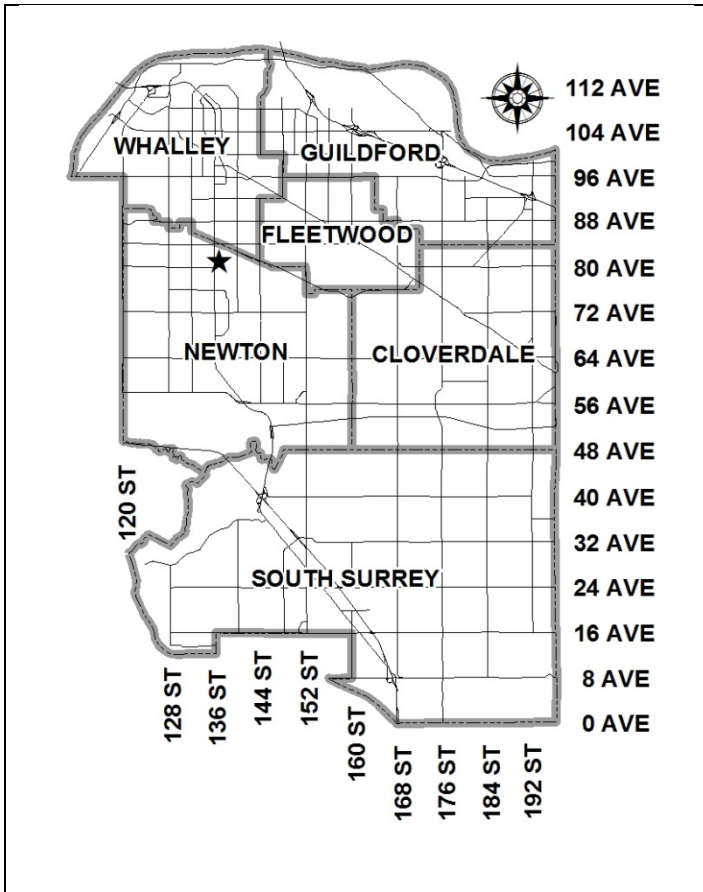


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0256-00

Planning Report Date: March 23, 2015



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential and Conservation and Recreation
- **Rezoning** a portion of the site from RA to CD (based on RM-45 and RM-30)
- **Development Permit**
- **Development Variance Permit**

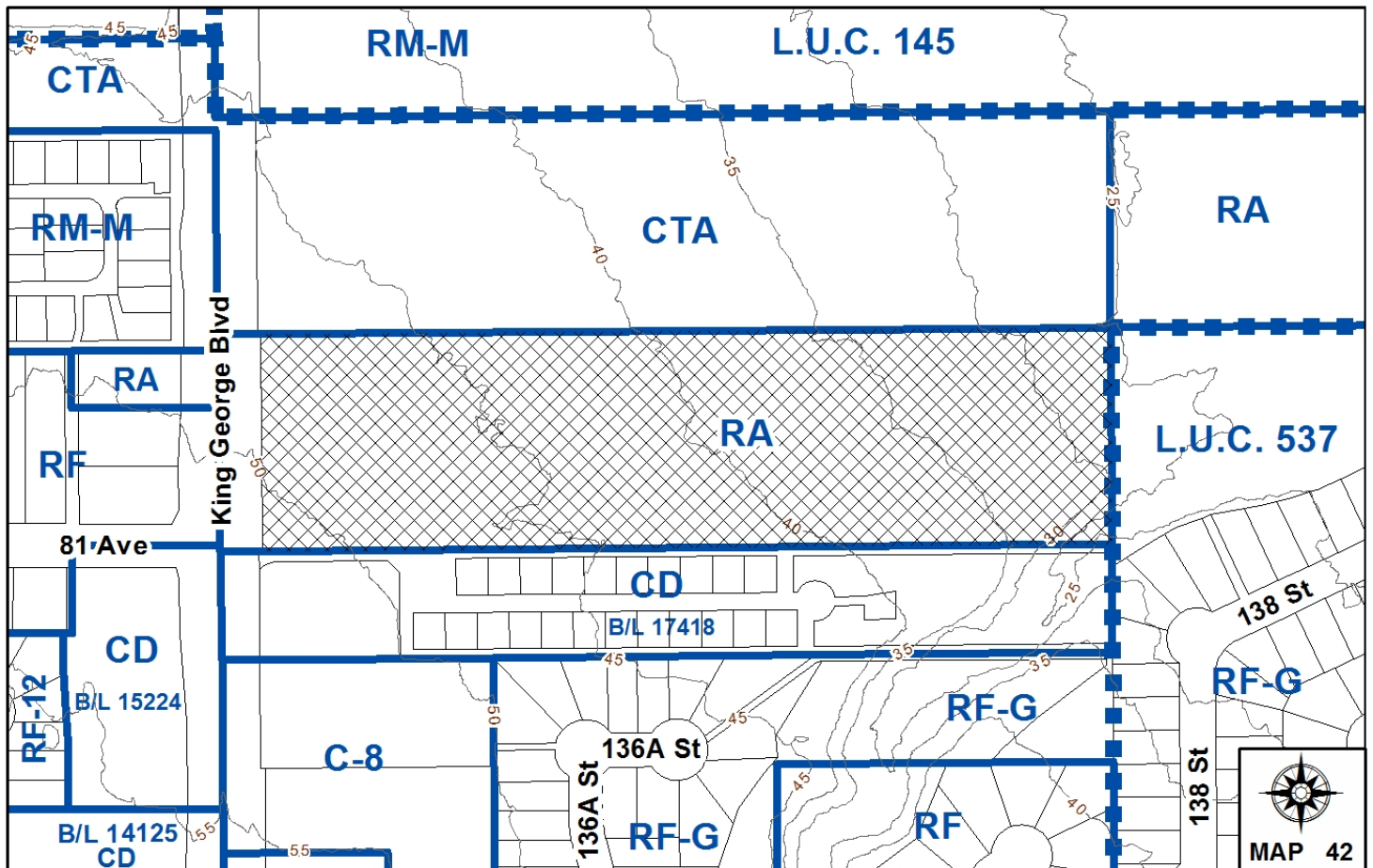
to permit the development of a 77 unit apartment building and 164 townhouse units with reduced on-site parking.

LOCATION: 8158 - King George Boulevard

OWNER: Albin G Dukowski
 Cornel J Dukowski
 Victor H Dukowski

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to reduce indoor amenity space on proposed Lots 1 and 3.
- Approval to eliminate indoor and outdoor amenity space on proposed Lot 2.
- 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 Official Community Plan (OCP) is required to re-designate the site from "Urban" to "Multiple Residential" and "Conservation and Recreation".
- A Development Variance Permit is required to reduce on-site resident and visitor parking stalls.

RATIONALE OF RECOMMENDATION

- The proposed density and building forms are appropriate for this part of Newton. The increased density at this location which has a B-Line service and is a proposed LRT (light rapid transit) corridor.
- The project will convey 9,153 m² (2.26 acres) of riparian area, at the rear of the site (adjacent to Bear Creek Park) to the City without compensation for conservation purposes. This conforms with the intent of the City's Biodiversity Conservation Strategy (BCS).
- The project will also provide for reasonable tree retention and a 3.0 metre (10 ft.) wide public path from King George Boulevard along the northern edge of the site into Bear Creek Park. A gravel path will also be from the site into Bear Creek Park (atop the sanitary system servicing the site).
- The applicant has also agreed to provide the monies to the City to construct and extend the pathway further east across Bear Creek Park from the sanitary trunk to 140 Street. This would realize a strategic connection in the City's Greenways Masterplan and connect the surrounding community with Bear Creek Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by re-designating the subject site in Development Application No.7914-0256-00 from "Urban" to "Multiple Residential" and "Conservation and Recreation" and a date for Public Hearing be set.
2. Council determines the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site shown as Blocks A, B and C from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the required indoor amenity space on proposed Lots 1 and 3 from 618 square metres (6,654 square feet) to 163.70 square metres (1,762 square feet).
5. Council approve the applicant's request to eliminate the required indoor amenity space and outdoor amenity space on proposed Lot 2.
6. Council authorize staff to draft Development Permit No. 7914-0256-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7914-0256-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 485 to 466.
8. 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) input and approval from Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department including an interim plan for the apartment site (Lot 1) if development proceeds at a later date;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant identifying the allowable tandem parking arrangement and prohibiting the conversion of the tandem parking spaces into livable space;
- (k) 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;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (m) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
- (n) resolution of parking to ensure a 50%-50% split between residential double car garages and 50% tandem parking garages on Lot 3;
- (o) completion of a P-15 agreement with the City for maintenance and planting of riparian area; and
- (p) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

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:

38 Elementary students at Bear Creek Elementary School
 20 Secondary students at Frank Hurt School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2016.

Parks, Recreation & Culture:

A P-15 agreement will be required for monitoring and maintenance of re-planting in the conveyed riparian area.

Parks also has concerns with the pressure this project will place on existing facilities and has identified an opportunity to extend a public path over the sanitary main and trunk, which will be required to service the site. The sanitary main and trunk will traverse a portion of the riparian area, to be conveyed to the City, and Bear Creek Park.

East from the sanitary trunk, Parks would like to see the path continue across Bear Creek Park to 140 Street. This would realize a strategic connection outlined in the Greenways Masterplan, connecting the surrounding community with Bear Creek Park.

As a development related community benefit, the applicant has agreed to detail the cost and provide the funds to construct and extend the path east from the existing 900mm sanitary trunk. The amount is to be determined through a detailed design process following Third Reading and will be required prior to final approval.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped treed site. A yellow watercourse traverses the property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Manufactured/Mobile Home Park	Urban	CTA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Bear Creek Park	Conservation and Recreation	RA
South:	Restaurant/ manufactured homes /Tourist trailer park and open space	Urban	CD (By-law 17418)
West (Across King George Blvd):	Undeveloped single family lots	Urban	RA, RF

JUSTIFICATION FOR PLAN AMENDMENT

- An OCP amendment is necessary to re-designate the site from "Urban" to "Multiple Residential" and "Conservation and Recreation".
- The amendment is necessary to accommodate the site's overall combined density of 1.13 FAR (floor area ratio). Within the Multiple Residential designation, densities may range up to 1.5 FAR provided an appropriate interface with adjacent lower-density residential density development is provided.
- The increased density at this location has been encouraged and supported by staff due to the site's proximity to King George Boulevard which is a Frequent Transit Network (FTN) and the proposed LRT (light rapid transit) system.
- The project will convey to the City without compensation 9,153 m² (2.26 acres) of riparian area (adjacent to Bear Creek Park) for conservation purposes. The project will also provide for reasonable tree retention and a 3.0 metre (10 ft.) public path from King George Boulevard along the northern edge of the site into Bear Creek Park. A gravel path will then be extended by the applicant from the site into Bear Creek Park (atop the sanitary system servicing the site).
- The applicant has further agreed to provide the monies to the City to construct and extend the pathway further east across the Park from the sanitary trunk line to 140 Street. This would realize a strategic connection in the City's Greenways Masterplan and connect the surrounding community with Bear Creek Park.

DEVELOPMENT CONSIDERATIONS

Background:

- The development site is located on the east side of King George Boulevard between 80 and 84 Avenue. The site, approximately 3.86 hectares (9.54 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential (RA)".
- The site is presently an undeveloped treed lot, adjacent to Bear Creek Park. A Class B, yellow-coded watercourse, a tributary of Hunts Brook, currently traverses the property.

Proposal:

- The applicant is proposing to re-designate and rezone the site to accommodate a 77 unit four storey apartment structure and 164 townhouse units.
- Specifically the applicant is proposing to amend the OCP by re-designating the site from "Urban" to "Multiple Residential" and "Conservation and Recreation" and to rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the RM-70 and RM-30 Zones.
- A Development Permit (DP) is required to regulate the form and character of the development; and a Development Variance Permit (DVP) will also be required to vary the required on-site parking stalls from 485 to 466.

CD Zone:

- The "Comprehensive Development Zone (CD)" governing the site will accommodate and regulate both the proposed medium-rise and ground-oriented multiple unit residential buildings.
- The CD By-law is based on a Block Plan, which identifies the uses, densities and setbacks proposed for future Lots 1, 2 and 3. The zoning provisions for Block A, accommodating the apartment on site, are based on the RM- 70 zone, while the provisions for Blocks B and C, accommodating the townhouse portion of the site, are based on the RM-30 zone.
- The proposed density (e.g., floor area ratio (FAR) and units per hectare/acre) and lot coverage for each of the blocks will exceed the provisions of the zones upon which they are based. In the CD zone, the required 7.5 m (25 ft) setbacks have also been reduced to achieve a more urban look and feel to the project.
- On Block A (Lot 1), the proposed apartment will have a density of 1.95 FAR and 250 units per hectare (101 units per acre) based upon the net site area of Lot 1 after road dedication. This type of density is, however, in keeping with other projects (application Nos. 7911-0009-00, 7911-0160-00, 7912-0256-00 and 7912-0091-00) recently approved in the City Centre and Guildford along 140, 154 and 102 Streets. Collectively these projects have averaged an FAR of 1.90 on a net site basis.
- Block A will provide an excess of outdoor amenity area which will be situated between the apartment structure and the townhouses proposed on Block B. In all, Block A will offer 592 m² (6,373 ft²) of landscaped green space, or 370 m² (3,983 ft²) more green space, than what is typically required under the By-law.
- On Block B (Lot 2), the applicant is proposing to build 32 townhouse units with a Floor Area Ratio (FAR) of 1.11 and density of 81 units per hectare (33 units per acre). The proposed site coverage, calculated at 54%, is based on the net site area of lot after road dedication.
- Overall the intent of Block B is to achieve a more compact urban form of townhome, while still providing a pedestrian east- west connection through the site. In order to achieve the higher lot coverage and FAR, Block B does not provide indoor or outdoor amenity space.

- In contrast, Block C (Lot 3) will allow for 132 townhouses. While the FAR and lot coverage will be slightly higher, the actual density of units on Block C (at 73 units per hectare or 30 units per acre) will be largely in keeping with the RM-30 Zone. Block C will also provide 782 m² (8,418 ft²) of outdoor amenity area. This represents 386 m² (4,154 ft²) of additional green space over and above than what is required under the By-law and provides the opportunities for the retention of several healthy tree stands on site.
- Despite the above average figures, the blended density for the site is, however, closer to an FAR of 1.13 or 39 units per acre. Collectively the blended density for Lots 1 and 2 combined is approximately 63 units per acre, which is the preferred minimum along the future LRT route.
- The table below outlines in further detail for the provisions of the zone preferred for the site. Most of the traditional 7.5 metre (25 ft) setbacks have been altered to achieve an urban look and make efficient use of the development site. Where possible shortened setbacks have made use of internal roads and green spaces to provide distance between housing units and to minimize overlook. In particular, the project will make use of the new east-west half road and the 5 metre road dedication containing the public path to effectively increase the project setbacks to the manufactured home park to the north.
- Attention has also been paid to ensure a full 7.5 metre (25 ft.) setback is achieved along the southern property line of Block C which borders on the Braeside manufactured home development.

	RM-70 Zone	Block A	RM-30 Zone	Block B	Block C
		Apartment		Townhouses	Townhouses
Density					
FAR	1.50	1.95	.90	1.11	1.00
Units per Hectare	-	250	75	81	73
Units per Acre	-	101	30	33	29
Lot Coverage	33%	48%	45%	54%	49%
Height	50 m (164 ft)	19 m (63 ft)	13 m (43 ft)	10 m (33 ft)	10 m (33 ft)
Setbacks					
Front	7.5 m (25 ft)	3.7 m (12 ft) <i>(Adj. to E/W Rd)</i>	7.5 m (25 ft)	3.2 m (11 ft) <i>(Adj. to E/W Rd)</i>	3.0 m (10 ft) <i>(Adj. to N/S Rd)</i>
Rear	7.5 m (25 ft)	8.2 m (27 ft) <i>(Adj. Braeside)</i>	7.5 m (25 ft)	3.0 m (10 ft) <i>(Adj. Braeside)</i>	1.0 m (3 ft) <i>(Adj. Riparian)</i>
Side Flanking Street	7.5 m (25 ft)	6.0 m (20 ft.) <i>(Adj. to KGB)</i>	7.5 m (25 ft)	4.0 m (13 ft) <i>(Adj. to N/S Rd)</i>	2.8 m (9 ft) <i>(Adj. site path)</i>

	RM-70 Zone	Block A	RM-30 Zone	Block B	Block C
		Apartment		Townhouses	Townhouses
Side	7.5 m (25 ft)	7.3 m (24 ft) <i>(Adj. to Blk B)</i>	7.5 m (25 ft)	4.4 m (14 ft) <i>(Adj. to Blk A)</i>	7.5 m (25 ft) <i>(Adj. Braeside)</i>
Outdoor Amenity					
Required		222 m ² (2,390 ft ²)		96 m ² (1,033 ft ²)	396 m ² (4,264 ft ²)
Provided		592 m ² (6,373 ft ²)		None	782 m ² (8,418 ft ²)
Indoor Amenity					
Required		222 m ² (2,390 ft ²)		96 m ² (1,033 ft ²)	396 m ² (4,264 ft ²)
Provided		83.5 m ² (898 ft ²)		None	80 m ² (863 m ²)

PRE-NOTIFICATION

- On November 28, 2014 pre-notification letters for the project were sent out to the surrounding neighborhood and a development sign was erected on site. In response, staff received a few calls asking for additional information on the proposed development. The applicant also held two public information meetings (PIM) for the project.
- The first meeting was held on December 11, 2014 at the North Surrey Recreational Centre. The meeting focused on the land use and layout of the project. The meeting, advertised to 350 households that received pre-notification, was attended by a total of 12 residents, the majority of whom (8 persons) indicated a high level of support for the project.
- At the meeting, many of the Braeside residents in attendance (the bare land strata manufactured home park immediately south of the development site) expressed support for the project as it would help clean up an area commonly used for dumping, loitering and squatting. The residents were also generally pleased with the trees and fencing treatment along their shared property line to provide screening and privacy.
- For the most part, the remaining residents at the meeting were either skeptical or opposed to the apartment building along King George Boulevard.
- The second meeting for the project focused on the options for servicing of the site through Bear Creek Park. To service the site, a new sanitary sewer line is required which will link up with the existing trunk in the Park.
- The purpose of the meeting was to review two potential options for servicing in the Park with the community – a north-eastern and south-eastern route and the implications for tree removal.
- The meeting, advertised to 650 households, was attended by a total of 14 residents. More residents and households adjacent to Bear Creek Park and the two proposed path/servicing

connections in the Park were invited to this second meeting, along with key stakeholder and park advocates, to express their opinion.

- Of the 14 residents in attendance, the northern alignment was preferred by a total of ten residents. It is anticipated that servicing the site along the northern route will result in the loss of approximately 22 trees in Bear Creek Park.
- It should be noted however, at the latter meeting that several residents were opposed to opening up additional pathways in the park, given the history of crime and loitering in the area and the need to leave the creek areas protected from garbage and dumping.
- In response, staff and the applicant noted that presence of residences and more people in the area, providing eyes on the public path, would help deter people from loitering.
- Parks may however, at their discretion, consider delaying opening the 3.0 metre (10 ft.) pathway on the site and in Bear Creek Park until the path connection from the sanitary trunk to 140 Street is constructed and future dedication of 5 metres (16 ft.) is achieved through the redevelopment of the property to the north. This would eliminate a dead end or need for a looped path.
- In the event the opening of the constructed path (on-site and atop the servicing connection) is delayed, the applicant will be required to construct signage and place appropriate covenants on the property notifying future owners of the City's intent to open dedicated walkway as a public path.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

Site Design and Layout:

- The subject property will be subdivided into three separate lots. The first lot (Lot 1) facing King George Boulevard will contain the 77 unit apartment building with two levels of underground parking.
- The second lot (Lot 2), directly adjacent to the apartment site, will contain 32 urban compact townhouse units, while the third lot (Lot 3) will accommodate 132 townhouse units, backing onto a 9,153 m² (2.26 acres) riparian area, which will be conveyed to the City.
- The site will be accessed from King George Boulevard by a new east – west half road servicing the site. A new north-south road on the property will also separate Lots 2 and 3. These new roads will provide a finer grid road network for improved access and circulation in the neighbourhood.

Lot 1:

- The 77 unit apartment building proposed on Lot 1 will be comprised of 12 studio units, 16 one bedroom units and 49 two bedrooms units. These units range in size from 40m² (432 ft²) for a studio suite to 80m² (863 ft²) for a two bedroom unit.
- Despite the grade change along King George Boulevard of approximately 3 metres (10 ft.) the apartment building will meet the grade along street by transitioning from a 4 storey building at the south end to a 5 storey building at the north end.
- The building will be shaped like a large 'I', with the large outdoor amenity area provided at the east side of the building, away from King George Boulevard and the associated street traffic.
- The main entrance to the building's lobby and access to the underground parking ramp will be located at the north end of the site. The entrance will be further defined with a steel and glass canopy, while the each of the apartment's elevations will make use of vertical elements to provide articulation to the building and punctuate the roof line.
- The building will be finished with a combination hardi shingle siding, horizontal hardi- board and wood trim. Additional large scale windows and cantilevered decks with glass railings will provide relief and interest on the façade and eyes on the street. The primary colours for the apartment complex will include vintage grey and heritage blue, with white and back accents.

Lot 2:

- Lot 2 will provide a total of 32 compact three and four bedroom townhouse units arranged around an internal private road. Within the block, sixteen of the units will directly front the green amenity area to the west (provided on Lot 1), while the sixteen remaining units will face the new north – south road planned for the site.
- Overall the townhouse units on Lot 2 will range in size from 125 -150 m² (1,350- 1,610 ft²). Each townhouse will provide a total of two car parking stalls per unit. Fifty (50 %) of the units will provide double car garages, while the remaining 50% of the units will provide tandem car parking stalls.

Lot 3:

- Lot 3 will provide a 132 three and four bedroom townhouse units arranged along a series of internal roads, large outdoor amenity spaces and shared green courtyards. A series of internal pathways also criss- cross the site to achieve pedestrian connections between blocks.
- The townhouse units on Lot 3 range in size from 125 -180 m² (1,350- 1,943 ft²); and each are equipped with two car parking stalls per unit. On Lot 3, 61 units (46%) will provide double car garages, while the remaining 71 units (54%) will provide tandem parking stalls. The full complement of 26 visitor stalls is also provided on Lot 3.
- The townhouse clusters on both Lots 2 and 3 will be built in a modernized urban townhouse style. In keeping with apartment building, the materials for the townhouses will include

hardi- board siding, and cedar shingle and wood trim and be finished in complementary white and navy colours.

- A Section 219 Restrictive Covenant prohibiting the conversion of tandem and side by side parking stalls into habitable space will be registered on title.

Riparian Area/Biodiversity Conservation Strategy:

- In July 21, 2014, the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map was adopted by Council. The map identified a local BCS corridor within the site, in the Green Timbers management area, with a medium ecological value. The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories.
- The 9,153 m² (2.26 acres) of riparian area to be conveyed to the City through this application (at the rear of the property, adjacent to Bear Creek Park) will include all of the 30 metre BCS riparian corridor on the site protecting Hunt Brook (1,609 m² or 0.398 acres); as well as an additional 7,544 m² (1.86 acres) of riparian area.
- This additional area is to be conveyed to the City in lieu of the yellow coded watercourse which will be removed from site and reconstructed in the new riparian area.
- Moving the watercourse will allow for a wider, larger contiguous habitat corridor than identified in the BCS and will provide for less fragmenting of habitat area and a more valuable biodiversity over the long term.
- The proposal to remove and reconstruct the watercourse has received DFO approval and is waiting Provincial Water Act Approval. The riparian area will be subject to a P-15 planting and enhancement agreement.
- While the riparian portion of the site has been identified as requiring a Hazard Lands Development Permit under the new OCP, this requirement has been waived since no development is actually planned for this portion of land.

Landscaping:

- In addition to the trees being retained on site, the landscaping plan calls for the planting of 338 replacement trees on site including a 327 deciduous trees (a variety of maples, cypress, sweetgum, magnolia and 11 coniferous trees (western red cedars). In total, 41 new trees will be planted on Lot 1, while 280 trees will be planted on Lots 2 and 3).
- Soft landscaping on the site will include shrubs, grasses and groundcover at the entrances and perimeters of apartment and townhouse clusters, and along the public paths, and common areas of the development.
- Appropriate split rail fencing with mesh will be installed to protect the new riparian area and prevent dumping, dogs and garbage from entering the area.

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
Alder and Cottonwood Trees			
Alder/Cottonwood	195	195	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry, Bitter	19	19	0
Birch, Paper	3	3	0
Birch, European	2	2	0
Cascara	3	3	0
Crab Apple, Pacific	1	1	0
Hawthorn, Common	8	8	0
Locust, Black	51	51	0
Maple, Bigleaf	6	6	0
Maple, Norway	9	9	0
Maple, Vine	1	1	0
Willow	1	1	0
Coniferous Trees			
Cedar, Western Red	63	56	7
Douglas Fir	5	5	0
Hemlock, Western	2	2	0
Spruce, Sitka	1	1	0
Total (excluding Alder and Cottonwood Trees)	175	168	7
Additional Estimated Trees in proposed Riparian Area	104 (42 + 62 alder/ cottonwood trees)	104	104
Total Replacement Trees Proposed* (excluding Boulevard Street Trees)		Deciduous 327	Coniferous 11
Total Retained and Replacement Trees *		435	
Contribution to the Green City Fund*		\$ 61,500	

*Numbers and estimates to be finalized with final review.

- The arborist assessment states that there are a total of 175 By-law sized trees on the site, excluding 195 alder and cottonwood trees, which make up approximately 52 % of the total trees on the site.
- Of the 175 By-law trees on the site, seven (7) trees may 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.
- Table 1 includes an additional 104 protected trees that are located within the proposed riparian area. The trees within this area will be retained, except where removal is required due to hazardous conditions. The servicing for the site is also to impact approximately 22 trees., The final numbers will however be determined, in consultation with the Parks, Recreation and Culture Department, prior to Fourth Reading.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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. The final number of acceptable replacement trees on the site and the deficit of replacement trees requiring a cash-in-lieu payment to the Green City Fund, in accordance with the Tree Protection By-law has yet to be determined.
- In addition to the replacement trees, boulevard street trees will be planted on King George Boulevard. This will be determined at the servicing agreement stage by the Engineering Department.

SUSTAINABLE DEVELOPMENT CHECKLIST

On March 2, 2015 the applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	An amendment to the Official Community Plan (OCP) is required. The site is located on King George Boulevard which is identified as a future LRT corridor.
2. Density & Diversity (B1-B7)	Density will comply with OCP after rezoning. The site will include a mix of residential uses and unit types.
3. Ecology & Stewardship (C1-C4)	The development will incorporate low impact development standards and contain provisions for recycling and organic waste programs. It will also convey to the City a riparian area which will form part of the City's Green Infrastructure Network.

4. Sustainable Transport & Mobility (D1-D2)	The site is located on King George Boulevard which is identified as a future LRT corridor and contains pedestrian linkages.
5. Accessibility & Safety (E1-E3)	The development includes some CPTED (Crime prevention through environmental design) principles
6. Green Certification (F1)	While the project will not be certified, it will provide some green building features and functions including low water usage appliances and VOC paints and non-urea formaldehyde MDF cabinetry.
7. Education & Awareness (G1-G4)	None

ADVISORY DESIGN PANEL

- On February 12, 2015, the City's Advisory Design Panel (ADP) reviewed the proposed project. The ADP noted support for the layout and design of the site, the multiple amenity spaces, landscaping, tree retention, but noted a few issues with the form and character of the proposed apartment to be resolved with staff prior to Council adoption.
- The identified issues included improvement and simplification of the treatment/finishing of the building and roof line, the inclusion of certain accessibility features, stormwater management and the use of high performance glazing on the west façade to increase the livability and decrease traffic noise from King George Boulevard.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the total required number of on-site parking stalls from 485 to 466.

Applicant's Reasons:

- Parking variances are being requested on proposed Lots 1 and 2. A variance of 15 parking stalls (8 residential and 7 visitor parking stalls) are requested for Lot 1 containing the apartment, while a variance of 4 visitor parking stalls are requested on Lot 2 for the urban townhouses. This represents an overall parking variance of 12% on Lot 1 and a 6% on Lot 2.
- The proposed variance can be justified given the site's proximity to King George Boulevard, with B-Line service and the planned LRT line.
- On Lot 1 the resident parking variance is being requested for studio and 1 bedroom homes only with similar rates to City Centre. All of the townhouses on Lot 2 have two parking stalls per home and 50% of the homes offer double car garages.

Staff Comments:

- Staff can support the proposed parking relaxation based on the site's location along King George Boulevard, with B-Line service and planned LRT, linking Newton to the City Centre.

- This magnitude of parking relaxation has been supported elsewhere for sites in close proximity to the Frequent Transit Networks and future LRT lines and can be considered appropriate.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	ADP Comments
Appendix VII	OCP Re-designation Map
Appendix VIII	Development Variance Permit No. 7914-0256-00
Appendix IX	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on RM-30 and RM-45)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	9.54 acres
Hectares	3.86 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4 (including riparian area)
SIZE OF LOTS	
Range of lot areas (square metres)	3,086 m ² (33,222 ft ²) – 18,146 m ² (195,321 ft ²)
DENSITY (Blended for Lots 1,2,3)	
Lots/Hectare & Lots/Acre (Gross)	62 uph/25 upa
Lots/Hectare & Lots/Acre (Net)	96 uph/39 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	9,153 m ² (2.26 acres)
% of Gross Site	24%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



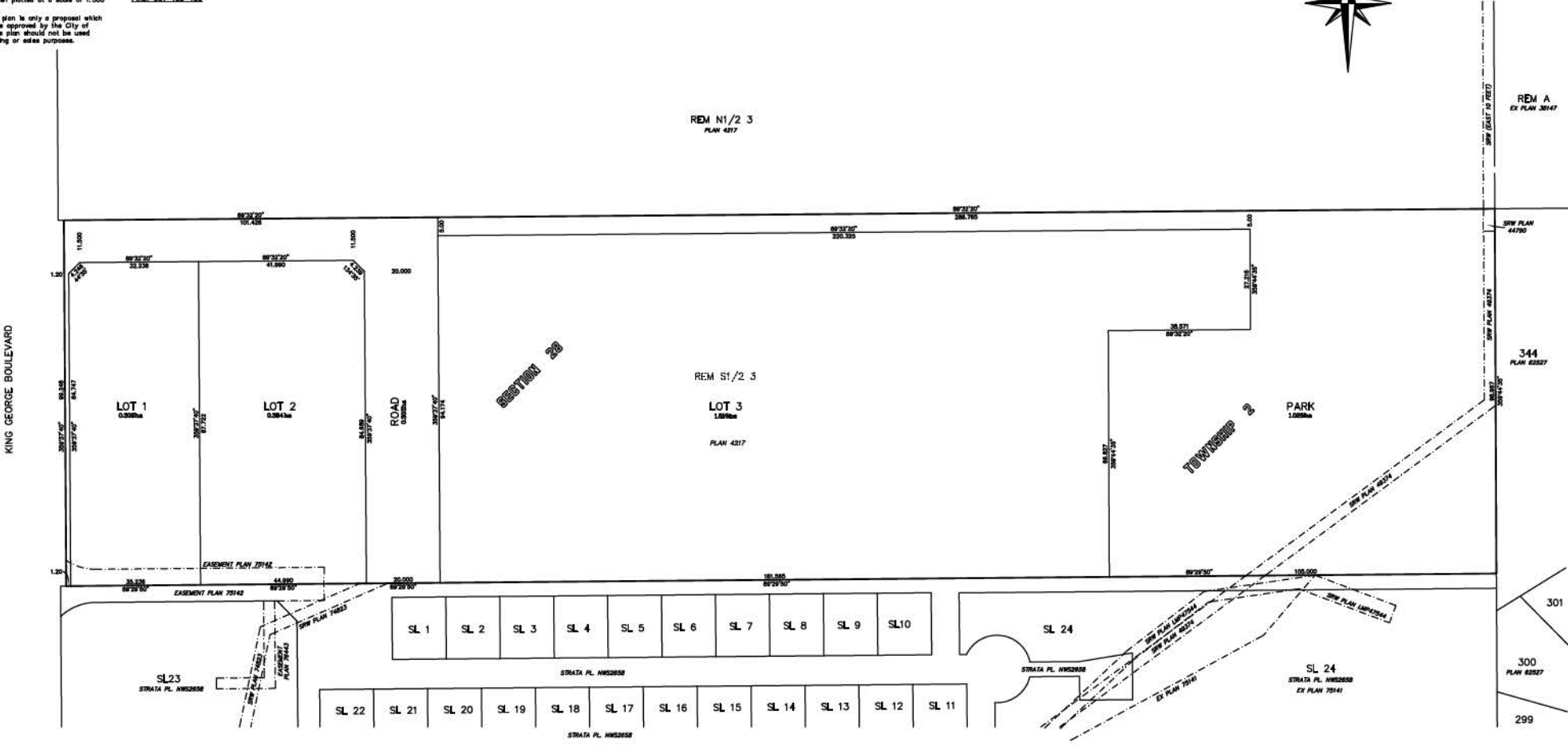
**8158 KING GEORGE BLVD.
14-0256-00**

**PROPOSED SUBDIVISION PLAN THE SOUTH HALF
 LOT 3 EXCEPT: FIRSTLY: PART ON PLAN 6363, SECONDLY:
 PART WITHIN HEAVY OUTLINE ON HIGHWAY SRW PLAN 62493,
 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 4217**

Scale: 0 5 10 20 30
 All Distances are in Metres.
 The intended plot size of this plan is
 214mm in width by 360mm in height.
 (D size) when plotted at a scale of 1:500

CIVIC ADDRESS
 8188 KING GEORGE BLVD.
 SURVEY, B.C.
 P.I.D. 001-108-158

Note: This plan is only a proposal which
 may not be approved by the City of
 Surrey. This plan should not be used
 for marketing or sales purposes.



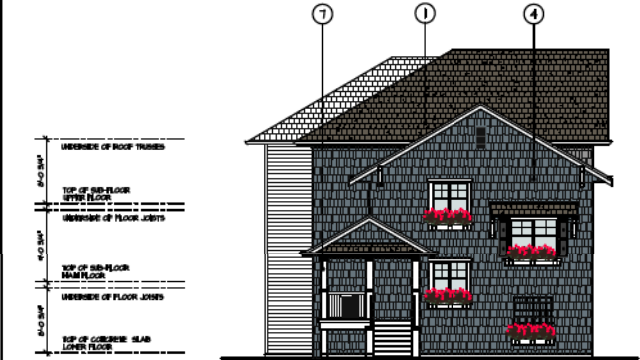
Underwater Land Surveying Ltd.
 B.C. Land Surveyors
 4611-4600 FIVE Street
 Cloverdale B.C.

This Plan Lies Within The
 Greater Vancouver Regional District

EXCEPTING ALL RIGHTS AND THE SURVIVAL THEREOF, THE ARCHITECT ASSURES THAT THE ARCHITECTURE AND ALL THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE THEREOF. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE THEREOF.



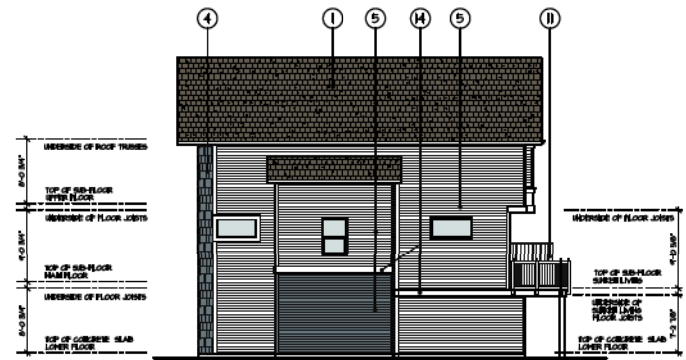
UNIT E * UNIT C1 * UNIT A * UNIT A * UNIT A * UNIT C1 * UNIT C1 * UNIT A * UNIT C1 * UNIT A
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION (NEW CITY ROAD)
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 HOOD FASCIA
- ③ 1X4 HOOD TRIM ON 2X10 HOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ HOOD POST W/ COMEFACED FASCIA
- ⑧ PREFAB METAL RAILINGS
- ⑨ 18X60 OR 18X72 FTD. HARDI-PANEL SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ 2X6 HOOD TRIM
- ⑬ PLANT SHELF
- ⑭ 2X10 HOOD TRIM



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



UNIT A * UNIT C1 * UNIT A * UNIT C1 * UNIT C1 * UNIT A * UNIT A * UNIT A * UNIT C1 * UNIT E
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

NO.	DATE	BY	REVISION

CLIENT: DAMEON & SALTER
 PROJECT: KGB 2 TOWNHOUSE DEVELOPMENT @ 880 KING GEORGE BLVD., SURREY, BC
 SHEET CONTENTS: BUILDING ELEVATIONS

barnett dembek

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

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

CLIENT NO. 601
 SHEET NO. AC-26.0
 PROJECT NO. 1404
 REV. NO.

LOT # 3
BUILDING NO. 16 (5 SIMILAR)

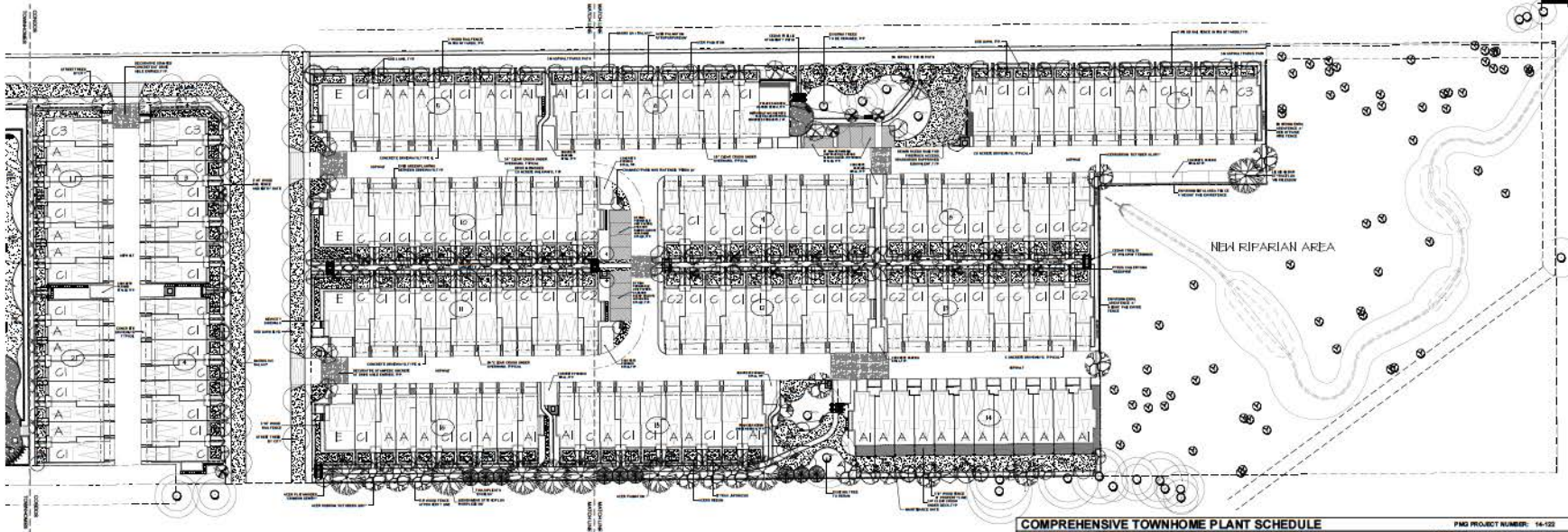


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Suite C100 - 4185 26th Q Ave Drive
Burnaby, British Columbia, V5C 6G6
P: 604-284-0011 F: 604-284-0022

SCALE:



PMG PROJECT NUMBER: 14-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	46	ACER GRiseum	PAPERBARK MAPLE	8CM CAL, 1.8M STD, 8B8
	86	ACER PALMUM	JAPANESE MAPLE	8CM CAL, 1.2M STD, 8B8
	47	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	8CM CAL, 1.2M STD, 8B8
	11	ACER PLATANOIDES 'CRIMSON SENTINEL'	COLUMBIAN CRIMSON SENTINEL MAPLE	8CM CAL, 2M STD, 8B8
	13	ACER RUBRUM 'VICTORIE GLORY'	OCTOBER GLORY MAPLE	8CM CAL, 2M STD, 8B8
	7	CHAMAECYPARIS NOOTNATENSIS 'PENDULUS'	WEeping NOOTNA CYPRISS	4M HT, 8B8
	18	QUERCUS ILEX	-	-
	12	PAVIA SPECIFICA 'DANWYK GOLD'	DANWYK GOLD BEECH	8CM CAL, 8B8
	8	LIQUIDAMBAR STYRACIFLUA 'MOORE'S BOUNTY'	MOORE'S BOUNTY SWEET GUM	8CM CAL, 2M STD, 8B8
	21	MANOUILA ROBUR STYLATA 'ROYAL STAR'	ROYAL STAR MANOUILA (WHITE)	8CM CAL, 2M HT, 8B8
	13	MANOUILA 'SALAZAR'	MANOUILA	8CM CAL, 8T 0 FORM, 8B8
	7	PIRUS CALLERIANA 'QUANTULCENS'	BRANDFORD PEAR	8CM CAL, 1.5M STD, 8B8
	22	PIRUS CALLERIANA 'REDPIRE'	ORCHARD FIRE PEAR	8CM CAL, 1.5M STD, 8B8
	13	STRAX JAPONICUS	JAPANESE SNOEWELL	8CM CAL, 1.5M STD, 8B8
	8	TRILIARIA PLUCATA 'SUCKLER'	WESTERN RED CEDAR	3M HT, 8B8

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CPFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR OPTIONAL 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 A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTION ARE SUBJECT TO BC LANDSCAPE STANDARD, DEPENDENT ON CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

COMPREHENSIVE TOWNHOME PLANT SCHEDULE

PMG PROJECT NUMBER: 14-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	46	ACER GRiseum	PAPERBARK MAPLE	8CM CAL, 1.8M STD, 8B8
	86	ACER PALMUM	JAPANESE MAPLE	8CM CAL, 1.2M STD, 8B8
	47	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	8CM CAL, 1.2M STD, 8B8
	11	ACER PLATANOIDES 'CRIMSON SENTINEL'	COLUMBIAN CRIMSON SENTINEL MAPLE	8CM CAL, 2M STD, 8B8
	13	ACER RUBRUM 'VICTORIE GLORY'	OCTOBER GLORY MAPLE	8CM CAL, 2M STD, 8B8
	7	CHAMAECYPARIS NOOTNATENSIS 'PENDULUS'	WEeping NOOTNA CYPRISS	4M HT, 8B8
	18	QUERCUS ILEX	-	-
	12	PAVIA SPECIFICA 'DANWYK GOLD'	DANWYK GOLD BEECH	8CM CAL, 8B8
	8	LIQUIDAMBAR STYRACIFLUA 'MOORE'S BOUNTY'	MOORE'S BOUNTY SWEET GUM	8CM CAL, 2M STD, 8B8
	21	MANOUILA ROBUR STYLATA 'ROYAL STAR'	ROYAL STAR MANOUILA (WHITE)	8CM CAL, 2M HT, 8B8
	13	MANOUILA 'SALAZAR'	MANOUILA	8CM CAL, 8T 0 FORM, 8B8
	7	PIRUS CALLERIANA 'QUANTULCENS'	BRANDFORD PEAR	8CM CAL, 1.5M STD, 8B8
	22	PIRUS CALLERIANA 'REDPIRE'	ORCHARD FIRE PEAR	8CM CAL, 1.5M STD, 8B8
	13	STRAX JAPONICUS	JAPANESE SNOEWELL	8CM CAL, 1.5M STD, 8B8
	8	TRILIARIA PLUCATA 'SUCKLER'	WESTERN RED CEDAR	3M HT, 8B8
SHRUB	89	AZALEA JAPONICA 'YUKARI' CRIMSON	AZALEA PURPLEHIBERD	#3 POT, 8CM
	318	BUXUS MICROPHYLLA 'WEINER GREY'	LITTLELEAF BOX	#3 POT, 8CM
	99	CHOBYA TERNATA	MEXICAN MOCK ORANGE	#3 POT, 8CM
	24	CORNUS SERICEA	RED OBER DOGWOOD	#3 POT, 8CM
	89	EUCONYMUS ALATA 'COMPTON PLANT'	CONTACT WINGS BURNING BUSH	#3 POT, 8CM
	128	HYDRANGEA MACROPHYLLA 'NINEKISS BLUE'	BLUE LEAF HYDRANGEA BLUE	#3 POT, 8CM
	328	HANDINI DOMESTICA 'WOODWAY'	HANDINI BAMBOO	#3 POT, 8CM
	146	PIRUS JAPONICA 'MOONLIGHT PEAR'	JAPANESE ANEMONE	#3 POT, 8CM
	236	FRAXINUS LAURICOBARBUS 'STEYNAWAY'	RUSSIAN LAUREL	#7 POT, 8CM
	128	RHOODOENDRON 'WANA HILFSCHE'	RHOODOENDRON BLUE	#3 POT, 8CM
	62	RHOODOENDRON 'WANA ROSEWINTER'	RHOODOENDRON ROSE PINK APRIL	#3 POT, 8CM
	219	RHOODOENDRON 'WISSLE'	RHOODOENDRON	#3 POT, 8CM
	23	RHOODOENDRON 'JIM'	RHOODOENDRON LIGHT PURPLE & MAY	#3 POT, 8CM
	110	RIBES SANGUINUM 'KING EDWARD'	KING EDWARD FLOWERING CURRANT	#3 POT, 8CM
	122	ROSA MEDIANA 'DORIS'	ROSA ROSE	#3 POT, 8CM
	283	SIBIRICA JAPONICA (ON MALE)	JAPANESE SHAMBA	#3 POT, 8CM
	328	SIBIRICA JAPONICA 'SOLIMONOY'	DANWYK GOLD BOUND SERRA	#3 POT, 40CM
	591	TAXUS MEDIA 'YELL'	HILLS YEW	1.8M HT, 8B8
	433	VACCINIUM OXIFOLIUM 'T HUNDROSBRO'	EVERGREEN HUCKLEBERRY	#3 POT, 8CM
	348	VERONICA THUIS 'DORIS'	SPRING BOUTELET	#3 POT, 8CM
	187	WEIGELA FLORIDA 'MOONLIGHT WINE'	PURPLE DWARF WEIGELA	#3 POT, 8CM
GRASS	483	CAREX OSHIMENSIENSIS 'EVERLOOK'	SILVER VARI-GATED SEDGE	#1 POT
	260	HELICTOTRICHON BEMPELVERBIS	BLUE OAT GRASS	#2 POT
	302	IMPATIENS OLYNDICA 'RED BIRD'	BLOOD BIRD	#1 POT
	148	MESANTHUS EMBERS 'TANGI BAY'	TANGI BAY JAZZ SILVER GRASS	#1 POT
	215	PERNETSETUM ALKALICURCIOUS 'HAMBLY'	DWARF POUNTAIN GRASS	#1 POT
	89	STIPA TENEBERRIMA	MEDICOW PASTURE GRASS	#1 POT
VINE	38	SCHIZOPHRAGMA HYDRANGEOIDES 'MOONLIGHT'	MOONLIGHT HYDRANGEA VINE	#3 POT, 75CM STAKED
PERENNIAL	231	HEMIBODICALLIS 'WHITE TEMPTATION'	DAFFLILY, WHITE	#1 POT, 30CM
	189	HEUCHERA 'PALACE PURPLE'	HEUCHERA	15CM POT
	162	HORTIA FORTUNSI 'NAREGATA'	VARI-GATED HORTIA	#1 POT, 1 EYE HEAVY SHADE
GC	316	ARCT OBEARYTILUS 'VALAURE'	KINKERBICK	#1 POT, 30CM
	17	CALLUNA VILGARBIS 'SERRIL'	ROD TON HEATHER, WHITE	#1 POT
	187	DRYOPETITES 'BY THOROKA 'SHELLKANE'	DRILLANCE AUTUMN PERN	#2 POT, 30CM
	401	GAULTHERIA SHALLOON	SALAL	#1 POT, 30CM
	422	FACIUS ANDRIA TRINERIAS	JAPANESE SPURGE	#1 POT, 15CM
	289	POLYSTICHUM MONTANUM	WESTERN WING TO Fern	#1 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CPFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR OPTIONAL 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 A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, DEPENDENT ON CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION	STATUS	BY
1	13 FEB 22	REVISED	STATUS	DR
1	14 FEB 22	REVISED	STATUS	DR

NO. DATE REVISION DESCRIPTION DR.

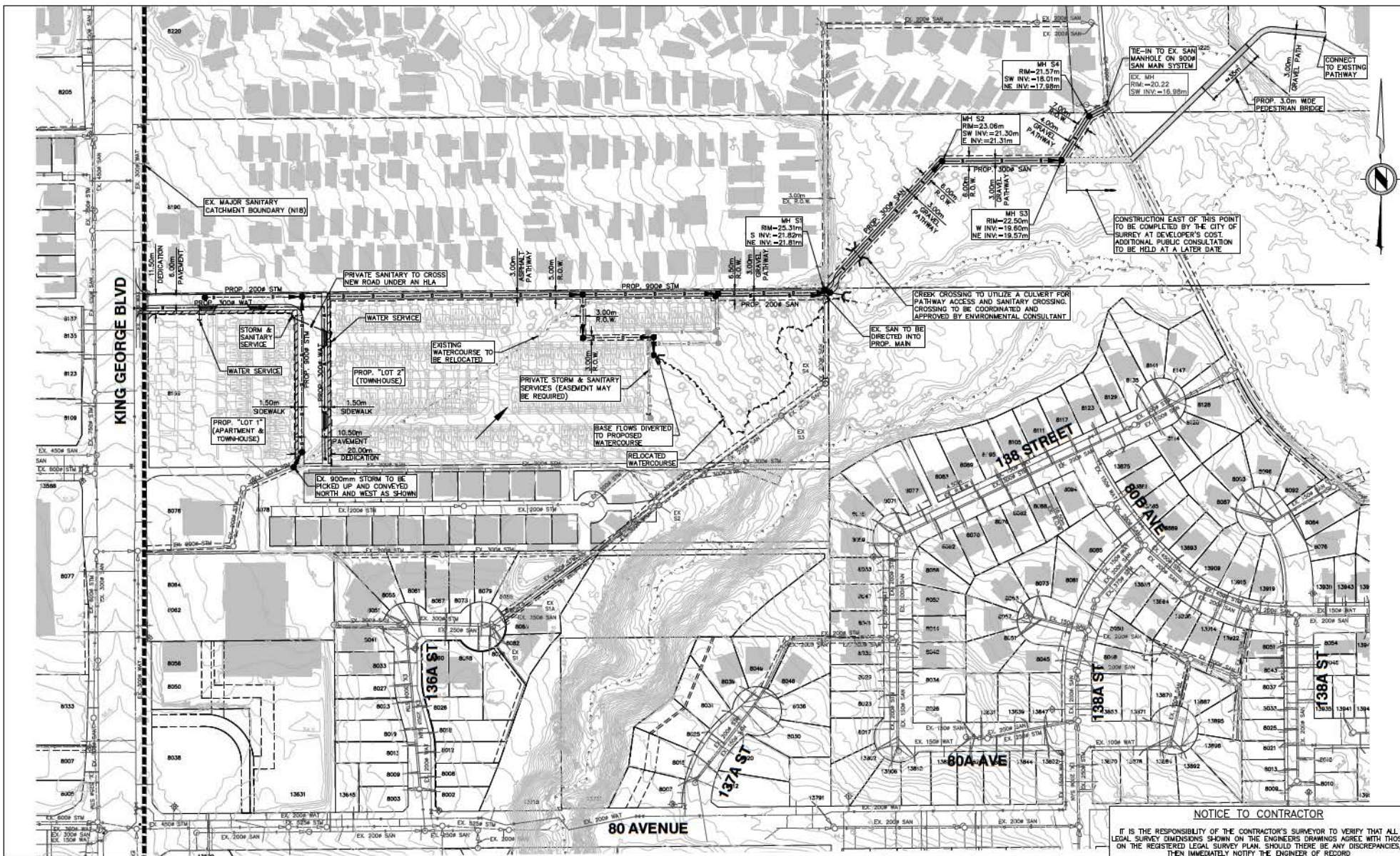
CLIENT:

PROJECT:

TOWNHOUSE DEV.
8158 KING GEORGE BLVD.
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 14 OCT 21 DRAWING NUMBER:
SCALE: 1"=40' 0"
DRAWN: CW
CHK'D: MCV OF 5



LEGAL DESCRIPTION:

B.M.	MONUMENT NO.	AVENUE	ELEVATION:
LOCATED AT	STREET &	AVENUE	

REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR PRELIMINARY SURVEY REVIEW	KAL	DDH	10/22/14	DDH
1	REVISED SANITARY AUGMENT	KAL	CAB	12/11/14	DDH
2	REVISED ENGINEERING SERVICING CONCEPT	KAL	CAB	02/18/15	DDH

APLIN MARTIN CONSULTANTS LTD.
 PROJECT MANAGEMENT - ENGINEERING - PLANNING - SURVEYING
 89 - 12445 82 Avenue, Surrey, B.C. Canada V3W 4S9
 Tel: 604-697-0088, Fax: (604) 987-0061, Email: general@aplinmartin.com

CLIENT: **DAWSON & SAWYER DEVELOPMENTS LTD.**
 SUITE 101 - 18230 HIGHWAY 10, SURREY, BC V3S 8K7
 PH: 604-638-0040

PROJECT: **KGB 2 TOWNHOUSE DEVELOPMENT**
 818 KING GEORGE BLVD., SURREY, BC

TITLE: **PRELIMINARY SERVICING CONCEPT**

PROJECT NO. **7814-0256-00**

DRAWING NO.

SCALE: 1:1000
 HORZ: 1:1000
 VERT: N/A

A & M DRAWING NO. **14-192 - 03**

DESIGN: DDH CHECK: DDH
 DRAWN: KAL APPR: DDH

A & M FILE: **14-192**

DRAWING DATE: **FEBRUARY, 2015**

SHEET NO. **03 of 03**

REV. **2**

0 10 1:1000 50m

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

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

FROM: Development Services Manager, Engineering Department

DATE: March 12, 2015 PROJECT FILE: **7814-0256-00**

**RE: Engineering Requirements
Location: 8158 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.712 m on King George Blvd for the ultimate 42 m Special Arterial road section.
- dedicate 11.50 m for an ultimate 20 m east/west local road.
- dedicate 20.00 m for a local north/south road.
- dedicate a 3.0m x 3.0m corner cuts at all intersections.
- provide 0.50 m Statutory Rights-of-way (ROWs) for construction and maintenance of service connections and sidewalks.
- provide 6.0 m ROWs for sanitary sewers.
- provide required ROWs for access to and maintenance of drainage systems.

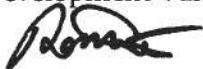
Works and Services

- construct Bus Bay on King George Boulevard.
- construct an east/west local road (half road standard).
- construct a north/south road.
- construct water mains to service the development.
- construct storm sewer drainage system to service the development.
- construct sanitary sewers to service the development.

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.



Rémi Dubé, P.Eng.
Development Services Manager
LR

NOTE: Detailed Land Development Engineering Review available on file



Friday, December 19, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0256 00

SUMMARY 74 Apartment

The proposed 165 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	38
Secondary Students:	20

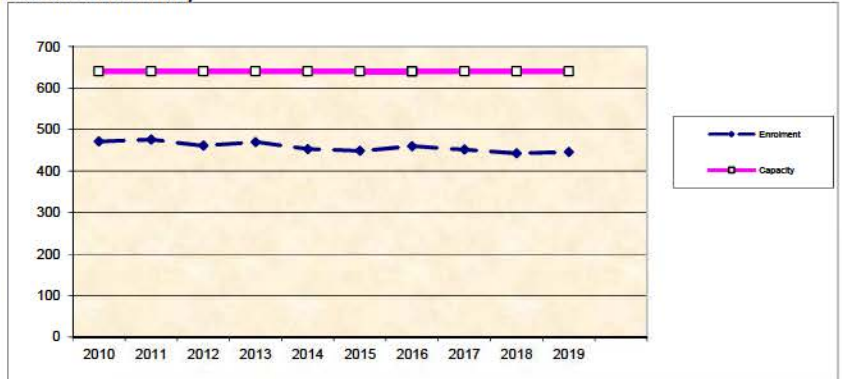
September 2014 Enrolment/School Capacity

Bear Creek Elementary	
Enrolment (K/1-7):	55 K + 398
Capacity (K/1-7):	40 K + 600
Frank Hurt Secondary	
Enrolment (8-12):	1218
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

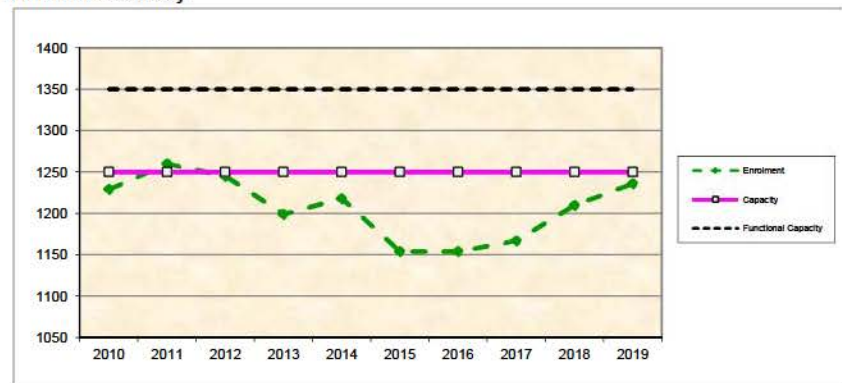
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Bear Creek Elementary School or Frank Hurt Secondary School. Capacity has been adjusted for the implementation of full day kindergarten and inclusion of a "strongstart program" for preschool children and their parents. The secondary school capacity in the table below includes a modular complex for Frank Hurt with a capacity of 150. Both Bear Creek Elementary and Frank Hurt Secondary have additional capacity and the proposed development will help to increase enrolment.

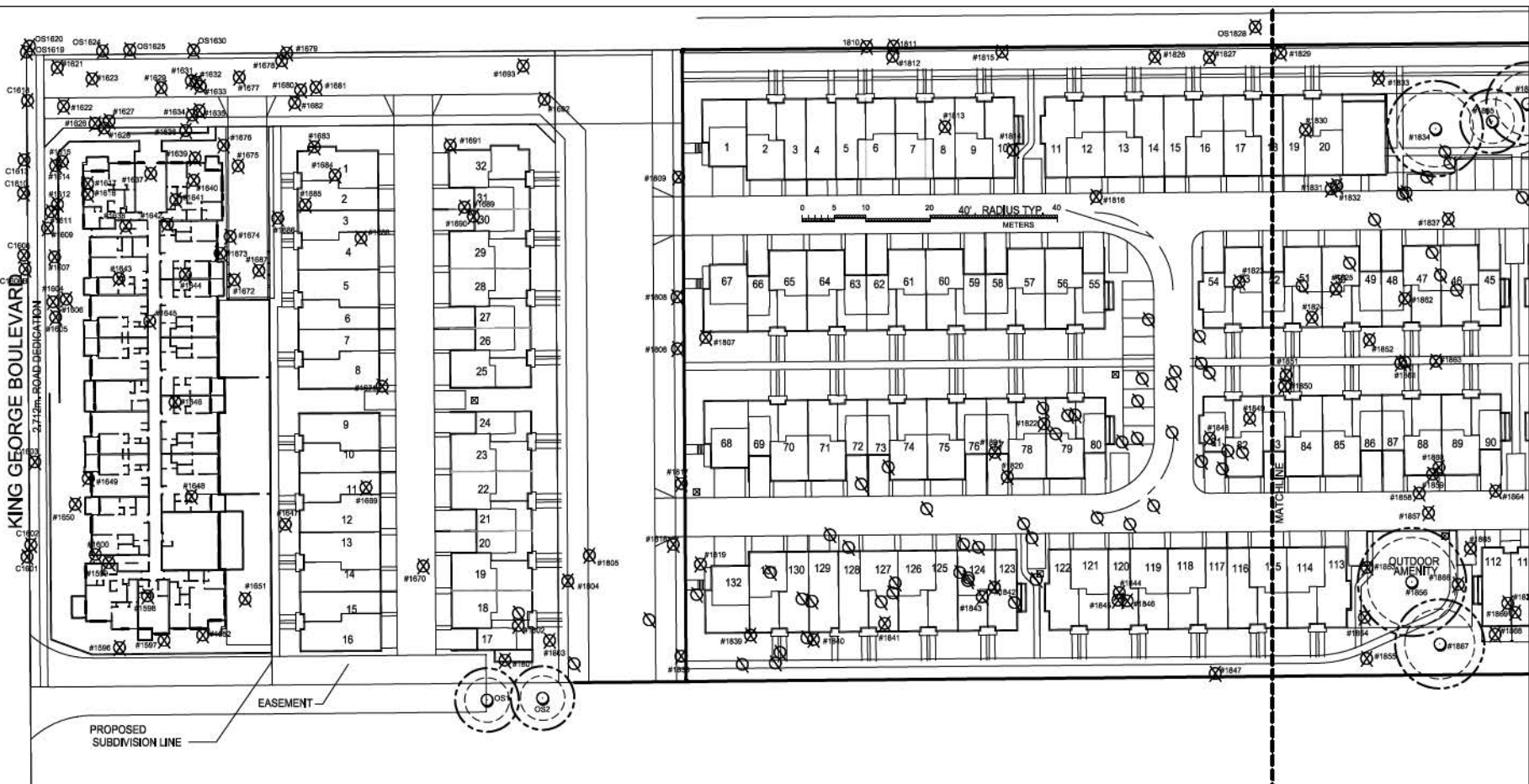
Bear Creek Elementary



Frank Hurt 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.



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  TREE TO BE ASSESSED BY SURREY PARKS & REC.
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  1.5 M EXCAVATION OFFSET
-  ALDER/COTTONWOOD TREE TO BE REMOVED

STAMP	NO.	DATE	BY	REVISION
	1	OCT30/14	SL	NEW SITE PLAN
	2	DEC18/14	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

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PROJECT TITLE
8158 KING GEORGE BLVD.
SURREY, B.C.

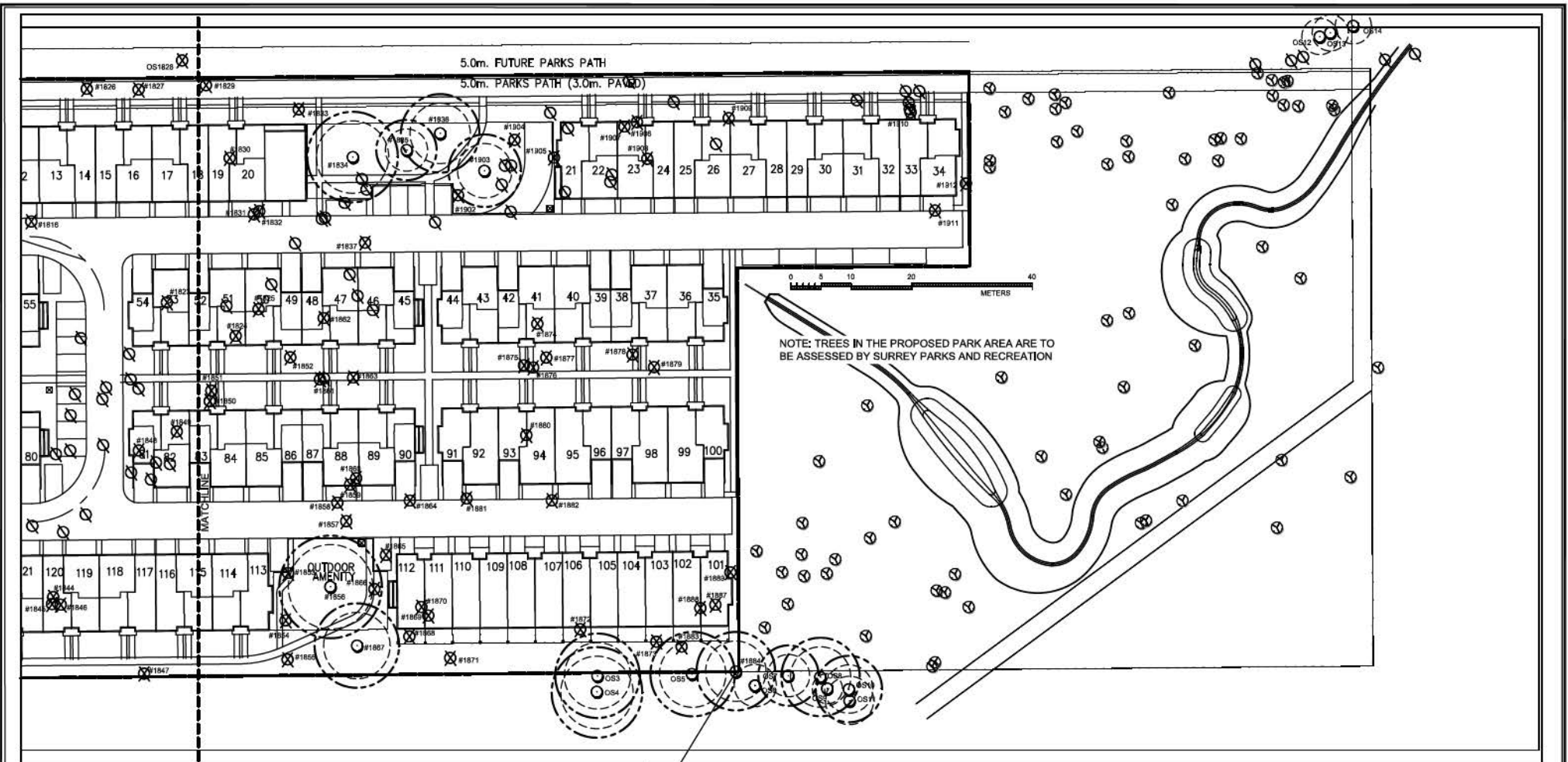
SHEET TITLE
**T1 - TREE REMOVAL AND
PRESERVATION PLAN - WEST**

CLIENT

DRAWN SGL
SCALE AS SHOWN
DATE AUGUST 5, 2014



T-1
SHEET 1 OF 4



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
	TREE TO BE REMOVED		1.5 M EXCAVATION OFFSET
	TREE TO BE ASSESSED BY SURREY PARKS & REC.		ALDER/COTTONWOOD TREE TO BE REMOVED

NOTE: RETAIN.
CONSIDER FOR CABLING OR BRACING.
AERIALY INSPECT.

STAMP	NO.	DATE	BY	REVISION
	1	OCT3014	SL	NEW SITE PLAN
	2	DEC1514	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 SL
Surrey, British Columbia
V3W 0A6
Prc: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

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PROJECT TITLE
8158 KING GEORGE BLVD.
SURREY, B.C.

SHEET TITLE
T2 - TREE REMOVAL AND
PRESERVATION PLAN - EAST
CLIENT
DATE
AUGUST 5, 2014

DRAWN
SGL
SCALE
AS SHOWN
DATE
AUGUST 5, 2014

T-2
SHEET 2 OF 4



4. 7:00PM

APPENDIX VI

File No.:	7914-0256-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP and RZ for 4-storey 74 unit apartment building; (162 unit townhouse - included for context only, not for review by ADP)
Address:	8158 King George Blvd.
Developer:	Dawson Sawyer
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	PMG Landscape Architecture
Planner:	Helen Popple
Urban Design Planner:	Hernan Bello

The City Architect presented an overview of the proposed project and noted that the focus of the ADP review is limited to the apartment building; the townhouse portion is part of the same DP application but is provided only for context. The focus of staff review to date has been mainly on site planning and staff are generally supportive of the proposed layout.

- This project is a 74 unit apartment building and 162 townhouses, in the Newton area, located on King George Blvd. (good positioning for future LRT corridor, rapid bus). Site context includes existing trailer parks (significant crime in this area).
- Transportation dedication onsite includes an east-west road at the northwest corner of the site and a north-south road on the east side of the apartment building.
- There is a four-metre grade change along King George Blvd.
- The applicant has made major changes to the grading since the original ADP submission to respond to the slope along King George Blvd. Intent is to step the main floor so that it is between 0.6 and 1.5 m above grade.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The project faces King George Blvd., with mobile home parks surrounding it. There is a significant grading change along the King George interface. The grading has been revised to step the building down at the north end and follow the grade along King George Blvd.
- The entrance to underground parking is at the lowest end of the site (enters straight as opposed to going down a ramp).
- There are a variety of unit types, ranging in size from 400 sq. ft. to just over 900 sq. ft. The building is 77 units with a single elevator. Balconies are five ft. deep on studio units.
- Regarding architectural expression, this is a large-scale building with pop-up elements that interact with the streetscape.

The **Landscape Architect** reviewed the landscape plans and highlighted the following:

- The landscaping is developed to reflect a very lush green feeling with the use of different plant materials to generate a variety colors and textures throughout the seasons.
- There is a double row of street trees (tree canopy) which is pulled away from the busy streetscape of King George Blvd. The edge of the public realm will be defined by evergreen shrubs.
- The entrance has been opened up to reinforce the entryway into the apartment building (trees flanking the entrance with pots and a bench).
- There is no outdoor children's play area for the reason that Bear Creek Park is approximately 300 metres away which provides ample outdoor amenities and would be redundant if built within the site.
- A garden landscape has been created with generous open space so there is some yard, offering a generous amount of lighting. There are 40 trees proposed (evergreen, flowering, and deciduous), 1300 shrubs and various types of greenery.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

DP and RZ for 4-storey 74 unit apartment building; (162 unit townhouse - included for context only, not for review by ADP), 8158 King George Blvd.
File No. 7914-0256-00

It was

Moved by S. Vincent

Seconded by M. Vance

That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to ADP, at the discretion of Planning staff.

Carried

with M. Ehman and D. Newby opposed.

STATEMENT OF REVIEW COMMENTS

Site

- The general arrangement is appropriate; the location and distribution of different elements is pleasing to the eye.
- Fits well with future multi-family destination of surrounding lands.
- This brings wonderful relief to King George Blvd. Pedestrians can now walk between a double row of trees rather than close to the street. The site seems well-connected to transit.
- Good to have multiple outdoor amenity spaces. Anything that can be done to enhance the outdoor amenity space would benefit a prospective buyer. Grading scheme is good and seems to naturally work well with the parking entrance. However, the northwest corner ends up with the sidewalk higher

than the unit. In terms of the liveability of that unit, it seems very basement-like and not as marketable.

- Consider building a children's play area within the site. The development is large and there will be children living in the units. Infants and toddlers need places to play on site; provide something different than a BBQ pit so that kids would benefit.
- Building entry and weather protection should reach out to King George Blvd.

Building Form and Character

- Hardie shingles tend to wrap indiscriminately around the end but does not define the individual forms. The ends of the building do not relate as successfully to the middle of the building. However, there is general rhythm along the length of the building. The subtle difference on the rear side of the building is good.
- Not sure why elements go up and down; consider simple base, middle and top.
- The roof line is highly problematic and unsettling. The corner elements and the balconies are somewhat weak and are a problem for the overall design. The asymmetrical gables are also not helpful as they could be more dignified.
- Louvre panel – unless the panel is functional, revise to integrate better with character of the building.
- Marketability – consider incorporating larger ensuites and more storage, substituting more two bedroom units, and ensuring two elevators in the building. Also consider finding a way to increase usable space with kitchens, etc. Particular to 'J' units, reconsider the location of the unit's washer and dryer to maximize space and efficiency.

Landscaping

- There are lots of opportunities to include passive play areas for children integrated into the outdoor amenity area, not just a box of play equipment, e.g., add some stepping logs. This will provide an extra dimension for children.
- Wonderful diversity of plants and vegetation; a true oasis. Very good attention to detail, and nice flair at the entrance with the potted plants. Overall, well done.
- There is potential conflict between the outdoor amenity and unit 'K'.
- Do not try to landscape beneath the balconies on the west side of the building.
- Consider different tree other than *Styrax Japonicus* as it requires a high level of maintenance and is irritating with the change of seasons (pollen, dropping seeds, etc.).

CPTED

- Good buffers around the perimeter edge. There are some areas where a gate could be included to create more sense of a private area (on the King George Blvd. side and the mews side).

Accessibility

- Ensure a wheelchair-accessible washroom in the amenities room.
- Horizontal elevator buttons and call buttons should be noted.
- Provide a minimum of three disabled parking spaces.
- 5% of units should be wheelchair accessible.

Sustainability

- Stormwater management should be pursued.
- Consider investing in high performance glazing on the west façade, which can increase the livability and reduce the traffic noise generated from King George Blvd.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

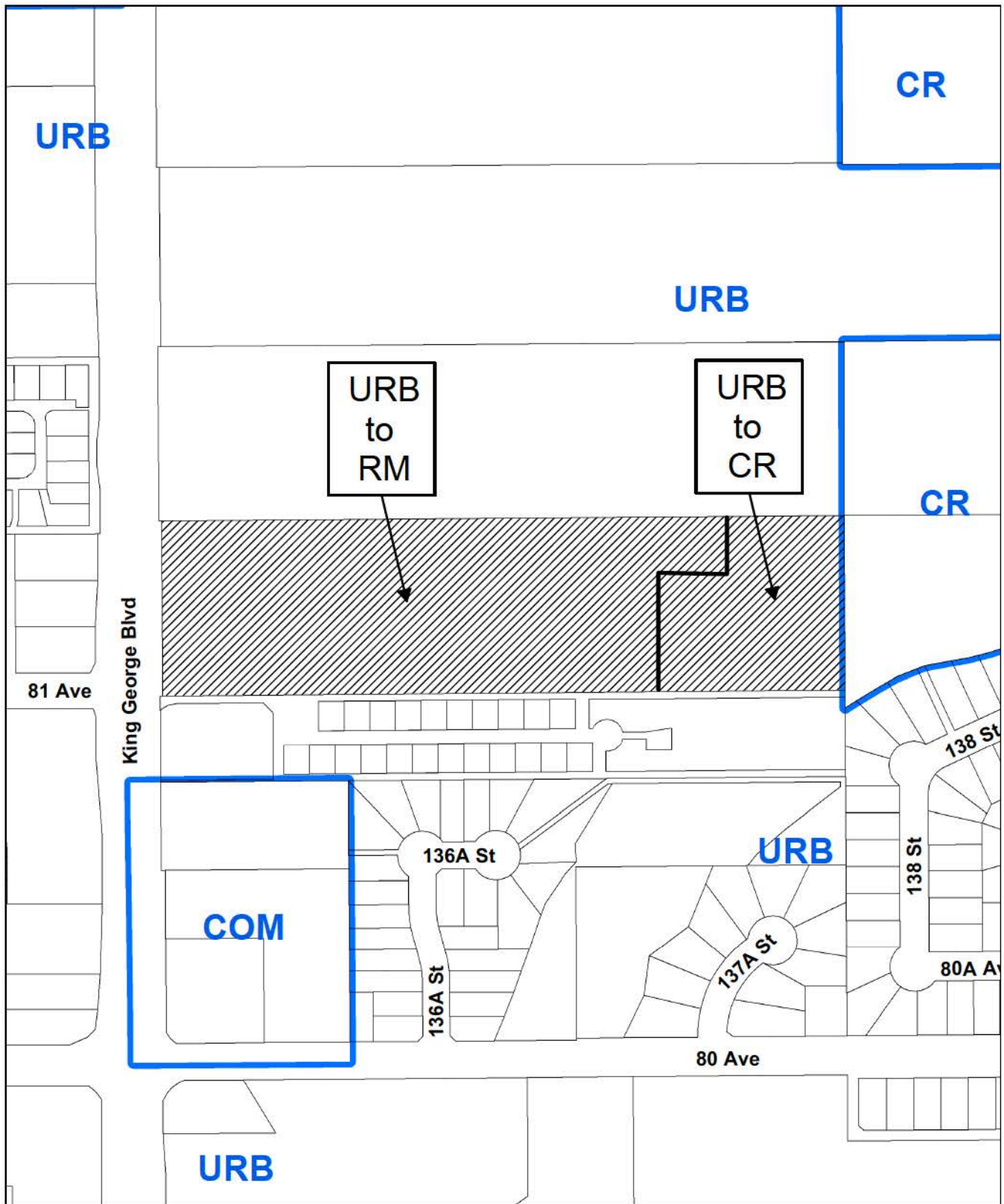
The next Advisory Design Panel is scheduled for Thursday, February 26, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:50 p.m.

Jane Sullivan, City Clerk

Leroy Mickelson, Chairman
Advisory Design Panel



OCP Amendment 7914-0256-00
Proposed amendment from Urban to Multiple
Residential & Conservation and Recreation



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0256-00

Issued To: ALBIN G DUKOWSKI

Address of Owner: 3188 - Vine Street
Vancouver, BC V6K 3L6

Issued To: CORNEL J DUKOWSKI

Address of Owner: 1135 - W 41st Avenue
Vancouver, BC V6M 1X1

Issued To: VICTOR H DUKOWSKI

Address of Owner: 1254 - Matthews Avenue
Vancouver, BC V6H 1W6

(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: 001-186-159

South Half Lot 3 Except: Firstly: Part On Plan 6363 Secondly: Part Within Heavy Outline
On Highway SRW Plan 62493, Section 28 Township 2 New Westminster District Plan 4217

8158 - King George Blvd

(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:

Parcel Identifier:

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 Table 6, Section 5, the Off-Street Parking and Loading/Unloading, the required number of on-site parking stalls may be varied as follows:

On proposed Lot 1 – from 125 to 110 parking stalls for a total variance of 15 parking stalls (8 residential and 7 visitor parking stalls)

On proposed Lot 2 – from 70 to 66 parking stalls for a total variance of 4 visitor parking stalls

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

9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: ONE- ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 001-186-159

South Half Lot 3 Except: Firstly: Part on Plan 6363 Secondly: Part within Heavy Outline on Highway SRW Plan 62493, Section 28 Township 2 New Westminster District Plan 4217

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by John Onderwater B.C.L.S. on the 9th day of March, 2015, containing 2.932 hectares, called Blocks A, B and C.

Portion of 8158 - King George Boulevard

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

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

A. Intent

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

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A: *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. Blocks B and C: *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A: The *floor area ratio* shall not exceed 1.95.
2. Block B: The *floor area ratio* shall not exceed 1.11.
3. Block C: The *floor area ratio* shall not exceed 1.00.
4. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio* in Blocks A, B and C.

E. Lot Coverage

1. Block A: The *lot coverage* shall not exceed 48%.
2. Block B: The *lot coverage* shall not exceed 54%.
3. Block C: The *lot coverage* shall not exceed 49%.

F. Yards and Setbacks

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

1. Block A:

Use	Setback	<i>Front Yard (N)</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street (W)</i>
<i>Principal and Accessory Buildings and Structures</i>		3.7 m [12 ft.]	8.2 m [27 ft.]	7.3 m [24 ft.]	6.0 m [20 ft.]

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

2. Block B:

Use	Setback	Front Yard (N)	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		3.2 m [11 ft.]	3.0 m [10 ft.]	4.4 m [14 ft.]	4.0 m [13 ft.]

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

3. Block C:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	1.0m [3 ft.]	2.8 m [9 ft.]	7.5 m [25 ft.]

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

G. Height of Buildings

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

1. Block A:

- (a) Principal buildings: The height shall not exceed 19 metres [63 ft.].
- (b) Accessory Buildings and structures: Indoor amenity space buildings: the height shall not exceed 10 metres [33 ft.].
- (c) Other accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

2. Block B:

- (a) Principal buildings: The height shall not exceed 10 metres [33 ft.].
- (b) Accessory Buildings and structures: Indoor amenity space buildings: the height shall not exceed 10 metres [33 ft.].
- (c) Other accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

3. Block C:
 - (a) Principal buildings: The *height* shall not exceed 10 metres [33 ft.].
 - (b) Accessory Buildings and structures: Indoor *amenity space buildings:* the *height* shall not exceed 10 metres [33 ft.].
 - (c) Other accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Block A:
 - (a) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Blocks B and C:
 - (a) *Tandem parking* is permitted, subject to the following:
 - i. *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - ii. Both *tandem parking spaces* must be held by the same owner; and
 - iii. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. All garbage containers and *passive recycling containers* shall be:
 - (a) Located within the *underground parking* or within a *building* in Block A; and
 - (b) Screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination therefore in Blocks B and C.

J. Special Regulations

1. *Amenity space* shall be provided as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

1. Blocks A and B:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.75 ac]	30 metres [100 ft.]	80 metres [260 ft.]

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

2. Block C:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
18,000 sq. m. [4.45 ac]	80 metres [260 ft.]	190 metres [620 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone for Block A and RM-30 Zone for Blocks B and C as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for Block A and the RM-30 Zone for Blocks B and C.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

MAYOR

CLERK

HP:saw/da

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