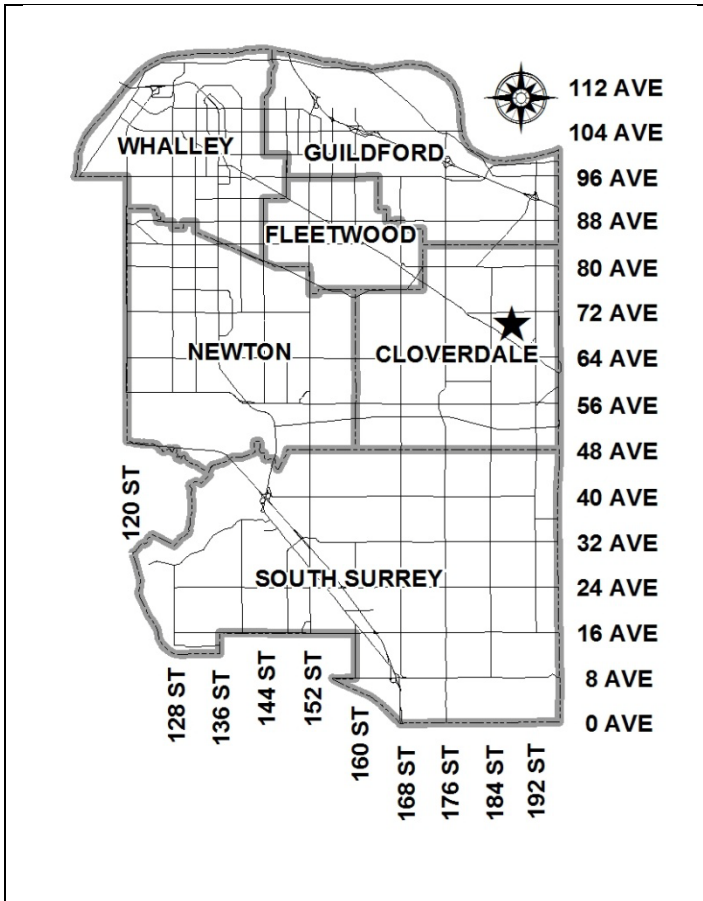


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0122-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 18 townhouse units

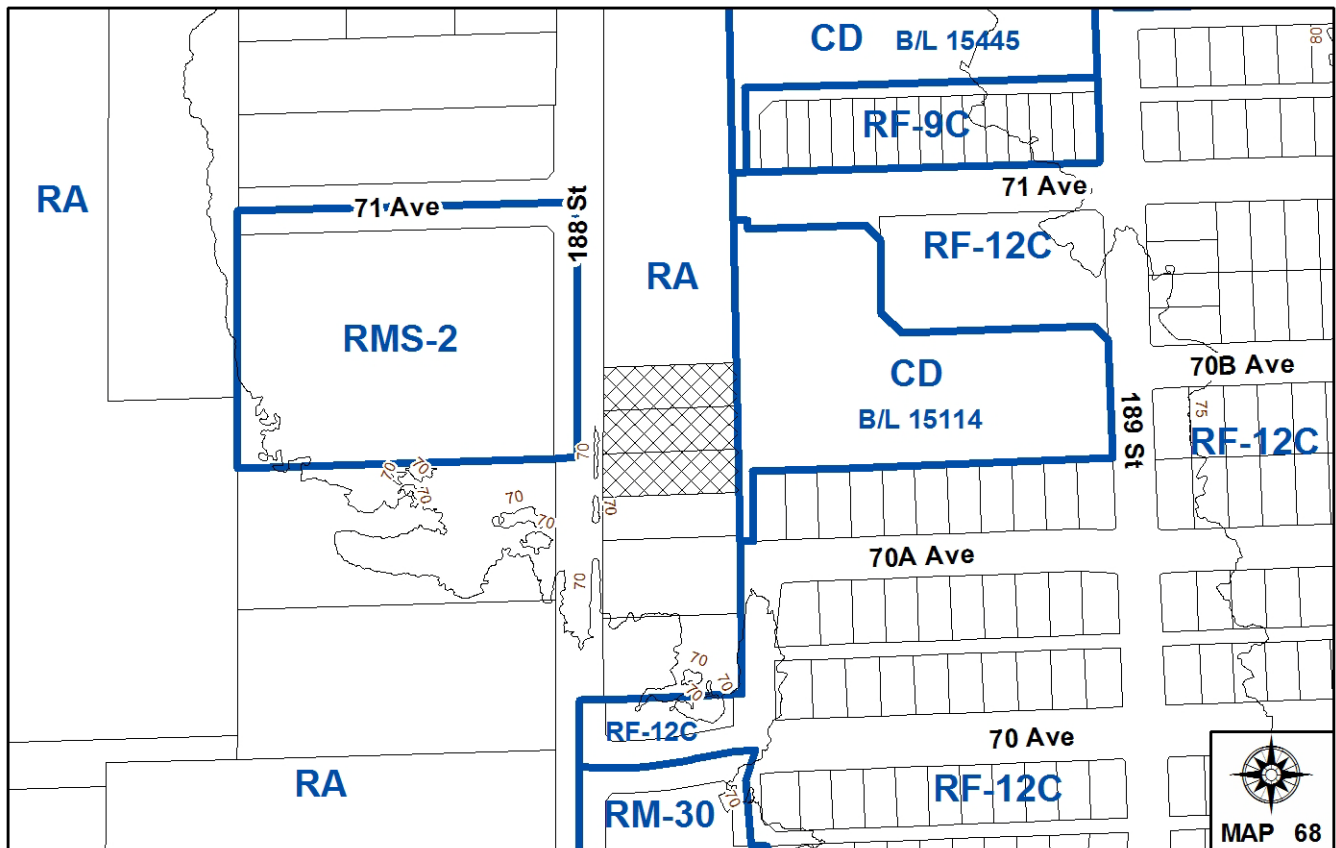
LOCATION: 7076, 7070 and 7058 - 188 Street

OWNERS: Rosemary E Jaques
 Paul A Jaques, et al

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: High Density 22-45 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to setbacks and lot coverage of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposed land use, density and building form comply with the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed setbacks will create a consistent, pedestrian-friendly streetscape to that proposed for the townhouse project to the north (Application No. 7905-0359-00 at Third Reading).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Family and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One Acre Residential Zone (RA) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7912-0122-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7912-0122-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 m (10 ft.) to the front porch or veranda;
 - (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the front porch or veranda;
 - (c) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to the principal building; and
 - (d) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 m (5 ft.) to the front porch or veranda.
 - (e) to increase the maximum lot coverage from 45% to 48%; and
 - (f) to increase the maximum number of stairs permitted to encroach into the building setback area from 3 to 10.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) registration of a Section 219 Restrictive Covenant for 'no build' until such time that the adjacent site to the north is developed (located at 18808 - 72 Avenue), that 71 Avenue is constructed, connecting to 188 Street, and that the north-south drive-aisle access is constructed to the north property line of the subject site;
- (j) registration of a reciprocal access agreement between 18808 - 72 Avenue to the north (Development Application No. 7905-0359-00, currently at Third Reading) and the properties to the south (7048/7030/7014/7004 - 188 Street), to permit future driveway access for the adjacent properties; and,
- (k) 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 Hazelgrove Elementary School
1 Secondary student at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring/Summer 2013.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Three half-acre residential lots, two of which are vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant residential lots, currently under Development Application No. 7905-0359-00 (Third Reading).	High Density 25-45 u.p.a.	RA
East:	Strata development of detached dwelling units.	Medium Density 10-15 u.p.a.	CD By-law No. 15114
South:	Half-acre residential lots with houses.	High Density 25-45 u.p.a.	RA
West (Across 188 Street):	Clayton dog off-leash park and future Residential Care Facility (approved under Development Application No. 7910-0274-00).	Suburban (OCP) Institutional	RA RMS-2

JUSTIFICATION FOR PLAN AMENDMENT

The application proposes an Official Community Plan Amendment from Urban to Multiple Residential to ensure that the OCP and NCP designations are consistent.

DEVELOPMENT CONSIDERATIONS

- The subject 0.31-hectare (0.77-acre) site is located on 188 Street, located approximately mid-block between the alignments of 70 Avenue and 71 Avenue. It is designated Urban in the Official Community Plan (OCP), 22-45 upa (High Density) in the East Clayton NCP and is currently zoned One-Acre Residential (RA).
- The application proposes the following:
 - OCP amendment from Urban to Multiple Residential;
 - Rezoning from RA (One-Acre Residential Zone) to RM-30 (Multiple Residential 30 Zone);
 - Development Permit; and
 - Development Variance Permit
 in order to permit the development of 18 townhouse units.

- There are 18, 3-storey townhouse units proposed on the 2,700-square metre (0.68 acre) site (after road dedication). A total floor area of 2,428 square metres (26,142 sq. ft.) is proposed, which represents a net floor area ratio (FAR) of 0.88 and unit density of 26 units per acre. The proposed development is within the maximum FAR of 0.9, and a maximum unit density of 30 units per acre permitted by the RM-30 Zone.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates Ltd., and dated May 30, 2012, identifies 18 mature trees on the site, all of which are proposed to be removed as a result of the trees being either: in poor condition; affected by the building/parking area construction or site grading; or they are species that are not considered appropriate for long term retention.
- The Arborist Report identifies 12 off-site trees, all of which are located on the adjacent property to the north, 4 of which are proposed to be removed. Prior to the Arborist Report being approved, a tree cutting permit application will be required from the owners of the adjacent property.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Total No. of Trees (off-site trees)	Total Proposed for Retention (off-site trees)	Total Proposed for Removal (off-site trees)
Red Alder & Black cottonwood	5 (12)	0 (8)	5 (4)
Apple	1 (0)	0 (0)	1 (0)
Birch, Paper	1 (0)	0 (0)	1 (0)
Poplar, Lombardy	9 (0)	0 (0)	9 (0)
Pine, Scotts	1 (0)	0 (0)	1 (0)
Plum, Purple Leaf	1 (0)	0 (0)	1 (0)
TOTAL	18 (12)	0 (8)	18 (4)

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). As identified in the landscape plans prepared by PMG Landscape Architects, the applicant proposes 44 replacement trees to be provided, which is 13 more trees than the 31 required under the Tree Protection By-law.
- The Arborist Report and associated landscape plans will require minor revisions to the satisfaction of the City Landscape Architect prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on June 26, 2012 and staff received no response from neighbouring residents.

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 proposed development contains 18, three-storey townhouse units that are housed within 4 buildings. Two of the proposed units will have two bedrooms, and the remaining 16 units will have three bedrooms. Each of the units will provide two resident parking spaces.
- The subject site is located approximately mid-block, between 70 Avenue and the future 71 Avenue. Immediately to the north of the subject site is Development Application No. 7905-0359-00, which is aiming for Final Adoption on July 9, 2012. This adjacent development application proposes a commercial building located at the intersection of 72 Avenue and 188 Street, and townhouses to the north and south of the future 71 Avenue. This application will be responsible for the dedication and construction of the 71 Avenue extension and will establish a north-south driveway pattern from 71 Avenue extending to the south, with townhouse units on either side.
- The subject development proposes to continue the same north-south driveway and townhouse pattern established in Development Application No. 7905-0359-00. The concept plan for the remainder of the block continues the north-south driveway to 70 Avenue, with a driveway outlet to 188 Street located approximately mid-block, to the south of the subject site. There is also an east-west pedestrian connection proposed to be paired with the driveway outlet, connecting 188 Street to the existing north-south pedestrian pathway located to the east of the subject site. A draft concept of the development potential along the east side of 188 Street between 70 Avenue and 71 Avenue can be seen in Appendix VII.
- Vehicular access to the two townhouse blocks is proposed from 71 Avenue via the adjacent site to the north at 18808 – 72 Avenue (Development Application No. 7905-0359-00). A reciprocal access agreement will be required for the subject site, between 18808 – 72 Avenue to the north and the adjoining properties to the south (7048/7030/7014/7004 – 188 Street), to permit future driveway access for the adjacent properties.
- The applicant proposes that no indoor amenity space be provided, although under the RM-30 Zone, 54 square metres (581 sq. ft.) of indoor amenity space is required based on the standard 3 square metres (32 sq.ft.) per dwelling unit. The applicant will be required to address this deficiency in accordance with Council Policy.
- A total of 40 parking spaces are provided, which is comprised of 36 resident and 4 visitor parking spaces and complies with the minimum Zoning By-law requirements.
- Tandem parking is provided for all of the units. A Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space will be required.
- The number of units within the individual buildings range from four to five, and the units range in size from 119 square metres (1,284 sq.ft.) to 139 square metres (1,500 sq.ft.).

- Building materials include the extensive use of 3-inch and 6-inch horizontal hardie board siding (“Boothbay Blue” blue/grey, and “Cobble Stone” tan/grey, with white trim) for all facades, with cultured ledgerstone siding detail (“Southwest Blend” tan/grey) around the garages. The roofs will be clad in asphalt shingles (“Antique Black”) and include pitched roofs with gables to increase the roof line articulation and reduce the building massing.
- The south elevations of Buildings 1 and 3 will be designed to orient towards the future east-west pedestrian walkway, with enhanced architectural details such as wrap-around porches and articulated windows that overlook the walkway.
- Units that front onto 188 Street are street-oriented and will have direct pedestrian access to the street and sidewalk by way of individual gates.
- A combination of a 1.0-metre (3.5-ft.) high rail fence and landscaping consisting of ash trees, and yew and David’s webernum shrubbery will be installed along 188 Street. A variety of tree species as well as flowering shrubs will be installed throughout the subject site.
- Each unit has access to a balcony which will provide private outdoor space for resident use.
- There is an existing 6-metre (20 ft.) wide multi-use pathway and landscaping that runs north-south immediately to the east of the subject site. As part of the proposed development, an additional 4-metre (13 ft.) wide statutory right-of way will be secured, the multi-use pathway will be widened, and additional landscaping will be provided as described below.
- The existing 6-metre (20 ft.) wide multi-use pathway currently has 3 metres (10 ft.) of pavement and 3 metres (10 ft.) of landscaping along the east side. The townhouse site will widen the multi-use pathway by an additional 4 metres (13 ft.), for a total multi-use pathway width of 10 metres (33 ft.).
- The pavement of the existing north-south walkway will be widened by approximately 1 metre (3 ft.) onto the subject site to a total of 4 metres (13 ft.) pavement, and 3 metres (10 ft.) of landscaping, including a bioswale, will be provided (Appendix II).
- The 4.0-metre (13 ft.) wide statutory right-of-way and bioswale along the east property line of the subject site will be consistent with the development application located to the north of the subject site (Development Application No. 7905-0359-00).
- Nine (9) of the proposed townhouse units will front this multi-use pathway. Crossings are proposed over the bioswale for the townhouse sites to provide access and surveillance to the pathway. Light bollards are proposed at the gates to each townhouse unit that fronts the multi-use pathway.
- The outdoor amenity space is proposed adjacent the multi-use pathway along the eastern portion of the site, between Buildings 3 and 4. The amenity area incorporates patio space and benches.
- The outdoor amenity area, totalling approximately 67.8 square metres (730 sq. ft.) exceeds the Zoning By-law requirement for outdoor amenity space of 54 square metres (581 sq. ft.), (based on the standard 3 square metres (32 sq.ft.) per dwelling unit).

Sustainable Development Checklist

- The Sustainable Development Checklist was approved by Council on April 18, 2011 under Corporate Report No. Ro63. The purpose of the checklist is support the goals and vision of the Surrey Sustainability Charter and to encourage and raise awareness towards more sustainable land use and building design in the City.
- The applicant prepared and submitted a sustainable development checklist for the subject site on June 29, 2012.
- The proposal incorporates sustainable features based on five (5) of the seven (7) criteria listed in the Sustainable Development Checklist. The features are listed in the following table:

SUSTAINABILITY CRITERIA	PROPOSED DEVELOPMENT FEATURES
Location	<ul style="list-style-type: none"> • The site is located in the East Clayton NCP. The development proposal complies with the form and density designated in the NCP. The subject site is located within 500 metres of the Clayton Dog Off-Leash Park, Clayton Heights Secondary, and Hillcrest Shopping Centre.
Density & Diversity	<ul style="list-style-type: none"> • The proposal is a high-density townhouse development (26 units per acre). The proposed townhouse units will provide a choice of 2- or 3-bedroom units which offers affordable ground-oriented residential options to future residents. • The development proposal complies with the form and density designated in the East Clayton NCP.
Ecology & Stewardship	<ul style="list-style-type: none"> • The proposed development includes stormwater management measures such as absorbent soils, rain gardens, xeriscaping, sediment control devices, and permeable pavers. • The vast majority of existing on-site trees are low value cottonwoods, and will be replaced with higher quality maple, Japanese hornbeam, and ash trees.
Sustainable Transport & Mobility	<ul style="list-style-type: none"> • The proposed development includes a 4-metre (8.9 ft.) wide right-of-way for the widening of an existing multi-use pathway. This multi-use path forms an important link for pedestrians in the area. • There is currently community shuttle bus service along 188 Street that runs every 30 minutes from 6am to 8pm weekdays and 8am to 8pm on weekends and holidays. This service provides a public transit option for future residents and visitors of the site.
Accessibility & Safety	<ul style="list-style-type: none"> • The proposed building incorporates CPTED principles including: secured residential parking, visibility over landscaped areas, significant glazing, clear pedestrian linkages and lighting, and residential units with windows / decks overlooking the site.

ADVISORY DESIGN PANEL

- Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but was reviewed by staff and with some minor revisions to the landscape and building plans, is acceptable. The applicant has agreed to the revisions prior to consideration of Final Adoption.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 m (10 ft.) to the front porch or veranda;
- To reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the front porch or veranda;
- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to the principal building; and
- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 m (5 ft.) to the front porch or veranda.

Applicant's Reasons:

- The reduced setback will bring the residential units closer to the street and provide a more interesting streetscape along 188 Street.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.
- A comparison of the proposed setbacks to what is permitted in the RM-30 Zone is shown in the table below:

	Minimum setbacks according to the RM-30 Zone.	Proposed setback to the principal building face	Proposed setback to the front porch or veranda
Front yard (west)	7.5 m (25 ft.)	5.0 m (16 ft.)	3.1 m (10 ft.)
Rear yard (east)	7.5 m (25 ft.)	8.7 m (29 ft.)	6.9 m (22 ft)
Side yard (north)	7.5 m (25 ft.)	2.0 m (6.5 ft.)	NA
Side yard (south)	7.5 m (25 ft.)	2.8 m (9 ft.)	1.5m (5 ft.)

- The proposed front yard setback is similar in form and character as proposed in the current Development Application No. 7905-0359-00 located immediately to the north, which will create a consistent look and feel along the east side of 188 Street.

- The remaining reduced setbacks for the north side yard (2.0 metres (6.5 ft.)) and south side yard (2.8 metres (9ft.)) pertain to the sides of units adjacent to a proposed townhouse development application (Application No. 7905-0359-00) with similar setbacks, and adjacent to a site that is identified for future high density multiple residential uses. It is expected that similar setbacks will be proposed when the site to the south redevelops.
- Staff support the requested variances.

(b) Requested Variance:

- To vary the Zoning By-law to increase the number of stairs permitted to encroach into the building setback area from 3 to 10.

Applicant's Reasons:

- Given site servicing constraints, the proposed buildings cannot be located as deep in-ground as originally thought. The proposed main floor elevations are approximately 1.8 metres (6 ft.) from the ground elevation, which requires between 6 and 10 risers to reach the front porch.

Staff Comments:

- Section E.17 in Part 4 General Provisions of Zoning By-law No. 12000 allows up to 3 risers to encroach within the building setback area.
- The applicant is requesting that between 6 and 10 stair risers be permitted into the setback area.
- The proposed risers into the setback area are consistent with the appearance of the townhouse development proposed in the current Development Application No. 7905-0359-00 located immediately to the north.
- The proposed variance will ensure that the streetscape is street-oriented and consistent along 188 Street.
- Staff support the requested variance.

(c) Requested Variance:

- To increase the maximum lot coverage in the RM-30 Zone from 45% to 48%.

Applicant's Reasons:

- The street-oriented design of the buildings includes covered front porches. The proposed front porches slightly exceed the maximum lot coverage permitted by the zone. If the proposed front porches were not covered and did not have column supports to the roof structure, the lot coverage of the proposed development would comply with the RM-30 Zone.

Staff Comments:

- As the variance is minimal, and is a result of the covered front porches, staff support the requested variance.

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, Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Concept Plan for East Side of 188 Street from 70 Avenue to 71 Avenue
Appendix VIII.	Development Variance Permit No. 7912-0122-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

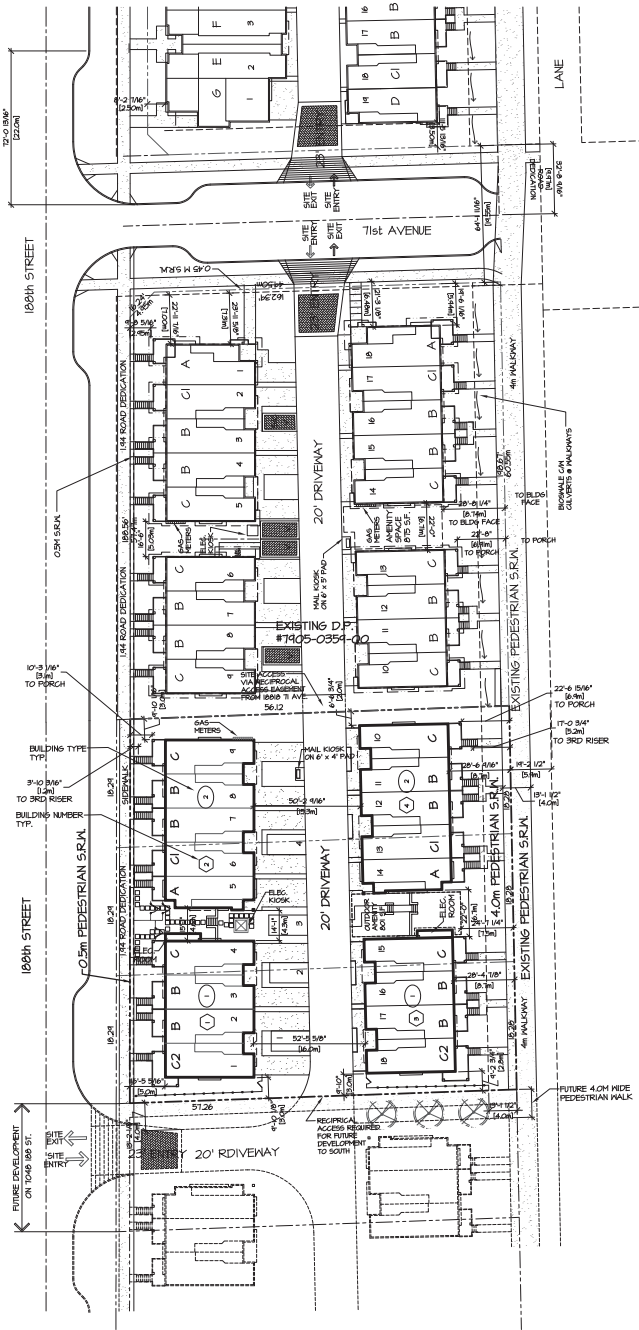
Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA (in square metres)			
Gross Total		3,108 sq.m.	
Road Widening area		106 sq.m.	
Undevelopable area			
Net Total			
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	45%	48%*	
Paved & Hard Surfaced Areas		38%	
Total Site Coverage		86%	
SETBACKS (in metres)		Principal building	Front porch
Front (West)	7.5 m	5.0 m*	3.1 m*
Rear (East)	7.5 m	8.7 m	6.9 m*
Side #1 (North)	7.5 m	2.0 m*	1.5 m*
Side #2 (South)	7.5 m	2.8 m*	NA
BUILDING HEIGHT (in metres/storeys)			
Principal	11 m	10 m	
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom		2	
Three Bedroom +		6	
Total		18	
FLOOR AREA: Residential		2,429 sq.m.	
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA		2,429 sq.m.	

***Seeking variance**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		57.9 uph/23.4 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	65.5 uph/26.4 upa
FAR (gross)		0.78
FAR (net)	0.90	0.88
AMENITY SPACE (area in square metres)		
Indoor	54 sq.m.	0
Outdoor	54 sq.m.	74 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	32	32
Residential Visitors	3.6	4
Institutional		
Total Number of Parking Spaces	39.6	40
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		100%
Size of Tandem Parking Spaces width/length	3.2m x 12.2m	3.2m x 12.4m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

ZONING : RH-30
 SITE AREA : 6R255, 33,456 S.F. (0.768 acres) (0.311 Ha) (3,108 m²)
 NET : 6R255, 32,310 S.F. (0.742 acres) (0.300 Ha) (3,002 m²)

DENSITY : 18 UNITS 26.4 U.P.A. 655 U.P./Ha.
 FAR : 0.88 (26,142 S.F.)
 SITE COVERAGE : 47.8% (4,112 S.F.)
 AMENITY (OUTDOOR) : REQUIRED : 32.5 S.F. / UNIT = 581 S.F.
 PROVIDED : 801 S.F.

PARKING :
 REQUIRED : VISITORS : 18 X 0.2 = 3.6 STALLS
 RESIDENTIAL : 18 X 2 = 36 STALLS
 PROVIDED : VISITORS : = 4 STALLS
 RESIDENTIAL : = 36 STALLS

UNIT BREAKDOWN:

UNIT A	2 BEDROOMS	TANDEM GARAGE	1,284 S.F.	X 2	UNIT = 2,568 S.F.
UNIT B	3 BEDROOMS	TANDEM GARAGE	1,653 S.F.	X 8	UNITS = 13,224 S.F.
UNIT C	3 BEDROOMS	TANDEM GARAGE	1,500 S.F.	X 6	UNITS = 9,000 S.F.
UNIT CI	3 BEDROOMS	TANDEM GARAGE	1,478 S.F.	X 2	UNIT = 2,956 S.F.
					TOTAL : 18 UNITS = 26,142 S.F.

DRAWING LIST

- AC-1.1 CONCEPTUAL SITE PLAN
- AC-1.2 CONCEPTUAL GRADING PLAN
- AC-1.3 CONTEXT PLAN
- AC-1.4 STREET ELEVATIONS & SITE SECTIONS
- AC-1.5 SHADOW ANALYSIS
- AC-1.6 OVERALL CONCEPTUAL SITE PLAN

- AC-2.1 UNIT PLANS
- AC-2.2 UNIT PLANS

- AC-3.1 BUILDING PLANS - BUILDING TYPE 1
- AC-3.2 BUILDING PLANS - BUILDING TYPE 2

- AC-4.1 BUILDING ELEVATIONS - BUILDING TYPE 1
- AC-4.2 BUILDING ELEVATIONS - BUILDING TYPE 2

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



CLIENT : SANTOSH HOLDING LTD.	DESIGN : M.D.	DATE : JUN 12
PROJECT : 18 UNIT TOWNHOUSE DEVELOPMENT 1035, 10710, 1036 160TH ST., SURREY, B.C.	DRAWN : C.B.-JMG	SCALE : 1" = 30'-0"
SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA		



CONCEPTUAL SITE PLAN
 SCALE : 1" = 30'-0"

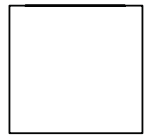
barnett demark
 UNIT 135,
 7836 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-
 FAX: (604) 597-
 EMAIL: mail@darkite

CLIENT NO.	SHEET
PROJECT NO.	AC
12018	REV. NO.

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REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



CB-200000.dwg

DESIGN: M.D.
 DRAWN: DATE: June 21 12
 SCALE: 1" = 30'-0"

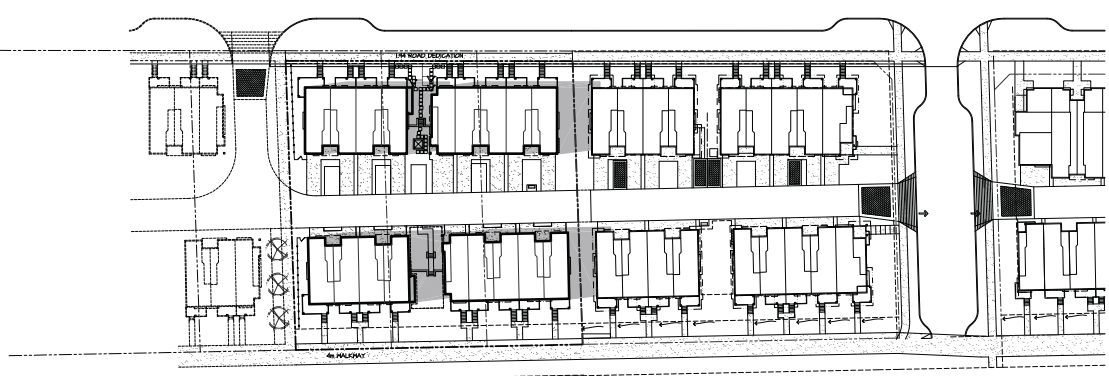
CLIENT: SANTOSH HOLDING LTD.
 PROJECT: 18 UNIT TOWNHOUSE DEVELOPMENT
 1058, 1070, 1086 880TH ST, SURREY, B.C.
 SHEET CONTENT: SHADON ANALYSIS

barnett dembek

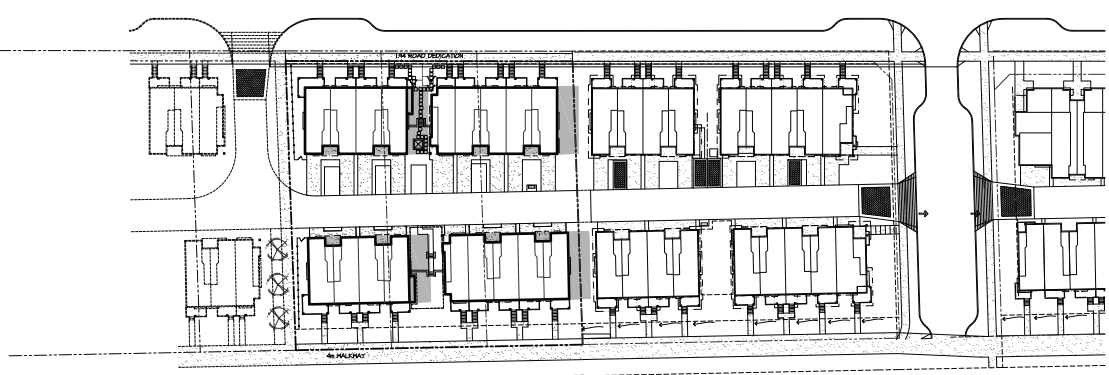
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

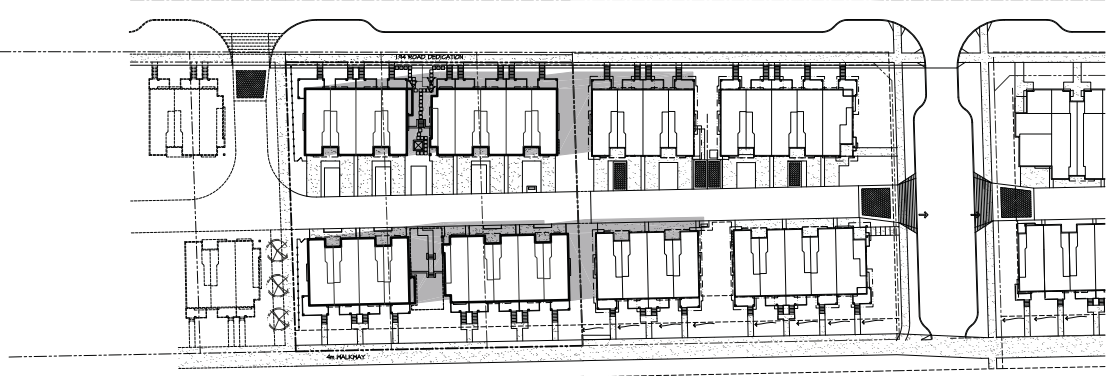
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12018	AC-15



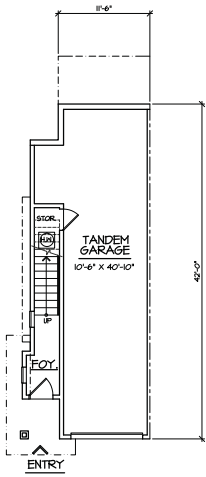
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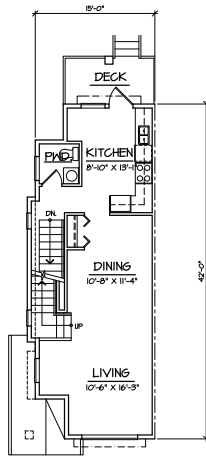
← HALLWAY → JUNE 21 - NOON



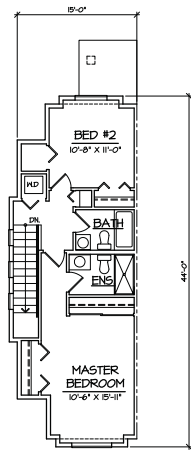
← HALLWAY → DECEMBER 21 - NOON



UNIT A BASEMENT FLOOR
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101 S.F.

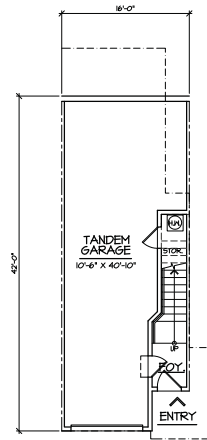


UNIT A MAIN FLOOR
SCALE: 1/8" = 1'-0"
583 S.F.

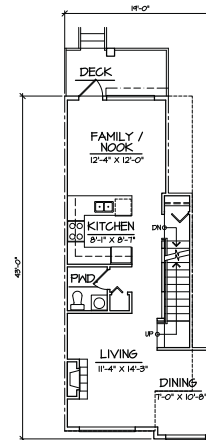


UNIT A UPPER FLOOR
SCALE: 1/8" = 1'-0"
600 S.F.

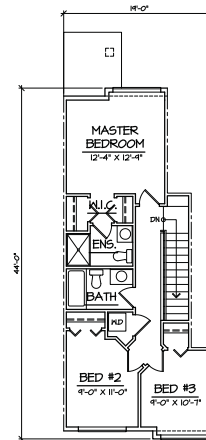
UNIT TYPE A
TOTAL AREA: 1,284 S.F.



UNIT B BASEMENT FLOOR
SCALE: 1/8" = 1'-0"
45 S.F.

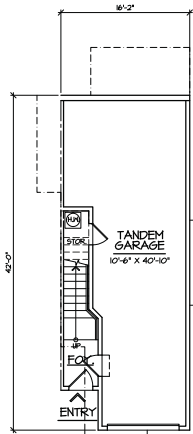


UNIT B MAIN FLOOR
SCALE: 1/8" = 1'-0"
675 S.F.

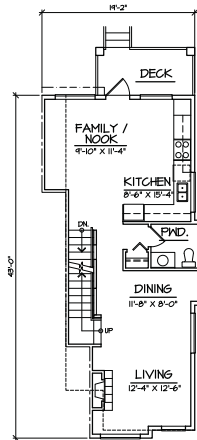


UNIT B UPPER FLOOR
SCALE: 1/8" = 1'-0"
683 S.F.

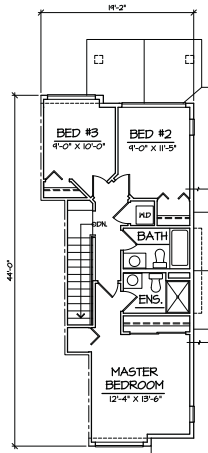
UNIT TYPE B
TOTAL AREA: 1,453 S.F.



UNIT C BASEMENT FLOOR
SCALE: 1/8" = 1'-0"
47 S.F.

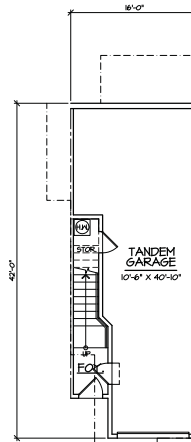


UNIT C MAIN FLOOR
SCALE: 1/8" = 1'-0"
703 S.F.

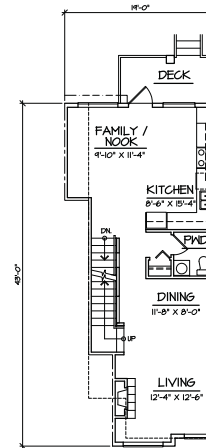


UNIT C UPPER FLOOR
SCALE: 1/8" = 1'-0"
700 S.F.

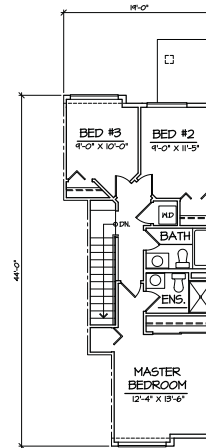
UNIT TYPE C
TOTAL AREA: 1,500 S.F.



UNIT C1 BASEMENT FLOOR
SCALE: 1/8" = 1'-0"
47 S.F.



UNIT C1 MAIN FLOOR
SCALE: 1/8" = 1'-0"
685 S.F.



UNIT C1 UPPER FLOOR
SCALE: 1/8" = 1'-0"
643 S.F.

UNIT TYPE C1
TOTAL AREA: 1,475 S.F.

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REV. NO.	DATE	BY	ISSUE

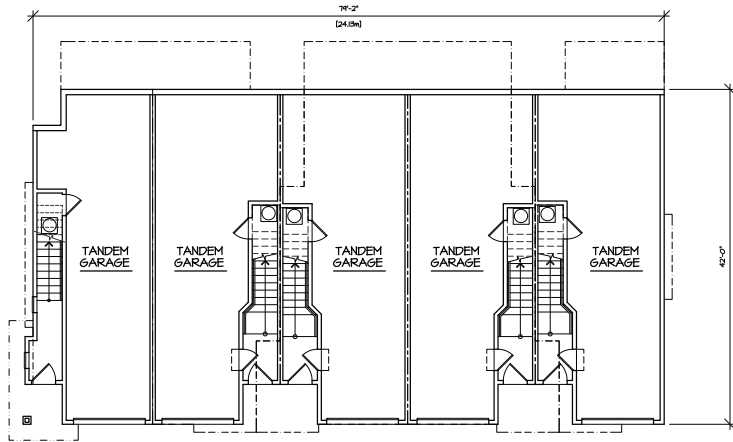
CLIENT: SANTOSH HOLDING LTD.	DESIGN: H.D.	DATE: June 26 12
PROJECT: 18 UNIT TOWNHOUSE DEVELOPMENT, TORO, TORO, TORO (BATH ST, SURREY, B.C.)	DRAWN: H.D.	SCALE: 1/8" = 1'-0"
SHEET COMMENTS: UNIT PLANS		

barnett dembek

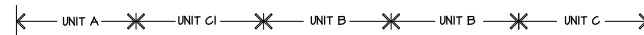
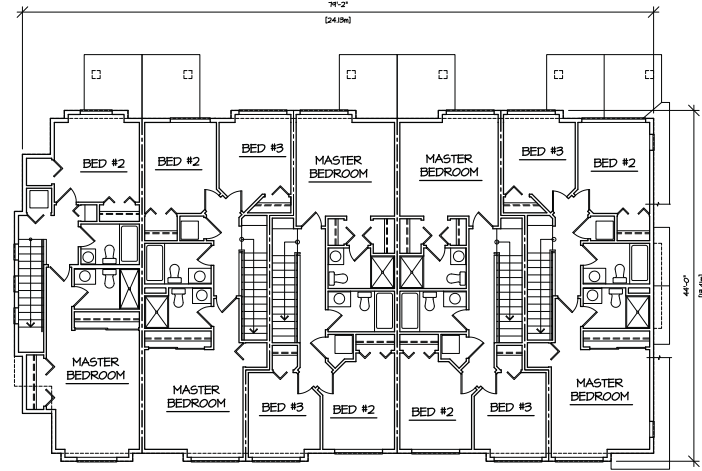
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

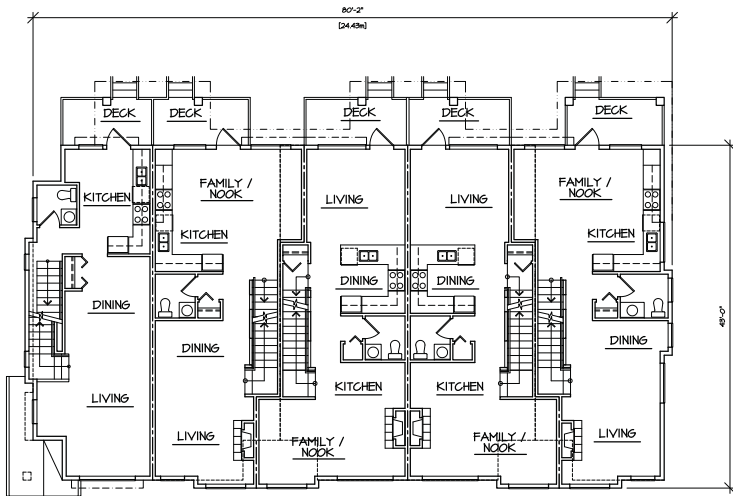
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12018	AC-2.1



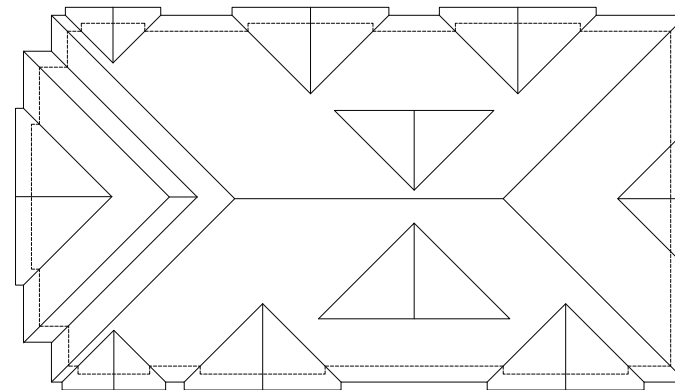
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
3,304 SQ. FT.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
3,394 SQ. FT.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
3,351 SQ. FT.



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

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REV#	DATE	BY	ISSUE



GP-011-01

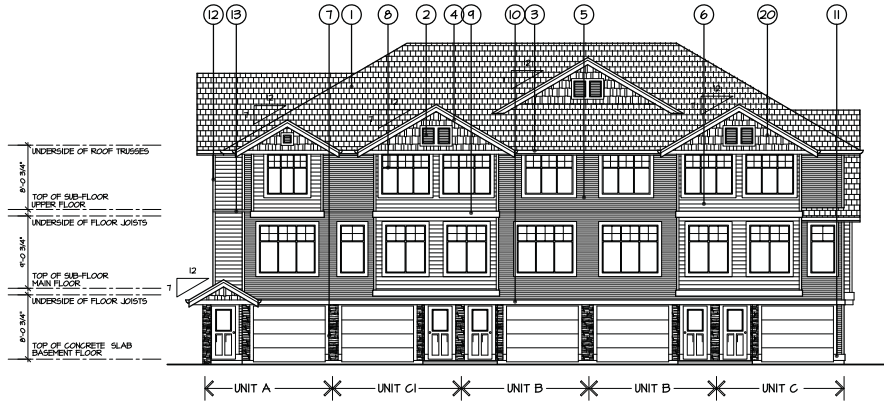
CLIENT :	SANTOSH HOLDING LTD.
DESIGN :	M.D.
DRAWN :	
DATE :	June 26 12
PROJECT :	18 UNIT TOWNHOUSE DEVELOPMENT 10550, 10700, 10800 (BATH-51), SURREY, B.C.
SHEET CONTAINS :	PLANS BUILDING TYPE 2
SCALE :	1/8" = 1'-0"

barnett dembek

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

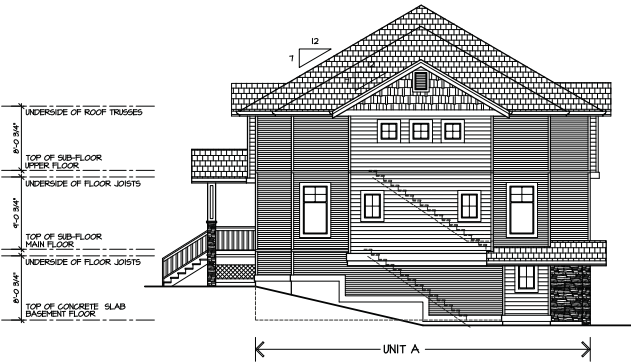
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12018	AC-3.2



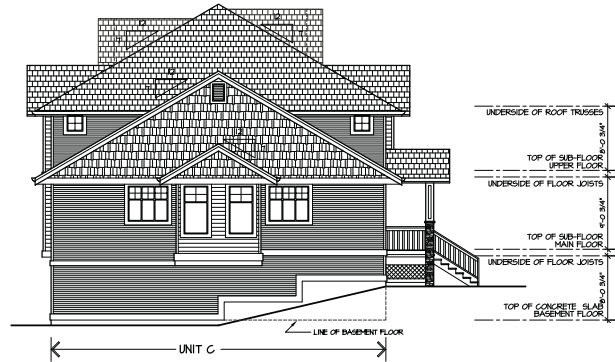
EAST ELEVATION

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



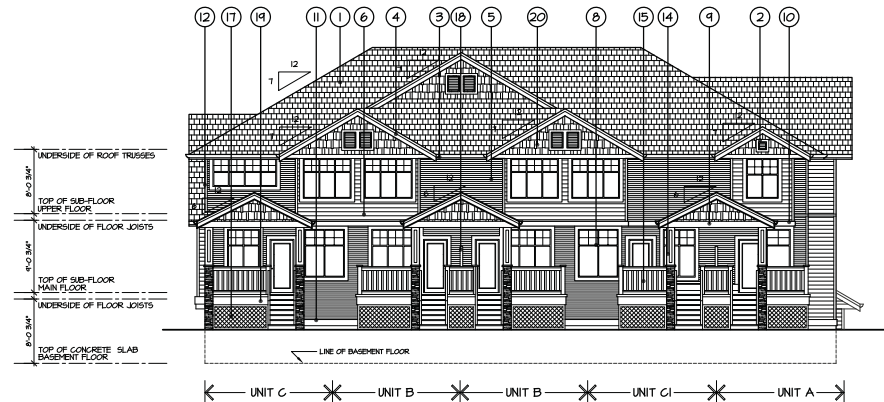
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

SCHEDULE OF FINISHES

- ① LAMINATED ARCHITECTURAL ASPHALT SHINGLE
- ② PREFABRICATED LOUVERS C/M 2 X 4 VINYL TRIM
- ③ PREFINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ④ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑤ HARDI BOARD HORIZONTAL SIDING - 3" PROFILE
- ⑥ HARDI BOARD HORIZONTAL SIDING - 6" PROFILE
- ⑦ CULTURED LEDGESTONE VENEER SIDING
- ⑧ VINYL FRAMED WINDOWS C/M 2 X 6 WOOD TRIM
- ⑨ 2 X 10 WOOD TRIM BOARD
- ⑩ 2 X 8 WOOD TRIM BOARD
- ⑪ 2 X 12 WOOD BASE TRIM
- ⑫ HARDI CORNER TRIM
- ⑬ 3-1/2" HARDI-TRIM
- ⑭ 12" X 12" BUILT-UP COLUMN
- ⑮ POWDERCOAT ALUMINUM RAILING POSTS
- ⑯ WOOD TRELLIS (REFER TO DETAILS)
- ⑰ LATTICE SCREEN
- ⑱ PRIVACY SCREEN C/M 2 X 6 WOOD EDGE TRIMS & VINYL HORIZONTAL SIDING - 6" PROFILE
- ⑲ 2 X 4 ON 16" HARDI-TRIM FASCIA
- ⑳ HARDI SHINGLES

REV#	DATE	BY	ISSUE



Client Name

DESIGN: H.D.	DRAWN:	DATE: June 26 12	SCALE: 1/8" = 1'-0"
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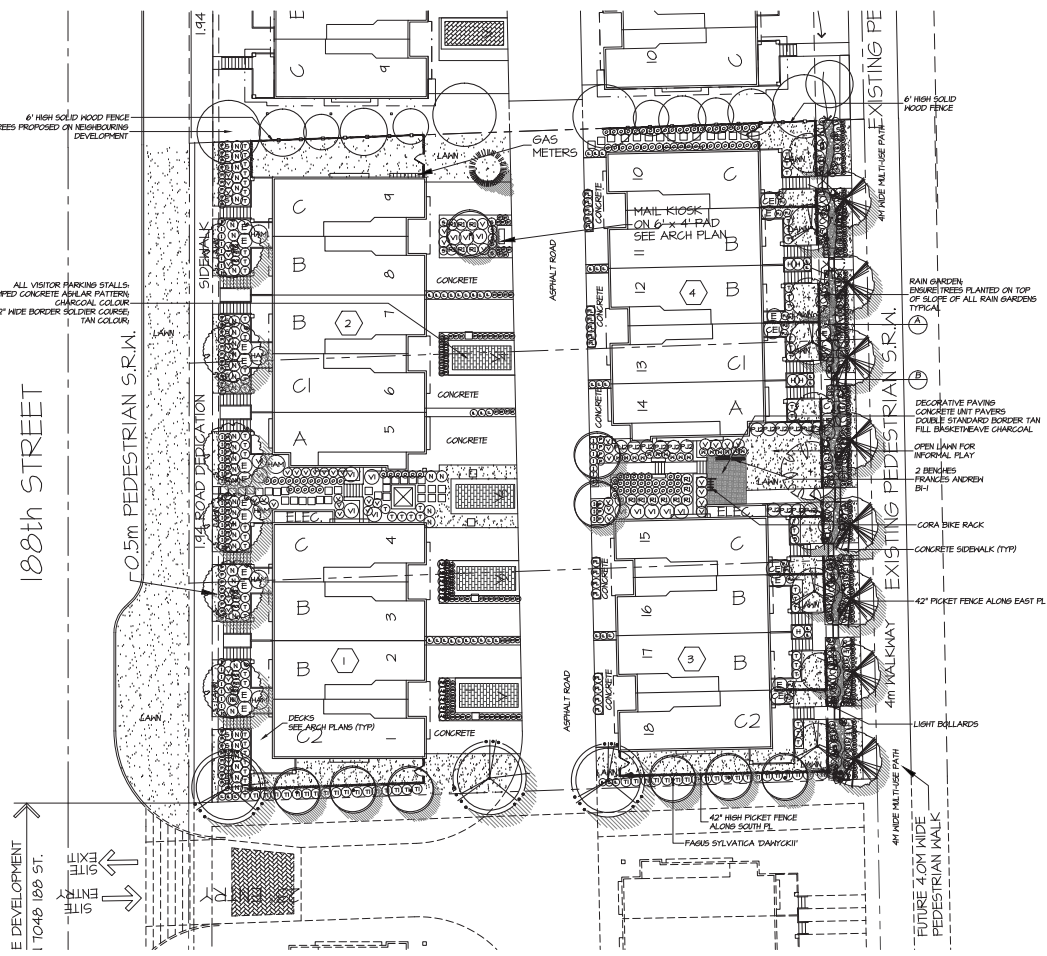
CLIENT: SANTOSH HOLDING LTD.
 PROJECT: 18 UNIT TOWNHOUSE DEVELOPMENT
 TOSB, 1070, 1088 (BATH ST), SURREY, B.C.
 SHEET CONTENTS: VARIATIONS
 BUILDING TYPE 2

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
12018	REV. NO.



PLANT SCHEDULE				PMG JOB NUMBER: 12116	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
4		ACER GINNALIA 'FLAME'	FLAME AMBR MAPLE	50H CAL, 1.6M STD, B4B	
5		ACER INCANATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	60H CAL, 2H STD, B4B	
6		CARPENUS JAPONICA	JAPANESE NORDBEAH	50H CAL, B4B	
1		GAMAEQ/PAIRS NOOTKATENSIS 'PENDULA'	KEEPIUS NOOTKA CYPRESS	3H HT, B4B	
3		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	50H CAL, B4B	
4		FABUS SYLVATICA 'DANWICKII'	DANWICK BEECH	60H CAL, B4B	
6		MAGNOLIA KOBUS	KOBUS MAGNOLIA	60H CAL, 1.8M STD,	
3		ROBINA PSEUDOCACAGIA 'PURPLE ROSE'	PURPLE ROSE LOGST	20H CAL, 2.0H STD, B4B	
10		AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLUSH-VIOLET	#3 POT, 40CM	
1		AZALEA JAPONICA 'MIND WHITE'	AZALEA, HARDY WHITE	#2 POT, 25CM	
6		CALLIGARPA BOONER	BEAUTYBERRY	#5 POT, 60CM	
4		GAMELLIA JAPONICA 'SPELLBOUND'	GAMELLIA, CORAL ROSE	#1 POT	
5		CORNUS SERICEA	REDTIBES DOGWOOD	#2 POT, 50CM	
16		BOUNTIUS ALATA 'COMPACTUS'	COMPACT MINDED BURNING BUSH	#5 POT, 50CM	
6		HAMAMELIS X INTERMEDIA 'DIANE'	RED HITCH HAZEL	#5 POT, 60CM	
13		HYDRANGEA PANGLATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIMEGREEN-PINK	#3 POT, 80CM	
5		HYDRANGEA OBERDUFOLA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA	#5 POT, 80CM	
46		ILEX CRENATA 'SOLD GEM'	SOLD GEM ILEX	#5 POT, 80CM	
43		MANDINA DOMESTICA 'SALF STREAM'	DWARF HEAVENLY BAMBOO	#3 POT, 40CM	
16		PIERIS JAPONICA 'FOREST FLAME'	PIERIS	#5 POT, 50CM	
14		PIERIS JAPONICA 'LITTLE HEATH'	PIERIS	#5 POT, 40CM	
10		FRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 30CM	
11		RHOODODENDRON 'CARITA'	RHOODODENDRON, APRICOT	#5 POT, 50CM	
11		RHOODODENDRON 'FLAM'	RHOODODENDRON LIGHT PURPLE, E. MAY	#2 POT, 50CM	
11		ROSA 'BONICA MIEDLAND'	BONICA MIEDLAND ROSE, PINK	#2 POT, 40CM	
36		SPRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM	
6		SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT, 30CM	
68		TAXUS X MEDIA 'NICKSII'	HICKS' YEW	#5 POT, 90CM	
37		TILIA OCCIDENTALIS 'SHARAD'	EMERALD GREEN CEDAR	1.2M HT, B4B	
52		VIERNUM DAVIDI	DAVID'S VIERNUM	#5 POT, 50CM	
14		VIERNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIERNUM	#5 POT, 65CM	
7		CAREX MASKINGMENSIS	PALM SEDGE	#1 POT	
45		CAREX PRARIE FIRE	PRAIRIE FIRE SEDGE	#1 POT	
41		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
58		PENNISETUM ALPECAROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT	
110		SELERIA ARGENTEA	SILVER MOOR GRASS	#1 POT	
PERENNIAL		HEMEROCALLIS	DAYLILY-MIXED	#1 POT, 1-2 FAN	
21		ERICA CARNEA 'VIVELLII'	HEATH BRONZY RED FOLIAGE	#1 POT	
42		PACHYSANDRA TERMINALIS	JAPANESE SEDGE	#1 POT, 8CM	
16		POLYSTICHUM MERTENII	WESTERN SHORR FERN	#1 POT, 20CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NOTE: ALL SITE FURNITURE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS



LIGHT BOLLARDS

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Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p. 604.294-0011 - f. 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	12.JUL.05	REVISE PLAN	CO
1	12.JUN.28	CITY RESUBMISSION	MCY

PROJECT: TOWNHOUSE DEV.

7076 188TH ST. SURREY, B.C.

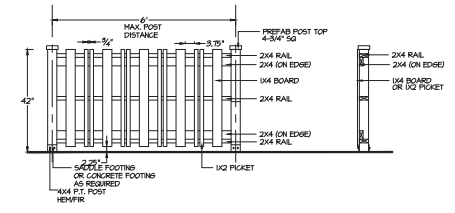
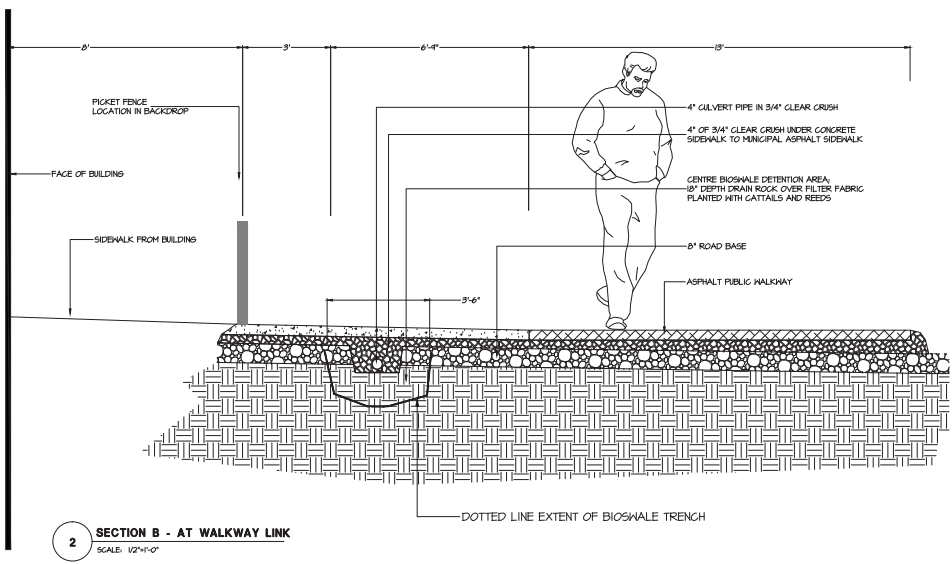
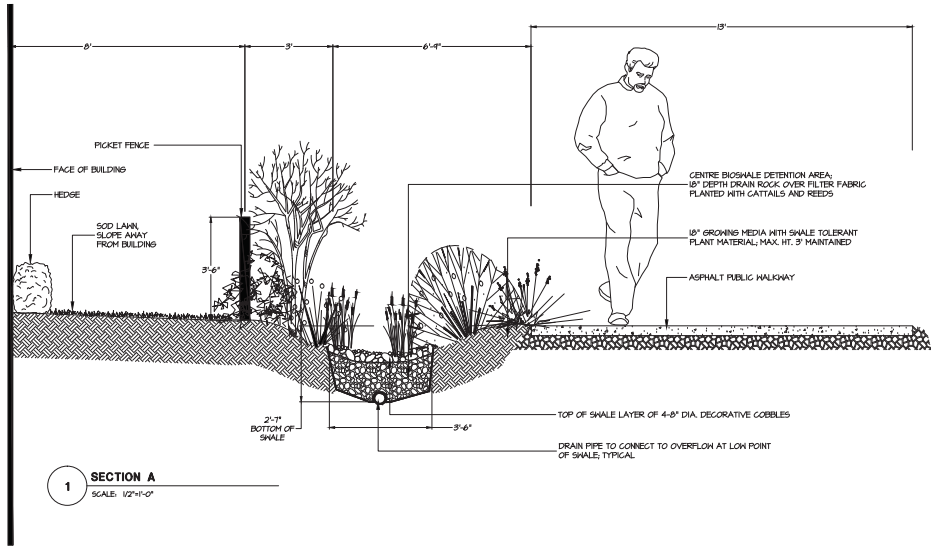
LANDSCAPE PLAN

DATE: 12.JUN.12 DRAWING NUMBER: 1/16"-1"0"
 SCALE: 1/16"-1"0"
 DRAWN: MCY
 DESIGN: MCY
 CHKD: MCY

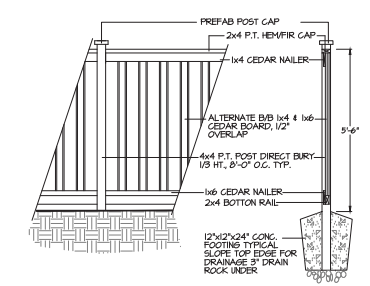


L1

SEAL:



- ELEVATION SECTION**
- NOTES:
1. ALL WOOD P.T. HEMFIR
2. STAIN TO MATCH ARCH. THO COATS PREMIUM HEATHER PRESERVATIVE STAIN
3. ALL FASTENERS HOT-DIPPED GALVANIZED
4. REFER TO LANDSCAPE PLAN FOR FENCE HEIGHT.



- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CEDAR #3 (CONSTRUCTION GRADE MINIMUM)
3. ALL HARDWARE HOT DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/4"

ONLY TO BE INSTALLED IF NEIGHBOR TO THE NORTH DOES NOT COMPLETE FENCE PRIOR TO THIS DEVELOPMENT'S CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.JUN.24	CITY RESUBMISSION	MCY
2	12.JUL.03	ROTATE PLAN	CO

CLIENT:

PROJECT:
TOWNHOUSE DEV.
7076 188TH ST.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 12.JUN.12 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MCY
DESIGN: MCY
CHKD: OF 2

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

FROM: Development Project Engineer, Engineering Department

DATE: July 3, 2012

PROJECT FILE: 7812-0122-00

RE: Engineering Requirements
Location: 7058/70/76 188 Street

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres along 188 Street, for a collector road standard;
- provide a 0.5-metre right-of-way along 188 Street; and
- provide a 4.0-metre right-of-way along the eastern property line.

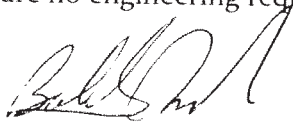
Works and Services

- construct 188 Street to collector standard; and
- construct sustainable drainage features as specified in the East Clayton NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

SSA



Wednesday, June 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0122 00

SUMMARY

The proposed 18 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 2011 Enrolment/School Capacity

Hazelgrove Elementary	
Enrolment (K/1-7):	115 K + 685
Capacity (K/1-7):	80 K + 450

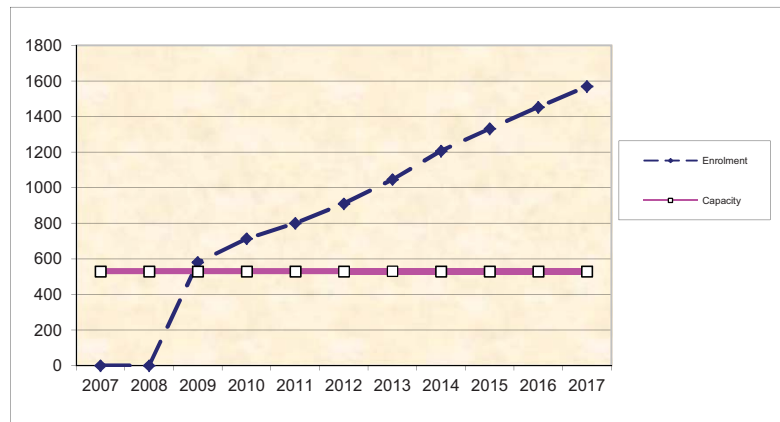
Clayton Heights Secondary	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

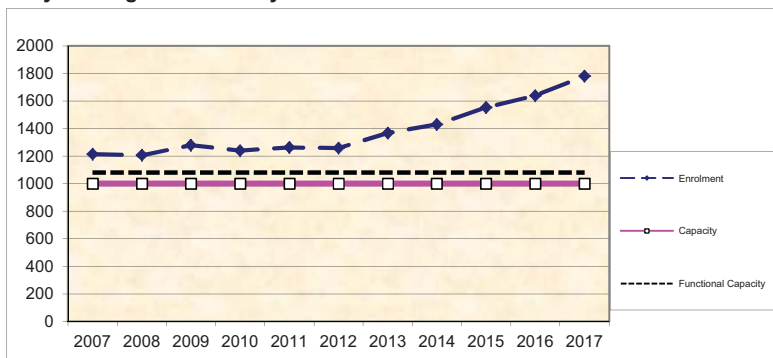
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove is a new elementary school in the East Clayton NCP Area (opened September 2009). A phased in boundary move to Latimer Road has been implemented to reduce the total projected student buildout within the schools catchment. The school district has received capital plan funding support for a new elementary school to serve the rapid growth in the east half of Hazelgrove catchment. The new Katzie Elementary Site #201, will be large enough to accommodate approximately 600 students and is expected to be open in 2013-2014 (located at 70 Ave at approximately 194 Street consistent with the NCP). The school district is also assembling land for future elementary schools and a future secondary school in the North Clayton Area to accommodate long term growth.

Hazelgrove Elementary



Clayton Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12 - 0122 - 00
Project Location: 7058 / 70 / 76 - 188 Street
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a row of Lombardy poplar across the west central area of the site. Other trees include moderate quality fruit trees and small groups of black cottonwood. The trees are generally of moderate to good health and structure with the exception of a couple trees that appear to have been topped previously.

2. Summary of Proposed Tree Removal and Replacement

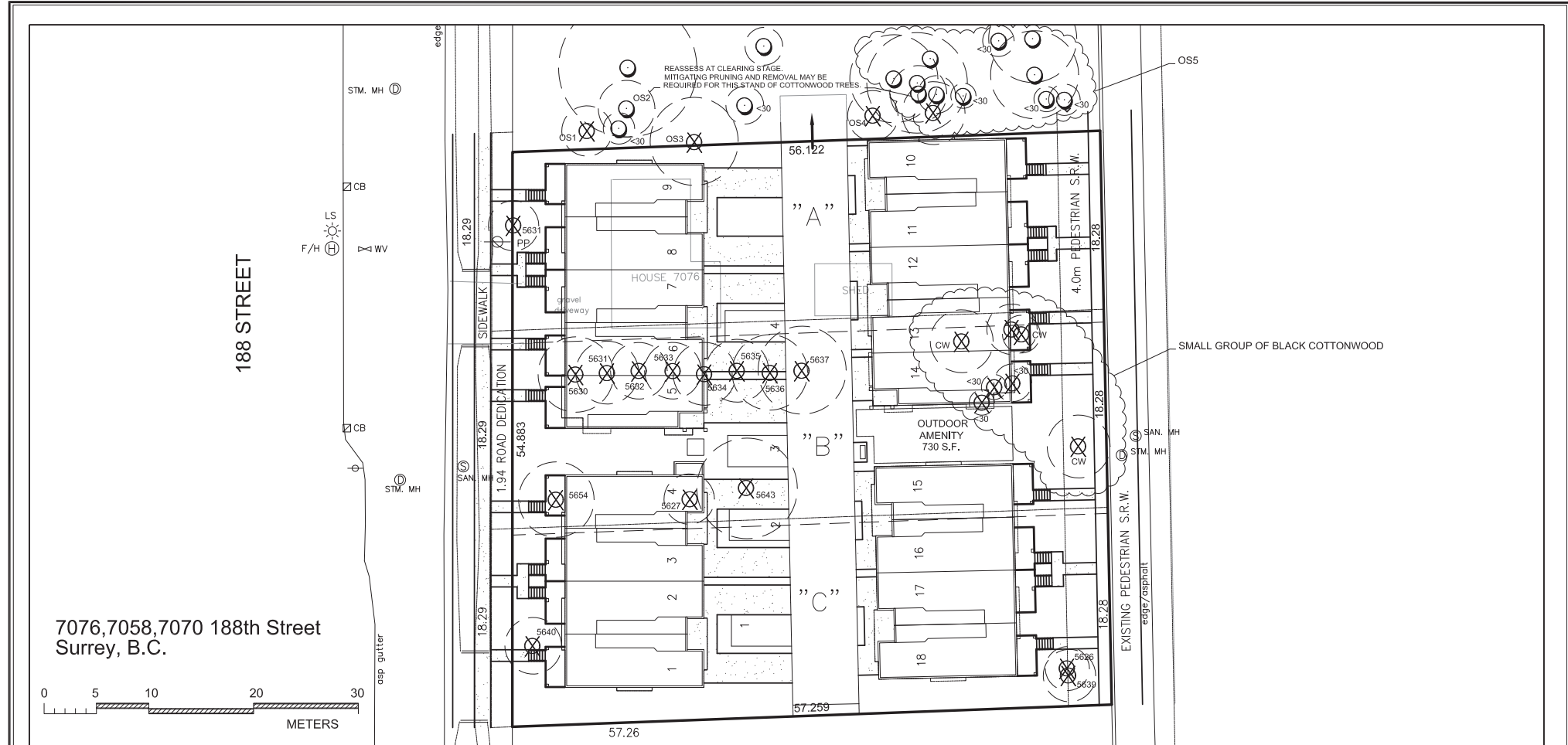
Number of Protected Trees identified	(A) 18
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 18
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (5 alder and cottonwood X 1 and 13 others X 2)	(E) 31
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot (H/I)	(J) NA

3. Tree Survey and Preservation/Replacement Plan

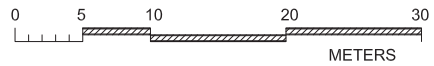
Tree Survey and Preservation Plan is attached. The Replacement Plan will follow.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: May 30, 2012



7076,7058,7070 188th Street
Surrey, B.C.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE TO BE REMOVED

STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

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PROJECT TITLE
7076 188 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

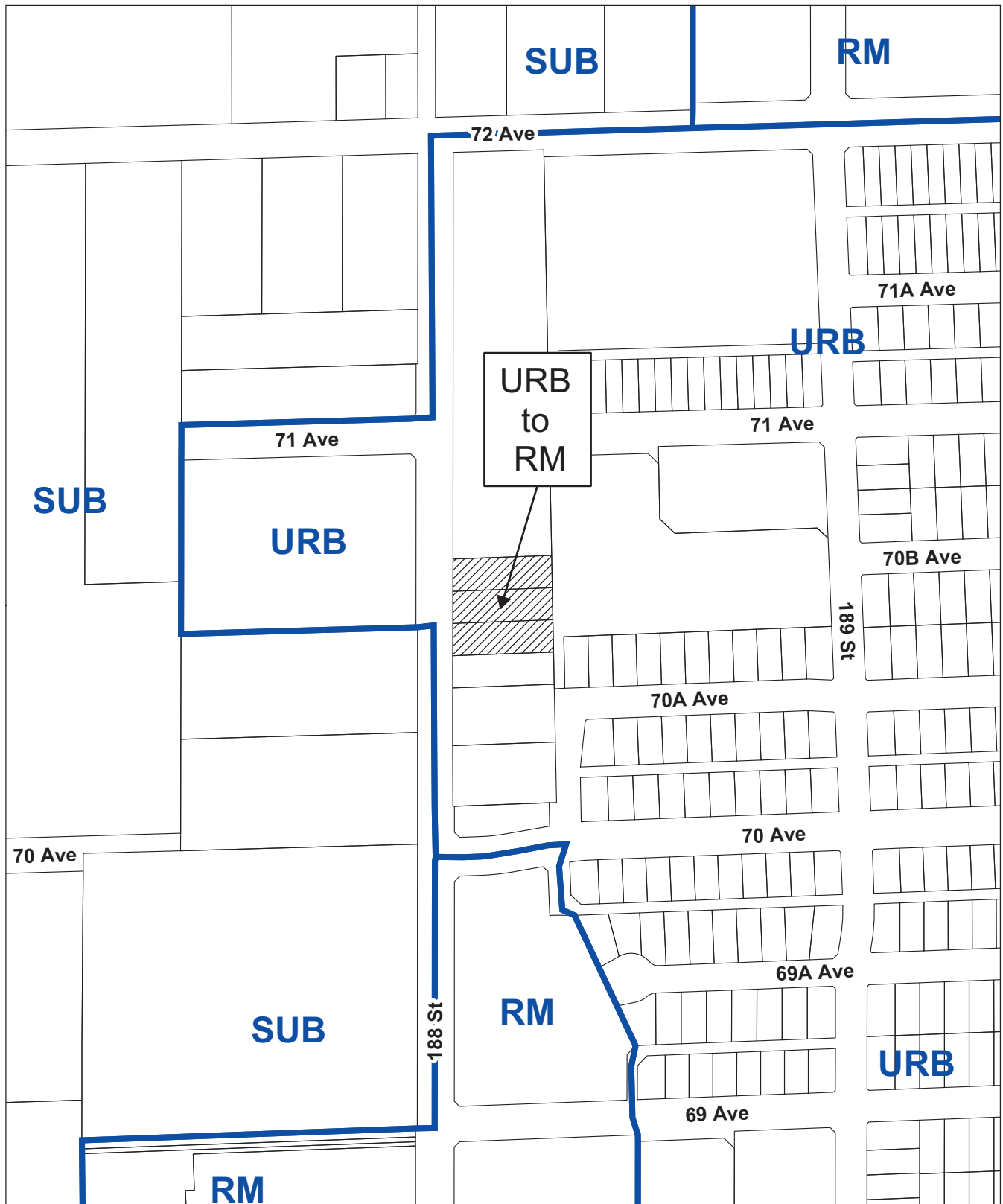
CLIENT

DATE
MAY 23, 2012

DRAWN
SGL

SCALE
AS SHOWN

T-1
SHEET 1 OF 2



OCP Amendment

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0122-00

Issued To: WAYNE MORGAN BOVEE
SHARON MAE BOVEE

Address: 439 – 3rd Street
New Westminister, BC
V3L 2S5

Issued To: SHANE J BOUREL

Address: 132-8500 Ackroyd Road
Richmond BC
V6X 3H8

Issued To: PAUL ADRIAN DAVID JAQUES
ROSEMARY EVELYN JAQUES

Address of Owner: 15527 Vista Drive
White Rock BC
V4V 5H9

Issued To: B A J HOLDINGS INC., INC. NO. BC0785963

Address: 15527 Vista Drive
White Rock BC
V4B 5H9

(collectively referred to as the "Owner")

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: 009-762-337

Lot "A" Section 16 Township 8 New Westminister District Plan 13071

7076 - 188 Street

Parcel Identifier: 009-762-345

Lot "B" Section 16 Township 8 New Westminister District Plan 13071

7070 - 188 Street

Parcel Identifier: 009-762-353
Lot "C" Section 16 Township 8 New Westminster District Plan 13071

7058 - 188 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:

- (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:
-

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

- (a) In Section E of Part 22 Multiple Residential 30 Zone (RM-30), the maximum lot coverage is increased from 45% to 48%;
- (b) In Section F of Part 22 Multiple Residential 30 Zone (RM-30), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 m (10 ft.) to the front porch or veranda;
- (c) In Section F of Part 22 Multiple Residential 30 Zone (RM-30), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.9 metres (16 ft.) for the front porch or veranda;
- (d) In Section F of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (e) In Section F of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 m (5 ft.) to the front porch or veranda; and,
- (f) In Section E.17(b) of Part 4 General Provisions, the number of stairs that may encroach into the building setback area is increased from 3 to 10.

5. The siting of buildings and structures shall be in accordance with the drawings numbered 7912-0122-00 (A) (the "Drawings") which are attached hereto and form part of this development variance permit.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

