

### INTER-OFFICE MEMO

TO:

**Mayor & Council** 

FROM:

General Manager, Planning & Development

DATE:

January 14, 2019

FILE:

7914-0261-00

RE:

Agenda Items B.6 & H.6, January 14, 2019 Regular Council - Public

Hearing (By-law Nos. 19751, 19752 & 19753) Rezoning Application No. 7914-0261-00

8205 King George Boulevard

This memorandum provides direction regarding the Official Community Plan Amendment By-law No. 19751 associated with this application.

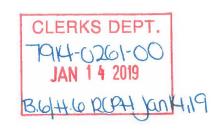
The planning report for Development Application No. 7914-0261-00 was considered by Council at its Land Use meeting on December 17, 2018. The report identified the need to amend the Official Community Plan ("OCP") to redesignate a portion of the site from Urban to Multiple Residential, to permit the development of approximately 34 townhouse units and 78 apartment units (Appendix A). The report stated that only the apartment site needed to be redesignated to Multiple Residential, when in fact, the entire site, including the townhouse portion, needs to be redesignated to Multiple Residential.

Townhouse projects with densities of up to 30 units per acre ("upa") are permitted within the OCP's Urban land use designation, but only if the subject site is located in a secondary plan area, (for instance, within a Neighbourhood Concept Plan area). The subject property is not located in a secondary plan area, and therefore, may only allow townhouse projects with a density of up to 15 upa. The density of the proposed townhouse project is 23 upa; therefore, the OCP designation also needs to be amended for the townhouse portion of the site from Urban to Multiple Residential, as shown in Appendix B.

At the December 17, 2018 Regular Council – Land Use meeting, Council granted First and Second Readings to Rezoning By-law Nos. 19752 and 19753 and to Official Community Plan (OCP) Amendment By-law No. 19751 associated with Development Application No. 7914-0261-00.

In light of the above, OCP Amendment By-law No. 19751 is not in order as currently proposed, and needs to be revised so that the <u>entire</u> site is redesignated from Urban to Multiple Residential. Consequently, the Planning & Development Department recommends that:

Second Reading of OCP Amendment By-law No. 19751 be rescinded;



- OCP Amendment By-law No. 19751 be revised so that the entire site is redesignated from Urban to Multiple Residential as shown in Appendix B, and that the bylaw be reconsidered for second reading, as amended, and a date for a Public Hearing be set for the amended OCP Amendment By-law No. 19751; and
- To minimize inconvenience to the public, that the Public Hearing for Rezoning By-law Nos. 19752 and 19753 proceed as scheduled tonight (January 14, 2019), but to withhold consideration of Third Reading of these by-laws until such time as Third Reading for all three by-laws (rezoning and OCP amendment) can be considered concurrently by Council at the same Council meeting.

Jean Lamontagne

General Manager, Planning & Development

Appendix A - Previously proposed OCP Amendment map

Appendix B - Amended OCP Amendment map

KB/RH/ar

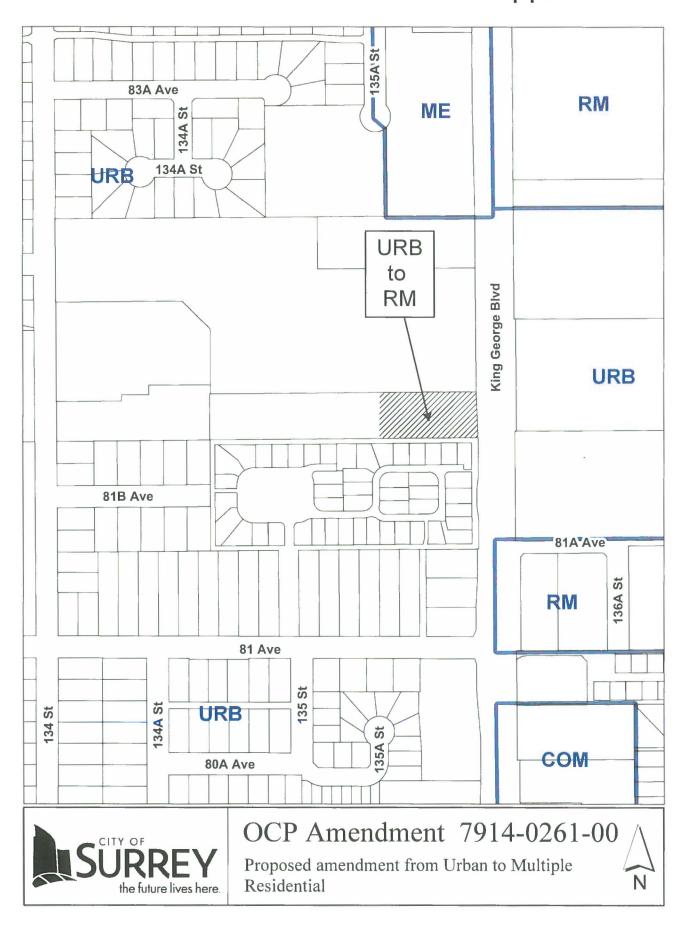
c.c. - City Manager

- City Clerk

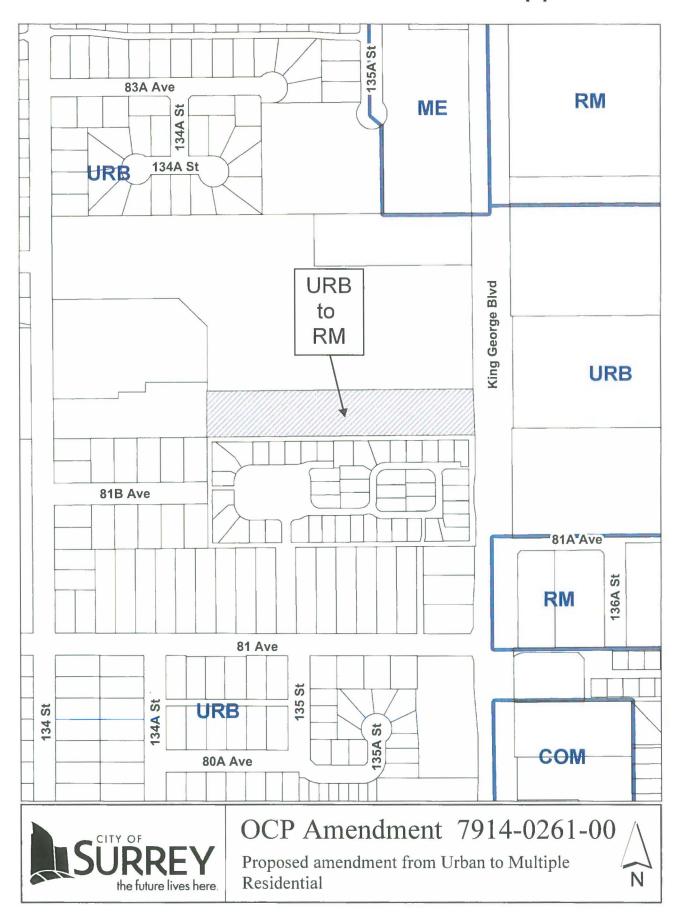
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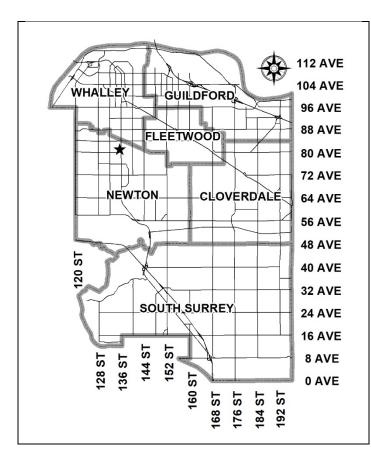
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# Appendix A



# Appendix B





# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0261-00

Planning Report Date: December 17, 2018

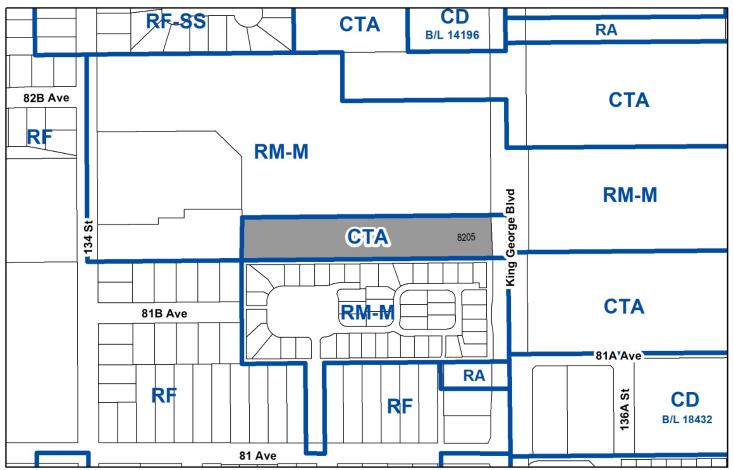
#### **PROPOSAL:**

- OCP Amendment from Urban to Multiple Residential and to allow higher floor area ratio (FAR) in the Multiple Residential designation
- **Rezoning** from CTA to RM-30 and CD (based on RM-70)
- Development Permit
- Development Variance Permit

to permit the development of approximately 34 townhouse units and 78 apartment units.

LOCATION: 8205 - King George Boulevard

ZONING: CTA
OCP DESIGNATION: Urban



#### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - o OCP Amendment; and
  - o Rezoning.
- Approval to reduce indoor and outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) to redesignate a portion of the subject site from Urban to Multiple Residential, and to allow an increase to the maximum floor area ratio (FAR) of 1.5 permitted under the Multiple Residential designation.
- The applicant is proposing to reduce the required indoor amenity space and outdoor amenity space on the proposed apartment portion of the subject site.
- The applicant is proposing a Development Variance Permit for reduced setbacks on the proposed townhouse portion of the subject site.

#### RATIONALE OF RECOMMENDATION

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.83 for the apartment portion of the site. The OCP amendment provides for an apartment form of development along this transit corridor while allowing the site to accommodate significant new road dedications requested by the City.
- The proposed development supports the existing B-line transit service on King George Boulevard and plans for future rapid transit on King George Boulevard. The proposal is also in compliance with the City of Surrey and TransLink's Supportive Policies Agreement that is intended to promote development at appropriate scale along the planned transit corridors, including King George Boulevard.
- The proposed higher FAR reflects the large amount of road dedication (82 Avenue and 135A Street) that is to be provided by the applicant, which has the effect of increasing the net FAR and lot coverage. 82 Avenue and 135A Street were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area, but are considered important for providing connectivity for the ultimate road network for this area. In addition, in looking at the proposed development as a whole (the townhouse and apartment portions), the net FAR on the apartment and townhouse portions together is 1.43.

• The applicant's rationale for the proposed reduction in the amount of indoor amenity space provided for the apartment is that the proposed 155 square metre (1,670 sq.ft.) indoor amenity space (two-thirds of the required amount) is a functional space containing an exercise room, meeting room and a larger amenity lounge area.

- With respect to the proposed reduction in the amount of outdoor amenity space provided for the apartment, the applicant notes that a larger at grade outdoor amenity space was originally proposed on the site. However, during the application review process, the City requested that the applicant provide a 20 metre (66 ft.) wide dedication for 135A Street through the middle of the site, impacting the location of the outdoor amenity area. The applicant provided the road dedication but in doing so lost the opportunity to provide the previously proposed at grade outdoor amenity space.
- The applicant is proposing to address the shortfall in indoor amenity space and outdoor amenity space on the apartment portion of the site with a cash-in-lieu contribution in accordance with City policy.
- The proposed setback variances on the townhouse portion of the site are a response to the site's narrow rectangular geometry yet still provide for an appropriate rear yard space and an appropriate interface with the adjacent properties.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. A Bylaw be introduced to amend the Official Community Plan by redesignating a portion of the subject site, shown as Block A on the Survey Plan attached as Appendix II, from Urban to Multiple Residential and to increase the allowable floor area ratio within the Multiple Residential designation for Block A from 1.5 to 2.83, and a date be set for Public Hearing.
- 2. Council determine 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 475 of the <u>Local Government Act</u>.
- 3. A By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone" (CTA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 70 Zone" (RM-70)) and a date be set for Public Hearing.
- 4. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone" (CTA) to "Multiple Residential 30 Zone" (RM-30), and a date be set for Public Hearing.
- 5. Council approve the applicant's request to reduce the amount of required indoor amenity space for the apartment portion of the site from 234 square metres (2,520 sq.ft.) to 155 square metres (1,670 sq.ft.).
- 6. Council approve the applicant's request to reduce the amount of required outdoor amenity space for the apartment portion of the site from 234 square metres (2,520 sq.ft.) to 152 square metres (1,640 sq.ft.).
- 7. Council authorize staff to draft Development Permit No. 7914-0261-00 generally in accordance with the attached drawings (Appendix II).
- 8. Council approve Development Variance Permit No. 7914-0261-00 (Appendix V) 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.) for the end unit of Building 3, to 5.8 metres (19 ft.) for Building 2, and to 6.1 metres (20 ft.) for Building 1;
  - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 6.1 metres (20 ft.) for Buildings 4 and 5, to 5.9 metres (19 ft.) to the indoor amenity building face, and to 4.4 metres (14 ft.) for the amenity building deck; and
  - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face, and to 2.5 metres (8 ft.) for the front porch projection of Buildings 1 and 5.

- 9. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) 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;
  - (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 reduced indoor amenity space for the apartment building portion of the site (Block A);
  - (j) the applicant adequately address the impact of reduced outdoor amenity space for the apartment building portion of the site (Block A); and
  - (k) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications.

#### <u>REFERRALS</u>

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:** 

12 students at Newton Elementary School8 students at Princess Margaret 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 January

2020.

Parks, Recreation &

Culture:

Parks has some concerns about the pressure this project will place

on existing Parks, Recreation and Culture facilities in the

neighbourhood. The applicant has come to an agreement with Parks to provide a contribution of \$1,300 per unit, for a total of

\$145,600, to allay this concern.

Advisory Design Panel: The apartment portion of the project was referred to the Advisory

Design Panel (ADP) on June 7, 2018 (Appendix VII). The ADP comments and suggestions have been satisfactorily addressed.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

<u>Existing Land Use:</u> Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	<b>Existing Zone</b>
North, South and West and	Four separate	Urban	RM-M
East (Across King George	manufactured		
Boulevard):	home parks.		

#### <u>JUSTIFICATION FOR PLAN AMENDMENT</u>

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.83 for the apartment portion of the site. The OCP amendment provides for an apartment form of development along this transit corridor while allowing the site to accommodate significant new road dedications requested by the City.
- The proposed development supports the existing B-line transit service on King George Boulevard and plans for future rapid transit on King George Boulevard. The proposal is also in compliance with the City of Surrey and TransLink's Supportive Policies Agreement that is intended to promote development at appropriate scale along the planned transit corridors, including King George Boulevard.

• The proposed higher FAR reflects the large amount of road dedication (82 Avenue and 135A Street) that is to be provided by the applicant, which has the effect of increasing the net FAR and lot coverage. 82 Avenue and 135A Street were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area, but are considered important for providing connectivity for the ultimate road network for this area. In addition, in looking at the proposed development as a whole (the townhouse and apartment portions), the net FAR on the apartment and townhouse portions together is 1.43.

- In connection with the proposed OCP amendment, the applicant has committed to providing a community benefit to the City on a per unit basis. Specifically, the applicant has agreed to provide a community benefit contribution for the proposed 78 apartment units in the amount of \$1,200 per unit, for a total of \$93,600, prior to Final Adoption.
- In connection with the proposed OCP amendment and to mitigate any impact that the additional density may have on Parks, Recreation & Culture facilities, the applicant has come to an agreement with the Parks, Recreation & Culture Department to provide a contribution for the proposed 112 apartment and townhouse units in the amount of \$1,300 per unit, for a total of \$145,600, prior to Final Adoption.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential rapid transit, and the applicant's proposed community benefit contribution, the proposed amendment to the OCP can be supported.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the <u>Local Government Act</u>, 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.

#### **DEVELOPMENT CONSIDERATIONS**

#### **Background**

- The subject 1.01 hectare (2.51 acres) site is located on the west side of King George Boulevard at 8205 King George Boulevard. The site was the location of the old Beladean Motel, which was demolished several years ago. The site is zoned "Tourist Accommodation Zone" (CTA) and is designated Urban in the Official Community Plan (OCP).
- The subject site is bounded by manufactured home parks to the north, west and south, and also to the east across King George Boulevard. The area across King George Boulevard to the southeast has in recent years seen redevelopment of parcels to higher densities, with a mixture of townhouses in the rear portion of the lots and apartments fronting King George Boulevard (e.g. Development Application No. 7914-0256-00 (under construction) and 7918-0070-00 (currently at Third Reading)).

#### **Proposal**

- The applicant is proposing:
  - An Official Community Plan (OCP) amendment for the apartment portion of the site from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.83;
  - o to rezone the site from "Tourist Accommodation Zone" (CTA) to "Comprehensive Development Zone" (CD) (based on the "Multiple Residential 70 Zone [RM-70]) for the apartment portion and to "Multiple Residential 30 Zone" (RM-30) for the townhouse portion;
  - O Development Permit to allow the development of 78 apartment units and 34 townhouse units, for a total of 112 residential units; and
  - o Development Variance Permit for reduced setbacks on the townhouse portion.
- The applicant is proposing to create 2 lots as part of the current application. Lot 1 will be located adjacent King George Boulevard and is proposed to contain a 6-storey apartment building. Lot 2 is located on the western portion of the site, west of the new proposed north-south 135A Street (parallel to King George Boulevard) and is proposed to contain the townhouses. The application will also realize an 11.5 metre (37 ft.) east-west half road (82 Avenue) which will provide access to 135A Street and the townhouse portion of the site.
- The combined net floor area ratio (FAR) of the site is 1.43 (both apartment and townhouses), with a unit density of 135 units per hectare (55 units per acre). The townhouse portion has a proposed net FAR of 0.90 and a unit density of 57 units per hectare (23 units per acre), which is below the maximum 1.00 FAR and 75 units per hectare (30 units per acre) that is permitted under the RM-30 Zone.
- The apartment portion of the site has a proposed net FAR of 2.83 and a unit density of 341 units per hectare (138 units per acre) which is accommodated through the proposed CD Zone.

#### CD Zone

• The applicant is proposing a 6-storey apartment building on the portion of the site fronting King George Boulevard. To accommodate the proposed apartment building, the applicant is proposing a "Comprehensive Development Zone" (CD) (based on the "Multiple Residential 70 Zone (RM-70)). The table below outlines the differences between the RM-70 Zone and the proposed CD Zone:

	RM-70 Zone	Proposed CD Zone
Maximum Floor Area Ratio	1.50	2.83
(FAR)		
Maximum Lot Coverage	33%	65%
Setbacks	7.5 metres (25 ft.) from all property lines.	Front yard (King George Boulevard) - 4.7 metres (15 ft.); South yard - 3.1 metres (10 ft.); Front yard (West) - 3.8 metres (12 ft.); Side yard on flanking street - 3.8 metres

		(12 ft.) with entry canopy set back 2.0 metres (7 ft.)
Principal Building Height	50 metres (164 ft.)	21.0 metres (69 ft.)
Parking	Parking to follow Table C.1 of	The off-street parking requirements
	Part 5 Off-Street Parking and	of Part 5 of Zoning By-law No.
	Loading/Unloading of Zoning	12000 may be reduced by 20%.
	By-law No. 12000	

- The CD Zone proposes a higher net floor area ratio (FAR) at 2.83 relative to the 1.5 net FAR permitted under the RM-70 Zone and also a higher lot coverage at 65% relative to the 33% permitted under the RM-70 Zone. The higher net FAR and lot coverage reflects the large amount of road dedication (82 Avenue and 135A Street) that is to be provided by the applicant, which has the effect of increasing the net FAR and lot coverage.
- 82 Avenue and 135A Street were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area, but are considered important for providing connectivity for the ultimate road network for this area. The road dedications do however have a significant impact on the density and lot coverage figures. The gross FAR (not taking the road dedications into account) on the apartment portion of the site is 1.74. In addition, in looking at the proposed development as a whole (the townhouse and apartment portions), the net FAR on the apartment and townhouse portions together is 1.43.
- The Official Community Plan (OCP) permits FAR to be calculated on a gross basis for sites within Urban Centres or Frequent Transit Development Areas (FTDAs). Although this site is not technically identified as an FTDA within the OCP, this portion of King George Boulevard in Newton is identified as a future rapid transit corridor, and locating density along these transit corridors will support the future expansion of rapid transit.
- The CD Zone proposes to reduce the maximum building height from 50.0 metres (164 ft.) to 21.0 metres (69 ft.). The proposed height is consistent with the applicant's proposal for a 6-storey building form.
- The CD Zone proposes a 20% reduction in the required number of parking stalls (similar to what is permitted in the City Centre), as this proposed apartment site is in close proximity to future rapid transit along King George Boulevard. The reduction is considered appropriate for the apartment form at this location. No parking variances are being considered for the townhouse portion of the site.
- The proposed setback relaxation will bring the building closer to the street to allow for a better street presence and surveillance of the public realm, while still providing sufficient landscaping and tree retention between the public and private realms.

#### **DESIGN PROPOSAL AND REVIEW**

#### **Apartment: Building and Site Design**

• The 6-storey apartment proposes a floor area of 6,483 square metres (69,780 sq.ft.) and contains 78 units. Of the 78 units, 40 are proposed as 1-bedroom units, 32 as 2-bedroom units and 6 as 3-bedroom units.

- The 11 ground floor units are proposed as townhouse units, oriented to the street with a front door facing the sidewalk (there is also a unit entry for each unit from the internal hallway). The ground floor townhouse units allow for a better interaction with the street and will enliven the streetscape.
- The apartment building is linear in form with a rear podium over the ground floor parking and garbage pick-up area. Additional visitor and resident parking is provided beneath the building in 2 levels of underground parking.
- The architectural style is West Coast Modern with corner elements of floor to ceiling glass walls on the upper floors with alternating bays and decks on the street-fronting facades. The main entrance for the building is accentuated with a 2-storey glazed element and a canopy projection. A contemporary flat roof, raised in portions along the building, is proposed.
- The building facades are articulated with a 0.6 metre (2 ft.) wide vertical fin elements on the top 4 floors that turn horizontally to become the roof eave, featuring wood tone soffits. These fins also frame the corner glazed bays on the street corners.
- High quality building materials are proposed. Building materials and colours include fibre cement panelling (beige, brown), limestone cladding (grey), and wood tone siding (brown). The ground floor townhouse units have individually coloured doors (red, blue, grey) which enhances the individuality of the units and enhances the streetscape.

#### Townhouses: Building and Site Design

- The proposed development consists of 5 buildings containing 34 dwelling units and an indoor amenity space. The number of units within the individual buildings range from 6 to 7 units. The proposed units range in size from 137 square metres (1,470 sq.ft.) to 171 square metres (1,840 sq.ft.).
- The site plan reflects the narrow rectangular geometry of the site and consists of a central drive aisle with units on either side of the drive aisle. The end units adjacent to the proposed 135A Street have a front door oriented to the street with a connection to the sidewalk. In addition, these units contain active living space on the ground floor which promotes interaction with the public realm and provides casual surveillance of the public realm.
- The buildings are designed to step with the grade of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations and the individuality of the units is emphasized through the use of differing materials and the stepping of the buildings.

• The proposed exterior materials and colours include hardie-plank siding (grey), hardie-panels (white), hardie-shake siding (grey), and ledgestone veneer (grey). Variegated and laminated architectural asphalt shingles (black) are proposed for the roof. Canopies are proposed above the front doors of the units.

#### **Apartment: Amenity Space**

- The Zoning By-law requires 234 square metres (2,520 sq. ft.) of both indoor and outdoor amenity space be provided for the apartment building, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 155 square metre (1,670 sq.ft.) of indoor amenity space, which does not meet the requirements of the Zoning By-law. The indoor amenity area is located on the second floor on the south elevation and consists of an exercise room, meeting room and a larger amenity lounge area. The indoor amenity area has direct access to the outdoor amenity area, which is located on the podium above the ground floor visitor parking.
- Staff requested that the applicant provide all of the required indoor space for resident use. However, the applicant has indicated that they do not wish to provide all of the required indoor amenity space, and that the proposed 155 square metre (1,670 sq.ft.) indoor amenity space is two-thirds (66%) of the required amount and will provide a sufficient functional amenity space.
- The applicant is proposing to address the shortfall in indoor amenity space and outdoor amenity space on the apartment portion of the site with a cash-in-lieu contribution in accordance with City policy.
- The applicant is proposing 152 square metre (1,640 sq.ft.) of outdoor amenity space for the apartment, which does not meet the requirements of the Zoning By-law. The outdoor amenity area is located on the second floor podium above the ground floor visitor parking, and is located adjacent to the indoor amenity space, on the south elevation. The outdoor amenity space contains a patio space and tables and chairs.
- Staff requested that the applicant provide all of the required outdoor space for resident use. However, the applicant has indicated that they do not wish to provide all of the required outdoor amenity space, and that the proposed 152 square metre (1,640 sq.ft.) indoor amenity space is two-thirds (66%) of the required amount and is a sufficient outdoor amenity space.
- In addition, the applicant notes that a larger at grade outdoor amenity space was originally proposed on the site, prior to the City's request, during the application review process, for a 20 metre (66 ft.) wide dedication for 135A Street through the middle of the site. The applicant provided the road dedication but in doing so lost the opportunity to provide the previously proposed at grade outdoor amenity space.
- The applicant is proposing to address the shortfall in outdoor amenity space and outdoor amenity space on the apartment portion of the site with a cash-in-lieu contribution in accordance with City policy.

#### **Townhouses: Amenity Space**

• The Zoning By-law requires that 102 square metres (1,100 sq. ft.) of both indoor and outdoor amenity space be provided for the townhouse portion of the site, based on 3 square metres (32 sq. ft.) per dwelling unit.

- The applicant is proposing 102 square metres (1,100 sq. ft.) of indoor amenity space, which meets the requirements in the Zoning By-Law. The indoor amenity space is centrally located on the site at the eastern end of Building 4, and is adjacent to the outdoor amenity area. The 2-storey amenity space contains a ground floor lounge area with kitchen facilities and a bathroom, and a second floor room with a bathroom.
- The applicant is proposing to provide 105 square metres (1,135 sq.ft.) of outdoor amenity space, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is centrally located on the site, adjacent to the indoor amenity space. The outdoor amenity area contains landscaping, seating, a gathering space finished with unit pavers and a children's play area and play structure.

#### Landscaping

- Landscaping plans have been reviewed and found to be generally acceptable. The landscaping includes 74 replacement trees (including Maples, Katsura, Dogwoods, Magnolia, Cypress and Ash), shrubs, ground cover and lawn areas. Decorative paving is proposed at the vehicular entrances to the townhouse site and apartment to enhance the vehicular entry ways.
- A corner plaza area at the northwest corner of the apartment area is proposed, containing sawcut concrete finishing and 3 benches. A small plaza area with 2 benches is also proposed in front of the main lobby area of the apartment.
- A 1.1 metre (4 ft.) high wood picket fence is proposed along 135A Street on the townhouse site and a 1.5 metre (5 ft.) high cedar fence is proposed along the north, west and south property lines for the townhouse site.

#### Access, Pedestrian Circulation and Parking

- The applicant is proposing to provide a 20 metre (66 ft.) wide dedication for a north-south road (135A Street) parallel to King George Boulevard and also an 11.5 metre (37 ft.) wide east-west half road (82 Avenue) which will provide access to 135A Street. These new roads will aid in the provision of a more robust road network in the area and will allow the vehicular accesses for the proposed townhouse units and apartment building to be from 135A Street and not from King George Boulevard.
- Ultimately, 135A Street will connect to 81 Avenue to the south and 84 Avenue to the north, where enhanced vehicular movements are provided.

• Pedestrian connections are proposed from the main lobby of the apartment building and from the ground floor units of the apartment building to the adjacent sidewalks. The two townhouse units adjacent to the proposed 135A Street also have a front door facing the street with a pedestrian connection. The subject site is located very close (approximately 50 metres/160 ft.) to an existing bus stop on King George Boulevard.

- All of the parking for the apartment building is proposed to be provided as structured parking
  within the building at the ground floor (visitor parking) and within an underground parkade
  (primarily resident parking). A security gate provides secure access to the parking area.
- The applicant is proposing to provide 90 resident parking spaces and 14 visitor parking spaces for the apartment building. As discussed above, this is a proposed reduction (20%) in the required number of parking stalls (similar to what is permitted in the City Centre), as this proposed apartment site is in close proximity to future rapid transit along King George Boulevard.
- For the townhouse portion of the site, the applicant is proposing to provide 68 resident parking spaces and 7 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. Twenty-seven (27) of the 34 units (79%) are proposed to have side-by-side double-car garages, with 7 units (21%) proposed to contain a tandem parking arrangement.
- The proposed development of approximately 112 dwelling units will generate approximately 45 peak hour vehicular trips in accordance to the Institution of Transportation Engineering Trip Generation 10<sup>th</sup> Edition (General Urban/Suburban category).
- The City's Engineering Design Criteria requires applicants to provide Transportation Impact Study (TIS) should vehicular trips be greater than 150 in the peak hour of the generator. The subject application did not meet this threshold, and therefore a TIS was not required.

#### ADVISORY DESIGN PANEL

The apartment portion of the project was referred to the Advisory Design Panel (ADP) on June 7, 2018 (Appendix VII). The ADP comments and suggestions have been satisfactorily addressed.

#### **TREES**

• Peter Mennel, 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		Retain	
Alder and Cottonwood Trees				
Alder/Cottonwood	9	9	0	

Deciduous Trees (excluding Alder and Cottonwood Trees)				
Apple	1	1 1 0		0
Aspen, Trembling	1		1	0
Birch, European	2	2	2	0
Cherry	2		2	0
Hawthorn	2	2	2	0
Coniferous Trees				
Douglas-fir	2		2	0
Spruce, Sitka	1		1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	11		11	o
Total Replacement Trees Proposed (excluding Boulevard Street Trees) 74				
Total Retained and Replacement Trees			74	

- The Arborist Assessment states that there are a total of 11 protected trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 45% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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.
- The Arborist Assessment identifies a number of shared trees along the southern property of the townhouse portion of the site that would require removal authorization from the owner of the property to the south (13507 81 Avenue). This approval will need to be secured prior to final adoption and if approval is not secured the applicant may need to make adjustments to the proposal to ensure these trees are retained.
- 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 31 replacement trees on the site. The applicant is proposing 74 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Maples, Katsura, Dogwoods, Magnolia, Cypress and Ash.
- In summary, a total of 74 replacement trees are proposed on the site.

#### **PRE-NOTIFICATION**

Pre-notification letters were sent on October 5, 2016 and again on November 8, 2018. A development proposal sign was also installed on site. In response, staff has received 4 responses and the concerns include increases in traffic, safety of children walking to Newton Elementary School on 81 Avenue, height of the proposed apartment building, school capacity, and shading from townhouse units.

(The increased density will support future rapid transit along King George Boulevard and the current Frequent Transit Network (FTN) status of King George Boulevard. A sidewalk on the south side of 81 Avenue was recently constructed, and as redevelopment occurs on the north side of 81 Avenue a sidewalk will be put in place there as well. Over-shadowing occurs mainly just around the winter solstice (December 21) The catchment schools at this location have room for more students as the schools are not operating at full capacity, as shown by the graphs in the School District Comments in Appendix IV.)

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 12, 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.

Sustainability	Sustainable Development Features Summary
Criteria	
1. Site Context & Location (A1-A2)	• The proposal includes an amendment to the Official Community Plan (OCP). The site is located on King George Boulevard which is identified as a future rapid transit corridor.
2. Density & Diversity (B1-B7)	<ul> <li>The proposed townhouse and apartment units will provide housing choice in the neighbourhood.</li> <li>The proposal includes a range in unit types, with approximately 40 one-bedroom units, 32 two-bedroom units and 40 three-bedroom</li> </ul>
	<ul><li>units.</li><li>The townhouse units have backyard garden areas.</li></ul>
3. Ecology & Stewardship (C1-C4)	<ul> <li>Low impact development standards (LIDs) are incorporated in the design of the project including:         <ul> <li>roof downspout connection;</li> <li>on-lot sub-surface chambers;</li> <li>cisterns/rain barrels;</li> <li>vegetates swales;</li> <li>natural landscaping;</li> <li>sediment control devices; and</li> <li>perforated pipe systems.</li> </ul> </li> <li>Organic and recycling pickup will be available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul> <li>The applicant is reducing the number of required parking spaces by 20%.</li> <li>The proposal provides connections to surrounding sidewalks and also the bus stop on King George Boulevard.</li> </ul>
5. Accessibility & Safety	<ul> <li>Crime Prevention Through Environmental Design (CPTED)     principles have been incorporated in the following manner:</li> </ul>

Sustainability	Sustainable Development Features Summary
Criteria	
(E1-E3)	<ul> <li>natural surveillance whereby units are designed to overlook streets and outdoor amenity spaces;</li> </ul>
	1 0
	<ul> <li>glazing vision panels are provided in the parking areas to</li> </ul>
	increase visibility; and
	<ul> <li>the design provides well defined public and private realms.</li> </ul>
6. Green Certification	• The proposal will comply with the BC Energy Act and the BC Building
(F <sub>1</sub> )	Code, including compliance with the updated ASHRAE 90.1.
7. Education &	• The typical notifications to area residents has occurred (i.e.
Awareness	development proposal sign and two pre-notification letters).
(G1-G4)	

#### **BY-LAW VARIANCE AND JUSTIFICATION**

#### (a) Requested Variance:

- To reduce the minimum setbacks of the "Multiple Residential 30 Zone" (RM-30) on the townhouse lot as follows:
  - o to reduce the minimum north yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 5.8 metres (19 ft.) for Building 2, and to 6.1 metres (20 ft.) for Building 1;
  - o to reduce the minimum south yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 6.1 metres (20 ft.) for Buildings 4 and 5, to 5.9 metres (19 ft.) for the indoor amenity building face, and to 4.4 metres (14 ft.) for the amenity building deck; and
  - o to reduce the minimum east yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for building face, and to 2.5 metres (8 ft.) for the front porch projection of Buildings 1 and 5.

#### **Staff Comments:**

- The proposed east yard setbacks help provide for an urban interface with the street (135A Street) and enliven the streetscape.
- The proposed setback variances on the north and south yards are a response to the site's narrow rectangular geometry and still provide for an appropriate rear yard space and an appropriate interface with the adjacent properties.
- The narrowest setbacks on the north and south yards are for the sides of units, which have less impact on neighbouring properties.

#### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets Appendix II. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations,

Landscape Plans and Perspective

Appendix III. Engineering Summary
Appendix IV. School District Comments

Appendix V. Development Variance Permit No. 7914-0261-00 Appendix VI. Summary of Tree Survey and Tree Preservation Appendix VII. ADP Comments and Applicant's Response

Appendix VIII. OCP Redesignation Map Appendix IX. Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne General Manager

Planning and Development

KB/cm

## APPENDIX I HAS BEEN

# REMOVED AS IT CONTAINS

**CONFIDENTIAL INFORMATION** 

### **DEVELOPMENT DATA SHEET - APARTMENT PORTION OF SITE**

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,725 sq.m.
Road Widening area		1,434 sq.m.
Undevelopable area		
Net Total		2,291 sq.m.
LOT COVERACE (in 0) of mother and		
LOT COVERAGE (in % of net lot area)		C-0/
Buildings & Structures Paved & Hard Surfaced Areas		65%
Total Site Coverage		
SETBACKS ( in metres)		
West		3.8m
South		3.1m
East		4.7m
North		3.8m
BUILDING HEIGHT (in metres/storeys)		
Principal		21.0M
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		10
Two Bedroom		40
Three Bedroom +		32 6
Total		78
Total		/6
FLOOR AREA: Residential		6,483 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6 482 sa m
TOTAL BUILDING FLOOR AREA	1 . 1 . 1	6,483 sq.m.

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

### Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		209 uph/85 upa
# of units/ha /# units/acre (net)		341 uph/138 upa
FAR (gross)		1.74
FAR (net)		2.83
AMENITY SPACE (area in square metres)		
Indoor	234 sq.m.	155 sq.m.
Outdoor	234 sq.m.	152 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	53	
2-Bed townhouse units	22	90
2 or 3-Bed	39	
Residential Visitors	16	14
Institutional		
Total Number of Parking Spaces	130	104
Number of accessible stalls		2
Number of small cars		12
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

### **DEVELOPMENT DATA SHEET - TOWNHOUSE PORTION OF SITE**

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		6,015 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North	7.5m	Various setback
South	7.5m	relaxations - see
West	7.5m	DVP in Appendix V
East	7.5m	7.6m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.om	10.0M
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		34
Total		
FLOOR AREA: Residential		5,442 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA  * If the development site consists of more th		5,442 sq.m.

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

### Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	57 uph/23 upa
FAR (gross)		
FAR (net)	1.00	0.91
AMENITY SPACE (area in square metres)		
Indoor	102 sq.m.	102 sq.m.
Outdoor	102 sq.m.	105 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	68	68
Residential Visitors	7	7
Institutional		
Total Number of Parking Spaces	75	75
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	34/50%	14/21%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

BLVD

GEORGE

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

BYLAW NO.\_\_\_\_\_ OVER PART OF PCL "B" (EP11898) LOT 14 EXCEPT:

FIRSTLY; PT WITHIN HEAVY OUTLINE ON HWY SRW PLAN 62493 SECONDLY; PART SUBDIVIDED BY PLAN 66406

SE 1/4 SECTION 29 TP 2 NEW WESTMINSTER DISTRICT PLAN 5488

FOR THE PURPOSE OF REZONING

B.C.G.S. 92G026

CITY OF SURREY

Current Civic Address:

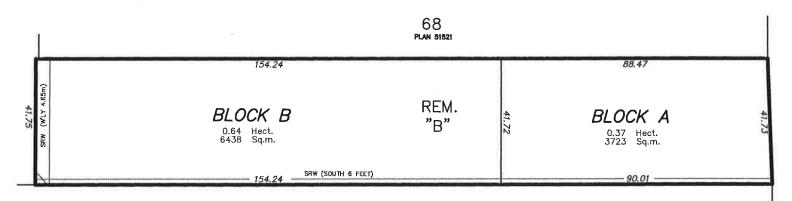
<u>LEGEND</u>

8205 King George Hwy.

Surrey, B.C.

-property dimensions are derived from Land Title Office records

SCALE 1:1250



NW2290

**C**COPYRIGHT

DHALIWAL & ASSOCIATES LAND SURVEYING INC.

216-12899 76th Avenue

Surrey, B.C. V3W 1E6

(ph) 501-6188

email: info@dhaliwalsurvey.com

FILE: 1407002-Z01

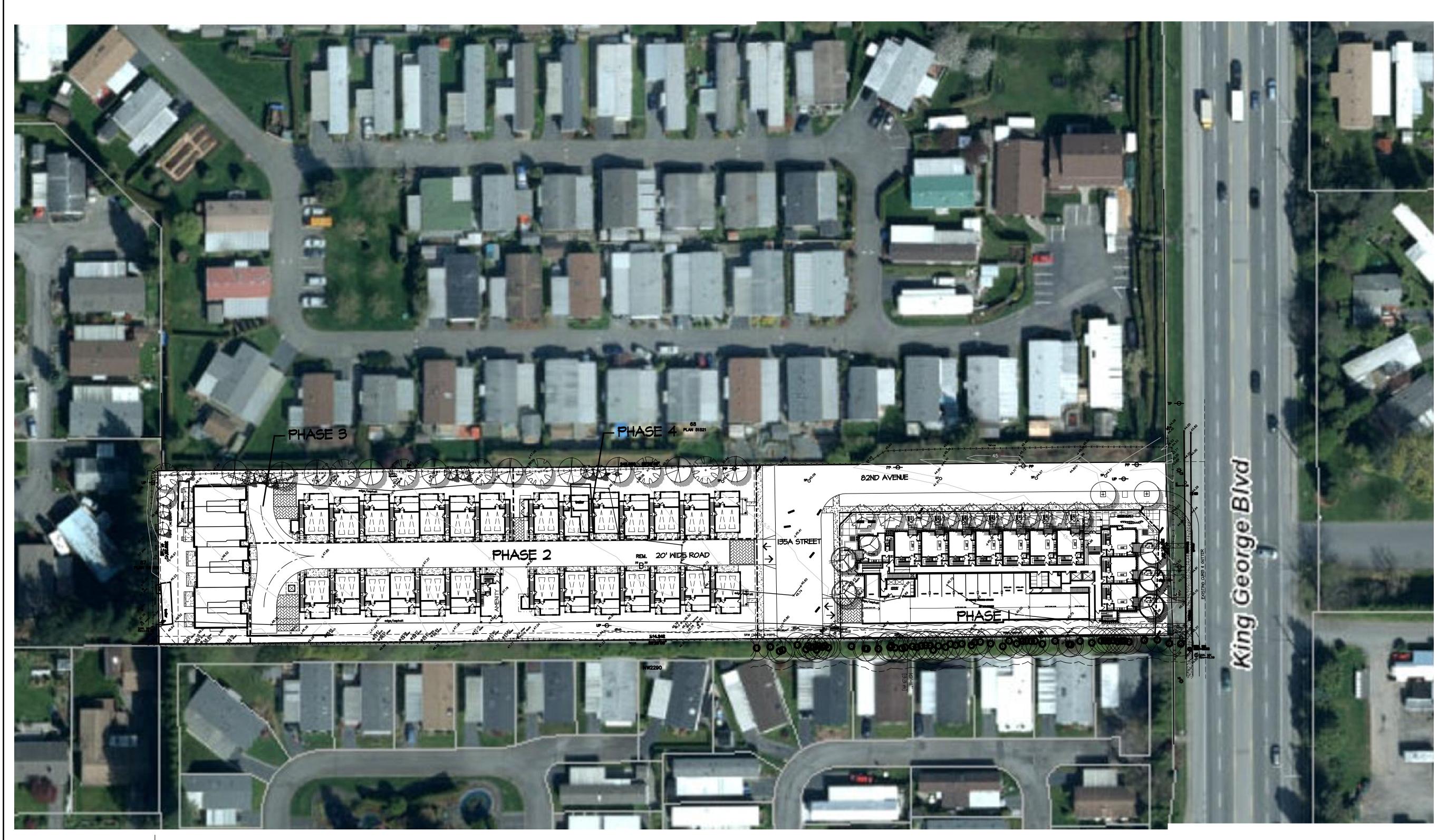
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED Date of Survey 30h day of May, 201

Mark
J.R. Dailey

MARK J.R. DAILEY.

Bols 867





# DEVELOPMENT DATA

ZONING
GROSS SITE AREA
ROAD DEDICATION
NET SITE AREA
DENSITY (II2 UNITS)
SITE COVERAGE

F.A.R.

RM-30 & C.D.

109, 325 S.F. (10, 157 m2) (2.51 Ac) (1.016 Ha) 19, 927 S.F. (1,851.3 m2) (0.457 Ac) (0.185 Ha) 89,398 S.F. (8,303.30 m2) (2.05 Ac) (0.831 Ha)

54.6 U.P.A 134.78 U.P.Ha 49.0 % (43,835 S.F.) 1.43 (128,259 S.F.)



VIEW LOOKING WEST FROM KING GEORGE BOULEVARD

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T: MULTI-FAMILY DEVELOPMENT

8205 KING GEORGE HMY.

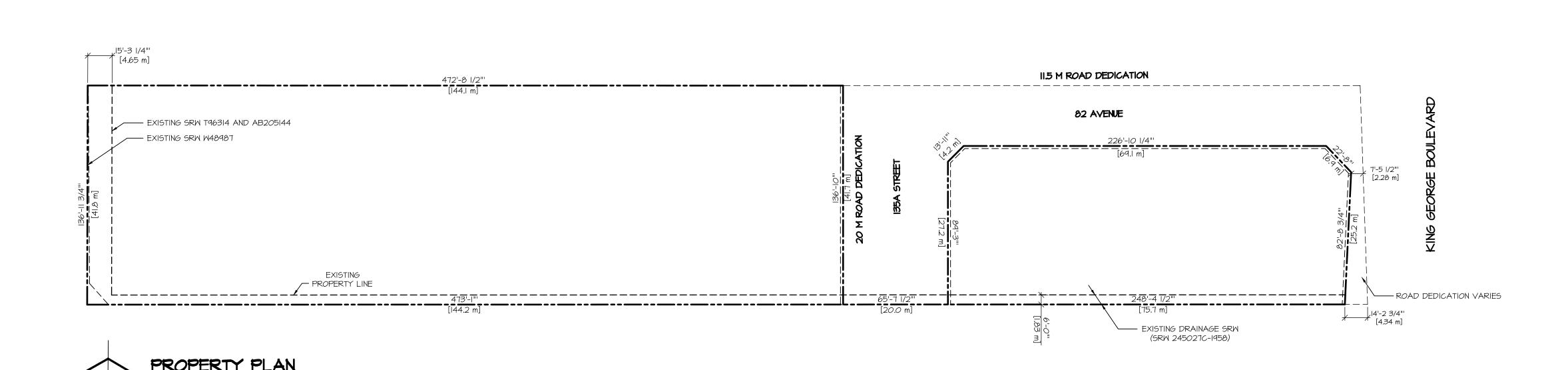
CONTEXT SITE PLAN

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

PHONE: (604) 597—7100 FAX: (604) 597—2099 EMAIL: mail@bdarkitex.com

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barnett dembek

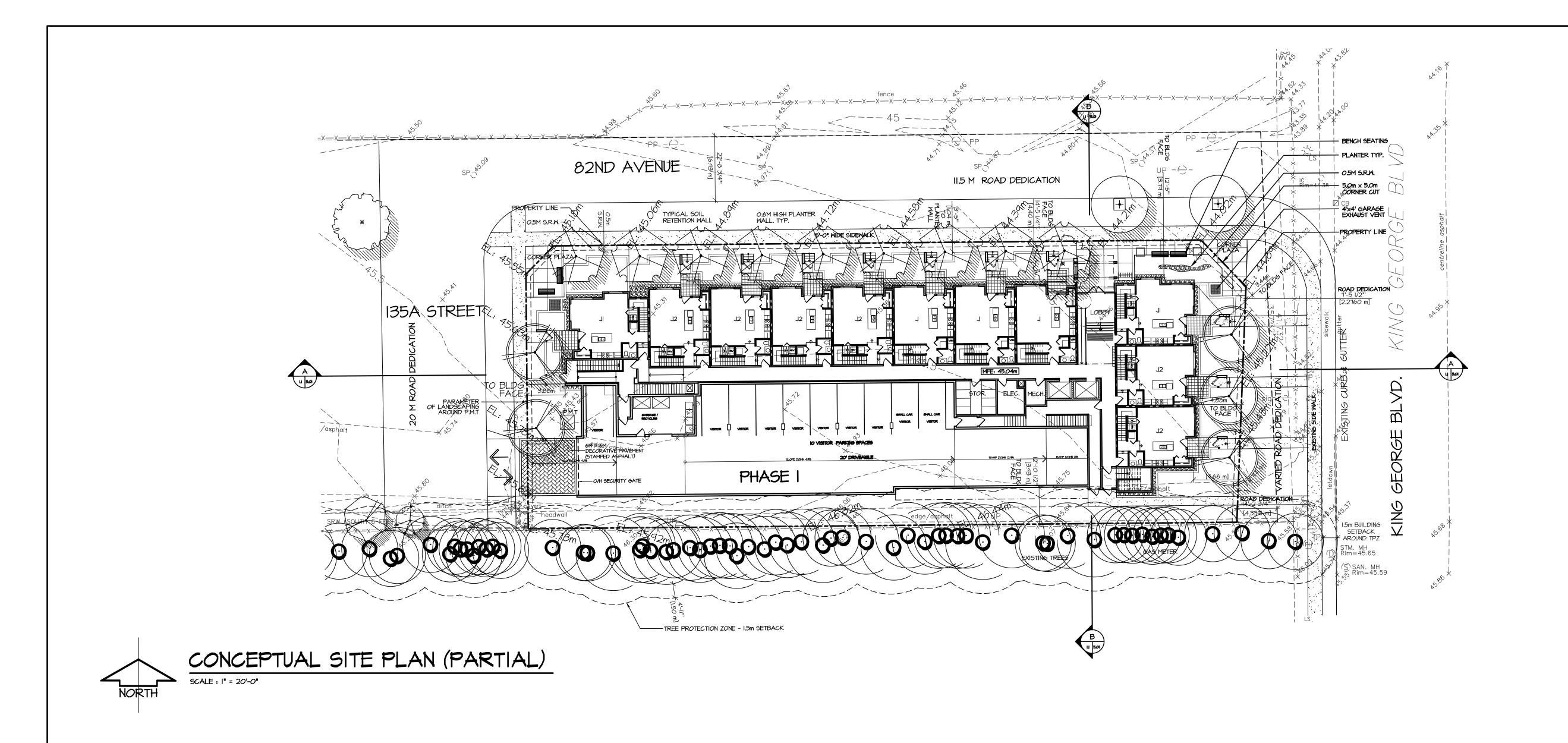
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CLIENT NO. SI

PHASE I APARTMENT CLIENT NO. SHEET NO. AC-1.3

PROJECT NO. REV. NO. 14036



# PHASE | - APARTMENT (78 UNITS)

GROSS SITE AREA: 40,095 S.F. 0.92 AC 0.373 HA NET SITE AREA: 24,656 S.F. 0.566 AC 0.229 HA

GROSS F.A.R. 1.74 2.83 NET F.A.R.

GROSS DENSITY: 84.8 U.P.A. 209.1 U.P.HA. 78 UNITS NET DENSITY: 137.8 U.P.A. 340.6 U.P.HA. 78 UNITS

63.4% (15,640 S.F.) SITE COVERAGE:

67.3' 6 STOREY 20.5m BUILIDNG HEIGHT:

BUILDING SETBACKS: NORTH: 3.8M (TO WING WALL) SOUTH: 3.3M (TO BLDG FACE) NORTHEAST: 3.44M (TO BLDG FACE)

EAST: 4.66M (TO BLDG FACE) WEST: 3.88M (TO BLDG FACE)

PARKING:

REQUIRED:

PROVIDED:

53.3 SPACES I BED APARTMENT: 1.3 PER UNIT (41 UNITS) = 2/3 BED APARTMENT: I.5 PER UNIT (26 UNITS) = 39.0 SPACES 2 BED TOWNHOUSE: 2.0 PER UNIT ( II UNITS ) = 22 SPACES **VISITOR:** 0.2 SPACES PER UNIT (78 UNITS) = 15.6 SPACES TOTAL: 129.9 SPACES TOTAL:

= 90 SPACES (12 SMALL CAR + 2 HANDICAP) RESIDENTIAL:

= 14 SPACES **VISITORS** 

TOTAL PARKING = 104 SPACES (80%)

STORAGE LOCKER: **REQUIRED:** 78 UNITS x 1.2 LOCKER PER UNIT = 93.6 LOCKERS

> PROVIDED: 99 LOCKERS

INDOOR AMENITY: = 2,519.4 S.F. REQUIRED: 32.3 S.F. x 78 UNITS = 1,669 S.F. PROVIDED: OUTDOOR AMENITY: REQUIRED: 32.3 S.F. x 78 UNITS = 2,519.4 S.F.

= 1,635 S.F. PROVIDED:

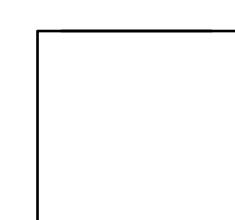
## UNIT BREAKDOWN

UNIT TYPE	NO. BEDROOM	AREA (S.F.)	NO. UNITS	SUBTOTAL
UNIT TYPE 'F'	2 BEDROOMS	833	4	3332
UNIT TYPE 'G'	1 BEDROOM	557	32	17824
UNIT TYPE 'G1'	1 BEDROOM	647	4	2588
UNIT TYPE 'G2'	1 BEDROOM	576	4	2304
UNIT TYPE 'H'	2 BEDROOMS	852	13	11076
UNIT TYPE 'H1'	3 BEDROOMS	971	4	3884
UNIT TYPE 'H2'	2 BEDROOMS	874	4	3496
UNIT TYPE 'H4'	2 BEDROOMS	874	1	874
UNIT TYPE 'H5'	2 BEDROOMS	723	1	723
UNIT TYPE 'J'	2 BEDROOMS	1,169	5	5845
UNIT TYPE 'J1'	3 BEDROOMS	1,217	1	1217
UNIT TYPE 'J2'	2 BEDROOMS	1,169	4	4676
UNIT TYPE 'J3'	3 BEDROOMS	1,217	1	1217
			78	59056

PHASE

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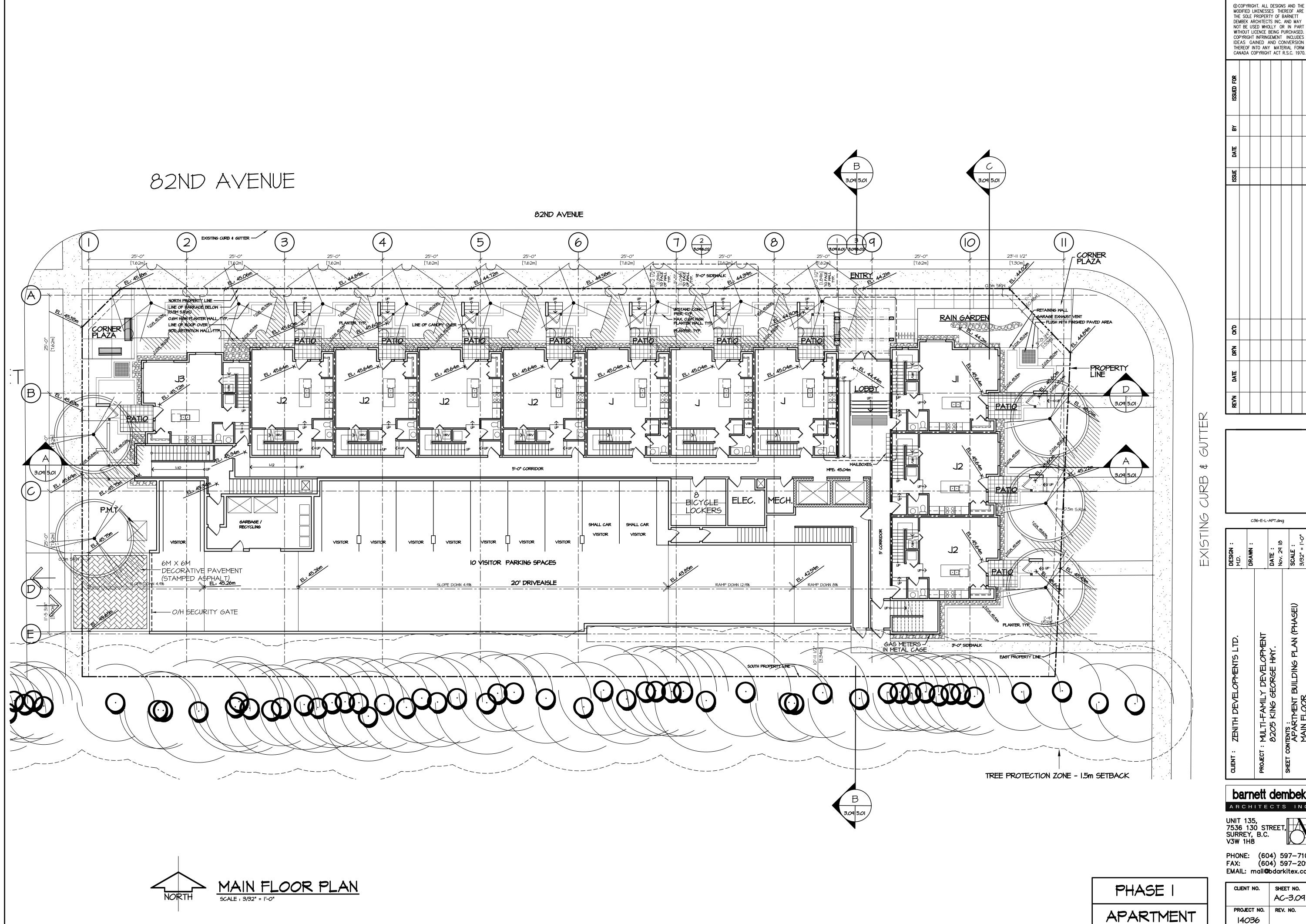
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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

EMAIL: mail@bdarkitex.com CLIENT NO. SHEET NO. AC-I.I PROJECT NO. REV. NO.

14036

PHONE: (604) 597-7100 FAX: (604) 597-2099



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MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY.

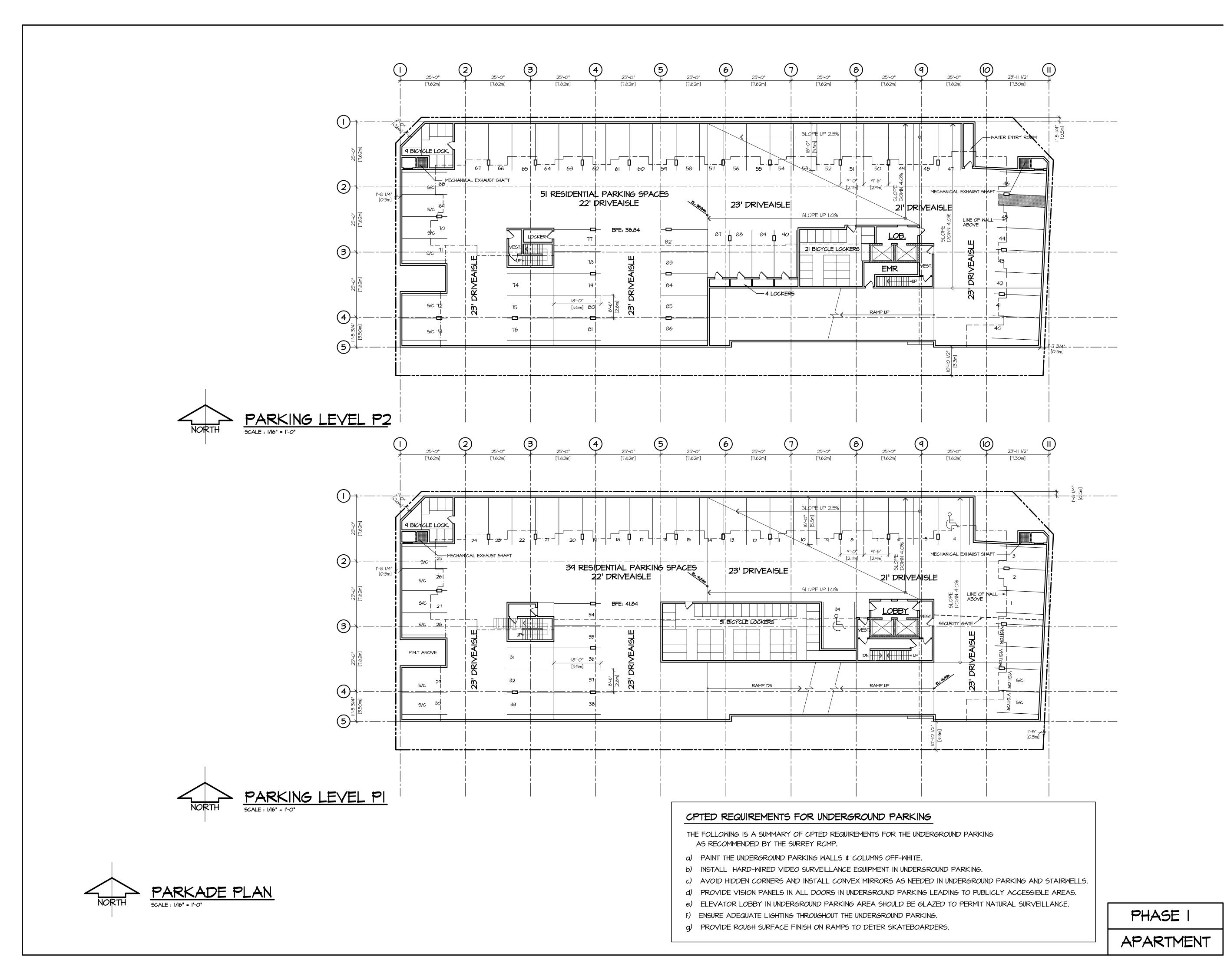
## barnett dembek ARCHITECTS INC.

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

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PROJECT NO. REV. NO. 14036



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IT: ZENITH DEVELOPMENTS LTD.

ECT: MULTI-FAMILY DEVELOPMENT

B2O5 KING GEORGE HMY.

T CONTENTS:
APARTMENT BUILDING PLAN (PHASEI)
PARKADE LEVEL

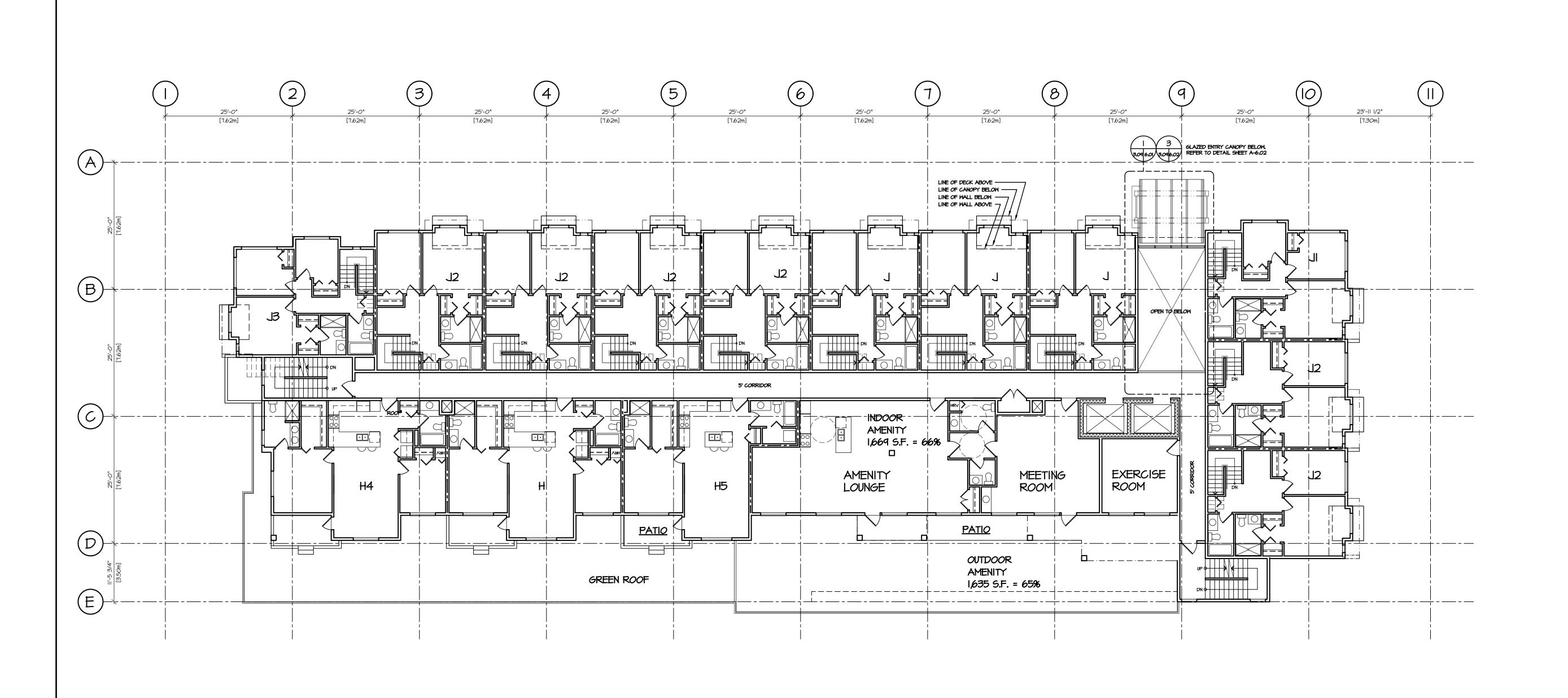
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# barnett dembek

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PROJECT NO.	REV. NO.
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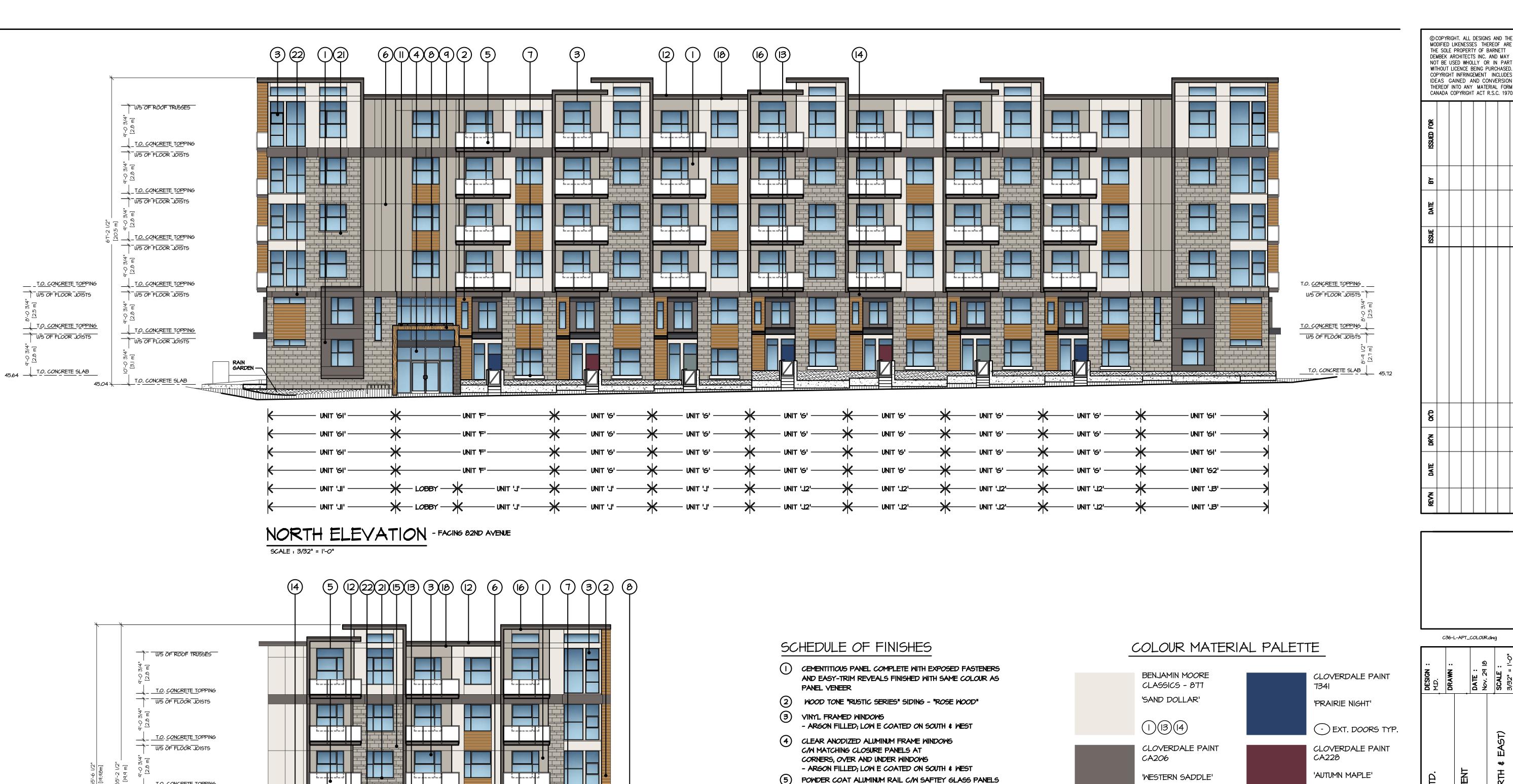
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14036

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

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







MENTS LTD. DEVELOPM EORGE HWY. -FAMILY 1 KING GEC ZENITH MULTI-8205

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barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C.

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

CLIENT NO. SHEET NO. AC-4.08 PROJECT NO. REV. NO. 14036

'SEPIA FLEURI' 296 ARCHITECTS INC.

PHASE

APARTMENT

STAIR X STAIR \* STAIR \*\* K STAIR -> EAST ELEVATION - FACING KING GEORGE BOULEVARD

U/S OF FLOOR JOISTS

T.O. CONCRETE TOPPING

U/S OF FLOOR JOISTS

T.O. CONCRETE TOPPING

WS OF FLOOR JOISTS

T.O. CONCRETE SLAB

SCALE : 3/32" = 1'-0"

(8) WHITE VINYL SOFFIT POWDER COAT ALUMINUM FENCE

HORIZONTAL & VERTICAL "EAZY TRIM REVEAL"

TO MATCH ADJACENT PANEL COLOUR

GLAZED SAFETY GLASS CANOPY

PAINTED HSS PURLINS @ 3' O.C.

PRE-FINISHED METAL CAP FLASHING

WOOD TONE "RUSTIC SERIES" SOFFIT - "ROSE WOOD"

ARCHITECTURAL SMOOTH FINISH CONCRETE C/W REVEALS

9 8 X 12 GLULAM COLUMN & BEAMS

CEMENTITIOUS PLANK TRIM

7 CONCRETE SILL

GAS METER

WOOD FASCIA

STONE CLADDING

**(** 

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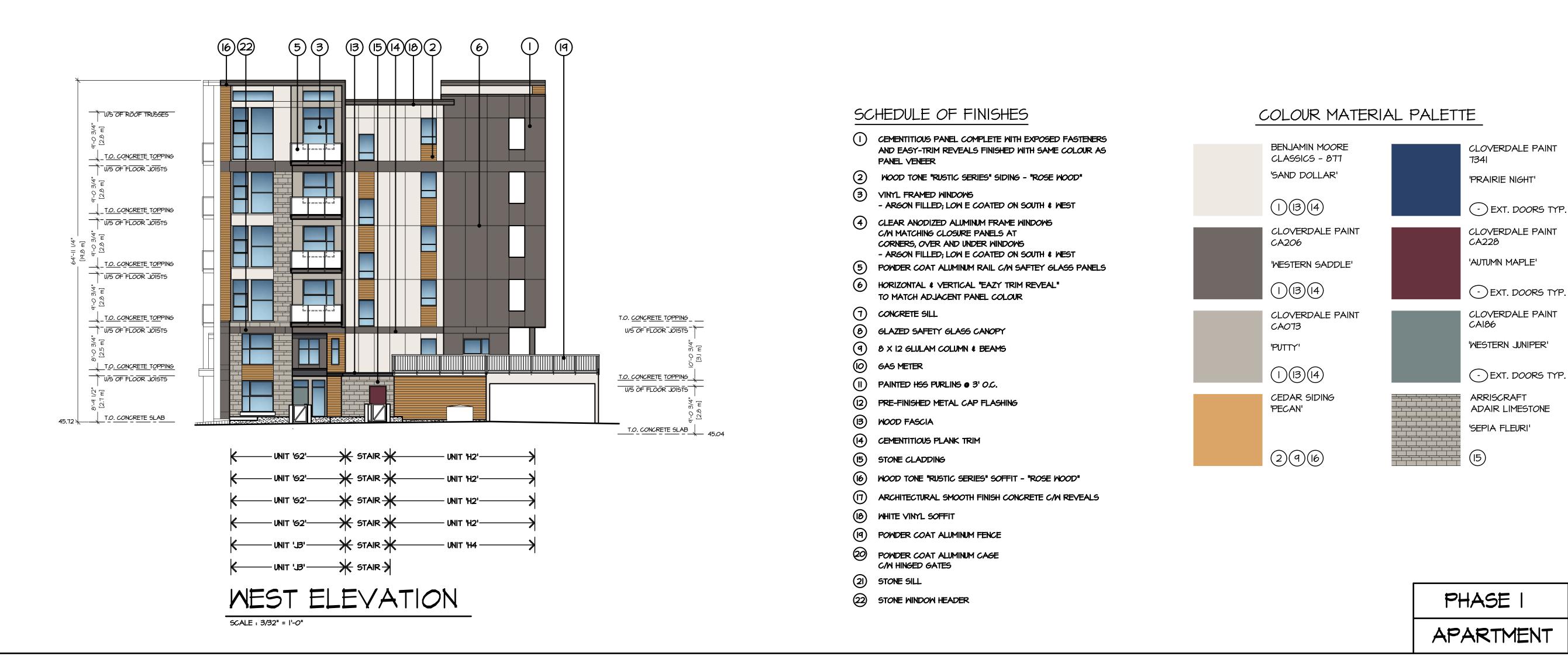
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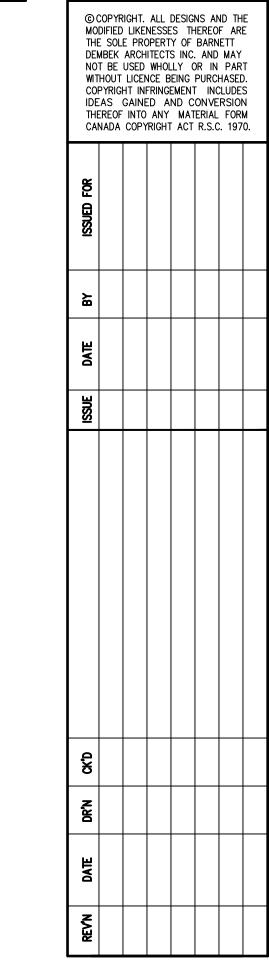
POWDER COAT ALUMINUM CAGE C/W HINGED GATES

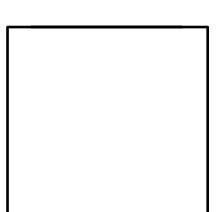
21) STONE SILL

STONE WINDOW HEADER









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; LTD.	M.D.
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٠٣.	<b>DATE:</b> Nov. 29 18
SOUTH & WEST)	SCALE:
	3/32" = 1'-0"

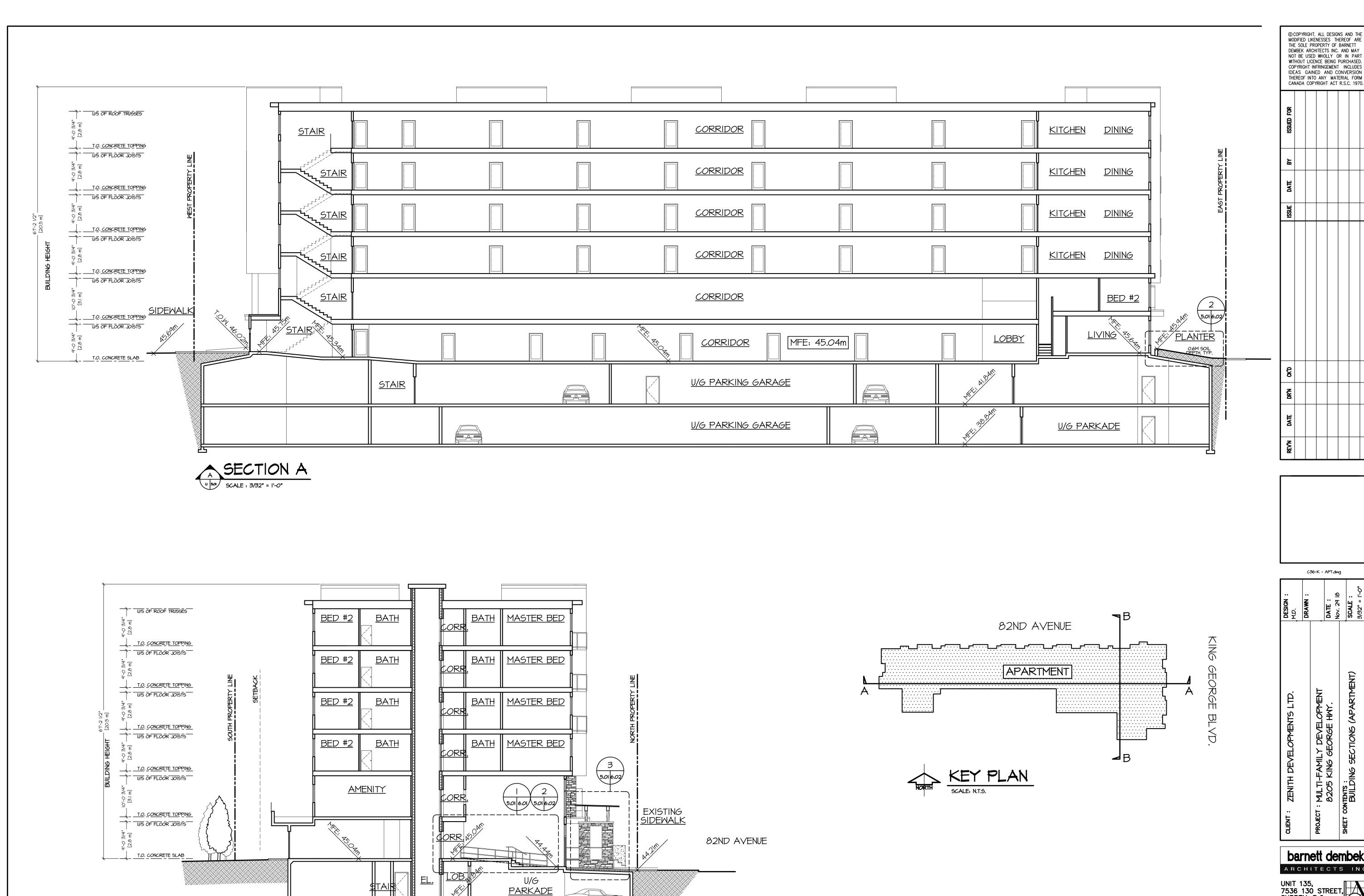
T: MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY. CONTENTS: BUILDING ELEVATION (SOUTH & WEST)

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C.

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

CLIENT NO.	SHEET NO. AC-4.09
PROJECT NO. 14036	REV. NO.



<u>PARKADE</u>

SECTION B

barnett dembek ARCHITECTS INC.

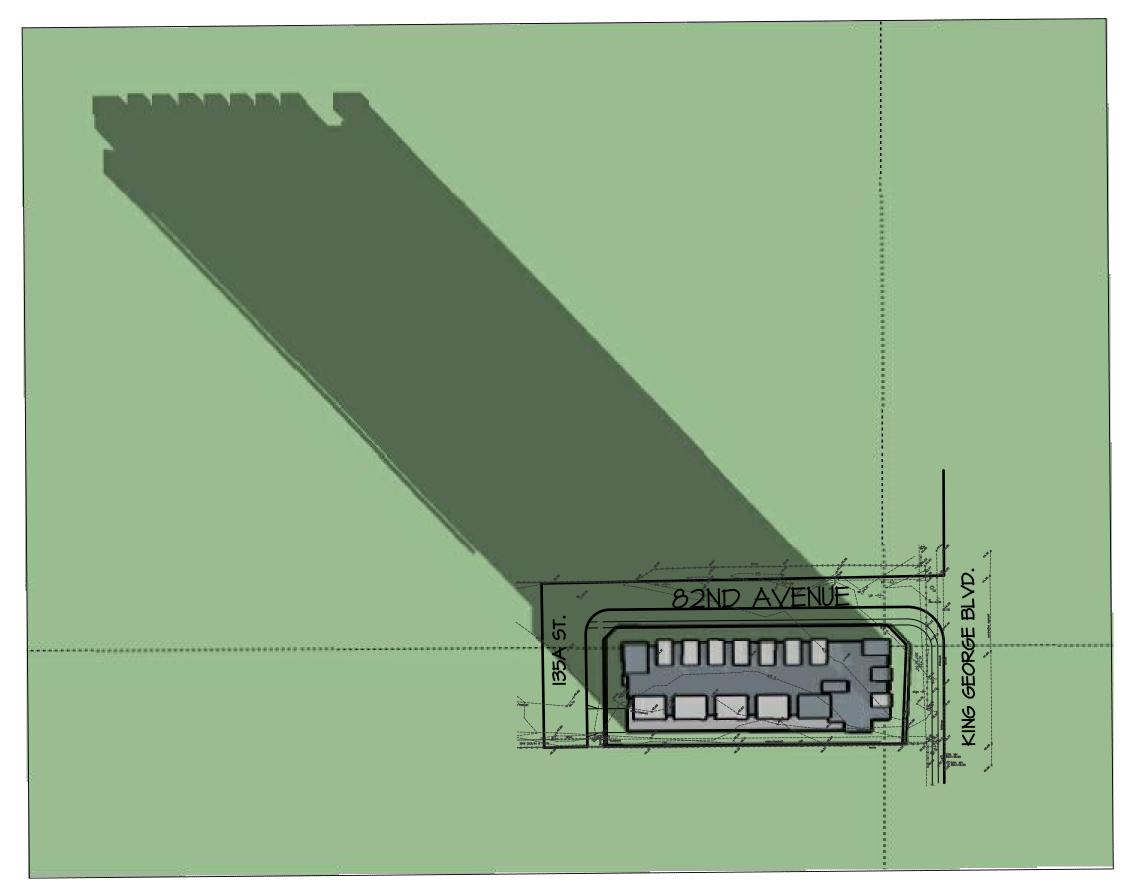
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHASE

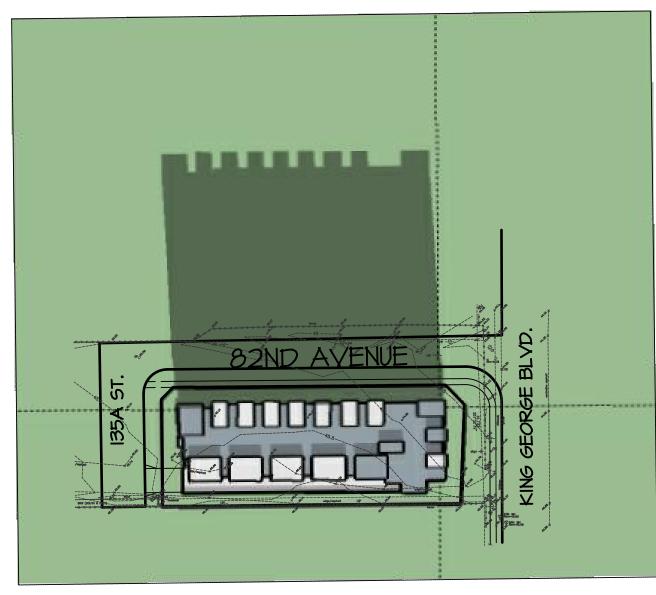
APARTMENT

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

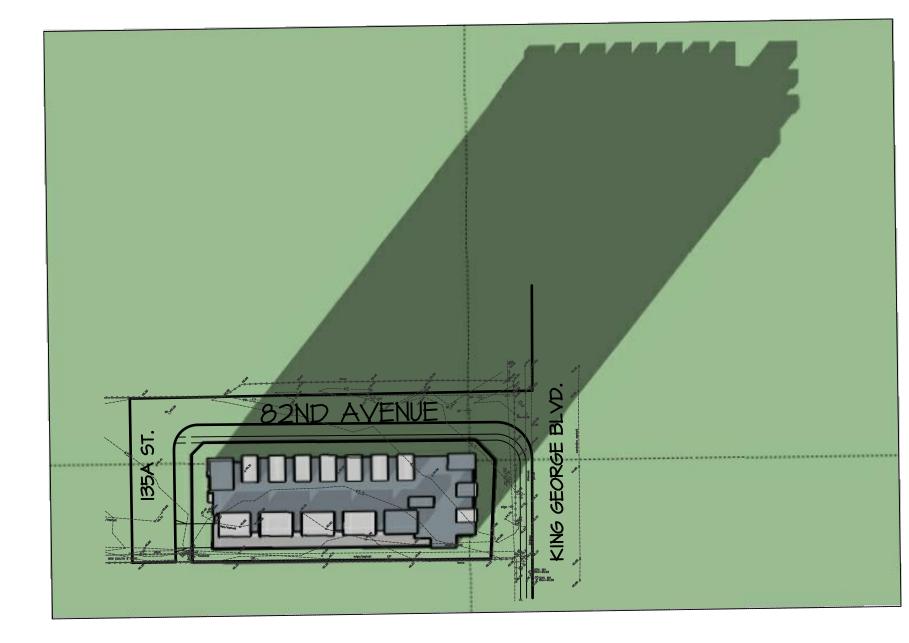
CLIENT NO. SHEET NO. AC-5.01 PROJECT NO. REV. NO. 14036



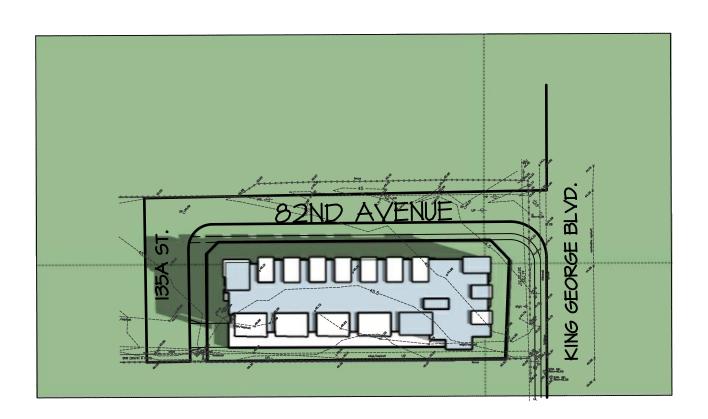
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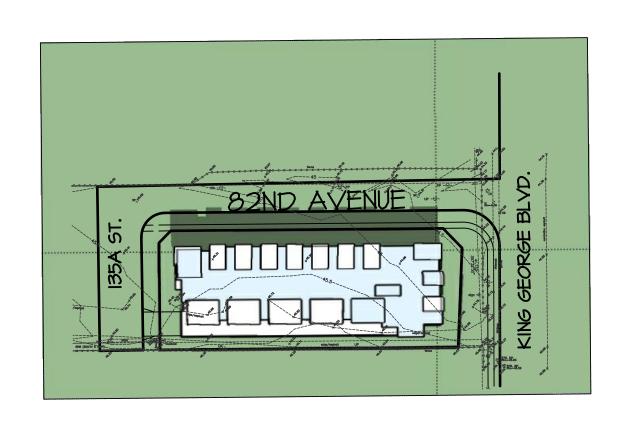
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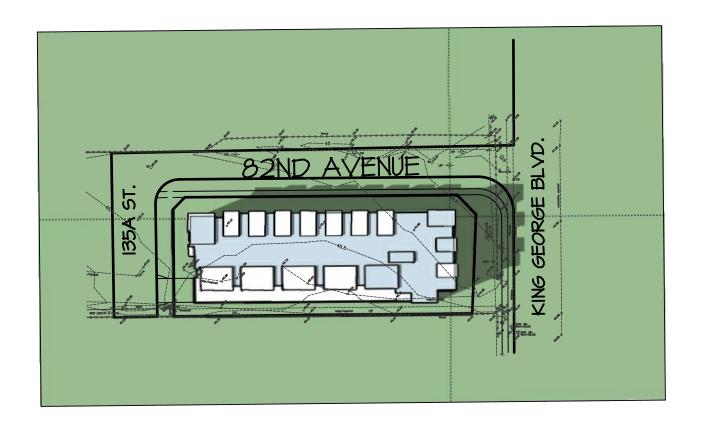
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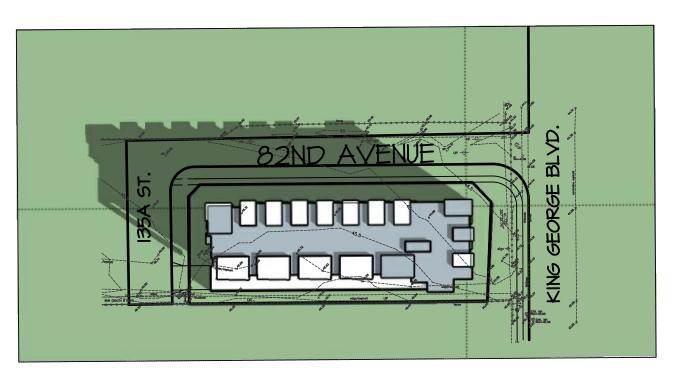
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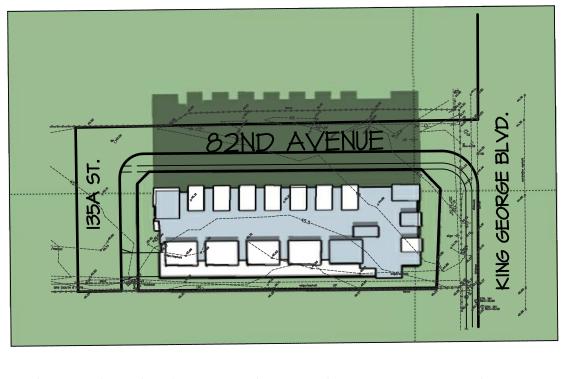
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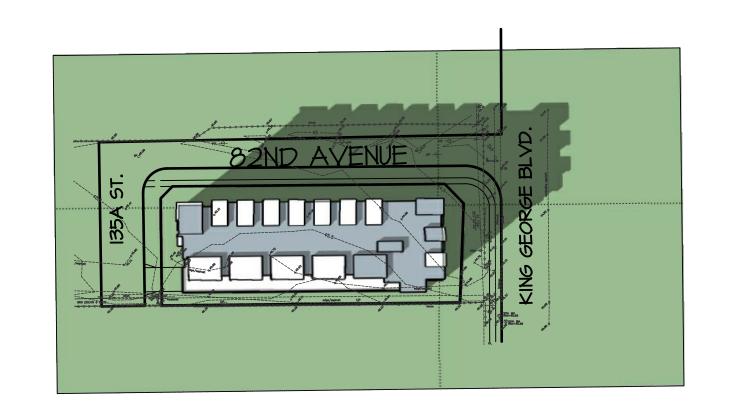
JUNE 21 - 3:00 PM



SEPTEMBER 21 - 9:00 AM



SEPTEMBER 21 - 12:00 PM



SEPTEMBER 21 - 3:00 PM

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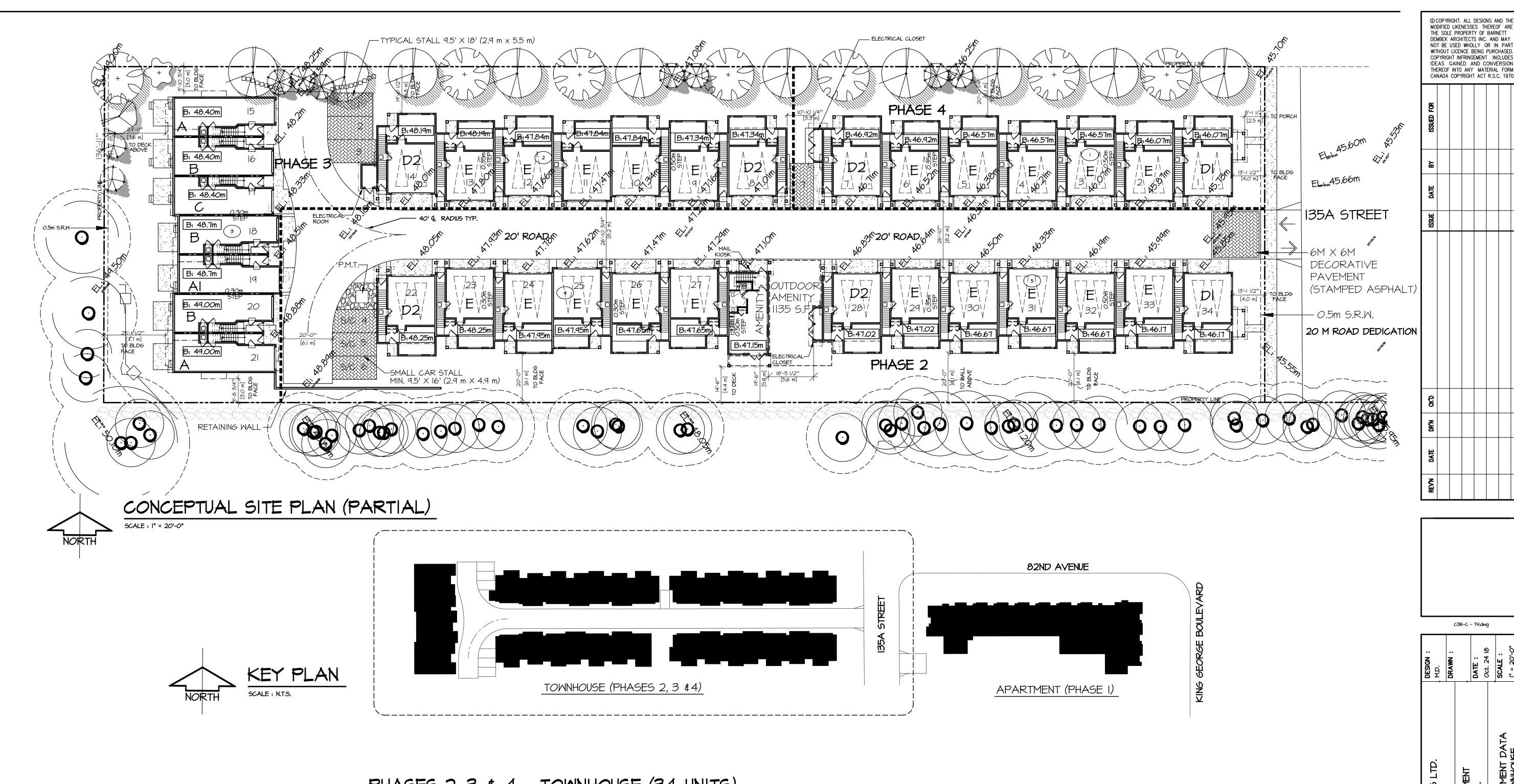
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DESIGN:	DRAWN:		DATE:	May 30 18	SCALE:	l" = 20'-0"
CLIENT: ZENITH DEVELOPMENTS LTD.		PROJECT : MULTI-FAMILY DEVELOPMENT	8205 KING GEORGE HWY.	SHEET CONTENTS .	SHADOM ANALYSIS	PHASE I - APARTMENT

## barnett dembek ARCHITECTS INC.

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

PHONE: (604) 597—7100 FAX: (604) 597—2099 EMAIL: mail@bdarkitex.com

SHEET NO. AC-1.4
REV. NO.
•



# PHASES 2, 3 & 4 - TOWNHOUSE (34-UNITS)

64,741 S.F. (6,015 m2) (1.49 acre) (0.601 hectare) NET SITE AREA:

DENSITY: 22.8 U.P.A 56.6 U.P.Ha (34 units)

0.91 (58,579 S.F.) F.A.R. 43.5% (28,195 S.F.) SITE COVERAGE: BUILDING HEIGHT: 3 STOREY 10.0m 32-10"

2.2 SPACES PER UNIT = 74.8 SPACES PARKING: REQUIRED: 2 SPACES PER UNIT = 68 SPACES PROVIDED:

> = 7 SPACES VISITORS TOTAL PARKING = 75 SPACES

BUILDING SETBACKS: NORTH: 3.0 M (TO BLDG FACE)

SOUTH: 3.0 M (TO BLDG FACE) WEST: 7.6 M (TO BLDG FACE) EAST: 4.0 M (TO BLDG FACE)

INDOOR AMENITY:	REQUIRED	32.3 S.F. x 34 UNITS	= 1,098 S.F.
	PROVIDED	( TOTAL ALL PHASES )	= 1,100 S.F.

REQUIRED = 1,098 S.F. 32.3 S.F. x 34 UNITS OUTDOOR AMENITY: PROVIDED = 1135 S.F. (TOTAL ALL PHASES)

UNIT BREAKDOWN:

UNIT TYPE A	3 BEDROOMS	1,545 S.F.	x 2	=	3,090 S.F.
UNIT TYPE AI	3 BEDROOMS	1,531 S.F.	хI	=	1,531 S.F.
UNIT TYPE B	3 BEDROOMS	1,471 S.F.	x 3	=	4,413 S.F.
UNIT TYPE C	3 BEDROOMS	1,549 S.F.	хI	=	1,549 S.F.
UNIT TYPE DI	3 BEDROOMS	1,843 S.F.	x 2	=	3,686 S.F.
UNIT TYPE D2	3 BEDROOMS	1,790 S.F.	x 5	=	8,950 S.F.
UNIT TYPE E	3 BEDROOMS	1,768 S.F.	× 20	=	35,360 S.F.
	(TOTAL AREA WC	GARAGE)	34	=	58,579 S.F.

PHASES 2, 3 \$ 4

TOWNHOUSE

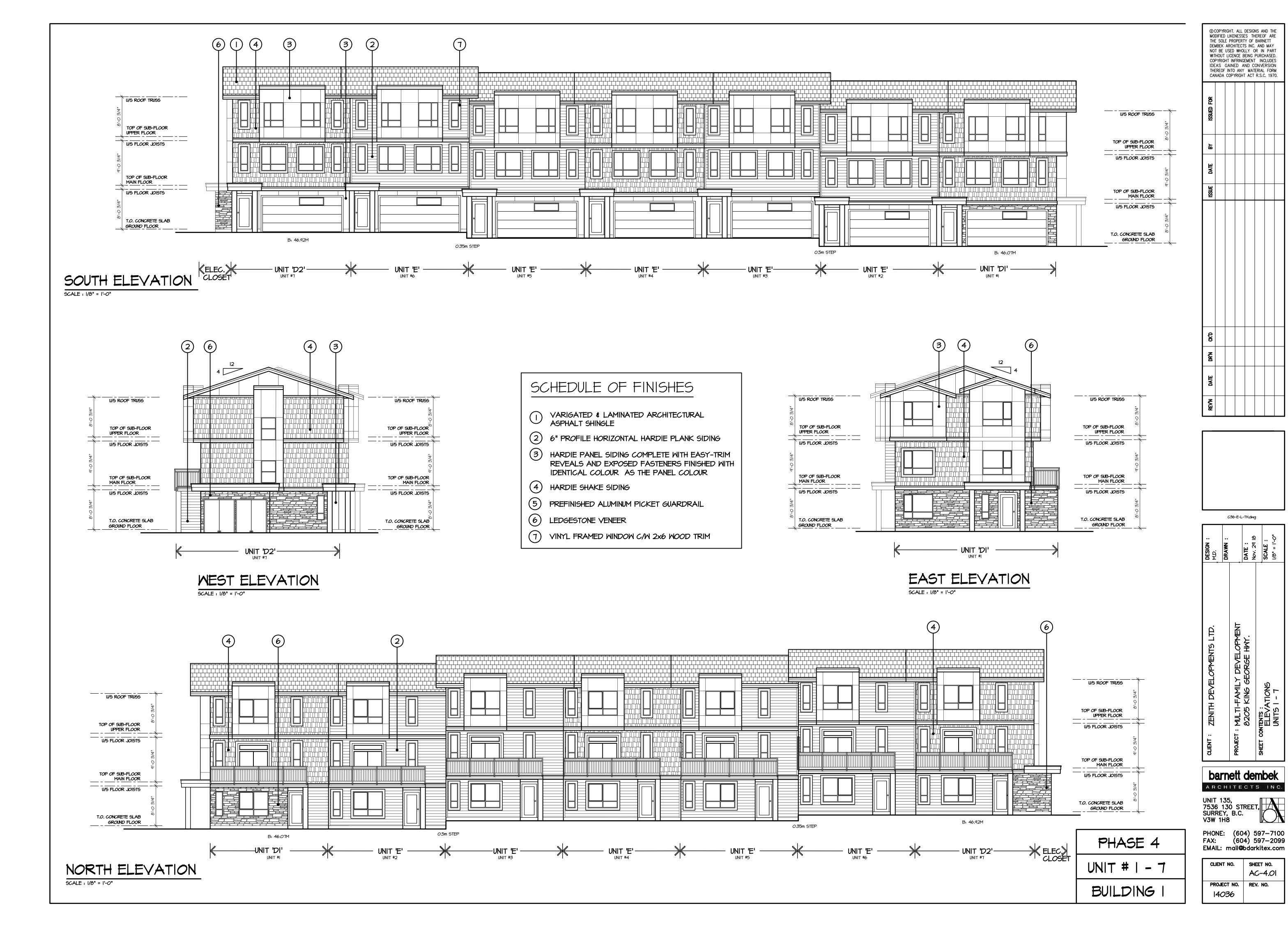
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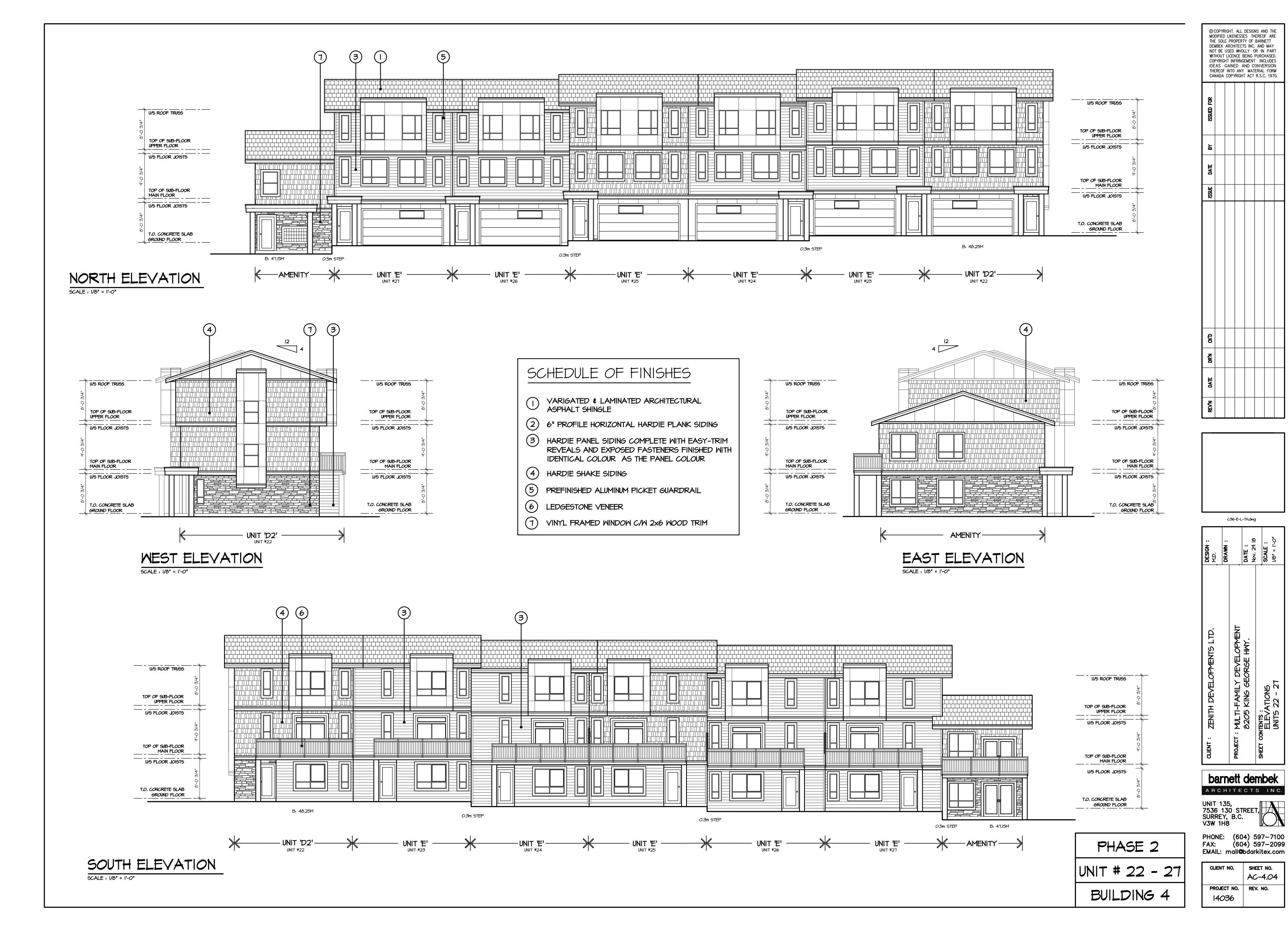
barnett dembek ARCHITECTS INC.

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

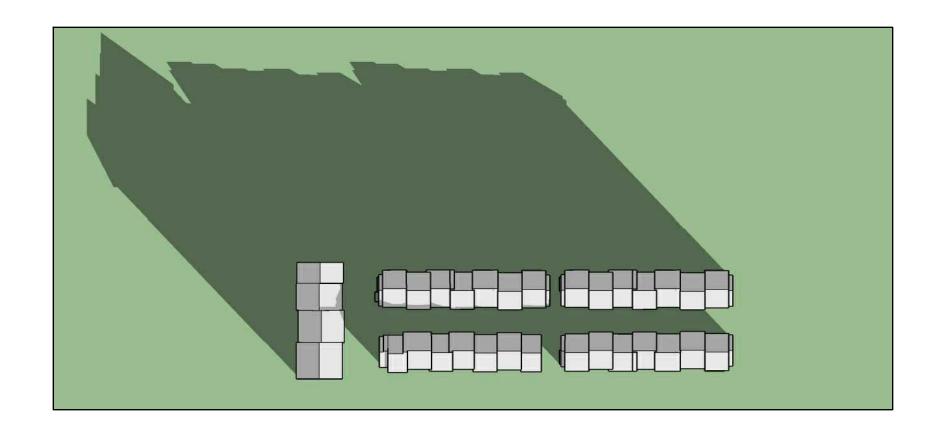
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

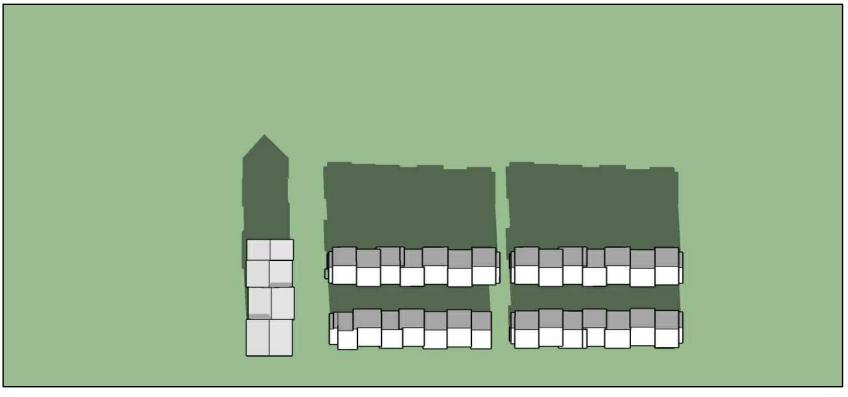
CLIENT NO. SHEET NO. AC-1.la PROJECT NO. REV. NO. 14036

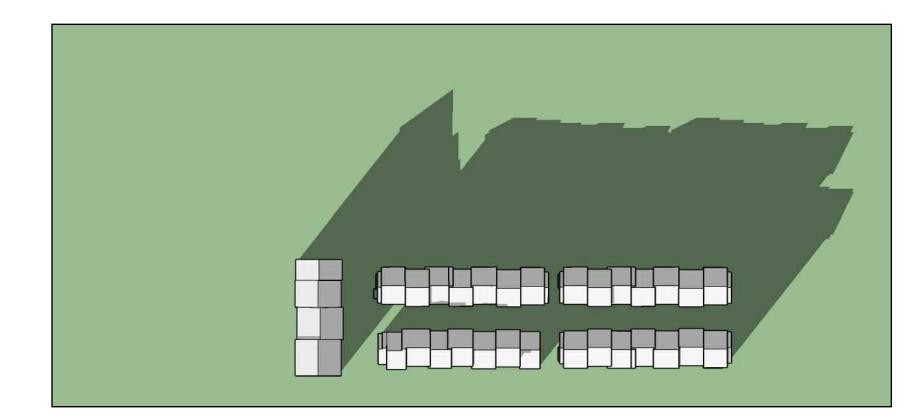








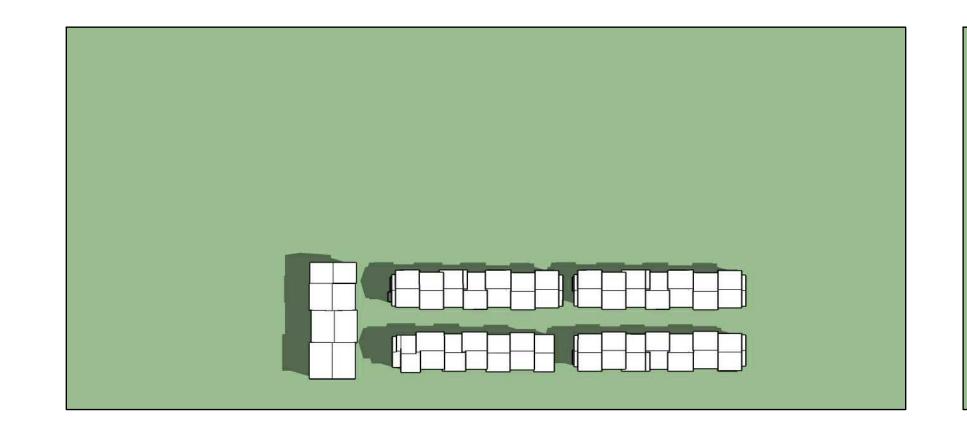


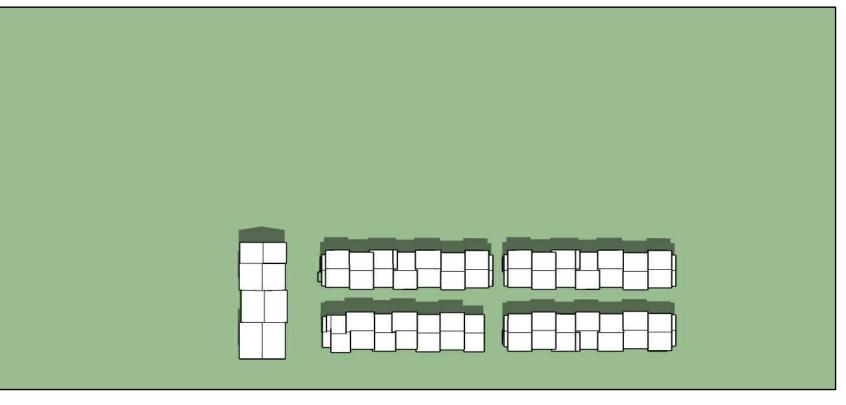


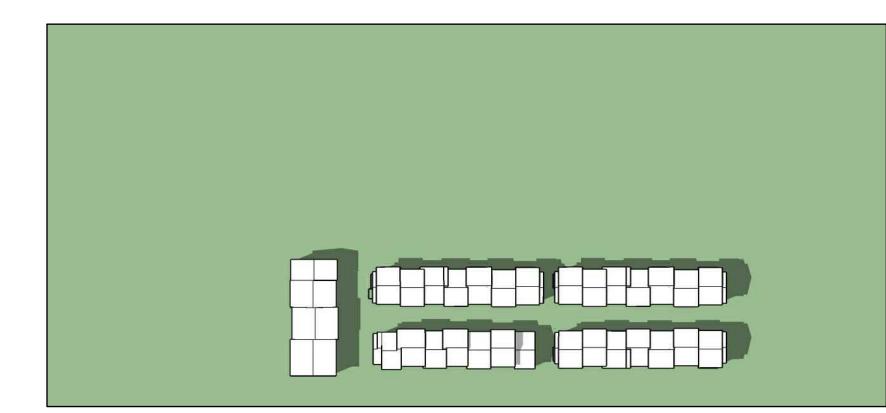
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DECEMBER 21 - 3:00 PM



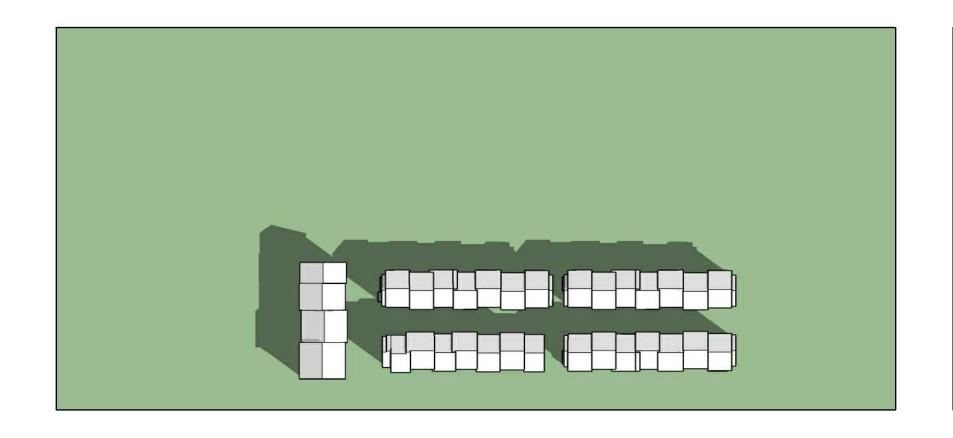


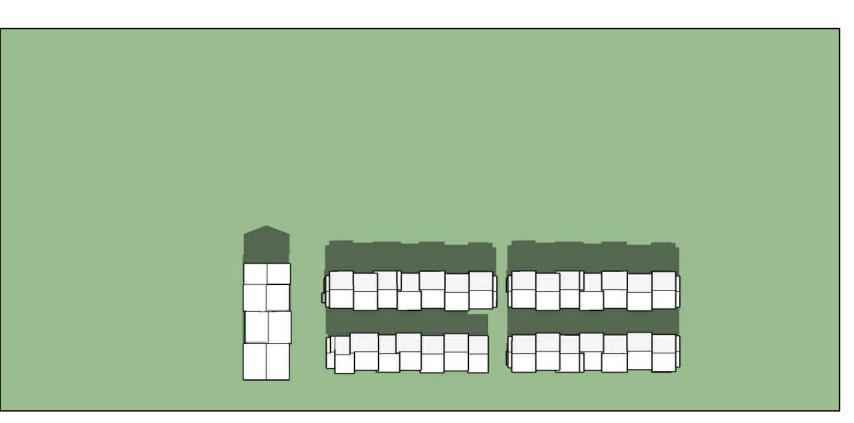


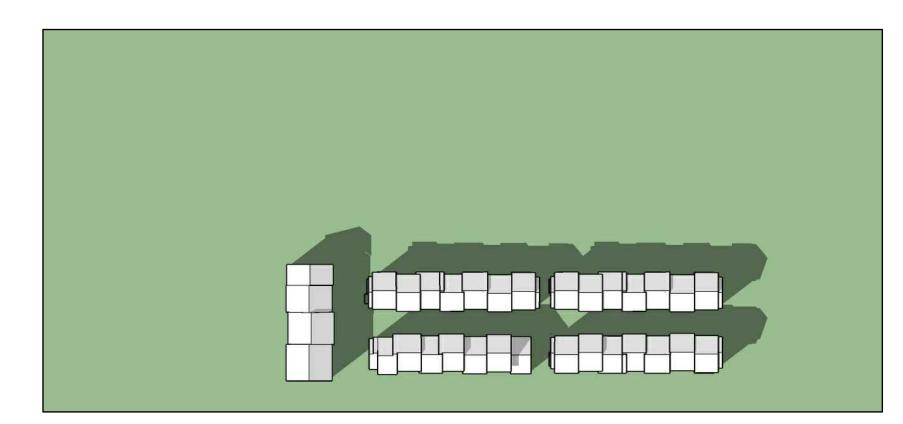
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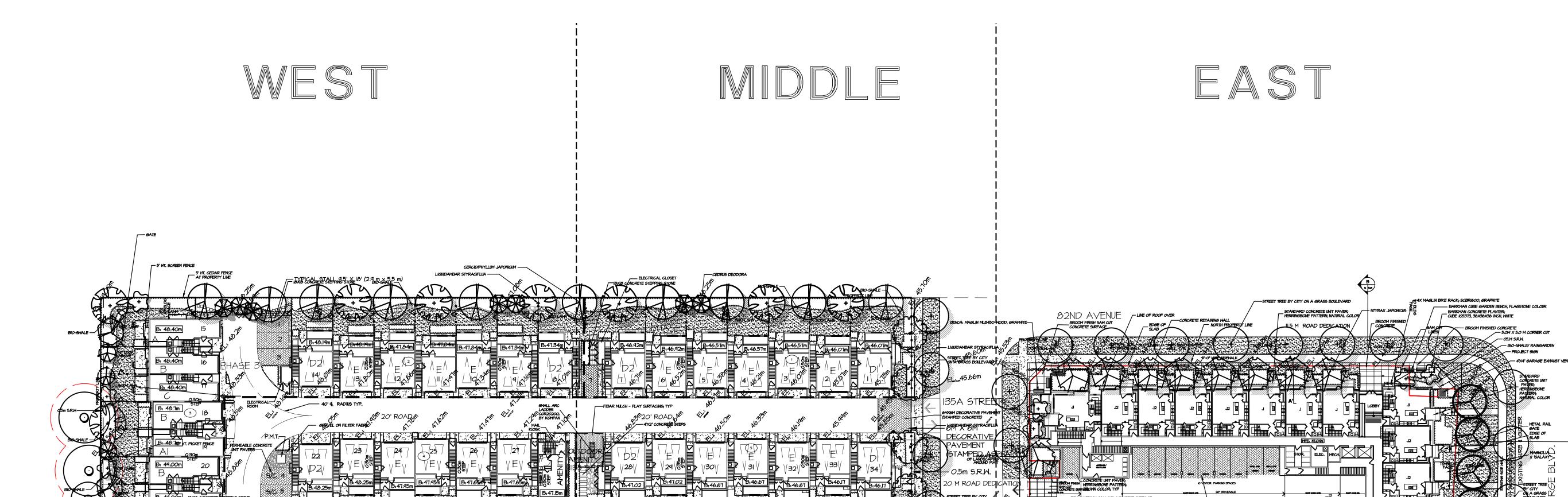
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CLIENT: ZENITH DEVELOPMENTS LTD.		PROJECT : MULTI-FAMILY DEVELOPMENT	8205 KING GEORGE HWY.	SHEET CONTENTS :	SHADOW ANALYSIS	TOMNHOUSE
		•••				•

barnett dembek ARCHITECTS INC.

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

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

CLIENT NO. SHEET NO. AC-1.5 PROJECT NO. REV. NO. 14036



$^{D}$	NT	SCHEDULE		M2 JOB NUMBER: 15-068
KEY		BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE _<+ (	15	ACED DALMATIM ATDODIDDIDELIM	DED JARANEGE MARI E	25M UT ReR
الميلا	IJ 	ACER PALMATUM ATROPURPUREUM CEDRUS DEODORA	RED JAPANESE MAPLE HIMALAYAN CEDAR	2.5M HT; B∉B 3M HT; B∉B
$\mathcal{L}(\mathcal{L})$	9	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	7CM CAL; I.&M STD; B&B
3	4 14	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	1/2 @2.5M 1/2 @3M HT; B&B
$\mathcal{E}$	14	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	4	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; B&B
(E:3)	13	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	5CM CAL; 1.8M STD; B&B
)	4	MAGNOLIA X 'GALAXY'	MAGNOLIA	7CM CAL; 1.6M STD; B&B
	<del>-1</del>	PARROTIA PERSICA	PERSIAN IRONWOOD	8CM CAL; 2M STD; B&B
)	I I <del>⊐</del>		BY CITY	OCM CAL; 2M SID; D&D
(X)	17 9	STREET TREE		- ACM CALLIAM CTD BAR
SHRUB	ч	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; I.8M STD; B&B
_	74	AUCUBA JAPONICA	JAPANESE AUCUBA	#3 POT; 50CM
	<i>6</i> 5	AZALEA JAPONICA 'HINODENGIRI'	AZALEA; BRIGHT CRIMSON	#I POT; 25CM
	30	CAMELLIA JAPONICA 'KRAMER'S SUPREME'	CAMELLIA; RICH RED	#3 POT; 60CM
	21	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#I POT; 40CM
	41	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#I POT; 50CM
$\approx$	188	HAKONECHLOA MACRA AUREOLA	HAKONE GRASS	#I POT
	7	LEUCOTHOE FONTANSIANA 'RAINBOW'	VARIEGATED LEUCOTHOE	#2 POT; 30CM
	<i>8</i> 5	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM
	78	PIERIS JAPONICA 'VARIEGATA'	PIERIS	#3 POT; 40CM
	42	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL; RED	#3 POT; 40CM
	157	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
$\cong$	29	PYRACANTHA 'ORANGE GLOW'	ORANGE GLOW FIRETHORN	#I POT; 80CM
	55	RHODODENDRON 'AUGUSTINE TOWER PORT'	RHODODENDRON	#3 POT; 50CM
	63	RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON; CREAM PINK	#I POT; 50CM
	55	RHODODENDRON YAK, 'MIST MAIDEN'	RHODODENDRON	#3 POT; 50CM
	61	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#I POT; 20CM
	15I	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#I POT; 40CM
	121	TAXUS X MEDIA 'H.M. EDDIE'	YEM	#3 POT; 80CM
S (4) (8) (8) (8) (8) (8) (8) (8) (8) (8) (8	86	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
SRASS		TIBOTAL TOTAL	Division of the state of the st	2101/00011
PERENI	30 IIAI	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#I POT
	17	HELLEBORUS 'ROYAL HERITAGE' VARIETIES	HELLEBOR	#I POT
	36	HOSTA FORTUNEII VARIEGATA	VARIEGATED HOSTA	#I POT; I EYE; HEAVY SHADE
9C HE HE				·
P	678	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	SP4 POT
$\bigotimes$	71	VINCA MINOR	PERIWINKLE	#I POT

CNTA STANDARDS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

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8' 4' 0 4' 8' 16' 24 SCALE: 1/32"=1'-0"

II	18.DEC.12	REV.AS PER CITY COMMENTS	DY
10	18.DEC.05	REV. AS PER NEW SITE PLAN	DY
9	18.0CT.24	REV. PER NEW SITE PLAN	J6
8	18.AUG.01	REV. PER CITY COMMENTS	DY
7	18.JUN.05	REV. PER CITY COMMENTS	DY
6	18.MAY.28	REV. PER ARCH REQUEST	RC
5	18.APR.27	REV. PER NEW SITE PLAN	J6
4	18.APR.12	REV. PER NEW SITE PLAN	DY
3	16.APR.21	REV. PER NEW SITE PLAN	QL
2	16.APR.13	REV. PER NEW SITE PLAN	QL
Ī	16.JAN.13	REV. PER NEW SITE PLAN	QL
NO.	DATE	REVISION DESCRIPTION	DR.

SEA

PROJECT:

MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY. SURREY, B.C.

ZENITH DEVELOPMENTS LTD.

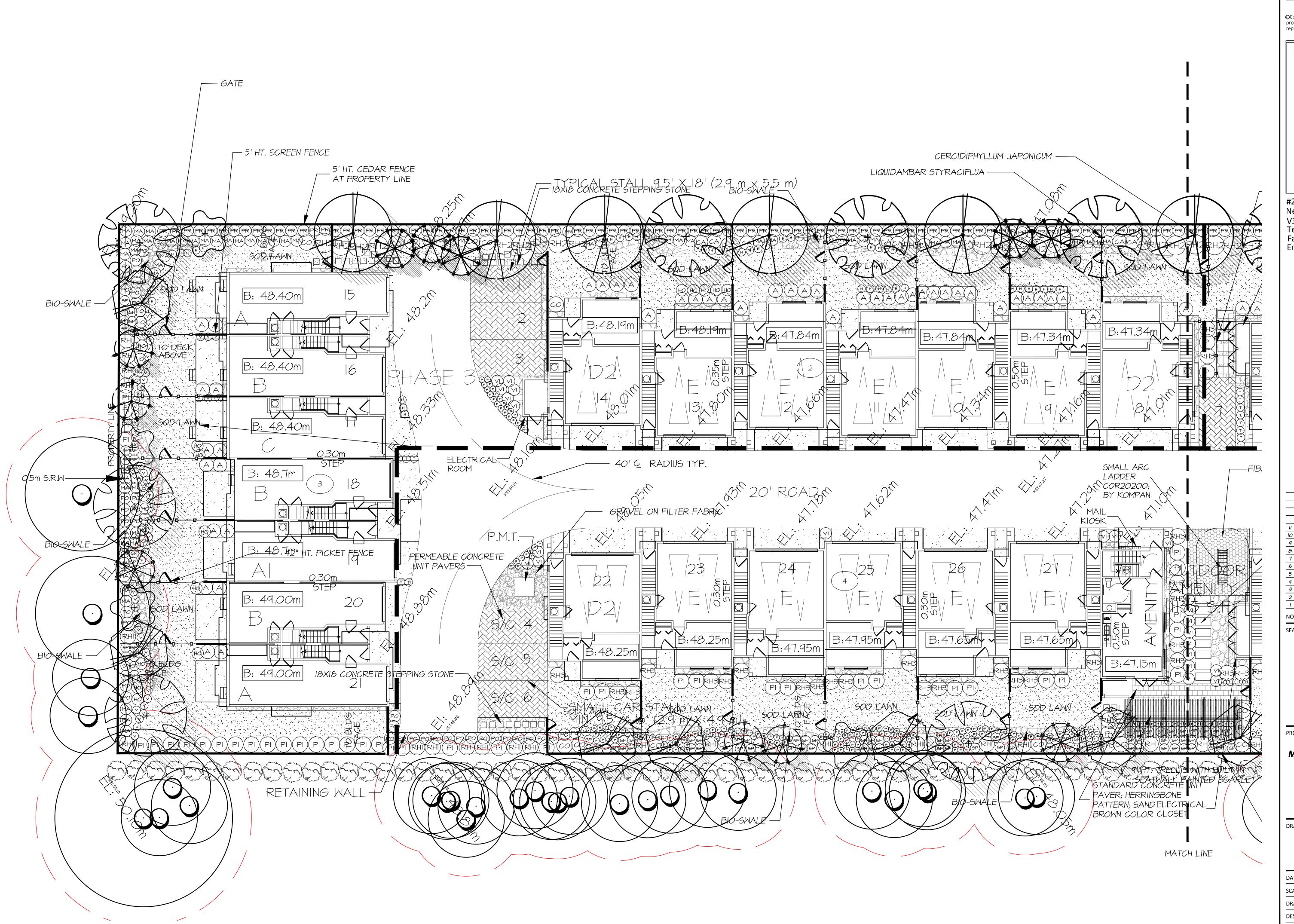
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LANDSCAPE KEY PLAN

DATE:	15.SEP.OI	DRAWING NUMBER:
SCALE:	1/32" = 1'-0"	
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DESIGN:	MTLM	
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15-068

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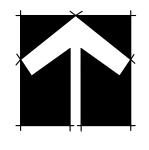


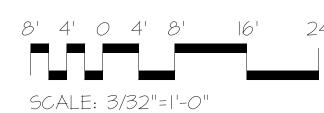
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	18.DEC.12	REV.AS PER CITY COMMENTS	DY
10	18.DEC.05	REV. AS PER NEW SITE PLAN	DY
9	18.0CT.24	REV. PER NEW SITE PLAN	JG
8	18.AUG.01	REV. PER CITY COMMENTS	DY
7	18.JUN.05	REV. PER CITY COMMENTS	DY
6	18.MAY.28	REV. PER ARCH REQUEST	RC
5	18.APR.27	REV. PER NEW SITE PLAN	JG
4	18.APR.12	REV. PER NEW SITE PLAN	DY
3	16.APR.21	REV. PER NEW SITE PLAN	QL
2	16.APR.13	REV. PER NEW SITE PLAN	QL
1	16.JAN.13	REV. PER NEW SITE PLAN	QL
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

**MULTI-FAMILY DEVELOPMENT** 8205 KING GEORGE HWY. SURREY, B.C.

ZENITH DEVELOPMENTS LTD.

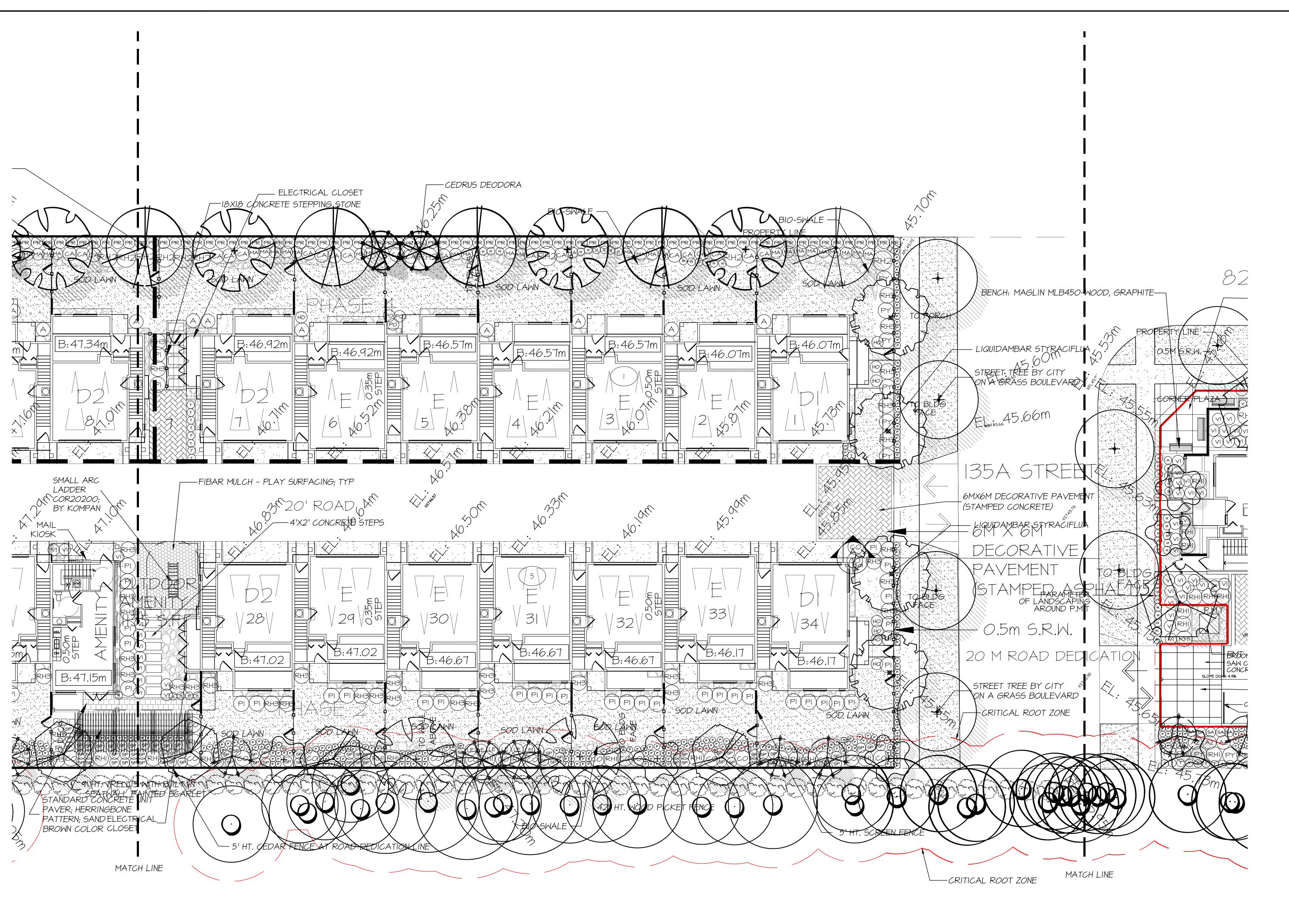
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DRAWING NUMBER: 15.SEP.OI SCALE: 3/32" = 1'-0" DRAWN: QL DESIGN: MTLM

15-068

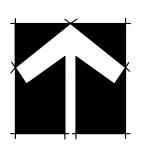
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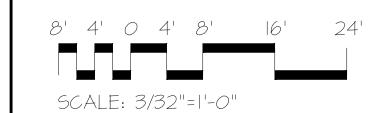


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7	18.JUN.05	REV. PER CITY COMMENTS	D
6	18.MAY.28	REV. PER ARCH REQUEST	F
5	18.APR.27	REV. PER NEW SITE PLAN	J
4	18.APR.12	REV. PER NEW SITE PLAN	D
3	16.APR.21	REV. PER NEW SITE PLAN	6
2	16.APR.13	REV. PER NEW SITE PLAN	6
1	16.JAN.13	REV. PER NEW SITE PLAN	G
NO.	DATE	REVISION DESCRIPTION	DF

PROJECT:

MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY. SURREY, B.C.

ZENITH DEVELOPMENTS LTD.

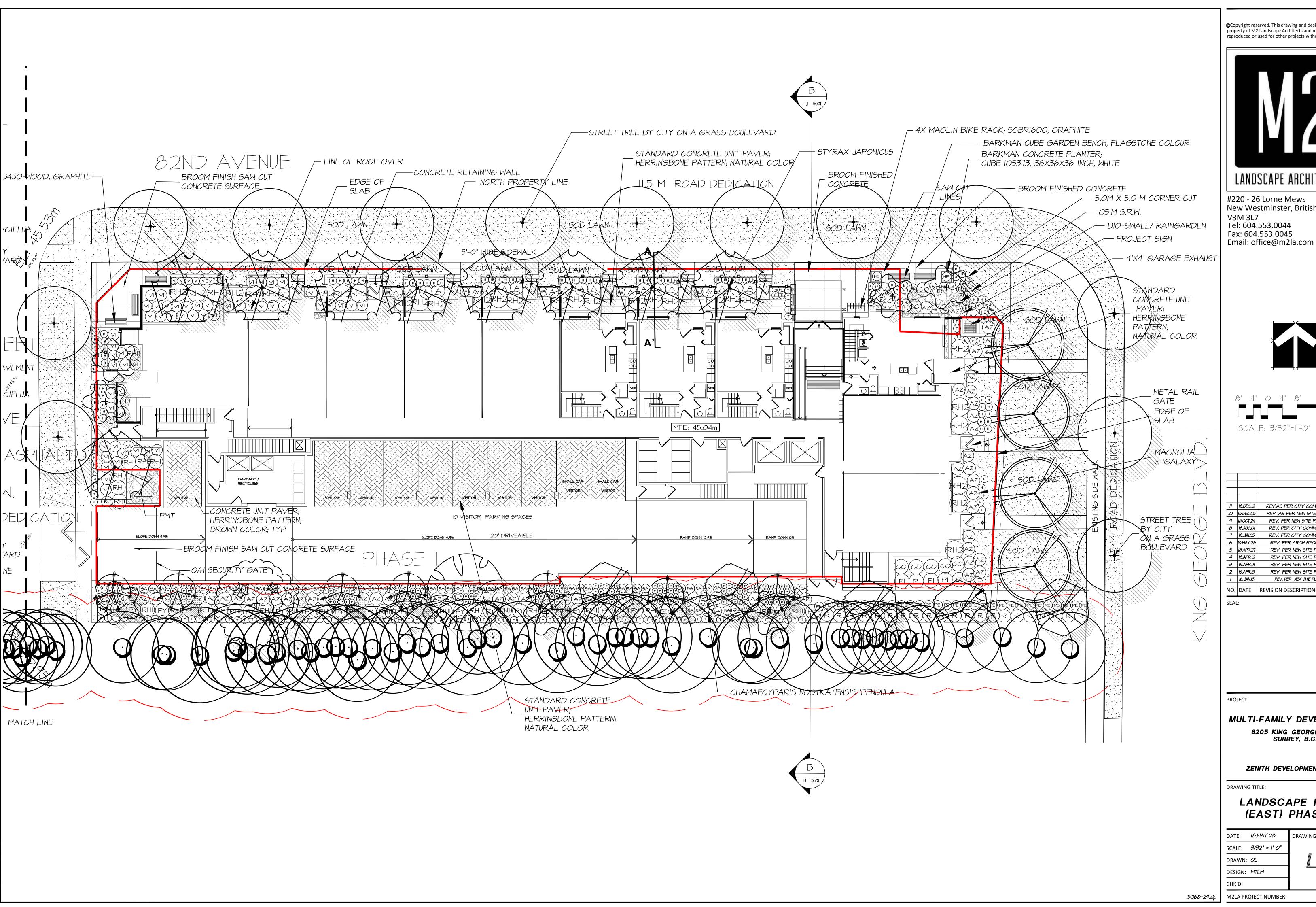
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DRAWN:	QL	13
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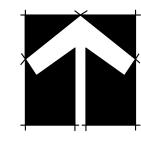
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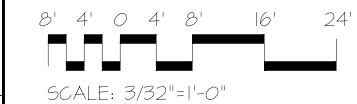


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	18.DEC.12	REV.AS PER CITY COMMENTS	DY
10	18.DEC.05	REV. AS PER NEW SITE PLAN	DY
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8	18.AUG.01	REV. PER CITY COMMENTS	DY
7	18.JUN.05	REV. PER CITY COMMENTS	DY
6	18.MAY.28	REV. PER ARCH REQUEST	RC
5	18.APR.27	REV. PER NEW SITE PLAN	JG
4	18.APR.12	REV. PER NEW SITE PLAN	DY
3	16.APR.21	REV. PER NEW SITE PLAN	QL
2	16.APR.13	REV. PER NEW SITE PLAN	QL
1	16.JAN.13	REV. PER NEW SITE PLAN	QL
NO.	DATE	REVISION DESCRIPTION	DR.

MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY. SURREY, B.C.

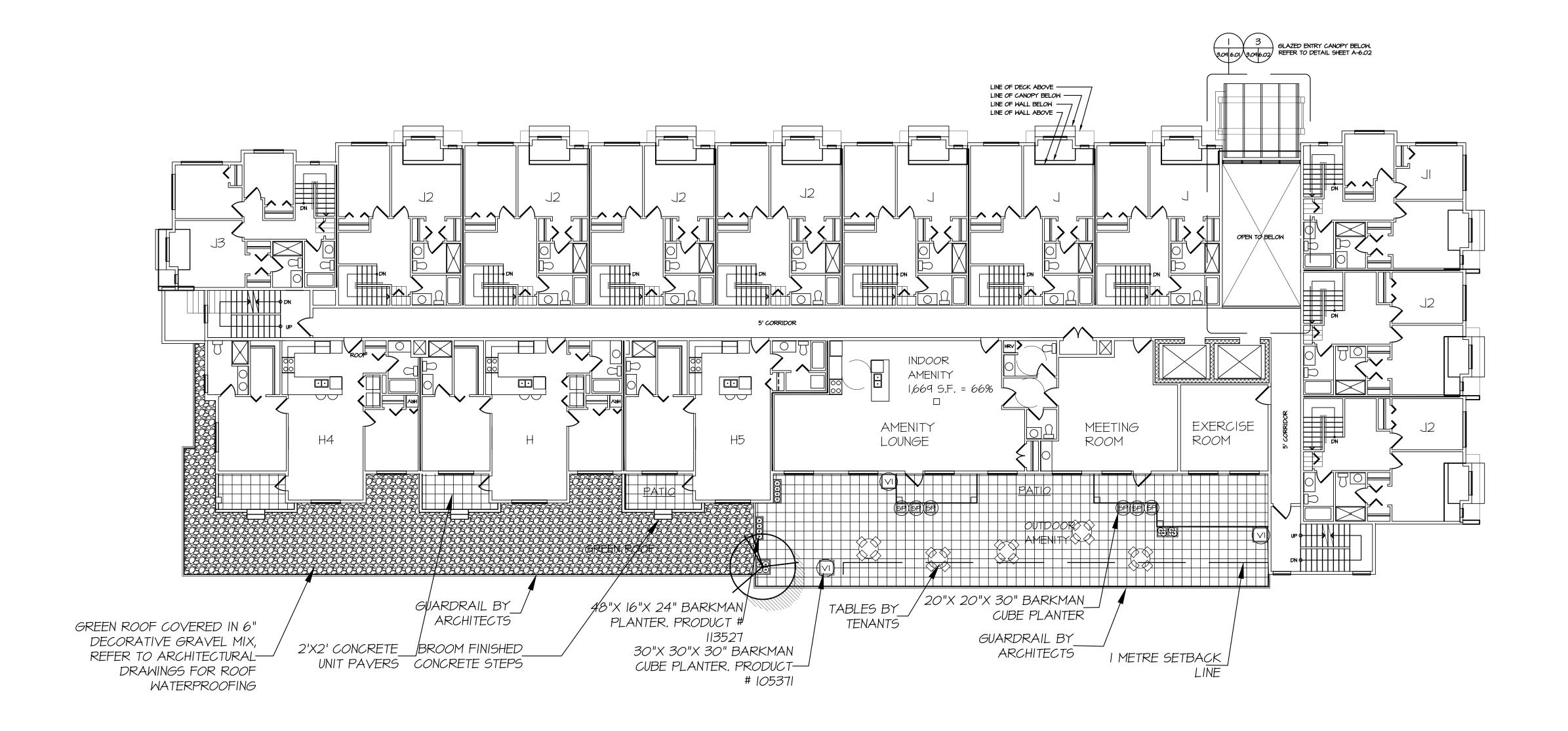
ZENITH DEVELOPMENTS LTD.

DRAWING TITLE:

LANDSCAPE PLAN (EAST) PHASE 1

DATE:	18.MAY.28	DRAWING NUMBER:
SCALE:	3/32" = 1'-0"	
DRAWN:	QL	
DESIGN:	MTLM	<b>الله دست</b> ا

15-068



KEY		SCHEDULE BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	<del>• • • • • • • • • • • • • • • • • • • </del>	DOTAMORE NAME	COMMON NAME	TEANTED GIZE / REMARKS
Ä	ı	CERCIS CHINENSIS	CHINESE REDBUD	5CM CAL; B∉B
HRUB				
(H)	16	HAKONECHLOA MACRA AUREOLA	HAKONE GRASS	#I POT
(SP)	6	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
$(\checkmark)$	3	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM

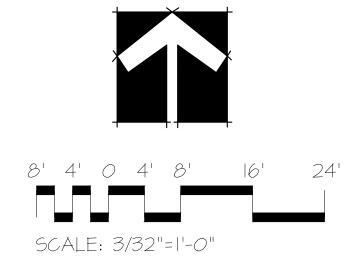
MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

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



			+
11	18.DEC.12	REV.AS PER CITY COMMENTS	D
10	18.DEC.05	REV. AS PER NEW SITE PLAN	D'
9	18.0CT.24	REV. PER NEW SITE PLAN	Je
8	18.AUG.01	REV. PER CITY COMMENTS	D'
7	18.JUN.05	REV. PER CITY COMMENTS	D'
6	18.MAY.28	REV. PER ARCH REQUEST	R
5	18.APR.27	REV. PER NEW SITE PLAN	Je
4	IB.APR.I2	REV. PER NEW SITE PLAN	D'
3	16.APR.21	REV. PER NEW SITE PLAN	QI
2	16.APR.13	REV. PER NEW SITE PLAN	QI
1	16.JAN.13	REV. PER NEW SITE PLAN	QI
NO.	DATE	REVISION DESCRIPTION	DR

SEAL:

PROJECT:

MULTI-FAMILY DEVELOPMENT 8205 KING GEORGE HWY. SURREY, B.C.

ZENITH DEVELOPMENTS LTD.

DRAWING TITLE:

LANDSCAPE PLAN ROOF, 2ND FLOOR

DATE: 18.MAY.28 DRAWING NUMBER: SCALE: 3/32" = 1'-0" DRAWN: DY

15-068

CHK'D: 15068-29.zip M2LA PROJECT NUMBER:

DESIGN: MTLM



## **Appendix III**

### INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

**Planning and Development Department** 

FROM:

**Development Engineer, Engineering Department** 

DATE:

Dec.4, 2018

PROJECT FILE:

7814-0261-00

RE:

**Engineering Requirements** 

Location: 8205- King George Blvd

### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

### **REZONE/SUBDIVISION**

### Property and Right-of-Way Requirements

- dedicate varying widths from approximately 2.7 metres to 4.2 metres for ultimate 42.0 metre road allowance on King George Boulevard.
- dedicate a 3 m x 3 m corner cut at the intersection of 82A Avenue and King George Boulevard.
- provide 0.5m SRW for I/Cs and sidewalk maintenance on King George Boulevard, 82 A
   Avenue and 135A Street.
- provide 11.5 metre dedication for ultimate 20.0 metre road allowance for 82A Avenue.
- dedicate 20.0 meres for 135A Street.

•

provide o.5m SRWs for I/Cs and sidewalk maintenance on 135A Street.

### Works and Services

- construct south half of 82A Avenue to a local road standard complete with 6.0 metre asphalt pavement, barrier curb, 1.5 metre concrete sidewalk, street lights and street trees.
- construct 135A Street to a local road standard complete with 10.50 metre asphalt pavement, barrier curbs, 1.5 metre concrete sidewalks, street lights and street trees.
- construct water, sanitary and storm sewer connections to each lot.

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.

Tommy Buchmann, P.Eng.

Acting Development Services Manager

LR<sub>1</sub>

NOTE: Detailed Land Development Engineering Review available on file



May 29, 2018 Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 14 0261 00 (Updated)

### SUMMARY

Capacity (8-12):

The proposed 34 townhouse units and 78 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	12
Secondary Students:	8

September 2017 Enrolment/School Capacity

	y   y
Newton Elementary	
Enrolment (K/1-7):	66 K + 405
Operating Capacity (K/1-7)	38 K + 489
Princess Margaret Secondary	4047
Enrolment (8-12):	1317

1500

## **Appendix IV**

### **School Enrolment Projections and Planning Update:**

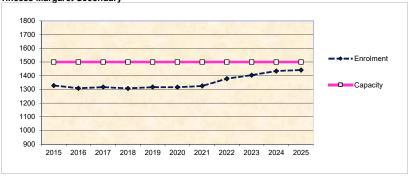
Newton Elementary is currently operating under capacity and that is projected to stay the same over the next 10 years. The Newton elementary catchment is predominately made up of commercial and business parks spaces. The current neighbourhoods are made up a mostly small residential lots that are maturing over time.

Princess Margaret Secondary is currently operating under capacity. It is projected that over the next 10 years the school will grow to fill the 1500 capacity school. There are no proposed capital plan projects for this school.

### **Newton Elementary**



### Princess Margaret Secondary



<sup>\*</sup> Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

# **Appendix V**

(the "City")

### **DEVELOPMENT VARIANCE PERMIT**

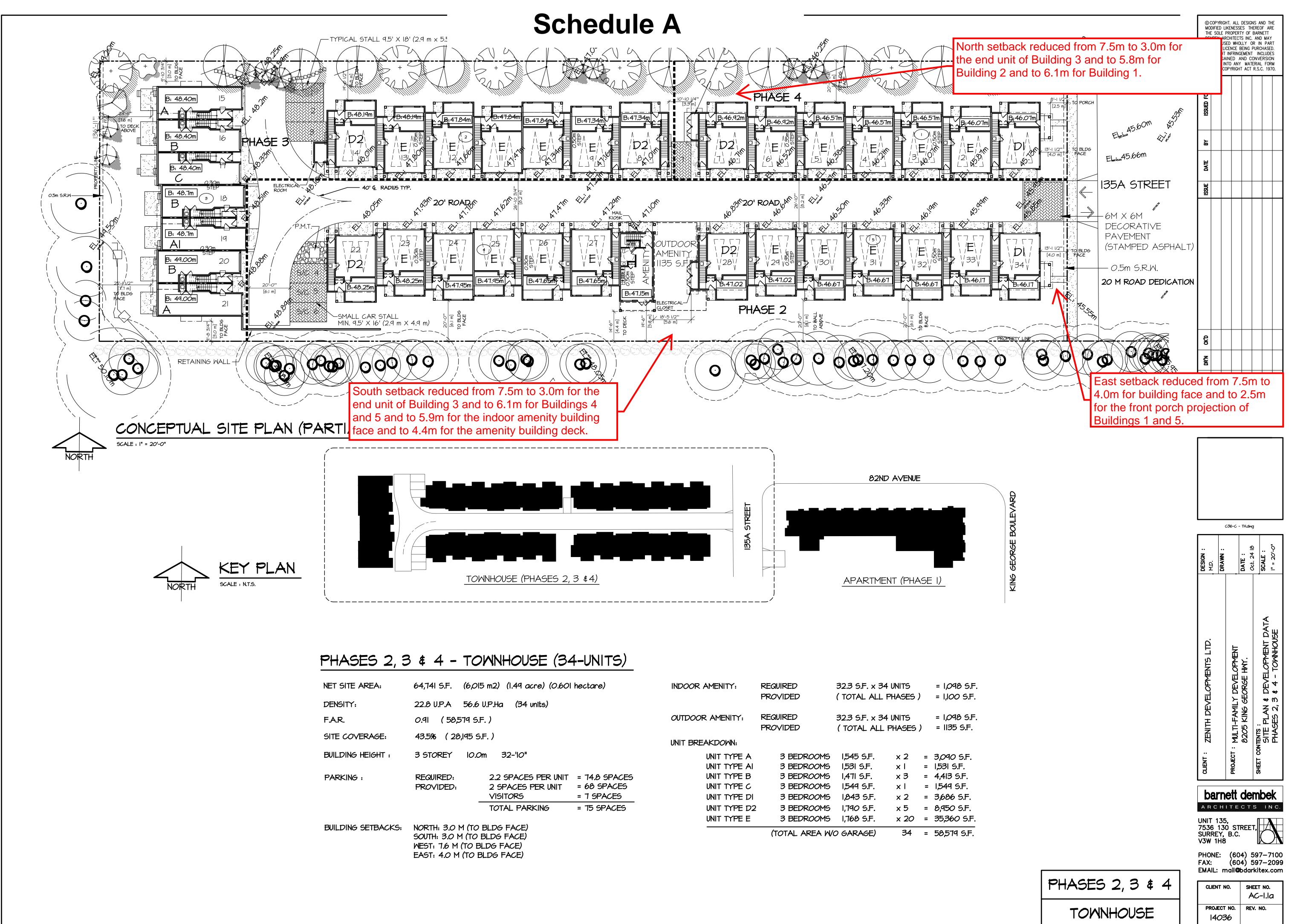
		NO.: 7914-0261-00
Issue	ed To:	
		(the Owner)
Addr	ess of O	wner:
1.	statu	development variance permit is issued subject to compliance by the Owner with all tes, by-laws, orders, regulations or agreements, except as specifically varied by this opment variance permit.
2.	witho	development variance permit applies to that real property including land with or out improvements located within the City of Surrey, with the legal description and address as follows:
	]	Parcel Identifier: 010-548-831 Parcel "B" (Explanatory Plan 11898) Lot 14 Except: Firstly: Part Within Heavy Outline On Highway Statutory Right of Way Plan 62493, Secondly: Part Subdivided by Plan 66406, South East Quarter Section 29 Township 2 New Westminster District Plan 5488
		8205 King George Boulevard
		(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:

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

- (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.) for the end unit of Building 3, to 5.8 metres (19 ft.) for Building 2, and to 6.1 metres (20 ft.) for Building 1;
- (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 6.1 metres (20 ft.) for Buildings 4 and 5, to 5.9 metres (19 ft.) for the indoor amenity building face, and to 4.4 metres (14 ft.) for the amenity building deck;
- (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for building face, and to 2.5 metres (8 ft.) for the front porch projection of Buildings 1 and 5.
- 5. The siting of buildings and structures shall be in accordance with the attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 8. 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.
- 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 10. This development variance permit is not a building permit.

AUTHORIZING			BY THE CC	OUNCIL, THE	DAY OF	, 20 .
ISSUED THIS	DAY OF	, 20 .				
				Mayor - Doug	g McCallum	

City Clerk		



## MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

### **Tree Preservation Summary**

Surrey Project No: 14-0261-00 Address: 8205 King George Blvd

**Registered Arborist: Colin Rombough and Peter Mennel** 

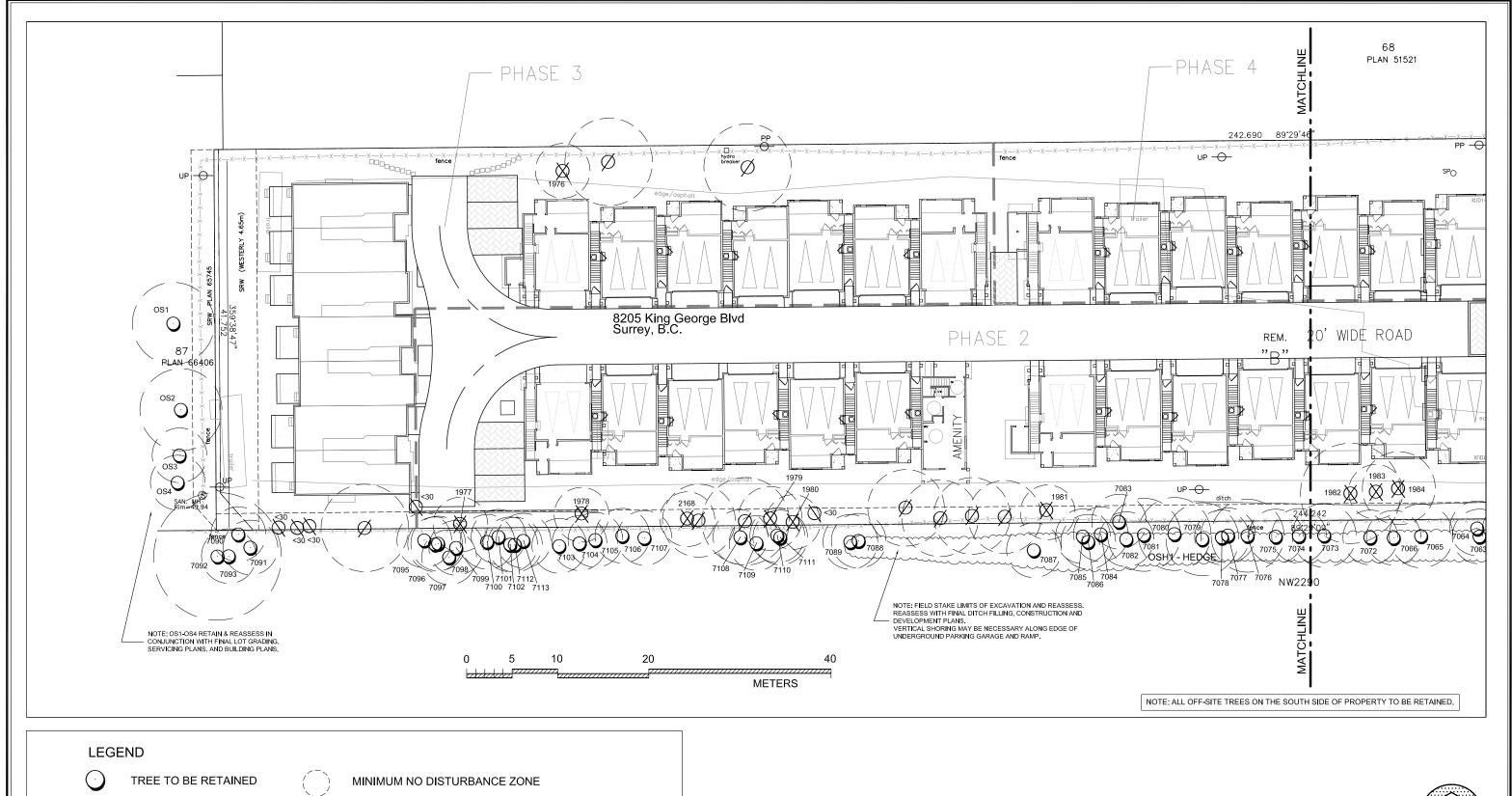
On-Site Trees	Number of Trees
Protected Trees Identified  (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)  Protected Trees to be Removed	20
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9  - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	31
Replacement Trees Proposed	74
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio  0 X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.			
Signature of Arborist:	Date: November 13, 2018		









TREE TO BE REMOVED



NON BY-LAW TREE





ALDER/COTTONWOOD TO BE REMOVED



STAMP	NO.	DATE	BY	REVISION
	1	DEC02/16	MK	REVISED TOWNHOUSE AND APARTMENT SITEPLAN
	2	FEB27/17	MK	ADDITIONAL SURVEY
	3	NOV13/18	MK	REVISED TOWNHOUSE AND APARTMENT SITEPLAN

MIKE FADUM AND ASSOCIATES LTD **VEGETATION CONSULTANTS** 

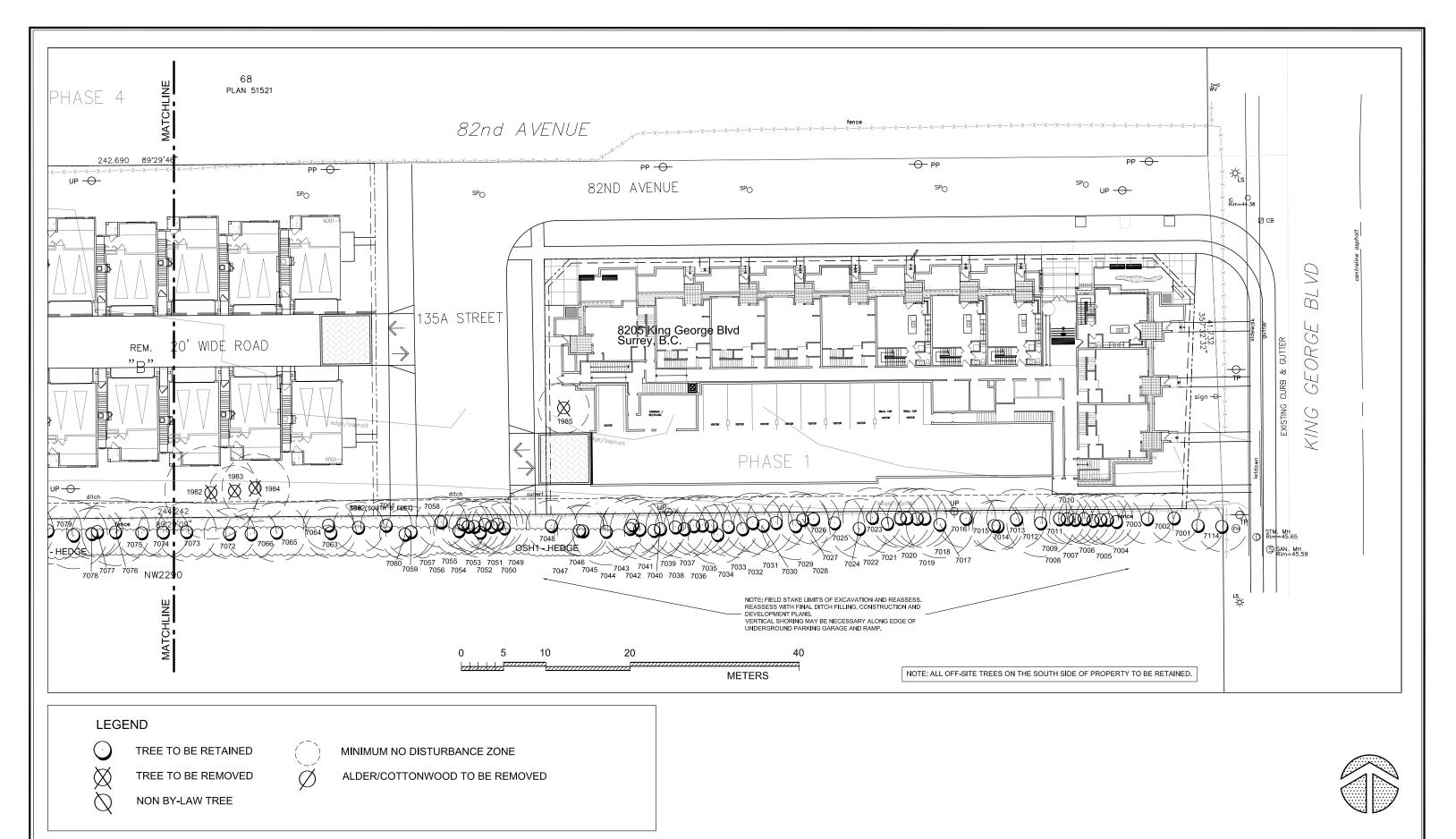
#105, 8277 129 St. Surrey, British Columbia V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca

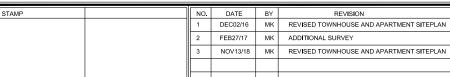
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PROJECT TITLE	ſ
8205 KING GEORGE BLVD.	Ļ
SURREY, B.C.	

DJECT TITLE	SHEET T1
05 KING GEORGE BLVD.	PF
SURREY, B.C.	CLIENT

T1 - TREE REMOVAL AND	DRAWN SGL	T_1
PRESERVATION PLAN -WEST	SCALE	
ENT	AS SHOWN	SHEET 2 OF 5
	DATE	
	JULY 25, 2014	





MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS

#105, 8277 129 St. Surrey, British Columbia V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302

Email: mfadum@fadum.ca

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PROJECT TITLE	SI
8205 KING GEORGE BLVD.	
SURREY, B.C.	CI

SHEET TITLE T1 - TREE REMOVAL AND	DRAWN SGL	T_
PRESERVATION PLAN -EAST	SCALE	-
CLIENT	AS SHOWN	SHEET 3
	DATE	
	JULY 25, 2014	

## **Appendix VII**

# barnett dembek ARCHITECTS INC.

Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8 (604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

Principal: Lance Barnett, Architect, AAA, Architect AIBC, RA (AZ), LEED® Principal: Maciej Dembek, Architect, AAA, Architect AIBC, LEED®

BD ARCH FILE: 14036

October 15, 2018

City of Surrey Planning and Development Department 13450 104 Avenue, Surrey, B.C. V3T 1V8

Attention:

Mr. Keith Broersma

Planner

Dear Keith:

Re: Response to ADP comments
Apartment Development Proposal at 8205 King George Boulevard
Surrey File #: 7914-0261-00

As requested we respond to ADP comments as noted below:

- Consider a setback at level 5 and 6 as the massing is too rigid. We are concerned that upper floor unit areas will be compromised with this, and considering this is wood frame construction, we must be very mindful of lining up load bearing walls over one another, which greatly compromises the ability to rearrange top floor unit plates over the lower floors. Instead, we have rearranged the repetitive vertical bay structure have played with the height of the vertical bays to loosen up the rigid repetition.
- Consider re-examining the strength of the vertical element in the façade. The current design is sharp in contrast to the surrounding area. By pairing the vertical bays and altering the height on some, while dropping the extra height altogether on others, we reduce the repetitive vertical nature of the elevations and add a more balanced mix of horizontality with the verticality. There is no avoiding a sharp contrast with the current 1 storey context of low density mobile home parks.
- The heights and lengths are too repetitive and require articulation. In lieu of 7 identical narrow vertical bays, we have reworked the long façade with 3 wider paired bays consisting of portions with differing heights on the long elevation, and replaced the 2 vertical bays on the short elevation with one paired bay.

- Consider alternative to the use of natural stone cladding. Suggest a more urban look, such as masonry, be used. We have removed the cultured ledgestone veneer and replaced it with a smooth finish 'Arriscraft' stone veneer of alternating large and small height bands. In addition, and to further break the rigidity of the elevations, the stone is permitted to crawl up to the top floor on parts of the double bays.
- Concerns were expressed for the use of cedar and the ongoing maintenance it would impose, especially at the South exposure. Natural cedar is removed and replaced with alternative look alike "Woodtone Rustic Series" wall cladding and soffits.
- Recommend the development of proportional relationship of window mullions and panels. The narrow panel is slightly wider.
- Consider pairing the L-shaped pop-ups, they are too repetitive. Or consider extending the stone higher. Both considered and done, with paired bays and stone extended up a bay portion.
- Consider programming the amenity space and having more than one restroom per amenity room. The amenity space is programmed into a Lounge Space, Meeting Room and Exercise Room. A second washroom is added.
- Consider development of use and programming for the upper level, such as a kids play area or lounges. Lounge is programmed into the amenity space. Some kids play is added into the outdoor amenity space.
- Smooth out the amenity ramp transition to increase the usable floor area. The ramp is pulled into one run against the building face to open up more outdoor amenity space.
- Visitor parking appears cumbersome. Consider 3 bedroom units for families. A door and vestibule is added into the lower visitor parking area, similar to that on the ground floor visitor area. Units J1 and J3 are revised to 3 bedroom units.
- Consider bulk storage for each unit. The townhouse units have large storage areas under the interior stairs; HRV closets have some bulk storage capacity as the HRV unit is rather small scale and high on the wall.
- Consider having plans that separate materials. Separate plans showing materials for paving and furniture are provided.
- The Panel supports the streetscape material. Noted.
- Consider the opportunity for storm water retention landscape, rain gardens, and infiltration trenches. Raingarden added in north west corner of apartment site and in rear yards of townhouse site.
- Consider locating a raingarden at the Northeast corner of the site. **Done.**

- The Panel expressed security issues related to ground level pathways. Ground level pathways are all public sidewalks along street edges. Individual walks access individual units through gates and up a grade change of several risers
- Consider access to the elevator with an accessible path from the visitor parking. Access added at visitor parking level.
- Consider the elevator and entrance button panel to be placed horizontally. This will be provided in building permit drawings.
- Recommend two designated disabled parking stalls. 2 stalls indicated.
- Recommend emergency call buttons in the underground parking garage. Buttons to be provided in building permit drawings.
- Consider that 5% of the units be wheelchair accessible. All apartment units are wheelchair accessible. But not readily adaptable.

Trusting the above adequately explains how ADP comments are incorporated into the design of this development.

Yours truly,

Barnett Dembek Architects Inc.

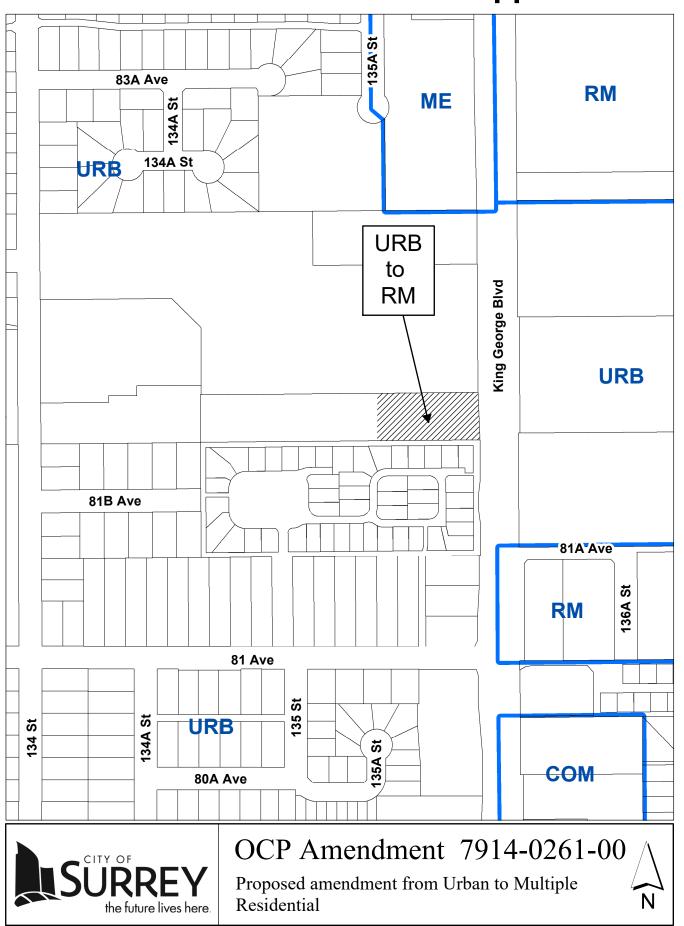
per

Maciej Dembek, Architect AIBC

Principal

/md

## **Appendix VIII**



## **Appendix IX**

### **CITY OF SURREY**

RVI	<b>Δ \</b> Λ/	NO.	
DIL		INO.	

A by-	law t	o a	me	nd	Su	rre	y Ż	Zo	ni	in	g	By	/-l	av	N,	19	99	3,	N	o.	1.	20	О	ο,	a	S	a	m	ıe	n	de	d

### 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 479 of the <u>Local Government Act</u>, R.S.B.C. 2015 c. 1, 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: TOURIST ACCOMODATION ZONE (CTA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

\_\_\_\_\_

Portion of Parcel Identifier: 010-548-831

Parcel "B" (Explanatory Plan 11898) Lot 14 Except: Firstly: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Secondly: Part Subdivided by Plan 66406 South East Quarter Section 29 Township 2 New Westminster District Plan 5488 As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey, B.C.L.S. on the 30th day of May, 2018, containing 3,723 square metres, called Block A.

Portion of 8205 - 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 *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings* and related *amenity space* 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. Multiple unit residential buildings and ground-oriented multiple unit residential buildings.
- 2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

### C. Lot Area

Not applicable to this Zone.

### D. Density

- 1. The *floor area ratio* shall not exceed 2.83.
- 2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

### E. Lot Coverage

The *lot coverage* shall not exceed 65%.

### F. Yards and Setbacks

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

Setback Use	Front Yard [West]	South Yard	Front Yard [East]	Side Yard on Flanking Street [North]
Principal and Accessory	3.8 m	3.1 m	4.7 m	3.8 m*
Buildings and Structures	[12 ft.]	[10 ft.]	[15 ft.]	[12 ft.]

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

<sup>\*</sup> The *side yard* on *flanking street* [north] *setback* may be reduced to 2.0 metres [7 ft.] for the main entrance canopy.

2. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, underground parking may be located up to 0.5 metre [2 ft.] from the *front lot line* or the *lot line* along a *flanking street*.

### G. Height of Buildings

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

- 1. <u>Principal buildings</u>: The building height shall not exceed 21.0 metres [69 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 4.5 metres [15 ft.].

### H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. All required resident *parking spaces* shall be provided as *underground parking*.
- 3. The off-street parking requirements outlined in Section H.1 of this Zone may be reduced by 20%.

### I. Landscaping

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

### J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
- 3. 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:

Lot Size	Lot Width	Lot Depth				
2,000 sq.m.	20 metres	30 metres				
[ 0.5 acre]	[66 ft.]	[100 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 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 Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the <u>Community Care and Assisted Living Act</u> S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3.	This By-law shall be ci Amendment By-law,	ted for all po , No.	-	Surrey Zoni	ng By-law, :	1993, No. 12	000,
PASSEI	D FIRST READING on	the t	h day of	,	20 .		
PASSEI	O SECOND READING	on the	th day of		, 20 .		
PUBLIC	C HEARING HELD the	reon on the	th c	lay of		, 20 .	
PASSE	D THIRD READING or	the	th day of		, 20 .		
	NSIDERED AND FINAL ate Seal on the	LLY ADOPT th day of	O	y the Mayo 20 .	or and Clerk	x, and sealed	l with the
							MAYOR
							CLERK

## Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

BYLAW NO.\_\_\_\_\_ OVER PART OF PCL "B" (EP11898) LOT 14 EXCEPT:

FIRSTLY; PT WITHIN HEAVY OUTLINE ON HWY SRW PLAN 62493 SECONDLY; PART SUBDIVIDED BY PLAN 66406

SE 1/4 SECTION 29 TP 2 NEW WESTMINSTER DISTRICT PLAN 5488

FOR THE PURPOSE OF REZONING

B.C.G.S. 92G026

CITY OF SURREY

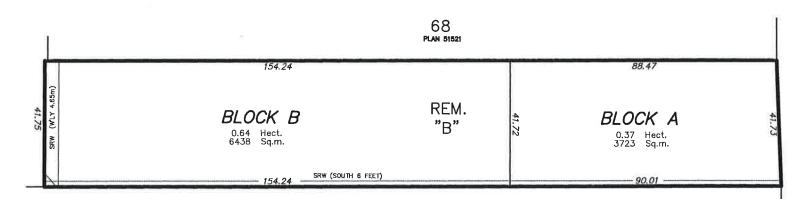
1:1250

Current Civic Address:

<u>LEGEND</u> 8205 King George Hwy.

SCALE Surrey, B.C.

-property dimensions are derived from Land Title Office records



NW2290

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DHALIWAL & ASSOCIATES LAND SURVEYING INC.

216-12899 76th Avenue

Surrey, B.C. V3W 1E6

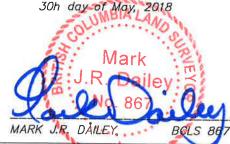
(ph) 501-6188

email: info@dhaliwalsurvey.com

FILE: 1407002-Z01

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED Date of Survey 30h day of May,



KING GEORGE BLVD