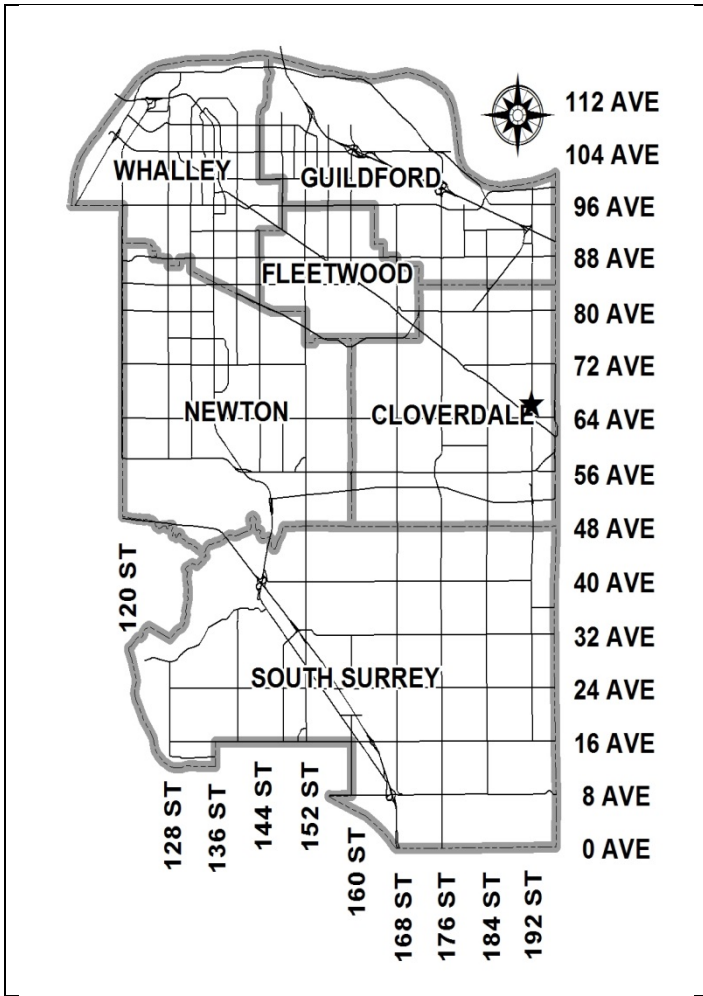


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0306-00

Planning Report Date: December 14, 2015

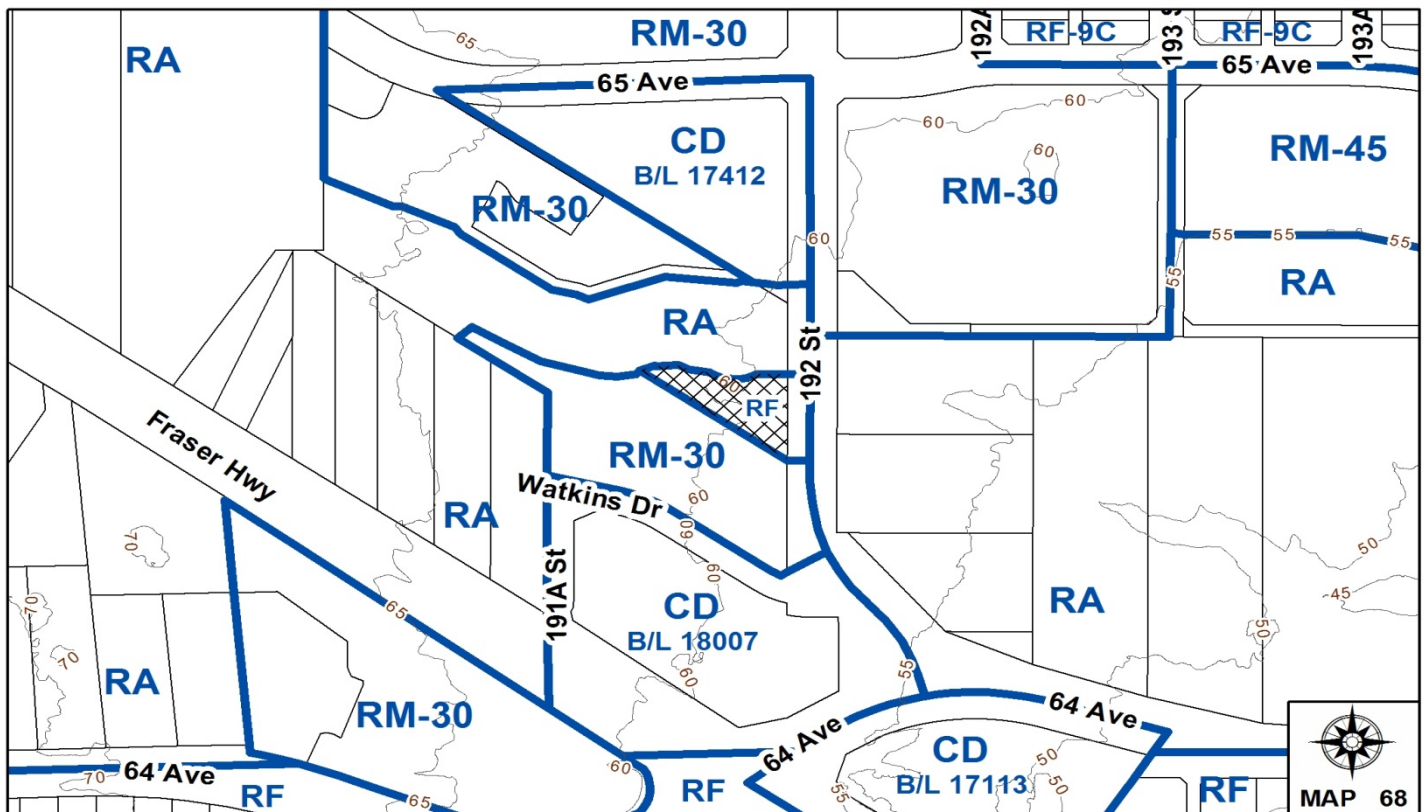


**PROPOSAL:**

- **NCP Amendment** from Specialty Community-Oriented Commercial to 22 - 45 upa (High Density)
- **Rezoning** from RF to RM-30 and RA
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 5 townhouse units and an open space lot.

**LOCATION:** 6479 - 192 Street  
**OWNER:** Brookside Walk Holdings Ltd. Inc.  
 No. BCo763284  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Specialty Community-Oriented Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the East Clayton Neighbourhood Concept Plan (NCP) is required to redesignate the property from “Specialty Community-Oriented Commercial” to “22 – 45 upa (High Density)” and “Riparian Protection Area”.

### RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of East Clayton.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton amendment to the East Clayton.
- The proposed amendment to the East Clayton NCP is consistent with the existing townhouse developments to the north and south of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan as Appendix I, from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)” and Block B on the Survey Plan from “Single Family Residential Zone (RF)” to “One-Acre Residential Zone (RA)” 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. 7915-0306-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0306-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the principal building face and 2.7 metres (8.5 ft.) to the porch canopy;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
  - (c) 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
  - (d) to reduce the minimum rear yard setback of the RM-30 Zone to the required outdoor amenity space from 7.5 metres (25 ft.) to 4.5 metres (14.5 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) the applicant adequately address the impact of no indoor amenity space;
  - (h) discharge of the registered Section 219 No-Build Restrictive Covenant CA3553701; and
  - (i) final approval from Metro Vancouver.
6. Council pass a resolution to amend the East Clayton NCP to redesignate the land from “Specialty Community-Oriented Commercial” to “22 – 45 upa (High Density)” and “Riparian Protection Area” when the project is considered for final adoption.

### REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District:** **Projected number of students from this development:**  
 2 Elementary students at Latimer Road Elementary School  
 1 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 Spring 2017.
- Parks, Recreation & Culture:** Parks, Recreation and Culture has no concerns with the proposed development. Parks advises that the applicant is to construct the path within the dedicated parkland to match the existing path to the west.
- Surrey Fire Department:** No concerns with this proposal.
- Metro Vancouver (MV):** As the site fronts MV’s infrastructure within 192 Street, MV must review Engineering design drawings, to be provided by the applicant, prior to offering support for Final Approval of the subject application.

### SITE CHARACTERISTICS

- Existing Land Use:** Residential parcel presently the site of a sales centre (Brookside Walk townhouse development at 19128 – 65 Avenue).

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Park, with Class B (yellow-coded) watercourse (McLellan Creek)	Riparian Protection Area	RA
East (Across 192 Street):	Single family dwellings on acreage parcels with Class A (red-coded) watercourse (McLellan Creek)	Riparian Protection Area and Specialty Community-Oriented Commercial	RA
South:	Townhouses	22 – 45 upa (High Density)	RM-30
West:	Park, with watercourse (McLellan Creek) and Townhouses	Riparian Protection Area and 22 – 45 upa (High Density)	RA and RM-30

DEVELOPMENT CONSIDERATIONSContext and Background

- The 1,416-square metre (0.35-acre) subject site is located in East Clayton. The subject site (6479 – 192 Street) is designated "Urban" in the Official Community Plan (OCP), "Specialty Community-Oriented Commercial" in the East Clayton Neighbourhood Concept Plan (NCP), and is zoned "Single Family Residential Zone (RF)".
- The subject site is a remnant parcel that was created as part of Application No. 7912-0343-00 (granted final adoption on December 16, 2013), which created the 58-unit, RM-30 - zoned Brookside Walk townhouse development at 19128 – 65 Avenue north of McLellan Creek as well as a portion of the City-owned riparian protection area immediately north of the subject site.
- The subject site is registered with a "no-build" Restrictive Covenant that will be discharged as part of the subject application.

Current Application

- The current proposal is to subdivide the subject site to create one multi-family lot and one open space lot to be voluntarily transferred to the City and assembled with the City-owned riparian protection area lot for McLellan Creek to the north.

*Proposed Multi-family Lot*

- The proposed multi-family lot comprises the majority of the site with a lot area of 1,164 square metres (0.29 ac). The applicant proposes to redesignate the proposed multi-family lot from "Specialty Community-Oriented Commercial" to "22 – 45 upa (High Density)" in the East Clayton NCP and to rezone from RF to RM-30 to permit the development of five (5), three-storey townhouse units in two (2) buildings (see Appendix II).

- With a proposed density of 43 uph (17.5 upa) and Floor Area Ratio (FAR) of 0.57, the proposed development provides a density below that allowed within the 22-45 upa (High Density) designation in the NCP. However, in order to be consistent with the proposed RM-30 zoning and the designations of the surrounding townhouse developments, this designation is considered to be appropriate for the site.
- In addition, a Development Permit and a Development Variance Permit are required for the townhouse portion of the application. The applicant is proposing reduced building setbacks of the RM-30 Zone along all property lines, from 7.5 metres (25 ft.) to setbacks ranging from 2.0 metres (6.5 ft.) to 4.5 metres (14.5 ft.) (see By-law Variances section).

### *Proposed Open Space*

- A 253-square metre ((2,715 sq.ft.) portion of the north side of the subject site will be consolidated with the City-owned riparian protection area to the north (6495 – 192 Street) for the purposes of open space (see Appendix II). This portion is proposed to be rezoned to RA and re-designated to Riparian Protection Area in the NCP to facilitate this proposed land consolidation.
- A 3.0-metre (10-ft.) wide multi-use pathway will be constructed through this future open space area adjacent to the riparian protection area. This east-west pedestrian connection will be part of the larger pathway network that is being developed to the north and south of McLellan Creek.

### Access, Road Dedication and Engineering Requirements

- The applicant satisfied road dedication and construction requirements for 192 Street fronting the site as part of Application No. 7912-0343-00.
- The proposed townhouse development will be oriented towards and gain vehicle access from a driveway along 192 Street.

### PRE-NOTIFICATION

Pre-notification letters were sent out on November 17, 2015 to a total of 181 addresses and the development proposal sign was installed on November 18, 2015. Staff received the following responses:

- The Cloverdale Community Association (CCA) provided a response to the pre-notification letter, generally supporting the proposed development (Appendix VIII).
- One resident expressed concern that there is insufficient room on the subject lot to accommodate a multi-family development along with the necessary residential parking and access requirements. The resident is also concerned that the height of the proposed buildings will block out daylight from the existing townhouse units to the south. They feel that the site is suitable for a single family development and should remain zoned RF.

*(Staff advised the resident that the applicant is proposing 5 units at a density consistent with the RM-30 Zone, with side-by-side double car garages, 1 visitor space as per the requirement of the Zoning By-law, and outdoor amenity space. The applicant is also dedicating land to the City as open space. The proposed use and density will be consistent with the townhouse developments north and south of the subject site.*

*Staff also advised that the distance between the southern corner of proposed Unit 5 within Building 2 to the closest, existing townhouse unit to the south will be approximately 8.5 metres (27 ft.).*

#### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated “Specialty Community-Oriented Commercial” in the East Clayton NCP. This designation comprises the existing properties along Fraser Highway south of the subject site, and across 192 Street to the west.
- However, the existing townhouse development immediately south of the subject site (“Clayton Market”, at 19159 Watkins Drive), which was previously designated “Specialty Community-Oriented Commercial”, was redesignated to “22 – 45 upa (High Density)” at the time it received final rezoning adoption from Council on May 26, 2014 (as part of Application No, 7913-0030-00). This resulted in the subject site being isolated from other “Specialty Community-Oriented Commercial” – designated properties.
- In order to be consistent with the adjacent townhouse development to the south, the applicant proposes to re-designate the townhouse portion of the subject site from “Specialty Community-Oriented Commercial” to “22 – 45 upa (High Density)”. The remainder of the site is proposed to be re-designated to “Riparian Protection Area” to respect the intended consolidation with the neighbouring open space lot.
- As the proposed designation is consistent with the existing townhouse developments north and south of the subject site and the open space lot to the north, staff support the proposed amendments to the East Clayton NCP

#### DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 5-unit, 3-storey townhouse development.
- Each of the five (5) townhouse units are 3-bedroom units and range in size from 130 square metres (1,401 sq.ft.) to 134 square metres (1,443 sq.ft.).
- Each of the 5 townhouse units (100%) 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. 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. The proposed major exterior finishes on the townhouses consist of cedar-style vinyl siding (in grey), cedar-style vinyl horizontal siding (in dark blue and dark grey) and Hardi-panel siding (in white). Wood trim and, for end units oriented towards the future park pathway, large bay windows will provide finishing details along the edges and corners of the units. Covered front porches will provide for interest and differentiation of the units at the street level.
- Prior to final adoption of the rezoning by-law, staff will be further discussing the possible substitution of Hardi-shake siding in place of the vinyl cedar style-siding.
- Each unit fronting 192 Street will have a small private patio and front yard space that provides for individual outdoor use opportunities, while each unit at the rear of the site will have a private patio and accessible rear yard.

#### Indoor Amenity Space

- No indoor amenity space is proposed for this townhouse development. The RM-30 Zone requires that 15 square metres (161 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 space requirement of the Zoning By-law in accordance with Council's policy.

#### Landscaping and Outdoor Amenity Space

- Landscaping consisting of Japanese Maple, Chinese Dogwood, Katsura, Beech, and fruit trees interspersed with shrubs and perennials such as Strawberry, Blueberry, Honeysuckle, Hydrangea, Rhododendron, Ferns, Windflower, Fuchsia and others will be planted throughout the development.
- Three Mountain Hemlock trees are proposed to be planted at the rear of the site where it will intersect with the future parks pathway.
- The RM-30 Zone requires that 15 square metres (161 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 46 square metres (500 sq. ft.), subject to approval of a proposed variance (see By-law Variances section).
- The outdoor amenity space will consist of a seating area surrounding a multi-purpose common lawn, shaded by two Mountain Hemlock and Dogwood trees.
- The applicant is also proposing to provide for a small, communal garden plot for the benefit of the residents. This area is not included in the above calculation as it is within the front and side yard setbacks.

#### Parking

- A total of ten (10) 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. All of



the off-street resident parking spaces (100%) will be provided in a double, side-by-side parking arrangement.

- One (1) visitor parking space is to be provided on-site, which meets the minimum parking requirements in Surrey Zoning By-law No. 12000.

## TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates, 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>Deciduous Trees</b>			
Elm	4	1	3
<b>Coniferous Trees</b>			
Douglas Fir	9	9	0
<b>Total</b>	<b>13</b>	<b>10</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>26</b>	
<b>Total Retained and Replacement Trees</b>		<b>29</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 13 mature trees on the site, and none are Alder or Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. 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 twenty (20) replacement trees on the site. The applicant is proposing twenty-six (26) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees were planted on 192 Street as part of Application No. 7912-0343-00. As part of the servicing agreement stage, the Engineering Department will assess whether additional boulevard trees are warranted.
- The new trees on the site will consist of a variety of trees including of Japanese Maple, Chinese Dogwood, Katsura, Beech, Mountain Hemlock, and fruit trees.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site.

BIODIVERSITY CONSERVATION STRATEGY

- The subject site is not identified as a Hub or Corridor on the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 2, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within the East Clayton NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development incorporates small communal garden plots for residents.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates <i>Low Impact Development Standards</i>, such as permeable pavement surfaces.</li> <li>• A portion of the site will be transferred to the City to expand the riparian protection area around McLellan Creek.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development will construct a portion of, and provide direct access to, the trail network around McLellan Creek.</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 low fencing to allow for visibility in and around the development site, and provides accessible outdoor amenity space, including communal gardening plots.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Public Hearing for the rezoning will be held.</li> </ul>

ADVISORY DESIGN PANEL

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

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the principal building face and 2.7 metres (8.5 ft.) to the porch canopy;
- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- To 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 rear yard setback of the RM-30 Zone to the required outdoor amenity space from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.).

## Applicant's Reasons:

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

## Staff Comments:

- The building 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, and are consistent with the existing, southerly adjacent townhouse development at 19159 Watkins Drive.
- The proposed outdoor amenity space is appropriately located in the southwest corner of this triangular shaped site and does not encroach into private yard space.
- Staff support the requested 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.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment

Appendix VII. Development Variance Permit No. 7915-0306-00  
Appendix VIII. Letter from Cloverdale Community Association

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/dk

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# DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA (in square metres)</b>		
Gross Total		1,416.4 m <sup>2</sup>
Road Widening area		
Open Space dedication area		252.7 m <sup>2</sup>
Net Total		1,163.7 m <sup>2</sup>
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	29%
Paved & Hard Surfaced Areas		27%
Total Site Coverage		56%
<b>SETBACKS ( in metres)</b>		
Front (east)	7.5 m	3.5 m*
Rear (west)	7.5 m	4.5 m*
Side #1 (north)	7.5 m	2.0 m*
Side #2 (south)	7.5 m	3.0 m*
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	13 m	10 m
Accessory	11 m	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		5
Total	8	5
<b>FLOOR AREA: Residential</b>		
	1,047 m <sup>2</sup>	663 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>		
	1,047 m <sup>2</sup>	663 m <sup>2</sup>

**\* Variances required**

**Development Data Sheet cont'd**

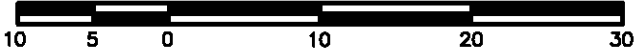
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30	17.4
FAR (gross)		
FAR (net)	0.90	0.57
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	15 m <sup>2</sup>	0 m <sup>2</sup>
Outdoor	15 m <sup>2</sup>	46 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	10	10
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	11	11
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	0%
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW #\_\_\_\_\_ OF LOT 2 SECTION 16 TOWNSHIP 8  
 NEW WESTMINSTER DISTRICT PLAN EPP35806**

CITY OF SURREY

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS

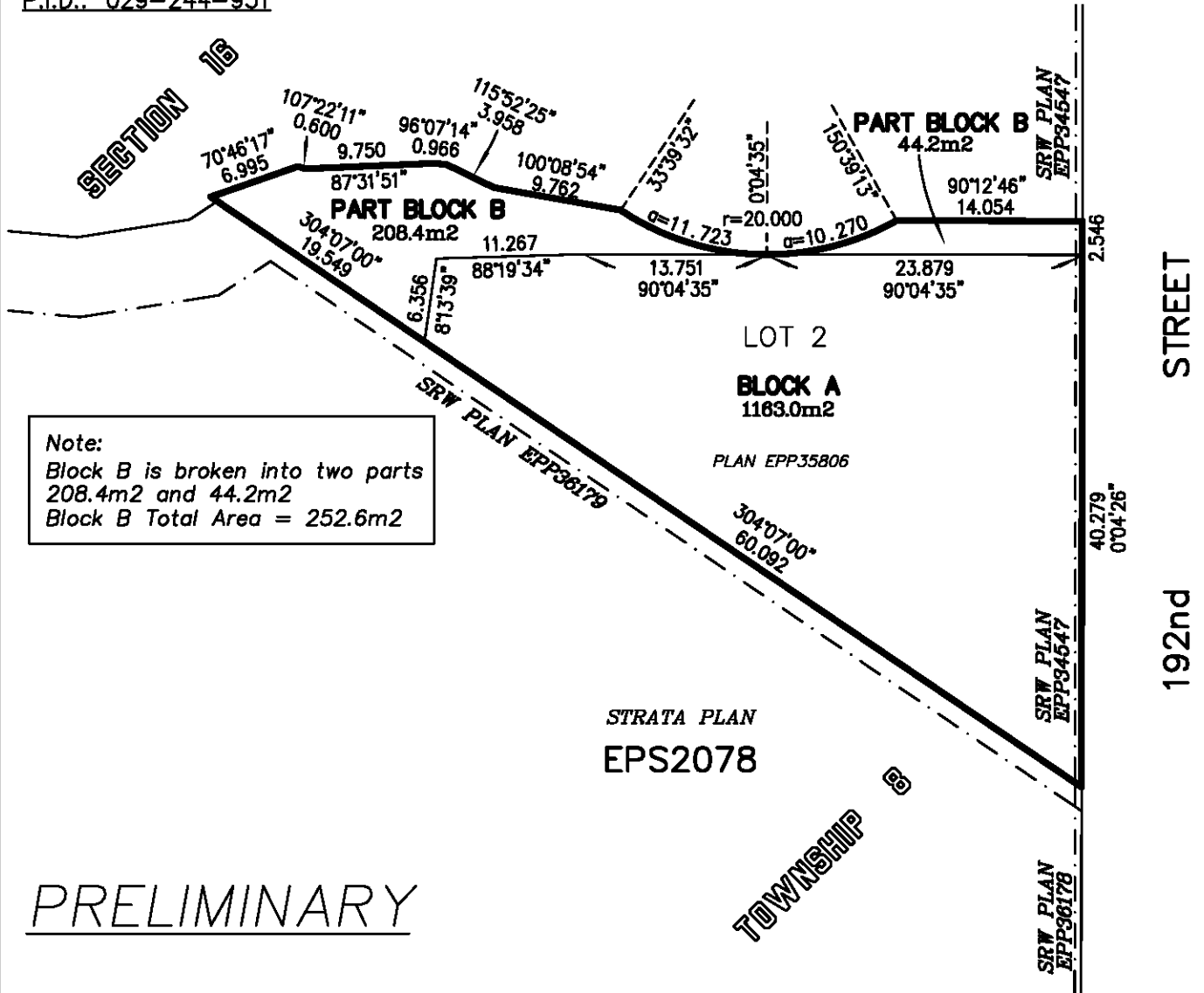
6479 192nd STREET

SURREY, B.C.

P.I.D.: 029-244-951

C

PLAN EPP36181



Note:  
 Block B is broken into two parts  
 208.4m2 and 44.2m2  
 Block B Total Area = 252.6m2

PRELIMINARY

Grid Bearings are derived from  
 Subdivision Plan EPP35806

Underwater Land Surveying  
 B.C. Land Surveyors  
 #104-5830 176A Street  
 Cloverdale B.C.

FILE: JS1566\_RZ

This Plan Lies Within The  
 Greater Vancouver Regional District

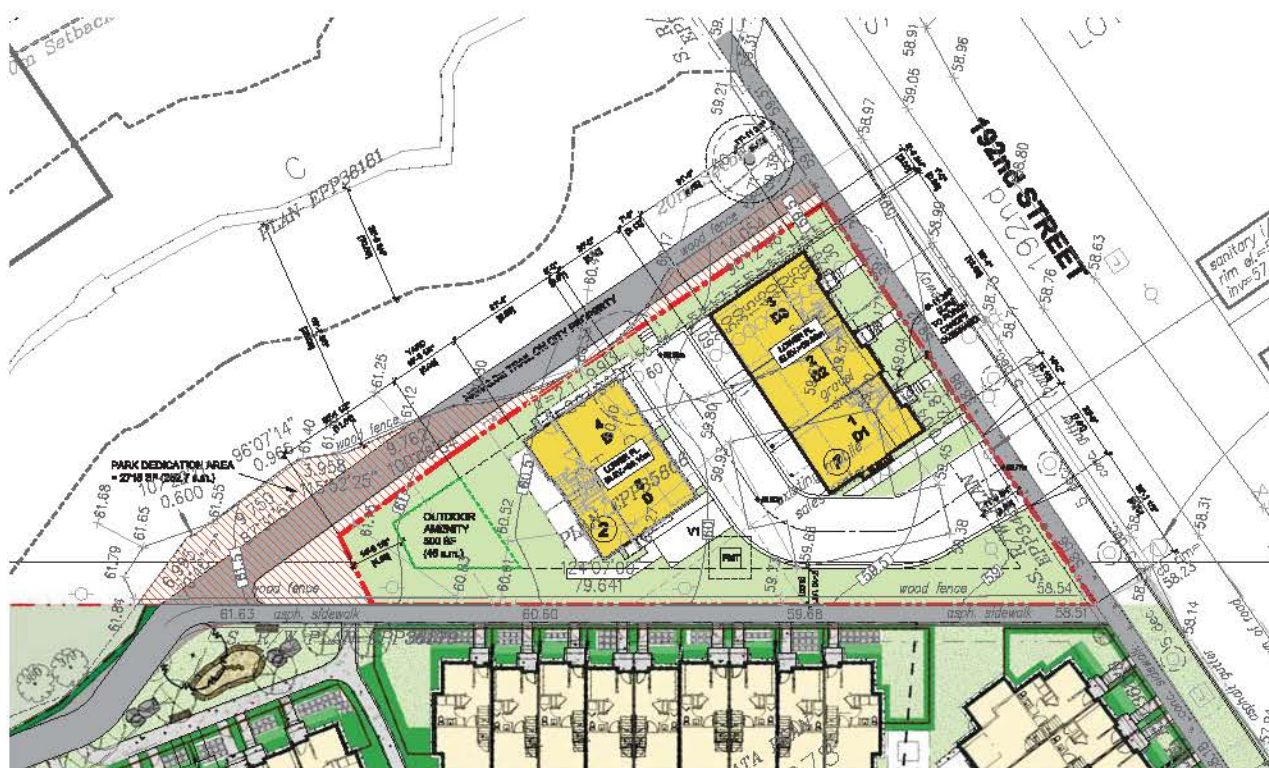
Certified correct, completed on  
 the 8th day of December, 2015

©

J.F. Squires

B.C.L.S.





## SITE RECONCILIATION

**LEGAL DESCRIPTION:**  
 LOT 2, BLOCK 14, TOWNSHIP 6, RANGE 16, PLAN 107000

**CIVIC ADDRESS:**  
 609 - 192ND STREET

**ZONING INFORMATION:**

**ZONE:** RESIDENTIAL  
 PROPOSED: R4-30

**BACK SETBACK:** DEVELOPER: 14.291 m (47.21 ft)  
 PARK DEDICATION: 2.716 m (8.91 ft)  
 SET SITE AREA: 12.575 m (41.41 ft)

**LOT DIMENY:** PERMITTED: 27.47 m (90.10 ft)  
 PROPOSED: 11.41 m (37.76 ft)

**FLOOR AREA RATIO:** PERMITTED: 0.8 MAXIMUM  
 PROPOSED: 1.27 - 7.18 sq ft / 1,000 sq ft

**LOT COVERAGE:** ALLOWABLE: 40% MAXIMUM  
 PROPOSED: 38.8% = 5,200 sq ft / 13,400 sq ft

**SETBACKS BUILDING FOOT:** REQUIRED: PROPOSED:

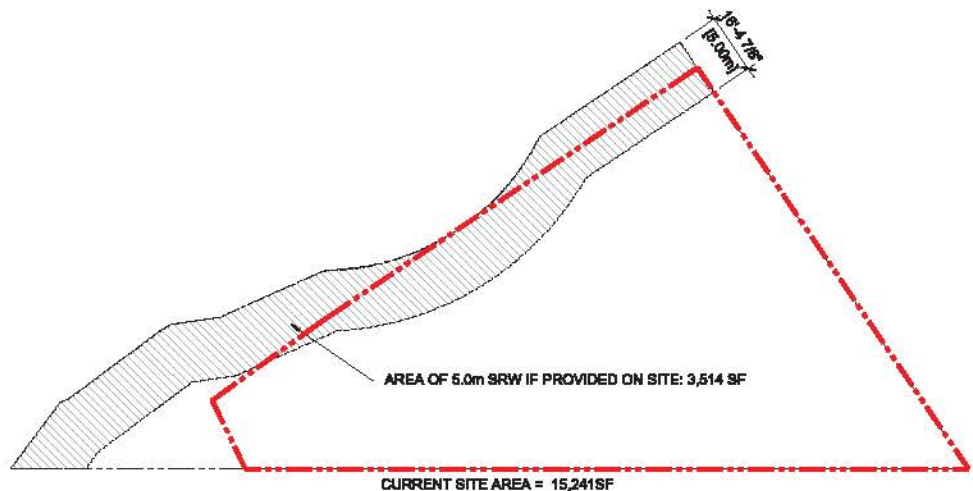
**BUILDING HEIGHT:** PERMITTED: 6.0 m (19.68 ft) MAXIMUM  
 PROPOSED: 6.0 m (19.68 ft)

**AMENITY:** REQUIRED: REQUIRED OUTDOOR AMENITY SPACE: 0.125 m<sup>2</sup> per unit = 10m<sup>2</sup>  
 PROPOSED: 10m<sup>2</sup> PER UNIT

**EMBOD:** REQUIRED: 6 UNITS x 2 per unit = 12 RECURRENT PARKING  
 PROPOSED: 6 UNITS x 2 per unit = 12 RECURRENT PARKING

BUILDING	# OF LOTS	LOT COVERAGE
1	2	1,000 sq ft
2	2	1,000 sq ft
TOTAL	4	2,000 sq ft

UNIT TYPE	COUNT	SANITARY	LAUNDRY	BATH	KITCHEN	LIVING	DINING	LOBBY	STAIR	MECH	OTHER	UNIT TOTAL	NET TOTAL
1-BED	1	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00	14.00
2-BED	1	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00	14.00
3-BED	1	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	14.00	14.00
TOTAL	3	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	42.00	42.00



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**SITE AREA ANALYSIS**  
 SCALE: 1/16" = 1'-0"

FOCUS ARCHITECTURE & INTERIORS

200-1150 McChesney Road  
 Scarborough, Ontario M1B 3Y8  
 416-291-2222  
 info@focus.ca

CITY OF SUDBURY FILE #: 22-020-02

CLIENT: BROOKSIDE WALK HOLDINGS LTD

PROJECT: BROOKSIDE TWO

DATE: 10/20/2022

DRAWING TITLE: SITE PLAN

DATE: 10/20/2022  
 DRAWN BY: [Name]  
 FILE NO.: 1514

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



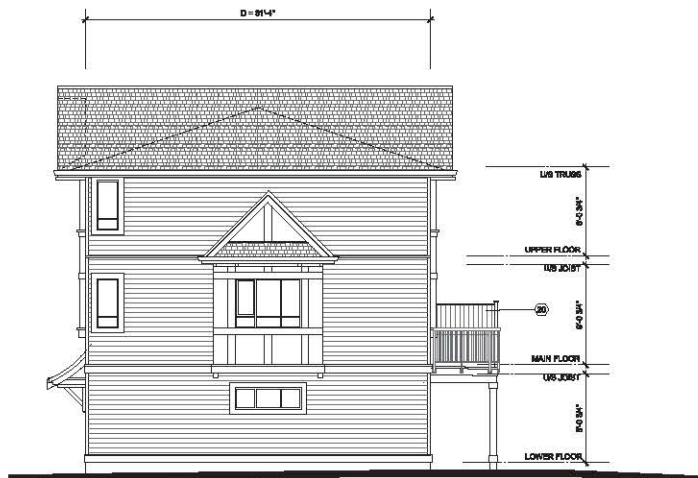




**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



**EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/16"=1'-0"



**WEST ELEVATION**  
SCALE: 3/16"=1'-0"

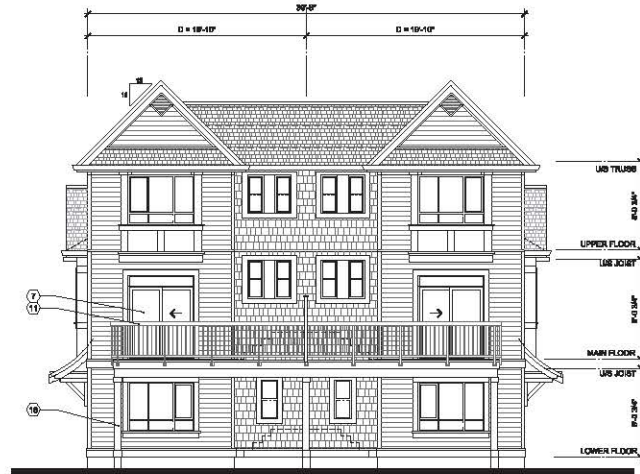
**ELEVATION MATERIAL LEGEND**

- |  |  |   |   |
|--|--|---|---|
| 1 COMPOSITE ASPHALT SHINGLES                                 | 6 1/2" HORIZONTAL VINYL SIDING                 | 12 2x6 PAINTED CORNER WOOD TRIM                         | 17 HARDIE PANEL                             |
| 2 2x6 PAINTED WOOD FASCIA ON 2x4 WOOD TRIM & BRITL LUMBER    | 7 SEALED DOUBLE GLAZED PVC SLIDING DOOR        | 13 2x6 PAINTED WOOD TRIM                                | 18 5/8 WOOD POST ON 6" CONCRETE PIER        |
| 3 1/2" PREPRESSED ALUMINUM GUTTER ON 2x6 PAINTED WOOD FASCIA | 8 SEALED DOUBLE GLAZED P.V.C. WINDOW           | 14 2x12 PAINTED WOOD TRIM ON PREFINISHED METAL FLASHING | 19 THRU WALL FLASHING                       |
| 4 DECORATIVE KNEE-BRACE                                      | 9 ENTRY DOOR w/ 2x6 WOOD TRIM AROUND           | 15 NOT USED   | 20 DIVIDER PANEL, NATURAL CEDAR STAIN FENCE |
| 5 1" ROUND-CUT VINYL SHINGLE GROUND                          | 10 OVERHEAD GARAGE DOOR                        | 16 2x6 PAINTED WOOD TRIM                                |   |
|  | 11 42" HEMPI PREPRESSED BLACK ALUMINUM RAILING |   |   |

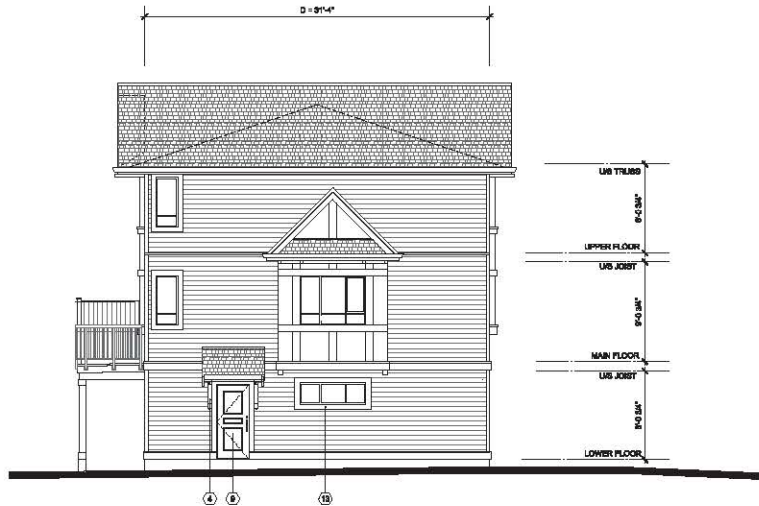
NOTE: FOR FLOOR ELEVATIONS, SEE CIVIL DRAWINGS.



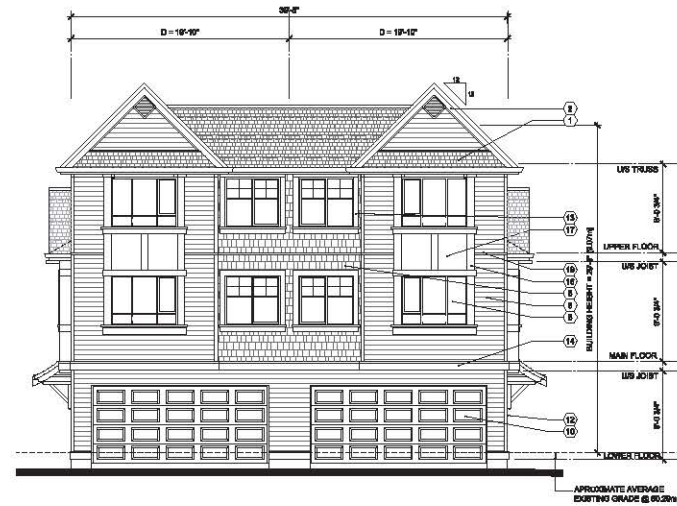
**SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"



**EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**NORTH ELEVATION**  
SCALE: 3/16"=1'-0"



**WEST ELEVATION**  
SCALE: 3/16"=1'-0"

**ELEVATION MATERIAL LEGEND**

- |   |   |  |   |
|---|---|--|---|
| 1 COMPOSITE ASPHALT SHINGLES                                  | 7 4.5" HORIZONTAL VINYL SIDING                  | 12 2x6 PAINTED CORNER WOOD TRIM                        | 17 HARDIE PANEL                             |
| 2 2x6 PAINTED WOOD FASCIA ON 2x4 WOOD TRIM & BRITISH CLADDING | 8 SEALED DOUBLE GLAZED PVC SLIDING DOOR         | 13 2x6 PAINTED WOOD TRIM                               | 18 2x6 WOOD POST ON 6" CONCRETE PIER        |
| 3 1/2" PREPRESSED ALUMINUM GUTTER ON 2x6 PAINTED WOOD FASCIA  | 9 SEALED DOUBLE GLAZED P.V.C. WINDOW            | 14 2x12 PAINTED WOOD TRIM ON PREPRESSED METAL FLASHING | 19 TRAIL WALL FLASHING                      |
| 4 DECORATIVE KNEE-BRACE                                       | 10 ENTRY DOOR w/ 2x6 WOOD TRIM AROUND           | 15 NOT USED  | 20 DIVIDER PANEL, NATURAL CEDAR STAIN FENCE |
| 5 1" ROUND-CUT VINYL SHINGLE GROUND                           | 11 OVERHEAD GARAGE DOOR                         | 16 2x6 PAINTED WOOD TRIM                               |   |
|   | 12 42" HEIGHT PREPRESSED BLACK ALUMINUM RAILING |  |   |

NOTE: FOR FLOOR ELEVATIONS, SEE CIVIL DRAWINGS.

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**FOCUS**  
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INCORPORATED

Suite 129 - 4226 McCowan Road  
Aurora, Ontario M1S 3S3  
T. 905.882.8227 F. 905.882.8242  
info@focus.ca

CITY OF SURVEY FILE #: 7718-0008-01

2018-11-19  
10218P-REVISED

889-042  
8890 FOR/REV/DP

REVISIONS

CONSULTANT

CLIENT  
BROOKSIDE WALK  
HOLDINGS Ltd

PROJECT  
BROOKSIDE TWO

5079 - 182 STREET  
SURREY, BC

DRAWING TITLE

**BUILDING 2  
ELEVATION**

DATE 2018.08.09 FILE NO.  
DWN. AL  
CHK. CH 1514

SEAL  
SHEET NO.

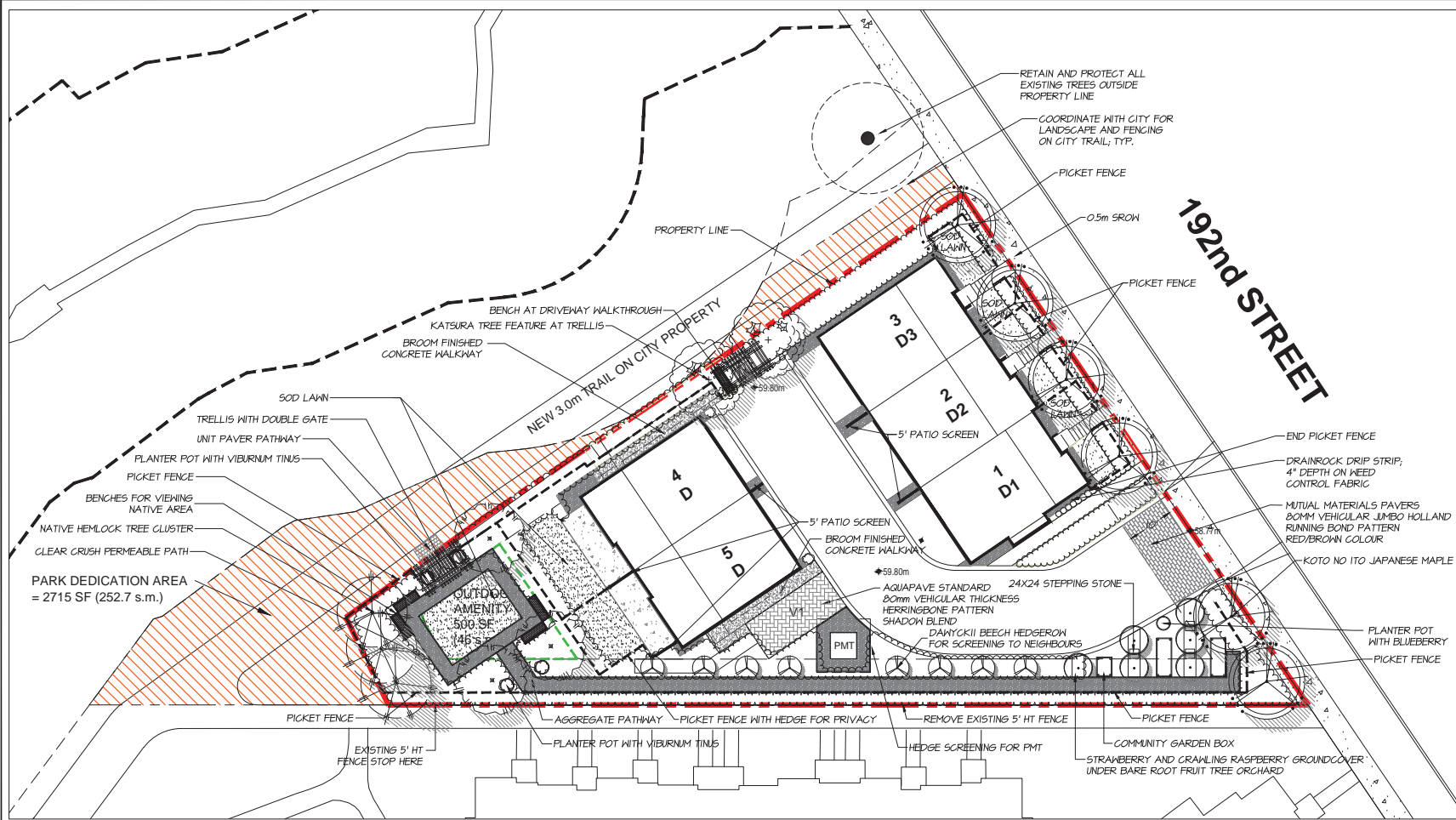
**A-2.02**

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**M2**  
LANDSCAPE ARCHITECTURE

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



1 TREE PLAN  
SCALE: 1"=10'-0"

PLANT SCHEDULE				M2 JOB NUMBER: 15-085
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
6	AGER PALMATHO KOTO NO ITO*	KOTO NO ITO JAPANESE MAPLE	60H GAL 1.8M STD, B4B	
6	BARE ROOT FRUIT TREE	BARE ROOT FRUIT TREE	60H GAL 1.8M STD, B4B	
2	GERGIDPHYLLUM JAPONICUM	KATSURA TREE	60H GAL 1.8M STD, B4B	
3	GORING KOMA JAPANESE*	CHINESE DOGWOOD	22H HT, BUSH FORM, B4B	
3	FRAXUS SYLVATICA 'DANFORSKI'	DANFORS BEECH	60H GAL B4B	
3	TSUGA HERTENSIANA	MOUNTAIN HEMLOCK	22H HT, B4B	

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 DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NO.	DATE	REVISION DESCRIPTION	BY
1	NOV. 2015	REVISED AS PER CITY COMMENTS	PT

ISSUE:

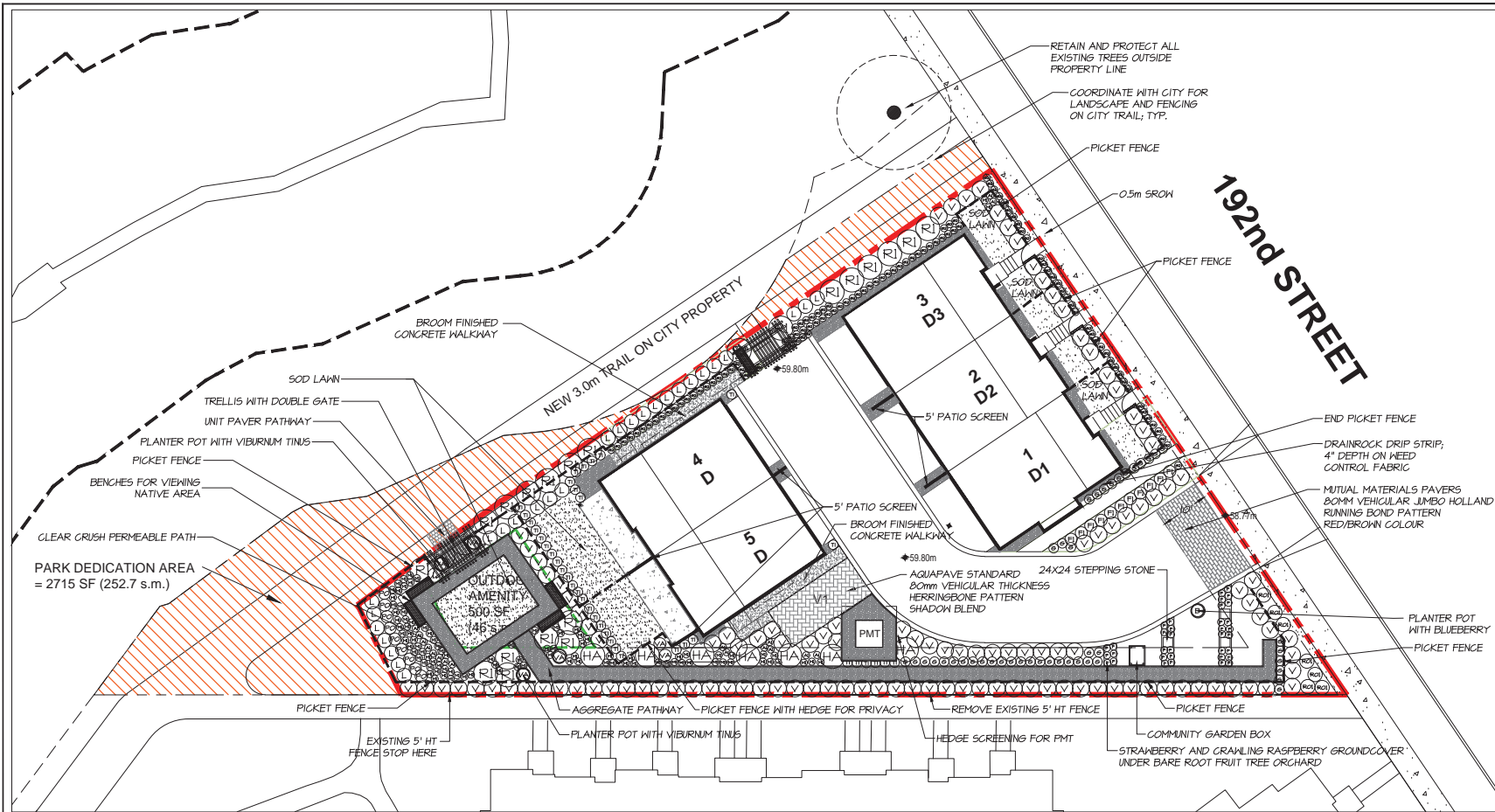
PROJECT:  
**BROOKSIDE REMNANT**  
6479 192ND ST.  
SURREY, B.C.  
Survey File No. 15-0306

DRAWING TITLE:  
**TREE PLAN**

DATE: 05/08/12  
SCALE: 1"=10'-0"  
DRAWN: M2LM  
DESIGN: M2LM  
CHECKED:

DRAWING NUMBER:  
**L1**





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NO.	DATE	REVISION DESCRIPTION	BY
1	NOV 24/18	REVISED AS PER CITY COMMENTS	PT

2 SHRUB PLAN  
 SCALE: 1/4"=1'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 18-088	PLANTED SIZE / REMARKS
SHRUB					
F	35	FRAGARIA X TERRENALE ELVEARING	STRAWBERRY		BARE ROOT, 3 PER 5' SQUARE
B	1	FRUITING BLUEBERRY 'LINE'	JUNE BLUEBERRY		#3 POT
HA	7	HYDRANGEA GIBBERIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA		#3 POT, 80CM
L	20	LONGICORNA PILEATA	SHRUB HONEYSALE		#2 POT, 50CM
RI	21	RHODOCYDENDRON LODERI VAR.	LODERI RHODOCYDENDRON WHITE		1.2M HI, 84B
RO	7	ROSA 'WHITE HEDDLAND'	WHITE HEDDLAND ROSE		#2 POT, 80CM
TI	30	TAXUS MEDIA BRONCHI	TEH		1.2M SHB
V	10	VIORNIUM DAVIDII	DAVID'S VIORNIUM		#3 POT, 50CM
VA	6	VIORNIUM TINS 'DWARF'	SPRING BODIBET		#3 POT, 50CM
GRASS					
G	43	GAREX FENDLERI	DROOPING SEDGE		#1 POT
	62	HAKONEGLOX MACROA 'YUKKI'	FIRSIK HAKONE GRASS		#1 POT
PERENNIAL					
A	11	ANEMONE 'HONORE JOBERT'	HEDDLOWER		#1 POT
F	11	FUCHSIA 'DAVID'	FUCHSIA		#1 POT
GC					
H	46	MAHONIA NERVOSA	LONGBEAK MAHONIA		#2 POT, 25CM
PO	4	POLYSTICHUM SETIFERUM	ALASKAN FERH		#2 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DETAILED CONTAINER REQUIREMENTS 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 LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

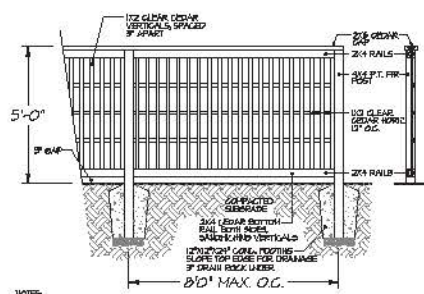
PROJECT:  
**BROOKSIDE REMNANT**  
 6479 192ND ST.  
 SURREY, B.C.  
 Survey File No. 15-0306

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 05/08/22 DRAWING NUMBER:  
 SCALE: 1/4"=1'-0"  
 DRAWN: MLM  
 DESIGN: MLM  
 CHECKD:

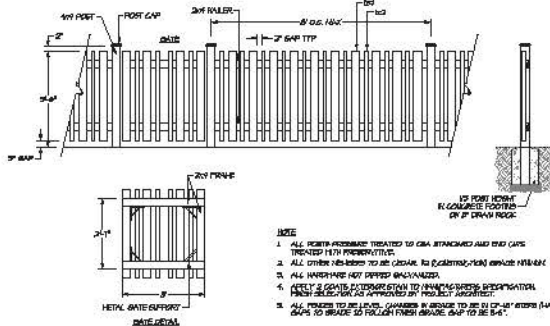
L2

OF 4



- NOTES:
1. ALL HOOD REQUIRED TO BE FINISHED TREATED TO GMA. DRAINAGE
  2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
  3. APPLY THE GRADE OF SOIL TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT
  4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

1 FENCE: PATIO SCREEN  
SCALE: 1/4"=1'-0"



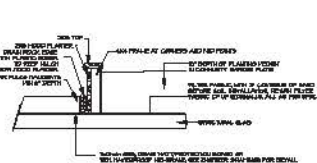
- NOTE:
1. ALL FENCE FINISHES TREATED TO GMA. BRANCHED AND END CAPS TREATED WITH PRESERVATIVE.
  2. ALL OTHER FINISHES TO BE GMA. TO EXAMINER-ONLY FINISHES FINISHES
  3. ALL HARDWARE HOT-DIPPED GALVANIZED
  4. VERIFY 2 GRADES FOR PROTECTION TO MATCH BUILDING PERMITS. FINISHES TO BE APPROVED BY PROTECTIVE
  5. ALL FINISHES TO BE HOT-DIPPED GALVANIZED IN ORDER TO BE IN COMPLIANCE WITH GMA TO GRADE TO MATCH FINISH ABOVE. GAP TO BE 5/8"

2 PICKET FENCE  
SCALE: 1/4"=1'-0"

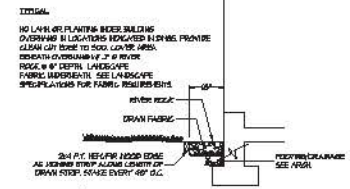


- NOTES:
1. INSTALL MATERIALS HOLLOW 2x4 VERTICAL CONCRETE PAVES OR EQUIVALENT TO BE APPROVED BY OWNER. COLORED, POLISHED, PATTERNS, FINISHES TO BE APPROVED BY OWNER.
  2. PROVIDE IN 75% SAMPLE OF FINISHED CONCRETE FOR OWNER.

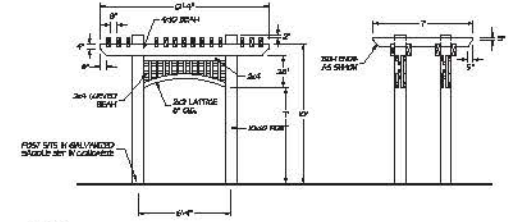
DETAIL 'B' VEHICULAR PAVERS AT ENTRY  
SCALE: 1/4"=1'-0"



DETAIL 'C' COMMUNITY GARDEN PLOTS  
SCALE: 1/4"=1'-0"

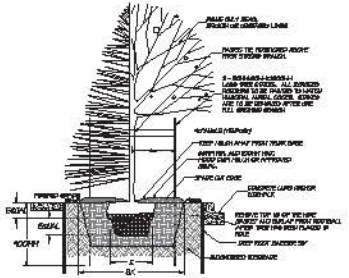


DETAIL 'D' DRAIN STRIP  
SCALE: 1/4"=1'-0"



- NOTES:
1. ALL HOOD FINISH FINISHES
  2. ALL HARDWARE GALVANIZED HOT-DIPPED
  3. HOOD FINISHES TO MATCH BUILDING TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT

6 TRELLIS AT PATH ENTRIES  
SCALE: 1/4"=1'-0"



7 TREE PLANTING DETAIL  
SCALE: 1/4"=1'-0"

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Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	MEL/M	REVISED AS PER CITY GRADING	JT

SCALE:

PROJECT:  
**BROOKSIDE REMNANT**  
8470 2880 ST.  
SURREY, B.C.  
Survey File No. ES-0006

DRAWING TITLE:  
**DETAILS**

DATE: 5/20/23	DRAWING NUMBER:
SCALE: 1/4"=1'-0"	<b>L3</b>
DRAWN: MEL	
DESIGN: MEL	
CHECK:	

---

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

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

DATE: **December 10, 2015**  
(revised from December 9, 2015)

PROJECT FILE: **7815-0306-00**

---

RE: **Engineering Requirements  
Location: 6479 192 Street**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE**

##### ***Works and Services***

- construct driveway letdown and curb bulge;
- construct 300 mm watermain along frontage; and
- construct 3.0 m multi-use pathway along north property line.

A Servicing Agreement is required prior to Rezoning.

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

sk





Tuesday, November 17, 2015  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 15 0306 00

**SUMMARY**

The proposed 5 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

September 2015 Enrolment/School Capacity

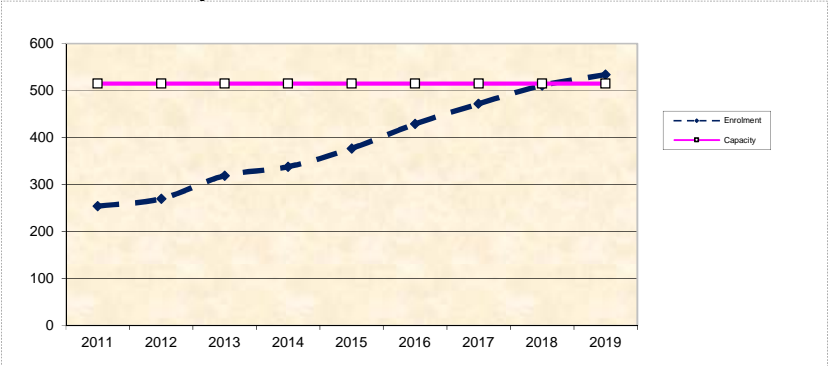
Latimer Road Elementary	
Enrolment (K/1-7):	56 K + 321
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1332
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

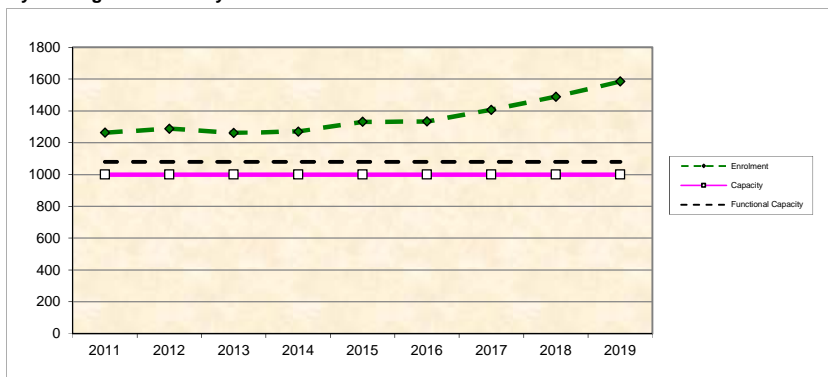
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

To reduce overcrowding at surrounding schools, boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010 and from Katzie Elementary to Latimer Road for 2016. A Montessori program was added to Latimer Road Elementary in September 2013 which will accelerate enrolment growth at Latimer Road. The school district, as a high priority in it's capital plan, has requested two new elementary schools in the Clayton area to accommodate existing and projected enrolment pressures. The school district has received capital project approval for a new North Clayton Area Secondary (site #215) that will relieve overcrowding at Lord Tweedsmuir Secondary, Clayton Heights Secondary and North Surrey Secondary.

**Latimer Road Elementary**



**Clayton Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

**Surrey Project No:** TBD

**Address:** 6479 - 192 Street, Surrey, BC

**Registered Arborist:** Monical Ardiel

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)	13
<b>Protected Trees to be Removed</b>	10
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 26</li> </ul>	26
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X 1 one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

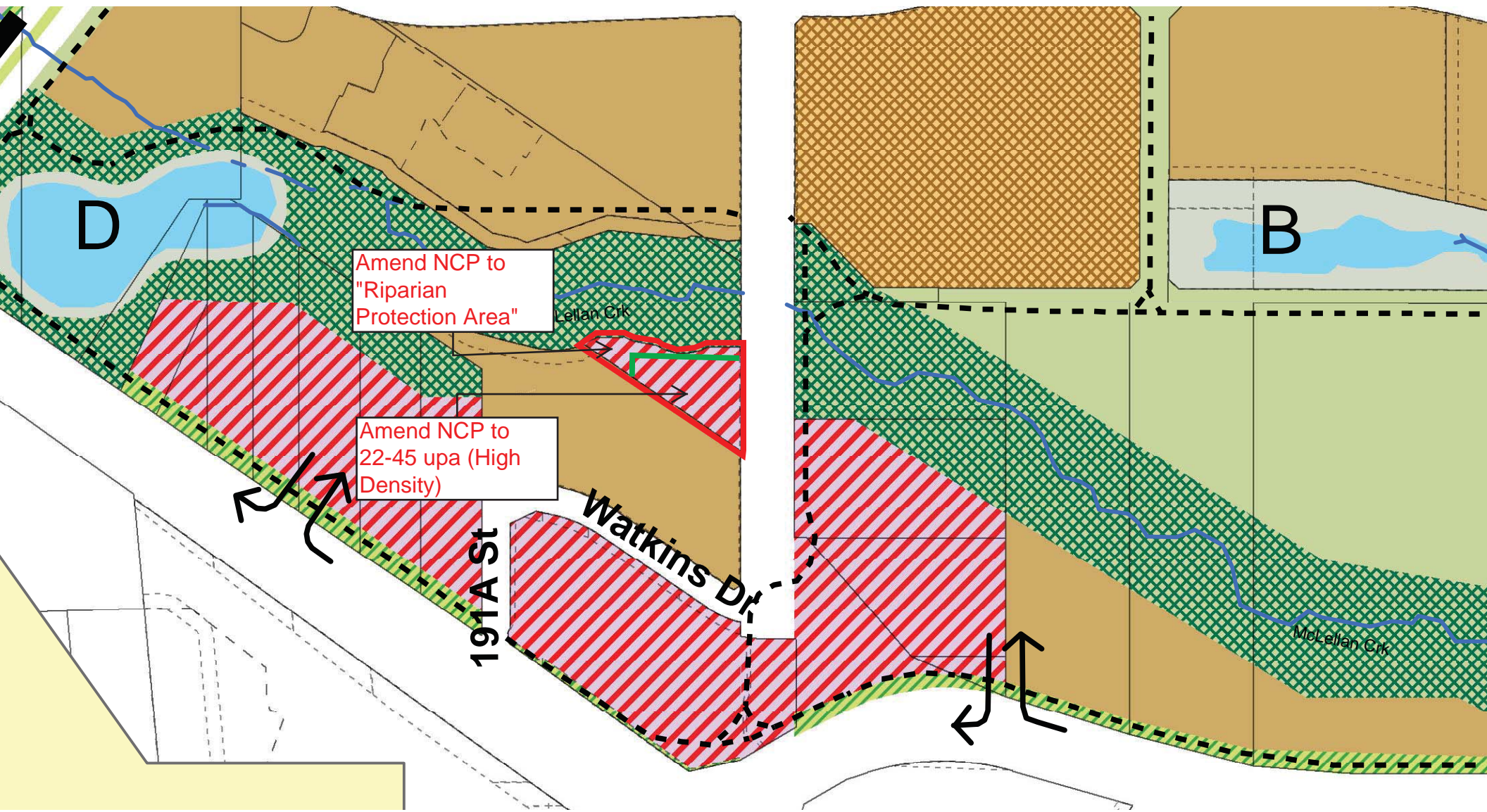
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: August 15, 2015



Proposed NCP Amendment



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0306-00

Issued To: BROOKSIDE WALK HOLDINGS LTD. INC. NO. BC0763284

("the Owner")

Address of Owner: 22259 - 48 Avenue, Unit 101A  
Langley, BC V3A 8T1

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: 029-244-951  
Lot 2 Section 16 Township 8 Plan EPP35806 NWD

6479 - 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 3.5 metres (11.5 ft.) and 2.7 metres (8.5 ft.) to the porch canopy;
  - (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
  - (c) 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
  - (d) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum rear yard setback to the required outdoor amenity space is reduced from 7.5 metres (25 ft.) to 4.5 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   .

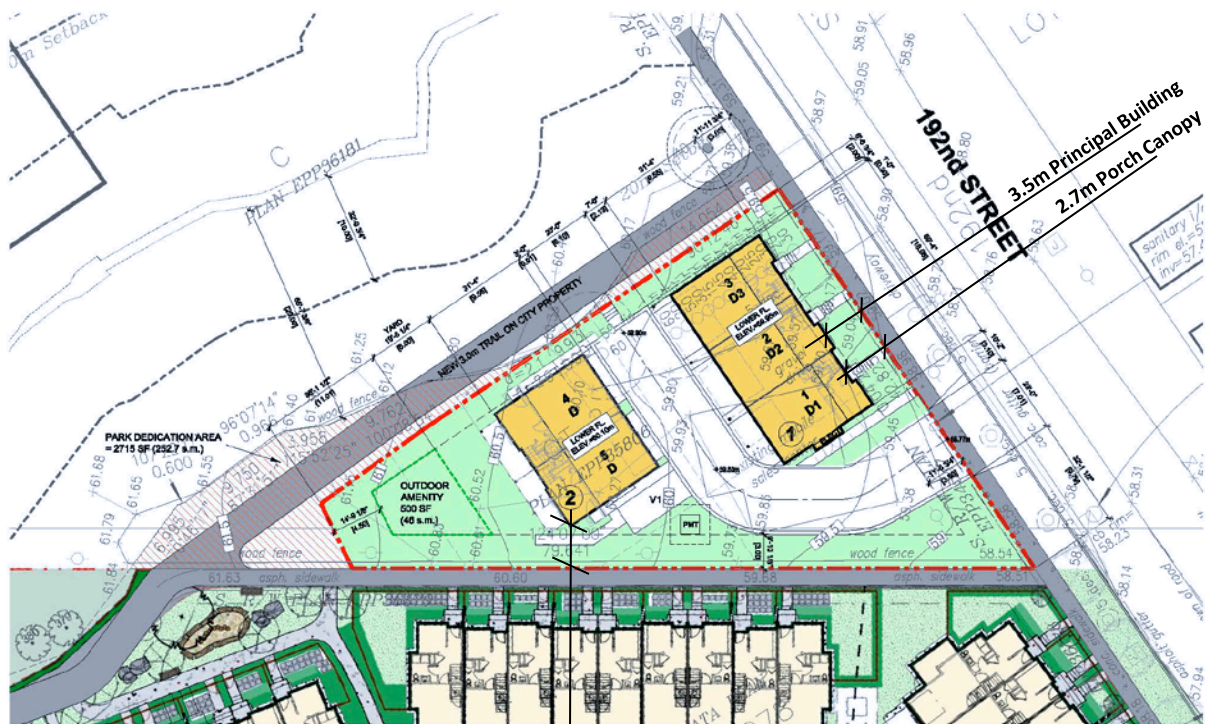
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan





## SITE RECONCILIATION

**LEGAL DESCRIPTION:**  
 LOT 2, SECTION 15, TOWNSHIP 8, N.W.D. PLAN 0710008  
**CIVIC ADDRESS:**  
 6170 - 162ND STREET

**ZONING INFORMATION:**

<b>ZONE:</b>	EXISTING: R1	PROPOSED: R1A-30
<b>LOT AREA:</b>	GRAND SITE AREA = 16,341 sq.S. (14,984 sq.Ft)	
	PARK DEDICATION = 2,715 sq.S. (252,7 sq.Ft)	
	NET SITE AREA = 13,626 sq.S. (1,261,7 sq.Ft) = 6,287 sq.	
<b>LOT DENSITY:</b>	PERMITTED: 75 UPHS (29 UPHS)	
	PROPOSED: 5 UNITS / 0.387 ac = 17.4 UPA	
<b>FLOOR AREA RATIO:</b>	PERMITTED: 0.8 MAXIMUM	
	PROPOSED: 0.87 = 71.33 sq.Ft / 12,528 sq.Ft	
<b>LOT COVERAGE:</b>	ALLOWABLE: 45% MAXIMUM	
	PROPOSED: 38.8% = 4,938 sq.Ft. / 12,528 sq.Ft.	
<b>SETBACKS (BUILDING FACE):</b>	REQUIRED:	
	FRONT (EAST): 7.50m	3.00m
	SIDE (NORTH): 7.50m	2.00m
	SIDE (SOUTH): 7.50m	3.00m
	REAR (WEST): 7.50m	4.00m
<b>BUILDING HEIGHT:</b>	PERMITTED: 13.00m (43 FT) MAXIMUM	
	PROPOSED: 9.26m (BUILDING 1)	
<b>AMENITY:</b>	REQUIRED INDOOR AMENITY SPACE: 6 UNITS x 3m <sup>2</sup> per unit = 18m <sup>2</sup>	
	PROPOSED: 28 m <sup>2</sup>	
	REQUIRED OUTDOOR AMENITY SPACE: 8 UNITS x 5m <sup>2</sup> per unit = 15m <sup>2</sup>	
	PROPOSED: 28 m <sup>2</sup>	
<b>PARKING:</b>	REQUIRED: 5 UNITS x 2 per unit = 10 RESIDENT PARKING	
	5 UNITS x 0.2 per unit = 1 VISITOR PARKING	
	TOTAL = 11 PARKING	
	PROPOSED: 5 UNITS x 2 per unit = 10 RESIDENT PARKING	
	5 UNITS x 0.2 per unit = 1 VISITOR PARKING	
	TOTAL = 11 PARKING	

**LOT COVERAGE SUMMARY**

BUILDING	# OF UNITS	LOT COVERAGE
1	5	23.81 %
2	5	14.61 %
TOTAL	10	38.42 %

**UNIT DATA AND FLOOR AREA SUMMARY**

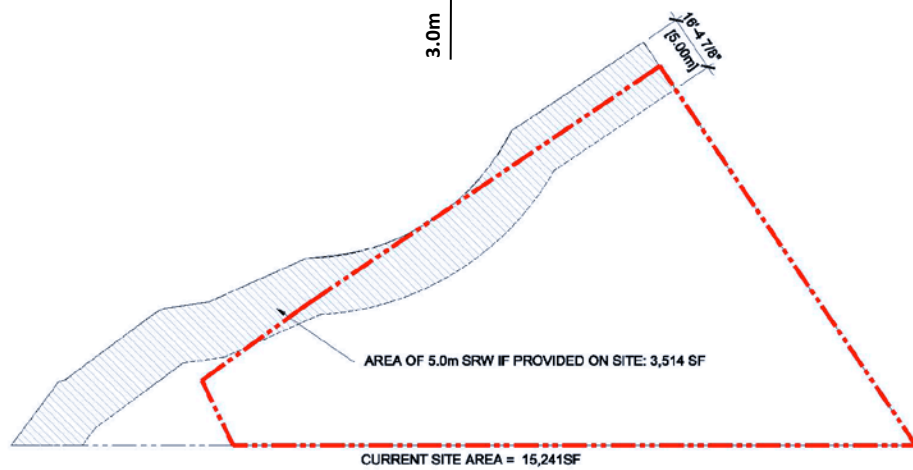
UNIT TYPE	COUNT	GARAGE	LOWEST	MISC	UPPER	UNIT TOTALS	SITE TOTALS (NOT INCL. GARAGE)
D-3 BED	2	267 sq.S.	211 sq.S.	821 sq.S.	511 sq.S.	1,450 sq.S.	2,898 sq.S.
D-2 BED	1	267 sq.S.	251 sq.S.	719 sq.S.	488 sq.S.	1,425 sq.S.	1,923 sq.S.
D-3 BED	1	267 sq.S.	260 sq.S.	861 sq.S.	601 sq.S.	1,429 sq.S.	1,931 sq.S.
TOTAL	4	801 sq.S.	722 sq.S.	2,101 sq.S.	1,400 sq.S.	4,924 sq.S.	6,752 sq.S.

\* EXCLUDES FLOOR AREA BREAK AND TOTAL LOWER FLOOR INCLUDING GARAGE PACKAGES/BOYS UNITS FOR PARKING WITHIN THE BUILDING ENVELOPE PER PERCENT OF SURVEY ZONING BYLAW 1200

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CITY OF SURREY FILE #:  
 7515-000-00



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**SITE AREA ANALYSIS**  
 SCALE: 1/16" = 1'-0"

CLIENT  
**BROOKSIDE WALK HOLDINGS LTD**

PROJECT  
**BROOKSIDE TWO**

6170 - 162 STREET  
 SURREY, BC

DRAWING TITLE  
**SITE PLAN**

DATE: 09/18/2024 FILE NO.  
 DWN. FC CH: **1514**

Schedule A  
**A-0.01**



# Cloverdale Community Association

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

December 3, 2015

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

**Re: 7915-0306-00 / 6479-192 Street**

Dear Mr. Atkins:

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

After obtaining further information from you with regards to the above noted project, we are satisfied with the current proposal and have no further objections.

To recap, you have advised that the developer will be building 100% side-by-side garages for all the units (total of 5 townhome units as per the application) and 1 visitor parking space as per the bylaw.

We're glad that the developer didn't go with tandem garages to densify the development however it would have been great to see the developer go above and beyond the minimum bylaw requirements and provide at least 2 or more visitor parking spaces.

**Please note, the developer for this project has not consulted with the association like others and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail/email.**

Please keep us updated with any changes which may occur after this letter has been received by you.

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,

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381