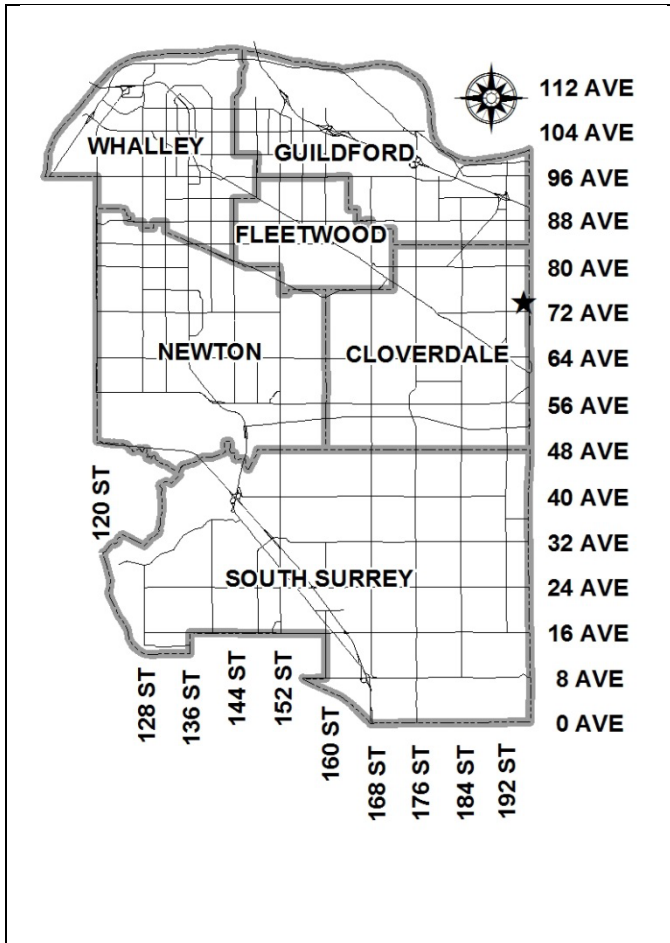


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0190-00

Planning Report Date: December 15, 2014



**PROPOSAL:**

- **OCF Amendment** from Suburban – Urban Reserve to Urban
- **NCP Amendment** to include site within the East Clayton Extension – North of 72 Avenue NCP and designate as 15 – 25 upa (Medium-High Density)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 129 townhouse units on 2 lots.

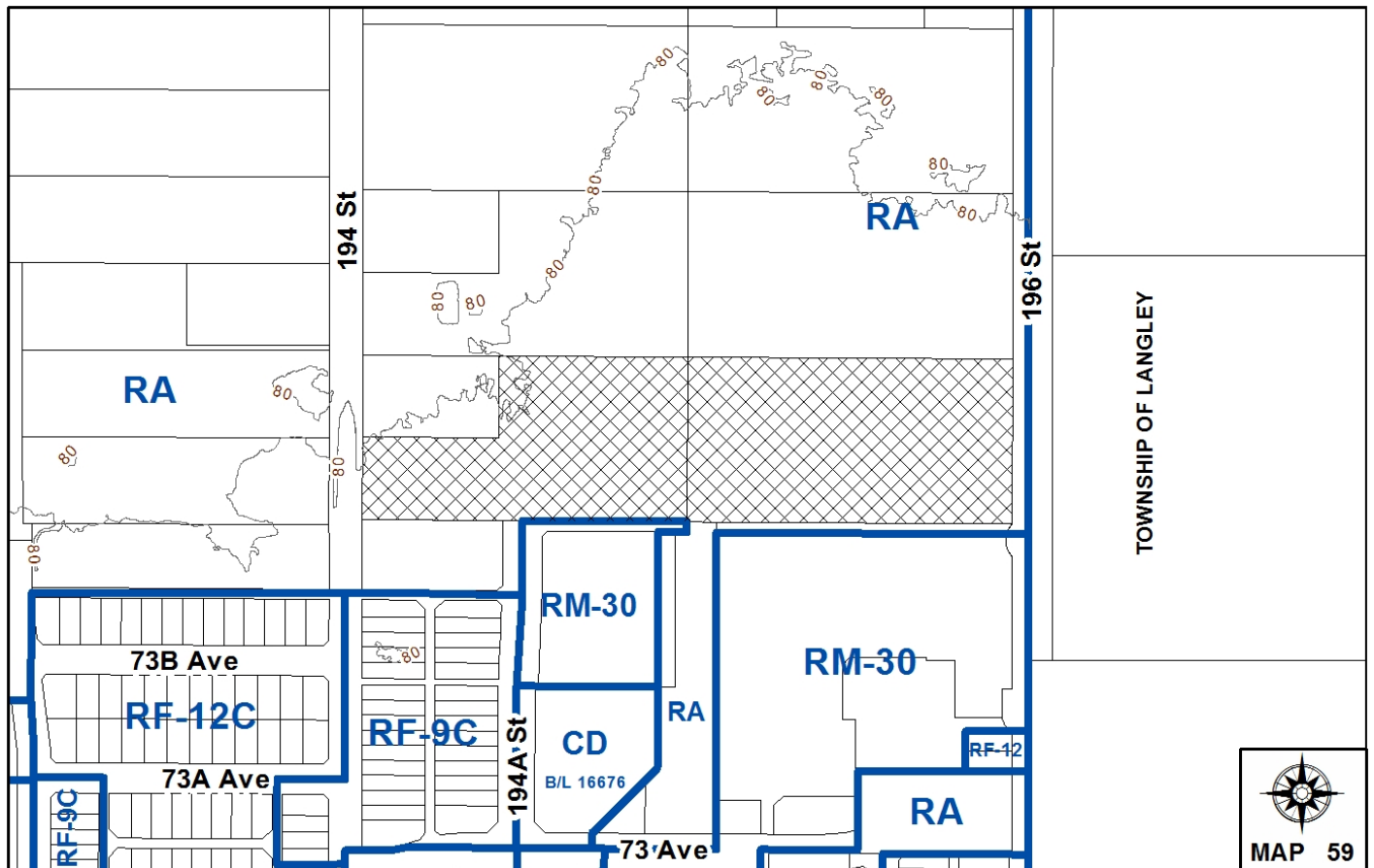
**LOCATION:** 7405 - 196 Street and  
 7414 - 194 Street

**OWNERS:** 0995878 BC Ltd  
 0996756 BC Ltd

**ZONING:** RA

**OCF DESIGNATION:** Suburban – Urban Reserve

**NCP DESIGNATION:** Currently N/A



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment;
  - Rezoning; and
  - Text Amendment to Schedule F of Surrey Zoning By-law No. 12000.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP amendment from Suburban – Urban Reserve to Urban (see Appendix VI).
- Requires an amendment to the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to include the property within the NCP and to designate it as 15 - 25 upa (Medium-High Density).
- Requires an amendment to Surrey Zoning By-law No. 12000 to include the subject site within Area XXIII of Schedule F.

### RATIONALE OF RECOMMENDATION

- On February 3, 2014, following consideration of Corporate Report No. L001, Council directed staff to withhold the processing of the subject application and the adjacent Application No. 7911-0270-00 (northern portion of 7379 – 194A Street) until the proponent of each application demonstrates that the servicing and submission requirements meet specific criteria described in the Corporate Report.
- Application No. 7911-0270, proposing rezoning from site "One-Acre Residential Zone (RA )" to "Single Family Residential (10) Zone (RF-10)" was subsequently considered by Council on July 21, 2014 and following the September 8, 2014 Public Hearing, the rezoning by-law was given Third Reading. The concerns and recommendations contained in this Report are consistent with the Planning Report for the adjacent site.
- The applicant has determined that it may be possible to service the subject site for a townhouse development while meeting the requirements of the City's Design Criteria Manual. The applicant is aware that a number of unresolved existing sanitary sewer and storm water management concerns must be addressed.
- Although this site is beyond the boundary of the West Clayton NCP, the Stage 2 component of the West Clayton NCP will be completed in the spring of 2015. The applicant contends the site will be serviced to the south, which is within the East Clayton – North NCP area.
- The applicant will be required to fulfill the detailed engineering servicing and submission requirements as documented in this report (see Engineering – Servicing Concerns section).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban – Urban Reserve 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 from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (see Appendix XI).
4. a By-law be introduced to amend Schedule F, Area XXIII Map in Surrey Zoning By-law No. 12000 and a date for Public Hearing be set (Appendix IX).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 387 square metres (4,166 square feet) to 161 square metres (1,733 square feet).
6. Council authorize staff to draft Development Permit No. 7914-0190-00 generally in accordance with the attached drawings (Appendix II).
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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 reduced indoor amenity space; and
  - (j) registration of an access easement to ensure access to the shared indoor amenity space.
8. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue NCP to include the property within the NCP and to designate it as 15 - 25 upa (Medium-High Density) when the project is considered for final adoption.

### 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:** The School District has expressed significant concerns regarding this application. Given the extreme existing and projected enrolment pressures in this area, within existing and in-progress NCP areas, the School District does not support the approval of additional residential growth outside of an NCP area in the Clayton area.

(See Appendix IV for further comment)

#### **Projected number of students from this development:**

26 Elementary students at Clayton Elementary School  
13 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 March 2016.

**Parks, Recreation & Culture:** Parks, Recreation and Culture has no objections to the proposal. Acquisition is required of the parkland proposed in this application.

**Surrey Fire Department:** Fire Department comments have yet to be received.

**Township of Langley:** The Township of Langley has no objection to the proposal, but requests that City of Surrey Transportation Engineering staff work with the Township's Transportation Engineering Department on matters related to shared road network requirements.

SITE CHARACTERISTICS

Existing Land Use: One vacant acreage residential lot, and one acreage residential lot with dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage residential lots	Suburban – Urban Reserve in the OCP and beyond NCP boundary	RA
East (Across 196 Street):	Vacant acreage parcel	Within the Township of Langley	N/A
South:	Vacant parcel under Application No. 7911-0270-00 (at Third Reading for RF-10 zoning), townhouses, and City park	10 – 15 upa (Medium Density), 15 – 25 upa (Medium-High Density) and Public Open Space/Park in the East Clayton NCP Extension – North of 72 Ave	RA, RM-30
West (Across 194 Street):	Acreage residential lot	Suburban – Urban Reserve in the OCP and beyond NCP boundary	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two properties located just outside of the existing East Clayton NCP Extension - North of 72 Avenue (East Clayton - North NCP) boundary at 7405 - 196 Street and 7414 - 194 Street, and outside of the West Clayton Neighbourhood Concept Plan area.
- On April 2, 2012, Council considered Corporate Report No. L004; 2012 entitled "Development on Lots North of the East Clayton North Neighbourhood Concept Plans", in addition to separate Planning Reports for each of the subject properties:
  - Under File No. 7911-0180-00 for 7405 – 196 Street, the applicant requested Official Community Plan (OCP) and Neighbourhood Concept Plan (NCP) amendments and rezoning of the subject site to allow for the development of approximately 77 townhouse units.
  - Under File No. 7911-0282 for 7414 – 194 Street, the applicant requested OCP and NCP amendments and rezoning of the site to allow for the development of approximately 42 townhouse units and 12 rowhouse units.

- After giving consideration to Corporate Report No. L004; 2012, Council directed staff to withhold processing any development application related to any lots that fall outside the existing boundaries of the East Clayton Neighbourhood Concept Plan ("NCP") areas until an NCP process covering the land that is the subject of the application has advanced to Stage 1 approval. [RES.R12-647]. The subject site is also not within the boundaries of the West Clayton NCP.
- On February 3, 2014, Council considered a further Corporate Report No. L001; 2014 entitled "Development on Lots North of the East Clayton North Neighbourhood Concept Plan". The purpose of the report was to advise Council of staff's further review of those development applications that had, to date, been received by the Planning and Development Department for land development projects north of the area covered by the East Clayton NCPs and to seek Council direction with respect to these applications (Application Nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00).
- Council authorized staff to withhold the processing of the aforementioned development applications until the proponent of each application demonstrates that the servicing and submission requirements for the application meet the criteria outlined in Corporate Report No. L001; 2014.
- The respective application nos. 7911-0180-00 and 7911-0282-00 have since closed, and the subject combined application, No. 7914-0190-00, has been submitted.
- The applicant has been working to address the servicing and submission requirements. Based on a review of the work completed by the applicant, staff are of the opinion that sufficient progress on the requirements have been made to allow the subject application (No. 7914-0190-00) to proceed.

#### Context of Current Application

- The subject site consists of two properties located at 7405 – 196 Street and 7414 – 194 Street, outside the existing East Clayton NCP Extension – North of 72 Avenue (East Clayton – North NCP) boundary. The site is currently zoned "One-Acre Residential Zone (RA)" and designated Suburban – Urban Reserve (SUR) in the Official Community Plan (OCP).
- The subject application is one of three in-stream applications outside the East Clayton - North NCP boundary (Appendix VIII). Two of the in-stream applications (Application No. 7911-0263-00 and 7911-0270-00) are located within the West Clayton NCP area. However, Application No. 7911-0270-00 is currently at Third Reading and it is the applicant's intent that it be included in the East Clayton - North NCP once the servicing is confirmed.
- The subject application requires an OCP amendment to redesignate the land from Suburban - Urban Reserve to Urban and an amendment to the East Clayton - North NCP to include the land within the NCP area, to accommodate the proposed development.
- To accommodate the subject site in the East Clayton - North NCP, and to collect NCP amenity charges, Schedule F of Zoning By-law No. 12000 needs to be amended accordingly (Appendix IX).

- The applicant is seeking to designate the subject site as 15 - 25 upa (Medium-High Density) within the East Clayton - North NCP and to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Multiple Residential 30 Zone (RM-30)" in order to allow the development of 129 townhouse units over two separate lots. A Development Permit is also required.
- In order to provide access to the proposed townhouse development, in particular proposed Lot 1, and to generally improve vehicle and pedestrian access in the neighbourhood, a new east-west road (74 Avenue) is required to be dedicated and constructed, which will connect 194 Street and 196 Street.
- The new 74 Avenue will be located along the south property line of the subject site, and north of an existing townhouse development at 19525 - 73 Avenue and an approved townhouse development under construction at 7374 - 194A Street. A portion of 74 Avenue between 194 Street and 194A Street is also to be dedicated and constructed under Application No. 7911-0270-00 (currently at Third Reading) (see Appendix II).
- The new 74 Avenue is not currently identified in the East Clayton - North NCP. The location of the new road is at the northern extent of the East Clayton - North NCP, and is presently identified as a "Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way" (see Appendix VI). Staff referenced the proposed new 74 Avenue in the pre-notification letter sent on August 22, 2014 and the revised pre-notification letter sent on November 13, 2014.
- Staff have previously recommended that the applicant hold a Public Information Meeting (PIM) to apprise the surrounding residents about the proposed amendment to include the subject site into the East Clayton - North NCP and to vary the road network. The applicant has consulted with the Cloverdale Community Association, but has not held a PIM.
- With a proposed floor area ratio (FAR) of 0.84 and an overall site density of 54 uph (22 upa), the proposed development is consistent with the 15 - 25 upa (Medium-High Density) designation in the NCP.
- A linear park will also be created, separating proposed Lots 1 and 2, on land to be acquired by the City for parks purposes and created as proposed Lot 3.

#### *Proposed Lot 1*

- Proposed Lot 1 is located on the east side of the subject site, north of 74 Avenue, between 196 Street and the future linear park, with a lot area of 1.46 hectares (3.6 ac), and is proposed for 81, three-storey, townhouse units each with a double garage, in fifteen (15) buildings.
- The density of proposed Lot 1 will be 56 units per hectare (22.5 upa).
- A 156-square metre (1,679 sq.ft.) indoor amenity building is also to be provided on proposed Lot 1, which will serve as the shared amenity building for all the two proposed townhouse lots.
- Access to proposed Lot 1 will be from 74 Avenue.

*Proposed Lot 2*

- Proposed Lot 2 is located north of 74 Avenue, between 194 Street and the future linear park, and will be "hooked" across future 194A Street.
- Proposed Lot 2 will have a lot area of 0.91 hectare (2.25 ac), and is proposed for 48, three-storey, townhouse units each with a double garage, in eleven (11) buildings. Of these units, 29 units will be located in the portion east of 194A Street, in seven (7) buildings, while 19 units will be located in the portion west of 194A Street, in four (4) buildings.
- The density of proposed Lot 2 will be 53 units per hectare (21 upa).
- Access to the eastern portion of proposed Lot 2 will be from 74 Avenue, while access to the western portion will be from 194 Street.

*Proposed Lot 3 – Open Space*

- Proposed Lot 3 will be created as a 0.29 hectare (0.7 ac), 35-metre (115 ft.) wide linear park lot.
- The proposed linear park will be a continuation of an existing linear park that extends north to south through East Clayton from Katzie Park south of the subject site. This linear park is expected to eventually connect with a new, neighbourhood level park that will ultimately be constructed in North Clayton.
- Parks will explore the possibility of retaining an existing Douglas Fir within the linear park.
- This lot will be acquired by the City for park purposes.

Proposed CD By-law

- The proposed CD By-law (see Appendix XI) is based on the "Multiple Residential 30 Zone (RM-30)", with modifications to building setbacks and to amenity space requirements.
- Under the Land Title Act, a lot may be "hooked" across a road. However, a lot may not be "hooked" across a lot or a park. As the proposed linear park (proposed Lot 3) will separate portions of the proposed townhouse development, two separate townhouse lots must be created. The applicant has indicated two lots will be proposed, one of which will be hooked across 194A Street.
- Rather than constructing amenity buildings on each of the lots, the applicant proposes that the development share a single indoor amenity building. Access to this amenity building will be secured through access easements, which will be registered across both townhouse lots.
- The three separate outdoor amenity spaces will also be accessible to all residents of the two proposed lots.
- Although the RM-30 Zone requires that the amenity space be provided on each lot, the proposed CD By-law will facilitate shared amenity space on the two lots.



- The setbacks in the CD By-law are proposed to be reduced from those in the RM-30 Zone, to allow for better public frontage-oriented units along all property lines, and are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- The table below shows a comparison between the RM-30 Zone and the proposed CD By-law:

	RM-30 Zone	Proposed CD By-law
<b>Building Setbacks</b>	7.5 m (25 ft.) from all lot lines	Front Yard (74 Ave): 4.5 m (15 ft.) Rear Yard: 6.0 m (20 ft.) Side Yard: 3.0 m (10 ft.) Flanking Side Yard: 4.5 m (15 ft.) Eastern: 7.5 m (25 ft.)
<b>Amenity space</b>	Amenity space shall be provided on the lot.	Amenity space shall be provided on the subject Lands.

### Engineering – Servicing

- To consider the applicant's request to have the site included within the East Clayton NCP Extension – North of 72 Avenue (East Clayton – North NCP), as indicated in Corporate Report No. L001; 2014, a number of the servicing and submission requirements to support the development of this application need to be addressed.
- To date, the applicant has submitted a stormwater control plan. This plan illustrates the need for a stormwater detention pond. The applicant has proposed the stormwater detention pond on undeveloped City parkland located over 400 metres (1/4 mile) to the north, at 19369/79 and 19409 – 76 Avenue. It is proposed that the stormwater detention pond be integrated with the development of the future park site.
- Parks, Recreation and Culture and Engineering staff see the merits in developing an integrated facility at this location.
- In order for this application to be forwarded to Council for consideration of final adoption, a number of concerns and actions related to the stormwater servicing to support the development of this application need to be addressed. These include the following:
  - The applicant will undertake a detailed design of the park site and stormwater detention pond based on a Terms of Reference provided by the City;
  - The City will establish the cost to construct the proposed stormwater detention pond;
  - Based on the footprint of the designed pond, the City will establish the value of the footprint of the pond land; and

- The applicant will provide all of the necessary funding to complete all of the stormwater improvements. This includes the cost of the area of parkland encumbered by stormwater, the construction of the stormwater detention pond, and any related conveyance works. Much of the funding required is for Development Cost Charge (DCC) eligible work, meaning that the Drainage DCCs paid by this application and others in the benefiting area can be used to reimburse the applicant through a DCC Front-Ending Agreement.
- As an alternative to utilizing the City parkland for the proposed stormwater detention pond, in order for the application to be forwarded to Council for consideration of final adoption, the applicant can also secure another property and construct the proposed stormwater detention pond and any related conveyance works. Similar to the approach above, much of the funding required is for DCC-eligible work, meaning that the Drainage DCCs paid by this application and others in the benefiting area can be used to reimburse the applicant through a DCC Front-Ending Agreement.
- In order for the application to be forwarded to Council for consideration of final adoption, a number of concerns and actions related to the sanitary sewer servicing to support the proposed development also need to be addressed.
- The applicant will be required to provide all of the necessary funding to complete all of the downstream sanitary sewer improvements. The improvements are required to support the development of this application and adjacent Application No. 7911-0270-00, the Aloha Estates Infill Area (described in Corporate Report No. R219; 2013) and the East Clayton Transit – Oriented Area (described in Corporate Report No. R071; 2014). The estimated cost of these works is \$1.9 million. This cost will be a DCC-eligible item, meaning that the Sewer DCCs paid by this application and others in the benefitting area can be used to reimburse the applicant through a DCC Front-Ending Agreement.

#### Engineering - Road Dedication

- As noted earlier, the application is located outside the existing East Clayton NCP Extension - North of 72 Avenue (East Clayton - North NCP) boundary. As such, no road network concept is developed for the lots under application.
- A new east-west local road, 74 Avenue, is required along the south property line as a result of the proposed multi-family development. This road will provide a connection between 194 Street and 196 Street. It will also create residential block sizes consistent with the East Clayton NCP. This road is located on the alignment of the existing pathway that was secured through approved Development Application No. 7905-0406-00 (approved by Council on March 1, 2010) to the south and identified on the NCP.
- Parking will be permitted on both sides along 74 Avenue, providing additional parking opportunities within the area.

### Public Art Policy

- The applicant will be required to provide public art in accordance with the City's new Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### APPLICANT'S JUSTIFICATION FOR OCP AND NCP AMENDMENTS

- The applicant has indicated that they have undertaken a review of the subject site and determined it is serviceable from an engineering perspective. According to the applicant, the sewer system would be serviced by gravity and the City's water system has existing capacity.
- The proposed development would allow for the construction of portions of 74 Avenue and 194 Street, therefore, improving the connectivity of the local road network.
- The subject site is adjacent to existing urban development, and is therefore consistent with the surrounding townhouse developments. Most of the existing East Clayton neighbourhood is close to build-out, but it continues to be a sought after area. Allowing for the proposed development would respond to market demand and help create additional affordable housing.
- The larger area is well served by amenities in Cloverdale, Guildford, and Willowbrook (Township of Langley).

### PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 (with a revised pre-notification letter sent on November 13, 2014). Staff received responses from three residents and the Cloverdale Community Association to the pre-notification letter and the development proposal sign as described below (with staff comments in italics):

- In a phone call and subsequent letter, one resident expressed concern that the proposed development will impact their property in a negative way. The resident notes that the development of East Clayton has, to date, proceeded consistent with an approved NCP planning process. However, the neighbourhood still must deal with over-crowded schools, traffic congestion, parking problems, perceived increase in crime, and other issues related to the development of East Clayton. The subject site, however, has not been included in any planning process. The resident is concerned that, if this property is allowed to develop, their rural quality of life will be seriously impacted, yet they themselves will not be permitted to develop as their property is not included in an NCP area.

*(As per Corporate Report No. L001; 2014, the subject application is proceeding based on its individual merit. The boundaries of the existing East Clayton – North NCP were established based on the area deemed to be serviceable at that time. The applicant has demonstrated they are able to service the site and address Engineering's requirements with respect to downstream sanitary and stormwater concerns. The proposed townhouse form and density are compatible with existing and future designated land uses in the East Clayton – North NCP. The proposal will remove the existing sanitary sewer constraint required to service the Aloha Estates and the East Clayton Transit-Oriented Area.*

*The School District has raised concerns regarding the existing school capacity in the area, although the subject 129-unit townhouse proposal is anticipated to generate only 26 additional elementary students and 13 additional secondary students.)*

- Another resident raised concerns about the impact the proposed development would have on over-crowded schools in the neighbourhood. The resident noted that their children already cannot attend the closest elementary school in the neighbourhood (Katzie Elementary), as it is at capacity. The resident also asked if there would be further amendments to the NCP. The resident expressed some concerns about how the road network in the neighbourhood might have to be changed in response to the development, such as 196 Street.

*(Further applications to amend the NCP will be dealt with on a case-by-case basis. The applicant will be constructing new roads to service the development. The proposal is expected to generate 26 additional elementary students and 13 additional secondary students.)*

- A third resident questioned how the subject application could be allowed to proceed as part of the East Clayton - North NCP when it was not originally included in the NCP. The resident is also concerned that the proposed development will require a great deal of fill to be placed on the site, which will cause flooding on their own property.

*(As above, the proposal is proceeding on its individual merit. Staff advised that site grading and drainage will be reviewed through the development process, and that the City limits the amount of fill that can be placed on any property.)*

- In addition, staff received a letter from the President of the Cloverdale Community Association (CCA) (see Appendix X). In that letter, the President of the CCA indicated that the Association had previously met with the applicant and would not oppose the development provided the applicant met their minimum requirements. These requirements include the provision of the following:
  - an indoor amenity building that would allow space for a daycare, fitness centre and/or meeting space;
  - sufficient outdoor amenity for residents to use, such as children's play area;
  - appropriate landscaping;
  - natural park area;
  - raised, private back yards;
  - side-by-side garages (without any tandem garages on-site);
  - additional space in front of each unit on the driveway apron for one vehicle;
  - additional visitor parking; and
  - on-street parking.

*(The applicant appears to have generally satisfied these requirements to the fullest extent possible. To date, the CCA has not raised any further objections to the proposed development.)*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 129-unit, 3-storey townhouse development on two lots in two separate stratas.
- The townhouse units are all three-bedroom units, and range in size from 136 square metres (1,463 sq.ft.) to 177 square metres (1,903 sq.ft.).
- Pedestrian pathways and reduced front yard setbacks will strengthen the interface of the units with the future 74 Avenue, 194A Street and 196 Street, as well as the linear parkway intersecting the site.
- Each of the 129 townhouse units will contain an attached, side-by-side garage. Seventy-two (72) of the units have a garage and a flex-room located at grade, with a front porch and flex-room oriented towards the public frontages.
- The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate gables and bay windows into the design, and the proposed major exterior finishes on the townhouses consist of cedar-style hardie-plank shingles and siding. Wood trim and, for end units oriented towards public frontages, large windows will provide finishing details along the edges and corners of the units, and front porches will provide for interest at the street level.
- Each unit will have a small private ground level patio or front yard space that provides for individual outdoor use opportunities and some units will have direct second floor access to a raised rear yard.

## Indoor Amenity Space

- A 161-square metre (1,740 sq.ft), two-storey amenity building is located on the east side of the linear park, in the southwest corner of proposed Lot 1 fronting the future 74 Avenue, which will serve as the indoor amenity space for the entire townhouse development. The RM-30 Zone requires that 387 square metres (4,166 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit).
- The main floor of the amenity building consists of a mail kiosk, a lounge area with partial kitchen and restrooms. The second floor of the amenity building consists a second lounge area with partial kitchen, a meeting room and restrooms.
- The applicant has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

- An access easement will be registered over proposed Lot 1 to ensure all of the units on all of the proposed lots will have access to the indoor amenity building.

#### Outdoor Amenity Spaces and Landscaping

- The RM-30 Zone requires that 387 square metres (4,166 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 433 square metres (4,661 sq.ft.).
- There are three separate outdoor amenity spaces located across the development, two of which are located adjacent to the linear park, and will consist of the following:
  - On proposed Lot 1, adjacent to the indoor amenity building, a 213-square metre (2,294 sq.ft.) "Event Plaza" will be provided consisting of concrete pavers surrounded by Flowering Dogwood and shrubs. This space is located east of, and immediately adjacent to, the proposed linear park;
  - On proposed Lot 2 (east portion), a 104-square metre (1,118 sq.ft.) proposed amenity space provides an active play area for children. The play area will be comprised of a playhouse and other toys on top of a resilient play surface, along with benches. This space is located west of and adjacent to the park; and
  - On proposed Lot 2 (west portion), a 116-square metre (1,253 sq.ft.) passive amenity space is provided, consisting of benches, pavers, a Flowering Dogwood and other low planting.
- The intention is that the indoor and outdoor amenity spaces will be shared across the two proposed lots with appropriate easements for access.
- The overall site landscaping consisting of Red Maple, Japanese Maple, Lilac, Flowering Dogwood and Western Red Cedar trees interspersed with lower planting shrubs such as Azalea, Spirea, Abelia (Honeysuckle), Rhododendron, Hydrangea, and Boxwood, along with ground covers such as Heather and Lavender will be planted throughout the development.

#### Parking

- A total of two hundred and fifty-eight (258) resident parking spaces and thirty-five (35) visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided entirely in a side-by-side, double parking arrangement, with both spaces to be located within the garage. No tandem parking is proposed.
- The majority of townhouse units have sufficient depth on the driveway apron behind the garages to provide additional, informal parking.

TREES

- Andrew Connell, 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	110	110	
Cottonwood	111	111	
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	3	3	0
Bigleaf Maple	4	4	0
Bitter Cherry	3	3	0
Cascara	1	1	0
Holly	1	1	0
Mountain Ash	1	1	0
Paper Birch	1	1	0
Weeping Willow	1	1	0
Willow	5	5	0
<b>Coniferous Trees</b>			
Cypress	2	2	0
Douglas Fir	18	12	6
Norway Spruce	7	7	0
Shorepine	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	9	8	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>58</b>	<b>51</b>	<b>7</b> (4 on the proposed development site)
<b>Estimated Trees in the proposed Open Space and City Road Allowance</b>			<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>119</b>	
<b>Total Retained and Replacement Trees</b>		<b>126</b>	
<b>Contribution to the Green City Fund</b>		<b>Approximately \$61,200</b>	

- The Arborist Assessment states that there are a total of fifty-eight (58) protected trees on the site, excluding Alder and Cottonwood trees. Two hundred and twenty-one (221) existing trees, approximately 79% of the total trees on the site, are Alder and Cottonwood trees. It was determined that seven (7) trees can be retained as part of this development proposal, four (4) of which are on the proposed development site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes one (1) protected tree (Douglas Fir) that is located within the proposed open space and is proposed to be retained, unless removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- In addition, Engineering will meander the sidewalk and utilize alternative constructions methods to maximize the opportunity for tree preservation within the City road allowance, particularly along the future 74 Avenue. The Arborist Assessment proposes saving two (2) trees in the future City road allowance.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of three hundred and eleven (311) replacement trees on the site. Since only one hundred and nineteen (119) replacement trees can be accommodated on the site, the deficit of two hundred and four (204) replacement trees will require a cash-in-lieu payment of \$61,200, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along 74 Avenue, 194 Street, 194A Street and 196 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Maple, Lilac, Cherry, Dogwood and Cedar
- In summary, a total of one hundred and twenty-six (126) trees are proposed to be retained or replaced on the site.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on December 9, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Immediately north of the East Clayton NCP Extension – North of 72 Avenue area. Requires NCP amendment.
2. Density & Diversity (B1-B7)	• The proposed development provides 3-bedroom townhouse units of varying unit sizes.



<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development connects to a greenway / linear park.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Public Hearing for the rezoning and OCP amendment will be held.</li> <li>• The applicant has met with the Cloverdale Community Assoc.</li> </ul>

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff. Further review will be required prior to consideration of final adoption.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Map of Current Applications Beyond NCP Boundary
Appendix IX.	Proposed Amendment to Schedule F of Surrey Zoning By-law No. 12000
Appendix X.	Letter from Cloverdale Community Association
Appendix XI.	Proposed CD By-law

*Original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

\\file-server1\net-data\csdc\generate\areaproduct\save\21293653088.doc  
DRV 12/11/14 1:41 PM



## SUBDIVISION DATA SHEET

Proposed Zoning: CD (RM-30)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	8.5
Hectares	3.5
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	40 - 175.5 metres
Range of lot areas (square metres)	9,126 - 14,580 sq.metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39.5%
Estimated Road, Lane & Driveway Coverage	30.2%
Total Site Coverage	69.7%
<b>PARKLAND</b>	
Area (square metres)	2,910
% of Gross Site	8%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		34,581
Road Widening area		7,965
Undevelopable area		2,910
Net Total		23,706
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	39.5%
Paved & Hard Surfaced Areas		30.2%
Total Site Coverage		69.7%
<b>SETBACKS</b> ( in metres)		
Front (73 Avenue)	4.5	4.5
Rear	6.0	6.0
Side	3.0	3.0
Side (flanking)	4.5	4.5
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13	13
Accessory	11	11
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		129
Total		129
<b>FLOOR AREA: Residential</b>	21,336	19,857
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		0
<b>FLOOR AREA: Industrial</b>		0
<b>FLOOR AREA: Institutional</b>		0
<b>TOTAL BUILDING FLOOR AREA</b>		19,857

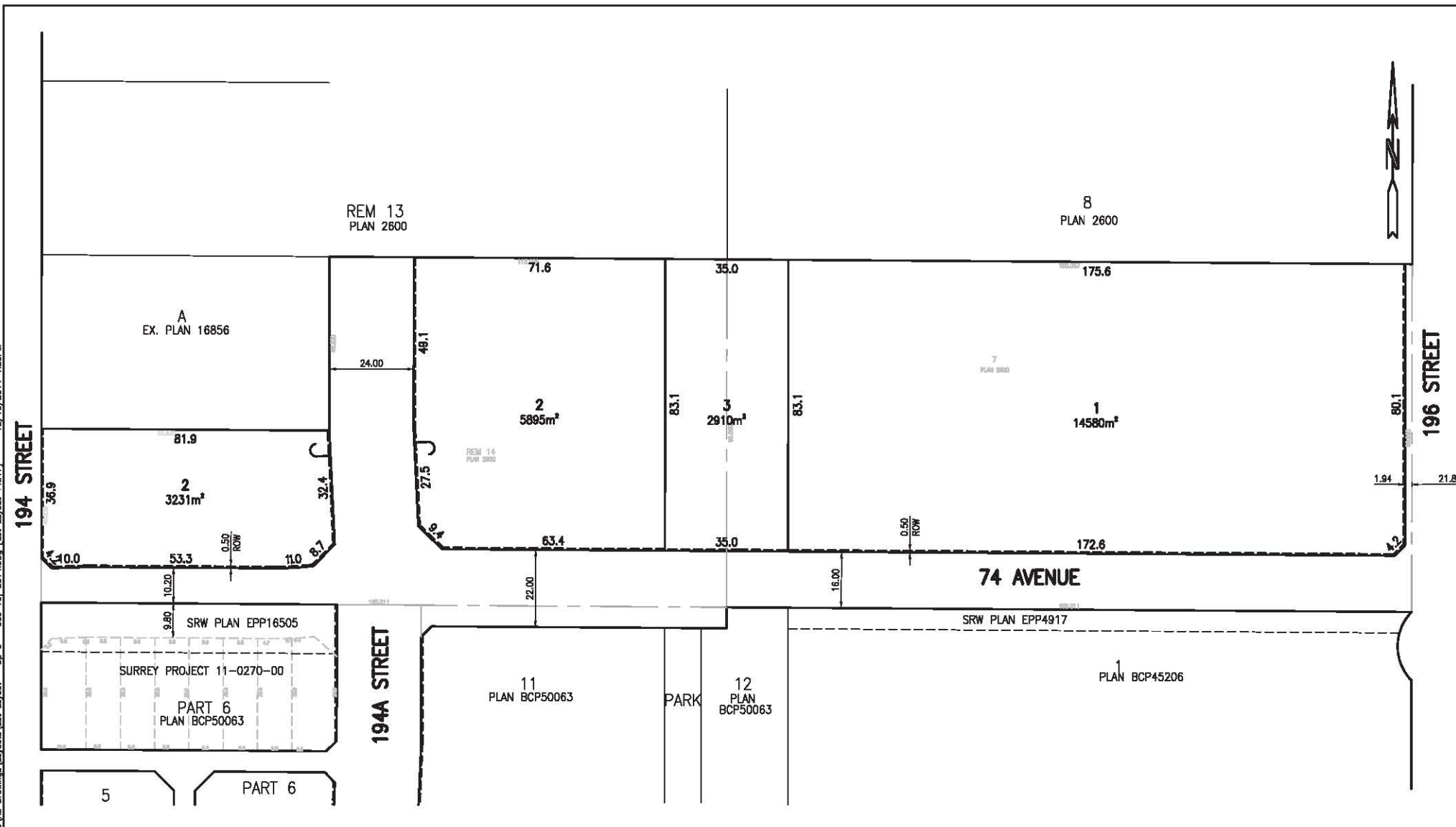
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**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)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	54 uph / 22 upa
FAR (gross)		
FAR (net)	0.9	0.84
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	387	161
Outdoor	387	433
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	258	258
Residential Visitors	26	35
Institutional		
Total Number of Parking Spaces	284	293
Number of disabled stalls		0
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

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

C:\Projects\14014.prd\00 Drawings\Layouts\Lot\_Layout - Op. 3 - Dec 10, 2014.dwg [Lot\_Layout\_11x17] 12/10/2014 4:50PM



CLIENT:	PROJECT: 7414 194 STREET & 7405 196 STREET, SURREY		
DRAWING TITLE:	SUBDIVISION PLAN		
PROJECT No. 14014	DATE DEC 2014	LEGAL:	MUNICIPAL PROJECT No: 7914-0190-00
SCALE: 1:1000			
PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

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

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com





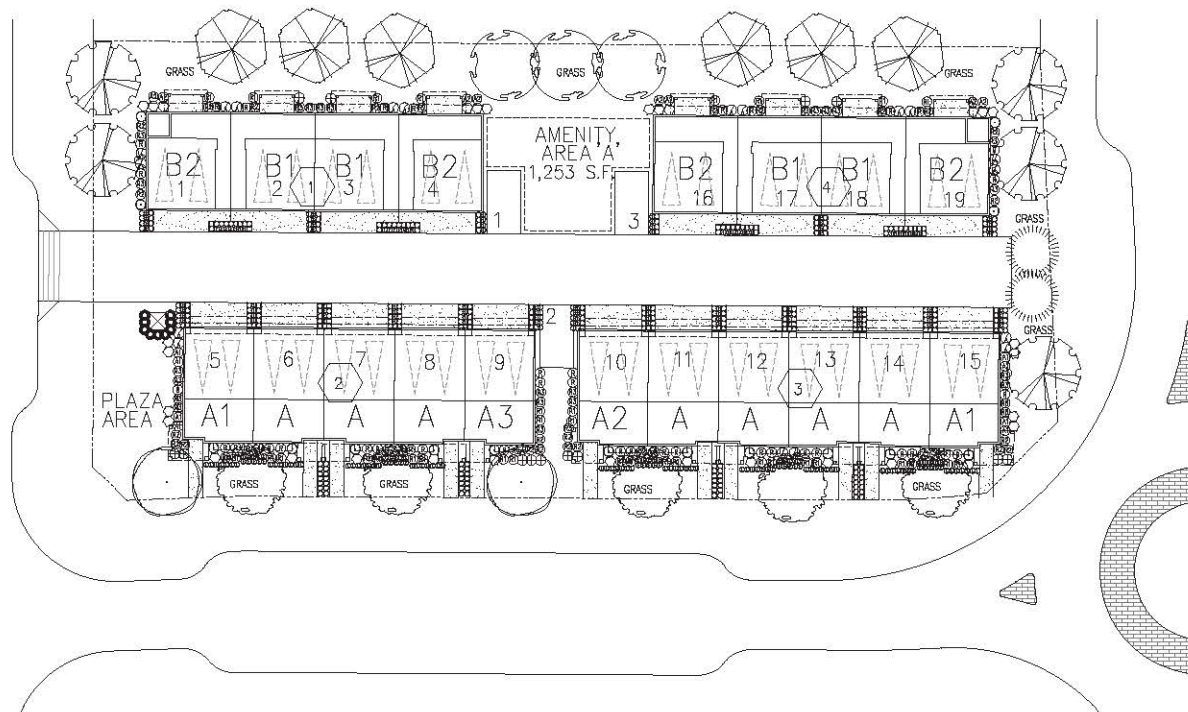












LEGEND

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

DATE	REVISION	BY

C.KAVOLINAS & ASSOCIATES INC.  
 800A 05A  
 2482 JORJUAL COURT  
 ABBOTSFORD, B.C.  
 V3J 3E8  
 PHONE (604) 467-2376

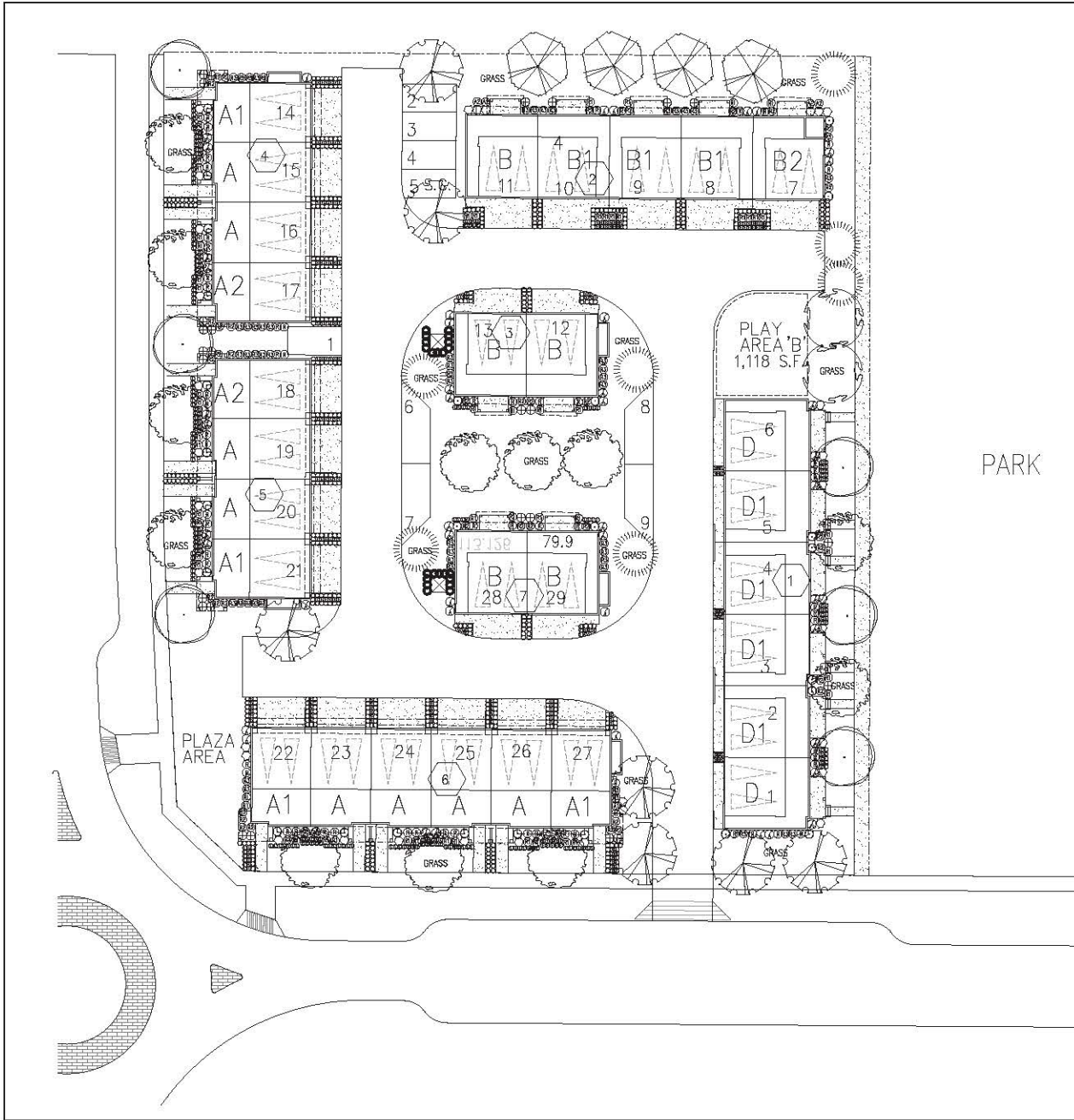
CLIENT  
 MR. PABLO GARCIA  
 c/o BARRETT DENBEK ARCHITECTS  
 SUITE #126  
 7536 - 120 STREET  
 SURREY, B.C.  
 V3W 1Y8  
 604 597 7100

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 TOWNHOUSE  
 DEVELOPMENT  
 7405 - 186 STREET  
 7414 - 184 STREET  
 SURREY, B.C.

SCALE	1:200	DATE	DEC/14
DWNT		DWNT	
CHK.		CHK.	
APPRO		APPRO	

PROJECT		JOB NO.	

L-1



LEGEND

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

DATE	REVISION	BY

C.KAVOLINAS & ASSOCIATES INC.  
 800A DOLA  
 2482 JONQUIL COURT  
 ABERYSTWYTH, S.C.  
 V39 2J8  
 PHONE (864) 887-3375

CLIENT  
 MS. PARM GARCIA  
 c/o BARNETT DENBEK ARCHITECTS  
 SUITE #133  
 7530 - 126 STREET  
 SURREY, B.C.  
 V3R 1H8  
 604 587 7100

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 TOWNHOUSE  
 DEVELOPMENT  
 2405 - 186 STREET  
 2414 - 194 STREET  
 SURREY, B.C.

SCALE	DATE
1:200	DEC/14
DWNT	DWNT
CHK	CHK
APPR	APPR

PROJECT	JOB No.

DRAWING No. L-2



LEGEND

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

DATE	REVISION	NO.

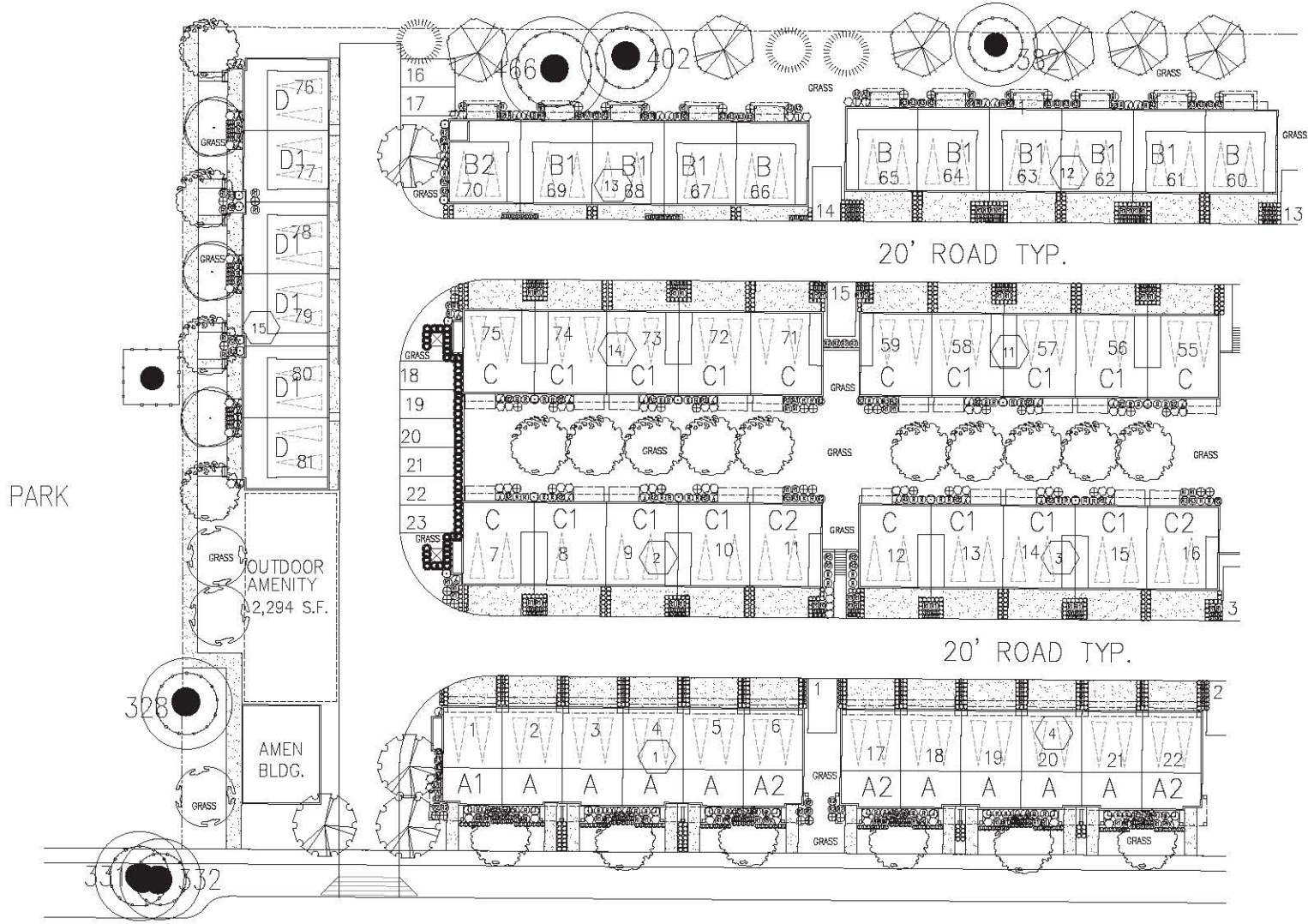
C.KAVOLINAS & ASSOCIATES INC.  
 BCIA CMA  
 2442 JEWELL COURT  
 ABSTONFORD, B.C.  
 V3C 3K8  
 PHONE (604) 857-2376

CLIENT  
 MR. PARM GARGHA  
 c/o BARRIET DUMBY ARCHITECTS  
 SUITE #135  
 7538 - 150 STREET  
 SURREY, B.C.  
 V3R 1H5  
 604 297 7100

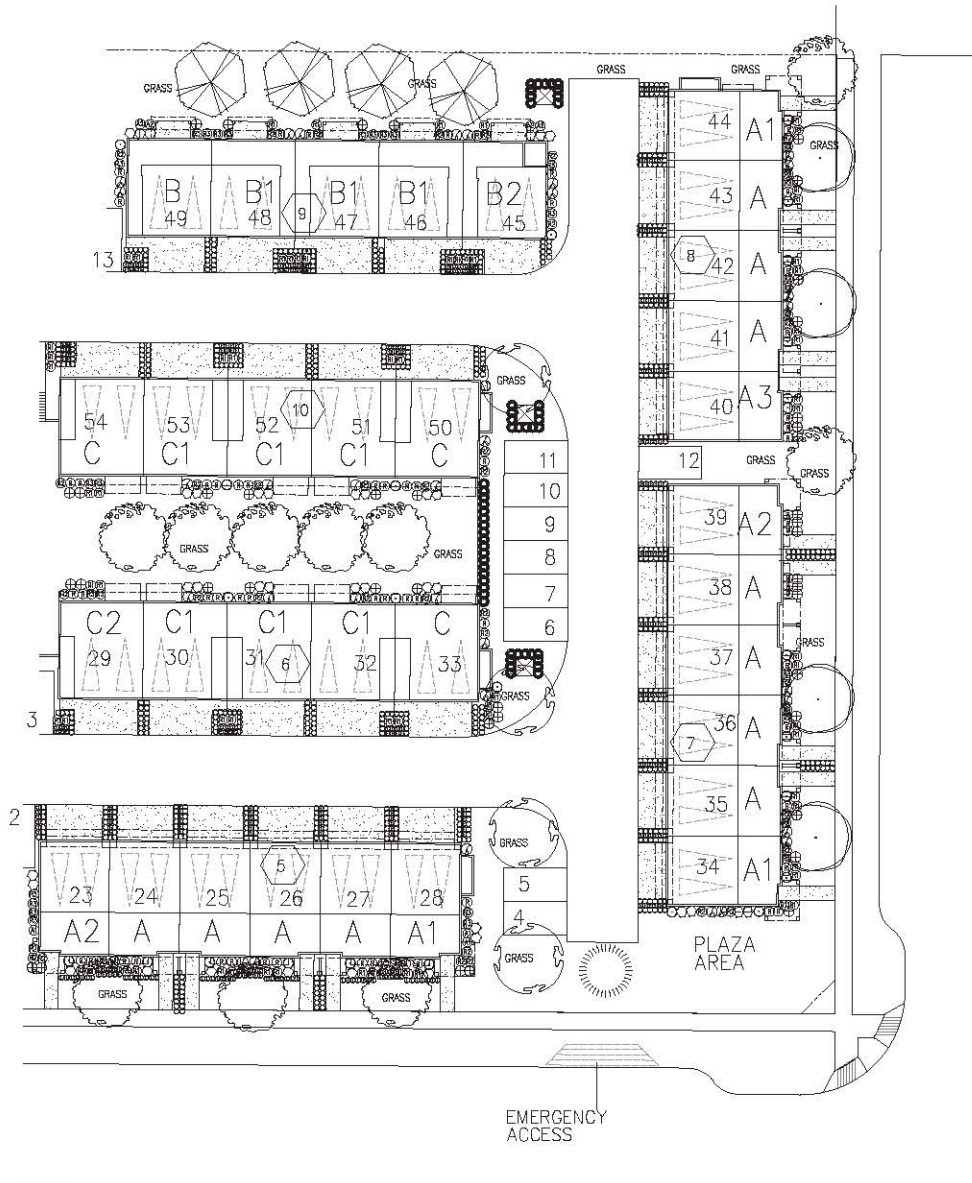
TITLE  
 LANDSCAPE PLAN  
 TOWNHOUSE  
 DEVELOPMENT  
 7455 - 194 STREET  
 7414 - 194 STREET  
 SURREY, B.C.

SCALE 1:200	DATE DEC/14
DWY	CHK'D
DRG	CHK'D
APP'D	AS NOTED

PRINTED	JES PL
DRAWING No.	L-3







LEGEND

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

DATE	REVISION	BY

G.KAVOLINAS & ASSOCIATES INC.  
 8030A DELTA

2442 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3M 3J3  
 PHONE (604) 857-2378

CLIENT

MR. PABLO GARCIA  
 c/o BARRETT DENNEK ARCHITECTS  
 SUITE #135  
 7536 - 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 604 597 7100

TITLE

PLAN VIEW  
 LANDSCAPE PLAN  
 TOWNHOUSE  
 DEVELOPMENT  
 7424 - 196 STREET  
 7414 - 194 STREET  
 SURREY, B.C.

SCALE: 1:200	DATE: DEC/14
DRAWN: GWD	CHECKED: GWD
DATE: GWD	DATE: GWD
PROJECT: P2014	DATE: GWD

PROJECT: L-4	DATE: GWD
--------------	-----------

KEY	BOTANICAL NAME	PLANT LIST		QTY.	SIZE	SPACING	REMARKS
		COMMON NAME					
	ACER RUBRUM BOWHALL	BOWHALL RED MAPLE		4	6 CM. CAL.	AS SHOWN	B. & B.
	STRONGIA RETICULATA 'MORY SILK'	LILAC TREE		0	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY		4	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE		4	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR		1	3.00 METERS	AS SHOWN	B. & B.



⊕	AZALEA JAPONICA 'HINO DRIMSON'	DRIMSON AZALEA		39	#2 POT	85 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		3	#3 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA		0	#3 POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD BOUCHER'	EDWARD BOUCHER ABELIA		30	#3 POT	90 CM. O.C.	
⊕	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		540	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		26	#3 POT	90 CM. O.C.	
⊕	SPIRAEA JAPONICA SNOWMOUND	SNOWMOUND SPIRAEA		23	#2 POT	90 CM. O.C.	
⊕	RHODODENDRON 'DUNBARRINGHAM'S WHITE'	RHODODENDRON		58	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON RAMPO	RHODODENDRON		66	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON COTTON CANDY	RHODODENDRON		43	#3 POT	90 CM. O.C.	
⊕	RHODODENDRON P.J.M.	RHODODENDRON		11	#3 POT	90 CM. O.C.	
⊕	STRYNGIA VULGARIS 'MICHEL BUCHNER'	LILAC		8	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		62	1.00 METERS	65 M. O.C.	
●	ERICA CARNEA 'HYFRETOUN PINK'	HEATHER		46	#1 POT	30 CM. O.C.	
●	LAVANDULA ANGUSTIFOLIA 'MURSTEAD'	LAVENDER		42	#3 POT	45 CM. O.C.	
●	NESSSELLA TENUSSIMA	MEXICAN FEATHER GRASS		153	#3 POT	45 CM. O.C.	

**NOTES / GENERAL**

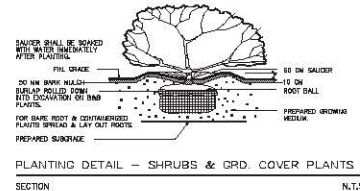
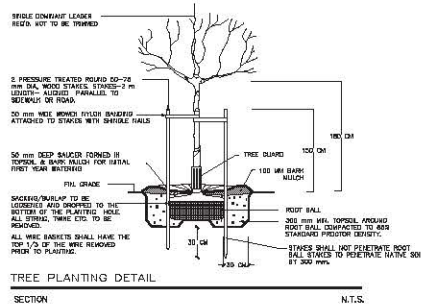
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'TODAY'S STANDARDS' WITH PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZE. SEARCH AND REVIEW ASSESS PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'B.C. LANDSCAPE STANDARD'.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' 'HUSKERY'. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'B.C. LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/ISCLA 'LANDSCAPE STANDARDS'.

- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SOREXING PROCESS. PREPARED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSIL, WOOD INCL, WOODY PLANT FRAGS, WOOD OR REPRODUCTIVE PARTS OF WOODS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARR MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION FREE FROM ALL OBSTRUCTIONS.



DATE	ISSUES	BY

**G.KAVOLINIS & ASSOCIATES INC.**  
BCMA / ISCLA  
2162 JOYKILL COURT  
ABBOTSFORD, B.C.  
V2C 3G8  
PHONE (604) 857-2578

**CLIENT**  
MR. PARRI GARFHA  
c/o BARNETT DENBY ARCHITECTS  
SUITE #135  
7236 - 130 STREET  
SURREY, B.C.  
V3W 1A8  
804 567 7100

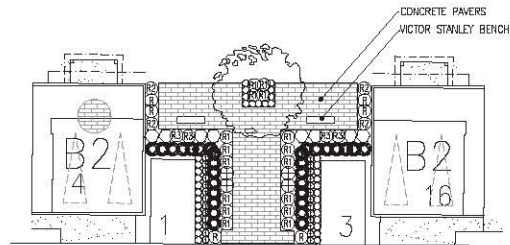
**TITLE**  
PLAN VIEW  
**LANDSCAPE SPECS  
TOWNHOUSE  
DEVELOPMENT**  
7405 - 188 STREET  
7414 - 184 STREET  
SURREY, B.C.

SCALE	1=N.T.S.	DATE	DEC/14
DRAWN	CHS		
DES.	DWD		
APPROV.	AS SHOWN		

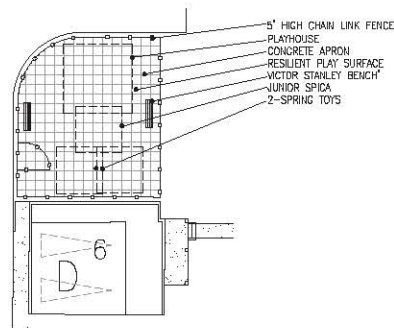
**PRINTED** JOB NO.  
DRAWING NO.  
L-4A



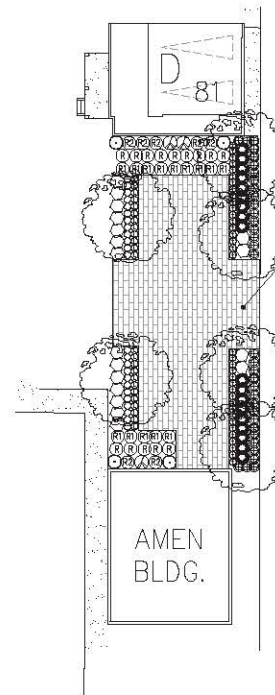
AMENITY  
AREA 'A'  
1,253 S.F.  
PASSIVE



PLAY  
AREA 'B'  
1,118 S.F.  
ACTIVE



OUTDOOR  
AMENITY  
2,294 S.F.  
EVENT PLAZA



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	4	#2 POT	85 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	26	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	50	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.	
	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	3	#2 POT	90 CM. O.C.	
	RHODODENDRON CUNNINGHAM'S WHITE	RHODODENDRON	20	#3 POT	90 CM. O.C.	
	RHODODENDRON RAMPO	RHODODENDRON	26	#3 POT	90 CM. O.C.	
	RHODODENDRON COTTON CANDY	RHODODENDRON	11	#3 POT	90 CM. O.C.	
	RHODODENDRON P.J.M.	RHODODENDRON	4	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	34	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	48	1.00 METERS	65 M. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	24	#3 POT	45 CM. O.C.	
	NESSSELLA TENUISSIMA	MEXICAN FEATHER GRASS	62	#3 POT	45 CM. O.C.	

---

DATE	ISSUANCE	REV.
	REVISIONS	

---

C.KAVOLINAS & ASSOCIATES INC.  
8232A 125A

2462 JONDAL COURT  
ARRESTERSFORD, B.C.  
V2Y 2L9

PHONE (604) 857-2378

---

CLIENT

MRS. PAVEN GARGHA  
c/o BARRETT DENBERG ARCHITECTS

SITE #135  
7536 - 125 STREET  
SURREY, B.C.  
V3W 1H9  
804 587 7100

---

TITLE

PLAN VIEW

LANDSCAPE PLAN  
TOWNHOUSE DEVELOPMENT  
AMENITY AREAS

7400 - 186 STREET  
7414 - 184 STREET  
SURREY, B.C.

---

SCALE	DATE	REV.
1:150	DEC/14	
DRAWN	CHKD	
DATE	DATE	
APPRO	AS BUILT	

---

PRINTED	JOB FILE
	GRAPHIC FILE
L-5	

---

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

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

DATE: **December 10, 2014** PROJECT FILE: **7814-0190-00**

---

RE: **Engineering Requirements  
Location: 7414 194 Street & 7405 196 Street**

#### OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment. The NCP Amendment is subject to the servicing analysis and works noted below. A public information meeting is recommended to address the NCP amendment.

#### REZONE/SUBDIVISION

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

- dedicate 1.942-metres along 196 Street collector road;
- dedicate 24-metres for 194A Street collector road;
- dedicate 10-metres and 16.0-metres for 74 Avenue local road; and
- dedicate corner cuts.

##### *Works and Services*

- construct 194A Street and 196 Street to the major collector road standard;
- construct 194 Street and 74 Avenue to the local road standard;
- construct a landscaped roundabout at 74 Avenue at 194A Street;
- resolve drainage detention pond requirements with are outside the NCP area;
- construct sanitary sewer upgrades to resolve downstream capacity constraints; and
- construct storm, water and sanitary mains and service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

sk2



Friday, November 14, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14-0190

**SUMMARY**

The proposed 129 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	26
Secondary Students:	13

September 2014 Enrolment/School Capacity

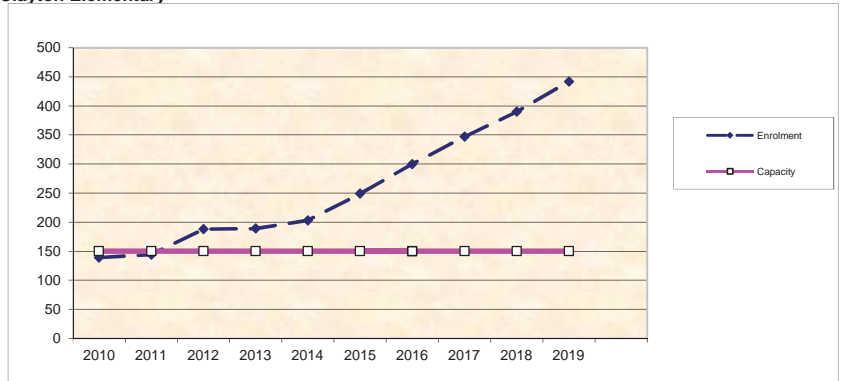
<b>Clayton Elementary</b>	
Enrolment (K/1-7):	38 K + 165
Capacity (K/1-7):	0 K + 150
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

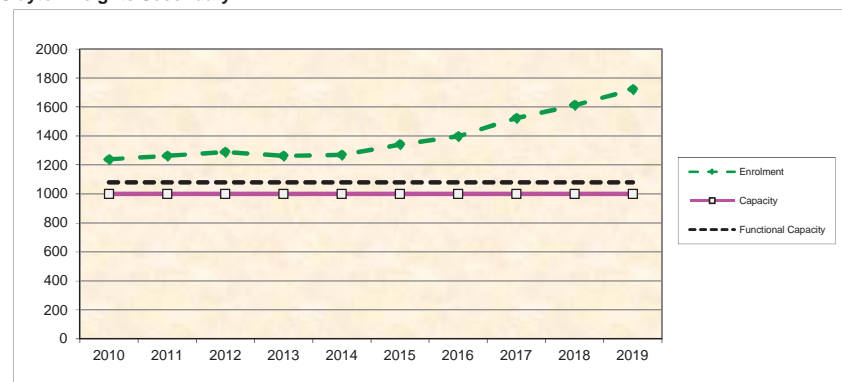
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of the East Clayton NCP Area and anticipated growth of the West Clayton NCP Area (NCP has phase I approval). The school district recently completed construction of a new elementary school (Katzie Elementary) on Site #201 in the East Clayton NCP Area, which opened in March 2014. In addition to the three existing schools, Clayton, Hazelgrove and Katzie, the district is projected to need three new Elementary schools to serve the long term residential build out and population growth in Clayton Area. The school district has received capital project approval for a new North Clayton Area Secondary (Site #215) that will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. The construction of future new elementary schools are a high priority and are subject to capital funding approval by the Province. The proposed development would have a relatively significant impact on the projections for Clayton schools. The projections below are preliminary and are speculative in regards to the timing of the West Clayton Area NCP build out.

**Clayton 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.

## Detailed School District Comments:

Projecting and planning for enrolment growth is the responsibility of the school district and the efficacy of this process is dependent on a number of factors, including development generally occurring in a manner consistent with approved NCPs and other land use plans. When development occurs in a significantly different manner or timeline than envisioned in the NCPs it makes it more difficult to accommodate and plan for student growth.

The feasibility planning for new space projects, required for Ministry of Education funding consideration, happens years before a new school actually opens its doors. For example, the feasibility planning for Katzie Elementary was completed between 2009-11 and the school opened Spring Break of 2014. The initial planning for Katzie was based on the East Clayton NCP anticipated build out figures. Subsequently, a number of factors such as housing type (basement suites and carriage houses) and the approval of additional density (e.g., Aloha Estates Infill Plan) have increase the current and future student population beyond capacity and initial projections. Funding approval timelines and unexpected changes in land use require the school district to employ short term methods of alleviating enrolment pressures, such as portables and substantial catchment area changes.

Funding for a new secondary school in the area has been approved however, elementary enrolment pressures remain. Combined, Katzie, Hazelgrove and Clayton Elementary schools are at 111% capacity (and projected to increase to 130% within two years). With existing and planned growth, Clayton area schools will already have increased portable requirements and boundary adjustments for September 2015. The construction of additional elementary capacity in this area is a high priority within the district's 5-Year Capital Plan. We will continue to work closely with City of Surrey Planning staff on the prioritization and location of capital projects for new schools.

Given the extreme existing and projected enrolment pressures in this area, within existing and in-progress NCP areas, the school district does not support the approval of additional residential growth outside of an NCP area in the Clayton area.

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	7405 196 <sup>th</sup> Street and 7414 194 <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
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>279</b>
<b>Protected Trees to be Removed</b>	<b>272</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 221 X one (1) = 221	<b>323</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 51 X two (2) = 102	
<b>Replacement Trees Proposed</b>	<b>119</b>
<b>Replacement Trees in Deficit</b>	<b>204</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

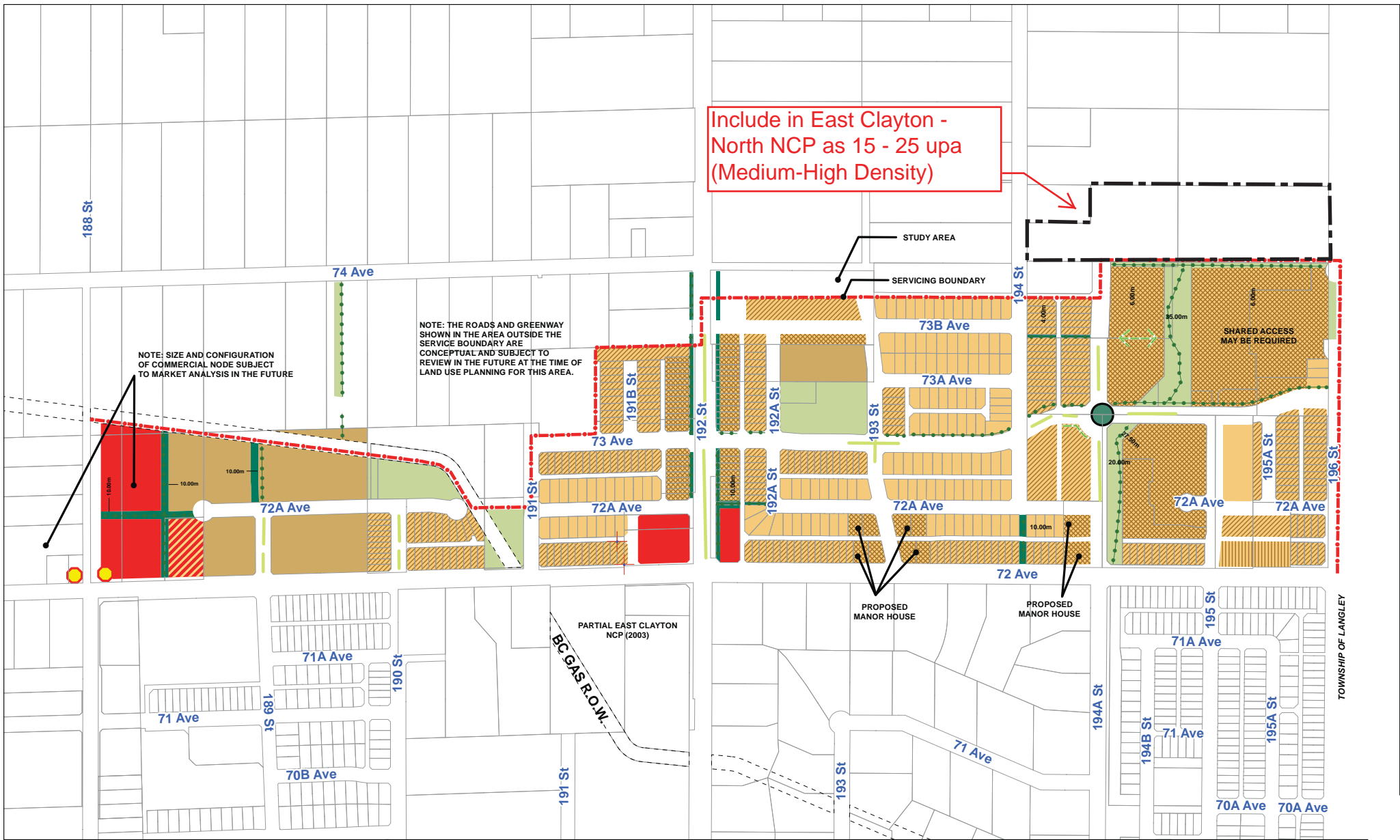
Summary prepared and  
submitted by:

Arborist



December 9,  
2014

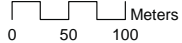
Date



**EAST CLAYTON EXTENSION - NORTH OF 72 AVENUE  
LAND USE PLAN**

**CITY OF SURREY  
PLANNING & DEVELOPMENT DEPARTMENT**

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

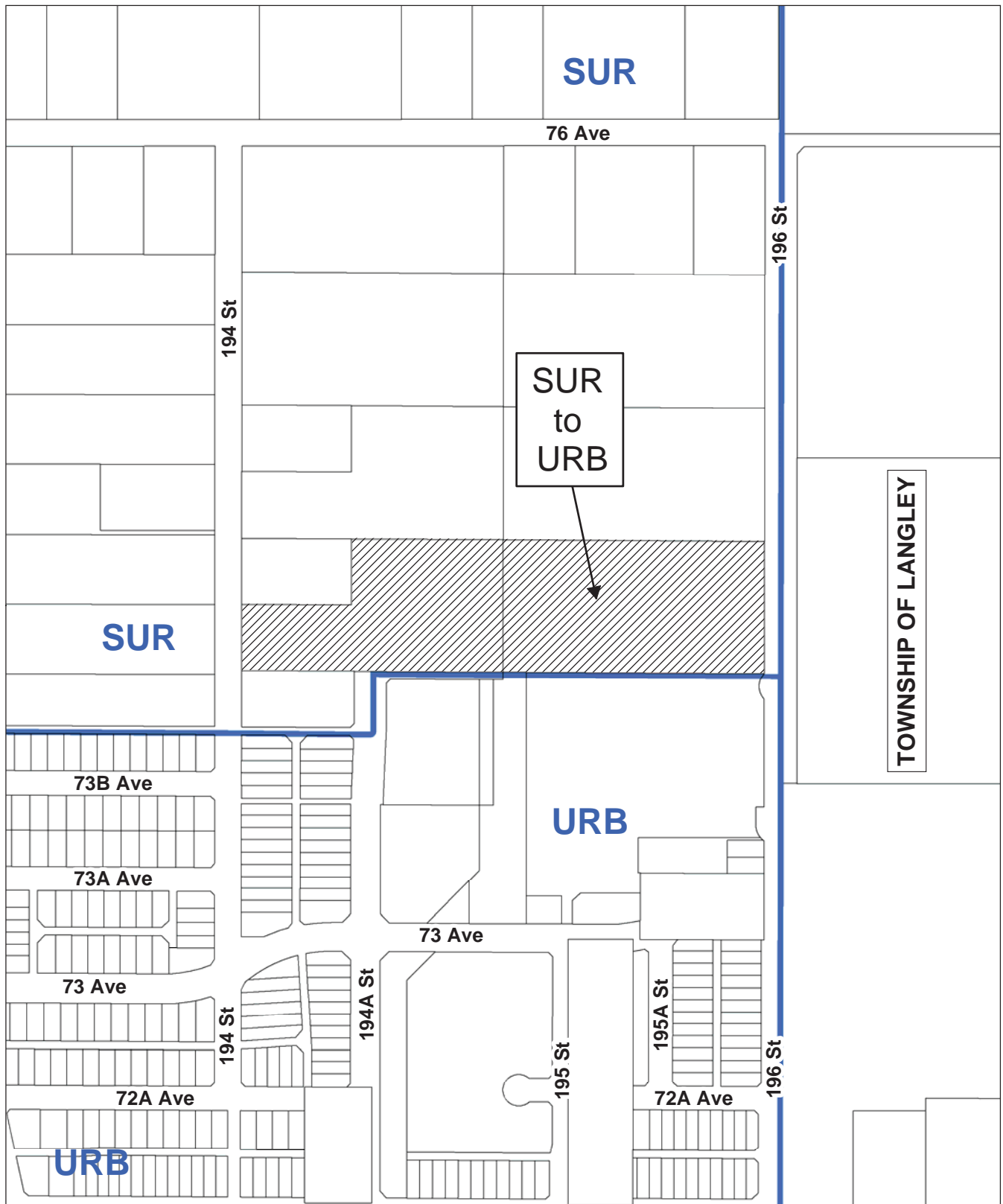


**NCP Legend**

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

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.  
Printed: July 18, 2013

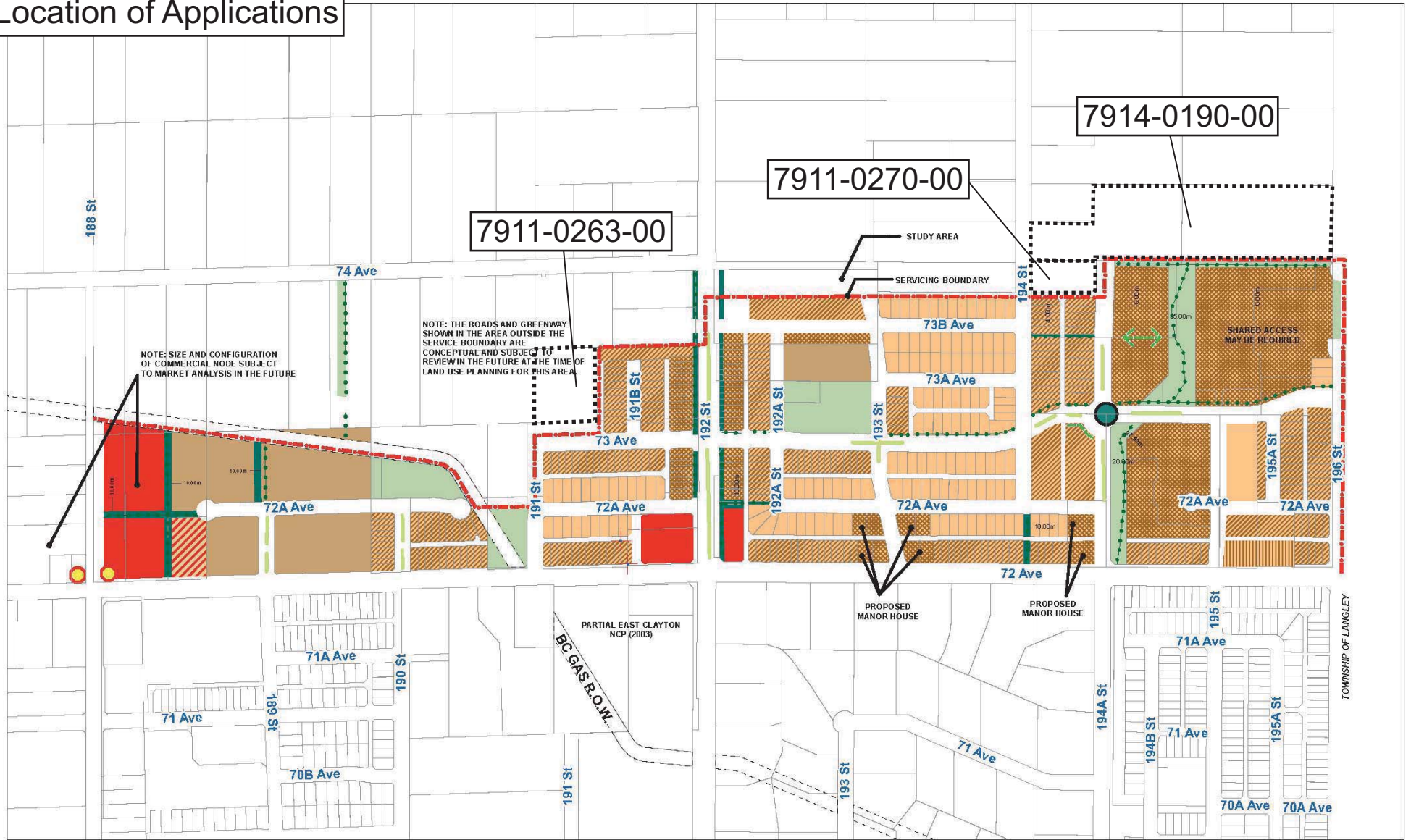




OCP Amendment 7914-0190-00  
Proposed amendment from Suburban-Urban  
Reserve to Urban



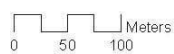
# Location of Applications



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

CITY OF SURREY  
PLANNING & DEVELOPMENT DEPARTMENT

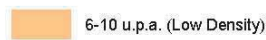
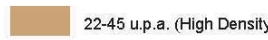

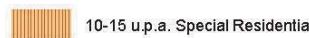
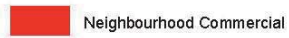
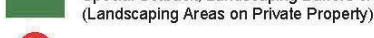
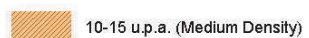


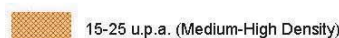

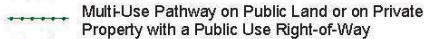

Approved By Council on June 27, 2005  
Amended 13 November 2012



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

Printed: July 18, 2013

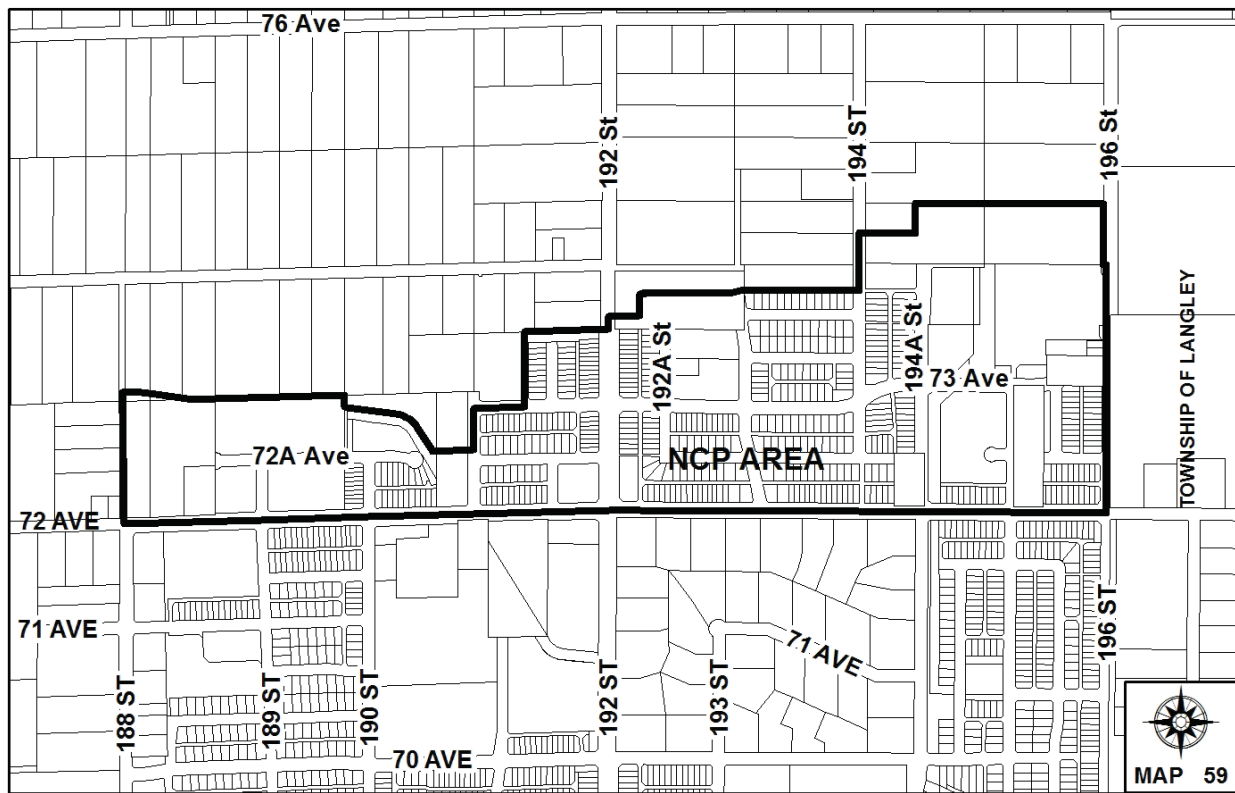
### NCP Legend

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



**Proposed Amendment to Schedule F of the Surrey Zoning By-law, 1993, No. 12000, as amended**

Schedule F – Map of Neighbourhood Concept Plan and Infill Areas is amended by deleting Map 23. Area XXIII and replacing it with the new Map 23. Area XXIII, as follows:





# Cloverdale Community Association

---

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

April 23, 2014

Jean Lamontagne  
Planning and Development Department  
13450 - 104 Avenue Surrey, BC, Canada V3T 1V8

**Re: Surrey Projects 11-0270-00, 11-0180-00 & 11-0282-00**

The Cloverdale Community Association was approached by the developers for the above noted projects.

Given the City's acknowledged errors as it relates to overall planning in the Clayton area the Cloverdale Community Association requests that the following concerns be addressed given that the one of the developments falls outside of the existing East Clayton NCP prior to the subject property being approved for development:

1. Addressing natural parks in area and increasing outdoor park inventory.
2. Addressing school capacity - School District. 36
3. Addressing and increasing community transit needs - Translink

Taking into account our above noted concerns, the Cloverdale Community Association would like to set the precedence with how developments are designed especially regarding on-street and off-street parking in the Cloverdale/Clayton area.

Having said this, we reviewed the developers' original plans and made suggestions to increase parking and reducing the densification which are the two main concerns. The developers were providing the minimum parking stalls as per the by-laws which included the secondary suite parking pad requirement, however we asked them to provide additional off-street parking. The developers have proposed 6 off-street parking spots (2 in the garage, 2 in the driveway and 1 tandem parking spot to allow 2 cars to be parked along the side of the garage). The association accepts this proposal as it utilizes the onsite space based on its maximum capacity. We also asked the developer to remove any tandem garages for the townhomes as we feel they are not appropriate in the Clayton area due to the ongoing issues with parking. They have agreed and removed all tandem garages and replaced them with side-by-side garages in addition to providing a 3m-4m driveway to allow parallel parking in front of the garage. We also required the developer to provide the maximum on-street parking space which they have agreed to by building a wider road which would allow two-way traffic and double sided parking. The total parking spaces which would be created by doing this is approx. 115. If possible, we would like to see an increase to the number of visitor parking spots for the townhome project, 11-0180-00.

Furthermore, the developer has agreed to the following additional requirements in addition to the above:

1. For the townhomes, nothing less than an amenities building which would allow a daycare, workout gym, hall etc..., outdoor amenities such as a outdoor pool/hot tub for the townhome residents to use, appropriate landscaping, two children's play area, natural park area and raised private backyards.
2. For the RF-10 lots, the attached layouts would be considered the default minimum standard with regards to the dimensions for the garage and driveways. The developer can decrease the setback for the front yards to accommodate a larger house as long as the space between the garage and house is not reduced below 6.50m.

Due to the present issues which exist in the Clayton area especially with parking, we believe our requirements outlined above would be appropriate and reasonable and therefore do not oppose the development.

Please find attached the layouts for the RF10 lots and the townhomes which we fully support based on the changes made as per the above comments. If for any reason, the City of Surrey or the developer make any changes outside of what has been agreed as per the above and attached layouts then we would like to be contacted/consulted with prior to finalizing anything.

Thank you.

Sincerely,

On behalf of the Cloverdale Community Association  
Mike Bola  
President  
Email: [president@cloverdalecommunity.org](mailto:president@cloverdalecommunity.org)  
604-318-0381

Cc: Board of Directors

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 003-568-954  
 Lot 7 Section 22 Township 8 New Westminster District Plan 2600

7405 - 196 Street

Parcel Identifier: 002-406-306  
 Lot 14 Except: Parcel "A" (Explanatory Plan 16856); Section 22 Township 8 New Westminster District Plan 2600

7414 - 194 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

- A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be development in accordance with a *comprehensive design*, where *density* bonus is provided.

**B. Permitted Uses**

The *Lands and structures* shall be used for the following uses only, or for a combination of uses, provided such combined uses are part of a *comprehensive design*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child Care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *floor area ratio* shall not exceed 0.1 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 0.9; and
  - (b) The *unit density* shall not exceed 75 *dwelling units* per hectare [30 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

## F. Yards and Setbacks

*Buildings and structures* shall be sited in accordance with the following minimum setbacks.

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (74 Avenue)	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	6.0 m [20 ft.]	3.0 m [10 ft.]	4.5 m [15 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures:*
  - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is not permitted.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *Lands* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards.

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.74 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 2013, By-law No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

\\file-server1\net-data\csdc\generate\areaproduct\save\30549344067.doc  
CTA 12/11/14 10:02 AM