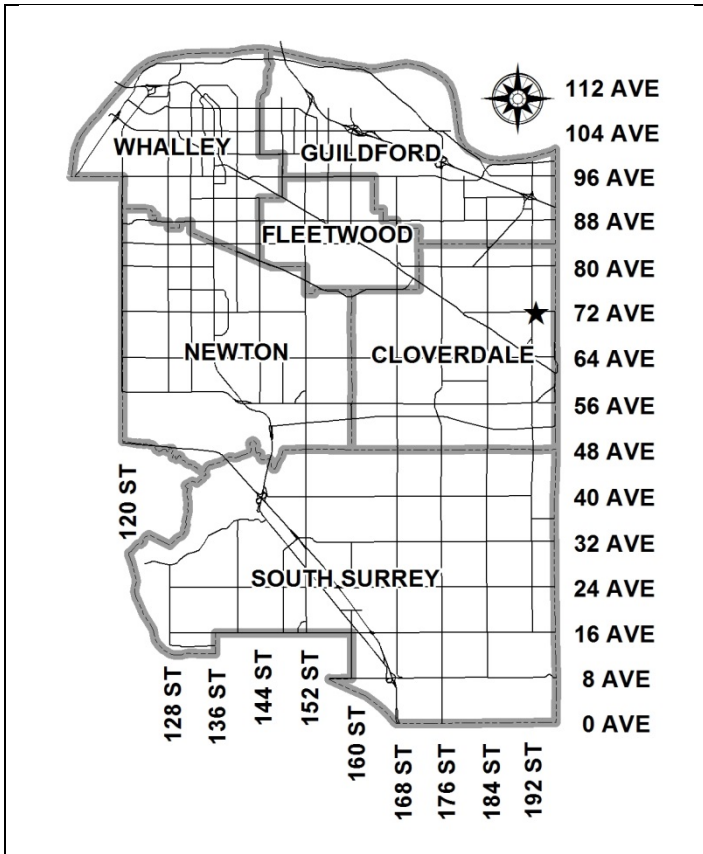


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0050-00

Planning Report Date: July 13, 2015

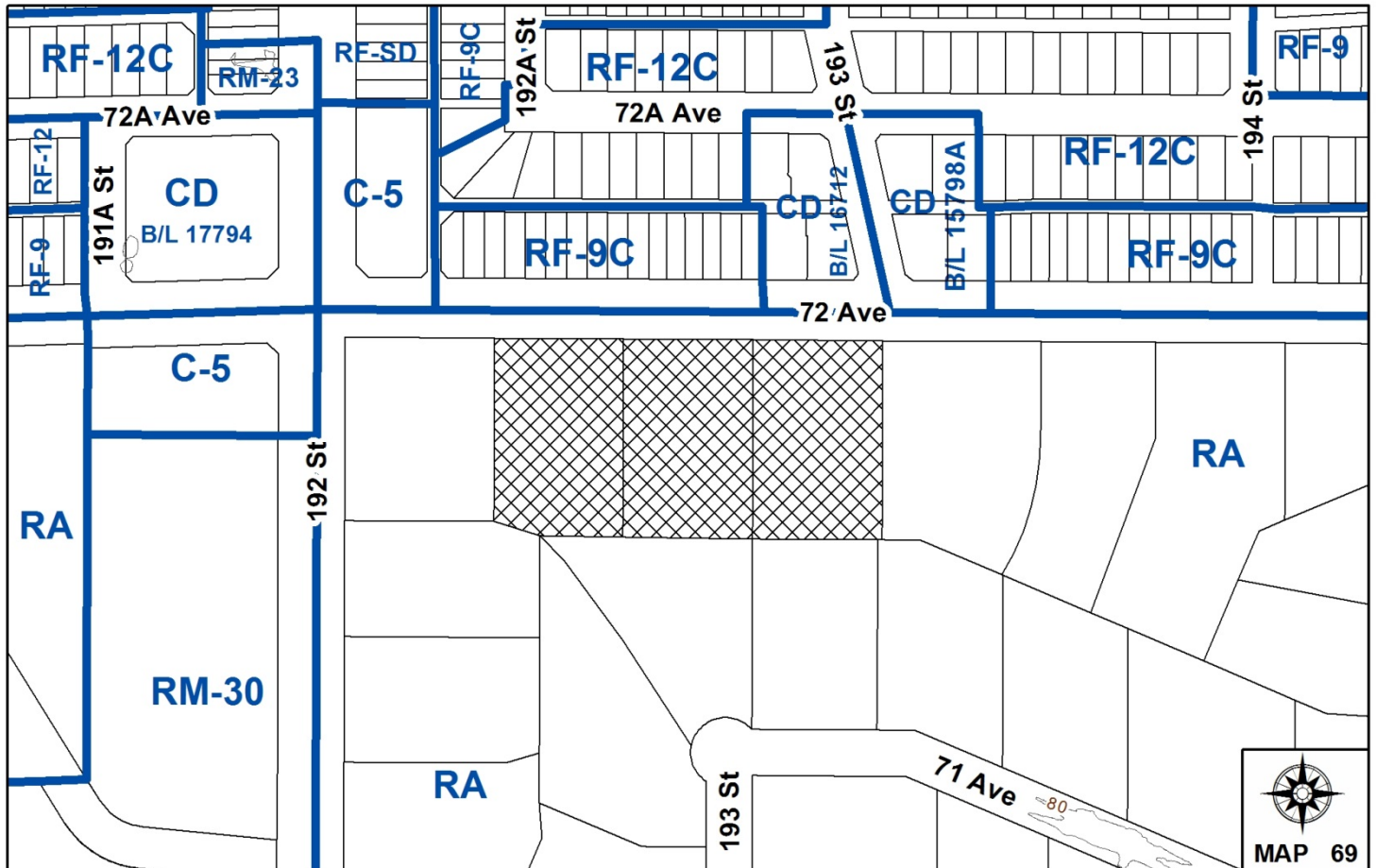


**PROPOSAL:**

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

in order to permit the development of 74 townhouse units.

<b>LOCATION:</b>	19254, 19284 and 19312 – 72 Avenue
<b>OWNERS:</b>	Garcha Properties Ltd.
<b>ZONING:</b>	RA
<b>OCP DESIGNATION:</b>	Urban
<b>NCP DESIGNATION:</b>	Half-Acre Residential
<b>INFILL PLAN DESIGNATION:</b>	Townhouse 20-25 upa or Townhouse and Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### 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.

### 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 townhouse development, with all units having side-by-side grages, is based on the RM-30 Zone, however the floor area ratio (FAR) has been increased from 0.9 to 1.01 and the lot coverage has been increased from 45% to 47%.
- The applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that improves upon the British Columbia Building Code (BCBC) requirements for energy use by at least 20%.
- 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 222 square metres (2,390 square feet) to 173 square metres (1,863 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0050-00 generally in accordance with the attached drawings (Appendix II).
4. 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 ensure that the proposed development conforms to the requirements of West Clayton's proposed "Energy Efficiency Density Bonus Policy", to the satisfaction of the General Manager, Planning and Development; and
  - (i) the applicant adequately address the impact of reduced indoor amenity space.
5. 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:**

25 Elementary students at Katzie Elementary School  
 12 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 May, 2016.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no objection the development proposal.

**Surrey Fire Department:** The Surrey Fire Department has no concerns with the proposed development.

**SITE CHARACTERISTICS**

**Existing Land Use:** Existing residential acreage lots with single family dwellings, which will be removed.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across 72 Ave):	Single family dwellings with coach houses and manor houses	10 – 15 upa (Medium Density) and 15 – 25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Ave	RF-9C and CD (By-law No. 16712)

Direction	Existing Use	NCP Designation	Existing Zone
East:	Acreage residential lots	Townhouse (20 – 25 upa) in Aloha Estates Infill Area Concept Plan	RA
South:	Acreage residential lots, under Application No. 7914-0107-00 for small lots (Third Reading)	Single Family Lane Accessed (10 – 12 upa) in Aloha Estates Infill Area Concept Plan	RA
West:	Acreage residential lots	Commercial in Aloha Estates Infill Area Concept Plan	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject lots are 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 & 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 1.5-hectare (3.6-ac.) subject site is located within 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 or Townhouse and Commercial" 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 "Comprehensive Development Zone (CD)" and to obtain a Development Permit in order to allow the development of seventy-four (74) three-storey townhouse units in fourteen (14) buildings.
- With a proposed floor area ratio (FAR) of 1.01 and a proposed unit density of 64 uph (units per hectare) or 25 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.
- The proposed 1.01 FAR and proposed 47% lot coverage is slightly greater than the maximum allowable in the RM-30 Zone. The RM-30 Zone permits a maximum 0.90 FAR and maximum 45% lot coverage. The applicant is therefore requesting rezoning to a CD Zone, based on the RM-30 Zone, to allow for these proposed increases. As a rationale for permitting this increase, the applicant is proposing to construct a townhouse development that attains the high efficiency "Energy Star" green building standard, resulting in a townhouse development that improves upon the British Columbia Building Code (BCBC) requirements for energy use by at least 20%.
- As part of the West Clayton NCP process, City staff are proposing that Council adopt the "Energy Efficient Density Bonus Policy" as a method to reduce energy consumption and greenhouse gas (GHG) emissions. The City of Surrey has committed to reducing per capita GHG emissions by 33% by 2020 and by 80% by 2050 (from 2007 levels), as outlined in the City's OCP. It is expected that Council will have the opportunity to consider the West Clayton NCP for final adoption on July 27, 2015.

- The applicant and City staff believe that there is an opportunity to apply the proposed Energy Efficient Density Bonusing Policy to the subject application, making it potentially the first application to develop under this proposed green building initiative.
- In order to qualify for the proposed Energy Efficient Density Bonusing Policy, the applicant must register a Section 219 Restrictive Covenant over the subject site agreeing to comply with specific requirements of the proposed policy. In particular, at the time of building permit, the proposed development must:
  - Provide a security bond to the City of approximately 1% of building construction costs, to be released after final occupancy; and
  - Attain third party certification that the development improves the energy efficiency of the development by at least 20% above the BC Building Code, based on an independent rating standard (such as "Energy Star" or similar).
- In addition, the applicant is proposing reduced building setbacks along the north, south and east property lines, from the standard 7.5 metres (25 ft.) in the RM-30 Zone to 3.4 metres (11 ft.).
- The site is oriented towards public frontages on three of four sides, fronting 72 Avenue to the north, 71A Avenue to the south, and 193 Street to the east. As a result of these public frontages, 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.
- The property adjacent the west property line of the proposed townhouse development is designated for future commercial development in the Aloha Estates Plan. A shared, 6-metre (20 ft.) wide private landscape buffer will be required to be installed between the proposed townhouse development and future commercial development, with a 3-metre (10 ft.) wide portion to be installed on the subject site.

#### Proposed CD By-law

- The proposed CD By-law (see Appendix IX) is based on the "Multiple Residential 30 Zone (RM-30)", with modifications to density, lot coverage and building setback requirements.
- The maximum allowable FAR and lot coverage are proposed to be increased from those in the RM-30 Zone. In order to increase the allowable density, the applicant has agreed to comply with the proposed Energy Efficient Density Bonusing Policy.
- The maximum allowable unit density of 25 upa is less than the 30 upa permitted in the RM-30 Zone, to reflect the proposed 74-unit development.
- Although the proposed density and coverage are higher than the RM-30 Zone allows, the proposed site plan still accommodates appropriate building design and massing, indoor and outdoor amenity space and private yard space, tree preservation, setbacks and off-street parking.

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

	<b>RM-30 Zone</b>	<b>Proposed CD By-law</b>
<b>FAR</b>	0.90	1.01
<b>Units Per Acre</b>	30	26
<b>Lot Coverage</b>	45%	47%
<b>Building Setbacks</b>	7.5 m (25 ft.) from all lot lines	South (Front) Yard (70 Ave): 3.4 m (11 ft.) North (Rear) Yard: 3.4 m (11 ft.) East (Flanking Side) Yard: 3.4 m (11 ft.)
<b>Setback to Eaves (i.e. roof overhang)</b>	May encroach a maximum of 0.6 m (2 ft.).	May encroach a maximum of 0.8 m (2.6 ft.) for roofs over entryways.

#### Access and Road Dedication Requirements

- The proposed townhouse development will gain vehicular access from the new 71A Avenue, which will connect the new 193 Street south of 72 Avenue.
- The applicant will be required to dedicate and construct, 71A Avenue and 193 Street to the Neo-traditional Through Local Road standard.

#### Public Art Policy

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

#### PRE-NOTIFICATION

Pre-notification letters were sent out on April 27, 2015, with revised pre-notification letters sent out on June 23, 2015. Staff have received a response in support of the proposed development from the Cloverdale Community Association (CCA) (see Appendix VIII).

#### DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 74-unit, 3-storey townhouse development.
- The townhouse units are all three-bedroom units, and range in size from 149 square metres (1,601 sq.ft.) to 177 square metres (1,902 sq.ft.).



- Each of the 74 townhouse units will contain an attached, side-by-side double garage and a flex-room located at grade. Those units along the public frontages incorporate a front porch and flex-room oriented towards their respective public frontage.
- 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 (“Cedar”) and hardie-panel siding and (in “Moonshine”, or off-white as well as “Escarpment”, or warm grey). Wood trim (in “Escarpment”) and, for end units oriented towards public frontages, large windows and planters will provide finishing details along the edges and corners of the units, and front porches will provide for interest at the street level.
- Each unit will have a small private ground level patio or front yard space that provides for individual outdoor use opportunities and some units will have direct ground floor access to a rear yard.

#### Indoor Amenity Space

- A 152-square metre (1,638 sq.ft), two-storey amenity building is located within the proposed townhouse development. The proposed CD Zone requires that 222 square metres (2,390 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit).
- The main floor of the amenity building consists of a mail kiosk, a lounge area with partial kitchen and accessible restroom. The second floor of the amenity building consists of a second lounge area with partial kitchen, and restrooms.
- The applicant has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

#### Landscaping and Outdoor Amenity Space

- Landscaping consisting of Japanese Maple, Paper Birch, Katsura, Dogwood, Hazelnut, and Cedar trees interspersed with shrubs and perennials such as Viburnum, Rhododendron, Spirea, Yew, Lavender and others will be planted throughout the development.
- In addition, as per the Site Design Development Permit Guidelines for publically accessible open space within the new Official Community Plan, the applicant will be installing corner plazas on private property at the intersection of 72 Avenue and 193 Street, and the intersection of 71A Avenue and 192 Street. These plazas will consist of Birch, Redbud and Katsura trees, lower planting and seating.
- The proposed CD Zone, like the RM-30 Zone, requires that 222 square metres (2,390 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 239 square metres (2,574 sq.ft.).
- The outdoor amenity space will consist of a patio with picnic table adjacent to the indoor amenity building, a children’s play area, a small landscaped area, and seating.

Parking

- A total of one-hundred and forty-eight (148) resident parking spaces and fifteen (15) visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a double parking arrangement for each proposed unit. No tandem parking is proposed.
- A total of fifteen (15) visitor parking spaces are to be provided on-site, which meets the minimum parking requirements in Surrey Zoning By-law No. 12000.

TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	7	7	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Beech	1	0	1
Maple	3	3	0
Cherry/Plum	9	9	0
<b>Coniferous Trees</b>			
Deodar Cedar	2	1	1
Lodgepole Pine	1	1	0
Eastern White Cedar	1	1	0
Monkey Puzzle	1	0	1
Sitka Spruce	1	1	0
Western Red Cedar	1	0	1 (plus one additional off-site tree)
Douglas-fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>21</b>	<b>17</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>133</b> (plus one additional off-site tree, subject to review)	
<b>Total Retained and Replacement Trees</b>		<b>137</b> (plus one additional off-site tree, subject to review)	
<b>Contribution to the Green City Fund</b>		<b>NA</b>	

- The Arborist Assessment states that there are a total of twenty-one (21) mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 25% of the total trees on the site, are Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal, including a Monkey Puzzle tree (tree no. 53) that will be relocated if it cannot be retained in its existing location. The proposed tree retention and removal was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on 72 Avenue will be assessed to determine whether it can be altered in order to accommodate additional tree preservation on the site (specifically, tree no. 1224 along the 72 Avenue (north) frontage), which will increase the total number of retained trees to five (5), subject to review.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of forty-one (41) replacement trees on the site. The applicant is proposing one-hundred and thirty-three (133) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 71A Avenue, 72 Avenue and 193 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 of Japanese Maple, Paper Birch, Katsura, Dogwood, Hazelnut, and Cedar trees.
- In summary, a total of one hundred and thirty-seven (137) trees are proposed to be retained or replaced on the site, along with an additional tree adjacent to the sidewalk along 72 Avenue (subject to review).

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 4, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Aloha Estates Infill Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development provides 3-bedroom townhouse units of varying unit size, and provides private outdoor space for gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas.</li> <li>• The development will retain existing, mature trees on the site.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Each unit will provide opportunities for bike storage.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street", and provides outdoor amenity space accessible to and suitable for different age groups.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The applicant will attain third party certification of an independent green building standard, such as Energy Star or similar, in order to achieve energy efficiency of at least 20% beyond the requirements of the BC Building Code.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Public Hearing for the rezoning will be held.</li> <li>• The Cloverdale Community Association was consulted by the applicant in the development of the site plan.</li> </ul>

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, 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 Plan
Appendix VIII.	Letter from Cloverdale Community Association
Appendix IX.	Proposed CD By-law

*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:                  Maciej Dembek  
    Barnett Dembek Architects Inc.  
    Address:                  #135, 7536 - 130 Street  
    Surrey, BC V3W 1H8  
    Tel:                        604-597-7100
  
2.            Properties involved in the Application
  - (a)      Civic Addresses:      19254 - 72 Avenue  
    19284 - 72 Avenue  
    19312 - 72 Avenue
  
  - (b)      Civic Address:          19254 - 72 Avenue  
    Owner:                  Garcha Properties Ltd., Inc. No. BCo693791  
    PID:                      003-352-684  
    Lot 15 Section 15 Township 8 New Westminster District Plan 54452
  
  - (c)      Civic Address:          19284 - 72 Avenue  
    Owner:                  Garcha Properties Ltd., Inc. No. BCo693791  
    PID:                      001-550-683  
    Lot 16 Section 15 Township 8 New Westminster District Plan 54452
  
  - (d)      Civic Address:          19312 - 72 Avenue  
    Owner:                  Garcha Properties Ltd., Inc. No. BCo693791  
    PID:                      005-240-468  
    Lot 17 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.

# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		14,708
Road Widening area		2,952
Undevelopable area		
Net Total		11,756
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	47%	47%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		78%
<b>SETBACKS</b> ( in metres)		
Front (south)	3.4	3.4
Rear (north)	3.4	3.4
Side #1 (east)	3.4	3.4
Side #2 (west)	7.5	7.5
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	9.8 m
Accessory	11 m	7.3 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		74
Total		74
<b>FLOOR AREA: Residential</b>		11,905 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		11,905 m <sup>2</sup>

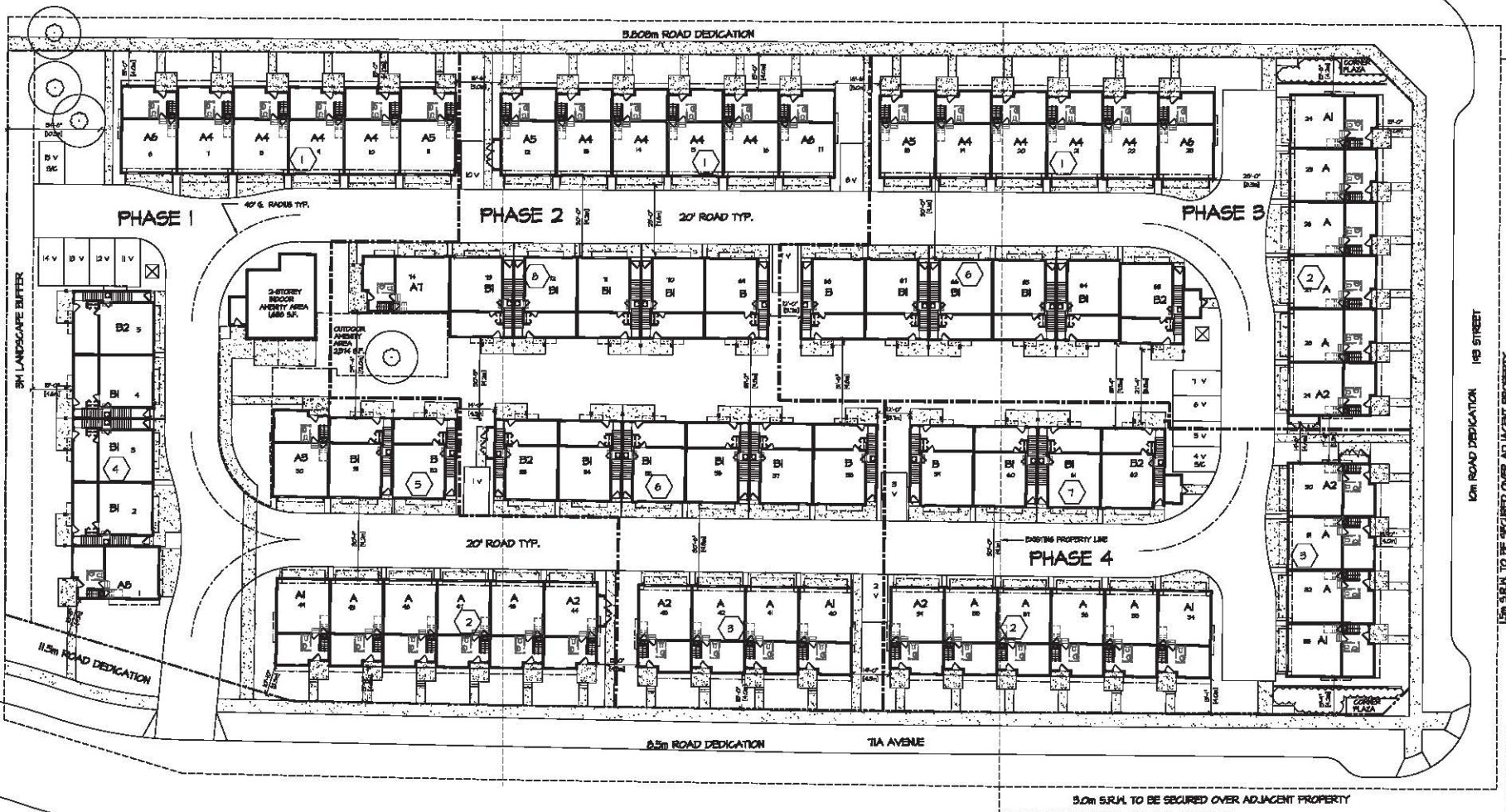
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		52 uph / 20 upa
# of units/ha /# units/acre (net)		63 uph / 25 upa
FAR (gross)		0.8
FAR (net)	1.01	1.01
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	222	152
Outdoor	222	239
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	148	148
Residential Visitors	15	15
Institutional		
Total Number of Parking Spaces	163	163
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	0%	0%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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12 AVENUE



**DEVELOPMENT DATA**

ZONING : CD BASED ON RM-30  
 SITE AREA :  
 GROSS SITE AREA : 50,510 S.F. 3.643 AC 1.471 HA  
 ROAD DEDICATION : 3,175 S.F. 0.231 AC 0.283 HA  
 NET SITE AREA : 126,545 S.F. 2.905 AC 1.176 HA  
 DENSITY : 25.41 U.P.A. 62.4 U.P.H.A. (74 UNITS)  
 F.A.R. : 1.01 120,147 S.F.  
 SITE COVERAGE : 46 % 57,406 S.F.

AMENITY :  
 REQUIRED : OUTDOOR : 74 UNITS x 32.3 S.F. = 2,390 S.F.  
 INDOOR : 74 UNITS x 32.3 S.F. = 2,390 S.F.  
 PROPOSED : OUTDOOR : 2,514 S.F.  
 INDOOR : 1,487 S.F.  
 PARKING :  
 REQUIRED :  
 RESIDENTIAL : 74 UNITS x 2.0 = 148 SPACES  
 VISITOR : 74 UNITS x 0.2 = 14.8 SPACES  
 TOTAL : 162.8 SPACES  
 PROPOSED :  
 RESIDENTIAL : 148 SPACES  
 VISITOR : 15 SPACES  
 TOTAL : 163 SPACES



**CONCEPTUAL SITE PLAN**

SCALE : 1" = 20'-0"

UNIT BREAKDOWN						
UNIT TYPE	# OF BEDROOMS	S.F.	S.M.	# OF UNITS	S.F.	S.M.
A	3	1,601	149	16	25,616	2,380
A1	3	1,637	152	5	8,185	760
A2	3	1,607	149	5	8,035	746
A3	3	1,724	160	1	1,724	160
A4	3	1,664	155	12	19,968	1,855
A5	3	1,677	156	3	5,031	467
A6	3	1,700	158	3	5,100	474
A7	3	1,710	159	1	1,710	159
A8	3	1,686	157	1	1,686	157
B	3	1,872	174	5	9,360	870
B1	3	1,906	177	18	34,308	3,187
B2	3	1,856	172	4	7,424	690
TOTAL:				74	128,147	11,905

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REV	DATE	BY	CHKD

5.0m S.U.M. TO BE SECURED OVER ADJACENT PROPERTY

DATE : 01/11/2024  
 DRAWN BY :  
 DATE : 01/11/2024  
 SCALE : 1" = 20'-0"

CLIENT : 66 METRO HOLDINGS LTD.  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 PH25A, PH25B, PH25C, 12 AVENUE, SURREY  
 SHEET : CONCEPTUAL SITE PLAN # DEVELOPMENT DATA

**barnett danbark**

UNIT 135,  
 7358 135 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE : (804) 267-1111  
 FAX : (804) 267-1111  
 EMAIL : info@barnett.com

CLIENT NO. :  
 PROJECT NO. :  
 SHEET NO. :  
 REV. 1



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**71A AVENUE ELEVATION**  
SCALE: 1" = 20'-0"



**193 STREET ELEVATION**  
SCALE: 1" = 20'-0"



**72 AVENUE ELEVATION**  
SCALE: 1" = 20'-0"

NO.	REV.	DATE	BY	CHKD.

NO.	REV.	DATE	BY	CHKD.

CLIENT:	66 METRO HOLDINGS LTD.
PROJECT:	TOWNHOUSE DEVELOPMENT 1425A, 1425B, 1425C, 1425D, 1425E, 1425F, 1425G, 1425H, 1425I, 1425J, 1425K, 1425L, 1425M, 1425N, 1425O, 1425P, 1425Q, 1425R, 1425S, 1425T, 1425U, 1425V, 1425W, 1425X, 1425Y, 1425Z, 1425AA, 1425AB, 1425AC, 1425AD, 1425AE, 1425AF, 1425AG, 1425AH, 1425AI, 1425AJ, 1425AK, 1425AL, 1425AM, 1425AN, 1425AO, 1425AP, 1425AQ, 1425AR, 1425AS, 1425AT, 1425AU, 1425AV, 1425AW, 1425AX, 1425AY, 1425AZ, 1425BA, 1425BB, 1425BC, 1425BD, 1425BE, 1425BF, 1425BG, 1425BH, 1425BI, 1425BJ, 1425BK, 1425BL, 1425BM, 1425BN, 1425BO, 1425BP, 1425BQ, 1425BR, 1425BS, 1425BT, 1425BU, 1425BV, 1425BW, 1425BX, 1425BY, 1425BZ, 1425CA, 1425CB, 1425CC, 1425CD, 1425CE, 1425CF, 1425CG, 1425CH, 1425CI, 1425CJ, 1425CK, 1425CL, 1425CM, 1425CN, 1425CO, 1425CP, 1425CQ, 1425CR, 1425CS, 1425CT, 1425CU, 1425CV, 1425CW, 1425CX, 1425CY, 1425CZ, 1425DA, 1425DB, 1425DC, 1425DD, 1425DE, 1425DF, 1425DG, 1425DH, 1425DI, 1425DJ, 1425DK, 1425DL, 1425DM, 1425DN, 1425DO, 1425DP, 1425DQ, 1425DR, 1425DS, 1425DT, 1425DU, 1425DV, 1425DW, 1425DX, 1425DY, 1425DZ, 1425EA, 1425EB, 1425EC, 1425ED, 1425EE, 1425EF, 1425EG, 1425EH, 1425EI, 1425EJ, 1425EK, 1425EL, 1425EM, 1425EN, 1425EO, 1425EP, 1425EQ, 1425ER, 1425ES, 1425ET, 1425EU, 1425EV, 1425EW, 1425EX, 1425EY, 1425EZ, 1425FA, 1425FB, 1425FC, 1425FD, 1425FE, 1425FF, 1425FG, 1425FH, 1425FI, 1425FJ, 1425FK, 1425FL, 1425FM, 1425FN, 1425FO, 1425FP, 1425FQ, 1425FR, 1425FS, 1425FT, 1425FU, 1425FV, 1425FW, 1425FX, 1425FY, 1425FZ, 1425GA, 1425GB, 1425GC, 1425GD, 1425GE, 1425GF, 1425GG, 1425GH, 1425GI, 1425GJ, 1425GK, 1425GL, 1425GM, 1425GN, 1425GO, 1425GP, 1425GQ, 1425GR, 1425GS, 1425GT, 1425GU, 1425GV, 1425GW, 1425GX, 1425GY, 1425GZ, 1425HA, 1425HB, 1425HC, 1425HD, 1425HE, 1425HF, 1425HG, 1425HH, 1425HI, 1425HJ, 1425HK, 1425HL, 1425HM, 1425HN, 1425HO, 1425HP, 1425HQ, 1425HR, 1425HS, 1425HT, 1425HU, 1425HV, 1425HW, 1425HX, 1425HY, 1425HZ, 1425IA, 1425IB, 1425IC, 1425ID, 1425IE, 1425IF, 1425IG, 1425IH, 1425II, 1425IJ, 1425IK, 1425IL, 1425IM, 1425IN, 1425IO, 1425IP, 1425IQ, 1425IR, 1425IS, 1425IT, 1425IU, 1425IV, 1425IW, 1425IX, 1425IY, 1425IZ, 1425JA, 1425JB, 1425JC, 1425JD, 1425JE, 1425JF, 1425JG, 1425JH, 1425JI, 1425JJ, 1425JK, 1425JL, 1425JM, 1425JN, 1425JO, 1425JP, 1425JQ, 1425JR, 1425JS, 1425JT, 1425JU, 1425JV, 1425JW, 1425JX, 1425JY, 1425JZ, 1425KA, 1425KB, 1425KC, 1425KD, 1425KE, 1425KF, 1425KG, 1425KH, 1425KI, 1425KJ, 1425KK, 1425KL, 1425KM, 1425KN, 1425KO, 1425KP, 1425KQ, 1425KR, 1425KS, 1425KT, 1425KU, 1425KV, 1425KW, 1425KX, 1425KY, 1425KZ, 1425LA, 1425LB, 1425LC, 1425LD, 1425LE, 1425LF, 1425LG, 1425LH, 1425LI, 1425LJ, 1425LK, 1425LL, 1425LM, 1425LN, 1425LO, 1425LP, 1425LQ, 1425LR, 1425LS, 1425LT, 1425LU, 1425LV, 1425LW, 1425LX, 1425LY, 1425LZ, 1425MA, 1425MB, 1425MC, 1425MD, 1425ME, 1425MF, 1425MG, 1425MH, 1425MI, 1425MJ, 1425MK, 1425ML, 1425MM, 1425MN, 1425MO, 1425MP, 1425MQ, 1425MR, 1425MS, 1425MT, 1425MU, 1425MV, 1425MW, 1425MX, 1425MY, 1425MZ, 1425NA, 1425NB, 1425NC, 1425ND, 1425NE, 1425NF, 1425NG, 1425NH, 1425NI, 1425NJ, 1425NK, 1425NL, 1425NM, 1425NN, 1425NO, 1425NP, 1425NQ, 1425NR, 1425NS, 1425NT, 1425NU, 1425NV, 1425NW, 1425NX, 1425NY, 1425NZ, 1425OA, 1425OB, 1425OC, 1425OD, 1425OE, 1425OF, 1425OG, 1425OH, 1425OI, 1425OJ, 1425OK, 1425OL, 1425OM, 1425ON, 1425OO, 1425OP, 1425OQ, 1425OR, 1425OS, 1425OT, 1425OU, 1425OV, 1425OW, 1425OX, 1425OY, 1425OZ, 1425PA, 1425PB, 1425PC, 1425PD, 1425PE, 1425PF, 1425PG, 1425PH, 1425PI, 1425PJ, 1425PK, 1425PL, 1425PM, 1425PN, 1425PO, 1425PP, 1425PQ, 1425PR, 1425PS, 1425PT, 1425PU, 1425PV, 1425PW, 1425PX, 1425PY, 1425PZ, 1425QA, 1425QB, 1425QC, 1425QD, 1425QE, 1425QF, 1425QG, 1425QH, 1425QI, 1425QJ, 1425QK, 1425QL, 1425QM, 1425QN, 1425QO, 1425QP, 1425QQ, 1425QR, 1425QS, 1425QT, 1425QU, 1425QV, 1425QW, 1425QX, 1425QY, 1425QZ, 1425RA, 1425RB, 1425RC, 1425RD, 1425RE, 1425RF, 1425RG, 1425RH, 1425RI, 1425RJ, 1425RK, 1425RL, 1425RM, 1425RN, 1425RO, 1425RP, 1425RQ, 1425RR, 1425RS, 1425RT, 1425RU, 1425RV, 1425RW, 1425RX, 1425RY, 1425RZ, 1425SA, 1425SB, 1425SC, 1425SD, 1425SE, 1425SF, 1425SG, 1425SH, 1425SI, 1425SJ, 1425SK, 1425SL, 1425SM, 1425SN, 1425SO, 1425SP, 1425SQ, 1425SR, 1425SS, 1425ST, 1425SU, 1425SV, 1425SW, 1425SX, 1425SY, 1425SZ, 1425TA, 1425TB, 1425TC, 1425TD, 1425TE, 1425TF, 1425TG, 1425TH, 1425TI, 1425TJ, 1425TK, 1425TL, 1425TM, 1425TN, 1425TO, 1425TP, 1425TQ, 1425TR, 1425TS, 1425TT, 1425TU, 1425TV, 1425TW, 1425TX, 1425TY, 1425TZ, 1425UA, 1425UB, 1425UC, 1425UD, 1425UE, 1425UF, 1425UG, 1425UH, 1425UI, 1425UJ, 1425UK, 1425UL, 1425UM, 1425UN, 1425UO, 1425UP, 1425UQ, 1425UR, 1425US, 1425UT, 1425UU, 1425UV, 1425UW, 1425UX, 1425UY, 1425UZ, 1425VA, 1425VB, 1425VC, 1425VD, 1425VE, 1425VF, 1425VG, 1425VH, 1425VI, 1425VJ, 1425VK, 1425VL, 1425VM, 1425VN, 1425VO, 1425VP, 1425VQ, 1425VR, 1425VS, 1425VT, 1425VU, 1425VV, 1425VW, 1425VX, 1425VY, 1425VZ, 1425WA, 1425WB, 1425WC, 1425WD, 1425WE, 1425WF, 1425WG, 1425WH, 1425WI, 1425WJ, 1425WK, 1425WL, 1425WM, 1425WN, 1425WO, 1425WP, 1425WQ, 1425WR, 1425WS, 1425WT, 1425WU, 1425WV, 1425WW, 1425WX, 1425WY, 1425WZ, 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**barnett danbek**

UNIT 133,  
7358 130 STREET,  
SURREY, B.C.  
V3W 1H8

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FAX: (804) 267-2080  
EMAIL: [info@barnett-danbek.com](mailto:info@barnett-danbek.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14058	AC-13

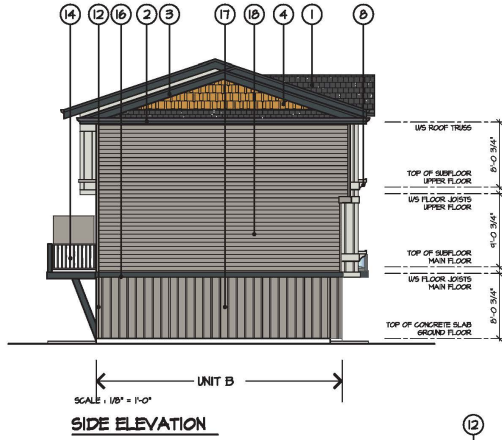
SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF - DUAL BLACK SHINGLE
- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA - BLACK
- 3 1X4 WOOD TRIM ON 12" HARDI TRIM FASCIA - BENJAMIN MOORE "STONECUTTER"
- 4 HARDIE SHINGLE SIDING - CEDAR
- 5 HARDIE PANEL SIDING - BENJAMIN MOORE "MOONSHINE"
- 6 CULTURED STONE VENEER - MOJAVE COUNTRY LEDESTONE
- 7 WINDOW SILL - 2X4 CAP ON 2X12 WOOD TRIM - BENJAMIN MOORE "MOONSHINE"
- 8 PLANTER (END UNITS ONLY) - BENJAMIN MOORE "MOONSHINE"
- 9 2x4 WINDOW & DOOR TRIM - BENJAMIN MOORE "MOONSHINE"
- 10 2x6 WINDOW & DOOR TRIM - BENJAMIN MOORE "MOONSHINE"
- 11 2x10 WINDOW TRIM - BENJAMIN MOORE "MOONSHINE"
- 12 CORNER TRIM - AS PER SIDING MATERIAL - BENJAMIN MOORE "ESCAPMENT"
- 13 VINYL FRAMED WINDOW - WHITE
- 14 POWDER COATED ALUMINUM PICKET GUARDRAIL - BLACK
- 15 POWDER COATED ALUMINUM PICKET DECORATIVE RAIL - BLACK
- 16 2x8 WOOD TRIM - BENJAMIN MOORE "ESCAPMENT"
- 17 HARDI BOARD & BATTEN SIDING - BENJAMIN MOORE "ESCAPMENT" OR "MOONSHINE"
- 18 HORIZONTAL HARDI SIDING - BENJAMIN MOORE "ESCAPMENT"



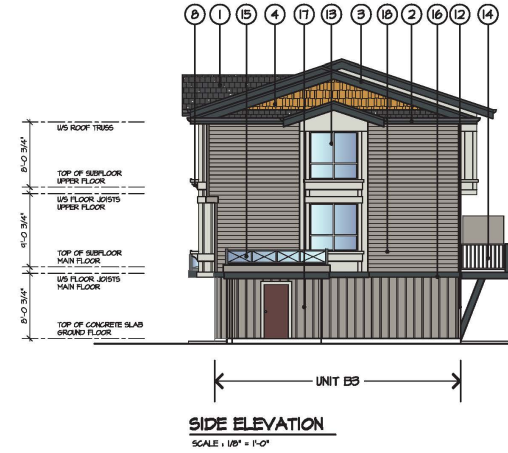
STREET ELEVATION

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



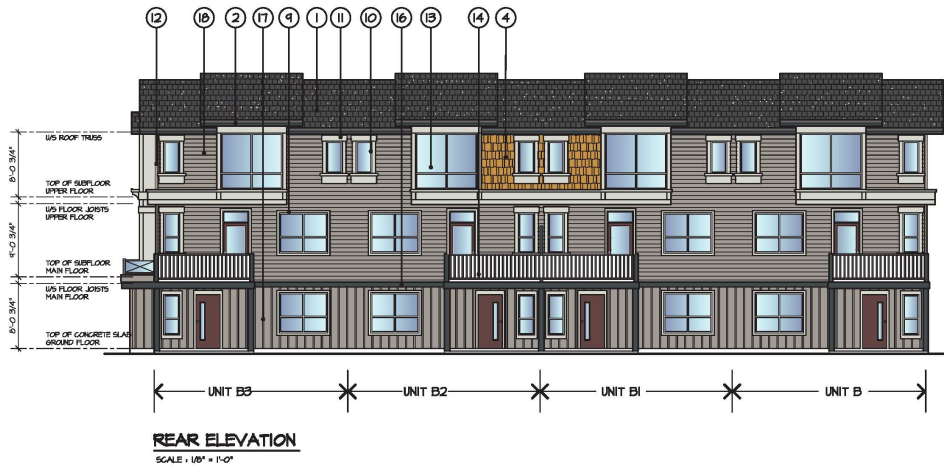
SIDE ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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

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ISSUED FOR	BY	DATE	REVISION

DESIGN: [ ]  
 DRAWN: [ ]  
 DATE: JUN 15  
 SCALE: 1/8" = 1'-0"

CLIENT: 66 METRO HOLDINGS LTD.
PROJECT: TOWNHOUSE DEVELOPMENT 14254, 14256, 14212, 12 AVENUE, SURREY
SHEET CONTENTS: ELEVATIONS

**barnett denbok**  
 ARCHITECTS INC.  
 130, 7536, 130 STREET, SURREY, B.C. V3W 1H8

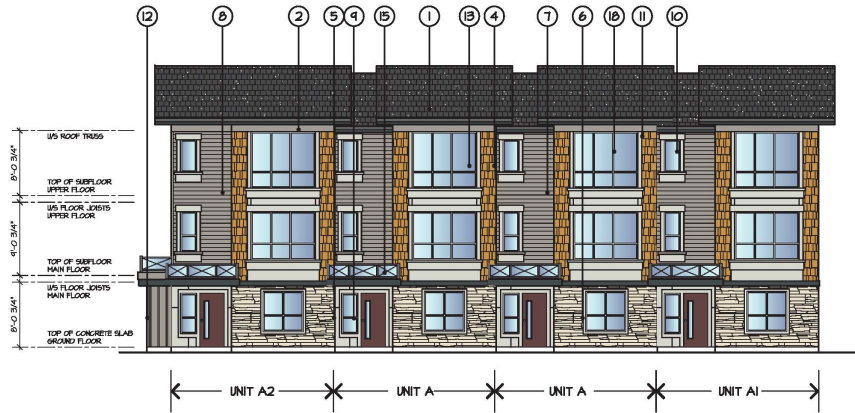
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO. 14053	AC-3.01
	REV. NO.

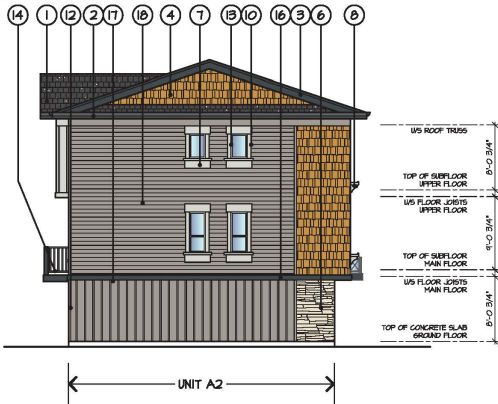
BUILDING TYPE 7

SCHEDULE OF FINISHES

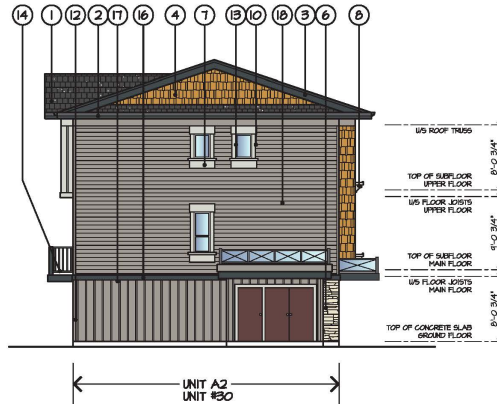
- 1 ASPHALT SHINGLE ROOF - DUAL BLACK SHINGLE
- 2 PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA - BLACK
- 3 1X4 WOOD TRIM ON 1/2" HARDI TRIM FASCIA - BENJAMIN MOORE "STONECUTTER"
- 4 HARDIE SHINGLE SIDING - CEDAR
- 5 HARDIE PANEL SIDING - BENJAMIN MOORE "MOONSHINE"
- 6 CULTURED STONE VENEER - MOJAVE COUNTRY LEDGESTONE
- 7 WINDOW SILL - 2X4 CAP ON 2X12 WOOD TRIM - BENJAMIN MOORE "MOONSHINE"
- 8 PLANTER (END UNITS ONLY) - BENJAMIN MOORE "MOONSHINE"
- 9 2X4 WINDOW & DOOR TRIM - BENJAMIN MOORE "MOONSHINE"
- 10 2X6 WINDOW & DOOR TRIM - BENJAMIN MOORE "MOONSHINE"
- 11 2X10 WINDOW TRIM - BENJAMIN MOORE "MOONSHINE"
- 12 CORNER TRIM - AS PER SIDING MATERIAL - BENJAMIN MOORE "ESCARPMENT"
- 13 VINYL FRAMED WINDOW - WHITE
- 14 POWDER COATED ALUMINUM PICKET GUARDRAIL - BLACK
- 15 POWDER COATED ALUMINUM PICKET DECORATIVE RAIL - BLACK
- 16 2X6 WOOD TRIM - BENJAMIN MOORE "ESCARPMENT"
- 17 HARDI BOARD & BATTEN SIDING - BENJAMIN MOORE "ESCARPMENT" OR "MOONSHINE"
- 18 HORIZONTAL HARDI SIDING - BENJAMIN MOORE "ESCARPMENT"



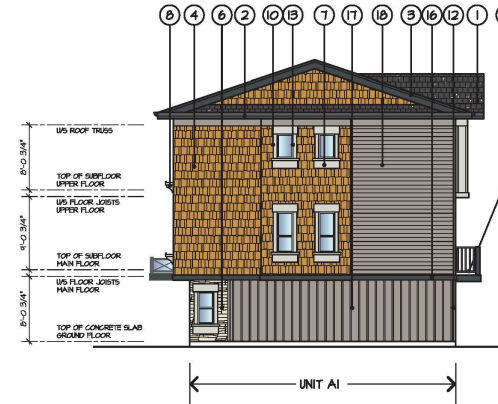
STREET ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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



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

ISSUED FOR	BY	DATE	REVISION	DATE	BY	DESCRIPTION

66 METRO HOLDINGS LTD.  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 1422A, 1422B, 1422C, 1422E, 1422F AVENUE, SURREY  
 SHEET CONTENTS ELEVATIONS

**barnett dembek**  
 ARCHITECTS LTD.

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

PHONE: (804) 597-7100  
 FAX: (804) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.03
14053	REV. NO.

BUILDING TYPE 3

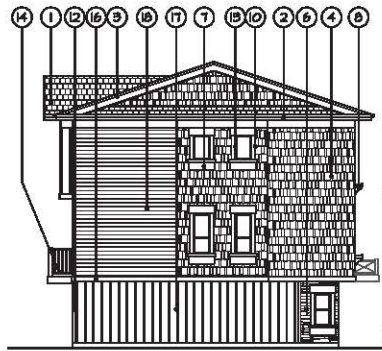


**SCHEDULE OF FINISHES**

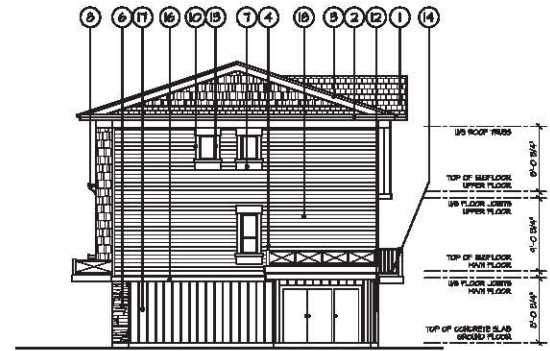
- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HARDIE PANEL SIDING
- ⑥ CULTURED STONE VENEER
- ⑦ WINDOW SILL - 2X4 GAP ON 2X12 WOOD TRIM
- ⑧ PLANTER (END UNITS ONLY)
- ⑨ 2X4 WINDOW & DOOR TRIM
- ⑩ 2X6 WINDOW & DOOR TRIM
- ⑪ 2X10 WINDOW TRIM
- ⑫ CORNER TRIM - AS PER SIDING MATERIAL
- ⑬ VINYL FRAMED WINDOW
- ⑭ POWDER COATED ALUMINUM PICKET GUARDRAIL
- ⑮ POWDER COATED ALUMINUM PICKET DECORATIVE RAIL
- ⑯ 2X6 WOOD TRIM
- ⑰ VINYL BOARD & BATTEN SIDING
- ⑱ HORIZONTAL HARDI SIDING



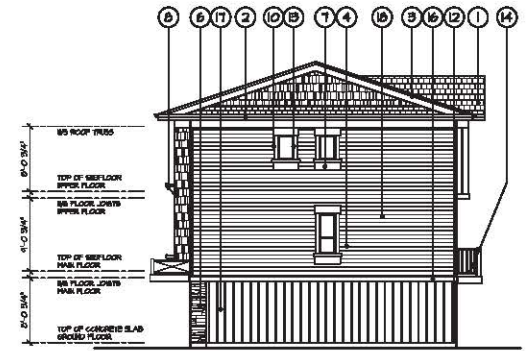
**STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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



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

**BUILDING TYPE I**

NO.	REVISION	DATE	BY	CHKD.

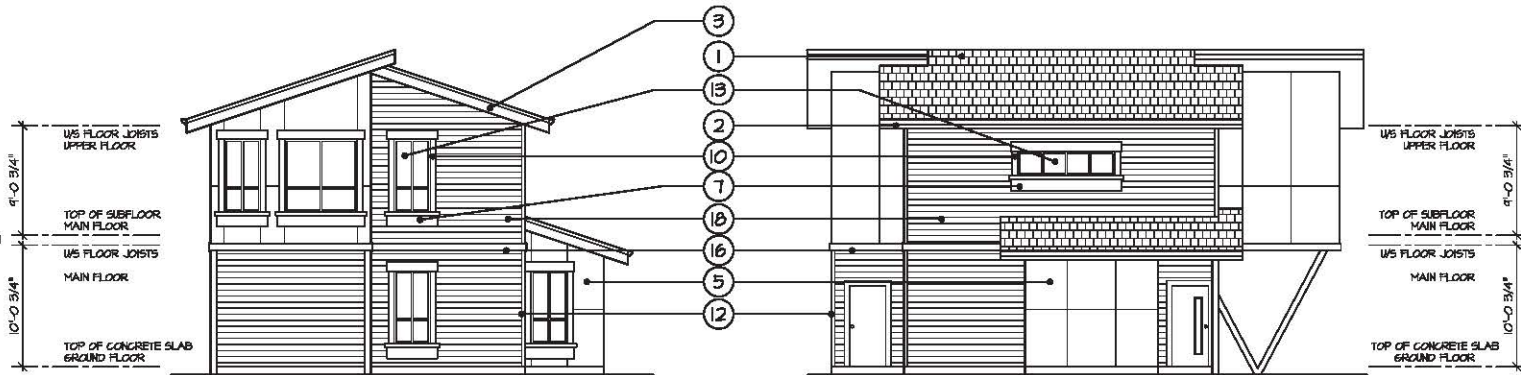
CLIENT : 66 METRO HOLDINGS LTD.  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 1025A, 1025B, 1025C, 1025D, 12 AVENUE, SUNNYSIDE  
 SHEET CONTENTS ELEVATIONS  
 SCALE: 1/8" = 1'-0"

**barrett dambak**  
 UNIT 135,  
 7350 136 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (804) 287-7100  
 FAX: (804) 287-2090  
 EMAIL: mof@barrett-dambak.com

CLIENT NO. 14055	SHEET NO. AC-3.01
PROJECT NO.	REV. NO.

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x60 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HARDIE PANEL SIDING
- ⑥ CULTURED STONE VENEER
- ⑦ WINDOW SILL - 2x4 CAP ON 2x12 WOOD TRIM
- ⑧ PLANTER (END UNITS ONLY)
- ⑨ 2x4 WINDOW & DOOR TRIM
- ⑩ 2x6 WINDOW & DOOR TRIM
- ⑪ 2x10 WINDOW TRIM
- ⑫ CORNER TRIM - AS PER SIDING MATERIAL
- ⑬ VINYL FRAMED WINDOW
- ⑭ POWDER COATED ALUMINUM PICKET GUARDRAIL
- ⑮ POWDER COATED ALUMINUM PICKET DECORATIVE RAIL
- ⑯ 2x6 WOOD TRIM
- ⑰ VINYL BOARD & BATTEN SIDING
- ⑱ HORIZONTAL HARDI SIDING

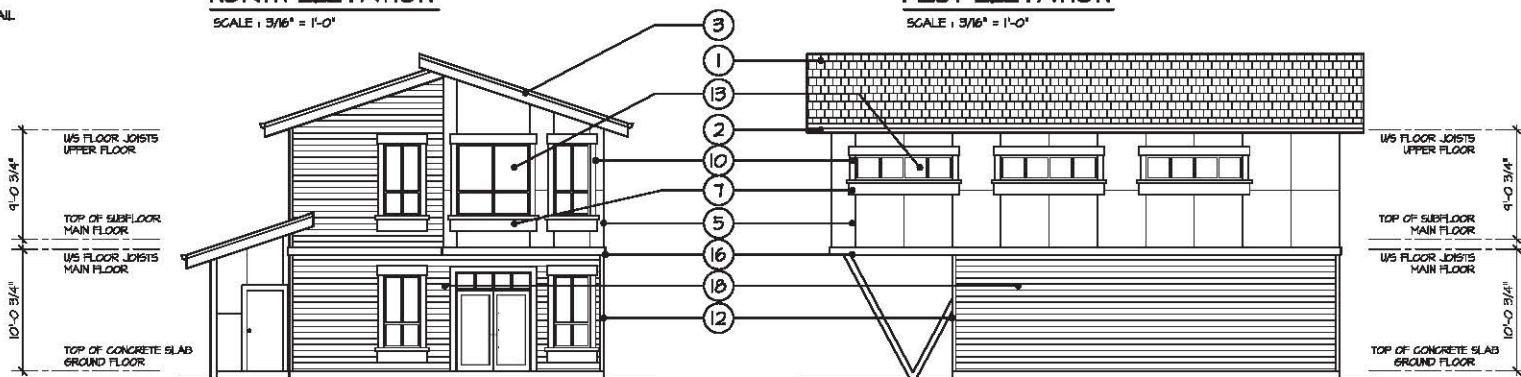


**NORTH ELEVATION**

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

**WEST ELEVATION**

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

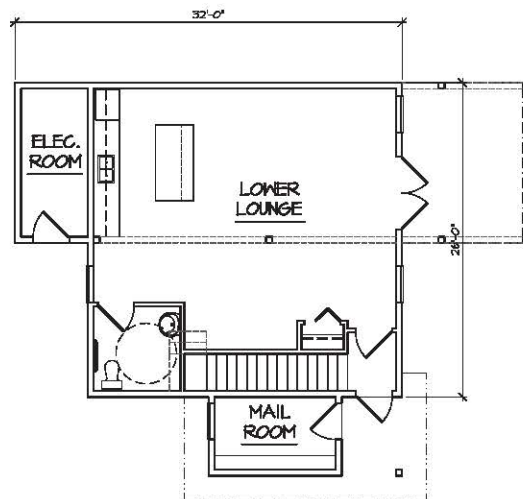


**SOUTH ELEVATION**

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

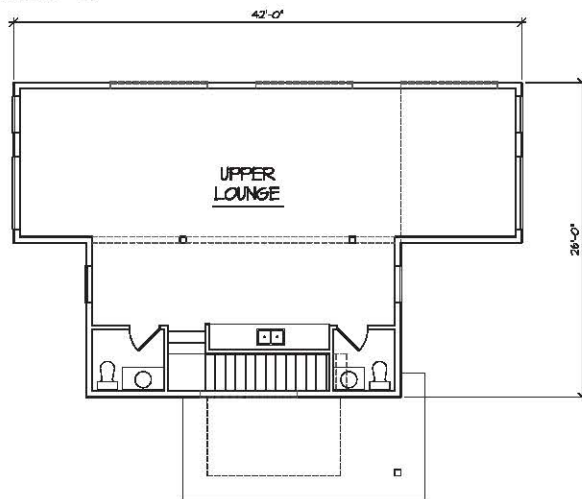
**EAST ELEVATION**

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



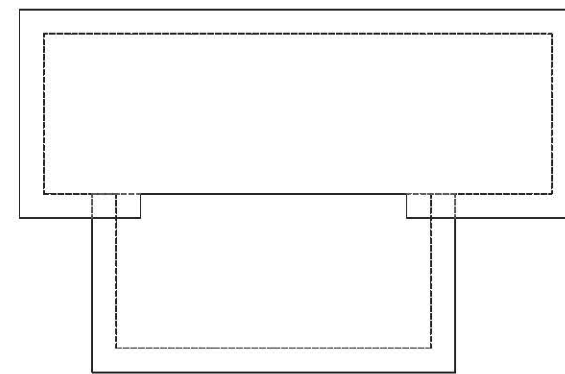
**LOWER LOUNGE**

SCALE : 3/16" = 1'-0" 740 SF.



**UPPER LOUNGE**

SCALE : 3/16" = 1'-0" 880 SF.



**ROOF PLAN**

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

DATE	BY	CHECKED	DATE	BY	CHECKED

DESIGN :  
 DRAWN :  
 DATE :  
 SCALE :  
 CLIENT : 66 METRO HOLDINGS LTD.  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 1250A, 1250B, 1250C, 1250D, 1250E, 1250F, 1250G, 1250H, 1250I, 1250J, 1250K, 1250L, 1250M, 1250N, 1250O, 1250P, 1250Q, 1250R, 1250S, 1250T, 1250U, 1250V, 1250W, 1250X, 1250Y, 1250Z  
 SHEET CONTENTS : APARTMENT

**barnett dambek**  
 UNIT 135,  
 7530 135 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE : (804) 267-7100  
 FAX : (804) 267-2090  
 EMAIL : mat@dambek.ca  
 CLIENT NO. :  
 SHEET NO. : AC-301  
 PROJECT NO. :  
 REV. NO. :

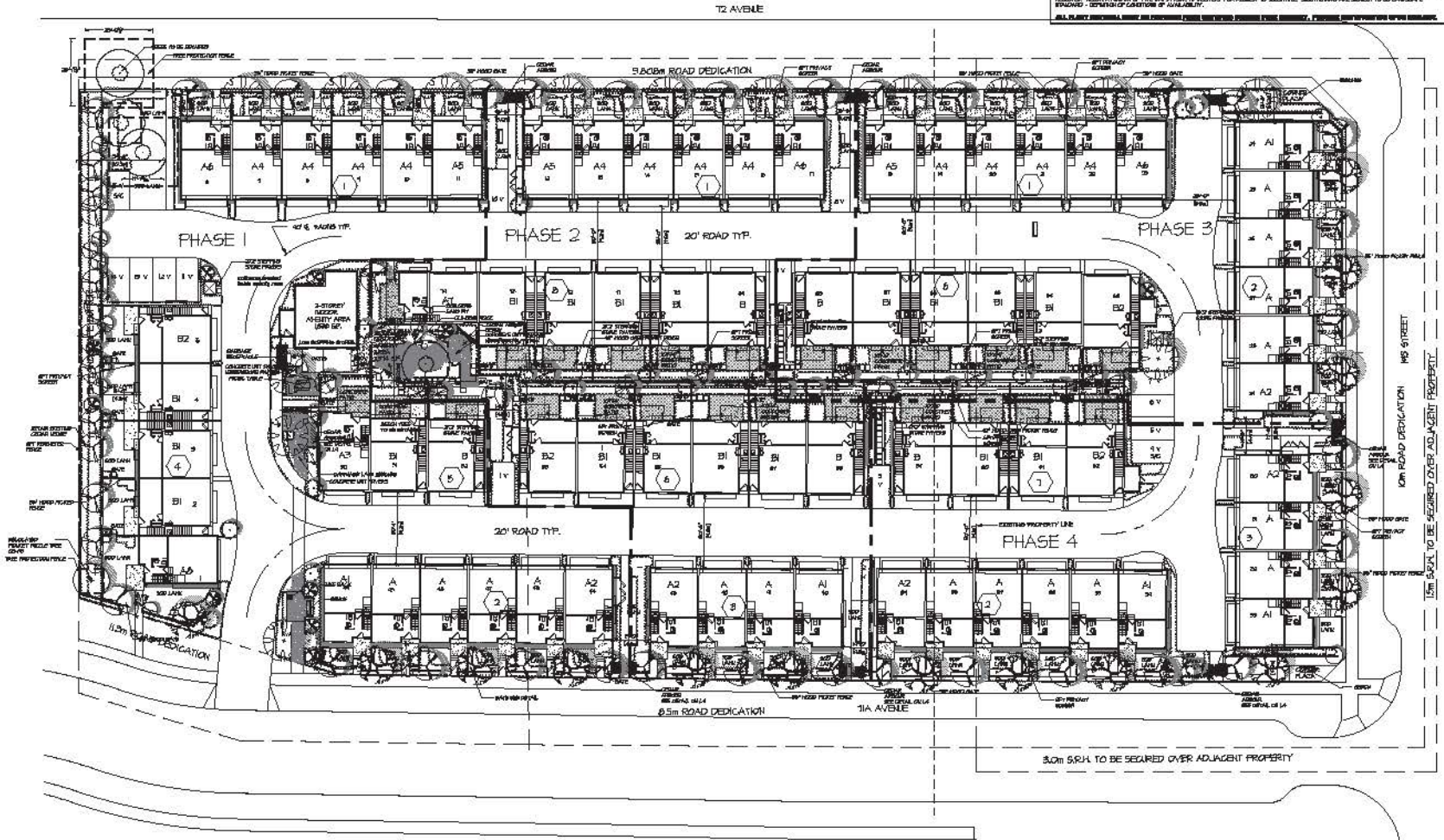


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Fax: 604.553.0045  
Email: office@m2la.com

PLANT SCHEDULE		TRADE PLANT	NO. JOBS / COMMENTS
KEY	SYMBOLICAL NAME	SCIENTIFIC NAME	PLANTING DATE / COMMENTS
A1	ASH BALSAMIC (SAGINAW)	FRAXILIS BALSAMIFERA	6' PLANT, 10' SPACED
A2	BIRCH PAPERBARK	BETULA PAPERBARK	6' PLANT, 10' SPACED
A3	DOGWOOD	DOGWOOD	6' PLANT, 10' SPACED
A4	DOGWOOD (PINK)	DOGWOOD	6' PLANT, 10' SPACED
A5	DOGWOOD (WHITE)	DOGWOOD	6' PLANT, 10' SPACED
A6	DOGWOOD (YELLOW)	DOGWOOD	6' PLANT, 10' SPACED
A7	DOGWOOD (ORANGE)	DOGWOOD	6' PLANT, 10' SPACED
A8	DOGWOOD (RED)	DOGWOOD	6' PLANT, 10' SPACED
A9	DOGWOOD (PURPLE)	DOGWOOD	6' PLANT, 10' SPACED
A10	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A11	DOGWOOD (VARIABLE)	DOGWOOD	6' PLANT, 10' SPACED
A12	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A13	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A14	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A15	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A16	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A17	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A18	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A19	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A20	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A21	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A22	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A23	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A24	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A25	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A26	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A27	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A28	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A29	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A30	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A31	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A32	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A33	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A34	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A35	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A36	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A37	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A38	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A39	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A40	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A41	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A42	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A43	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A45	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A46	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A47	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A48	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A49	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A50	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A51	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A52	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A53	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A54	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A55	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A56	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A57	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A58	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A59	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A60	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A61	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A63	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A64	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A65	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A66	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A67	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A70	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A71	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A72	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A74	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A75	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A76	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A77	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A80	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A84	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A85	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A86	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A87	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A88	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A89	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A90	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A91	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A92	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A93	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A94	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A95	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A96	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A97	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
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A99	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED
A100	DOGWOOD (MULTI)	DOGWOOD	6' PLANT, 10' SPACED



NO.	DATE	REVISION DESCRIPTION	BY
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2	11/11/2020	REV. AS PER REV. 1/1/2020 PLAN	AG
3	11/11/2020	REV. AS PER REV. 1/1/2020 PLAN	AG
4	11/11/2020	REV. AS PER REV. 1/1/2020 PLAN	AG

TOWNHOUSE DEVELOPMENT  
18254, 18284, 18312,  
72nd Ave, Surrey, BC

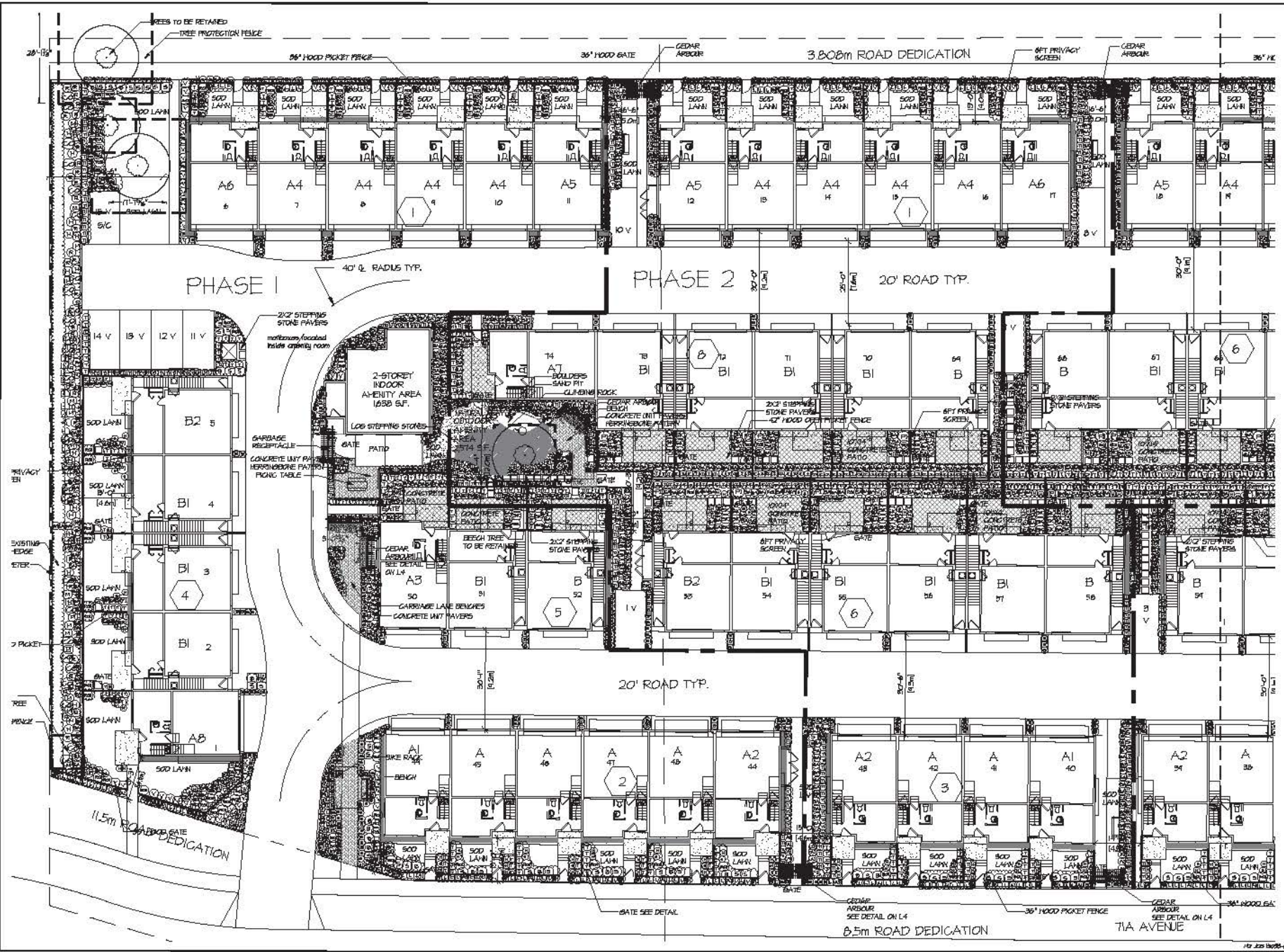
DATE	11/11/2020	DRAWING NUMBER	L1
SCALE	1:200		
DRAWN	AG		
CHECKED	AG		
DATE			



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1	DESIGN	REV. AS PER REV. 1/15/14	AS
2	DESIGN	REV. AS PER REV. 2/15/14	AS
3	DESIGN	REV. AS PER REV. 3/15/14	AS
4	DESIGN	REV. AS PER REV. 4/15/14	AS

NO.	DATE	REVISION DESCRIPTION	BY

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
 18254, 18264, 18312,  
 72nd Ave, Surrey, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: MAY 11, 2015  
 SCALE: 1/32" = 1'  
 DRAWING NUMBER:  
**L2**  
 SHEET NO. OF 5  
 M2LA PROJECT NUMBER: JCB NO 18034

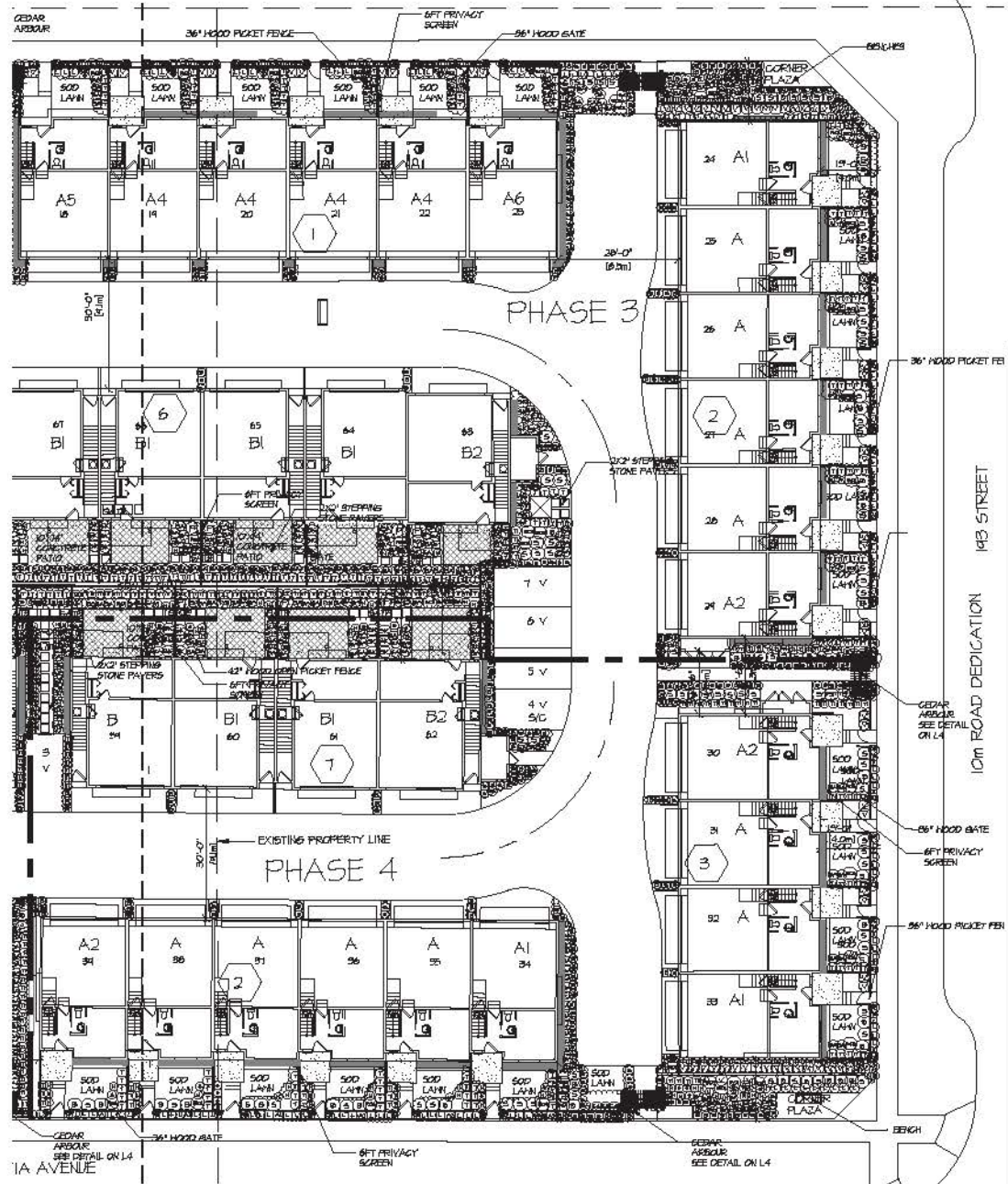
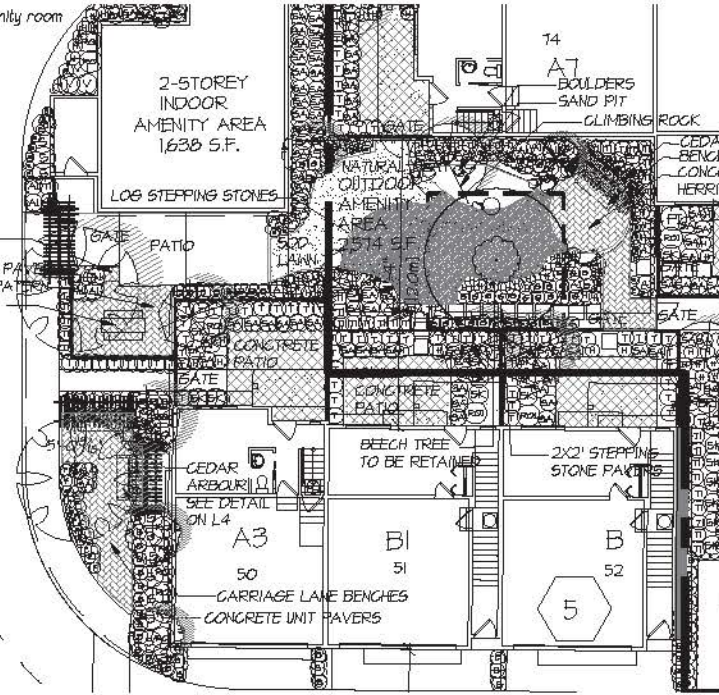


**PLANT SCHEDULE**

KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED BEE / REMARKS
AJ 05	ACALYA JAPANESE CURSEW	ACALYA, PINKISH-RED	55 POT, 60cm
D 70	DIUNIA PARVIFLORA 'HUTCHER BUSH'	LITTLE-LEAF BUSH	55 POT, 20cm
CO 24	GORONIA BOLDIA	RED ORANGE-JOHN GOOD	45 POT, 60cm
H 41	HAWKBIT AMBROSIA	ORANGE SNAPE	55 POT, 60cm
PI 38	PIRENE JAPONICA 'VARIETAL'	PIRENE	45 POT, 60cm
MO 54	MOENCHOSTACHYS SAGEBI SAGEBI	MOENCHOSTACHYS, RED	55 POT, 60cm
K 41	KOHA RUBRA	BRUSH ROSE	45 POT, 60cm
BN 80	BRUNNENELLA BRACHYSTACHYA 'TRISTE' L'	TRISTE BELL	45 POT, 20cm
SK 08	SCHIZANTHUS REVERENDIA	DIANE SCILLA	45 POT, 60cm
S 21	SPIRAEA X EBALDIA 'HOLDRUPAE'	HOLDRUPAE SPIRAEA	55 POT, 60cm
T 88	TASSELLEA 'KISSA 'MAGNET'	HEAVY VEIN	150 BUSH
T 103	TINIA OCCIDENTALIS 'SILVANA'	BERNARD'S GREEN DEW	45 POT, 60cm ON 1st, 2nd
V 110	VIORNA DAVIDA	DAVID'S VIOLET	45 POT, 60cm
BRASS			
F 442	FESTUCA OVINA 'MELICA'	BLUE FESCUE	M POT
PERENNIAL			
H 300	HORTIA 'MAGNET'	M POT, 15cm, HEAVY SHADE	M POT
L 300	LAVENDULA 'ANNEHEITOLIA 'MAGNET'	ENGLISH LAVENDER	M POT
EG			
E 200	ERICA CARNEA 'VIVELLI'	HEATH, BROWN-RED FOLIAGE	M POT
E 54	EULYBIA 'PROCEPERIS'	HINTERGREEN	M POT, 20cm

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DENIED CONTAINER HEIGHTS, MATERIALS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOCAL WILDLIFE AND FRASER VALLEY. \* SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNLESS TO IDENTIFY A MORE SUITABLE SUBSTITUTE. ALLOW A PERCENT OF THIS PRICE TO DELIVERY FOR ROAD TO IDENTIFY. IDENTIFICATIONS ARE SUBJECT TO DG LANDSCAPE STANDARD - CERTAIN OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE WITH HISTORY. PROVIDE QUOTATIONS UPON REQUEST.



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NO.	DATE	REVISION DESCRIPTION	DR.
1	03/10/20	REV AS PER ARCH PLAN	AG
2	03/10/20	REV AS PER ARCH PLAN	AG
3	03/10/20	REV AS PER ARCH PLAN	AG
4	03/10/20	REV AS PER ARCH PLAN	AG

NO.	DATE	REVISION DESCRIPTION	DR.
1	03/10/20	REV AS PER ARCH PLAN	AG
2	03/10/20	REV AS PER ARCH PLAN	AG
3	03/10/20	REV AS PER ARCH PLAN	AG
4	03/10/20	REV AS PER ARCH PLAN	AG

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
18254, 18254, 18312,  
72nd Ave, Surrey, BC

DRAWING TITLE:  
**SHRUB PLAN**

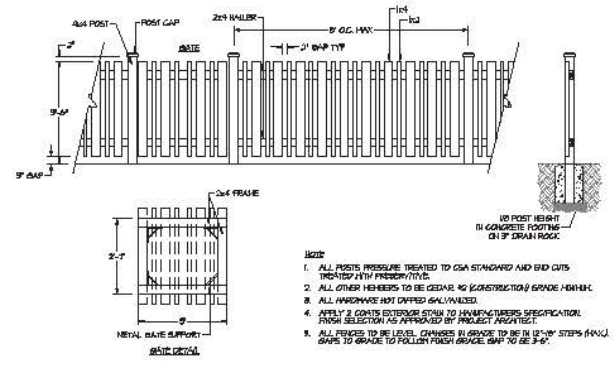
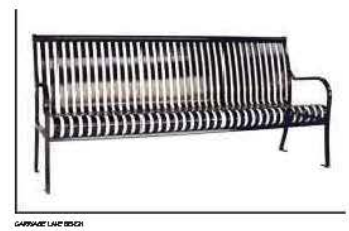
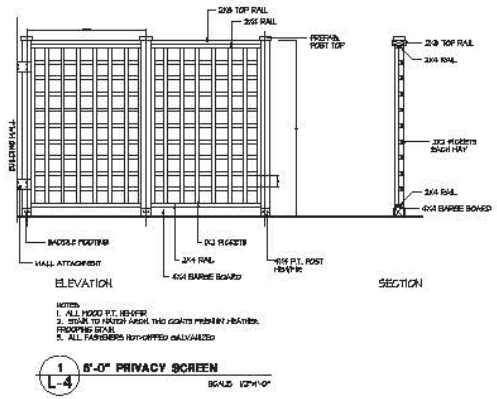
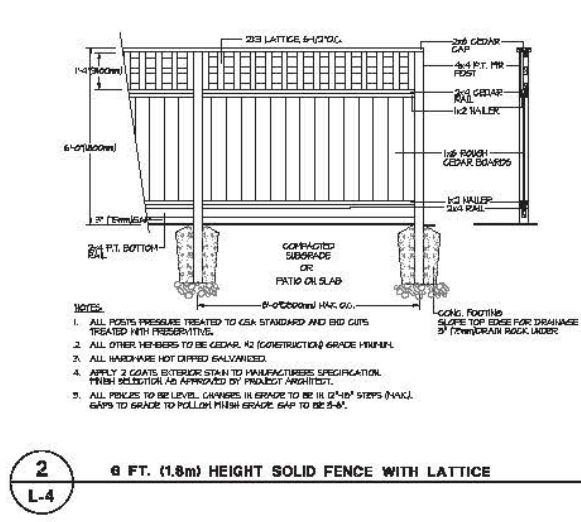
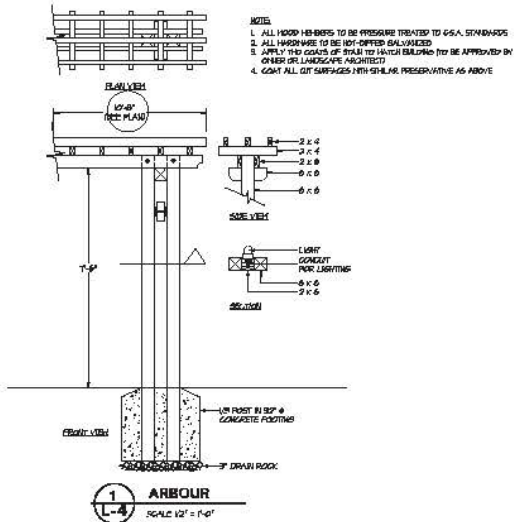
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DRAWING NUMBER:  
**L3**  
OF 5

CLIENT:  
M2LA PROJECT NUMBER:  
JOB NO 18035





4220 - 26 Lorne Mews  
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NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED	AS
2		REVISED AS PER ARCHITECT'S REV.	AS
3		REVISED AS PER ARCHITECT'S REV.	AS
4		REVISED AS PER ARCHITECT'S REV.	AS

**PROJECT:**  
 TOWNHOUSE DEVELOPMENT  
 18254, 18264, 18312,  
 72nd Ave, Surrey, BC

**DRAWING TITLE:**  
**DETAILS PLAN**

<b>DATE:</b> MAY 1, 2015	<b>DRAWING NUMBER:</b>
<b>SCALE:</b> 1/2" = 1'	
<b>OWNER:</b> AS	<b>L4</b>
<b>DESIGN:</b> AS	
<b>CHECK:</b>	

OF 5

## INTER-OFFICE MEMO

---

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

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

**DATE: Revised June 30, 2015**                      **PROJECT FILE: 7815-0050-00**  
May 20, 2015

---

**RE: Engineering Requirements  
Location: 19254/19284/ and 19312 72 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.808 metres along 72 Avenue for the ultimate 16 metre from centre line Arterial Road Standard.
- Dedicate 11.500 metres for 193 Street Half Local Road Standard for 20 metres ultimate width.
- Dedicate 8.500 metres for 71A Avenue for ultimate 20.0 metre Local Road Standard. The applicant must secure a 3.0 metre offsite SRW from 19309 71 Avenue to allow for the 11.500 metre half road standard if proceeding ahead of Surrey Project 7814-0107-00.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersections of 72 Avenue and 193 Street and 193 Street and 71A Avenue.
- Provide a 0.500 metre SRW along 72 Avenue, 193 Street and 71A Avenue.

***Works and Services***

- Construct 71A Avenue and 193 Street to the half road standard (neo-traditional local road).
- Construct 7.3 metre concrete driveway letdown with a 2.0 metre curb extension.
- Complete a comprehensive stormwater servicing plan for Aloha Estates and resolve drainage issues.
- Construct sanitary sewer upgrades to resolve downstream capacity constraints.
- Construct storm, water and sanitary mains and service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

The engineering requirements above are required to be completed prior to issuance of the Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Friday, April 24, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0050 00

**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 that opened during the 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 to Latimer Road Elementary is being implemented for September 2015 and portables will be moved onto the Katzie site in summer of 2015 for use in September. Katzie, Hazelgrove and Clayton Elementary have a combined capacity utilization of 111% (this is projected to increase to 130% within two years). Between the existing population, and planned growth, Clayton area schools are under significant enrolment pressure and additional elementary and secondary capacity is much needed. The construction of additional elementary school capacity in the Clayton area is the highest priority in the district's capital plan. 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. The school district does not support any development proceeding in the Clayton area above the densities outlined in existing NCP or Infill Plan areas.

**SUMMARY**

The proposed 74 townhouse units are estimated to have the following impact on the following schools:

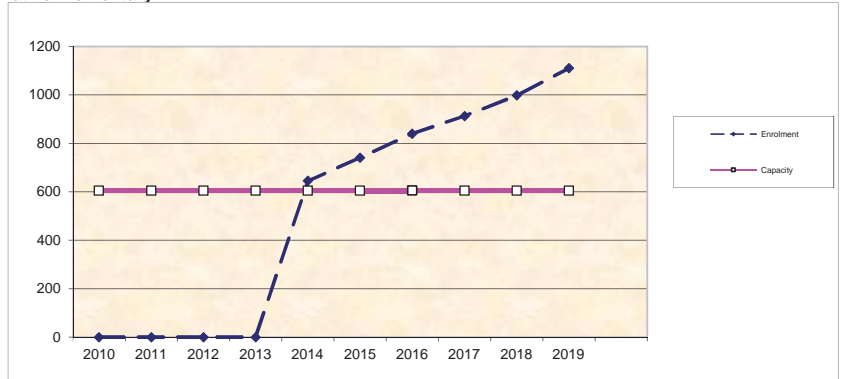
**Projected # of students for this development:**

Elementary Students:	25
Secondary Students:	12

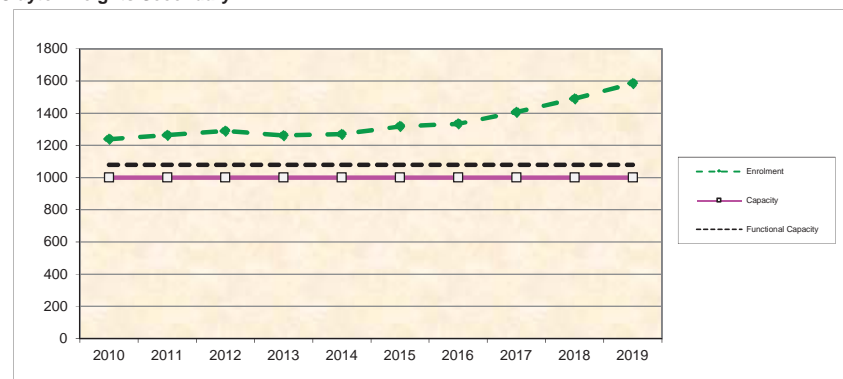
September 2014 Enrolment/School Capacity

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

**Katzie Elementary**



**Clayton Heights Secondary**

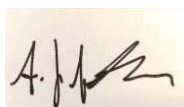


\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Table 3. Tree Preservation Summary

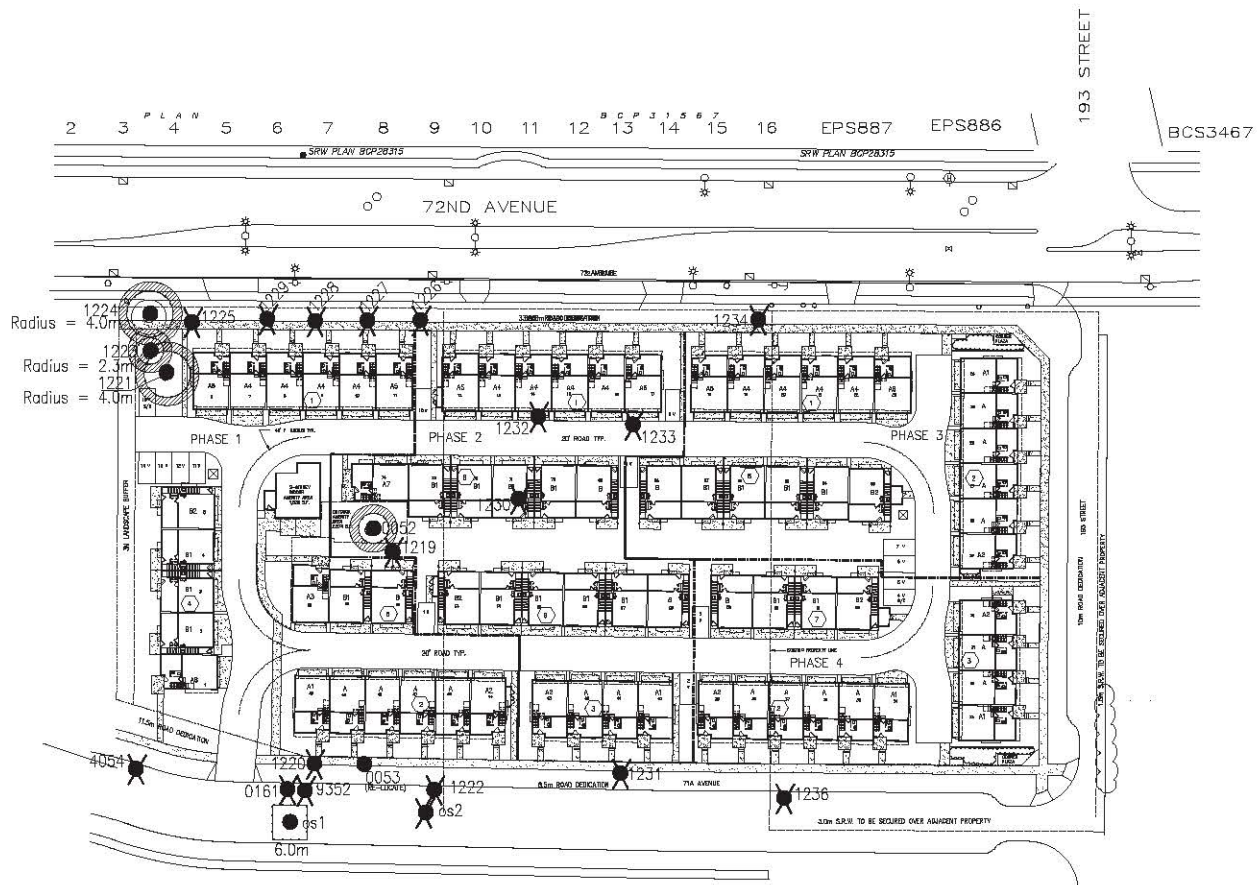
TREE PRESERVATION SUMMARY	
Surrey Project No:	19254, 19284, 19312 72 Avenue
Address:	Surrey, BC
Registered Arborist:	Amelia Needoba ISA Certified Arborist (AU-0343A) Tree Risk Assessor Qualified
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>29</b>
<b>Protected Trees to be Removed</b>	<b>24</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{7} \times \text{one (1)} = 7$	<b>41</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $17 \times \text{two (2)} = 34$	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$	<b>2</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>2</b>

Summary prepared and  
submitted by:



June 30, 2015

Date



**LEGEND**

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

DATE	REVISED	BY
JUN/15	revised site plan	5
JUN/15	revised site plan	4
MAY/15	revised site plan	3
APR/15	revised site plan	2
FEB/15	revised site plan	1

**C.KAVOLINAS & ASSOCIATES INC.**  
 BCBA CSLA  
 2482 JONDUL COURT  
 ABOTSFORD, B.C.  
 V4X 1J8  
 PHONE (604) 857-2376

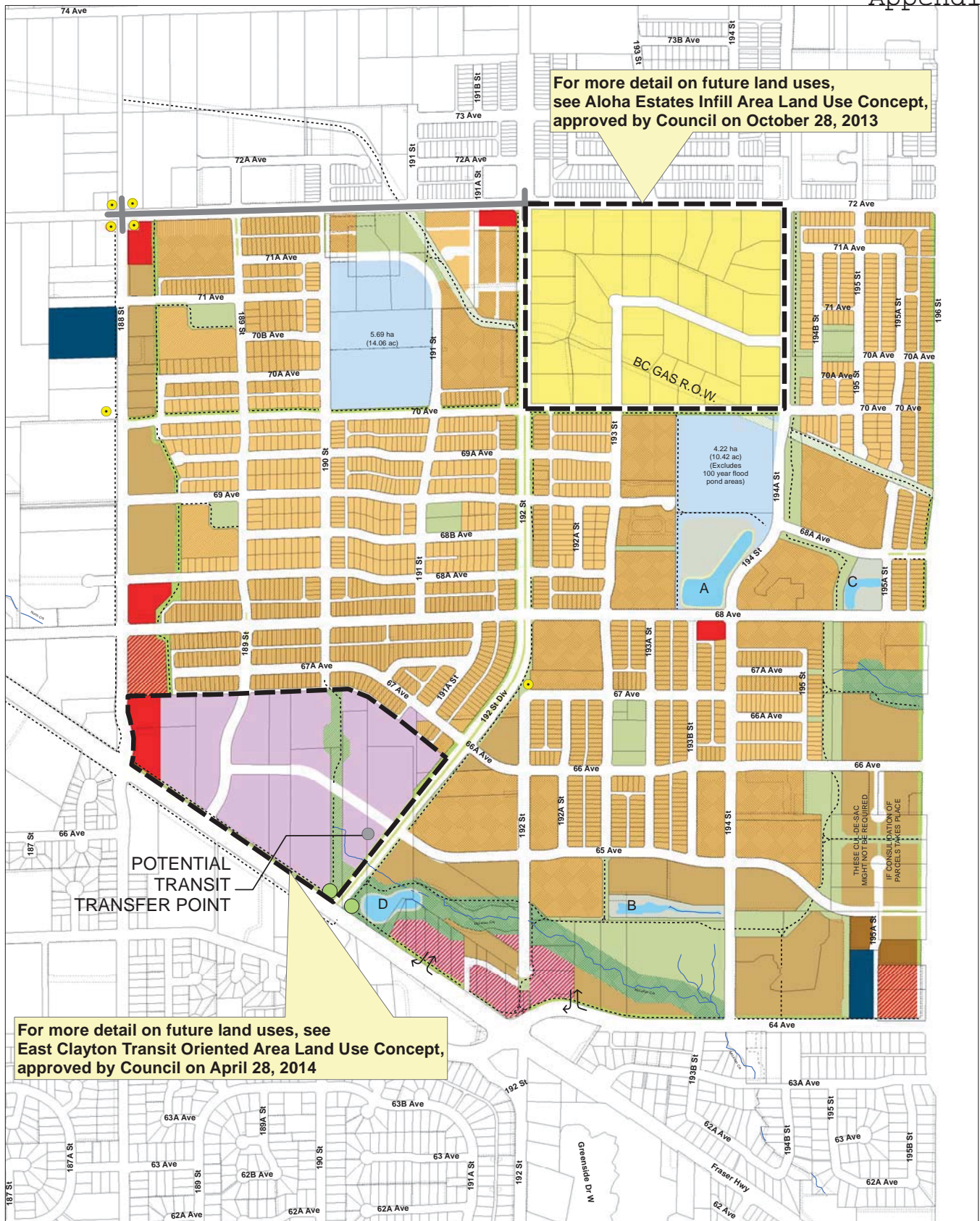
**CLIENT**  
 MR. PETER GARCH  
 ARCHSTONE PROJECTS

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 TOWNHOUSE DEVELOPMENT  
 19254, 19284 & 19312 - 72 AVENUE  
 SURREY, B.C.

SCALE	DATE
1:400	DEC/14
DWT	GDW
ENL	ENC
APPD	ME BAL

**PRINTED** JOB No. **TR-1**



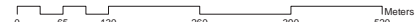


For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

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



# ALOHA ESTATES

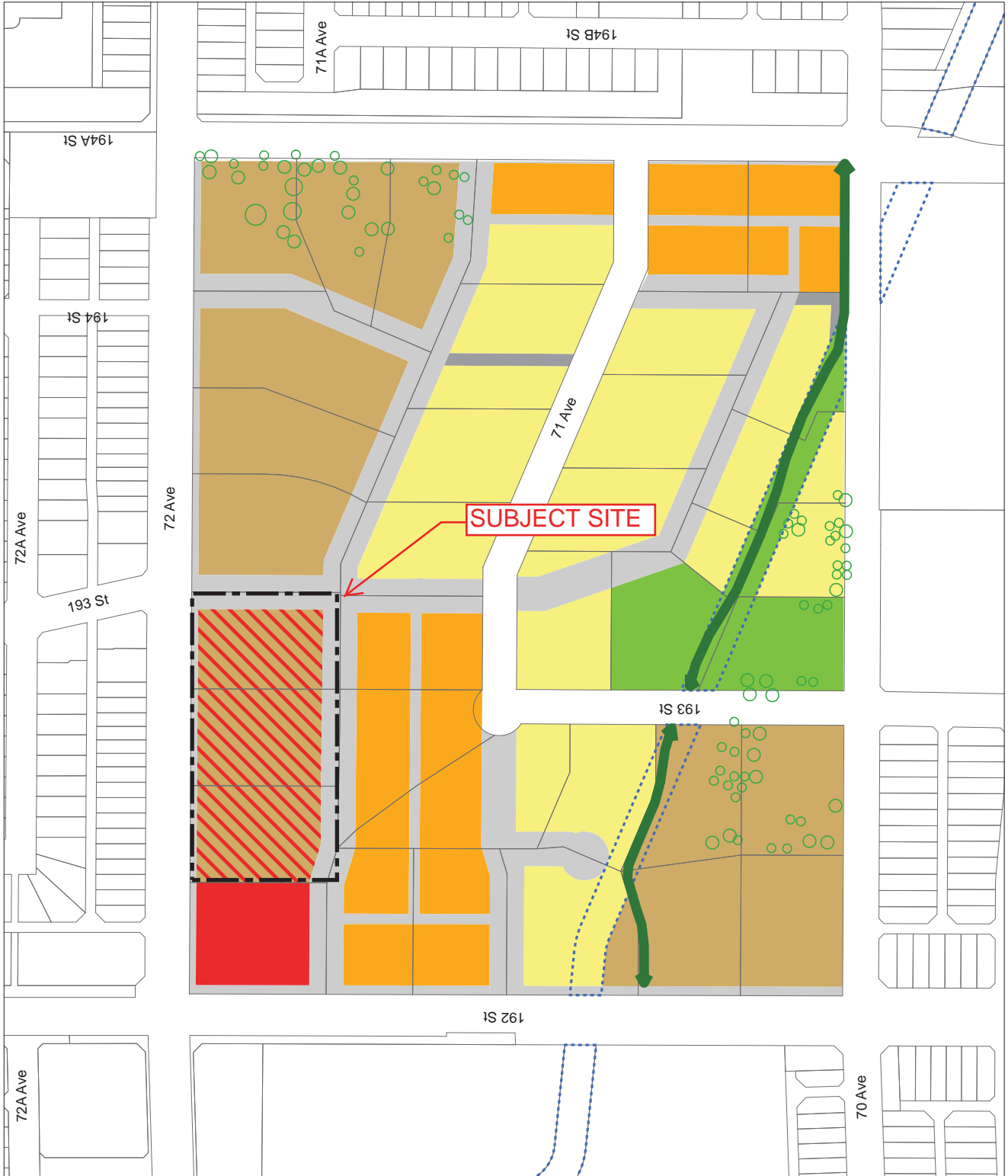
## Infill Area Land Use Concept



Approved by Council: 28 October 2013

### 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





# Cloverdale Community Association

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

May 24, 2015

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

**Re: 19254, 19284 and 19312-72 Avenue / File: 7915-0050-00**

Dear Mr. Atkins:

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

Shortly after receiving your email advising us that this application will be delayed until June 15/15 for the public hearing rather than May 25/15, we were contacted by the developer.

The CCA raised some concerns with regards to densification and how it would work out with having side-by-side garages for all the townhome units. The developer showed us a site layout and was able to prove that the development could actually accommodate 100% side-by-side garages and have the densification which they have requested.

Having said this, we would like assurances that double-sided on-street parking will be available surrounding this development in addition to have a green boulevard with trees and grass and sidewalks.

Assuming that the above will be accepted and included as part of the development, the CCA has no further concerns regarding this development.

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  
604-318-0381

Cc: Board of Directors



CITY OF SURREY

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

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

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

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

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

---

Parcel Identifier: 003-352-684  
 Lot 15 Section 15 Township 8 New Westminster District Plan 54452  
 19254 - 72 Avenue

Parcel Identifier: 001-550-683  
 Lot 16 Section 15 Township 8 New Westminster District Plan 54452  
 19284 - 72 Avenue

Parcel Identifier: 005-240-468  
 Lot 17 Section 15 Township 8 New Westminster District Plan 54452  
 19312 - 72 Avenue

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

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

**A. Intent**

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

**B. Permitted Uses**

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

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *floor area ratio* shall not exceed 0.1 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 1.01; and
  - (b) The *unit density* shall not exceed 65 *dwelling units* per hectare [26 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 47%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard (70 Ave)</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		3.4 m [11 ft.]	3.4 m [11 ft.]	7.5 m [25 ft.]	3.4 m [11 ft.]

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

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves may encroach up to a maximum of 0.8 metre [2.6 ft.] for roofs over entryways.

### G. Height of Buildings

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

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

### H. Off-Street Parking

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

### I. Landscaping

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

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

**J. Special Regulations**

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

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.1 hectares [2.7 acres]	60 metres [195 ft.]	150 metres [490 ft.]

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

**L. Other Regulations**

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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