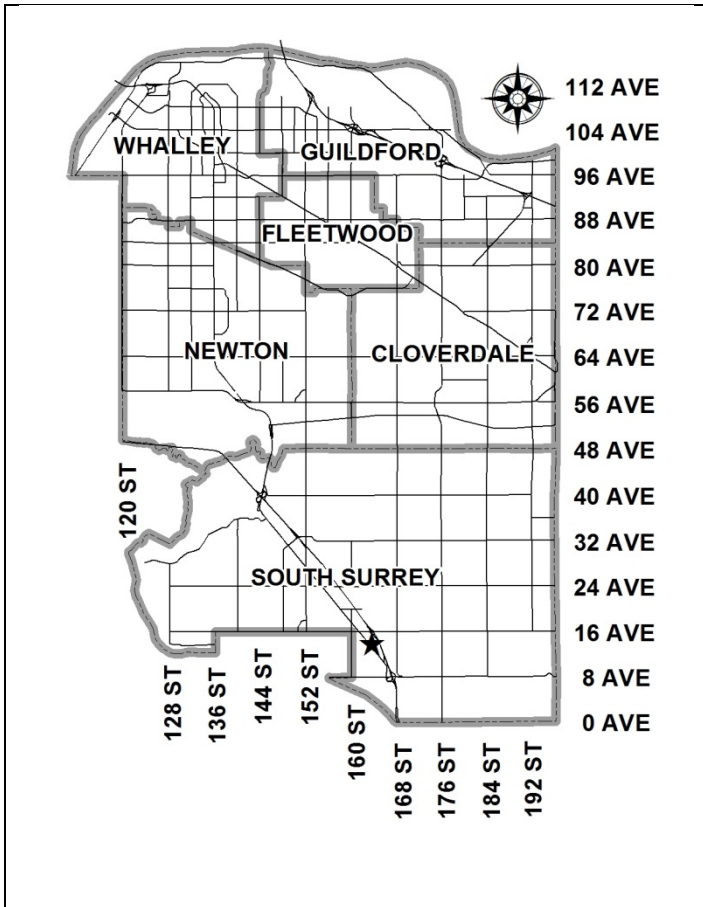


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0258-00

Planning Report Date: May 30, 2016



PROPOSAL:

- **Rezoning** from RF and C-4 to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 18 townhouse units.

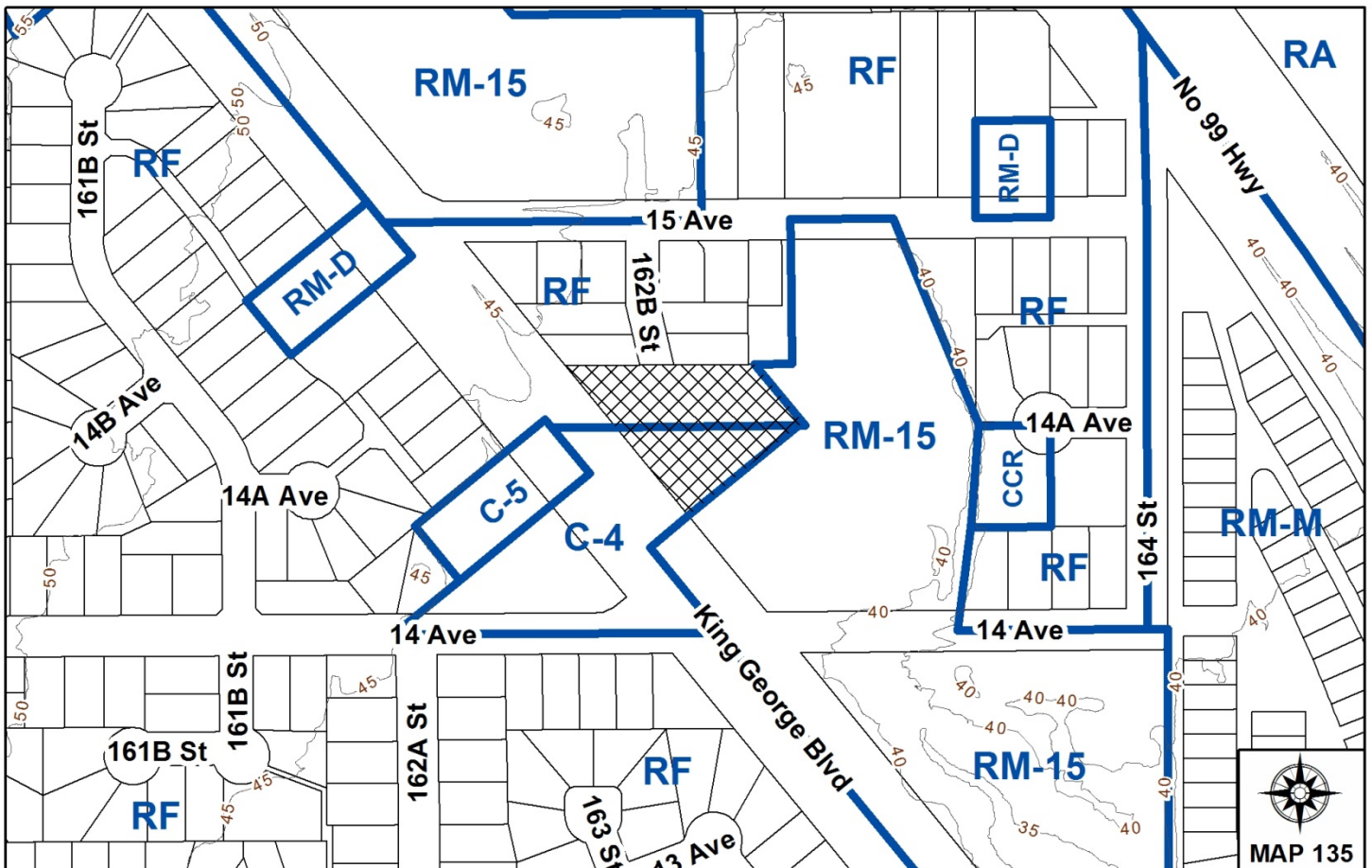
LOCATION: 1444 King George Boulevard
 1430 King George Boulevard

OWNER: 1038004 B.C. Ltd

ZONING: RF and C-4

OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouse (15 upa) and Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the “Multiple Residential 30 Zone (RM-30)”.
- An amendment to the King George Highway Corridor Plan is required in order to amend a portion of the site from Commercial to Townhouse (15 upa).

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The property at 1430 King George Boulevard is not conducive to a commercial use due to its triangular configuration and mid-block location. Developing this property together with the property at 1444 King George Boulevard results in a more efficient and comprehensive townhouse layout, and avoids the need for direct vehicular access onto King George Boulevard.
- The proposed setback reductions help to overcome the triangular configuration of the site, which results in an efficient layout of units. The proposed setbacks also provide an adequate transition between the neighbouring single family and townhouse sites.
- The proposed density and building form are appropriate for this part of South Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) and "Local Commercial Zone" (C-4) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0258-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0258-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum rear yard setback (east) and side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum side yard on flanking street setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant 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; and
 - (h) 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;

- (i) 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; and
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend King George Highway Corridor Land Use Plan to redesignate a portion of the land from Commercial to Townhouse (15 upa) when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>4 Elementary students at South Meridian Elementary School 2 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2017.</p>
Parks, Recreation & Culture:	<ul style="list-style-type: none"> • Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should contact Parks staff representatives as soon as possible to discuss an appropriate park amenity contribution. • Fencing adjacent to the walkway must be permeable, located on the private property line, and not higher than 1.2 m. Low permeable planting material may be planted on private property, however, it should not be a species that exceeds a mature growth height over 1.2 m to protect sight lines over time.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Rezoning Approval is granted pursuant to section 52 (3)(a) of the <i>Transportation Act</i> , and valid for one year from April 22, 2016.
Surrey Fire Department:	No concerns

SITE CHARACTERISTICS

Existing Land Use: one single family dwelling and one vacant lot

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North:	Single family dwellings	Urban / Townhouse (15 upa)	RF
East:	Townhouse development	Urban / Townhouse (15 upa)	RM-15
South:	Townhouse development	Urban / Townhouse (15 upa)	RM-15
West (Across King George Boulevard):	Restaurant and grocery store and single family dwellings	Urban / Commercial and Single Family Residential (6 upa)	C-4, C-5 and RF

JUSTIFICATION FOR PLAN AMENDMENT

- The King George Highway Corridor Land Use Plan designates 1430 King George Boulevard as “Commercial” and 1444 King George Boulevard as “Townhouses (15 upa)”. The applicant is proposing a townhouse development on the entire site, and proposes the re-designation of the “Commercial” site to “Townhouses (15 upa)”. The amendment will facilitate the development of an 18-unit townhouse development with a gross density of 37.6 units per hectare (15.3 upa).
- The proposed amendment reflects a comprehensive townhouse development on the east side of King George Boulevard. The property at 1430 King George Boulevard is not conducive to a commercial use due to its triangular configuration and mid-block location. Developing this property together with the property at 1444 King George Boulevard results in a more efficient townhouse layout, and avoids the need for direct vehicular access onto King George Boulevard.

DEVELOPMENT CONSIDERATIONS

- The 0.458-hectare (1.13-acre) subject site is located on the east side of King George Boulevard, at the south end of 162B Street, south of 15 Avenue in South Surrey.
- The subject site consists of two properties designated Urban in the Official Community Plan (OCP), zoned “Single Family Residential Zone” (RF) and “Local Commercial Zone” (C-4), and designated “Townhouses (15 upa)” and “Commercial” respectively in the King George Highway Corridor Land Use Plan.
- The applicant proposes an amendment to the King George Highway Land Use Corridor Plan from “Commercial” to “Townhouses (15 upa)”, rezoning from Single Family Residential (RF) Zone and Local Commercial Zone (C-4) to Multiple Residential 30 Zone (RM-30), and a Development Permit to permit the development of 18 townhouse units. A Development Variance Permit is also proposed as part of the application, to vary setbacks (see By-law Variance section).
- The proposal comprises a total floor area of 3021 square metres (32,519 sq. ft.) representing a net floor area ratio (FAR) of 0.66, which is under the 0.9 maximum allowed in the RM-30 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on December 15, 2015 to 211 properties within 100 metres (328 ft.) of the subject site, including the Little Campbell Watershed Society. A development proposal sign was also installed on the site on April 21, 2016. Staff received 3 phone calls and 1 email with requests for additional information and some concerns, but no oppositions to the application. Staff provided clarification and additional information as requested. A summary of the main concerns are below.

- Character of the Neighbourhood

(Concerns were expressed regarding the building height of the proposal. Staff clarified that the buildings proposed are two storeys, and will have a similar height to the existing townhouses to the south and east. Concerns were also raised regarding tandem parking and narrow units. Staff clarified all units proposed have double parking arrangement).

- Demand for services for children (schools and play areas)

(Concerns were expressed regarding additional demand this development would put on schools and play areas. The applicant has provided the required indoor and outdoor amenity spaces, and will make contributions to Parks to help address the pressure on parks in the area. The School District has been advised of the proposal and provided comments – see Appendix IV).

DESIGN PROPOSAL AND REVIEW

- The proposal consists of eighteen (18) two-storey townhouse units that are contained within 4 buildings. All of the units are provided as four-bedroom with two side-by-side resident's parking spaces. The proposal also includes an indoor amenity area, outdoor amenity area, and the provision of a dedicated walkway connecting pedestrians and cyclists from 162 B Street to King George Boulevard. A landscape buffer is provided along King George Boulevard, with all units accessing from the internal roads.
- All units have double garage parking arrangement, with a total of 36 resident parking. A total of 4 visitor parking spaces are being proposed.
- The number of dwelling units within each individual building varies from 4 to 5 units. Two of the buildings are facing King George Boulevard, and the other 2 buildings face the internal roads.
- A basement is proposed for all units, with only two stories above ground. This will assist in providing building heights similar to the adjacent existing townhouses to the east and south.
- Building materials and colours include natural wood, grey stone veneer, hardie siding in brown and beige. Roof is proposed in grey asphalt shingles.

Landscaping

- Landscaping is provided along all property lines, with a larger 3-metre (10 ft.) buffer along King George Boulevard and a narrower buffer with a 1.8-metre (6 ft.) high fence along the south property line (adjacent townhouse development). Along the north property line, a 2-metre (6.5 ft.) landscape buffer is proposed, with a 1.8-metre (6 ft.) high fence.
- A public walkway is being dedicated along the north portion of the site, between 162B Street and King George Boulevard, and two trees are proposed to be retained along the walkway.
- The proposed landscaping includes a variety of plants, including Paperbark Maple, Red Sunset Maple, Forest Pansy Redbud, Slender Hinoki False Cypress, Burns Serbian Spruce, Japanese Snowbell, Green Giant Cedar and a variety of shrubs and grasses.

Vehicular Access and Parking

- Access to the subject site will be provided on 162B Street. No direct vehicular access is allowed on King George Boulevard. The proposed pedestrian walkway along the north boundary of the site will be open to the public and facilitate a connection for pedestrians and cyclists between 162B Street and King George Boulevard.
- A vehicle turn-around is proposed inside the site, as access will be at the end of 162B Street.
- The applicant is proposing 36 resident parking spaces, all in double garage arrangement. The minimum number of required visitor parking stalls is 4, which is also being provided.

Amenity Spaces

- The Zoning By-law requires 54 square metres (581 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The outdoor amenity space totalling 58.3 square metres (628 sq. ft.) is proposed at the northwest portion of the site, between the pedestrian walkway and Building 1, next to King George Boulevard. The outdoor amenity space exceeds the Zoning By-law minimum of 54 square metres (581 sq. ft.). The space is proposed as a grassed open play area with a seating area.
- The proposed indoor amenity space totalling 65 square metres (700 sq. ft.) is proposed at the north portion of the site, east of the access, adjacent to Building 4. The indoor amenity space exceeds the Zoning By-law minimum of 54 square metres (581 sq. ft.). The building is proposed in similar materials to the townhouses, and is a one-storey building with a sloped roof. The space is proposed for meeting and party room, with washroom and kitchen facilities.

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
Alder and Cottonwood Trees			
Alder / Cottonwood	49	49	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash, Mountain	1	1	0
Cherry	1	0	1
Oak, English	1	0	1
Walnut	1	1	0
Coniferous Trees			
Falsecypress	4	0	4
Total (excluding Alder and Cottonwood Trees)	8	2	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		52	
Total Retained and Replacement Trees		58	
Contribution to the Green City Fund		\$ 300.00	

- The Arborist Assessment states that there are a total of 8 protected trees on the site, excluding Alder and Cottonwood trees. 49 existing trees, approximately 86 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 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 proposed alignment of the pedestrian walkway pavement was altered in order to help in tree preservation efforts on the site. This will require supervision by an arborist during construction.
- 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 53 replacement trees on the site. Since only 52 replacement trees can be accommodated on the site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$300, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Red Sunset Maple, Forest Pansy Redbud, Slender Hinoki False Cypress, Burns Serbian Spruce, Japanese Snowbell, Green Giant Cedar and a variety of shrubs and grasses.
- In summary, a total of 58 trees are proposed to be retained or replaced on the site with a contribution of \$300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 06, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposal conforms with the OCP.
2. Density & Diversity (B1-B7)	• The proposal is for a multi-family development.
3. Ecology & Stewardship (C1-C4)	• The proposal allows for retention of 2 trees, and provides landscape buffers.
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- Reduce the setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 6.0 metres (20 ft.) for the front yard setback (west);
 - 3.0 metres (10 ft.) for the rear yard setback (east) and side yard setback (south);
 - and
 - 2.0 metres (6.5 ft.) for the side yard setback (north).

Applicant's Reasons:

- The proposed setback variances will maximize the development potential of the site.

Staff Comments:

- The proposed setbacks help achieve an efficient layout of units, despite constraints on the site's triangular configuration.
- The proposed setbacks provide an adequate transition between existing single family and townhouse adjacent sites.
- The reduction to 3.0 m (10 ft.) is typical and acceptable on a side yard condition, while the back yard condition has a proposed reduction to 6.0 (20 ft.). The existing townhouses to the south and east have a similar setback for the ground floor.

- The reduction to 2.0 (6.5 ft.) is proposed for the amenity building, which is a one-storey building, and for a portion of the eastern unit on Building #4. For the end unit on Building #4, no windows are proposed facing north, to maintain privacy for the neighbour's back yard.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	LAP Plan
Appendix VII.	Development Variance Permit No. 7915-0258-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by W G Architecture Inc. and PMG Landscape Architects, respectively, dated May 2016

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,787.55 m ²
Road Widening area		207.55 m ²
Undevelopable area		
Net Total		4,580 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		40%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		65%
SETBACKS (in metres)		
Side #1 (N)	7.5 m	2 m
Side #2 (S)	7.5 m	3 m
Side #3 (E)	7.5 m	3 m
Side #4 (W)	7.5 m	6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	10 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		18 units
Total		18 units
FLOOR AREA: Residential		3021 m ²
TOTAL BUILDING FLOOR AREA		3021 m ²

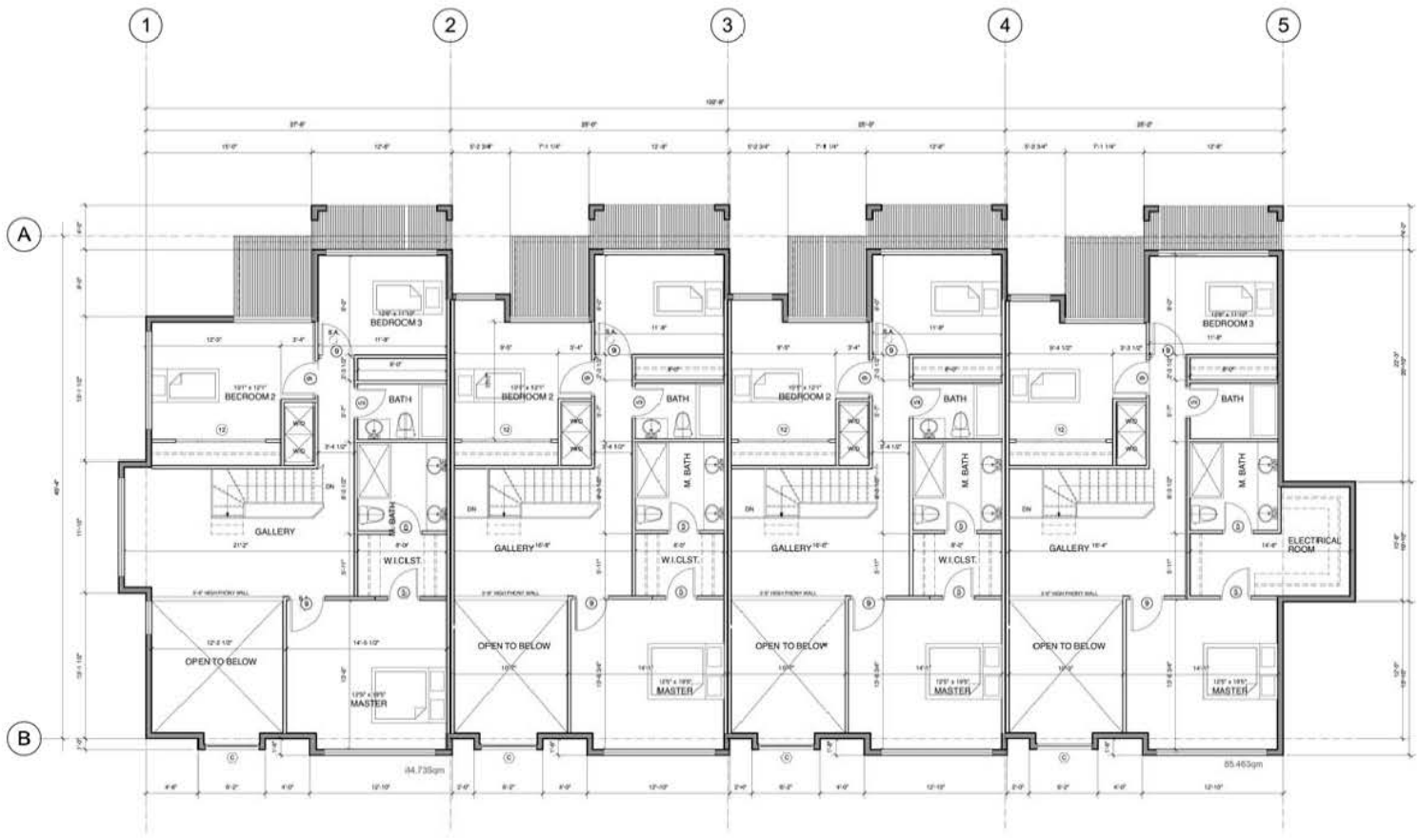
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		37.6 uph / 15.3 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	39 uph /15.9 upa
FAR (gross)		0.63
FAR (net)	0.90	0.66
AMENITY SPACE (area in square metres)		
Indoor	54 m ²	65 m ²
Outdoor	54 m ²	58 m ²
PARKING (number of stalls)		
3-Bed	18 x 2 = 36	36
Residential Visitors	18 x 0.2 = 3.6	4
Total Number of Parking Spaces	39.6	40
Number of disabled stalls	-	1
Number of small cars	1	-
Tandem Parking Spaces: Number / % of Total Number of Units	18 / 50%	-
Size of Tandem Parking Spaces width/length	-	-

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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No.:	Date:	Revision Details:



LEVEL 2 FLOOR PLAN



**W G
 ARCHITECTURE
 INC**

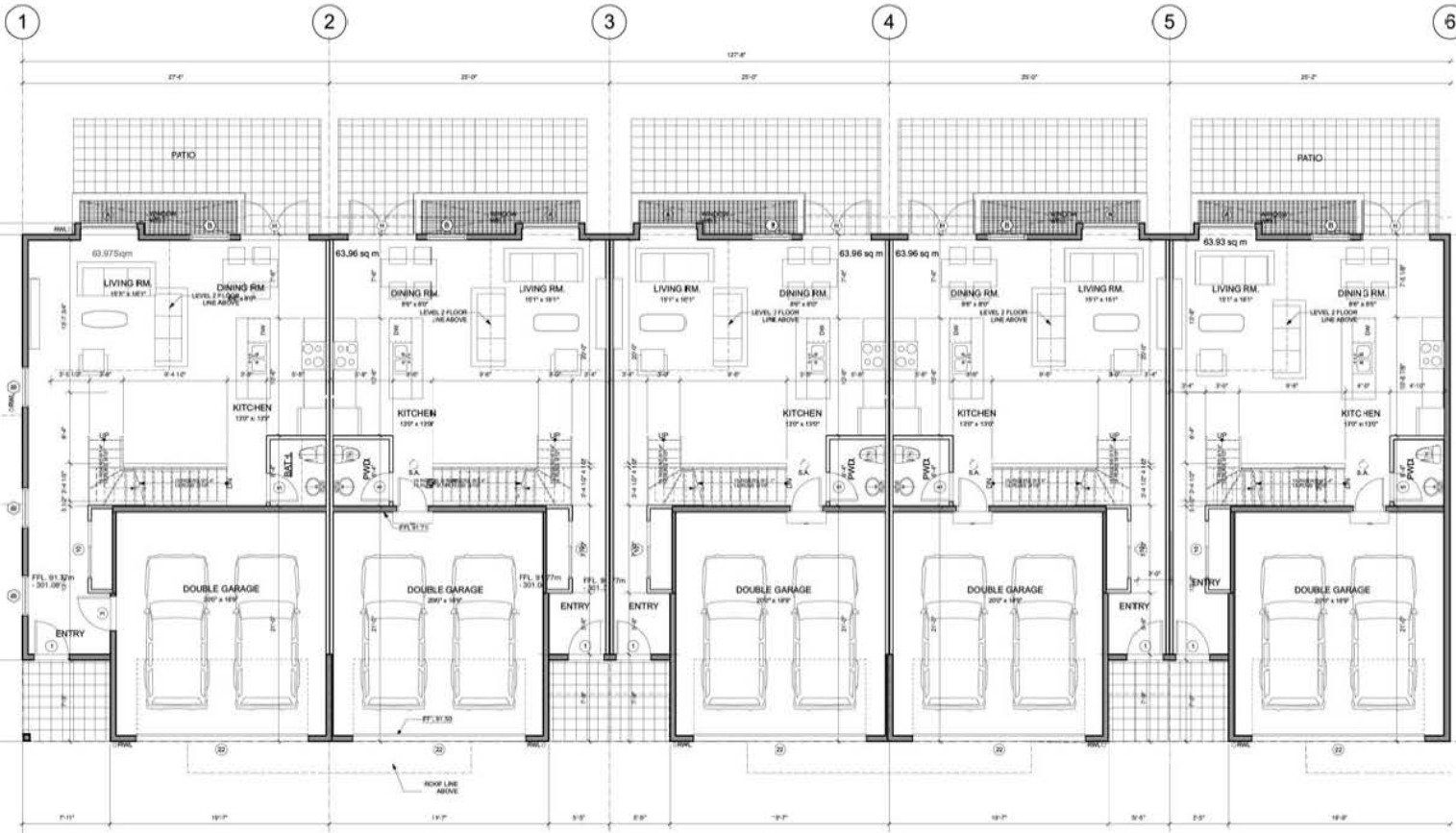
1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**18 UNIT
 TOWNHOUSE PROJECT**
 1430, 1444,
 KING GEORGE BLVD.
 SURREY, BC

Drawing Title:
**BUILDING 1
 LEVEL 2 FLOOR PLAN**

Date: May 2012	Project Number: 1510
Scale: 3/16" = 1"	Sheet No.:
Drawn By: NM	DP203
Approved By: YA, WG	

2016, May 1
 WGA 1510 2012



LEVEL 1 FLOOR PLAN

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No.: Date: Revision Details:



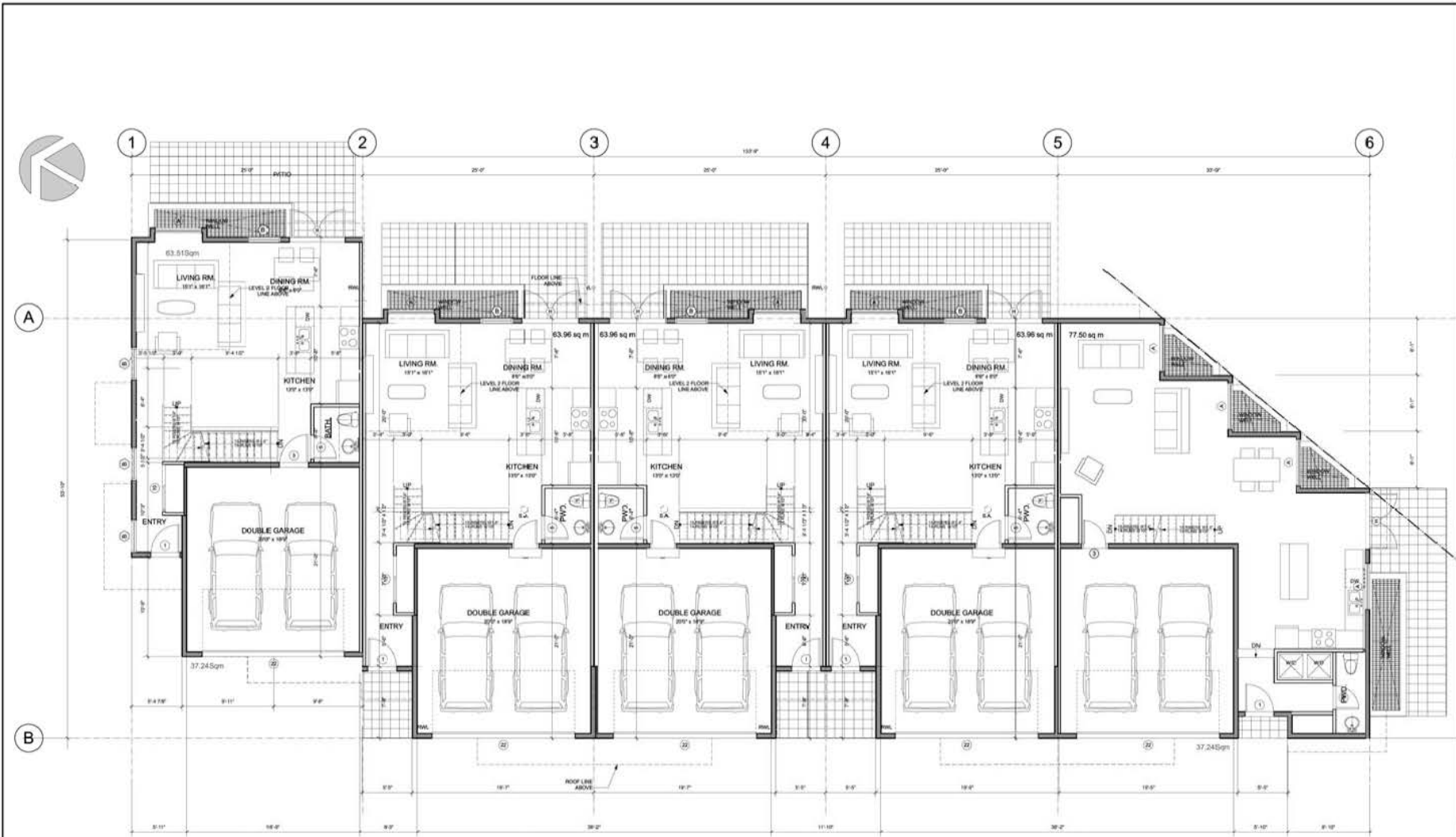
W G ARCHITECTURE INC

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
18 UNIT TOWNHOUSE PROJECT
 1430, 1444,
 KING GEORGE BLVD.
 SURREY, BC

Drawing Title:
**BUILDING 3
 LEVEL 1 FLOOR PLAN**

Date: May 2012	Project Number: 1510
Scale: 3/16" = 1'	Sheet No.:
Drawn By: NM	DP210
Approved By: YA, WG	



LEVEL 1 FLOOR PLAN

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No: Date: Revision Details:



W G ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
18 UNIT TOWNHOUSE PROJECT
 1430, 1444,
 KING GEORGE BLVD.
 SURREY, BC

Drawing Title:
**BUILDING 4
 LEVEL 1 FLOOR PLAN**

Date: May 2012	Project Number: 1510
Scale: 3/16" = 1'	Sheet No: DP214
Drawn By: NM	Approved By: YA, WG

2016, May 11 11:45 AM '12



ELEVATION SOUTH / WEST

ELEVATION SOUTH / EAST

ELEVATION NORTH / EAST

ELEVATION NORTH / WEST

- A. NATURAL WOOD - clear weather protection coating
- Structural elements & Facias
- B. * Scioto* - H1005 LEDGE STONE
- Exterior stone veneer, Heritage Stone
- C. * COLLIE* - CLW 1005W LRV 75
- Facias painted, General Paint
- D. * GLOBAL SPICE* - CL 1457N LRV 11
- Entry Doors painted, General Paint
- E. * MONTEREY TAUPE* - pre-painted
- Exterior Walls, 6" Hardie Board Siding w/wood texture

- F. * TIMBER BARK* - pre-painted
- Exterior Walls - 6" Hardie Board Siding w/ wood texture
- G. * WAVELENGTH* - CL 3214M LRV 40
- Garage Doors painted, General Paint
- H. * PRETENTION* - CL 5017N LRV 10
- Hardie Flat Panels paint, General Paint
- J. * HATTERAS* - OYSTER GRAY
- Asphalt Roof Shingles, Timber Line

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No.: Date: Revision Details:



WG ARCHITECTURE INC
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 331 2378
FAX: (604) 683 7494

Project Title:
18 UNIT TOWNHOUSE PROJECT
1430, 1444,
KING GEORGE BLVD.
SURREY, BC

Drawing Title:

BUILDING 3 ELEVATION

Date: July 2015	Project Number: 1510
Scale: 1/8" = 1'	Sheet: DP303
Drawn By: YA, NM	
Approved By: YA, WG	

Date: 2015, May 6
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DEAL:



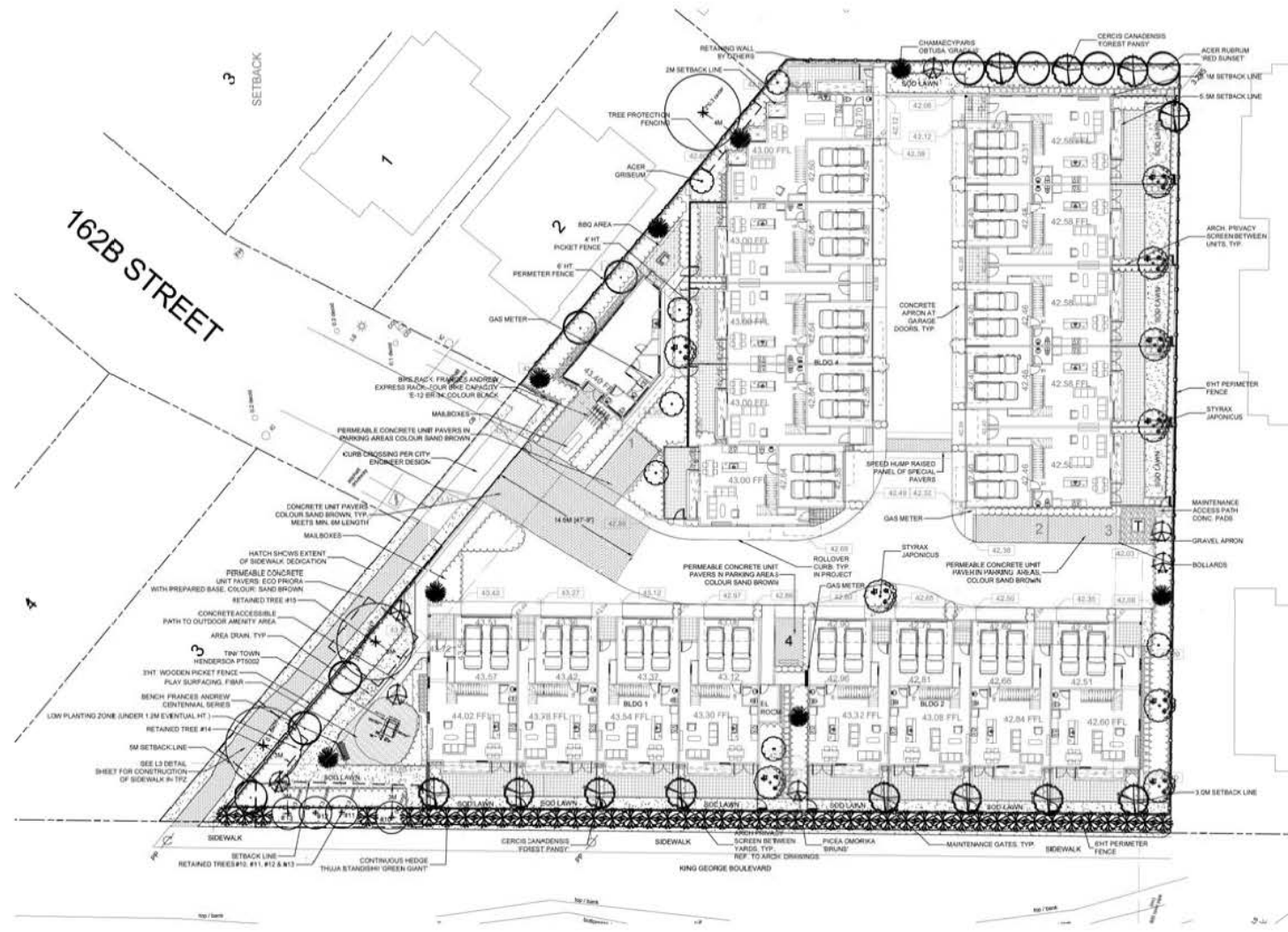
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2	15.MAY.16	UPDATE TOWNHIP SITE PLAN		CSJ
3	16.JUN.17	UPDATING CITY COMMENTS		CSJ
4	16.JUN.17	UPDATE NEW SITE PLAN		CSJ
5	16.JUN.17	UPDATE NEW SITE PLAN		CSJ
6	16.APR.20	UPDATE RFI COMMENTS		CSJ
7	16.APR.16	UPDATE PERMITS COMMENTS		CSJ
8	16.APR.17	UPDATE TOWNHIP SITE PLAN		CSJ
9	16.MAR.16	NEW SITE PLAN		CSJ

CLIENT:

PROJECT:
**18 UNIT TOWNHOUSE
DEVELOPMENT**
1430 & 1444 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

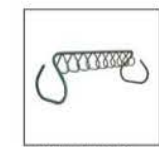
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DESIGN: MM
CHK'D: **L1**
OF 3



FRANCES ANDREW
CENTENNIAL BENCH

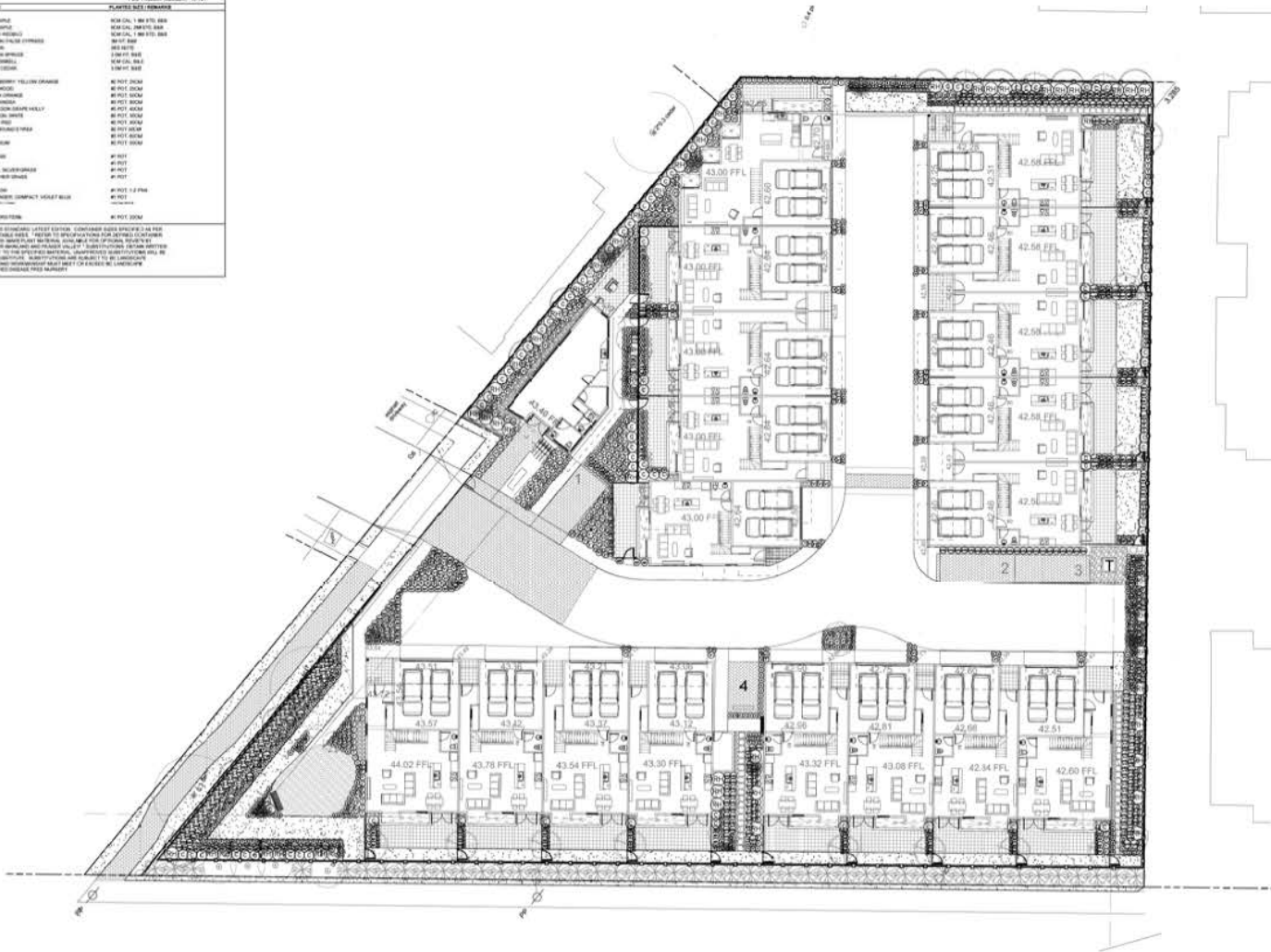


HENDERSON PLAY EQUIPMENT
TINY TOWN



FRANCES ANDREW
BIKE RACK - LARGER VERSION
SHOWN. FOUR BIKE VERSION
SPECIFIED. COLOUR: BLK

PLANT SCHEDULE			
NO.	SYMBOL	PLANT NAME	PLANT SIZE / COMMENTS
1	1	ACER FRAXINUS	10-12" DBH
2	2	ACER RUBRUM 'RED SUNSET'	10-12" DBH
3	3	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
4	4	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
5	5	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
6	6	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
7	7	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
8	8	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
9	9	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
10	10	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
11	11	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
12	12	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
13	13	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
14	14	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
15	15	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH
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100	100	CORDON ROBERTSON 'CORNETT FRUIT'	10-12" DBH



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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	15-MAY-06	ADD DIMENSION SPECIAL PAVING	CSJ
2	15-MAY-06	UPDATE TOWN SITE PLAN	CSJ
3	15-JUN-07	UPDATE CITY COMMENTS	CSJ
4	15-JUN-07	UPDATE NEW SITE PLAN	CSJ
5	15-JUN-07	UPDATE NEW SITE PLAN	CSJ
6	15-JUN-07	UPDATE CITY COMMENTS	CSJ
7	15-JUN-07	UPDATE CITY COMMENTS	CSJ
8	15-JUN-07	UPDATE TOWN SITE PLAN	CSJ
9	15-MAR-08	NEW SITE PLAN	CSJ

CLIENT:

PROJECT:
18 UNIT TOWNHOUSE DEVELOPMENT
1430 & 1444 KING GEORGE BLVD
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 15-AUG-17 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MM

L2
OF 3

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **May 25, 2016** PROJECT FILE: **7815-0258-00**

RE: **Engineering Requirements
Location: 1430 & 1444 King George Blvd**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate walkway along north property line.
- provide 0.5 m Statutory Right-of-way along King George Blvd.

Works and Services

- construct 4.0 metre walkway along north property line and extend along King George Blvd to existing bus stop.
- reinstate boulevard along King George Blvd frontage including removal of existing asphalt parking lot and extend temporary asphalt curb across existing driveway access.
- construct storm sewer to service the development.
- implement on-site stormwater management features as prescribed in the Fergus Creek Integrated Stormwater Management Plan (ISMP).
- provide service connections to the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.,
Development Services Manager

LR



Thursday, April 14, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0258 00

SUMMARY

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2015 Enrolment/School Capacity

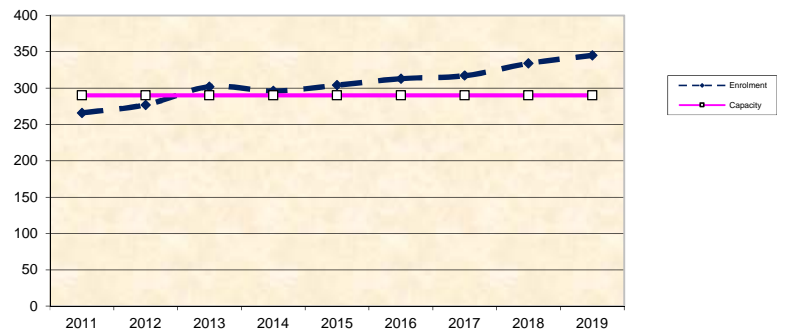
South Meridian Elementary	
Enrolment (K/1-7):	39 K + 265
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

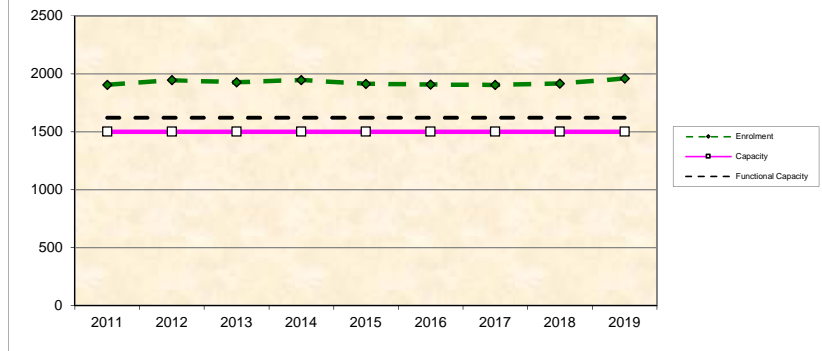
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified at South Meridian in the District's 5-Year Capital Plan. Some of the enrolment pressure on South Meridian is from students who reside in the Douglas area where a new school is requested as a part of the District's 5-Year Capital Plan (approval timelines are unknown). A new secondary school in the Grandview Heights area is requested as a high priority in the School District's Five-Year Capital Plan. This new school, once approved by the province, will relieve overcrowding at Semiahmoo Secondary and Earl Marriot Secondary. The proposed development will likely increase enrolment beyond what is indicated in this projection.

South Meridian Elementary



Earl Marriott Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 1430 / 1444 King George Blvd, Surrey, BC

Registered Arborist: 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)	57
Protected Trees to be Removed	51
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 49 X one (1) = <u>49</u> - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = <u>4</u> 	53
Replacement Trees Proposed	52
Replacement Trees in Deficit	1
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	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

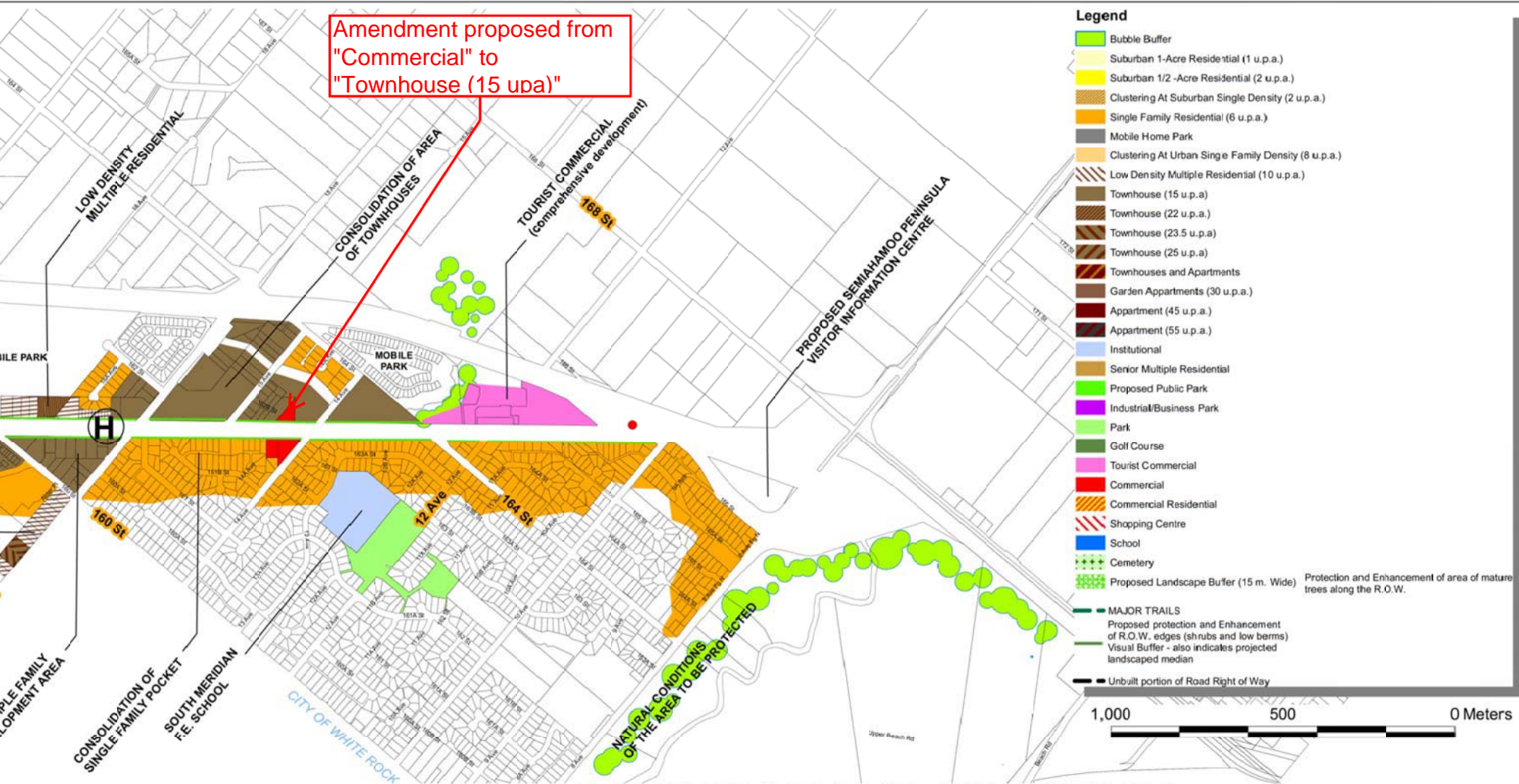


Date: April 14, 2016



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





Amendment proposed from "Commercial" to "Townhouse (15 u.p.a.)"

Legend

- Bubble Buffer
- Suburban 1-Acre Residential (1 u.p.a.)
- Suburban 1/2 -Acre Residential (2 u.p.a.)
- Clustering At Suburban Single Density (2 u.p.a.)
- Single Family Residential (6 u.p.a.)
- Mobile Home Park
- Clustering At Urban Single Family Density (8 u.p.a.)
- Low Density Multiple Residential (10 u.p.a.)
- Townhouse (15 u.p.a.)
- Townhouse (22 u.p.a.)
- Townhouse (23.5 u.p.a.)
- Townhouse (25 u.p.a.)
- Townhouses and Apartments
- Garden Apartments (30 u.p.a.)
- Apartment (45 u.p.a.)
- Apartment (55 u.p.a.)
- Institutional
- Senior Multiple Residential
- Proposed Public Park
- Industrial/Business Park
- Park
- Golf Course
- Tourist Commercial
- Commercial
- Commercial Residential
- Shopping Centre
- School
- Cemetery
- Proposed Landscape Buffer (15 m. Wide) Protection and Enhancement of area of mature trees along the R.O.W.
- MAJOR TRAILS
- Proposed protection and Enhancement of R.O.W. edges (shrubs and low berms)
- Visual Buffer - also indicates projected landscaped median
- Unbuilt portion of Road Right of Way



PROPOSED LAND USE/DEVELOPMENT CONCEPT KING GEORGE HWY. / HWY. 99 CORRIDOR

City of Surrey Planning & Development Department

Amended 9 February 2015

←
Plan continues
North/West

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0258-00

Issued To: 1038004 B.C. LTD
("the Owner")

Address of Owner: 12639 - 80 Avenue, Unit 206
Surrey, BC V3W 3A6

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

Parcel Identifier: 011-385-324
 Lot 44 Section 12 Township 1 Plan 9124 New Westminster Except Plan 81486
 1444 King George Boulevard

Parcel Identifier: 010-187-944
 Lot 82 Section 12 Township 1 Plan 16494 New Westminster District Part NW ¼
 1430 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:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum rear yard setback (east) and side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum side yard on flanking street setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7915-0258-00 (A) (the "Drawings") which are attached hereto and form 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 RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

