

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0311-00

Planning Report Date: December 19, 2016

**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** to introduce a new land use designation: "Townhouse (30 upa)"
- **LAP Amendment** from "Townhouse (15 upa)" to "Townhouse (30 upa)"
- **Rezoning** from RF and RM-D to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 57 townhouse units.

**LOCATION:** 1667, 1669, 1697, 1695, 1683 & 1681 - King George Boulevard  
 1658, 1642, 1666 & 1664 - 160 Street

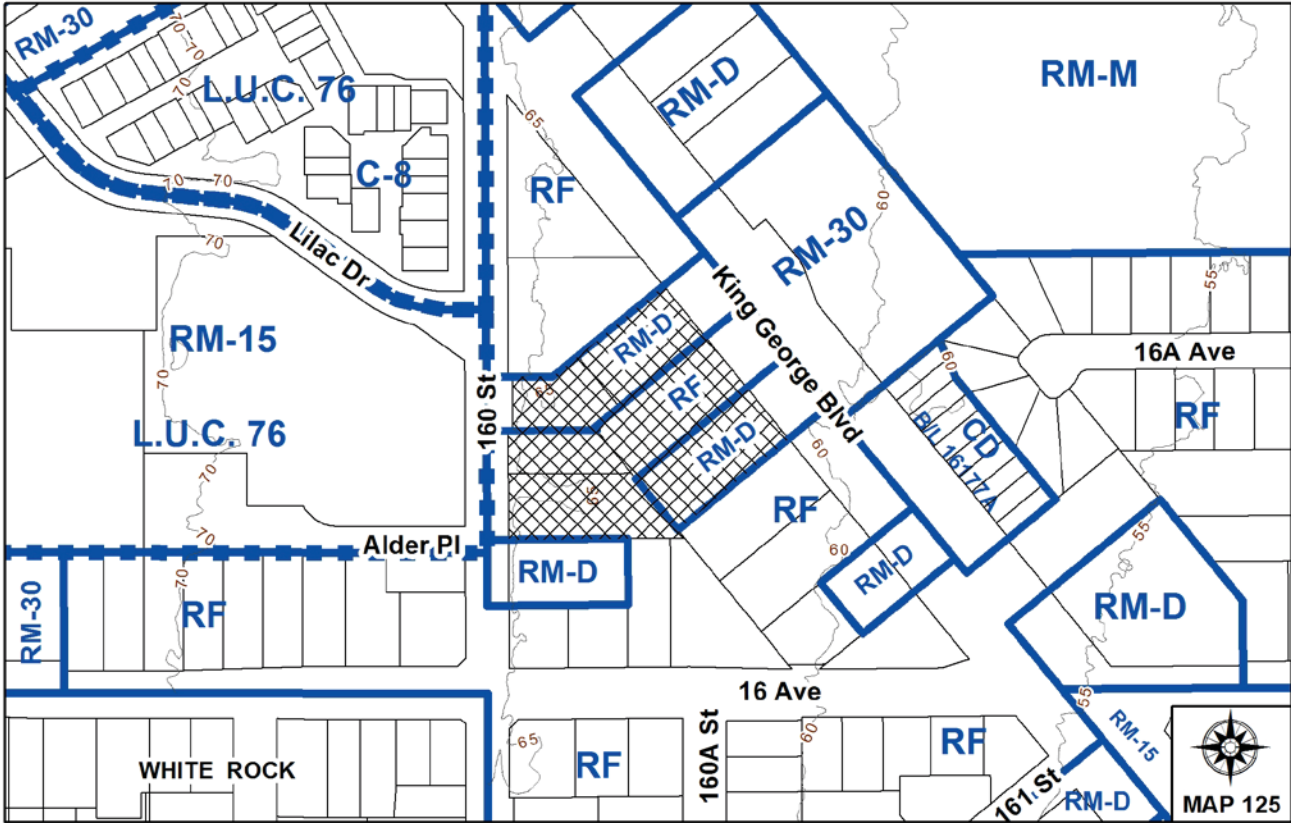
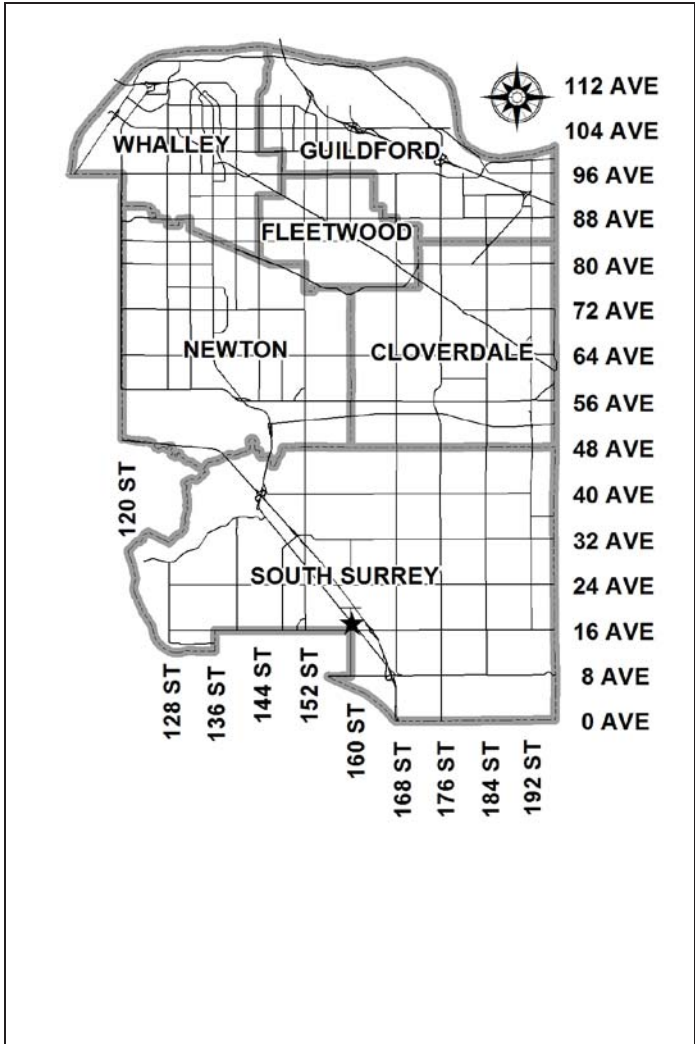
**OWNER:** 1068702 B.C. Ltd., 1046150 B.C. Ltd.

**ZONING:** RF and RM-D

**OCP DESIGNATION:** Urban

**KING GEORGE HIGHWAY CORRIDOR PLAN DESIGNATION:** Townhouse (15 upa)

**PLAN DESIGNATION:**



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant requires an amendment to the Official Community Plan (OCP) to redesignate the subject site from 'Urban' to 'Multiple Residential' to allow rezoning to the "Multiple Residential 30 Zone" (RM-30).
- The proposal requires the following amendments to the King George Highway Corridor Local Area Plan:
  - Introduce a new land use designation: "Townhouse (30 upa)";
  - Amendment from "Townhouse (15 upa)" to "Townhouse (30 upa)".

### RATIONALE OF RECOMMENDATION

- The OCP amendment to Multiple Residential is required to allow for an increase in the townhouse density from 37 uph (15 upa) to 64 uph (26 upa). The proposed density is consistent with current townhouse densities which have increased in recent years largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed density and building form are appropriate for this part of King George Boulevard.
- The proposed development conforms to the goal of achieving higher-density development near Public Transit.
- The proposed variances for building setbacks are supportable as they provide better street presence along King George Boulevard and 160 Street.
- The proposed reductions in the northerly and southerly setbacks are minimal, will accommodate appropriate yard space and landscaping treatments and are not expected to have a significant impact on the neighbouring properties.
- The proposed reduction of the indoor amenity space is supportable given that the proposed indoor amenity space is large enough to be functional and the shortfall, which is minimal, will be addressed through a cash-in-lieu payment in accordance with City policy.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from “Urban” to “Multiple Residential” and a date for Public Hearing be set.
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 Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 171 square metres (1,840 square feet) to 151 square metres (1,625 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0311-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0311-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10 and 4.5 metres (14.7 ft.) for Building 11;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6 and 5.8 metres (19 ft.) for Building 12;
  - (c) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12; and
  - (d) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.
7. 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) resolution of all urban design issues 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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;
  - (j) 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; and
  - (k) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to introduce a new land use designation: "Townhouse (30 upa)" in the King George Highway Corridor Plan and to amend the King George Highway Corridor Plan to redesignate the land from "Townhouse (15 upa)" to "Townhouse (30 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: **Projected number of students from this development:**

14 Elementary students at Peace Arch Elementary School  
7 Secondary students at Earl Marriott 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 February, 2018.



Parks, Recreation & Culture:	Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.
Ministry of Transportation & Infrastructure (MOTI):	Conditional approval granted.
Surrey Fire Department:	No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family and duplex dwellings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling.	Urban/Townhouse (15 upa)	RF
East (Across King George Boulevard):	Townhouses.	Multiple Residential/Low Density Multiple Residential (10 upa)	RM-30
South:	Single family and duplex dwellings.	Urban/Townhouse (15 upa)	RF and RM-D
West (Across 160 Street):	Townhouses.	Urban/Single Family Residential (6 upa)	RM-15

### JUSTIFICATION FOR PLAN AMENDMENT

- An amendment to the Official Community Plan (OCP) is required to redesignate the subject site from 'Urban' to 'Multiple Residential' to allow rezoning to the "Multiple Residential 30 Zone" (RM-30).
- An amendment to the King George Highway Corridor Land Use Plan is required to redesignate the site from "Townhouse (15 upa)" to "Townhouse (30 upa)".
- The King George Highway Corridor Land Use Plan is an older plan and reflects housing densities that were more typical when the plan was adopted in 1995.
- Residential densities have increased since that time, largely due to changing market conditions associated with increasing land costs and housing affordability.

- The proposed unit density, at 64 uph (26 upa) is reflective of many recent townhouse developments in the city and is appropriate given the context of the subject site, adjacent to King George Boulevard and public transit along both King George Boulevard and 160 Street.

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject 0.99 hectare (2.47 acre) site is comprised of 6 properties, 3 of which are zoned "Single Family Residential Zone (RF)" and 3 of which are zoned "Duplex Residential Zone (RM-D)". All 6 properties are designated "Townhouse (15 upa)" in the King George Highway Corridor Plan and "Urban" in the Official Community Plan (OCP).

### Proposal

- The applicant proposes:
  - an amendment to the OCP to redesignate the subject site from 'Urban' to 'Multiple Residential';
  - an amendment to the King George Highway Corridor Plan to introduce a new land use designation: "Townhouse (30 upa)" and to amend the King George Highway Corridor Plan to redesignate the land from "Townhouse (15 upa)" to "Townhouse (30 upa)"; and
  - to rezone the site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit (DP) to allow the development of a 57-unit townhouse development.
- A Development Variance Permit (DVP) is proposed in order to reduce the minimum setback requirements of the RM-30 Zone.
- The proposed OCP amendment allows for an increase in the townhouse density beyond the 37 units per hectare (uph) (15 upa) that is permitted under the "Urban" land use designation. The proposal has a unit density of 26 uph (64 upa) and proposes a total floor area of 8,523 square metres (91,740 sq.ft.), representing a net floor area ratio (FAR) of 0.9, which is the maximum allowable of the RM-30 Zone.
- The applicant is also seeking to reduce the amount of required indoor amenity space from 171 square metres (1,840 square feet) to 151 square metres (1,625 square feet).

## DESIGN PROPOSAL AND REVIEW

- The proposed 57-unit townhouse project is comprised of 3-bedroom units that are contained within 12 buildings. The units have an average floor area of 170 square metres (1,830 sq.ft.), excluding garages.

- Of the 57 units, 53 have side by side garages and 4 have a tandem parking arrangement.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Design features include flat roofs and a strong vertical expression through the use of projecting bay windows on upper floors and entry projections with cultured stone. These complementary vertical façade elements reduce the horizontality of the design.
- Exterior building cladding consist of Hardi board siding (white, brown, blue, green, wood texture and grey), Hardi plank siding (white, taupe and grey), cultured stone cladding (grey), red cedar front entry doors, vinyl windows (grey) and flat roofs.
- Second-floor balconies are proposed for each unit, which provide private outdoor amenity space for the enjoyment of owners.

### Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 72 trees are proposed to be planted on the site, including a mix of maple, dogwood, magnolia, spruce, pine, cherry, oak and Japanese snowbell trees.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Dogwood, pin oak, maple and magnolia trees and a variety of shrubs and grasses are proposed within the front yard of each unit along King George Boulevard and along 160 Street.
- Decorative pavers are proposed at the site's entrance, along each driveway, and in visitor parking spaces.

### Access, Pedestrian Circulation & Parking

- Vehicular access to the site is proposed from 160 Street and from a frontage road along King George Boulevard.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 114 resident parking spaces and 11 visitor parking spaces, which meets the Zoning By-law requirement of 125 spaces for resident and visitor parking.
- 93% of the units (53 of the 57 units) have double side by side garages.

### Amenity Space

- The Zoning By-law requires that 171 square metres (1,840 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 applicant is proposing to provide 171 square metres (1,840 sq. ft.) of outdoor amenity space, meeting the By-law requirement. The outdoor amenity space consists of a treed area, a formal patio adjacent to the indoor amenity building, bike racks, a seating bench, shrubs, grasses, groundcover, and a children's play structure.
- Additional landscaped areas are provided on-site and include seating benches, mature trees and raised planter beds for gardening.
- The applicant is proposing to provide 151 square metres (1,625 sq. ft.) of indoor amenity space in the form of a 2-storey building containing an exercise room, lounge, office, washrooms, patio and a rooftop deck for the enjoyment of residents. The indoor amenity building is located adjacent to the outdoor amenity space. The applicant proposes to provide cash-in-lieu to address the 20 square metre (215 sq. ft.) shortfall in indoor amenity space, in accordance with Council policy.

### 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
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	3	3	0
Mountain Ash	3	3	0
Cherry	3	3	0
English Laurel	1	1	0
Bigleaf Maple	1	1	0
Norway Maple	1	1	0
Oak	1	1	0
Pear	1	1	0
Plum	1	1	0
Weeping Willow	2	2	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Western Red Cedar	12	8	4
Douglas Fir	5	3	2
Grand Fir	2	0	2
Pine	4	1	3
Spruce	1	0	1
Blue Colorado Spruce	1	1	0
Norway Spruce	1	1	0

Tree Species	Existing	Remove	Retain
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>44</b>	<b>32</b>	<b>12</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>72</b>	
<b>Total Retained and Replacement Trees</b>		<b>84</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 44 protected trees on the site, excluding Alder and Cottonwood trees. Only 1 existing tree is an Alder tree. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 65 replacement trees on the site. The applicant is proposing 72 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, dogwood, magnolia, spruce, pine, cherry, oak and Japanese snowbell trees.
- The City will plant a row of Heritage Oak trees in the area between King George Boulevard and the frontage road.
- In summary, a total of 84 trees are proposed to be retained or replaced on the site.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on December 13, 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)	<ul style="list-style-type: none"> <li>• The subject site is located in the King George Highway Corridor Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Community gardens are proposed to be provided within the development for the use of owners.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, swales and natural landscaping are proposed.</li> <li>• 12 trees are proposed to be retained.</li> <li>• A total of 84 trees are proposed to be retained or replanted on the site.</li> </ul>

	<ul style="list-style-type: none"> <li>• Composting and recycling pick up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bike parking is provided.</li> <li>• The development is adjacent to public transit.</li> <li>• The development is connected to pedestrian pathways.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The site has been designed to minimize CPTED concerns.</li> <li>• Indoor and outdoor gathering spaces are proposed to be provided.</li> <li>• A children's play area is proposed to be provided.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 21, 2016 to 572 households within 100 metres (328 ft.) of the subject site. To date, staff have received 1 email from an area resident inquiring about the development, with no concerns expressed and 3 emails from area residents expressing concerns about the proposal.

The following is a summary of the issues raised by area residents; with staff comment noted in italics:

- Concerns about traffic volumes. Neither King George Boulevard nor 16 Avenue are wide enough to handle the volume of vehicles in the area. Increasing the density on the subject site will only intensify the issue.

*As part of development applications, developers are required to upgrade the roads fronting the development site, with the exception of arterial-classified roads (such as King George Boulevard and 16 Avenue). This is due to the function of arterial roads as major corridors throughout the city which typically carry the highest volumes. As such, the City's practice is to construct larger sections of arterial roads all at one time, rather than in an ad-hoc manner through development, in order to maximize the benefits from the improvements and to minimize interruptions and delays to traffic.*

*Although developers are not typically required to upgrade arterial roads as part of an application, they are all required to provide Development Cost Charges (DCC's), which are used to fund improvements to roads, drainage, water, and sewer services, as set out in the City's [10-Year Servicing Plan](#).*

*King George Boulevard is currently protected for ultimate widening to four lanes. 16 Avenue east of King George Boulevard is similarly being protected for ultimate widening to six lanes.*



*Neither King George Boulevard nor 16 Avenue are identified in the City's current 10-Year Servicing Plan so no timeframe has yet been determined for widening. The 10-Year Servicing Plan is updated approximately every two years, and both new and anticipated development, with updated traffic forecasts, are taken into account.*

- An entrance to 160 Street (between Walmart and Superstore) from 16 Avenue is needed.

*A connection to Walmart and Superstore from this neighbourhood is planned via an overpass at Highway 99 on 20 Avenue. The construction of the overpass, along with widening of 20 Avenue, is currently identified in the 10-Year Servicing Plan.*

- Concerns about tree retention.

*The proposed tree retention is reasonable. The applicant is proposing to retain 27% of the on-site trees (12 of the 44 trees on-site).*

- Concerns about the proposed land use. The zoning of the subject site should remain single family and duplex residential.

*The subject site and the properties north (to 160 Street and King George Boulevard) and south (to 16 Avenue) are designated for townhouses at 15 units per acre in the King George Highway Corridor Plan. Further, providing increased densities along transit routes helps to support the function and expansion of the transit network.*

- Concerns about the number of units being proposed. No more than 47-50 townhomes should be permitted on the subject site.

*The King George Highway Corridor Plan reflects housing densities that were typical when the plan was adopted in 1995. Average townhouse densities have increased since that time, largely due to changing market conditions associated with increasing land costs and housing affordability.*

*The proposed density and building form are appropriate for this part of the King George Corridor.*

- Concerns about landscaping and green space along King George Boulevard. Development should give back to the community with the inclusion of landscaping and green space along development frontages.

*The proposed development is separated from King George Boulevard by a frontage road. The area between the frontage road and King George Boulevard will be landscaped with grass sod and planted with Heritage Oak trees.*

*The front yards of the units along the frontage road are proposed to be landscaped with a combination of trees, shrubs and grasses.*

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variances:

- Reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10 and 4.5 metres (14.7 ft.) for Building 11.
- Reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6 and 5.8 metres (19 ft.) for Building 12.
- Reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12.
- Reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.

## Applicant's Reasons:

- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.
- The proposed setbacks allow for an efficient site layout on this infill site.

## Staff Comments:

- A reduced front yard setback for street-fronting units located along the frontage road and 160 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed reductions in the northerly and southerly setbacks are minimal and are not expected to have a significant impact on the neighbouring properties. The proposed townhouse buildings are oriented to the adjacent properties as rear yard conditions (except for 2 buildings which are side yard conditions), therefore a green and landscaped area will separate the townhouse units from the adjacent properties. It is anticipated that the adjacent properties will develop with similar setbacks and building forms in the future.
- The reduced setbacks will still accommodate appropriate yard space and landscaping treatments.

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7915-0311-00
- Appendix VII. OCP Redesignation Map

*Original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da



- (d) Civic Address: 1697 - King George Boulevard  
Owner: 1046150 B.C. Ltd.  
Director Information:  
Sahib Singh Bath
- No Officer Information Filed as at August 18, 2016
- PID: 009-058-737  
Lot 2 Section 13 Township 1 New Westminster District Plan 76312
- (e) Civic Address: 1695 - King George Boulevard  
Owner: 1046150 B.C. Ltd.  
Director Information:  
Sahib Singh Bath
- No Officer Information Filed as at August 18, 2016
- PID: 009-058-737  
Lot 2 Section 13 Township 1 New Westminster District Plan 76312
- (f) Civic Address: 1658 - 160 Street  
Owner: 1068702 B.C. Ltd.  
Director Information:  
Sahib S. Bath  
Gurhimat S. Gill
- No Officer Information Filed
- PID: 011-427-329  
Lot 20 Except: Parcel "A" (Explanatory Plan 15119); Section 13 Township 1 New Westminster District Plan 9660
- (g) Civic Address: 1642 - 160 Street  
Owner: 1046150 B.C. Ltd.  
Director Information:  
Sahib Singh Bath
- No Officer Information Filed as at August 18, 2016
- PID: 011-427-345  
Lot 21 Section 13 Township 1 New Westminster District Plan 9660
- (h) Civic Address: 1666 - 160 Street  
Owner: 1046150 B.C. Ltd.  
Director Information:  
Sahib Singh Bath
- No Officer Information Filed as at August 18, 2016
- PID: 009-058-711  
Lot 1 Section 13 Township 1 New Westminster District Plan 76312

- (i) Civic Address: 1664 - 160 Street  
 Owner: 1046150 B.C. Ltd.  
Director Information:  
 Sahib Singh Bath
- No Officer Information Filed as at August 18, 2016
- PID: 009-058-711  
 Lot 1 Section 13 Township 1 New Westminster District Plan 76312
- (j) Civic Address: 1683 - King George Boulevard  
 Owner: 1068702 B.C. Ltd.  
Director Information:  
 Sahib S. Bath  
 Gurhimat S. Gill
- No Officer Information Filed
- PID: 001-893-416  
 Strata Lot 1 Section 13 Township 1 New Westminster District Strata Plan NW1694 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (k) Civic Address: 1681 - King George Boulevard  
 Owner: 1068702 B.C. Ltd.  
Director Information:  
 Sahib S. Bath  
 Gurhimat S. Gill
- No Officer Information Filed
- PID: 001-893-432  
 Strata Lot 2 Section 13 Township 1 New Westminster District Strata Plan NW1694 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
- (b) Introduce a By-law to rezone the site.
- (c) Application is under the jurisdiction of MOTI. **YES**
- MOTI File No. 2016-06012
- (d) Proceed with Public Notification for Development Variance Permit No. 7915-0311-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,918.74
Road Widening area		395.24
Undevelopable area		9,523.50
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		39%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		70%
SETBACKS ( in metres)		
South	7.5 m	4.5, 6.0 m
North	7.5 m	6.0 m
East	7.5 m	4.5 m
West	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.5	11
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		57
Total		57
FLOOR AREA: Residential		8,523.53
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,523.53

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	30 upa	24.49 upa
# of units/ha /# units/acre (net)	30 upa	25.53 upa
FAR (gross)		0.86
FAR (net)	0.90	0.89
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	171 m <sup>2</sup>	151 m <sup>2</sup>
Outdoor	171 m <sup>2</sup>	171 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	114	114
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	125	125
Number of accessible stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		3.2 m x 12.2 m 10.5' x 40'

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# "ISOLA" PROJECT DEVELOPMENT

## 1681,1667 KING GEORGE BLV. 1658, 1642 160TH ST., SURREY, BC

**DRAWINGS FOR DEVELOPMENT PERMIT**

- |       |                               |       |                             |
|-------|-------------------------------|-------|-----------------------------|
| DP001 | TITLE SHEET                   | DP301 | BLDG 1 ELEVATIONS           |
| DP002 | CONCEPT BLOCK PLAN            | DP302 | BLDG 2 ELEVATIONS           |
| DP003 | STREET INTERFACE DETAILS      | DP303 | BLDG 3 ELEVATIONS           |
| DP004 | COLOR SCHEME                  | DP304 | BLDG 4 ELEVATIONS           |
| DP101 | SURVEY                        | DP305 | BLDG 5 ELEVATIONS           |
| DP102 | SITE PLAN CONSTRUCTION STAGES | DP306 | BLDG 6 ELEVATIONS           |
| DP201 | BLDG 1 FLOOR PLANS            | DP307 | BLDG 7 ELEVATIONS           |
| DP202 | BLDG 2 FLOOR PLANS            | DP308 | BLDG 8 ELEVATIONS           |
| DP203 | BLDG 3 FLOOR PLANS            | DP309 | BLDG 9 ELEVATIONS           |
| DP204 | BLDG 4 FLOOR PLANS            | DP310 | BLDG 10 ELEVATIONS          |
| DP205 | BLDG 5 FLOOR PLANS            | DP311 | BLDG 11 ELEVATIONS          |
| DP206 | BLDG 6 FLOOR PLANS            | DP312 | BLDG 12 ELEVATIONS          |
| DP207 | BLDG 7 FLOOR PLANS            | DP313 | AMENITY BUILDING ELEVATIONS |
| DP208 | BLDG 8 FLOOR PLANS            |       |                             |
| DP209 | BLDG 9 FLOOR PLANS            |       |                             |
| DP210 | BLDG 10 FLOOR PLAN            |       |                             |
| DP211 | BLDG 11 FLOOR PLANS           |       |                             |
| DP212 | BLDG 12 FLOOR PLANS           |       |                             |
| DP213 | AMENITY BUILDING FLOOR PLANS  |       |                             |

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No.	Date:	Revision Details:
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



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

Project Title  
 "ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV.  
 1658,1642 160th St.

Drawing Title  
 TITLE SHEET

Date:	Project Number:
AUGUST, 2015	1513
Scale:	Sheet No.:
1/16"=1'-0"	
Drawn By:	DP00
YA, NC	
Approved By:	
WG	



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No.	Date	Revision Details
1	2016.09.22	REVISIONS TO PLANNING COMMENTS
2	2016.11.17	REVISION TO DP



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Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT**  
 1681,1667 KING GEORGE BLV  
 1658,1642 160th St.

Drawing Title:  
**CONCEPT PLAN**

Date:	Project Number
Scale	1513
1:500	
Drawn By	DP002
WG, NM	
Approved By	
WG	



Date: 2016, November 17  
 Time: 11:11:09 AM



TOPOGRAPHIC PLAN OF : LOT 16 PLAN 9660, LOT 20 PLAN 9660  
 LOTS 1 & 2, PLAN 76312; LOT 16 PLAN 9660, LOT 20 PLAN 9660  
 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 15119), LOT 21 PLAN 9660, AND STRATA LOTS 1  
 AND 2 PLAN NW1694 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN  
 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1; ALL  
 OF SECTION 13, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

CURRIR Civic Address:  
 1662 1666, 1668-1682 - 1600 Street  
 16671666, 1668-1668, 1669-1667 King George Blvd  
 Surrey, B.C.  
 SCALE: 1:250

19

SITE AREA  
 0.986ha

NW1694

KING GEORGE BLVD

160th STREET

STRATA PLAN  
 NW2293

REM  
 W-65  
 24

REM 24

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 SHAUWAL AND ASSOCIATES  
 LAND SURVEYING INC  
 216-1288 76th Avenue  
 Surrey, B.C. V3W 1E4  
 Phone: 604 591-6188  
 Fax: 604 591-6188  
 E-mail: shaawal@sa-inc.com

Note:  
 All dimensions are in metres.  
 This plan is NOT to be used for  
 location of property lines.  
 Elevations are based on City of  
 Surrey Benchmarks, Measurement 1016888  
 area = 43,320m<sup>2</sup>  
 100% true north is shown on a true  
 1:250 scale.  
 1:250 scale does not show the plan  
 change from 1:1000 scale.  
 Property dimensions are derived  
 from Land Title Office records  
 and are subject to change upon  
 field survey.  
 Date of Survey: 2016-11-17

- LEGEND
- WV - INDICATE/ENTER VALVE
  - CR - TIE
  - CB - CATCH BASIN
  - BM - SURVEY MARKER
  - STM MH - STORM MANHOLE
  - SSM MH - SANSARY MANHOLE
  - UP - UTILITY POLE
  - HW - HYDRANT
  - FP - FINDER POLE
  - SV - GAS VALVE
  - EB - LAMP BASIN
  - PF15 - POWER POLE / LAMP STANDARD
  - LAMB - LAMP DOWN MANHOLE
  - SWP - SWIRE
  - CMH - GRAVED MANHOLE
  - SV - SEWER VALVE
  - MW - MONITORING WELL
  - LS - LAMP STANDARD
  - LD - LAMP DRAIN
  - SK - SIGN

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No.	Date	Revision Details:
5	2016.02	PRELIMINARY FOR DP
6	2016.03	FOR PLANNING REVIEW
7	2016.03	FOR PLANNING REVIEW
8	2016.03	FOR PLANNING REVIEW
9	2016.03	FOR PLANNING REVIEW
10	2016.11.17	REVISION TO DP



**WG  
 ARCHITECTURE  
 INC**

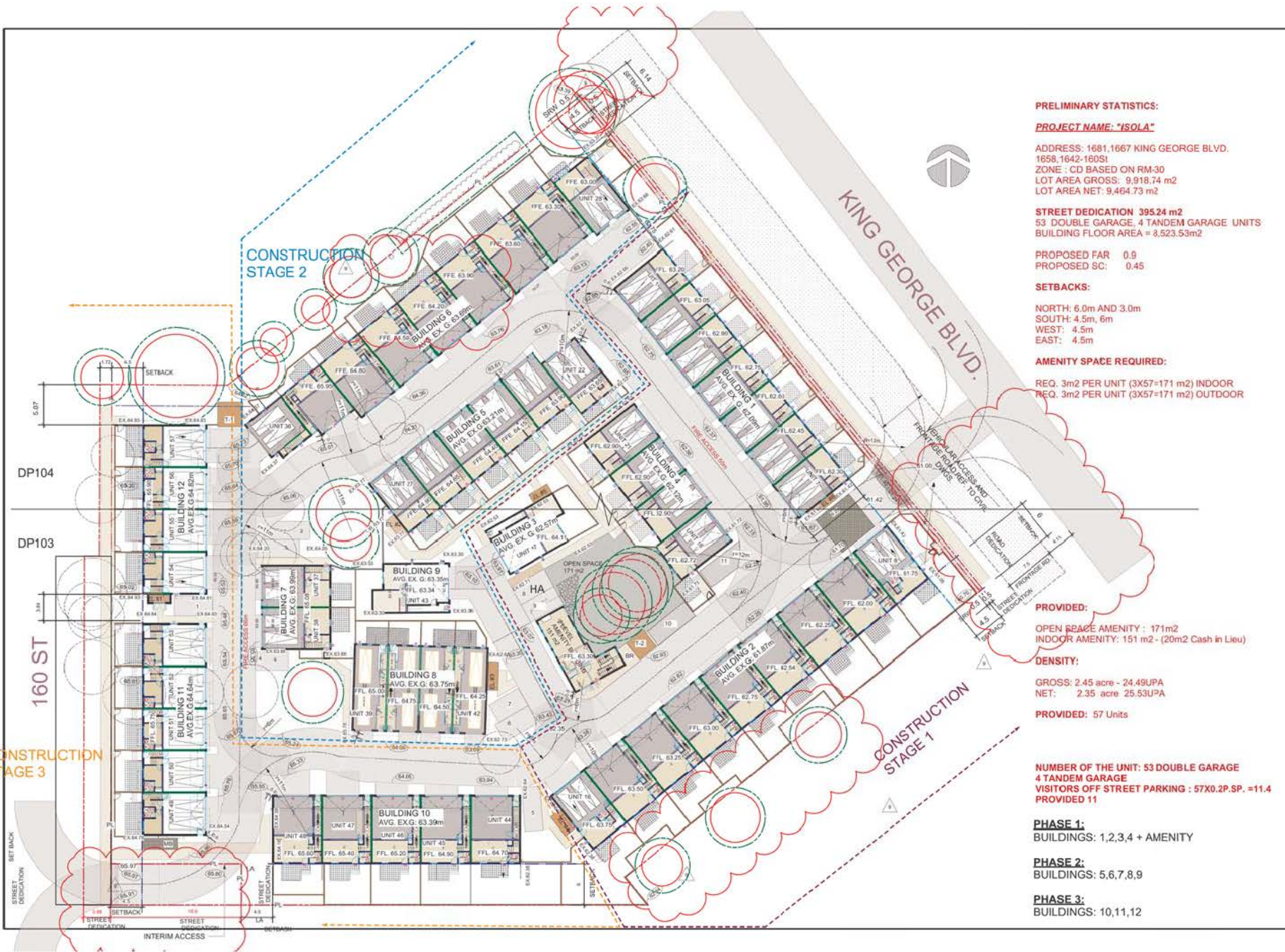
1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7424

Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV  
 1658,1642 160th St.**

Drawing Title:  
**SURVEY PLAN**

Date	Project Number
1:250	1513
Drawn By: WG, NM	DP101
Approved By: WG	

Nov 2016, November 21  
 11:54:33 AM



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**PRELIMINARY STATISTICS:**

**PROJECT NAME: "ISOLA"**

ADDRESS: 1681,1667 KING GEORGE BLVD.  
 1658,1642-16051  
 ZONE : CD BASED ON RM-30  
 LOT AREA GROSS: 9,918.74 m<sup>2</sup>  
 LOT AREA NET: 9,464.73 m<sup>2</sup>

**STREET DEDICATION 395.24 m<sup>2</sup>**  
 53 DOUBLE GARAGE, 4 TANDEM GARAGE UNITS  
 BUILDING FLOOR AREA = 8,523.53m<sup>2</sup>

PROPOSED FAR 0.9  
 PROPOSED SC: 0.45

**SETBACKS:**

NORTH: 6.0m AND 3.0m  
 SOUTH: 4.5m, 6m  
 WEST: 4.5m  
 EAST: 4.5m

**AMENITY SPACE REQUIRED:**

REQ. 3m<sup>2</sup> PER UNIT (3X57=171 m<sup>2</sup>) INDOOR  
 REQ. 3m<sup>2</sup> PER UNIT (3X57=171 m<sup>2</sup>) OUTDOOR

**PROVIDED:**

OPEN SPACE AMENITY : 171m<sup>2</sup>  
 INDOOR AMENITY: 151 m<sup>2</sup> - (20m<sup>2</sup> Cash in Lieu)

**DENSITY:**

GROSS: 2.45 acre - 24.49U/A  
 NET: 2.35 acre 25.53U/A

PROVIDED: 57 Units

**NUMBER OF THE UNIT: 53 DOUBLE GARAGE  
 4 TANDEM GARAGE  
 VISITORS OFF STREET PARKING : 57X0.2P.SP. =11.4  
 PROVIDED 11**

**PHASE 1:**  
 BUILDINGS: 1,2,3,4 + AMENITY

**PHASE 2:**  
 BUILDINGS: 5,6,7,8,9

**PHASE 3:**  
 BUILDINGS: 10,11,12

No.	Date	Revision Details
1	2016.02.26	ISSUED FOR OP
2	2016.03.21	REVISIONS SOLID FOR PLANNING REVIEW
3	2016.04.29	REVISIONS SOLID FOR PLANNING REVIEW
4	2016.05.22	REVISIONS TO PLANNING COMMENTS
5	2016.06.13	REVISIONS TO PLANNING COMMENTS
6	2016.11.17	REVISION TO GP



**WG ARCHITECTURE INC**

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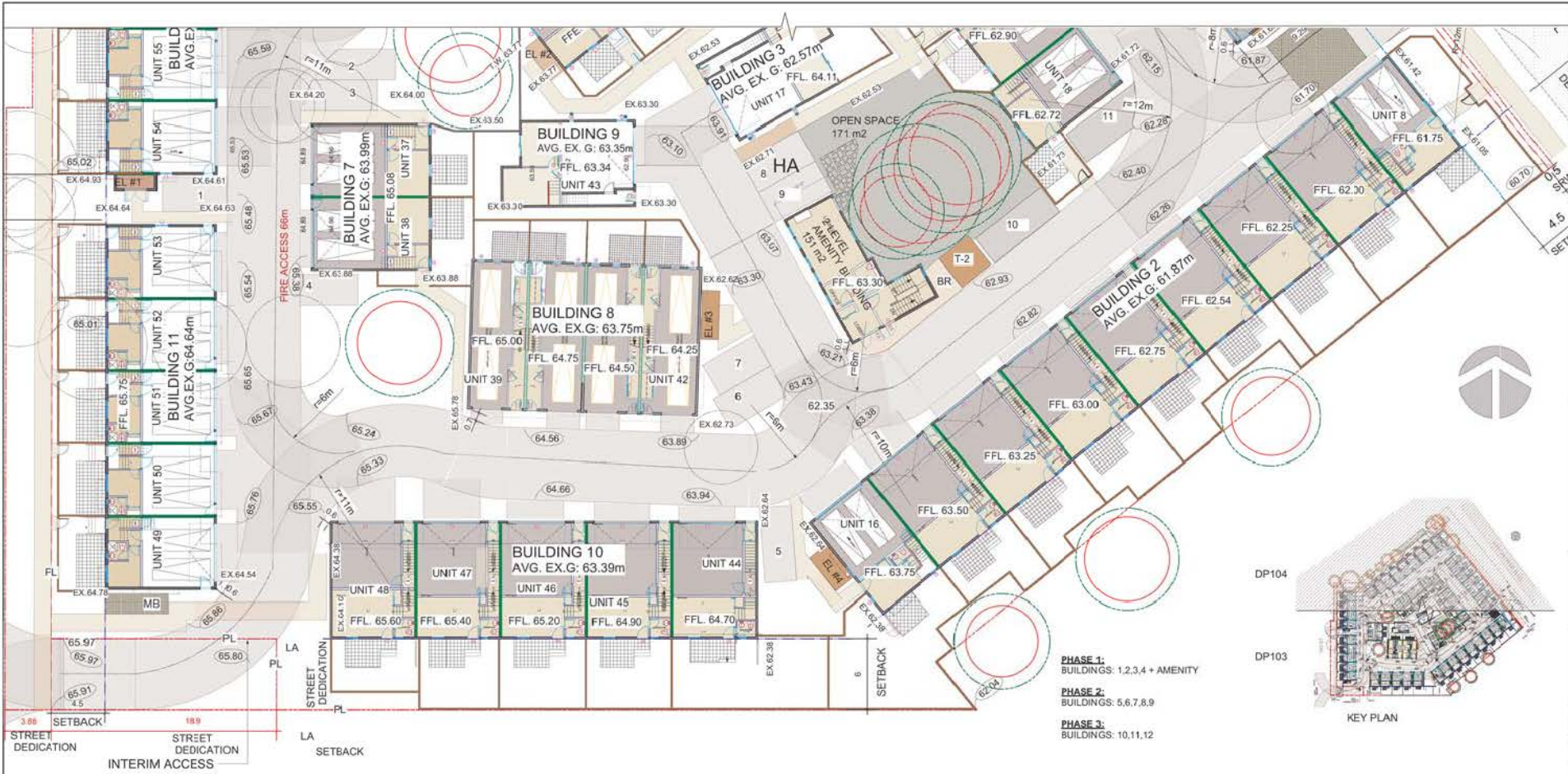
Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV  
 1658,1642 160th St.**

Drawing Title:  
**CONTEXT SITE**

Date:	Project Number
Scale	1513
Scale	1:250
Drawn By	WG, NM
Approved By	WG
	DP102

Jan. 2016, December 12  
 1:00:18 PM





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**Rev. Date: Revision Details**

Rev.	Date	Revision Details
1		ISSUE FOR PERMITTING
2		ISSUE FOR PERMITTING
3		ISSUE FOR PERMITTING
4		ISSUE FOR PERMITTING
5		ISSUE FOR PERMITTING
6		ISSUE FOR PERMITTING
7		ISSUE FOR PERMITTING
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99		ISSUE FOR PERMITTING
100		ISSUE FOR PERMITTING

**WG ARCHITECTURE INC**  
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**Project Title:**  
 'ISOLA'  
 57 UNIT TOWN-HOUSE  
 + AMENITY PROJECT  
 1681, 1667 KING GEORGE BL'  
 1658, 1642 160th St.

**Drawing Title:**  
 SITE PLAN PART 1

**Scale:**  
 1:150

**Drawn by:**  
 WG, NM

**Approved by:**  
 WG

**Sheet No.:**  
 DP103



- PHASE 1:**  
BUILDINGS: 1,2,3,4 + AMENITY
- PHASE 2:**  
BUILDINGS: 5,6,7,8,9
- PHASE 3:**  
BUILDINGS: 10,11,12







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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



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Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**Building 1  
 FLOOR PLANS**

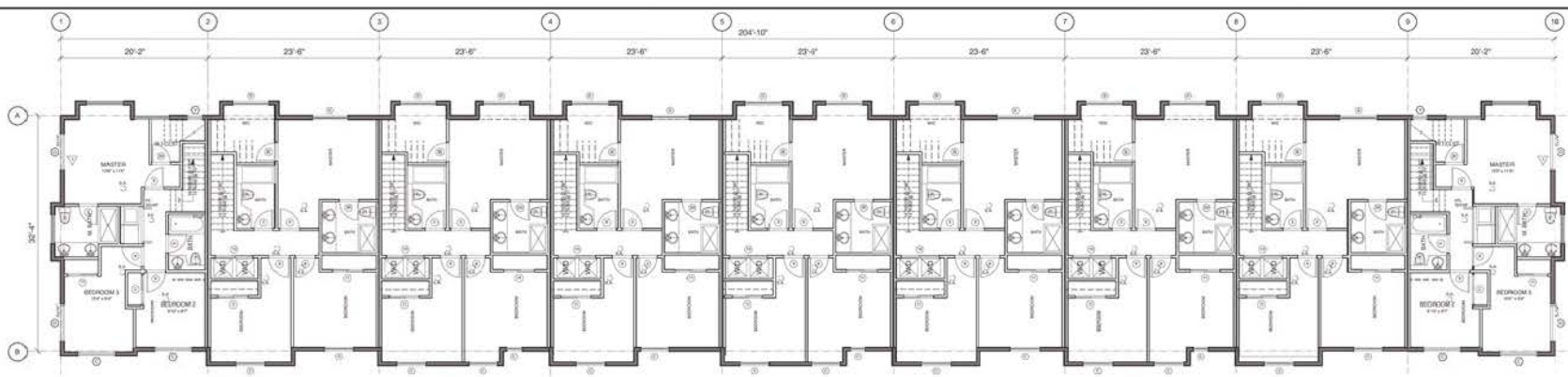
Date:	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: WG, NM	<b>DP201</b>
Approved By: WG	

Date: 2016, November 17  
 Time: 12:00 PM



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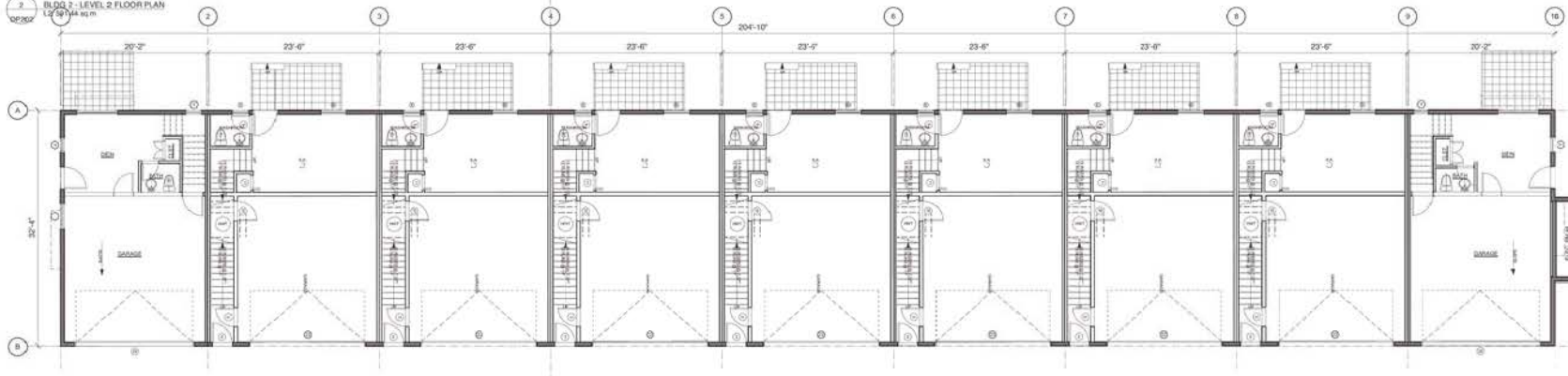
No.	Date	Revision Details
1	2016.10.20	ISSUED FROM DP
2	2016.11.17	REVISION TO DP



3 BLDG 2 - LEVEL 3 FLOOR PLAN  
 1:3/16" = 1'-0" (1:42.67)



2 BLDG 2 - LEVEL 2 FLOOR PLAN  
 1:3/16" = 1'-0" (1:42.67)



1 BLDG 2 - LEVEL 1 FLOOR PLAN  
 1:1/8" = 1'-0" (1:96)



**WG ARCHITECTURE INC**

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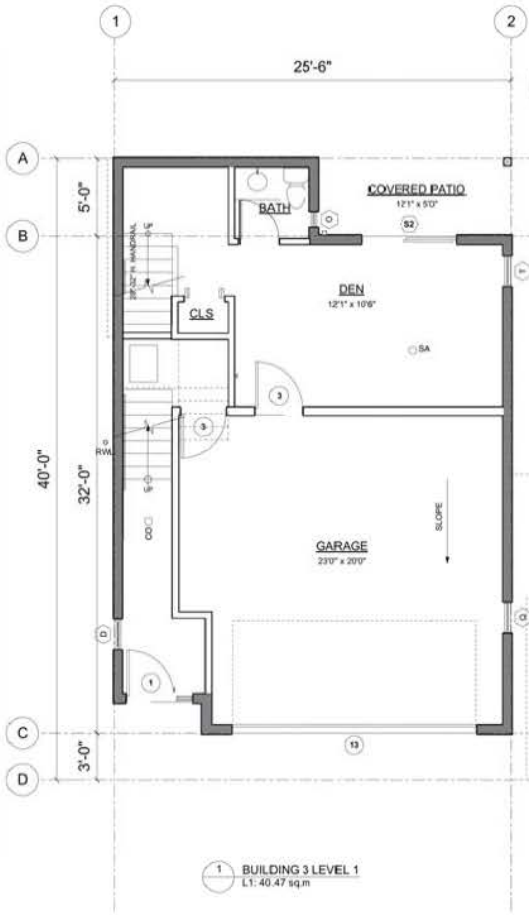
Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.**

Drawing Title:  
**BUILDING 2  
 FLOOR PLANS**

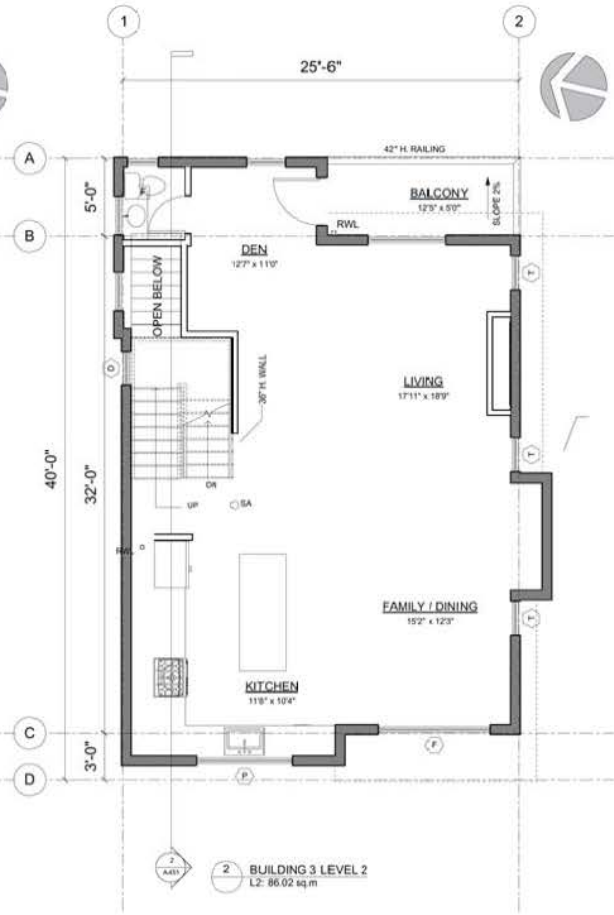
Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: MK	DP202
Approved By: WG	

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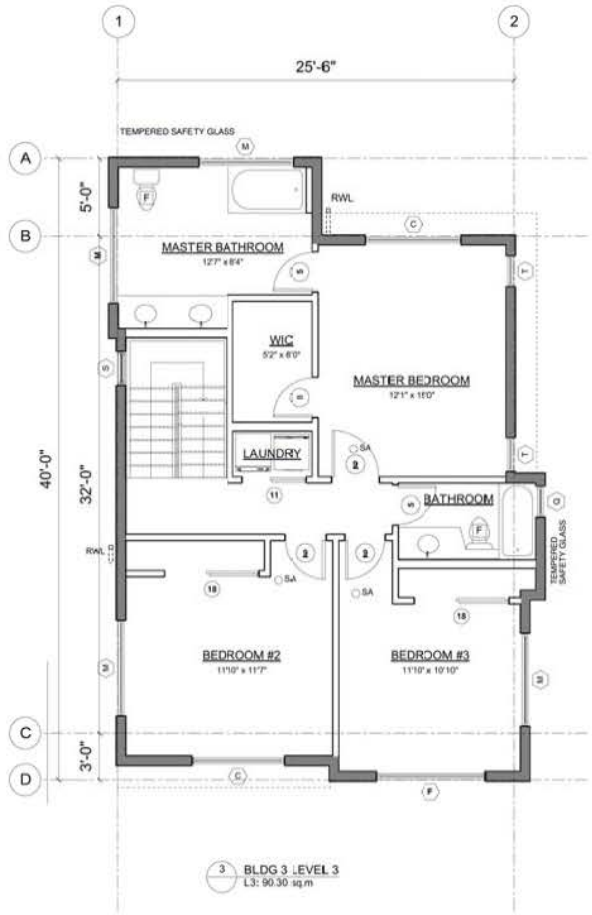
No.	Date	Revision Details:
1	2016.10.25	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



1 BUILDING 3 LEVEL 1  
L1: 40.47 sq.m



2 BUILDING 3 LEVEL 2  
L2: 86.02 sq.m



3 BLDG 3 LEVEL 3  
L3: 90.30 sq.m



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Project Title:  
**"ISOLA" 57 UNIT TOWNHOUSE + AMENITY PROJECT**  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**FLOOR PLANS Bldg 3**

Date: MAY, 2015  
 Scale: 3/4" = 1' - 0"  
 Drawn By: YA, NC, BM  
 Approved By: WG

Project Number: 1513

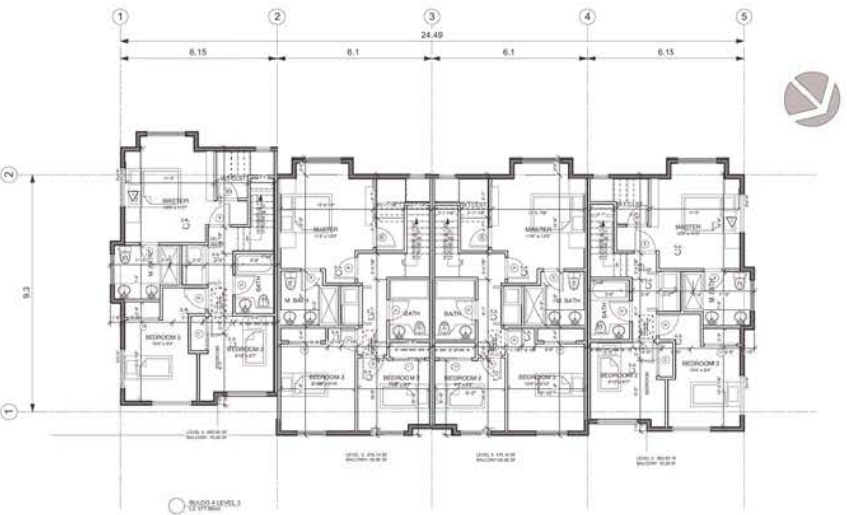
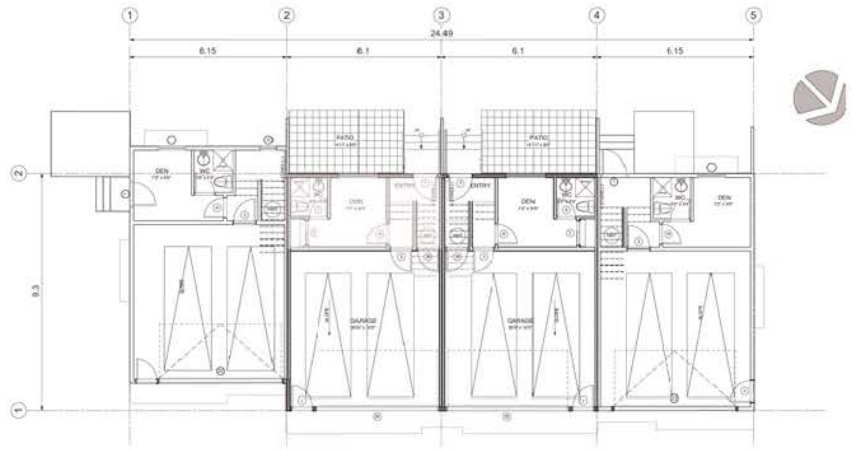
DP203

Date: 2016, November 07  
 Time: 12:33:49 PM

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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



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Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV  
 1658,1642 160th St.

Drawing Title:  
**Building 4  
 FLOOR PLANS**

Date:  
 Scale:  
 Drawn By:  
 Approved By:

Project Number:  
 1513

Sheet No:  
**DP204**

Date: 2016, November 17  
 Time: 12:04:54 PM





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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



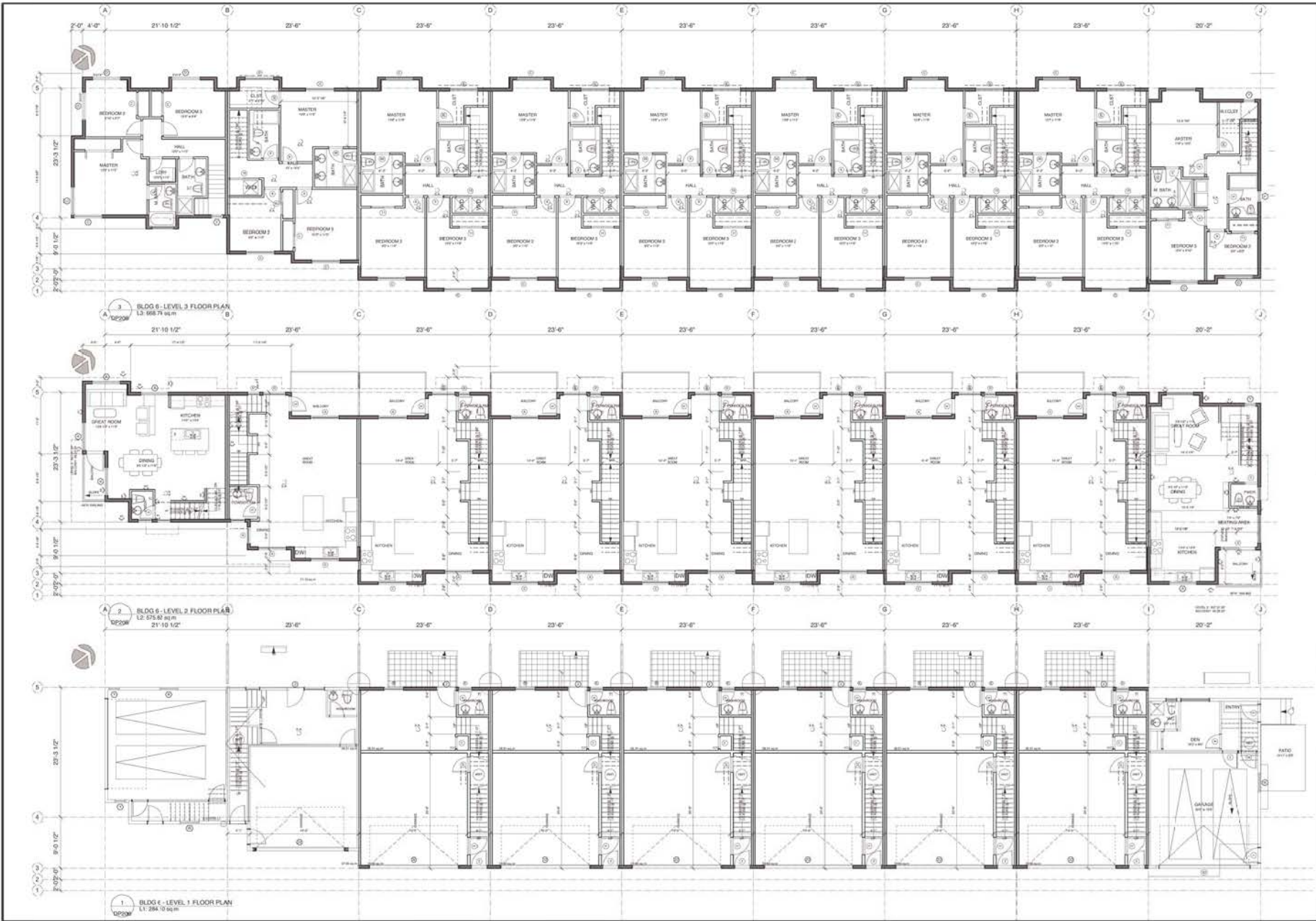
**WG ARCHITECTURE INC**  
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 VANCOUVER, B.C. V6C 1V5  
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Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**Building 5  
 FLOOR PLANS**

Date:	Project Number: 1513
Scale: 1/8" = 1' - 0"	Drawn By: WG, NM
Approved By: WG	<b>DP205</b>

Date: 2016, November 17  
 Time: 12:00:00 PM



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No.	Date	Revision Details
1	2016.10.26	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**W G ARCHITECTURE INC**

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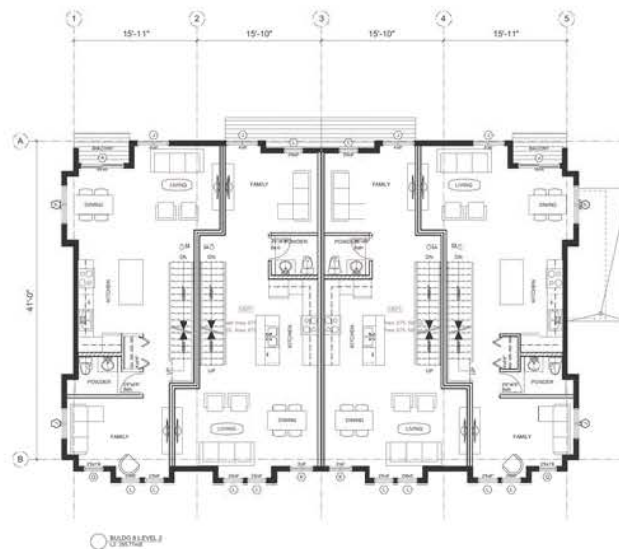
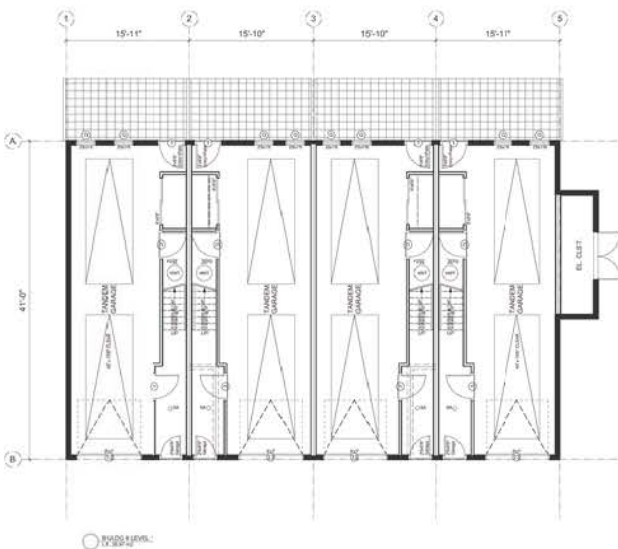
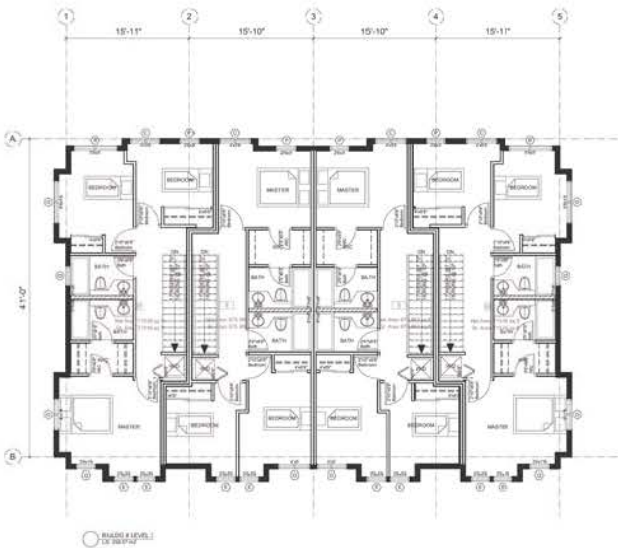
Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.**

Drawing Title:  
**BUILDING 6  
 FLOOR PLANS**

Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: MK	<b>DP206</b>
Approved By: WG	

Date: 2016, November 17  
 Time: 12:07:38 PM





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No. | Date | Revision Details:

1 | 2016.10.20 | ISSUED FOR DP



**WG  
ARCHITECTURE  
INC**

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

Project Title:  
"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BLV  
1658,1642 160th St.

Drawing Title:  
**Building 8  
FLOOR PLANS**

Date:	Project Number: 1513
Scale: 1/8" = 1' - 0"	Drawn By: WG, NM
Drawn By: WG, NM	Approved By: WG
Approved By: WG	<b>DP208</b>

Drawn: 2016, November 17  
Time: 12:09:28 PM

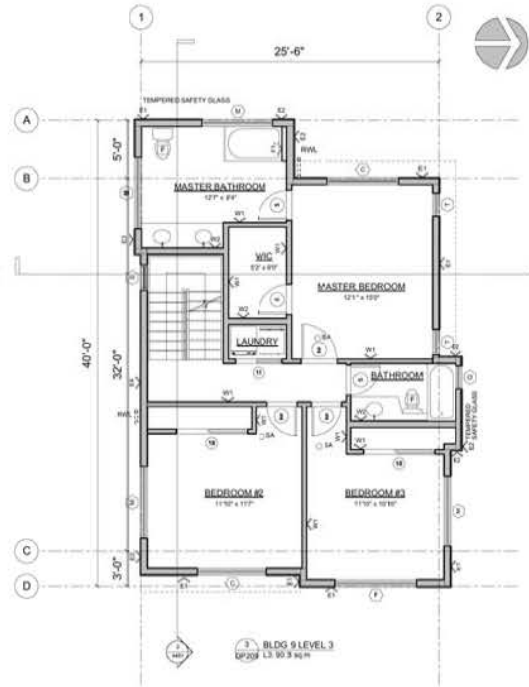
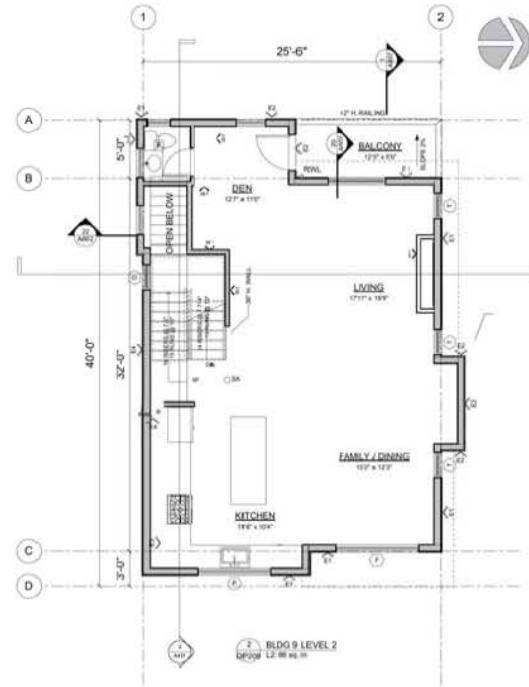
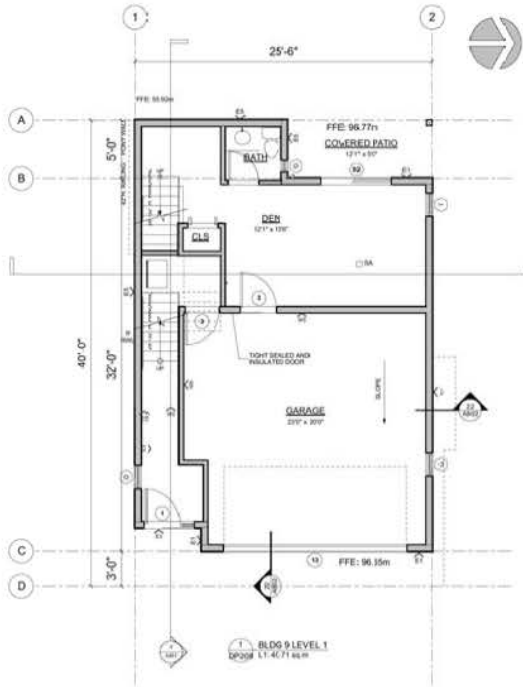


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No: Date: Revision Details:

- 1. 2014.10.25 ISSUED FOR DP
- 2. 2014.11.17 REVISION TO DP



**W G ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7424

Project Title:  
**"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BL  
1658,1642 160th St.**

Drawing Title:  
**FLOOR PLANS  
Bldg 9**

Date: MAY, 2015

Project Number: 1513

Scale: 3/4" = 1' - 0"

Drawn By: YA, NC, BM

DP209

Approved By: WG

Rev: 2015, November 07  
Time: 12:10:48 PM



3 BLDG 10 - LEVEL 3 FLOOR PLAN  
 U3 374.83 sq m

2 BLDG 10 - LEVEL 2 FLOOR PLAN  
 U2 336.93 sq m

1 BLDG 10 - LEVEL 1 FLOOR PLAN  
 U1 146.6 sq m



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No. Date Revision Details:

1	2016.10.26	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**WG ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7424

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**BUILDING 10  
 FLOOR PLANS**

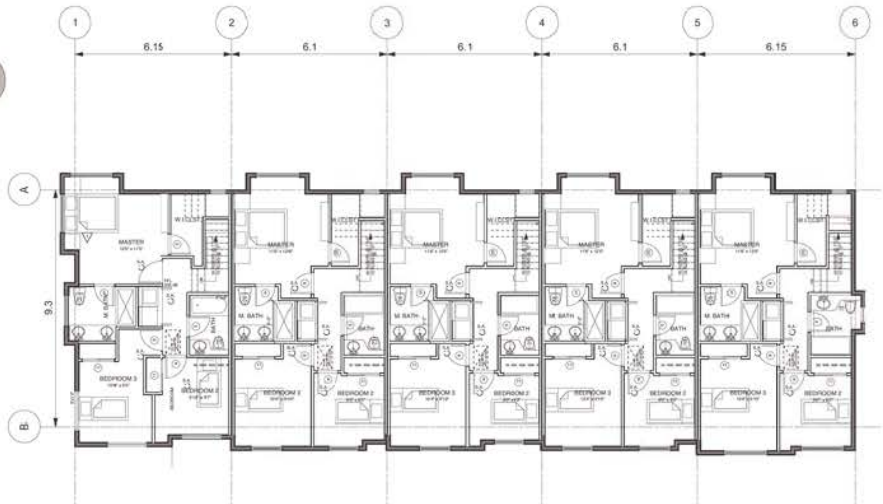
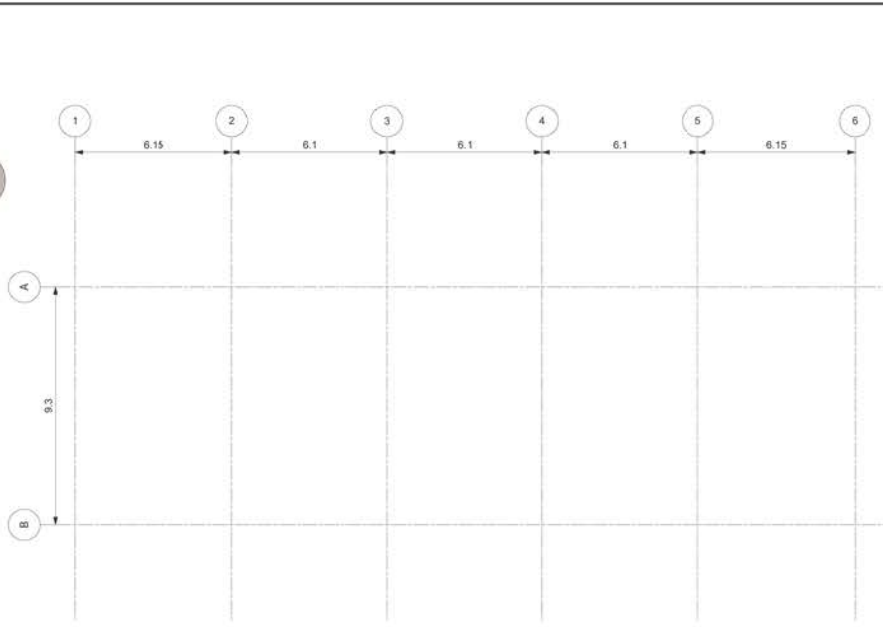
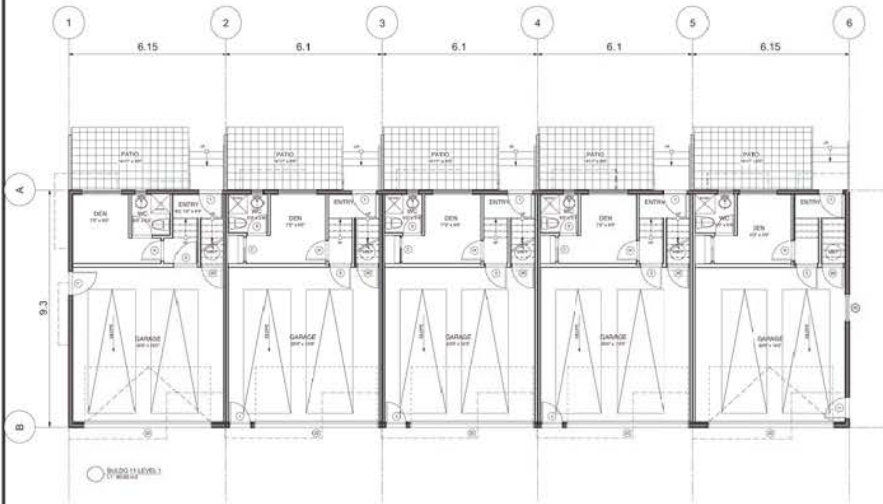
Date:	Project Number:
July 2015	1513

Scale:  
 1/8" = 1' - 0"

Drawn By:  
 MK

Approved By:  
 WG

**DP210**



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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**WG ARCHITECTURE INC**

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

Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.**

Drawing Title:  
**Building 11  
 FLOOR PLANS**

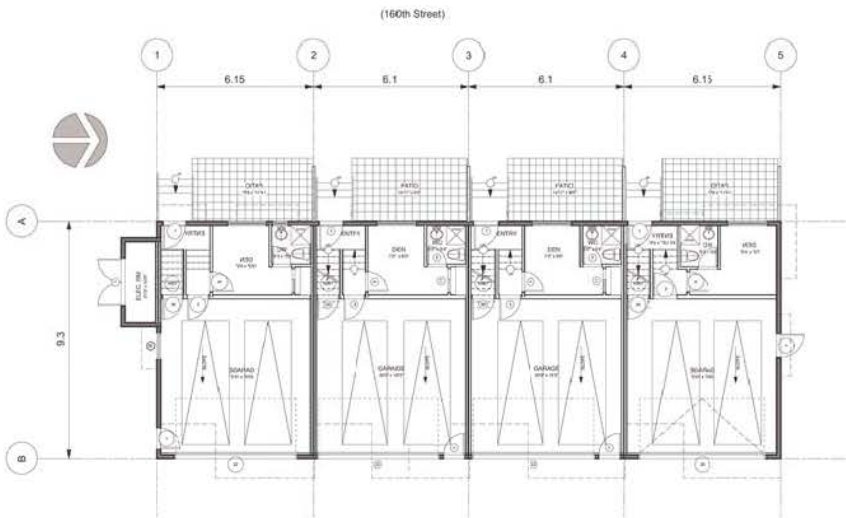
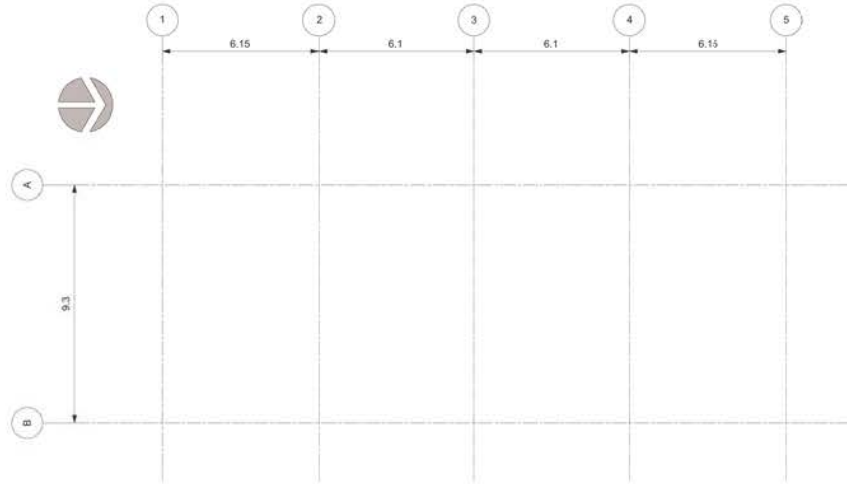
Date:	Project Number
Scale	1513
1/8" = 1' - 0"	
Drawn By	DP211
WG, NM	
Approved By	
WG	

Date: 2016, November 17  
 Time: 12:13:32 PM





BULDG 1 LEVEL 2  
L2: 236.17 m<sup>2</sup>



BULDG 1 LEVEL 1  
L1: 73.03 m<sup>2</sup>



BULDG 1 LEVEL 3  
L3: 254.67m<sup>2</sup>

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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP



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

Project Title:  
**"ISOLA"**  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BLV  
1658,1642 160th St.

Drawing Title:  
**Building 12  
FLOOR PLANS**

Date:	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: WG, NM	<b>DP212</b>
Approved By: WG	

Date: 2016, November 17  
Time: 12:14:12 PM



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No. | Date: | Revision Details:

1 | 2016-10-20 | ISSUED FOR DP



**W G  
ARCHITECTURE  
INC**

1030 - 470 GRANVILLE STREET  
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TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:

"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BL  
1658,1642 160th St.

Drawing Title:

AMENITY BUILDING  
ELEVATIONS

Date:  
July 2015

Project Number:  
1513

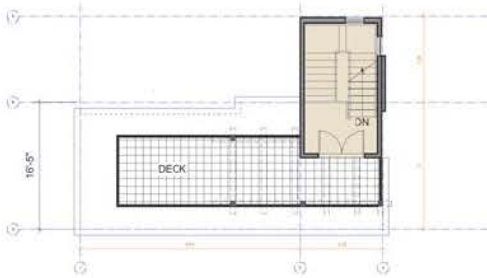
Scale:  
1/8" = 1' - 0"

Sheet No.:

Drawn By:  
MK

DP313

Approved By:  
WG



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No.	Date:	Revision Details:
1.	2016.10.20	ISSUED FOR DP
2.	2016.11.17	REVISION TO DP



**WG  
ARCHITECTURE  
INC**

1030 - 470 GRANVILLE STREET  
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 FAX: (604) 683 7494

Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.**

Drawing Title:  
**AMENITY BUILDING  
 FLOOR PLANS**

Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No: <b>DP213</b>
Drawn By: MK	<small>WG ARCHITECTURE INC.        1030 - 470 GRANVILLE STREET        VANCOUVER, BC V6C 1V5        TEL: (604) 331 2378        FAX: (604) 683 7494</small>
Approved By: WG	



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No.	Date	Revision Details
1	2015.10.22	ISSUED FOR DP



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

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV.  
 1658,1642 160th St.

Drawing Title:  
**BUILDING 1  
 ELEVATION**

Date: July 2015	Project Number: 1513
Scale: 3/32" = 1' - 0"	Sheet No.:
Drawn By: WG	<b>DP301</b>
Approved By: WG	





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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No.	Date	Revision Details
1	2016.10.20	ISSUED FROM DP
2	2016.11.17	REVISION TO DP



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

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**ELEVATIONS  
 BUILDING 2**

Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: MK	<b>DP302</b>
Approved By: WG	

Date: 2016, November 17  
 Time: 12:24:43 PM



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



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

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**ELEVATIONS BLD 3**

Date: JAN 2013	Project Number: 1513
Scale: 3/4" = 1' - 0"	Sheet No: A303
Drawn By: YA, NC, BM	
Approved By: WG	

Nov 11 12:25:24 PM





SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

B HARDIE PLANK SIDING PAINTED  
 S CULTURED STONE FINISH CLADDING

S CULTURED STONE FINISH CLADDING  
 A HARDIE PLANK SIDING PAINTED  
 A HARDIE PLANK SIDING PAINTED  
 G CULTURED STONE FINISH CLADDING

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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



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

Project Title:  
 "ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Drawing Title:  
**ELEVATIONS  
 BUILDING 5**

Date	Project Number
July 2015	1513

Scale	Sheet No.
1/8" = 1' - 0"	DP305

Drawn By	Approved By
MK	WG

Date: 2016, November 17  
 Time: 12:55:55 PM





SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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No.	Date	Revision Details
1	2016.10.26	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**W G  
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 INC**

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

Project Title:  
**"ISOLA"  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.**

Drawing Title:  
**BUILDING 6  
 FLOOR PLANS**

Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Sheet No.:
Drawn By: MK	DP306
Approved By: WG	

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No. | Date: | Revision Details:

No.	Date:	Revision Details:
1	2016.10.22	ISSUED FOR DP
2	2016.11.12	REVISION TO DP

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:  
**"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BLV  
1658,1642 160th St.**

Drawing Title:

**BUILDING 7  
ELEVATION**

Date:  
July 2015

Project Number:  
1513

Scale:  
1/8" = 1' - 0"

Sheet No:  
**DP307**

Drawn By:  
WG

Approved By:  
WG





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No: Date: Revision Details:

1	2016.10.28	ISSUED FOR DP
2	2016.11.12	REVISION TO DP



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INC**

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

Project Title:

"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BLVD  
1658,1642 160th St.

Drawing Title:

**BUILDING 8  
ELEVATION**

Date:  
July 2015

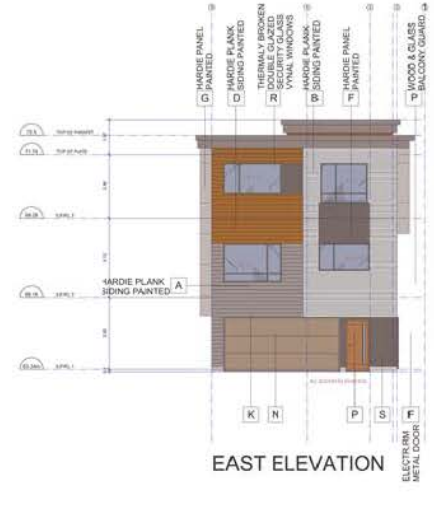
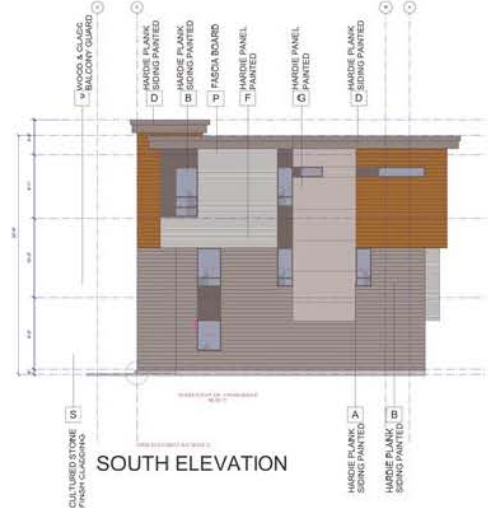
Project Number:  
1513

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

Drawn By:  
WG

Approved By:  
WG

**DP308**



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No.	Date	Revision Details
1	2016.10.20	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**W G ARCHITECTURE INC**

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

Project Title:  
**"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BL  
1658,1642 160th St.**

Drawing Title:  
**ELEVATIONS BLD 9**

Date: JAN 2013	Project Number: 1513
Scale: 3/4" = 1' - 0"	Sheet No: A309
Drawn By: YA, NC, BM	Approved By: WG



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No: | Date: | Revision Details:

1	2016.10.26	ISSUED FOR DP
2	2016.11.17	REVISION TO DP



**W G  
ARCHITECTURE  
INC**

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

Project Title:  
"ISOLA"  
57 UNIT TOWNHOUSE  
+ AMENITY PROJECT  
1681,1667 KING GEORGE BL  
1658,1642 160th St.

Drawing Title:  
**ELEVATIONS  
BUILDING 10**

Date:  
July 2015

Scale:  
1/8" = 1' - 0"

Drawn By:  
MK

Approved By:  
WG

Project Number:  
1513

Sheet No:  
**DP310**

Date: 2016, November 17  
Time: 1:38:48 PM



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No.	Date	Revision Details
1	2016.10.20	ISSUED FROM DP
2	2016.11.17	REVISION TO DP



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

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV.  
 1658,1642 160th St.

Drawing Title:  
**ELEVATIONS  
 BUILDING 11**

Date: July 2015	Project Number: 1513
Scale: 1/8" = 1' - 0"	Drawn By: MK
Approved By: WG	<b>DP311</b>

Jan. 2016, November 21  
 1:16:23 AM







**"ISOLA" PROJECT DEVELOPMENT**  
 1681,1667 KING GEORGE BLV.  
 F1658, 1642 160TH ST. SURREY, B.C..  
**COLOUR SCHEME**

<b>A.</b>	ARBORCOAT - stain translucent flat by Benjamin Moore - Doors
<b>B.</b>	" Scioto" - H1005 LEDGE STONE - Exterior stone veneer, Heritage Stone
<b>C.</b>	" NAVAJO WHITE " - OC-95 Benjamin Moore - Hardie Flat Panels painted, General Paint
<b>D.</b>	" RUSTIC BRICK " - 2091-20 Benjamin Moore - Hardie Flat Panels painted, General Paint
<b>E.</b>	" ARCTIC WHITE" - pre-painted - Exterior Walls, 6" Hardie Board Siding w/wood texture
<b>F.</b>	" IRON GRAY " - pre-painted - Exterior Walls - 6" Hardie Board Siding w/ wood texture
<b>G.</b>	" GRAY GARDENS" - CSP-55 Benjamin Moore - Hardie Flat panels painted
<b>H.</b>	" ROCK GRAY " -1615 Benjamin Moore - Garage Door painted and canopy metal clading ( amenity unit ) General Paint
<b>I.</b>	" SMOKE EMBERS" - 1466 Benjamin Moore - Hardie Flat panels painted,
<b>J.</b>	" COBBLE STONE" - pre-painted - Exterior Walls - 6" Hardie Board Siding w/ wood texture
<b>K.</b>	" CLOUD WHITE" - CC40 Benjamin Moore - Exterior Walls - Trims



WG1513 - Dec. 13, 2016

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No.	Date	Revision Details
2	2016.11.17	REVISION TO DP



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

Project Title:  
**"ISOLA"**  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BLV.  
 1658,1642 160th St.

Drawing Title:  
**COLOR SCHEME**

Date: July 2015	Project Number: 1513
Scale: AS SHOWN	DP004
Drawn By: YA, NC	
Approved By: WG	





DEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	18 NOV 22	ISSUE TO NEW SITE PLAN	DSB
2	18 SEP 20	ISSUE TO NEW PLANNING STAFF REVIEW	DSB
3	18 SEP 20	UPDATE BANNING SIGNAGE PER CITY COMMENTS	DSB
4	18 AUG 21	UPDATE TO NEW IIR PLANTING REPORT	DSB
5	18 AUG 20	ISSUE FOR PLAN	DSB
6	18 JUL 20	ISSUE TO NEW SITE PLAN	DSB
7	18 MAR 21	NEW SITE PLAN	DSB

CLIENT:

PROJECT:

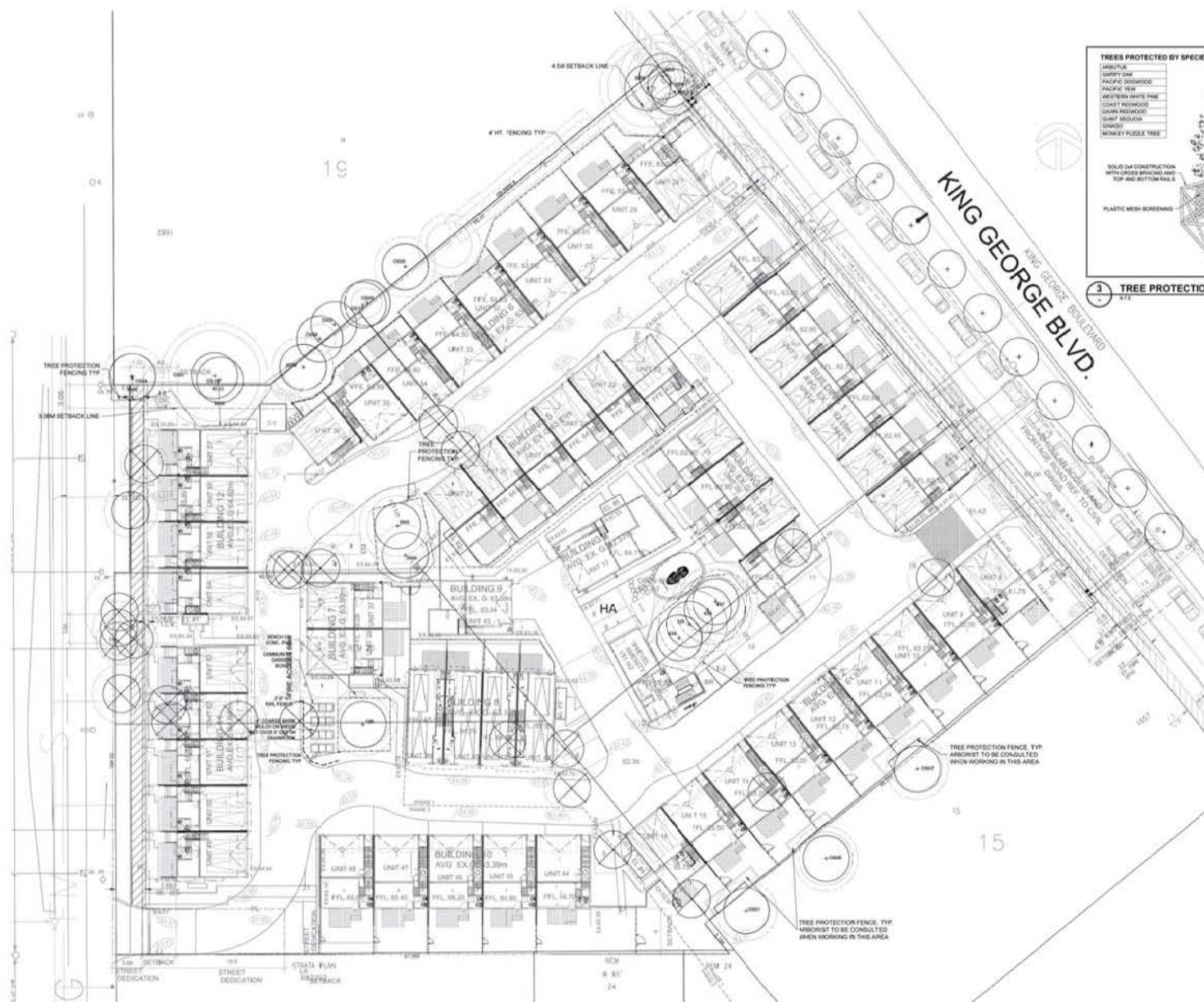
**RESIDENTIAL DEVELOPMENT**  
1642-1658 160TH STREET  
SURREY, BC

DRAWING TITLE:  
**TREE MANAGEMENT  
PLAN**

DATE: 05.OCT.16 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: RCK  
DESIGN: RCK  
CHECKED: PC

L2

OF 5



**TREES PROTECTED BY SPECIES**

LANCASHIRE
QUARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GLADY TREEMOSS
DAWN REDWOOD
GLADY SIBIRIAN
UNASSO
MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS.

**TREE PROTECTION DISTANCE TABLE**

TREES PROTECTED BY SPECIES	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
1	1.2
2	1.5
3	1.8
4	2.1
5	2.4
6	2.7
7	3.0
8	3.3
9	3.6
10	3.9
11	4.2
12	4.5
13	4.8
14	5.1
15	5.4

EXTRAPOLATE PROTECTION RADIUS FOR TREES GREATER THAN 15CM DBH - DISTANCE AT BREAST HEIGHT OR 1.4M FROM GROUND.

1.2M MIN.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION MARKER

**3 TREE PROTECTION BARRIER**

**TREE MANAGEMENT LEGEND**

	EXISTING TREE TO REMOVE
	EXISTING TREE TO RETAIN

DEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 NOV 22	UPDATE TO NEW SITE PLAN	DR
2	18 OCT 20	ISSUE VICTORIA PLANNING TRAIL MAPS	DR
3	18 SEP 20	UPDATE BURNABY TRAIL PER CITY COMMENTS	DR
4	18 AUG 17	UPDATE TO NEW DR PLANNING REPORT	DR
5	18 AUG 09	ISSUE SITE PLAN	DR
6	18 JUL 09	ISSUE TO NEW SITE PLAN	DR
7	18 MAR 11	NEW SITE PLAN	DR

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
1642-1658 160TH STREET  
SURREY, BC

DRAWING TITLE:  
**PHASE 1 EAST  
SHRUB PLAN**

DATE: 05.OCT.16 DRAWING NUMBER:  
SCALE: 1:100 **L3**  
DRAWN: RCK  
DESIGN: RCK  
CHECKED: PC **OF 5**



PLANT SCHEDULE			PMG PROJECT NUMBER: 15-169	
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE (FORM TAG)
1		ALER CORYMBOSUM 'TACTIC' (PINE)	RED BARKED YEW WOPLE	2 SWIFT BAR, 1 STEM CLUMP
2		ACER FRAXINUS 'REDFRUIT'	RED BARKED BAYLA	800 CAL, 10 FT0 BAR
3		CORNUS ALBA 'LADY'S EMERALD'	CHINESE DOUGLAS DOGWOOD	800 CAL, 800
4		MOSSHANA 'BUTTERFLY'	SLUGG BARRICADE	800 CAL, 800
5		PRUNUS LAURUS 'PANDORA'	WEeping WHITE SPREAD	30 FT0 BAR
6		PRUNUS 'VICTORIS MEMORIAM'	COLUMBIAN DOGWOOD AND PINE	30 FT0 BAR
7		PRUNUS 'VICTORIS MEMORIAM'	LAUREL (CHERRY)	800 CAL, 1 SW 270 BAR
8		QUERCUS 'FLAURIBUNDA' GREEN PILLAR	GREEN PILLAR WHITE OAKS	100 CAL, 1 SW 270 BAR
9		STYRACIA JAPONICA 'PINK CHAMEL'	PINK FLOWERING JAPANESE WACHTEL	800 CAL, 800
10				
11		AKAZA JAPONICA 'KONIKO'S COMPASS'	AKAZA PURPLE LEAFED	#1 POT NEW
12		AKAZA JAPONICA 'HARVESTERS BEAUTY'	AKAZA LIGHT PINK	#1 POT NEW
13		CHERRY 'TERRAZA'	MEXICAL MOON ORANGE	#1 POT NEW
14		SMYRNAEAE 'LAMPANALATA'	TRIFOLIATA	#1 POT NEW
15		KALAMA 'ATPULIA BLP'	ORIENT MOUNTAIN LAUREL	#1 POT NEW
16		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW
17		PRUNUS 'LAPIDEA' PINK SPREAD	ROSIAN LAUREL	#1 POT NEW
18		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW
19		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW
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22		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW
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31		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW
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100		INDIGOBUNDELLA 'MORNINGWAY'	ORIENT RED BELL BARKED	#1 POT NEW

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD LISTED BOTTOM. CONTAINER SIZE SPECIFIED AS PER CANADA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT AND CONTAINER REQUIREMENTS. \*STANDARD ACCEPTABLE SIZES. PLANT MATERIAL AVAILABLE FOR DELIVERY REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF PURCHASE. AREA OF STAMPS TO INCLUDE OWNER NAME AND PROJECT NAME. SUBSTITUTIONS OR ANY OTHER APPROVALS FROM LANDSCAPE ARCHITECT MUST BE OBTAINED AND SUBMITTED TO THE ARCHITECT. MATERIALS, SPECIFICATIONS AND PLANT SIZES MUST BE OBTAINED FROM THE SUPPLIER. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE TREE NURSERY. CANADIAN LANDSCAPE STANDARD: SELECTION OF CONDITIONS OF SALE/PLANT, PLANTING AND WATERING AND MAINTENANCE MUST BE MET FOR SUCCESS. CANADIAN LANDSCAPE STANDARD: SELECTION OF SALE/PLANT, PLANTING AND WATERING MUST BE PROVIDED FROM CERTIFIED SOURCE TREE NURSERY.



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**pmg**  
 LANDSCAPE  
 ARCHITECTS  
 Suite C100 - 4185 588 C wick Drive  
 Burnaby, British Columbia V5C 5C9  
 p. 604.294.0111 f. 604.294.0122

DEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	18 NOV 22	UPDATE TO NEW SITE PLAN	DSB
2	18 SEP 20	UPDATE VENDOR DRAWING TRADE MARKET	DSB
3	18 SEP 20	UPDATE BANNING SIGNAGE PER CITY COMMENTS	DSB
4	18 AUG 21	UPDATE TO NEW IIR PLANTINGS REPORT	DSB
5	18 AUG 20	ISSUE FOR PLAN	WHS/DSB
6	18 JUL 20	UPDATE TO NEW SITE PLAN	DSB
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6	18 JUL 20	UPDATE TO NEW SITE PLAN	DSB
7	18 MAR 21	NEW SITE PLAN	DSB

CLIENT:

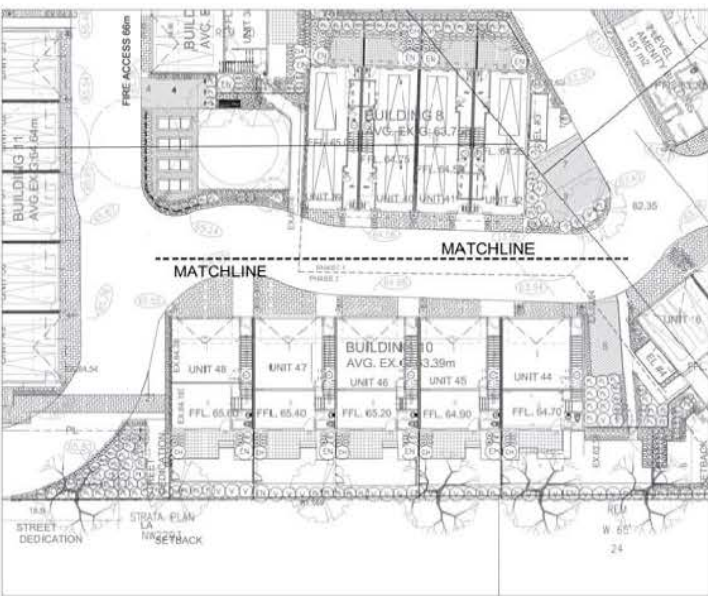
PROJECT:

**RESIDENTIAL DEVELOPMENT**  
 1642-1658 160TH STREET  
 SURREY, BC

DRAWING TITLE:  
**PHASE 1 WEST  
 SHRUB PLAN**

DATE: 05.OCT.16 DRAWING NUMBER:  
 SCALE: 1:100  
 DRAWN: RCK  
 DESIGN: RCK  
 CHECKED: PC

**L4**  
 OF 5





---

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

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

ATE: **December 14, 2016** PROJECT FILE: **7815-0311-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 1642 160 Street**

### REZONE/SUBDIVISION

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

- Dedicate varying widths on 160 Street (3.883 m width at 1642/1658 160 Street, and 1.749 m width at 1664/1666 160 Street) for ultimate 14.0 m from centreline (ultimate road allowance of 24.0 m with an offset centreline 2.0 m to the east).
- Dedicate as road (without compensation) gazetted road (the easterly 10.058 m of 160 Street and the northerly 10.058 m of 16 Avenue) on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate 0.5 m on King George Blvd to accommodate the frontage road (ultimate 24.884 m from centreline).
- Dedicate 6.0 m wide lane, approximately 19 m in length for access on 160 Street.
- Register 0.5 m SRW along all frontage roads.


#### *Works and Services*

- Construct frontage road on King George Boulevard.
- Construct approximately 19.0 m of lane to Residential Lane standard.
- Confirm downstream drainage system capacity, upgrade the system if required.
- Provide onsite drainage works as required in the Fergus Creek Integrated Stormwater Management Plan.
- Extend a 300 mm diameter water main on 160 Street from 16 Avenue to Lilac Drive.
- Construct interim and ultimate accesses to the site, and provide cash-in-lieu for future removal and remediation of all interim works.
- Construct adequately-sized water, sanitary and storm service connections to service the proposed development.
- Pay any Latecomer charges applicable from now until completion of this project.

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  
IK1

NOTE: Detailed Land Development Engineering Review available on file





Thursday, December 01, 2016  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 15 0311 00

**SUMMARY**

The proposed 57 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	14
Secondary Students:	7

September 2016 Enrolment/School Capacity

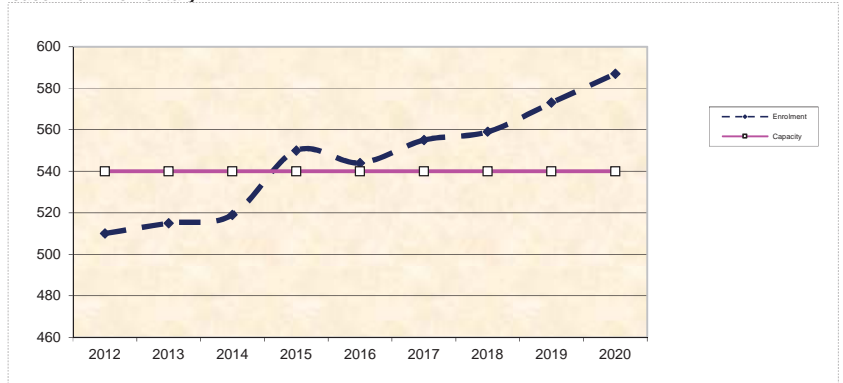
<b>Peace Arch Elementary</b>	
Enrolment (K/1-7):	61 K + 483
Capacity (K/1-7):	40 K + 500
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

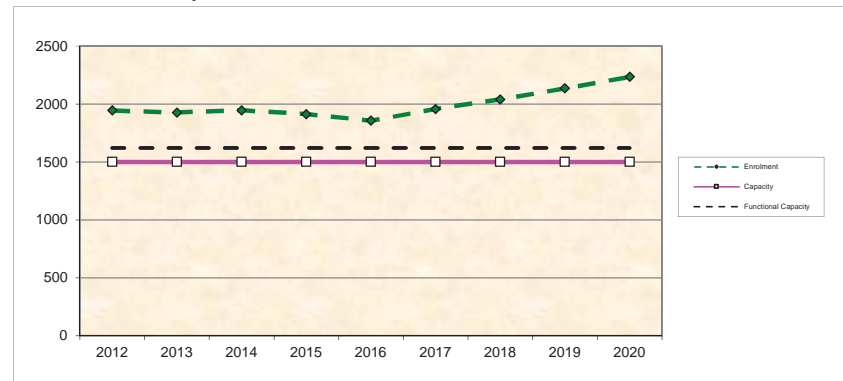
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no projects identified at Peace Arch in the Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020).

**Peace Arch 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: 15-0311-00

Address: 1642, 1658, 1664/1666 160<sup>th</sup> Street and 1667-1697 King George Boulevard, Surrey, BC

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	45
<b>Protected Trees to be Removed</b>	33
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	12
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 32 X two (2) = <u>64</u></li> </ul>	65
<b>Replacement Trees Proposed</b>	72
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist:



Date: December 12, 2016



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0311-00

Issued To: 1068702 B.C. LTD.

Address of Owner: 12639 - 80 Avenue, Unit 207  
Surrey, BC V3W 3A5

Issued To: 1046150 B.C. LTD.

Address of Owner: 10191 - Blundell Road  
Richmond, BC V6Y 1K9

(collectively referred to as the "Owner")

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

Parcel Identifier: 011-427-281

Lot 16 Section 13 Township 1 New Westminster District Plan 9660

1667 & 1669 - King George Boulevard

Parcel Identifier: 009-058-737

Lot 2 Section 13 Township 1 New Westminster District Plan 76312

1697 & 1695 - King George Boulevard

Parcel Identifier: 011-427-329

Lot 20 Except: Parcel "A" (Explanatory Plan 15119); Section 13 Township 1 New Westminster District Plan 9660

1658 - 160 Street

Parcel Identifier: 011-427-345

Lot 21 Section 13 Township 1 New Westminster District Plan 9660

1642 - 160 Street

Parcel Identifier: 009-058-711  
Lot 1 Section 13 Township 1 New Westminster District Plan 76312

1666 & 1664 – 160 Street

Parcel Identifier: 001-893-416  
Strata Lot 1 Section 13 Township 1 New Westminster District Strata Plan NW1694 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

1683 - King George Boulevard

Parcel Identifier: 001-893-432  
Strata Lot 2 Section 13 Township 1 New Westminster District Strata Plan NW1694 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

1681 - 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 has been issued, as follows:

Parcel Identifier:

---

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

4. Part 22, Multiple Residential 30 Zone (RM-30), of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F, Yards and Setbacks, the minimum south setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10 and 4.5 metres (14.7 ft.) for Building 11;
- (b) In Subsection F, Yards and Setbacks, the minimum north setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6 and 5.8 metres (19 ft.) for Building 12;
- (c) In Subsection F, Yards and Setbacks, the minimum west setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12; and

- (d) In Subsection F, Yards and Setbacks, the minimum east setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7915-0311-00 (Schedule A) (the "Drawing") 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



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 consent shall be given only to the person  
 named herein. Contractors shall verify  
 and be responsible for all dimensions  
 and conditions shown on the drawing.  
 shall be informed of any variations from the  
 drawing.

No.	Date	Revision Details:
1	2016.02.28	ISSUED FOR PERMIT
2	2016.03.01	REVISED PER COMMENTS
3	2016.03.01	REVISED PER COMMENTS
4	2016.03.01	REVISED PER COMMENTS
5	2016.03.01	REVISED PER COMMENTS
6	2016.03.01	REVISED PER COMMENTS
7	2016.03.01	REVISED PER COMMENTS
8	2016.03.01	REVISED PER COMMENTS
9	2016.03.01	REVISED PER COMMENTS
10	2016.03.01	REVISED PER COMMENTS
11	2016.03.01	REVISED PER COMMENTS
12	2016.03.01	REVISED PER COMMENTS
13	2016.03.01	REVISED PER COMMENTS
14	2016.03.01	REVISED PER COMMENTS
15	2016.03.01	REVISED PER COMMENTS
16	2016.03.01	REVISED PER COMMENTS
17	2016.03.01	REVISED PER COMMENTS
18	2016.03.01	REVISED PER COMMENTS
19	2016.03.01	REVISED PER COMMENTS
20	2016.03.01	REVISED PER COMMENTS

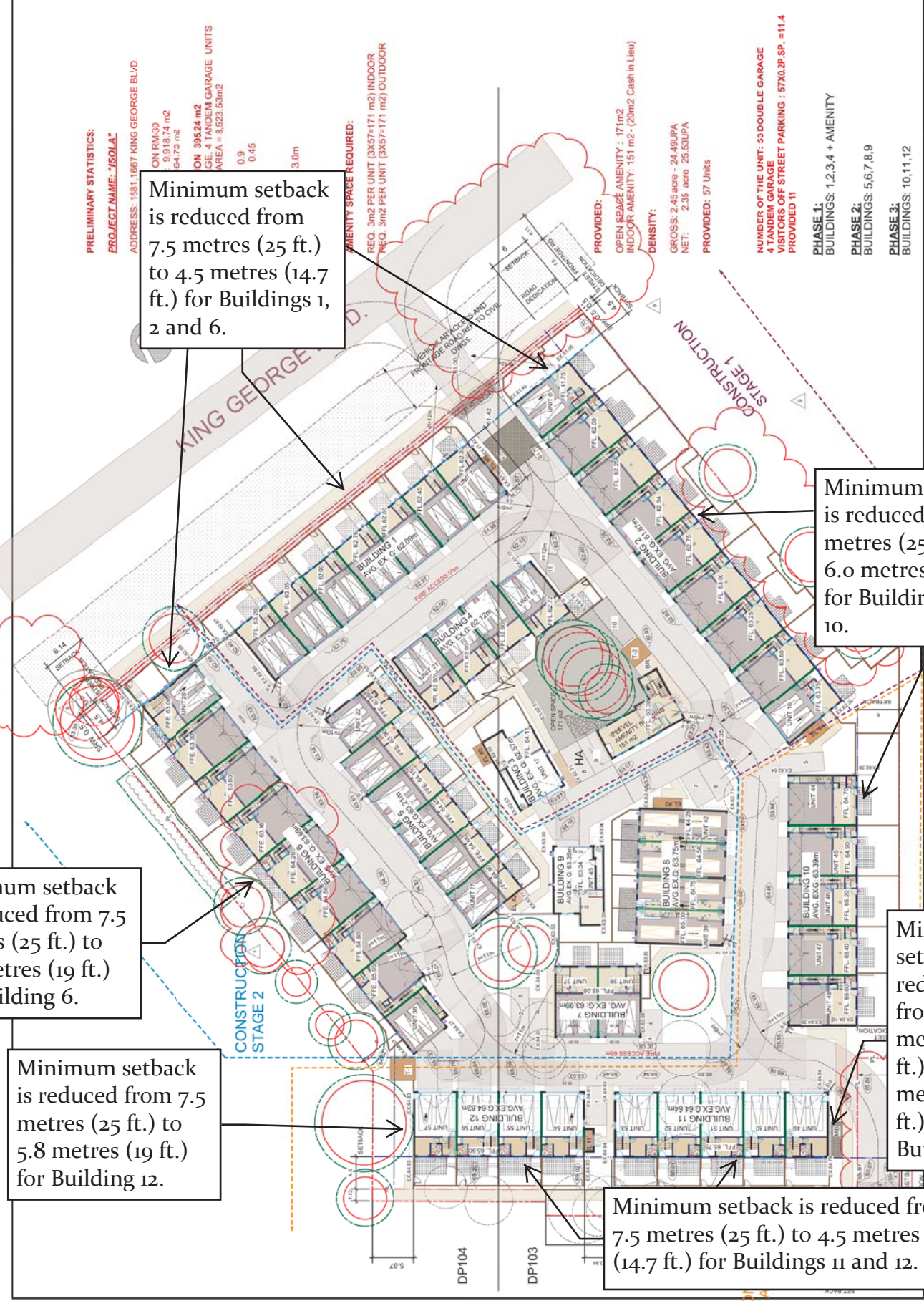


**W.G. ARCHITECTURE  
 INC**  
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\*ISOLA\*  
 57 UNIT TOWNHOUSE  
 + AMENITY PROJECT  
 1681,1667 KING GEORGE BL  
 1658,1642 160th St.

Project Title:  
**CONTEXT SITE**

Date:	1513
Scale:	1:250
Drawn By:	W.G. NM
Approved By:	W.G.



**PRELIMINARY STATISTICS:**  
**PROJECT NAME: "ISOLA"**  
 ADDRESS: 1681, 1667 KING GEORGE BLVD.  
 ON RM: 30  
 9,916.74 m<sup>2</sup>  
 64.73 ac.  
 ON 393.24 m<sup>2</sup>  
 GE. 4 TANDEN GARAGE UNITS  
 AREA = 3,523.53m<sup>2</sup>  
 0.9  
 0.45  
 3.0m

Minimum setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.

**AMENITY SPACE REQUIRED:**  
 REQ. 3m<sup>2</sup> PER UNIT (3X57=171 m<sup>2</sup>) INDOOR  
 REQ. 3m<sup>2</sup> PER UNIT (3X57=171 m<sup>2</sup>) OUTDOOR

**PROVIDED:**  
 OPEN REAR AMENITY : 171m<sup>2</sup>  
 INDOOR AMENITY : 151 m<sup>2</sup> - (20m<sup>2</sup> Cash in Lieu)  
**DENSITY:**  
 GROSS: 2.45 acre - 24.48U/PA  
 NET: 2.39 acre - 25.50U/PA  
**PROVIDED:** 57 Units

**NUMBER OF THE UNIT: 53 DOUBLE GARAGE  
 4 TANDEN GARAGE  
 VISITORS OFF STREET PARKING : 57X0.2P.SP. =11.4  
 PROVIDED 11**

**PHASE 1:**  
 BUILDINGS: 1,2,3,4 + AMENITY  
**PHASE 2:**  
 BUILDINGS: 5,6,7,8,9  
**PHASE 3:**  
 BUILDINGS: 10,11,12

Minimum setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6.

Minimum setback is reduced from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for Building 12.

Minimum setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10.

Minimum setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Building 11.

Minimum setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12.

