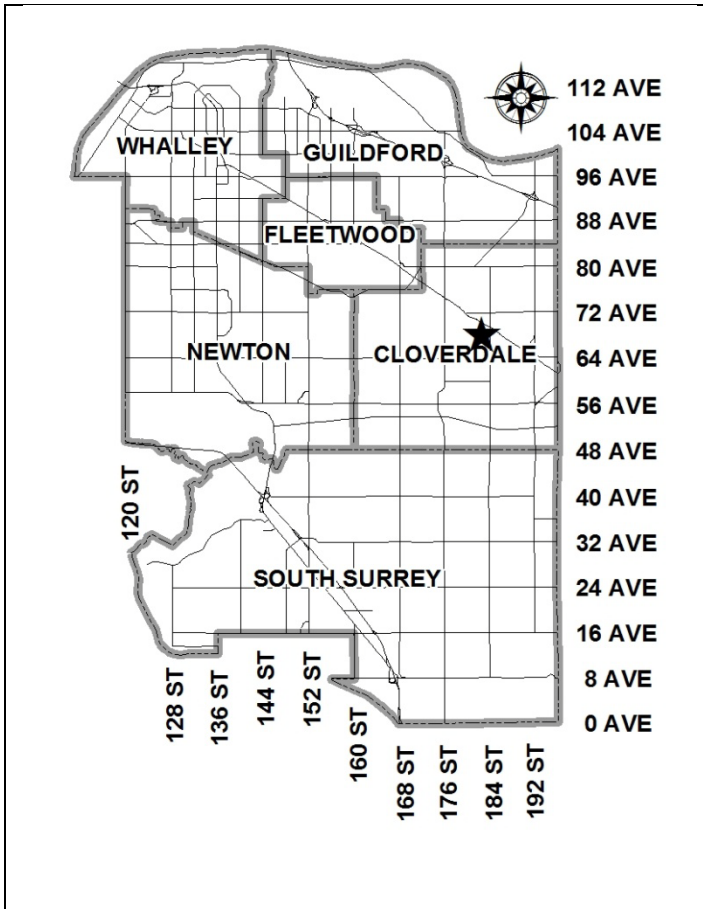


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0264-00

Planning Report Date: April 2, 2012

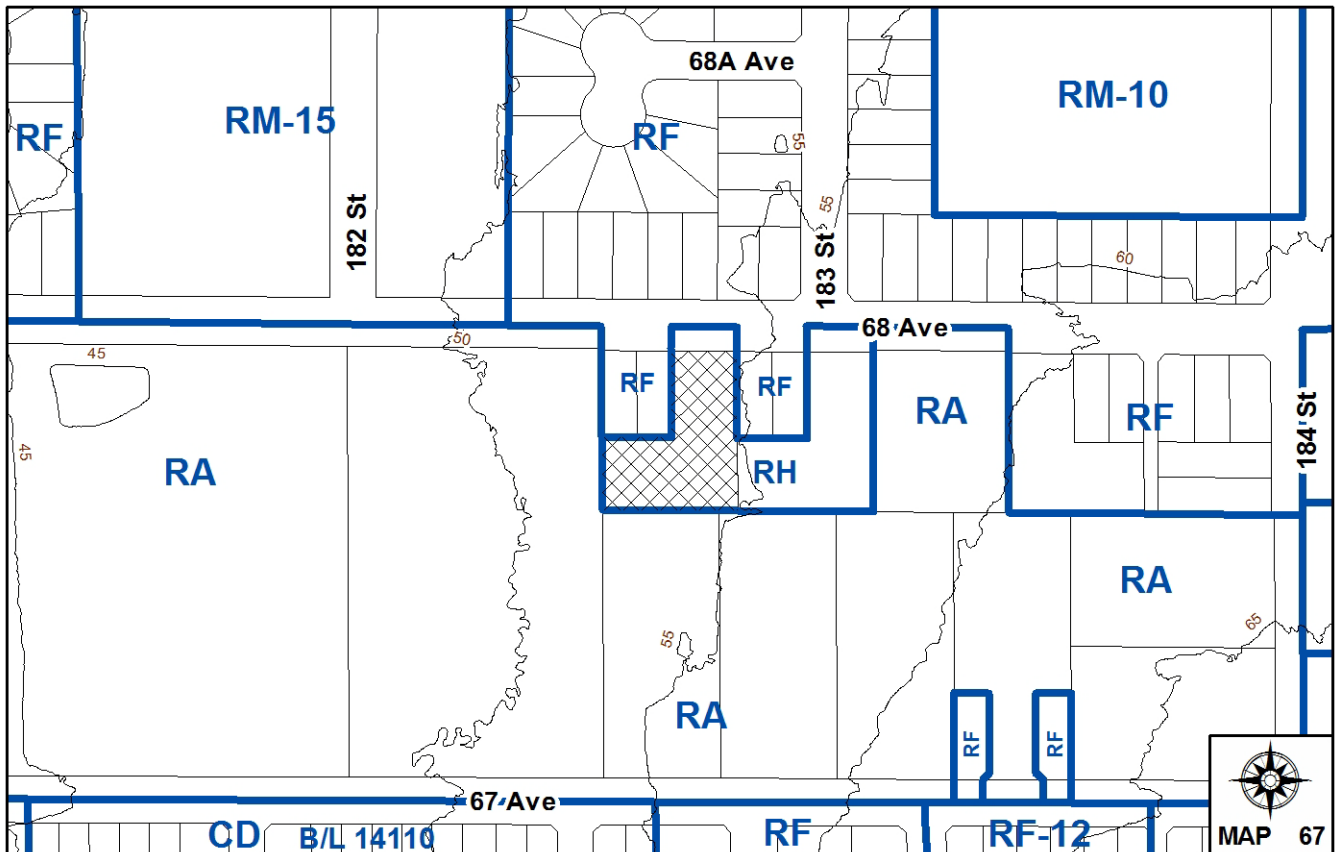


PROPOSAL:

- **NCP Amendment** from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots"
- **Rezoning** from RH to RF-12

in order to allow subdivision into approximately 5 single family lots.

LOCATION: 18268 - 68 Avenue
OWNER: Jaycey Investments Limited, Inc.
 No. 437085
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse (15 upa) and Single Family Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots" and a revision to the road network.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed single family land use complements existing developments in this area.
- The proposal is consistent with the NCP amendment proposed under current application No. 7911-0163-00, which has received support from the community.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent property to the east at 18294 – 68 Avenue;
 - (f) registration of a Section 219 Restrictive Covenant to increase the front yard setback on proposed Lots 4 and 5 to 7.5 metres (25 ft.);
 - (g) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (h) application No. 7911-0163-00, which proposes a similar NCP amendment, receive final adoption prior to or concurrently with the subject application.
3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and Townhouse (15 upa) to "Small Lots" 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:

2 Elementary students at Adams Road Elementary School
 1 Secondary student at Lord Tweedsmuir 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:

The applicant is required to pay the NCP amenity contributions on a density basis as per the Townhouse (15 upa) designation in the North Cloverdale West NCP.

SITE CHARACTERISTICS

Existing Land Use: Large lot, with single family dwelling, which will be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings.	Single Family Residential.	RF
East:	Single family dwellings.	Single Family Residential and Townhouse (15 upa).	RF and RH
South:	Acreage parcel under application No. 7911-0163-00.	Townhouse (15 upa).	RA
West:	Single family dwelling and Adams Road Elementary School.	Single Family Residential and Elementary School.	RF and RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) to redesignate the subject lot from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots".
- In support, the applicant provided the following justification, which is similar to the justification provided under application No. 7911-0163-00 for the lands to the south:
 - To create a townhouse development in accordance with the NCP, it would require 11 properties to be consolidated. Attempts have been made to coordinate such a land assembly, but it has proven to be unmanageable, complex, and unrealistic.

- The applicant will pay NCP fees comparable to the current NCP designation to ensure that there is no financial shortfall in amenity fees to be collected from these properties.
- Small lots were approved south of the school/park site on the south side of 67 Avenue in an area that was to be developed as townhouses (Application No. 7900-0028-00).
- This pocket of townhouse-designated land has been stagnant since Council approved the NCP in 1996. The proposed layout will allow this land to develop. The proposed layout reduces the need to do a complex and unrealistic land consolidation.
- If 18294 – 68 Avenue and 18320 – 68 Avenue are developed together, the amount of road dedication and construction distributed over these two properties is very low in comparison to the lot yield achieved. This provides a realistic option to secure the future north/south road connection to 68 Avenue.
- Proposed Lots 1-3 are consistent with lots proposed under adjacent application No. 7911-0163-00.
- Proposed Lots 4 and 5, which front 68 Avenue, meet the intent of the NCP.

DEVELOPMENT CONSIDERATIONS

- The .28 hectare (.71 ac.) site is split designated "Single Family Residential" and "Townhouse (15 upa)" in the North Cloverdale West Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone the site from "Half-Acre Residential" (RH)" to "Single Family Residential (12) Zone" (RF-12) and to amend the North Cloverdale West NCP from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots."
- All five of the proposed lots meet the minimum size requirements of Type II RF-12 lots.
- Proposed Lots 4 and 5 are oversized lots. They are similar in size to the neighbouring RF zoned lots to the east and west. To ensure consistent front yard setbacks to the adjoining RF-zoned lots, a Restrictive Covenant will be required.
- A no-build Restrictive Covenant will be registered on a portion of Proposed Lot 3 for future consolidation with the 18294 – 68 Avenue to the east.
- The creation of proposed Lots 1-3 is contingent upon application No. 7911-0163-00 for the lands to the south being approved.
- A pedestrian connection leading to the adjacent elementary school was proposed, however, the School District did not support it citing safety and security concerns.
- The subject site was previously under application No. 7903-0230-00, which created the two neighbouring RF-zoned lots to the west.

- A portion of the surrounding lands which are not under application, will remain designated as "Townhouse (15 upa)" and "Single Family Residential". These properties are anticipated to develop into RF-12 lots in the future, if the subject application, along with applications No. 7911-0163-00 and 7911-0249-00 are approved. The applicant provided a concept plan demonstrating how the surrounding lands can redevelop (Appendix VII).

Tree Survey and Tree Preservation

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total No. of Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Cherry	1	0	1
Plum	1	1	0
Red Alder	2	0	1
Sitka Spruce	1	0	1
Western Red cedar	3	2	1
Total	8	3	5

- All 5 trees proposed for removal are either hazardous, are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- The preliminary report indicates that of the 8 trees, 5 are to be removed. Based upon 5 trees to be removed, 8 replacement trees are required. The development proposes 14 replacement trees. The average number of trees proposed per lot is 3.4.

Building Scheme and Lot Grading

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were sent on March 9, 2012 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan
Appendix VIII.	Concept Plan (by applicant) for surrounding area
Appendix IX.	Context Map with Addresses
Appendix X.	NCP Amendment Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 3/29/12 11:16 AM

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
 Hunter Laird Engineering Ltd.
 Address: 65 Richmond Street Suite 300
 New Westminster BC
 V3L 5P5

 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 18268 - 68 Avenue

 - (b) Civic Address: 18268 - 68 Ave
 Owner: Jaycey Investments Limited, Inc. No. 437085
 PID: 026-269-872
 Lot 3 Section 17 Township 8 New Westminster District Plan BCP17322

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.71
Hectares	.287
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	14.1 m. – 16.2 m.
Range of lot areas (square metres)	363 sq. m. – 527 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.42 uph / 7 upa
Lots/Hectare & Lots/Acre (Net)	17.42 uph / 7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	13%
Total Site Coverage	63%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF LOT 3
SECTION 17 TOWNSHIP 8
NWD PLAN BCP17322**

SCALE 1:500



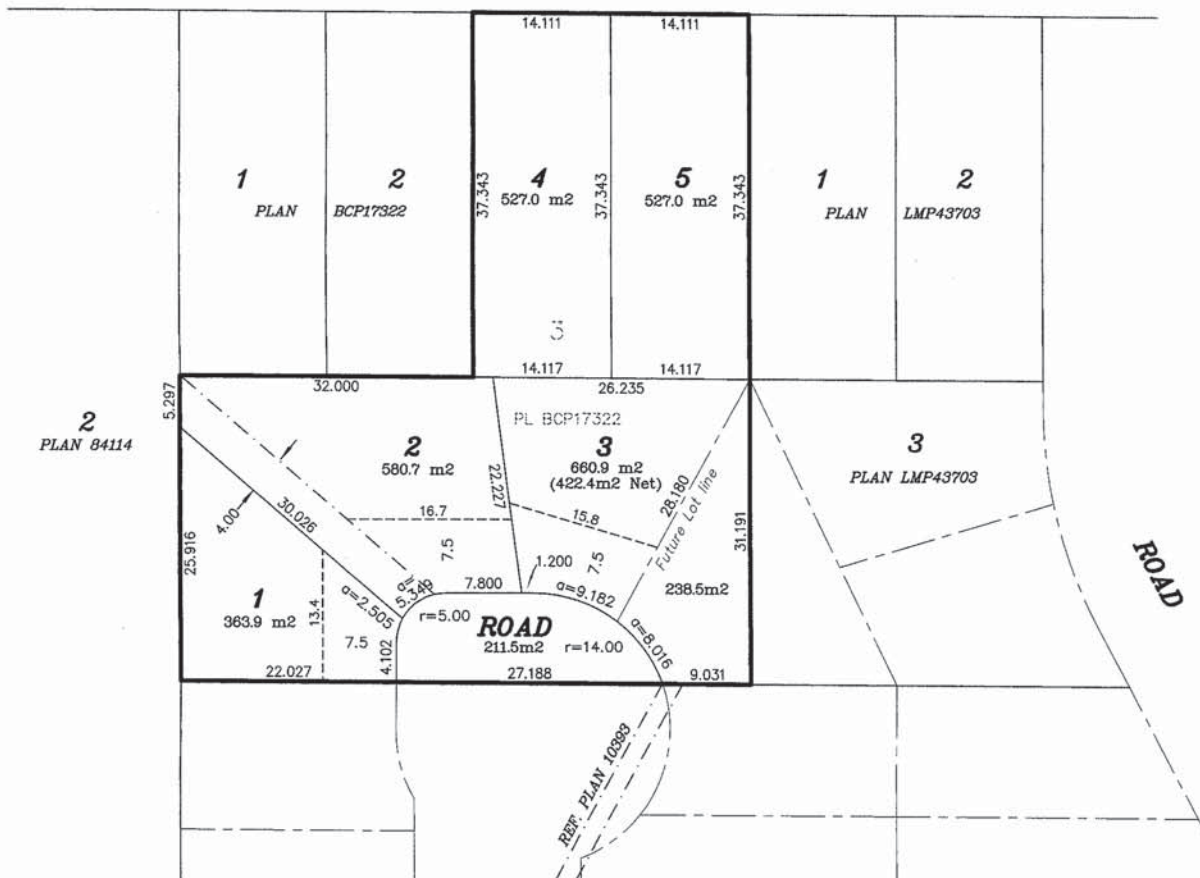
All Distances are in Metres.

CIVIC ADDRESS:
18268 68th AVENUE
SURREY B.C.
P.I.D. 026-269-872



Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

68th AVENUE



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

© Certified correct, completed on the 19th day of December, 2011

*This Plan Lies Within The
Greater Vancouver Regional District*

[Signature]
B.C.L.S.

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

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

DATE: **March 27, 2012** PROJECT FILE: **7811-0264-00**

RE: **Engineering Requirements
Location: 18268 - 68 Avenue**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Complete a stormwater management plan to address the increased impervious area resulting from the proposed NCP amendment to RF-12 lots.

REZONE/SUBDIVISION


Property and Right-of-Way Requirements

- provide 4.0 metre wide pedestrian corridor to the adjacent school;
- provide SROW to 68th Avenue for sanitary and storm sewers;
- provide a SROW for a watermain loop from 68th Avenue to cul de sac.

Works and Services

- construct frontage works on the south side of 68 Avenue to current standards;
- construct a portion of 182A Street cul de sac;
- construct sanitary sewers, storm sewers, and watermains to service the proposed development;
- provide watermain looping from 68 Avenue to the 182A Street cul de sac;
- pay SDR fee;
- pay Low Land Drainage Pump Station Levy;
- pay Sanitary Sewer Specified Charge on 68 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.


Bob Ambardar, P.Eng.
Development Project Engineer

LR



Monday, December 05, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0264 00

SUMMARY

The proposed 5 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

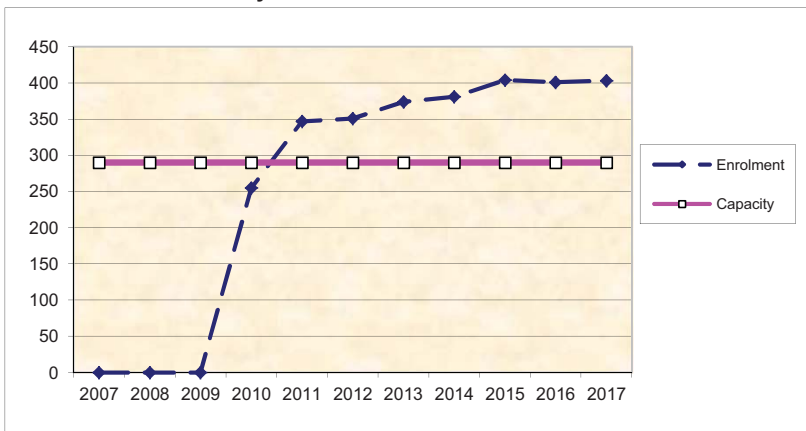
Adams Road Elementary	
Enrolment (K/1-7):	50 K + 297
Capacity (K/1-7):	40 K + 250
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1820
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

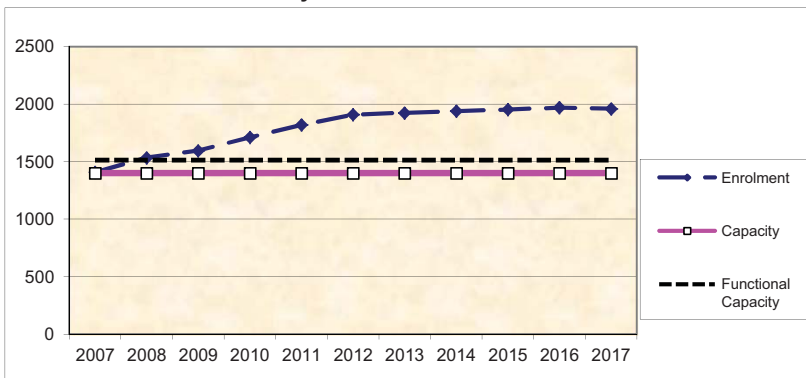
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010-2011. The schools capacity, shown in the table below, is adjusted to full day Kindergarten implementation (reduction of Kindergarten by 40 seats-only 2 Kindergarten rooms-must accommodate two full day instead of four half day divisions)-this contributed to the school filling to capacity much faster. Overcrowding at Don Christian Elementary has been eliminated with enrolment moves to the new school. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (new school is proposed in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to future capital project approval by the Province. The proposed development will not have an impact on these projections, which are based on the residential buildout of the Land Use designations in the NCP.

Adams Road Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0264-00
Project Location: 18268 – 68 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in a new growth area, in which there has been substantial development activity over the past 10-15 years. Zonings in the immediate area include RF (dominant), RH, RA, and RM-15. On the north side of 68 Avenue all lots are developed to their ultimate 560m² potential. On the south side of 68 Avenue there are several parcels east and west of the subject site which will be subject to development pressures in the immediate future.

Opposite the subject site, in the 18200 and 18300 blocks on the north side of 68 Avenue, all lots are 560m² RF zone type. All contain 2900 sq.ft. (including garage) Two-Storey type homes. The style range includes only "Neo-Traditional" or "Neo-Heritage". These homes are all considered to have desirable mid-scale massing characteristics. In general, the homes are proportionally consistent (no exaggerated or understated elements), and the various projections on the front are balanced well across the façade. Front entrances range in height between one and 1 ½ storeys. The homes are configured with a main common hip roof structure at a 7:12 or 8:12 slope and all have street facing gable projections at slopes ranging from 8:12 to 12:12. All of these homes have a shake profile asphalt shingle roof surface. The homes are clad in vinyl and have either a modest stone accent veneer on the front, or have gable ends articulated with either wood shingles or with vertical wood battens over Hardipanel. The colour range is restricted to neutral and natural hues only. These homes provide suitable architectural context for the subject site.

Homes two lots east and two lots west (and adjacent to) the subject site are configured similarly to the homes described above, which means that all homes surrounding the subject site are have a similar character and are constructed to a similar standard with consistent materials. This is an infill situation in which the residential character is clearly established with context quality homes.

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

- 1) Context Homes: Homes less than 15 years old in the surrounding area (in the 18200 and 18300 blocks of 68 Avenue) provide desirable residential design context. New homes at the subject site should be consistent in theme, representation, and character with these homes.

- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles and hybrids of these two styles are characteristic of this area.
- 3) Home Types : All homes in the surrounding area are Two Storey type.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height though most of the homes have a one storey high front entrance.
- 6) Exterior Wall Cladding : Vinyl is clearly the dominant wall cladding choice in this area. Modest stone accents are evident. Wood wall shingles or wood battens over Hardipanel are used as feature materials in the gable ends of many homes.
- 7) Roof surface : All homes in the surrounding area have shake profile asphalt shingle roofs in a brown to grey range.
- 8) Roof Slope : Roof pitch 7:12 or higher on the main roof component. Feature projections have roof slopes of 8:12 and higher.

Window/Door Details: Rectangular dominant.

Streetscape: There is obvious continuity of appearance in the newer homes. All homes are 2900 square foot (including garage) Neo-Traditional" or “Neo-Heritage” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have front entrances ranging in height between one and 1 ½ storeys. Main roof forms are common hip a 7:12 slope or 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a modest common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets common post year 2010's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).

- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring “context homes” in the 18200 and 18300 blocks of 68 Avenue. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered for use on trim elements only. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours only

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 27, 2012

Reviewed and Approved by:



Date: March 27, 2012

TREE PRESERVATION SUMMARY

Project Location: 18268 68th Avenue Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Almost 1 acre parcel with one residence and an area left to go natural.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	8	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	5	(C)
Number of Protected Trees to be Retained (A-B-C)	3	(D)
Number of Replacement Trees Required (C-B) x 2	8	(E)
Number of Replacement Trees Proposed	14	(F)
Number of Replacement Trees in Deficit (E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	17	(H)
Number of Lots Proposed in the Project	5	(I)
Average Number of Trees per Lot (H/I)	3.40	

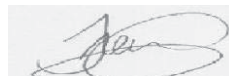
3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

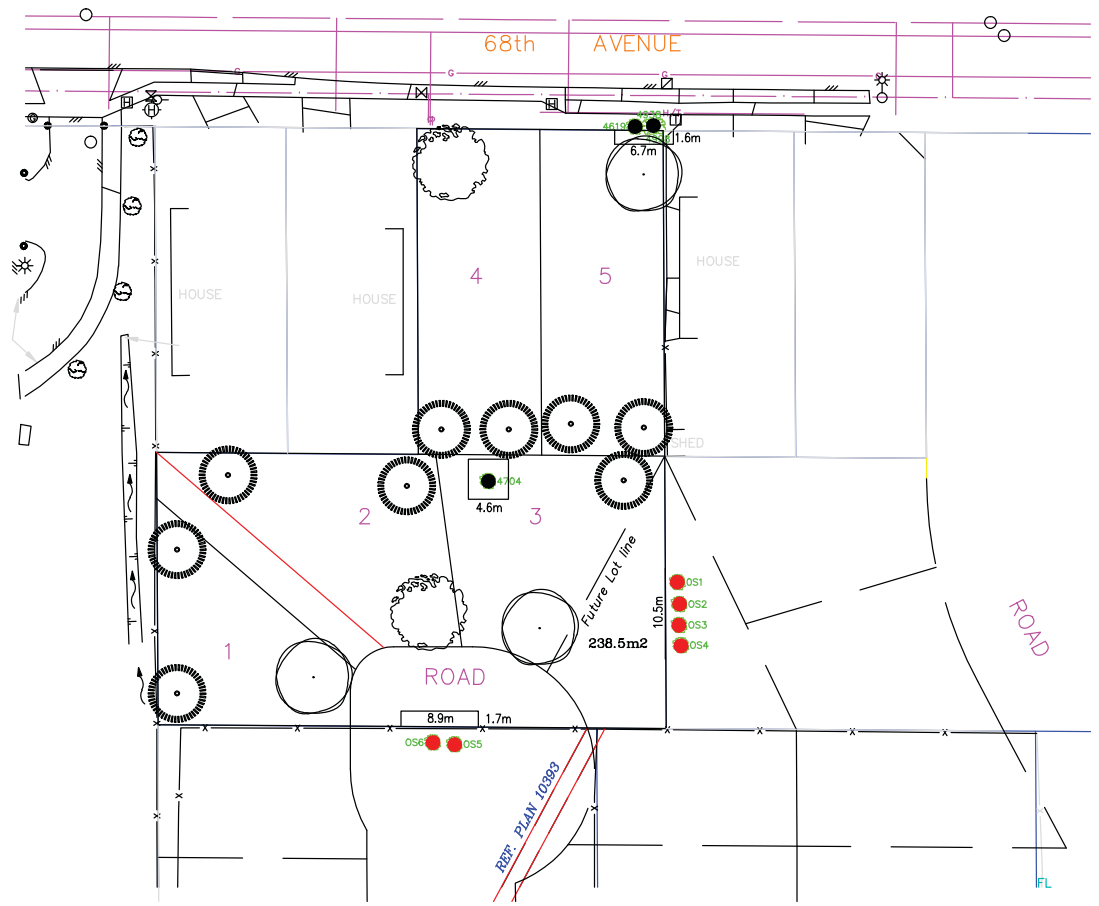
Summary prepared and submitted by:

Arborist



February 1,
2012

Date



LEGEND

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

DATE	REVISION	NO.

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

CLIENT
 MR. JACK CRUISE
 c/o HUNTER LARO ENGINEERING LTD.
 SUITE 800
 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3C 5P5
 PHONE (604) 525-4851

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 5 LOT SUBDIVISION
 16208 - 68th AVENUE
 SURREY, B.C.

SCALE	1:250	DATE	JAN/12
DRAWN	DW7	CHECKED	DW7
DATE		IN HAND	

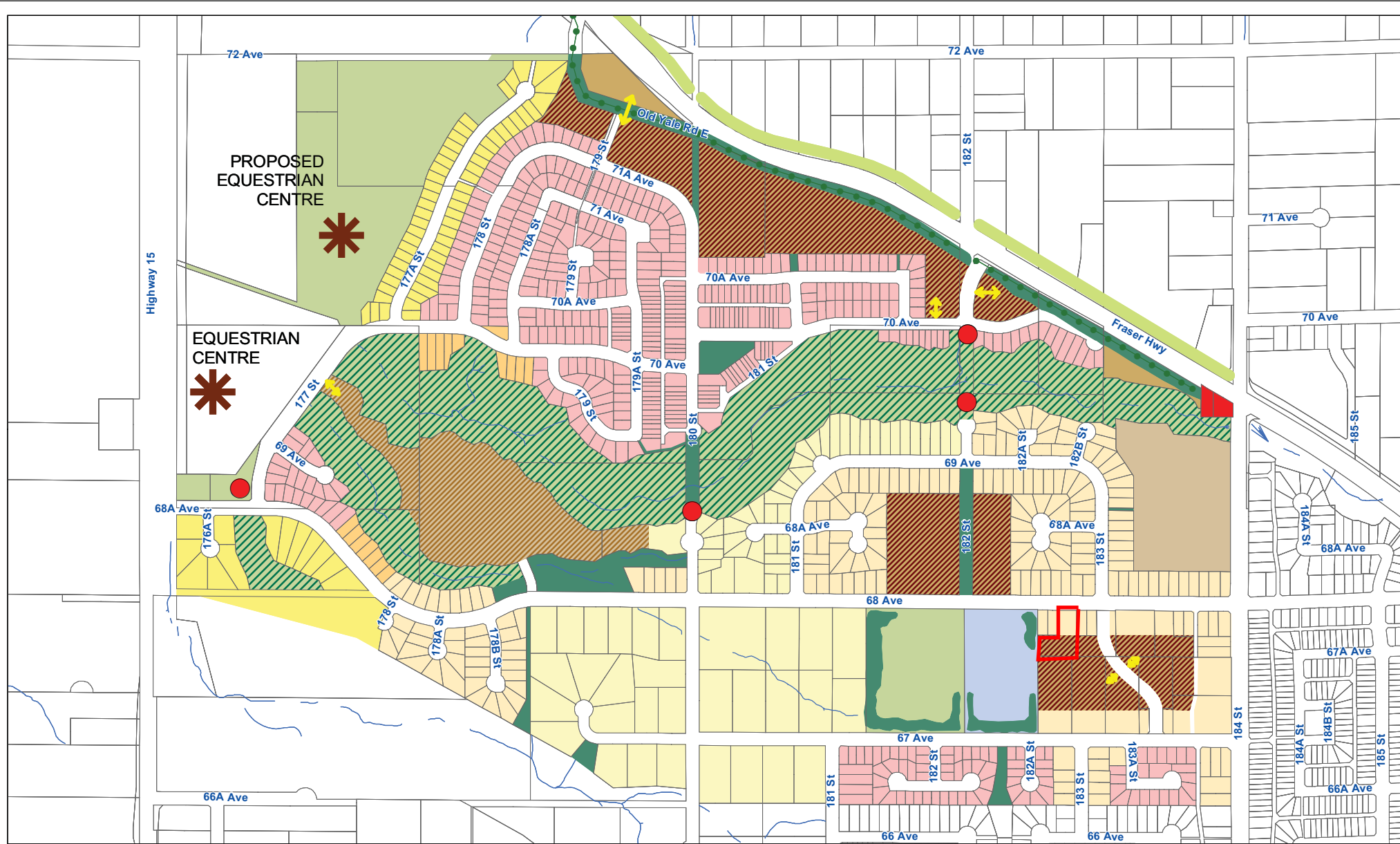
PRINTED	JOB No.	
	DRAWING No.	TR-2

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	2	3.00 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	9	3.00 METERS	AS SHOWN	B. & B.

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

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

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

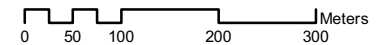


- | | | | |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes | Small Lots | Commercial | Open Space/Linear Park/Buffer |
| Half Acre Cluster (2 u.p.a.) | Townhouse (9 u.p.a.) | Creek Area | Park |
| Single Family Residential | Townhouse Cluster (10 u.p.a.) | Access Points | Elementary School |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points | Landscape Buffer & Multi Use Pathway |
| | Townhouse (15 u.p.a.) | | Creeks |

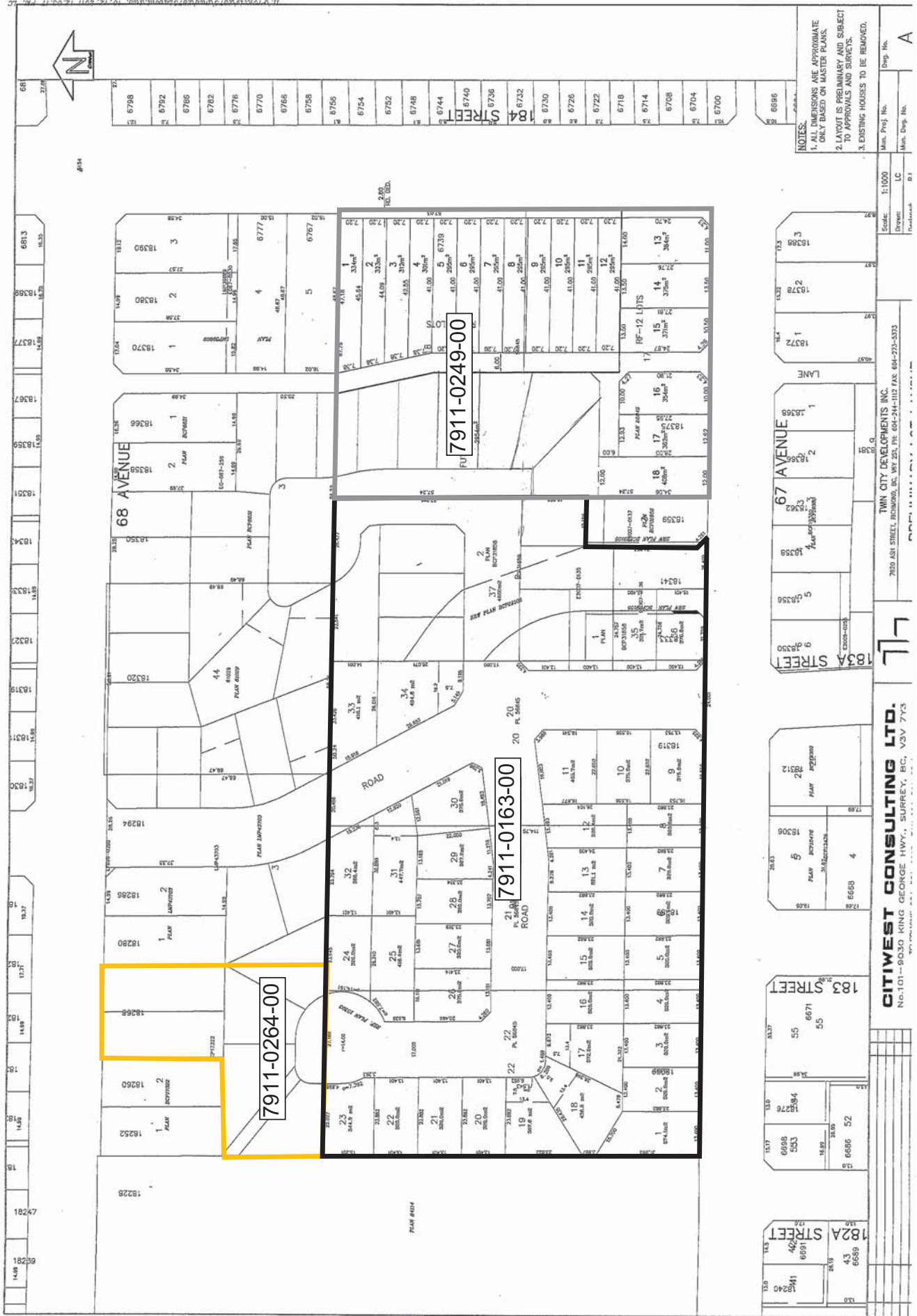
NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8, 1996 Amended 7 Feb. 2012



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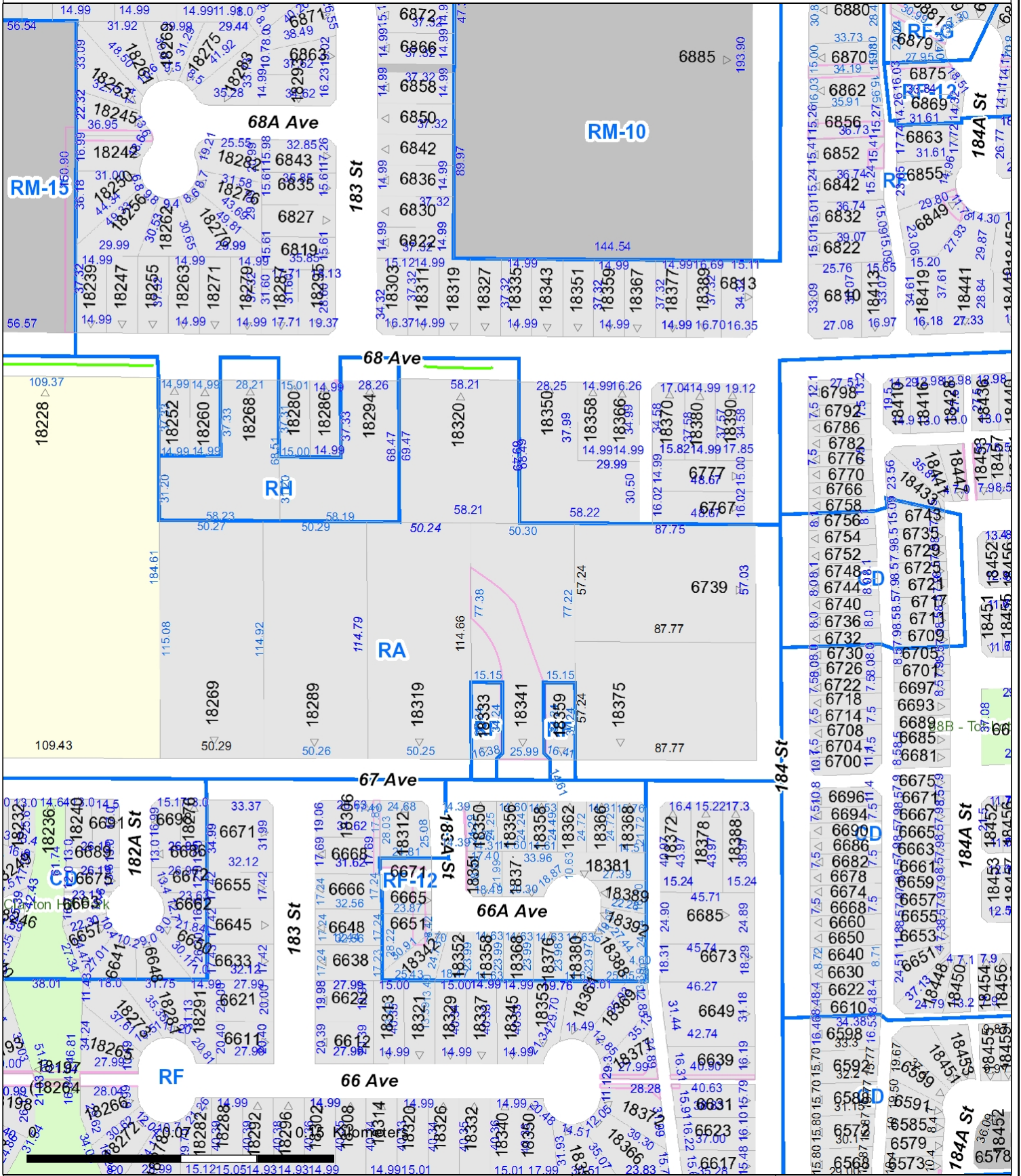
NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.

Scale: 1:1000
 Drawn: LC
 Checked: BI

TWIN CITY DEVELOPMENTS INC.
 7620 ASH STREET, RICHMOND, BC, V6V 2S1, PH: 604-244-1112 FAX: 604-270-5333

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3

182A STREET
 183 STREET
 67 AVENUE
 68 AVENUE



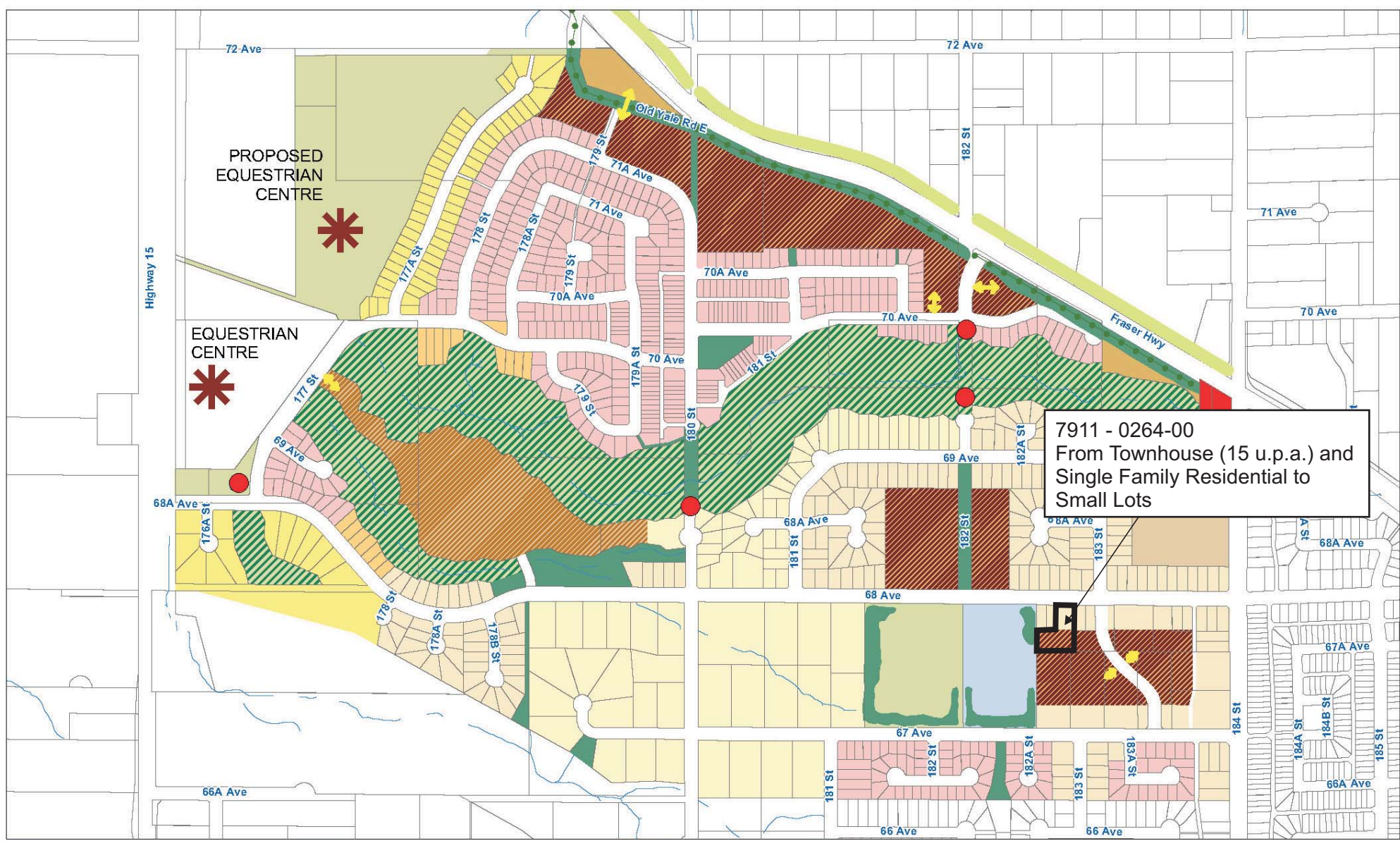
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Scale: 1:2,479

Map created on: March-20-12

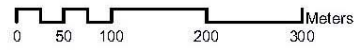


- | | | | |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes | Small Lots | Commercial | Open Space/Linear Park/Buffer |
| Half Acre Cluster (2 u.p.a.) | Townhouse (9 u.p.a.) | Creek Area | Park |
| Single Family Residential | Townhouse Cluster (10 u.p.a.) | Access Points | Elementary School |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points | Landscape Buffer & Multi Use Pathway |
| | Townhouse (15 u.p.a.) | | Creeks |

NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

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