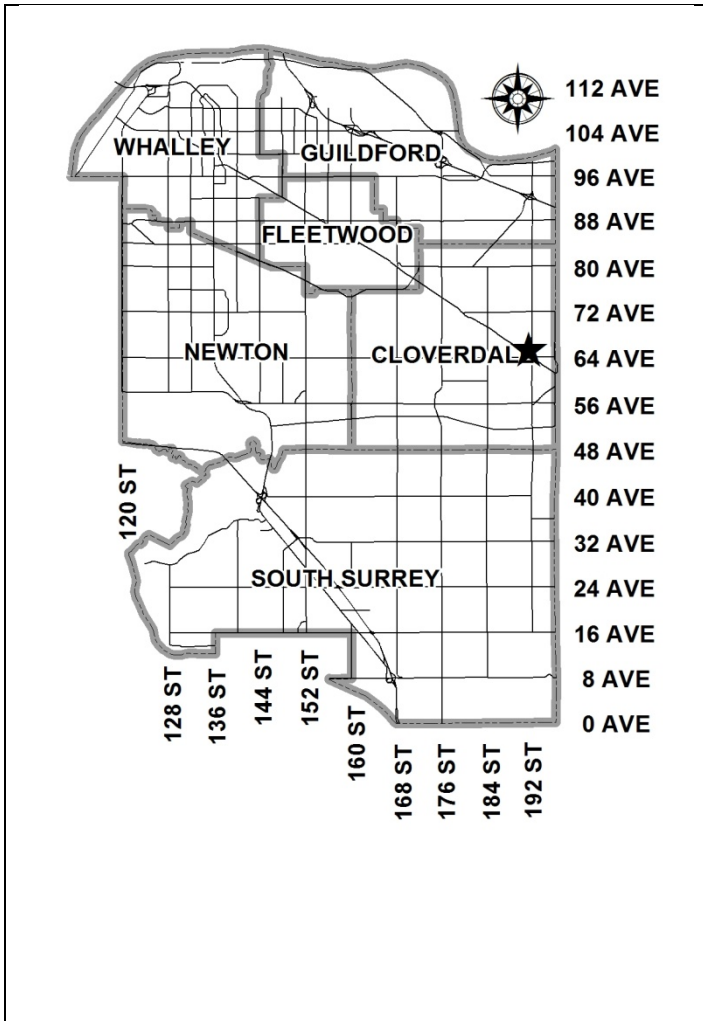


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0343-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** of portions from RA to RM-30 and RF
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 58-unit townhouse development, a remnant parcel, and a parcel to be dedicated for riparian protection.

**LOCATION:**

6481 and 6495 - 192 Street

**OWNER:**

0763284 BC Ltd

**ZONING:**

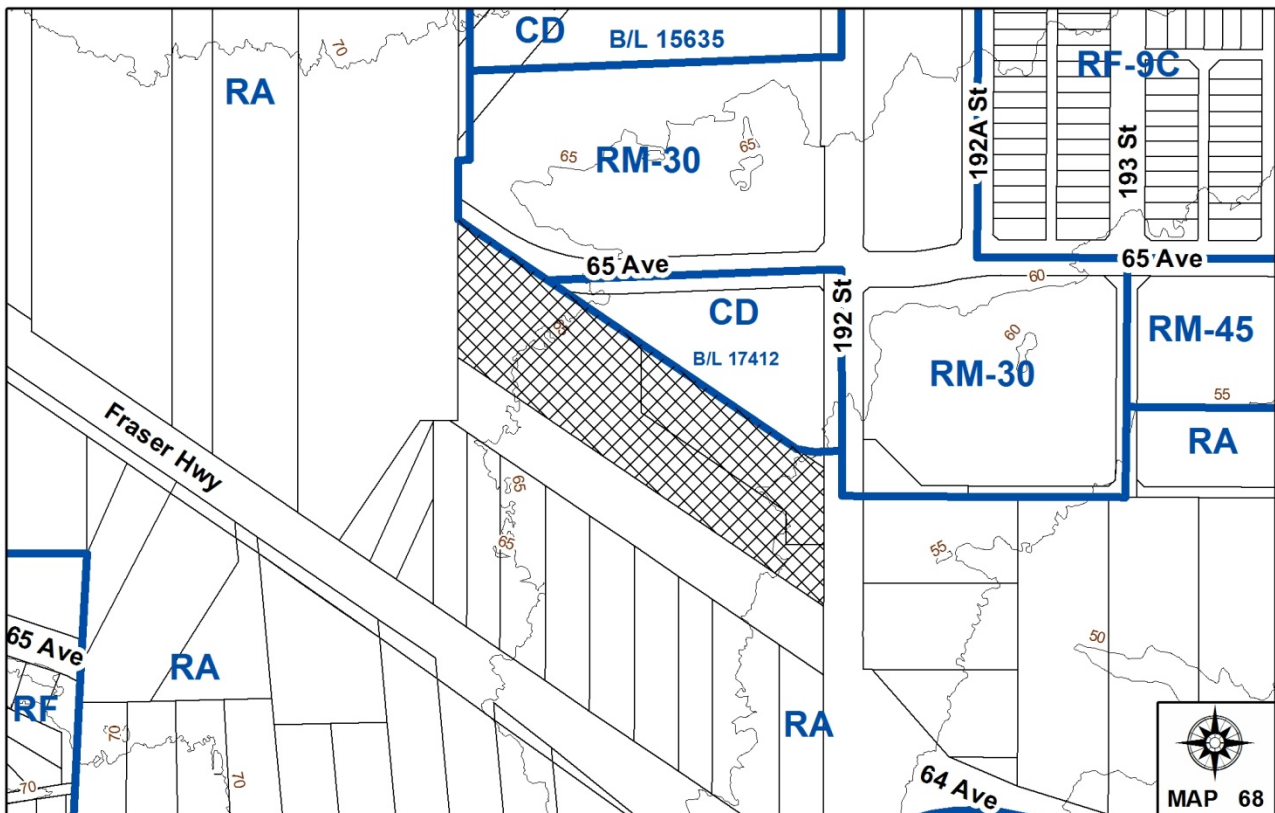
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

22 - 45 upa (High Density),  
 Riparian Protection Area and  
 Specialty Community-Oriented  
 Commercial



### 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

- Front, rear and side yard setbacks in the RM-30 Zone are proposed to be relaxed.
- Parking requirements for tandem parking spaces are proposed to be varied.

### RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of East Clayton.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VI).
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 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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0343-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0343-00 (Appendix VIII) 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 4.5 metres (14.5 ft.);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
  - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
  - (e) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 46 of the 116 resident parking spaces; and
  - (f) to vary the tandem parking requirements of the RM-30 Zone to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity 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" on a portion of 6491 – 192 Street until future consolidation with the adjacent property to the west (19047 Fraser Highway);
- (j) registration of a Section 219 Restrictive Covenant for "no build" on the proposed RF-zoned portion of 6491 – 192 Street until the future use of this parcel is determined;
- (k) 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;
- (l) registration of a reciprocal access easement to allow for future shared access with the property to the west (19047 Fraser Highway);
- (m) registration of a reciprocal access easement to allow for shared access with the property to the east (19180 - 65 Avenue);
- (n) registration of a 6.0-metre (20 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway;
- (o) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and
- (p) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

**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:**

12 Elementary students at Latimer Road Elementary School  
 6 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 1, 2015.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department supports the development proposal. The applicant will be required to enter into a license and monitoring agreement with the City in accordance with Policy P-15 and conditions as stipulated by the Realty Services Division.

**Environmental Review Committee (ERC):** This application was reviewed at the January 16, 2013 ERC meeting. The proposed reduced top-of-bank setback from 30 metres (100 ft.) to an average of 20 metres (66 ft.) from the north side of McLellan Creek (a yellow-coded watercourse) is acceptable, subject to suitable compensation.

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant acreage parcels, with Class B (yellow-coded) watercourse (McLellan Creek) bisecting the site from east to west.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North-East:	Townhouses	22 - 45 upa (High Density)	CD (By-law No. 17412)
North (Across 65 Ave):	Townhouses	15 - 25 upa (Medium-High Density)	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 192 Street):	Single family dwellings on acreage parcels with Class A (red-coded) watercourse.	Riparian Protection Area and Specialty Community-Oriented Commercial	RA
South:	Single family dwelling on acreage parcel under Application No. 7913-0030-00 for townhouses and commercial uses (Pre-Council).	Specialty Community-Oriented Commercial	RA
West:	Undeveloped, treed parcel under Application No. 7911-0054-00 for rezoning a portion to IB (Pre-Council).	22 – 45 upa (High Density)	RA

### JUSTIFICATION FOR PLAN AMENDMENT

#### OCP Amendment

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate a portion of the site from Urban to Multiple Residential to permit the proposed 58-unit, 3-storey townhouse development with a proposed unit density of approximately 63 units per hectare (uph), or 26 units per acre (upa), based on the net site area and a proposed floor area ratio (FAR) of 0.68 (see Appendix VI).
- The proposed OCP amendment from Urban to Multiple Residential is consistent with the East Clayton Neighbourhood Concept Plan (NCP) (see Appendix VII).

### DEVELOPMENT CONSIDERATIONS

#### Context and Background

- The approximately 1.62-hectare (4.0-ac) subject site is located within the East Clayton NCP, fronting both 65 Avenue and 192 Street.
- McLellan Creek, a Class B (yellow-coded) watercourse, bisects the site from east to west.
- The subject site consists of two properties (6481 and 6495 – 192 St) designated Urban in the OCP, designated 22-45 upa (High Density), Riparian Protection Area and Specialty Community-Oriented Commercial in the East Clayton NCP, and zoned "One-Acre Residential Zone (RA)".
- There was a previous application on the subject site (Application No. 7908-0192-00) to rezone to "Comprehensive Development Zone (CD)" based on the "Multiple Residential (45) Zone (RM-45)" in order to develop a 119-unit apartment building. This application received Third Reading from Council on October 4, 2010, but due to market considerations was never

completed. The associated by-law was filed by Council on December 4, 2012, at the request of the owner.

### Current Application

- The current proposal is to subdivide the subject site in order to create three separate lots: a multi-family lot to the north and a remnant lot to the south, with a park lot (for riparian protection) separating them (see Appendix II).

#### *Proposed Lot 1*

- Proposed Lot 1 is located north of McLellan Creek, fronting 65 Avenue, with a lot area of 0.93 hectare (2.29 acres), and is proposed for a 58-unit townhouse development. In order to permit this use, the applicant proposes to:
  - redesignate this portion of the site from Urban to Multiple Residential in the OCP; and
  - rezone from RA to RM-30 in order to permit the development of fifty-eight (58), three-storey townhouse units in nine (9) buildings.
- With a proposed density of 63 uph (26 upa), the proposed development is consistent with 22-45 upa (High Density) designation in the NCP.
- A 4-metre (13-ft.) wide multi-use pathway will be constructed along the southern property line, adjacent to the riparian protection area. This pathway will be within a 6.0-metre (20 ft.) wide statutory right-of-way for public access. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.
- In addition, a Development Permit and a Development Variance Permit are required for the townhouse portion of the application. The applicant is proposing reduced building setbacks of the RM-30 Zone along all property lines, from 7.5 metres (25 ft.) to setbacks ranging from 4.0 metres (13 ft.) to 4.5 metres (15 ft.) (see By-law Variance section). A variance is also required to address the tandem parking arrangement.

#### *Proposed Lot 2*

- Proposed Lot 2 is proposed to be located south of McLellan Creek, fronting 192 Street, with a lot area of 1,416 square metres (0.35 acres), and is proposed to be a remnant parcel. At present, there is interest from a third party to acquire this future remnant parcel for the purpose of riparian compensation. In order to achieve this, the applicant proposes the following:
  - rezone this portion from RA to RF in order to create a remnant single family lot, which will be registered with a “no-build” covenant.
- It is anticipated that, should this acquisition occur, this remnant parcel will be redesignated as "Riparian Protection Area" in the NCP. Should this not occur, the remnant parcel may have future development potential as a small multiple residential lot. The applicant has provided a concept demonstrating this possibility (see Appendix II).

### *Proposed Lot 3*

- Proposed Lot 3 consists of McLellan Creek and the surrounding riparian protection area, with a total lot area of 4,936 square metres (1.22 acres).
- In order to satisfy the requirements of Policy No. P-15, the applicant is creating and conveying the creek riparian setback area for open space (see Appendix II). Parks, Recreation and Culture confirmed that the conveyance this land to the City as open space is acceptable. This lot will remain zoned RA.
- As noted above, a 4.0-metre (13-ft.) wide multi-use pathway will be located adjacent to, and north of, the riparian protection area. This east-west pedestrian connection will be part of a larger network, which may include a future pathway south of McLellan Creek.

### Access, Road Dedication and Engineering Requirements

- The applicant is required to dedicate 503 square metres (5,414 sq.ft.) of land along the frontage of the site for the construction of 65 Avenue.
- The townhouse development on proposed Lot 1 (RM-30) will be oriented towards 65 Avenue, and will gain access from a driveway along 65 Avenue, and through a second driveway along 65 Avenue shared with the adjoining lot at 19180 - 65 Avenue, an existing townhouse development to the east (see Appendix II).
- Under Application No. 7910-0314-00, which was granted Final Adoption by Council on October 17, 2011 for the development on the lot at 19180 - 65 Avenue, a reciprocal access agreement was secured over 19180 - 65 Avenue in order to provide access to the site under the subject application. The applicant will now be required to register a reciprocal access easement over the subject townhouse site for the benefit of 19180 - 65 Avenue.
- The applicant will also be required to register a reciprocal access easement over the subject townhouse site for the benefit of 19047 Fraser Highway to the west, a future multi-family development site, in order to reduce the number of driveways along 65 Avenue.

### Tree Preservation/Replacement

- Arbortech Consulting Ltd. prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix V). The Arborist Report indicates there are two hundred and nineteen (219) mature trees within the entire site. The Report proposes the removal of one hundred and ninety-five (195) trees within the proposed townhouse portion of the site because where they are located will be impacted by the development, as they are within the footprint of proposed roads, driveways or buildings.
- The Report is also proposing removing one (1) tree located within the proposed riparian protection area because it is deemed hazardous. However, the decision regarding the status of this tree must be determined by City staff and therefore should be shown as retained in the Report.
- According to the proposed landscaping plan prepared by PMG Landscape Architects, sixty-nine (69) trees are proposed to be planted on the proposed townhouse site.



- The information provided has been reviewed by staff, and some modifications to the Report will be required.
- The following chart provides a summary of the proposed retention and removal of trees by species for the entire site:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal from Development Site	(Proposed for Removal from Riparian Area)
Douglas Fir	15	14	0	1
Red Alder and Black Cottonwood	195	0	195	0
Other species	9	9	0	0
<b>Total</b>	<b>219</b>	<b>23</b>	<b>195</b>	<b>(1)</b>

- 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 one hundred and ninety-five (195) alder/cottonwood trees are proposed to be removed from the townhouse portion of the site, a total of one hundred and ninety-five (195) replacement trees are required. No trees should be removed from the riparian protection area. Sixty-nine (69) trees are proposed to be planted on the proposed townhouse site, leaving a shortfall of one hundred and twenty-six (126) trees. It is estimated that the applicant will be required to contribute \$37,800 to the City Green Tree Fund as a result of the shortfall of 126 trees, based on \$300/tree. However, this amount may change with modifications to the Report

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 8, 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 58-unit, 3-storey townhouse development.
- The townhouse units range in size from 98.5 square metres (1,060 sq.ft.) to 126.3 square metres (1,362sq.ft.) and are comprised of sixteen 2-bedroom units, twenty-five 2-bedroom & flex-room units, fifteen 3-bedroom units and two 3-bedroom & flex-room units.
- Each of the 58 townhouse units will contain an attached garage. Forty-two (42) of the fifty-eight (58) units have a garage and a flex-room located at grade, with the flex-room

fronting either 65 Avenue to the north or the multi-use pathway to the south. The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.

- The townhouses incorporate gables and bay windows into the design, and the proposed major exterior finishes on the townhouses consist of cedar-style hardie-plank shingles and siding, painted grey, blue and red. Wood trim will provide finishing details along the edges and corners of the units, and variation in the entry canopies will provide for interest and differentiation of the units at the street level.
- Each unit will have a small private patio or front yard space.

#### Landscaping and Outdoor Amenity Space

- A 6.0-metre (20 ft.) wide statutory right-of-way for public access will be registered over an east-west pedestrian connection along the northern edge of the future park/riparian protection area around McLellan Creek, to accommodate a 4-metre (13 ft.) wide multi-use pathway. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.
- A 1.0-metre (3.5-ft.) high cedar rail fence (natural cedar) is proposed to be installed throughout the development, specifically to delineate between public spaces (such as 65 Avenue and the multi-use pathway) and private spaces (such as at the front yards of units and outdoor amenity spaces).
- Landscaping consisting of Norway Maple, Sentry Maple, Honey Locust, Golden Locust and Serbian Spruce trees interspersed with shrubs such as Dogwood, Azalea, Laurel, Yew and others, and perennials such as Spirea, Daylily, Kinnikinnick and Fern will be planted throughout the development.
- The RM-30 Zone requires that 174 square metres (1,873 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 200 square metres (2,153 sq.ft.). There are two separate outdoor amenity spaces located in the development, near to but separated from the riparian protection area by a multi-use pathway. The amenity areas include seating and are defined as private space through the installation of low fencing and planting. One amenity space provides a passive, grassed area while the other provides an active play area for children.
- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 174 square metres (1,873 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). The applicant 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 one-hundred and sixteen (116) resident parking spaces and twelve (12) visitor parking space are to be provided on-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 as follows:
  - in a tandem parking arrangement where one parking space will be located inside the garage, and the second space located behind on the driveway subject to DVP approval for forty-six (46) units;
  - in a tandem parking arrangement where both spaces are to be located entirely within the tandem garage, for ten (10) units; and
  - in a double parking arrangement for two (2) units, where both spaces are to be located within the garage.
  
- The RM-30 Zone states that tandem parking spaces are not permitted for units within 6.0 metres (20 ft.) from lots entrances and exits. However, two units with a tandem parking arrangement are located adjacent to the entrance. In addition, where units are ground-oriented, tandem parking spaces must be enclosed and attached to each unit. Approximately 40% 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 April 3, 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)	<ul style="list-style-type: none"> <li>• Within the East Clayton NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development contains a range of unit sizes.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas.</li> <li>• The development also provides a riparian protection area for a yellow-coded stream.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development provides for, and connects to, a multi-use pathway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Purchasers of units within the development will be provided with the sustainable features within the development.</li> </ul>

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, rear, and east side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.); and
- To reduce the minimum west side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).

## Applicant's Reasons:

- The proposed setbacks are consistent with the setbacks of existing townhouse developments in East Clayton.

## Staff Comments:

- The setback variances are acceptable as they allow for better public frontage-oriented units along all property lines.
- The setbacks are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- Staff support the requested 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 46 of the 116 resident parking spaces.

## Applicant's Reasons:

- The majority of the units have both parking spaces inside the garage, however in order to provide ground-level rooms that provide better interaction with the street and multi-use pathway, 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 46 of the 116 resident parking spaces, which is 40% 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 requested variance.

(c) Requested Variance:

- To vary the tandem parking requirements of the RM-30 Zone to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits.

Applicant's Reasons:

- The proposed change to the parking configuration provides for more marketable units as an additional room can be accommodated on the ground level which also provides an opportunity for natural surveillance of the front yard and street.

Staff Comments:

- The RM-30 Zone does not permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits.
- Due to the narrow design of these particular units and to the limited space available in this particular location for the townhouse building footprint, tandem parking is the only option available.
- The driveways closest to the lot entrance are approximately 20 metres (66 ft.) away from the lot entrance.
- 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 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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7912-0343-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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## SUBDIVISION DATA SHEET

Proposed and Existing Zoning: RM-30, RF and RA

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.0 ac
Hectares	1.62 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	35 – 70 m
Range of lot areas (square metres)	1,416 – 9,256 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	19%
Estimated Road, Lane & Driveway Coverage	3.6%
Total Site Coverage	22.6%
<b>PARKLAND</b>	
Area (square metres)	4,936 m <sup>2</sup>
% of Gross Site	30.5%
<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	NO



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		16,187 m <sup>2</sup>
Road Widening area		578 m <sup>2</sup>
Undevelopable area		6,352 m <sup>2</sup>
Net Total	2,000 m <sup>2</sup>	9,256 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	33%	33%
Paved & Hard Surfaced Areas		38%
Total Site Coverage		71%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	4.5 m *
Rear		4.5 m *
Side #1 (E)		4.5 m *
Side #2 (W)		4.0 m *
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	13 m
Accessory		n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		41
Three Bedroom +		17
Total		58
<b>FLOOR AREA: Residential</b>	8,330 m <sup>2</sup>	6,321 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>	8,330 m <sup>2</sup>	6,321 m <sup>2</sup>

\* *Seeking variances.*

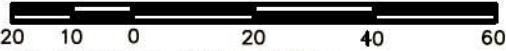
## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		36 uph / 14.5 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	63 uph / 26 upa
FAR (gross)		0.39
FAR (net)	0.90	0.68
AMENITY SPACE (area in square metres)		
Indoor	174 m <sup>2</sup>	0
Outdoor	174 m <sup>2</sup>	200 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	82	82
3-Bed	34	34
Residential Visitors	12	12
Institutional		
Total Number of Parking Spaces	128	128
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	100%	97% 56 units
Size of Tandem Parking Spaces width/length	Length: 6.1 m Width: 3.2 m	Length: 6.1 m Width: 4 m

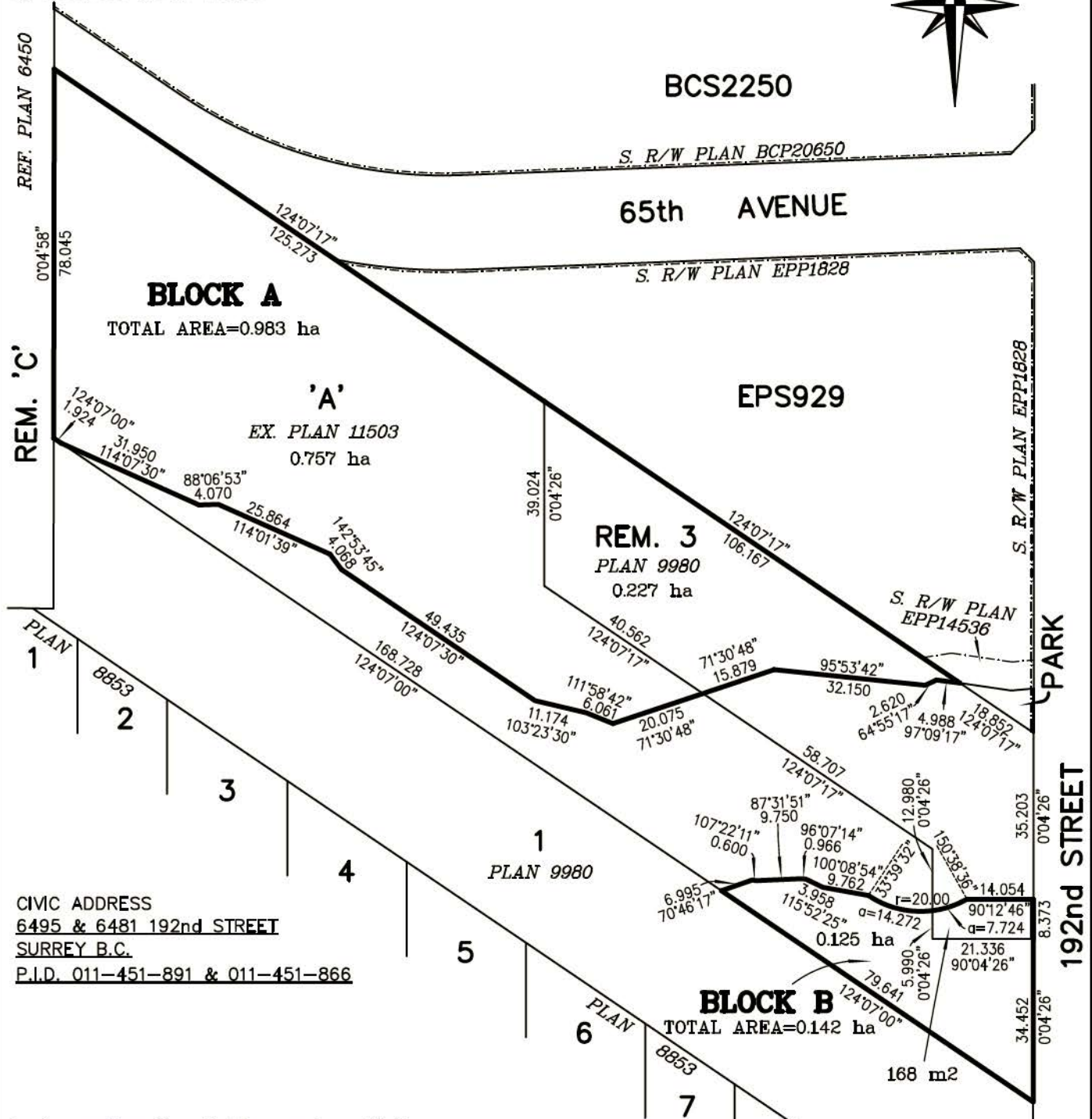
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF PARTS OF LOT 3 EXCEPT: PARCEL 'A' (EXPLANATORY PLAN 11503) AND OF PARCEL 'A' (EXPLANATORY PLAN 11503) OF LOTS 2 AND 3, ALL OF SECTION 16, TOWNSHIP 8, N.W.D. PLAN 9980.**

SCALE 1:1250



All Distances are in Metres.



CIVIC ADDRESS  
 6495 & 6481 192nd STREET  
 SURREY B.C.  
 P.I.D. 011-451-891 & 011-451-866

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

Certified correct, completed on the 1st day of April, 2013.

©

This Plan Lies Within The Greater Vancouver Regional District

FILE: JS1332\_RZ1

B.C.L.S.







▲	JANUARY 20, 2015	REVISED PERMFC
▲	JANUARY 21, 2015	REVISED PERMFC
▲	JANUARY 26, 2015	REVISED PERMFC
▲	JANUARY 29, 2015	REVISED PERMFC
▲	JANUARY 29, 2015	REVISED PERMFC

REVISIONS

CONSULTANT

CLIENT  
6763 2968 4 B.C. Ltd.

PROJECT  
PROPOSED TOWNHOUSE DEVELOPMENT

6801, 6805 192nd STREET  
SURREY, BC

DRAWING TITLE

**SITE PLAN**

DATE: 2015.03.25 FILE NO:  
DWG: FC 1216  
CHK: WJ

SCALE: 1"=40'-0"

SHEET NO.  
**DP-01**

**SITE RECONCILIATION**

<b>LEGAL DESCRIPTION:</b> TOPOGRAPHIC PLAN OF PARCELS "A" EXPLANATORY PLAN 11903 LOTS 2 AND 3 AND LOT 3 EXCEPT PARCEL "A" EXPLANATORY PLAN 115 03 80% OF SECTION 16, TOWNSHIP 16 WEST MERIDIAN DISTRICT PLAN 8850		<b>LOT DENSITY:</b> PERMITTED: 75 UPH (30 UPR) PROPOSED: GROSS 36 UPR (34.50 UPR) NET: 65 UPR (28 UPR)
<b>CIVIC ADDRESS:</b> 6801, 6805 192nd Street, Surrey, BC		<b>FLOOR AREA RATIO:</b> PERMITTED: 0.8 MAXIMUM PROPOSED: GROSS: 0.38 = 68,039 sq ft / 17,423 sq ft NET: 0.55 = 95,039 sq ft / 50,634 sq ft
<b>ZONING INFORMATION:</b> ZONE: EXISTING: CD (BASED ON RM-3) PROPOSED: CD (BASED ON RM-3)		<b>LOT COVERAGE:</b> ALLOWABLE: 45% MAXIMUM PROPOSED: NET: 30% = 28,672 sq ft / 69,634 sq ft
<b>LOT AREAS:</b> GROSS SITE AREA = 174,234 sq ft (16,188 sq m / 4,000 x 1,620 ft) ROAD DEDICATION = 6222 sq ft (573 m x 0.54 m / 0.09%) CONSERVATION AREA = 65,132 sq ft (6,038 m x 11,206 m / 0.004%) SITE REMAINDER AREA = 15,280 sq ft (1,418 m x 0.39 m / 0.48%) NET SITE AREA = 88,654 sq ft (8,208 m x 2,256 m / 0.93%)		<b>BUILDING HEIGHT:</b> PERMITTED: 13.00m (43 FT) MAXIMUM PROPOSED: T80 (3 STOREY)
<b>SETBACKS (BUILDING FACE):</b> FRONT (NORTH): 7.50m 45.00m 6.00m 6.750m SIDE (EAST): 7.50m 45.00m REAR (SOUTH): 7.50m 45.00m SIDE (WEST): 7.50m 45.00m		<b>AMENITY:</b> REQUIRED INDOOR AMENITY SPACE: 55 UNITS / 2m² per unit = 1174 m² PROPOSED: 2154 m² (CASH-IN-A-LU) REQUIRED OUTDOOR AMENITY SPACE: 55 UNITS / 2m² per unit = 1174 m² PROPOSED: 2154 m² / 200m²
<b>PARKING:</b> REQUIRED: 55 UNITS x 2 per unit = 110 RESIDENT PARKING (MAX 50% OUTDOOR = 55 CARS) 55 UNITS x 0.2 per unit = 11 VISITOR PARKING TOTAL = 125 PARKING		<b>PARKING:</b> PROPOSED: 80% INDOOR = 75 PARKING 30% OUTDOOR = 40 PARKING 65 UNITS x 2 per unit = 130 RESIDENT PARKING 55 UNITS x 0.2 per unit = 11 VISITOR PARKING TOTAL = 126 PARKING

**LOT COVERAGE SUMMARY**

BUILDING NO.	NO. OF UNITS	LOT COVERAGE
1	7	4,372 sq ft, 426.17 m²
2	7	4,210 sq ft, 400.41 m²
3	6	3,277 sq ft, 304.44 m²
4	6	3,217 sq ft, 300.27 m²
5	8	4,340 sq ft, 405.92 m²
6	8	4,370 sq ft, 407.59 m²
7	5	2,731 sq ft, 255.72 m²
8	6	3,277 sq ft, 304.44 m²
9	5	3,158 sq ft, 293.53 m²
<b>TOTAL</b>	<b>68</b>	<b>30,072 sq ft, 2,802.48 m²</b>

**FLOOR AREA SUMMARY**

UNIT TYPE	NO. OF UNITS PER BUILDING									LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	UNIT TOTALS	SITE TOTALS		
	1	2	3	4	5	6	7	8	9							
A 2 BED/FLEX										25	176 sq ft	442 sq ft	1,000 sq ft	88.49 m²	262.00 sq ft	2,481.99 m²
B 2 BED										6	78 sq ft	525 sq ft	1,128 sq ft	104.79 m²	678.88 sq ft	628.77 m²
B1 2 BED										1	78 sq ft	540 sq ft	1,149 sq ft	106.75 m²	1,149 sq ft	106.75 m²
BC 2 BED										3	78 sq ft	525 sq ft	1,128 sq ft	104.79 m²	1,012 sq ft	943.95 m²
C 3 BED										10	203 sq ft	488 sq ft	1,139 sq ft	105.82 m²	17,028 sq ft	1,587.29 m²
D 3 BED/FLEX										1	178 sq ft	575 sq ft	909 sq ft	83.92 m²	2,724 sq ft	253.07 m²
<b>TOTAL</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>58</b>			<b>643.78 sq ft</b>	<b>6,840.91 m²</b>		







**PROPOSED TOWNHOME DEVELOPMENT**

076328484 B.C. Ltd

65th Avenue Surrey, BC

2013.03.15  
**STREETSCAPES**





1/10/2018 10:58:10 AM

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▲	JANUARY 09, 2018	REVISED PER R/C
▲	JANUARY 22, 2018	REVISED PER R/C
▲	JANUARY 08, 2018	REVISED PER R/C
▲	JANUARY 31, 2018	REVISED PER R/C
REVISIONS		
CHECKED BY		DAVE

CLIENT  
8783 28484 B.C. Ltd.

PROJECT  
PROPOSED TOWNHOUSE DEVELOPMENT  
8481, 8485 182nd STREET  
SURREY, BC

DRAWING TITLE

STREETSCAPE

DATE	2018.08.28	FILE NO.	
DRAWN	FC		
CHECKED	WV		1216

SEAL  
SHEET NO.  
**DP-03**

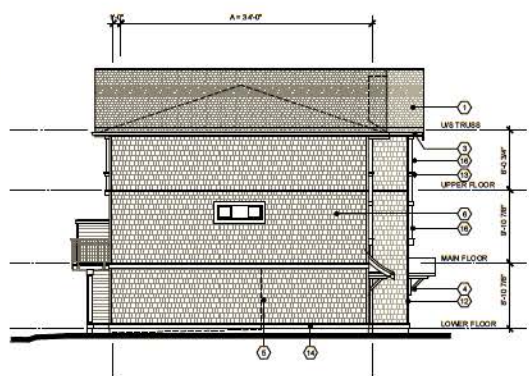




1:2023 Townhouse Development - 1000 10th Street, Surrey, BC V4A 1A1



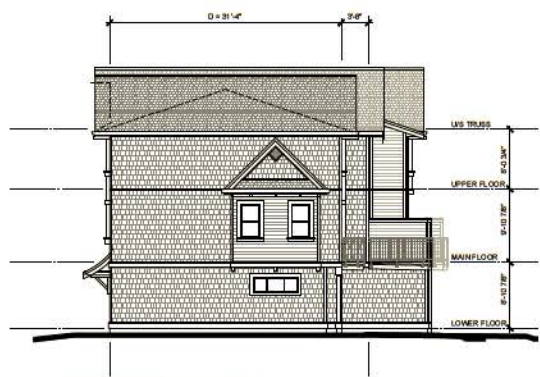
**FRONT ELEVATION (SOUTH)**  
SCALE: 1/8"=1'-0"



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



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



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

**ELEVATION MATERIAL LEGEND**

- 1 COMPOSITE ASPHALT SHINGLES
- 2 1/2" PAINTED WOOD FASCIA GW 2x4 WOOD TRIM & METAL FLASHING
- 3 1" PREFINISHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
- 4 DECORATIVE KNEE-BRACE
- 5 HARDIE PLANK SIDING
- 6 HARDIE SHINGLE SIDING
- 7 SEALED DOUBLE GLAZED PVC SLIDING DOOR GW 2x8 WOOD TRIM AROUND
- 8 SEALED DOUBLE GLAZED PVC WINDOW GW 2x8 WOOD TRIM OR DECORATIVE WOOD SHUTTER
- 9 81111111 DOOR GW 2x8 WOOD TRIM AROUND
- 10 OVERHEAD GARAGE DOORS GW 2x8 WOOD TRIM AROUND
- 11 42" HEIGHT PREFINISHED ALUMINUM RAILING
- 12 2x4 PAINTED CORNER WOOD TRIM
- 13 2x4 PAINTED WOOD TRIM
- 14 2x10 PAINTED WOOD TRIM GW PREFINISHED METAL FLASHING
- 15 2x12 PAINTED WOOD TRIM GW PREFINISHED METAL FLASHING
- 16 1" HARDIE PANEL TRIM
- 17 HARDIE PANEL
- 18 LARGE PANEL ON BUILT-UP WOOD COLUMN GW CORNER TRIM
- 19 THRU WALL FLASHING

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**FOCUS**  
ARCHITECTURE  
INCORPORATED

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Abbotsford, British Columbia V2S 8A3  
1 800 855 55 22 fax 1 800 855 54 42  
info@focus.ca

▲	JANUARY 23, 2013	REVISED PER IFC
▲	JANUARY 23, 2013	REVISED PER IFC
▲	JANUARY 8, 2013	REVISED PER IFC
▲	JANUARY 15, 2013	REVISED PER IFC
REVISIONS		
CONNEL TANT		

CLIENT  
**6763 2884 B.C. Ltd.**

PROJECT  
**PROPOSED TOWNHOUSE DEVELOPMENT**

6491, 6495 102nd STREET  
SURREY, BC

DRAWING TITLE  
**BUILDING 1 ELEVATIONS**

DATE: 2013.03.28 FILE NO:  
DWL FC  
CHK WW **1216**

SCALE  
SHEET NO.  
**DP-07**



















Thursday, February 14, 2013  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 12-0343-00

**SUMMARY**

The proposed 58 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

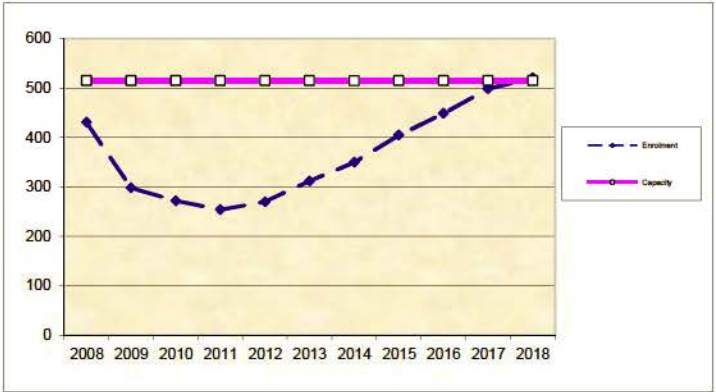
Elementary Students:	12
Secondary Students:	6

September 2012 Enrolment/School Capacity

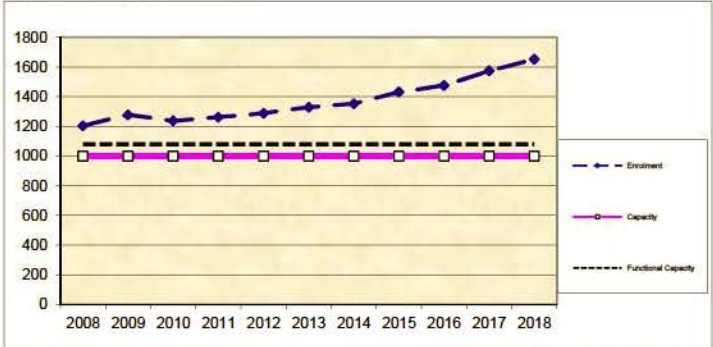
<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	45 K + 225
Capacity (K/1-7):	40 K + 475
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1289
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**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.  
 Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area. The School District's #1 priority in its 2012-2016 Five Year Capital Plan submission to the Province proposes a new secondary school in the North Clayton Area to help relieve Lord Tweedsmuir Secondary and Clayton Heights Secondary. The construction of a new secondary school is subject to a proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road 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.





### OFF-SITE PRIVATE TREES:

During our review we have noted shared and off-site trees located in close proximity to the site.

The shared and off-site trees that are determined to be impacted so severely that they are recommended for removal, will require that the neighbour and the municipality approve those removals. A letter of authorization for shared trees and a signed tree cutting permit for off-site trees should be sought from those affected neighbours. Since the quantity of removal trees cannot be accurately determined until such a time that land clearing is commenced, the interim approvals period should include securing a memorandum of agreement from those neighbours for submittal to the city so that they are comfortable that the neighbours will not object to such tree risk mitigation measures.

## TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100 for On-Site and City Boulevard Removal Trees, following are the Tree Replacement Calculations:

**Table 3.** Tree Retention and Replacement Summary

<b><u>Tree Retention:</u></b>	<b>On-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	21	2	<b>23</b>
Trees to be Removed	196	0	<b>196</b>
<b>Total Trees Considered</b>	<b>217</b>	<b>2</b>	<b>219</b>

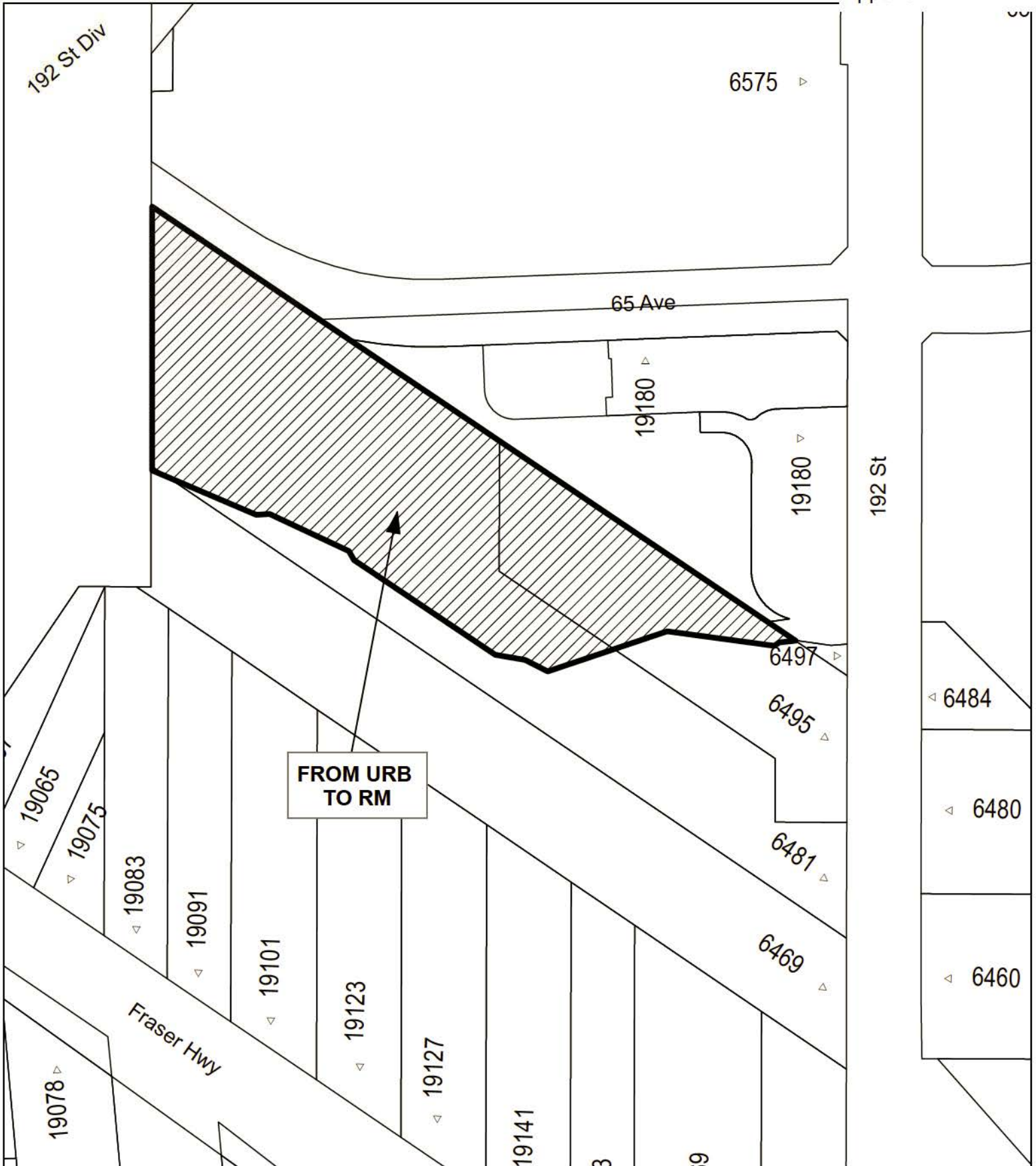
<b><u>Tree Replacement:</u></b>	<b>Quan</b>	<b>Subtotal</b>	<b>Quan</b>	<b>Subtotal</b>	<b>Total</b>
2:1 Replacement Quota	1 X2	<b>2</b>	0 X2	<b>0</b>	<b>2</b>
1:1 Replacement Quota	195 X1	<b>195</b>	0 X1	<b>0</b>	<b>195</b>
<b>Total Replacement Trees Required</b>					<b>197</b>

Based on bylaw criteria, 197 trees are required to be planted. The tree replacement design is specified by the project landscape architect. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may seek cash-in-lieu contribution to the Green Fund for use in Parks Department Tree Planting Programme.

## SUMMARY RECOMMENDATIONS

It should be noted that tree retention will only be successful if the trees can be protected to meet and respect the alignments and restrictions within the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Since our plan is based on designs that were available at the time of writing, and those designs may be subject to revision, the advancement of those designs to "Issued for Construction" status will require coordination with our findings.





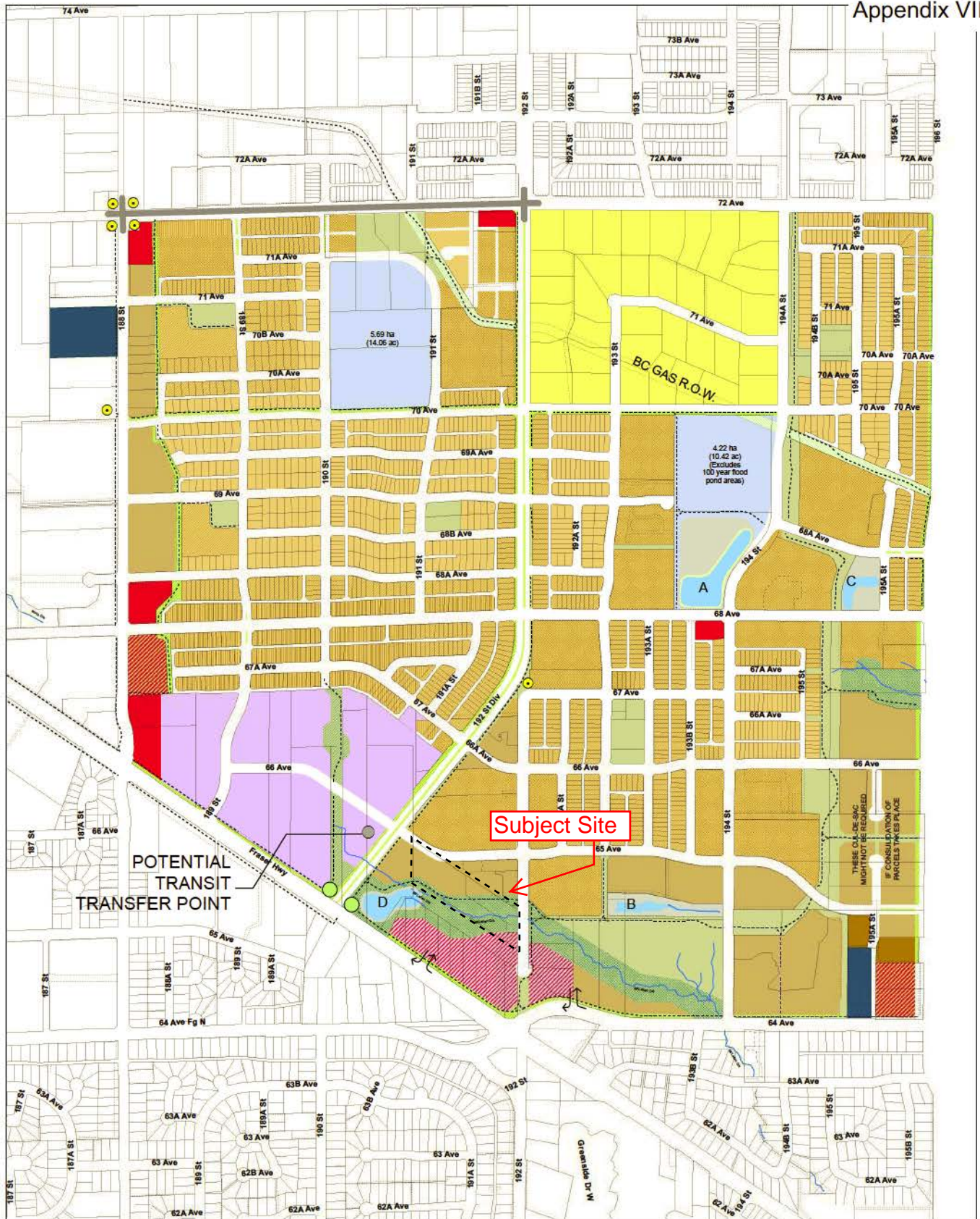
**FROM URB  
TO RM**

### OCP Amendment

Proposed amendment from  
Urban to Multiple Residential







- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 8-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open Space / Park   |
| 10-15 u.p.a. (Medium Density)      | Utility - Open Space  | Open Space / Park on Private Property  |
| 10-15 u.p.a. Special Residential   | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property)  |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event)                                | Urban Landmark / Reference Point   |
| 22-45 u.p.a. (High Density)        | Storm Water Pond on Private Property                                    | Neighbourhood Gateway Feature  |
| 30-70 u.p.a. (High Density)        | School & Park   | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park                      | Riparian Protection Area  |  |
| Neighbourhood Commercial           |   |  |

**EAST CLAYTON LAND USE PLAN**  
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



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.: 7912-0343-00

Issued To: 0763284 BC. LTD  
("the Owner")

Address of Owner: 101A, 22259 - 48 Avenue  
Langley, BC V3A 8T1

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: 011-451-891  
Lot 3 Except: Parcel "A" (Explanatory Plan 11503), Section 16 Township 8 New  
Westminster District Plan 9980  
6495 - 192 Street

Parcel Identifier: 011-451-866  
Parcel "A" (Explanatory Plan 11503) Lots 2 and 3 Section 16 Township 8 New Westminster  
District Plan 9980  
6481 - 192 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 F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the front, rear and east property lines is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
  - (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setback from the west property line is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
  - (c) 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 46 of the 116 parking spaces, as shown in Schedule A; and
  - (d) In Sub-section H.5. (b) of Part 22 "Multiple Residential 30 Zone (RM-30)", the requirement that tandem parking is not permitted for dwelling units located within 6.0 metres (20 ft.) from lot entrances/exits is deleted for the westernmost driveway, as shown in Schedule A.
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      .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



