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TO: Mayor and Council

FROM: General Manager, Planning and Development Department

DATE: May 13, 2019 FILE: 7918-0227-00

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RE: **Item B.3 of May 13, 2019 Regular Council - Land Use Meeting  
Development Application No. 7918-0227-00**

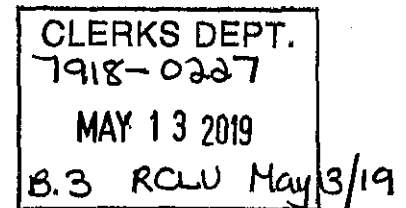
ADDRESS: 7004 and 7014 - 188 Street

OWNER: C. Eaton, A. Eaton, Benchmark Management Ltd. and  
Progressive Construction Ltd.

AGENT: Jashin Jhand, Morni Builders Group Ltd.  
14840 - 66A Avenue  
Surrey, BC V3S 2W4

PROPOSAL: To permit the development of 15 townhouse units.

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Due to an oversight, Planning & Development Report No. 7918-0227-00, did not include the comments from the Cloverdale Community Association, and corresponding staff response, within the Pre-Notification Section of the Report.

In order to correct this oversight, page 7 of the Pre-Notification Section in the Report has been revised as follows:

**The Cloverdale Community Association provided comments opposed to the proposed development due to the lack of indoor amenity space and reduced building setbacks.**

*(The proposed development seeks to eliminate the indoor amenity space due to the relatively small number of units (15). Staff have previously supported the elimination of indoor amenity space for smaller townhouse projects, with cash-in-lieu in accordance with City policy.*

*The reduced setbacks along the south, east and west property line for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape. The proposed setback relaxations are in keeping with recently approved townhouse projects in the Clayton area.)*

The remainder of the Report is unchanged.

It is now in order for Council to consider Planning and Development Report No. 7918-0227-00.

A handwritten signature in black ink, appearing to read "Jean Lamontagne", with a long horizontal flourish extending to the right. A diagonal line is drawn over the signature from the top left.

Jean Lamontagne  
General Manager  
Planning and Development Department

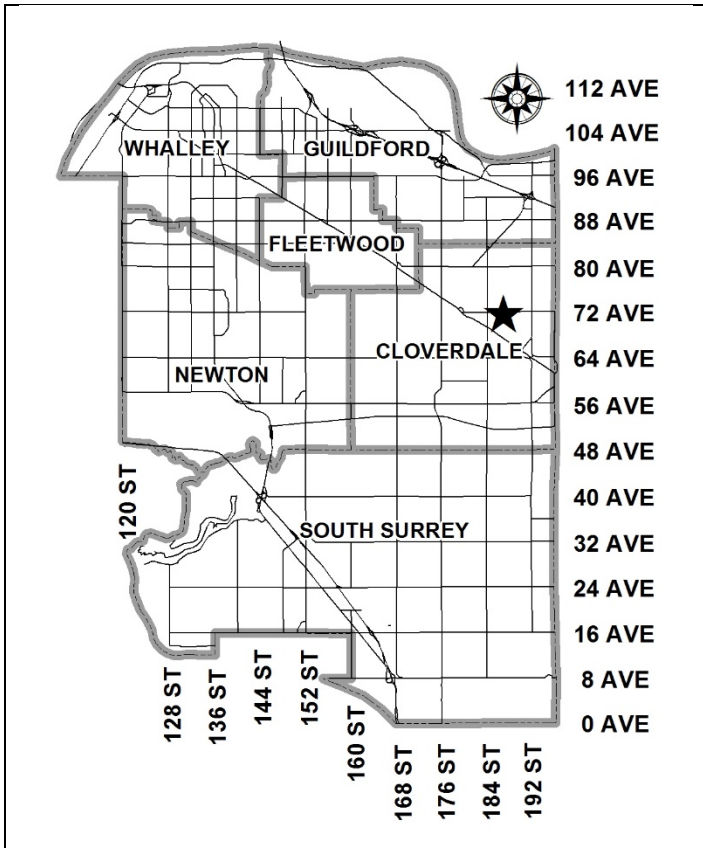
JK8

c.c. - City Clerk  
- City Manager

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0227-00

Planning Report Date: May 13, 2019



**PROPOSAL:**

- **Rezoning** from RA and RF-12C to RM-30
- **Development Permit**
- **Development Variance Permit**

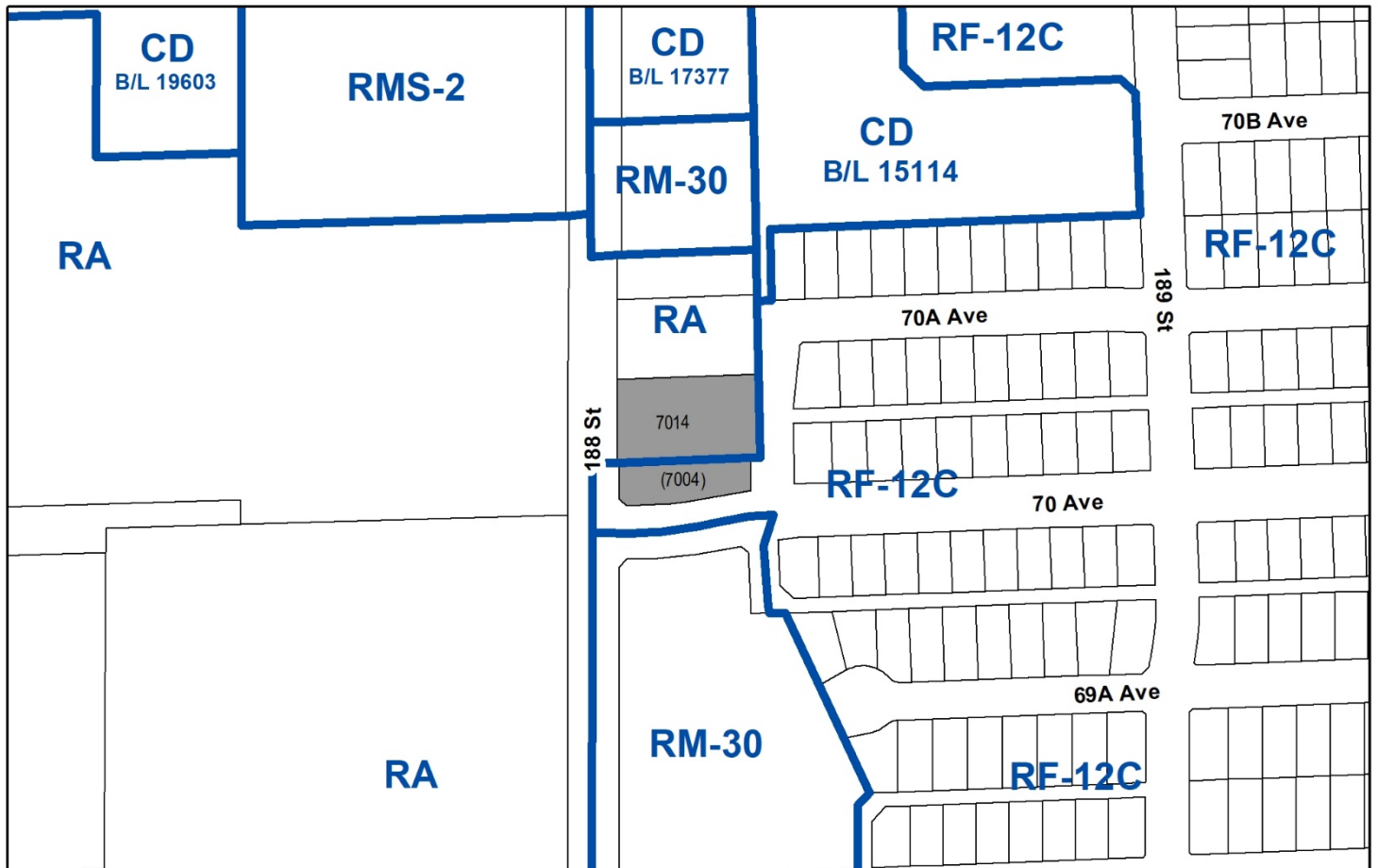
to permit the development of 15 townhouse units in East Clayton.

**LOCATION:** 7004 and 7014 - 188 Street

**ZONING:** RA and RF-12C

**OCP DESIGNATION:** Urban

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



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum setbacks of the RM-30 Zone along all four property lines.
- Seeking to permit the required outdoor amenity space to be located within the north yard setback.

### RATIONALE OF RECOMMENDATION

- Complies with the 22 - 45 upa (High Density) designation in the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of East Clayton and are consistent with the recently-approved townhouse developments directly north of the subject site.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton NCP and are reflective of the setbacks of other recently approved townhouse projects in the area. Appropriate yard space and landscaping treatments have been achieved.
- Combining the outdoor amenity area with the development to the north will allow for a more efficient and functional outdoor amenity space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Coach House Zone (RF-12C)" to "Multiple Residential 30 Zone (RM-30)" 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. 7918-0227-00 generally in accordance with the attached drawings (Appendix II);
4. Council approve Development Variance Permit No. 7918-0227-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the main floor building face and to 2.4 metres (7 ft.) to the upper floors building face;
  - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
  - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
  - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face; and
  - (e) to allow for the required outdoor amenity space to be located within the north yard setback under the RM-30 Zone.
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 finalized 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) registration of a shared access and maintenance easement for the shared outdoor amenity space with the development (Development Application No. 7916-0334-00) to the north;
- (k) registration of a statutory right of way for public access within the multi-use pathway; and
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.
School District:	Projected number of students from this development:  3 Elementary students at Hazelgrove Elementary School 1 Secondary 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 2021.
Parks, Recreation & Culture:	The applicant is required to pay NCP amenity contributions in keeping with the East Clayton NCP.
Surrey Fire Department:	No objection subject to compliance with Fire Department requirements.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished on northerly lot and a vacant southerly lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling (Development Application No. 7916-0334-00 proposes rezoning to RM-30 to allow for 14 townhouses. Received 3 <sup>rd</sup> Reading on April 9, 2018)	22-45 u.p.a High Density	RA
East (Across 188A Street):	Single family small dwellings.	10-15 u.p.a Medium Density and 6-10 u.p.a Low Density	RF-12C
South (Across 70 Avenue):	Townhouses.	22-45 u.p.a High Density	RM-30
West (Across 188 Street):	Clayton Dog Park.	Park	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of two properties (at 7004 and 7014 - 188 Street). It is located in East Clayton and is approximately 2,900 square metres (0.68 acres) in area. There is a single family home on the northern lot. The southern lot at 7004 - 188 Street was rezoned to RF-12C in 2004 and is currently vacant.
- The subject site is designated "Urban" in the Official Community Plan (OCP), 22-45 u.p.a (High Density) in the East Clayton Neighbourhood Concept Plan (NCP) and is currently zoned "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Coach House Zone (RF-12C)".
- The site is located at the northeast corner of 188 Street and 70 Avenue and is at the western edge of the East Clayton NCP.
- 188 Street is a transit route and the nearest bus stop is located adjacent to the site, just north of 70- Avenue.
- The properties to the immediate north (Development Application No. 7916-0334-00), at 7030 and 7048 - 188 Street, received Third Reading on April 9, 2018 to allow for 14 townhouses.
- Single family RF-12C small lots are located directly east of the subject site and were approved under Development Application No. 7902-0240-00 in July 2003.

### Current Proposal

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and consolidate the site in order to allow the development of fifteen (15) townhouse units.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum building setbacks along all four lot lines (see By-law Variances section below).
- The net density for the proposed 15 units townhouse development is 58 units per hectare (23.6 upa) with a net floor area ratio (FAR) of 0.84 which are below the maximum unit density of 30 u.p.a and maximum FAR of 1.0 as regulated in the RM-30 Zone. The proposed density is within the "22 - 45 upa (High Density)" range outlined in the East Clayton NCP.
- The site is adjacent to an existing multi-use pathway (MUP) that runs north/south along a portion of the east property line. This MUP is situated on private properties, and within the strata developments to the north, with statutory rights of way registered for access. A similar statutory right of way will be required as part of the development application to extend the MUP to 70 Avenue.

### Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy. This will require a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$15,000 for the 15 proposed units.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 20, 2018 and a Development Sign was installed in September 2018 and staff received one e-mail with the following concerns (with staff comments in italics):

- The proposal is contrary to the OCP designation.

*(The development proposal is compliant with the OCP and with the form, character and density as specified in the East Clayton NCP)*

- The proposed redevelopment will lead to an increase in crime.



*(There have been some by-law infractions related to property maintenance on this property and the development site to the north. Incidents of crime are expected to diminish with the demolition of the existing dwelling)*

- The subject site is the last treed property in the area.

*(A Deodar Cedar and two Western Red Cedars are to be retained as part of the proposed development. They are clustered against the north property line and incorporated into the outdoor amenity space. A total of 39 new trees are proposed to be planted on the site as part of the landscaping plan for the project.)*

- With the removal of the trees, rodents and wildlife will move to surrounding residential properties.

*(The City has undertaken to create the Green Infrastructure Network (GIN) to accommodate the movement of wildlife through the City. The West Clayton Park to the west of the subject property is heavily treed and has a 60 metre GIN running through the park.)*

- Parking issues will be further exasperated with additional development.

*(The proposed development includes two resident parking spaces per unit and 3 visitors parking spaces as required by the Zoning By-law No. 12000. Ten of the fifteen units (66%) are proposing side-by-side garage parking arrangements. A Section 219 Restrictive Covenant will be further registered against the property to restrict the conversion of the garage into habitable space.)*

#### DESIGN PROPOSAL AND REVIEW

- The proposed 15-unit townhouse project includes three (3), three-storey buildings with units fronting all three adjacent streets/walkways and garages accessed internally. The project proposes a high quality design with a strong sense of individuality between unit types.
- Ten (10) of the units have double garages, 5 units have tandem parking with single garages and an additional outdoor parking space in the driveway.
- The proposed building materials include hardie board siding and hardie flat panels.
- The balconies include tempered glass with black metal frame.
- The colour palette is a combination of dark and light grays and dark red.
- Each proposed townhouse includes a patio at grade and a second-floor balcony.

#### Vehicle Access and Parking

- Vehicle access to the subject site will be from 188A Street to the east.

- The required 30 resident parking stalls and the required three (3) visitor parking stalls are provided on site. Ten (10) of the units have double garages and five (5) have tandem parking (single garage and exterior parking space on the driveway).

### Amenity Spaces

- The RM-30 Zone requires that 45 sq. m (484 sq. ft.) of indoor and outdoor amenity space be provided on the site (3 square metres/32 sq. ft. per unit).

### Indoor Amenity Area

- The applicant is not proposing to provide any indoor amenity space due to the relatively small number of units, 15. The required indoor amenity space of 45 sq. m (484 sq. ft.) would not provide for a functional amenity space.
- The applicant will provide a monetary contribution of \$18,000 (based on \$1,200 per unit) in accordance with City Policy to address this shortfall.

### Outdoor Amenity Spaces

- The applicant is proposing to provide 188 square metres (2,023 sq. ft.) on the subject site which will be combined with the 53 sq. m (570 sq. ft.) on the site to the north for a total area 241 square metres (2,594 sq. ft.) of shared outdoor amenity, which exceeds the requirement under the RM-30 Zone.
- As the outdoor amenity space is within the north setback, a Development Variance Permit is required. See the Development Variance Permit section for more details.
- No fence will be installed between the subject site and future townhouse development to the north to allow for a more efficient and larger shared outdoor amenity area. The same developer/applicant owns both sites and will register an access and maintenance easement over the outdoor amenity portion of both development applications.
- The proposed outdoor amenity area will consist of a tree protection area and grassed and hardscaped play area. Additional details are included below in the Landscape section.

### Landscaping

- The landscape plan shows a total of 3 protected trees, and 39 replacement trees to be planted throughout the subject site including Hornbeam, Dogwood, Flowering Pear and others.
- A significant number of shrubs and ground cover species are proposed throughout the site including Azalea, Rhododendron, Hydrangea and others.
- The applicant proposes an approximate 4.5 metre (15 ft.) wide landscaped area with patios adjacent to the west and south front yards along 188 Street and 70 Avenue.
- A 4.0m (13 ft.) wide landscaped area and walkway is proposed along 188A Street adjacent to the MUP. This is consistent with the existing townhouse developments to the north and south and provides for an amenity as well as additional storm water management in a swale.

- The outdoor amenity area is proposed to be combined and shared with the outdoor amenity area with the property to the north. The area includes an open lawn area as well as a children's hopscotch court, wooden pole walk and seating areas for adults.

## TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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>			
Alder/Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Willow	3	3	0
Paper Birch	2	2	0
Weeping Birch	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	5	4	1
Douglas Fir	8	8	0
Western Red Cedar	3	1	2
Scots Pine	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>23</b>	<b>20</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees</b>		<b>42</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,600</b>	

- The Arborist Assessment states that there are a total of 23 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 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 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 43 replacement trees on the site. Since only 39 replacement trees can be accommodated on the site, the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on the three roads fronting the site. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Hornbeam, Dogwood, Flowering Pear.
- In summary, a total of 39 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 19, 2018. 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>• The site is located within the East Clayton Neighbourhood Concept Plan and is consistent with the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The maximum allowable density in the East Clayton Neighbourhood Concept Plan is 22-45 u.p.a and the proposed density is 23.6 u.p.a. net</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• A drainage swale that runs north-south along the east property line is proposed. It will be adjacent to the multi-use pathway.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposal incorporates a public walkway along 70 Avenue across the site that connects 188 Street to the public multi-use pathway along the east property line.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles have been applied.</li> <li>• The outdoor amenity incorporates play and recreation space for both adults and children.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None provided</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• In accordance policy, a development proposal sign was erected on the property and letters were sent to the owners and tenants within 100 metres (328 ft.) of the subject site to advise them of the proposed development.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variances:

- (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the main floor building face and to 2.4 metres (7 ft.) to the upper floors building face;
- (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
- (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
- (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face; and

## Applicant's Reasons:

- To design units that orient toward the street and achieves a well-designed site plan.

## Staff Comments:

- The reduced setbacks along the west and east property lines for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape.
- The proposed north side yard setback is a side of building conditions and allows adequate room for landscaping while keeping uniformity with the adjoining buildings.
- The proposed south side yard setback is appropriate since the property directly south of the subject site is also designated for townhouses which would have similar setbacks.
- The reduced setbacks are in keeping with recently approved townhouse projects immediately north and south of the subject site and in the Clayton area.
- Staff support the requested variances.

## (b) Requested Variance:

- to allow for outdoor amenity space to be located within the north yard setback.

## Applicant's Reasons:

- Allowing the amenity area within the north setback allows for a more efficient use of outdoor amenity space that can be shared amongst the 29 townhouse units on both development sites.
- The total area of 241 square metres (2,594 sq. ft.) of outdoor amenity space to be shared with the development to the north, exceeds the requirement of 87 square metres (916 sq. ft.) for 29 total units.

Staff Comments:

- Due to the small scale of the project (15 units) and the development to the north (7916-0227-00 proposing 14 units), a shared outdoor amenity area is much more efficient and functional.
- The applicant will be required to register access and maintenance easements over both properties to ensure amenity area access for residents of both developments.
- The proposed outdoor amenity area for both developments is proposed to have a total area 241 square metres (2,594 sq. ft.) which is approximately 8.3 square metres (89 sq. ft.) per unit (based on 29 units) which is above the 3 square metres (32 sq. ft.) per unit requirement.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7918-0227-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,900 m <sup>2</sup>
Road Widening area		316 m <sup>2</sup>
Undevelopable area		
Net Total		2,584 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		39%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		61%
SETBACKS ( in metres)		
Side (West)	7.5 m	4.5 m
Rear (North)	7.5 m	3.0 m
Side (East)	7.5 m	4.5 m
Front (South)	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	12.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		15
Total		15
FLOOR AREA: Residential		2, 149m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

*\* 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)	75uph/30 upa	51.7 uph/21 upa
# of units/ha /# units/acre (net)	75uph/30 upa	58 uph/23.6 upa
FAR (gross)	1.0	0.74
FAR (net)	1.0	0.84
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	45 m <sup>2</sup>	0
Outdoor	45 m <sup>2</sup>	72 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		30
Residential Visitors		3
Institutional		
Total Number of Parking Spaces		33
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# RESIDENTIAL PROJECT

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## 15 UNIT TOWNHOUSE DEVELOPMENT 7014, 7004 - 188th STREET SURREY, BC

DP001 TITLE SHEET

DP101 BASE PLAN  
 DP102 CONTEXT PLAN  
 DP103 SITE PLAN + STATISTICS  
 DP104 STREETS SCAPE  
 DP 105 SURVEY PLAN  
 DP106 SITE SECTION

DP201 FLOOR PLANS BUILDING 1  
 DP202 FLOOR PLANS BUILDING 2  
 DP203 FLOOR PLANS BUILDING 3

DP301 ELEVATIONS BUILDING 1  
 DP302 ELEVATIONS BUILDING 2  
 DP303 ELEVATIONS BUILDING 3

#	Date	Revision Notes



**WG  
 ARCHITECTURE  
 INC**

904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

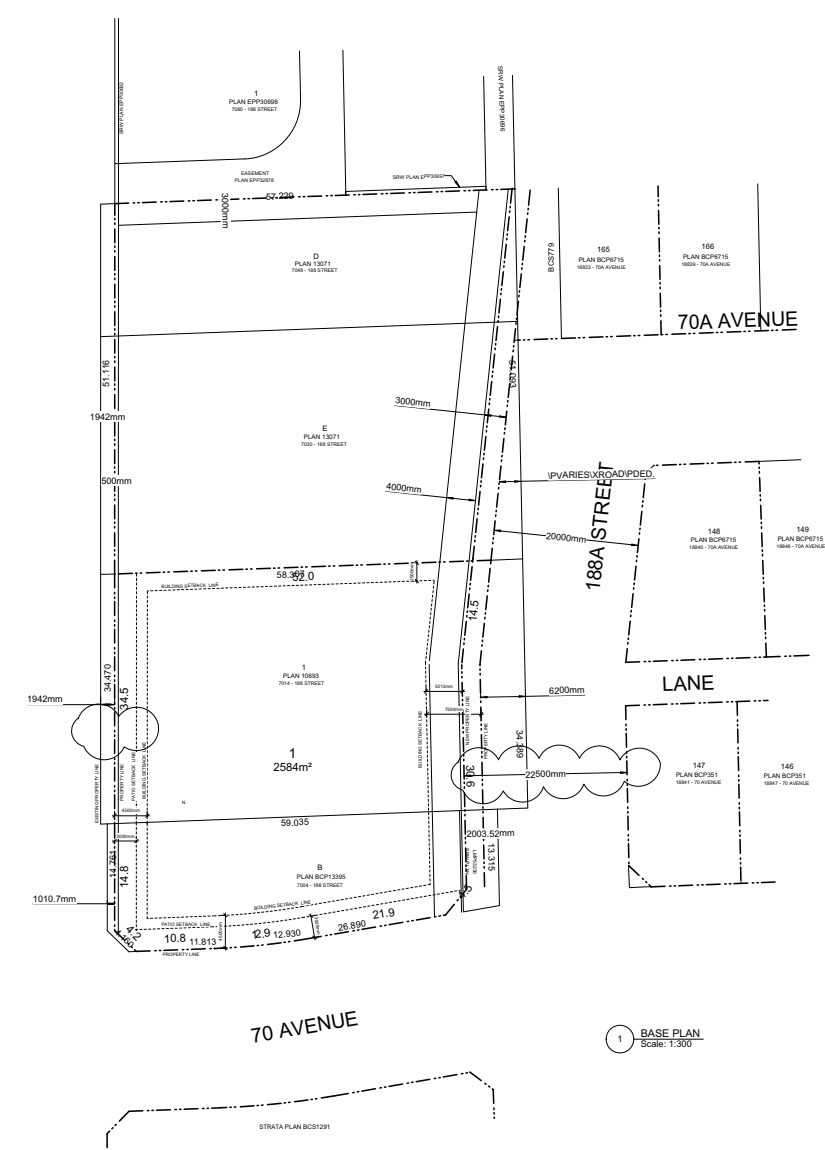
Project Title:  
 RESIDENTIAL PROJECT  
 7004, 7014 - 188th STREET  
 SURREY, BC

Sheet Title:  
 TITLE SHEET

Date: May 2018	Project Number: 1812
Drawn By: NTS	Sheet Number: DP000
Approved By: NC	
	WG

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#	Date	Revision Notes



1 BASE PLAN  
 Scale: 1:300

188 STREET

70 AVENUE

188A STREET

LANE

70 AVENUE



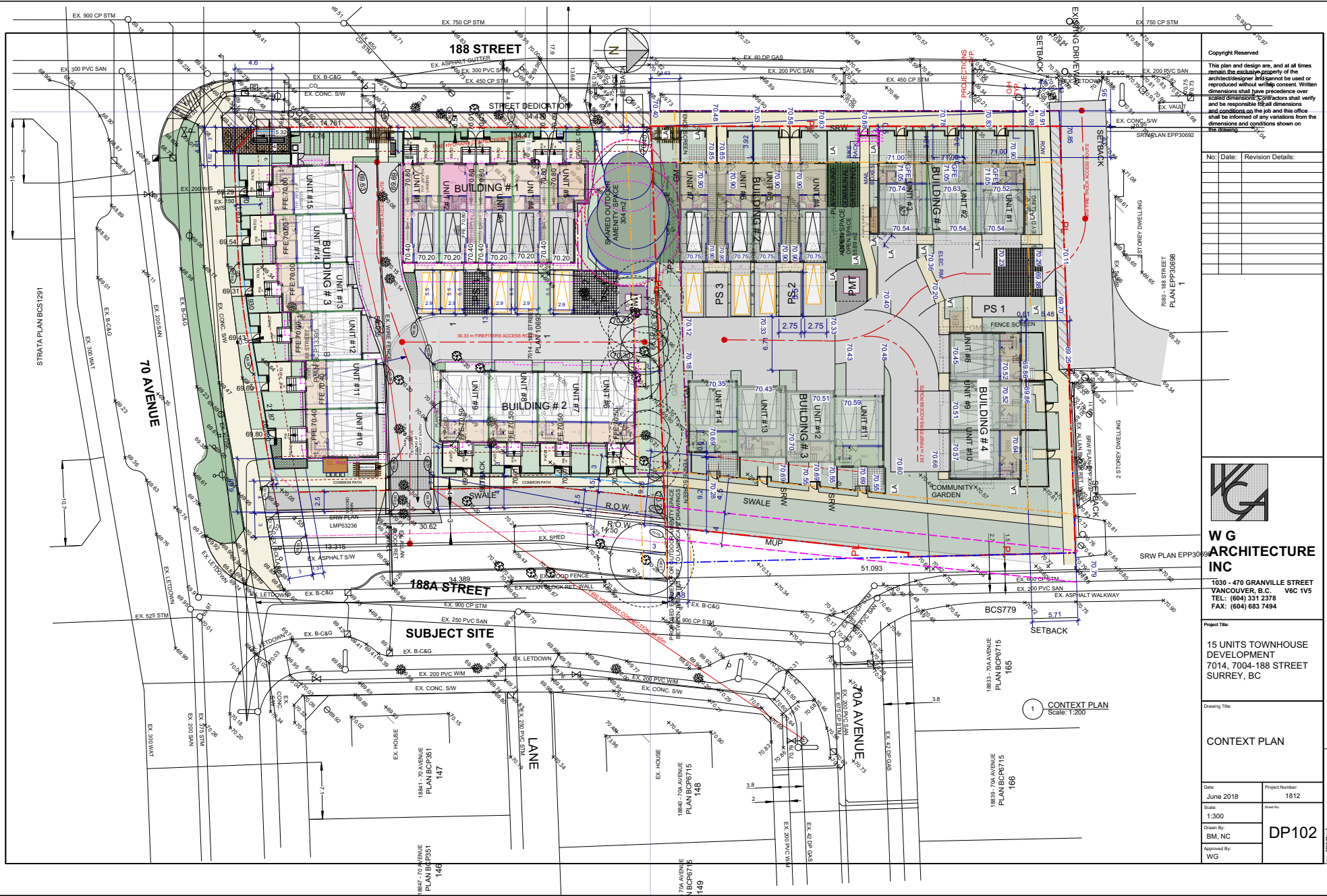
**WG ARCHITECTURE INC**

904 - 479 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**RESIDENTIAL PROJECT  
 7004, 7014 - 188th STREET  
 SURREY, BC**

Sheet Title:  
**BASE PLAN**

Date: May 2018	Project Number: 1812
Drawn By: NTS	Sheet Number: 
	<b>DP101</b>
Drawn By: NC	
Approved By: WG	



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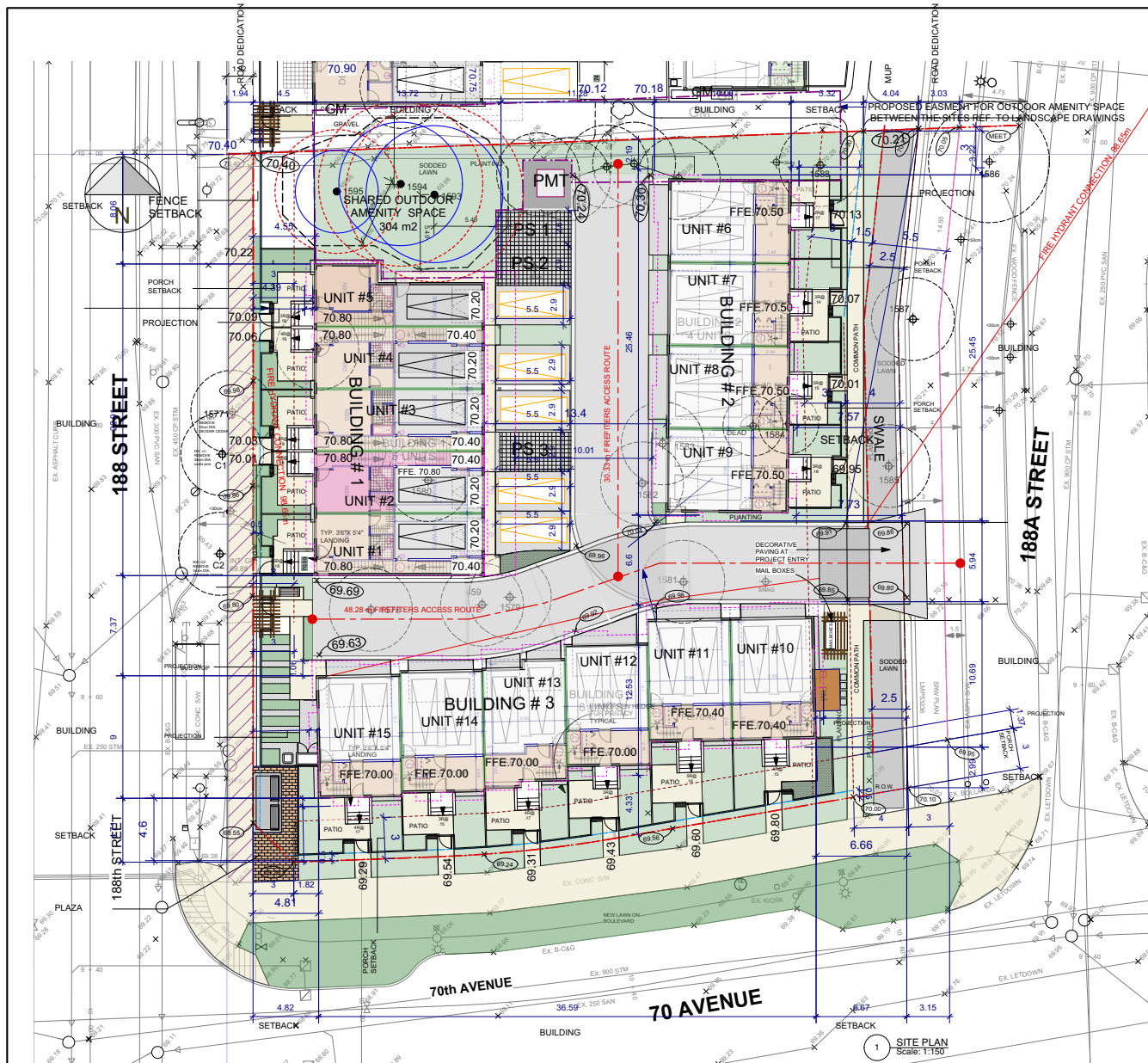
No.	Date	Revision Details:

**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 231 2378  
 FAX: (604) 683 7494

Project Title:  
**15 UNITS TOWNHOUSE DEVELOPMENT**  
 7014, 7004-188 STREET  
 SURREY, BC

Drawing Title:  
**CONTEXT PLAN**

Date: June 2018	Project Number: 1812
Scale: 1:300	Sheet No.:
Drawn By: BM, NC	<b>DP102</b>
Approved By: WG	



**Project Statistics**

CIVIC ADDRESS: 7004, 7044 - 188th STREET, SURREY, BC  
 ZONING: RM-30  
**LOT AREA CALCULATION**  
 GROSS LOT AREA: 2,900.38 m<sup>2</sup> = 0.716 acre  
 NET LOT AREA: 2,584.00m<sup>2</sup> = 0.638 acre  
 STREET DEDICATION: <316.38m<sup>2</sup>>

**LOT COVERAGE**

ALLOWED: 45%  
 PROPOSED: 39%

**SETBACKS**

- NORTH -3.0m
- EAST -4.5m
- SOUTH -4.5m
- WEST -4.5m

**BUILDING SETBACK VARIANCES:**

**BUILDING #1**  
 WEST SIDE LEVEL 1 4.5m Setback Variance from 7.5m  
 WEST SIDE LEVEL 2 & LEVEL 3 PROJECTION 0.6m into Front Yard  
 WEST SIDE SETBACK REDUCTION FOR 2ND AND 3RD FLOOR 3.9m

**BUILDING #2**  
 NORTH SIDE LEVEL 1 3m Setback Variance from 7.5m  
 NORTH SIDE LEVEL 2& 3 2.4m Setback Variance from 7.5m  
 EAST SIDE LEVEL 1 4.5m Setback Variance from 7.5m  
 EAST SIDE LEVEL 2 & LEVEL 3 PROJECTION 0.6m into Front Yard  
 EAST SIDE SETBACK REDUCTION FOR 2ND AND 3RD FLOOR 3.9m

**BUILDING #3**  
 SOUTH SIDE LEVEL 1 4.5m Variance from 7.5m  
 SOUTH SIDE LEVEL 2 & LEVEL 3 PROJECTION 0.6m into Front Yard  
 SOUTH SIDE SETBACK REDUCTION FOR 2ND AND 3RD FLOOR 3.9m

**BUILDING HEIGHT**

3 STORIES / 12.5m

**NUMBER OF UNITS & BUILDING FLOOR AREA**

15 UNITS + 2,149.58m<sup>2</sup>

**MAX. FAR: 1.0**

**AMENITY SPACE**

SHARED OUTDOOR SPACE  
 REQUIRED: 30 UNITS ( TWO SITES) x 3m<sup>2</sup> = 90 m<sup>2</sup>  
 PROPOSED: 304 m<sup>2</sup>  
 SUBJECT SITE 188m<sup>2</sup>  
 NORTH PROPERTY 116 m<sup>2</sup>

**INDOR AMENITY**

REQUIRED: 15 x 3m<sup>2</sup> = 45m<sup>2</sup>  
 PROPOSED: 0.0 m<sup>2</sup>

**DENSITY**

GROSS: 21 UPA  
 NET: 23.6 UPA

**OFF-STREET PARKING**

RESIDENT  
 REQUIRED: 2 x 15 UNITS = 30 PARKING SPACES  
 PROVIDED: 2 x 10 DOUBLE GARAGES  
 1 x 5 SINGLE GARAGE + 5 SURFACE SPACES  
 30 RESIDENT SPACES TOTAL

**VISITORS**

REQUIRED: 0.2 x 15 UNITS = 3 PARKING SPACES

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No.	Date	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 231 2378  
 FAX: (604) 683 7494

Project Title:  
**15 UNITS TOWNHOUSE DEVELOPMENT**  
 7014, 7004-188 STREET  
 SURREY, BC

Drawing Title:  
**SITE PLAN**

Date	Project Number:
June 2018	1812
Scale:	Sheet No:
1:150	
Drawn By:	<b>DP103</b>
BM, NC	
Approved By:	
WG	

1812 DP103 - 7004-188 STREET - 15 UNITS TOWNHOUSE DEVELOPMENT  
 DATE: 2018 MAY 24 10:53 AM  
 DRAWN BY: BM, NC  
 CHECKED BY: WM, NC  
 PROJECT NUMBER: 1812



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No.	Date:	Revision Details:
01	20/06/17	Setbacks revised



**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**TOWNHOUSE DEVELOPMENT**  
 7030/7048-188 ST  
 SURREY, BC  
 SURREY, B.C.

Drawing Title:  
**STREETSCAPE ELEVATIONS**

Date:	Project Number:
-	1616
Scale:	Sheet No.:
1:125	DP104
Drawn By:	Approved By:
WG	WG

Max 20/06/17  
 No. 1110 (2017) BC Reg. Civil and Geomatics Engineers

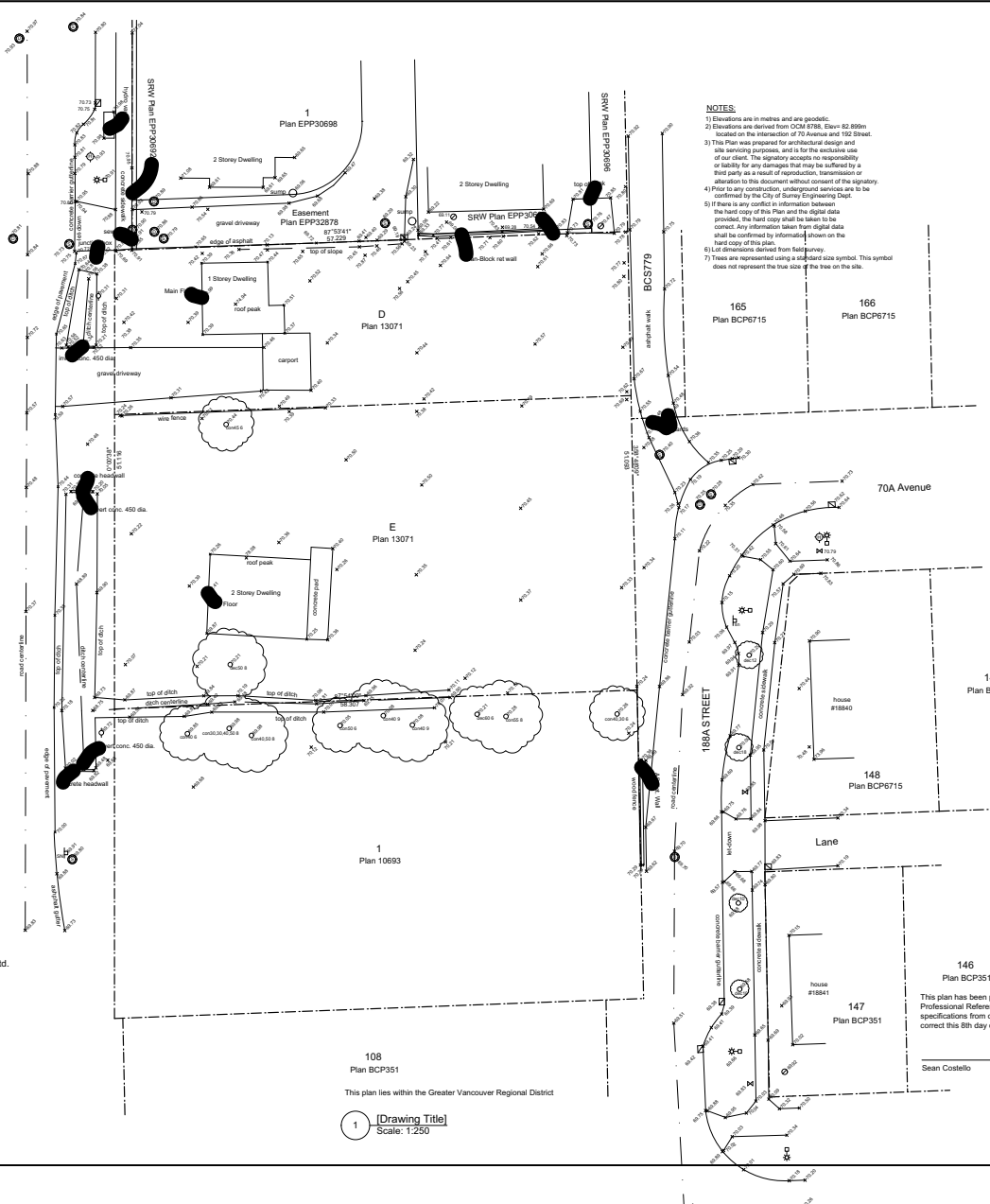
**TOPOGRAPHIC PLAN OF LOTS D & E  
SECTION 16 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT PLAN 13071**

CIVIC ADDRESS: 7030/7048 188th Street, Surrey, B.C.

SCALE: 1:250  
All distances are in metres

**SURVEY LEGEND**

-  Power pole
-  Catch basin
-  Sanitary Manhole
-  Storm Manhole
-  Sign
-  Water Meter
-  Hydrant
-  Lamp Standard
-  60cm dia Coniferous tree
-  50cm dia Deciduous tree
-  30 & 20cm dia Coniferous trees



**NOTES:**  
1) Elevations are in metres and are rounded.  
2) Elevations are derived from QCM 8788, Elevation 82 899m located on the intersection of 70 Avenue and 182 Street.  
3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or utilization of this document without consent of the signatory.  
4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.  
5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.  
6) All dimensions derived from field survey.  
7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206-16065 Frasee Hwy  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3763  
File: 5942-TP1

108  
Plan BCP351  
This plan lies within the Greater Vancouver Regional District

1 [Drawing Title]  
Scale: 1:250

This plan has been prepared in accordance with the Professional Reference Manual with specifications from our client and is correct this 8th day of January, 2011

Sean Costello B.C.L.S.

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No.	Date	Revision Details:



**WG  
ARCHITECTURE  
INC**  
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VANCOUVER, B.C. V6C 1V5  
TEL: (604) 231 2378  
FAX: (604) 683 7494

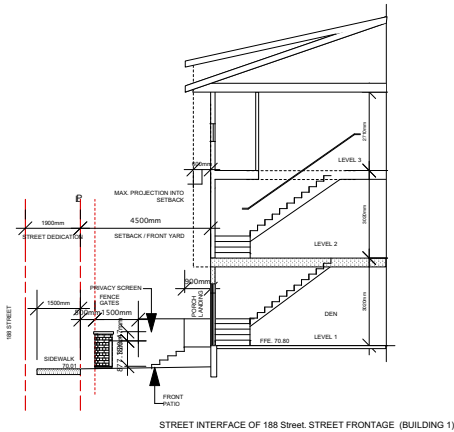
Project Title:  
**15 UNITS TOWNHOUSE  
DEVELOPMENT  
7014, 7004-188 STREET  
SURREY, BC**

Drawing Title:  
**Survey Plan**

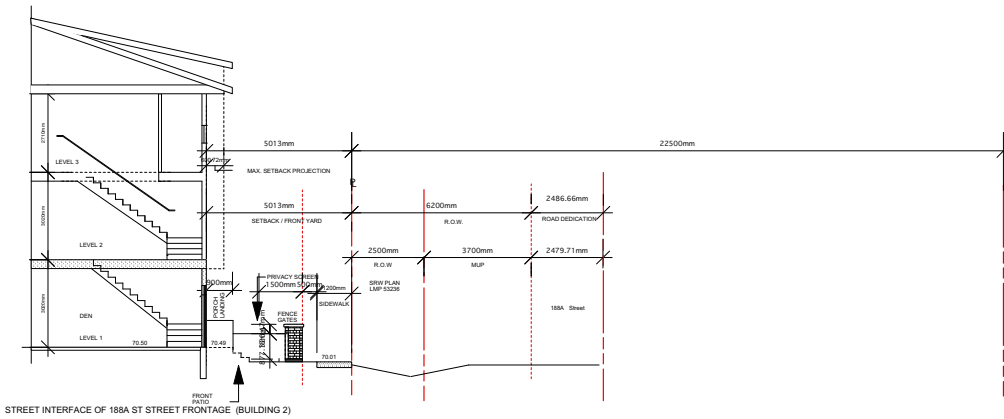
Date: June 2018	Project Number: 1812
Scale: 1:200	Sheet No.:
Drawn By: BM, NC	<b>DP105</b>
Approved By: WG	

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#	Date	Revision Notes



STREET INTERFACE OF 188 Street. STREET FRONTAGE (BUILDING 1)



STREET INTERFACE OF 188A ST STREET FRONTAGE (BUILDING 2)

1 SITE SECTION  
 Scale: 1:75



**WG ARCHITECTURE INC**  
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 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

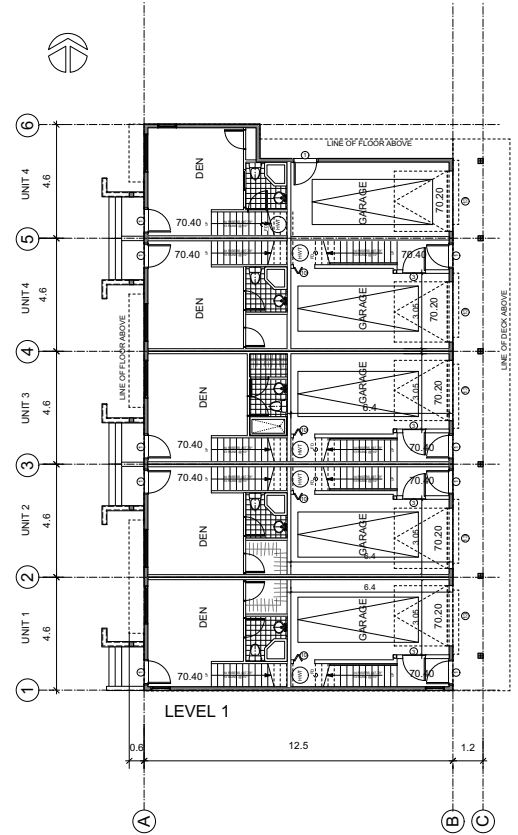
Project Title:  
**RESIDENTIAL PROJECT  
 7004, 7014 - 188th STREET  
 SURREY, BC**

Sheet Title:  
**SITE SECTION**

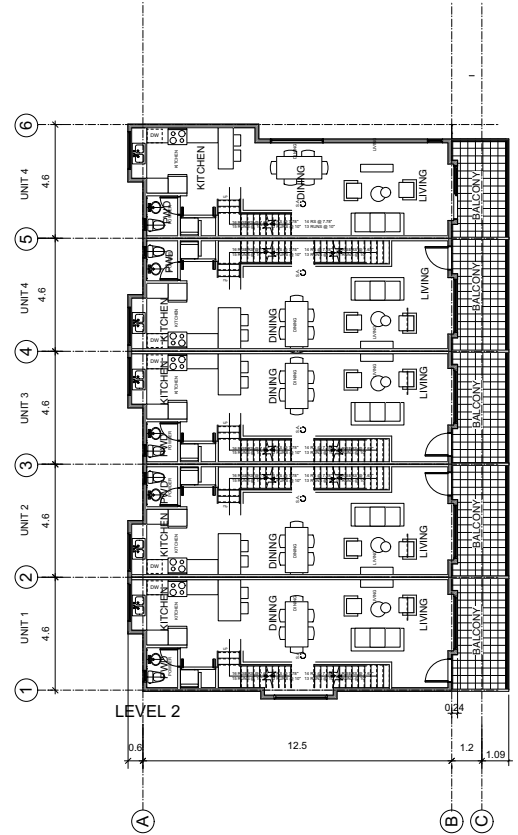
Date: May 2018	Project Number: 1812
Drawn: NTS	Sheet Number: 
Drawn By: NC	<b>DP106</b>
Approved By: WG	

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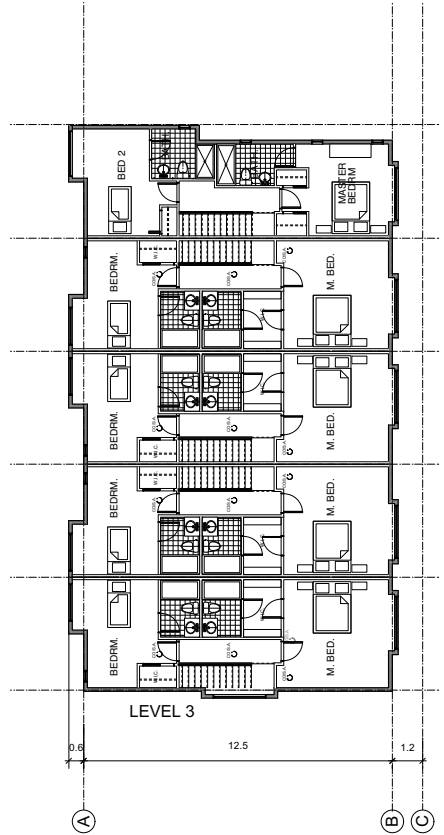
No.	Date	Revision Details



LEVEL 1



LEVEL 2



LEVEL 3



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 TEL: (604) 231 2378  
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Project Title:  
**15 UNITS TOWNHOUSE DEVELOPMENT**  
 7004, 7014 - 188th STREET  
 SURREY, BC

Drawing Title:  
**FLOOR PLANS BUILDING 1**

Date: June 2018	Project Number: 1812
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: KD, NC	<b>DP201</b>
Approved By: WG	

Rev: 2018 May 7  
 Project: 1812  
 Drawing: 1812-0101-0101-Building 1 - 1000



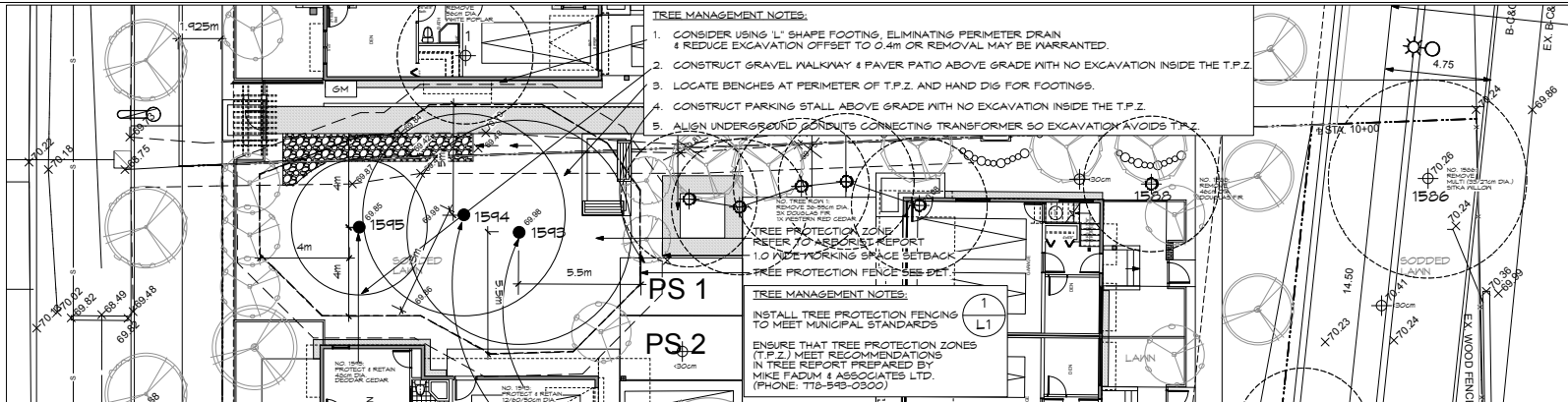




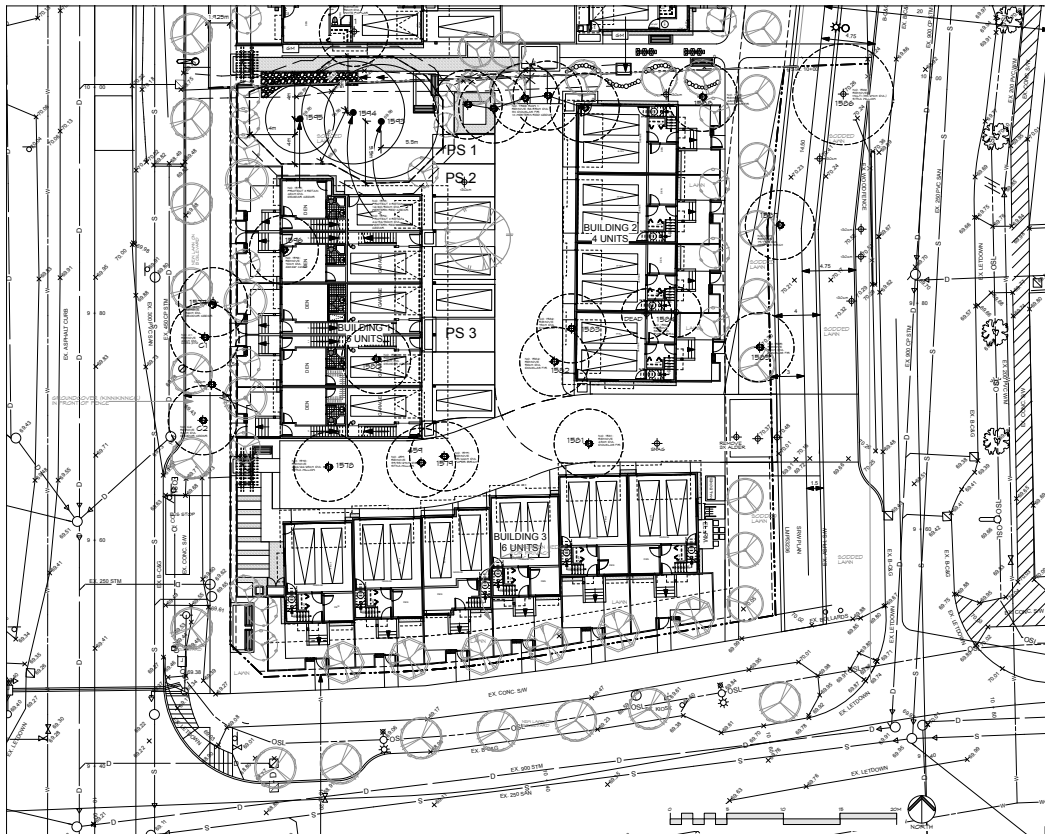




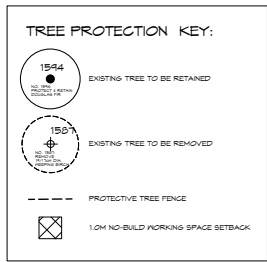
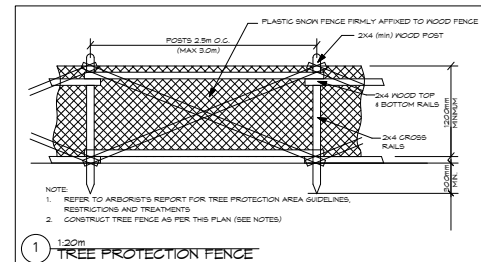




TREE MANAGEMENT PLAN - NORTH PROPERTY LINE; DETAIL  
SCALE: 1:100



TREE MANAGEMENT PLAN  
SCALE: 1:200



**TREE PROTECTION NOTES:**

1. NO WORK OF ANY KIND IN ANY TREE PROTECTION AREA, INCLUDING PRUNING, MAY OCCUR WITHOUT SUPERVISION OF PROJECT ARBORIST. REPORT PROPOSED CONFLICTS IN ADVANCE OF ANY WORK, TO PROJECT ARBORIST.
2. ANY EXCAVATION FOR NEW POSTS MUST BE PERFORMED MANUALLY & ANY ROOTS PROPERLY PRUNED BY PROJECT ARBORIST. USE EXISTING POST HOLES IF POSSIBLE.
3. NO GRADE CHANGES (FILLS OR CUTS) CAN OCCUR WITHIN T.P.Z. DO NOT ADD MORE THAN 3IN DEPTH OF ADDITIONAL GROWING MEDIUM WITHIN T.P.Z. (TYPICAL).
4. HAND DIG FOR ALL NEW PLANTING WITHIN THE T.P.Z. THE MAXIMUM ALLOWABLE SIZE OF NEW PLANTS WITHIN THE T.P.Z. IS NO. 1 POT SIZE. SEE PLANT LIST.
5. PROPERLY PRUNE ANY EXPOSED ROOTS. IF LARGE ROOTS (OVER 1.5INCH DIA.) ARE ENCOUNTERED, SHIFT PLANTINGS TO ACCOMMODATE.
6. TO PROTECT RETAINED TREES FROM POTENTIAL CONSTRUCTION DAMAGE, TREES MUST REMAIN FENCED. DIRECT MECHANICAL DAMAGE TO TRUNKS, LIMBS &/OR ROOTS CANNOT BE REPAIRED. TREES MAY DIE AS A RESULT OF WOUNDS &/OR ROOT LOSS &/OR COMPACTION &/OR MECHANICAL DAMAGE.
7. EXCAVATION FOR UNDERGROUND SERVICES, DRAINAGE PIPES, IRRIGATION LINES OR SNAILES OR GRADING SHALL NOT CAUSE ANY ROOT DAMAGE OR GRADE CHANGES WITHIN THE TREE PROTECTION ZONES (T.P.Z.).
8. VEHICLES / MACHINERY MAY NOT PASS WITHIN THE PROTECTION ZONE. NO SOIL, SPOIL, AGGREGATE, CONSTRUCTION SUPPLIES, CONSTRUCTION MATERIALS, OR WASTE MATERIALS MAY BE DEPOSITED WITHIN TREE PROTECTION ZONE.
9. MONITOR CONDITION OF AREA WITHIN TREE PROTECTION ZONE. INSTALL 3IN LAYER OF BARK MULCH IN BARE AREAS.
10. WATER ALL THE RETAINED TREES THROUGHOUT THE GROWING SEASON ON A WEEKLY SCHEDULE. SOAK AREA IMMEDIATELY BELOW THE TREE CROWN SUFFICIENTLY TO REACH THE FEEDER ROOTS. WHEN WEATHER CONDITIONS ARE WET ENOUGH THE SUPPLEMENTAL WATERING CAN BE PRE-EMPTED.
11. TREES MORTALLY DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S COST.
12. REFER TO TREE REPORT PREPARED BY PROJECT ARBORIST: MIKE FADUM & ASSOCIATES LTD. (718) 548-0300

9 APR 11 PLANTING PLAN, PLANT LIST MINOR CHANGES, REISSUED FOR DP

20 MAR 11 REISSUED FOR DP

18 MAR 11 ADJUSTED SPACES REVISED IN GOVERNMENT, REISSUED FOR DP

18 FEB 11 GOVERNMENT FOR OPEN SPACE BETWEEN PROPERTIES, REVISED THROUGHOUT, CONCEPT ISSUED FOR CITY REVIEW

11 DEC 10 ISSUED FOR DP

28 NOV 10 90% DP ISSUED FOR COORDINATION

6 NOV 10 85% DP ISSUED FOR CLIENT & ARCH. REVIEW

9 SEPT 10 ISSUED FOR CLIENT LARCH. REVIEW

**VIEWPOINT**  
LANDSCAPE ARCHITECTS  
5344 Prince Edward St. Tel: 604-668-2321  
Vancouver, BC V6W 2V5 Fax: 604-668-2328

project:  
**TOWNHOUSE DEVELOPMENT**  
7004 / 7014 - 100th STREET  
SURREY, B.C.

for:  
**MORNI BUILDERS GROUP LTD.**

drawing title:  
**TREE MANAGEMENT PLAN**

project no.:	2010-23	drawn by:	LCH/JKK
date:	AUG. 2010	scale:	AS SHOWN
date revised:	5 APR 2011	sheet no.:	L1 OF 4

L1 OF 4



EX SAN MH  
R0670.52  
S INV -67.24  
E INV -67.29  
NW INV -67.26  
FROM AS-BUILTS

EX 1500B STM MH  
R0670.52  
NW INV -67.81  
S INV -67.53  
E INV -67.71  
FROM AS-BUILTS

148  
PLAN BCP6715  
1884  
70A AVENUE

EX BLDG  
147  
PLAN BCP651  
1884  
70 AVENUE

- 5 APR 14 PLANTING PLAN, PLANT LIST MINOR CHANGES, REVISIONS FOR DP
- 20 MAR 14 REVISIONS FOR DP
- 16 MAR 14 AMENITY SPACES REVISED IN GOVERNMENT, REVISIONS FOR DP
- 15 FEB 14 GOVERNMENT FOR OPEN SPACE BETWEEN PROPERTIES, REVISED THROUGHOUT, CONCEPT REVISION FOR CITY REVIEW
- 11 DEC 13 ISSUED FOR DP
- 28 NOV 13 3RD-DP ISSUED FOR COORDINATION
- 6 NOV 13 2ND-DP ISSUED FOR CLIENT & ARCHITECT REVIEW
- 5 SEPT 13 ISSUED FOR CLIENT & ARCHITECT REVIEW



project:  
**TOWNHOUSE DEVELOPMENT**  
1004 / 1014 - 100th STREET  
SURREY, B.C.

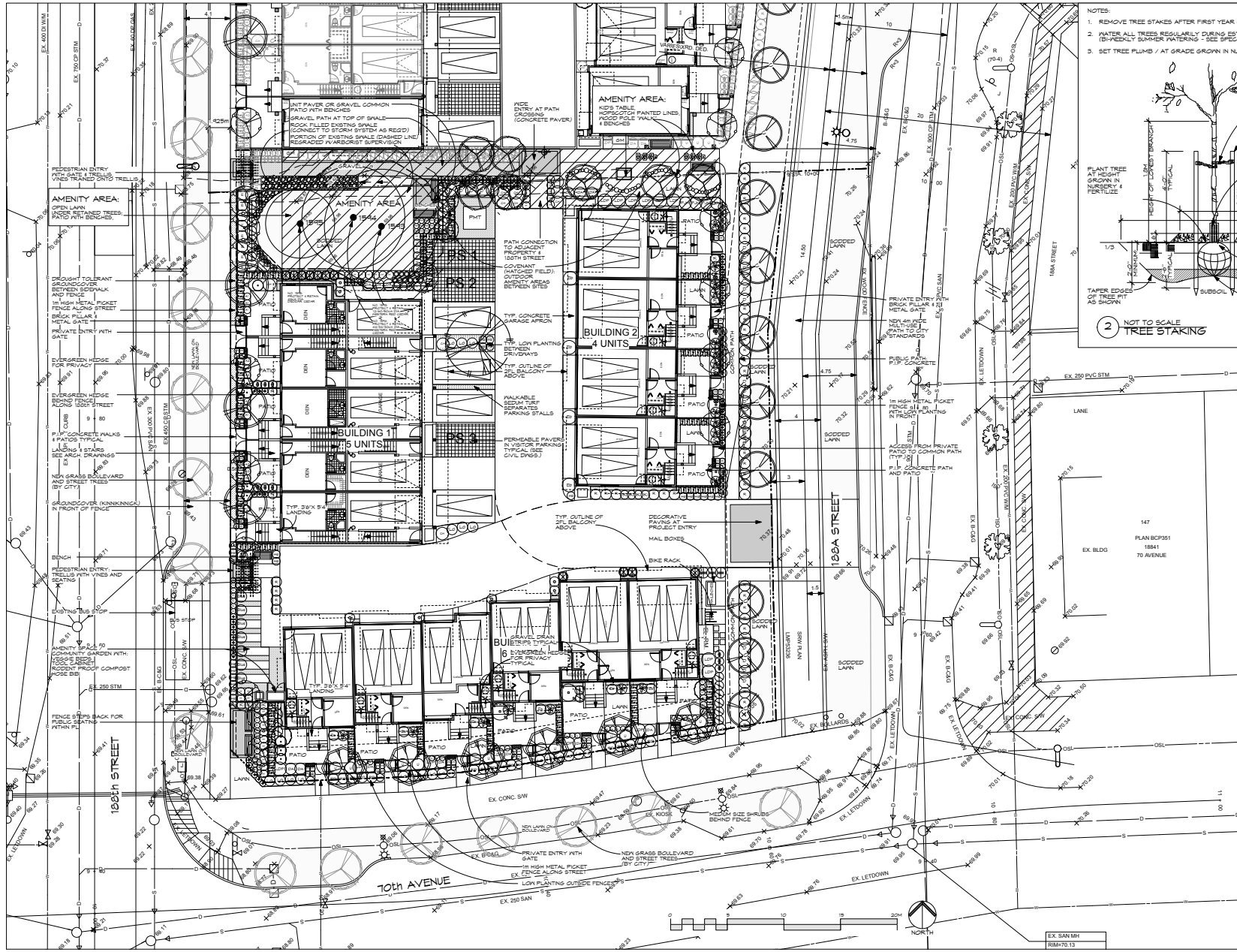
for:  
**MORNI BUILDERS GROUP LTD.**

drawing title:  
**LANDSCAPE / GRADING PLAN**

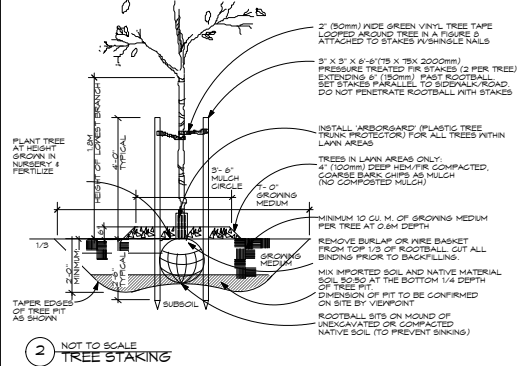
project no.: 2018-23 drawn by: LCH/JKK  
date: AUG. 2018 scale: 1:150 (METRIC)  
date revised: 5 APR 2014 sheet no: L3 OF 4

L2018-23.DWG, 5/24/2018

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- NOTES:
1. REMOVE TREE STAKES AFTER FIRST YEAR OF MAINTENANCE (SEE SPECIFICATIONS)
  2. WATER ALL TREES REGULARLY DURING ESTABLISHMENT PERIOD (B-WEEKLY SUMMER WATERING - SEE SPECIFICATIONS)
  3. SET TREE PLUMB / AT GRADE GROWN IN NURSERY / DO NOT PRUNE LEADER



- 9 APR 14 PLANTING PLAN, PLANT LIST MINOR CHANGES, REVISION FOR DP
- 20 MAR 14 REVISION FOR DP
- 14 MAR 14 AMENITY SPACES REVISION IN GOVERNMENT, REVISION FOR DP
- 15 FEB 14 GOVERNMENT FOR OPEN SPACE BETWEEN PROPERTIES, REVISION THROUGHOUT, CONCEPT REVISION FOR CITY REVIEW
- 11 DEC 13 ISSUED FOR DP
- 28 NOV 13 90% OF ISSUED FOR COORDINATION
- 6 NOV 13 85% OF ISSUED FOR CLIENT 1 ANCHOR REVIEW
- 5 SEPT 13 ISSUED FOR CLIENT 1 ANCHOR REVIEW

**VIEWPOINT**  
LANDSCAPE ARCHITECTS

5344 Prince Edward St.  
Northwood, SC 29621  
tel: 804.668.3201 fax: 804.668.9278

project:  
**TOWNHOUSE DEVELOPMENT**  
1004 / 1014 - 106th STREET  
SURREY, B.C.

for:  
**MORNI BUILDERS GROUP LTD.**

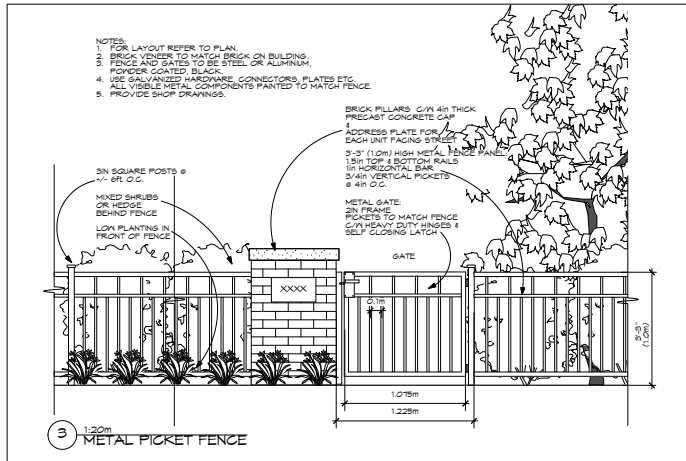
drawing title:  
**PLANTING PLAN**

project no.:	2018-23	drawn by:	LCH/JKK
date:	AUG. 2018	scale:	1:150 (METRIC)
date revised:	5 APR 2019	sheet no.:	L2 OF 4

L2018-23-DWG-LS-SCALE: 1:150

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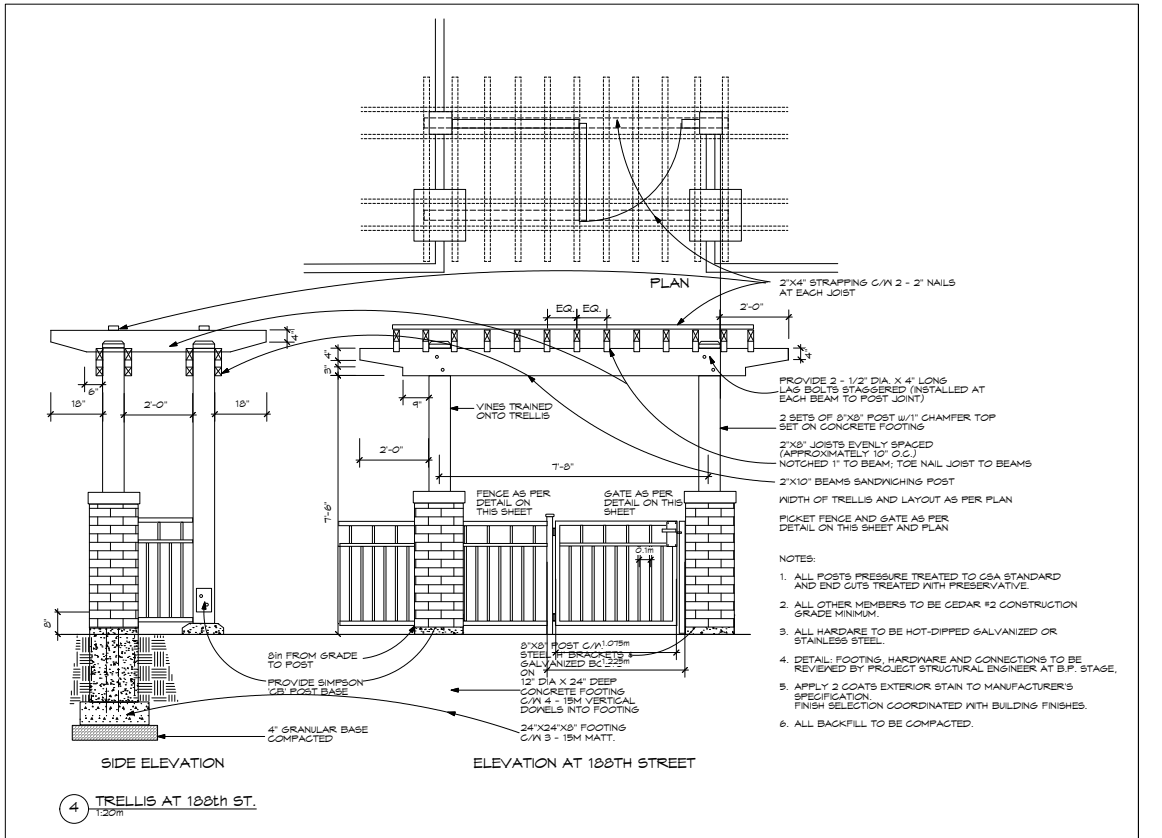




**PLANT LIST**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
Tree				1.8m std.
1	2	Acer circinatum Pacific Fire	Vine Maple	8.8B 2.5m ht. good form
1	1	Amelanchier x grandiflora Princess Diana	Princess Diana Serviceberry	8.8B 5 cm. caliper, good form
2	2	Carpinus betula Frank Fontaine	Frank Fontaine Columnar Hornbeam	8.8B 6 cm. caliper, 1.8m std.
14	4	Cornus kousa	Kousa Dogwood	8.8B 5 cm. caliper, good form
1	1	Liquidambar styraciflua	American Sweetgum	8.8B 6 cm. caliper, 1.8m std.
2	2	Pinus catherineae Schottkussar	Flowering Pine	8.8B 6 cm. caliper, 1.8m std.
3	3	Wuruk japonica	Japanese Snowbell Tree	8.8B 6 cm. caliper, 1.8m std.
2	2	Syringa x hauchthorniana Mount Baker	White Lilac	No. 10 Post
8	8	Viburnum x bodnantense	Pink Dawn Viburnum	No. 3 Post, As shown
Shrub				
3	3	Aronia melanocarpa	Aronia	No. 2 Post, 1m o.c.
10	10	Asasa japonica Jumbo Pink	Pink Japanese Anemone	No. 2 Post, 60cm o.c.
16	16	Asasa japonica Jumbo White	White Japanese Anemone	No. 2 Post, 60cm o.c.
16	16	Chamaecyparis stricta Hoop Pine	Japanese Hoop Pine	No. 1 Post, 60cm o.c.
22	22	Carex morrowii 'Ice Dance'	Japanese Variegated Sedge	No. 1 Post, 45cm o.c.
23	23	Cornus scopulorum	Iceberg Dogwood	No. 1 Post, 60cm o.c.
4	4	Elaeagnus argentea	Thornless Elaeagnus	No. 2 Post, 60cm o.c.
1	1	Geographical Pink Princess	Geographical Pink Princess	No. 2 Post, 60cm o.c.
8	8	Eschschum alba	Burning Bush	No. 2 Post, 60cm o.c.
11	11	Geum japonicum	Geum	No. 1 Post, 60cm o.c.
24	24	Heuchera rotunda 'Sempervirens'	Blue Cell Grass	No. 1 Post, 60cm o.c.
1	1	Hydrangea macrophylla 'Minka's Beauty'	Minka's Beauty Hydrangea	No. 2 Post, 60cm o.c.
25	25	Hydrangea serrata	Prayer Hydrangea	No. 2 Post, 60cm o.c.
25	25	Hydrangea serrata	Long Leaf Hydrangea	No. 2 Post, 60cm o.c.
24	24	Hydrangea serrata 'Nani'	Small Hydrangea	No. 2 Post, 60cm o.c.
3	3	Prostratum munitum	Eastern Sword Fern	No. 1 Post, 60cm o.c.
3	3	Rhododendron Snow Belle	Snow Belle Rhododendron	No. 2 Post, 60cm o.c.
13	13	Rhododendron chinensis	Medium White Rhododendron	No. 2 Post, 60cm o.c.
13	13	Rhododendron chinensis	Medium Light Purple Rhododendron	No. 2 Post, 60cm o.c.
14	14	Rhododendron Leea Park Purple	Leea Park Purple Rhododendron	No. 2 Post, 60cm o.c.
4	4	Rhododendron 'M' Blue	Medium Purple Rhododendron	No. 2 Post, 60cm o.c.
12	12	Rhododendron 'M' Blue	Medium White Rhododendron	No. 2 Post, 60cm o.c.
4	4	Rhododendron 'M' Blue	Large Double Rhododendron	No. 2 Post, 60cm o.c.
15	15	Rosa Dawn Flare	Dawn Flare Rose	No. 2 Post, 60cm o.c.
1	1	Rhododendron chinensis	Prayer Rhododendron	No. 2 Post, 60cm o.c.
11	11	Rosa Dawn Flare	Japanese Dawn Flare	No. 2 Post, 60cm o.c.
10	10	Spiraea bumalda Anthony Nakerer	Anthony Nakerer Spiraea	No. 2 Post, 60cm o.c.
1	1	Vaccinium Franksii var. 'Spiraea'	Spiraea's Variegated	No. 2 Post, 60cm o.c.
24	24	Vaccinium ovatum	Evergreen Huckleberry	No. 2 Post, 60cm o.c.
Shrub				
181	181	Vine medig x Hicksii	Hicks Yew	8.8B 1.2 high, 45 cm o.c.
64	64	Arctostaphylos uva-ursi Vancouver Jade	Vancouver Jade Kalmia	10cm Post, 45cm o.c.
16	16	Clematis armandi	Evergreen Clematis	No. 1 Post, 45cm o.c.
16	16	Clematis integrifolia	Evergreen Clematis	No. 1 Post, 45cm o.c.
20	20	Hamamelis Sessilis de Oro	Daunt Hamamelis	No. 1 Post, 45cm o.c.
10	10	Hamamelis Sessilis de Oro	Daunt Hamamelis	No. 1 Post, 45cm o.c.
22	22	Hamamelis Sessilis de Oro	Daunt Hamamelis	No. 1 Post, 45cm o.c.
1	1	Hamamelis Sessilis de Oro	Daunt Hamamelis	No. 1 Post, 45cm o.c.
1	1	Hamamelis Sessilis de Oro	Daunt Hamamelis	No. 1 Post, 45cm o.c.

NOTE: All soil, plants & plantings to meet the Landscape Standards (Landscape Edition) Drainage to be read in conjunction with project landscape specifications.  
 Refer to appendix report for this project for all info re trees to be removed and retained.  
 All trees shall be planted, mulched and staked in accordance with the detail - see sheet L-4.  
 Maximum soil shall within any planting hole, zone, (CRZ) to be no. 1 Post, 1.8m spacing within CRZ leave 50% of area UNPLANTED



**BIKE RACK:**  
 VONA BIKE RACK MODEL 3600  
 POWDER COATED JET BLACK RAL 9005  
 VANGUARD ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS



**BENCHES:**  
 HUNTERDOOD PARK BENCH BY HISHONE  
 RE-PLANTING RECYCLED PLASTIC SLATS, COLOUR: WALNUT  
 VANGUARD ATTACHMENT PER MANUFACTURER'S SPECIFICATIONS

8 APR 18 REVISIONS FOR CLIENT REVIEW  
 28 MAR 18 REVISIONS FOR DP  
 18 MAR 18 AMEND SPACING REVISION IN COVARIANT  
 10 FEB 18 COVARIANT FOR OPEN SPACE BETWEEN  
 PROPERTIES, REVISION THROUGHOUT  
 11 DEC 18 ISSUED FOR DP  
 28 NOV 18 9/16-0P ISSUED FOR COORDINATION  
 6 NOV 18 9/16-0P ISSUED FOR CLIENT 1st AGM REVIEW  
 9 SEPT 18 ISSUED FOR CLIENT 1st AGM REVIEW

**VIEWPOINT**  
 LANDSCAPE ARCHITECTS  
 1324 Prince Edward St. W. #404  
 Vancouver, BC V6Z 2Y5 Tel: 604-669-1001 Fax: 604-669-1018

project:  
**TOWNHOUSE DEVELOPMENT**  
 1004 / 1014 - 188th STREET  
 SURREY, B.C.

for:  
**MORNI BUILDERS GROUP LTD.**

drawing title:  
**PLANT LIST; DETAILS**

project no.: 2018-23 drawn by: LCH/JKK  
 date: AUG. 2018 scale: AS SHOWN  
 date revised: 5 APR 2019 sheet no.: L4 OF 4

# INTER-OFFICE MEMO

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

**FROM:** Development Engineer, Engineering Department

**DATE:** May 07, 2019      **PROJECT FILE:** 7818-0227-00

---

**RE:** Engineering Requirements  
Location: 7004 188 St

## OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

## REZONE/SUBDIVISION

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

- dedicate varying width from 1.0-metre to 1.942-metre along 188 Street for the collector road standard.
- dedicate adequate land along 188A Street to accommodate 22.5-metre local road.
- register 0.5-metre statutory right-of-way along all frontages.
- dedicate 5.0-metre x 5.0-metre corner cut at 188 Street and 70 Avenue.
- dedicate 3.0-metre x 3.0-metre corner cut at 188A Street and 70 Avenue.

### *Works and Services*

- construct east side of 188 Street to the collector road standard.
- construct west side of 188A Street complete with 4.0-metre multiuse pathway, boulevard/utility strip, street lighting, barrier curb and gutter, and 10.5-metre pavement.
- Construct the sustainable drainage features per the East Clayton NCP.
- provide each lot with a storm, water, and sanitary service connection.
- register restrictive covenant on title as determined through detail design.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Services Manager

NOTE: Detailed Land Development Engineering Review available on file



Planning

April 4, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0227 00

**SUMMARY**

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

15 townhouse units

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

Elementary Students:	4
Secondary Students:	2

**September 2018 Enrolment/School Capacity**

<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	110 K + 713
Operating Capacity (K/1-7)	76 K + 419
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1096
Capacity (8-12):	1000

**School Enrolment Projections and Planning Update:**

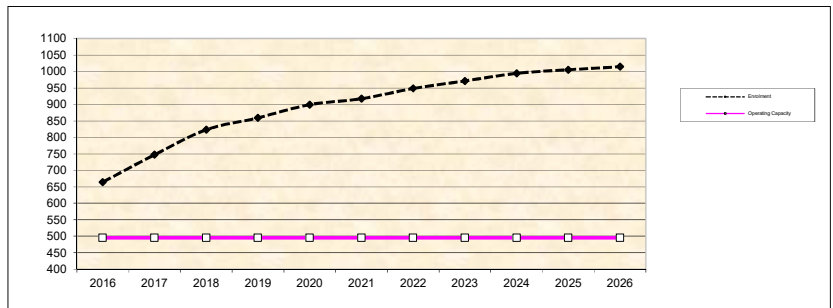
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2018, Hazelgrove has 14 portables on site used for enrolling spaces.

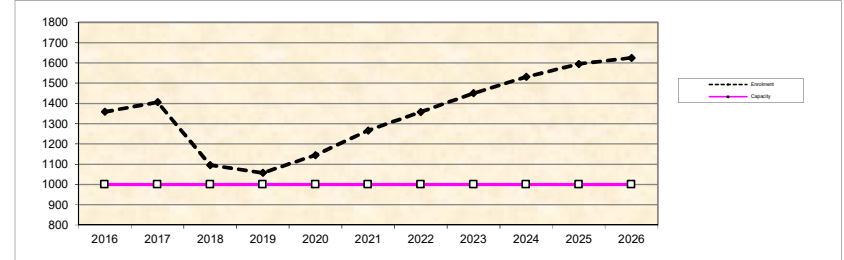
To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both sites are scheduled to open in 2021.

A new 1500 capacity high school, Ecole Salish Secondary opened in September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Hazelgrove Elementary feeds Clayton Secondary.

**Hazelgrove Elementary**



**Clayton Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 18-0227-00

Address: 7004 / 7014 - 188 Street Surrey, BC

Registered Arborist: Corey Plester #PN-8523

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)	26
<b>Protected Trees to be Removed</b>	23
<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 3 x one (1) = <u>3</u></li> <li>- All Other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = <u>40</u></li> </ul>	43
<b>Replacement Trees Proposed</b>	39
<b>Replacement Trees in Deficit</b>	4
<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 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>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:



Date: May 8, 2019



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302

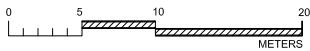
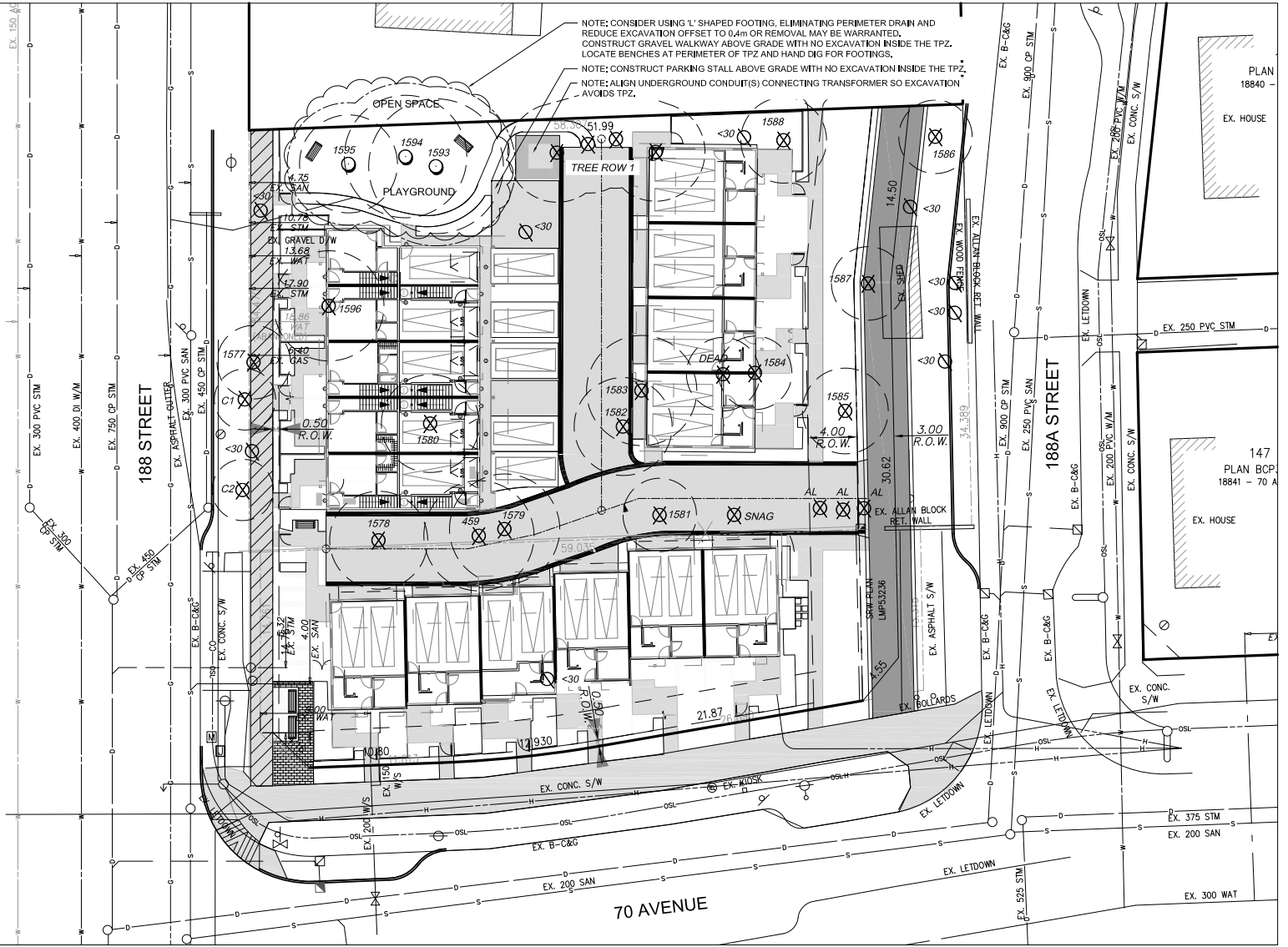


**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	3	3	0
<b>Deciduous Trees</b>			
Willow, Sitka	3	3	0
Birch, Paper	2	2	0
Birch, Weeping	1	1	0
<b>Coniferous Trees</b>			
Cedar, Deodar	5	4	1
Douglas-fir	8	8	0
Cedar, Western Redcedar	3	1	2
Pine, Scots	1	1	0
<b>Total (Not including Alder and Cottonwood)</b>	23	20	3
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		39	
<b>Total Retained and Replacement Trees</b>		42	

**\*TOTALS DO NOT INCLUDE OFFSITE TREES**





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO-DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET

NO.	DATE	BY	REVISION
1	MAY31/18	MK	SITE PLAN
2	JUN11/18	MK	GRADING PLAN
3	JUL17/18	SL	NEW GRADING PLAN
4	DEC04/18	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 SL  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

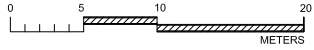
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PROJECT TITLE  
**7004 7014**  
**188 STREET**  
 SURREY, B.C.

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

DRAWN MK  
 SCALE AS SHOWN  
 DATE MAY 17, 2018

**T-1**  
 SHEET 1 OF 2

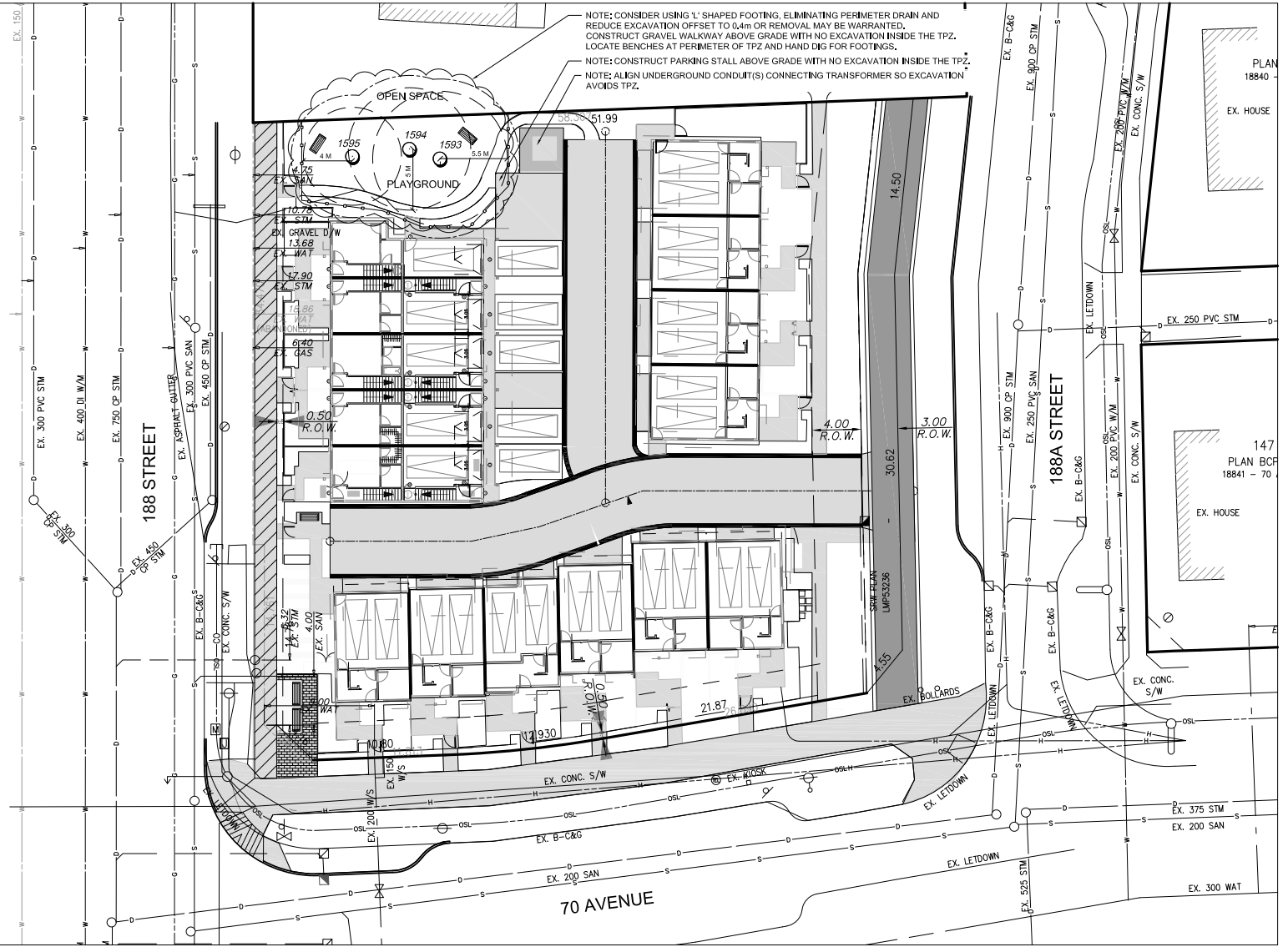


NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.  
REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS.  
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND	
	TREE TO BE RETAINED
	TREE PROTECTION FENCING
	MINIMUM NO DISTURBANCE ZONE
	1.0m EXCAVATION OFFSET



NO.	DATE	BY	REVISION
1	MAY31/18	MK	SITE PLAN
2	JUN11/18	MK	GRADING PLAN
3	JUL17/18	SL	NEW GRADING PLAN
4	DEC04/18	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 SL  
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PROJECT TITLE  
**7004 7014  
188 STREET**  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION  
PLAN**

CLIENT

DRAWN MK  
SCALE AS SHOWN  
DATE MAY 17, 2018

**T-2**  
SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0227-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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

Parcel Identifier: 009-387-706

Lot 1 Section 16 Township 8 New Westminster District Plan 10693

7014 - 188 Street

Parcel Identifier: 026-054-809

Lot B Section 16 Township 8 New Westminster District Plan 13395

7004 - 188 Street

(the "Land")



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

Parcel Identifier:

---

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

---

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

- (a) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the main floor building face and to 2.4 metres (7 ft.) to the upper floors building face;
- (b) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum east yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (13 ft.) to the upper floors building face;
- (c) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (13 ft.) to the upper floors building face;
- (d) In Section F, Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (13 ft.) to the upper floors building face; and
- (e) In Section J, Special Regulations of Part 22 Multiple Residential 30 Zone (RM-30), the requirement for location of outdoor amenity area is varied to allow for outdoor amenity space to be located within the north setback.

5. This development variance permit applies to the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

