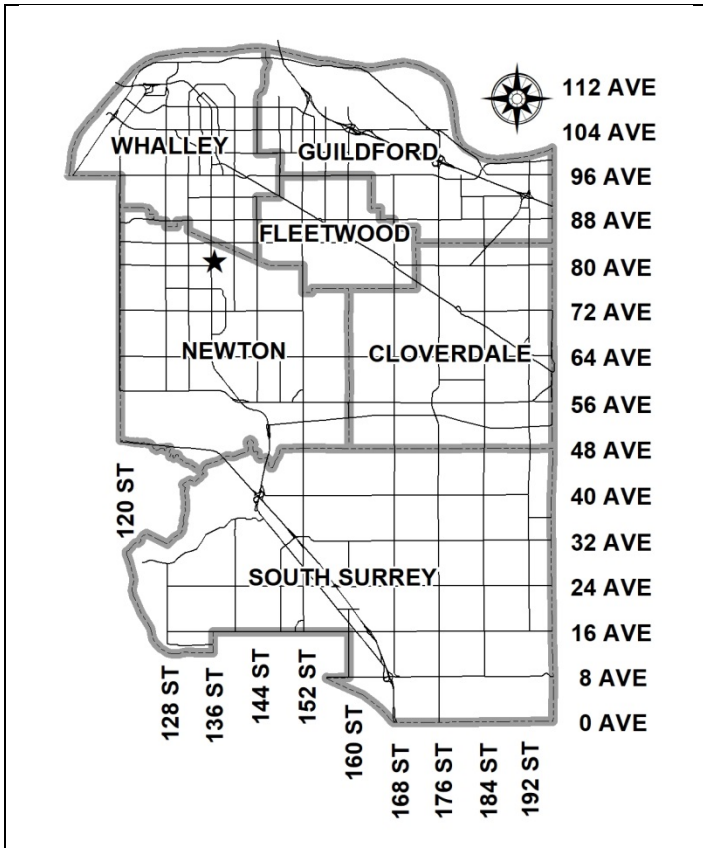


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0070-00

Planning Report Date: July 9, 2018



**PROPOSAL:**

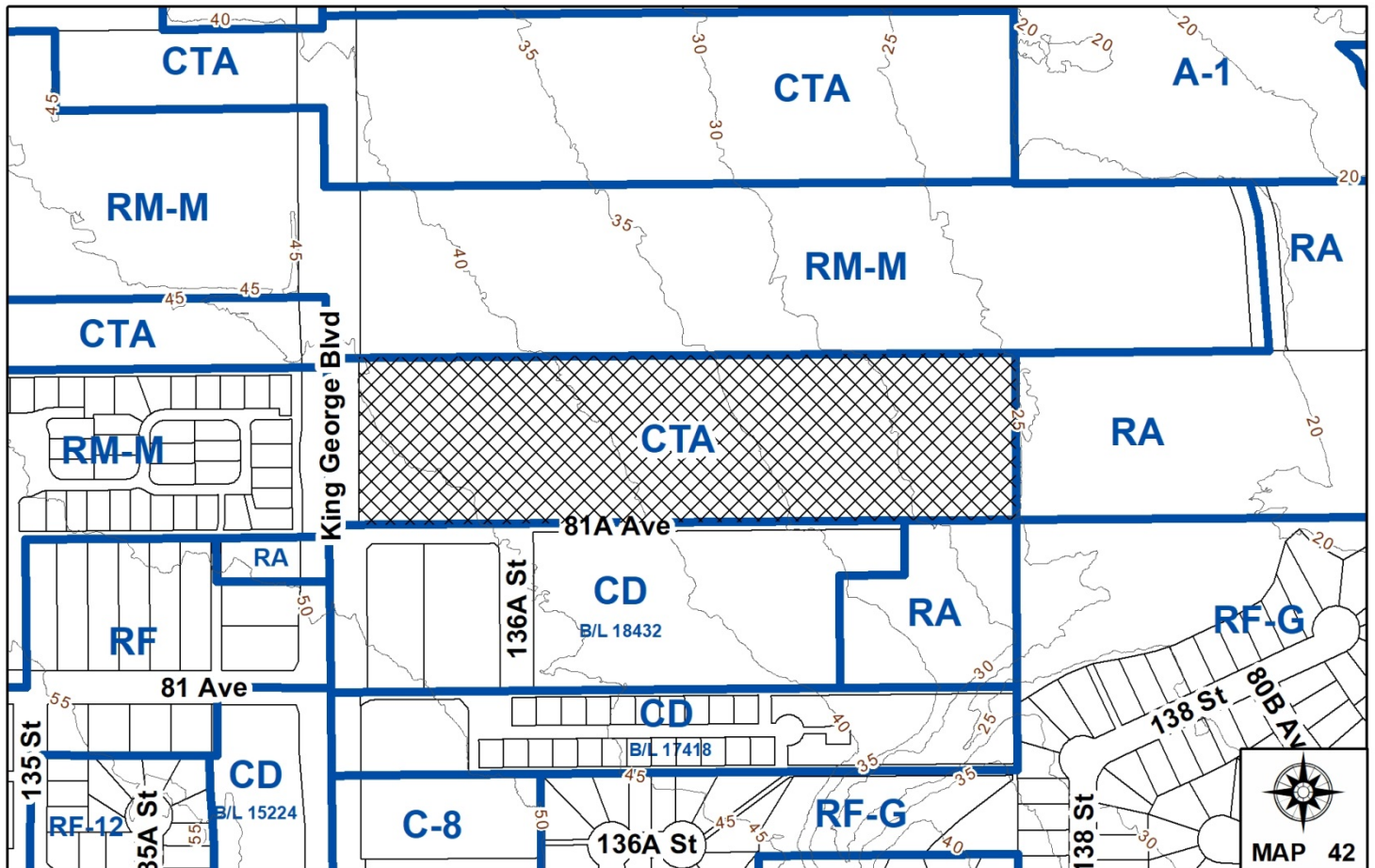
- **OCP Amendment** from Urban to Multiple Residential and Conservation and Recreation
- **Rezoning** of a portion of the site from CTA to CD (based on RM-70 and RM-30), RM-30 and RA
- **Development Permit**
- **Development Variance Permit**

to permit the development of a six-storey 110-unit apartment building and 218 townhouse units.

**LOCATION:** 8190 - King George Boulevard

**ZONING:** CTA

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to reduce indoor amenity space on proposed Lots 1 and 2.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) to re-designate portions of the site from "Urban" to "Multiple Residential" and "Conservation and Recreation".
- The applicant is proposing a Development Variance Permit for reduced setbacks on proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- The applicant is proposing an amendment to the Official Community Plan (OCP) on portion of the site from "Urban" to "Multiple Residential" and "Conservation and Recreation".
- The OCP amendment will allow for increased density and for the applicant's proposed development to be accommodated.
- The proposed density and building form are appropriate for this part of Newton, in proximity to a future Light Rapid Transit station. The proposal is also in compliance with the City of Surrey and TransLink's Supportive Policies Agreement that is intended to promote development at appropriate scale along the planned transit corridors, including King George Boulevard.
- The applicant has developed an Affordable Housing Program (attached as Appendix X.), as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for the existing manufactured home residents on the subject site. The applicant's proposed efforts meet the requirements of the Province's *Manufactured Home Park Tenancy Act* (2002) and Surrey's City Policy No. O-34A, both of which provide regulations and protection for manufactured home park residents.
- The project will convey approximately 1,287 square metres (0.3 acres) of riparian area, at the southeast portion of the site (adjacent to Bear Creek Park) to the City without compensation for conservation purposes.
- The proposed setbacks and variances achieve a more urban, pedestrian streetscape and are appropriate along this portion of King George Boulevard. The setbacks are consistent with the development approved to the south at 13628 81A Avenue, 13636 81A Avenue and 8130 136A Street, under Development Application No. 7914-0256-00 and with other developments located in urban areas.



RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan by redesignating the subject site from "Urban" to "Multiple Residential" for the portions shown as Blocks A and B on the Survey Plan attached as Appendix II, and to "Conservation and Recreation" for the portion shown as Block C on the Survey Plan attached as Appendix II, 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 portion of the subject site shown as Block A on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone (CTA)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the subject site shown as Block C on the survey plan attached as Appendix II, from "Tourist Accommodation Zone (CTA)" to "One-Acre Residential Zone (RA)" and a date be set for Public Hearing.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 984 square metres (10,592 sq. ft.) to 477.7 square metres (5,142 sq. ft.) for both proposed lots.
6. Council authorize staff to draft Development Permit for Form and Character, Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slope) No. 7918-0070-00 generally in accordance with the attached drawings (Appendix II), and the Environmental Report prepared by Envirowest Consultants, Inc., and the Geotechnical Study prepared by Geopacific Consultants Ltd.
7. Council approve Development Variance Permit No. 7918-0070-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (b) to reduce the minimum east setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Building No. 13; and
  - (c) to reduce the minimum south setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings Nos. 13, 14, 15, 16, 17 and 18.
8. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) 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;
- (g) provision of a community benefit to satisfy the OCP Amendment Policy;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) the applicant adequately address the impact of reduced indoor amenity space;
- (m) the applicant enter into a P-15 agreement with the City for the monitoring and maintenance of replanting in the dedicated riparian area; and
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the Geotechnical Site Assessment.

#### 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:**

60 Elementary students at Bear Creek Elementary School  
 34 Secondary students at Frank Hurt 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 2021.

Parks, Recreation &amp; Culture:

- Parks will accept the riparian area as shown as parkland without compensation, which must be conveyed as a lot. A P-15 agreement will be required for the monitoring and maintenance of re-planting in the conveyed riparian area.
- 3 rail split wood fence with page wire is required along the new park interface, which should be setback 0.25 metres on private property.
- While restorative works are not required within the conveyed riparian area, the removal of all structures, paving, garbage, etc along with the installation of invasive free soil and hydroseeding is required, which should follow the recommendations in the applicant's Ecosystem Development Plan (EDP).
- Parks will accept the proposed contribution to address parks pressure, as this rezoning application is outside of a secondary plan area. Parks notes that the proposed OCP contribution is separate and distinct from the parks amenity contribution.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**Existing Land Use: Manufactured home park.Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Manufactured home park	Urban	RM-M
East:	Bear Creek Park	Conservation and Recreation	RA
South (partially across 81A Avenue and walkway):	Townhouse and apartment approved under Development Application No. 7914-0256-00. The townhouse portion has already been constructed; Bear Creek Park	Multiple Residential and Conservation and Recreation	RA and CD (By-law No. 18432)
West (Across King George Boulevard):	Manufactured home park	Urban	RM-M

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an Official Community Plan (OCP) amendment to redesignate portions of the site from "Urban" to "Multiple Residential" and to "Conservation and Recreation".
- The amendment is necessary to accommodate the site's overall combined density of 1.13 FAR (floor area ratio). Within the Multiple Residential designation, densities may range up to 1.5 FAR provided an appropriate interface with adjacent lower-density residential density development is provided.
- The proposed density and building form are appropriate for this part of Newton, in proximity to a future Light Rapid Transit station. The proposal is also in compliance with the City of Surrey and TransLink's Supportive Policies Agreement that is intended to promote development at appropriate scale along the planned transit corridors, including King George Boulevard.
- The project will convey to the City without compensation 1,287 square metres (0.3 acres) of riparian area (adjacent to Bear Creek Park) for conservation purposes. The project will also provide widening of a public path from King George Boulevard along the southern edge of the site into Bear Creek Park.
- The proposed development is comprehensively designed, and is appropriate in scale and density to existing neighbourhood context and future LRT planned for King George Boulevard at this location.
- The applicant has agreed to provide a community benefit contribution of \$1,200 per unit in support of the proposed OCP Amendment from "Urban" to "Multiple Residential", in accordance with the provisions identified in the OCP.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject 3.86 hectares (9.5 acres) site is located on the east side of King George Boulevard, north of 80 Avenue. The site is bounded by Bear Creek Park to the east, mobile home parks to the north and west, and an apartment and townhouse site to the south.
- The site is designated "Urban" in the Official Community Plan (OCP), and zoned Tourist Accommodation Zone (CTA).
- A Class A, red-coded watercourse is located adjacent to the property at the south east corner.

### Proposal

- The applicant is proposing to create 2 lots as part of the current application. Lot 1 will be located adjacent King George Boulevard and is proposed to have both townhouses and an apartment building located on the lot. Lot 2 is located on the eastern portion of the site, east of the extended 136A Street (future) and is proposed to have townhouses on this portion of the site.
- The applicant is proposing:
  - An Official Community Plan (OCP) amendment on portions of the site from "Urban" to "Multiple Residential" and "Conservation and Recreation";
  - A rezoning of the site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" (based on RM-70 and RM-30) for proposed Lot 1 and to "Multiple Residential 30 Zone (RM-30)" for proposed Lot 2 and to "One-Acre Residential Zone (RA)" for the lot to be conveyed to the City for conservation purposes;
  - Development Permit to allow the development of 110 apartments and 32 townhouse units on proposed Lot 1, and 186 townhouse units on proposed Lot 2, for a total of 328 residential units; and
  - Development Variance Permit for reduced setbacks on proposed Lot 2 (townhouses).
- The application also involves a subdivision of the property into 2 lots and a park lot (riparian area).
- The combined proposed net floor area ratio (FAR) of the site is 1.16, with a density of 100 units per hectare (40 units per acre). Lot 1 (Block A) has a proposed FAR of 1.8 and density of 199 units per hectare (81 units per acre), while Lot 2 (Block B) has a proposed FAR of 0.86 and density of 73 units per hectare (30 units per acre).
- The riparian area is proposed to be conveyed to the City without compensation for its long term preservation and consolidation with Bear Creek Park.
- The applicant also includes a request to reduce the required indoor amenity space for proposed Lots 1 and 2 from 984 square metres (10,592 sq. ft.) to 477.7 square metres (5,142 sq. ft.).

### CD Zone

- A CD Zone (Appendix IX) is proposed on proposed Lot 1. The CD Zone identifies the uses, densities and setbacks proposed for Lot 1 (Block A, as shown on Block Plan attached as Appendix II). As this lot is a combination of apartments and townhouses, different regulations are required for different portions of the site. The CD By-law will be divided into Block 1 and Block 2 (as shown on the "CD Zoning Block Plan" attached as Appendix II), Block 1 will accommodate the apartments, with provisions based on "Multiple Residential 70 Zone (RM-70)", and Block 2, will accommodate the townhouses, with provisions based on "Multiple Residential 30 Zone (RM-30)".



- The table below outlines in further detail the provisions of the CD Zone. Most of the typical 7.5 metre (25 ft) setbacks have been altered to achieve an urban streetscape and make efficient use of the development site.
- Where possible reduced setbacks have made use of internal roads and green spaces to provide distance between housing units and to minimize overlook. Increased lot coverage is also proposed.

	RM-70 Zone	RM-30 Zone	CD Zone (Block A)	
			Block 1	Block 2
			Apartment	Townhouses
<b>Density</b>	1.50	1.00	1.80	
Units per hectare	-	75	200	
Units per acre	-	30	81	
<b>Lot coverage</b>	33%	45%	49%	
<b>Height</b>	50 m [164 ft.]	13 m [43 ft.]	22 m [72 ft.]	13 m [43 ft.]
<b>Setbacks</b>				
West	7.5 m [25 ft.]	7.5 m [25 ft.]	5.0 m [16 ft.]	
North			7.5 m [25 ft.]	4.5 m [14 ft.]
South			4.0 m [13 ft.]	
East			4.0 m [13 ft.]	

- Block 1 (apartment portion) has a proposed reduction in the required number of parking stalls, 20% reduction (that is permitted in the City Centre), as this proposed apartment site is in close proximity to a planned LRT Station, at the intersection of 80 Avenue and King George Boulevard. The reduction and application of the City Centre reduction standard are considered appropriate for the apartment form. No parking variances are being considered for the townhouses (Block 2).

### Hazard Lands

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep slopes on a portion of the site. In order to address this requirement, the applicant has submitted a Geotechnical Report.
- Staff have reviewed the Geotechnical Report to confirm that requirements identified in the OCP have been considered.
- The report recommends units be setback a minimum of 2 metres (6 ft.) from the top of slope. The applicant has submitted a topographic survey and has confirmed compliance with this recommendation.
- The Geotechnical Report prepared by Mehwish Rahman, of GeoPacific Consultants Ltd., dated May 25, 2018, concludes that the proposed development will not impact the stability of the existing slopes. A large portion of the steep slope area will be conveyed to the City as streamside protection, and no development is planned there.

### Manufactured Home Park Tenancy Act

- The redevelopment of the King George Mobile and RV Park is subject to compliance with Provincial regulations, including the Province's *Manufactured Home Park Tenancy Act*. Below is a summary of The Act, with staff's comments shown in italics.
- The *Manufactured Home Park Tenancy Act* (2002) was enacted to provide regulations and protection for Manufactured Home Parks. In part, the Act recognizes the unique tenure afforded by Manufactured Home Parks, as manufactured home park tenants own their manufactured or mobile homes, but not the land under it. Tenants essentially rent or lease their pad spaces from the owner/landlord, yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to offset this depreciation. Owners are also required to maintain and upgrade their units at their own costs, as landlords have no responsibility on the upkeep of the units themselves. Manufactured Home owners are typically renting or leasing on a fixed or month-to-month lease, and do not have security of tenure, but incur some of the costs and responsibilities that go along with home ownership. Manufactured home parks tend to provide affordable housing, often housing seniors, other residents on fixed incomes, or families.
- Section 42 of the Act establishes rules and provisions necessary for the conversion / redevelopment of a manufactured home park. This includes requirements for a landlord to have all necessary permits and approvals (including rezoning), prior to providing notice to manufactured home owners (i.e. tenants) to end a tenancy agreement. Once notice is given, the tenancy ends no earlier than 12 months after the date of notice is received.

*(The applicant has stated that they notified all residents on the subject site regarding the proposed townhouse development, prior to the submission of the current development application. They also met with each resident to review the applicant's Affordable Housing Program, which resulted in legal and binding agreements to purchase all of the manufactured homes on the site.*

*The applicant also states that they are not relying on the current rezoning application to terminate any tenancy agreements, since agreements with each of the residents are already in place. Flexible move-out dates have been provided for all of the existing residents, ranging from mid-2018 to late 2019.)*

- It should be noted however, that the tenants may end the tenancy early, if they so choose.
- In addition, under Section 44 of the Act, the landlord must pay the tenant, on or before the effective date of the notice, 12 months' rent as tenant's compensation. If steps have not been taken to accomplish the stated purpose for ending tenancy within a reasonable period after the effective date of the notice, the landlord must pay an additional amount of six (6) times the monthly rent.

*(As part of the applicant's Affordable Housing Program (discussed further in the next sections of this report), each manufactured home owner will be given a payment equal to 12 month's rent as well as a payment for moving expenses.)*

City Policy O-34A (Manufactured Home Park Redevelopment)

- Corporate Report No. R167; 2015 outlining an updated Manufactured Home Park Redevelopment and Strata Conversion Policy (City Policy No. O-34A) was approved by Council on July 27, 2015. The proposed amendments to the policy included the following:
  - Advance Notification – Tenants will need to be notified of the proposal at the initiation of the process;
  - Communications Plan – The proponent will be required to submit a plan acceptable to the City specifying how and when tenants would be informed of progress in the development application process and on the development of an Affordable Housing Program;
  - Affordable Housing Program – Prior to the rezoning application being considered by Council, the proponent would be asked to prepare an Affordable Housing Program supported by background housing preferences. This may be prepared in conjunction with a Housing Agreement acceptable to the City, if necessary, to be registered on title. The Affordable Housing Program must provide for reasonable relocation options for the current residents, such as:
    - Relocation Option:
      - Provide information on relocation options, such as alternative manufactured home park locations and costs, market and non-market housing units in the area; and
      - Reimburse reasonable costs to relocate the manufactured home and existing improvements to an affordable site in the Lower Mainland.
    - Compensatory Payments: Reasonable payments in addition to those payments mandated in the Manufactured Home Park Tenancy Act to be used towards the acquisition of alternative affordable housing. This option may include disposal costs and moving expenses and should be based on the assessed value of the manufactured home; and
    - On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy O-34A, the applicant has taken the following actions:
  - Notified the property residents of the proposal to redevelop the property prior to submitting a development application to the City;
  - Met with each resident individually to review Policy O-34A and the proposed Affordable Housing Program; and
  - Communicated the timing of information meetings and the public process in accordance with City requirements.

- The applicant formulated an Affordable Housing Program (see Appendix X), as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for the existing manufactured home residents on the site. The program includes the following options:
  - Option #1: Sell the manufactured home

*The tenant may sell their home to the applicant, which would also include a payment for moving expenses and a cash payment equal to twelve (12) months' rent.*
  - Option #2: Relocate the manufactured home

*The applicant will coordinate and pay for the relocation of the manufactured home, including hook-up and service connections, and moving expenses. Additionally, the owner will be granted the equivalent of twelve (12) months' rent.*
  - Option #3: Guaranteed income assistance for life

*The tenant will receive monthly payments of up to \$700 per month for the rest of their life to assist with future housing choices. The payment of moving expenses and a cash payment equal to twelve (12) months' rent will be provided as well.*
  - Additional services

*As every resident's needs are different, a full-time property manager has been hired to discuss and assist residents with relocation options and services. The existing residents will also be given a first right of refusal to purchase a housing unit within the new development.*
- Therefore, the applicant states that they have adhered to and exceeded the requirements in City Policy O-34A. This includes an Affordable Housing Program / Relocation Strategy for the existing residents and included a communication strategy to advise residents of the process and their rights.

#### Additional Information on Tenant Relocation

- The applicant states that they have entered into a legal and binding agreement with all 81 of the owners/residents to purchase their manufactured home (Option #1). All of the manufactured homes will be demolished after the residents have vacated the site, which is expected within the next 18 months and exceeds the 12-month notice that is required as per the *Manufactured Home Park Tenancy Act (2002)*.
- By choosing Option #1, all 81 of the manufactured home owners have agreed to the following:
  - The purchase (by the applicant) of the manufactured home;
  - A payment for moving expenses;
  - A payment equal to 12 months' rent; and
  - Flexible and extended move-out dates ranging from mid- 2018 to late 2019.
- In order to support each resident, a full time representative is available to discuss and assist with the following relocation services:

- Provide comprehensive information on relocation options;
- Assist in securing a variety of affordable housing options;
- Assist in answering any questions;
- Provide opportunities to purchase a new home at a discounted price;
- Coordinate moving logistics;
- Completion / move dates will not occur until Summer / Fall of 2019;
- Provide flexible move out dates to ensure suitable housing accommodations are secured; and
- Right of first refusal to purchase a new home on the subject property at a discounted price.

## DESIGN PROPOSAL AND REVIEW

### Proposed Lot 1 (Apartments and Townhouses)

- Proposed Lot 1 is 0.713 hectares (1.76 acres) and is bounded by King George Boulevard on the west, 81A Avenue on the south, the extension of 136A Street on the east and an existing manufactured/mobile home park to the north.
- Proposed Lot 1 is a combination of apartments and townhouses, which will share all amenity spaces.
- A 6-storey apartment building is proposed facing King George Boulevard. The main entry is on 81A Avenue, beside the ramp to the underground parking, marked by an aluminum entry canopy. Townhouses are proposed at the rear of the site adjacent to the future 136A Street.
- For proposed Lot 1, 50 of the apartment units are proposed as 1-bedroom units, and the remaining 60 units are proposed as 2-bedroom units. Some of the units also include a flex room. Units range in size from 53 square metres (575 sq. ft.) to 91 square metres (985 sq. ft.).
- For the townhouses on Lot 1, 16 units are proposed with 3-bedroom unit type and 16 units are proposed as 4-bedroom unit types. Units are proposed in 4 buildings with each containing 8 units. Units range in size from 129 square metres (1,389 sq. ft.) to 148 square metres (1597 sq. ft.).
- 16 units (50%) are proposed with double garage, and 16 units (50%) are proposed with tandem parking. Visitor parking is proposed underground, with two spaces at grade closer to the townhouses.
- There is a 3-metre (10 ft.) grade difference along King George Boulevard sloping down to the north. The apartment building will meet the grade along the street, by utilizing higher ceiling for the ground floor of the building to the north, and lowering to ceiling height to the south.
- Proposed materials for the apartment are gray brick veneer, hardi board siding in white and light gray and metal panel siding in black and white.



- The proposed apartment building will offer an interesting appearance to the public realm through the repetition of brick veneer sections that are supported by expansive glazes at the building basis. Similarly, individual sections of the roof are raised to provide visual interest and articulation.
- Proposed materials for the townhouses are cedar shingle siding, horizontal vinyl siding, hardi board siding, and duroid roof. The colour scheme has a variation between dark gray, light gray, beige and blue.

### Access and Parking

- Two vehicular accesses are proposed, both on 81A Avenue. One access is proposed at grade for the townhouses, and one to the underground parking for the apartments. Both are proposed to be aligned with existing accesses to the south.
- Parking requirements have been reduced by 20% for the apartment building, given its proximity to a future LRT Station at 80 Avenue and King George Boulevard. Staff have applied the City Centre parking standard given the future transit use. No reduction is proposed for the townhouse site.

### Indoor and Outdoor Amenity Spaces for Lot 1

- The outdoor amenity space is proposed between the apartments and the townhouses, and is accessible to all residents.
- The indoor amenity space is proposed inside the apartment building, but is will also be accessible to the townhouse residents.
- Based on the significant number of units that are proposed, staff requested that the applicant provide all of the required indoor space for resident use. However, the applicant has indicated that they do not wish to provide all of the requirement, and they feel nearby City facilities can accommodate demand, and that any increase in amenity space provided on-site would not be adequately used and would become a financial liability for the residents.
- The applicant is proposing a reduction of the indoor amenity space for proposed Lot 1 from 426 square metres (4,586 sq. ft.) to 267 square metres (2,881 sq. ft.). The applicant will be required to provide cash-in-lieu equivalent to 158 square metres (1,703 sq. ft.), which at 3 square metres (32 sq. ft.) per unit is equivalent to a shortfall of 53 units. The total amount required for the shortfall for Lot 1 is \$63,600 (\$1,200 per unit), as per City policy.
- The outdoor amenity space is proposed between the apartment building and the townhouses. A total of 590 square metres (6,355 sq. ft.) is proposed, which exceeds the minimum required of 426 square metres (4,586 sq. ft.). Programming for the space is divided between a children's play area, garden plots, lawn and a patio area for barbeque and seating, adjacent to the indoor amenity space.

### Proposed Lot 2 (Townhouses)

- Proposed Lot 2 is 2.569 hectares (6.35 acres) and is bounded by 136A Street on the west, Bear Creek Park on the east, a townhouse site to the south, and an existing manufactured/mobile home park to the north. 186 townhouse units are proposed on this portion of the site.
- The 186 units are proposed within 18 buildings. Two vehicular accesses are proposed, both from 136A Street. There is a 5-metre (16 ft.) walkway dedication provided along the south side of the site, which will match the existing 5-metre (16 ft.) walkway dedicated as part of the development to the south, under Development Application No. 7914-0256-00, for a total 10-metre (33 ft.) corridor that will connect to Bear Creek Park further east.
- 101 units are proposed with 4 bedrooms and 85 units are proposed as 3-bedroom unit types. Individual 18 buildings vary from 7 units each to 14 units each. Units range in size from 119 square metres (1,285 sq. ft.) to 180 square metres (1,938 sq. ft.).
- 202 units (54%) are proposed with double garage, and 170 units (46%) are proposed with tandem parking. A total of 37 visitor parking spaces are provided and distributed across the site.
- A larger setback (8.5 metres [28 ft.]) is proposed along the north property line to retain shared trees and provide a buffer to the existing mobile home park to the north. Along the east, west and south property lines, setback reductions are being proposed to foster an urban streetscape. These setback reductions are discussed in the Development Variance Permit section of this report.
- Proposed materials are cedar shingle siding, horizontal vinyl siding, hardi board siding, and duroid roof. The colour scheme has a variation between dark gray, light gray, beige and blue.

### Indoor and Outdoor Amenity Spaces for Lot 2

- Based on the significant number of units that are proposed, staff requested that the applicant provide all of the required indoor space for resident use. However, the applicant has indicated that they do not wish to provide all of the requirement, and they feel nearby City facilities can accommodate demand, and that any increase in amenity space provided on-site would not be adequately used and would become a financial liability for the residents.
- The applicant is proposing a reduction of the indoor amenity space for proposed Lot 2 from 558 square metres (6,006 sq. ft.) to 210 square metres (2,260 sq. ft.). The applicant will be required to provide cash-in-lieu equivalent to 348 square metres (3,746 sq. ft.), which at 3 square metres (32 sq. ft.) per unit is equivalent to a shortfall of 116 units. The total amount required for the shortfall for Lot 2 is \$139,200 (\$1,200 per unit), in accordance with City policy.
- The outdoor amenity space is proposed in two locations. A total of 757 square metres (8,155 sq. ft.) is proposed, which exceeds the minimum requirement of 558 square metres (6,006 sq. ft.).

- The larger outdoor amenity space (562 square metres [6,052 sq. ft]) is proposed along the southern area of the site, centrally located, adjacent to two trees that are proposed to be retained, and adjacent to the proposed indoor amenity space.
- Programming for the space is divided between play area, garden plots, lawn and seating. The tree protection area has not been included in the calculation for the outdoor amenity space. A smaller outdoor amenity space (195 square metres [2,102 sq. ft.]) is proposed in a central location, between buildings No. 8 and No. 9, along the northern internal road. This space is proposed to be landscaped and grassed for outdoor play.

#### Proposed Lot 3 (Riparian area)

- The site is within 50 metres of a red-coded watercourse, and subject to a Development Permit for Sensitive Ecosystem (Streamside Areas). The applicant has submitted an Environmental Report, and proposes the conveyance of proposed Lot 3 to the City at no cost, for conservation purposes. Proposed Lot 3 is 0.129 hectares (0.3 acres), and is located at the southeast corner of the site, adjacent to Bear Creek Park.
- The applicant is proposing to use the flex provision allowed for in the Development Permit guidelines, and no variances to the By-law are being proposed. The flexed setback varies from a minimum 25 metres to a maximum of 40 metres. These provisions have been used to help "square off" the property, and the habitat area proposed has no net gain or loss (total 1,287 square metres).
- A P-15 Agreement will be required, and the Environmental Report will form part of the Development Permit for the site.

#### PRE-NOTIFICATION

Pre-notification letters were sent on June 1, 2018 to 593 properties that are located within 100 metres (328 ft.) of the subject site, including the Newton Community Association. Development proposal signs were also installed on June 25, 2018. In response, staff has received 4 responses, 3 from residents of the site, and one from a nearby neighbour. Concerns are summarized below:

- Concerns with traffic and safety, as well as no provision for low income or rental housing (one response)

*(The application includes the dedication of new east-west and north-south roads, and does not propose access from King George Boulevard. The increase in density is also supported by planned LRT in the area.*

*The application was submitted prior to the recently approved Affordable Housing Strategy, and rental replacement policy, which would require purpose-built rental housing when redeveloping a rental site).*

- Some residents were dissatisfied with relocation options provided, move-out dates and time to sign agreement to sell (three responses)

*(The applicant has adhered to all City and Provincial policies for Manufactured Home Park Redevelopment. The applicant offered residents a bonus for a quick turnaround in the agreement decision – there is no policy that prevents that, and residents would still receive all the minimum payments, but would need to forgo the bonus if more time was requested for a decision. Relocation options and move-out dates have since been clarified with the applicant.)*

### Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on May 9, 2018 at the City Centre Library from 6 pm to 8 pm. Approximately 20 individuals attended the PIM, 16 people signed in, and 5 comment sheets were submitted. A staff representative from the Planning and Development Department was in attendance at the PIM. The applicant has provided a summary of the findings from the PIM.
- The meeting had boards showing the overall layout that is proposed, and explaining the OCP amendment, rezoning and number of units. There was also information on the proposed riparian area and tree preservation, as well as outdoor amenity spaces.
- Of the comment sheets received, 3 were supportive, one was neutral (asking for additional information on the right of first refusal offered to existing residents), and one was opposed to the proposal and concerned with the way negotiations were held with existing residents.

### TREES

- Jeff Ross, 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	11	11	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, European	1	1	0
Birch, Paper	3	2	1
Butternut	2	2	0
Cherry sp.	3	1	2
Locust, Black	3	3	0
Maple sp.	3	3	0
Maple, Japanese	1	1	0
Mountain Ash	1	1	0
Oak, English	3	3	0
Plane, London	1	1	0
<b>Coniferous Trees</b>			
Cedar, Atlas	1	1	0

Cedar, Blue Atlas	1	1	0
Cedar, Western Red	55	27	28
Douglas Fir	15	6	9
False Cypress	3	3	0
Fir, Grand	5	0	5
Pine sp.	2	1	1
Pine, Austrian	3	3	0
Pine, Scots	4	4	0
Spruce, Colorado Blue	2	2	0
Spruce, Norway	3	3	0
Spruce, Sitka	4	4	0
Yew, English	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>120</b>	<b>74</b>	<b>46</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>283</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>329</b>	
<b>Contribution to the Green City Fund</b>			
		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 120 protected trees on the site, excluding Alder and Cottonwood trees. 11 existing trees, approximately 8 % of the total trees on the site, are Alder trees. It was determined that 46 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.
- Table 1 includes an additional 15 protected trees that are located within the proposed riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 159 replacement trees on the site. The applicant is proposing 283 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Green Japanese Maple, Red Rocket Maple, Dawyck Gold Beech, Princeton Sentry Maidenhair, Slender Slihouette Sweetgum, Royal Star Magnolia (white), Serbian Spruce, Paperback Maple, Red Japanese Maple, Pyramidal European Hornbeam, Norway Spruce, Ornamental Pear, Scarlet Oak and Western Red Cedar



- In summary, a total of 329 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 February 15, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposal includes an amendment to the Official Community Plan (OCP). The site is located on King George Boulevard which is identified as a future LRT corridor.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed density will comply with the OCP after amendment. The site includes a mix of residential uses and unit types.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal will convey riparian area to the City along the southeast portion of the site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposal supports planned LRT for King George Boulevard and will also enhance a pedestrian linkage to Bear Creek Park.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development includes some CPTED (Crime prevention through environmental design) principles</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• None</li> </ul>

### ADVISORY DESIGN PANEL

- On June 07, 2018, the City's Advisory Design Panel (ADP) reviewed the proposed project (minutes, Appendix VI). ADP only reviewed the apartment portion of the site, and the townhouse layout was provided for reference only.
- Regarding site layout, the panel recommended increased access points from the communal spaces to the pedestrian mews.
- For form and character, the panel recommended amalgamation of the proposed indoor amenity space, which the applicant has completed. There were also suggestions for changes to the materials and façade treatments.
- Regarding landscaping, the panel suggested changes to the access to the mews.
- The panel also had recommendations to improve accessibility. The applicant has moved 2 of the 4 accessible parking stalls to P1, and will review some of the other recommendations through detailed design, as they do not affect form and character.

- The applicant has resolved the majority of the issues identified by the Panel to the satisfaction of the Planning and Development Department and the applicant has agreed to resolve the outstanding issues, including:
  - The location of the PMT and gas meters;
  - The design of corner units as they relate to the public realm;
  - Exterior cladding on street-oriented townhouse units;
  - Retaining and exterior stairs along 136A Street;
  - Seating features in the corner feature plaza;
  - Delineation of each unit in townhouse Building 6;
  - The main floor grade of townhouse units along the street or public walkway/trail (Buildings 14, 15, 16, 17 and 18);
  - Formal pedestrian entry into the site; and
  - Treatment of the property between the public walkway/trail and the dead-end drive aisle adjacent to Building 14.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks of the "Multiple Residential 30 Zone (RM-30)" on proposed Lot 2 from 7.5 metres (25 ft.) to:
  - 4.0 metres (13 ft.) for the west setback;
  - 5.0 metres (16 ft.) for the east setback for Building No. 13; and
  - 3.0 metres (10 ft.) for the south setback for Buildings Nos. 13, 14, 15, 16, 17 and 18.

Applicant's Reasons:

- The reduced setbacks help provide for an urban interface with the street and the community.
- The reduced setbacks that are proposed close to the riparian area will provide residents direct visibility into the park.

Staff Comments:

- The proposed variances achieve a more urban interface and are similar to variances approved on the application to the south, under Development Application No. 7914-0256-00. This site was also developed by the current applicant.
- The reduced setbacks also help to provide an efficient site layout, and allow for the increased setback that is provided along the north property line to help retain trees.
- Staff support this variance to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and applicants' responses
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7918-0070-00
Appendix IX.	Proposed CD By-law
Appendix X.	Applicant's Affordable Housing Program

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific, Dated May 25, 2018.
- Environmental Report Prepared by Envirowest Consultants Inc., dated May 16, 2018.
- Acoustic Report Prepared by Brown Strachan Associates, dated June 07, 2018.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated June 4, 2018 and May 24, 2018.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Lot 1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,211.94 m <sup>2</sup>
Road Widening area		2,034.84 m <sup>2</sup>
Net Total		7,130.9 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)	50%	49%
SETBACKS ( in metres)		
West	5.0 m	5.0 m
East	4.0 m	4.0 m
North	7.5 m / 4.5 m	7.5 m / 4.5 m
South	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal (apartment)	22 m	21.67 m
Principal (townhouses)	13 m	10.2 m
NUMBER OF RESIDENTIAL UNITS		
One Bed		50
Two Bedroom		60
Three Bedroom		16
Four Bedroom		16
Total		142
TOTAL BUILDING FLOOR AREA		12,938.62 m <sup>2</sup>
DENSITY		
# of units/ha /# units/acre (gross)	-	154 uph / 62 upa
# of units/ha /# units/acre (net)	-	199 uph / 81 upa
FAR (gross)	-	1.39
FAR (net)	1.85	1.81
AMENITY SPACE (area in square metres)		
Indoor	426 m <sup>2</sup>	267.72 m <sup>2</sup>
Outdoor	426 m <sup>2</sup>	590.4 m <sup>2</sup>



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom	51	51
2-Bed	73	73
3-Bed	64	64
Residential Visitors	24	24
Total Number of Parking Spaces	212	212
Number of accessible stalls		4
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50% for townhouse portion only	32 / 50% for townhouse portion only
Size of Tandem Parking Spaces width/length	3.2 m x 6.1 m	3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30 (Lot 2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		29,397.64 m <sup>2</sup>
Road Widening area		1,176.27 m <sup>2</sup>
Riparian area		1,287.18 m <sup>2</sup>
Undevelopable area		1,433.76 m <sup>2</sup>
Net Total		25,500.39 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	45%	45%
<b>SETBACKS</b> ( in metres)		
West	7.5 m	4.0 m (DVP)
East	7.5 m	5.0 m (DVP)
North	7.5 m	8.5 m
South	7.5 m	3.0 m (DVP)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10.2 m
Accessory	4.5 m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom		2
Three Bedroom		83
Four Bedroom		101
Total		186
<b>TOTAL BUILDING FLOOR AREA</b>		25,613.74 m <sup>2</sup>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		63 uph / 25.6 upa
# of units/ha /# units/acre (net)		73 uph / 29.5 upa
FAR (gross)		0.86
FAR (net)		1.0
<b>AMENITY SPACE</b> (area in square metres)		
Indoor	558 m <sup>2</sup>	210 m <sup>2</sup>
Outdoor	558 m <sup>2</sup>	757.6 m <sup>2</sup>

## Development Data Sheet cont'd

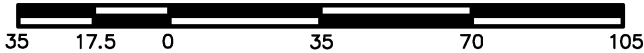
Required Development Data	Minimum Required / Maximum Allowed	Proposed
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	368	368
Residential Visitors	36	36
Total Number of Parking Spaces	409	409
Number of accessible stalls	-	-
Number of small cars	-	-
Tandem Parking Spaces: Number / % of Total Number of Units	186 / 50%	170 / 45.7%
Size of Tandem Parking Spaces width/length	3.2 m x 6.1 m	3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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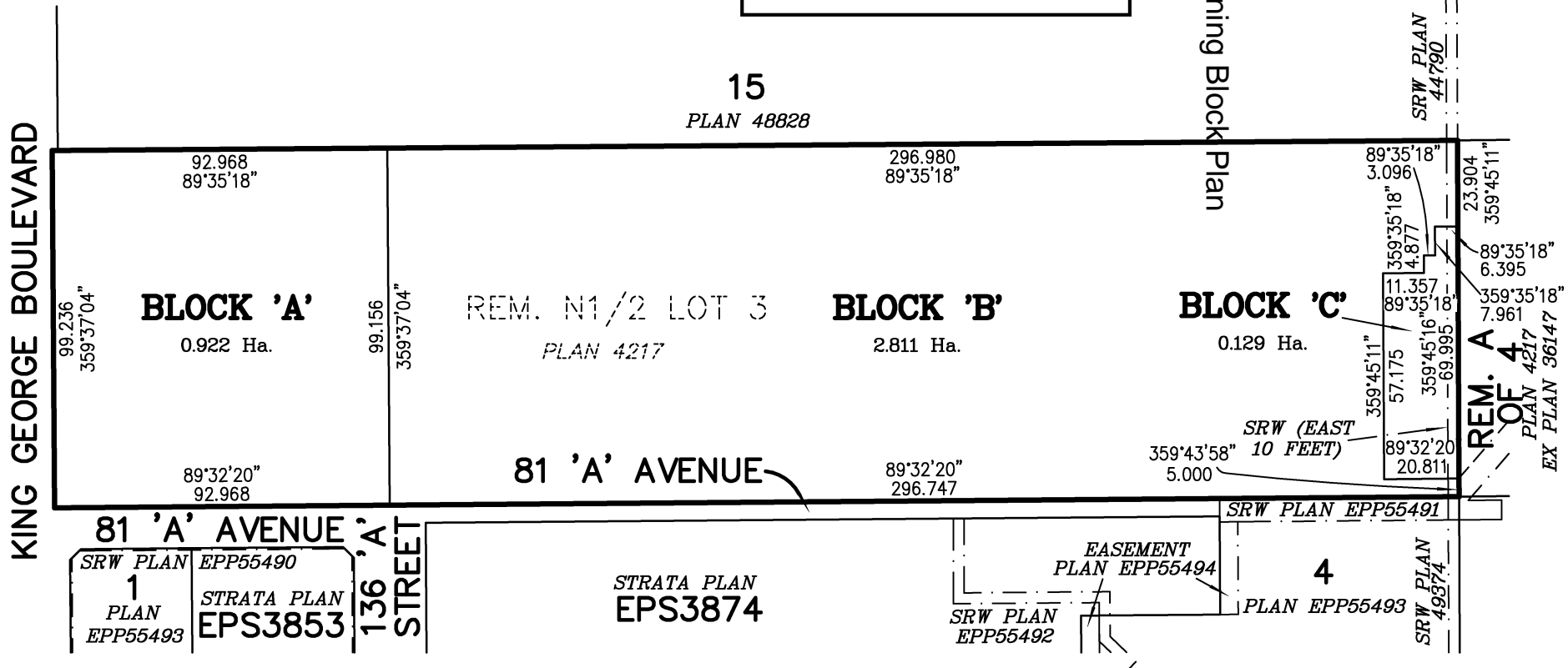
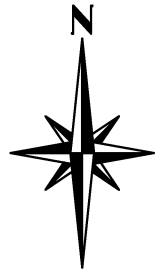
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
#\_\_\_\_\_ OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN  
6363, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 4217.**

SCALE 1:1750



All Distances are in Metres.

Total Area Block 'A' = 0.922 Ha.  
Total Area Block 'B' = 2.811 Ha.  
Total Area Block 'C' = 0.129 Ha.  
Total Block 'A', 'B' & 'C' = 3.862 Ha.



Onderwater  
Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS17209\_RZ

Certified correct, completed on  
the 6th day of June, 2018.

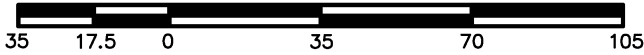
©

*This Plan Lies Within The  
Metro Vancouver Regional District*

B.C.L.S.

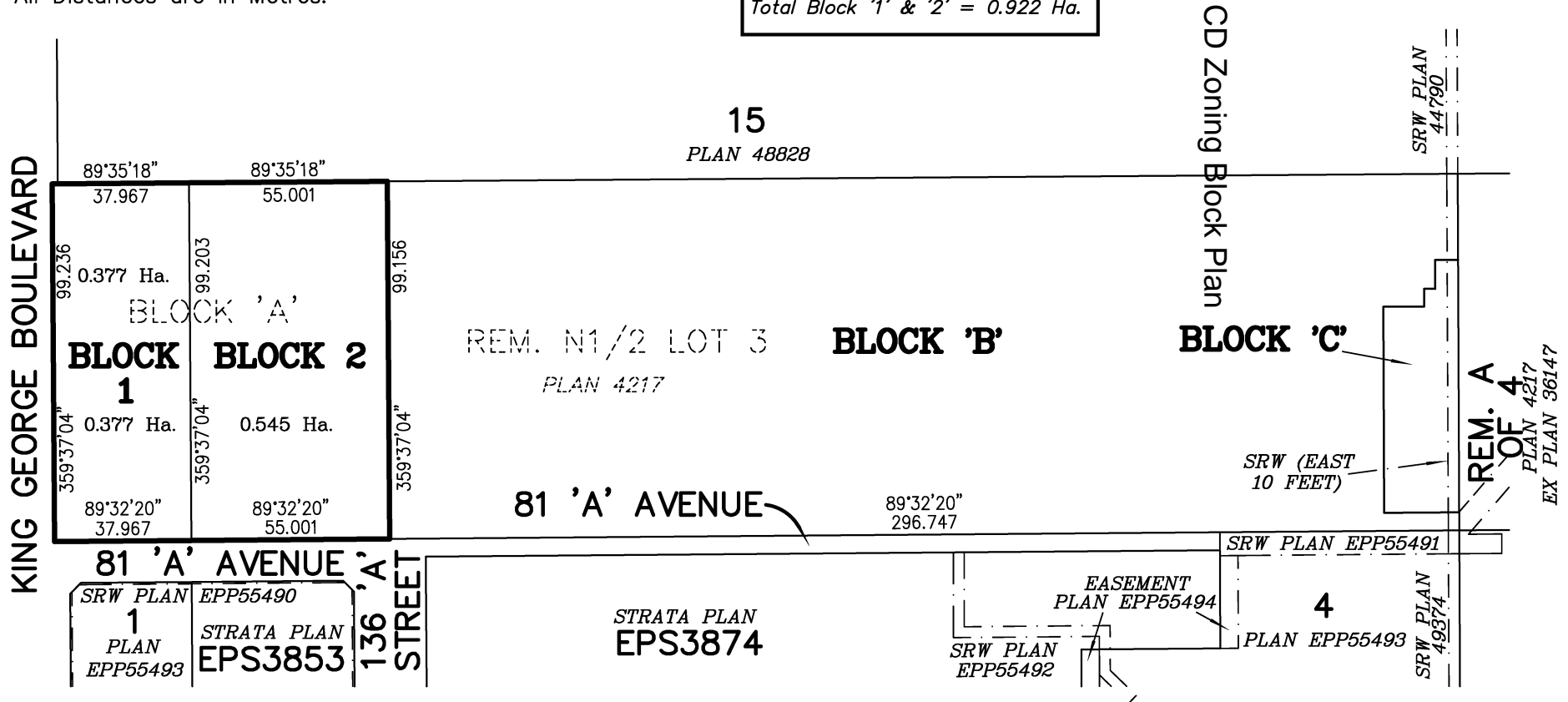
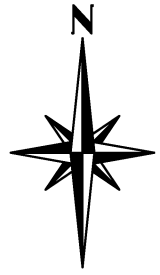
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
#\_\_\_\_\_ OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN  
6363, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 4217.**

SCALE 1:1750



All Distances are in Metres.

Total Area Block '1' = 0.377 Ha.  
Total Area Block '2' = 0.545 Ha.  
Total Block '1' & '2' = 0.922 Ha.



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS17209\_RZ2

*This Plan Lies Within The  
Metro Vancouver Regional District*

Certified correct, completed on  
the 13th day of June, 2018.  
©

B.C.L.S.





**8190 KING GEORGE BLVD.**  
**7918-0070**















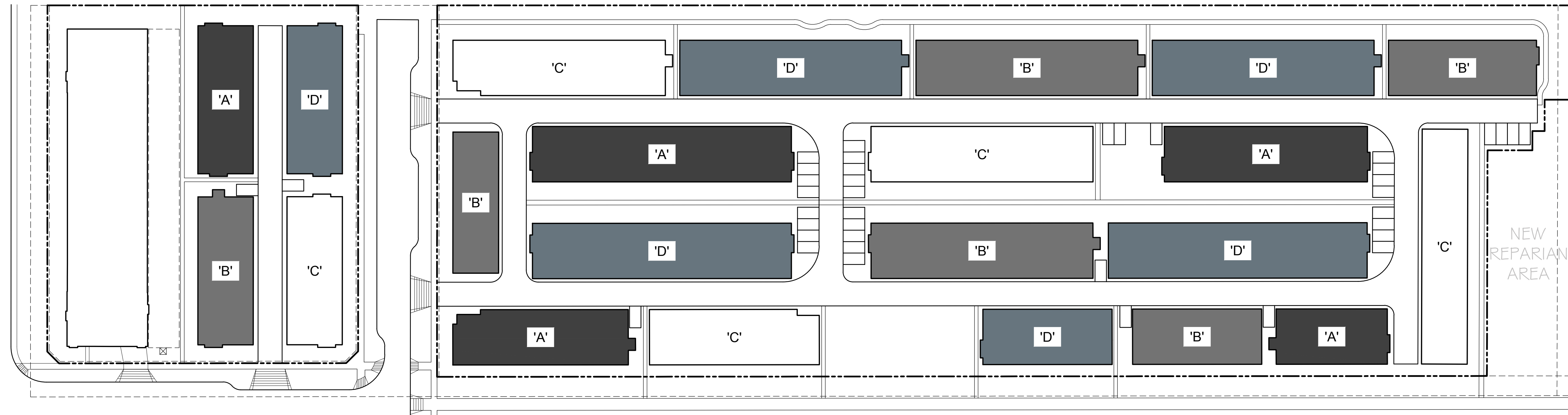




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LOT #1

LOT #2



**SITE COLOUR ALLOCATION LAYOUT**



**COLOUR SCHEME 'A'**



**COLOUR SCHEME 'B'**



**COLOUR SCHEME 'C'**



**COLOUR SCHEME 'D'**

REV#	DATE	BY	CHKD	ISSUE

DESIGN :	DM	DRAWN :	DM
DATE :	June 1, 19	SCALE :	1" = 50'-0"
CLIENT :	D'AMON & SANYER		
PROJECT :	KGB 3 TOWNHOUSE DEVELOPMENT		
SHEET CONTENTS :	8190 KING GEORGE BLVD., SURREY, BC		
	SITE COLOUR ALLOCATION LAYOUT		
	EXTERIOR COLOUR SCHEMES		

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
681	AC-
PROJECT NO.	REV. NO.
15030	

**LOT #1**







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REV#	DATE	DRN	KCD	ISSUE	DATE	BY	ISSUED FOR



DESIGN :	X	BY :	X
DRAWN :	X	DATE :	X
PROJECT :	KGB 3 TOWNHOUSE DEVELOPMENT 8100 KING GEORGE BLVD., SURREY, BC		
SHEET CONTENTS :	BUILDING ELEVATIONS		
CLIENT :	DAMON & SANYER		
SCALE :	3/32" = 1'-0"		

<b>barnett dembek</b> ARCHITECTS INC.	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@darkitek.com	
CLIENT NO. 681	SHEET NO. AC-6.0
PROJECT NO. 15030	REV. NO.



- SCHEDULE OF FINISHES**
- ① BRICK VENEER - GRAY
  - ② 4" PROFILE HARDI BOARD SIDING - WHITE
  - ③ 4" PROFILE HARDI BOARD SIDING - LIGHT GRAY
  - ④ METAL PANEL SIDING - YELLOW
  - ⑤ METAL PANEL SIDING - WHITE
  - ⑥ PREFAB METAL RAILINGS
  - ⑦ PREFAB METAL & GLASS RAILINGS
  - ⑧ ALUMINUM ENTRY CANOPY
  - ⑨ SUN SHADE
  - ⑩ WOOD TRIM - BLACK
  - ⑪ WOOD TRIM - WHITE

WEST ELEVATION (KING GEORGE BLVD.)

NORTH ELEVATION

SOUTH ELEVATION (81A AVENUE)

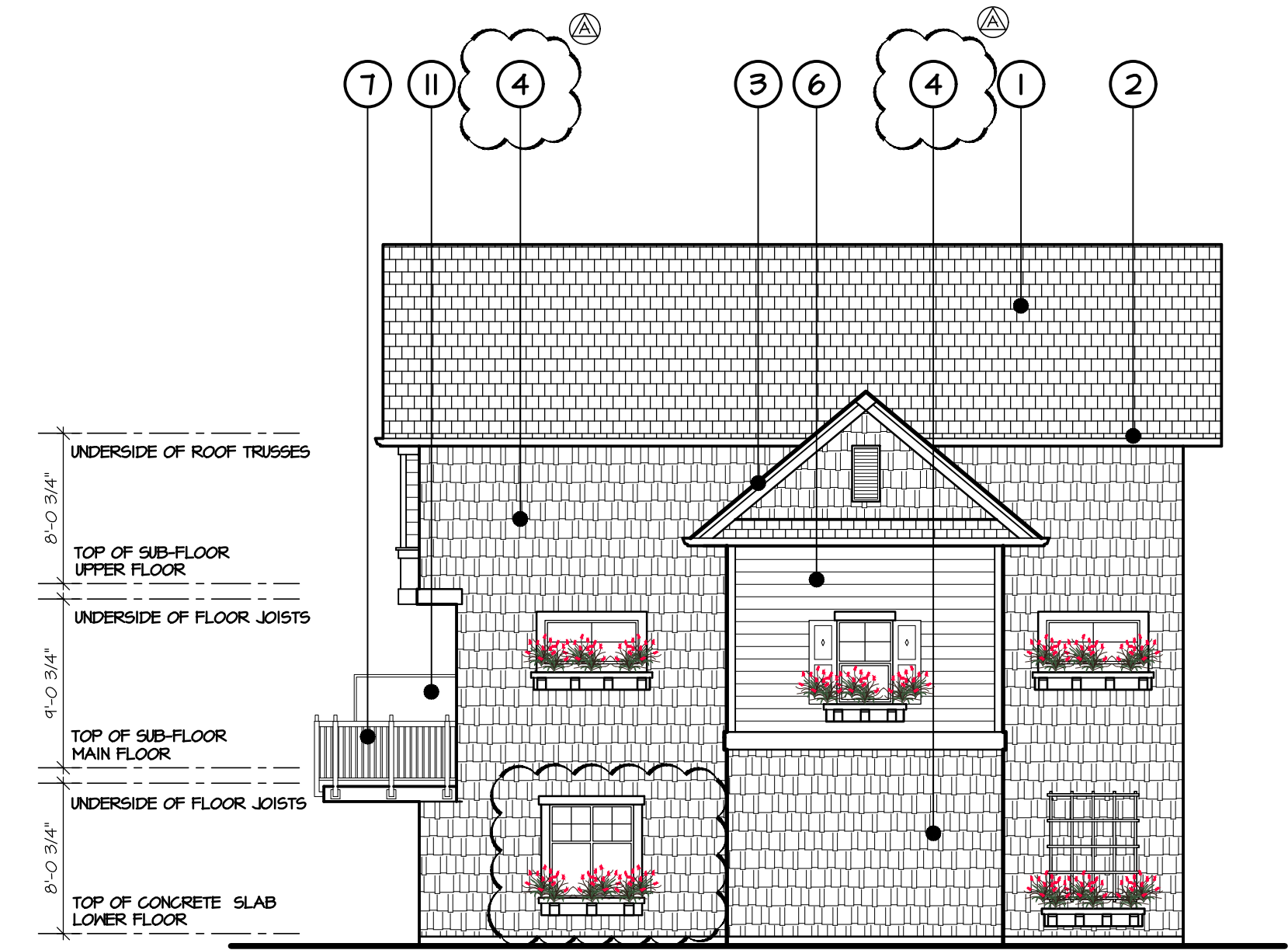
EAST ELEVATION



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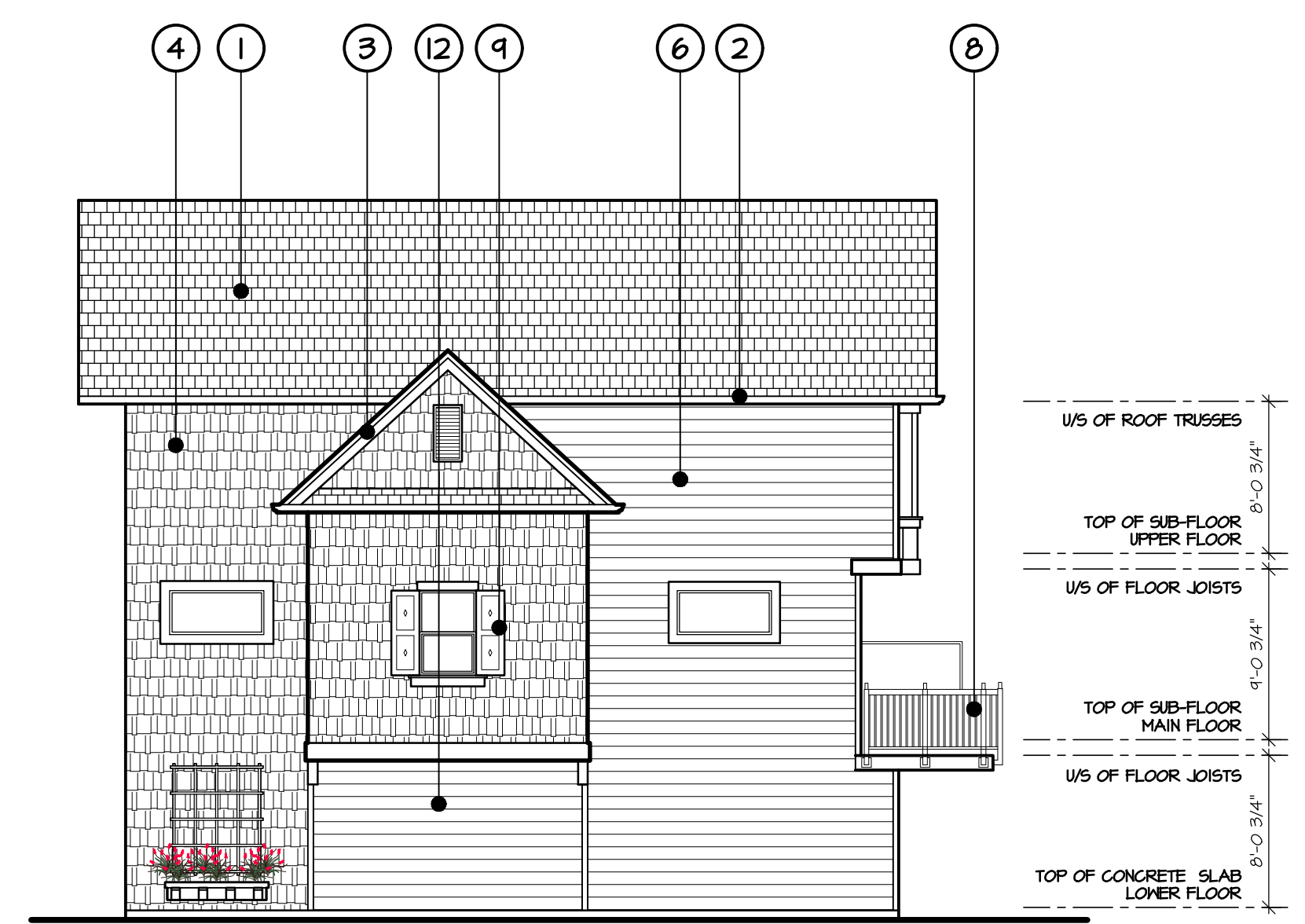
**EAST ELEVATION (136A STREET)**  
SCALE: 1/8" = 1'-0"



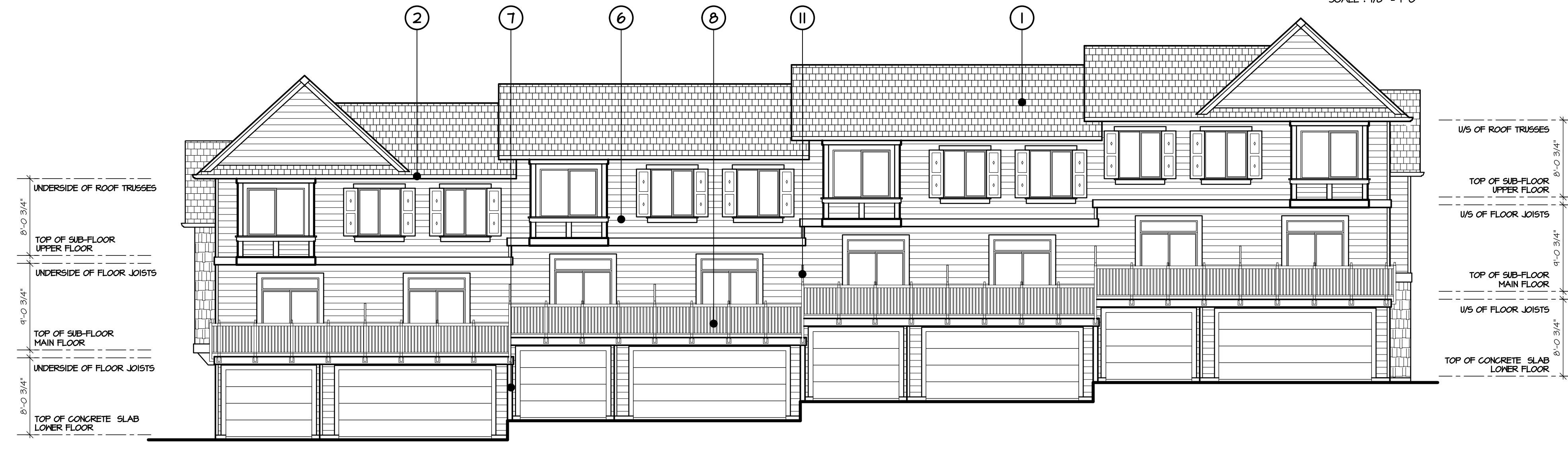
**SOUTH ELEVATION (81A AVE.)**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4.5" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILING
- ⑨ SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ WOOD LATTICE AND FLOWER BOX



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



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

ISSUED FOR:	BY:	DATE:	ISSUE:	REVISIONS AS PER CITY OF SURREY:	CK'D:	DEFN:	DATE:	REV'D:

DESIGN:	DATE:	SCALE:
DPM	July 4, 18	1/8" = 1'-0"
DRAWN:		

CLIENT: **DAMON & SANYER**  
 PROJECT: **KGB 3 TOWNHOUSE DEVELOPMENT**  
 8190 KING GEORGE BLVD., SURREY, BC  
 SHEET CONTENTS: **BUILDING ELEVATIONS**

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
681	AC-5.4
PROJECT NO.	REV. NO.
15030	

**BUILDING NO. 4**  
**LOT 1**



**LOT #2**

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ISSUED FOR	
BY	
DATE	
ISSUE	
REVISED AS PER CITY OF SURREY	
CAD	
DRN	
DATE	
REV	

DESIGN	
DM	
DRAWN	
DATE	
SCALE	

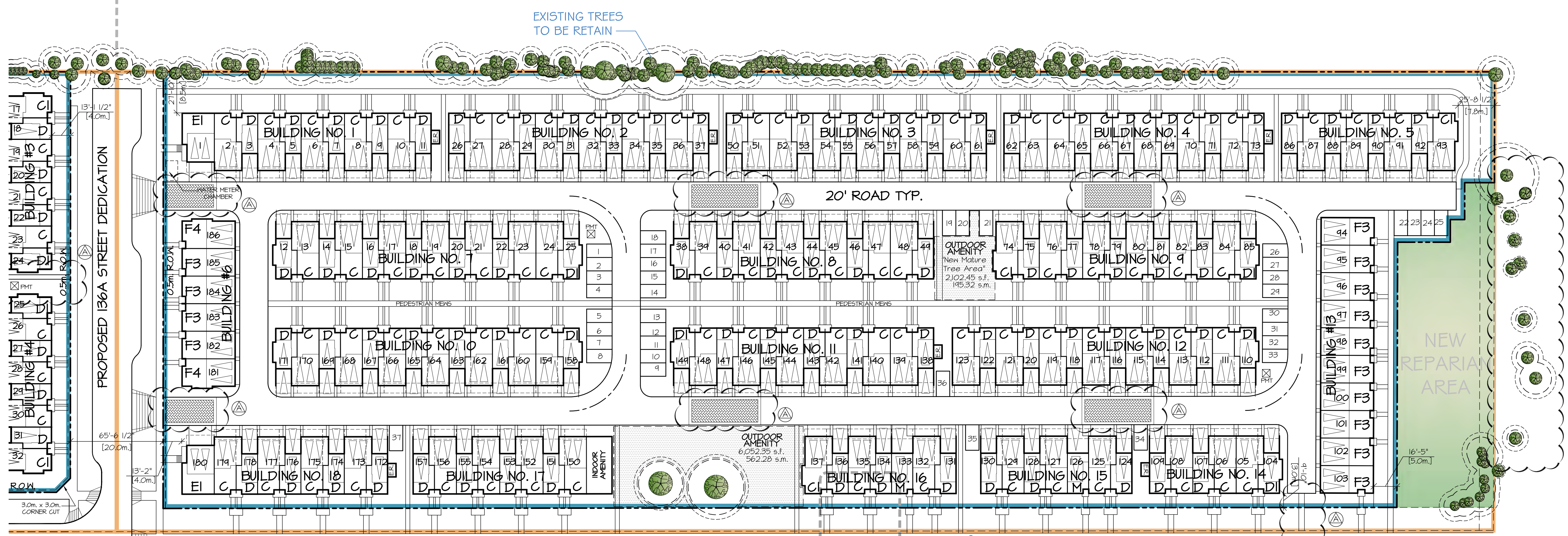
CLIENT	D'AWSON & SAMTER
PROJECT	KGB 3 TOWNHOUSE DEVELOPMENT 8190 KING GEORGE BLVD., SURREY, BC
SHEET CONTENTS	CONCEPTUAL SITE PLAN - LOT #2

**barnett dembek**  
ARCHITECTS - INC.

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

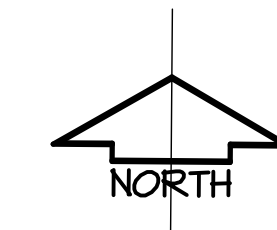
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
601	AC-11.0
PROJECT NO.	REV. NO.
15030	



CITY CORRIDOR AND PATH  
(10.0m TOTAL)

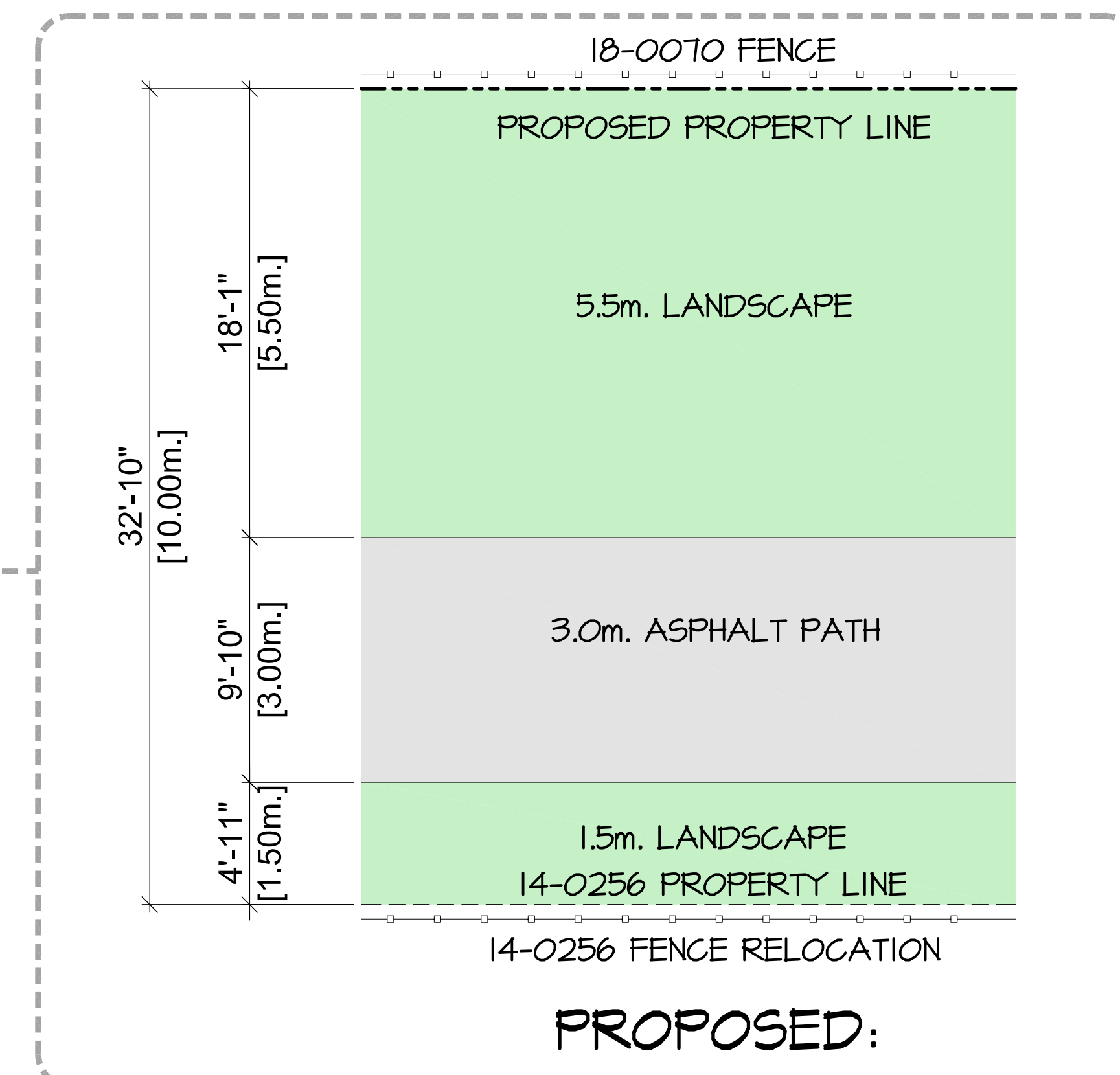
CONNECTION TO BEAR  
CREEK PARK



**CONCEPTUAL SITE PLAN - LOT #2**

SCALE: 1" = 30'-0"

**CITY WALKWAY**



**DEVELOPMENT DATA:**

<b>GROSS SITE AREA:</b>	316,433.65 s.f.	29,397.64 s.m.
	7.26 Ac.	2.94 Ha.
<b>NET SITE AREA:</b>	274,484.04 s.f.	25,500.39 s.m.
	6.30 Ac.	2.55 Ha.
<b>PROPOSED DENSITY:</b>		
Based on Gross Site Area:	186 UNITS	25.6 U.P./Ac 63 U.P./Ha.
Based on Net Site Area:	186 UNITS	29.5 U.P./Ac 73 U.P./Ha.
<b>PROPOSED SITE COVERAGE:</b>		
Based on Gross Site Area:	39%	122,278.2 s.f. 11,360.0 s.m.
Based on Net Site Area:	45%	122,278.2 s.f. 11,360.0 s.m.
<b>PROPOSED F.A.R.:</b>		
Based on Gross Site Area:	0.86	275,704.0 s.f. 25,613.7 s.m.
Based on Net Site Area:	1.0	275,704.0 s.f. 25,613.7 s.m.
<b>AMENITY AREA:</b>		
<b>INDOOR AMENITY AREA:</b>		
REQUIRED:	32.3 s.f. / UNIT	6,007.8 s.f. 558.1 s.m.
PROVIDED:		2,260.0 s.f. 210.0 s.m.
<b>OUTDOOR AMENITY AREA:</b>		
REQUIRED:	32.3 s.f. / UNIT	6,007.8 s.f. 558.1 s.m.
PROVIDED:		8,154.8 s.f. 757.6 s.m.

<b>UNIT BREAKDOWN:</b>				
UNIT TYPE	GARAGE TYPE	UNIT AREA	NO. OF UNITS	
C	4 BED DOUBLE	1,527.0 s.f.	80	= 122,160.0 s.f.
CI	4 BED DOUBLE	1,597.6 s.f.	3	= 4,792.8 s.f.
D	3 BED TANDEM	1,389.6 s.f.	74	= 102,830.4 s.f.
DI	3 BED TANDEM	1,441.5 s.f.	9	= 12,973.5 s.f.
EI	4 BED DOUBLE	1,937.8 s.f.	2	= 3,875.6 s.f.
F3	4 BED DOUBLE	1,651.2 s.f.	14	= 23,116.8 s.f.
F4	4 BED DOUBLE	1,704.0 s.f.	2	= 3,408.0 s.f.
M	3 BED TANDEM	1,285.0 s.f.	2	= 2,570.0 s.f.
<b>TOTAL:</b>			<b>186 UNITS</b>	<b>275,704.0 s.f.</b>
				<b>25,613.7 s.m.</b>

<b>PARKING REQUIREMENTS:</b>				
<b>REQUIRED:</b>				
RESIDENTS:	2.0 / UNIT	372	SPACES	
VISITORS:	0.2 / UNIT	37	SPACES	
<b>TOTAL REQUIRED:</b>		<b>409</b>	<b>SPACES</b>	
<b>PROVIDED:</b>				
DOUBLE GARAGE:	54.3%	202	SPACES	
TANDEM GARAGE:	45.7%	170	SPACES	
VISITORS:		37	SPACES	
<b>TOTAL PROVIDED:</b>		<b>409</b>	<b>SPACES</b>	

**PROPOSED:**







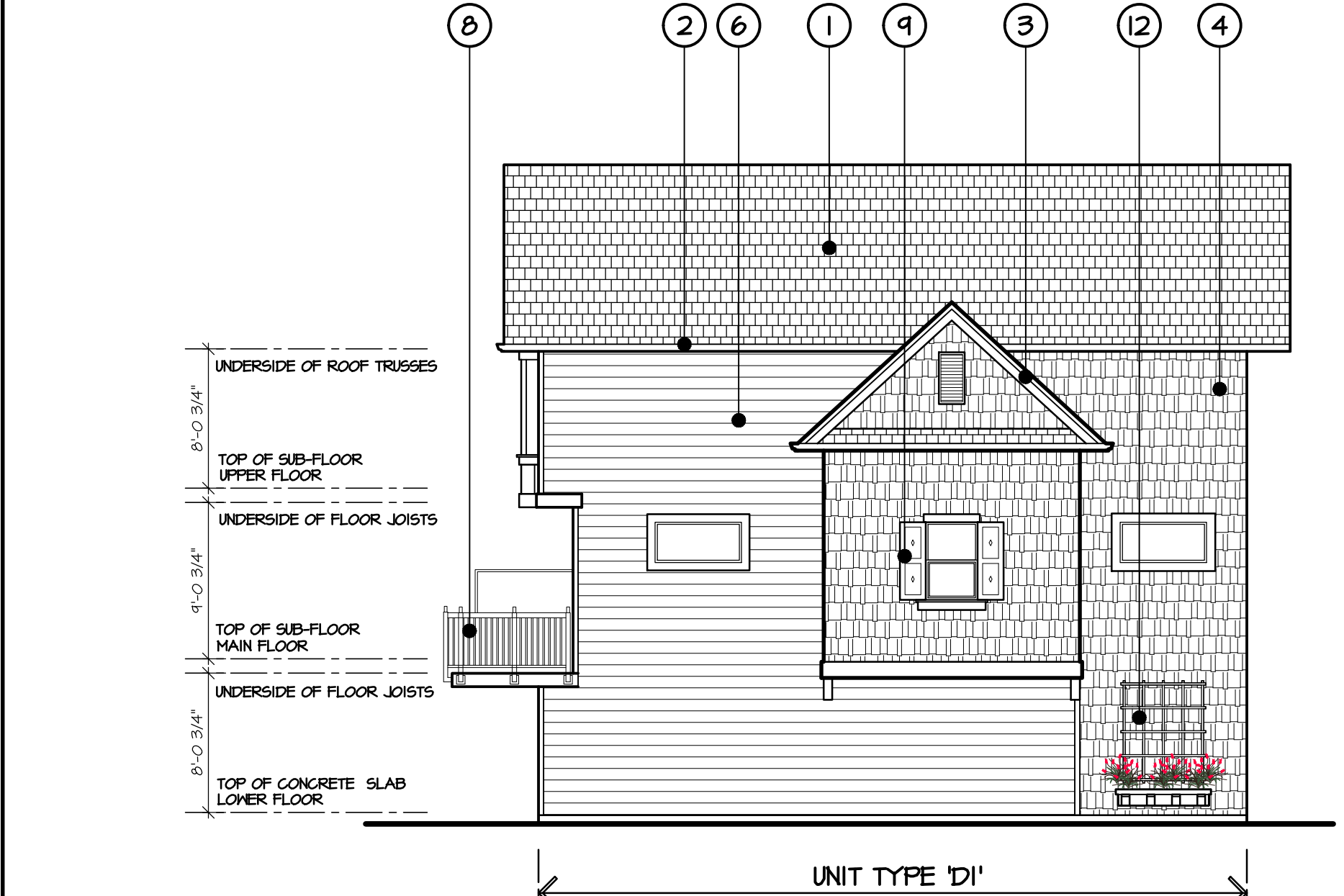




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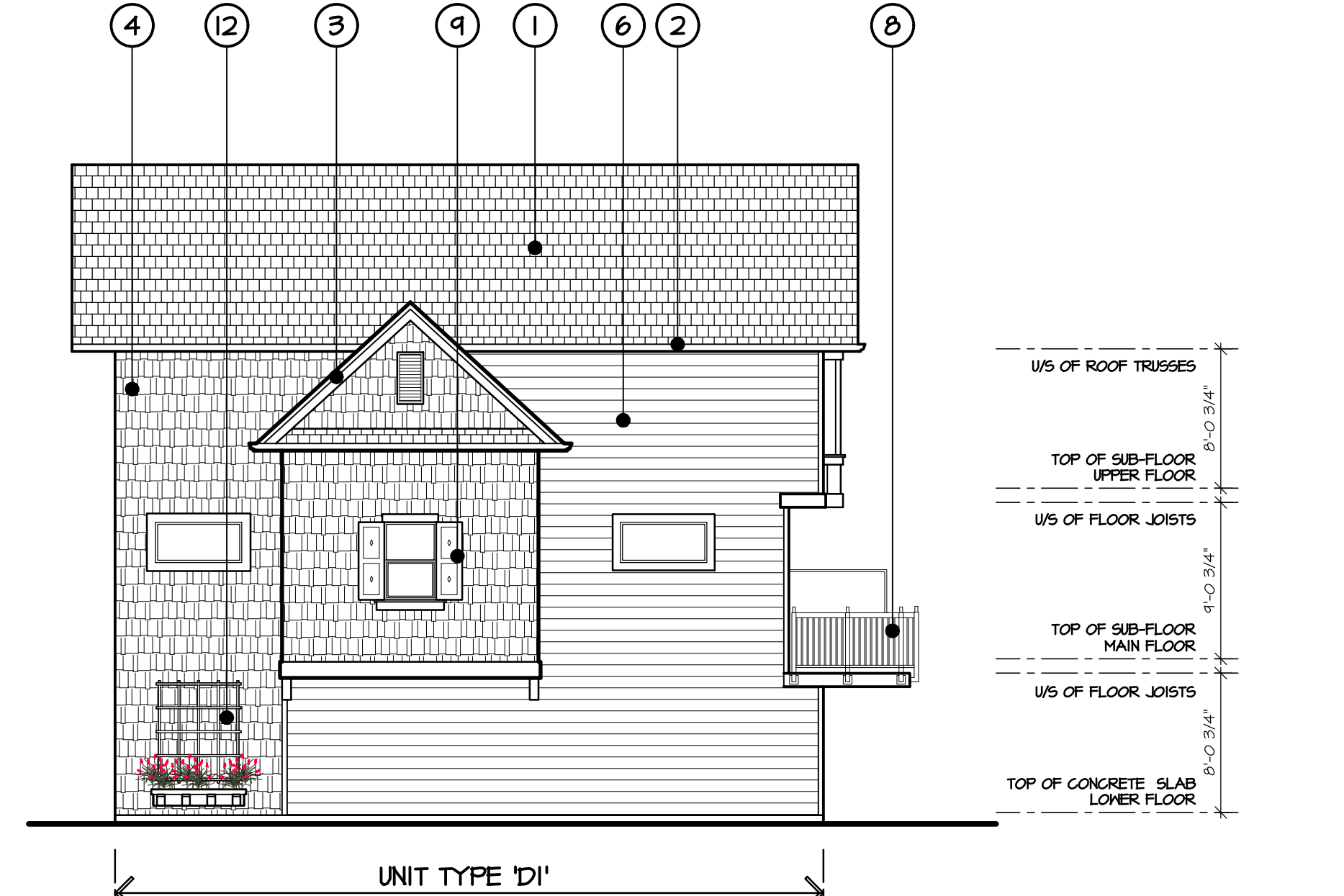
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



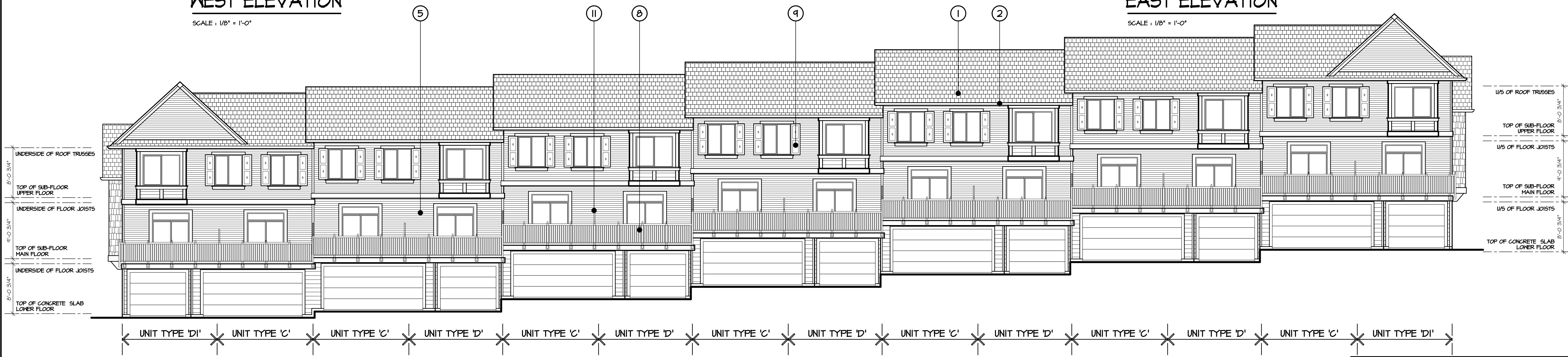
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4.5" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILING
- ⑨ SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ WOOD LATTICE AND FLOWER BOX



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



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

**BUILDING NO. 7  
LOT 2**

ISSUED FOR:	BY:	DATE:	ISSUE:

DESIGN:	DRAWN:	DATE:	SCALE:
DM		July 4, 18	1/8" = 1'-0"

CLIENT: **DAMON & SANYER**  
 PROJECT: **KGB 3 TOWNHOUSE DEVELOPMENT**  
**8190 KING GEORGE BLVD., SURREY, BC**  
 SHEET CONTENTS:  
**BUILDING ELEVATIONS**

**barnett dembek**  
ARCHITECTS INC.

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

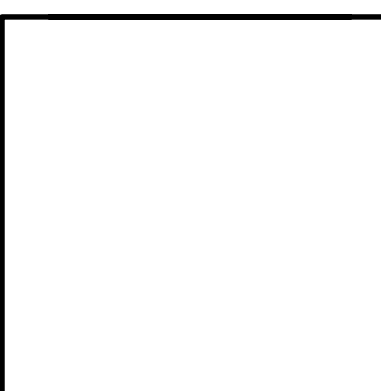
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO. 681	SHEET NO. AC-5.11
PROJECT NO. 15030	REV. NO.



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ISSUED FOR:	
BY:	
DATE:	
ISSUE:	
REVISED AS PER CITY OF SURREY:	
CK'D:	DN
DEFN:	RF
DATE:	JUL 04/18
REVN:	

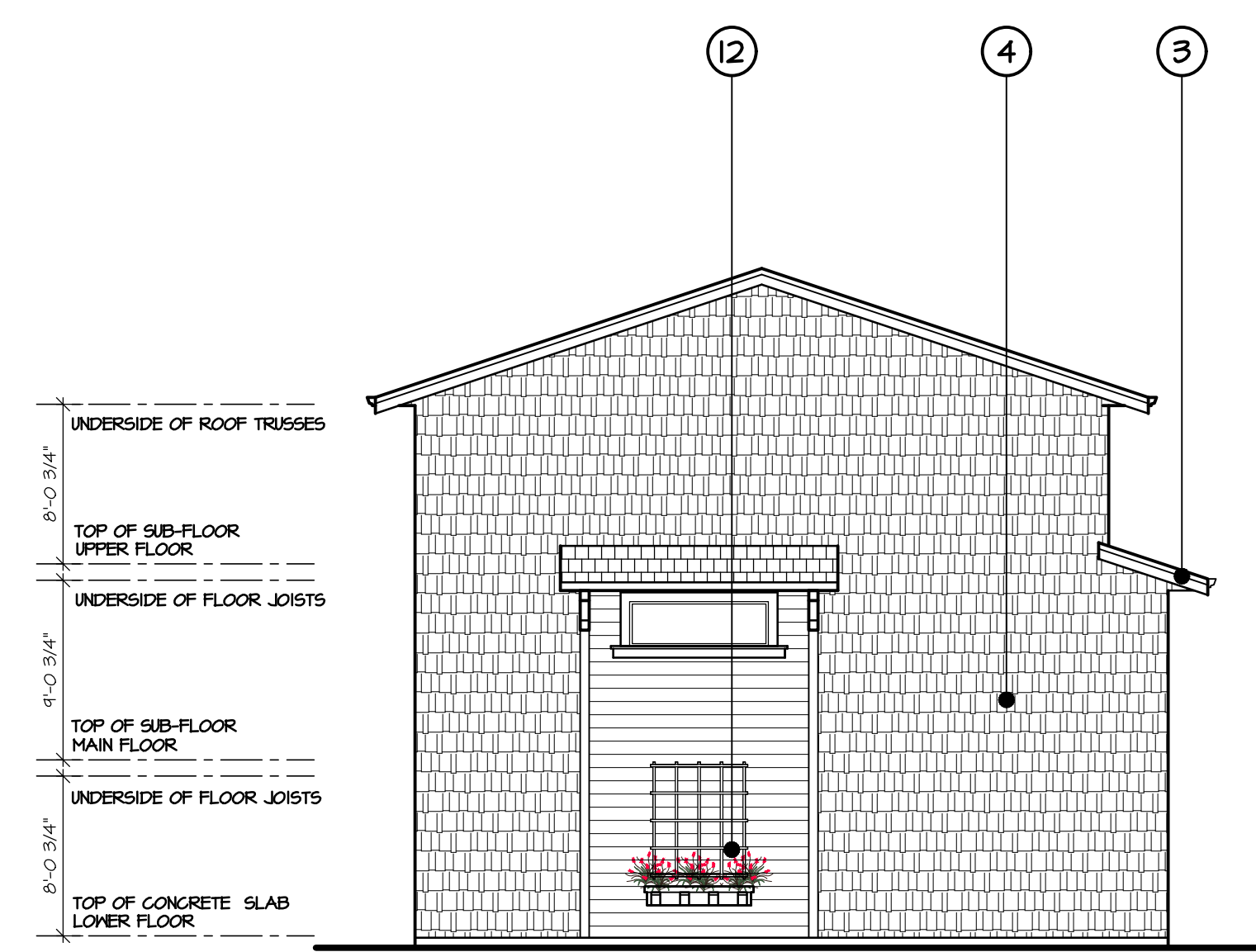


DESIGN:	DN
DRAWN:	
DATE:	JULY 4, 18
SCALE:	1/8" = 1'-0"
CLIENT:	D'AMON & SANYER
PROJECT:	KGB 3 TOWNHOUSE DEVELOPMENT 8190 KING GEORGE BLVD., SURREY, BC
SHEET CONTENTS:	BUILDING ELEVATIONS

barnett dembek ARCHITECTS INC.	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE:	(604) 597-7100
FAX:	(604) 597-2099
EMAIL:	mail@darkitex.com
CLIENT NO.	SHEET NO.
681	AC-17
PROJECT NO.	REV. NO.
15030	



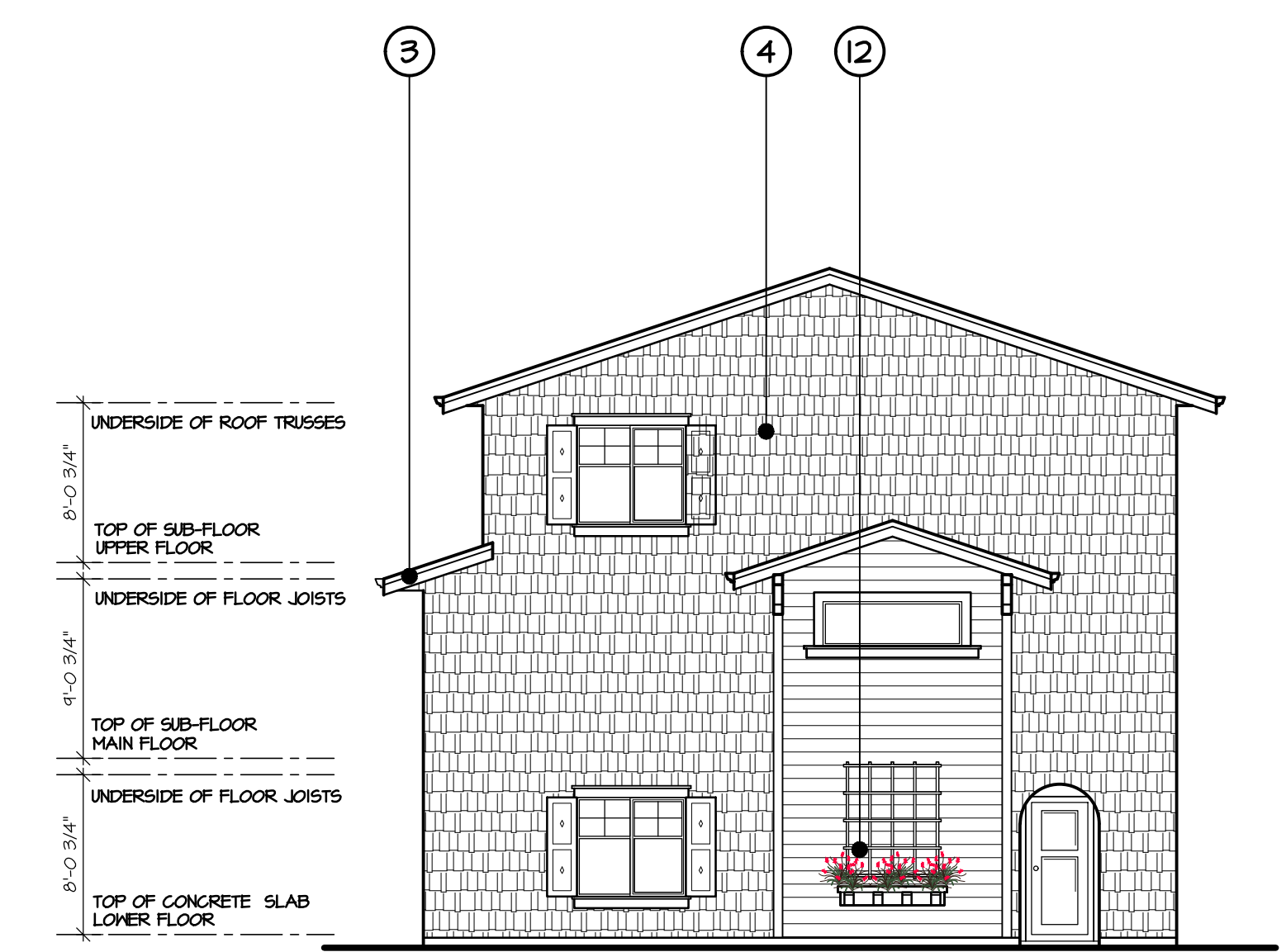
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



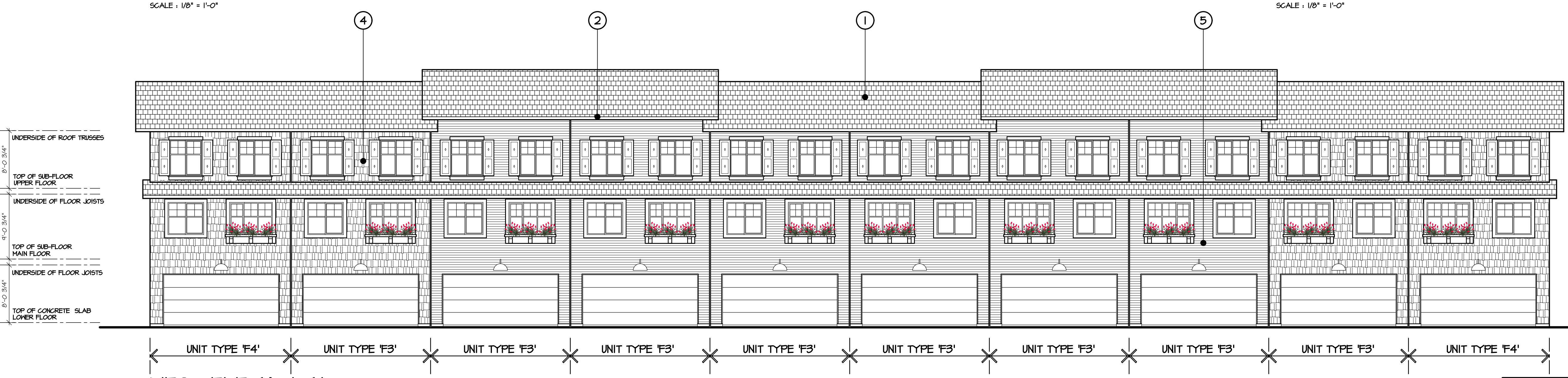
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4.5" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST
- ⑧ PREFAB METAL RAILING
- ⑨ SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN
- ⑫ WOOD LATTICE AND FLOWER BOX



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




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

**BUILDING NO. 13  
LOT 2**

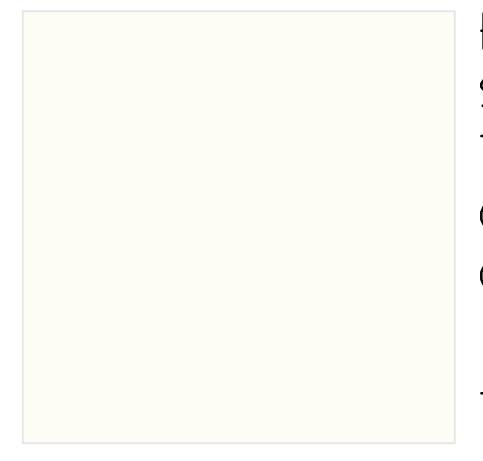
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 ROOF  
-HI-PROFILE SHINGLE  
-TIMBERLINE ROOFING

 HARDI BOARD SIDING  
-HERITAGE BROWN

 HARDI, VINYL,  
CEDAR SHAKE SIDING  
SHUTTERS, LOUVERS  
-BLACK

 HARDI, SHINGLE, CEDAR  
SHAKE SIDING, WINDOW  
TRIM, FASCIA, POST,  
GUTTER, WOOD TRIM, &  
GARAGE DOORS  
-WHITE


 CEDAR SHAKE SIDING,  
HARDI, VINYL  
-VINTAGE GREY

 CEDAR SHAKE SIDING,  
HARDI, VINYL  
-PEWTER GREY

 DOOR  
-PASTEL BLUE

 DOOR  
-TURQUOISE

 DOOR  
-PASTEL YELLOW

 DOOR  
-RED

ISSUED FOR	BY	DATE	ISSUE

DESIGN	DATE	SCALE

DESIGN	DATE	SCALE

CLIENT : DAWSON & SANYER  
PROJECT : KGB 3 TOWNHOUSE DEVELOPMENT  
8190 KING GEORGE BLVD., SURREY, BC  
SHEET CONTENTS : EXTERIOR COLOUR BOARD

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
681	AC-
PROJECT NO.	REV. NO.
15030	

# Exterior Colour Board

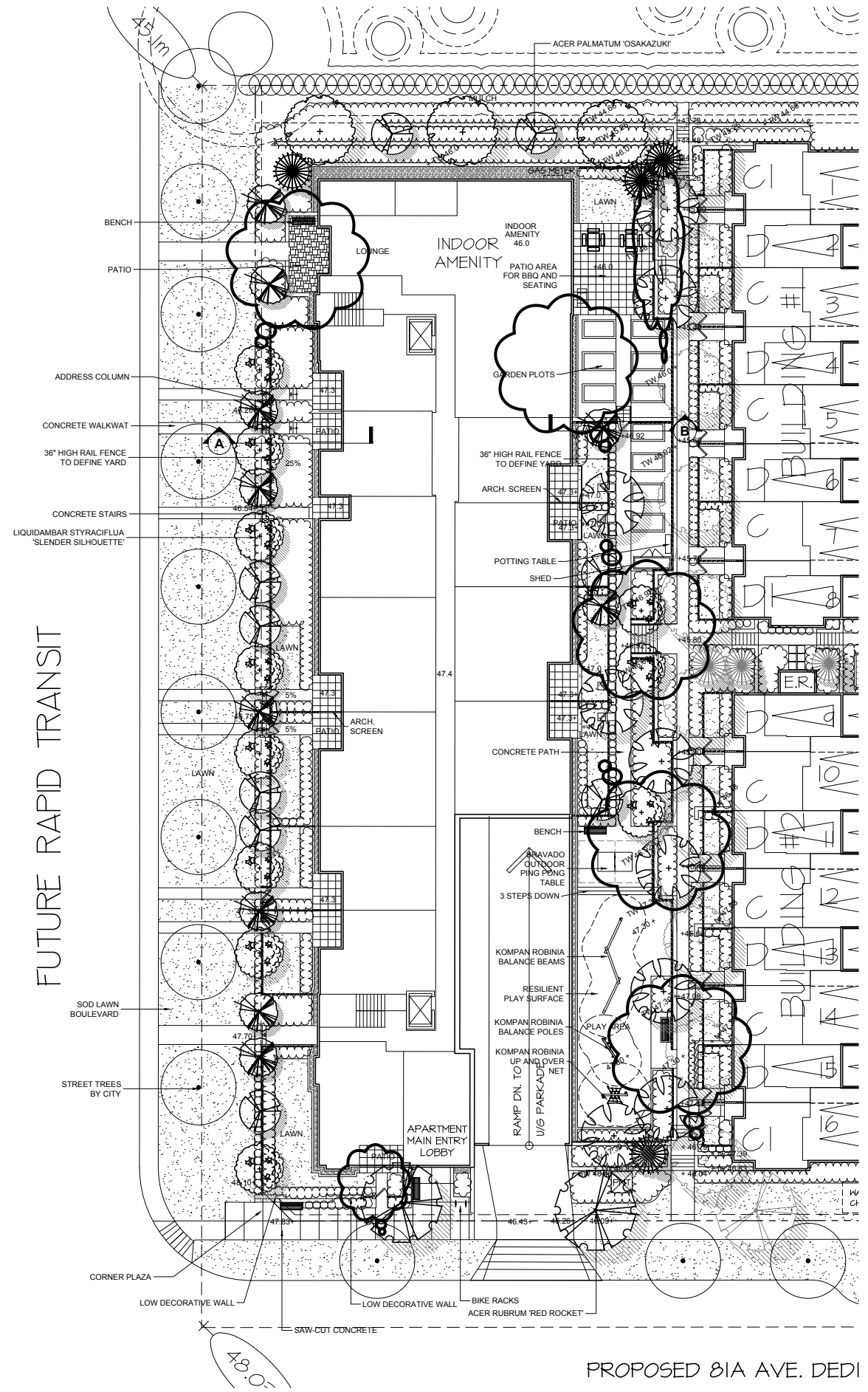




SEAL:

PLANT SCHEDULE CONDOMINIUM TREES				PMG PROJECT NUMBER: 18-025
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	9	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL; B&B
	2	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	9	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	11	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	10	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	5CM CAL; 2M HT; B&B
	4	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B

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



FUTURE RAPID TRANSIT

PROPOSED 81A AVE. DEDI



NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
**CONDOMINIUM LANDSCAPE PLAN**

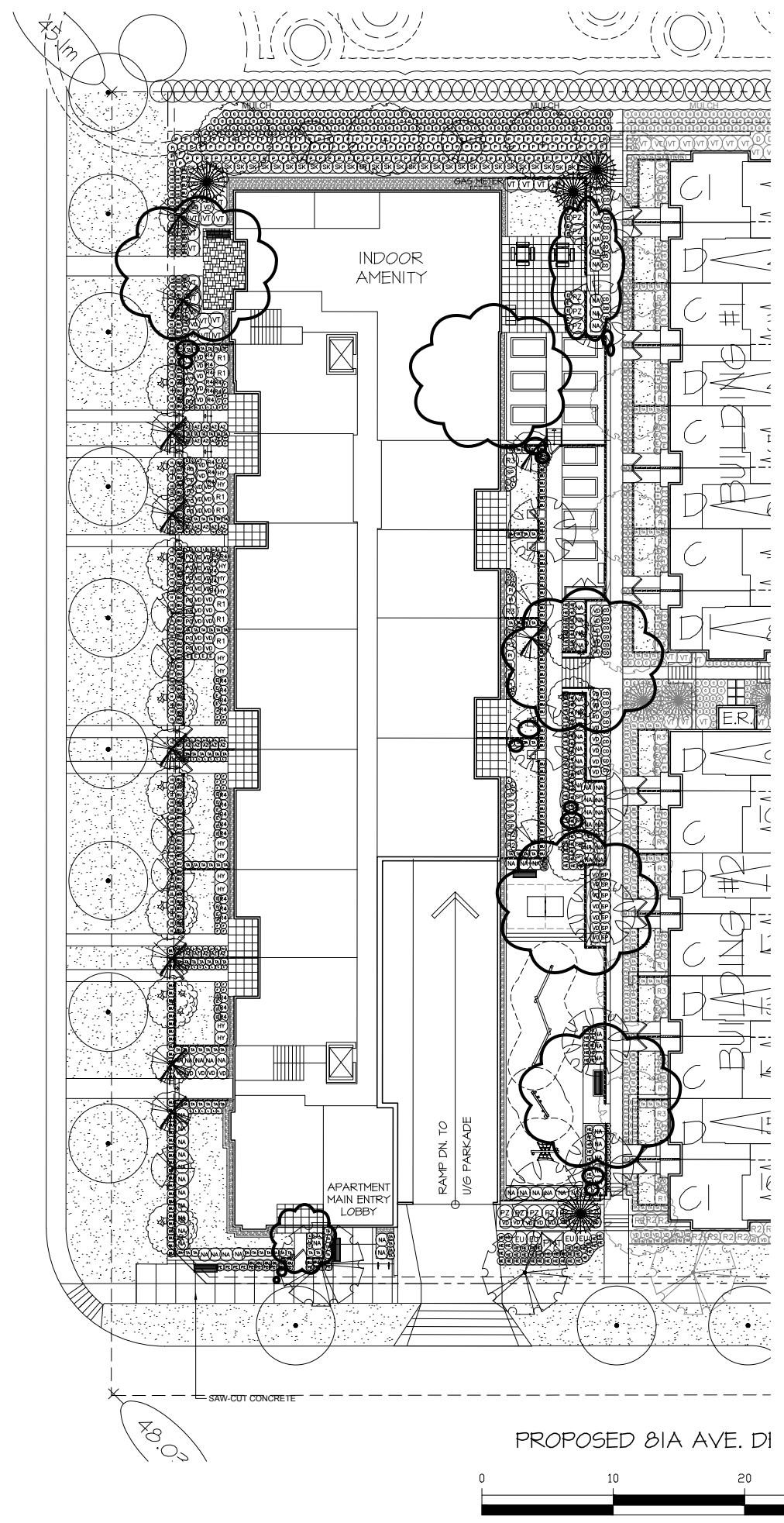
DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L1**  
DESIGN: MM  
CHKD: MCY

SEAL:

PLANT SCHEDULE		CONDOMINIUM SHRUBS		PMG PROJECT NUMBER: 18-025	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
<b>SHRUB</b>					
(A)	25	AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA; LIGHT PINK	#2 POT; 25CM	
(B)	164	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM	
(C)	4	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 30CM	
(D)	13	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA; BLUE	#3 POT; 80CM	
(E)	79	NANDINA DOMESTICA 'MOONBAY'	MOONBAY HEAVENLY BAMBOO	#3 POT; 50CM	
(F)	6	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM	
(G)	17	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM	
(H)	12	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#3 POT; 50CM	
(I)	4	RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM	
(J)	2	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL	#3 POT; 50CM	
(K)	29	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#3 POT; 30CM	
(L)	7	RHODODENDRON 'ROYAL PURPLE'	RHODODENDRON; DEEP PURPLE; L. MAY	#3 POT; 50CM	
(M)	33	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM	
(N)	18	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM	
(O)	98	TAXUS X MEDIA 'HILL'	HILL'S YEW	1.0M B&B	
(P)	68	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM	
(Q)	15	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM	
<b>GRASS</b>					
(R)	23	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT	
(S)	106	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
(T)	7	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
(U)	14	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
<b>PERENNIAL</b>					
(V)	36	FUCHSIA 'TOM THUMB'	DWARF FUCHSIA; SCARLET AND VIOLET	15CM POT	
(W)	129	HEMEROCALLIS	DAYLILY	#1 POT; 1-2 FAN	
(X)	72	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT	
<b>GC</b>					
(Y)	30	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	#2 POT; 45CM	
(Z)	34	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT	
(AA)	167	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM	
(AB)	140	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	

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

FUTURE RAPID TRANSIT



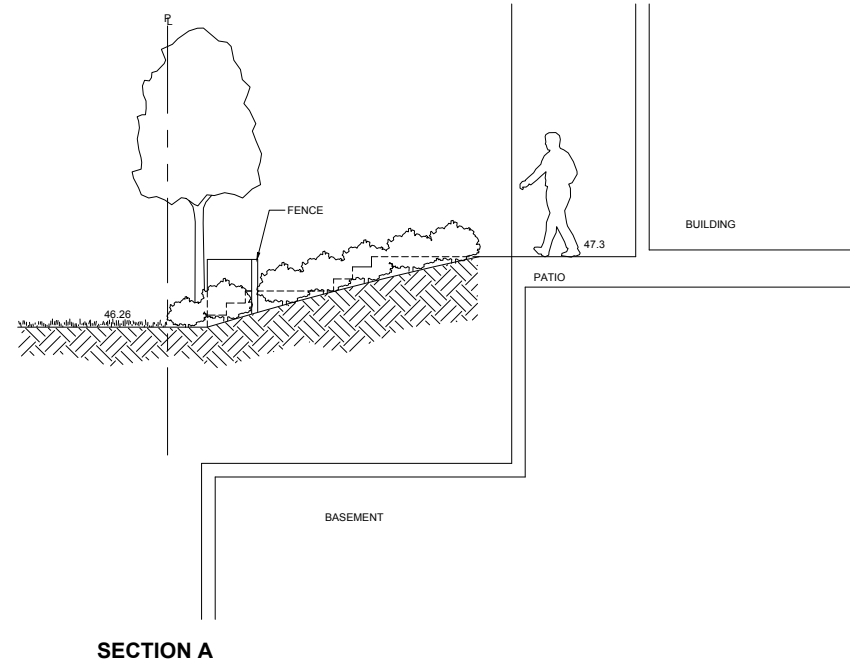
NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

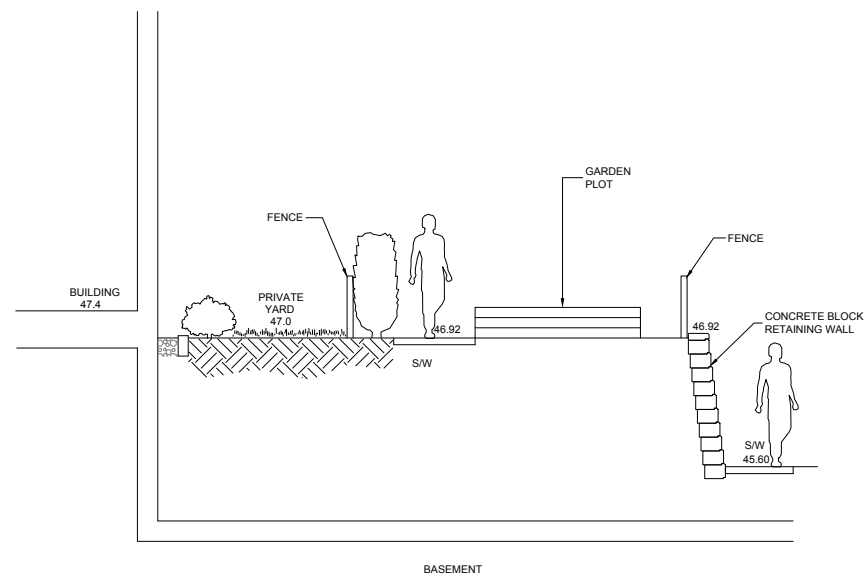
PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
**CONDOMINIUM SHRUB PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L2**  
DESIGN: MM  
CHKD: MCY

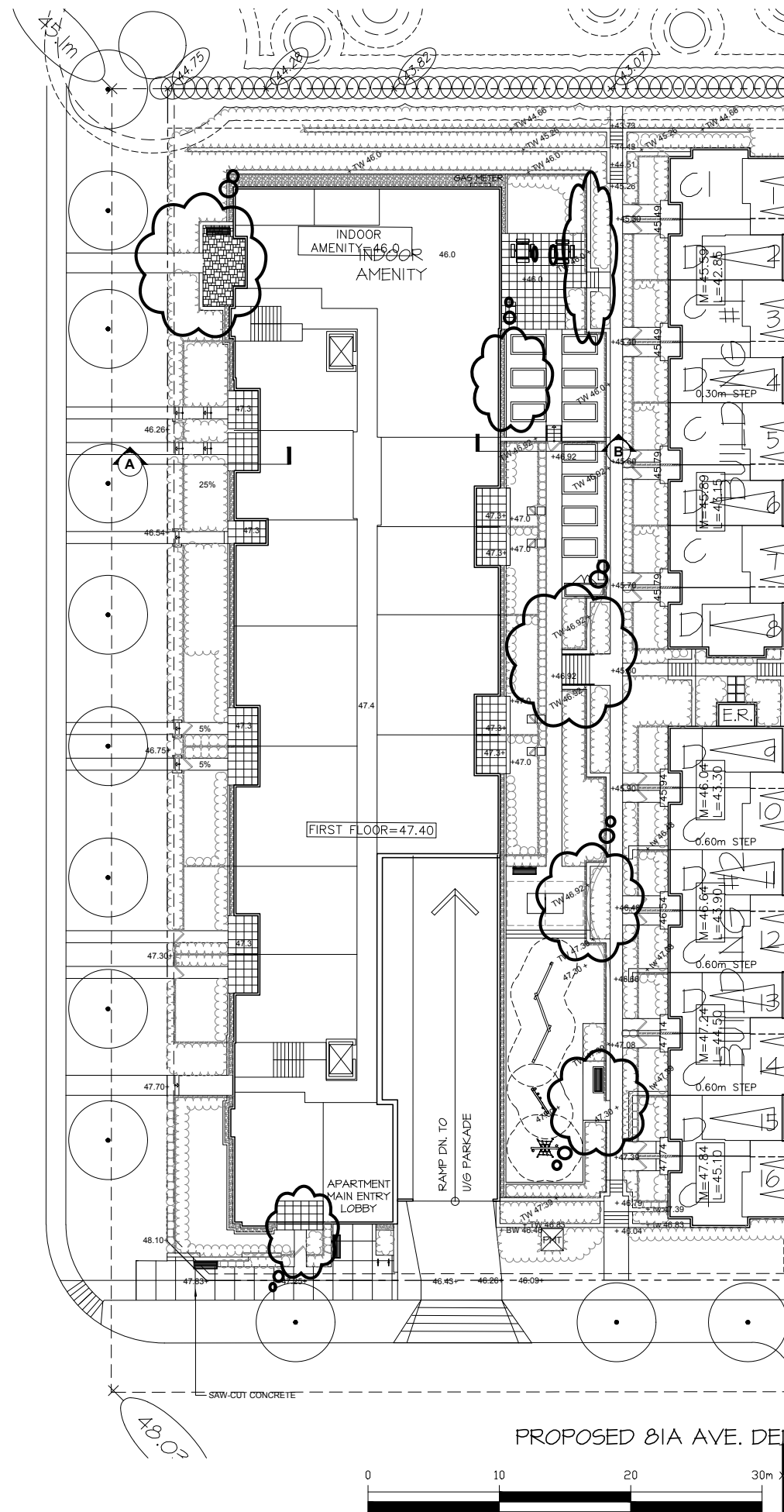


SECTION A



SECTION B

FUTURE RAPID TRANSIT



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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:

**DAWSON + SAWYER**

PROJECT:

**KGB TOWNHOUSE DEV.**

**8190 KING GEORGE HWY.  
SURREY, BC**

DRAWING TITLE:

**CONDOMINIUM  
GRADING PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY

**L3**

PMG PROJECT NUMBER:

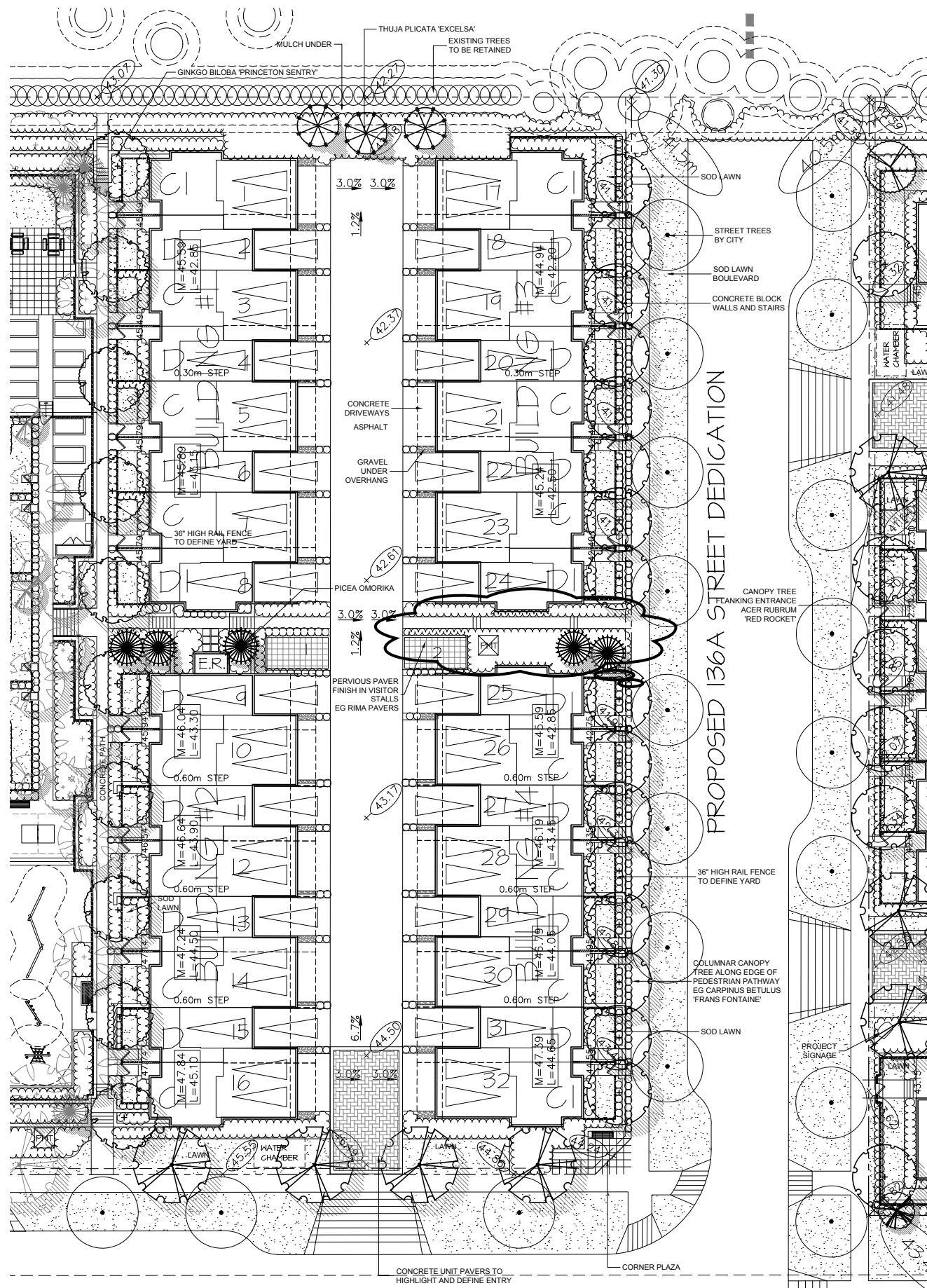
**18-025**

18025-4.ZIP





SEAL:



PLANT SCHEDULE TOWNHOUSE TREES			PMG PROJECT NUMBER: 18-025	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	33	ACER GRiseum	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	27	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL; B&B
	24	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B
	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	32	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	2	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	10	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	29	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	5CM CAL; 2M HT; B&B
	4	PICEA ABIES	NORWAY SPRUCE	3M HT; B&B
	20	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	19	PYRUS CALLERYANA 'REDSPIRE'	ORNAMENTAL PEAR	5CM CAL; 1.8M STD; B&B
	7	QUERCUS COCCINEA	SCARLET OAK	10CM CAL; 2M STD; B&B
	12	TUJUA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; B&B

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

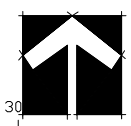
NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

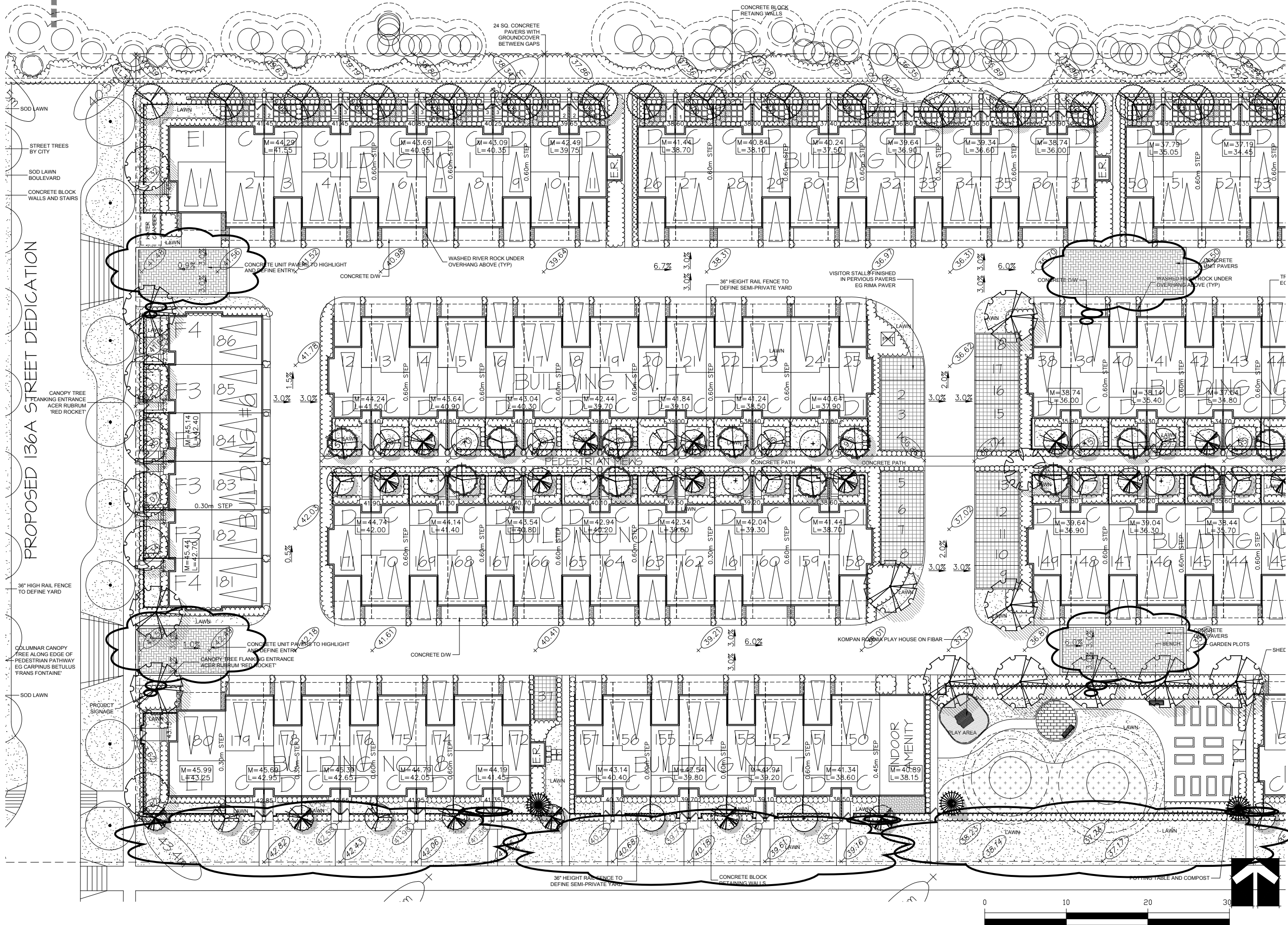
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**LANDSCAPE PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L5**  
DESIGN: MM  
CHKD: MCY



PROPOSED 81A AVE. DEDICATION





PROPOSED 136A STREET DEDICATION

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
8190 KING GEORGE HWY.  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200 **L6**  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY



SEAL:

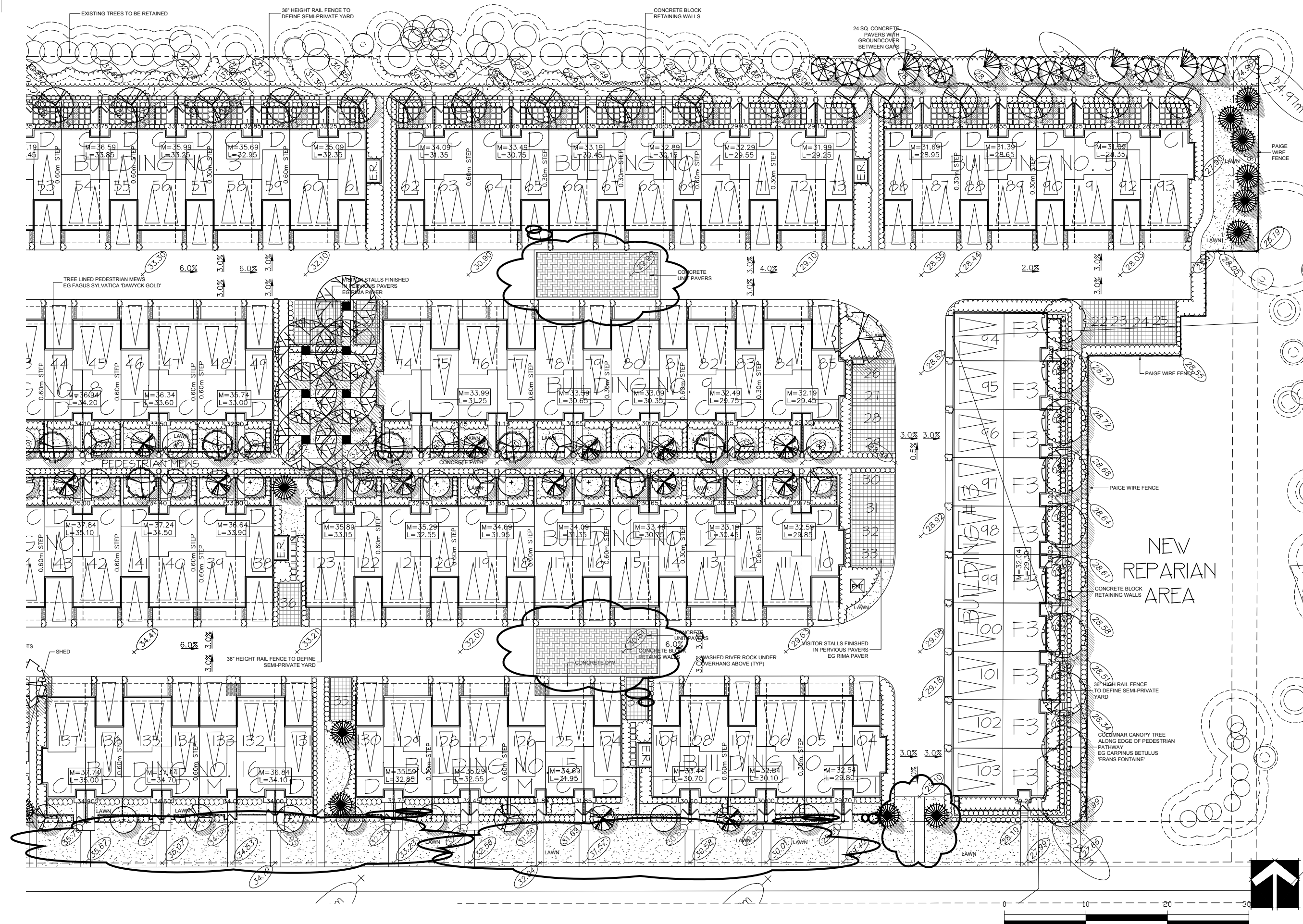
NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 18.JUN.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM **L7**  
DESIGN: MM  
CHKD: MCY

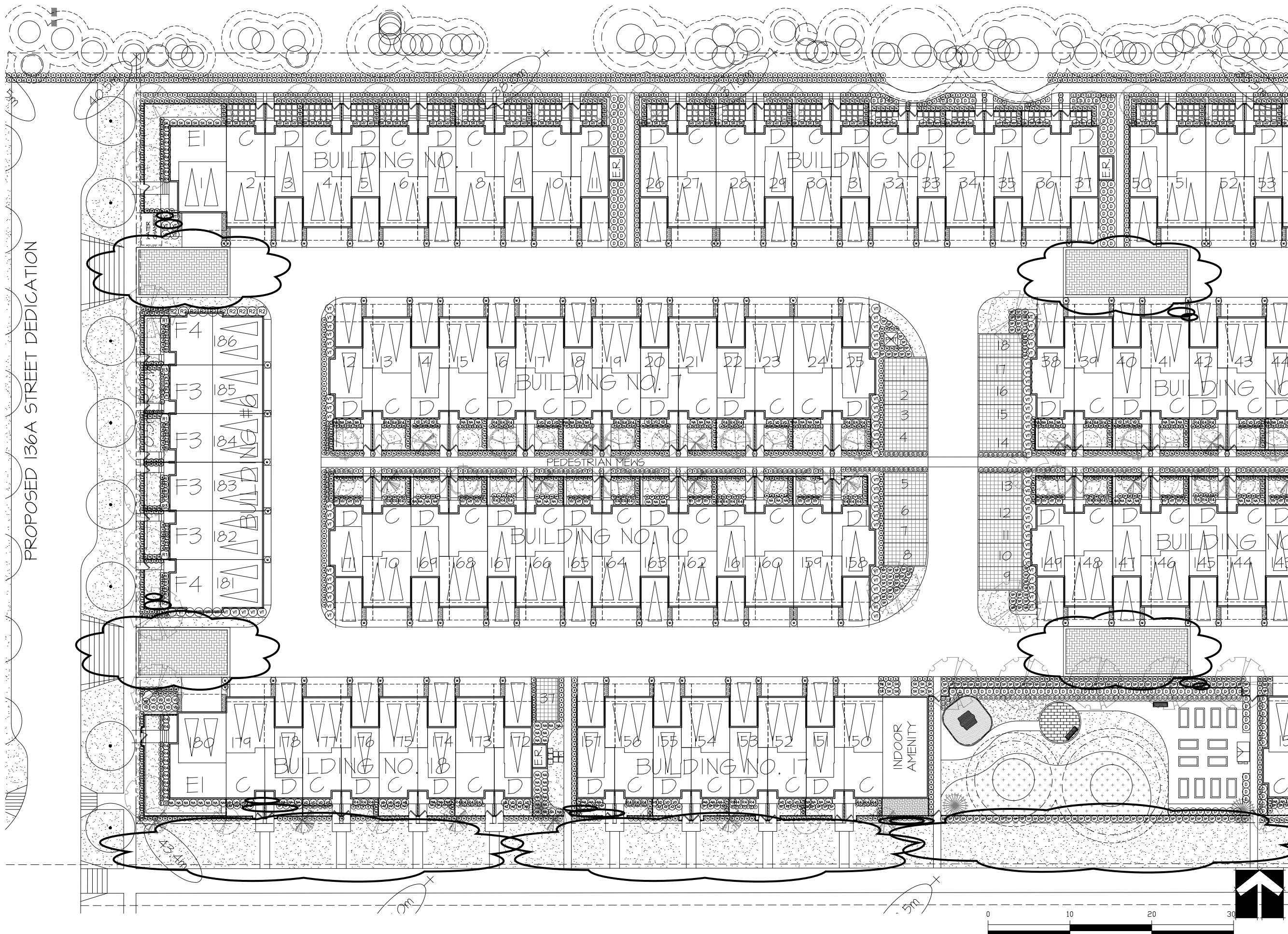






SEAL:

PROPOSED 136A STREET DEDICATION



NO.	DATE	REVISION DESCRIPTION	DR.
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1	18.MAY.24	NEW SITE PLAN	DO

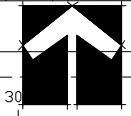
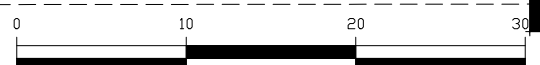
CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

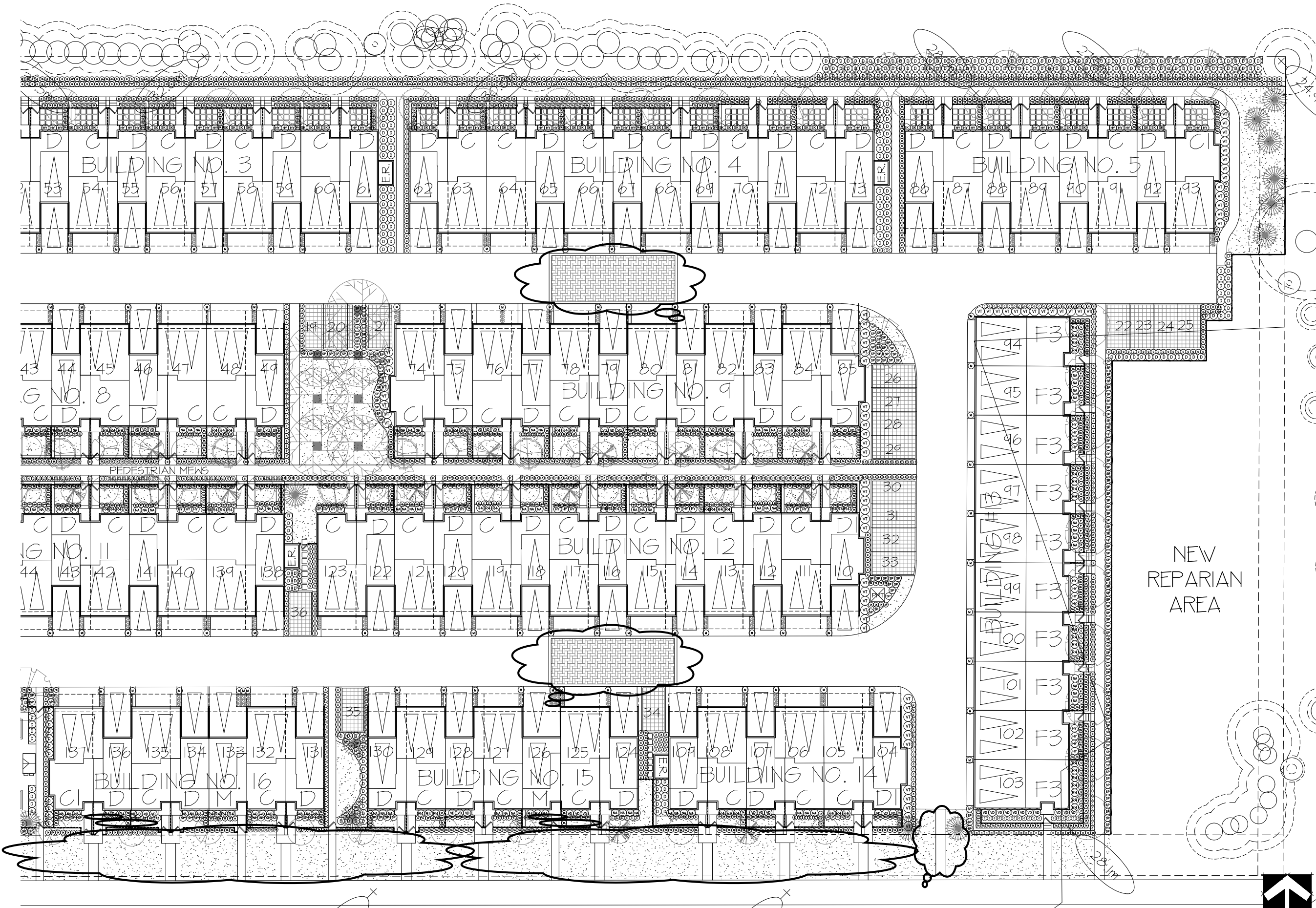
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**LANDSCAPE SHRUB PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY

**L9**



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	18.JUN.29	NEW SITE PLAN	DO
1	18.MAY.24	NEW SITE PLAN	DO

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**KGB TOWNHOUSE DEV.**  
**8190 KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 18.FEB.09 DRAWING NUMBER:  
SCALE: 1:200 **L10**  
DRAWN: M  
DESIGN: MM  
CHKD: MCY



---

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

**FROM: Development Engineer, Engineering Department**

**DATE: Jun 28, 2018** PROJECT FILE: **7818-0070-00**

---

**RE: Engineering Requirements  
Location: 8190 - King George Blvd**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment

#### **REZONE/SUBDIVISION**

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

- dedicate 4.236 metres fronting King George Boulevard.
- dedicate 8.5 metres fronting the northwest portion on 81A Avenue.
- dedicate 5.0 metres fronting the pathway on 81A Avenue.
- dedicate a 3.0m x 3.0m corner cut at the intersection of 81A Avenue and King George Boulevard.
- dedicate 20.0 metres for 136A Street.
- provide a 0.50 metre ROWs fronting King George Boulevard, 81A Avenue and 136A Street.

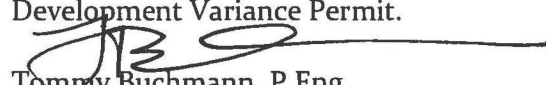
##### ***Works and Services***

- construct north half of 81A Avenue to a 20.0 metre limited local standard with 10.50 metre pavement, barrier curb, grassed boulevard, 1.5 metre concrete sidewalk, street lights and street trees.
- construct 136A Street to a 20.0 metre through local standard with 10.5 metre pavement, parking pockets, barrier curbs, 1.5 metre concrete sidewalks, grassed boulevards, street lights and street trees
- construct the north portion of a 3.0 metre pathway within 81A Avenue to Bear Creek Park entrance complete with pedestrian lighting.
- construct watermains, drainage and sanitary sewers to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Engineer

LR1

NOTE: Detailed Land Development Engineering Review available on file





June 12, 2018  
 Planning

**School Enrolment Projections and Planning Update:**  
 Bear Creek Elementary is currently operating just below capacity and enrolment is projected to peak in 2025 at 575 students and then decline. Growth from this development is significant enough that the school would require portables to manage the growth from the proposed development. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to see the trend of future development.  
 Frank Hurt Secondary continues to accept overflow from Sullivan Heights Secondary that currently has capped in-catchment enrollment to the school. Currently, Frank Hurt is operating at 100% capacity and it is projected to grow to 132% over the next 10 years. As a result, as part of the District's 2018/19 Capital Plan submission to the Ministry of Education, there is a capital request to construct a 400 capacity addition targeted to open September 2022. The Ministry has yet to approve capital funding for this project.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0070 00

**SUMMARY**

The proposed 218 townhouse units and 110 lowrise units are estimated to have the following impact on the following schools:

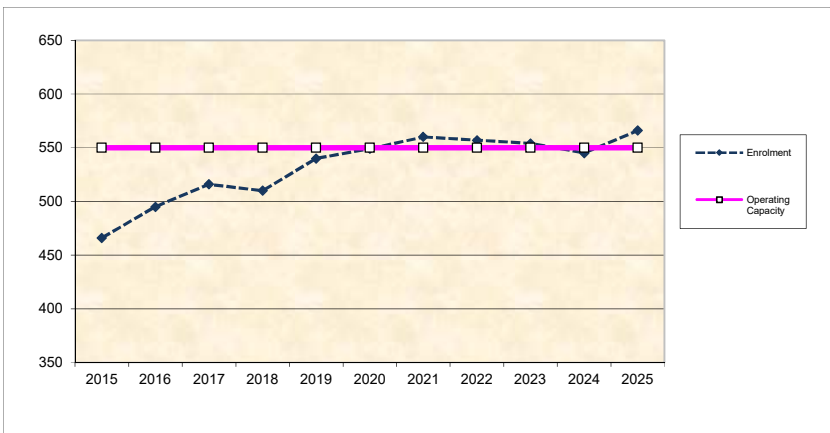
**Projected # of students for this development:**

Elementary Students:	60
Secondary Students:	34

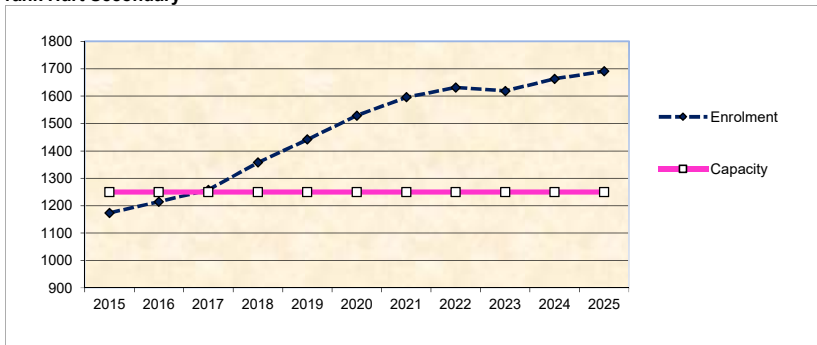
September 2017 Enrolment/School Capacity

<b>Bear Creek Elementary</b>	
Enrolment (K/1-7):	51 K + 465
Operating Capacity (K/1-7)	38 K + 512
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1258
Capacity (8-12):	1250

**Bear Creek Elementary**



**Frank Hurt Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: TBD

Address: 8190-King George Boulevard

Registered Arborist: Jeff Ross #PN-7991A

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)	131
<b>Protected Trees to be Removed</b>	85
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	46
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 11 X one (1) = <u>11</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 74 X two (2) = <u>148</u></li> </ul>	159
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	15

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<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) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

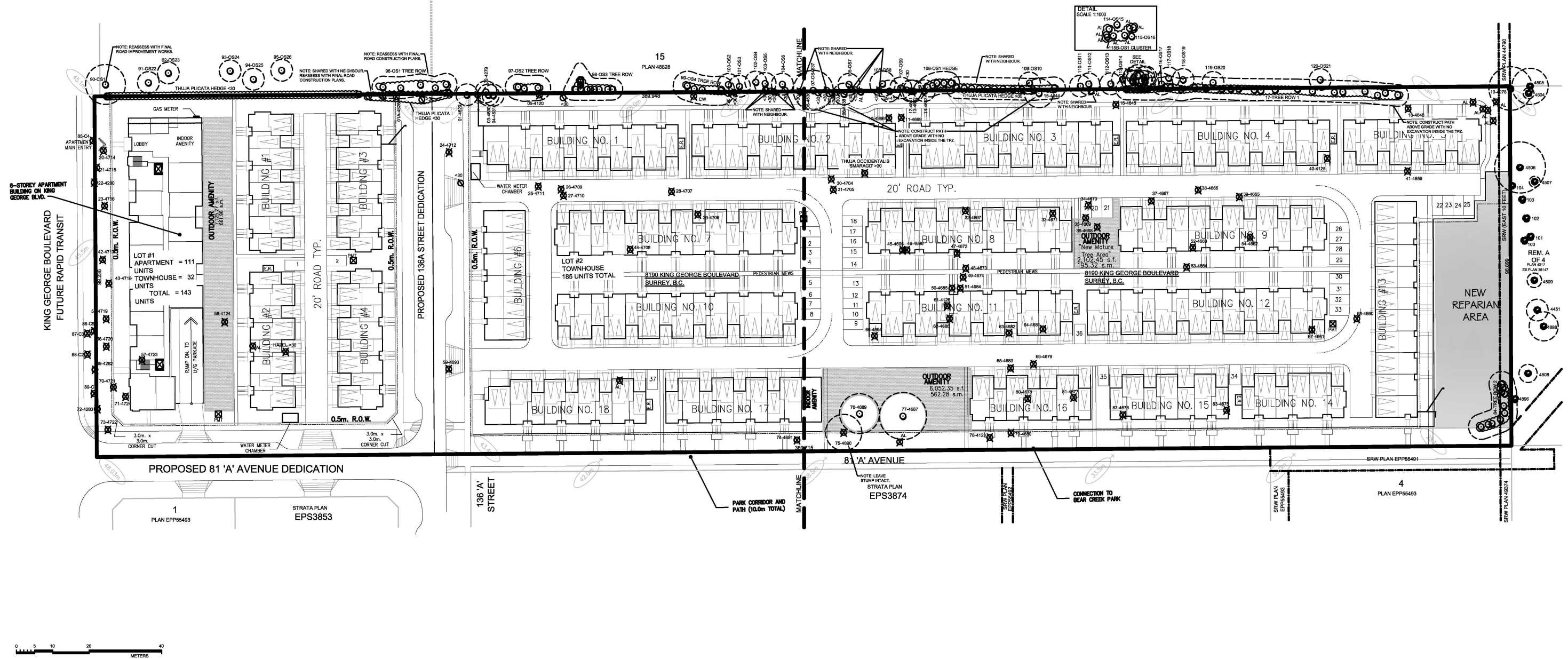
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: May 30, 2018
--	--------------------



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



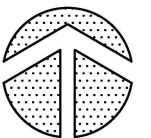


**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE

- MINIMUM NO DISTURBANCE ZONE
- PARK TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT.

NOTE: REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.  
 NOTE: CONDUCT EDGE TREE RISK ASSESSMENT ON ALL OFFSITE TREES TO THE EAST.  
 NOTE: ALL PARKS TREES TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT.



STAMP	NO.	DATE	BY	REVISION
	1	FEB20/18	MK	SITE PLAN
	2	APR20/18	MK	SITE PLAN
	3	MAY30/18	MK	SITE PLAN
	4	MAY31/18	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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

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PROJECT TITLE  
 8190 KING GEORGE BLVD.  
 SURREY, B.C.

SHEET TITLE  
 KEY PLAN - TREE REMOVAL AND PRESERVATION PLAN  
 CLIENT

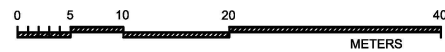
DRAWN  
 SGL  
 SCALE  
 AS SHOWN  
 DATE  
 DECEMBER 20, 2017

**KEY**  
 SHEET 1 OF 5





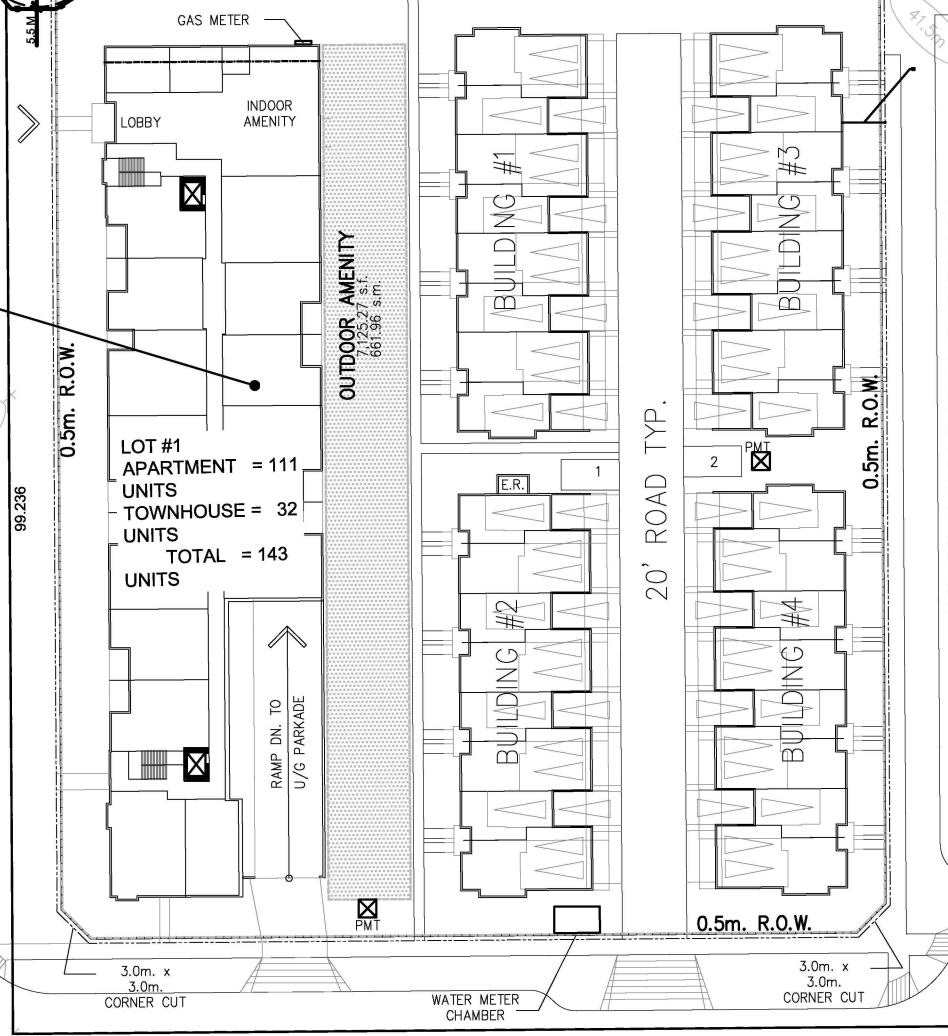




6-STOREY APARTMENT BUILDING ON KING GEORGE BLVD.  
FUTURE RAPID TRANSIT

KING GEORGE BOULEVARD  
FUTURE RAPID TRANSIT

LOT #1  
APARTMENT = 111  
TOWNHOUSE = 32  
UNITS  
TOTAL = 143  
UNITS



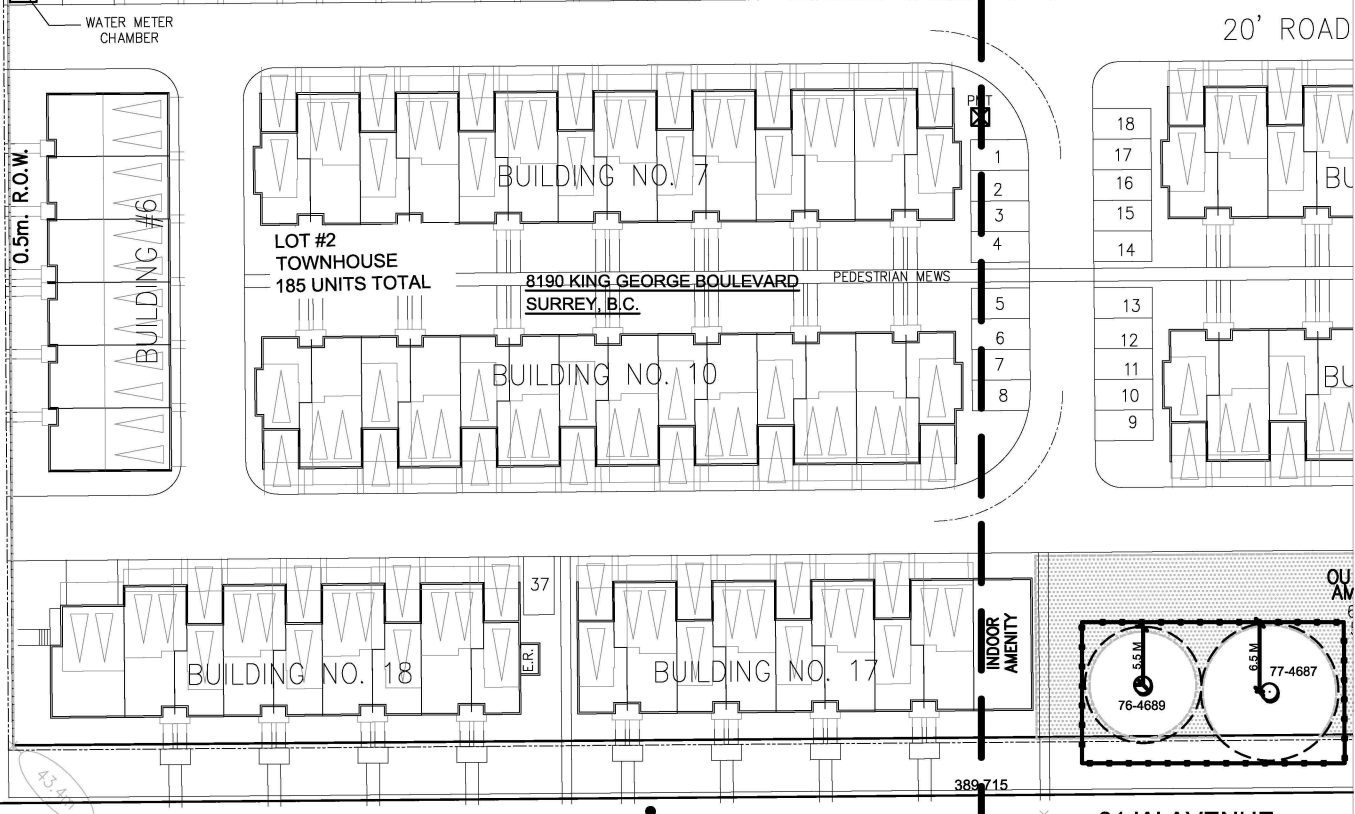
PROPOSED 81 'A' AVENUE DEDICATION

1  
PLAN EPP55493

STRATA PLAN  
EPS3853

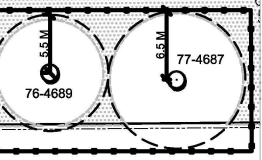
PROPOSED 136A STREET DEDICATION

136 'A' STREET



LOT #2  
TOWNHOUSE  
185 UNITS TOTAL

8190 KING GEORGE BOULEVARD  
SURREY, B.C.



81 'A' AVENUE

STRATA PLAN  
EPS3874

PARK CORRIDOR AND  
PATH (10.0m TOTAL)

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- PARK TREE TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT.

NOTE: REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.  
 NOTE: CONDUCT EDGE TREE RISK ASSESSMENT ON ALL OFFSITE TREES TO THE EAST.  
 NOTE: ALL PARKS TREES TO BE ASSESSED BY SURREY'S PARKS REC. AND CULTURE DEPARTMENT.  
 NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.  
 NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.  
 NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION
1	FEB20/18	MK	SITE PLAN
2	APR20/18	MK	SITE PLAN
3	MAY30/18	MK	SITE PLAN
4	MAY31/18	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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

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PROJECT TITLE  
**8190 KING GEORGE BLVD.**  
**SURREY, B.C.**

SHEET TITLE  
T-2A TREE PROTECTION AND PRESERVATION PLAN - WEST  
CLIENT

DRAWN  
SGL  
SCALE  
AS SHOWN  
DATE  
DECEMBER 20, 2017

**T-2A**  
SHEET 4 OF 5



**ADVISORY DESIGN PANEL  
THURSDAY, JUNE 7, 2018**

---

**B. NEW SUBMISSIONS**

3. 5:30 p.m.  
 File No.: 7918-0070-00  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: Rezoning, OCP Amendment, Subdivision and Development Permit. Proposal for apartments and townhouses. Apartment portion is proposed as 6-storey building facing KGB, with a total of 111 units and 144 parking spaces (underground). Total gross floor area 8,516.8 m<sup>2</sup> (91,674 ft<sup>2</sup>)  
 Address: 8190 King George Boulevard, Newton  
 Developer: Dawson & Sawyer (Phil Magistrale)  
 Architect: Lance Barnett, Barnett Dembek Architects Inc.  
 Landscape Architect: Mary Chan Yip, PGM Landscape Architects  
 Planner: Luci Moraes  
 Urban Design Planner: Nathan Chow

*S. Forrest left the meeting at 5:52 p.m.*

The Urban Design Planner advised that the southwest indoor amenity room would be better located adjacent to the northern indoor amenity room, facing the rear of the site, in order for a residential unit interface to be located at the southwest corner instead. Staff noted there are concerns with the grading and proposed retaining wall to the north. Staff questions if the base of the building adequately transitions and integrates with the neighbouring townhouses. The associated adjoining townhouse development is shown for context, but not intended for review by the panel.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. Units located on ground level will have direct access to King George Boulevard. The project architect clarified that the black panels are intended to separate unit levels.

The Landscape Architect presented an overview of the general concept for the Landscape plans. The landscape is to create colour and texture throughout the season and to provide habitat. The trees will consist of a variety of species. The slope is dropped allowing for storm water drainage and soils.

The panel recommended access points from the North-South pathway corridor to the building to connect this site with the associated adjacent townhouse development, as the intent is for shared amenity spaces.

## ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Leger  
Seconded by K. Johnston  
That the Advisory Design Panel (ADP)  
support the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.  
Carried

### Site

- Consider increasing access points from the communal spaces to the pedestrian mews between the associated adjacent townhouse developments.

### Form and Character

- Recommend integration of the lobby at the north end into the overall building.
- Suggest relocating the south indoor amenity room to the north and replace with a residential unit.
- Recommend more identification of the townhouses. For example with additional rhythm, emphasis on its doorways and address signs.
- Consider the grey hardie board have a smooth texture to emphasize the contemporary look of the building.
- Consider colour to the materials being used, for example as highlights.
- Consider a larger gym and fitness area in the amenity room.
- Recommend moving the amenity restroom or add a secondary room with a change room and locker area.
- Consider rooftop amenity at the upper storey where there is a large roof overhang.
- Consider revising the garbage room sizing (larger bins vs. smaller bins).
- Consider three bedroom units for families.
- Recommend residential bulk storage.

### Landscape

- The panel supports the urban agriculture opportunity and expressed concerns with the key reference materials and rendered landscape drawings.
- Suggest more porosity with the outdoor amenity space and mews for better access between the sites and to improve movement with multiple access points.
- Consider widening the mews.

### **Sustainability**

- No specific issues were identified.

### **CPTED**

The Panel expressed security issues related to the ground level pathways.

### **Accessibility**

- Consider moving the accessible parking stalls up to level P1
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 5% of units be wheel chair accessible.
- Recommend an emergency call button on the lobby.
- Recommend the amenity restrooms be accessible.



It was Moved by J. Leger Seconded by K. Johnston

That the Advisory Design Panel (ADP) support the project and recommends that the applicant address the following

issues to the satisfaction of the Planning & Development Department.

---

*h:\clerks\staff committees\advisory design panel\minutes\2018\min adp 2018 06 07.docx*

*Page 6*

### ***Advisory Design Panel - Minutes***

***June 7, 2018***

---

Carried

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#### **Site**

- Consider increasing access points from the communal spaces to the pedestrian mews between the associated adjacent townhouse developments.

**Complete.**

#### **Form and Character**

- Recommend integration of the lobby at the north end into the overall building.

**The lobby is better suited off of 81A Avenue, which is closer to the parkade entrance and will encourage pedestrian circulation near the corner plazas at the south west and south east corners of Lot 1.**

- Suggest relocating the south indoor amenity room to the north and replace with a residential unit.

## **Complete.**

- Recommend more identification of the townhouses. For example with additional rhythm, emphasis on its doorways and address signs.

**Complete. We have framed the windows on the 1<sup>st</sup> and 2<sup>nd</sup> floors together to create a base for the building and give it a townhouse like feel. We have also used shade screens above the second floor to add depth and rhythm to the façade. Address signs have been added to all of the ground floor facing units along King George Blvd., along with yellow framed single entry doors.**

- Consider the grey hardie board have a smooth texture to emphasize the contemporary look of the building.

**Complete. We will use smooth textures for both the white and grey hardi materials.**

- Consider colour to the materials being used, for example as highlights.

**Complete, we have added yellow entry doors on all of the ground floor units to add visual highlights and further identify the individual entrances.**

- Consider a larger gym and fitness area in the amenity room.

**Complete. We have allocated more space for the fitness area.**

- Recommend moving the amenity restroom or add a secondary room with a change room and locker area.

**Complete. The amenity restroom has been removed from the lounge area and two wheelchair accessible restrooms with showers have been added adjacent to the fitness room.**

- Consider rooftop amenity at the upper storey where there is a large roof overhang.

**Noted. We are already providing well above the required outdoor amenity space and have decided to keep the outdoor amenity on the ground level with better connectivity to the indoor amenity room.**

- Consider revising the garbage room sizing (larger bins vs. smaller bins).

**Noted. We will review the size of the garbage room and its bins and ensure that it meets the requirements of the garbage collection companies.**

- Consider three bedroom units for families.

**Noted. We are proposing (41) 2 Bedroom and Den units which are affordable and suitable for many families. In addition, the overall proposal has many 3 Bedroom options in the townhomes component.**

- Recommend residential bulk storage.

**Noted. We will consider a bulk storage area in the final design of the parkade.**

- **Landscape**

- The panel supports the urban agriculture opportunity and expressed concerns with the key reference materials and rendered landscape drawings.

**Noted.**

- Suggest more porosity with the outdoor amenity space and mews for better access between the sites and to improve movement with multiple access points.

**Complete. Multiple access points have been provided between the townhouse site and the outdoor amenity to improve the pedestrian circulation.**

- Consider widening the mews.

**Noted. The mews width has remained the same, however, it has been updated to enhance articulation and added connection points.**

- **Sustainability**

- No specific issues were identified.

**CPTED** The Panel expressed security issues related to the ground level pathways.

**Noted.**

---

*h:\clerks\staff committees\advisory design panel\minutes\2018\min adp 2018 06 07.docx*

*Page 7*

***Advisory Design Panel - Minutes***

***June 7, 2018***

---

**Accessibility**

- Consider moving the accessible parking stalls up to level P1 .

**Complete, 2 of the 4 accessible parking stalls are located on P1.**

- Consider the elevator and entrance call button panel to be placed horizontally.

**Noted. We will ensure that this is achieved upon design and installation.**

- Consider 5% of units be wheel chair accessible.



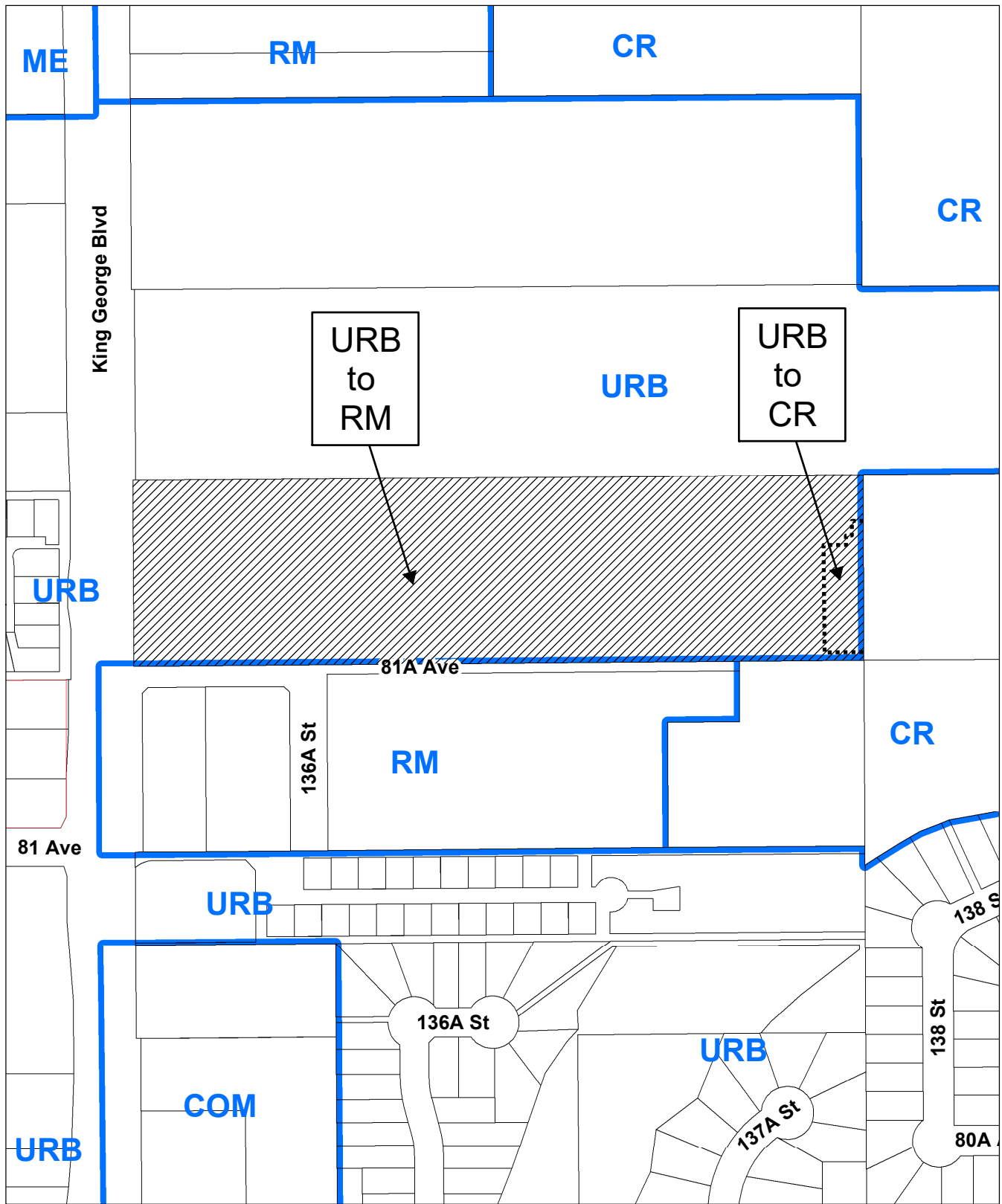
**We will review and make our best efforts to have 5% of units adaptable under the B.C. Building Code Adaptable Housing definitions and requirements.**

- Recommend an emergency call button on the lobby.

**Noted. We will ensure that this is achieved upon design and installation.**

- Recommend the amenity restrooms be accessible.

**Complete. Both restrooms in the indoor amenity space will be accessible.**



### OCP Amendment 7918-0070-00

Proposed amendment from Urban to Multiple Residential & from Urban to Conservation Recreation



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0070-00

Issued To:

(the "Owner")

Address of 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: 007-275-218

North Half Lot 3 Except: Part Shown on Plan 6363, South West Quarter Section 28 Township 2  
New Westminster District Plan 4217

8190 - 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 address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

\_\_\_\_\_



4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum west setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) on Lot 2 as shown on Schedule A;
  - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Building No. 13 on Lot 2 as shown on Schedule A; and
  - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum south setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings No. 13, 14, 15, 16, 17 and 18 on Lot 2 as shown on Schedule A.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: TOURIST ACCOMODATION ZONE (CTA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-275-218  
North Half Lot 3 Except: Part Shown on Plan 6363, South West Quarter Section 28  
Township 2 New Westminster District Plan 4217

Legal Description  
as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Matthew Onderwater, B.C.L.S. on the 6th day of June, 2018, containing 9,220 square metres, called Block A.

Portion of 8190 - King George Boulevard  
  
(hereinafter referred to as the "*Lands*")

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

**A. Intent**

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

The *Lands* are divided into Blocks 1 and 2 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B, certified correct by Matthew Onderwater, B.C.L.S. on the 13th day of June, 2018.



**B. Permitted Uses**

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

1. Block 1:
  - (a) *Multiple unit residential buildings.*
  - (b) *Child care centres*, provided that such centres:
    - i. Do not constitute a singular use on the *lot*; and
    - ii. Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. Block 2: *Ground-oriented multiple unit residential buildings.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.85.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>West Yard</i>	<i>North Yard</i>	<i>South Yard</i>	<i>East Yard</i>
<i>Principal and Accessory Buildings and Structures</i>		5.0 m [16 ft.]	7.5 m* [25 ft.]	4.0 m [13 ft.]	4.0 m [13 ft.]

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

- \* The *North Yard* setback may be reduced to 4.5 metres [14 ft.] for *ground-oriented multiple unit residential buildings*.

## G. Height of Buildings

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

1. Block 1:

- (a) Principal building: The *building height* shall not exceed 22 metres [72 ft.].
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block 2:

- (a) Principal building: The *building height* shall not exceed 13 metres [43 ft.].
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Visitor parking is not permitted within the required *setbacks*.
- 3. Block 1:
  - a. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*; and
  - b. The off-street parking requirements outlined in Section H.1 of this Zone may be reduced by 20% in this Block.
- 4. Block 2:
  - a. A minimum of fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*; and
  - b. *Tandem parking* is permitted, subject to the following:
    - i. A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*. For *underground parking*, a maximum of ten percent (10%) of all

required resident *parking spaces* may be provided as *tandem parking spaces*;

- ii. *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
- iii. *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- iv. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be:
  - (a) Block 1: Located within the *underground parking* or within a *building*; and
  - (b) Block 2: Screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

## J. Special Regulations

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



- (b) Have direct access to an *open space* and play area within the *lot*.
- 3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
5,600 sq. m. [1.4 acres]	75 metres [250 ft.]	75 metres [250 ft.]

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

**L. Other Regulations**

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

- 1. Definitions are as set out in Part 1 Definitions of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone for Block a and RM-30 Zone for Block 2, as set forth in the “Surrey Subdivision and Development By-law, 1986, No. 8830”, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
- 5. Sign regulations are as set out in “Surrey Sign By-law, 1999, No. 13656”, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
- 7. *Building* permits shall be subject to the “Surrey Building Bylaw, 2012, No. 17850”, as amended.

8. *Building* permits shall be subject to “Surrey Development Cost Charge Bylaw, 2017, No. 19107”, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
  9. Tree regulations are set out in “Surrey Tree Protection Bylaw, 2006, No. 16100”, as amended.
  10. Development permits may be required in accordance with the “Surrey *Official Community Plan* By-law, 2013, No. 18020”, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

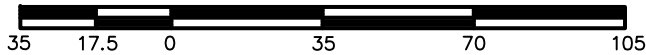
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



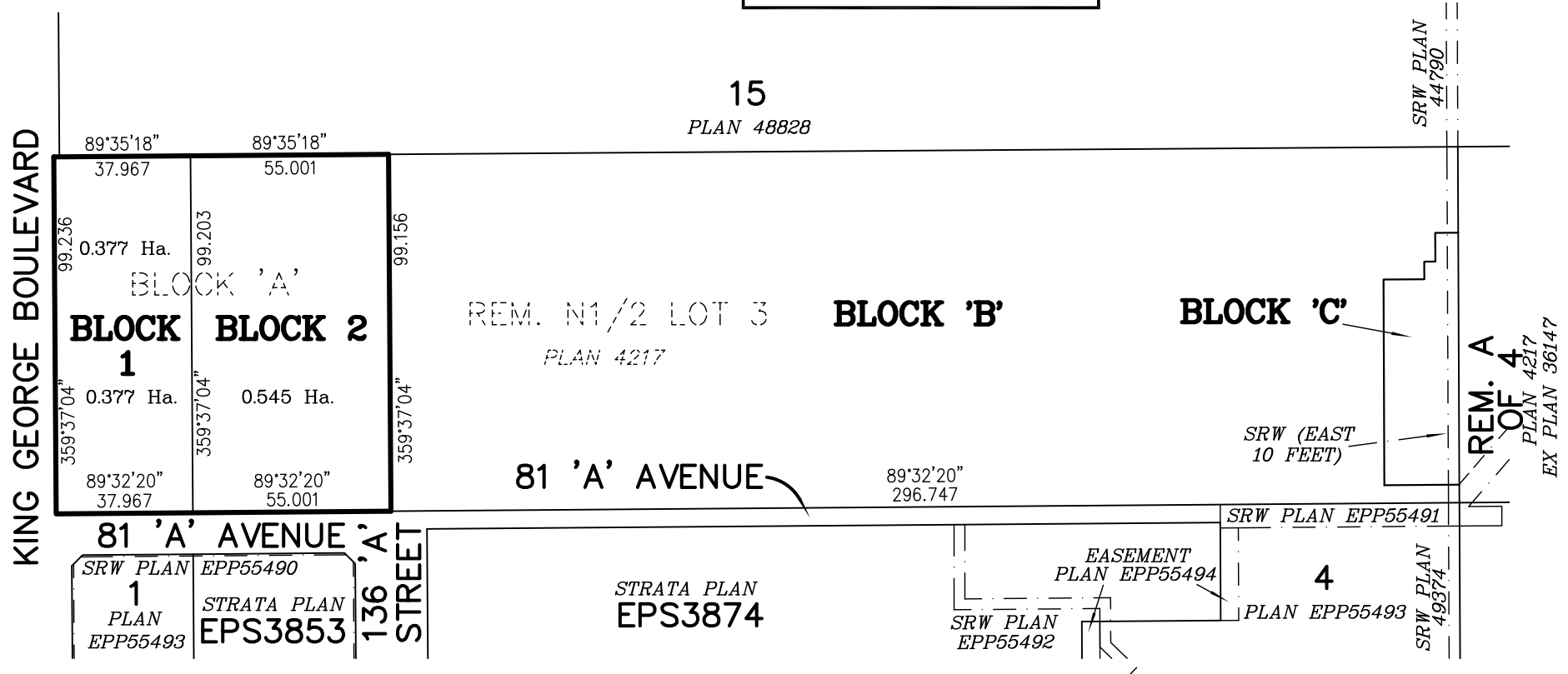
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW  
#\_\_\_\_\_ OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN  
6363, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 4217.**

SCALE 1:1750



All Distances are in Metres.

Total Area Block '1' = 0.377 Ha.  
Total Area Block '2' = 0.545 Ha.  
Total Block '1' & '2' = 0.922 Ha.



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS17209\_RZ2

Certified correct, completed on  
the 13th day of June, 2018.

©

*This Plan Lies Within The  
Metro Vancouver Regional District*

B.C.L.S.



Implementation of Policy O-34A  
7918-0070

It is important to note that the applicant is not relying on this rezoning application, nor provincial or municipal approval, to terminate any tenancy agreements and that the property will be cleared of all manufactured homes irrespective of this application. The applicant has entered into a legal and binding agreement with each owner/resident for the purchase of their manufactured home, and the applicant will be demolishing all of the manufactured homes on this property. Although not relying on, the applicant has adhered to and has far exceeded both municipal and provincial policy on redevelopment of mobile home parks, including Policy O-34A.

In accordance with Policy O-34A the applicant has taken the following actions throughout the redevelopment of their property:

- notified the property residents of the applicant's proposal to redevelop the property prior to submitting an application to the City,
- met with each resident individually to review the Affordable Housing Program and Policy O-34A,
- collected demographic profiles, affordable housing preferences, and home assessments for each manufactured home on the site, and
- communicated the timing of information meetings and public process in accordance with direction from the City.

Of the eighty one of manufactured homes on the property, all have agreed to the applicants Affordable Housing Program. The Affordable Housing Program includes:

- the purchase of the residents manufactured home,
- payment for moving expenses,
- payment equal to 12 months rent, and
- flexible and extended move out dates that range from mid-2018 to late 2019.

The applicant has hired a full time property manager who is dedicated to supporting the residents of the property through the redevelopment process. Continued and ongoing support includes:

- providing comprehensive information on relocation options,
- providing flexible move out dates to ensure suitable housing accommodations are secured,
- coordination of moving logistics,
- a first right of refusal for park residents to purchase a housing unit within the any Dawson + Sawyer development, and
- residents have direct access to the property manager and can utilize this service to assist with individual housing needs.

Please see the below document which forms the basis of the Affordable Housing Program.

# AFFORDABLE HOUSING PROGRAM

## OPTION #1

### SELL YOUR MANUFACTURED HOME TO US

- We will pay the highest of the following amounts.
  - 150% of the 2017 BC Assessed Value of your manufactured home plus a bonus, or;
  - Payment of \$30,000 (RV), \$45,000 (SW) or \$60,000 (DW) plus a bonus.
    - (RV) Recreational Vehicle (SW) Single Wide (DW) Double Wide
- Payment of moving expenses.
- Additionally, you will receive a cash payment equal to 12 months rent.

## OPTION #2

### RELOCATE YOUR MANUFACTURED HOME

- We have secured manufactured home pads in the Fraser Valley and beyond.
- We will provide the following services at no cost.
  - Coordinate and pay for the relocation of your home.
  - Payment of hook-up and service connections.
  - Payment of moving expenses.
- Additionally, you will receive a Cash payment equal to 12 months rent.

## OPTION #3

### GUARANTEED INCOME ASSISTANCE FOR LIFE

- Receive monthly payments of up to \$550 per month, for the rest of your life, to assist with all future housing choices.
- Payment of moving expenses.
- Additionally, you will receive a Cash payment equal to 12 months rent.

## ADDITIONAL SERVICES (Available for all Tenants)

We understand that everyone's needs are different. In order to cater to your individual needs, a full time representative is available to discuss and assist with the following relocation services:

- Provide comprehensive information on relocation options (ie: alternative park locations, market and non-market homes in the area, etc).
- Assist in securing a variety of affordable housing options.
- Assist in answering any questions.
- Provide opportunities to purchase a new home at a discounted price.
- Coordinate moving logistics.
- Move out dates will not occur until summer/fall 2019.
- Provide flexible move out dates to ensure suitable housing accommodations are secured.
- Right of first refusal to purchase a new home on the property at a discounted price.