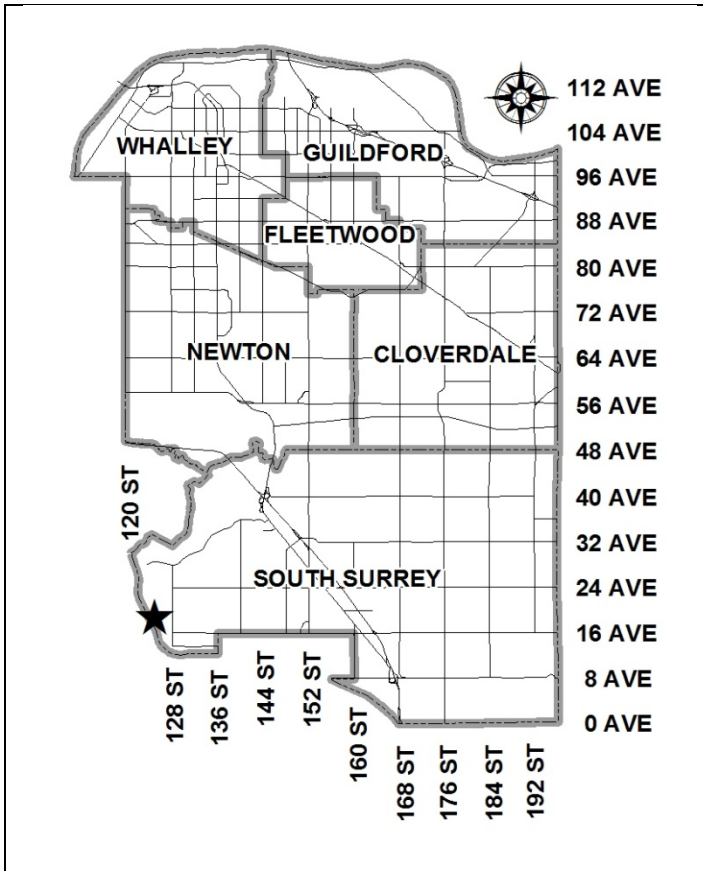


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0046-00

Planning Report Date: July 23, 2012



PROPOSAL:

- **Rezoning** from RF to RF-O

in order to permit the development of a larger single family dwelling on an oceanfront lot.

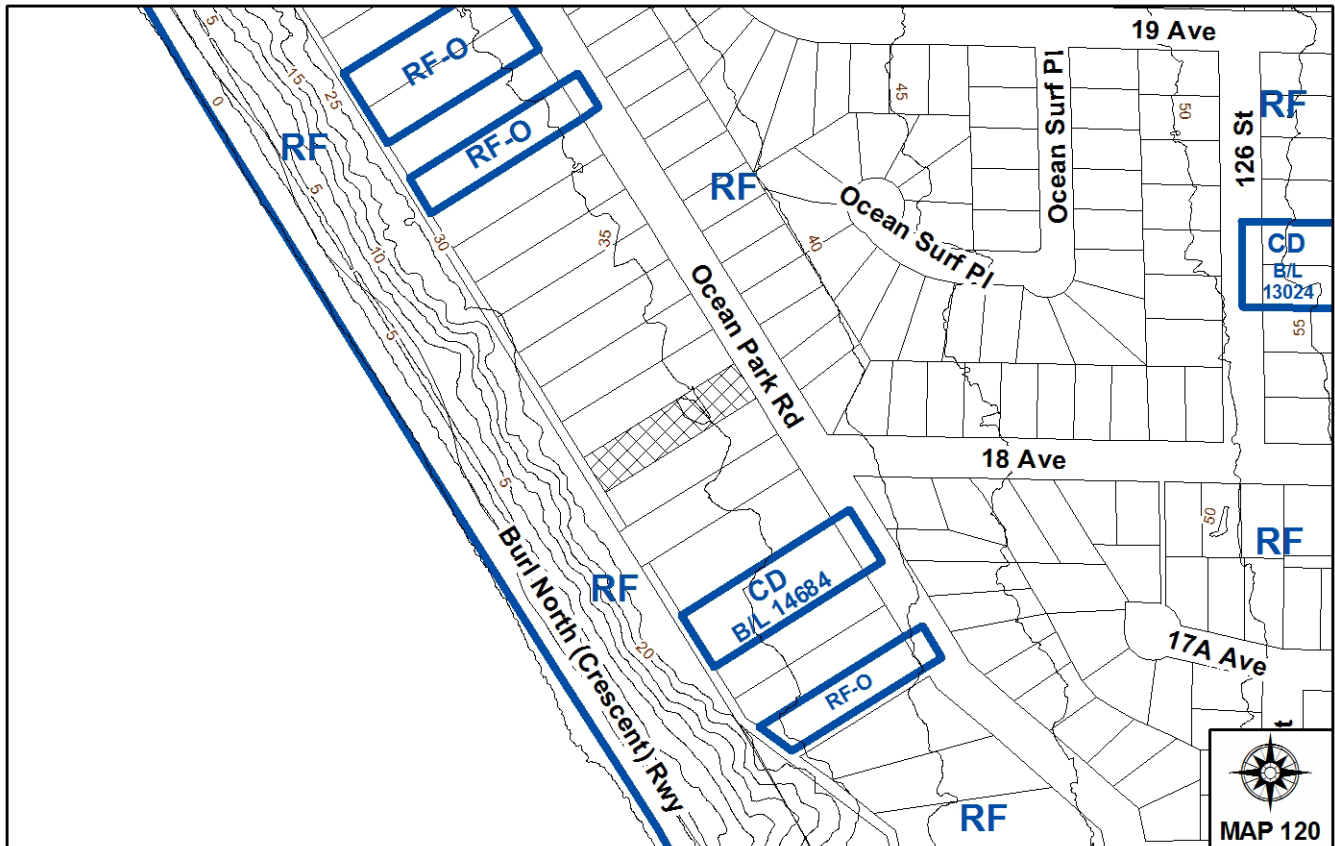
LOCATION: 1819 Ocean Park Road

OWNERS: Geoffrey J Barker
 Beth Sukha-Barker

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- The proposed development complies with the criteria of the RF-O Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to ensure tree protection;
 - (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North-East (Across Ocean Park Road):	Single family residential.	Urban/Urban Residential	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South-East:	Single family residential.	Urban/Urban Residential	RF
South-West:	Burlington Northern Railway.	Urban/Open Space	RF
North-West:	Single family residential.	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject property is located at 1819 Ocean Park Road, along the ocean bluff in South Surrey. It is designated 'Urban' in the OCP.
- The applicant is proposing a rezoning from Single Family Residential (RF) to Single Family Residential Oceanfront Zone (RF-O) to permit the construction of a larger, oceanfront, single family dwelling (547.4 sq. m. / 5,892 sq. ft.).
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 20.1 metres (66 ft.) wide, 87 metres (285 ft.) deep, and has a total area of 1,750 sq.m. (18,836 sq.ft.); as such it fully satisfies and exceeds the dimensional and area standards of the RF-O Zone [20 metres (65 ft.) width; 45 metres (150 ft.) depth; 1,000 sq.m. (10,764 sq.ft.) area]; and
 - The proposed floor area for the new dwelling is within the maximum floor area ratio (FAR) of 0.32 and the permitted lot coverage of 25%; 0.32 FAR and 23% lot coverage are proposed.

Building Design

- The proposed single family dwelling is two-storey, contemporary home design inspired by the Prairie Style movement of Frank Lloyd Wright. An in-ground basement with a rear-walkout is proposed. A courtyard entrance with a reflecting pool is located on the front side of the dwelling. A covered deck is proposed at the rear of the dwelling.
- Exterior materials consist of a mixture of metal, glass, stucco, architectural concrete, and clear stained wood. The design includes a standing seam metal shallow, hipped roof and bronze, anodized aluminum windows. Decorative elements include a series of metal screens and trellises to match the finish of the windows.

- The garage is proposed to be integrated into the single family dwelling with the entrance to the garage oriented to the south and facing the interior of the lot. The single family dwelling is proposed to be setback 37.9 metres (124 ft. 6 in.) from Ocean Park Road and will be screened by extensive forest cover being retained.
- The building plans will be registered on title as a Section 219 Restrictive Covenant to ensure that the final construction complies with the approved building plans.

Geotechnical Report

- A geotechnical report and landslide assessment assurance statement was prepared by GeoPacific Consultants Ltd. to evaluate the slope stability for the proposed single family dwelling. The subject site slopes gently from northeast to southwest. The crest of the ocean bluff (top of bank) lies approximately 23.6 metres (77.4 feet) from the existing dwelling.
- The proposed single family dwelling is to be located beyond the 1 Vertical : 2 Horizontal (1V:2H) line by 6.9 metres (22.5 feet), as measured from the toe of the slope (the 1V:2H line is drawn by moving 1 unit vertically for every 2 units horizontally from the base of the slope). GeoPacific confirms that the property may be safely used for the proposed single family dwelling, provided all of its recommendations are incorporated into the design. Staff have reviewed the geotechnical report and have found it satisfactory.
- The locational requirements and geotechnical report will be registered on title through a restrictive covenant. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

Trees and Landscaping

- Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix IV).
- The Arborist Report indicates that there are 25 by-law sized trees on the subject property. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Western Red Cedar	9	6	3
Douglas-fir	9	8	1
Falsecypress	3	0	3
Grand Fir	1	0	1
Giant Sequoia	3	1	2
Total	25	15	10

- The arborist conducted an assessment of tree retention and has determined that 10 trees are to be removed. Three trees are to be removed in order to accommodate construction of the proposed single family dwelling, driveway and garage, 5 trees are to be removed to accommodate the servicing corridor along the southeast property line, and 2 trees are to be removed due to their proximity to existing foundations. Alternative construction methods such as hydrovac excavation, suspended slab construction and directional drilling were reviewed as a means of increased tree retention. It was determined by the arborist that these methods were not possible

due to the impacts on the root structure of the dominant stand of trees on the northeast portion of the property.

- Services for the subject property are to be upgraded to meet the current City standards. The proposed servicing corridor along the southeast property line would have the least amount of impact on the dominant stand of Douglas Fir and Red Cedar trees located on the northeast portion of the property. This stand contains several large and healthy trees that add to the character of the area. The largest Giant Sequoia, tag no. 5391, is to be retained while the two smaller Giant Sequoias are to be removed to accommodate the servicing corridor.
- Despite the removal of trees on the subject property, the applicant will be required to replant trees on a 2 to 1 replacement basis for a total requirement of 20 replacement trees on the subject property. The applicant would be required to provide \$300 per tree towards the Green City Fund for the shortfall of replacement trees.
- The applicant has applied for a Tree Cutting Permit to remove two trees (tag #'s 5377 and 5388) that are within 3.0 metres of existing building foundations.

PRE-NOTIFICATION

Pre-notification letters were sent on March 27, 2012 to 39 households within 100 metres (328 ft.) of the subject property. Staff received the following comments:

- Staff received one letter from the public. The author of the letter raised concerns over the parking of service and construction vehicles on Ocean Park Road leaving no street parking for residents and visitors of the street. Concerns were also raised over the speed in which commercial and service vehicles travel along Ocean Park Road.

(Ocean Park Road has parking on only one side of the street. The applicant has been advised of these concerns and will make every attempt possible to ensure that construction and service vehicles park on the subject property during construction of the proposed dwelling.)

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, Typical Floor Plans, and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd. dated April 25, 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MAJ/kms

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. 7/19/12 9:53 AM

Information for City Clerk

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

1. (a) Agent: Name: Geoff Barker
 Address: 1367 West Broadway Unit 504
 Vancouver, BC V6H 4A7

 Tel: 604-714-1402

2. Properties involved in the Application
 - (a) Civic Address: 1819 Ocean Park Road

 - (b) Civic Address: 1819 Ocean Park Road
 Owner: Beth Sukha-Barker
 Geoffrey J Barker
 PID: 000-848-352
 Lot 13 Section 18 Township 1 New Westminster District Plan 1062

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

DEVELOPMENT DATA SHEET

Proposed Zoning: RF-O

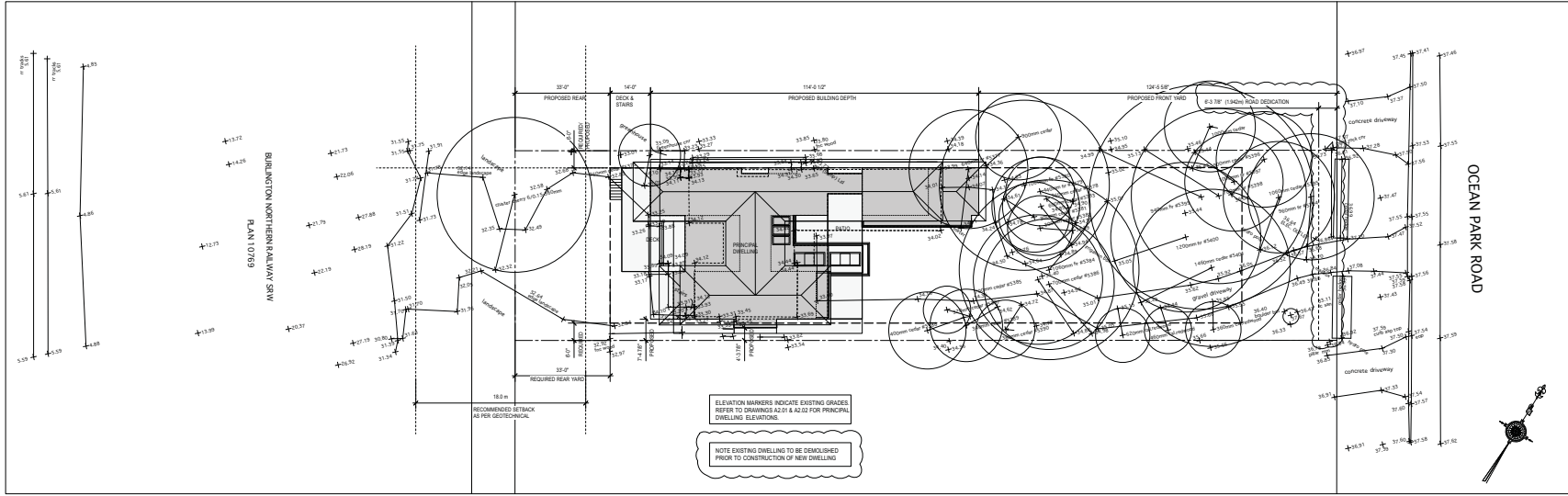
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,750 m ²
Road Widening area		39 m ²
Undevelopable area		
Net Total		1,711 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	max. 25%	23%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	min. 10 m	37.9 m
Rear	min. 10 m	10 m
Side #1 (North)	min. 1.8 m	1.8 m
Side #2 (South)	min. 1.8 m	2.26 m
BUILDING HEIGHT (in metres/storeys)		
Principal	max. 9 m	8.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	1	1
Total	1	1
FLOOR AREA: Residential	max. 547.5 m ²	547.4 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	max. 547.5 m ²	547.5 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.32	0.32
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	min. 2	6
Residential Visitors		
Institutional		
Total Number of Parking Spaces		6
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
---------------	----	---------------------------------	-----



BARBER'S RESPONSIBILITY TO LAYOUT WORK

It is the Barber's responsibility to lay out & mark out the work as detailed in the contract documents. It is the Barber's responsibility to ensure that the layout is in accordance with the actual site conditions, dimensions and conditions which may vary from those indicated on the drawings.

Any discrepancies which the Barber discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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No.	Date	Details	By
MARCH 31, 2012	REZONING APPLICATION	LS	
MAY 15, 2012	REZONING APPEALMENT	LS	
MAY 19, 2012	REZONING AMENDMENT	LS	

SITE PLAN
Scale: 1/8" = 1'-0"

ZONING & BYLAW ANALYSIS

Lot Information	Municipality/Zone	CITY OF SURREY - RFD		
Legal Address:	RFD	Lot 13, Section 16, Township 1, WED, From 1982		
APN:	000-848-332			
FAB 0.3:	1841 sq ft			
FAB 0.3:	5850 sq ft			
Site Area and	Setbacks	Allowed	Proposed	
Setback Front	33.00 ft	33.00 ft	142.5.55 ft	
Setback Side	33.00 ft	33.00 ft	33.00 ft	
Setback Rear	33.00 ft	33.00 ft	33.00 ft	
Setback	6.00 ft	6.00 ft	6.00 ft	
Setback	7.4.7.9 ft	7.4.7.9 ft	7.4.7.9 ft	
Height	30.00 ft	30.00 ft	27.6.3.3 ft	
Maximum Eave Height	N/A ft	N/A ft	27.6.3.3 ft	
Lot Coverage 20%	6904 sq ft	6904 sq ft	6904 sq ft	
Maximum Width Depth	DETERMINED BY UTILITIES	DETERMINED BY UTILITIES	114.00 ft	
Roof Slope	3.3 in 12	3.3 in 12	3.3 in 12	
Floor Space	FAB 0.32	5850 sq ft	5850 sq ft	
Breakdown				
Second Floor (max. 80% of main floor and attached garage-2850 sq ft)			2317 sq ft	
Main Floor			2729 sq ft	
Garage			1850 sq ft	
Basement Floor			2729 sq ft	
Less: Estimation			2729 sq ft	
Total FSR			6904 sq ft	

LIST OF DRAWINGS

- A0.00 SITE PLAN AND GENERAL NOTES
- A1.01 BASEMENT PLAN
- A1.02 MAIN FLOOR PLAN
- A1.03 SECOND FLOOR PLAN
- A1.04 ROOF PLAN
- A2.01 NORTH & EAST ELEVATIONS
- A2.02 SOUTH & WEST ELEVATIONS

Legend

- WALL TO REMAIN
- WALL TO BE REMOVED
- NEW WALL
- EX'G WINDOW
- NEW WINDOW
- EXHAUST FAN
- INTERCONNECTED SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HOSE BIB
- ELECTRICAL SWITCH

THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN. ANY REUSE OR MODIFICATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

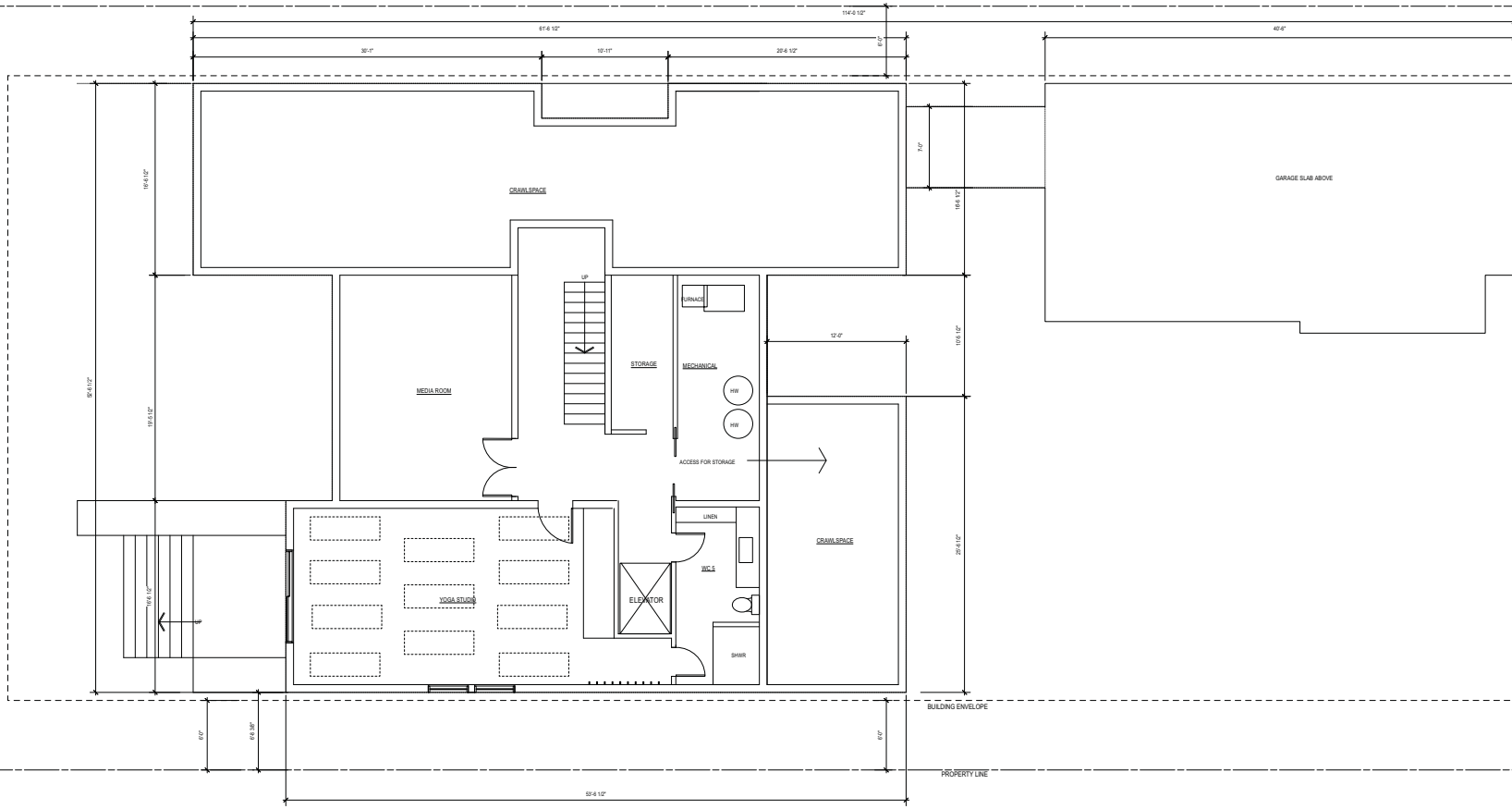
Project
BARKER RESIDENCE
1810 OCEAN PARK ROAD
WHITE ROCK BC

Drawing Title
SITE PLAN & GENERAL NOTES

Date	Project No.
MARCH 26, 2012	11-03

Scale	Drawing No.
AS SHOWN	

Drawn By	Approved By
LS	A0.00



BUILDER'S RESPONSIBILITY TO LANDSCAPE WORK
 It is the Builder's responsibility to the City of Surrey and the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those indicated on the drawings.
 Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be disclosed with the Architect immediately during proceedings with any work. Written dimensions shall have precedence over scaled dimensions.
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Revisions	No.	Date	Details	By
	MARCH 30, 2012		REZONING APPLICATION	LS
	MAY 15, 2012		REZONING AMENDMENT	LS

- LEGEND**
- WALL TO REMAIN
 - WALL TO BE REMOVED
 - NEW WALL
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 - NEW WINDOW
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 - INTERCONNECTED SMOKE ALARM
 - CARBON MONOXIDE DETECTOR
 - HOSE BIB
 - ELECTRICAL SWITCH

THESE DOCUMENTS ARE TO BE READ WITH STRUCTURAL, GEOTECHNICAL, AND LANDSCAPE DRAWINGS.

BARKER RESIDENCE
 1819 OCEAN PARK ROAD
 WHITE ROCK BC

Drawing Title
BASEMENT PLAN

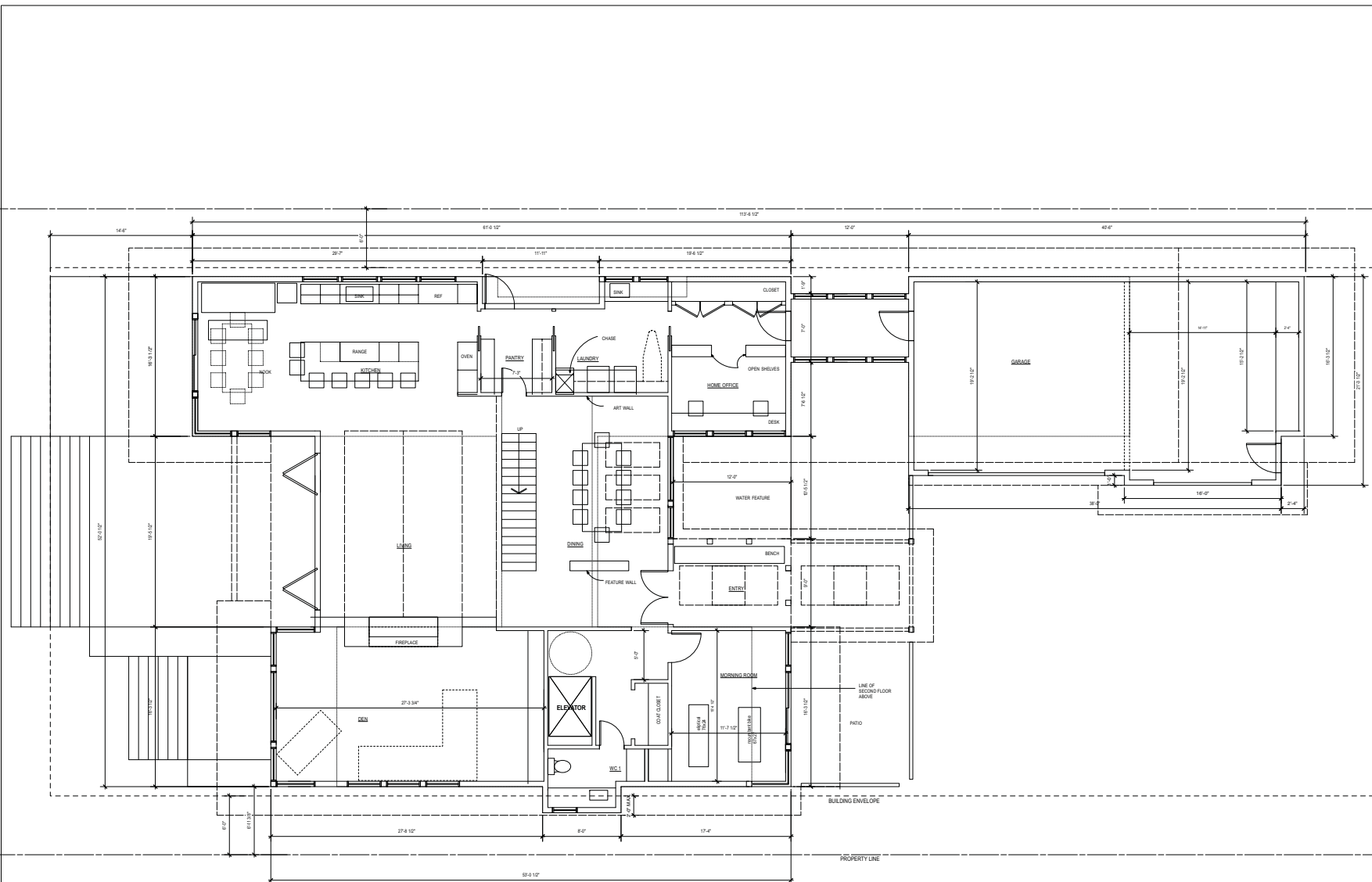
Date MARCH 30, 2012	Project No. 11-03
Scale AS SHOWN	Drawing No. A1.01
Drawn By LS	Approved By

TOTAL BASEMENT PLAN= 2709 SF
 BASEMENT EXEMPTION NOT IN FAR
 CALCULATION



PRELIMINARY DESIGN DRAWINGS FOR REZONING APPLICATION

design studios
 ARCHITECTS
 2005 BURNABY STREET
 VANCOUVER BC
 V5A 1S6



BUILDER RESPONSIBILITY TO LICENSEE WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore incumbent on the Builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those illustrated on the drawings.

Any discrepancies which the Builder discovers within the contract documents, throughout or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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No.	Date	Details	By
MARCH 15, 2012	REZONING APPLICATION	LS	
MAY 15, 2012	REZONING AMENDMENT	LS	
JULY 6, 2012	REZONING AMENDMENT	LS	

LEGEND

	WALL TO REMAIN
	WALL TO BE REMOVED
	NEW WALL
	EXIST WINDOW
	NEW WINDOW
	EXHAUST FAN
	INTERCONNECTED SMOKE ALARMS
	CARBON MONOXIDE DETECTOR
	HOSE BIB
	ELECTRICAL SWITCH

THESE DOCUMENTS ARE TO BE USED ONLY FOR STRUCTURAL, GEOTECHNICAL, AND LANDSCAPE PURPOSES.

designstudios
ARCHITECTURAL & INTERIOR ARCHITECTURE

MAIN FLOOR SF= 2750 SF
GARAGE SF= 825 SF

○ MAIN FLOOR
Scale: 1/4" = 1'-0"



BARKER RESIDENCE

1810 OCEAN PARK ROAD
WHITE ROCK BC

Drawing Title

MAIN FLOOR PLAN

Date:	MARCH 28, 2012	Project No.:	11-03
Scale:	AS SHOWN	Drawing No.:	
Drawn By:	LS	Approved By:	A1.02

PRELIMINARY DESIGN DRAWINGS FOR REZONING APPLICATION

BUILDER RESPONSIBILITY TO LAYOUT WORK

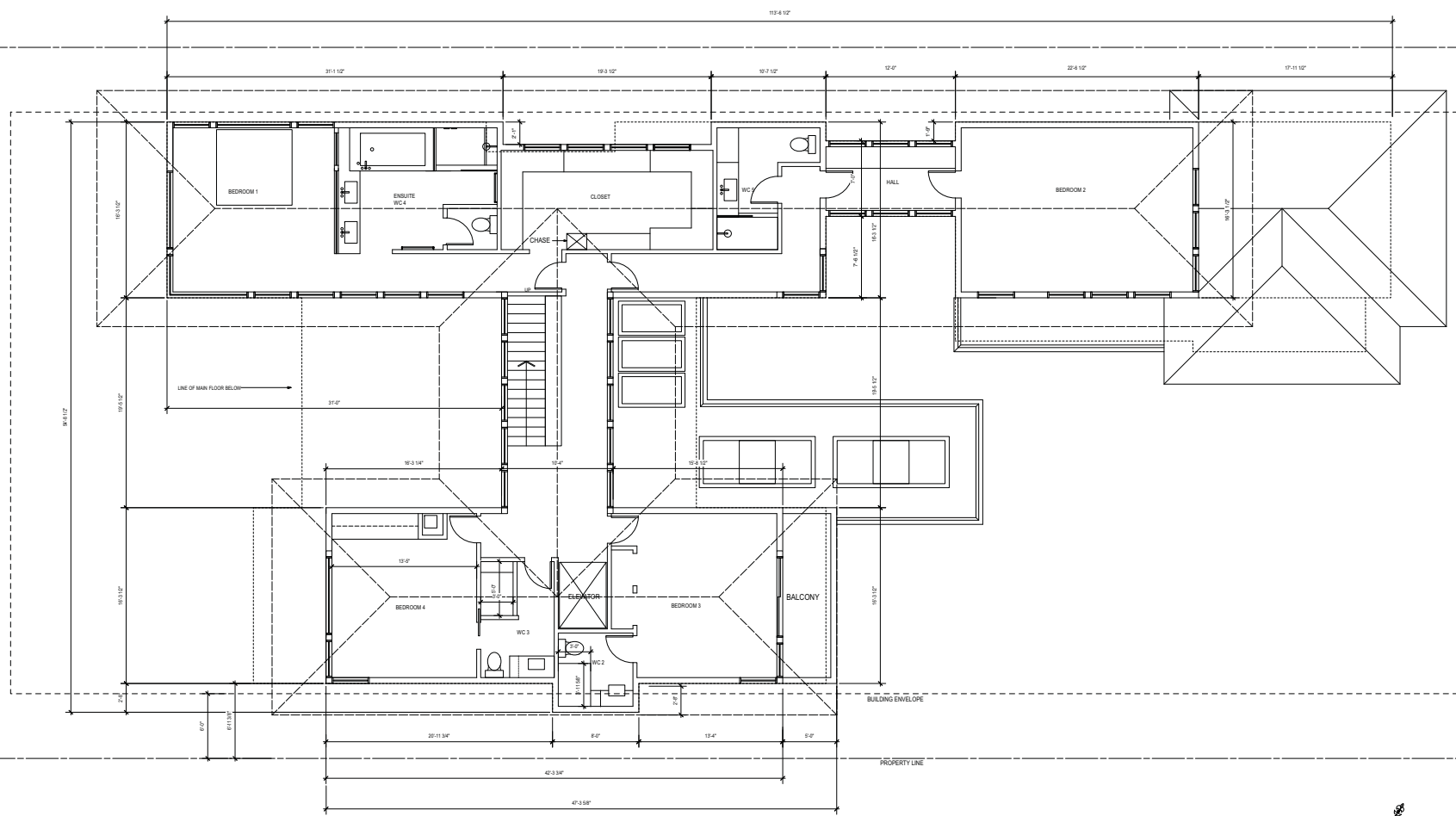
It is the Builder's responsibility to lay out & verify that the work as detailed in the contract documents. It is therefore recommended that the Builder pay very close attention to actual wall dimensions, geometries and conditions which may vary from those illustrated on the drawings.

Any discrepancies which the Builder discovers within the contract documents, throughout or between the contract documents, & the conditions, are to be discussed with the Architect immediately before proceeding with any work.

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Revisions	No.	Date	Details	By
MARCH 15, 2012	REZONING APPLICATION	LS		
MAY 15, 2012	REZONING AMENDMENT	LS		
JULY 6, 2012	REZONING AMENDMENT	LS		



LEGEND

- WALL TO REMAIN
- - - - WALL TO BE REMOVED
- NEW WALL
- EXIST. WINDOW
- NEW WINDOW
- EXHAUST FAN
- ⊗ INTERCONNECTED SMOKE ALARMS
- ⊙ CARBON MONOXIDE DETECTOR
- HOSE BIB
- ELECTRICAL SWITCH

THESE DOCUMENTS ARE TO BE READ WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS.

designstudios
ARCHITECTS INC. 1810 OCEAN PARK ROAD WHITE ROCK BC

SECOND FLOOR SF= 1950 SF
ABOVE GARAGE SF= 367 SF

○ SECOND FLOOR
Scale: 1/8" = 1'-0"

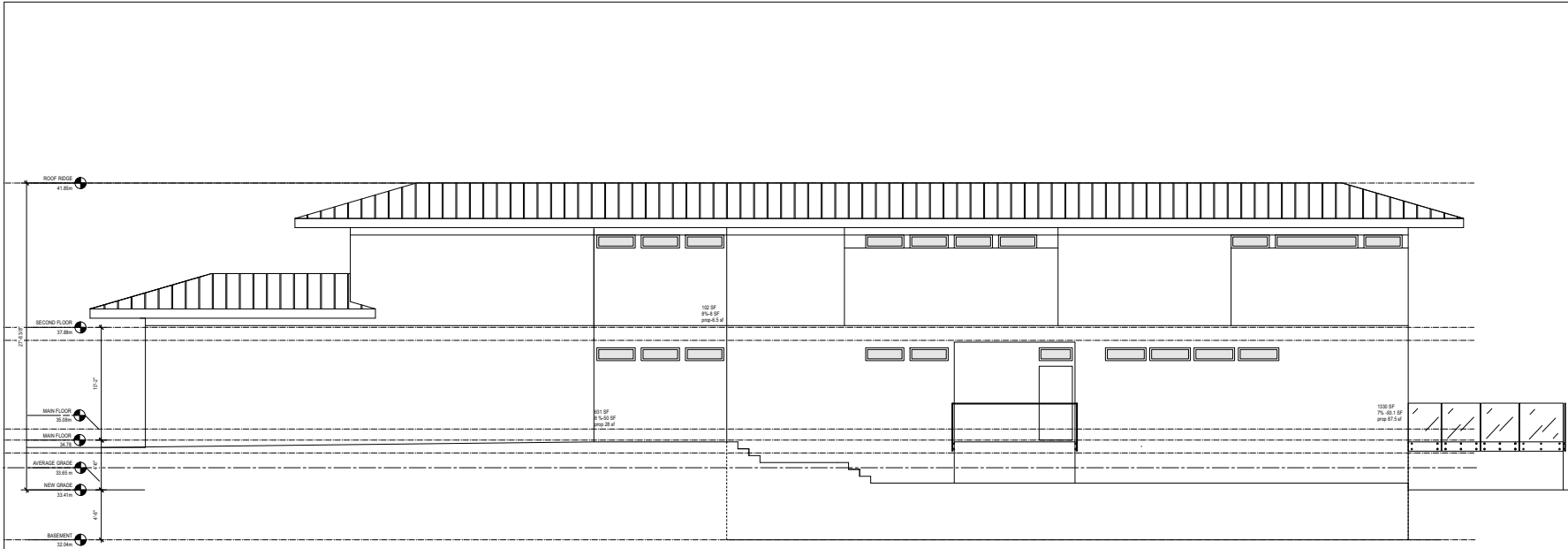


BARKER RESIDENCE
1810 OCEAN PARK ROAD
WHITE ROCK BC

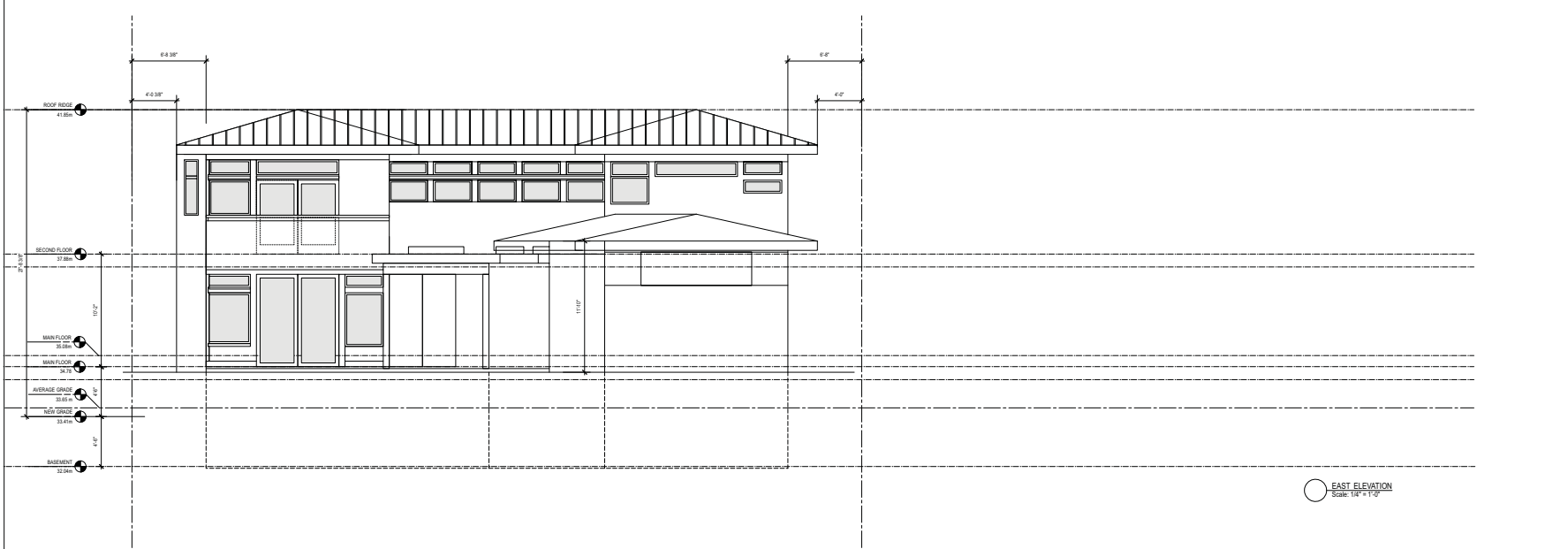
Drawing Title
SECOND FLOOR PLAN

Date: MARCH 26, 2012	Project No.:	11-03
Scale: AS SHOWN	Drawing No.:	
Drawn By: LS	Approved By:	A1.03

PRELIMINARY DESIGN DRAWINGS FOR REZONING APPLICATION



NORTH ELEVATION
Scale: 1/4" = 1'-0"



EAST ELEVATION
Scale: 1/4" = 1'-0"

BUILDER RESPONSIBILITY TO LOCATE WORK
It is the Builder's responsibility to locate all work and the work shown in the contract documents. It is the Builder's responsibility to verify the location, dimensions and conditions of all work shown in the contract documents. The Builder shall be responsible for any discrepancies which the Builder discovers within the contract documents. The Builder shall be responsible for any discrepancies which the Builder discovers within the contract documents. The Builder shall be responsible for any discrepancies which the Builder discovers within the contract documents.

Revisions	No.	Date	Details	By
MARCH 30, 2012	REZONING APPLICATION	LS		
MAY 15, 2012	REZONING AMENDMENT	LS		

- LEGEND**
- WALL TO REMAIN
 - - - - - WALL TO BE REMOVED
 - WALL TO BE REMOVED
 - NEW WALL
 - EXG WINDOW
 - NEW WINDOW
 - EXHAUST FAN
 - INTERCONNECTED SMOKE ALARM
 - CARBON MONOXIDE DETECTOR
 - NOSE HUB
 - ELECTRICAL SWITCH

THESE DOCUMENTS ARE TO BE READ WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE DRAWINGS.

Project
BARKER RESIDENCE
1816 OCEAN PARK ROAD
WHITE ROCK BC

Drawing Title
NORTH & EAST ELEVATIONS

Date MARCH 30, 2012	Project No. 11-05
Scale AS SHOWN	Drawing No.
Drawn By LS	A2.01
Approved By	

PRELIMINARY DESIGN DRAWINGS FOR REZONING APPLICATION

1816 OCEAN PARK ROAD
 WHITE ROCK BC V2V 1C1
design studios
 ARCHITECTURE • INTERIORS

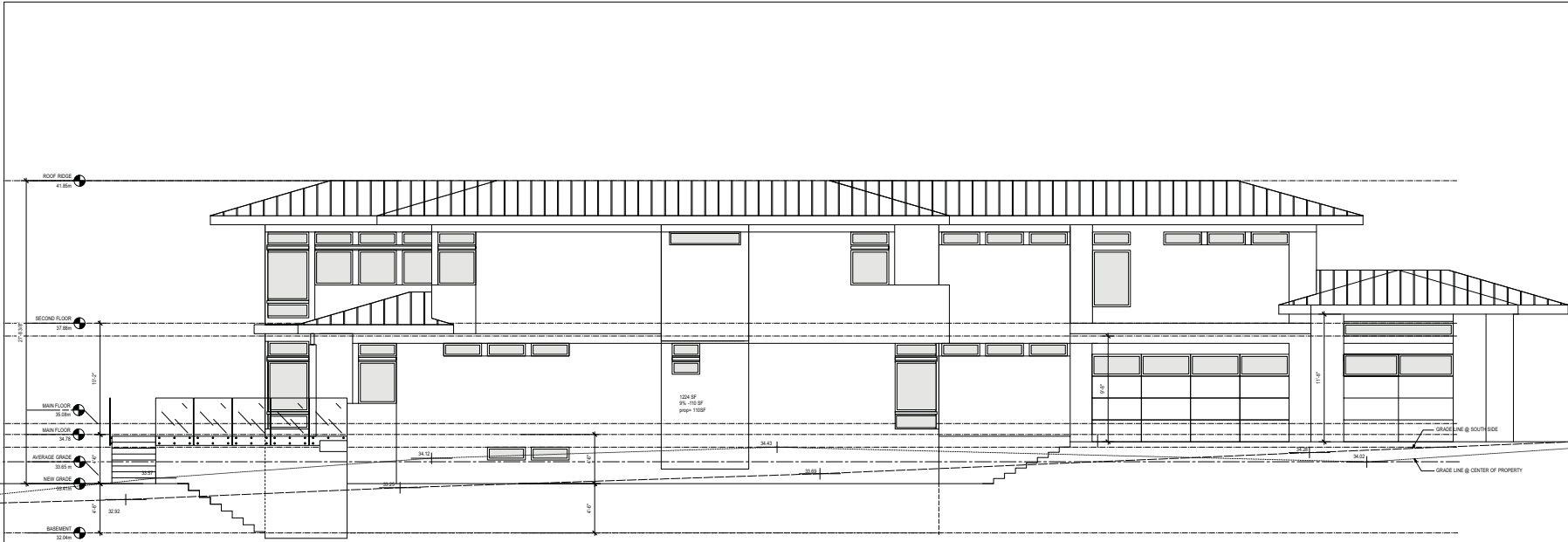
BUILDER RESPONSIBILITY TO LOCATE WORK

It is the Builder's responsibility to verify that all work and materials are located in the correct location. It is the Builder's responsibility to ensure that all work and materials are located in the correct location. It is the Builder's responsibility to ensure that all work and materials are located in the correct location.

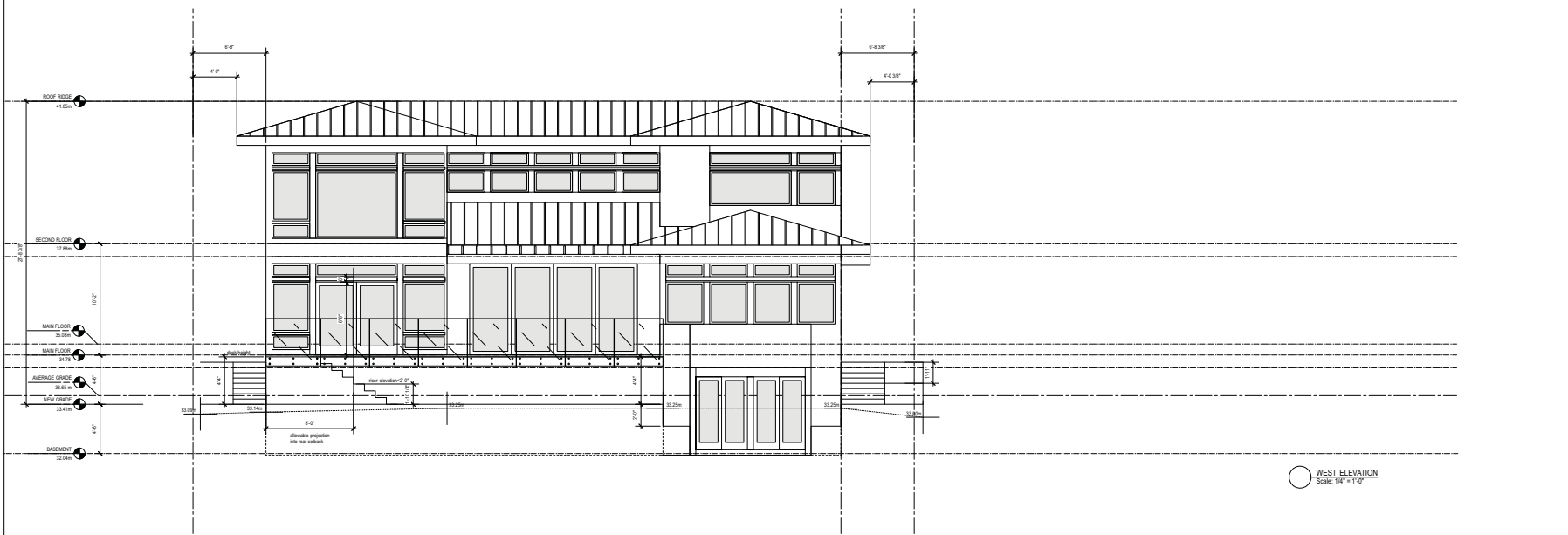
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Revisions	No.	Date	Details	By
MARCH 30, 2012	REZONING APPLICATION	LS		
MAY 15, 2012	REZONING AMENDMENT	LS		



SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WEST ELEVATION
Scale: 1/4" = 1'-0"

- LEGEND**
- WALL TO REMAIN
 - - - - - WALL TO BE REMOVED
 - WALL TO BE REMOVED
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 - NEW WINDOW
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 - ELECTRICAL SWITCH

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Project
BARKER RESIDENCE
1816 OCEAN PARK ROAD
WHITE ROCK BC

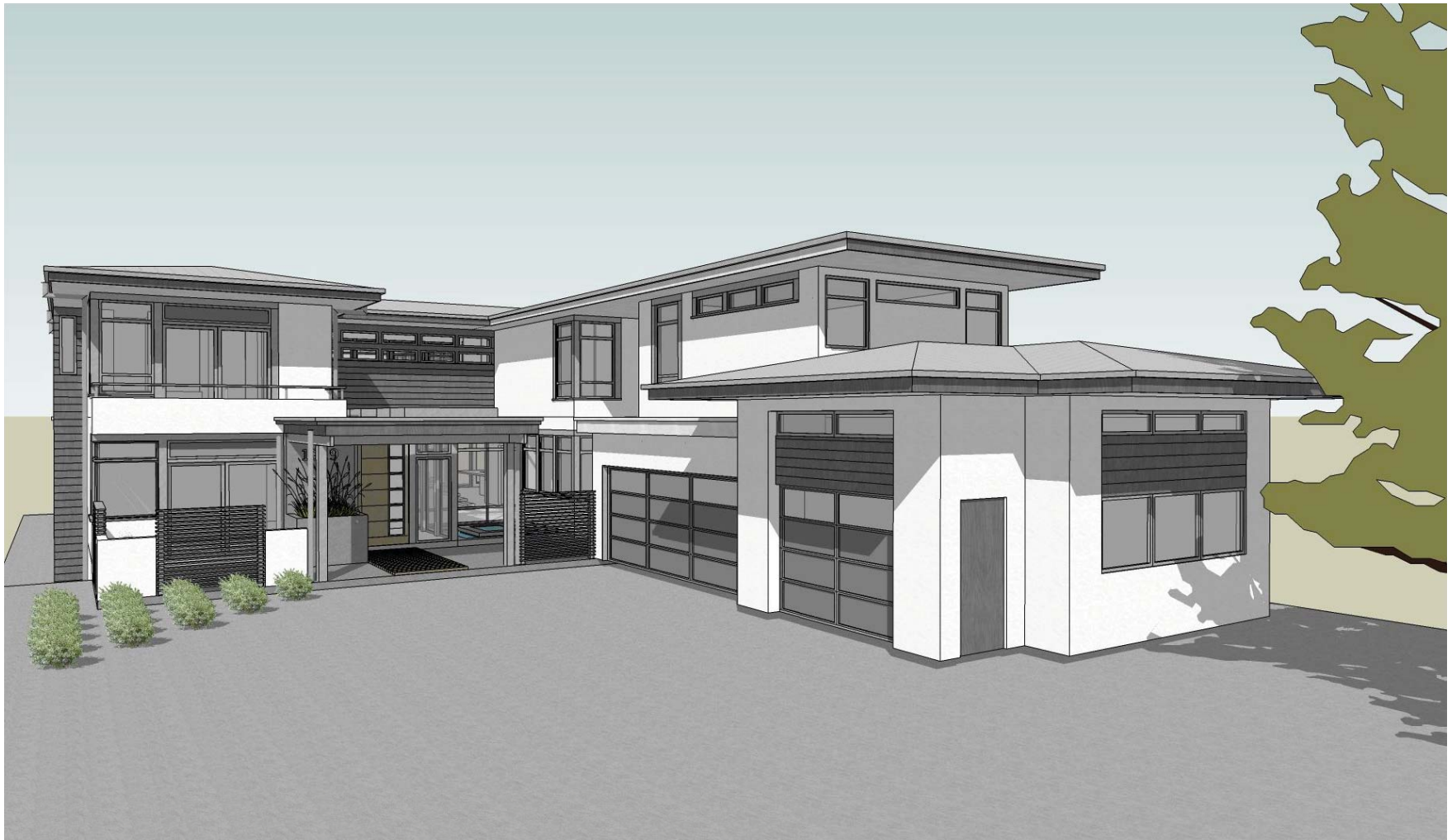
Drawing Title
SOUTH & WEST ELEVATIONS

Date MARCH 30, 2012	Project No. 11-05
Scale AS SHOWN	Drawing No.
Drawn By LS	A2.02
Approved By	

PRELIMINARY DESIGN DRAWINGS FOR REZONING APPLICATION

Gault Architects
1816 Ocean Park Road
White Rock BC V4B 1C6
Tel: 604.683.1100
Fax: 604.683.1101
www.gault.ca

gaulestudios
ARCHITECTURE INTERIORS



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings. Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions. Copyright Reserved.
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designstudio8 architecture+interiors

6435 wellington ave
 west van, bc
 v7w 2k7
 604.812.7871

BARKER RESIDENCE

1819 OCEAN PARK ROAD
 WHITE ROCK, BC

CHARACTER SKETCH-FRONT

Date of issue:

JULY 9, 2012

Project No. 11-03

Drawn by: LS

Scale: As noted

Drawing No.

CS 1



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings. Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions. Copyright Reserved.
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BARKER RESIDENCE

1818 OCEAN PARK ROAD
 WHITE ROCK, BC

CHARACTER SKETCH-REAR

Dates of issue:

JULY 9, 2012

Project No. 11-03

Drawn by: LS

Scale: As noted

Drawing No.

CS 2



INTER-OFFICE MEMO

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

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

DATE: **June 29, 2012** PROJECT FILE: **7812-0046-00**

RE: **Engineering Requirements
Location: 1819 Ocean Park Rd.**

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

- Dedicate 1.942 metres on Ocean Park Road for a total of 24.000 metres.

Works and Services

- Provide cash-in-lieu for the construction of the west side of Ocean Park Road to the Through Local standard.
- Provide cash-in-lieu for the construction of a minimum 6.0 metre wide concrete letdown.
- Install service connections per current standards.
- Pay sanitary SDR connection fee.

A Servicing Agreement is required prior to Rezone.

Bob Ambardar, P.Eng.
Development Project Engineer

HB

SUMMARY TABLES

Surrey Project No: NA
Project Location: 1819 Ocean Park Road, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Table 1- Species Composition

Tree Species	Scientific Name	Onsite	Offsite	City	Total
Cedar, Western Red	<i>Thuja plicata</i>	9	2	0	11
Cherry	<i>Prunus sp</i>	0	1	0	1
Douglas-fir	<i>Pseudotsuga menziesii</i>	8	0	0	8
Falsecypress	<i>Chamaecyparis sp</i>	4	0	0	4
Fir, Grand	<i>Abies grandis</i>	1	0	0	1
Sequoia, Giant	<i>Sequoiadendron giganteum</i>	3	0	0	3
TOTAL		25	3	0	28

Table 2- Tree Preservation and Replacement Summary

	Onsite	Offsite	City	Total	
Total Number of Trees to be Protected	15	3	0	18	
Total Number of Trees to be Removed	10	0	0	10	
Replacement Trees required at 1:1 for red alder and black cottonwood	0	NA	0	0	
Replacement Trees required at a 2:1 for all other species	20	NA	0	20	20 Total

Summary prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 18, 2012

