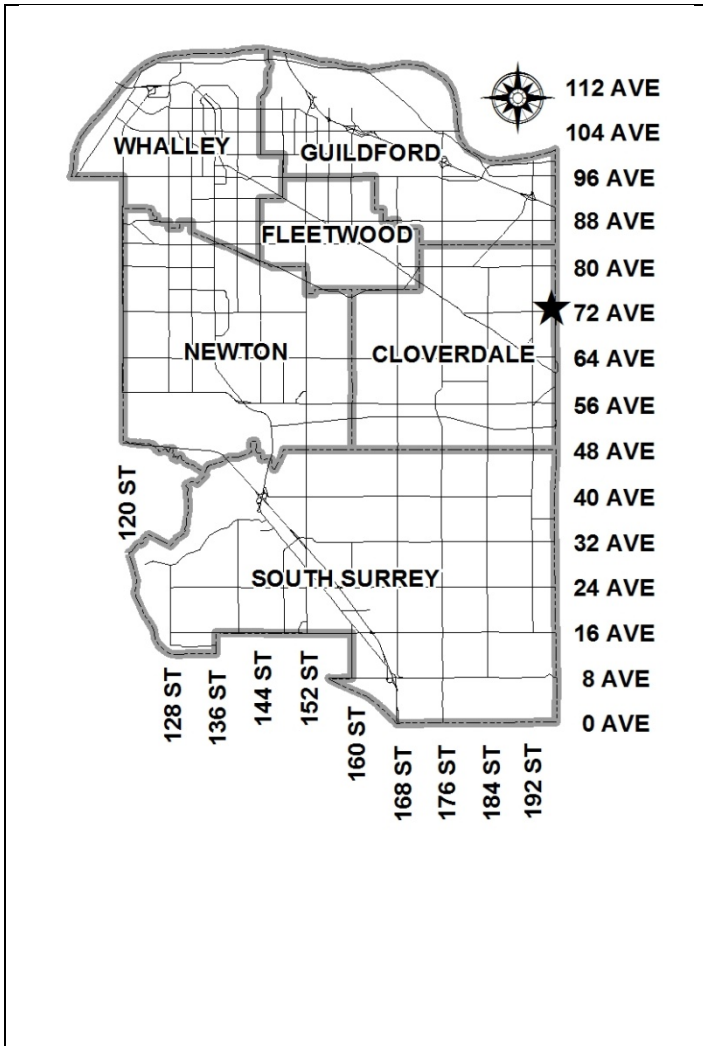


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0098-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **OCF Amendment** of a portion from Suburban to Urban
- **Rezoning** portions from RA to RF-9C, RF-12 and RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of approximately nine townhouse units, two RF-12 lots and one RF-9C lot.

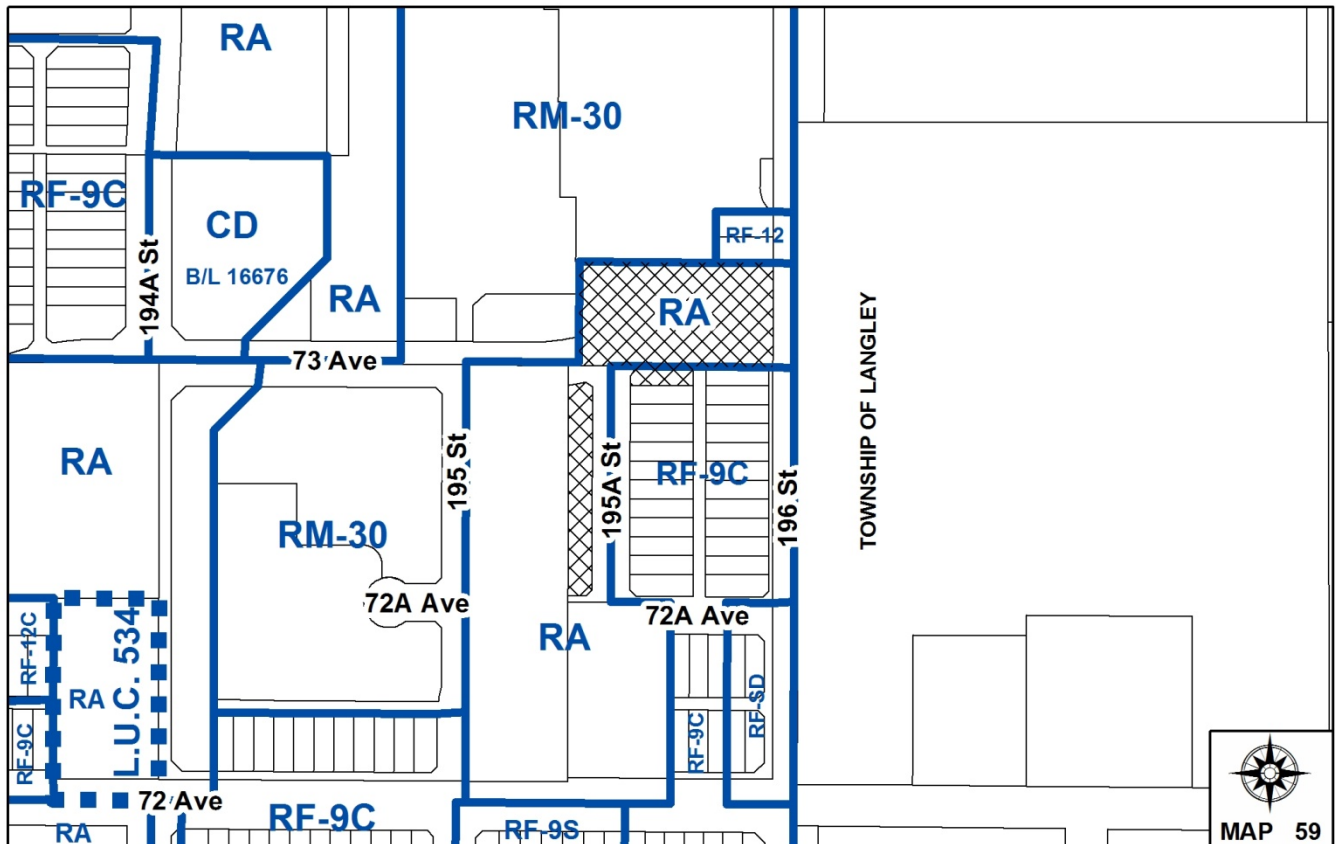
**LOCATION:** 7311 - 196 Street; and  
 7292 - 195A Street

**OWNERS:** Evershine Land Group Inc.  
 0915630 BC Ltd

**ZONING:** RA and RF-9C

**OCF DESIGNATION:** Suburban and Urban

**NCP DESIGNATION:** 15 - 25 upa (Med. Density) and 6-10 upa (Low Density)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment of a portion; and
  - Rezoning of a portion.
- 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

- A variance is required for tandem parking, setbacks, lot depth and minimum lot size for the townhouse component, and lot depth and width for the single family component.

### RATIONALE OF RECOMMENDATION

- The amendment of the OCP from Suburban to Urban is consistent with the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The proposed development complies with the NCP Designation, and will allow for the completion of 73A Avenue through to 196 Street, a vital component of the East Clayton road network.

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 of the subject site as shown 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 Block B of the subject site from "One Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block C of the subject site from "One Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0098-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0098-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.);
  - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.5 ft.);
  - (e) to reduce the minimum lot depth of the RM-30 Zone from 30 metres (100 ft.) to 15 metres (49 ft.) for proposed Lot 4;
  - (f) to reduce the minimum lot size created through subdivision for the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre);
  - (g) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 6 of the 18 resident parking spaces;
  - (h) to reduce the minimum lot depth of the RF-12 Zone from 26 metres (85 ft.) to 25 metres (82 ft.) for proposed Lot 1;

- (i) to reduce the minimum lot width of the RF-12 Zone (Type I Corner Lot) from 14 metres (46 ft.) to 13 metres (42.5 ft.) for proposed Lot 2; and
  - (j) to reduce the minimum lot width of the RF-9C Zone (Type I Corner Lot) from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) for proposed Lot 3.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 4 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) discharge of the registered Section 219 Restrictive Covenant BB1502535;
  - (h) registration of an access easement on the proposed townhouse site (proposed Lot 4) for reciprocal access with the townhouse site to west (19525 – 73 Avenue); and
  - (i) the applicant adequately address the impact of no indoor amenity space.

### REFERRALS

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

**School District: Projected number of students from this development:**

3 Elementary students at Clayton Elementary School  
 1 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the single family lots in this project are expected to be constructed and ready for occupancy by November, 2013 while the townhouse units are expected to be constructed and ready for occupancy by December, 2014.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no concerns.

**Township of Langley:** The Township has no objection to the proposal.

**SITE CHARACTERISTICS**

**Existing Land Use:** One residential acreage lot, with existing dwelling to be removed, and one newly created small lot, which permits a single family dwelling with coach house (unconstructed).

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Townhouses and small lot single family dwellings.	15-25 upa (Medium-High Density) and 6-10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Ave	RM-30, RF-12
East (Across 196 St):	Single family dwellings in the Township of Langley.	Within the Township of Langley	n/a
South:	Small lot single family with coach houses and existing acreage lot.	10-15 upa (Medium Density) in the East Clayton NCP Extension - North of 72 Ave	RF-9C, RA
West:	Townhouses and acreage residential lot.	15-25 upa (Medium-High Density) and 6-10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Ave	RM-30, RA

## JUSTIFICATION FOR PLAN AMENDMENT

### OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment of the larger subject lot (7311 – 196 Street) from Suburban to Urban (see Appendix VII). The other subject lot, which is hooked, is currently designated Urban.
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. C009), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. C011).
- Currently, the land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban designation. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.
- The proposed Urban designation and zoning is consistent with the intended land uses in the East Clayton NCP Extension – North of 72 Avenue (see Appendix VIII).

## DEVELOPMENT CONSIDERATIONS

### Context and Background

- The approximately 5,998-square metre (1.48-acre) subject site is located within the East Clayton NCP Extension – North of 72 Avenue, at the intersection of future 73 Avenue and 196 Street, at the border with the Township of Langley. This is one of the last undeveloped sites in this area of East Clayton.
- The subject site consists of two properties, 7311 – 196 Street, which is rectangular in shape and 7292 – 195A which is a hooked lot comprised of two remnant slivers of land (see Appendix II).
- The 4,580-square metre (1.13-acre) property at 7311 – 196 Street is designated Suburban in the OCP, 6 – 10 upa (Low Density), 10 – 15 upa (Medium Density) and 15 – 25 upa (Medium-High Density in the NCP, and is zoned "One-Acre Residential Zone (RA)".
- The 1,418-square metre (0.35-acre) property at 7292 – 195A Street was created under Application No. 7911-0126-00, which was granted Final Adoption of the OCP amendment and rezoning by Council on November 5, 2012. This property is designated Urban in the OCP, 10-15 upa (Medium Density) in the NCP, and is split-zoned, with a portion zoned "Single Family Residential (9) Coach House Zone (RF-9C)" and a portion zoned RA:
  - The portion of this subject lot zoned RF-9C was registered with a "no build" Restrictive Covenant (BB1502535) which is to be discharged as part of the current application. At the time this lot was created, the intention was for it to be consolidated with a portion of 7311 – 196 Street and zoned RF-9C.

- The portion of the subject lot zoned RA is a remnant parcel which is intended to be consolidated with the property to the west (19545 – 72 Avenue) at the time of development. It is also subject to a “no build” Restrictive Covenant (BB1502532), and is not included in the current rezoning application.

### Current Application

- In addition to the proposed OCP amendment noted above, the applicant is proposing to rezone 7311 – 196 Street from RA to the following (see Appendix II):
  - RM-30 for proposed Lot 4 (Block A in the attached Survey Plan), in order to create a 9-unit townhouse project with a proposed unit density of approximately 56 units per hectare (uph), or 23 units per acre (upa), based on the net site area, with a proposed floor area ratio of 0.77;
  - RF-12 for proposed Lots 1 and 2 (Block B in the attached Survey Plan), in order to create two small single family lots; and
  - RF-9C for proposed Lot 3 (Block C in the attached Survey Plan), in order to create a 121-square metre (1,302-sq.ft.) portion of land to be consolidated with the existing RF-9C lot at 7292 – 195A Street.
- The large subject lot is one of the last remaining undeveloped sites in this part of the East Clayton NCP Extension – North of 72 Avenue. Due to its location between two approved development parcels and as a result of road dedication requirements, the subject site is constrained. The applicant is requesting a number of variances to address these constraints, which are briefly outlined below (for details, see the By-law Variance section):
  - Setbacks, lot depth and minimum lot size for the proposed townhouse component. A variance for the tandem parking arrangement is also proposed; and
  - Lot depth and width for the three proposed single family lots.

### East Clayton Parking Concerns

- Residents in East Clayton have raised concerns with respect to issues with lack of on-street parking and traffic congestion in the community, which is in part a result of the higher densities permitted in the small lot single family designations of the East Clayton Neighbourhood Concept Plans (NCPs), in particular the RF-9C Zone.
- In response, City staff are currently undertaking a review of its small lot zoning policies, which may recommend improvements to the small lot zones in the future. It is anticipated that staff will present recommendations to Council in the upcoming months.
- It should be noted that the subject application is not proposing any additional RF-9C lots. The subject application will, through consolidation, increase the size of the existing RF-9C lot (7292 – 195A Street) to 385 square metres (4,144 sq.ft.) in lot area, significantly greater than the minimum RF-9C corner lot area of 275 square metres (2,960 sq.ft.).

- The subject RF-9C lot is of such a size and shape to easily accommodate at least three parking spaces, satisfying Council's directive of June 25, 2012 (RES. R12-1433) that a minimum of three parking spaces be provided on every proposed single family lot.
- In addition, under Application No. 7911-0126-00 which created 7292 – 195A Street, a restrictive covenant was registered over the property to state that, notwithstanding the reduced width permitted for a double garages in the RF-9C Zone (5.5 metres, or 18 feet, inside wall to inside wall), double garages constructed in the RF-9C Zone must comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000 (5.7 metres, or 19 feet, inside wall to inside wall). This will permit a full size garage.
- It should also be noted that street parking is permitted along 73A Avenue, and the RM-30 townhouse component of the subject application is proposing 3 visitor parking spaces (which is one (1) space greater than what is required under the Zoning By-law).

#### Access and Road Dedication

- The proposed townhouse (RM-30) development on proposed Lot 4 will be oriented towards 73A Avenue, and will gain access from a driveway along 73 Avenue that is shared with 19525 - 73 Avenue, an adjoining townhouse development to the west.
- Under Application No. 7905-0406-00, which was granted Final Adoption by Council on March 1, 2010 for the townhouse development of the lot at 19525 – 73 Avenue, a reciprocal access agreement was secured over 19525 – 73 Avenue in order to provide access to the site under the subject application, and to limit the number of driveways along 73 Avenue. The applicant will now be required to register a reciprocal access easement over the subject townhouse site for the benefit of 19525 – 73 Avenue.
- Proposed Lot 1 (RF-12) will be oriented towards and will gain access from a driveway fronting 196 Street (which will ultimately be classified as a collector north of 72 Avenue). Proposed Lot 2 (RF-12) will be oriented towards 196 Street and will gain access from a rear lane. Proposed Lot 3 (RF-9C) will be oriented towards 195A Street and will gain access from a rear lane.
- The applicant is required to dedicate 96 square metres (1,033 sq.ft.) of land along the frontage of the site for the widening of 196 Street, and a 22-metre (72-ft.) wide road right-of-way through the middle of the site for the construction of 73A Avenue to a local road standard.

#### Single Family Residential Building Scheme and Lot Grading

- The applicant for the subject site has retained Apex Design Group Inc. as the single family residential Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- In-ground basements are proposed for the single family residential lots based on the lot grading prepared by Hub Engineering Inc. and tree preservation information that was provided by Diamond Head Consulting Ltd. Basements will be achieved with minimal cut or fill. The proposed lot grading plan provided by the applicant has been reviewed by staff and found to be generally acceptable.



Tree Preservation/Replacement

- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report indicates there are two (2) mature trees. The Report proposes the removal of both trees because they are located either within the footprint of proposed driveways or roads.
- Nine (9) trees will be planted on the proposed single family lots, providing for an average of three (3) trees per lot, with an additional thirteen (13) trees proposed to be planted on the proposed townhouse site.
- The information provided has been reviewed by staff and found to be generally acceptable.
- The following chart provides a summary of the proposed tree removal by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Cherry/Plum	1	0	1
Giant Sequoia	1	0	1
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</b>

- The Arborist Report did recommend that all reasonable attempts be made to retain an existing Giant Sequoia that is located on the property. Staff requested the applicant consider retaining this tree. However, the applicant stated it is virtually impossible to retain a tree of this size without significantly impacting the developability of the townhouse site.
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as two (2) protected trees are to be removed, a total of four (4) replacement trees would be required. The applicant proposes twenty-two (22) replacement trees.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 15, 2013. To date, staff have not received any responses.

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

- The applicant proposes to construct a 9-unit, 3-storey townhouse development.

- The townhouse units range in size from 125 square metres (1,349 sq.ft.) to 144 square metres (1,548 sq.ft.) and are comprised of eight, 3-bedroom units and one, 2-bedroom unit.
- Each of the nine townhouse units will contain an attached garage. Six of the nine units have a flex room located at grade, fronting 73 Avenue. The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouse design is of a contemporary style, with a low-angle sloped roof and pronounced overhang. The proposed major exterior finishes on the townhouses consist of horizontal hardie plank siding on the upper portion, with brick and hardie panel on the lower portion. Pre-finished metal flashing, metal-clad doors with glazing, and balconies constructed with safety glass panels and aluminum railings add to the contemporary style of the buildings.
- Each unit will have a small private patio or deck.

#### Landscaping and Outdoor Amenity

- A 1.0-metre (3.5-ft.) high cedar picket fence ("cedar") with stone columns is proposed to be installed along the street-facing areas of the development, while a 1.8-metre (6.0-ft. ) tall, solid cedar fence will be installed between this and adjacent developments.
- Landscaping consisting of Japanese Maple, Cherry and Flowering Dogwood trees interspersed with rhododendron, azaleas, lily-of-the-valley, boxwood and other ground covers will be installed throughout the development.
- The RM-30 Zone requires that 27 square metres (291 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 31 square metres (333 sq.ft.), and consists of seating and a children's play area.
- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 27 square metres (291 sq.ft.)of indoor amenity space be provided (3.0 sq.m. / 32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

#### Parking

- A total of eighteen (18) resident parking spaces and three (3) visitor parking spaces are to be provided on the townhouse site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a tandem parking arrangement as follows:
  - Where, subject to approval of the DVP, one parking space will be located inside the garage, and the second space located behind on the driveway for six (6) units; and

- where both spaces are to be located entirely within the tandem garage, for three (3) units.
- The RM-30 Zone states that tandem parking spaces must be enclosed and attached to each unit if the units are ground-oriented. Approximately 33% of the parking spaces are outside the units. Therefore, a variance is required to address the tandem parking arrangement (see By-law Variances Section).

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 27, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Within the East Clayton NCP Extension – North of 72 Avenue area.
2. Density & Diversity (B1-B7)	• The development contains a range of unit sizes.
3. Ecology & Stewardship (C1-C4)	• The development incorporates <i>Low Impact Development Standards</i> , such as absorbent soils.
4. Sustainable Transport & Mobility (D1-D2)	• The development allows for bike storage, and is connected to an off-site multi-use pathway.
5. Accessibility & Safety (E1-E3)	• The development incorporates CPTED principles, such as providing “eyes on the street”, and provides outdoor amenity space.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### ADVISORY DESIGN PANEL

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

### BY-LAW VARIANCES AND JUSTIFICATION

- (a) Requested Variances:
- To reduce the minimum front and west side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);

- To reduce the minimum east side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.);
- To reduce the minimum rear yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.5 ft.);
- to reduce the minimum lot depth of the RM-30 Zone from 30 metres (100 ft.) to 15 metres (49 ft.); and
- to reduce the minimum lot size created through subdivision for the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre).

Applicant's Reasons:

- The subject site is one of the last remaining undeveloped sites in this part of the East Clayton NCP Extension – North of 72 Avenue. Due to its location between two approved development parcels and as a result of road dedication requirements, the subject site is constrained and therefore variances are required in order to create a developable site.

Staff Comments:

- The setback variances are acceptable as they allow for better public frontage-oriented units along all property lines.
- The setbacks are generally in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- The reduced rear yard setback is for a side yard condition, and is appropriate for this specific context.
- The proposed townhouse development is consistent with the designation within the East Clayton NCP – North Extension, but the site is significantly constrained due to its location.
- Staff support the variances.

(b) Requested Variance:

- To vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 6 of the 18 resident parking spaces.

Applicant's Reasons:

- In order to provide ground-level rooms that provide better interaction with the street, some units have one exterior parking space behind the garage.

Staff Comments:

- The RM-30 Zone requires that both tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.
- The applicant is proposing one outside tandem parking space for 6 of the 18 resident parking spaces, which is 33% of the total resident parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted.
- Due to the narrow design of these particular units, tandem parking is the only option available.
- Staff support the variance.

(c) Requested Variances:

- To reduce the minimum lot depth of the RF-12 Zone from 26 metres (85 ft.) to 25 metres (82 ft.) for proposed Lot 1; and
- To reduce the minimum lot width of the RF-12 Zone (Type I) corner lot from 14 metres (46 ft.) to 13 metres (42.5 ft.) for proposed Lot 2.

Applicant's Reasons:

- Due to its location between two approved development parcels and as a result of road dedication requirements, the subject site is constrained and therefore variances are required in order to create two single family lots in accordance with the NCP.

Staff Comments:

- The two proposed small single family lots (proposed Lots 1 and 2) are consistent with the designation within the East Clayton NCP – North Extension, but the site is significantly constrained due to its location.
- The proposed lot areas are consistent with the RF-12 Zone.
- Staff support the variances.

(d) Requested Variance:

- To reduce the minimum lot width of the RF-9C Zone (Type I) corner lot from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) for proposed Lot 3.

Applicant's Reasons:

- As a result of road dedication requirements, the portion of the subject site is irregular in shape and therefore a variance is required.

**Staff Comments:**

- The proposed RF-9C lot is not a new lot, but a consolidation with an existing RF-9C lot.
- The proposed RF-9C lot is of an irregular shape, and is generally wider than a typical RF-9C lot. However, the front property line is slightly narrower than the average corner lot. As the minimum front yard setback of 3.5 metres (11.5 ft.) for a single family dwelling unit is determined from the point where the minimum lot width is achieved, allowing for a reduction in lot width in this circumstance will allow for a front yard setback consistent with the adjacent RF-9C lots.
- At 385 square metres (4,144 sq.ft.), the proposed RF-9C lot is significantly larger than a standard RF-9C corner lot (275 square metres, or 2,960 sq.ft.).
- The applicant has demonstrated that a minimum of three parking spaces can be provided on the proposed RF-9C lot.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
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.	OCP Redesignation Map
Appendix VIII.	NCP Plan
Appendix IX.	Development Variance Permit No. 7912-0098-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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## SUBDIVISION DATA SHEET

Proposed Zoning: RM-30, RF-12, RF-9C

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.48
Hectares	0.59
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 – 65.0 m
Range of lot areas (square metres)	380 – 1602 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.77/ha & 2.72/ac
Lots/Hectare & Lots/Acre (Net)	10.28/ha & 4.16/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	55%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	65%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		5,998 m <sup>2</sup>
Road Widening area		2,108 m <sup>2</sup>
Single Family component		2,288 m <sup>2</sup>
Net Total		1,602 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	35.8%
Paved & Hard Surfaced Areas		30.8%
Total Site Coverage		66.6%
<b>SETBACKS</b> ( in metres)		
Front		3.5 m
Rear		3.2 m
Side #1 (E)		6.1 m
Side #2 (W)		3.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.2 m
Accessory	11 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		8
Total		9
<b>FLOOR AREA: Residential</b>		1,238 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,238 m <sup>2</sup>

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

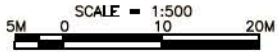
## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	56.3 uph / 23 upa
FAR (gross)		
FAR (net)	0.90	0.77
AMENITY SPACE (area in square metres)		
Indoor	27 m <sup>2</sup>	0 m <sup>2</sup>
Outdoor	27 m <sup>2</sup>	31 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	16	16
Residential Visitors	2	3
Institutional		
Total Number of Parking Spaces	20	21
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		9 / 100%
Size of Tandem Parking Spaces width/length	length: 6.1 m (total: 12.2 m) width: 3.2 m	length: 6.1 m (total: 12.2 m) width: 3.2 m

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_**  
**OF LOT 35 SECTION 22 TOWNSHIP 8**  
**NEW WESTMINSTER DISTRICT PLAN 59708**

CITY OF SURREY  
 B.C.G.S. 92G.017



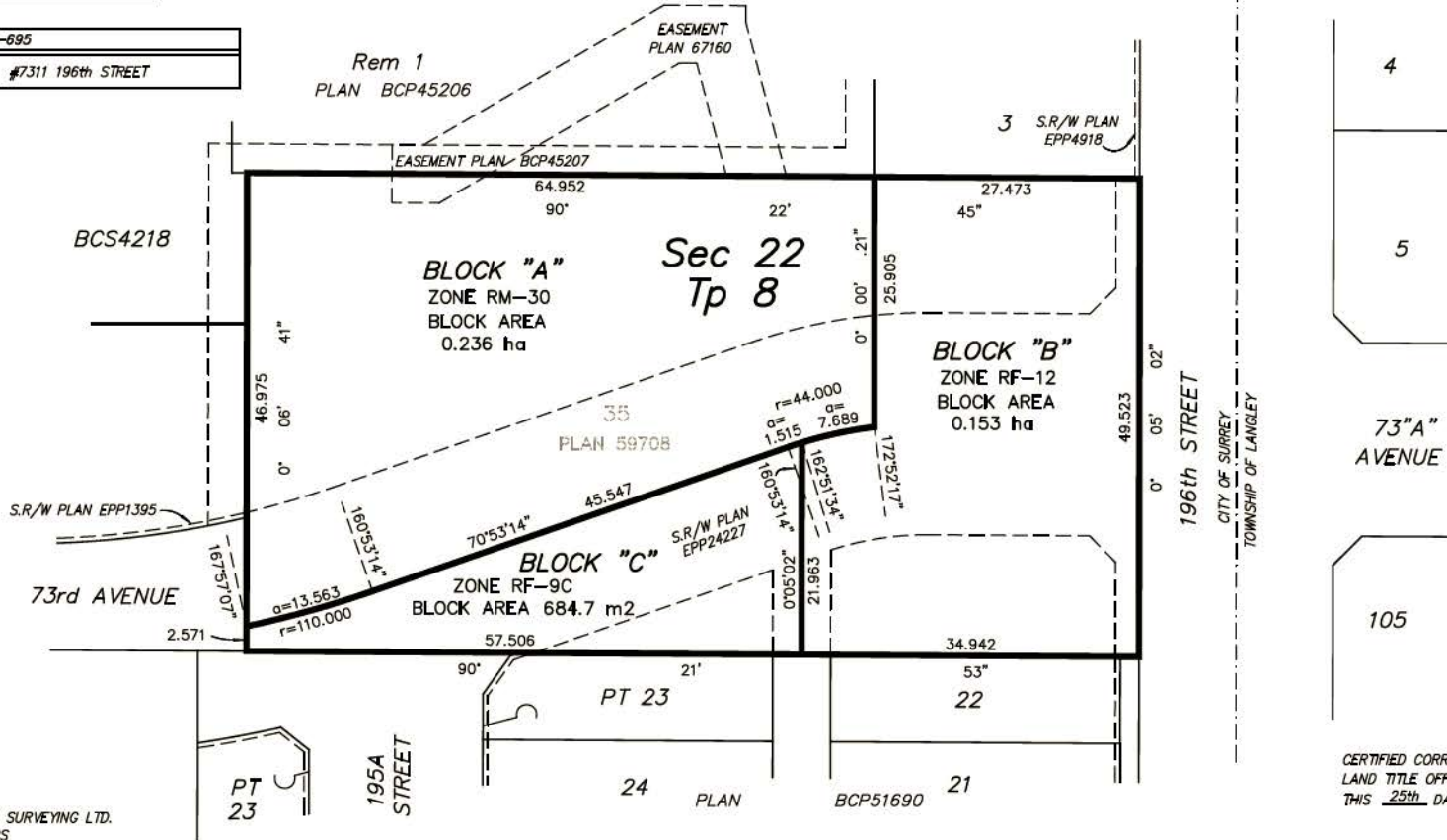
"ALL DISTANCES ARE IN METRES"

P.I.D. 000-449-695

CIVIC ADDRESS: #7311 196th STREET

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 35	SECTION 22 TOWNSHIP 8	59708	0.236 ha	BLOCK "A"	RM-30
PART OF LOT 35	SECTION 22 TOWNSHIP 8	59708	0.153 ha	BLOCK "B"	RF-12
PART OF LOT 35	SECTION 22 TOWNSHIP 8	59708	684.7 m2	BLOCK "C"	RF-9C



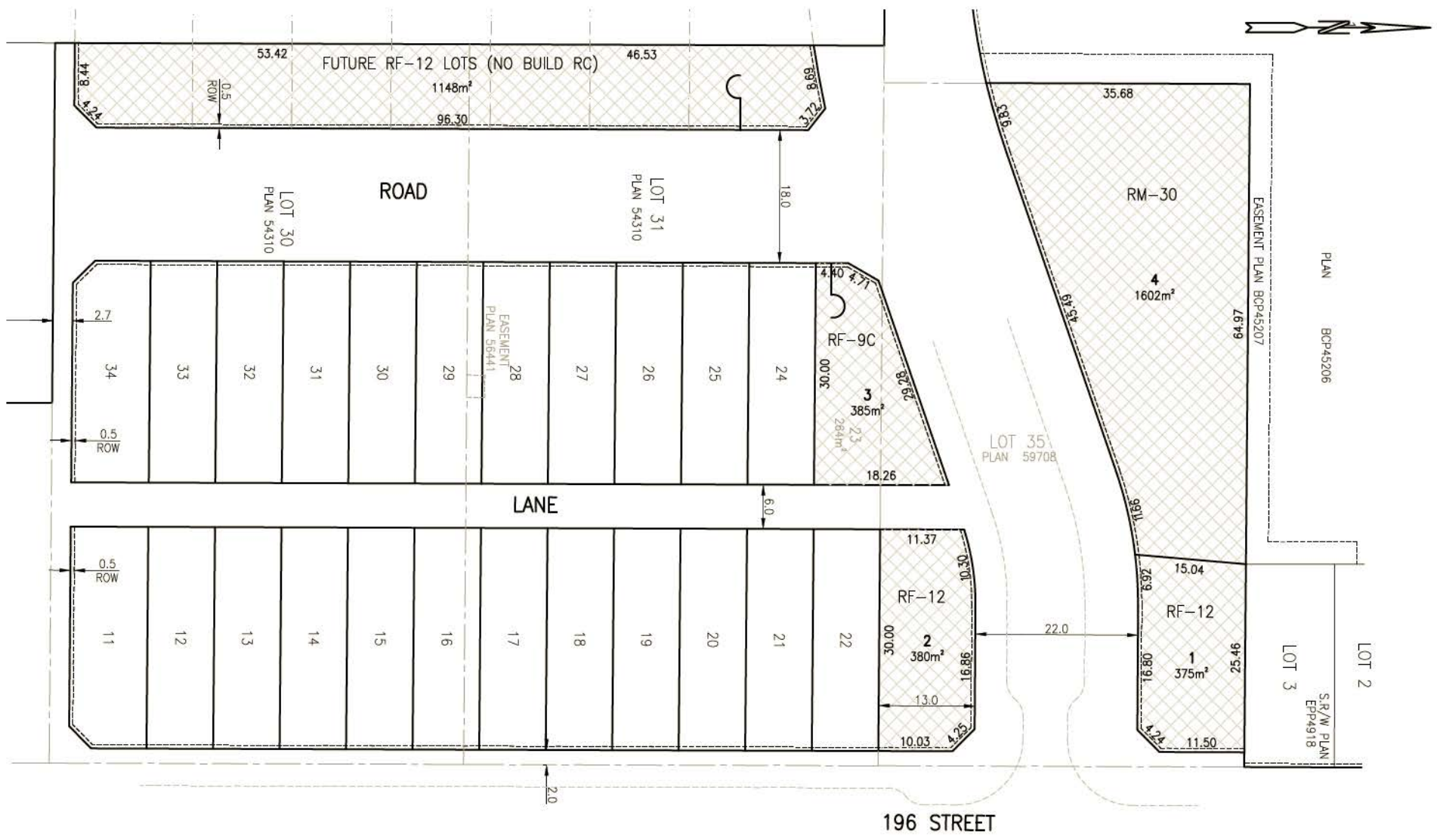
SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 101 - 7485 130th STREET  
 SURREY, B.C. V3W 1H8  
 TELEPHONE: 604 599-1886  
 FILE: 11730-ZON-2

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS DATED  
 THIS 25th DAY OF MARCH, 2013

SIGNATURE OF B.C.L.S.

G:\CAD\12072\suk\Layout\Lot\_Layout\_11x17.dwg [Op. 1 Mar 22, 2013.dwg] [Lot\_Layout\_11x17] 4/20/2013 11:41AM



CLIENT:	SUKH GREWAL	PROJECT:	7311 - 196 ST, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT NO.:	12072	DATE:	AUG 2012	LEGAL:	LOT 35, SEC 22, TWP 8, PL 59708 NWD
				SCALE:	1:500
				SURREY PROJECT NO.:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

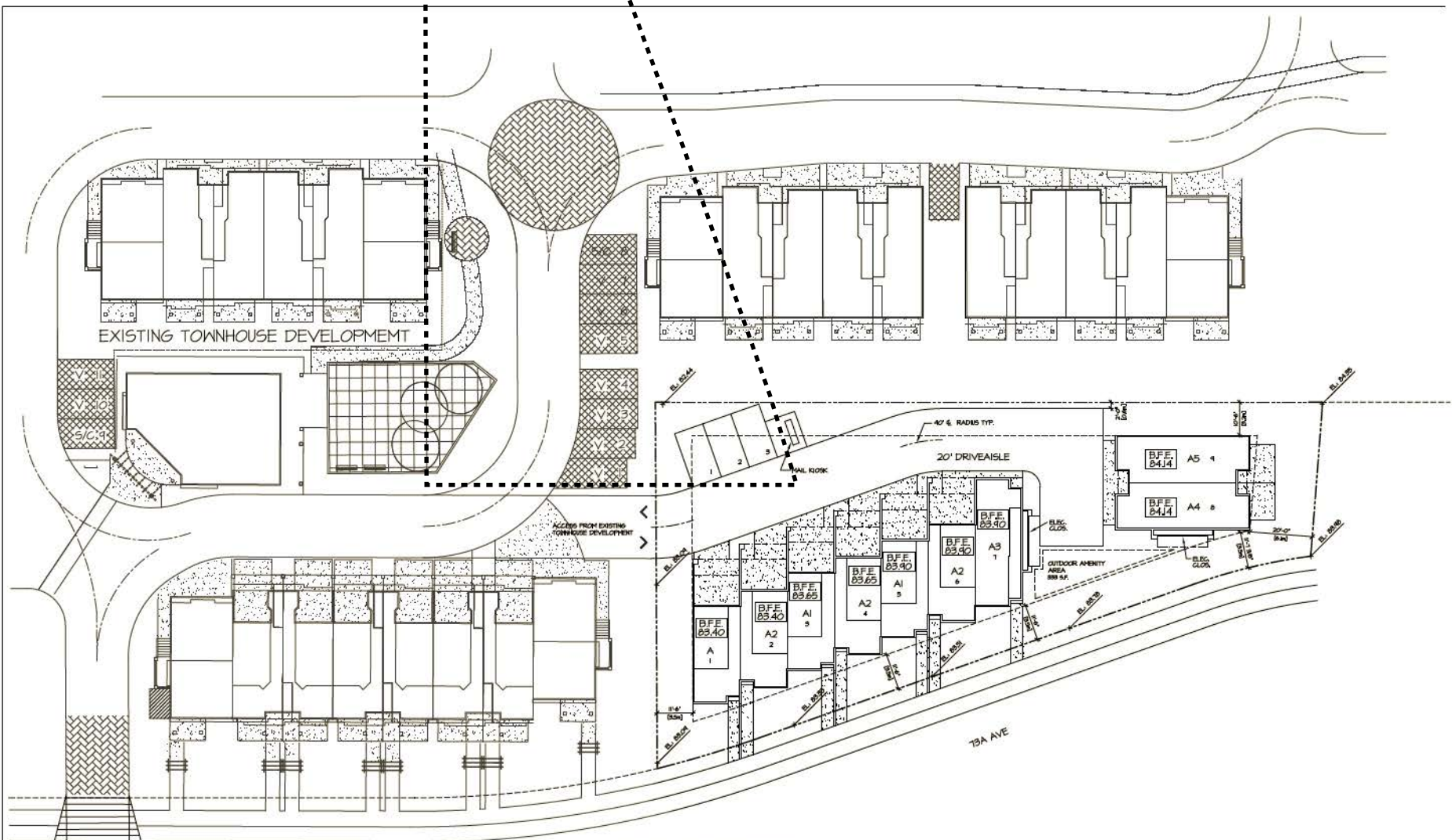
**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com



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**DEVELOPMENT DATA**

SITE AREA:  
GROSS: 11,245 S.F. 0.26 AC 0.160 Ha

DENSITY: 22.7 U.P.A. 56.3 U.P.Ha (9 UNITS)

SITE COVERAGE: 35.2% (6,168 S.F.)

F.A.R. : 0.71 (13,331 S.F.)

PARKING:  
PROVIDED : 2 SPACES PER UNIT 18 SPACES  
VISITOR : 3 SPACES  
TOTAL : 21 SPACES

AMENITY SPACE:  
OUTDOOR:  
PROVIDED: 333 S.F.  
31 m2

UNIT BREAK DOWN :

UNIT TYPE A	3 BEDROOM	SINGLE GARAGE	1548 S.F. x 1	UNITS = 1,548 S.F.
UNIT TYPE A1	3 BEDROOM	SINGLE GARAGE	1534 S.F. x 2	UNITS = 3,068 S.F.
UNIT TYPE A2	3 BEDROOM	SINGLE GARAGE	1524 S.F. x 3	UNITS = 4,572 S.F.
UNIT TYPE A3	2 BEDROOM	TANDEM GARAGE	1344 S.F. x 1	UNITS = 1,344 S.F.
UNIT TYPE A4	3 BEDROOM	TANDEM GARAGE	1371 S.F. x 1	UNITS = 1,371 S.F.
UNIT TYPE A5	3 BEDROOM	TANDEM GARAGE	1364 S.F. x 1	UNITS = 1,364 S.F.
TOTAL :				9 13,271 S.F. (EXCLUDING GARAGE AREA)



**CONCEPTUAL SITE PLAN**

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

REV#	DATE	BY	REASON

DESIGN : L.P.A.	DESIGN : L.P.A.	DATE : JAN. 20	SCALE : 1/8" = 1'-0"
CLIENT : PROPOSED TOWNHOUSE PROJECT		PROJECT : 731 - 11th Street	
SHEET CONTAINS : CONCEPTUAL SITEPLAN AND DEVELOPMENT DATA			

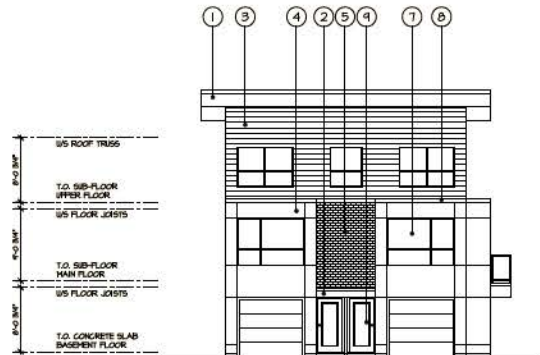
**barnett dembck**

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

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

CLIENT NO.	REVISION
PROJECT NO.	AC-1.0
12032	REV. NO.

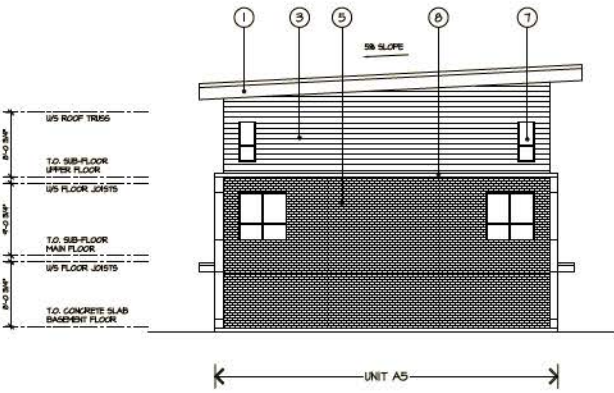
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← UNIT A5 \* UNIT A4 →

**WEST ELEVATION**

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



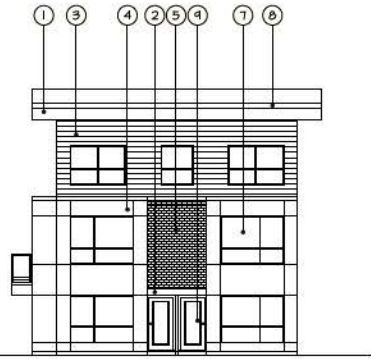
← UNIT A5 →

**SCHEDULE OF FINISHES**

- ① 24" HARDI TRIM FASCIA
- ② 12" HARDI TRIM FASCIA
- ③ 8" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ④ FIBRE CEMENT (HARDIE) PANEL
- ⑤ BRICK VENEER SIDING
- ⑥ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS
- ⑦ VINYL FRAMED WINDOWS
- ⑧ PREFINISHED METAL FLASHING
- ⑨ PRE-FINISHED METAL GLAD DOORS C/M GLAZING & SIDELIGHTS



← UNIT A4 →



← UNIT A4 \* UNIT A5 →

**EAST ELEVATION**

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

REV	DATE	BY	CHKD



DESIGN : L.F.L.	DRAWN : [Blank]	DATE : JUN. 2 9	SCALE : 1/8" = 1'-0"
CLIENT : PROPOSED TOWNHOUSE PROJECT		PROJECT : 135 - 196 Street	
SHEET NO. : ELEVATIONS		BUILDING #2	

**barnett dembek**

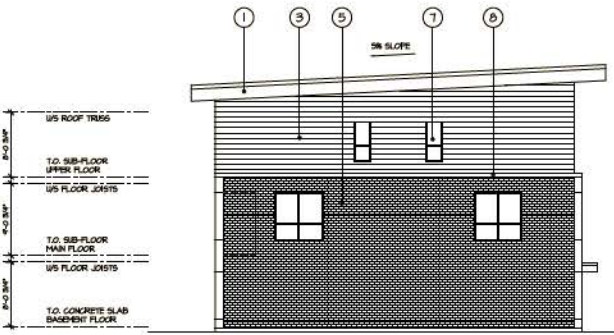
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.,  
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.2
12092	REV. NO.



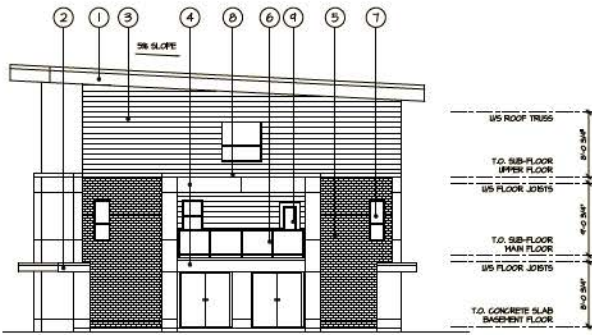
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



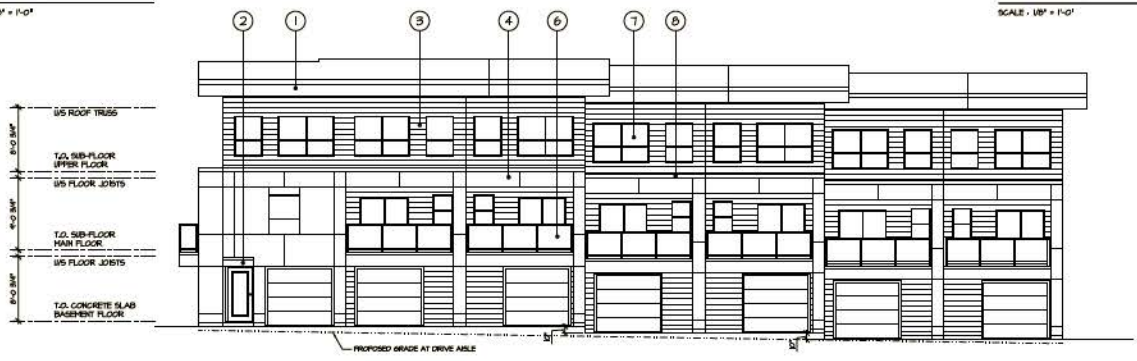
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① 24" HARDI TRIM FASCIA
- ② 12" HARDI TRIM FASCIA
- ③ 8" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ④ FIBRE CEMENT (HARDIE) PANEL
- ⑤ BRICK VENEER SIDING
- ⑥ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS
- ⑦ VINYL FRAMED WINDOWS
- ⑧ PREFINISHED METAL FLASHING
- ⑨ PRE-FINISHED METAL GLAD DOORS C/M GLAZING & SIDELIGHTS



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



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

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REV.	DATE	BY	REASON



DESIGN: L.F.L.	DRAWN: L.F.L.	DATE: JUN. 2, 2018	SCALE: 1/8" = 1'-0"
CLIENT: PROPOSED TOWNHOUSE PROJECT			
PROJECT: 135 - 130 STREET			
SHEET CONTENT: ELEVATIONS BUILDING #1			

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T8

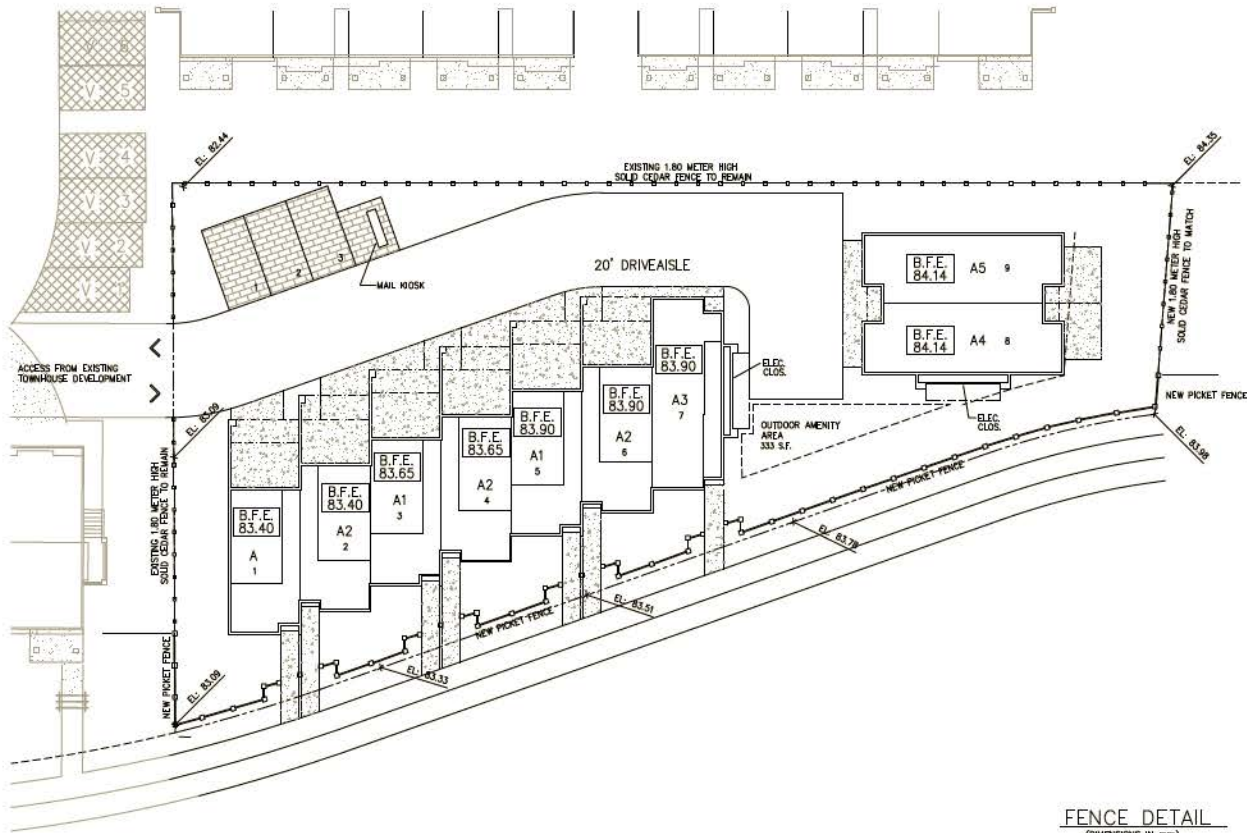
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkdrex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12092	AC-4.1









**LEGEND**

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

DATE	REVISION	BY

**C.KAVOLINAS & ASSOCIATES INC.**  
 BCIA CSA  
 2482 JONIAL COURT  
 ABERTSFORD, B.C.  
 V3G 3E3  
 PHONE (604) 857-2376

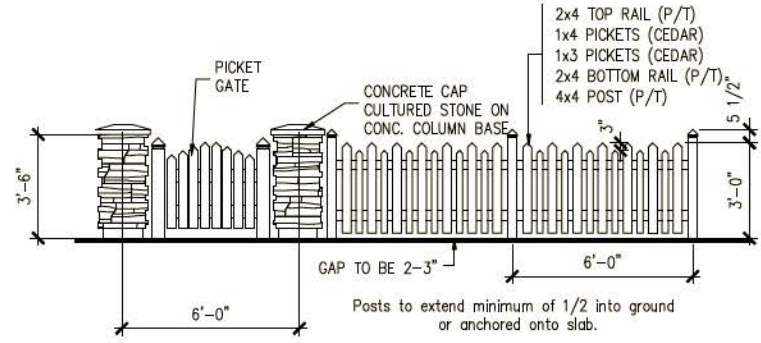
**CLIENT**  
 MR. LANCE SHINNETT  
 BARNDT DESIGN ARCHITECTS  
 SUITE #135  
 7538 - 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 604-597-7100

**TITLE**  
 PLAN VIEW  
 FENCE PLAN  
 PROPOSED  
 TOWNHOUSE DEVELOPMENT  
 7311 - 196 STREET  
 SURREY, B.C.

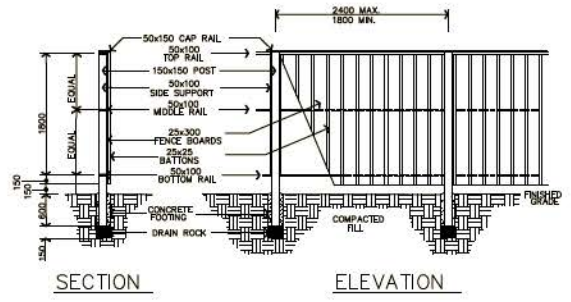
SCALE: 1:150	DATE: JAN/13
DRAWN: CWB	
CHECKED: CWB	
APPROVED: AS 04/13	

PROJECT NO.	JOB NO.
DRAWING No. <b>F-1</b>	

**FENCE DETAIL**  
 (DIMENSIONS IN mm)  
 N.T.S.



**TYPICAL DETAIL FOR PICKET FENCE**



**SECTION**

**ELEVATION**

---

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

FROM: **Development Services Manager, Engineering Department**

DATE: **April 4, 2013** PROJECT FILE: **7812-0098-00**

---

RE: **Engineering Requirements  
Location: 7311 196 Street & 7292 195A Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION**

**NOTE: The works and services required for this development are currently under construction as part of project 7811-0126-00. In order for this application to receive final adoption, the works must be placed on maintenance or the applicant must bond for them.**

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

- dedicate 1.942 metres along 196 Street for a 22.0-metre collector road standard;
- provide a 0.5-metre Stat. Right-of-Way along 196 Street;
- dedicate 22.0-metres for proposed 73A Avenue, for a local road standard;
- dedicate 6.0-metres for the rear lane;
- dedicate 3.0 x 3.0-metre corner cuts at the 196 Street and 73A Avenue intersection; and
- provide a 0.5-metre Stat. Right-of-Way along both sides of 73A Avenue.

***Works and Services***

- construct west side of 196 Street to the Collector standard;
- construct 73A Avenue to a 22.0-metre local road standard;
- construct the 6.0-metre rear lane;
- construct drainage facilities along 73A Avenue and the rear lane;
- construct 300mm watermain along proposed 73A Avenue; and
- construct sanitary sewer main along 73A Avenue

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

SSA

NOTE: Detailed Land Development Engineering Review available on file



Thursday, March 14, 2013  
 Planning

**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 Clayton NCP Area and anticipated growth of the West Clayton NCP Area (under planning review). The school district is currently constructing a new elementary school (Katzie Elementary) on Site #201 in the E. Clayton NCP Area which is anticipated to be open during 2013-2014 school year. The new Katzie Elementary will relieve overcrowding at Hazelgrove Elementary and Clayton Elementary. A new Secondary school site has been purchased in West Clayton Area and a new elementary school site is also being purchased on land which adjoins the new secondary site. This new elementary site acquisition will be in addition to two other new elementary school sites owned by the school district to serve projected long term growth in North Clayton Area. The school district has recently received capital project approval to construct the new secondary school. The construction of future new elementary schools 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.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0098 00

**SUMMARY**

The proposed 3 single family lots and 9 townhouse units are estimated to have the following impact on the following schools:

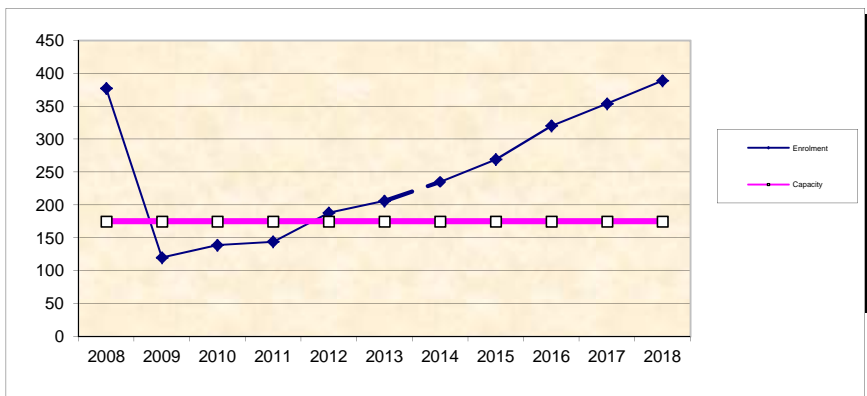
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	1

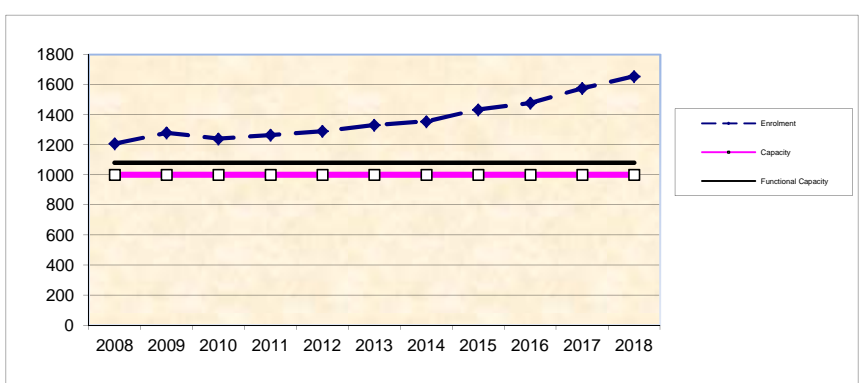
September 2012 Enrolment/School Capacity

<b>Clayton Elementary</b>	
Enrolment (K/1-7):	32 K + 156
Capacity (K/1-7):	0 K + 175
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1289
Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Clayton Elementary**



**Clayton Heights Secondary**



**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 12-0098-00  
**Property Location:** 7311 – 196 Street, Surrey, B.C

**Design Consultant:** Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl with Brick (dominant), Stucco and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 66% of the homes having exposed Aggregate driveways.

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

Veranda's are evident on a majority of the existing homes in the study area and therefore will be encouraged on all new homes. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** “Two-Storey” 88.0%

“Basement Entry/Cathedral Entry” 0.00%  
 “Rancher (Bungalow)” 22.0%  
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 22.00% under 2000 sq.ft excl. garage  
 (Floor Area and Volume) 0.00% 2001 - 2500 sq.ft excl. garage  
 78.0% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 29.0% Stucco: 4.0% Vinyl: 66.0%  
 /Materials: Brick or stone accent on 74.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 92.00% Cedar Shingles: 8.00%  
 Concrete Tiles: 0.00% Tar & Gravel: 0.00%  
 Most of all homes have a roof pitch 7:12 or higher.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, “West Coast Traditional” homes are set 20 to 25 feet from the street in a common urban setting typified by new coniferous and shrub growth. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

**Dwelling Sizes/Locations:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
 (Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

**Exterior Treatment** No specific interface treatment. However, all permitted  
 /Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 7:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

**Summary prepared and submitted by:**

  
Ran Chahal, CRD, Design Consultant  
Apex Design Group Inc.

Dec. 13, 2012  
Date

### TREE PRESERVATION SUMMARY

Project Location: 7311 196<sup>th</sup> Street 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 two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	11	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	11	(C)
Number of Protected Trees to be Retained ( A-B-C )	0	(D)
Number of Replacement Trees Required ( C-B ) x 2	22	(E)
Number of Replacement Trees Proposed	22	(F)
Number of Replacement Trees in Deficit ( E-F )	-	(G)
Total Number of Protected and Replacement Trees on Site ( D+F )	22	(H)
Number of Lots Proposed in the Project		(I)
Average Number of Trees per Lot ( H / I )		

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

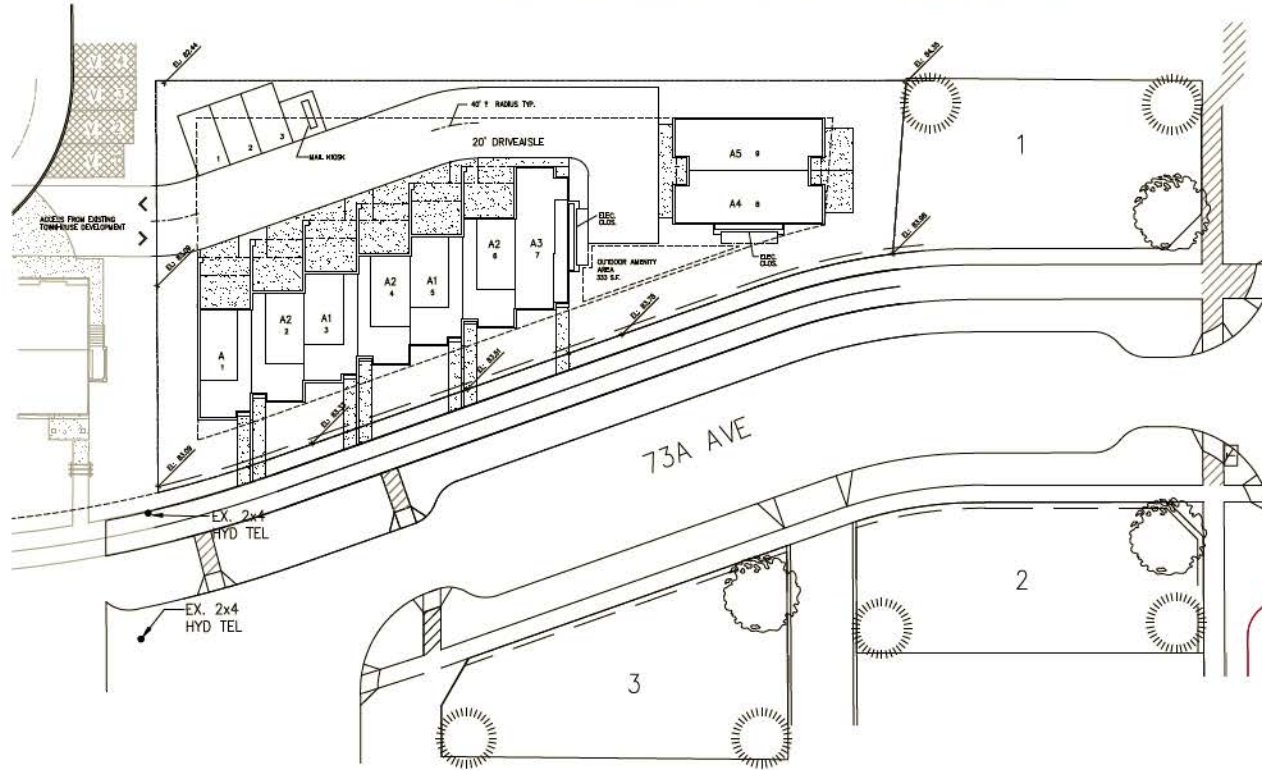


January 24,  
2013



Date



REFER TO SHEET L-1 FOR ADDITIONAL REPLACEMENT TREES FOR TOWNHOUSE DEVELOPMENT



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	10	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	12	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



LEGEND

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

DATE	ISSUES	NO.

C.KAVOLINAS & ASSOCIATES INC  
 BCMA CRE  
 2482 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V30 3G8  
 PHONE (604) 853-2376

MR. LANCE BARNETT  
 BARNETT DENREX ARCHITECTS  
 SUITE #130  
 7508 - 130 STREET  
 SURREY, B.C.  
 V3W 1R8  
 604-297-7100

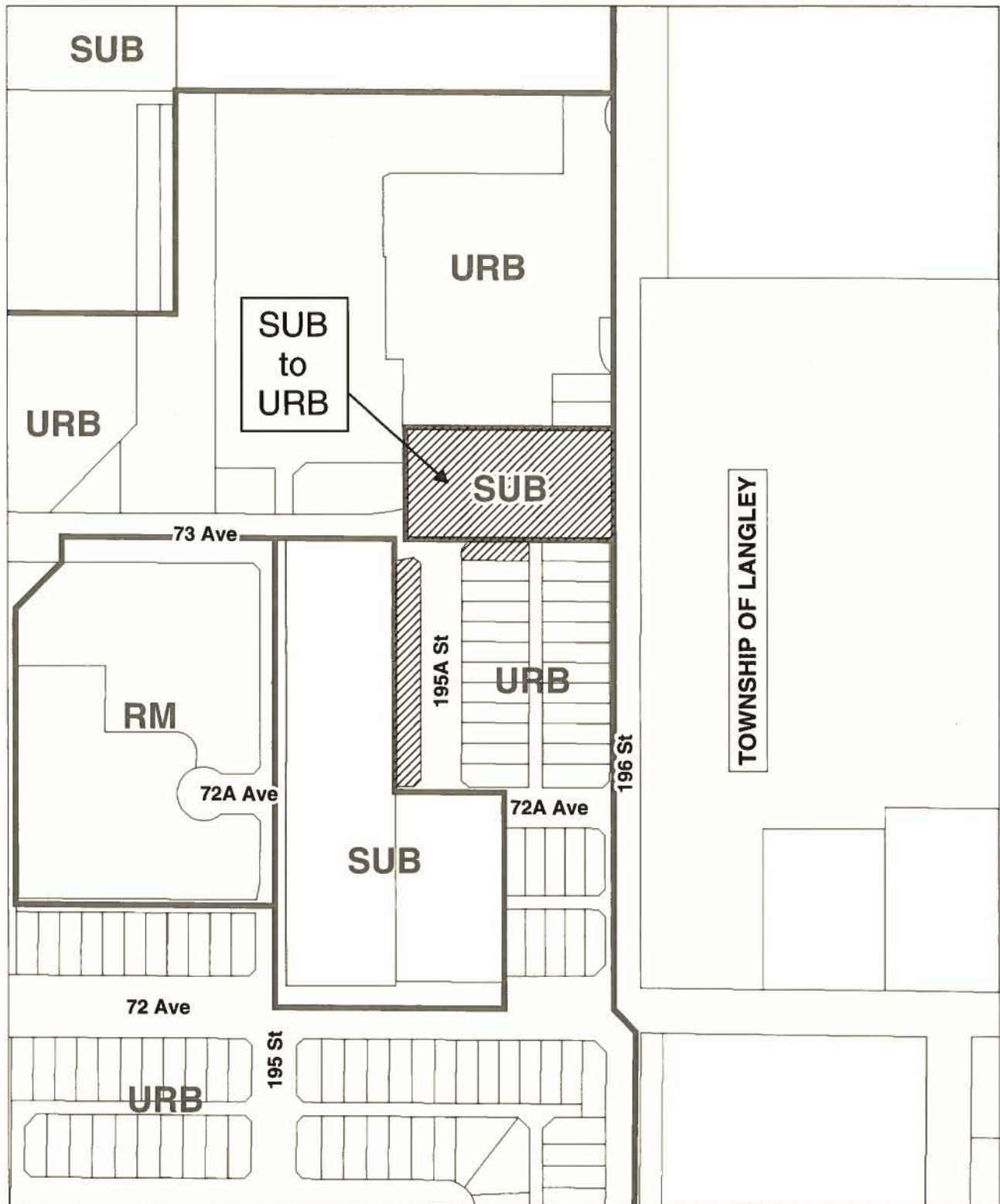
PLAN VIEW

TREE LOCATION PLAN  
 TREE REPLACEMENT  
 TOWNHOUSE / 3 LOTS  
 7311 - 186 STREET  
 SURREY, B.C.

SCALE	DATE
1:200	JAN/13
DWT	DNB
ML	DNB
APPR	10 MAR

PROJECT	JOB NO.
DRAWING NO.	
TR-2	

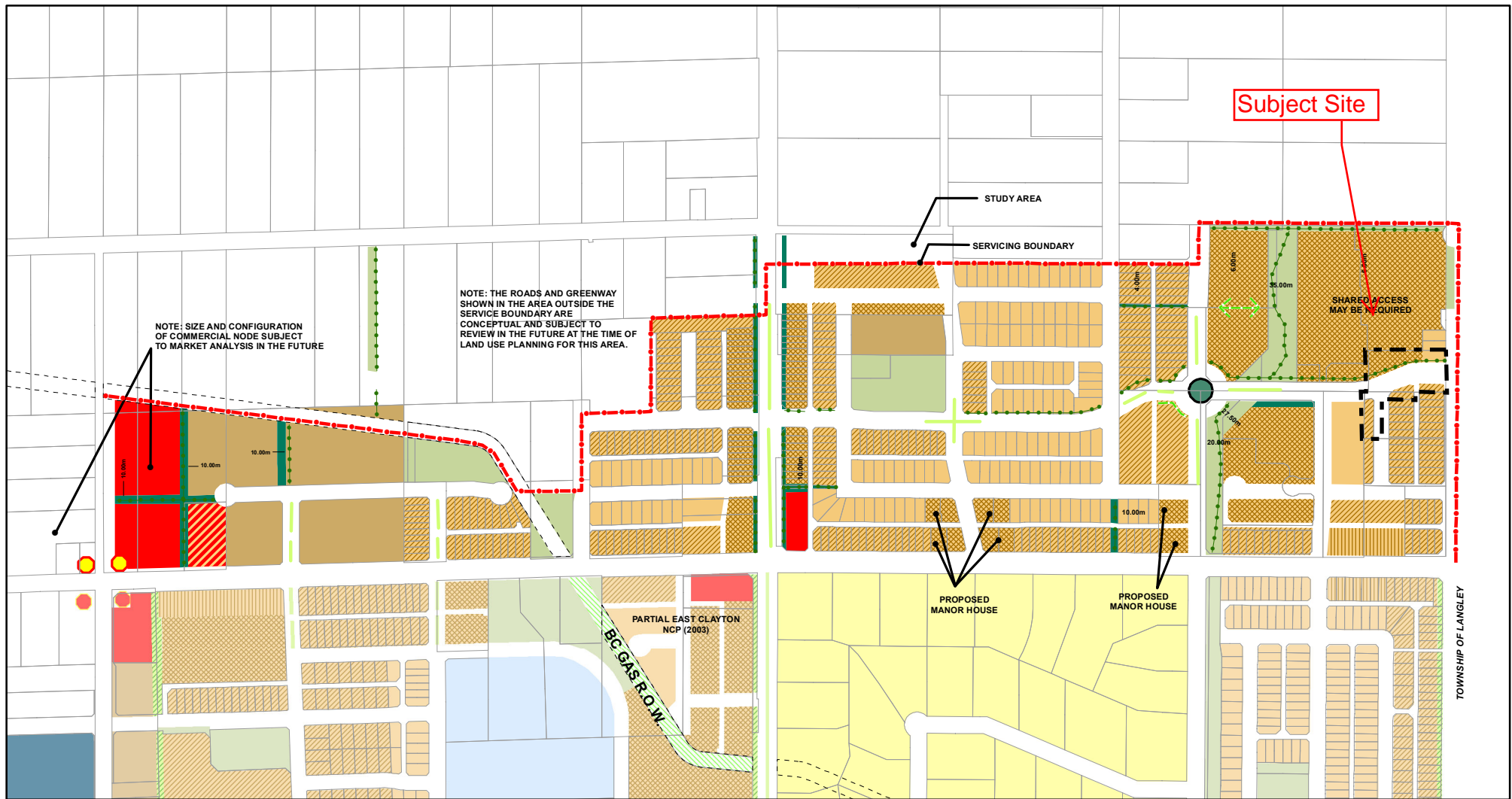

















## OCP Amendment

Proposed amendment from Suburban to Urban



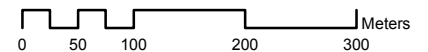


- |   |  |   |
|---|--|---|
|  6-10 u.p.a. (Low Density)          |  22-45 u.p.a. (High Density)                  |  Public Open Space / Park  |
|  10-15 u.p.a. Special Residential   |  Neighbourhood Commercial                     |  Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property) |
|  10-15 u.p.a. (Medium Density)      |  Commercial / Residential                     |  Urban Landmark  |
|  15-25 u.p.a. (Medium-High Density) |  Special Treatment of Street, Traffic Calming |  Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way    |
|   |  |  Pedestrian Corridor on Private Property (Internal)  |

## EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council on June 27, 2005  
Amended 13 November 2012



Printed: March 8, 2009

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0098-00

Issued To: EVERSINE LAND GROUP INC  
("the Owner")

Address of Owner: 207, 13569 - 76 Avenue  
Surrey, BC V3W 2W3

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: 000-449-695  
 Lot 35 South West Quarter Section 22 Township 8 New Westminster District Plan 59708  
 7311 - 196 Street  
 (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(s) has/have been issued, as follows:

Parcel Identifier:

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

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

**Block "A"**

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the front and west property lines is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).
- (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the east property line is reduced from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.).
- (c) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the rear property line is reduced from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.).
- (d) In Sub-section K.2 of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum lot depth created through subdivision is reduced from 30 metres (100 ft.) to 15 metres (49 ft.).
- (e) In Sub-section K.2 of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum lot size created through subdivision is reduced from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre).
- (f) In Sub-section H.5. (b) of Part 22 "Multiple Residential 30 Zone (RM-30)", the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for 6 of the 18 parking spaces, as shown in Schedule A.

**Block "B"**

- (a) In Sub-section K.2 of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot depth created through subdivision is reduced from 26 metres (85 ft.) to 25 metres (82 ft.) for proposed Lot 1.
- (b) In Sub-section K.2 of Part 17A "Single Family Residential (12) Zone (RF-12)" (Type I Corner Lot), the minimum lot width created through subdivision is reduced from 14 metres (46 ft.) to 13 metres (42.5 ft.) for proposed Lot 2.

**Block "C"**

- (a) In Sub-section K.2 of Part 17D "Single Family Residential (9) Coach House Zone (RF-9C)" (Type I Corner Lot), the minimum lot width created through subdivision is reduced from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) for proposed Lot 3.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20      .  
ISSUED THIS      DAY OF      , 20      .

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Mayor – Dianne L. Watts

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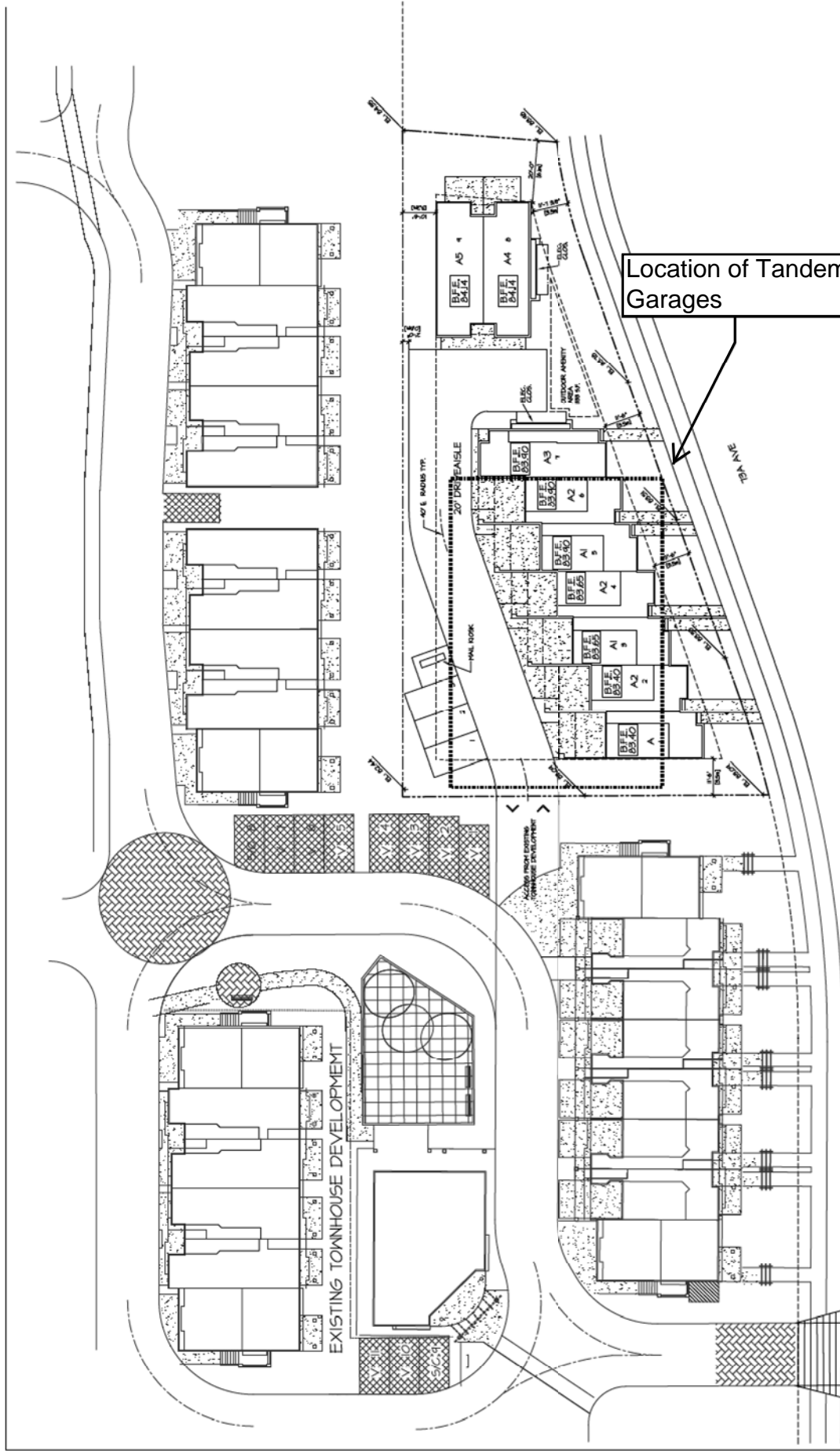
City Clerk – Jane Sullivan

REVISIONS	DATE	BY	ISSUED FOR

DATE: 11/11/11  
 SCALE: 1/8" = 1'-0"  
 SHEET NO. 1311 - 116 517-646  
 PROJECT: PROPOSED TOWNHOUSE PROJECT  
 L.P.N. :  
 DESIGN :  
 CLIENT :

CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA  
 SHEET CONDITIONS  
 1311 - 116 517-646  
 PROJECT: PROPOSED TOWNHOUSE PROJECT  
 L.P.N. :  
 DESIGN :  
 CLIENT :

**barnett derr**  
 UNIT 1311, 2ND FLOOR, 2000 S. 13TH STREET, SUITE 100, PHOENIX, AZ 85034  
 PHONE: (604) 597-1111  
 FAX: (604) 597-1112  
 EMAIL: info@barnettderr.com  
 CLIENT NO. :  
 AC :  
 PROJECT NO. : 12002  
 REV. # :



**DEVELOPMENT DATA**

SITE AREA: GROSS:	17,245 S.F.	0.396 AC	0.60 Ha
DENSITY:	22.7 U.P.A.	56.3 U.P./Ha	(6 UNITS)
SITE COVERAGE:	35.0%	(6,860 S.F.)	
F.A.R. :	0.71	(19,381 S.F.)	
PARKING:	PROVIDED : 2 SPACES PER UNIT	10 SPACES	
	VISITOR :	9 SPACES	
	TOTAL :	21 SPACES	
AMENITY SPACE:	PROVIDED:	333 S.F.	
		31 m <sup>2</sup>	

UNIT BREAK DOWN :	1,340 S.F. x 1	UNITS = 1,340	S.F.
UNIT TYPE A	9 BEDROOM	UNITS = 3,060	S.F.
UNIT TYPE A1	9 BEDROOM	UNITS = 4,572	S.F.
UNIT TYPE A2	9 BEDROOM	UNITS = 1,344	S.F.
UNIT TYPE A3	2 BEDROOM	UNITS = 1,371	S.F.
UNIT TYPE A4	9 BEDROOM	UNITS = 1,364	S.F.
UNIT TYPE A5	9 BEDROOM	UNITS = 1,371	S.F.
TOTAL 1	9	13,271 S.F.	(EXCLUDING GARAGE AREA)



CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA  
 SHEET CONDITIONS  
 1311 - 116 517-646  
 PROJECT: PROPOSED TOWNHOUSE PROJECT  
 L.P.N. :  
 DESIGN :  
 CLIENT :