

# CORPORATE REPORT

NO: **L006**

COUNCIL DATE: **October 22, 2012**

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## REGULAR COUNCIL – LAND USE

TO: **Mayor & Council** DATE: **October 22, 2012**  
FROM: **General Manager, Planning & Development** FILE: **7912-0122-00**  
SUBJECT: **Proposed Townhouse Development in East Clayton  
Proposed Amendments to Development Permit No. 7912-0122-00  
7058, 7070 and 7076 – 188 Street**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information.
2. Authorize staff to draft Development Permit No. 7912-0122-00, based on the revised site layout and building design attached as Appendix "A" to this report.
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant and to the owner of the adjacent property to the south (7048 – 188 Street).

## INTENT

The purpose of this report is to respond to Council's directive, following the July 23, 2012 Public Hearing for the proposed townhouse project on the east side of 188 Street, located approximately mid-block between 70 Avenue and 71 Avenue in the East Clayton Neighbourhood Concept Plan area.

## BACKGROUND

The subject application (No. 7912-0122-00) located at 7058, 7070 and 7076 – 188 Street (Appendix "B") proposes the development of 18 townhouse units in four buildings and requires the following approvals from Council:

- Official Community Plan (OCP) amendment from Urban to Multiple Residential to bring the subject site into alignment with the East Clayton Neighbourhood Concept Plan (NCP) designation;
- Rezoning from One-Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30);
- Development Permit; and

- Development Variance Permit to relax the minimum setback and lot coverage requirements of the RM-30 Zone.

The application received approval to proceed on July 9, 2012 and the Public Hearing for the OCP Amendment (By-law No. 17712) and the Rezoning By-law (By-law No. 17713) was held on July 23, 2012. At the Public Hearing, concerns were raised from property owners to the south about the location of the future shared driveway on 188 Street and the perceived cost inequities. Council granted Third Reading to the by-laws on July 23, 2012 and passed the following resolution:

*"That there is a condition included in the Development Agreement [i.e. Servicing Agreement] outlining compensation for the extra driveway that needs to go in, as well as clear provision made for both amenity; greenspace, and road development and that the overall plan and context of the development is reviewed with staff to address the comments received at the Regular Council Public Hearing"(RES.R12-1772).*

## DISCUSSION

Since the Public Hearing, staff and the applicant have been working towards addressing Council's directive. The applicant is finalizing all outstanding conditions and is intending for the project to be in order for consideration of final approval.

To respond to Council's directive, staff have accepted revisions to the proposed site plan, illustrated in Appendix "C", which reflects a shared east-west driveway plus walkway concept. A cost sharing scheme is also proposed, which would apply to the properties located at 7048, 7030, and 7014 – 188 Street located to the south of the site, should they develop individually.

As part of the revised proposal three significant changes include:

- the location of the driveway at the south end of the site;
- a cost-sharing proposal for the construction and land cost of the driveway and walkway; and
- a revision to the building design fronting 188 Street, as described in the sections below.

The revised site plan does not affect the proposed unit yield of the subject site and complies with the RM-30 Zone and the setback variances that have been supported by Council.

### Access

The subject site is located approximately mid-block, between 70 Avenue and 71 Avenue (which was recently dedicated). Development Application No. 7905-0359-00 (approved on July 9, 2012), immediately to the north of the subject site, is responsible for the dedication and construction of the 71 Avenue extension and will establish a north-south driveway pattern from 71 Avenue extending to the south, with townhouse units on either side.

The subject development proposes to continue the same north-south driveway and townhouse pattern established in Development Application No. 7905-0359-00. The concept plan for the remainder of the block continues the north-south driveway to 70 Avenue.

Through the application review process, staff identified that it is very important to have a driveway outlet to 188 Street located approximately mid-block between 70 Avenue and 71 Avenue. This driveway outlet would provide an alternative access to what would otherwise be a 220-metre

(720 feet) long shared driveway serving several townhouse projects (potentially 60+ townhouse units). Staff have also identified a need for east-west pedestrian connectivity from the adjacent multi-use pathway to the east through to 188 Street via a 1.5-metre (5 feet) wide walkway.

Under the original proposal, a driveway outlet and east-west pedestrian connection to 188 Street were proposed to the south of the subject site. A draft concept of the development potential along the east side of 188 Street between 70 Avenue and 71 Avenue can be seen in Appendix II of Appendix "B". To address the issue of equity between the subject site and the lands to the south with development potential, staff have required a shared driveway-plus-walkway concept as follows:

- For the subject site:
  - 4.5-metre (15 feet) wide driveway area; plus
  - 0.5-metre (1.5 feet) wide additional statutory right-of-way area, to be constructed at the time of development.
  
- For the neighbouring site at 7048 – 188 Street, to be provided when this property redevelops (likely with adjoining lots to the south at 7030 and 7014 – 188 Street):
  - 1.5-metre (5 feet) wide driveway area, to complete the 6.0 metre wide driveway;
  - 1.5-metre (5 feet) wide sidewalk adjacent to the driveway, plus 0.5-metre (1.5 feet) wide additional statutory right-of-way area; and
  - 1.5-metre (5 feet) wide walkway, plus 0.5-metre (1.5 feet) wide additional statutory right-of-way area.

The interim driveway on the subject site will have a 4.5-metre (15 feet) wide pavement, which will allow for one-way traffic. When the property at 7048 – 188 Street redevelops, the remaining portion of the 6.0-metre (20 feet) wide driveway will be completed and two-way traffic will be possible.

Should the land to the immediate south not redevelop jointly with the remaining lots to the south, cost-sharing would be imposed on the southern lots taking into account the land cost and construction cost of the driveway and sidewalks.

### **Revised Site Layout**

The applicant is proposing to modify the original design to accommodate the revised driveway alignment by redesigning the buildings fronting 188 Street. Under the original proposal, two townhouse buildings were proposed, with four units and five units respectively. Under the revised proposal, one building of nine units is proposed.

The number of visitor parking stalls provided is unchanged, and the landscaping plans will be revised accordingly.

### **Future Development to the South**

The applicant has prepared a conceptual site plan that reflects a possible future use for the lots to the south (Appendix "A"). This conceptual site plan continues the townhouse pattern established to the north. The remainder of the full driveway plus sidewalk standard (an additional 1.5-metre/5 feet wide driveway, and an additional 1.5-metre/5 feet wide walkway) is proposed to be located

on the lot to the south, located at 7048 – 188 Street. As these lots are not part of the current development proposal, a subsequent development application will be required.

## CONCLUSION

While the applicant is proposing a development that meets the intent of the use and density permitted in the East Clayton Neighbourhood Concept Plan, objections were raised by neighbouring property owners about the proposed driveway location and the perceived inequity.

To accommodate address Council's resolution, the applicant has proposed some modifications to the original site plan, driveway location and building design, including a cost-sharing proposal for three lots to the south (i.e., the properties located at 7048, 7030, and 7014 – 188 Street) should they develop individually. The revised site plan does not affect the proposed unit yield of the subject site and complies with the RM-30 Zone (currently at Third Reading) and the setback variances that have been supported by Council.

Based on the above discussion, it is recommended that Council:

- Authorize staff to draft Development Permit No. 7912-0122-00, based on the revised site layout and building design attached as Appendix "A" to this report; and
- Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant and to the owner of the adjacent property to the south (7048 – 188 Street).



Jean Lamontagne  
General Manager  
Planning and Development

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### Appendices:

Appendix "A" Revised Site Plan and Conceptual Layout For Lands to the South

Appendix "B" Planning Report No. 7912-0122-00 dated July 9, 2012

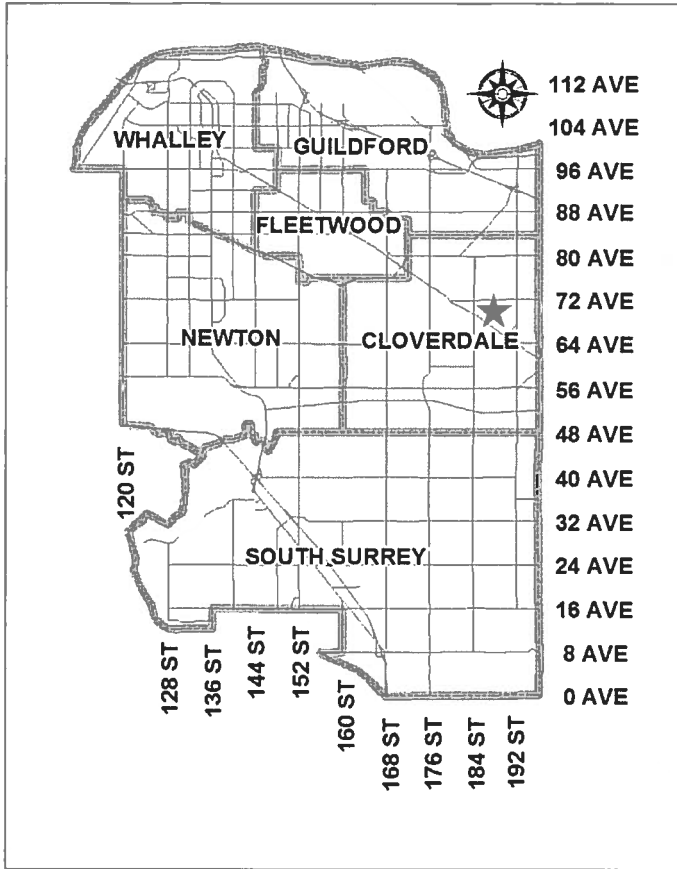
Appendix "C" Proposed Shared Driveway and Walkway Concept





City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 File: 7912-0122-00

Planning Report Date: July 9, 2012



**PROPOSAL:**

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

in order to permit the development of 18 townhouse units

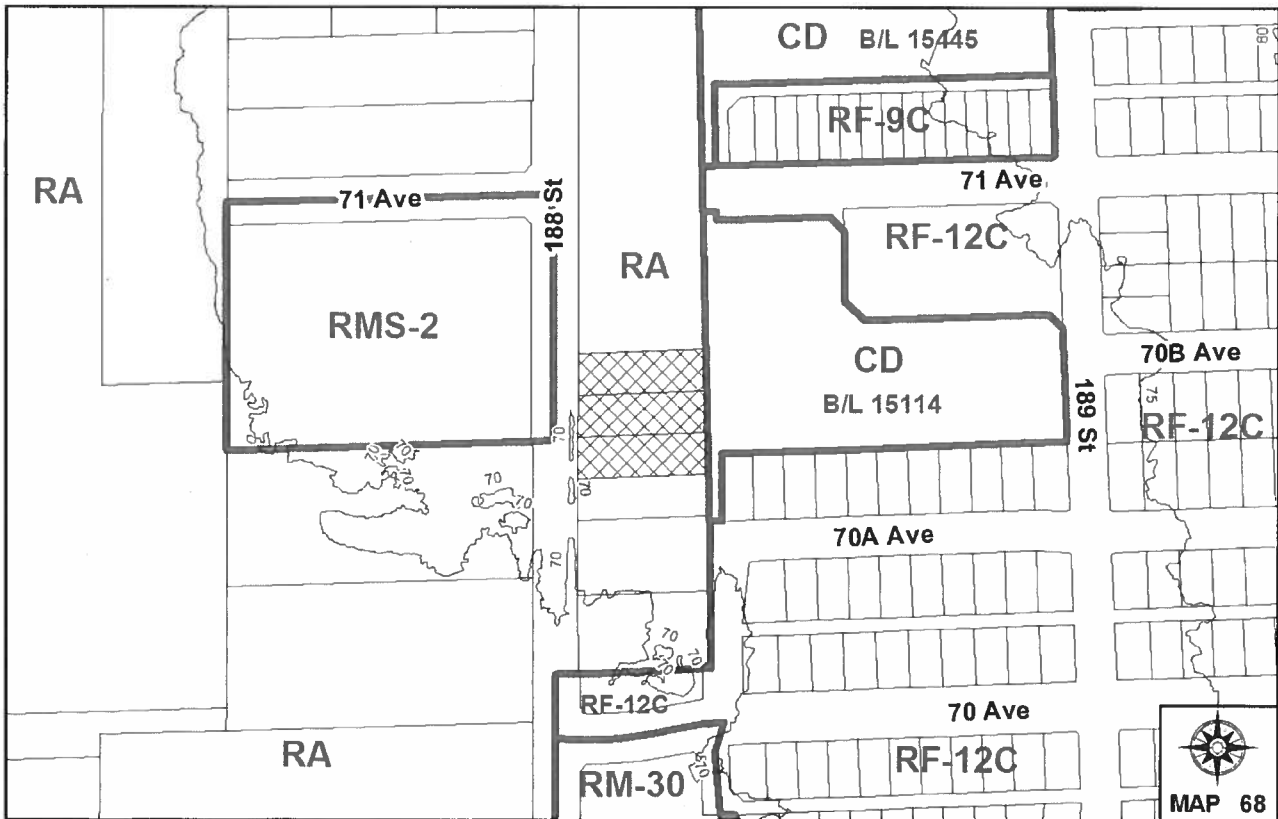
**LOCATION:** 7076, 7070 and 7058 - 188 Street

**OWNERS:** Rosemary E Jaques  
 Paul A Jaques, et al

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** High Density 22-45 upa



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

### RATIONALE OF RECOMMENDATION

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



RECOMMENDATION

The Planning & Development Department recommends that:

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

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

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

3 Elementary students at Hazelgrove Elementary School  
1 Secondary student at Clayton Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

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

### Adjacent Area:

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

### JUSTIFICATION FOR PLAN AMENDMENT

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

### DEVELOPMENT CONSIDERATIONS

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

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

#### Arborist Report and Tree Location/Retention Plan

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

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

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

#### PRE-NOTIFICATION

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

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

## DESIGN PROPOSAL AND REVIEW

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

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

Sustainable Development Checklist

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

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

**ADVISORY DESIGN PANEL**

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

**BY-LAW VARIANCES AND JUSTIFICATION**

(a) Requested Variance:

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

Applicant's Reasons:

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

Staff Comments:

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

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

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



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

(b) Requested Variance:

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

Applicant's Reasons:

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

Staff Comments:

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

(c) Requested Variance:

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

Applicant's Reasons:

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

**Staff Comments:**

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

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

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

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/kms

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.7/5/12 10:04 AM

Information for City Clerk

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

1. (a) Agent:      Name:              Munish Katyal  
                         Address:            13463 - 78 Avenue, Uniot 101  
   Surrey, BC V3W 0A8  
  
                         Tel:                    604-763-2600
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      7076, 7070 and 7058 - 188 Street
  
  - (b)      Civic Address:      7076 - 188 Street  
            Owner:              B A J Holdings Inc., Inc. No. BC0785963  
            PID:                  009-762-337  
            Lot "A" Section 16 Township 8 New Westminster District Plan 13071
  
  - (c)      Civic Address:      7070 - 188 Street  
            Owners:             Sharon M Bovee  
                                 Wayne M Bovee  
                                 Paul A Jaques  
                                 Rosemary E Jaques  
            PID:                  009-762-345  
            Lot "B" Section 16 Township 8 New Westminster District Plan 13071
  
  - (d)      Civic Address:      7058 - 188 Street  
            Owner:              Shane J Bourel  
            PID:                  009-762-353  
            Lot "C" Section 16 Township 8 New Westminster District Plan 13071
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)      Introduce a By-law to rezone the property.
  
  - (c)      Proceed with Public Notification for Development Variance Permit No. 7912-0122-00 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		3,108 sq.m.	
Road Widening area		106 sq.m.	
Undevelopable area			
Net Total			
<b>LOT COVERAGE</b> (in % of net lot area)			
Buildings & Structures	45%	48%*	
Paved & Hard Surfaced Areas		38%	
Total Site Coverage		86%	
<b>SETBACKS</b> ( in metres)		Principal building	Front porch
Front (West)	7.5 m	5.0 m*	3.1 m*
Rear (East)	7.5 m	8.7 m	6.9 m*
Side #1 (North)	7.5 m	2.0 m*	1.5 m*
Side #2 (South)	7.5 m	2.8 m*	NA
<b>BUILDING HEIGHT</b> (in metres/storeys)			
Principal	11 m	10 m	
Accessory			
<b>NUMBER OF RESIDENTIAL UNITS</b>			
Bachelor			
One Bed			
Two Bedroom		2	
Three Bedroom +		6	
Total		18	
<b>FLOOR AREA: Residential</b>		2,429 sq.m.	
<b>FLOOR AREA: Commercial</b>			
Retail			
Office			
Total			
<b>FLOOR AREA: Industrial</b>			
<b>FLOOR AREA: Institutional</b>			
<b>TOTAL BUILDING FLOOR AREA</b>		2,429 sq.m.	

**\*Seeking variance**

## Development Data Sheet cont'd

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

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







NORTH  
CONTEXT PLAN

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 CANADIAN COPYRIGHT ACT R.S.C. 1970

REV#	DATE	BY	DATE	BY	DATE	BY



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CLIENT :	SANTOSH HOLDING LTD.
PROJECT :	19 UNIT TOWNHOUSE DEVELOPMENT 1056, 1070, 1086 (80TH ST), SURREY, B.C.
SHEET :	CONTEXT PLAN
DRAWN :	
DATE :	JUN 28 12
SCALE :	1" = 30'-0"

**barnett dembek**  
 ARCHITECTS INC.  
 UNIT 135  
 7536 130 STREET  
 SURREY, B.C.  
 V3W 1W8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12010	AC-13



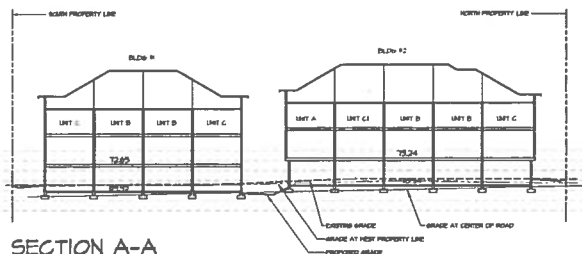
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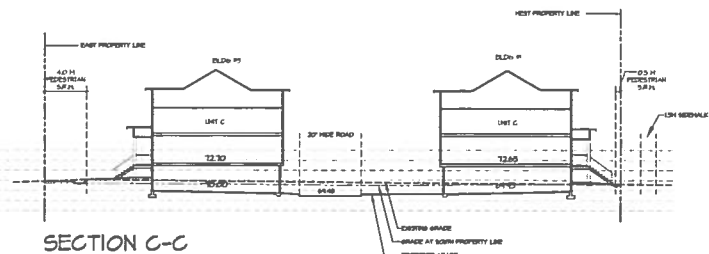
188TH STREET ELEVATION (WEST)  
 SCALE: 1" = 30'-0"



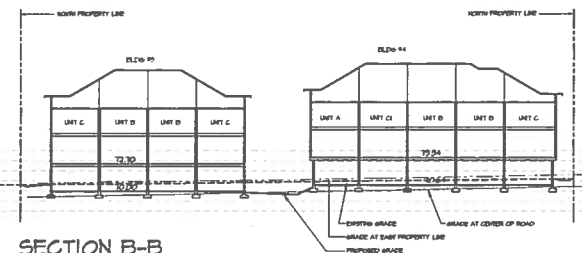
PEDESTRIAN WALK ELEVATION (EAST)  
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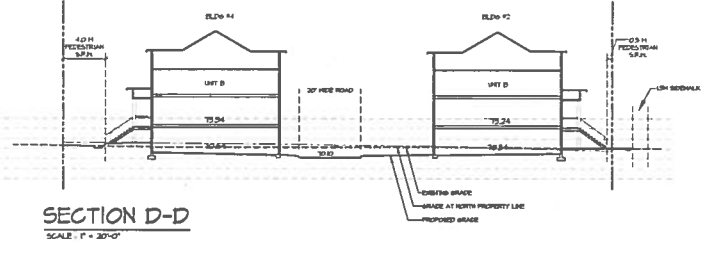
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 SCALE: 1" = 30'-0"



SECTION C-C  
 SCALE: 1" = 30'-0"



SECTION B-B  
 SCALE: 1" = 30'-0"



SECTION D-D  
 SCALE: 1" = 30'-0"

NO.	DATE	SCALE	BY	CHKD

--

CLIENT: SANTOSH HOLDINGS LTD.  
 PROJECT: 10 UNIT TOWNHOUSE DEVELOPMENT  
 1095, 1070, 1065, 1050 ST. SURREY, B.C.  
 SHEET CONTENTS: STREET ELEVATIONS & SITE SECTIONS

NO.	DATE	SCALE

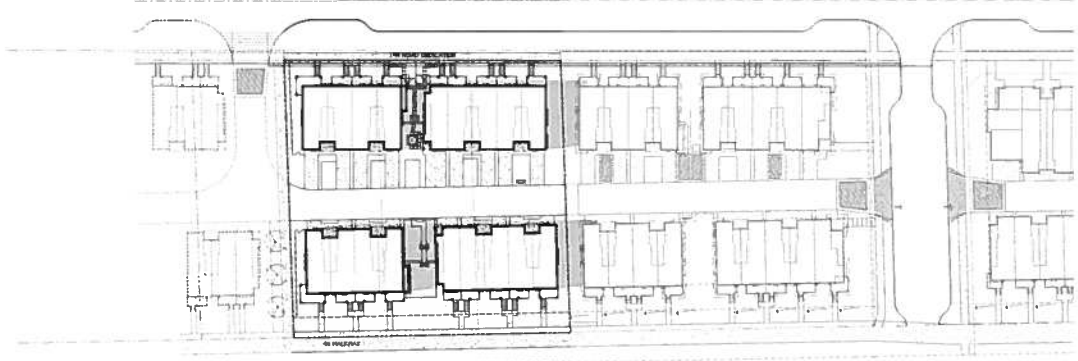
**barnett dembek**  
 ARCHITECTS

UNIT 135,  
 7538 130 STREET  
 SURREY, B.C.  
 V3W 1H8

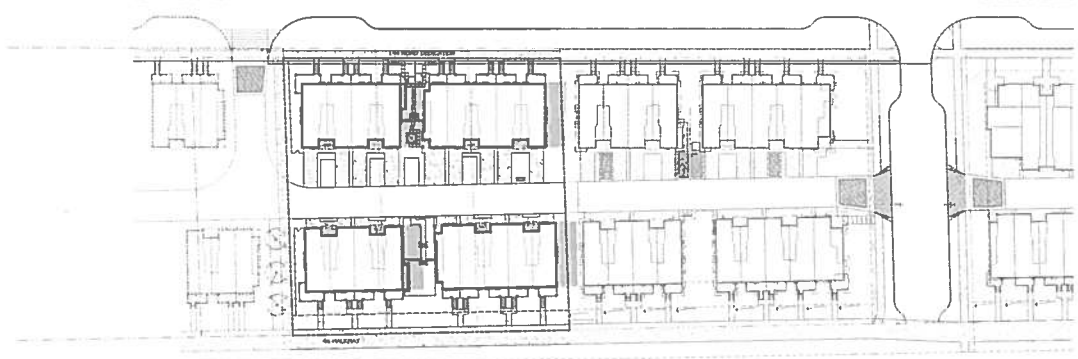
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
	AC-1.4

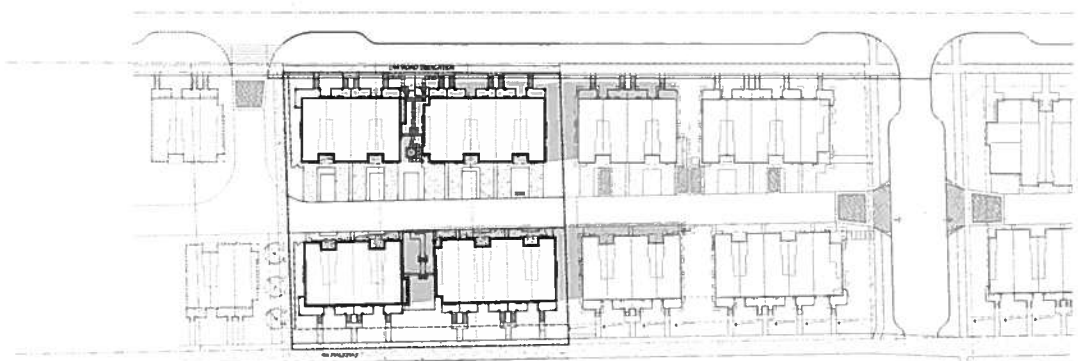
PROJECT NO.	REV. NO.
12016	



MARCH 21 - NOON



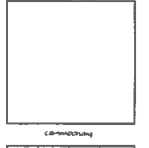
JUNE 21 - NOON



DECEMBER 21 - NOON

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REV#	DATE	BY	REASON FOR



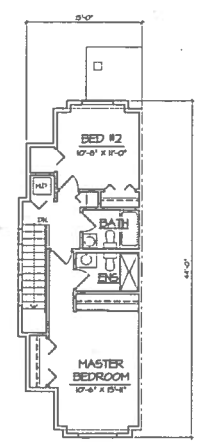
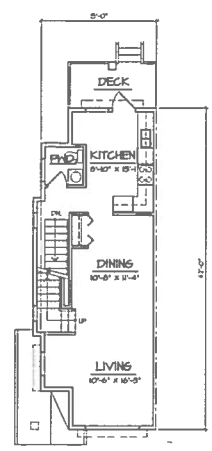
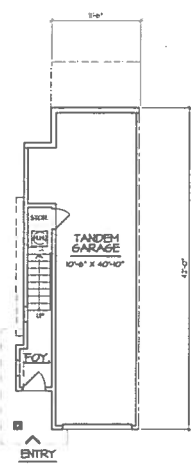
CLIENT : SANTOSH HOLDINGS LTD.  
PROJECT : 10 UNIT TOWNHOUSE DEVELOPMENT  
7055, 1070, 1086 108TH ST, SURREY, B.C.  
SHEET CONTENTS : SHADOW ANALYSIS

CLIENT : SANTOSH HOLDINGS LTD.  
PROJECT : 10 UNIT TOWNHOUSE DEVELOPMENT  
7055, 1070, 1086 108TH ST, SURREY, B.C.  
SHEET CONTENTS : SHADOW ANALYSIS

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7538 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: mail@darkitec.com

CLIENT NO.	SHEET NO.
	AC-15
PROJECT NO.	REV. NO.
1201D	

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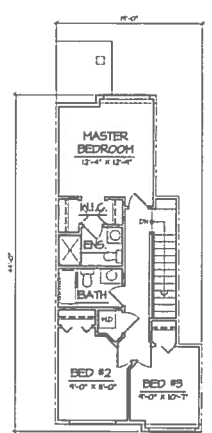
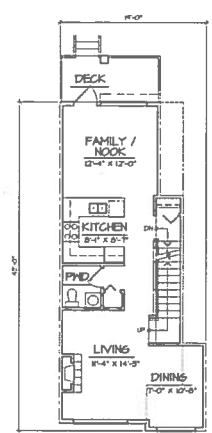
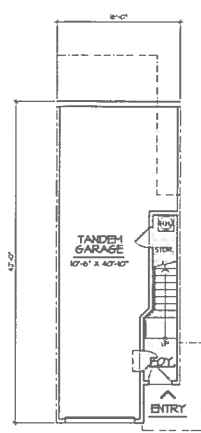


**UNIT A** BASEMENT FLOOR  
SCALE: 1/8" = 1'-0"  
101 S.F.

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

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

**UNIT TYPE A**  
TOTAL AREA: 1284 S.F.

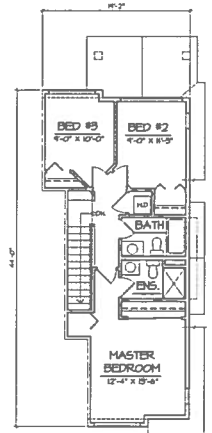
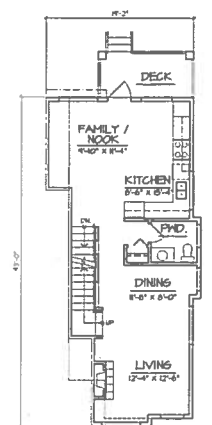
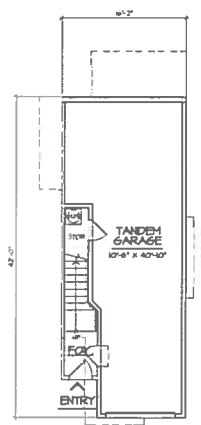


**UNIT B** BASEMENT FLOOR  
SCALE: 1/8" = 1'-0"  
85 S.F.

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

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

**UNIT TYPE B**  
TOTAL AREA: 1453 S.F.

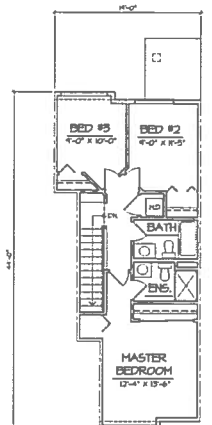
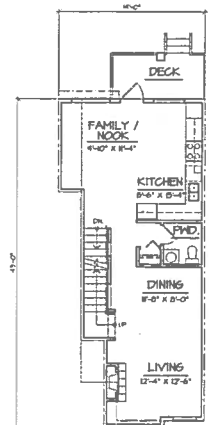
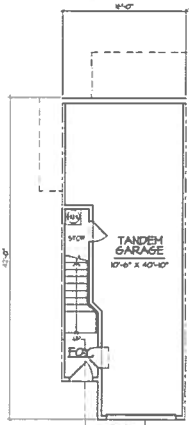


**UNIT C** BASEMENT FLOOR  
SCALE: 1/8" = 1'-0"  
97 S.F.

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

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

**UNIT TYPE C**  
TOTAL AREA: 1500 S.F.



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

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

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

**UNIT TYPE C1**  
TOTAL AREA: 1475 S.F.

NO.	ISSUED FOR

NO.	DATE

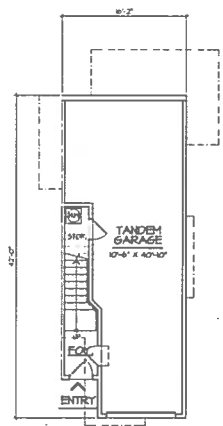
CLIENT: SANTOSH HOLDINGS LTD.  
PROJECT: 10 UNIT TOWNHOUSE DEVELOPMENT  
10255, 10702, 10206 (100TH ST., SURREY, B.C.)  
SHEET CONTENTS:  
UNIT PLANS

**barnett dembek**  
ARCHITECTS INC.

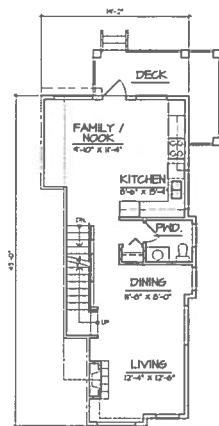
UNIT 135,  
7358 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
12016	AC-2J
PROJECT NO.	REV. NO.

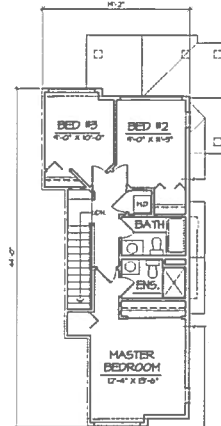
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**UNIT G2 BASEMENT FLOOR**  
SCALE: 1/8" = 1'-0"  
47 S.F.



**UNIT G2 MAIN FLOOR**  
SCALE: 1/8" = 1'-0"  
109 S.F.



**UNIT G2 UPPER FLOOR**  
SCALE: 1/8" = 1'-0"  
100 S.F.

**UNIT TYPE G2**  
TOTAL AREA: 1500 S.F.

NO.	DATE	BY	ISSUE FOR



CS-1040

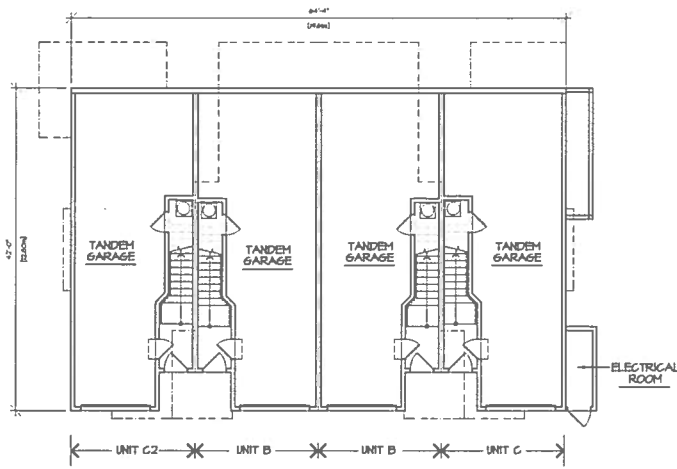
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CLIENT : SANTOSH HOLDINGS LTD.			
PROJECT : 10 UNIT TOWNHOUSE DEVELOPMENT 1005, 1010, 1006 100TH ST, SURREY, B.C.			
SHEET CONTENTS : UNIT PLANS			

**barnett dembek**  
ARCHITECTS

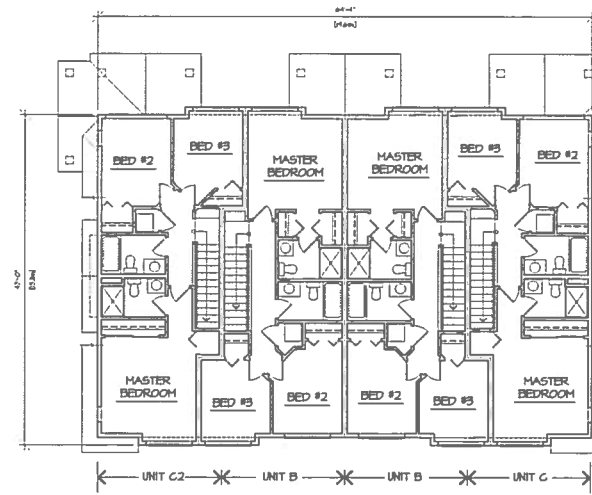
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

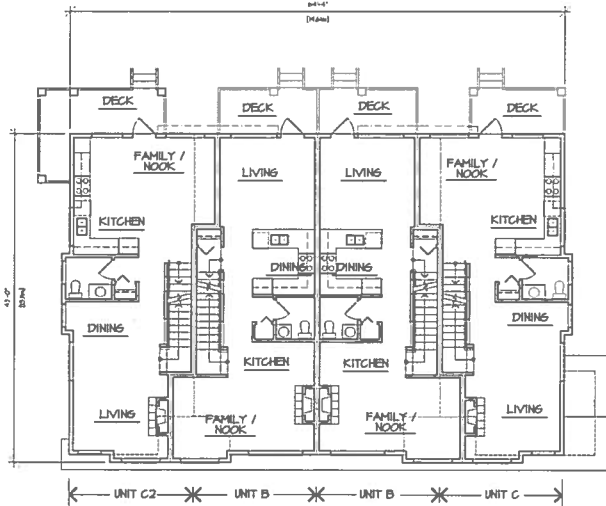
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PROJECT NO.	REV. NO.
12018	AC-22



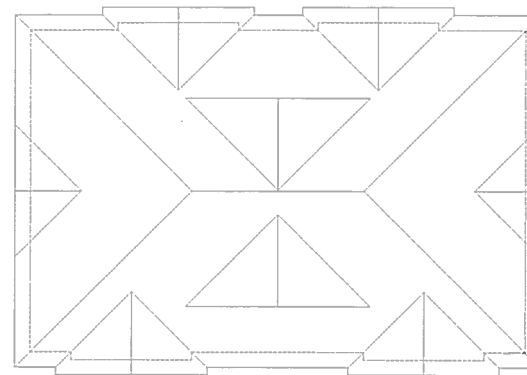
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SCALE: 1/8" = 1'-0" 2,804 SQ. FT.



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 2,765 SQ. FT.



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 2,765 SQ. FT.



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

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DEMBEK ARCHITECTURE INC. 1111

ISSUED FOR	
BY	
DATE	
ISSUE	
REV#	
DATE	
BY	
DATE	
BY	
DATE	



GH-4 (1/10)

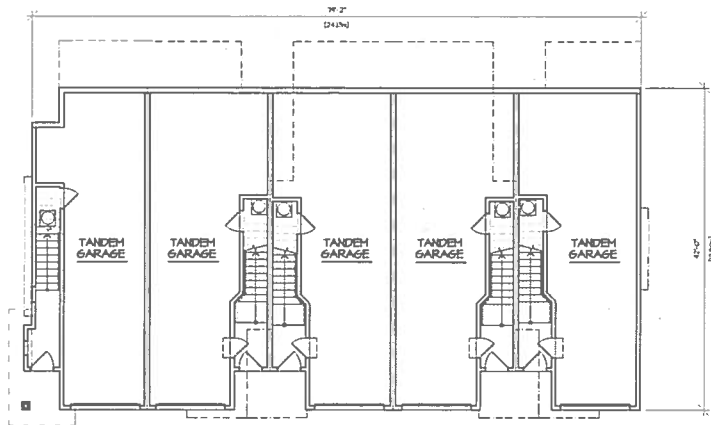
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DESIGN :	1/12
DRAWN :	
DATE :	June 28 12
SCALE :	1/8" = 1'-0"
PROJECT :	10 UNIT TOWNHOUSE DEVELOPMENT 1025, 1070, 1080, 1088TH ST, SURREY, B.C.
SHEET CONDITIONS :	PLANS PLANS BUILDING TYPE I

**barnett dembek**  
ARCHITECTURE INC.

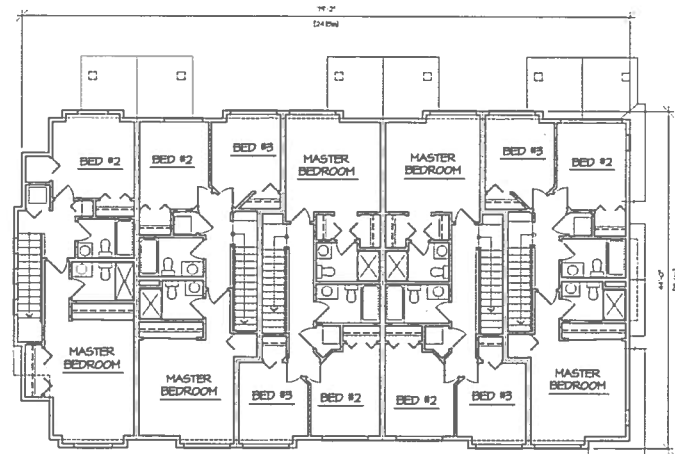
UNIT 135,  
7336 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

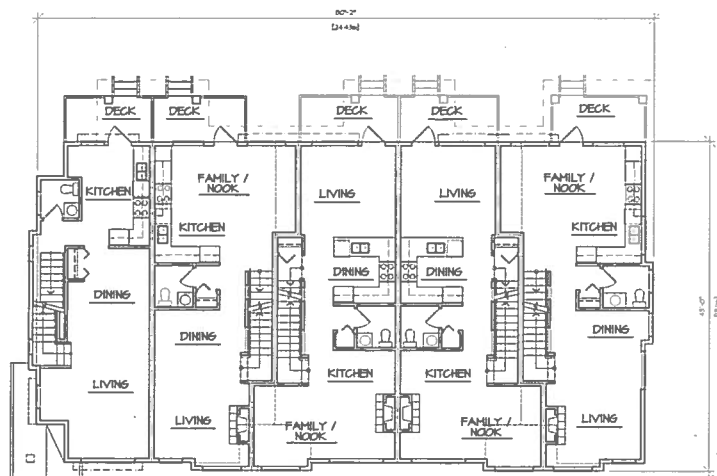
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SHEET NO.	AC-3J
PROJECT NO.	
REV. NO.	



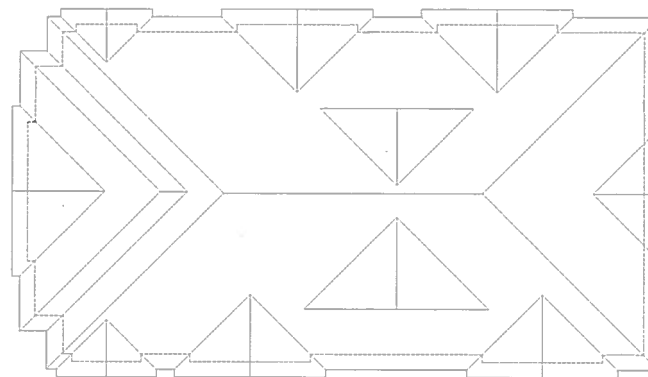
← UNIT A \* UNIT C1 \* UNIT B \* UNIT B \* UNIT C →  
**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 5,304 SQ. FT.



← UNIT A \* UNIT C1 \* UNIT B \* UNIT B \* UNIT C →  
**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 5,589 SQ. FT.



← UNIT A \* UNIT C1 \* UNIT B \* UNIT B \* UNIT C →  
**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 5,589 SQ. FT.



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

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REVISION	DATE	BY	CHK



G:\4-10.dwg

CLIENT:	SANTOSH HOLDING LTD.
PROJECT:	15 UNIT TOWNHOUSE DEVELOPMENT 1006, 1010, 1006 100TH ST, SURREY, B.C.
SHEET NO.:	1201B
BUILDING PLAN:	BUILDING PLANS
BUILDING TYPE:	TOWNHOUSE

**barnett dembek**  
 ARCHITECTS INC.

UNIT 135,  
 7036 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

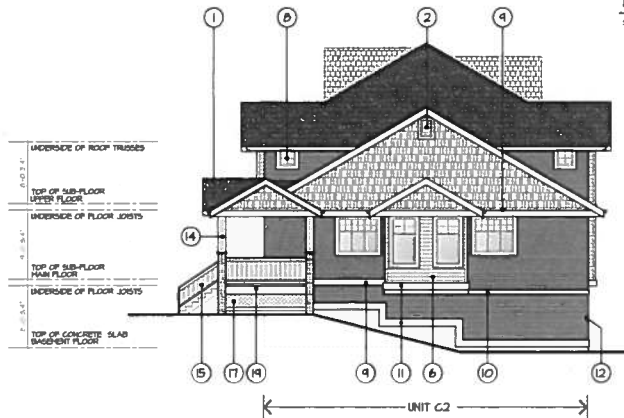
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1201B	AC-3.2



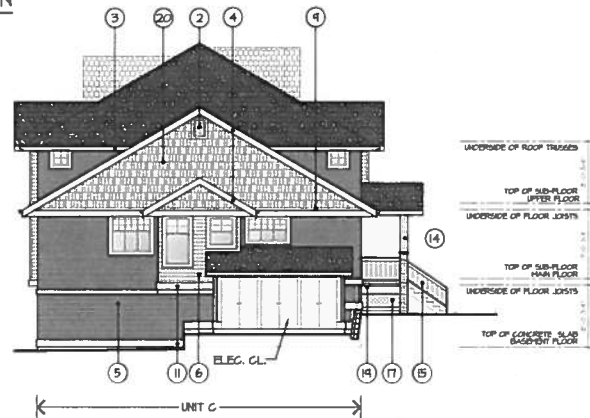
**EAST ELEVATION**

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



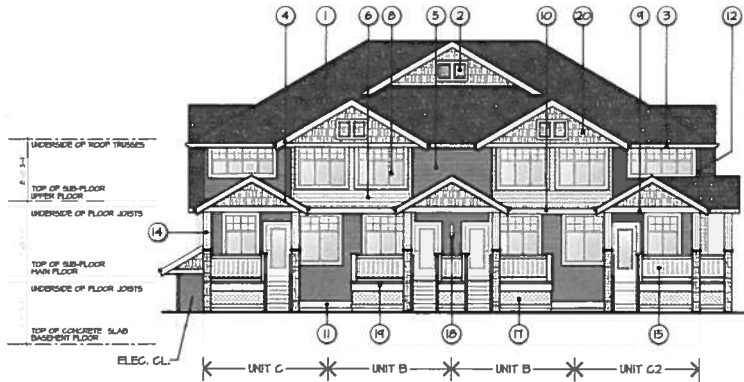
**SOUTH ELEVATION**

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



**NORTH ELEVATION**

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



**WEST ELEVATION**

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

**SCHEDULE OF FINISHES**

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

DESIGN NO.	DATE	BY	SCALE	ISSUE	DATE	BY	SCALE	ISSUE	DATE	BY	SCALE



DESIGN NO.	DATE	BY	SCALE

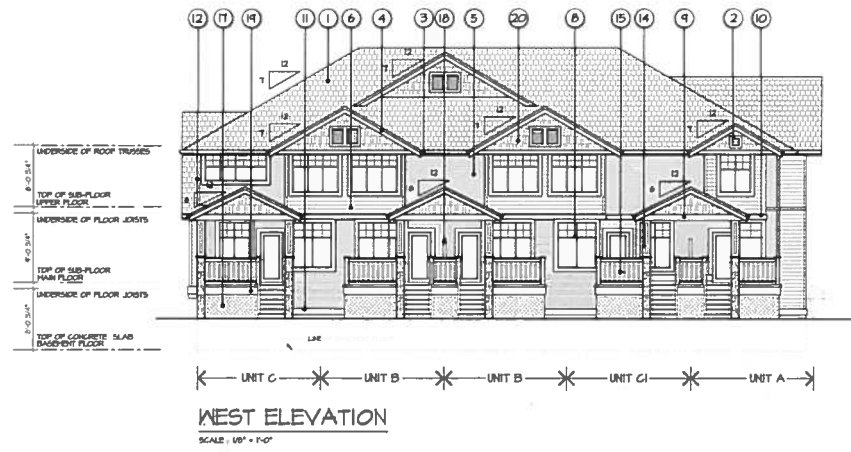
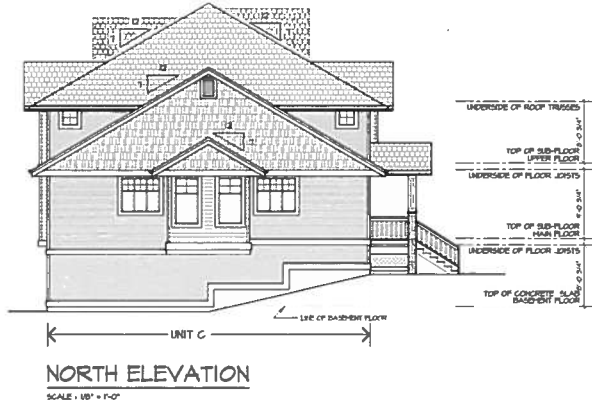
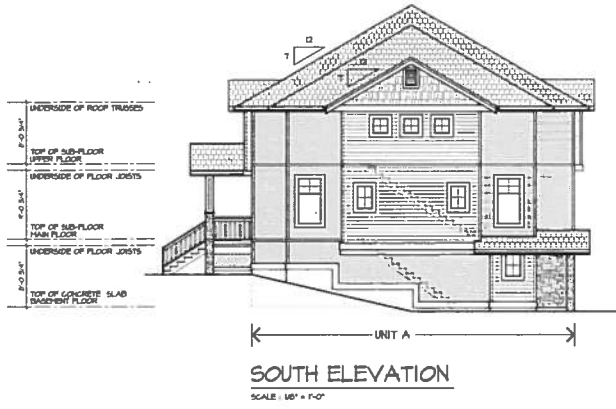
**barnett dembek**

CLIENT: SANTOSHI HOLDING LTD.  
 PROJECT: 19 UNIT TOWNHOUSE DEVELOPMENT  
 1056, 1070, 1086, 1098 ST. SARREY, B.C.  
 SHEET CONTENTS: ELEVATIONS  
 BUILDING TYPE I

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12018	AC-4.1
12018	



**SCHEDULE OF FINISHES**

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

NO.	DESCRIPTION	DATE	BY

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

DESIGN	DATE
HUB	BY
DATE	SCALE
BY	1/8" = 1'-0"

CLIENT: SANTOSHI HOLDINGS LTD.  
PROJECT: 19 UNIT TOWNHOUSE DEVELOPMENT  
7050, 7070, 7090, 7095 ST. SURREY, B.C.  
SHEET CONTENTS: ELEVATIONS BUILDINGS TYPE 2

**barnett dembek**  
ARCHITECTS

UNIT 135,  
7338 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: madd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12018	AC-4.2





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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 4185 5th Green Drive  
Burnaby, British Columbia, V5C 6C9  
p. 604 294-0011, f. 604 294-0022

SEAL

NO	DATE	REVISION DESCRIPTION	DR
1	12 JUN 12	ISSUE FOR PERMIT PLAN	JM
2	12 JUN 12	FOR CONSTRUCTION	MCY

CURT

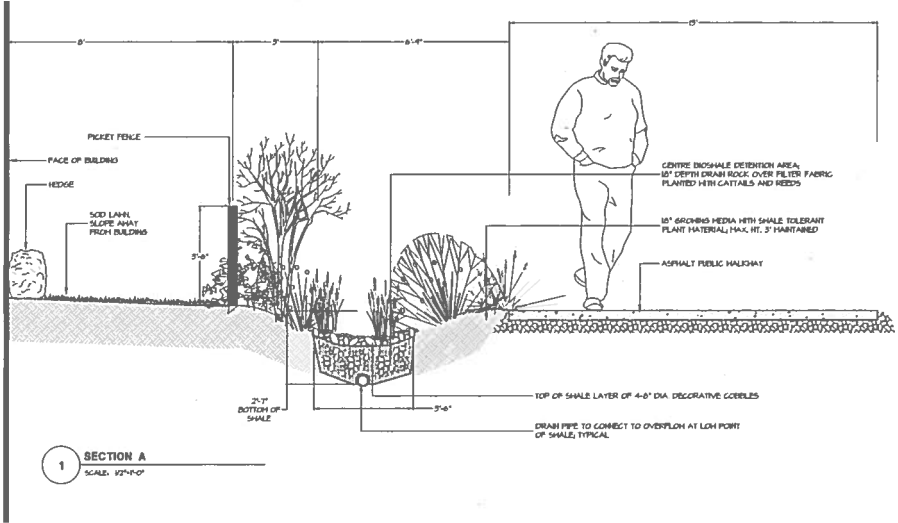
PROJECT

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

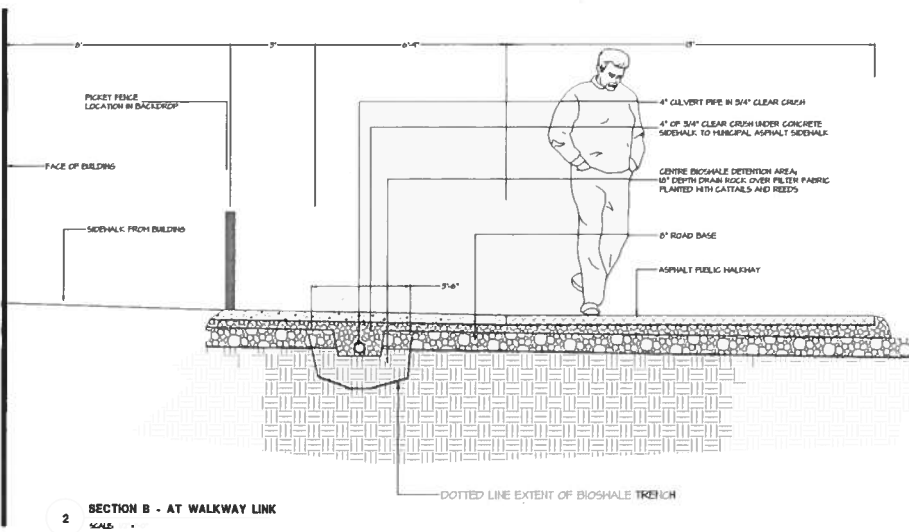
DRAWING TITLE  
**LANDSCAPE DETAILS**

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

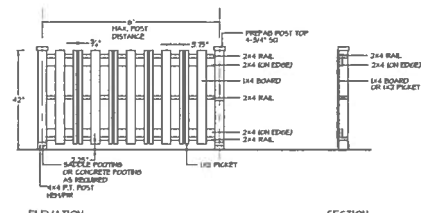
**L2**



1 SECTION A  
SCALE: 1/2\"/>



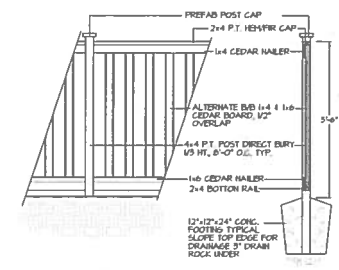
2 SECTION B - AT WALKWAY LINK  
SCALE: 1/2\"/>



ELEVATION SECTION

- NOTES:
1. ALL WOOD P.T. WEATHER
  2. STAIN TO MATCH AREA AND COATS FRESH WEATHER PROTECTING STAIN
  3. ALL HARDWARE NOT DIPPED GALVANIZED
  4. REFER TO LANDSCAPE PLAN FOR FENCE HEIGHT.

4 42\"/>



- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE HEMLOCK.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12\"/>

5 8\"/>

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



INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 3, 2012**

PROJECT FILE: **7812-0122-00**

---

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

### REZONE/SUBDIVISION

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

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

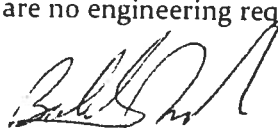
#### *Works and Services*

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

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.  
Development Project Engineer

SSA

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, June 13, 2012  
Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 12 0122 00

**SUMMARY**

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	3
Secondary Students:	1

**September 2011 Enrolment/School Capacity**

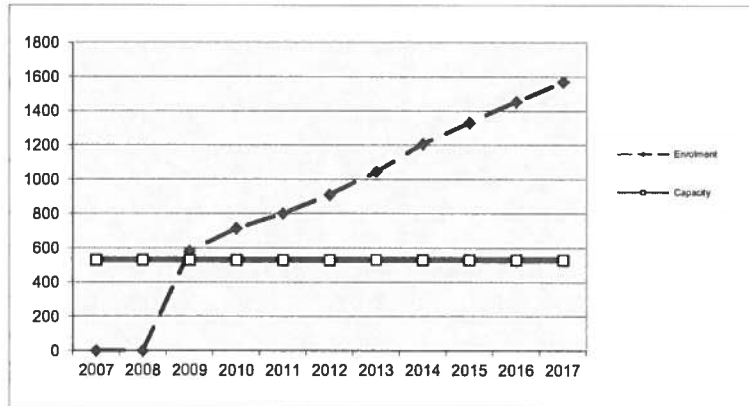
<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	115 K + 685
Capacity (K/1-7):	80 K + 450
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

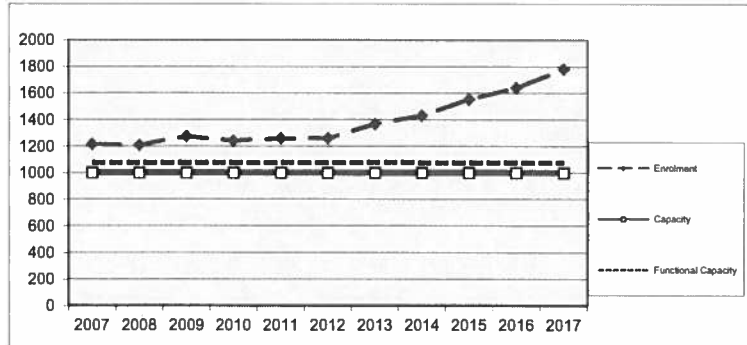
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

**Hazelgrove Elementary**



**Clayton Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

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

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

1. General Tree Assessment

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

2. Summary of Proposed Tree Removal and Replacement

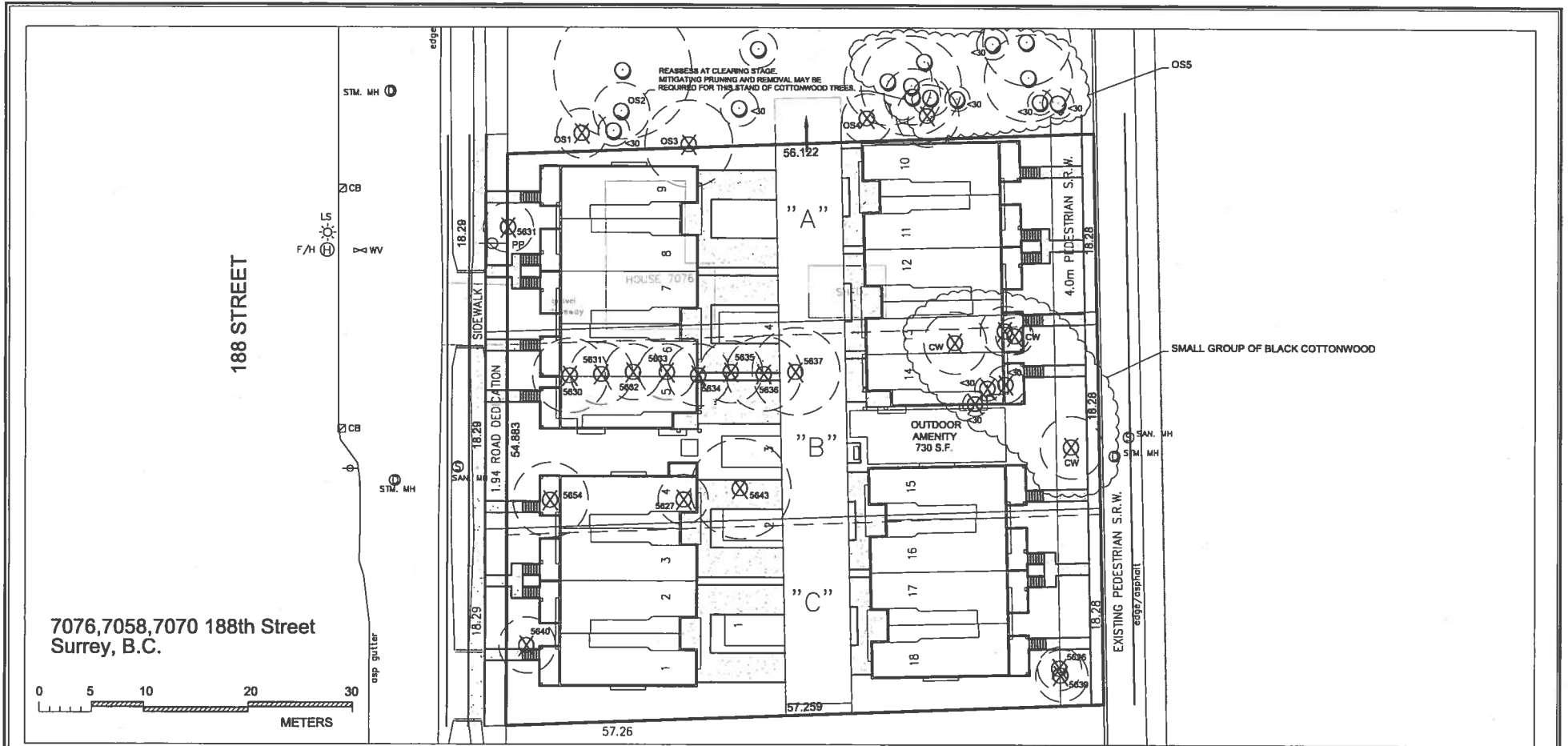
Number of Protected Trees identified	(A) 18
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 18
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (5 alder and cottonwood X 1 and 13 others X 2)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

3. Tree Survey and Preservation/Replacement Plan

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

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

Date: May 30, 2012



**LEGEND**

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

NO.	DATE	BY	RECORD OF REVISION

**MIKE FADUM AND ASSOCIATES LTD  
VEGETATION CONSULTANTS**

#105, 8277 125 St.  
Surrey, British Columbia  
V3W 0A8  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Mobile: (604) 240-9309  
Email: mfadum@fadum.ca

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

SHEET TITLE  
**T1 - TREE REMOVAL AND  
PRESERVATION PLAN**

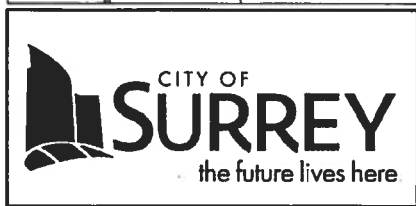
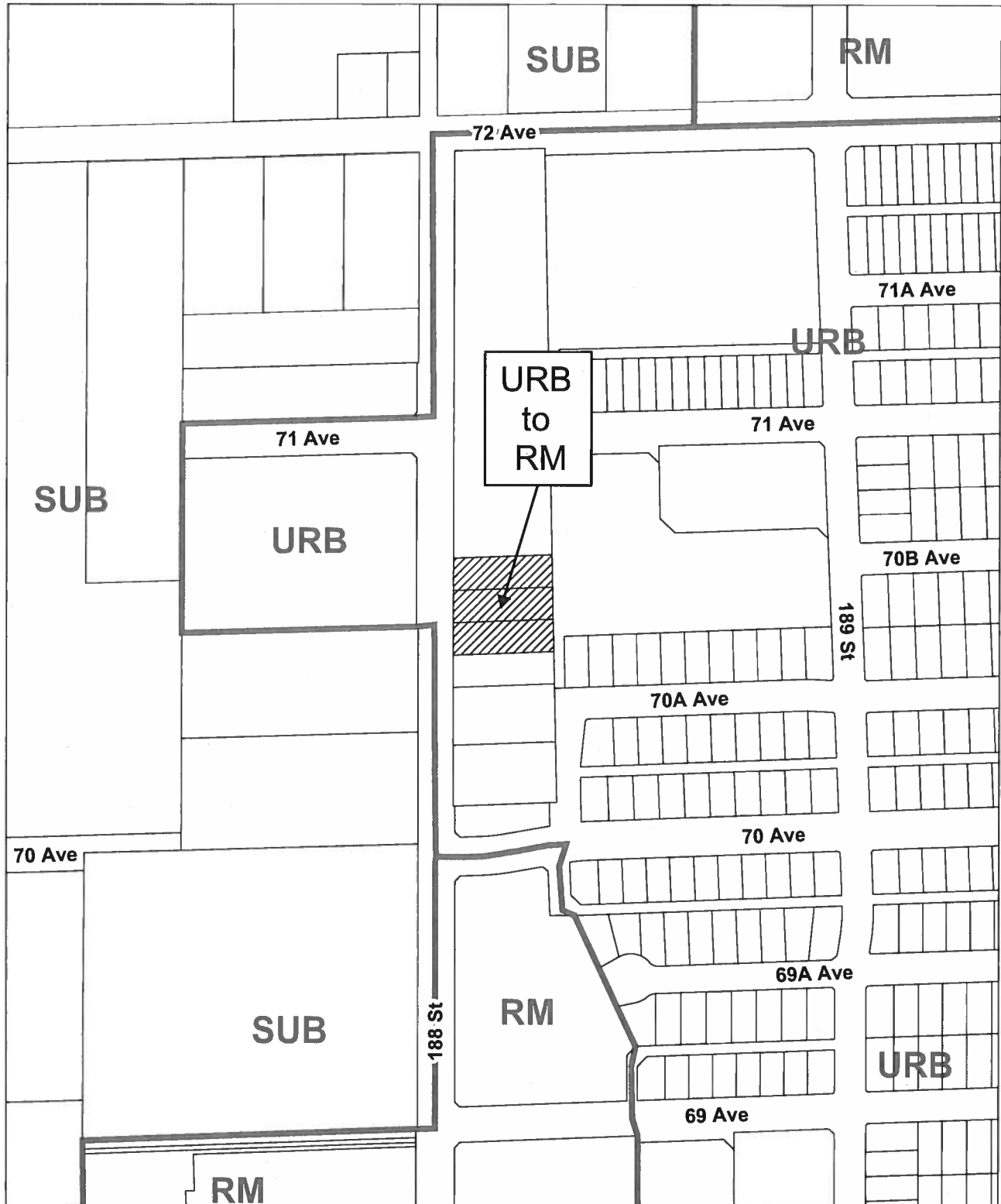
CLIENT  
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DATE  
MAY 23, 2012

DRAWN  
SQL

SCALE  
AS SHOWN

**T-1**  
SHEET 1 OF 2

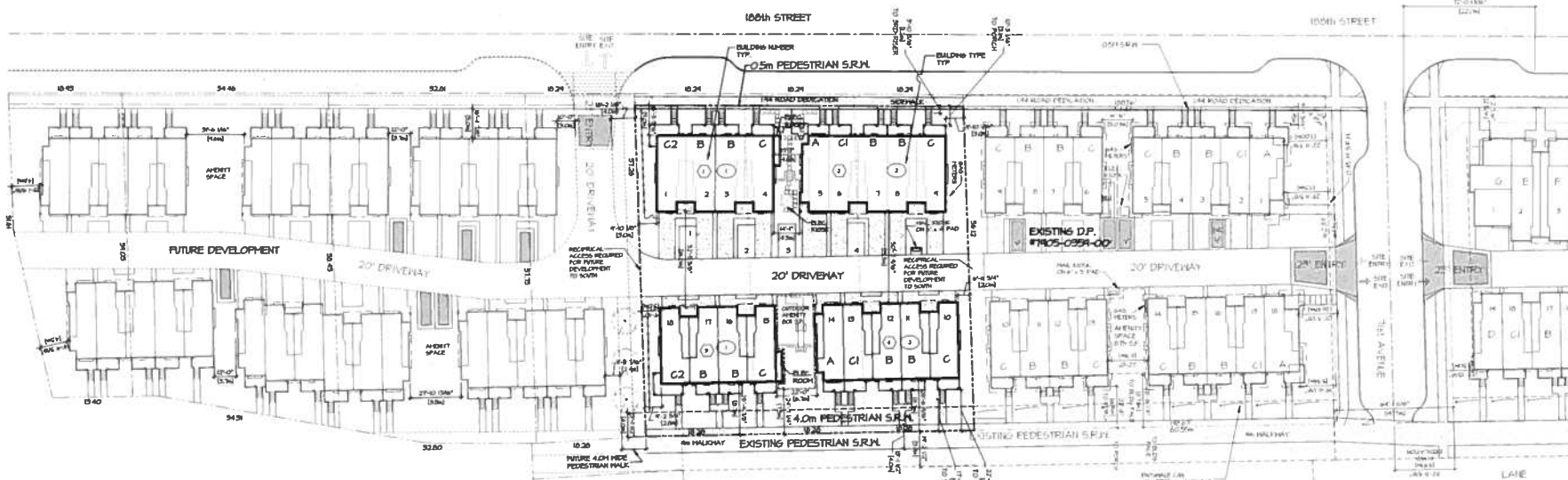


### OCP Amendment

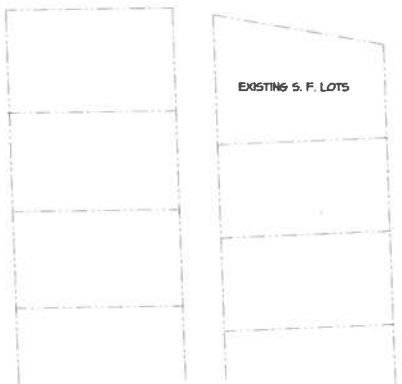
Proposed amendment from Urban to  
Multiple Residential



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



DATE	BY	ISSUE	DESCRIPTION

REVISION:	DATE:	BY:

CLIENT: SANTOSH HOLDINGS LTD.  
 PROJECT: 10 UNIT TOWNHOUSE DEVELOPMENT  
 1025, 1070, 1080, 1090, 1095 ST. SURGEY, B.C.  
 SHEET CONTENTS: OVERALL CONCEPTUAL SITE PLAN  
 SCALE: 1" = 30'-0"

**barnett dembek**  
 ARCHITECTS

UNIT 135,  
 7538 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604)  
 FAX: (604)  
 EMAIL: me@bde.com

CLIENT NO. 1  
 PROJECT NO. 1201D

**Appendix VII**



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0122-00

Issued To: WAYNE MORGAN BOVEE  
SHARON MAE BOVEE

Address: 439 - 3<sup>rd</sup> Street  
New Westminster, BC  
V3L 2S5

Issued To: SHANE J BOUREL

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

Issued To: PAUL ADRIAN DAVID JAQUES  
ROSEMARY EVELYN JAQUES

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

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

Address: 15527 Vista Drive  
White Rock BC  
V4B 5H9

(collectively referred to as the "Owner")

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

Parcel Identifier: 009-762-337

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

7076 - 188 Street

Parcel Identifier: 009-762-345

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

7070 - 188 Street

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

7058 - 188 Street

(the "Land")

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

Parcel Identifier:

---

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

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

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

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

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

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

---

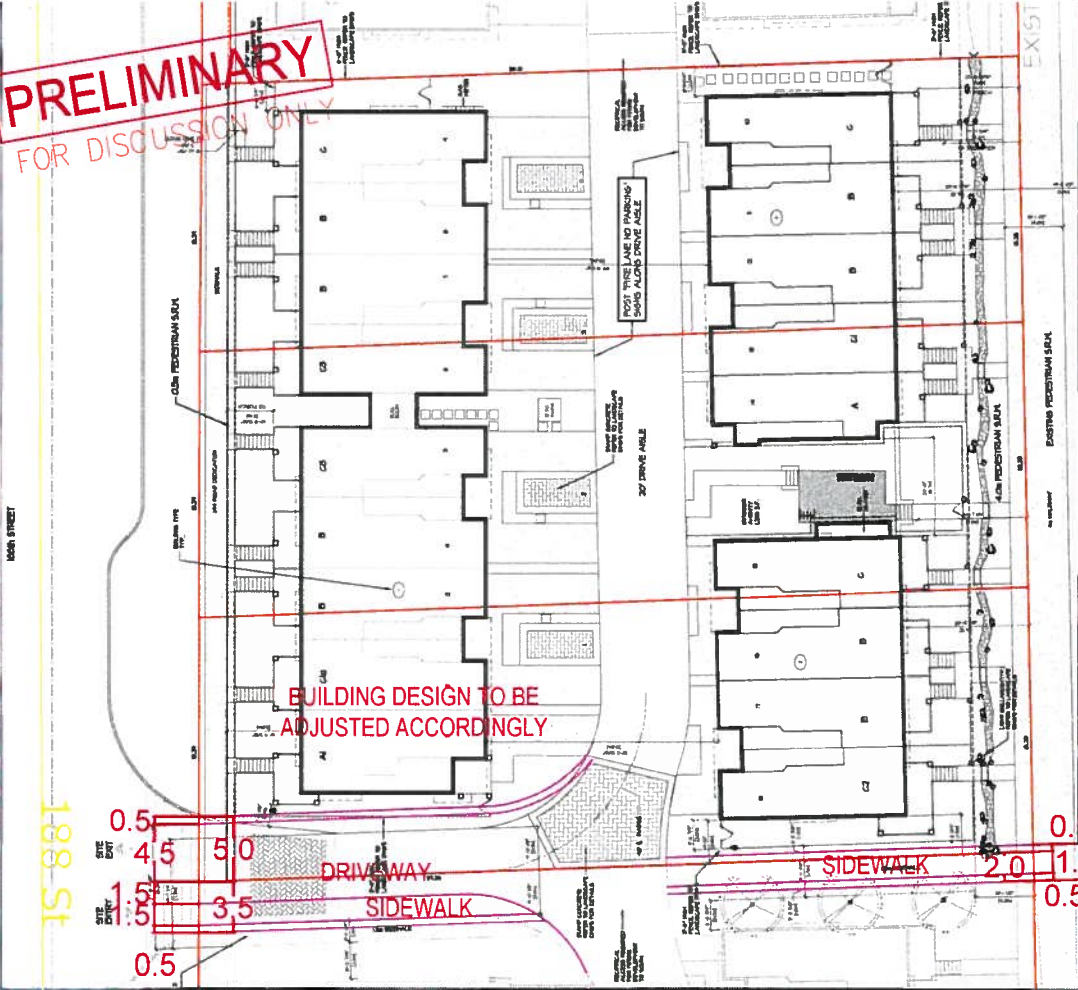
Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

LEGEND	
EXISTING ROAD CENTRELINE	
EXISTING LOTS	
ADJUSTED PROPOSAL	

**PRELIMINARY**  
FOR DISCUSSION ONLY



No.	Date	Drwn.

Engineering Department - Transportation Division  
14245 - 56 Ave, Surrey, BC, Canada V3X 3A2  
T 604.598.5852 | F 604.591.8693 | [www.surrey.ca](http://www.surrey.ca)



**188 STREET AT 71 AVENUE**

Scale: 1:500  
Designed: MP/LFM  
Drawn: LFM

Surrey File No.:  
Date: OCTOBER 2012

Drawing No.: 07100/1

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes and legal descriptions must be confirmed at the Land Title Office.

Revision No.: