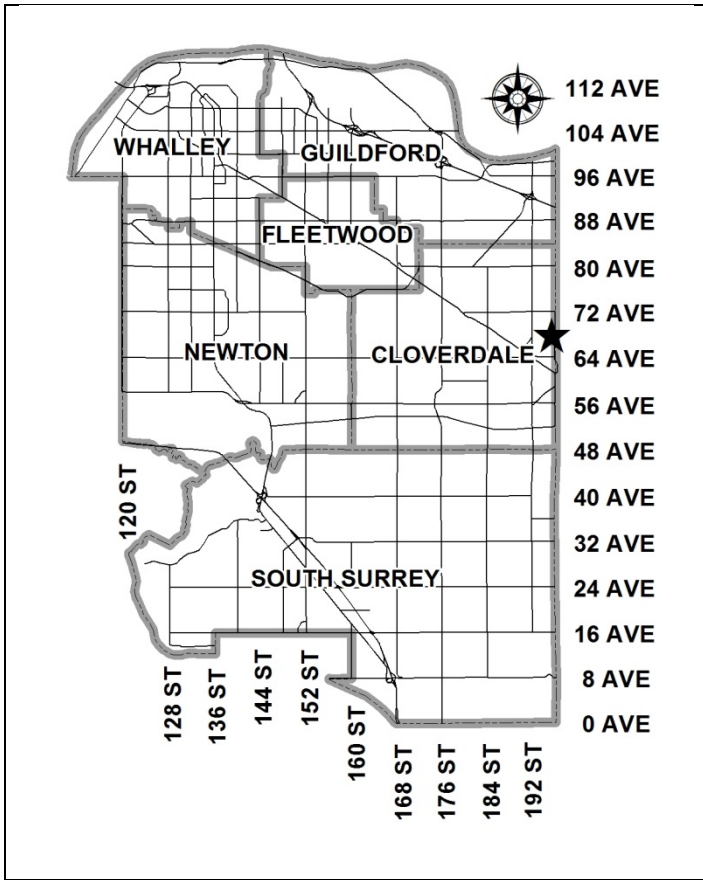


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0162-00

Planning Report Date: June 9, 2014



**PROPOSAL:**

- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit

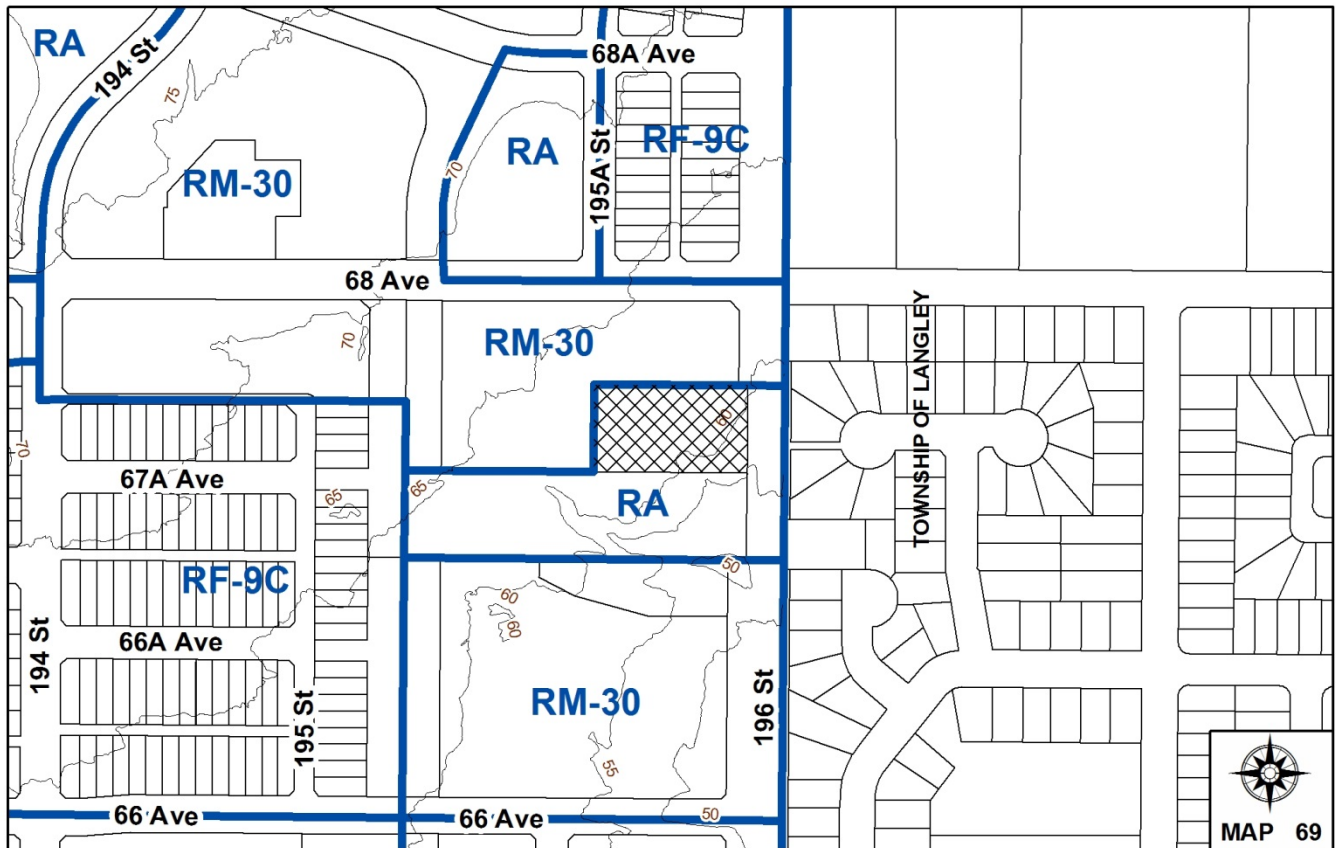
in order to permit the development of approximately 19 townhouse units in East Clayton.

**LOCATION:** 6765 - 196 Street  
**OWNER:** Gurcharanjit S Dhillon  
 Jasvir K Nagra  
 Balbir S Nagra

**ZONING:** RA

**OCP DESIGNATION:** Urban

**EAST CLAYTON NCP DESIGNATION:** 15-25 upa (Medium to High Density)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to reduce the outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to eliminate and pay cash-in-lieu of indoor amenity space and to reduce and pay cash-in-lieu of a portion of the outdoor amenity space.
- Seeking variances to the setbacks and off-street parking provisions of the "Multiple Residential 30 Zone (RM-30)".

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the East Clayton Neighbourhood Concept Plan.
- The applicant has agreed to provide a reciprocal access easement that will facilitate the future development of the property to the south at 6733 - 196 Street.
- The proposed architectural character of the proposed development is appropriate for this area of East Clayton. The buildings feature high quality, durable, materials and the site landscaping is generous.
- The reduced setbacks are appropriate for an urban context and impacts are mitigated through appropriate landscaping and tree retention.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the required outdoor amenity space from 57 square metres (614 square feet) to 54 square metres (581 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0162-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0162-00 (Appendix VI) 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 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch;
  - (b) to reduce the minimum rear yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch;
  - (c) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 (12 ft.) to the porch;
  - (d) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch;
  - (e) to vary the Off-Street Parking requirements of the RM-30 Zone by allowing one parking space to be provided within the required setback area; and
  - (f) to vary the General Provisions of Surrey Zoning By-law 12000 by allowing up to 12 stairs to encroach into the building setback area.
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 Road Dedication Plan to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) the applicant adequately address the impact of reduced outdoor amenity space; and
- (k) registration of a reciprocal access agreement between the subject site and the adjoining property to the south (6733 - 196 Street), to permit a future shared driveway.

### 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:**

4 Elementary students at Katzie School  
2 Secondary students at Clayton Heights School

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

(Appendix IV).

Parks, Recreation & Culture: No objections.

### SITE CHARACTERISTICS

Existing Land Use: Large acreage lot with a single family home and related buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	East Clayton NCP Designation	Existing Zone
North and West:	Townhouse development and a portion of a yellow coded creek	North portion: 15-25 upa (medium to high density) West portion: 15 - 25 upa (medium to density) and Riparian Protection Area	RM-30
East (Across 196 Street ):	Single family homes.	n/a (Township of Langley)	n/a
South:	Single family home on a large acreage lot and related buildings. A yellow coded creek runs through the middle of the site.	Riparian Protection Area	RA

DEVELOPMENT CONSIDERATIONS

- The subject 0.41-hectare (1.0-acre) site is located at 6765-196 Street in East Clayton. It is designated Urban in the Official Community Plan (OCP), 15-25 UPA (Medium to High Density) in the East Clayton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant proposes a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit to permit the development of 19 townhouse units. A Development Variance Permit is also proposed as part of the application.
- The site slopes significantly from the northwest corner of the site to the southeast corner, and the grade change is as much as 8.0 metres (26 ft.) across the site.
- The proposal comprises a total floor area of 2,674 square metres (28,783 sq. ft.), representing a net floor area ratio (FAR) of 0.71, which is within the maximum 0.9 FAR of the RM-30 Zone. It should be noted, however that due to the significant grade change noted above, all of the units qualify as having in-ground basements under the Zoning By-law. The Zoning By-law stipulates that any basement floor area is excluded from the determination of floor area ratio.
- However, it should be noted that the development would be within the maximum FAR permitted in the RM-30 Zone if the additional floor area was included in the calculation. With the basement floor area included, the total floor area would increase to a maximum of 3,380 square metres (36,382 sq. ft.), representing a net floor area ratio (FAR) of 0.90, which meets the maximum 0.9 FAR of the RM-30 Zone.
- The property to the south at 6733-196 Street presently is designated Riparian Protection Area under the East Clayton Neighbourhood Concept Plan (see Watercourse and Riparian Areas

Section below). Despite the existing designation, staff understand that portions of the property may have some development potential for future urban development. Any development potential would be required to be confirmed by the property owner through the submission of appropriate documentation should they wish to have the property considered for development. This documentation would include, but it not limited to, the submission of a detailed Riparian Area Assessment Report to confirm appropriate development setbacks from the existing watercourse on the property.

- The applicant has agreed to enter into a reciprocal access agreement over the subject property in favour of the property to the south at 6733-196 Street to facilitate any future development, should it be confirmed as viable. The easement will allow for access through the subject property and negate the need for an additional driveway from 196 Street in the future. Overall the easement will assist with the future development of the southern property.

### Watercourse and Riparian Areas

- There are two unnamed watercourses, located either on the subject site or on the property to the south at 6733-196 Street which affects development on the subject site.
- The first, is a green coded watercourse, that runs along the southern boundary of the subject site. Green coded watercourses are the lowest classification of watercourses and typically do not require a development setback. The applicant has confirmed that the watercourse is in fact a green coded watercourse. The City has accepted the findings and thus an additional development setback from the creek is not required.
- The second watercourse is located on the adjacent property to the south at 6733-196 Street. This watercourse is yellow coded and is located along the northern boundary of the adjacent site. At approximately the midpoint of 6733-196 Street, the watercourse bends towards the southeast corner of the site. A small portion of the watercourse extends into the adjacent property to the west at 19560-68 Ave.
- J.B. Allen, Registered Professional Biologist, of Diamond Head Consulting Ltd. has submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant to confirm an appropriate building setback from the watercourse. The assessment indicates that a minimum 10 metre (33 ft.) setback could be supported from the highwater mark.
- At its closest point, the development is a minimum 21 metres (69 ft.) from the watercourse, with much of the development located beyond 30.0 metres (98 ft.) from the watercourse. Further they have advised that the proposed development is not expected to have any significant impact on the watercourse.
- The findings of the RAR assessment have been peer reviewed by Enkon Environmental Ltd. and found acceptable.

### TREES

- Andrew Connell and Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	15	15	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	0	1
Big Leaf Maple	4	4	0
English Walnut	1	1	
Maple	1	0	1
Paper Birch	1	1	
Weeping Willow	1		1
Western Flowering Dogwood	1	1	
<b>Coniferous Trees</b>			
Blue Spruce	1	1	
Douglas Fir	3	1	2
Norway Spruce	1		1
Sitka Spruce	1		1
Western Red Cedar	2	1	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>18</b>	<b>10</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>10</b>		
<b>Total Retained and Replacement Trees</b>	<b>18</b>		
<b>Contribution to the Green City Fund</b>	<b>\$7,500.00</b>		

- The Arborist Assessment states that there are a total of 18 protected trees on the site, excluding Alder trees. 15 existing trees, approximately 46 % of the total trees on the site, are Alder trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of building footprints, road dedication and proposed lot grading.
- The proposed pathways along the north and south property line will be built above the existing grade of the adjacent trees in order to maximize tree preservation on the site. The project arborist is required to monitor the construction of the pathways as proposed.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alders, and a 2 to 1 replacement ratio for all other trees. This will require a total of 35 replacement trees on the site. While the landscape plans propose 21 trees, only 10 of these qualify as replacement trees. The deficit of 25 replacement trees will require a cash-in-lieu payment of \$7,500.00, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Japanese Maple, Cutleaf Japanese Maple, Magnolia, Austrian Black Pine, Trembling Columnar Aspen and Western Red Cedar.
- In summary, a total of 33 trees are proposed to be retained or replaced on the site, of which 10 trees qualify as replacement trees. A contribution of \$7,500.00 to the Green City Fund will be required to mitigate the deficit in replacement trees.

#### DESIGN PROPOSAL AND REVIEW

- The proposed development contains 19, three-storey townhouse units that are contained within 4 buildings. All of the units will have three bedrooms and two resident parking spaces.
- The number of units within the individual buildings range from 4 to 6.
- All of the units are proposed as side-by-side double garage unit types.
- Units range in size from 178 square metres (1,911 sq.ft.) to 183 square metres (1,994 sq.ft.).
- The majority of the living areas are proposed on the upper floors, however a bonus/ flex room and a washroom is proposed on the ground floor of all of the unit types. It should also be noted that due to the sites significant grading, cars are proposed to enter the garages at the main floor level of Building's 3 and 4 (southern buildings) and the basement level of Building's 1 and 2 (northern buildings). Locating the garages at the differing elevations helps to absorb some of the significant grading that exists across the site.
- Vehicular access to the site is proposed from 196 Street, which is an arterial road at this location.
- All of the buildings utilize higher quality building materials, including the extensive use of brick (grey and auburn colour) and hardi siding on all façades (blue and grey). The roofs will be clad in asphalt shingles (oxford grey) and include pitched roof and gables on some of the buildings.
- Additionally, the buildings are stepped at individual sections in response to the significant grade change across the site, which helps to increase the roof line articulation and to reduce the building massing.
- The development is located in a very visible location along 196 Street and the design proposes unique development features in response to this visibility. For example, additional detailing is provided along the east facades of Buildings 2 and 4, which front 196 Street, in the form of additional windows which are capped by a shed roof over the windows. This feature is extended from the roof line to the main floor for Building 2 (northern building) which provides an interesting interface with the streetscape.
- Additional detailing is achieved through the provision of metal and glass railings on balconies and soldier course (brick) on the top and bottom of some windows. Wood trim (beige and grey) is proposed around the remaining windows for all buildings.



### Parking

- In total, 42 parking spaces are provided, which is comprised of 38 resident and 4 visitor parking spaces, which meets the Zoning By-law requirement for parking.
- All resident parking is provided in the form of two car, side by side garages.

### Landscaping

- All four of the buildings are oriented internally. Unit entries for Building's 1 and 2 are oriented towards an internal pathway which runs along the northern property line and along the southern property line for Building's 3 and 4. Pedestrian access to the internal pathways is provided by way of individual walkways. The pathways will provide pedestrian access to 196 Street.
- There are a number of existing trees located along the south and north property lines on both the subject property and the property to the south. A significant number of these trees will be retained as part of the subject development. The pathways will be constructed above the existing grade of the trees to ensure that the trees can be retained.
- Each residential unit has access to either a private yard or a balcony. A balcony is provided for units in Building's 1 and 2 (northern units), whereas a yard is provided for units in Building's 3 and 4 (southern units).
- The vehicular entry to the site is framed by a significant monument feature on both the north and south side of the driveway. The monument feature will be approximately 1.8 metres (6 ft.) tall, 2.4 metres (8 ft.) wide and very narrow at only 0.23 metres (9 in) thick. The design will be very modern and will be constructed primarily of brick to match the building's design.

### Indoor and Outdoor Amenity Spaces

- Due to the small scale of the proposed development, the applicant is proposing that no indoor amenity space be provided on site and, as a result, the applicant will be required to provide cash-in-lieu in the amount of \$22,800 to mitigate this lack of indoor amenity space (19 units x \$1,200 per unit) as per City policy.
- The outdoor amenity area, totaling approximately 54 square metres (581 sq. ft.) is less than the Zoning By-law requirement for outdoor amenity space of 57 square metres (614 sq. ft.), based on the requirement of 3 square metres (32 sq.ft.) of outdoor amenity space per dwelling unit. The applicant will be required to provide cash-in-lieu in the amount of \$600 to mitigate this shortfall in outdoor amenity space (1 units x \$ 600 per unit) as per City policy.
- The outdoor amenity area is located centrally in the middle of the development between Building's 1 and 2 and consists of a children's play house over a poured in place rubber floor, which is framed by bench seating for resident enjoyment.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 8, 2014. 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>The project is located in East Clayton and is consistent with the East Clayton Neighborhood Concept Plan (NCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The application proposes a net density of 51 units per hectare (20 upa) which is within the 15-25 upa permitted in the NCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development incorporates the following Low Impact Development Standards (LIDS): Absorbent soils, on-lot infiltration trenches or sub-surface chambers, cisterns or rain barrels, perforated pipe systems and permeable pavement and surfaces.</li> <li>The proposal allows for the retention of 8 protected trees on the site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The following onsite pedestrian or cycling oriented infrastructure is proposed: the site is connected to off-site sidewalks, provides pedestrian-specific lighting, and provides direct pedestrian linkages to transit stops.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The proposal includes space that can be used for outdoor gatherings for different age groups and/ or at different life stages.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The proposal is seeking Built Green certification.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>n/a</li> </ul>

PRE-NOTIFICATION

Pre-notification letters were sent on September 12, 2013. To date staff has received no correspondence in opposition to the proposed development

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Reduce the minimum front (east) yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch;
- Reduce the minimum rear (west) yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch;
- Reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 metres (12 ft.) to the porch; and

- Reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch.

#### Applicant's Reasons:

- The applicant has noted that the site is constricted in width and small variances are requested for both side yards to accommodate the proposed development
- For the proposed front yard (east) setback, where the setback is proposed to vary between 6.6 metres (22 ft.) and 8.2 metres (27 ft.), the applicant notes that the property line is not perpendicular to the building and that the setback would average 7.5 metres (25 ft.).
- The applicant has also noted that the reduced rear yard (west) setback allows for more separation between Building's 1 and 2, where the outdoor amenity space is provided. This allows for more outdoor amenity space to be provided on the site.

#### Staff Comments:

- The proposed front yard (east) setback of 6.5 metres (21 ft.) to the building face and 5.3 metres (17 ft.) to the porch is applicable to the southeast corner of the site only, with the majority of the buildings set back a minimum of 7.5 metres (25 ft.) from the property line. The setback results from the lot being an irregular shaped lot and as a result the actual setback will vary across the eastern frontage. The setback area will be heavily planted with both trees and shrubs to provide visual separation from 196 Street and as a result there should be little impact resulting from the reduced setback.
- The proposed rear yard (west) setback of 2.9 metres (10 ft.) to the building face and 1.4 (5 ft.) metres to the porch should result in little impact on the adjacent townhouse development as this is a side yard condition, where visitor parking is presently provided. Further, under the original development concept that was approved as part of Development Application No. 7904-0262-00, for the existing townhouse development to the immediate north and east of the subject site, a reciprocal access agreement was secured in favor of the subject property. Under this concept the existing driveway on the adjacent site was to be extended and provide access for the subject property, when it develops. Through the review of the subject application, it was determined that the Surrey Fire Department could not adequately provide service through the existing townhouse development and thus a separate access for the subject property was supported from 196 Street. The visitor parking stall will be less invasive than extending the driveway as was originally proposed.
- The north side yard setback is reduced to a minimum 5.5 metres (18 ft.) to the building face and to 3.7 metres (12 ft.) to the porch. The south side yard setback is reduced to a minimum of 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch.
- While the proposed north and south side yard setbacks are the side yards of the lot, they represent the rear yard of the units. The setbacks are consistent with the setbacks that are typically proposed in urban contexts and in addition there are a number of

trees proposed to be retained along both the north and south property lines, which should help in providing a buffer and visual separation from the existing neighbouring uses.

- The proposed setbacks have merit and support the applicant's efforts to achieve a viable development form on the site.

(b) Requested Variance:

- Vary the Off-Street Parking requirements of the RM-30 Zone by allowing one parking space to be provided within the required setback area.

Applicant's Reasons:

- The applicant has noted that they are proposing to provide a future internal driveway connection that will provide access for the property to the south at 6733-196 Street. The variance will allow a parking space in the setback area that can be accessed from this proposed driveway.

Staff Comments:

- The proposed visitor parking space is located over a portion of the site where a driveway was originally envisioned to extend into the subject property. The driveway was intended to provide access for the subject site through the existing townhouse site at 19560-68 Avenue. As noted above there should be little additional impact in providing a visitor parking space, in comparison to the extension of a driveway as was originally proposed.
- Staff supports the proposed variance.

(c) Requested Variance:

- Vary the General Provisions of Surrey Zoning By-law 12000 by allowing up to 12 stairs to encroach into the building setback area.

Applicant's Reasons:

- The applicant has noted that to meet the existing grades on the site, it is necessary to have more than three risers for some stairs within the setback area. The most prominent condition is the stair located at the northeast corner of the site, where 12 risers are required to accommodate the grading.

Staff Comments:

- Surrey Zoning By-law 12000 allows up to 3 stairs to encroach into the building setback area.

- The site slopes significantly from the northwest corner of the site to the southeast corner, with an approximate grade change of 8.0 metres (26 ft.) over the site. The applicant has been able to resolve most of the grade change across the site through a variety of techniques, including stepping buildings, however the grade difference remains quite significant at the northeast corner of the site, adjacent the existing townhouse development.
- The existing grades along the north property line are being retained to allow the retention of seven trees. The variance to allow up to 12 stairs is needed to facilitate access from the street grade on 196 Street up to the proposed grade at the rear of the northern units, adjacent the trees that are to be retained and will facilitate efforts to retain these trees.
- It should also be noted that additional stairs are proposed for a number of units to gain access to the porches. For example, units 11, 12, and 13 will each have 5 risers and unit 4 will have 4 risers. The additional stairs are needed to resolve the grading on the site.
- Staff supports the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7913-0162-00

INFORMATION AVAILABLE ON FILE

- Riparian Areas Assessment Report Prepared by Diamond Head Consulting Ltd., dated September 19, 2013.
- Riparian Areas Assessment Report (Peer Review) Prepared by Enkon Environmental Ltd., dated April, 2014.
- Complete Set of Architectural and Landscape Plans prepared by Douglas R. Johnson Architect Ltd. and M2 Landscape Architecture respectively, dated March 27, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

SML/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:                    Douglas Johnson  
   Douglas R. Johnson Architect Ltd.  
   Address:                    901 - West 3rd Street, Unit 374  
   North Vancouver, BC  
  
   Tel:                            604-998-3381 - Work  
   604-998-3381 - Fax
  
2.            Properties involved in the Application
  - (a)      Civic Address:                    6765 - 196 Street
  
  - (b)      Civic Address:                    6765 - 196 Street  
   Owner:                            Gurcharanjit S Dhillon  
   Jasvir K Nagra  
   Balbir S Nagra  
   PID:                                000-558-982  
   Lot 45 Section 15 Township 8 New Westminster District Plan 63826
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7913-0162-00 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
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,046.27 m <sup>2</sup>
Road Widening area		299.77 m <sup>2</sup>
Undevelopable area		
Net Total		3,746.5 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (East)	7.5m	6.61 m
Rear (West)	7.5m	3.0 m
Side #1 (North)	7.5m	5.63 m
Side #2 (South)	7.5m	6.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	10 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		19
Total		19
<b>FLOOR AREA: Residential</b>		2,674 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	3,372 m <sup>2</sup>	2,674 m <sup>2</sup>

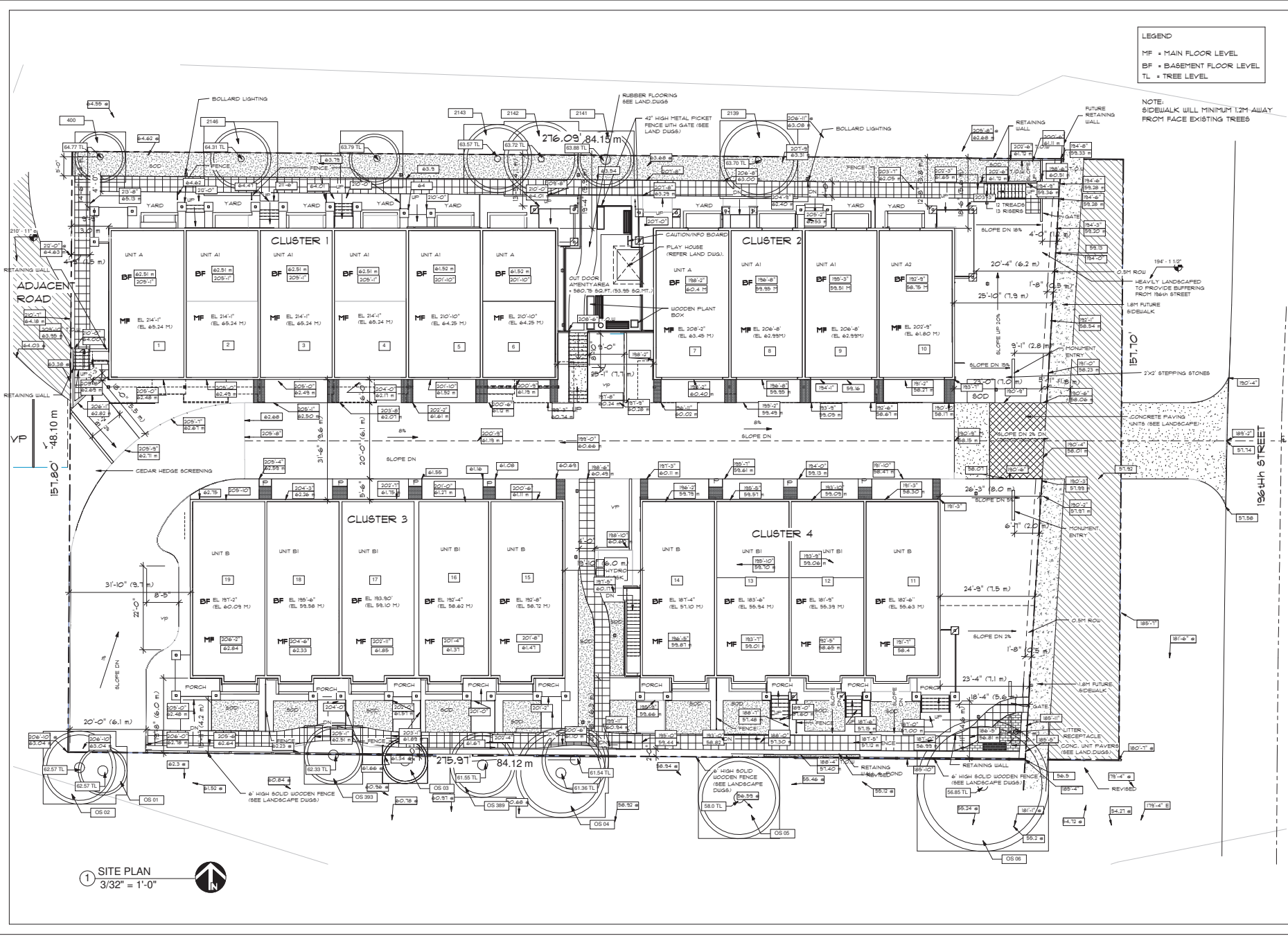
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		47 upha / 19 upa
# of units/ha /# units/acre (net)	75 upha / 30 upa	51 upha / 20 upa
FAR (gross)		
FAR (net)	0.90	0.71
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	57 m <sup>2</sup>	0
Outdoor	57 m <sup>2</sup>	54 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	38	38
Residential Visitors	4	4
Total Number of Parking Spaces	42	42
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
---------------	----	---------------------------------	-----



**LEGEND**  
 MF = MAIN FLOOR LEVEL  
 BF = BASEMENT FLOOR LEVEL  
 TL = TREE LEVEL

NOTE: SIDEWALK WILL MINIMUM 1.2M AWAY FROM FACE EXISTING TREES

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NO.	DATE	DESCRIPTION
1	07/18/12	PRELIMINARY DESIGN
2	11/14/12	REVISIONS
3	11/14/12	BASED FOR PERMITS
4	11/14/12	BASED FOR PERMITS
5	11/14/12	BASED FOR PERMITS

PROJECT: **6765-196th St.**  
 6765-196th STREET, SURREY, BC  
 OWNER: [REDACTED]  
 SITE PLAN

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 908-3381  
 FAX: (604) 908-0217

SCALE: As Indicated	PROJECT NO: ---
DATE: 12 DEC 2012	DRAWN: ---
REVISION: 5	SHEET: DP-2.11

museum piece CSP-40  
gris musée

Trim/Facia



porch swing CSP-750  
balancelle

Siding



Brick

Clusters 1 & 4



black  
noir extrême

Windows



Trim/Facia

wild blue yonder CSP-620  
immensité bleue



Si



Oxford Grey

Asphalt Shingles

Clusters 2 & 3



1 SOUTH-ELEVATION  
DP-5.12 1/8" = 1'-0"



2 EAST-ELEVATION  
DP-5.12 1/8" = 1'-0"

LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(SC)	SOLDIER COURSE	REDONDO GREY	MUTUAL MATERIALS MAJNA LOA
(FL)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC)	PAINTED CONCRETE		
(GR)	GUARD/RAILING	BLACK	BLACK
(AS)	ASPHALT SHINGLES	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(BR)	BRICK	REDONDO GREY	MUTUAL MATERIALS MAJNA LOA
(TR)	TRIM / FACIA	BH CSP-40 HUBBURN PINE	BH HC-688 CHELSEA GREY
(HS)	HARDI SIDING	BH CSP-750 FORCH SWING	BH CSP-630 WILD ELIE YONDER
(W)	WINDOWS	BLACK	BLACK

NOTE:  
COLORS FROM BENJAMIN MOORE EXCEPT  
AS NOTED



3 NORTH - ELEVATION  
DP-5.12 1/8" = 1'-0"



4 WEST - ELEVATION  
DP-5.12 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	07 FEB 2012	PRELIMINARY DESIGN
2	10 JUL 2012	BASED FOR CP REVISIONS
3	10 JUL 2012	BASED FOR CP REVISIONS
4	10 JUL 2012	BASED FOR CP REVISIONS
5	27 MAR 2014	BASED FOR CP REVISIONS

PROJECT:  
**6765 - 196th ST.**  
OCEAN SURFSET,  
SURREY, BC, CANADA  
OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 298-3381  
FAX: (604) 298-0217

SCALE:  
As Indicated  
DATE: 12 DEC 2012  
DRAWN: [ ]  
REVISIONS: [ ]  
PROJECT NO: [ ]  
SHEET: [ ]

DP-5.12



1 EAST-ELEVATION  
1/8" = 1'-0"



2 NORTH-ELEVATION  
1/8" = 1'-0"

LEGEND :	COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)	
(C1)	SOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(F1)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC)	PAINTED CONCRETE	BLACK	BLACK
(GR)	GUARD/RAILINGS	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(AS)	ASPHALT SHINGLES	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(BR)	BRICK	EM CSP-40 MUSEUM PIECE	EM HC-160 CHELSEA GREY
(TR)	TRIM / FACIA	EM CSP-120 PORCH SUNG	EM CSP-400 WILD BLUE YONDER
(HS)	HARD SIDING	BLACK	BLACK
(W)	WINDOWS		

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED



3 SOUTH-ELEVATION  
1/8" = 1'-0"



4 WEST-ELEVATION  
1/8" = 1'-0"

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DATE	DESCRIPTION
07 FEB 2012	PRELIMINARY DESIGN
11 JUL 2012	ISSUED FOR CP REVIEWS
18 NOV 2012	ISSUED FOR CP REVIEWS
27 MAR 2014	ISSUED FOR CP REVIEWS

PROJECT:  
**6765 - 196th ST.**  
SURREY, BRITAIN

OWNER:  
**CLUSTER 2 COLOR ELEVATIONS**

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
Ph: (604) 998-3381  
Fax: (604) 998-0217

SCALE	PROJECT NO.
As Indicated	
DATE: 12 DEC 2012	
DRAWN:	SHEET:
REVISIONS:	DP-5.22



2 NORTH-ELEVATION  
1/8" = 1'-0"



1 EAST-ELEVATION  
1/8" = 1'-0"

LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(S)	SOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(F)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(P)	PAINTED CONCRETE	BLACK	BLACK
(G)	GUARD/RAILING	MALARKEY DURA BEAL OXFORD GREY	MALARKEY DURA BEAL OXFORD GREY
(A)	ASPHALT SHINGLES	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(B)	BRICK	BM CSP-40 MUSEUM PIECE	BM HC-148 CHELSEA GREY
(T)	TRIM / FACIA	BM CSP-150 PORCH SWING	BM CSP-400 WILD BLUE YONDER
(H)	HARDI SIDING	BLACK	BLACK
(W)	WINDOWS	BLACK	BLACK

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED



3 SOUTH-ELEVATION  
1/8" = 1'-0"



4 WEST-ELEVATION  
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	07 FEB 2013	PRELIMINARY DESIGN
2	10 JUL 2013	BASED FOR CIP REVISIONS
3	18 JUL 2013	BASED FOR CIP REVISIONS
4	18 JUL 2013	BASED FOR CIP REVISIONS
5	27 JUL 2013	BASED FOR CIP REVISIONS

NO.	DATE	DESCRIPTION
1	07 FEB 2013	PRELIMINARY DESIGN
2	10 JUL 2013	BASED FOR CIP REVISIONS
3	18 JUL 2013	BASED FOR CIP REVISIONS
4	18 JUL 2013	BASED FOR CIP REVISIONS
5	27 JUL 2013	BASED FOR CIP REVISIONS

PROJECT:  
**6765 - 196th ST.**  
6765-196 STREET,  
SURREY, BC  
OWNER:  
SUBJECT:  
**CLUSTER 3 COLOR ELEVATIONS**

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#574-901 WEST 3RD ST.,  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 908-3381  
FAX: (604) 908-0217

SCALE	PROJECT NO.
As Indicated	
DATE 12 DEC 2012	
DRAWN	SHEET
REVISIONS	DP-5.32



2 SOUTH-ELEVATION  
DP-5.42 1/8" = 1'-0"



1 EAST-ELEVATION  
DP-5.42 1/8" = 1'-0"



3 NORTH-ELEVATION  
DP-5.42 1/8" = 1'-0"



4 WEST-ELEVATION  
DP-5.42 1/8" = 1'-0"

LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(C1)	GOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(F1)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(P1)	PAINTED CONCRETE	BLACK	BLACK
(G1)	GUARD/RAILINGS	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(B1)	BRICK	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(T1)	TRIM / FACIA	BM CSP-40 MUMBLUM PIECE	BM HC-368 CHELSEA GREY
(H1)	HARDI SIDING	BM CSP-150 PORCH SWING	BM CSP-420 WILD BLUE YONDER
(W1)	WINDOWS	BLACK	BLACK

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED

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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
11 JUL 2013	BASED FOR CP REVISIONS
18 NOV 2013	BASED FOR CP REVISIONS
27 MAR 2014	BASED FOR CP REVISIONS

PROJECT: **6765 - 196th ST.**  
 6765-196 STREET,  
 SUDBURY, ONTARIO

OWNER: \_\_\_\_\_

DOUGLAS R. JOHNSON  
 ARCHITECT LTD.  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE	PROJECT NO.
As Indicated	---
DATE: 12 DEC 2012	---
DRAWN: _____	SHEET: _____
REVISIONS: _____	DP-5.42

6/2/2014 5:20:28 PM



1 SOUTH ELEVATION  
DP-5.11 1/8" = 1'-0"



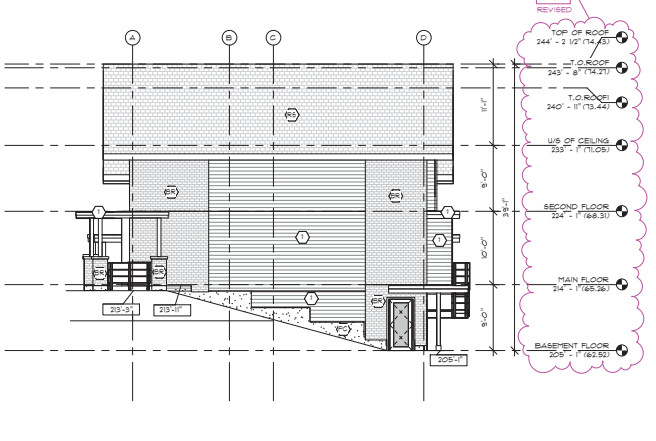
3 EAST ELEVATION  
DP-5.11 1/8" = 1'-0"

LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(SC)	SOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(L)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC)	PAINTED CONCRETE		
(GR)	GUARD/RAILING	BLACK	BLACK
(AS)	ASPHALT SHINGLES	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(BR)	BRICK	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(TR)	TRIM / FACIA	BM CBF-40 MUMBLE PIECE	BM MC-168 CHELSEA GREY
(SI)	HARDI SIDING	BM CBF-150 PORCH SWING	BM CBF-430 WILD BLUE YONDER
	WINDOWS	BLACK	BLACK

NOTE:  
COLORS FROM BENJAMIN MOORE EXCEPT  
AS NOTED



2 NORTH ELEVATION  
DP-5.11 1/8" = 1'-0"



4 WEST ELEVATION  
DP-5.11 1/8" = 1'-0"

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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
13 JUL 2013	BASED FOR PERMITS
13 JUL 2013	BASED FOR PERMITS
27 MAR 2014	REVISION FOR PERMITS

PROJECT:  
6765-196th ST.,  
SURREY, BC

OWNER:  
SURREY CITY

CLUSTER-1 ELEVATIONS

DOUGLAS R. JOHNSON  
ARCHITECT LTD.  
#574-901 WEST 3RD ST.,  
NORTH VANCOUVER, BC V7P 3P9  
Ph: (604) 908-3381  
Fax: (604) 908-0217

SCALE:  
As Indicated

DATE:  
12 DEC 2012

DRAWN:  
DP-5.11

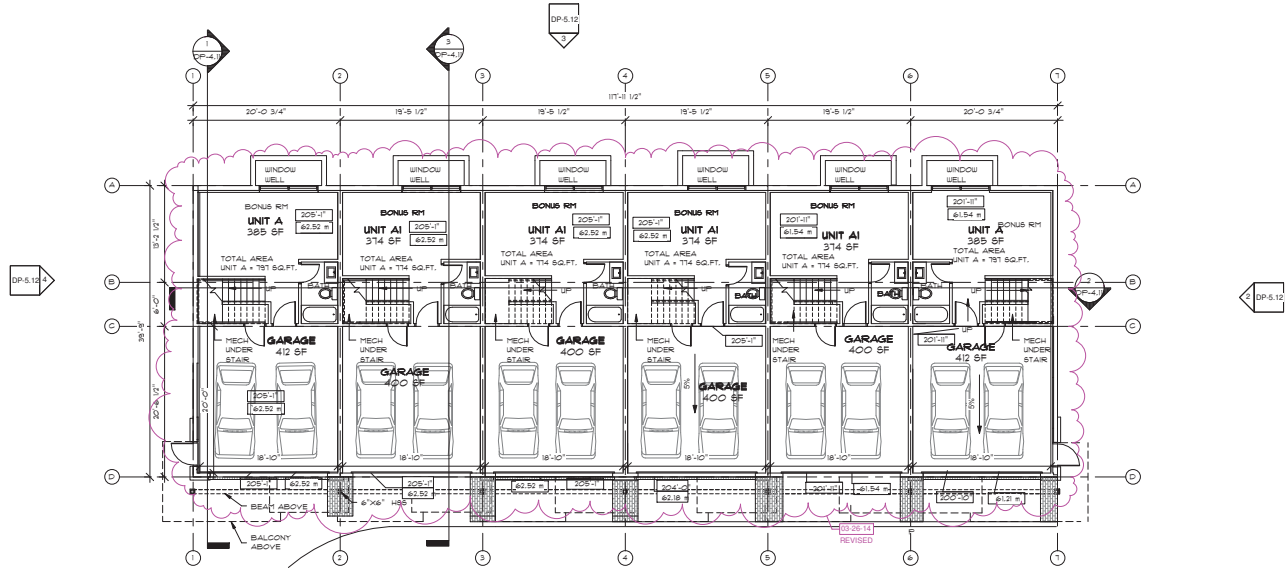
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SHEET:  
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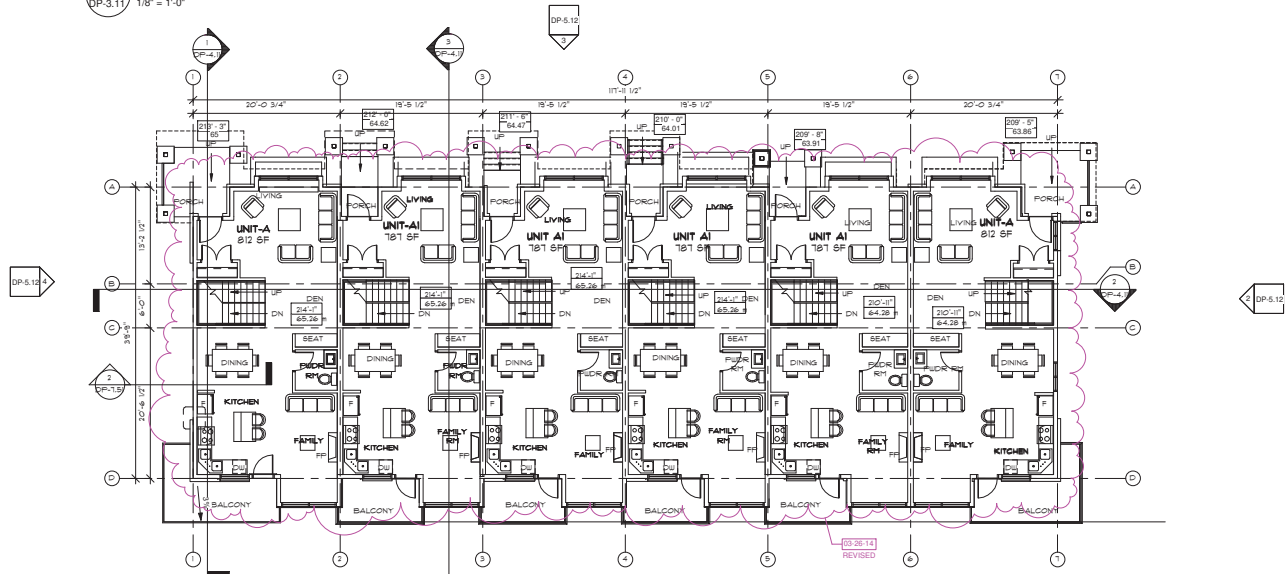
REVISION:  
5

DP-5.11





1 BASEMENT FLOOR  
DP-3.11 1/8" = 1'-0"



2 MAIN FLOOR  
DP-3.11 1/8" = 1'-0"

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DATE	DESCRIPTION
07 FEB 2012	PRELIMINARY DESIGN
11 JUL 2012	BASED FOR PERMITS
18 NOV 2012	BASED FOR PERMITS
27 MAR 2013	BASED FOR PERMITS

PROJECT:  
6765-196th ST.

2065 96 STREET,  
SURREY, BC

CLUSTER-1 FLOOR PLANS

OWNER:

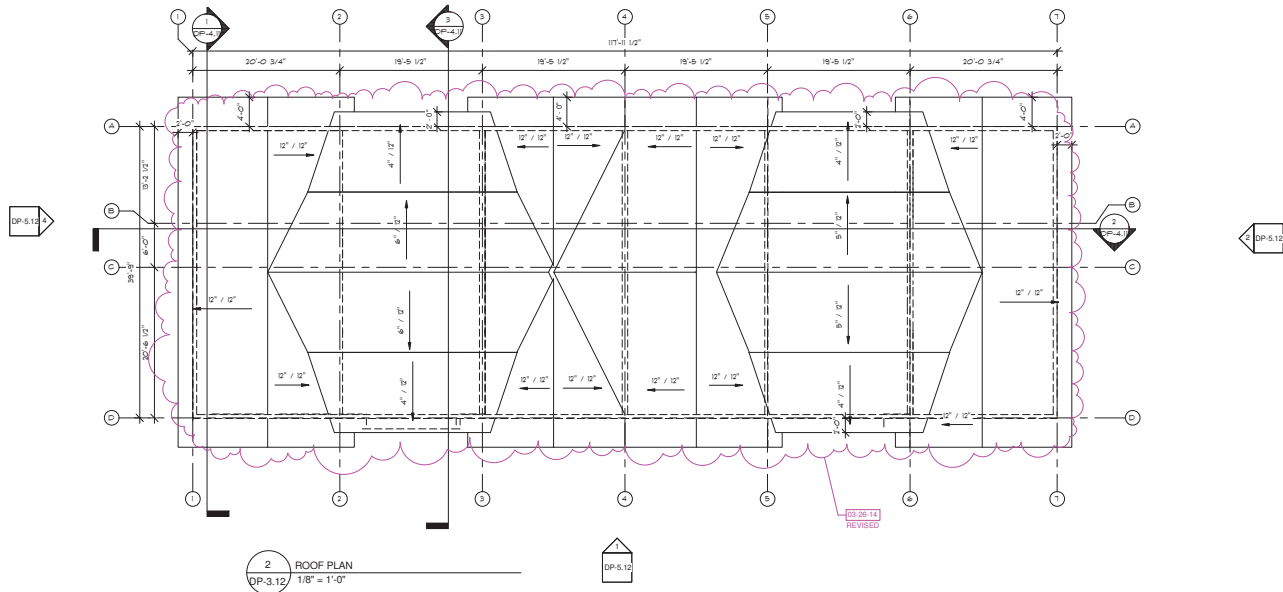
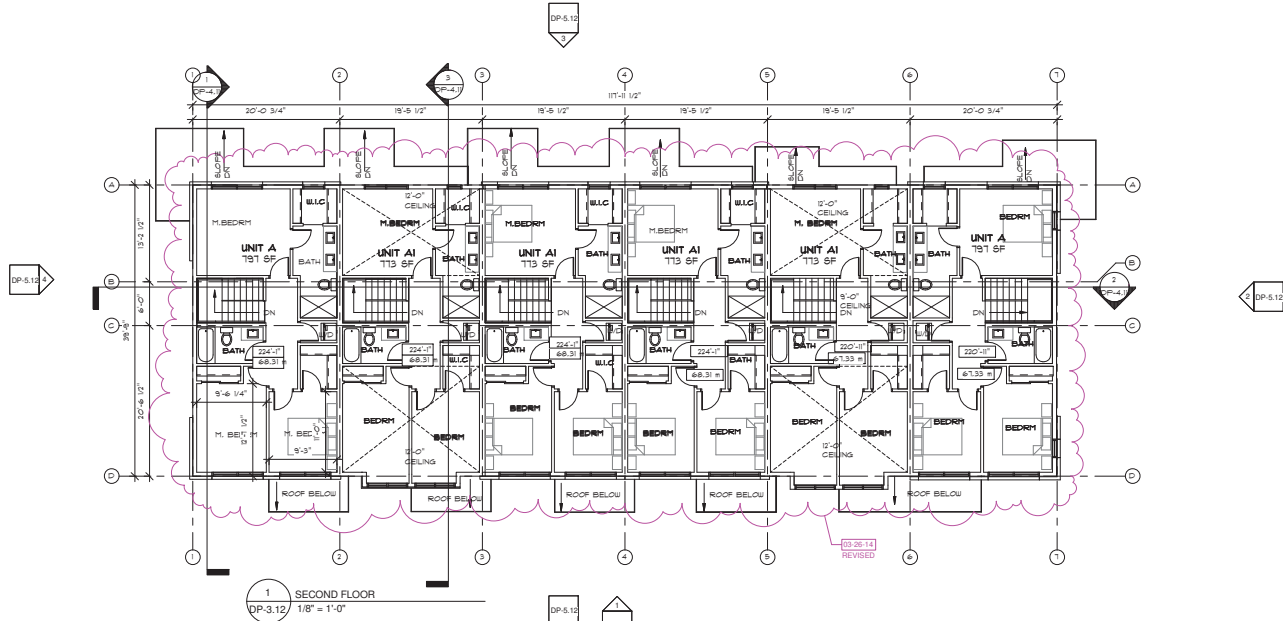
**DOUGLAS R. JOHNSON ARCHITECT LTD.**

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NORTH VANCOUVER, BC V7P 3P9

PH: (604) 908-3381  
FAX: (604) 908-0217

SCALE	PROJECT NO.
1/8" = 1'-0"	---
DATE 12 DEC 2012	---
DRAWN:	SHEET:
REVISIONS:	DP-3.11

5



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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
11 JUL 2013	BASED FOR PERMITS
18 NOV 2013	BASED FOR PERMITS
27 MAR 2014	BASED FOR PERMITS

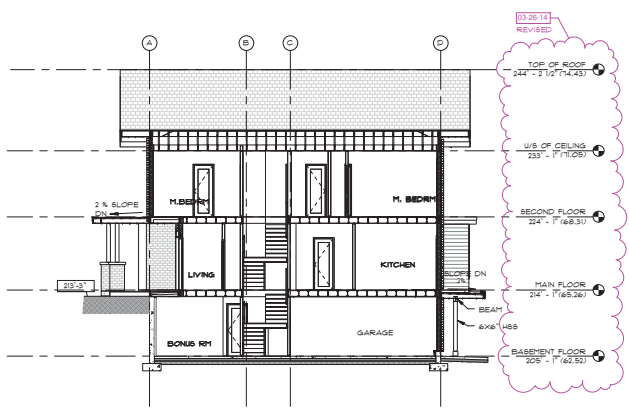
PROJECT: **6765- 196th ST.**  
1065 86 STREET, SURREY, BC

OWNER: \_\_\_\_\_

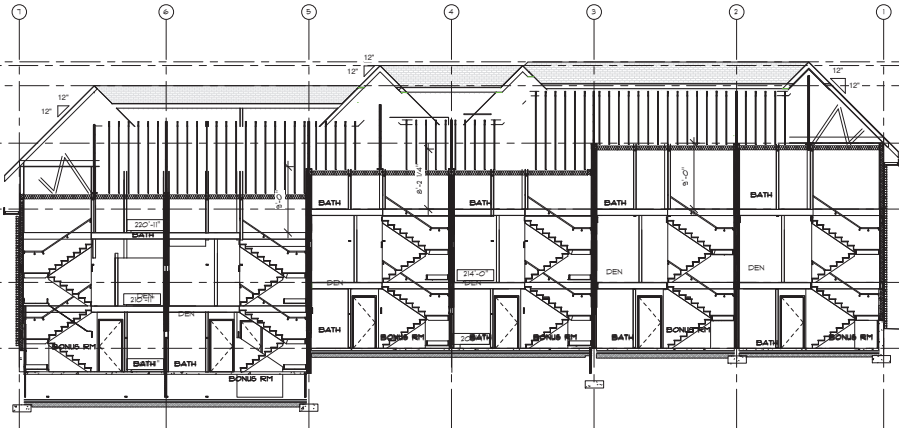
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
Ph: (604) 908-3381  
FAX: (604) 908-0217

SCALE	PROJECT NO.
1/8" = 1'-0"	---
DATE: 12 DEC 2012	---
DRAWN: _____	SHEET: _____
REVISIONS:	DP-3.12

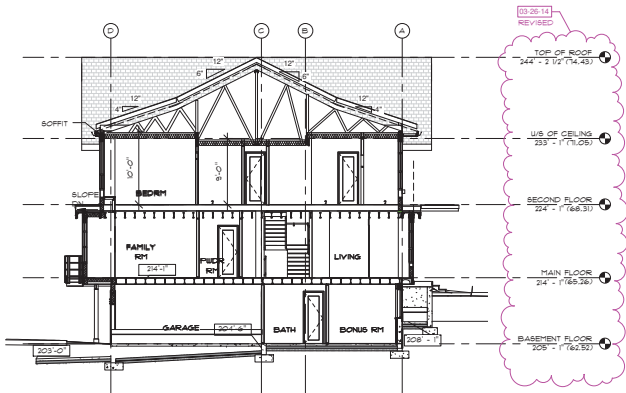
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1 SECTION 1  
DP-4.11 1/8" = 1'-0"



2 SECTION 2  
DP-4.11 1/8" = 1'-0"



3 SECTION 3  
DP-4.11 1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	07 FEB 2012	PRELIMINARY DESIGN
2	10 MAR 2012	REVISIONS
3	18 JUL 2012	BASED FOR PERMITS
4	18 NOV 2012	BASED FOR PERMITS
5	27 MAR 2014	BASED FOR PERMITS

PROJECT: **6765 - 196th ST.**  
 1066 96 STREET,  
 SURREY, BC

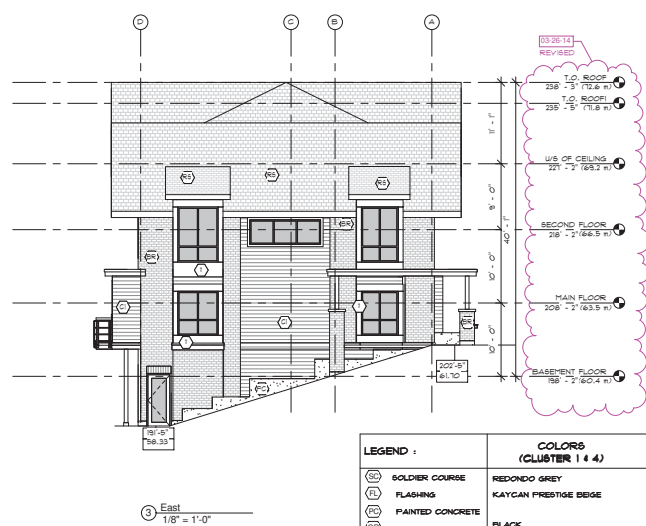
OWNER: \_\_\_\_\_

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 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 Ph: (604) 908-3381  
 FAX: (604) 908-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 12 DEC 2012	
DRAWN: ---	SHEET: ---
REVISIONS: 4	DP-4.11

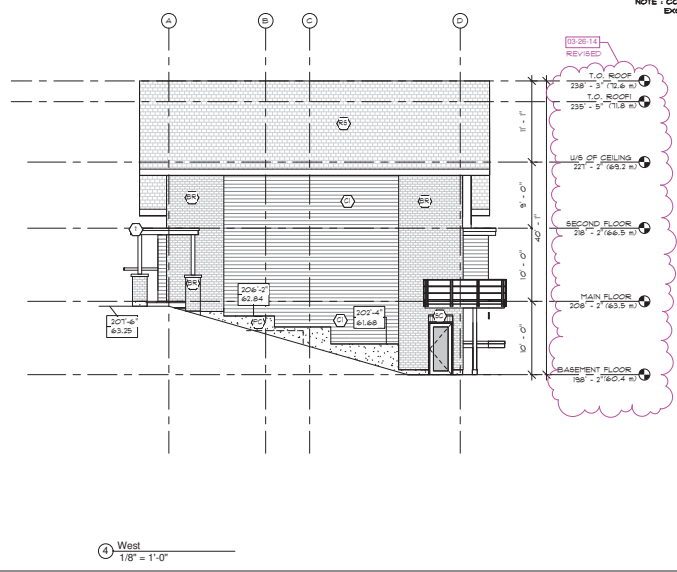
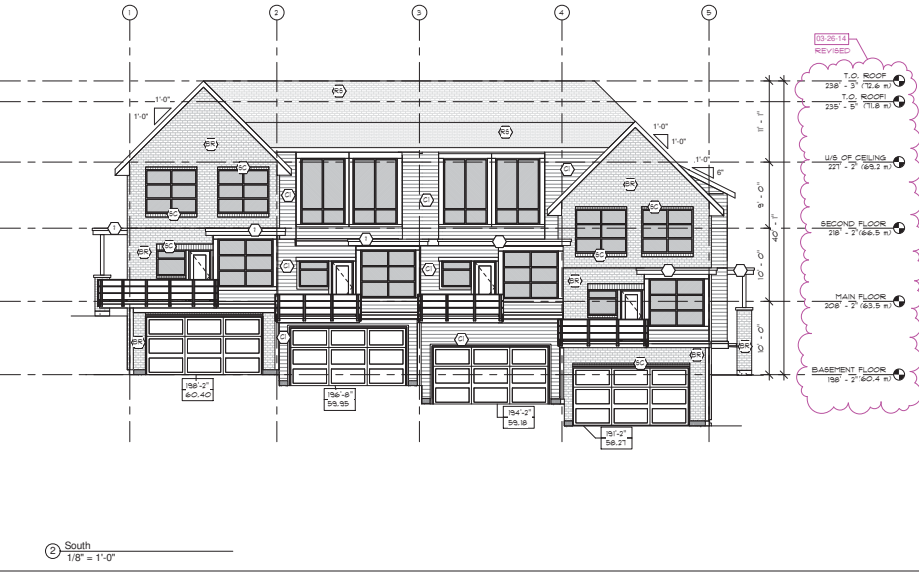
CLUSTER 1 SECTIONS

68/06/2014 17:50:20



LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(SC)	SOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(FL)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC)	PAINTED CONCRETE		
(GR)	GUARD/RAILING	BLACK	BLACK
(AS)	ASPHALT SHINGLES	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(BR)	BRICK	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(TR)	TRIM / FACIA	BH CSP-40 MUSEUM PIECE	BH HC-88 CHELSEA GREY
(CI)	HARDI SIDING	BH CSP-750 PORCH SWING	BH CSP-430 WILD BLUE YONDER
	WINDOWS	BLACK	BLACK

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED



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DATE	DESCRIPTION
07 FEB 2012	PRELIMINARY DESIGN
11 JUL 2012	BASED FOR PERMITS
3 NOV 2012	BASED FOR PERMITS
27 MAR 2014	BASED FOR PERMITS

PROJECT: 6765-196th St., 6765 196 STREET, SURREY, BC

OWNER: [Redacted]

DOUGLAS R. JOHNSON ARCHITECT LTD.  
#574-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 298-3381  
FAX: (604) 298-0217

SCALE: As Indicated

DATE: 12 DEC 2012

DRAWN: [Redacted]

CHECKED: [Redacted]

REVISIONS: [Redacted]

SHEET: DP-5.21

CLUSTER 2 ELEVATIONS

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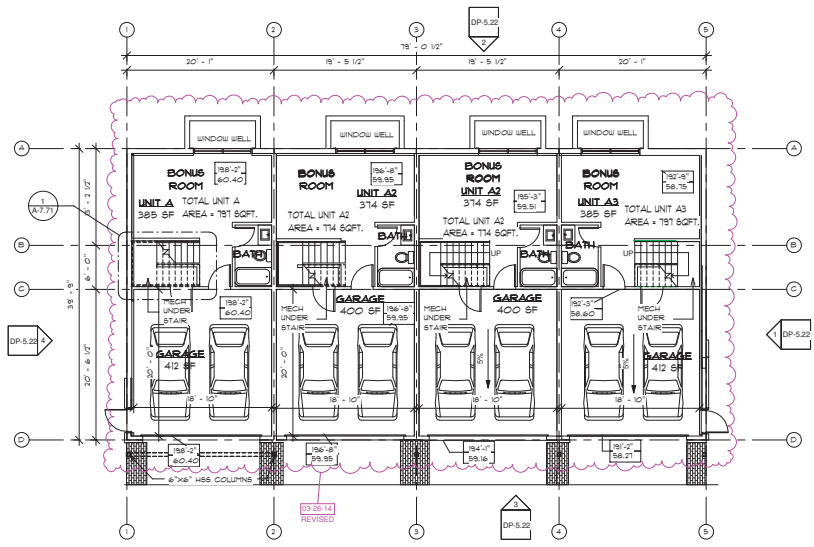
NO.	DATE	DESCRIPTION
1	07 FEB 2012	PRELIMINARY DESIGN
2	11 JUL 2012	BASED FOR PERMITS
3	18 JUL 2012	BASED FOR PERMITS
4	27 MAR 2014	BASED FOR PERMITS

PROJECT:  
**6765 - 196th ST.**  
 1965-96 STREET,  
 SURREY, BC  
 ARCHITECT:  
**DOUGLAS R. JOHNSON**

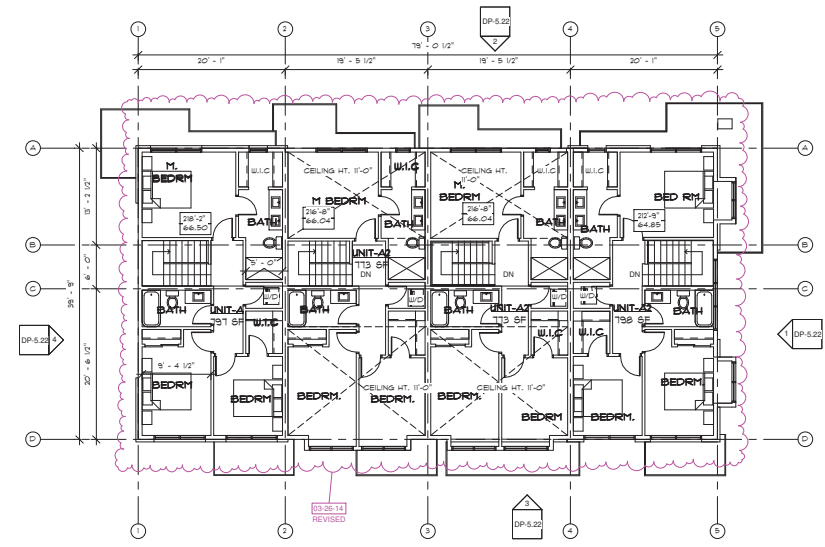
OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 Ph: (604) 298-3381  
 Fax: (604) 298-0217

SCALE:  
 1/8" = 1'-0"  
 DATE:  
 12 DEC 2012  
 DRAWN:  
 SHEET:  
 REVISIONS:  
 DP-3.21

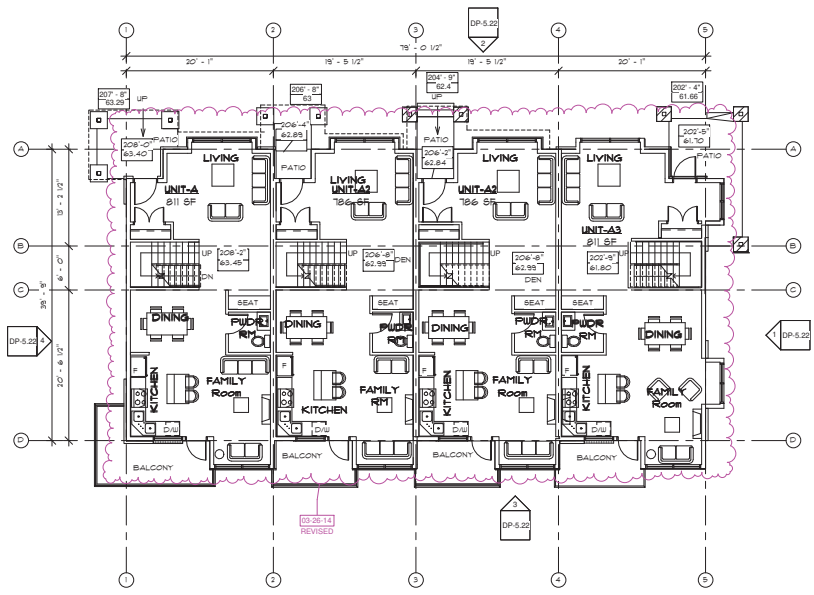
CLUSTER-2 FLOOR PLANS



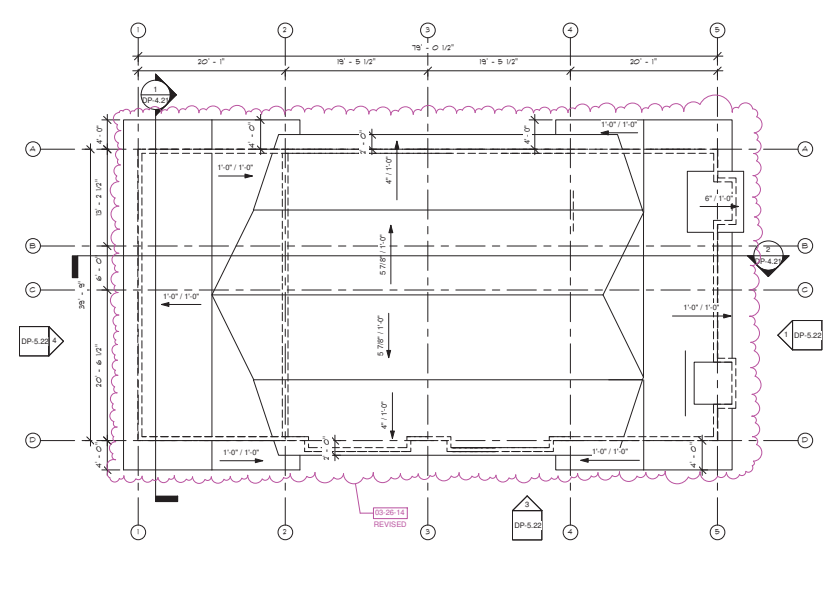
1 BASEMENT FLOOR  
 1/8" = 1'-0"



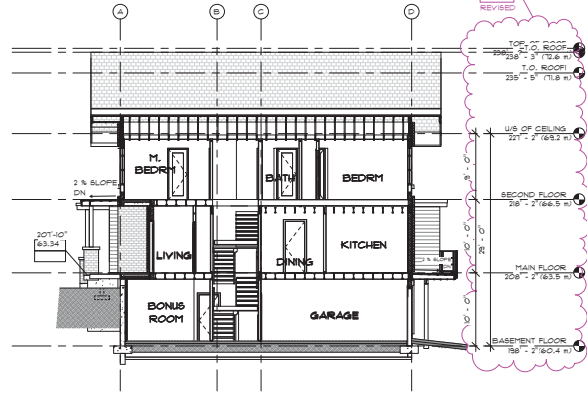
3 SECOND FLOOR  
 1/8" = 1'-0"



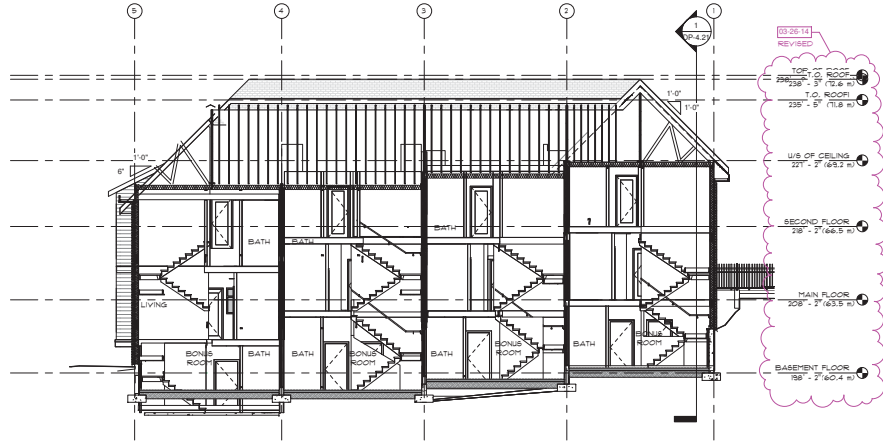
2 MAIN FLOOR  
 1/8" = 1'-0"



4 ROOF PLAN  
 1/8" = 1'-0"



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



2 Section 2  
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	07 FEB 2012	PRELIMINARY DESIGN
2	11 JUL 2012	BASED FOR PERMITS
3	11 JUL 2012	BASED FOR PERMITS
4	11 JUL 2012	BASED FOR PERMITS
5	27 MAR 2014	BASED FOR PERMITS

PROJECT:  
**6765 - 196th ST.**  
6765 196 STREET,  
SURREY, BC

OWNER:

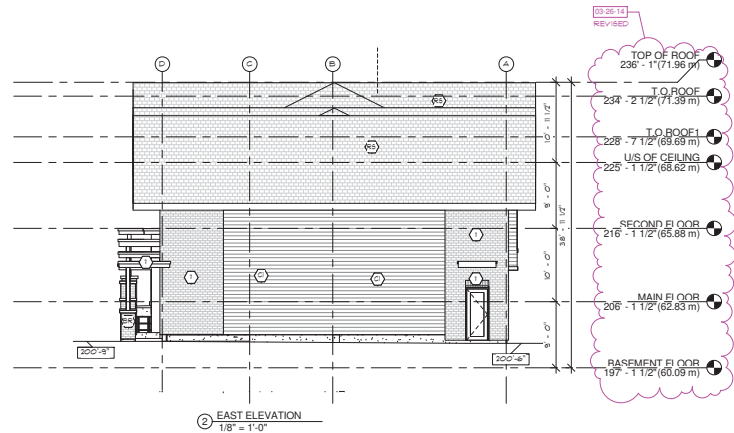
CLUSTER-2 SECTIONS

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NORTH VANCOUVER, BC V7P 3P9  
Ph: (604) 998-3381  
FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 12 DEC 2012	
DRAWN: ---	SHEET: ---
REVISIONS: 4	DP-4.21



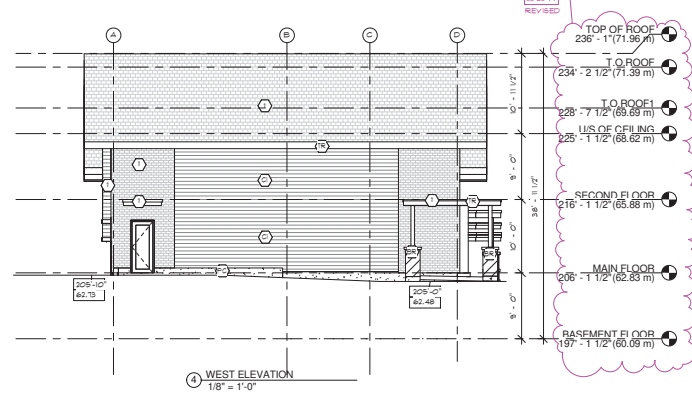
1 NORTH ELEVATION  
1/8" = 1'-0"



2 EAST ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

**SPATIAL CALCULATION FOR CLUSTER-3 : UNIT-16**

ELEVATION	AREA	LIMITING DISTANCE	ALLOWED OPENINGS PART-3 BCBC (TABLE 3.2.3.1.A)	PROPOSED OPENINGS	% PROPOSED	CONSTRUCTION TYPE	RATING REQUIRED
SOUTH	36.85 SM	6.00 M	83 %	14.8 SM	38.48%	C	NA
NORTH	34.71 SM	5.00 M	56 %	19.20 SM	52.34 %	C	NA
EAST	101.75 SM	3.02 M	11 %	2.01 SM	1.81 %	C	NA

**SPATIAL CALCULATION FOR CLUSTER-3 : UNIT-18**

SOUTH	35.61 SM	6.00 M	83 %	13.56 SM	38.09%	C	NA
NORTH	35.51 SM	5.00 M	56 %	19.88 SM	55.88 %	C	NA

**SPATIAL CALCULATION FOR CLUSTER-3 : UNIT-17**

SOUTH	34.24 SM	6.00 M	83 %	14.21 SM	41.50 %	C	NA
NORTH	34.51 SM	5.00 M	56 %	19.20 SM	52.73 %	C	NA

5 SPATIAL CALCULATION  
N.T.S

**SPATIAL CALCULATION FOR CLUSTER-3 : UNIT-16**

SOUTH	33.68 SM	6.00 M	83 %	13.56 SM	40.26 %	C	NA
NORTH	34.63 SM	5.00 M	56 %	19.20 SM	52.55 %	C	NA

**SPATIAL CALCULATION FOR CLUSTER-3 : UNIT-18**

SOUTH	36.72 SM	6.00 M	83 %	14.21 SM	38.49 %	C	NA
NORTH	34.75 SM	5.00 M	56 %	19.20 SM	52.31 %	C	NA
WEST	83.02 SM	39.00 M	78 %	2.01 SM	2.42 %	C	NA

C - COMBUSTIBLE  
NA - NOT APPLICABLE

LEGEND :	COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(SC) SOLIDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(FL) FLASING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC) PAINTED CONCRETE	BLACK	BLACK
(GD) GUARD/DRAILING	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(RS) ASPHALT SHINGLES	REDONDO GREY	MUTUAL MATERIALS MAUNA LOA
(BR) BRICK	BH CSP-40 MUSEUM PIECE	BH HC-168 CHELSEA GREY
(TR) TRIM / FACIA	BH CSP-150 PORCH SWING	BH CSP-640 WILD BLUE YONDER
(CI) HARD SIDING	BLACK	BLACK
WINDOWS	BLACK	BLACK

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED

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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
11 JUL 2013	BASED FOR CP REVIEWS
18 OCT 2013	BASED FOR CP REVIEWS
27 MAR 2014	BASED FOR CP REVIEWS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

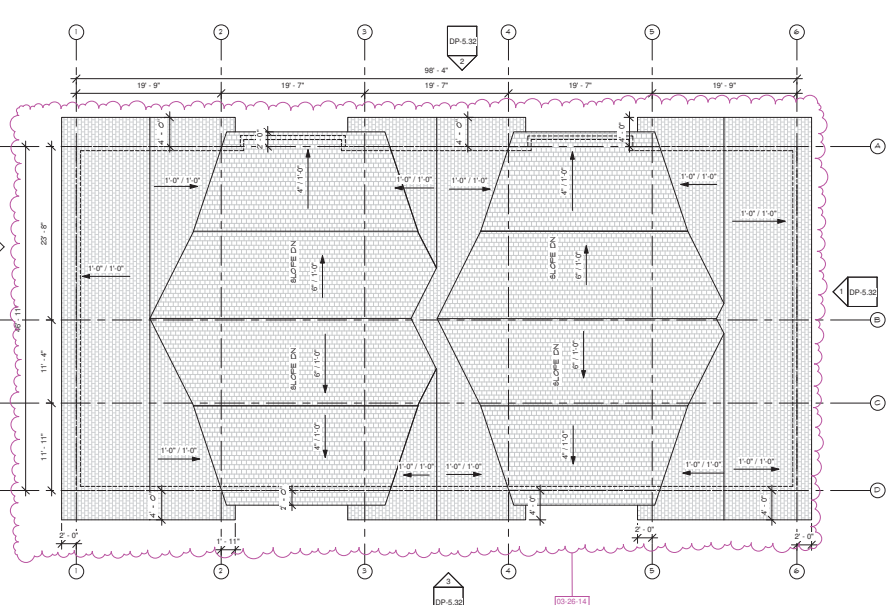
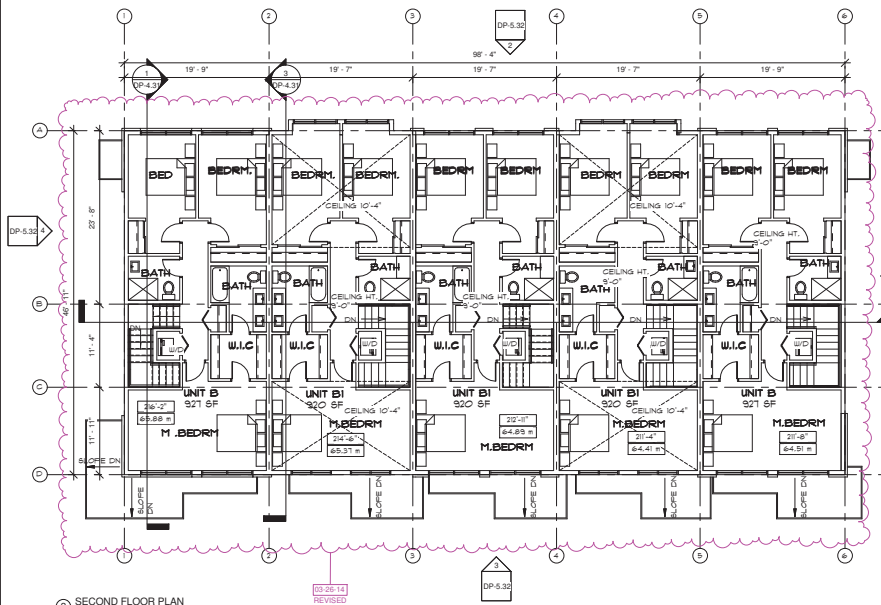
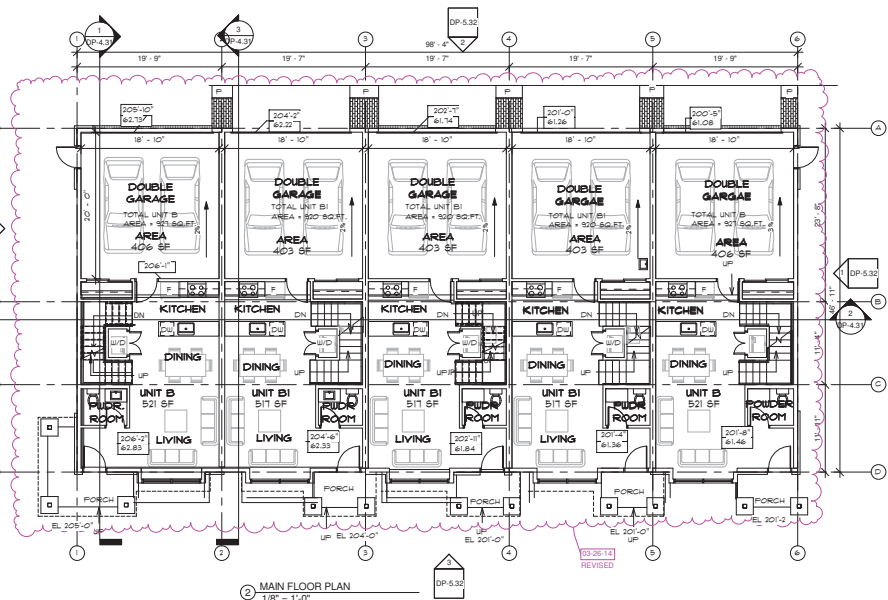
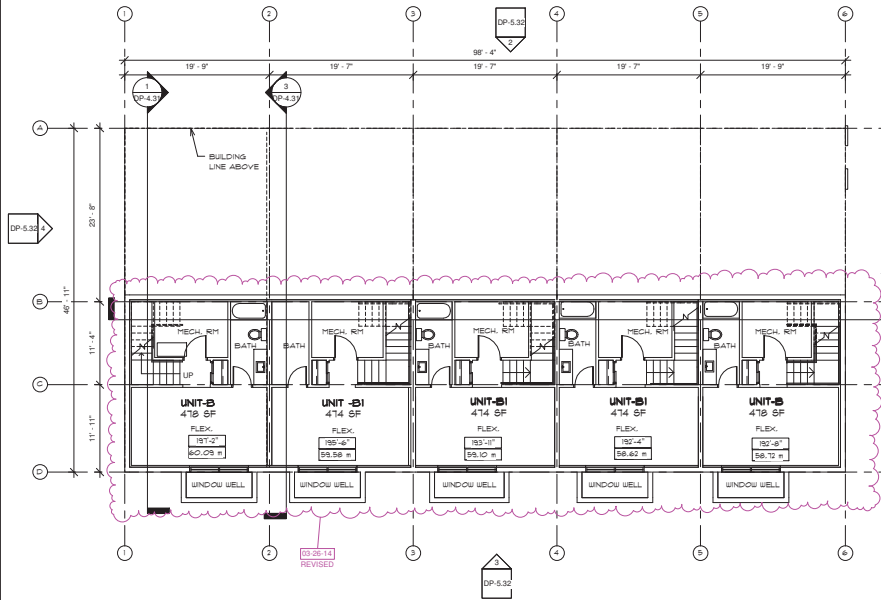
PROJECT: **6765-196th ST.**  
206-66 STREET, SURREY, BC

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**

**CLUSTER 3 ELEVATIONS**

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FAX: (604) 908-0217

SCALE: As Indicated  
DATE: 12 DEC 2012  
DRAWN: [Signature]  
SHEET: [Signature]  
REVISION: **DP-5.31**



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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
11 JUL 2013	BASED FOR PERMITS
3 NOV 2013	BASED FOR PERMITS
27 MAR 2014	BASED FOR PERMITS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

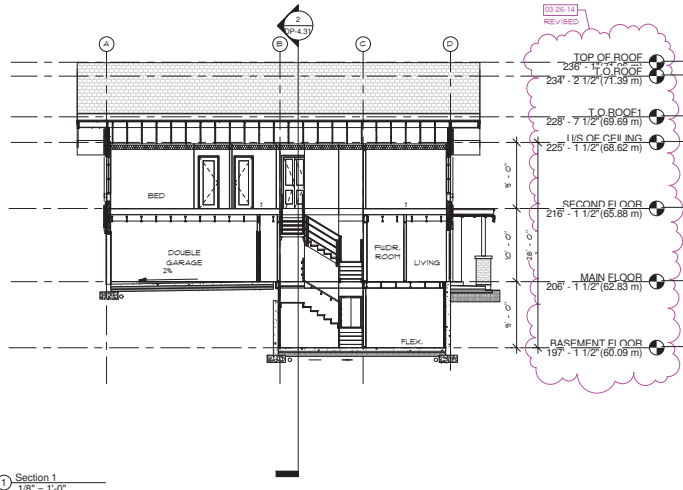
PROJECT:  
**6765-196th ST.**  
6765 196 STREET,  
SURREY, BC

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**

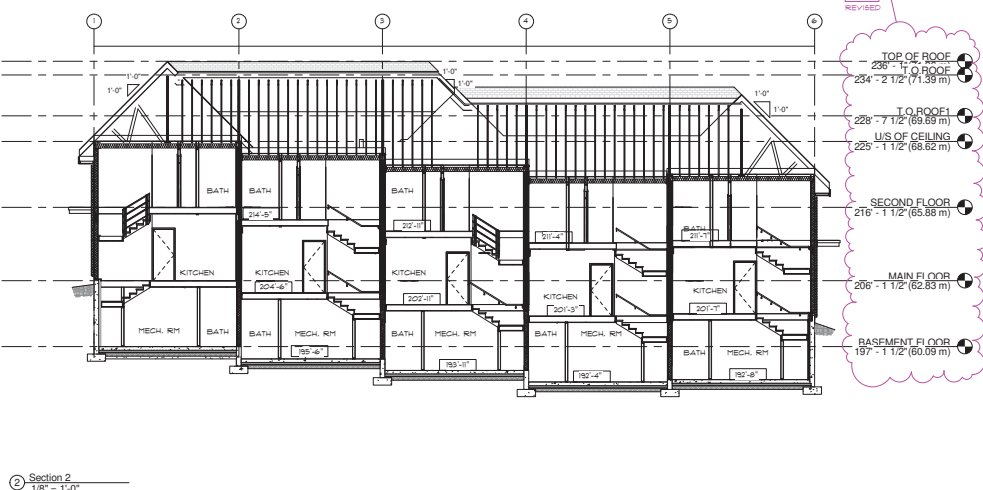
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.,  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 908-3381  
FAX: (604) 908-0217

SCALE: 1/8" = 1'-0" PROJECT NO: \_\_\_\_\_  
DATE: 12 DEC 2013  
DRAWN: \_\_\_\_\_ SHEET: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
**DP-3.31**

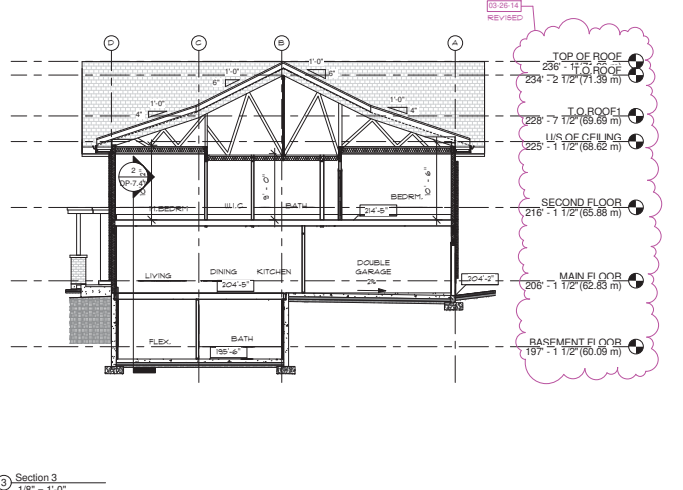




1 Section 1  
1/8" = 1'-0"



2 Section 2  
1/8" = 1'-0"



3 Section 3  
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
1	09 FEB 2012	PRELIMINARY DESIGN
2	11 JUL 2012	REVISION FOR COMMENTS
3	18 NOV 2012	REVISION FOR COMMENTS
4	27 MAR 2013	REVISION FOR COMMENTS
5		

PROJECT: **6765 - 196th ST.**  
 1965 - 196 STREET,  
 SURREY, BC

OWNER: \_\_\_\_\_

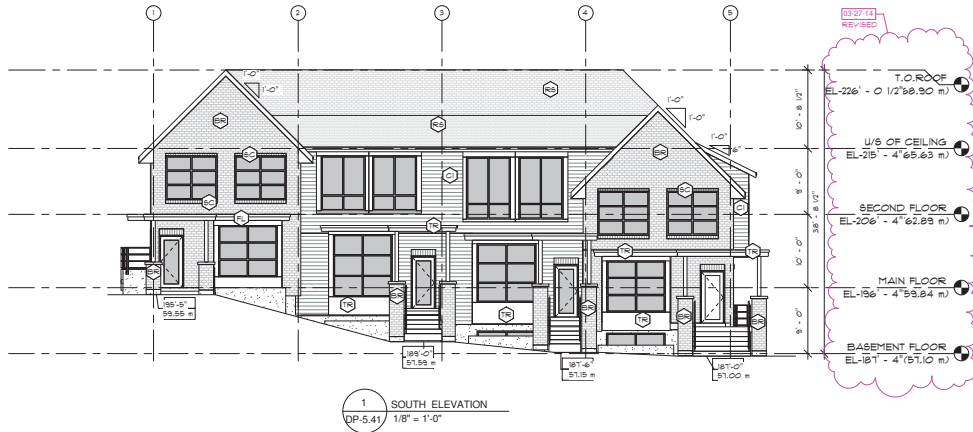
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
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 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217

SCALE	PROJECT NO.
1/8" = 1'-0"	---

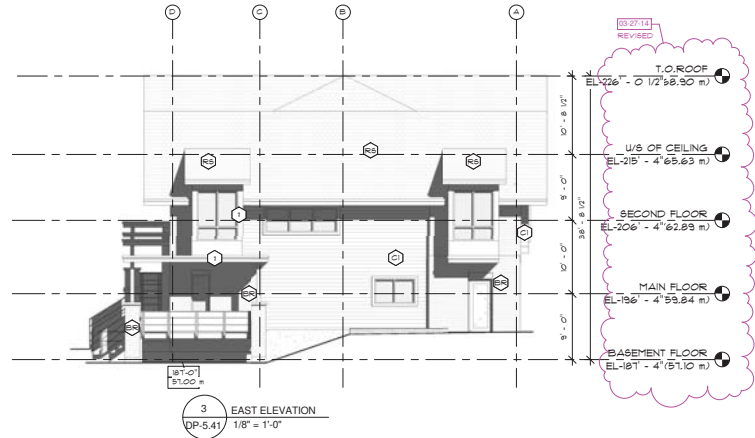
DATE	SHEET
12 DEC 2012	---

REVISION	SHEET
4	DP-4.31

**CLUSTER-3 SECTIONS**



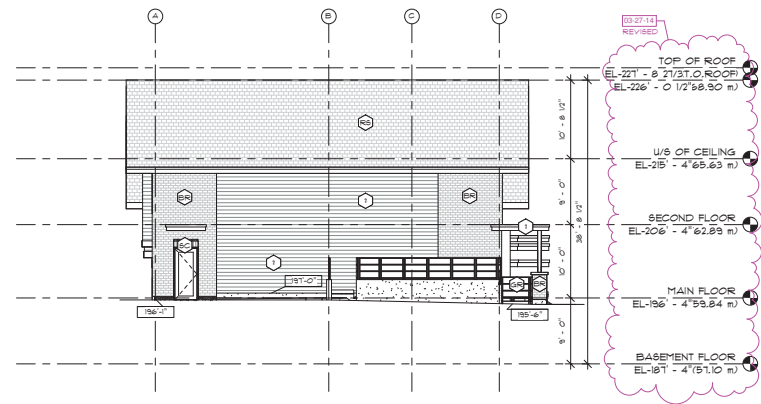
1 SOUTH ELEVATION  
DP-5.41 1/8" = 1'-0"



3 EAST ELEVATION  
DP-5.41 1/8" = 1'-0"



2 NORTH ELEVATION  
DP-5.41 1/8" = 1'-0"



4 WEST ELEVATION  
DP-5.41 1/8" = 1'-0"

LEGEND :		COLORS (CLUSTER 1 & 4)	COLORS (CLUSTER 2 & 3)
(SC)	SOLDER COURSE	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(FL)	FLASHING	KAYCAN PRESTIGE BEIGE	KAYCAN PRESTIGE BEIGE
(PC)	PAINTED CONCRETE	BLACK	BLACK
(GR)	GIARD/RAILING	MALARKEY DURA SEAL OXFORD GREY	MALARKEY DURA SEAL OXFORD GREY
(AS)	ASPHALT SHINGLES	REDONDO GREY	MUTUAL MATERIALS MAINA LOA
(BR)	BRICK	BH CSP-40 MUSEUM PIECE	BH HC-188 CHELSEA GREY
(TR)	TRIM / FACIA	BH CSP-150 PORCH SWING	BH CSP-630 BILD BLUE YONDER
(HD)	HARDI SIDING	BLACK	BLACK
(W)	WINDOWS		

NOTE : COLORS FROM BENJAMIN MOORE EXCEPT AS NOTED

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DATE	DESCRIPTION
07 FEB 2013	PRELIMINARY DESIGN
11 JUL 2013	BASED FOR PERMITS
18 NOV 2013	BASED FOR PERMITS
27 MAR 2014	BASED FOR PERMITS

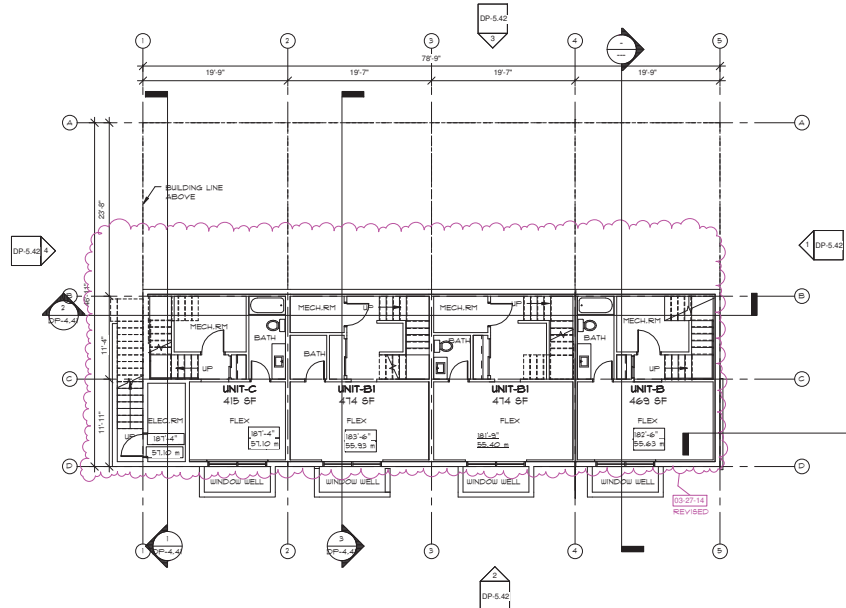
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OWNER: [REDACTED]

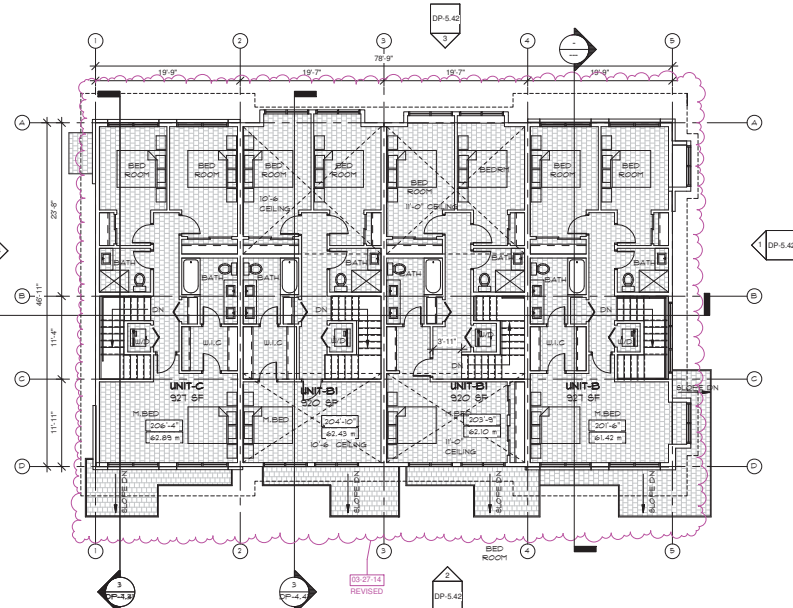
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
Ph: (604) 298-3381  
Fax: (604) 298-0217

SCALE: As Indicated PROJECT NO: [REDACTED]  
DATE: 12 DEC 2012  
DRAWN: [REDACTED] SHEET: [REDACTED]  
REVISION: [REDACTED] DP-5.41

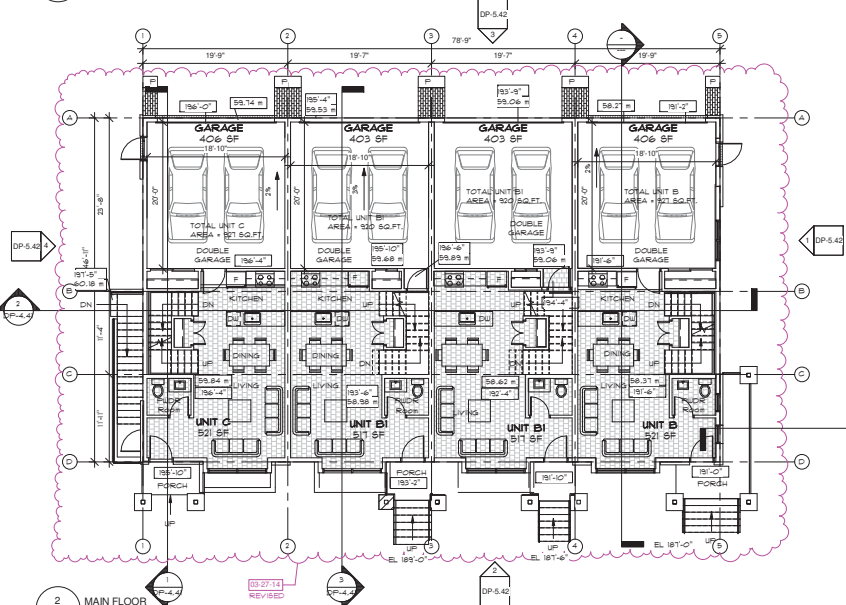
CLUSTER-4 ELEVATIONS



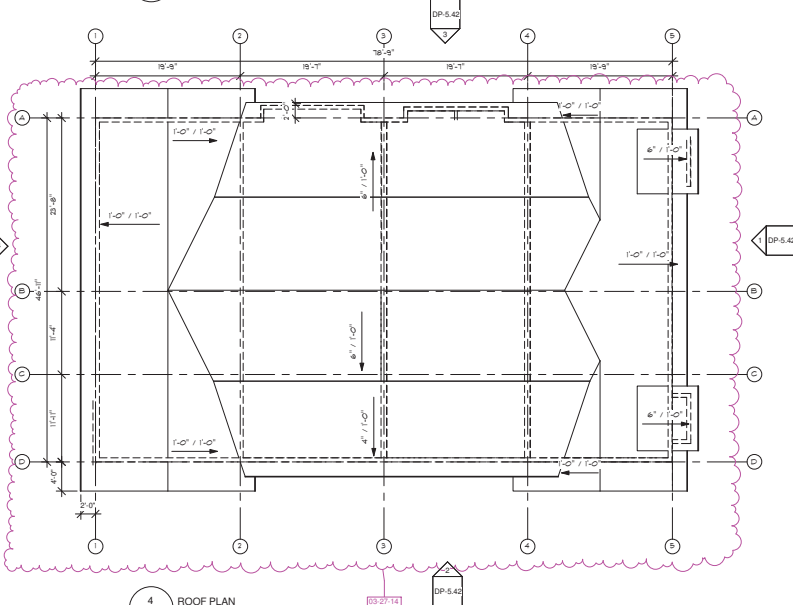
1 BASEMENT FLOOR  
DP-3.41 1/8" = 1'-0"



3 SECOND FLOOR  
DP-3.41 1/8" = 1'-0"



2 MAIN FLOOR  
DP-3.41 1/8" = 1'-0"



4 ROOF PLAN  
DP-3.41 1/8" = 1'-0"

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DATE	DESCRIPTION
07 FEB 2012	PRELIMINARY DESIGN
1 JUL 2012	BASED FOR PERMITS
3 NOV 2012	BASED FOR PERMITS
27 MAR 2013	BASED FOR PERMITS

PROJECT:  
**6765-196th ST.**  
6765-196th STREET,  
SURREY, BC

OWNER:  
**CLUSTER 4 FLOOR PLANS**

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Ph: (604) 908-3381  
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SCALE:	PROJECT NO.:
1/8" = 1'-0"	---
DATE:	SHEET:
12 DEC 2012	---
DRAWN:	DP-3.41
REVISIONS:	

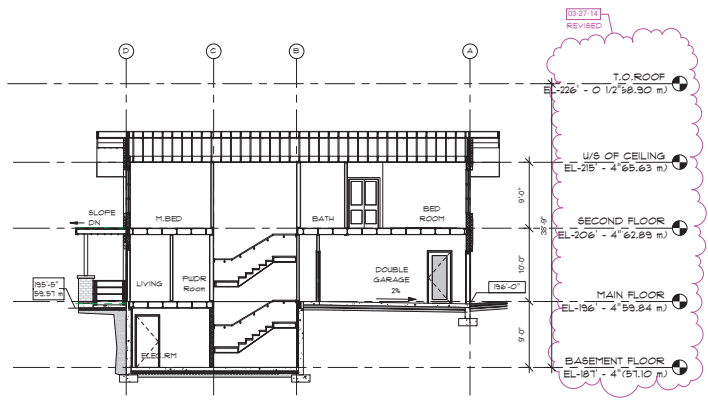
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NO.	DATE	DESCRIPTION
1	09 FEB 2012	PRELIMINARY DESIGN
2	10 JUL 2012	BASED FOR PERMITS
3	10 JUL 2012	BASED FOR PERMITS
4	10 JUL 2012	BASED FOR PERMITS
5	27 MAR 2014	BASED FOR PERMITS

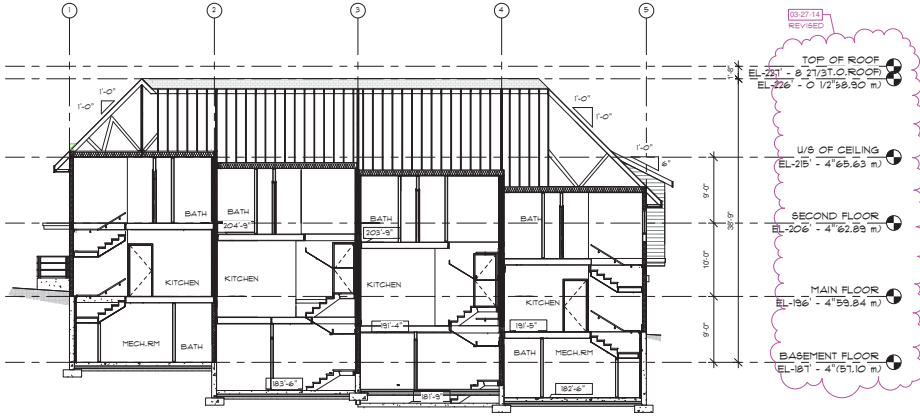
PROJECT: **6765 - 196th ST.**  
 6765 - 196th STREET,  
 SURREY, BC  
 OWNER: \_\_\_\_\_  
 ARCHITECT: DOUGLAS R. JOHNSON  
**CLUSTER 4 SECTIONS**

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 NORTH VANCOUVER, BC V7P 3P9  
 Ph: (604) 998-3381  
 Fax: (604) 998-0217

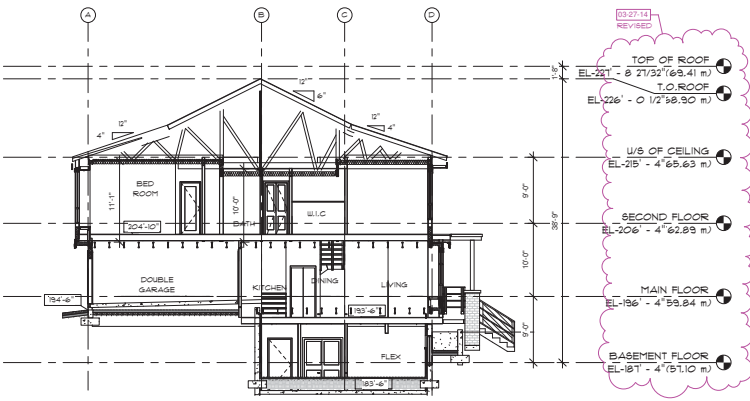
SCALE:	PROJECT NO.:
1/8" = 1'-0"	---
DATE:	DRAWN:
12 DEC 2012	---
SHEET:	PROJECT NO.:
---	---
REVISIONS:	SHEET:
---	---
---	DP-4.41



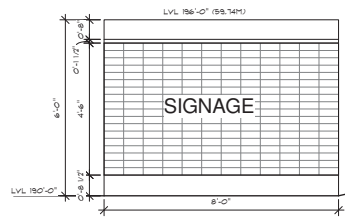
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 DP-4.41 1/8" = 1'-0"



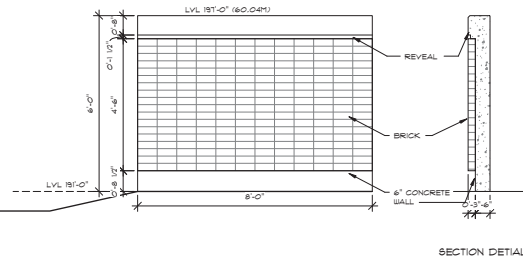
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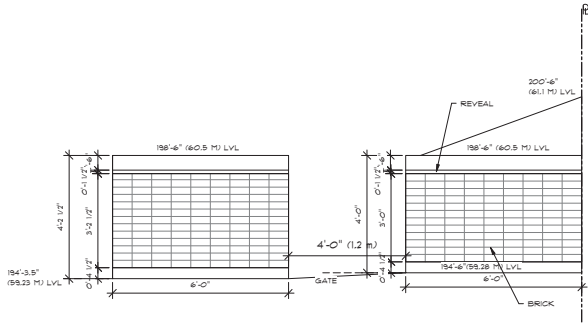
3 SECTION 3  
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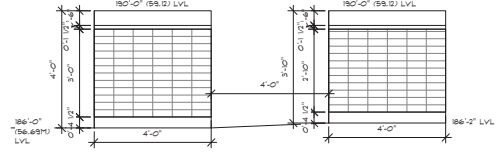
① **MONUMENT ENTRY DETAIL**  
1/2" = 1'-0"



SECTION DETAIL



② **RETAINING WALL DETAIL @ NORTHEAST CORNER**  
1/2" = 1'-0"



③ **GATE DETAIL @ SOUTH EAST CORNER**  
1/2" = 1'-0"

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NO.	DATE	DESCRIPTION
1	07 FEB 2012	PRELIMINARY DESIGN
2	11 JUL 2012	BASED FOR CP REVISIONS
3	18 NOV 2012	BASED FOR CP REVISIONS
4	27 DEC 2012	BASED FOR CP REVISIONS
5		
6		
7		
8		
9		
10		

**PROJECT:**  
6765- 196th ST.  
1965 196 STREET, SURREY, BC

**OWNER:**  
ENTRY DETAILS

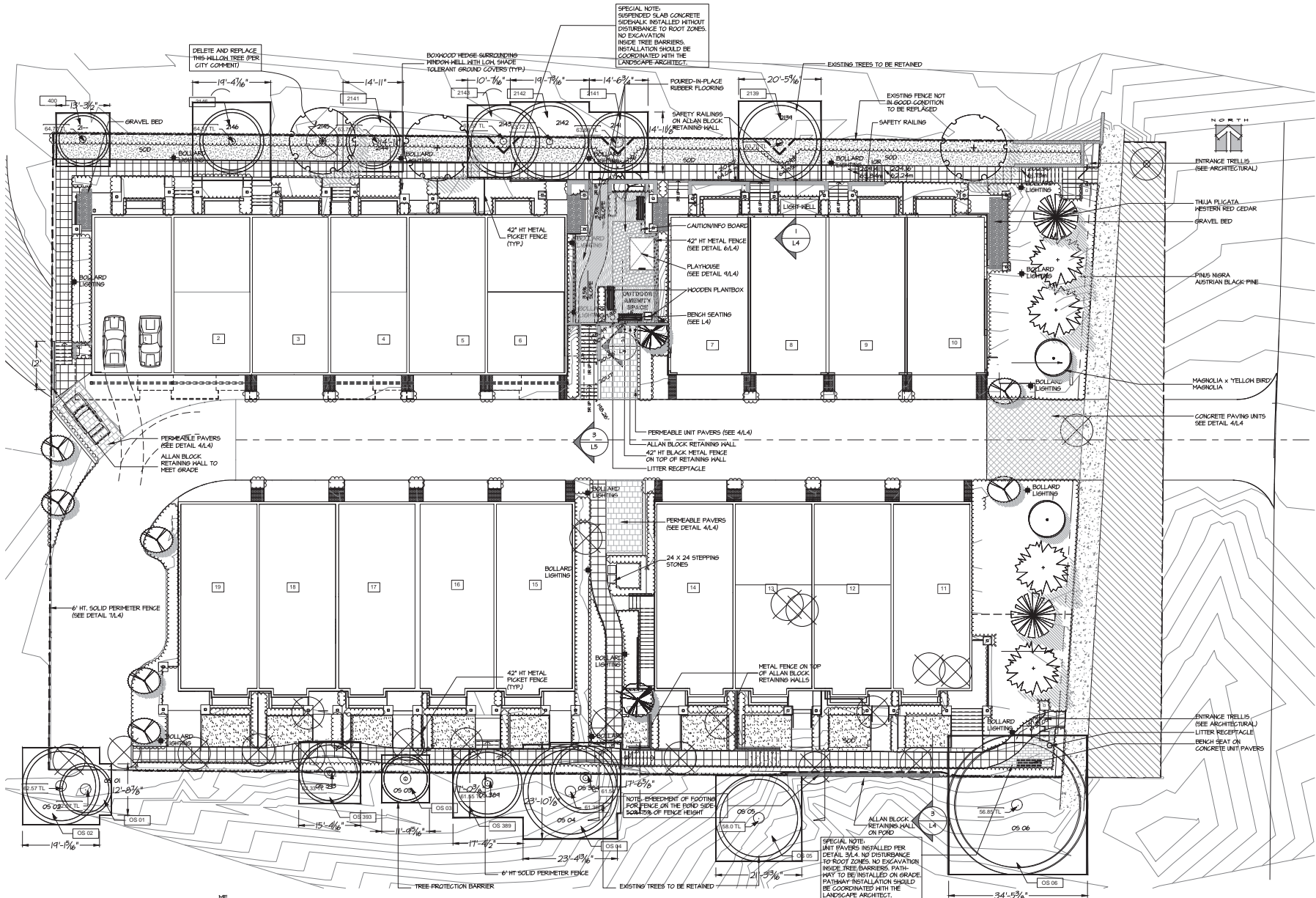
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0217

SCALE:	1/2" = 1'-0"	PROJECT NO.:	
DATE:	12 DEC 2012		
DRAWN:		SHEET:	DP-2.12
REVISION:			

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 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	MAY/08	REV PER CITY COMMENTS	NMB
2	JAN/09	REV PER CITY COMMENTS	NMB
3	MAY/09	REV PER NEW SITE PLAN	NMB
4	MAY/09	REV PER NEW SITE PLAN	NMB
5	MAY/09	REV PER NEW SITE PLAN	NMB
7	BEG/09	REV PER CITY COMMENTS	NMB
8	BEG/09	ISSUED FOR REVIEW	NMB

PROJECT:  
**19-UNIT TOWNHOUSE DEVELOPMENT**  
 6765-108TH STREET  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

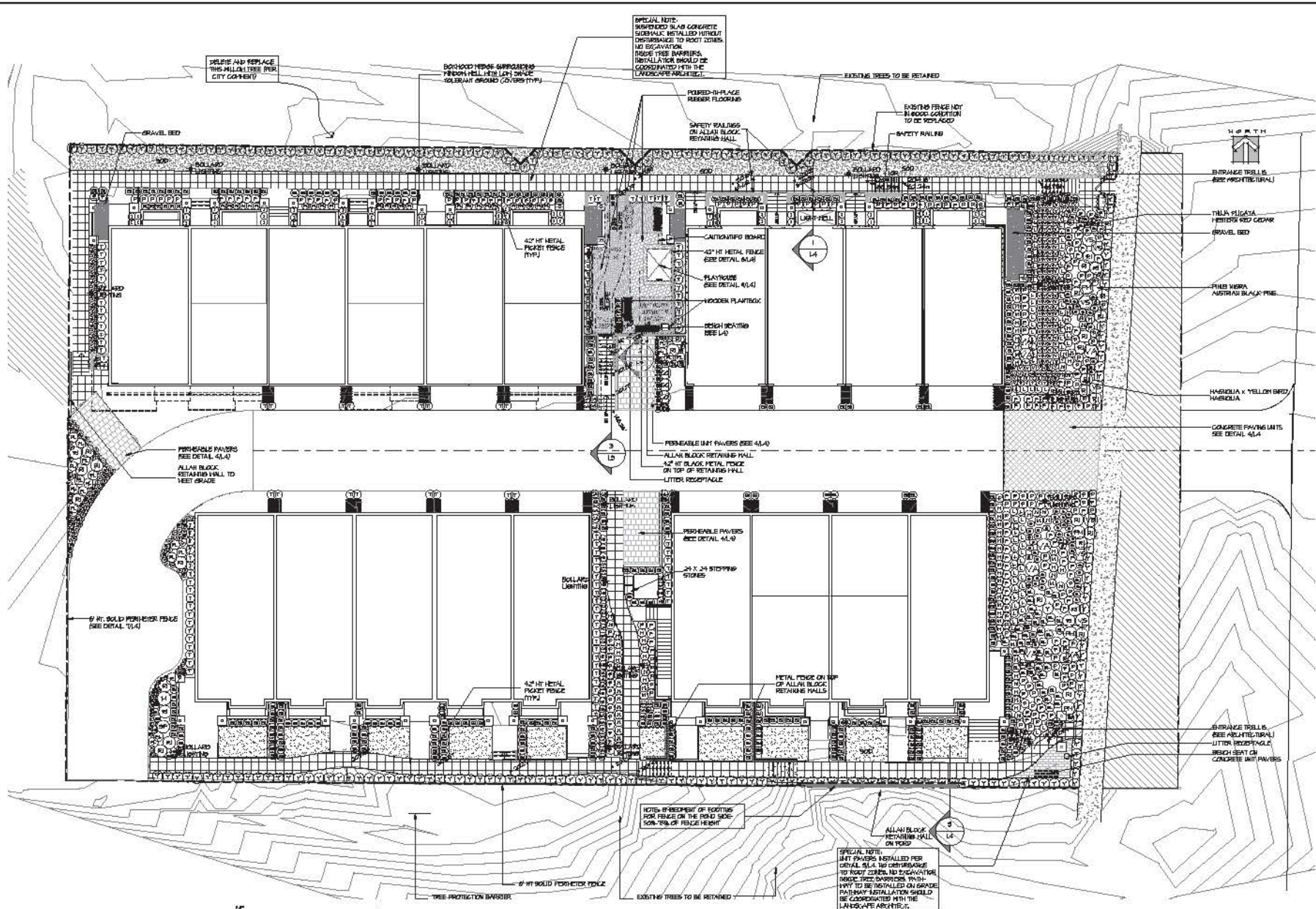
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 SCALE: 3/32" = 1'-0"  
 DRAWN: -  
 DESIGN: -  
 CHK'D: MM  
**L1**  
 OF 6  
 M2LA PROJECT NUMBER: 19-039

13094-0129

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V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



**SPECIAL NOTE:**  
SCHEDULED SLAB CONCRETE SIDEWALK INSTALLED WITHOUT DISTURBANCE TO ROOT ZONES. NO EXCAVATION INSIDE TREE BARRIERS. INSTALLATION SHOULD BE COORDINATED WITH THE LANDSCAPE ARCHITECT.

EXISTING TREES TO BE RETAINED

CAUTION: NO BONDING  
42" H METAL PICKET FENCE (SEE DETAIL 41-A)  
PLAYHOUSE (SEE DETAIL 41-A)  
WOODEN PLANTBOX  
DECK SEATING (SEE L4)

PERMEABLE UNIT PAVERS (SEE 41-A)  
ALLAN BLOCK RETAINING WALL  
42" H BLACK METAL PICKET FENCE ON TOP OF RETAINING WALL  
LITTER RECEPTACLE

**NOTE:** REPAIRMENT OF FOOTING FOR FENCE ON THE ROAD SIDE - SEE PLAN OF FENCE REPAIR

**SPECIAL NOTE:**  
METAL FENCE ON TOP OF ALLAN BLOCK RETAINING WALL ON ROAD

NO.	DATE	REVISION DESCRIPTION	DR.
1	2006-01	REV. PER CITY COMMENTS	MP
2	2006-01	REV. PER CITY COMMENTS	MP
3	2006-01	REV. PER CITY COMMENTS	MP
4	2006-01	REV. PER CITY COMMENTS	MP
5	2006-01	REV. PER CITY COMMENTS	MP
6	2006-01	REV. PER CITY COMMENTS	MP
7	2006-01	REV. PER CITY COMMENTS	MP
8	2006-01	REV. PER CITY COMMENTS	MP
9	2006-01	REV. PER CITY COMMENTS	MP
10	2006-01	REV. PER CITY COMMENTS	MP

PROJECT:  
**19-UNIT TOWNHOUSE DEVELOPMENT**  
6785-106TH STREET  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 03/20/06 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0" L2  
DRAWN: -  
DESIGN: -  
CHKD: NV OF 8

M2LA PROJECT NUMBER: 19-009



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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

NO. DATE REVISION DESCRIPTION DR.

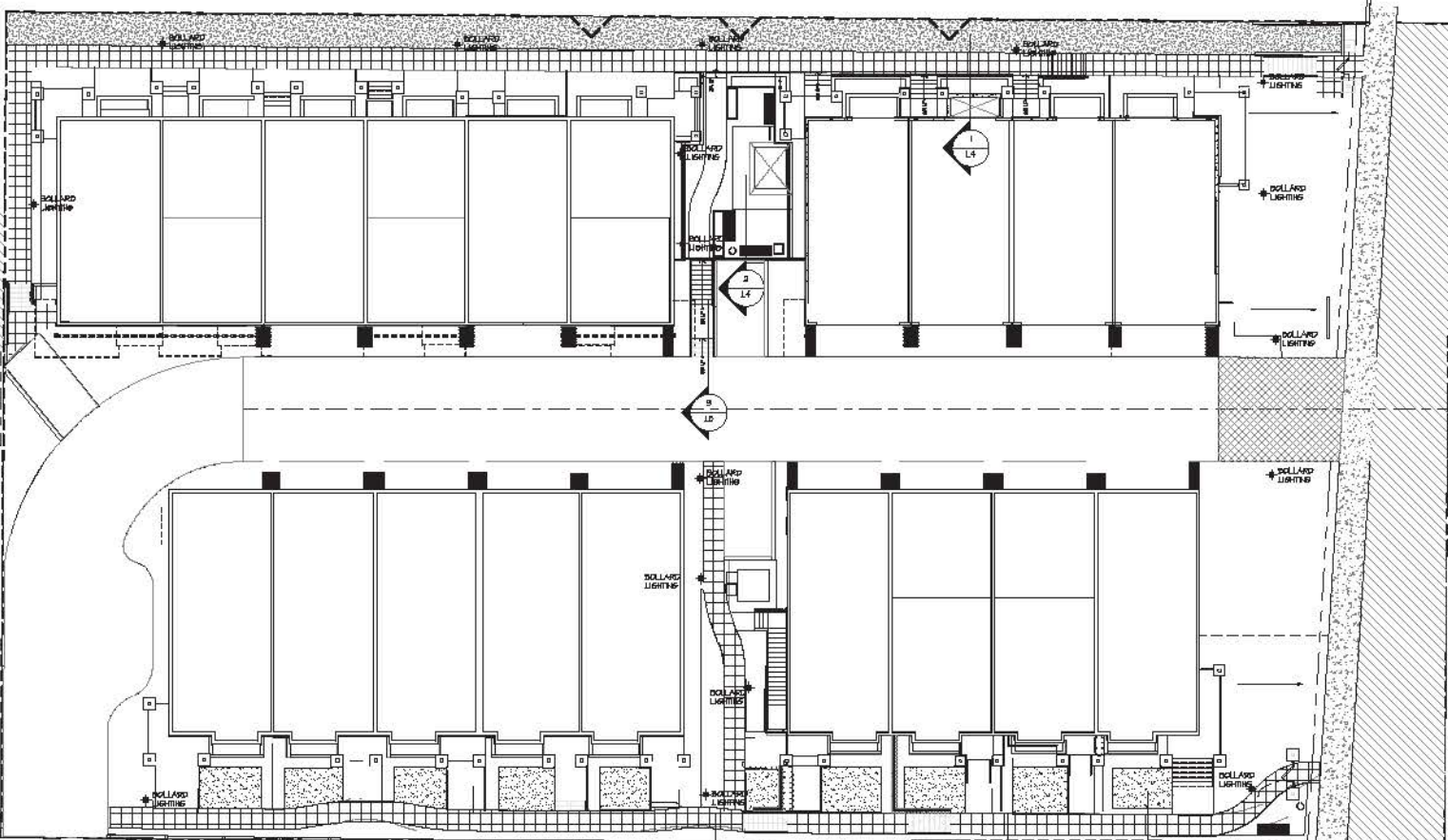
SCALE:

PROJECT:  
**19-UNIT TOWNHOUSE DEVELOPMENT**  
**6752-165TH STREET**  
**SURREY, BC**

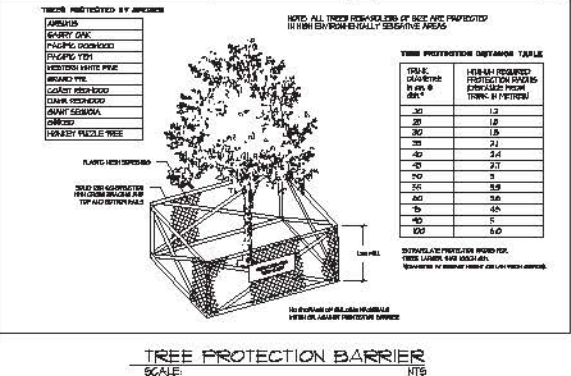
DRAWING TITLE:  
**LIGHTING PLAN/  
PLANT SCHEDULE**

DATE: 01SEP16	DRAWING NUMBER:
SCALE: 1/32" = 1'-0"	<b>L3</b>
DRAWN: -	<b>CF B</b>
DESIGN: -	M2LA PROJECT NUMBER: 19-009
CHECK: HV	

10/25/17



PLANT SCHEDULE	SYMBOL	PLANT SPECIES	SIZE	QUANTITY	NOTES
1	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
2	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
3	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
4	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
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51	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
52	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
53	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
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57	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT
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60	ACORN PALM	DATE PALM	12 FT	1	PLANT SPECIES TO BE DETERMINED BY LANDSCAPE ARCHITECT



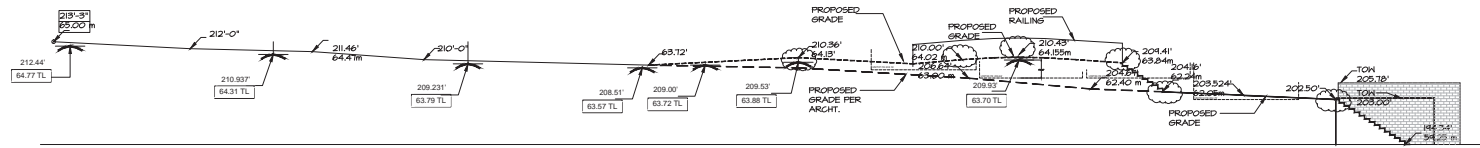




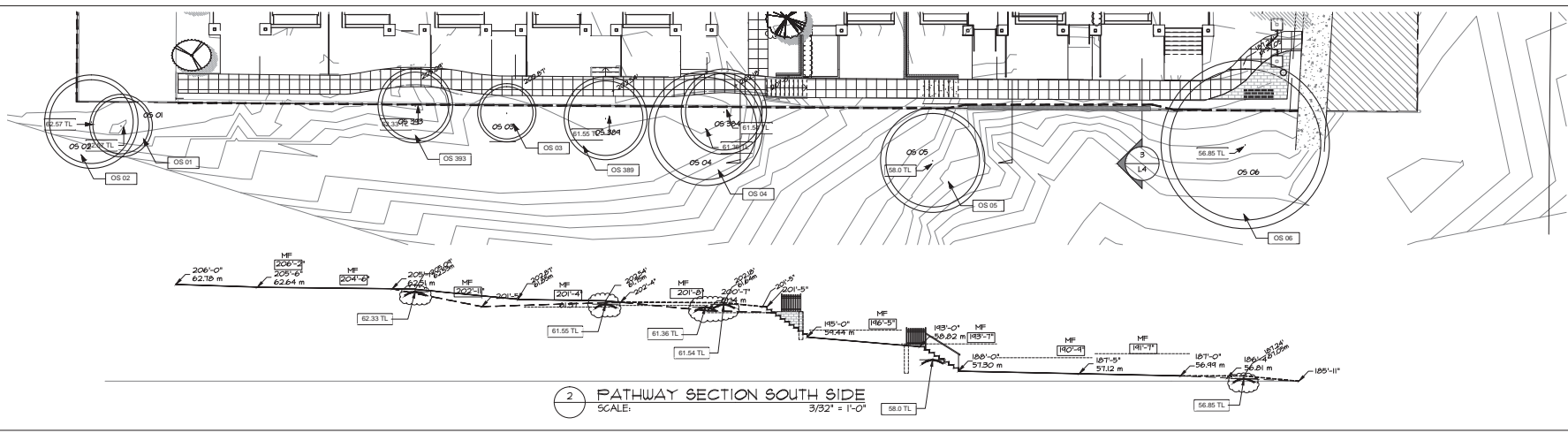
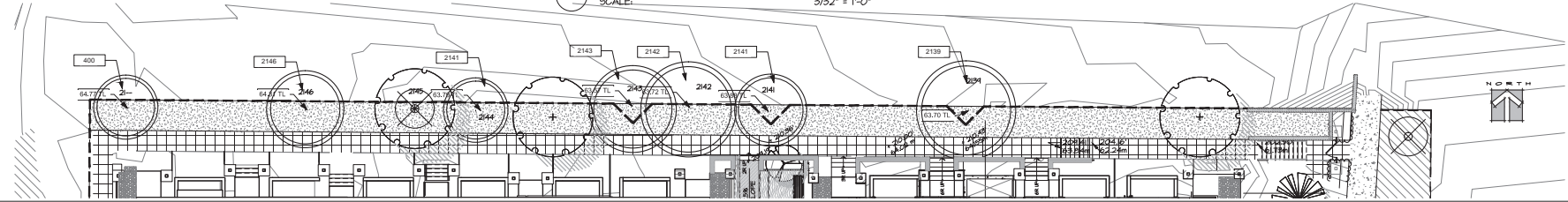
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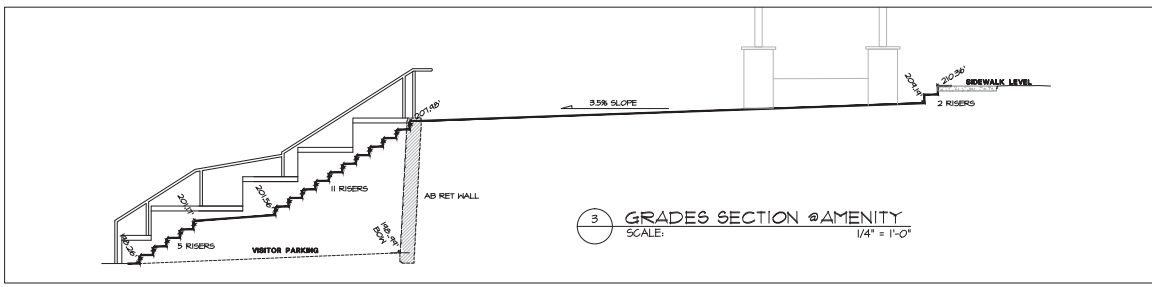
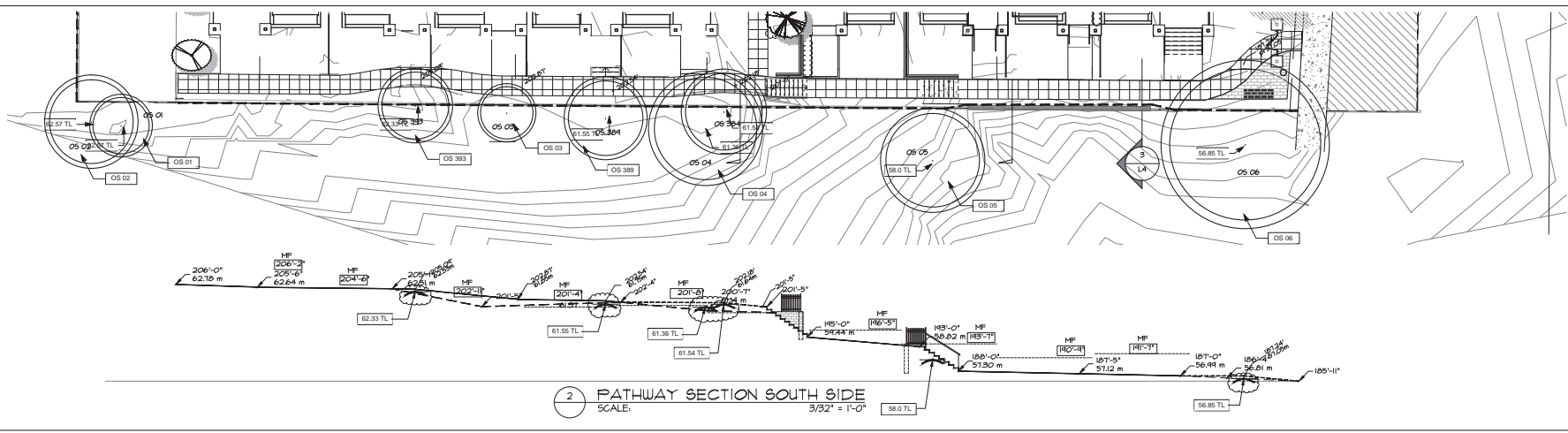
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



1 PATHWAY SECTION NORTH SIDE  
 SCALE: 3/32" = 1'-0"



2 PATHWAY SECTION SOUTH SIDE  
 SCALE: 3/32" = 1'-0"



3 GRADES SECTION @ AMENITY  
 SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	15/SEP/06	ISSUED FOR REVIEW	NMB
2	16/OCT/06	REV PER CITY COMMENTS	NMB
3	16/OCT/06	REV PER NEW SITE PLAN	NMB
4	16/OCT/06	REV PER NEW SITE PLAN	NMB
5	16/OCT/06	REV PER NEW SITE PLAN	NMB
6	16/OCT/06	REV PER CITY COMMENTS	NMB
7	15/SEP/06	ISSUED FOR REVIEW	NMB

PROJECT:  
**19-UNIT TOWNHOUSE DEVELOPMENT**  
 6765-196TH STREET  
 SURREY, BC

DRAWING TITLE:  
**SECTIONS (GRADES)**

DATE: 15/SEP/06 DRAWING NUMBER:  
 SCALE: 3/32" = 1'-0"  
 DRAWN: -  
 DESIGN: -  
 CHK'D: MM  
**L5**  
 OF 6  
 M2LA PROJECT NUMBER: 19-039







Tuesday, May 27, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13-0113 00

**SUMMARY**

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

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

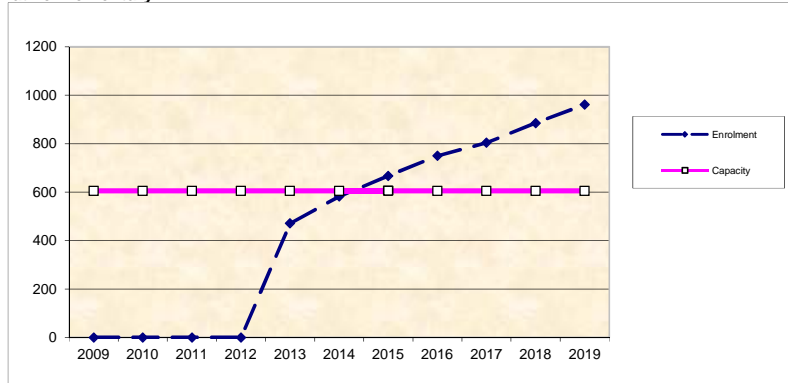
Elementary Students:	4
Secondary Students:	2

September 2013 Enrolment/School Capacity

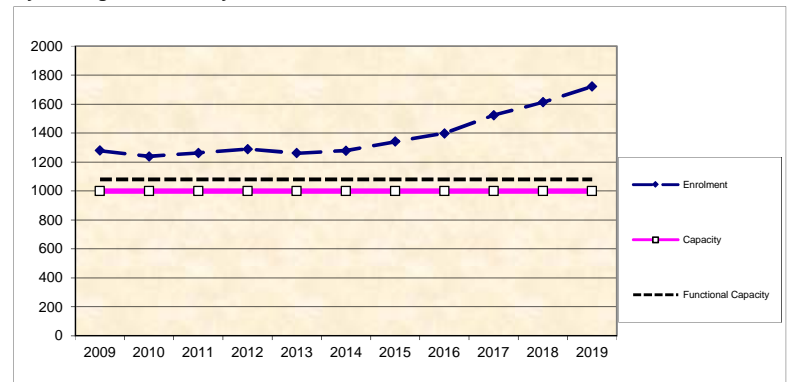
<b>Katzie Elementary</b>	
Enrolment (K/1-7):	125 K + 346
Capacity (K/1-7):	80 K + 525
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1262
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**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.  
 Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 School Year. The new school has relieved overcrowding at Hazelgrove Elementary. The new Katzie Elementary Site #201, is large enough to accommodate approximately 600 students and is located at 70 Ave at approximately 194 Street. The school district has also proposed a new elementary school in North Clayton Area as a high priority in its capital plan. A new North Clayton Area secondary school has been approved as a capital project and currently in the project definition stage awaiting funding to proceed to the design stage with construction anticipated by 2015-16. The new secondary school will support enrolment moves to relieve overcrowding at three secondary schools: Clayton Heights, Lord Tweedsmuir and North Surrey.

**Katzie 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.

### TREE PRESERVATION SUMMARY

Project Location: 6765 196<sup>th</sup> Street, Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Approximately one acre parcel with a single family residence and a barn on the site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	33	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	25	(C)
Number of Protected Trees to be Retained ( A-B-C )	8	(D)
Number of Replacement Trees Required (15@ 1:1 plus 10 @ 2:1)	35	(E)
Number of Replacement Trees Proposed	_____	(F)
Number of Replacement Trees in Deficit ( E-F )	_____	(G)
Total Number of Protected and Replacement Trees on Site ( D+F)	_____	(H)
Number of Lots Proposed in the Project	_____	(I)
Average Number of Trees per Lot ( H / I )	_____	

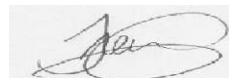
3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

Arborist



December 2,  
2013

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0162-00

Issued To: BALBIR S NAGRA  
JASVIR K NAGRA

Address of Owner: 16308 – 114 Avenue  
Surrey, BC V4N 4P8

Issued To: GURCHARANJIT S DHILLON

Address of Owner: 27052 – 26A Avenue  
Surrey, BC V4W 3Z6

(collectively referred to as "the Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-558-982  
Lot 45 Section 15 Township 8 New Westminster District Plan 63826

6765 - 196 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch;
  - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch;
  - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (north) setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 metres (12 ft.) to the porch;
  - (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (south) setback is reduced from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch;
  - (e) Subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone is varied to allow one parking space to be provided within the required setback area; and
  - (f) Subsection E.17(b). of Part 4. General Provisions is varied to allow up to 12 stairs to encroach into the building setback area.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.



9. 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

Rear yard (west) setback variance from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch.

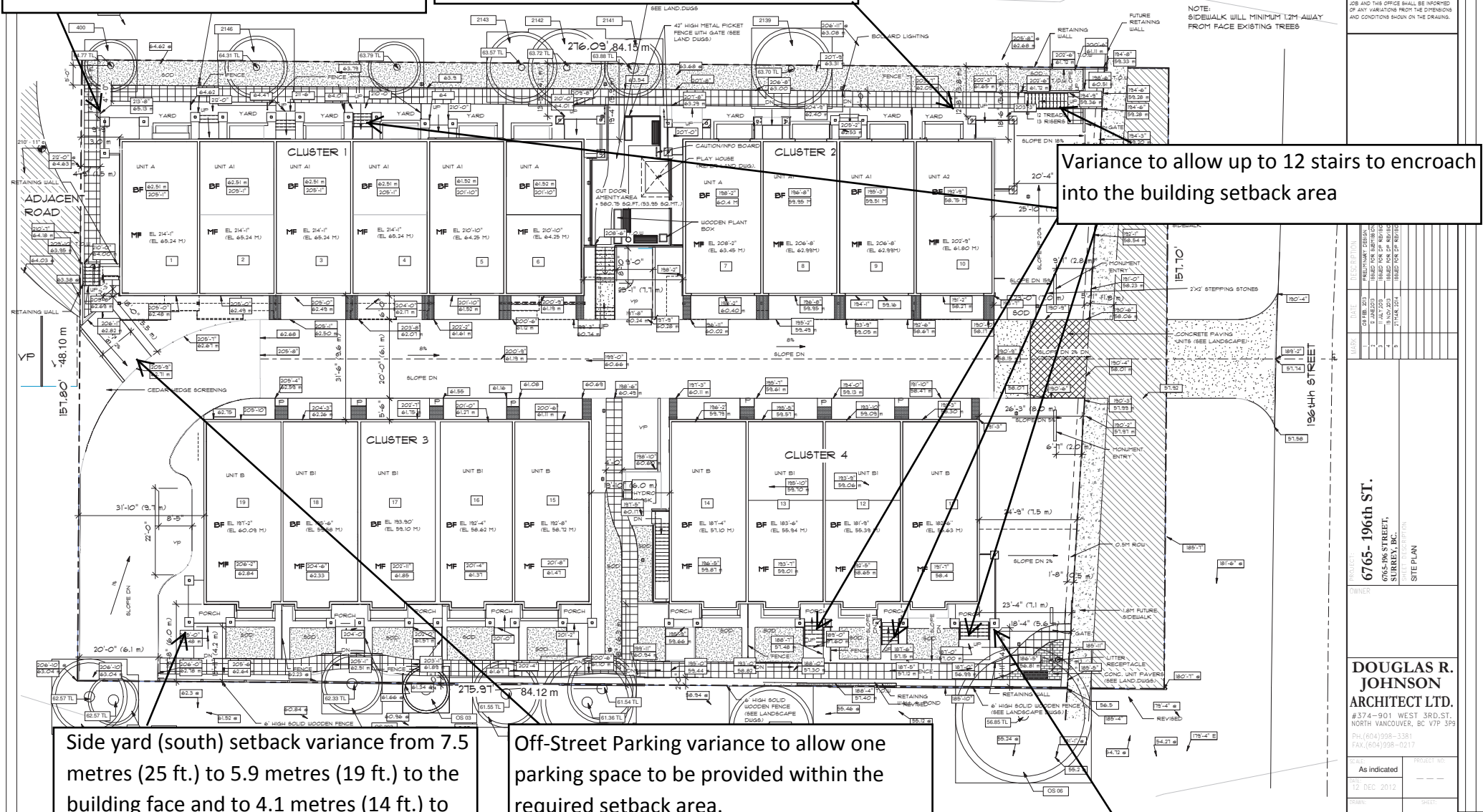
Side yard (north) setback variance from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 metres (12 ft.) to the porch.

Variance to allow up to 12 stairs to encroach into the building setback area

Side yard (south) setback variance from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch.

Off-Street Parking variance to allow one parking space to be provided within the required setback area.

Front yard (east) setback variance from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch.



**LEGEND**  
 MF = MAIN FLOOR LEVEL  
 BF = BASEMENT FLOOR LEVEL  
 TL = TREE LEVEL

NOTE:  
 SIDEWALK WILL MINIMUM 1.2M AWAY FROM FACE EXISTING TREES

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NO.	DATE	DESCRIPTION
1	07/18/2012	PRELIMINARY DESIGN
2	08/14/2012	REVISIONS
3	09/10/2012	REVISIONS
4	10/02/2012	REVISIONS
5	11/08/2012	REVISIONS

PROJECT:  
**6765-196th ST.**  
 196th STREET,  
 SURREY, BC  
 CLIENT:  
 SITE PLAN

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 Ph: (604) 298-3381  
 Fax: (604) 298-0217

SCALE:  
 As Indicated  
 DATE:  
 12 DEC 2012  
 DRAWN:  
 CHECKED:  
 PROJECT NO.: