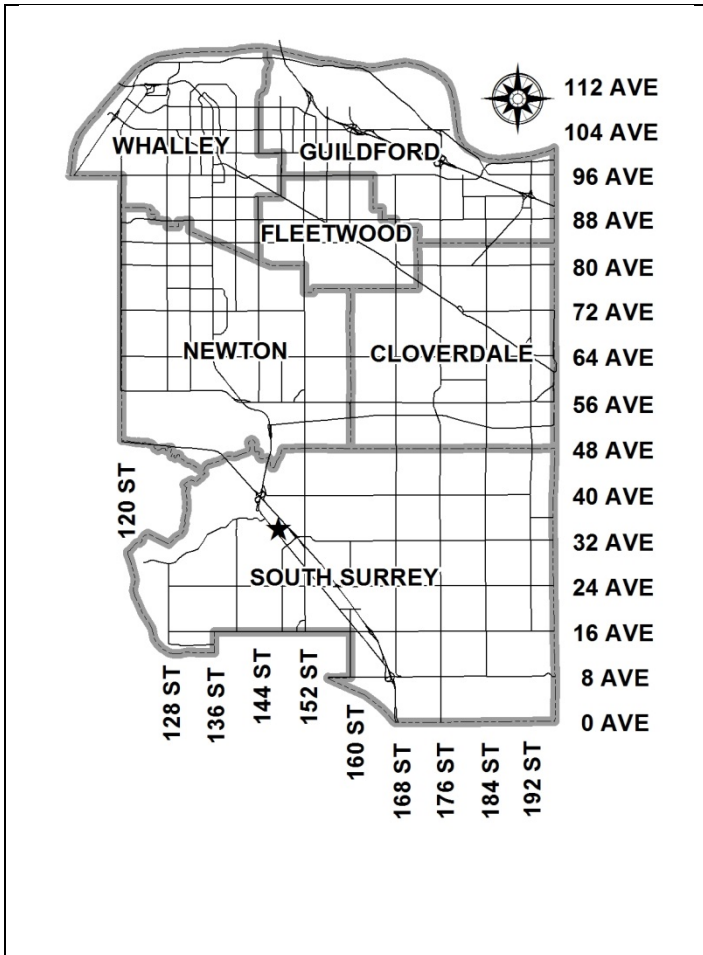


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0314-00

Planning Report Date: April 3, 2017



**PROPOSAL:**

- **OCF Amendment** from Urban to Multiple Residential
- **LAP Amendment** from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)"
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 33 townhouse units.

**LOCATION:** 3338 - King George Boulevard  
 3353 and 3331 - 148 Street

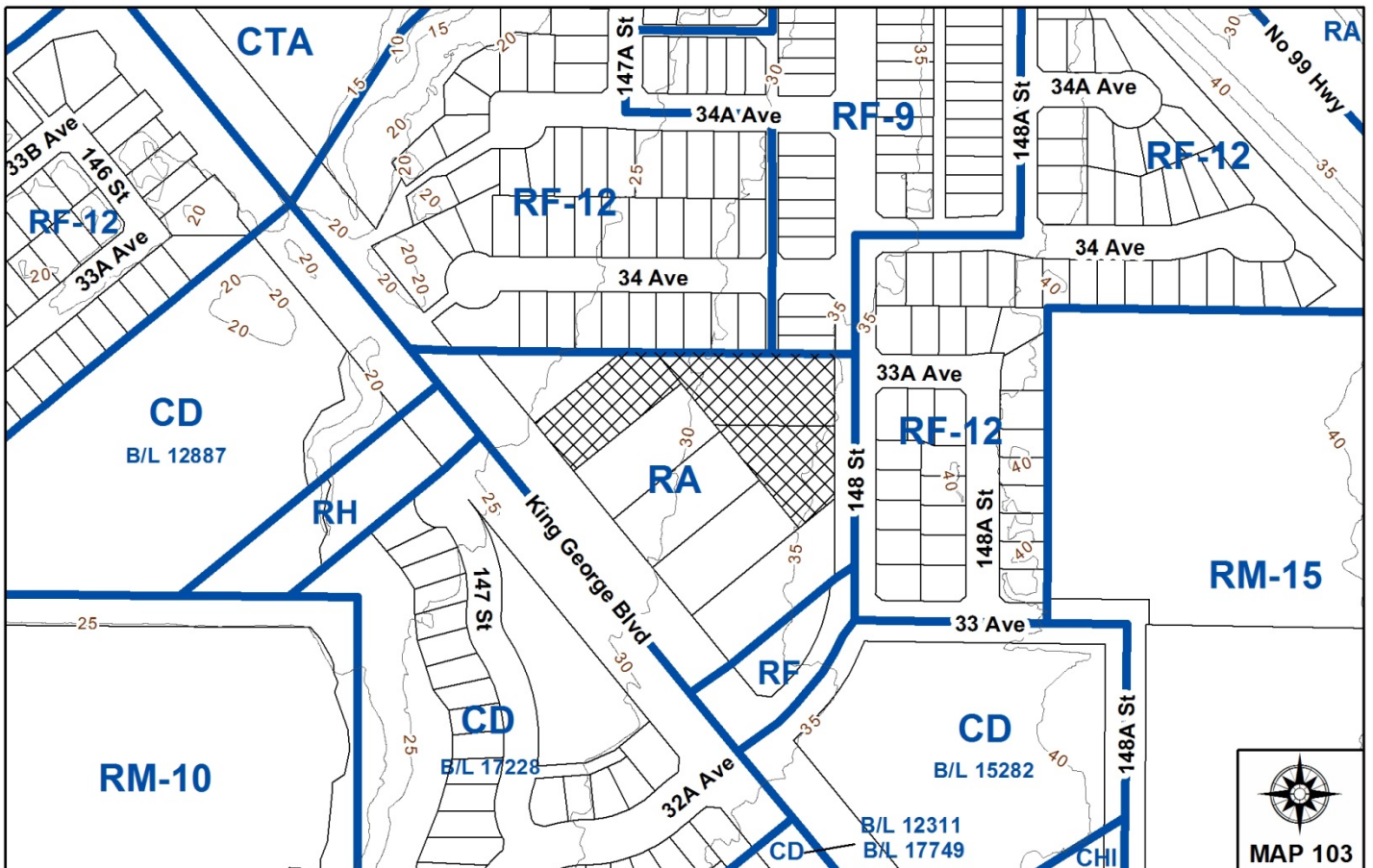
**OWNER:** 1070004 B. C. Ltd.

**ZONING:** RA

**OCF DESIGNATION:** Urban

**KING GEORGE HIGHWAY CORRIDOR PLAN DESIGNATION:** Clustering at Urban Single Family Density (8 upa)

**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 an amendment to the King George Highway Corridor Local Area Plan to redesignate the site from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)".

### RATIONALE OF RECOMMENDATION

- The OCP amendment to Multiple Residential is required to allow for an increase in the density from 20 uph (8 upa) to 52 uph (21 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, and in particular, King George Boulevard, which is a Frequent Transit Network.
- The proposed variances for building setbacks are supportable as they provide better street presence along King George Boulevard and 148 Street. The proposed front yard setbacks along 148 Street are similar to the setbacks of the existing homes on the RF-9 lots located to the immediate north.
- Other setback reductions are supported as side yard conditions, 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 of 12 square metres (129 sq.ft.), or 4 units, 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 "One-Acre Residential Zone (RA)" 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 99 square metres (1,066 sq. ft.) to 87 square metres (940 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7916-0314-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7916-0314-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) to the building face and 3.0 metres (9.8 ft.) to the columns of Building 7 and 6.1 metres (20 ft.) to the columns of Building 5;
  - (b) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face, 5.2 metres (17 ft.) to the bay window and 4.5 metres (14.7 ft.) to the columns of Buildings 1 and 2 and 6.8 metres (22 ft.) to Building 3;
  - (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face and 3.3 (11 ft.) to the columns of Building 3; and
  - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the corner of Building 4 and 3.0 metres (9.8 ft.) to Buildings 6 and 7.
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) provision of a Community Benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) 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;
  - (k) 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
  - (l) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the land from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 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:**

7 Elementary students at Semiahmoo Trail Elementary School  
3 Secondary students at Semiahmoo 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 December, 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 has agreed to provide \$500 per dwelling unit as a park amenity contribution in order to address the concern.

**Ministry of Transportation & Infrastructure (MOTI):** Conditional approval granted.

**Surrey Fire Department:** No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban / Clustering at Urban Single Family Density (8 upa)	RF-12 and RF-9
East (Across 148 Street):	Single family dwellings.	Urban / Clustering at Urban Single Family Density (8 upa)	RF-12
South:	Single family dwellings.	Urban / Clustering at Urban Single Family Density (8 upa)	RA
West (Across King George Boulevard):	Townhouses and single family dwellings.	Urban / Clustering at Urban Single Family Density (8 upa)	CD (By-law No. 17228).

### 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 also required to redesignate the site from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 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 52 units per hectare (21 units per acre), 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, a Frequent Transit Network. Northbound and southbound public transit stops are located in close proximity to the subject site (north of 148 Street and south of 32A Avenue), along both King George Boulevard.
- The applicant has volunteered to provide a community benefit in the form of a cash contribution of \$1,200 per townhouse unit to satisfy the OCP Amendment policy.

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject 0.64 hectare (1.58 acre) site is comprised of 3 properties which are zoned "One-Acre Residential Zone (RA)", designated "Clustering at Urban Single Family Density (8 upa)" in the King George Highway Corridor Plan and designated "Urban" in the Official Community Plan (OCP).
- The properties to the northwest and south of the subject site are designated "Clustering at Urban Single Family Density (8 upa)" in the King George Highway Corridor Plan and "Urban" in the Official Community Plan (OCP).
- As access to King George Boulevard is limited, this remaining block of undeveloped properties is constrained and therefore consolidation is required in order to ensure efficient and equitable development.
- The property to the northwest of the subject site, at 3344- King George Boulevard, is zoned "One-Acre Residential Zone (RA)" and contains a single family dwelling. Because of the property's triangular shape, only a few townhouse units can reasonably be accommodated on the site. Although the property is most efficiently developed in coordination with the subject property, the owner of the property is not interested in consolidation or development at this time and has provided a letter confirming this in writing.
- To the south of the subject site are 5 properties (3313 – 148 Street and 3300-3328 – King George Boulevard), 4 of which are zoned "One-Acre Residential Zone (RA)" and one of which is zoned "Single Family Residential Zone (RF)". All 5 properties all under the same ownership. The applicant of the subject development application has prepared a concept that demonstrates the future development potential of these 5 properties. The concept shows that these properties can develop efficiently and independently of the subject application; thus, consolidation is not required.

### 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 redesignate the land from "Clustering at Urban Single Family Density (8 upa)" to "Townhouse (22 upa)"; and
  - to rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit (DP) to allow the development of a 33-unit townhouse development.
- A Development Variance Permit (DVP) is also proposed in order to reduce the minimum setback requirements of the RM-30 Zone.
- The Official Community Plan (OCP) allows a maximum unit density of 36 units per hectare (15 units per acre) within established or existing residential neighborhoods. 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 52 uph (21 upa) and proposes a total floor area of 4,746 square metres (51,086 sq.ft.), representing a net floor area ratio (FAR) of 0.74, which is below the maximum allowable 0.9 FAR of the RM-30 Zone.
- The applicant is also seeking to reduce the amount of required indoor amenity space from 99 square metres (1,066 sq.ft.) to 87 square metres (940 sq.ft.).

### DESIGN PROPOSAL AND REVIEW

- Of the 33 proposed townhouse units, 32 contain three-bedrooms and 1 contains two bedrooms. The units are contained within 7 buildings and range in size from 138 square metres (1,485 sq.ft.) to 150 square metres (1,616 sq.ft.).
- Of the 33 units, 24 have side by side garages and 9 have a tandem parking arrangement.
- Each unit has a distinct entry and unique visual identities. The variation of exterior materials and finishes and horizontal and vertical rhythms reinforces the individuality of each unit. The uniqueness of the individual units is further reinforced with the stepping of individual units and roof lines to respond to the existing grades. Gable entries and alternating repetition of form strengthens the individuality of each unit while creating a unified design expression.
- The proposed design follows a farmhouse modern theme. Exterior building cladding consist of fibre cement siding (white), fibre cement board and batton siding (white), vinyl windows (dark grey/black), painted front entry doors (dark grey/black), powder-coated aluminum balcony railings (dark grey/black), and high-profile laminated asphalt shingle roofing (black).

- Second-floor balconies are proposed for each unit, which will provide private outdoor amenity space for the enjoyment of owners.

### Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 58 trees are proposed to be planted on the site, including a mix of river birch, eastern redbud, Chinese dogwood, beech, silver bell and magnolia 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.
- River birch, eastern redbud and beech trees and a variety of shrubs and grasses are proposed within the front yards of the units along 148 Street.
- Decorative pavers are proposed at the site's entrance and in visitor parking spaces.

### Access, Pedestrian Circulation & Parking

- Vehicular access to the site is proposed from 148 Street.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 66 resident parking spaces and 7 visitor parking spaces, which meets the Zoning By-law requirement of 73 spaces for resident and visitor parking.
- 72% of the units (24 of the 33 units) have double side by side garages.

### Amenity Space

- The Zoning By-law requires that 99 square metres (1,066 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 129 square metres (1,389 sq. ft.) of outdoor amenity space, exceeding the By-law requirement. The outdoor amenity space consists of a grassed area, an arbour, balance logs and a formal patio adjacent to the indoor amenity building.
- The applicant is proposing to provide 87 square metres (940 sq. ft.) of indoor amenity space in the form of a 2-storey amenity building containing a multi-purpose space, kitchen, washrooms, patio and a second-storey 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 12 square metre (1295 sq. ft.) shortfall in indoor amenity space, in accordance with Council policy.



TREES

- Aelicia Otto, ISA Certified Arborist of M2 Landscape Architecture, 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	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Persian Ironwood	1	1	0
Bitter Cherry	4	4	0
Paper Birch	2	2	0
Cherry	2	2	0
Big Leaf Maple	1	1	0
Oak	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
Douglas Fir	72	41	31
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>86</b>	<b>55</b>	<b>31</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>58</b>	
<b>Total Retained and Replacement Trees</b>		<b>89</b>	
<b>Contribution to the Green City Fund</b>		<b>\$21,600</b>	

- The Arborist Assessment states that there are a total of 86 protected trees on the site, excluding Alder and Cottonwood trees. 2 existing trees on the site are Alder trees. The subject proposal allows for a significant amount of tree retention on the site, primarily along 148 Street and King George Boulevard.
- It was determined that 31 trees can be retained as part of this development proposal. All of the trees that are proposed to be retained are mature Douglas Fir trees ranging in size from 33 to 96 diameters at breast height.
- 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 sidewalk on 148 Street was altered in order to maximize tree preservation on the site.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 112 replacement trees on the site. The applicant is proposing to plant 58 replacement trees on the site. The deficit of 54 trees will require a cash-in-lieu payment of \$21,600, representing \$400 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 river birch, eastern redbud, Chinese dogwood, beech, silver bell and magnolia trees.
- Approximately 36% of the tree inventory on the site is proposed for retention. Staff are satisfied with the tree preservation achieved in the project.
- In summary, a total of 89 trees are proposed to be retained or replaced on the site with a contribution of \$21,600 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 10, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is an urban infill area.</li> <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>• The proposed density is 52 uph / 21 upa.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, swales, perforated pipe systems, sediment control devices, permeable paving, and natural landscaping are proposed.</li> <li>• 31 trees are proposed to be retained.</li> <li>• A total of 89 trees are proposed to be retained or replanted on the site.</li> <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>• 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>• Indoor and outdoor community gathering spaces are proposed.</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>• Low-VOC building materials and products are proposed to be used.</li> <li>• Best-use building practices will be followed to reduce waste.</li> <li>• Building materials will be recycled.</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 January 26, 2017 to 275 households within 100 metres (328 ft.) of the subject site. To date, staff have received 5 emails and 2 phone calls 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:

- 5 residents expressed concerns about traffic congestion and traffic safety related to street parking along 148 Street, north of King George Boulevard. Parking along both the east and west sides of 148 Street makes it difficult for cars to pass each other safely. Residents believe that the majority of the parked cars along 148 Street are related to transit users who "park and ride", taking the ExpressBus to connect to the Canada Line SkyTrain.

*(Currently, parking is permitted along the pavement shoulder on the west side of 148 Street, fronting the subject site. As part of the application's required works and services, a new curb and sidewalk, along with a boulevard, will be constructed to complete the west side of 148 Street. To retain trees along portions of the site's frontage, the applicant has proposed to narrow portions of the pavement, which will result in the removal of some street parking along the west side of 148 Street.*

*Parking along the east side of 148 Street is currently permitted outside of the existing driveways of single family homes. Staff have advised residents to visit the City of Surrey's Parking Regulations webpage for information related to Parking Regulations within the City. Staff also advised that a Parking Petition Form in support of amending the parking regulations on 148 Street can be considered if residents of 148 Street support the petition.)*

- 2 residents expressed concerns about tree removal, specifically of healthy fir trees within the subject site and the trees along 148 Street.

*(Approximately 36% of the tree inventory on the site is proposed for retention, including 43% of the Douglas Fir trees on the site. Staff are satisfied with the tree preservation achieved in the project.)*

- 2 residents expressed concerns about the proposed land use. The surrounding area consists of single family homes; therefore, the zoning of the subject site should remain single family residential, as was planned for in the King George Highway Corridor Plan.

*(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.*

*Providing increased densities along transit routes helps to support the function and expansion of the transit network within the City.*

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

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- Reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 4.6 metres (15 ft.) to the building face and 3.0 metres (9.8 ft.) to the columns of Building 7; and
  - 6.1 metres (20 ft.) to the columns of Building 5.
- Reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 5.8 metres (19 ft.) to the building face, 5.2 metres (17 ft.) to the bay window and 4.5 metres (14.7 ft.) to the columns of Buildings 1 and 2; and
  - 6.8 metres (22 ft.) to Building 3.
- Reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.) to the building face and 3.3 metres (11 ft.) to the columns of Building 3.
- Reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 2.9 metres (9.5 ft.) to the corner of Building 4; and
  - 3.0 metres (9.8 ft.) to Buildings 6 and 7.

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 given the site constraints imposed by the retention of large clusters of quality trees.

Staff Comments:

- A reduced front yard setback for street-fronting units located along 148 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk. The reduced setbacks along 148 Street are also similar to the setbacks of the existing homes on the RF-9 lots located immediately north of the subject site.

- The proposed reduction in the northerly setback for Buildings 4, 6 and 7 is supportable as it is a side yard condition, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.
- The proposed reduction in the south setback for Building 3 is supportable as it is a side yard condition and the building is separated from King George Boulevard by a grove of retained trees.
- The proposed reduction in the west setback for Buildings 1 and 2 is supportable as the proposed townhouse buildings are oriented to the adjacent properties as rear 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.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7916-0314-00
Appendix VII.	OCP Redesignation Map

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Brad Hughes  
  
                  Address:         16811 - 60 Avenue  
                                      Surrey, BC V3S 1T1
  
2.     Properties involved in the Application
  - (a)     Civic Address:         3338 - King George Boulevard  
                                      3353 - 148 Street  
                                      3331 - 148 Street
  
  - (b)     Civic Address:         3338 - King George Boulevard  
           Owner:               1070004 B C Ltd.  
                                      Director Information:  
                                      Bradley E. Hughes  
                                      Kevin D. Smith  
  
                                      No Officer Information Filed  
           PID:                 006-982-921  
           Lot 6 District Lot 165 Group 2 New Westminster District Plan 12049
  
  - (c)     Civic Address:         3353 - 148 Street  
           Owner:               1070004 B C Ltd.  
                                      Director Information:  
                                      Bradley E. Hughes  
                                      Kevin D. Smith  
  
                                      No Officer Information Filed  
           PID:                 001-821-652  
           Lot 8 District Lot 165 Group 2 New Westminster District Plan 12049
  
  - (d)     Civic Address:         3331 - 148 Street  
           Owner:               1070004 B C Ltd.  
                                      Director Information:  
                                      Bradley E. Hughes  
                                      Kevin D. Smith  
  
                                      No Officer Information Filed  
           PID:                 007-432-127  
           Lot 9 District Lot 165 Group 2 New Westminster District Plan 12049

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. 2017-00382

- (d) Proceed with Public Notification for Development Variance Permit No. 7916-0314-00 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		
Road Widening area		
Undevelopable area		
Net Total		6,389 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		69%
SETBACKS ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		10.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		32
Total		33
FLOOR AREA: Residential		4,746 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,746 m <sup>2</sup>

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



**Development Data Sheet cont'd**

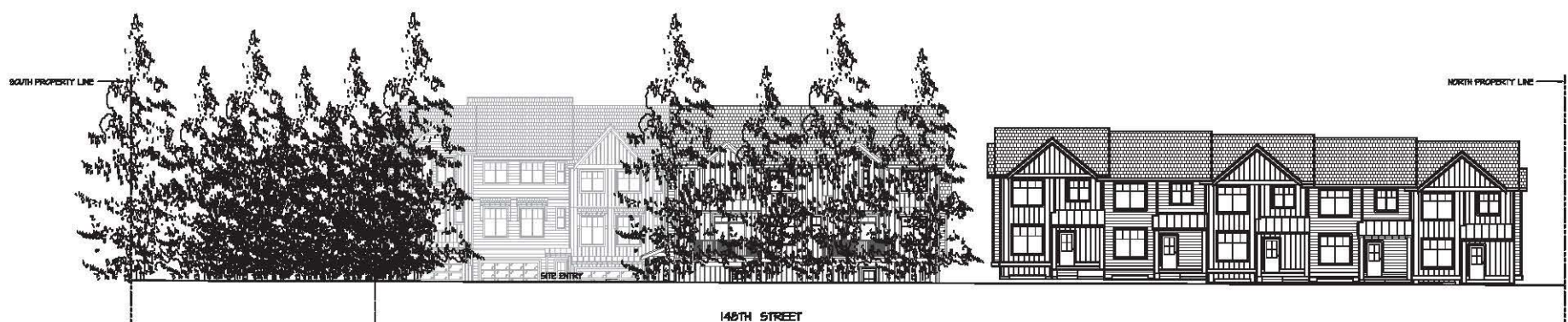
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		51.6 uph/ 20.9 upa
FAR (gross)		0.74
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		87 m <sup>2</sup>
Outdoor		129 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		2
3-Bed		64
Residential Visitors		7
Institutional		
Total Number of Parking Spaces		73
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		27%
Size of Tandem Parking Spaces width/length		

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





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**STREETVIEW ALONG 148TH STREET**  
 SCALE: 3/32" = 1'-0"

NO.	DATE	BY	REVISION



DATE: 10/10/2014  
 TIME: 10:10 AM

CLIENT : 1070004 BC LTD  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 3031 & 3033 148 Street  
 SHEET NUMBER :  
 STREETVIEW

**barnett denbek**  
 ARCHITECTS INC.

UNIT 135,  
 7036 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

PHONE: (604) 587-7100  
 FAX: (604) 587-2089  
 EMAIL: mail@barnettdenbek.com

CLIENT NO.	SHEET NO.
16041	AC-12
PROJECT NO.	REV. NO.
16041	



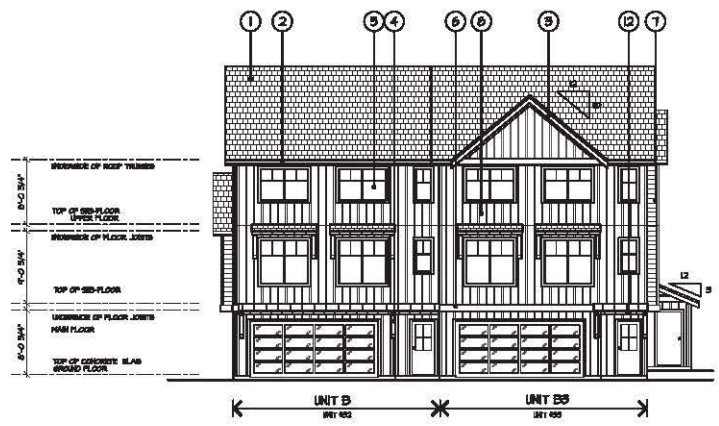




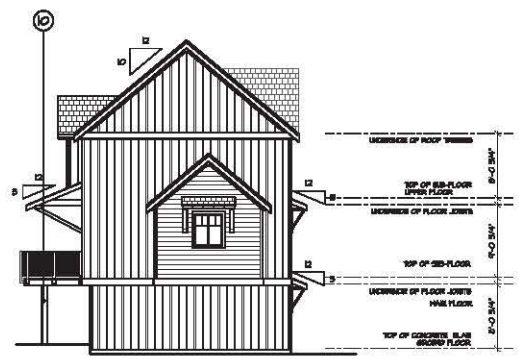




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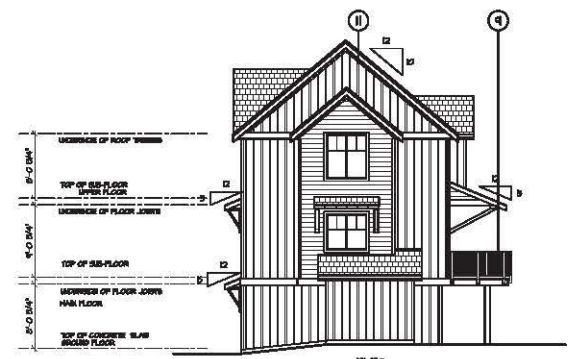
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 MOOD FASCIA
- ③ 1 x 4 MOOD TRIM ON 2 x 10 MOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/A 2x4 MOOD TRIM
- ⑥ 2 x 10 MOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 1" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILINGS
- ⑩ STANDING SEAM METAL ROOF
- ⑪ 1X4 MOOD TRIM
- ⑫ RAFTER TAILS



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	CHKD	APP'D

CLIENT :	LOTICCOO BC LTD
PROJECT :	TOURNAISE DEVELOPMENT
PROJECT :	SPEN & BRIDGES 1465 STREET
SHEET :	CONCRETE BUILDING ELEVATIONS
BLDG NO :	BLDG 05

**barnett denbro**  
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EMAIL: mail@denbro.com

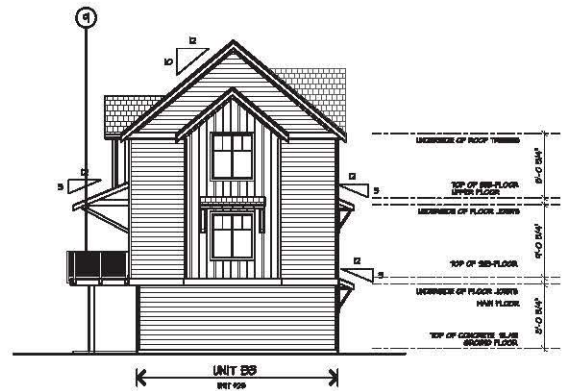
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1604	AC-45

**BUILDING #5**

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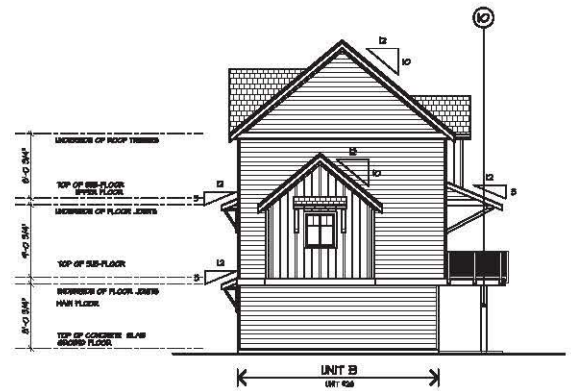
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS ON 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 1" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ STANDING SEAM METAL ROOF
- ⑪ 1X4 WOOD TRIM
- ⑫ RAFTER TAILS



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

REVISION	DATE	BY	CHKD

CLIENT :	LOTWOOD BC LTD
PROJECT :	TOWNHOUSE DEVELOPMENT
DATE :	2024.04.25
SCALE :	1/8" = 1'-0"

CLIENT :	LOTWOOD BC LTD
PROJECT :	TOWNHOUSE DEVELOPMENT
DATE :	2024.04.25
SCALE :	1/8" = 1'-0"

**barnett denbek**  
ARCHITECTS INC.

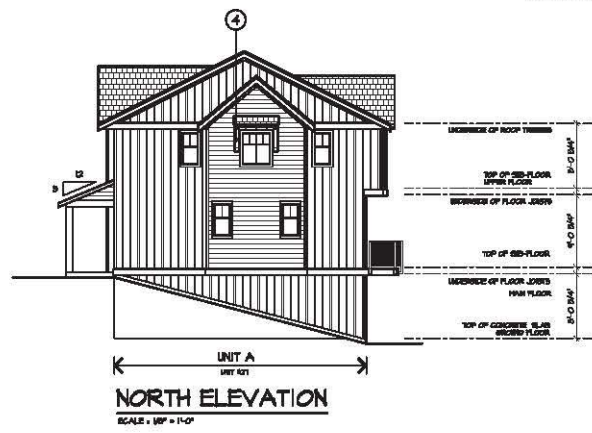
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V3W 1H8

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EMAIL: mail@denbektbc.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-46
1604	REV. NO.

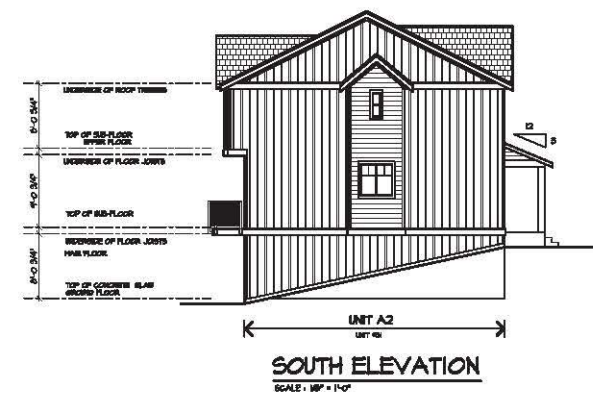
**BUILDING #6**

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**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - T<sup>1</sup> PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ STANDING SEAM METAL ROOF
- ⑪ 1X4 WOOD TRIM
- ⑫ RAFTER TAILS



**BUILDING #7**

NO.	DATE	BY	CHKD.

CH-BL-04

CLIENT :	LOTICORP BC LTD
PROJECT :	COMMERCIAL DEVELOPMENT
DATE :	SEP 14 2011
SCALE :	1/8" = 1'-0"

CLIENT :	LOTICORP BC LTD
PROJECT :	COMMERCIAL DEVELOPMENT
DATE :	SEP 14 2011
SCALE :	1/8" = 1'-0"
SHEET :	BUILDING ELEVATIONS
BLDG # :	7

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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.7
1604	REV. NO.

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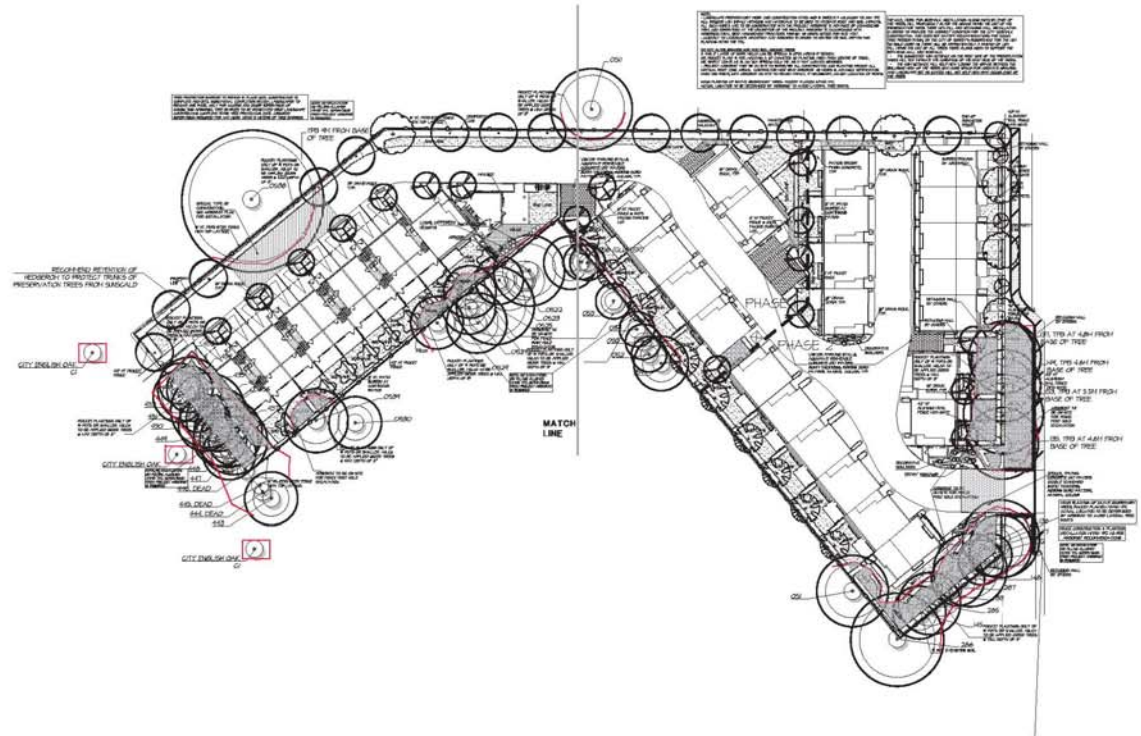
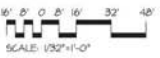


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NO.	DATE	REVISION DESCRIPTION	DR.
1	18 FEB 2011	ISSUED FOR O.P.	BB
2	18 FEB 2011	CONCEPTUAL PLAN	BB

SEAL:



PROJECT:  
 3353 & 3331 148TH ST  
 & 3338 KING GEORGE  
 BLVD  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE  
 KEY PLAN**

DATE: 18 FEB 2011	DRAWING NUMBER:
SCALE: 1/32"=1'-0"	<b>LO</b>
DRAWN: BB	
DESIGN: PTL/H	
CHK'D:	

M2LA PROJECT NUMBER: 10 008



TREE PROTECTION BARRIER TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND SITE RECONSTRUCTION REVEALS LANDSCAPE TO PROTECT ONE PANEL ONLY FOR ACCESS AND UNDER SUPERVISION OF CONSULTING ARBORIST. TREE BARRIER TO BE REMOVED ONCE LANDSCAPE CONSTRUCTION IS COMPLETE WITHIN TREE PROTECTION ZONE. ARBORIST SUPERVISION REQUIRED FOR ANY WORK WITHIN 3 METERS OF TREE BARRIER.

NOTE TO CONTRACTOR: ON FILLING ALLOWED WITHIN THE BARRIERS FROM PROJECT ARBORIST IS REQUIRED.

POCKET PLANTING: ONLY 1 OF 4 POTS OR SMALLER HELIX TO BE APPLIED UNDER TREES # MAX DEPTH OF 3'

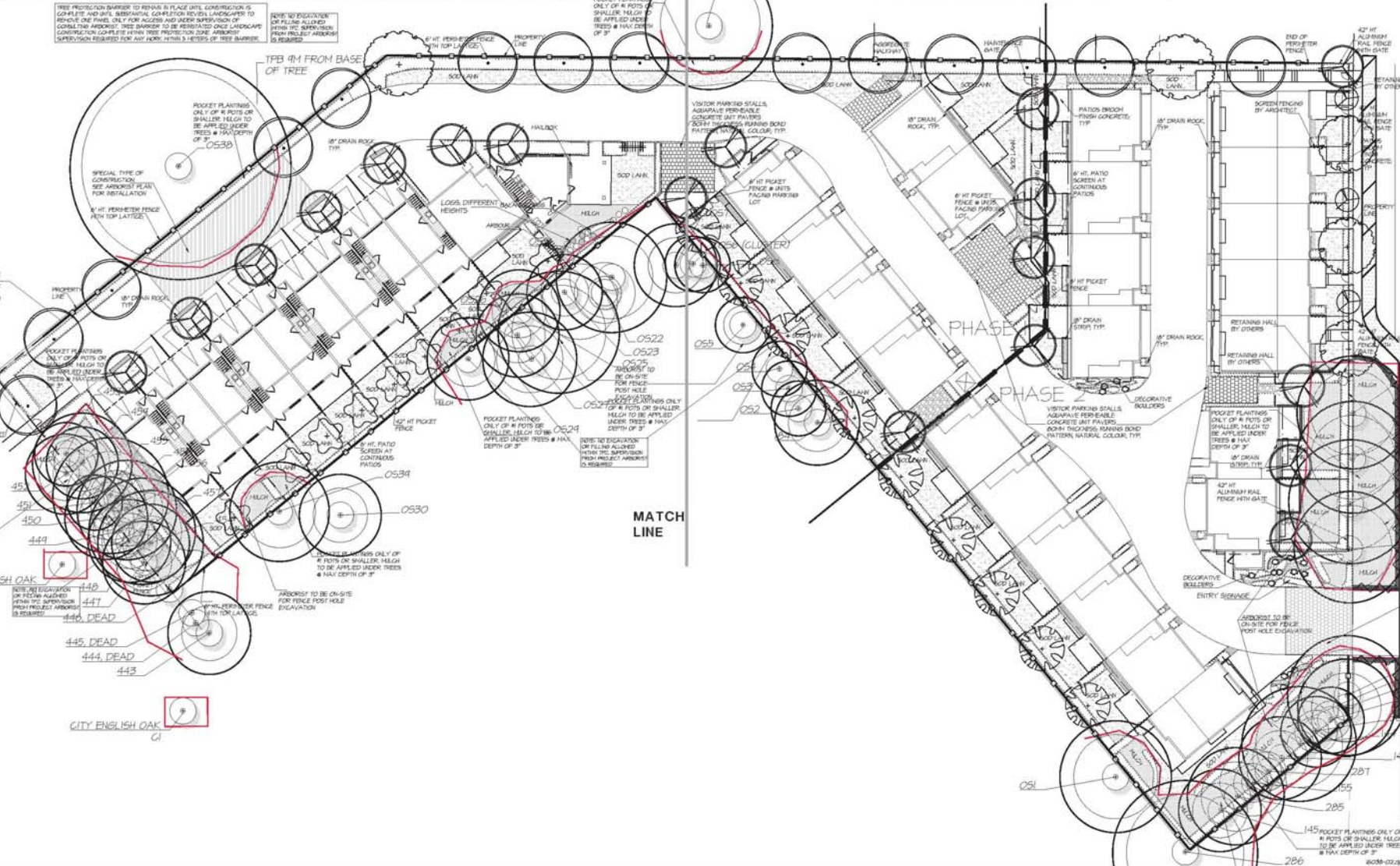
POCKET PLANTING: ONLY 1 OF 4 POTS OR SMALLER HELIX TO BE APPLIED UNDER TREES # MAX DEPTH OF 3'

**NOTES:**

- LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY POT WILL BE DONE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MINIMIZE ROOT AND SOIL IMPACTS. ALL HIGH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM AND SUPERVISED BY THE SUPERVISOR OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST PRACTICES. MINIMUM 48 HOURS NOTICE FOR SITE VISIT.
- CONTACT TO LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVEAL THE SOIL DEPTH FOR PLANTING WITHIN THE POT.
- DO NOT ALTER GRASSES NOR ADD SOIL AROUND TREES.
- A TOP 2" LAYER OF SAND FILL CAN BE SPREAD IN OPEN AREAS IF NEEDED OR POCKET PLANT IN POT. MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTER OF TRUNK OR SHARP LEAVE AS IS DO NOT SPREAD HELIX AS IT WILL CAUSE DAMAGE.
- PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL UTILITY ROOTS. ONE AREA CONTRACTOR MAY GIVE ARBORIST 48 HOURS IN ADVANCE NOTIFICATION HAND DIG POTTS WITH ARBORIST ON SITE TO REVEAL INFO. IF NECESSARY, ADJUST LOCATION OF POTTS.
- HAND PLANTING OF NATIVE INDIGENOUS TREES, POCKET PLANTING WITHIN POT.
- ACTUAL LEGATION TO BE DETERMINED BY ARBORIST TO AVOID LATERAL TREE ROOTS.

THE CIVIL WORK FOR SIDEWALK INSTALLATION ALONG 148TH ST. EAST OF THE TREES WILL PROCEED AFTER THE BRIDGE WITHIN THE GAZON OF THE PRESERVATION TREES WITH FILL AND RETAINING WALL INSTALLATION IN ORDER TO PROVIDE THE CORRECT CONDITION FOR THE CITY SIDEWALK. CONSTRUCTION FOR SIDEWALK WITHIN PRESERVATION TREES SHALL BE IN ACCORDANCE WITH THE CITY SIDEWALK PRESERVATION OR THE CITY OF SURREY'S REQUIREMENT FOR THE 15'4" NO BELIEF ZONE AS THESE WILL BE APPROXIMATELY 1' FROM THE CURB FILL WITHIN THE GAZON OF ALL TREES THERE ALONG 148TH TO SUPPORT THE RETAINING WALL AND SIDEWALK.

THE SUCCESSFUL SIGN SETBACK ON THE WEST SIDE OF THE PRESERVATION TREES SHALL BE WITHIN THE CONDITION OF THE WEST SIDE OF THE TREES. THE 43'1" SETBACK SHALL HELP WITH LOSING THE BRIDGE BETWEEN THE TREES. BELIEF LINE OF THE TREES WITH HANG SPACE FOR CONCRETE BRACKETS AND LANDSCAPE BUT AS SETBACK SHALL HELP WITH SETBACK EAST OF THE TREES.



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NO.	DATE	REVISION DESCRIPTION	DR.
1	11 FEB 2017	ISSUED FOR DRP	BN
2	11 FEB 2017	CONCEPT PLAN	BN



PROJECT:  
 3353 & 3331 148TH ST  
 & 3338 KING GEORGE  
 BLVD  
 SURREY, BC

DRAWING TITLE:  
**TREE PLAN**

DATE: 11 FEB 2017 DRAWING NUMBER:  
 SCALE: 1/8"=1'-0" 285  
 DRAWN: BN  
 DESIGN: HFLH  
 CHECK:  
 M2LA PROJECT NUMBER: 16038-02-19 OF 5

L1

**PLANT SCHEDULE**

M2 JOB NUMBER: 0x-xxx

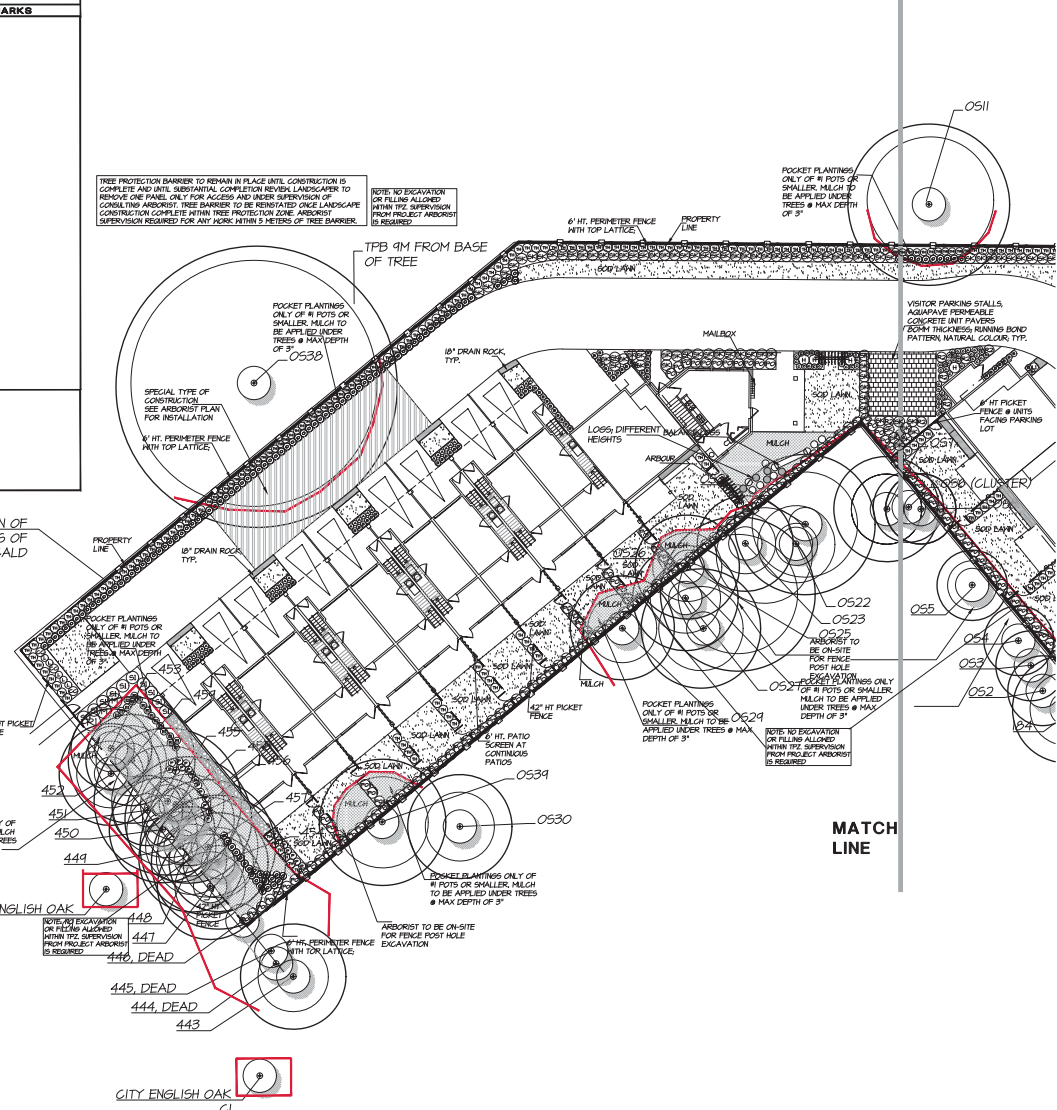
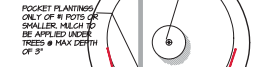
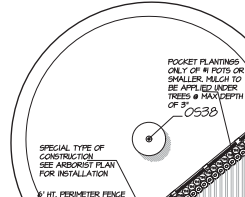
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	BETULA NIGRA	RIVER BIRCH	5CM CAL; B4B
10	CERCIS CANADENSIS	EASTERN REDBUD	5CM CAL; B4B
1	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT
3	FAGUS SYLVATICA 'DAHYCKII PURPLE'	PURPLE FASTIGIATE BEECH	5CM CAL
14	HALESIA CAROLINA	CAROLINA SILVERBELL	5CM CAL; B4B
1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3M HT; B4B; STD 15M
<b>SHRUB</b>			
210	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	42 POT; 25CM
3	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	42 POT
16	HYDRANGEA QUERCIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA	43 POT
2	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	43 POT;
175	PRUNUS LUSTANICA	FORTITUESE LAUREL	41 POT
05	PRUNUS LUSTANICA	FORTITUESE LAUREL	43 POT; 60CM
10	RHODOCYNDRON 'CREST'	RHODOCYNDRON, YELLOWMAY	45 POT
1	RUBUS PARVIFLORUS	THIMBLEBERRY	43 POT
20	SARCOCOGCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SHEET BOX	42 POT
05	SKIMMIA JAPONICA (10B MALE)	JAPANESE SKIMMIA	43 POT
42	THALIA OCCIDENTALIS 'SHARASO'	EMERALD GREEN CEDAR	41 POT
300	THALIA OCCIDENTALIS 'SHARASO'	EMERALD GREEN CEDAR	24 HT; B4B
10	VIBURNUM DAVIDII	DAVID'S VIBURNUM	43 POT
<b>GRASS</b>			
63	GAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	41 POT
04	FENISENUM ALOPECUROIDES 'HAHELIN'	DWARF FOUNTAIN GRASS	41 POT
<b>PERENNIAL</b>			
20	ANEMONE 'HONORINE JOBERT'	HINDFLOWER	15CM POT
114	LAVENDULA ANGSTIFOLIA 'MIDCOTE BLUE'	ENGLISH LAVENDER	41 POT
<b>SC</b>			
34	LONICERA PILEATA	PRIVET HONEYSAKLE	41 POT
40	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	41 POT
212	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	41 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

TREE PROTECTION BARRIER TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND UNTIL SUBSTANTIAL COMPLETION REVIEW LANDSCAPER TO REMOVE THE BARRIER ONLY FOR ACCESS AND UNDER SUPERVISION OF CONSULTING ARBORIST. TREE BARRIER TO BE REINTEGRATED ONCE LANDSCAPE CONSTRUCTION COMPLETE WITHIN TREE PROTECTION ZONE. ARBORIST SUPERVISION REQUIRED FOR ANY WORK WITHIN 5 METERS OF TREE BARRIER.

NOTE: NO EXCAVATION OR FILING ALLOWED WITHIN TREE SUPERVISION FROM PROJECT ARBORIST IS REQUIRED.



RECOMMEND RETENTION OF HEDGEROW TO PROTECT TRUNKS OF PRESERVATION TREES FROM SUNSCALD

**PLAN KEY**

- ✗
- CRITICAL ROOT ZONE
- TREE PROTECTION FENCE
- NO-BUILD ZONE 1.5M

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NO.	DATE	REVISION DESCRIPTION	DR.
1	FEB 01, 2017	ISSUED FOR CP	BN
2	FEB 02, 2017	CONCEPTUAL PLAN	BN



PROJECT:  
3353 & 3331 148TH ST  
& 3338 KING GEORGE BLVD  
SURREY, BC

**SHRUB PLAN (WEST)**

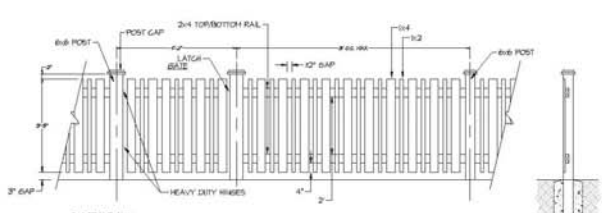
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SCALE: 1/16\"/>	
DRAWN: BN	L2
DESIGN: MTLM	
CHECK:	OF 5



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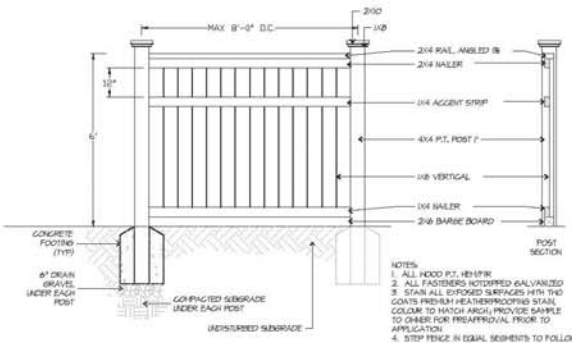


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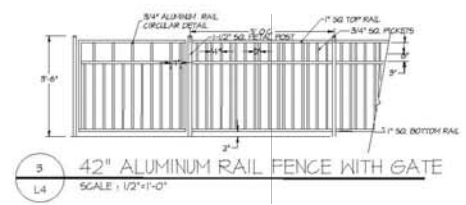
- NOTE
1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER FENCEERS TO BE CEDAR, Q2 (CONSTRUCTION GRADE FENCE).
  3. ALL HARDWARE NOT COATED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR GRAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

1 42" PICKET FENCE AND GATE  
SCALE: 1/2" = 1'-0"

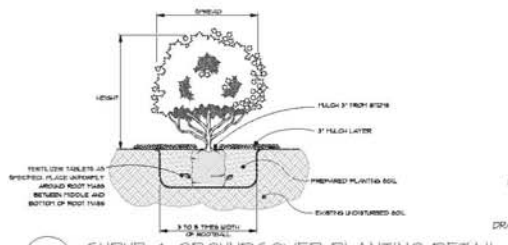


- NOTES
1. ALL HOOD P.T. HEN-SPK
  2. ALL FASTENERS NOT COATED GALVANIZED
  3. STAIN ALL EXPOSED SURFACES WITH TWO COATS PREMIUM HEATHERPROOF STAIN, COLOR: TO MATCH ARCH, PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION.
  4. STOP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

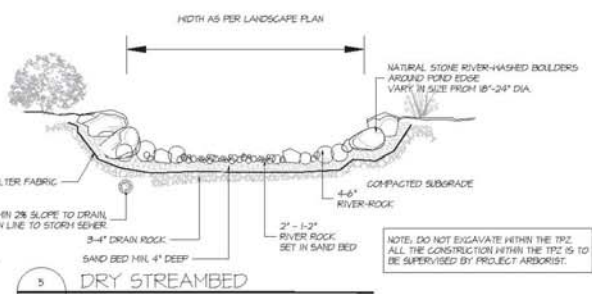
2 6' HT. SOLID FENCE  
SCALE: 1/2" = 1'-0"



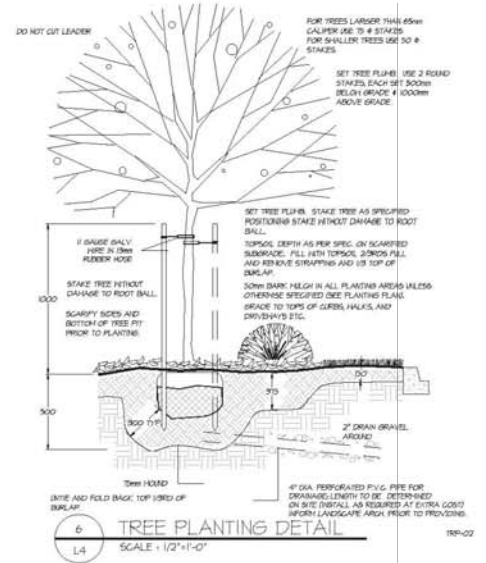
3 42" ALUMINUM RAIL FENCE WITH GATE  
SCALE: 1/2" = 1'-0"



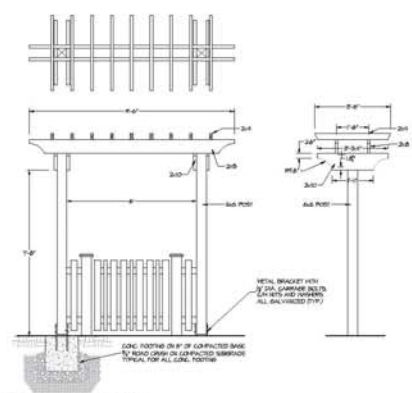
4 SHRUB & GROUNDCOVER PLANTING DETAIL  
SCALE: 1/8" = 1'-0"



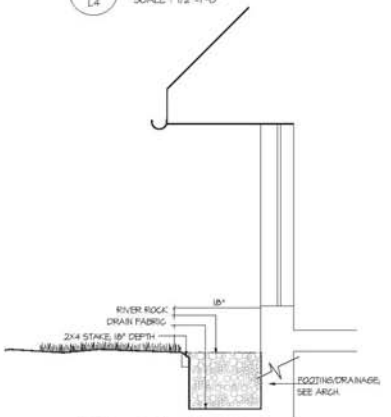
5 DRY STREAMBED  
SCALE: 1/2" = 1'-0"



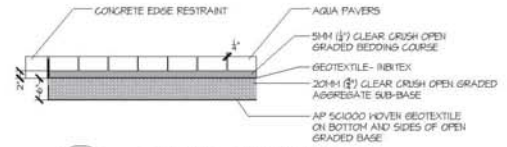
6 TREE PLANTING DETAIL  
SCALE: 1/2" = 1'-0"



7 ARBOUR  
SCALE: 3/8" = 1'-0"



8 DRIP STRIP  
SCALE: 1/2" = 1'-0"



9 PERIMETER PAVERS  
SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	11/20/2017	ISSUED FOR O.P.	BB
2	11/20/2017	CONCEPTUAL PLAN	BB

PROJECT:  
3353 & 3331 148TH ST  
& 3338 KING GEORGE  
BLVD  
SURREY, BC

DRAWING TITLE:  
**DETAIL PLAN**

DATE: 11/20/2017 DRAWING NUMBER:  
SCALE:  
DRAWN: BB  
DESIGN: PHLH  
CHKD:  
M2LA PROJECT NUMBER: 18-008

L4





## INTER-OFFICE MEMO

---

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

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

DATE: **March 27, 2017** PROJECT FILE: **7816-0314-00**

---

RE: **Engineering Requirements  
Location: 3353 - 148 Street\3331 - 148 Street\3388 King George Boulevard**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment beyond those noted for Rezone/Subdivision below.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Register 0.5 m statutory right-of-way along 148 Street for inspection chambers and sidewalk maintenance.

***Works and Services***

- Grade property line along King George Boulevard to  $\pm 300$  mm of centerline road elevation.
- Construct the west side of 148 Street to Local Through Road standard; including 7.3 m concrete access letdown.
- Provide on-site stormwater mitigation features in accordance with Elgin, Barbara, and Anderson Creek Integrated Stormwater Management Plan.
- Provide water quality treatment for on-lot surface parking and driving areas.
- Provide a water, storm, and sanitary service connections to the lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit other than those noted in the Rezone/Subdivision above.



Rémi Dubé, P.Eng.  
Development Services Manager

MB



Monday, March 06, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16-0314-00

**SUMMARY**

The proposed 33 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	7
Secondary Students:	3

September 2018 Enrolment/School Capacity

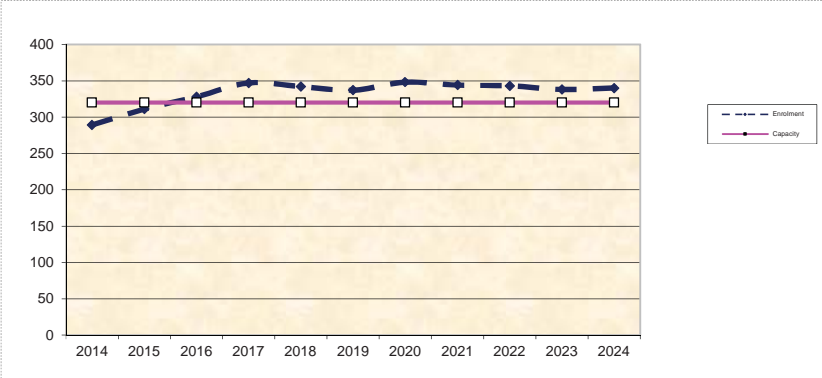
<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	34 K + 294
Capacity (K/1-7):	20 K + 300
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1623
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**School Enrolment Projections and Planning Update:**

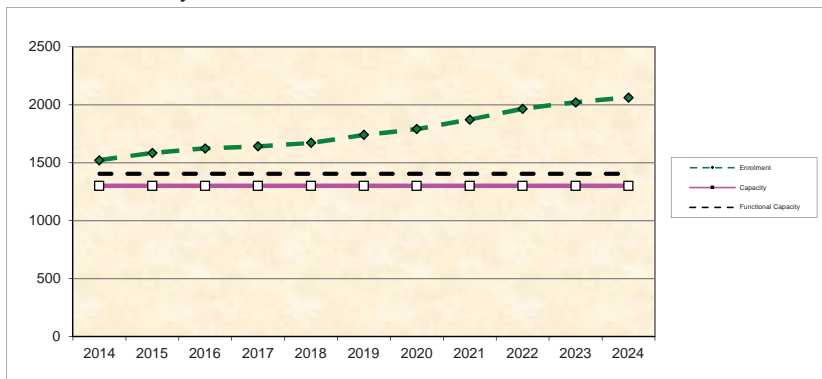
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. The school district has purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020) which will relieve capacity pressures at area secondary schools.

**Semiahmoo Trail Elementary**



**Semiahmoo 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.

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 3353/31 148TH St and 3338 KG Blvd

**Registered Arborist:** Aelicia Otto, PN 2019A

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)	<b>86</b>
<b>Protected Trees to be Removed</b>	<b>55</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>31</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 2 \quad} \times \text{one (1)} = 2</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 55 \quad} \times \text{two (2)} = 110</math></li> </ul>	<b>112</b>
<b>Replacement Trees Proposed</b>	<b>58</b>
<b>Replacement Trees in Deficit</b>	<b>54</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>3</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad \quad \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 4 \quad} \times \text{two (2)} = 8</math></li> </ul>	<b>8</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>8</b>

Summary, report and plan prepared and submitted by:

 \_\_\_\_\_

17-Mar-29  
Date

*Revised*  


CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0314-00

Issued To: 1070004 B.C. LTD.

(the "Owner")

Address of Owner: 16811 – 60 Avenue  
Surrey, BC V3S 1T1

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: 006-982-921

Lot 6 District Lot 165 Group 2 New Westminster District Plan 12049

3338 - King George Boulevard

Parcel Identifier: 001-821-652

Lot 8 District Lot 165 Group 2 New Westminster District Plan 12049

3353 - 148 Street

Parcel Identifier: 007-432-127

Lot 9 District Lot 165 Group 2 New Westminster District Plan 12049

3331 - 148 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title 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 east setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to:
- 4.6 metres (15 ft.) to the building face and 3.0 metres (9.8 ft.) to the columns of Building 7; and
  - 6.1 metres (20 ft.) to the columns of Building 5.
- (b) 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:
- 5.8 metres (19 ft.) to the building face, 5.2 metres (17 ft.) to the bay window and 4.5 metres (14.7 ft.) to the columns of Buildings 1 and 2; and
  - 6.8 metres (22 ft.) to Building 3.
- (c) 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 5.3 metres (17 ft.) to the building face and 3.3 metres (11 ft.) to the columns of Building 3.
- (d) 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:
- 2.9 metres (9.5 ft.) to the corner of Building 4; and
  - 3.0 metres (9.8 ft.) to Buildings 6 and 7.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7916-0314-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
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.

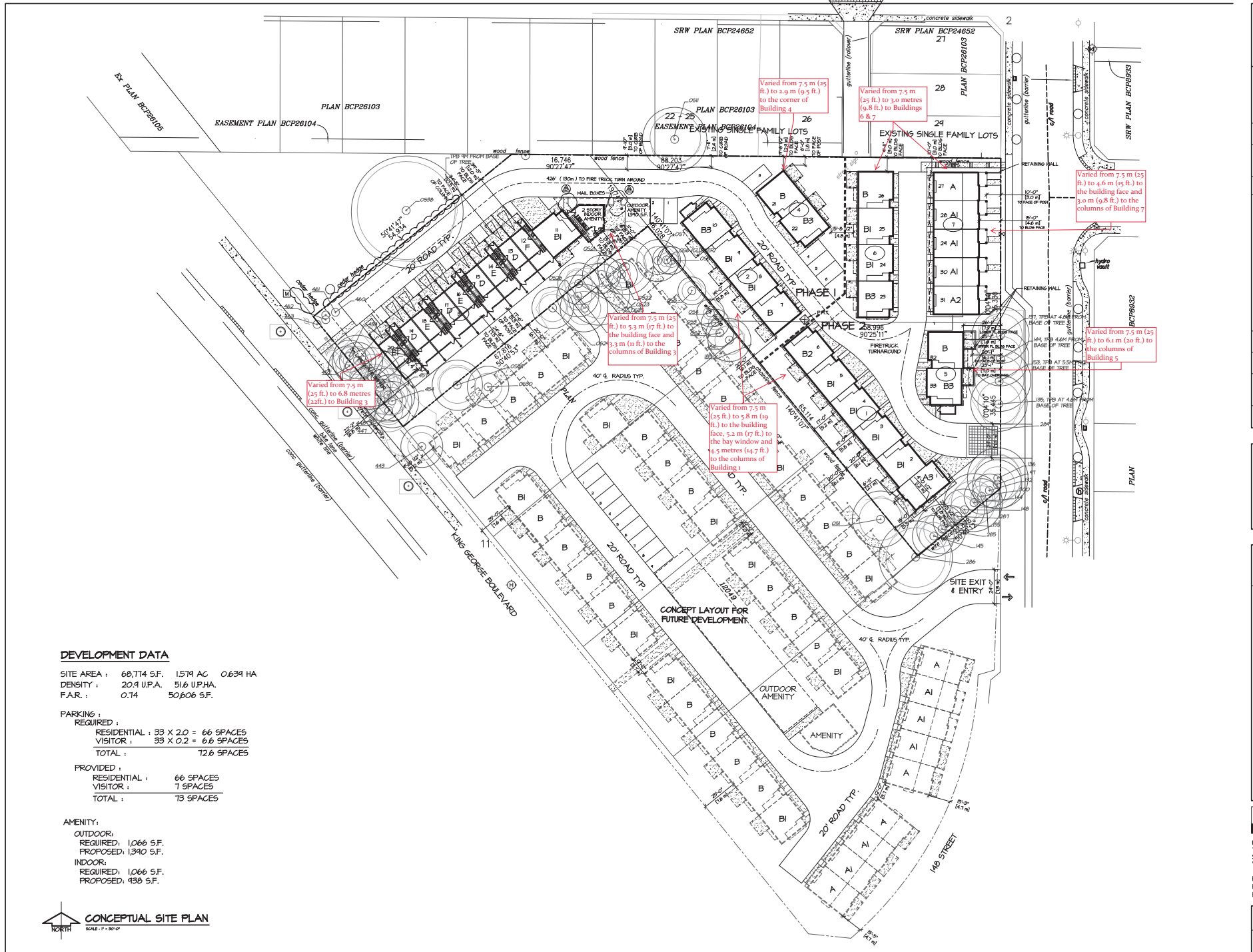
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



**DEVELOPMENT DATA**

SITE AREA : 68,714 S.F. 1.574 AC 0.634 HA  
 DENSITY : 20.4 U.P.A. 51.6 U.P.H.A.  
 F.A.R. : 0.74 50606 S.F.

**PARKING :**  
 REQUIRED :  
 RESIDENTIAL : 33 X 2.0 = 66 SPACES  
 VISITOR : 33 X 0.2 = 6.6 SPACES  
 TOTAL : 72.6 SPACES

**PROVIDED :**  
 RESIDENTIAL : 66 SPACES  
 VISITOR : 7 SPACES  
 TOTAL : 73 SPACES

**AMENITY :**  
 OUTDOOR:  
 REQUIRED: 1066 S.F.  
 PROPOSED: 1340 S.F.  
 INDOOR:  
 REQUIRED: 1066 S.F.  
 PROPOSED: 438 S.F.



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ISSUED FOR	ISSUED BY	DATE	ISSUE

REV.	DATE	BY	DESCRIPTION

DESIGN :	DRAWN :	DATE :	SCALE :

CLIENT :	1070004 BC LTD
PROJECT :	TOMHOUSE DEVELOPMENT 3331 & 3353 149 Street
SHEET CONTAINS :	CONCEPTUAL SITE PLAN & DATA

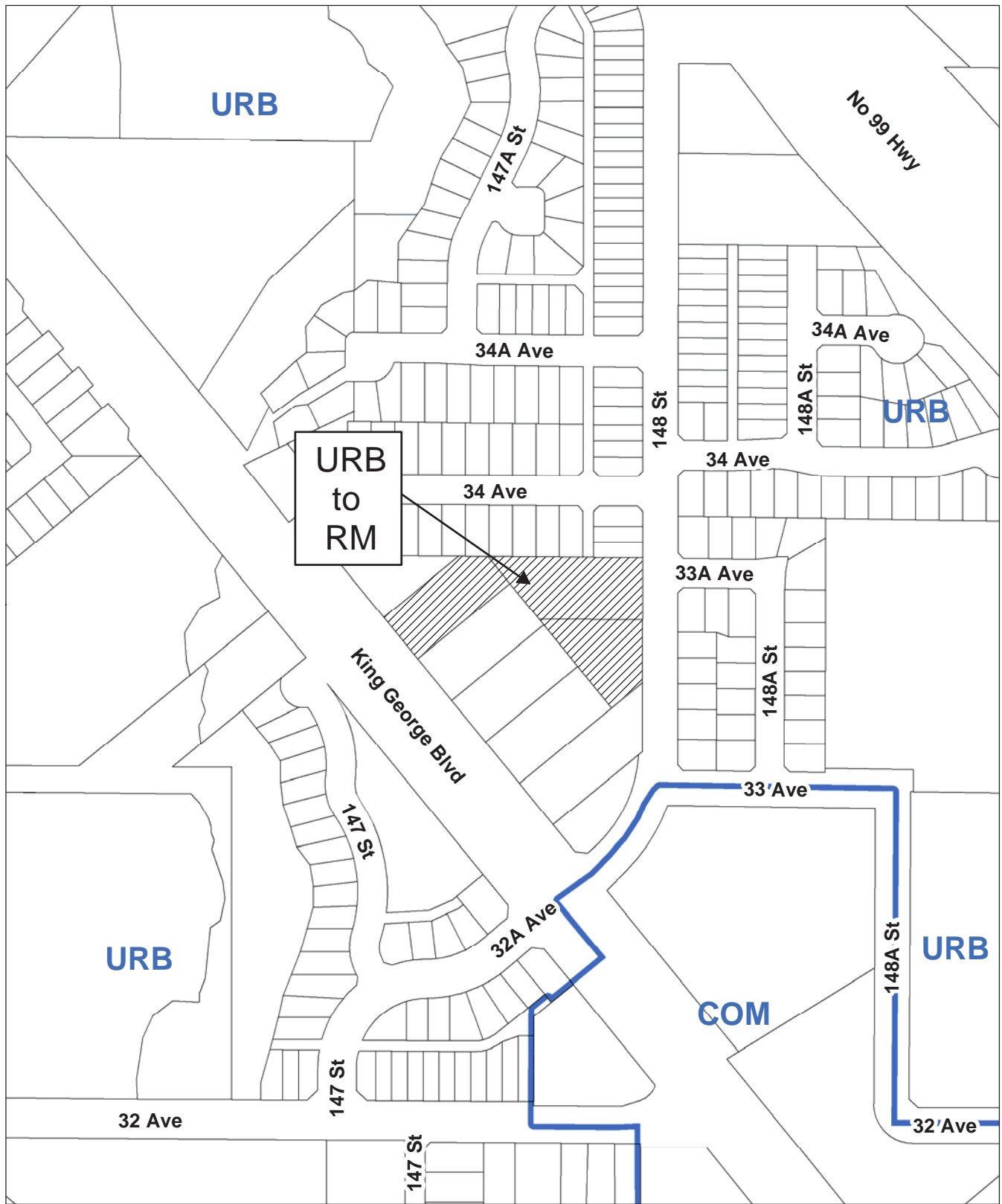


UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@barrett.com

CLIENT NO.	SHEET NO.
	AC-10
PROJECT NO.	REV. NO.
16019	





### OCP Amendment 7916-0314-00

Proposed amendment from Urban to Multiple Residential

