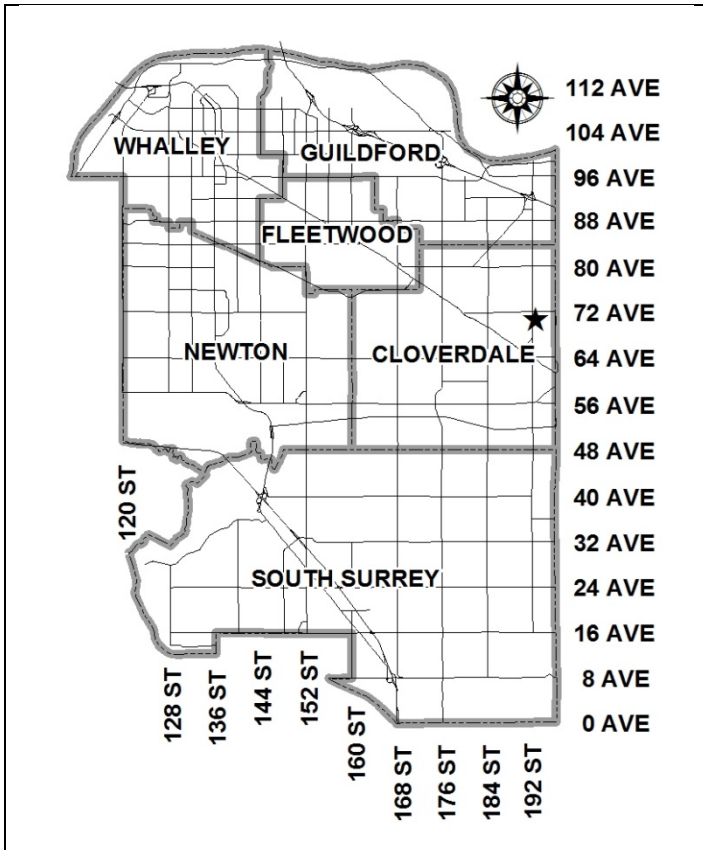


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0278-00

Planning Report Date: September 14, 2015

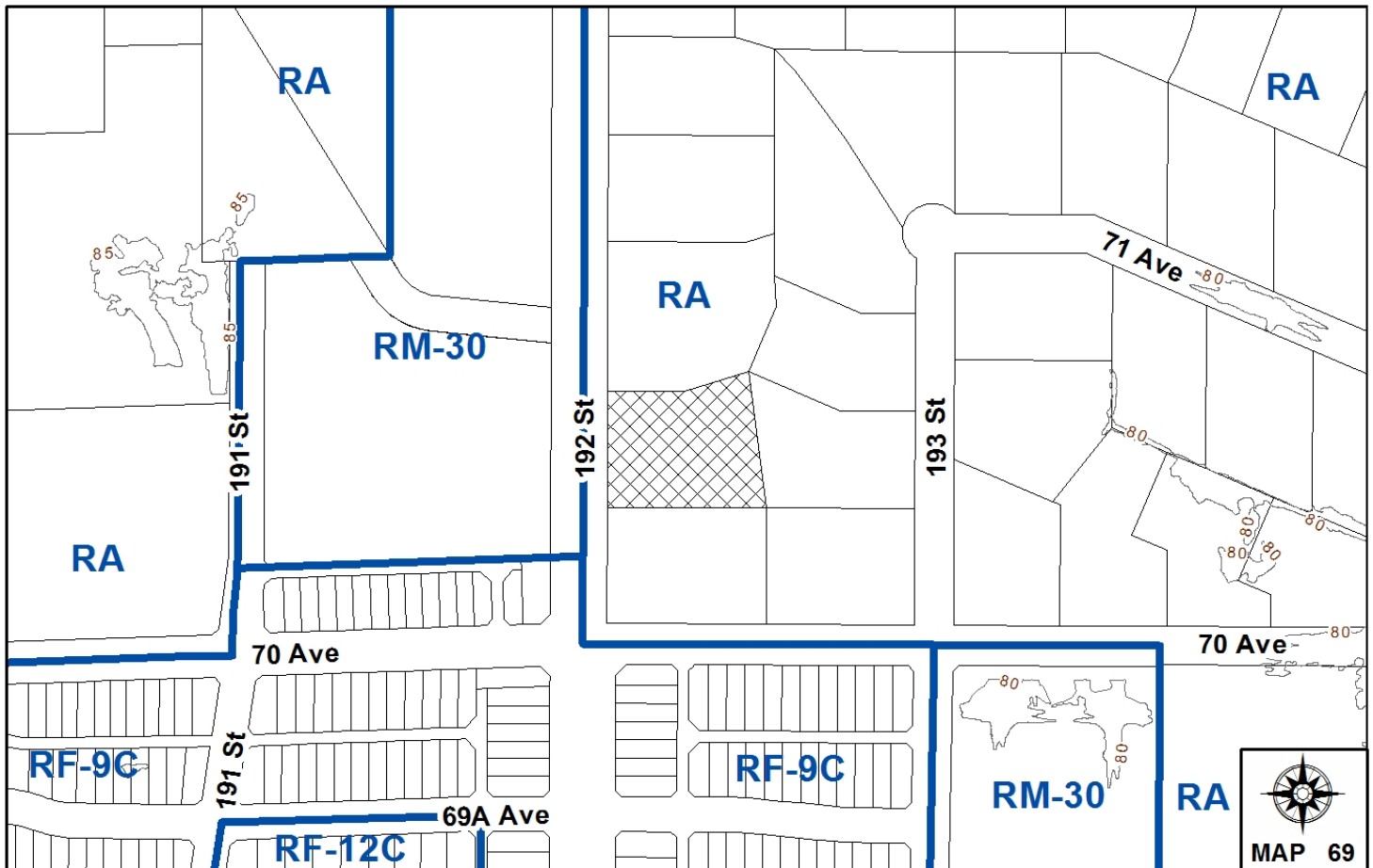


PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 15-25 upa (Medium-High Density)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 23 townhouse units

LOCATION: 7050 - 192 Street
OWNER: 1003849 BC Ltd
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Half-Acre Residential
INFILL PLAN DESIGNATION: Townhouse 20-25 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton NCP is required.
- Front, rear and side yard setbacks in the RM-30 Zone are proposed to be relaxed for the proposed townhouse project.

RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Aloha Estates Infill Area Development Plan and the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7914-0278-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0278-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west (front) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns;
 - (b) to reduce the minimum south (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum east (rear) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.5 ft.).
5. 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) 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; and
 - (i) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application 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: **Projected number of students from this development:**
10 Elementary students at Katzie Elementary School
4 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2016.
- Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no concerns and notes that the Hazelgrove Greenway is aligned through the northern portion of this site.
- FortisBC: As all proposed works are outside the gas right-of-way, FortisBC has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Existing residential acreage lot with a single family dwelling, which will be removed, with a gas right-of-way encumbering the northeast corner.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Acreage residential lot	Townhouse (20 – 25 upa) in Aloha Estates Infill Area Concept Plan	RA
East:	Acreage residential lot	Townhouse (20 – 25 upa) in Aloha Estates Infill Area Concept Plan	RA
South:	Acreage residential lot, under Application No. 7915-0161-00 for Townhouses (Pre-Council)	Townhouse (20 – 25 upa) in Aloha Estates Infill Area Concept Plan	RA
West (Across 192 Street):	Townhouses	15 – 25 upa (Medium-High Density) in the East Clayton NCP	RM-30

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VI) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- On May 27, 2013, the owners of three properties in Aloha Estates (7091 – 193 Street, 19289 - 71 Avenue, and 7130 -192 Street) submitted Application No. 7913-0111-00 to rezone and subdivide these properties into a mix of small single family lots and a remnant parcel for future multi-family development.

- As the above-noted application did not comply with the Half-Acre Residential designation within the East Clayton NCP, the Planning and Development Department consequently sought Council authorization to proceed with the preparation of an infill development plan to guide redevelopment for the entire Aloha Estates neighbourhood.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

Site Context

- The approximately 0.5-hectare (1.2-ac.) subject site is located along the western edge of the Aloha Estates neighbourhood of East Clayton.
- The subject site is designated Urban in the Official Community Plan (OCP), Half-Acre Residential in the East Clayton NCP, "Townhouse 20-25 upa" in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from Half-Acre Residential to 15-25 upa (Medium-High Density).
- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications in the plan area.
- The proposed East Clayton NCP designation is consistent with the land use designation proposed in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Current Application

- In addition to the proposed amendment to the East Clayton NCP, the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and to subdivide the property into two (2) lots.
- Proposed Lot 2 is intended for townhouse development and proposed Lot 1 is for the greenway and will be conveyed to the City.
- For proposed Lot 2, the applicant is required to obtain a Development Permit in order to allow the development of twenty-three (23) three-storey townhouse units in four (4) buildings.
- With a proposed floor area ratio (FAR) of 0.82 and a proposed unit density of 54 uph (units per hectare) or 22 upa (units per acre), the proposed development is consistent with the "Townhouse 20 – 25 upa" designation in the Aloha Estates Plan and the "15 -25 upa (Medium-High Density)" designation in the East Clayton NCP.

- In addition, the applicant is proposing reduced building setbacks along the west, east and south property lines of Proposed Lot 2, from 7.5 metres (25 ft.) to setbacks ranging from 3.0 metres (10 ft.) to 4.8 metres (15.5 ft.) (see By-law Variance section).
- The site is oriented towards 192 Street to the west. As a result of this public frontage, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entrance porches to provide for a strong, pedestrian-oriented presence.
- Proposed Lot 1 parallels the north property line and will be conveyed to the City for the purpose of creating a public pathway.
- Proposed Lot 1 will range from 4.0 metres (13 ft.) to 5.0 metres (16.5 ft.) in width and will form a portion of the Hazelgrove Greenway that connects 192 Street to 193 Street, as per the Aloha Estates Plan. The applicant will also be required to construct a 2-metre (6.5 ft.) wide pathway within this lot.
- The balance of this portion of the Hazelgrove Greenway connecting 192 Street to 193 Street will be provided once the property east of the subject site (7041 – 193 Street) develops in the future. The Hazelgrove Greenway is a recreation corridor that connects several existing and future parks in the Clayton area.

Access and Road Dedication Requirements

- The proposed townhouse development will gain principal vehicle access from 192 Street.
- The applicant will be required to dedicate a portion of the site along 192 Street for widening.
- The property adjacent the south property line of the proposed townhouse development (7020 – 192 Street and 19265 – 70 Avenue) is also designated for townhouse development in the Aloha Estates Plan, and is currently seeking rezoning to RM-30 under Application No. 7915-0161-00 (pre-Council) to permit the development of forty-nine (49) townhouse units. As access to and from 192 Street will be limited to right-in/right-out only, a 6.0-metre (20 ft.) wide, shared reciprocal access agreement will be required to be provided between the proposed townhouse developments on the subject and neighbouring sites to allow for improved vehicle access.
- The property north of the proposed townhouse development (7086 – 192 Street) is also designated for townhouse development in the Aloha Estates Plan. As access to this site is limited, a reciprocal access agreement will be required to be provided over a portion of the subject townhouse development to allow for future access to this site.

Public Art Policy

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

PRE-NOTIFICATION

Pre-notification letters were sent out on June 18, 2015. Staff received the following responses:

- The Cloverdale Community Association (CCA) submitted a letter indicating that they have no concerns with the proposal, but are requesting that double-sided, on-street parking be provided along with a boulevard with trees, grass and sidewalk. (see Appendix VIII).

(Currently, there is interim on-street parking along the east side of 192 Street. 192 Street is classified as an arterial road. However, the full right-of-way has yet to be achieved. As part of the Aloha Estates Plan, the City will secure additional dedication along this frontage to introduce parking pockets where possible to provide ultimate parking along the east side of 192 Street.

The parking on the west side of 192 Street is provided on an interim basis, and will be converted to a travel lane in the future.

Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.)

- One resident submitted a letter requesting that the City reconsider the parking requirements for the proposed development specifically, and for East Clayton in general. The resident advises that there continues to be insufficient parking in the community, and that the requirements related to the provision of on-site visitor parking spaces are inadequate, and should be doubled. Future restrictions along 192 Street will only worsen the situation in the neighbourhood, leading to increased frustration among residents. The resident also indicated that the neighbourhood feels unfairly targeted by parking enforcement in the community.

(The proposed on-site visitor parking will meet the minimum 0.2 space per unit requirement of the Zoning By-law, with 5 visitor parking spaces provided. See the comments above with respect to on-street parking along 192 Street.)

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 23-unit, 3-storey townhouse development.
- Twenty-two (22) of the proposed townhouse units are three-bedroom units, and range in size from 128 square metres (1,375 sq.ft.) to 156 square metres (1,683 sq.ft.). One (1), two-bedroom unit is proposed with a floor area of 128 square metres (1,375 sq.ft.).
- Twenty (20) of the townhouse units (87%) will contain an attached, side-by-side double garage and a flex-room located at grade. Those units along 192 Street incorporate a front porch and flex-room oriented towards the street.
- Three (3) of the townhouse units (13%) will provide parking in an enclosed, tandem garage. These units are located internal to the site.
- 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 ("Clear Granite", or warm brown) and siding ("Killarney", or light green). Wood trim and, for end units oriented towards public frontages, large windows will provide finishing details along the edges and corners of the units. 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 ground floor access to a rear yard.

Indoor Amenity Space

- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 69 square metres (742 sq.ft.) of indoor amenity space be provided based on 3.0 sq.m. /32 sq.ft. per dwelling unit.
- The applicant has agreed to address the impact of the proposed elimination of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

Landscaping and Outdoor Amenity Space

- Landscaping consisting of Dogwood, Maple, Nootka Cypress, and Western Red Cedar trees interspersed with shrubs and perennials such as Azalea, Boxwood, Rhododendron, Ferns, Lavender and others will be planted throughout the development.
- The RM-30 Zone requires that 69 square metres (742 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 90 square metres (971 sq.ft.).
- The outdoor amenity space will consist of a children's play area shaded by two October Glory Maple trees, and seating.

Parking

- A total of forty-six (46) resident parking spaces are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- Forty (40) of the off-street resident parking spaces will be provided in a double, side-by-side parking arrangement for twenty (20) proposed units, 87% of the total residential parking for the proposed development. Tandem parking is proposed for three (3) units, 13% of the total residential parking, which is below the 50% permitted in the RM-30 Zone.
- A total of five (5) visitor parking spaces are to be provided on-site, which meets the minimum parking requirements in Surrey Zoning By-law No. 12000 by one space.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0		
Cottonwood	0		
Deciduous Trees			
Bigleaf Maple	1	1	0
Cherry/Plum	1	1	0
Coniferous Trees			
Blue Spruce	1	1	0
Douglas Fir	2	2	0
Western Red Cedar	1	1	0
Total	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		20* (*not including western red cedar hedge to be retained along east property line)	
Contribution to the Green City Fund		NA	

- The Arborist Assessment states that there are a total of six (6) mature trees on the site, excluding Alder and Cottonwood trees. It was determined that no mature trees can be retained as part of this development proposal. However, a large stand of twenty-two (22) undersized western red cedars within a hedge along the east property line are to be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of twelve (12) replacement trees on the site. The applicant is proposing twenty (20) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 192 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 Dogwood, Maple, Nootka Cypress, and Western Red Cedar trees.

- In summary, a total of twenty (20) trees are proposed to be replaced on the site, in addition to a large stand of 22 undersized western red cedars proposed to be retained along the east property line.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 20, 2015. 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)	• Aloha Estates Infill Plan area.
2. Density & Diversity (B1-B7)	• The proposed development provides townhouse units of varying unit sizes.
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to retain four (4) mature trees on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	• The development will connect to a future greenway.
5. Accessibility & Safety (E1-E3)	• The development incorporates CPTED principles, such as providing "eyes on the street", and provides accessible outdoor amenity space.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Hearing for the rezoning will be held.

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.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum west (front) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns;

- To reduce the minimum south (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- To reduce the minimum east (rear) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.5 ft.).

Applicant's Reasons:

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

Staff Comments:

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

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.	Subdivision Plan, 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.	East Clayton NCP Plan
Appendix VII.	Aloha Estates Infill Plan
Appendix VIII.	Letter from Cloverdale Community Association
Appendix IX.	Development Variance Permit No. 7914-0278-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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Information for City Clerk

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

1. (a) Agent: Name: Lance Barnett
 Barnett Dembek Architects Inc.
 Address: Unit 202, 12448 - 82 Avenue
 Surrey, BC V3W 3E9

 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 7050 - 192 Street

 - (b) Civic Address: 7050 - 192 Street
 Owner: 1003849 BC Ltd
 Director Information:
 Sarbjit Khattrra

 No Officer Information Filed

 PID: 005-244-366
 Lot 10 Section 15 Township 8 New Westminster District Plan 54452

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7914-0278-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		4,862 m ²
Road Widening area		318 m ²
Lot 1 area		309 m ²
Net Total		4,234 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	38%
Paved & Hard Surfaced Areas		34%
Total Site Coverage		72%
SETBACKS (in metres)		
Front (west)	7.5 m	4.5 m*
Rear (east)	7.5 m	4.8 m*
Side #1 (north)	7.5 m	7.5 m
Side #2 (south)	7.5 m	3.0 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11 m
Accessory	11 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		22
Total	32	23
FLOOR AREA: Residential	3,831m ²	3,452 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,831 m ²	3,452 m ²

*** Seeking variances**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	54 uph / 22 upa
FAR (gross)		
FAR (net)	0.9	0.82
AMENITY SPACE (area in square metres)		
Indoor	69 m ²	0 m ²
Outdoor	69 m ²	90 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	46	46
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	51	51
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	13% 6 spaces
Size of Tandem Parking Spaces width/length	W: 3.2 m (10.5 ft.) L: 12.2 m (40 ft.)	W: 3.2 m (10.5 ft.) L: 12.2 m (40 ft.)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SUBDIVISION PLAN OF LOT 10 SECTION 15 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54452

PURSUANT TO SECTION 67, LAND TITLE ACT
BCGS 92G.017

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN HEIGHT BY 560mm IN WIDTH (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA NO.1, SURREY, B.C. NAD83 (CSRS) 4.0.0 BC.1.GVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS xxxx AND xxxx

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC CONTROL MONUMENTS xxxx AND xxxx

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

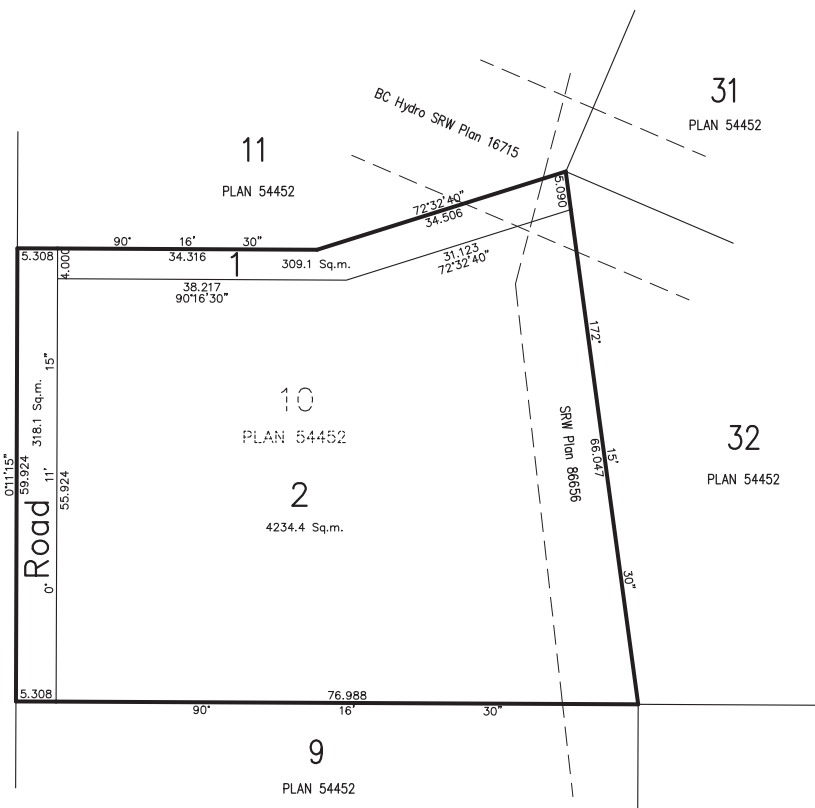
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR 0.99959xxx WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS xxxx AND xxxx

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- Sq.m. INDICATES SQUARE METERS

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE CORNER(S)



192nd Street



**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
(Ph): 604-583-1616
File: 133866_SB.DWG

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 1st DAY OF AUGUST, 2015
EUGENE WONG, BCLS 718

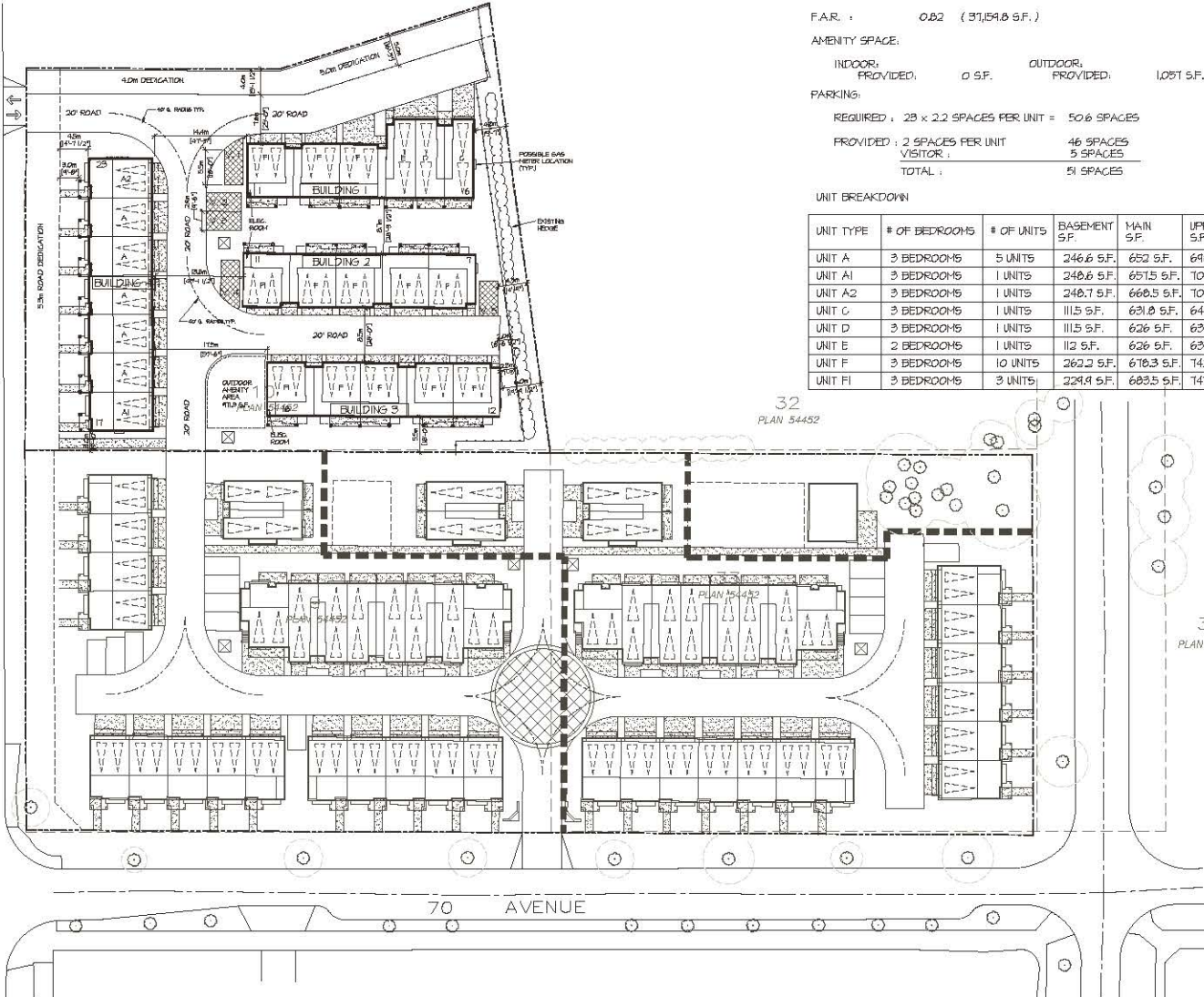
DEVELOPMENT DATA

ZONING: RM-30
 SITE AREA: GROSS: 52,280 S.F. 1.201 AC 0.466 Ha 4,862 m²
 ROAD DED.: 3,424 S.F. 0.079 AC 0.033 Ha 348 m²
 LOT 1 DED.: 3,327 S.F. 0.076 AC 0.031 Ha 304 m²
 NET (LOT 2): 48,574 S.F. 1.046 AC 0.428 Ha 4,234 m²
 DENSITY: 22.0 UFA, 54.4 UFA/Ha (23 UNITS)
 SITE COVERAGE: 38% (17,247.15 S.F.)
 F.A.R. : 0.52 (37,594.8 S.F.)
 AMENITY SPACE:
 INDOOR: PROVIDED: 0 S.F. OUTDOOR: PROVIDED: 1,087 S.F.

PARKING:
 REQUIRED : 23 x 2.2 SPACES PER UNIT = 50.6 SPACES
 PROVIDED : 2 SPACES PER UNIT 46 SPACES
 VISITOR : 3 SPACES
 TOTAL : 51 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	5 UNITS	246.6 S.F.	652 S.F.	690 S.F.	1,590.6 S.F.	7,953 S.F.
UNIT A1	3 BEDROOMS	1 UNITS	246.6 S.F.	652 S.F.	703.5 S.F.	1,604.6 S.F.	1,604.6 S.F.
UNIT A2	3 BEDROOMS	1 UNITS	246.7 S.F.	660.5 S.F.	703.5 S.F.	1,620.7 S.F.	1,620.7 S.F.
UNIT C	3 BEDROOMS	1 UNITS	111.5 S.F.	621.0 S.F.	641.0 S.F.	1,350.1 S.F.	1,350.1 S.F.
UNIT D	3 BEDROOMS	1 UNITS	111.5 S.F.	629 S.F.	637 S.F.	1,374.5 S.F.	1,374.5 S.F.
UNIT E	2 BEDROOMS	1 UNITS	112 S.F.	639 S.F.	637 S.F.	1,375 S.F.	1,375 S.F.
UNIT F	3 BEDROOMS	10 UNITS	262.2 S.F.	676.3 S.F.	742.3 S.F.	1,682.8 S.F.	16,828 S.F.
UNIT F1	3 BEDROOMS	3 UNITS	224.9 S.F.	683.5 S.F.	747.9 S.F.	1,661.3 S.F.	4,983.9 S.F.
TOTAL: 23 UNITS						31,594.8 S.F.	



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

ISSUE NO.	DATE	BY	REVISION

CLIENT: 66 METRO HOLDINGS LTD.
 PROJECT: TOWNHOUSE PROJECT
 7050 - 192 STREET
 SHEET CONTAINS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

DESIGN: L.P.A.
 DRAWN: J.C.K.
 DATE: 19th SEP 2010
 SCALE: 1" = 30'-0"

barnett dembek

UNIT 135,
 7536 136 STREET,
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO. SHEET NO. AC-1J
 PROJECT NO. REV. NO. 13062A

DISCLAIMER: ALL DIMENSIONS AND THE SHOWN FINISHES THEREOF ARE THE SOLE RESPONSIBILITY OF THE CLIENT. BARNETT DANKBACH INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION. BARNETT DANKBACH INC. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL, STATE AND FEDERAL AGENCIES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



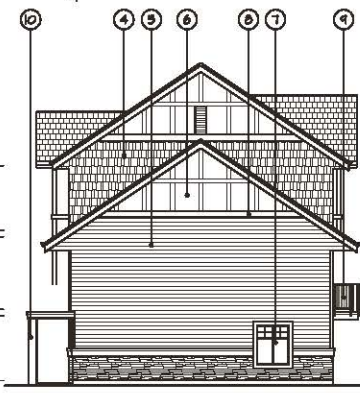
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 FASCIA
- ③ 2x4 TRIM ON 2x4 FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
- ⑥ HARDIE PANEL SIDING
- ⑦ VINYL FRAMED WINDOWS CM 2x6 TRIM
- ⑧ 2x4 WOOD TRIM
- ⑨ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑩ 12x12 BUILT-UP WOOD COLUMN WITH CM HARDIE PANEL SIDING
- ⑪ 24x24 BUILT-UP COLUMN BASED CM HARDIE SHINGLE SIDING
- ⑫ DECORATIVE KNEE BRACE



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



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

NO.	DATE	BY	REVISION

CLIENT : 66 METRO HOLDINGS LTD.
PROJECT : TOWNHOUSE PROJECT
TOWN - R2 STREET # R2
SHEET NUMBER : BUILDING #1 ELEVATIONS

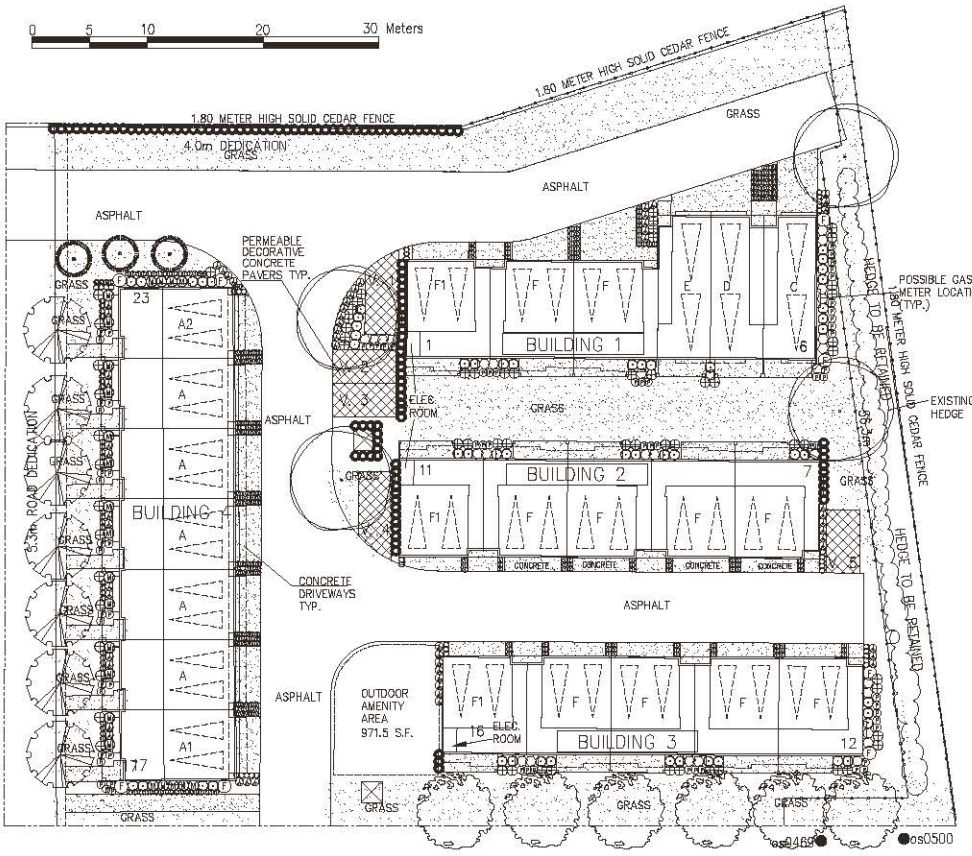
barnett dankb
ARCHITECTS INC.

UNIT 100,
7536 130 STREET,
SURREY, B.C.
V3W 1H6

PHONE: (604) 587-7100
FAX: (604) 587-2099
EMAIL: mail@barnett-dankb.com

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

BUILDING #4



SITE ENTRY

192 STREET

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARDS LISTED. PLANT SPECIES ARE SPECIFIED AS PER "TYPICAL SPECIFICATIONS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. SEEDS AND SEEDLINGS MUST BE MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SOURCE TO INCLUDE LONGER LEAVES AND PROPER VALUE. "SUBSTITUTIONS" MUST BE WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. APPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF 10 BUSINESS DAYS FROM TO REVIEW FOR RELEASE TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARDS.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "ORGANIC FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE LANDSCAPE STANDARDS. PROPER CERTIFICATION FROM PROVIDER. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BIRMINGHAM LANDSCAPE STANDARDS.
- MIN. DRIVING MEAN DEPTH OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS 450 mm
 - DRIVING COVER AREAS 450 mm
 - DRIVE DRIVEWAYS 450 mm
 - TREE PITS 300 mm MINIMUM ROOT BALL.
- GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2. FULL FERTILIZER ANALYSIS REPORT FOR MEDIA AND SUBSTRATES MUST BE SUBMITTED TO THE ENGINEERING FIRM FOR REVIEW, PROCESSING AND APPROVAL. MEDIA SHALL BE SUBMITTED TO THE ENGINEERING FIRM FOR REVIEW, PROCESSING AND APPROVAL. MEDIA SHALL BE SUBMITTED TO THE ENGINEERING FIRM FOR REVIEW, PROCESSING AND APPROVAL. MEDIA SHALL BE SUBMITTED TO THE ENGINEERING FIRM FOR REVIEW, PROCESSING AND APPROVAL. MEDIA SHALL BE SUBMITTED TO THE ENGINEERING FIRM FOR REVIEW, PROCESSING AND APPROVAL.
- ON-SITE OR IMPORTED MEDIA SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIA. MEDIA SHALL BE VENTILATED FROM SURFACE, MUST INCLUDE ROOT PRUNING PANS, AND BE SUBSTITUTED WITH A MEDIA THAT WILL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SITE THAT WILL BE USED AT THE SITE.
- ALL PLANTING BEDS SHALL RECEIVE MULCH TO 100 MM DEPTH MINIMUM.
- PLANT SPECIES AND QUANTITIES MUST NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL, NOT INCLUDING, OR IN A BOX CONTAINER DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT AN 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 PROJECT AND THE SITE FREE FROM A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

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

DATE	DESCRIPTION	BY
aug/15	road dedication	[Signature]
July/15	city of survey request	[Signature]
DATE		

C.KAVOLINAS & ASSOCIATES INC.
SICLA OSIA
2465 JONQUIL COURT
ARLINGTON, B.C.
V2Y 3L5
PHONE (604) 807-3378

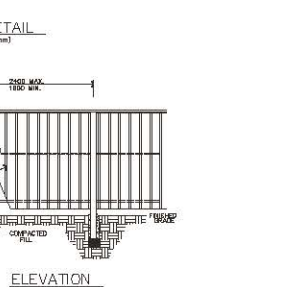
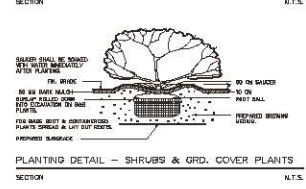
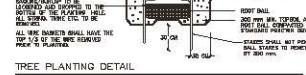
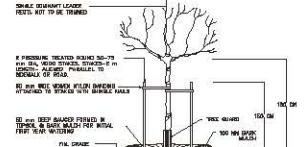
CLIENT
LAWNE BARNETT
BARNETT DESIGN ARCHITECTS
SUITE #135
7538 - 126 STREET
SURREY, B.C.
V3W 1H1
604 587 7160

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
7050 - 192 STREET
SURREY, B.C.

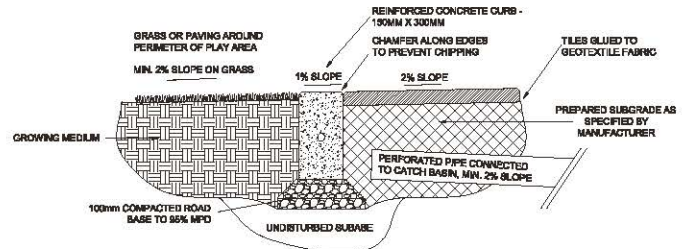
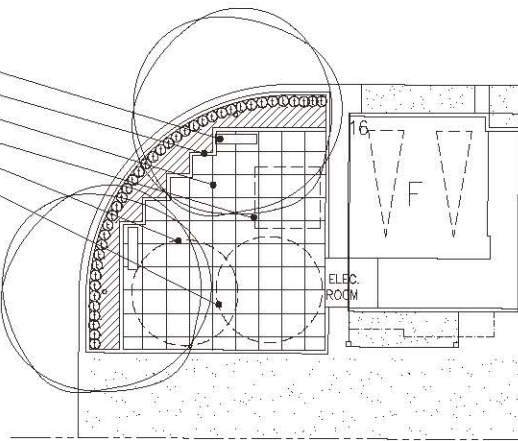
SCALE 1:200	DATE MAY/15
DRAWN GWS	CHECKED GWS
DATE GWS	DATE GWS
APP'D GWS	DATE GWS

PRINTED: JOB No. 14-143
SHEET No. L-1

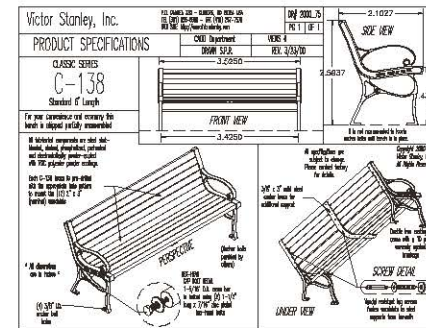
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	CORNUS FLORIDA 'RUBRA'	RED FLOWERING DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
●	CORNUS NUTTALLII 'LIDDI'S WHITE WONDER'	PACIFIC DOGWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
●	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.
●	CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NODDIA CYPRESS	3	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	64	#3 POT	85 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER DEN'	ASIAN BOXWOOD	24	#3 POT	45 CM. O.C.	
⊕	FORSYTHIA x INTERMEDIA 'KOLGOLD'	MAGICAL GOLD FORSYTHIA	10	#3 POT	120 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	27	#3 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITZUM	SHOGUN FERN	71	#3 POT	90 CM. O.C.	
○	MEDIM RHODOCENDRON (VAR.)	RHODOCENDRON	65	#3 POT	90 CM. O.C.	
●	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	46	#3 POT	65 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	110	1.50 METERS	65 CM. O.C.	
●	ERICA CARNEA 'MYRETOULAN PINK'	HEATHER	4	#1 POT	30 CM. O.C.	
●	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	46	#3 POT	45 CM. O.C.	
●	NESSELLA TENUSSIMA	MEXICAN FEATHER GRASS	150	#3 POT	45 CM. O.C.	
●	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	23	#3 POT	90 CM. O.C.	
●	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	80	#3 POT	45 CM. O.C.	



2 VICTOR STANLEY BENCHES
 CONCRETE EDGE
 RESILIENT PLAY SURFACE
 KOMPAN HOUSE
 KOMPAN DAISY
 KOMPAN RACER



PLAY SURFACING CONCRETE EDGE

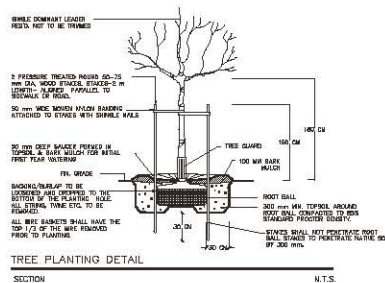


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	6 CM. CAL.	AS SHOWN
⊙	NESSELLA TENUISSIMA	MEXICAN FEATHER GRASS	39	#3 POT	45 CM. O.C.
⊘	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	35	#3 POT	30 CM. O.C.

NOTES / GENERAL

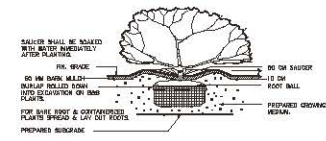
- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER "MIRA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SOURCE AND REVIEW MUST BE PROVIDED. MATERIALS AVAILABLE FOR OPTIONAL CHECK BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRENCH VALLEY. "SUBSTITUTES" MUST BE OBTAINED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CONTROLLED "DISEASE FREE" WAREHOUSES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD.
- MIN. GROWING MEDIUM DEPTHS OVER PROVIDED SUBGRADE SHALL BE:
 - LAWN AREAS 400 mm
 - OPEN/COVER AREAS 450 mm
 - SHRUB AREAS 450 mm
 - 300 mm WOUND 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 RECOMMENDED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOMMENDED 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 VERTICALLY FREE FROM SALTS, MOISTURE, HONEYCOMB PLANTS, WEEDS OR PROPAGATIVE PARTS OF WEEDS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STEEL, DIRT, OR NAIL AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL EXCEED MIN. 300 MM WORK WEDGE.
- 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 SUPPLYING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO 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 NEAT AND IN A CLEAN AND PRESERVABLE CONDITION. FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION

N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION

N.T.S.



04/18	road definition	2
Jul/15	city of Surrey request	1
07/16	FINISHED	N/A

C.KAVOLINAS & ASSOCIATES INC.
 BCALA CSLA
 2162 JONGRAL COURT
 REDDIFORD, B.C.
 V3C 3E6
 PH: (604) 637-2376

CLIENT
 LANCE BARNETT
 BARNETT DENBECK ARCHITECTS
 SUITE #135
 7028 - 162 STREET
 SURREY, B.C.
 V3W 1H1
 604 597 7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 AMENITY AREA
 TOWNHOUSE DEVELOPMENT
 7028 - 162 STREET
 SURREY, B.C.

SCALE 1:100	DATE MAY/15
DRAWN GPH	
CHKD DHT	
APPVED GS BILLY	

PROJECT	JOB NO.
	00006 IN.
	L-2



RED FLOWERING DOGWOOD



OCTOBER GLORY MAPLE



EDDIE'S DOGWOOD



WEEPING NOOTKA CYPRESS



VANDERWOLF PINE



WESTERN RED CEDAR



JAPANESE AZALEA



RHODODENDRON



ASIAN BOXWOOD



MAGICAL GOLD FORSYTHIA



JAPANESE PIERIS



SWORD FERN



PINK MEILAND ROSE



EMERALD ARBORVITAE



HEATHER



ELIJAH BLUE FESCUE



ORANGE FLAME GRASS



JAPANESE SPURGE



MEXICAN FEATHER GRASS



LAVENDAR

may/15	road dedication	2
jul/15	city of surrey request	1
DATE	REVISION	NO.
	REVISED	

C.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2482 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3P 3E3
 PHONE (604) 857-2376

CLIENT
 LANCE BARNETT
 BARNETT DUMBECK ARCHITECTS
 SUITE #135
 7050 - 130 STREET
 SURREY, B.C.
 V0W 1H1
 604 587 7100

TITLE
 PLAN VIEW
 LANDSCAPE PLANTS
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 7050 - 130 STREET
 SURREY, B.C.

SCALE	N.T.S.	DATE	MAY/15
DRAWN	DMW		
ENGL	DMW		
APPROV	AS BUILT		

PROJECT
 JOB NO.
 DRAWING NO.
 L-3

FILE COPY

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

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

DATE: **September 2, 2015**

PROJECT FILE: **7814-0278-00**

RE: **Engineering Requirements
Location: 7050 192 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 5.308 m along 192 Street to a 34.5 m arterial road, plus an additional 0.5 m statutory right-of-way.

Works and Services

- construct 7.3 m concrete driveway on 192 Street and grade property line elevation to within ± 300 mm of the existing centre line;
- construct 1.8 m concrete sidewalk along 192 Street adjacent to property line, funding by the City through Development Coordinated Works;
- construct 2.0 m asphalt walkway within lot 1;
- complete a comprehensive stormwater servicing plan for Aloha Estates and resolve drainage issues;
- 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 and Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

R Cooke

per

Rémi Dubé, P.Eng.
Development Services Manager
sk2

NOTE: Detailed Land Development Engineering Review available on file



Monday, June 01, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0278 00

SUMMARY

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	4

September 2014 Enrolment/School Capacity

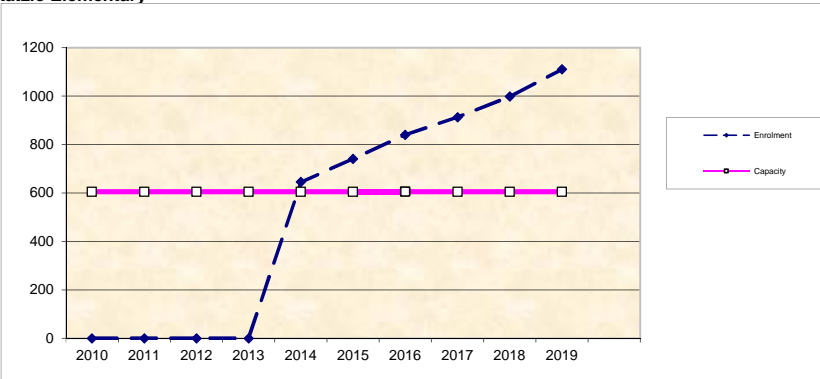
Katzie Elementary	
Enrolment (K/1-7):	135 K + 510
Capacity (K/1-7):	80 K + 525
Clayton Heights Secondary	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

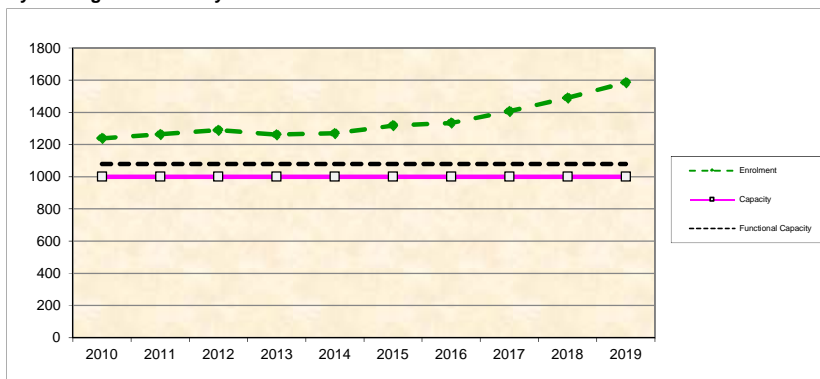
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 school year. The new school has relieved overcrowding in neighbouring schools but is now full and will soon be significantly over capacity. A catchment area change is being implemented for September 2015 and portables will be moved on-site in the summer of 2015. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 111% (this is projected to increase to 130% within two years). Between existing housing, and planned growth, Clayton area schools will have increased portable requirements and boundary adjustments for September 2015. The construction of additional elementary school capacity in the area is a high capital priority. 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 infill of Aloha Estates, and the associated enrolment, has been incorporated into the projections below. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure and for this reason, the school district does not support development occurring at densities higher than outlined in approved NCP or Infill documents.

Katzie Elementary



Clayton Heights Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 7050 192nd 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
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	12
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
Replacement Trees Proposed	22
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

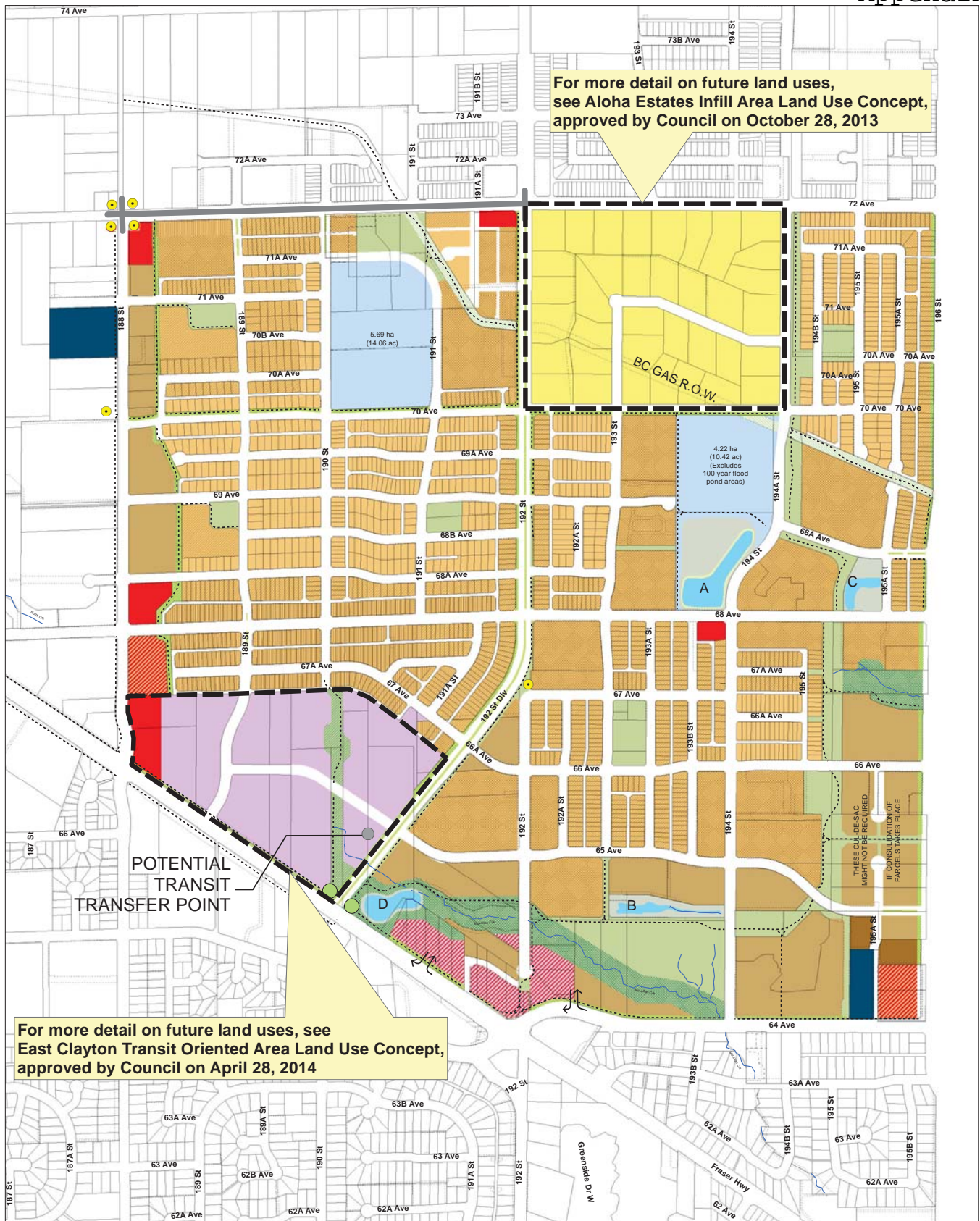
Summary prepared and
submitted by:

Arborist



September 8,
2015

Date



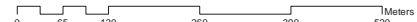
For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

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

APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-0811 Amended May 2014

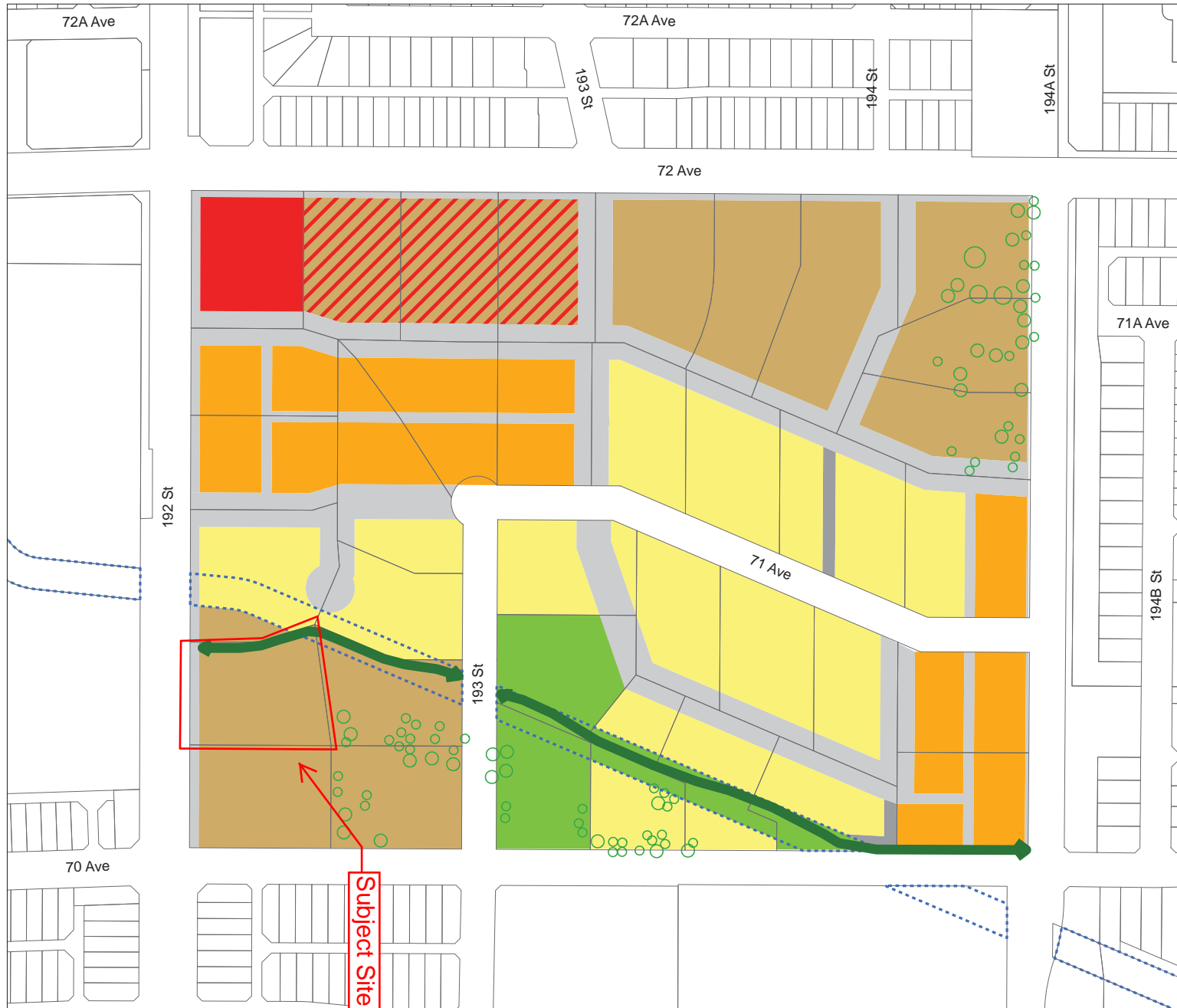


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ALOHA ESTATES

Infill Area Land Use Concept



Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters



Approved by Council: 28 October 2013





Cloverdale Community Association

Website: www.cloverdalecommunity.org

June 29, 2015

Christopher Atkins
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7050-192 Street / File: 7914-0278-00

Dear Mr. Atkins:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

The CCA does not have any concerns with this proposal however the CCA would like the following item(s) included as part of the development:

1. Double-sided on-street parking to be available with a green boulevard with trees, grass and sidewalks.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association

Cc: Board of Directors

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0278-00

Issued To: 1003849 BC LTD
("the Owner")

Address of Owner: 6133 - 144 Street
Surrey, BC V3X 1A4

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: 005-244-366
Lot 10 Section 15 Township 8 New Westminster District Plan 54452
7050 - 192 Street
(the "Land")

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

Parcel Identifier:

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

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

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns;

- (b) 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 3.0 metres (10 ft.); and
 - (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 4.8 metres (15.5 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

DEVELOPMENT DATA

ZONING: RM-30
 SITE AREA: GROSS: 52,330 S.F. 1.201 AC 0.486 Ha 4,862 m²
 ROAD DED.: 3,424 S.F. 0.079 AC 0.032 Ha 316 m²
 LOT 1 DED.: 3,321 S.F. 0.076 AC 0.031 Ha 309 m²
 NET (LOT 2): 45,519 S.F. 1.046 AC 0.423 Ha 4,234 m²

DENSITY: 22.0 U.P.A. 54.4 U.P.Ha (23 UNITS)

SITE COVERAGE: 30% (17,247.15 S.F.)

F.A.R. : 0.82 (37,598 S.F.)

AMENITY SPACE:

INDOOR: PROVIDED: 0 S.F. OUTDOOR: PROVIDED: 1,057 S.F.

PARKING:

REQUIRED : 23 x 2.2 SPACES PER UNIT = 50.6 SPACES

PROVIDED : 2 SPACES PER UNIT 46 SPACES
 VISITOR : 5 SPACES

TOTAL : 51 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	5 UNITS	246.6 S.F.	652 S.F.	690 S.F.	1,590.6 S.F.	7,953 S.F.
UNIT Ai	3 BEDROOMS	1 UNITS	248.6 S.F.	657.5 S.F.	703.5 S.F.	1,609.6 S.F.	1,609.6 S.F.
UNIT A2	3 BEDROOMS	1 UNITS	248.7 S.F.	668.5 S.F.	703.5 S.F.	1,620.7 S.F.	1,620.7 S.F.
UNIT C	3 BEDROOMS	1 UNITS	111.5 S.F.	631.8 S.F.	641.8 S.F.	1,385.1 S.F.	1,385.1 S.F.
UNIT D	3 BEDROOMS	1 UNITS	111.5 S.F.	626 S.F.	637 S.F.	1,374.5 S.F.	1,374.5 S.F.
UNIT E	2 BEDROOMS	1 UNITS	112 S.F.	626 S.F.	637 S.F.	1,375 S.F.	1,375 S.F.
UNIT F	3 BEDROOMS	10 UNITS	262.2 S.F.	678.3 S.F.	742.3 S.F.	1,682.8 S.F.	16,828 S.F.
UNIT Fi	3 BEDROOMS	3 UNITS	224.9 S.F.	683.5 S.F.	747.9 S.F.	1,661.3 S.F.	4,983.9 S.F.
TOTAL:						23 UNITS	37,598 S.F.

Variance

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ISSUED FOR	BY	DATE	ISSUE



DESIGN : L.P.A.
 DRAWN : K.A.
 DATE : 09-12-15
 SCALE : 1" = 30'-0"

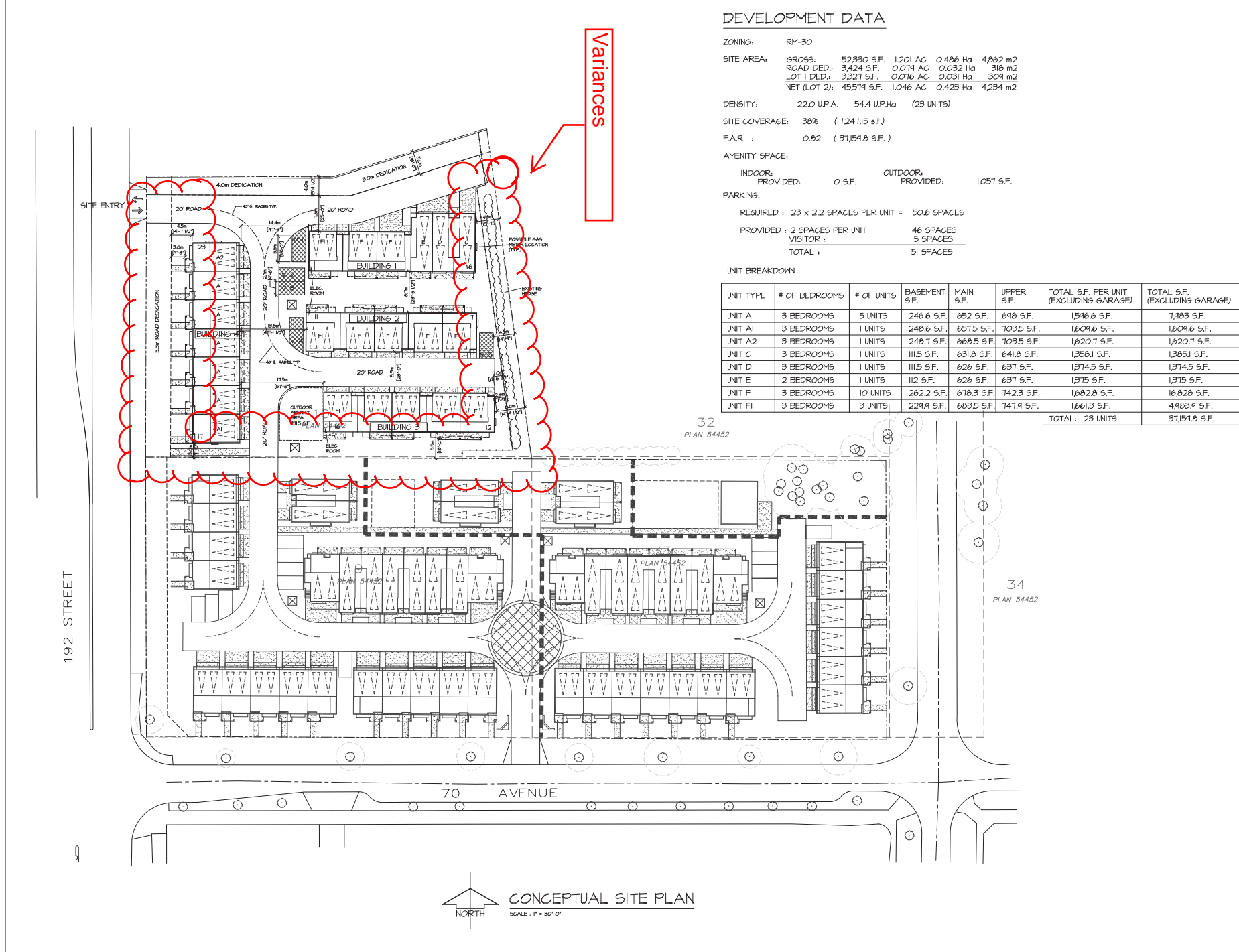
CLIENT : 66 METRO HOLDINGS LTD.
 PROJECT : TOWNHOUSE PROJECT
 7050 - 192 STREET
 SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett dembek

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

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

CLIENT NO. SHEET NO.
 13062A AC-11



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