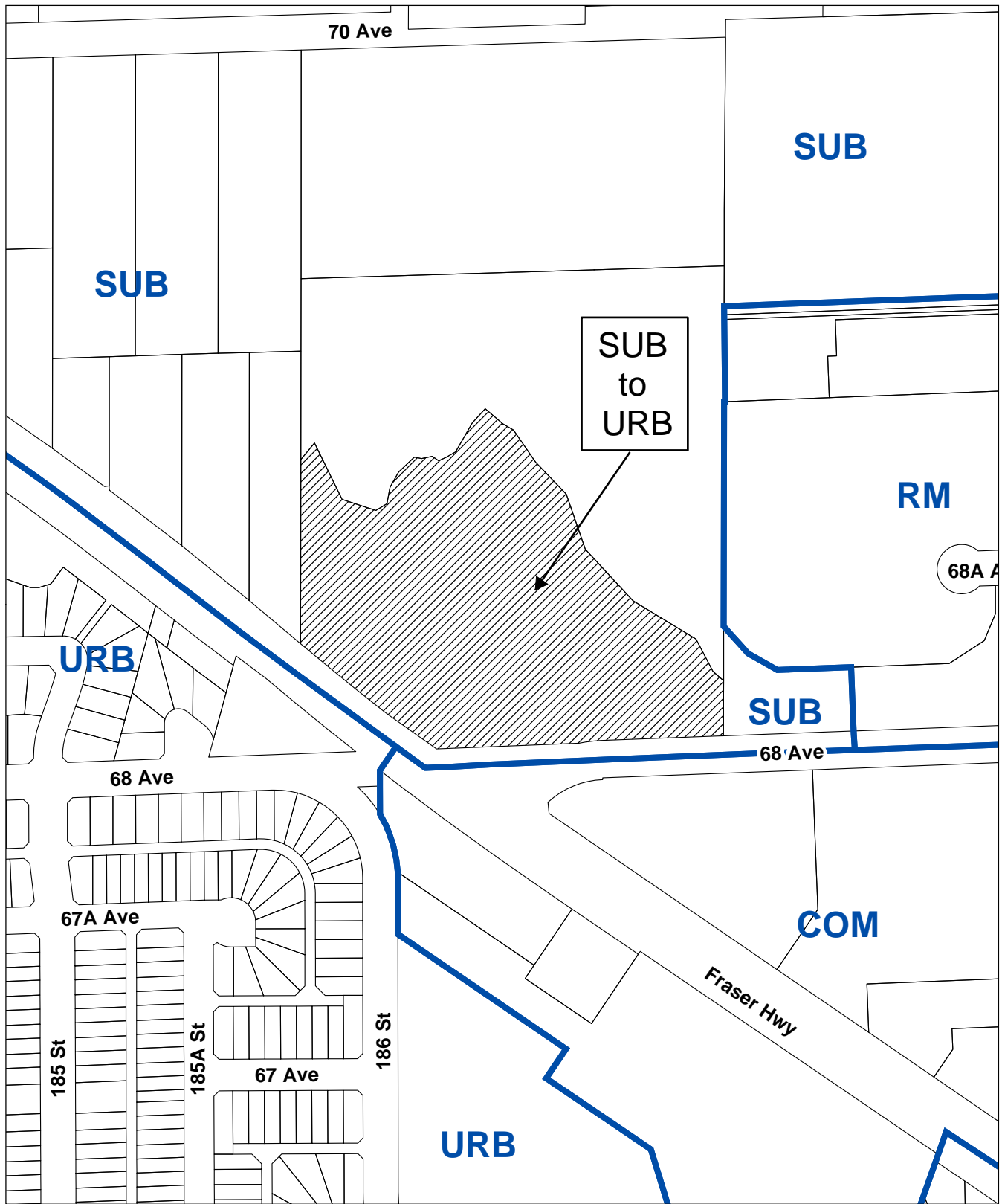
- | | | | |
|--|--|---|---|
|  | Stormwater Pond (100 Year Flood Event) |  | Public Open Space/Park |
|  | 22 - 45 upa (High Density) |  | Riparian Protection Area |
|  | Existing School |  | Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property) |
|  | Institutional (Church, School, Senior Housing, etc.) |  | Multi-Use Pathways on Public Land or On Private Property with a Public Use Right-of-Way |



EAST CLAYTON WEST EXTENSION LAND USE PLAN
 CITY OF SURREY PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on April 18, 2005

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.: 7911-0244-00

Issued To: HOPE COMMUNITY CHURCH OF SURREY BC
("the Owner")

Address of Owner: 17352 - 59 Avenue
Surrey, BC V3S 1P1

- 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: 000-491-055

Lot D (Plan 34217) Except: Firstly: Part Subdivided by Plan LMP7361 Secondly: Part Subdivided by Plan BCP349 Thirdly: Part Subdivided by Plan BCP11990 Fourthly: Part Dedicated Road on Plan BCP19773 Section 16 Township 8 New Westminster District Plan 14499 Except Plan BCP45301

18625 Fraser Highway

(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 has been issued, as follows:

Parcel Identifier:

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

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

- (a) the minimum rear yard (north) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 2,3,4, 5 and 8 is reduced from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and to 2.5 metres (8 ft.) to the balcony;

- (b) the minimum side yard (southeast) setback of the Multiple Residential 30 Zone (RM-30) for Building 1 is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face;
 - (c) the minimum front yard (south) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 6 and 7 is reduced from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 3.5 metres (12 ft.) to the balcony;
 - (d) the minimum side yard (west) setback of the Multiple Residential 30 Zone (RM-30) for Building 7 is reduced from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face;
 - (e) the minimum side yard (east) setback of the Multiple Residential 30 Zone (RM-30) for Building 6 is reduced from 7.5 metres (25 ft.) to 2.4 metres (6 ft.) to the building face;
 - (f) Section H, Off-Street Parking and Loading/Unloading, of the PA-2 Zone is varied to allow a maximum of 12 tandem parking spaces; and
 - (g) Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone is varied to allow off-street parking within the front yard setback or side yard setback along a flanking street.
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

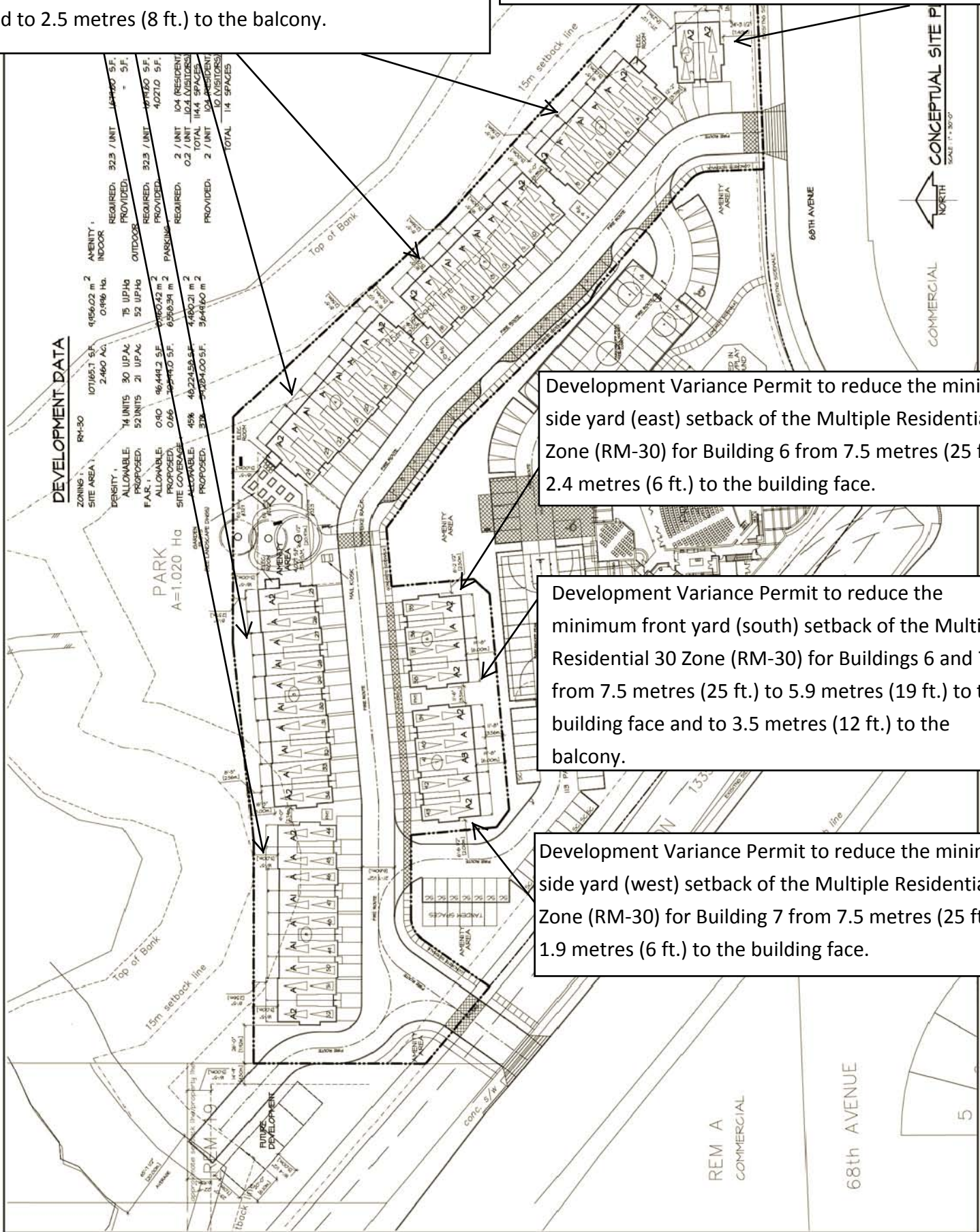
Development Variance Permit to reduce the minimum rear yard (north) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 2,3,4, 5 and 8 from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and to 2.5 metres (8 ft.) to the balcony.

Development Variance Permit to reduce the minimum side yard (southeast) setback of the Multiple Residential 30 Zone (RM-30) for Building 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face.

Development Variance Permit to reduce the minimum side yard (east) setback of the Multiple Residential 30 Zone (RM-30) for Building 6 from 7.5 metres (25 ft.) to 2.4 metres (6 ft.) to the building face.

Development Variance Permit to reduce the minimum front yard (south) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 6 and 7 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 3.5 metres (12 ft.) to the balcony.

Development Variance Permit to reduce the minimum side yard (west) setback of the Multiple Residential 30 Zone (RM-30) for Building 7 from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face.



DEVELOPMENT DATA

ZONING:	RM-30	AVENITY INDOOR:	9,956.02 m ²
SITE AREA:	107,165.7 SF	AVENITY OUTDOOR:	14,260 SF
DENSITY:	0.496 Ha	TOTAL:	14,260 SF
ALLOWABLE:	14 UNITS 30 UPAC	REQUIRED:	32.3 / UNIT
PROPOSED:	52 UNITS 21 UPAC	PROVIDED:	32.3 / UNIT
FAR:	0.40	REQUIRED:	32.3 / UNIT
ALLOWABLE:	16,444.2 SF	PROVIDED:	4,027.0 SF
PROPOSED:	6,938.31 m ²	REQUIRED:	2 / UNIT
SITE COVERAGE:	0.26	TOTAL:	10.4 VISITORS
ALLOWABLE:	48%	PROVIDED:	2 / UNIT
PROPOSED:	33%	TOTAL:	10 VISITORS
			TOTAL 14 SPACES

PARK
A=1.020 Ha

CONCEPTUAL SITE PLAN
SCALE: 1:1,500

REM A
COMMERCIAL

68th AVENUE

5

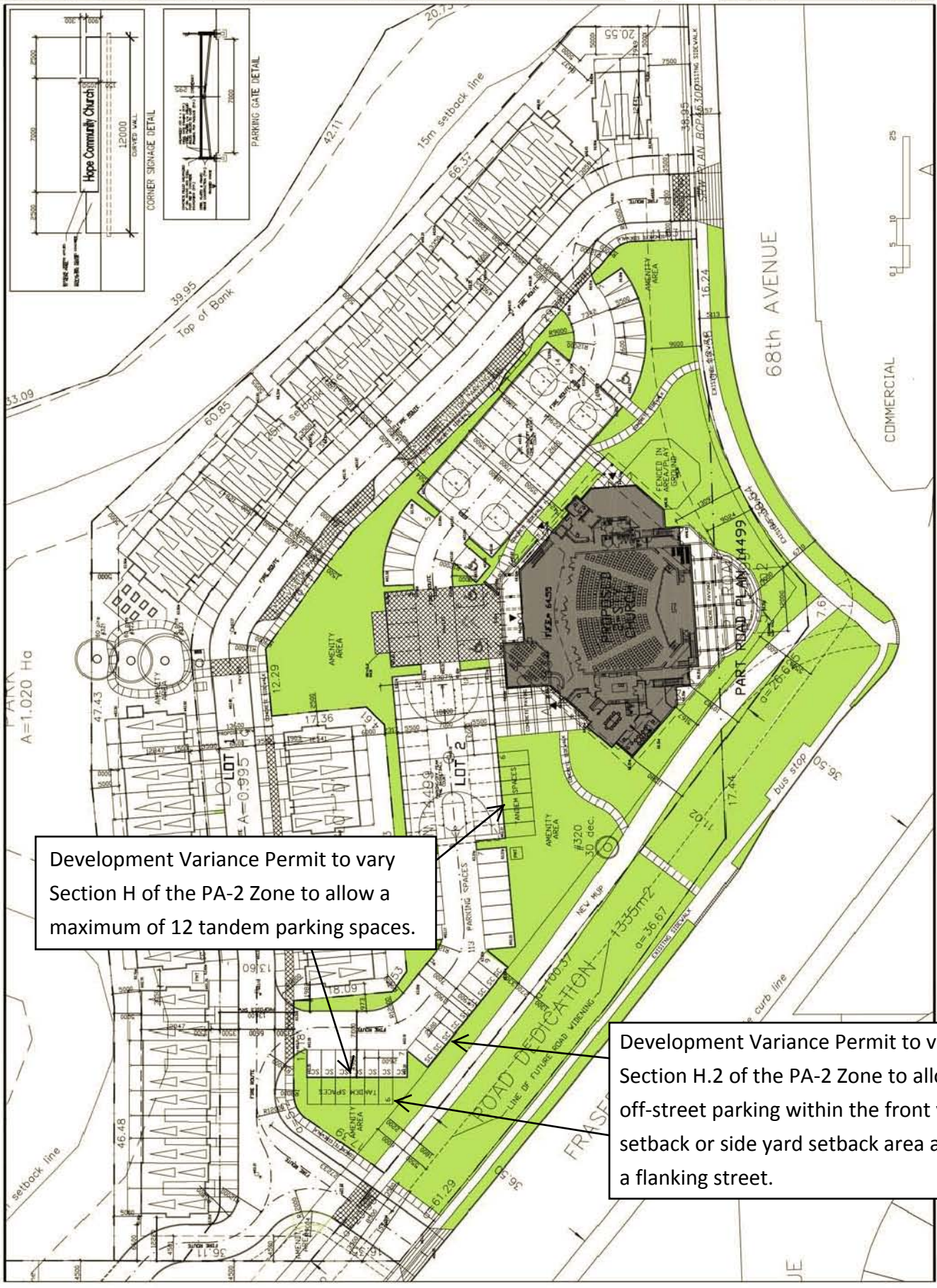
Notes:	
Contractor to check all utility & easements on site and report any utility to the address prior to the start of any excavation.	
Do not work on the structure.	
All changes, specifications and related documents, including but not limited to, shall be subject to the approval of the City of Vancouver and the Planning Department. No work shall be undertaken until the necessary permits have been obtained from the City of Vancouver and the Planning Department. All work shall be in accordance with the applicable codes and standards of the City of Vancouver and the Planning Department.	
All work shall be in accordance with the applicable codes and standards of the City of Vancouver and the Planning Department.	
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100.	1/1/2010

LOT 2 SITE PLAN
 HOPE COMMUNITY CHURCH
 688th Avenue
 Vancouver, BC V6L 2K6

OCA Architects (BC) Inc.
 1400 4th Street
 Vancouver, BC V6L 2K6
 Tel: (604) 681-1111
 Fax: (604) 681-1112

Project: HOPE COMMUNITY CHURCH
 688th Avenue
 Vancouver, BC V6L 2K6

Scale: 1:2000
 Drawing Number: A012
 Date: 01/11/2010



Development Variance Permit to vary Section H of the PA-2 Zone to allow a maximum of 12 tandem parking spaces.

Development Variance Permit to vary Section H.2 of the PA-2 Zone to allow off-street parking within the front yard setback or side yard setback area along a flanking street.