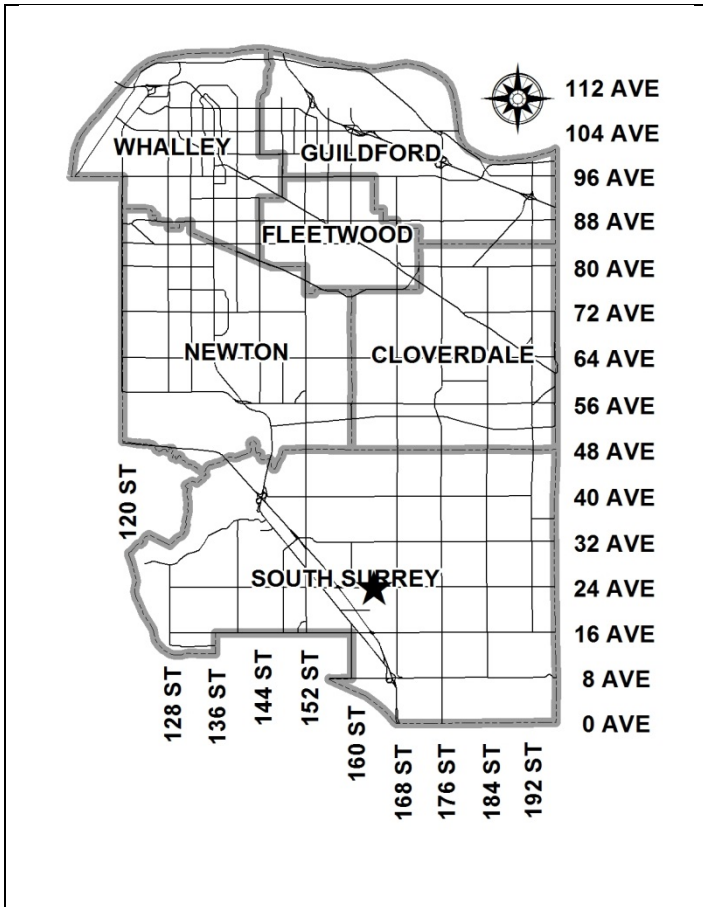


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0042-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **OCF amendment** from "Suburban" to "Urban"
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 35-unit townhouse complex and to reduce setbacks.

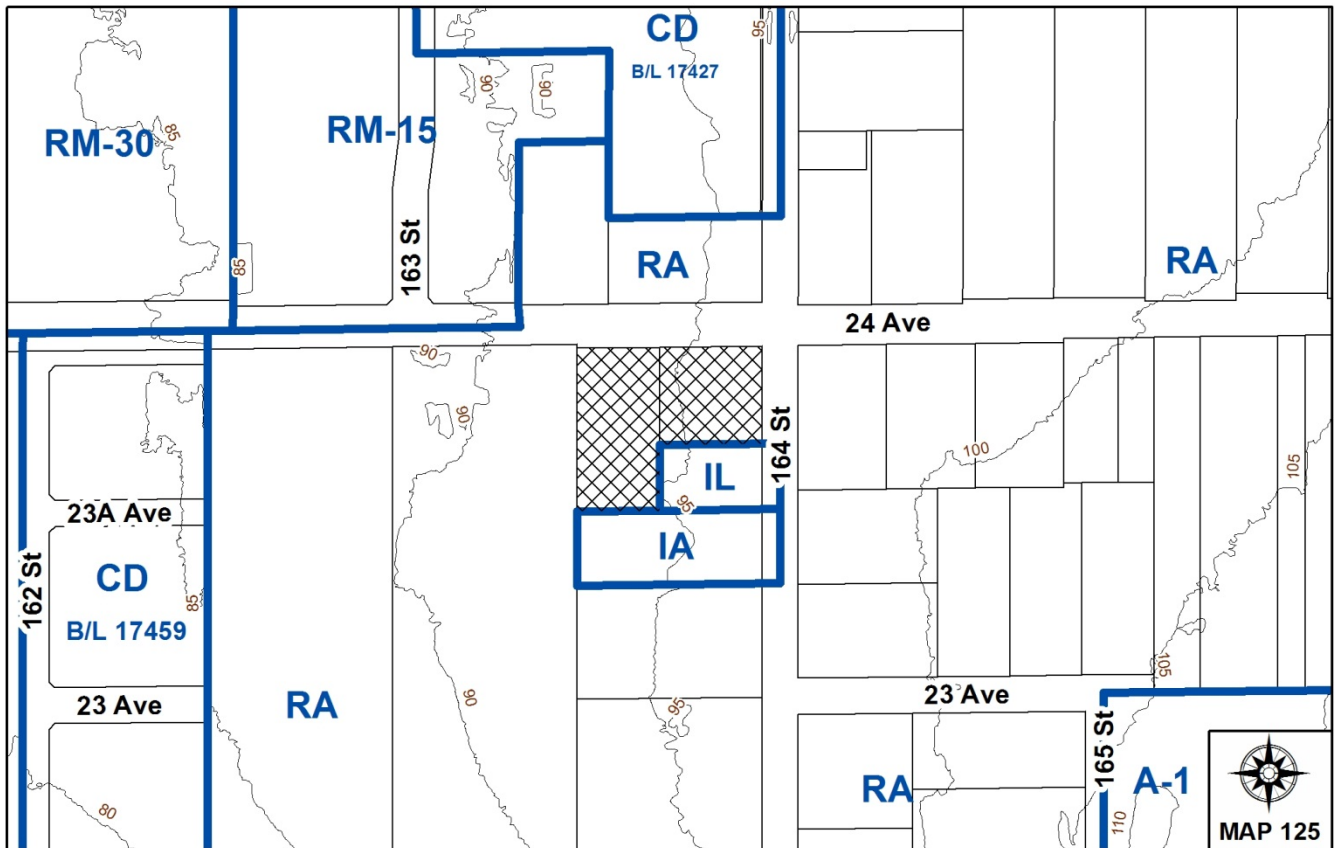
LOCATION: 16354 & 16384 - 24 Avenue

OWNER: 0956514 B.C. Ltd.

ZONING: RA

OCF DESIGNATION: Suburban

NCP DESIGNATION: Multiple Residential 15-25 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban".
- The applicant is proposing various setback relaxations and temporary parking within the setback.
- The applicant is seeking to reduce the indoor amenity space from the required 105 sq.m. (1,130 sq.ft.) to 62.5 sq.m. (670 sq.ft.) and pay cash-in-lieu for the shortfall.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the Neighbourhood Concept Plan (NCP) designation.
- Complies with the Sunnyside Heights NCP designation.
- The proposed indoor amenity space shortfall is supportable given the proposed reduced indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights NCP.
- The proposed density and building form are appropriate for this part of Sunnyside Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0042-00 from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Development Application No. 7913-0042-00 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 approve the applicant's request to reduce the amount of required indoor amenity space from 105 sq.m. (1,130 sq.ft.) to 62.5 sq.m. (670 sq.ft.).
5. Council approve Development Variance Permit No. 7913-0042-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.7 metres (22 feet) along 24 Avenue;
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 23A Avenue;
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 4;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 6 and to 3.0 metres (10 feet) for Building 1;
 - (e) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4 metres (13 feet) along 164 Street;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 5; and
 - (g) to allow a temporary visitor parking space within the south yard setback.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) 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;
- (g) 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;
- (h) the applicant make the appropriate contribution to the Green City Fund if required replacement trees cannot all be accommodated on-site;
- (i) the applicant adequately address the impact of reduced indoor amenity space;
- (j) the applicant provide securities and appropriate legal documents to ensure that the temporary visitor parking is removed and the ultimate condition is constructed, including landscaping and permanent visitor parking and; and
- (k) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

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:**

7 Elementary students at Pacific Heights Elementary School
4 Secondary students at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2014.

(Appendix IV)

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24 Avenue):	Single family residential	Suburban/ 10-15 upa Medium Density	RA
East (Across 164 Street):	Single family residential	Suburban/ Multiple Residential 15-25 upa	RA
South:	Two commercial businesses	Suburban/ Multiple Residential 15-25 upa	IL and IA
West:	Single family residential	Suburban/ Multiple Residential 15-25 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban". The OCP Amendment is necessary to accommodate development at a density higher than 5 units per hectare (2 units per acre) and it was acknowledged that the OCP would need amending as development proposals came forward in the Sunnyside Heights NCP.

DEVELOPMENT CONSIDERATIONS

Land Use Context

- The subject site consists of two parcels located at 16354/84 – 24 Avenue and is 0.72 hectares (1.78 acres) in gross area. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Suburban" in the OCP and "Multiple Residential 15-25 upa" in the Sunnyside Heights NCP.
- The subject site is bordered to the west, east (across 164 Street) and north (across 24 Avenue) by single family residential lots that are zoned RA. There are 2 existing commercial businesses on the adjacent 2 parcels to the south that are zoned "Agro-Industrial Zone (IA)" and "Light Impact Industrial Zone (IL)".
- In the Sunnyside Heights NCP approved by Council in 2010, the site and its adjacent area is designated "Multiple Residential 15-25 upa". The proposed development is in compliance with the NCP.

- The applicant is proposing an OCP amendment from "Suburban" to "Urban", a rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to allow for development of a 35-unit townhouse complex. The applicant is also proposing a Development Variance Permit to relax the setbacks along all property lines.

Land Consolidation Area

- The subject site and the property to the south at 2359 – 164 Street is identified as a "land consolidation area" in the Sunnyside Heights NCP. Land consolidation is required in several areas in the NCP to ensure efficient and feasible development of the properties, and to achieve equitable distribution of servicing costs amongst properties.
- The applicant has not been able to assemble the property to the south, as identified in the NCP. However, the owner to the south has provided a letter indicating that he is aware of the proposed subject development, has no interest in joining the development application, and has no intention of selling his property in the foreseeable future.
- The applicant has provided a conceptual townhouse layout for the parcel to the south, utilizing similar setbacks and unit types as the subject site (Appendix II).
- The applicant has provided a cost estimate for servicing the subject site and the parcel to the south. The cost estimate and cost sharing details have been reviewed by Engineering and have been found acceptable.

Vehicle Access, Pedestrian Circulation and Parking

- Vehicular access is proposed from one location on 164 Street. The subject site is required to provide an access easement to accommodate future development of the property to the south at 2359 – 164 Street.
- A multi-use pathway is proposed along 24 Avenue, and a 2.7 metre (9 foot) wide statutory right-of-way is required from the subject site to help facilitate the multi-use pathway. This multi-use pathway will connect the subject site with the commercial centre in Grandview Corners to the west.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing various pathways on the site that will link the units with the indoor and outdoor amenity areas and the public sidewalks.
- The applicant is proposing to provide 70 resident parking spaces and seven (7) visitor parking spaces, which satisfies the parking requirements of the Zoning By-law.
- The proposed access to 164 Street will be temporary. When access to the future 23A Avenue can be achieved, the 164 Street access will be closed.
- When the 164 Street access is closed, the area will be used to construct two visitor parking spaces. One space will be used by the subject property and one can be used by the property to the south. An easement agreement will be required in this regard.

- Because the seventh visitor parking stall will not be constructed at present, a temporary visitor parking stall is proposed to the south of Building 5, within the south yard setback.
- Because the RM-30 zone does not permit parking within setback areas, a variance is required to allow this temporary parking stall.
- The applicant will be required to provide securities and the appropriate legal documents to ensure that the temporary parking is removed and the ultimate is constructed. This will occur after the 23A Avenue access is available, allowing the 164 St access to be removed.

Amenity Space

- The Zoning By-law requires that 105 sq.m. (1,130 sq.ft.) of indoor amenity space and 105 sq.m. (1,130 sq.ft.) of outdoor amenity space be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 62.5 sq.m. (670 sq.ft.) of indoor amenity space. The amenity building contains a large multi-purpose room, a kitchenette area, a washroom, and storage area. The proposed amenity building is adjacent to the outdoor amenity area located along 24 Avenue.
- The applicant is proposing to provide cash-in-lieu to compensate for the indoor amenity space shortfall of 42.5 sq.m. (460 sq.ft.).
- The applicant is proposing to provide 120 sq.m. (1,290 sq.ft.) of outdoor amenity space, mainly located adjacent to the indoor amenity building. The outdoor amenity area includes benches, retained trees and lawn areas and children's play equipment.

Landscaping

- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- The applicant is providing an entry feature at the corner of 24 Avenue and 164 Street, as indicated in the NCP. The applicant is proposing an equestrian theme with various hitching posts and benches in the corner plaza area. The equestrian theme is carried over to the proposed 0.9 metre (3 feet) high split cedar rail fencing with stone veneer posts along the street frontages.
- Decorative paving is proposed at the vehicular entrances. The mail kiosk for the complex is located beside the amenity building in the outdoor amenity area, and a bicycle rack is also located near this area as well. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

Trees

- The applicant has provided an arborist assessment for the subject site. There are a total of 62 by-law sized trees on the subject site. Five (5) of these trees are low value alder or cottonwoods. The majority of the thirty (30) western red cedar trees proposed for removal are part of a hedge that will be within the 24 Avenue road dedication.

- The table below offers a summary of the types of trees on the site:

Tree Species	Total No. of Mature Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	3	0	3
Austrian pine	1	0	1
Cherry	4	0	4
Deodar cedar	1	0	1
Douglas fir	13	3	10
English walnut	1	0	1
Mountain ash	1	0	1
Western red cedar	30	0	30
Paper birch	1	0	1
Plum	1	0	1
Deciduous tree	1	0	1
Alder and cottonwood	5	0	5
Total	62	3	59

- Of the three trees that are proposed to be retained, two are in a very prominent location adjacent to the north property line. The site plan has been designed to accommodate retention of these trees. The multi-use pathway will pass to the north of the trees and curve around them in order to avoid impacting them.
- The applicant is proposing to plant 110 trees on the site; 111 replacement trees are required.

DESIGN PROPOSAL AND REVIEW

- The development consists of 6 residential buildings containing 35 dwelling units. Twenty (20) of the units are proposed to have a double-car garage while 15 of the units are proposed to have a tandem parking arrangement.
- The majority of street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. All street-fronting units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- A Tudor-style design is proposed for the townhouse buildings. The exterior materials include hardie panel, hardie shingles, brick, and fascia board detailing.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 16, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The subject site is located within an NCP area. The application is consistent with the NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The applicant proposes a gross density of 59 uph. The permitted gross density is 75 uph. The development does not include a mix of uses or unit types; it is exclusively composed of townhouse units with three or more bedrooms. Landscaping throughout the development will consist of 10% edible planting, to which the residents will have access.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Permeable paving and surfaces are proposed. Almost all required replacement trees are proposed to be planted on-site. Composting areas will be provided on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development will be adjacent to a multi-use pathway along 24 Avenue. 24 Avenue is a transit route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The building design provides for active living space at the ground floor facing the street which allows for surveillance. Low fences and shrubs also allow surveillance of the street. The proposal includes playground space and outdoor and indoor community gathering space.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Area residents are involved in the planning process through the typical development application review process.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

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.

PRE-NOTIFICATION

Pre-notification letters were sent on October 31, 2013 and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.7 metres (22 feet) along 24 Avenue;
- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 23A Avenue; and
- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4 metres (13 feet) along 164 Street.

Applicant's Reasons:

- The proposed setbacks allow for an efficient use of the site.

Staff Comments:

- The proposed setbacks along the streets are permitted in the Sunnyside Heights NCP and achieve a more urban, pedestrian streetscape.

(b) Requested Variance:

- To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 4.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

Staff Comments:

- The applicant is providing a substantial road dedication (6.3 metres/21 feet) and a statutory right-of-way (2.7 metres/9 feet) for a multi-use pathway on 24 Avenue, which impacts the site layout.
- If the site to the south redevelops in the future to townhouses as per the NCP designation, it is very likely that a drive aisle will be placed along the shared property line, and thus no future townhouse units are likely to be placed near the shared property line.

(c) Requested Variance:

- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 6 and to 3.0 metres (10 feet) for Building 1.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

Staff Comments:

- The proposed setback reduction for Building 1 is a side yard and as such has less impact on a neighbouring property. If the site to the west redevelops to townhouses as per the NCP designation, the units will likely have the same orientation facing 24 Avenue and the same setback relaxation will likely be requested.
- Similarly, if the site to the west redevelops in the future to townhouses as per the NCP designation, it is very likely that the same setback relaxation as is requested for Building 6 will be requested by the parcel to the west for units backing onto the subject property.

(d) Requested Variance:

- To reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 5.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site.

Staff Comments:

- If the site to the east redevelops in the future to townhouses as per the NCP designation, it is very likely that those townhouses will be in a side yard relationship with the subject site. The impact of a reduced setback is minimal with a side yard interface.

(e) Requested Variance:

- To allow one temporary visitor parking space within the south yard setback.

Applicant's Reasons:

- Permanent visitor parking will be provided in compliance with the Zoning By-law after the 164 Street access is closed. Parking within the setback is only temporary and will ensure that full seven stalls required by the By-law is provided.

Staff Comments:

- Staff support the visitor parking within the setback as a temporary condition. When the 23A Avenue access is available the strata will be responsible for providing visitor parking in the permanent arrangement. Securities will be collected and legal documents registered to ensure that the ultimate condition is satisfied.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Development Variance Permit No. 7913-0042-00
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. OCP Redesignation Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

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Information for City Clerk

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

1. (a) Agent: Name: Matthew Cheng
 Matthew Cheng Architect Inc.
 Address: #202, 670 - Evans Avenue
 Vancouver, BC
 V6A 2K9

 Tel: 604-731-3012

2. Properties involved in the Application

- (a) Civic Address: 16354 - 24 Avenue
 16384 - 24 Avenue

- (b) Civic Address: 16354 - 24 Avenue
 Owner: 0956514 B.C. Ltd.
 Director Information:
 Paramjit Singh Sanghera (formerly Paramjit S. Sanghera)
 Mohammed Taghi Shalbaf

No Officer Information Filed

PID: 004-782-534
Lot 9 Section 13 Township 1 New Westminster District Plan 34983

- (c) Civic Address: 16384 - 24 Avenue
 Owner: 0956514 B.C. Ltd.
 Director Information:
 Paramjit Singh Sanghera (formerly Paramjit S. Sanghera)
 Mohammed Taghi Shalbaf

No Officer Information Filed

PID: 004-900-421
Lot 11 Section 13 Township 1 New Westminster District Plan 51121

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

- (b) Introduce a By-law to rezone the property.

- (c) Proceed with Public Notification for Development Variance Permit No. 7913-0042-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

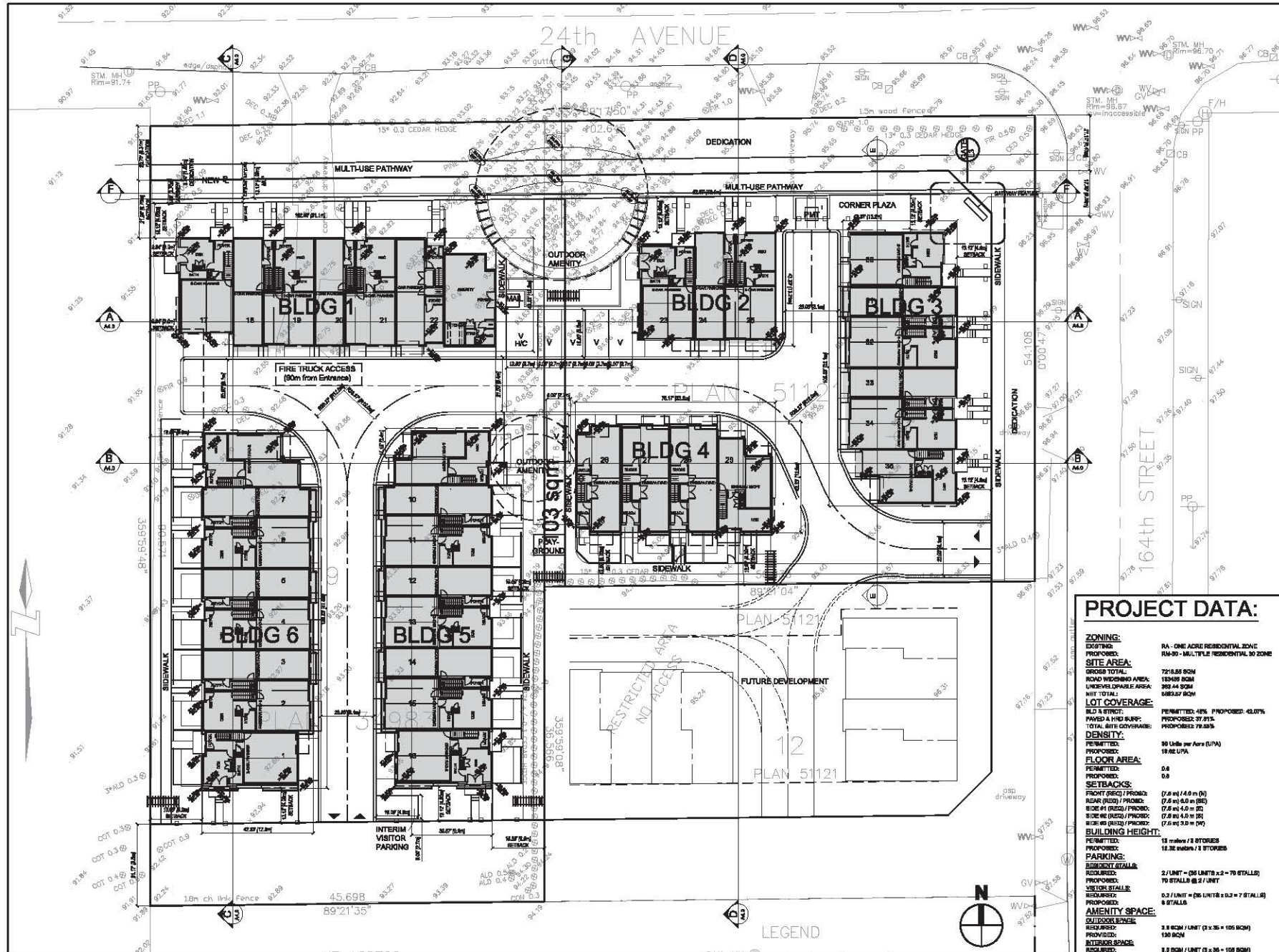
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,219 sq.m.
Road Widening area		1,335 sq.m.
Undevelopable area		
Net Total		5,884 sq.m.
LOT COVERAGE (in % of net lot area)	45%	42%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North (24 Avenue)	7.5m	4m
South	7.5m	4m/6m
East	7.5m	4m/6m
West	7.5m	3m/6m
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	12.3m
Accessory	11m	6.9m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		35
Total		
FLOOR AREA: Residential		5,228 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5,228 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	59 uph/24 upa
FAR (gross)		
FAR (net)	0.90	0.89
AMENITY SPACE (area in square metres)		
Indoor	105 sq.m.	62.5 sq.m.
Outdoor	105 sq.m.	120 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	70	70
Residential Visitors	7	7
Institutional		
Total Number of Parking Spaces	77	77
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MATTHEW CHENG ARCHITECT INC.

164-251-2388 (Vancouver, BC, USA)
 760-688-7148 (1-877-766-9100)
 Cell: (604) 444-8662 / Email: matthew@matarch.com

THIS DRAWING SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF MATTHEW CHENG ARCHITECT INC. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS FROM TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED IMMEDIATELY BY THE ARCHITECT. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND ALL DIMENSIONS AND LEVELS SHALL BE CHECKED IMMEDIATELY BY THE ARCHITECT. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND ALL DIMENSIONS AND LEVELS SHALL BE CHECKED IMMEDIATELY BY THE ARCHITECT.

No.	Date	Revision
1	2013-11-29	FOR REVIEW

Comments

Project Title
TOWNHOUSE DEVELOPMENT

16354-16384
 24TH AVENUE
 SURREY, BC

Sheet Title
SITE PLAN

Drawn: MC
 Checked: MC
 Scale: 1/16" = 1'-0"
 Project Number:

Revision Date: 2013-11-29
 Print Date: 2013-11-28

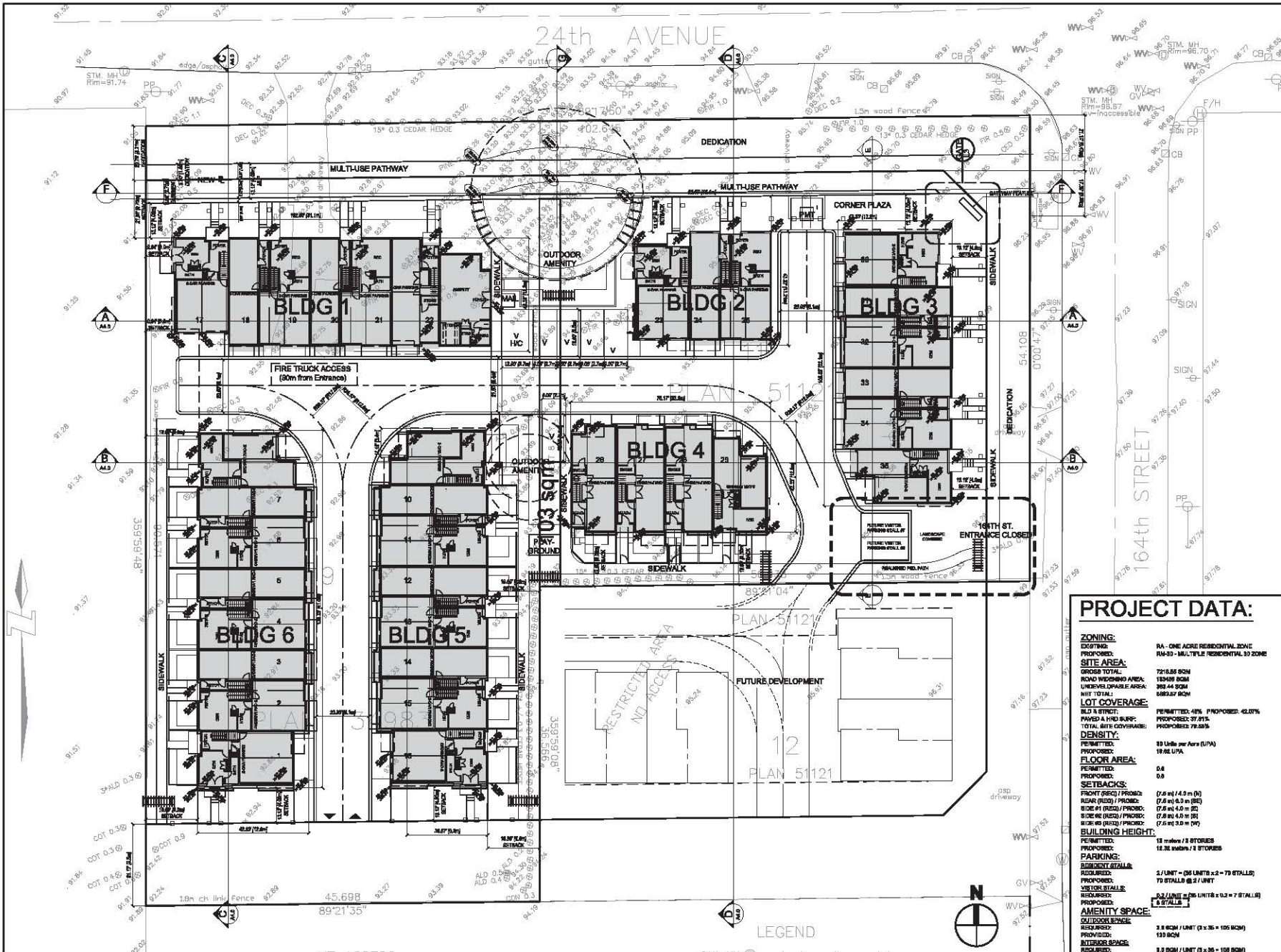
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PROJECT DATA:

ZONING:	RA - ONE ACRE RESIDENTIAL ZONE
EXISTING:	RA-90 - MULTIPLE RESIDENTIAL 90 ZONE
PROPOSED:	
SITE AREA:	7218.85 SQM
GROSS TOTAL:	13349.88 SQM
ROAD WIDENING AREA:	368.44 SQM
UNDERWIDENING AREA:	688.97 SQM
NET TOTAL:	
LOT COVERAGE:	PERMITTED: 40% PROPOSED: 42.07%
BLD 5 STREET:	PERMITTED: 37.81% PROPOSED: 37.81%
BLD 6 STREET:	PERMITTED: 78.24% PROPOSED: 78.24%
TOTAL SITE COVERAGE:	
DENSITY:	30 Units per Acre (U/PA)
FLOOR AREA:	19.08 U/PA
PERMITTED:	0.8
PROPOSED:	0.8
SETBACKS:	
FRONT (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
REAR (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #1 (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #2 (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #3 (REQ) / PROVIDED:	(7.6 m) / (3.0 m) (0)
BUILDING HEIGHT:	
PERMITTED:	13 meters / 3 STOREYS
PROPOSED:	13.32 meters / 3 STOREYS
PARKING:	
PERMITTED:	2 / UNIT = (36 UNITS x 2 = 72 STALLS)
PROPOSED:	70 STALLS @ 2 / UNIT
VISITOR STALLS:	
PERMITTED:	0.2 / UNIT = (36 UNITS x 0.2 = 7.2 STALLS)
PROPOSED:	9 STALLS
AMENITY SPACE:	
PERMITTED:	3.8 SQM / UNIT (3 x 35 = 105 SQM)
PROPOSED:	130 SQM
INTERIOR SPACE:	
PERMITTED:	3.8 SQM / UNIT (3 x 35 = 105 SQM)
PROPOSED:	82.45 SQM

LEGEND





MATTHEW CHENG ARCHITECT INC.

164 201 - 238 BURNABY AVENUE
 VANCOUVER, BC V5A 2S2
 TEL: (604) 271-8111 / Fax: (604) 271-1008
 Cell: (604) 684-8662 / Email: matthew@matarch.com

THIS DRAWING MUST NOT BE REPRODUCED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS FROM TO COMMENCEMENT OF WORK. ALL TOLERANCES AND DIMENSIONS SHALL BE SPECIFIED IMMEDIATELY TO THE ARCHITECT. CONTRACTOR'S RESPONSIBILITY FOR ANY AND ALL DIMENSIONS AND ALL TOLERANCES SHALL BE THE EXCLUSIVE RESPONSIBILITY OF MATTHEW CHENG ARCHITECT INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT WRITTEN WRITER CONSENT.

No.	Date	Revision
1	2013-11-29	FOR REVIEW

Comments

Project Title
TOWNHOUSE DEVELOPMENT

16354-16384
 24TH AVENUE
 SURREY, BC

Street Title
**SITE PLAN
 (FUTURE MODE -
 164TH ENTRY CLOSED)**

**ADDITIONAL VISITOR
 PARKING**

Drawn: MC
 Checked: MC
 Scale: 1/16" = 1'-0"
 Project Number:

Revision Date: 2013-11-29
 Print Date: 2013-11-28

Draw. No.
A1.2

PROJECT DATA:

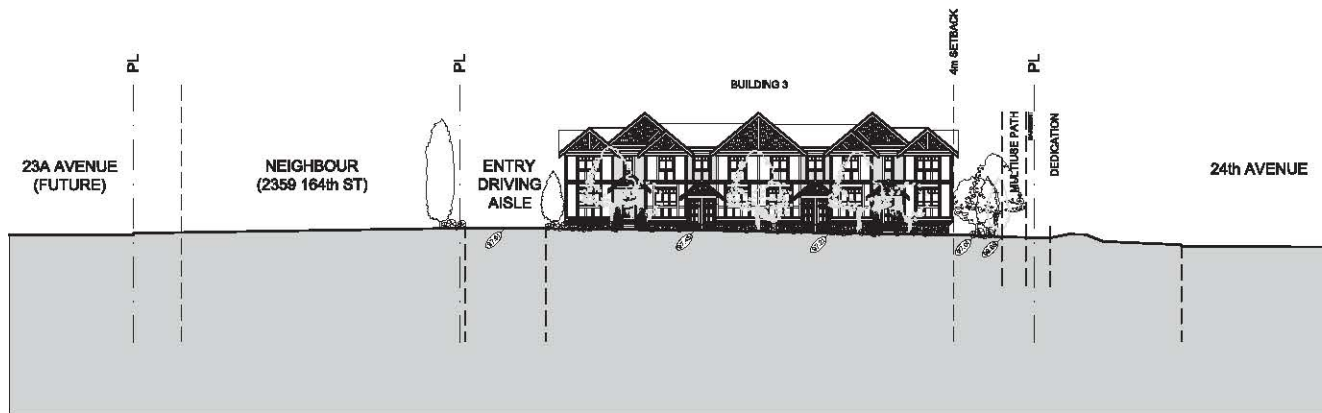
ZONING:	RA - ONE ACRE RESIDENTIAL ZONE
EXISTING:	RA-40 - MULTIPLE RESIDENTIAL 30 ZONE
PROPOSED:	
SITE AREA:	7218.85 SQM
GROSS TOTAL:	133498 SQM
ROAD WIDENING AREA:	308.44 SQM
UNDERWIDENING AREA:	6882.97 SQM
NET TOTAL:	
LOT COVERAGE:	PERMITTED: 40% PROPOSED: 42.07%
BLDG 5 STREET:	PERMITTED: 37.81% PROPOSED: 37.81%
BLDG 6 STREET:	PERMITTED: 78.24% PROPOSED: 78.24%
TOTAL SITE COVERAGE:	
DENSITY:	33 Units per Acre (U/PA)
PERMITTED:	18.08 U/PA
PROPOSED:	
FLOOR AREA:	
PERMITTED:	0.0
PROPOSED:	0.0
SETBACKS:	
FRONT (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
REAR (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #1 (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #2 (REQ) / PROVIDED:	(7.6 m) / (4.0 m) (0)
SIDE #3 (REQ) / PROVIDED:	(7.6 m) / (3.0 m) (0)
BUILDING HEIGHT:	
PERMITTED:	13 meters / 3 STOREYS
PROPOSED:	13.36 meters / 3 STOREYS
PARKING:	
PERMITTED:	2 / UNIT = (36 UNITS x 2 = 72 STALLS)
PROPOSED:	70 STALLS @ 2 / UNIT
VISITOR STALLS:	
PERMITTED:	0.2 / UNIT = (36 UNITS x 0.2 = 7.2 STALLS)
PROPOSED:	13 STALLS @ 1 / UNIT
AMENITY SPACE:	
PERMITTED:	3.8 SQM / UNIT (3 x 35 = 105 SQM)
PROPOSED:	133 SQM
OUTDOOR SPACE:	
PERMITTED:	3.8 SQM / UNIT (3 x 35 = 105 SQM)
PROPOSED:	82.45 SQM

LEGEND





24TH AVENUE STREETSCAPE ELEVATION (NORTH)



164TH AVENUE STREETSCAPE ELEVATION (EAST)



MATTHEW CHENG ARCHITECT INC.

2328 - 606 AVENUE AUBURN
 VANCOUVER, BC V6A 2E5
 TEL: (604) 273-2622 / Fax: (604) 273-5888
 Cell: (604) 663-9889 / Email: matthew@matcheng.com

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCEMENT OF WORK. ALL SERVICES AND CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPIES ARE PROVIDED FOR THE CLIENT AND ARCHITECT AND AT ALL TIMES REMAIN THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No.	Date	Revision
01	2013/08/21	For Review
02	2013/11/29	For Review

Consultants

Project Title
TOWNHOUSE DEVELOPMENT

16354-16384
 24TH AVENUE
 SURREY, BC

Sheet Title
**ELEVATIONS
 STREET
 24th AVENUE
 164th STREET**

Drawn:
 MC

Checked:
 MC

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

Project Number:

Revision Date: 2013-11-29	Print Date: 2013/12/02
------------------------------	---------------------------

Dep. No.
A3.0



MATTHEW CHENG ARCHITECT INC.

2150 - 670 HWY 10 EAST
 SURREY, BC V4A 4E5
 TEL: (604) 273-3833 / Fax: (604) 273-5888
 Cell: (604) 663-9669 / Email: matthew@matcheng.com

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No.	Date	Revision
01	2013/08/21	For Review
02	2013/11/29	For Review



**BUILDING 1 - FRONT - NORTH
 (24TH AVENUE)**

MATERIAL LEGEND (TYP)

- | | | |
|---|---|--|
| 1 BRICK WALL
IXL 4134 MOUNTAIN ROSE | 4 HARDIE PANEL
STUCCO FINISH
BENJAMIN MOORE 2108-40 | 7 HARDIE BOARD
BENJAMIN MOORE 2116-10 |
| 2 HARDIE PANEL
STUCCO FINISH
BENJAMIN MOORE OC-82 | 8 HARDIE SHINGLES
BENJAMIN MOORE 2108-40 | 8 ENTRY DOOR
BENJAMIN MOORE 2116-10 |
| 3 HARDIE SHINGLES
BENJAMIN MOORE OC-82 | 6 FASCIA BOARD
BENJAMIN MOORE 2115-10 | 9 RAILING
BENJAMIN MOORE 2116-10 |

Consultants

Project Title
**TOWNHOUSE
 DEVELOPMENT**

16354-16384
 24TH AVENUE
 SURREY, BC

Sheet Title
**ELEVATIONS
 BUILDING 1
 NORTH & SOUTH**

Drawn:

MC

Checked:

MC

Scale:
 3/16" = 1'-0"

Project Number:

Revision Date:

2013-11-29

Print Date:

2013/12/02

Dep. No.

A3.1



**BUILDING 1 - REAR - SOUTH
 (LANE / DRIVE AISLE)**



BUILDING 3 - FRONT - EAST
(164TH STREET)



**MATTHEW CHENG
ARCHITECT INC.**

CHENG - 604 894 8478
 TRANSCENDS BC VAC 285
 TEL (604) 721-2822 / Fax: (604) 721-5888
 C/O (604) 663-9997 / Email: mat@chenginc.com

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No.	Date	Revision
01	2013/08/21	For Review
02	2013/11/29	For Review

Consultants



BUILDING 3 - REAR - WEST
(LANE / DRIVE AISLE)

Project Title
**TOWNHOUSE
 DEVELOPMENT**
 16354-16384
 24TH AVENUE
 SURREY, BC

Sheet Title
**ELEVATIONS
 BUILDING 3
 EAST & WEST**

Drawn:
 MC

Checked:
 MC

Scale:
 3/8" = 1'-0"

Project Number:

Revision Date: 2013-11-29	Print Date: 2013/11/29
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Dep. No.
A3.4

24TH AVENUE.

EXISTING CURB EDGE

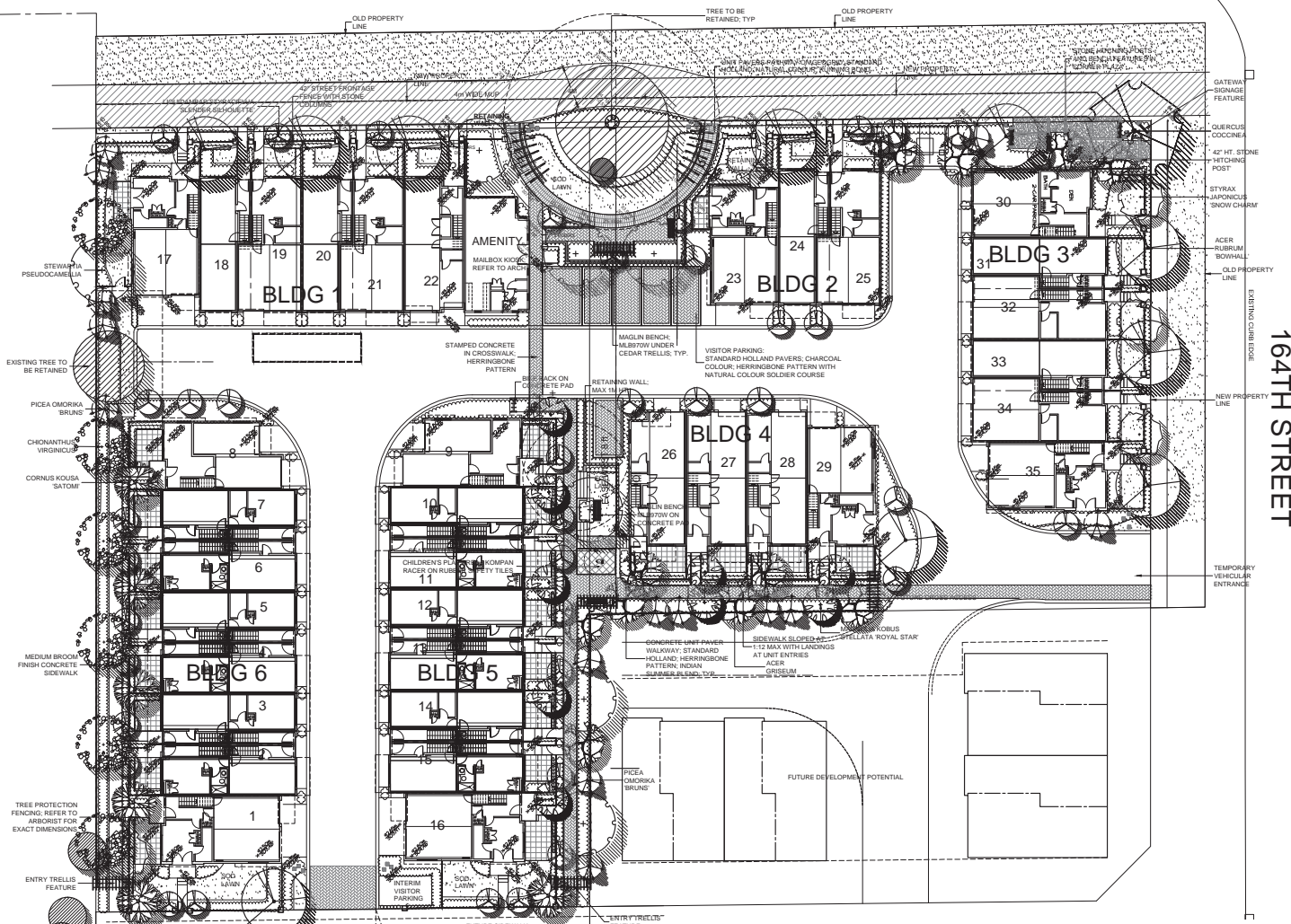


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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011, f. 604-294-0022

SEAL:



164TH STREET

1	16.FEB.25	NEW SITE PLAN	MM
4	16.JAN.27	REV PER TREE INTERVENTION/PARKING	CV
7	16.OCT.28	REV PER CITY COMMENTS	CV
2	13.OCT.25	REV PER ARCH COMMENTS	CV
1	13.APR.24	REV PER NEW SITE PLAN	CV

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT:

PROJECT:

35 Unit Townhouse

16354 & 16384 24th Avenue
Surrey

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 13.JUN.28 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: CW

DESIGN: CW

CHK'D: PCM

L1

OF 5

13053-4-2P

PMG PROJECT NUMBER:

13-053

TREE SCHEDULE				PMG PROJECT NUMBER: 13-053
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
11		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
10		ACER RUBRUM BOHALLI	COLLIMAR BOHALL MAPLE	6CM CAL
6		CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	6CM CAL; B&B
5		CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	5CM CAL; B&B
8		LIQUIDAMBAR STYRACIOLA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 3M STD; B&B
9		MADAGASCARICUS STELLATA 'ROYAL STAR'	ROYAL STAR MADAGASCAR	6CM CAL; B&B; STD
15		PICEA OMORICA 'BRUNTS'	BRUNTS SERBIAN SPRUCE	3M HT; B&B
16		QUERCUS COCCINEA	SCARLET OAK	8CM CAL; 1.8M STD; B&B
1		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; 1.5M STD; B&B
4		STYRAX JAPONICUS 'SNOW CHARM'	SNOW CHARM JAPANESE SNOWBELL	6CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA 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 LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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

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

DATE: **February 19, 2014** PROJECT FILE: **7813-0042-00**

RE: **Engineering Requirements
Location: 16354 24 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.308 metres along 24 Avenue for an ultimate 37.0 metre Arterial Road Standard.
- Dedicate 5.402 metres along 164 Street for a special 30.2 metre Collector Road Standard.
- Dedicate 9.500 m for 23A Avenue for the ultimate 14.5 metre Flex Local Road Standard.
- Dedicate a 5.0 m x 5.0 m corner cut at the intersection of 24 Avenue and 164 Street.
- Dedicate 3.0 metre x 3.0 metre corner cut at intersection of 164 Street and 23A Avenue.
- Provide a 2.7 Statutory Right-of-Way (SRW) along 24 Ave for the Grandview Greenway.
- Provide a 0.500 metre SRW along 164 Street and 23A Avenue.

Works and Services

- Construct a 4.0 metre wide asphalt Multi-Use-Pathway along 24 Avenue.
- Construct west half of 164 Street to the Collector Road Standard.
- Construct the north half of the 23A Avenue to the Flex Local Road Standard.
- Construct 7.3 metre wide concrete letdowns onto 164 Street (interim) and 23A Avenue.
- Provide on-site and off-site stormwater mitigation features.
- Construct water, storm, and sanitary mains along the 23A Avenue frontage.
- Construct a 300mm water main on 164 Street.
- Provide water, storm, and sanitary service connections to service the development.
- Contribute Cash in-lieu funds for this site's share of servicing costs associated with the consolidation area.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of these Permits



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, October 30, 2013
Planning

School Enrolment Projections and Planning Update:

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

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A new replacement school (Sunnyside Elementary) opened in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #3 priority (funding year is 2015 - yr. 3) in the districts 2013-2017 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #15 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

THE IMPACT ON SCHOOLS

APPLICATION #: 7913 0042 00

SUMMARY

The proposed 35 townhouse units are estimated to have the following impact on the following schools:

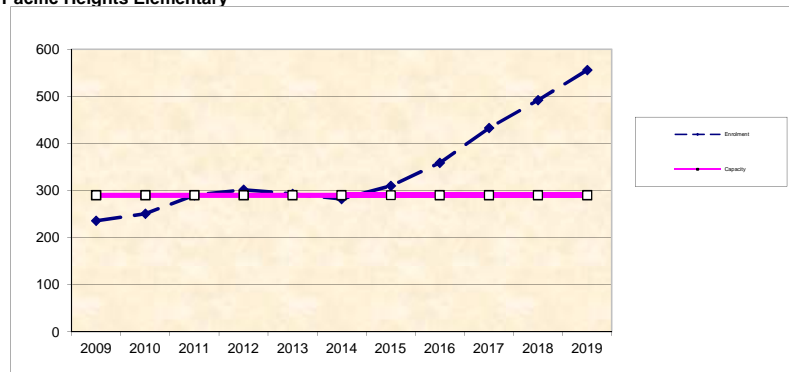
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

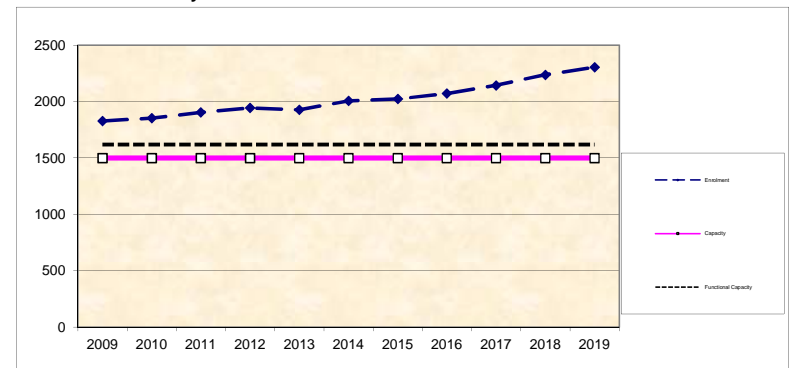
September 2013 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	39 K + 254
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0042-00

Issued To: 0956514 B.C. LTD.
("the Owner")

Address of Owner: 12638 – 59A Avenue
Surrey, BC
V3X 1B8

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: 004-782-534
Lot 9 Section 13 Township 1 New Westminster District Plan 34983

16354 - 24 Avenue

Parcel Identifier: 004-900-421
Lot 11 Section 13 Township 1 New Westminster District Plan 51121

16384 - 24 Avenue

(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) The minimum north yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.7 metres (22 feet) along 24 Avenue;
 - (b) The minimum south side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 23A Avenue;
 - (c) The minimum south side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 4;
 - (d) The minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 6 and to 3.0 metres (10 feet) for Building 1;
 - (e) The minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 4 metres (13 feet) along 164 Street;
 - (f) The minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 5; and
 - (g) Section H.3. of the RM-30 Zone is varied to permit one temporary visitor parking space within the south yard setback.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0042-00 (A) (the "Drawing") which is attached hereto and forms 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 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.
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

24TH AVENUE.

EXISTING CURB EDGE



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:

1	14.FEB.25	NEW SITE PLAN	MM
4	14.JAN.27	REV PER TREE INTERVENTION/PARKING	CV
7	18.OCT.25	REV PER CITY COMMENTS	CV
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NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

35 Unit Townhouse
16354 & 16384 24th Avenue
Surrey

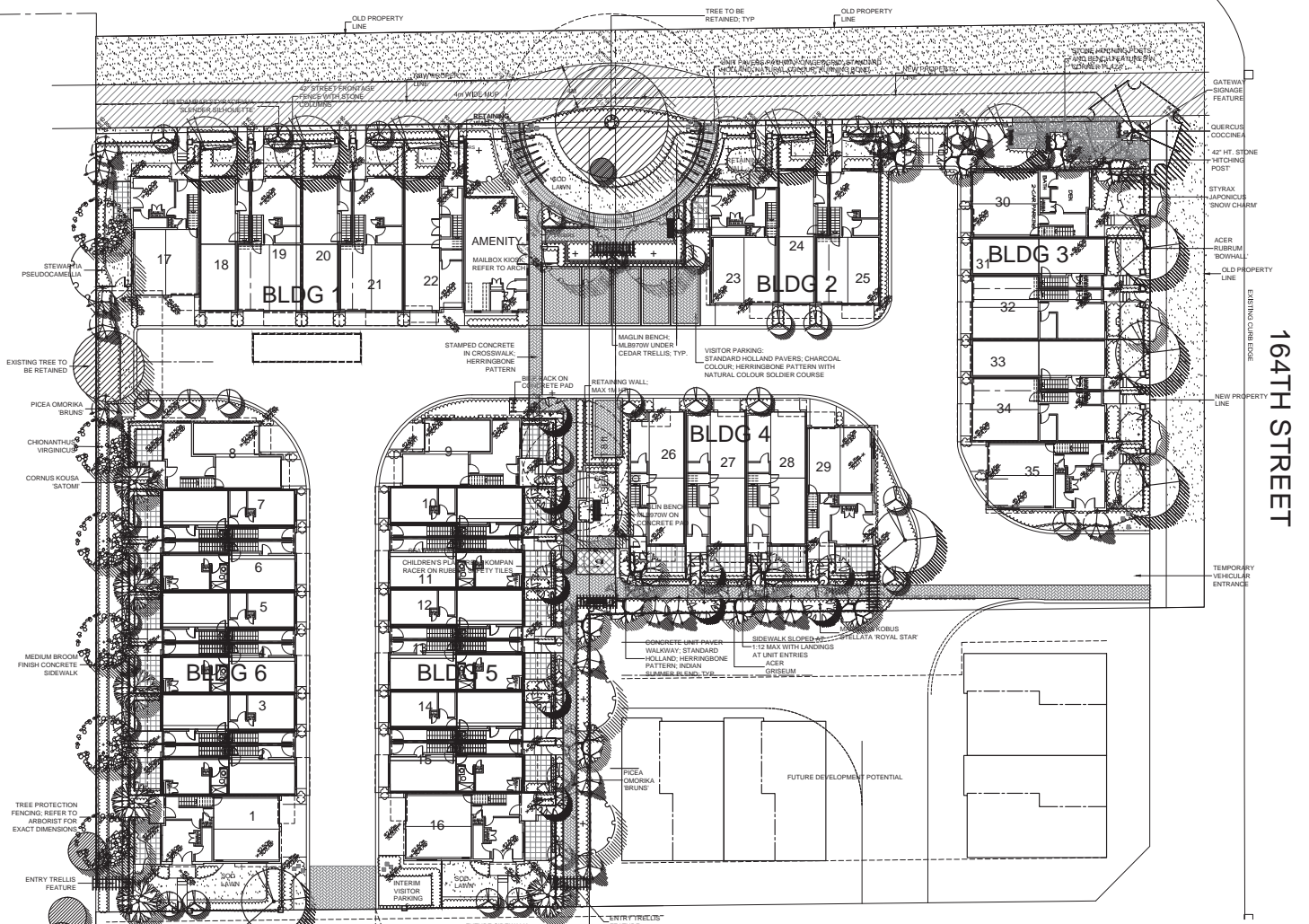
DRAWING TITLE:
LANDSCAPE PLAN

DATE: 13.JUN.25 DRAW:
SCALE: 1/16"=1'-0"
DRAWN: CW
DESIGN: CW
CHK'D: PCM

PMG PROJECT NUMBER: 13-053

13053-4-2P

7913-0042-00 (A)



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
11		ACER GRISEBUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
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5		CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	5CM CAL; B&B
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9		MADAGASCARICUS STELLATA 'ROYAL STAR'	ROYAL STAR MADAGASCAR	6CM CAL; B&B; STD
15		PICEA OMORICA 'BRUNDS'	BRUNDS SERBIAN SPRUCE	3M HT; B&B
10		QUERCUS COCCINEA	SCARLET OAK	8CM CAL; 1.8M STD; B&B
1		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; 1.5M STD; B&B
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TREE PRESERVATION SUMMARY

Surrey Project No.:

Project Location: 16354 & 16384 24th Avenue Surrey, BC

Consulting Arborist: Norman Hol

1 *Summary description of the existing tree resource.*
See arborist report.

2 *Summary of Proposed Tree Removal and Replacement*

Quantity of Bylaw Protected Trees Identified	(A)	<u>62</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>59</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>3</u>
Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio)	(E)	<u>111</u>
Quantity of Replacement Trees Proposed	(F)	By Others
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>N/A</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>N/A</u>
Number of Lots Proposed in the Project	(I)	<u>N/A</u>
Average Number of Trees per Lot	(H/I)	<u>N/A</u>

3 Tree Survey and Preservation/~~Replacement~~ Plan Attached **Yes**

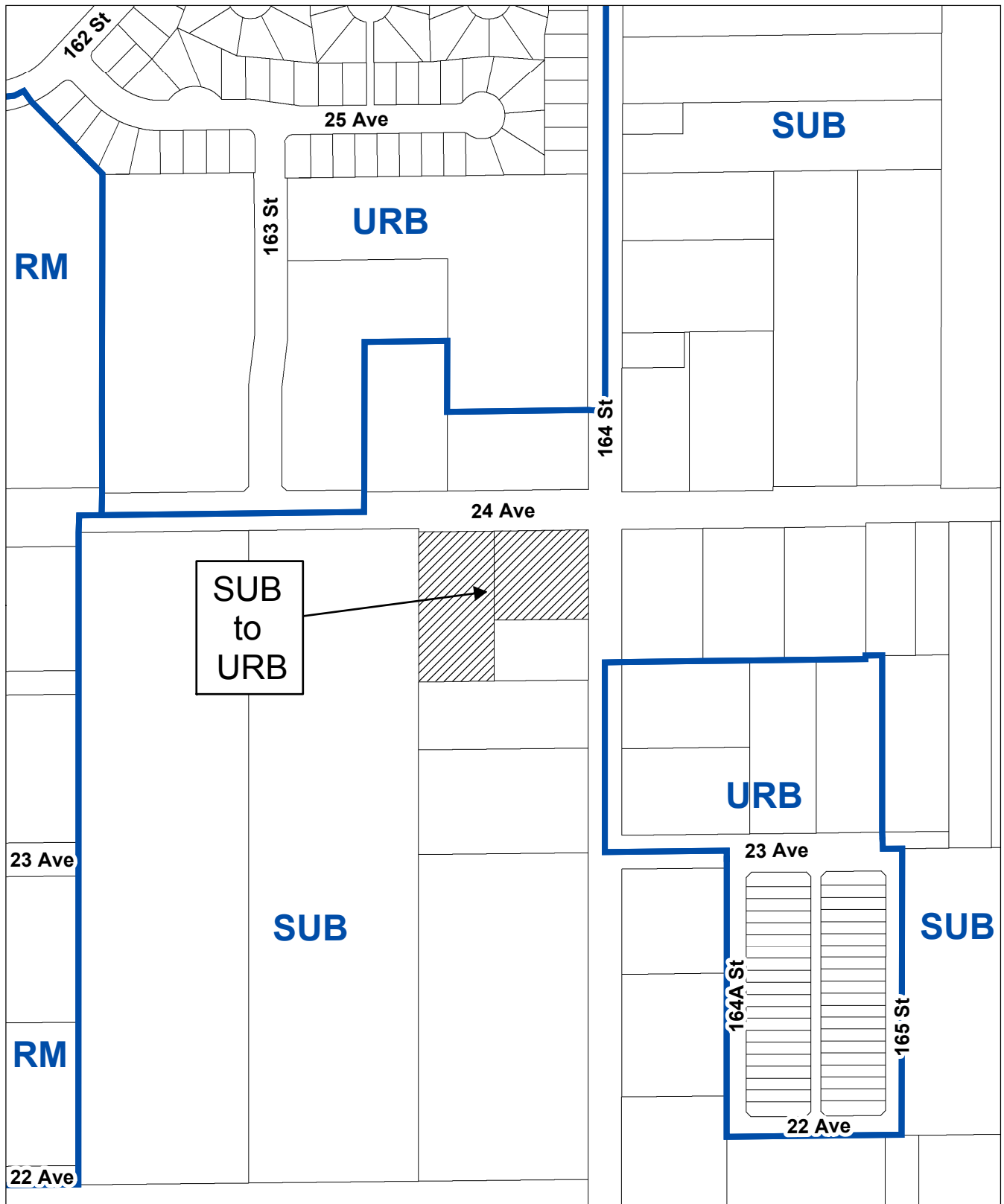
This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: January 30, 2014

Direct: 604 813 9194
 Email: norm@aclgroup.ca



OCP Amendment 7913-0042-00
Proposed amendment from Suburban to Urban

