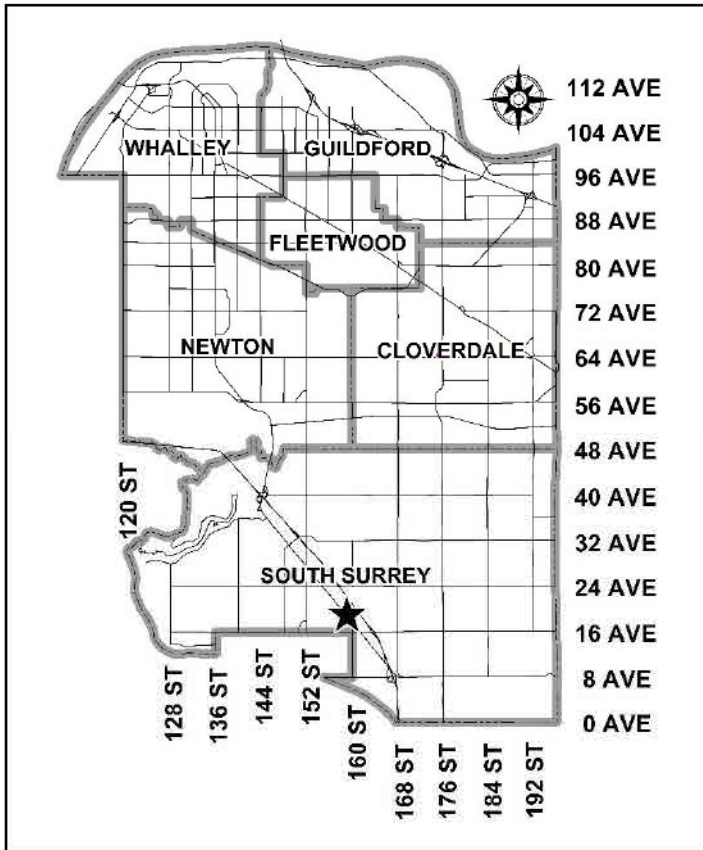


City of Surrey
ADDITIONAL PLANNING COMMENTS #2

Application No.: 7921-0151-02

Planning Report Date: July 8, 2024



PROPOSAL:

• **Development Variance Permit**

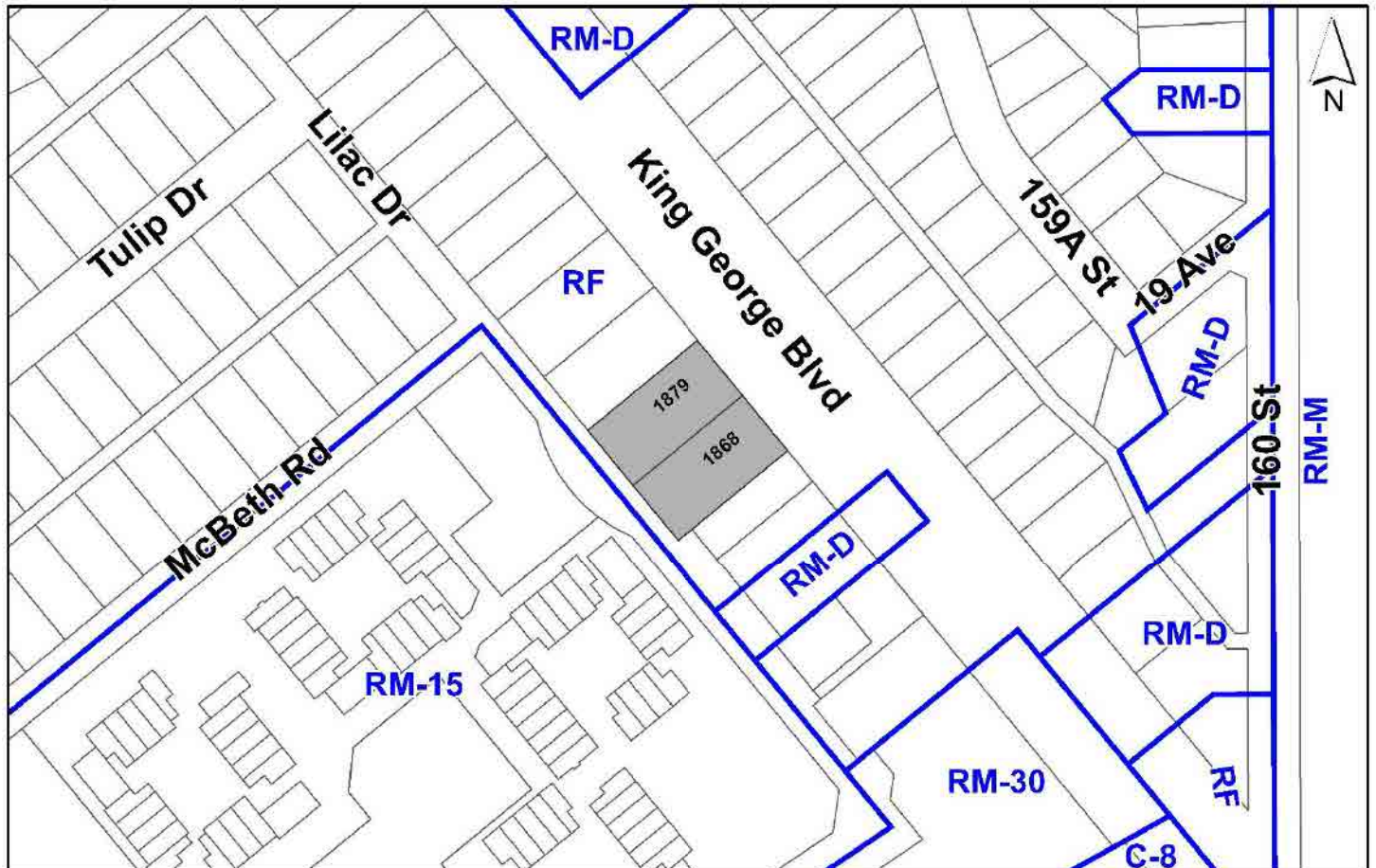
to reduce the minimum building setbacks and permit a visitor parking space to encroach within the required setback to facilitate the development of 18 townhouse units.

LOCATION: 1879 – King George Boulevard
1868 – Lilac Drive

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential
(10 u.p.a)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant has previously requested variances to increase the percentage of permitted back-to-back units and reduce the associated outdoor amenity space and building setbacks in the “Multiple Residential (30) Zone (RM-30)” which have been supported under 7921-0151-00 and 7921-0151-01.
- The applicant is proposing a Development Variance Permit to further reduce the minimum building setbacks for upper floor levels in the “Multiple Residential (30) Zone (RM-30)” and to accommodate a visitor parking space within the required setback.

RATIONALE OF RECOMMENDATION

- Council initially considered the proposed development under Planning Report No. 7921-0151-00 on July 25, 2022, with Additional Planning Comments Report No. 7921-0151-01 introduced on January 15, 2024. To date, variances to reduce building setbacks and outdoor amenity space, and increase the maximum percentage of back-to-back units have been supported by Council in conjunction with the proposed 18 unit townhouse development.
- The requested variances will reduce building setbacks for upper floor levels and allow a visitor parking space to encroach into a required setback, which were identified through continued review of the proposal.
- The proposed changes are minimal and will not alter the overall quality or design of the development, nor is it anticipated that they will significantly impact surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0151-02 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (northwest) setback of the RM-30 Zone from 6.0 metres to 2.6 metres for the upper floor levels of Building 1;
 - (b) to reduce the minimum side yard (southeast) setback of the RM-30 Zone from 6.0 metres to 4.8 metres for the upper floor levels of Buildings 4 and 5;
 - (c) to reduce the minimum front yard (northeast) setback of the RM-30 Zone from 4.5 metres to 3.6 metres for the upper floor levels of Building 3;
 - (d) to reduce the minimum front yard (southwest) setback of the RM-30 Zone for the upper floor levels from 4.5 metres to 3.8 metres for Building 1, and from 4.5 metres to 3.9 metres for Building 5; and
 - (e) to allow parking within the required front yard (northeast) setback.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the original Planning Report No. 7921-0151-00, dated July 25, 2022 (Appendix III).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Northeast (Across King George Blvd):	Single Family Residential	Urban (OCP Designation)	RF
Southeast:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Southwest (Across Lilac Drive):	Alderwood Park and Low Density Townhouses	Single Family Residential (6 upa)	RM-15
Northwest:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF

Context & Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated mid-block in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (10 upa)" in the King George Corridor LAP and is currently zoned "Single Family Residential Zone (RF)".
- The original Development Application No. 7921-0151-00 proposes an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", a development permit for form and character, variances and subdivision for lot consolidation, in order to permit the development of 18 townhouse units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The original Development Application No. 7921-0151-00, proposes the development of 18 townhouse units, was introduced to Council on July 25, 2022. On August 8, 2022, the By-Law received Third Reading. The initial Planning Report identified a number of outstanding items to be addressed prior to final approval, and included the following variances (Development Variance Permit No. 7921-0151-00) which were supported by Council:
 - to reduce the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - to reduce the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and
 - to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.
- A City initiated Zoning Bylaw amendment was adopted on November 20, 2023 which introduced limits to the percentage of back-to-back townhouse units and increased the associated outdoor amenity space, affecting the compliance of the subject proposal. As a result, the following Development Variance Permit No. 7921-0151-01 was introduced on January 15, 2024 and received Support by Council on January 31, 2024:
 - to increase the maximum percentage of back-to-back units from 20% to 34% in the "Multiple Residential Zone (30) Zone (RM-30)"; and
 - to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".

- Through continued review of the proposal, it was identified that the following additional variances were required to accommodate building setbacks for upper floor levels and adjustments to the visitor parking spaces:
 - to reduce the minimum side yard (northwest) setback of the RM-30 Zone from 6.0 metres to 2.6 metres for the upper floor levels of Building 1;
 - to reduce the minimum side yard (southeast) setback of the RM-30 Zone from 6.0 metres to 4.8 metres for the upper floor levels of Buildings 4 and 5;
 - to reduce the minimum front yard (northeast) setback of the RM-30 Zone from 4.5 metres to 3.6 metres for the upper floor levels of Building 3;
 - to reduce the minimum front yard (southwest) setback of the RM-30 Zone for the upper floor levels from 4.5 metres to 3.8 metres for Building 1, and from 4.5 metres to 3.9 metres for Building 5; and
 - to allow parking within the required front yard (northeast) setback.
- Other updates have been made to the proposal, including a reduction to the number of visitor parking spaces and altering exterior building elements, all of which are minor and comply with the Zoning Bylaw.

	Proposed
Lot Area	
Gross Site Area:	3,010 square metres
Road Dedication:	201 square metres
Undevelopable Area:	N/A
Net Site Area:	2,809 square metres
Number of Lots:	1
Building Height:	12.8 metres
Unit Density:	26 upa
Floor Area Ratio (FAR):	0.85 (including indoor amenity)
Floor Area	
Residential:	2,316 square metres
Residential Units:	
3-Bedroom:	18

Referrals

Engineering: The Engineering Department has no objection to the proposed variances, subject to the completion of Engineering servicing requirements.

Transportation Considerations

- The proposed variances do not impact the original Transportation requirements.

Parkland and/or Natural Area Considerations

- The proposed variances do not impact the original Parks requirements.

POLICY & BY-LAW CONSIDERATIONS

- The proposed variances do not impact or change how the compliance of the application addresses or complies with the Regional Growth Strategy and Official Community Plan.
- The proposal includes an amendment to the King George Corridor Local Area Plan (LAP) to redesignate the site from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)". This amendment was presented for Council's consideration in the original Planning Report dated July 25, 2022 and was subsequently supported.

Zoning By-law

- The proposed Rezoning By-law No. 17490 was granted Third Reading on August 8, 2022.

Proposed Variances

- The requested variances are a result of continued review of the proposal and do not impact the overall proposal, which remains substantially consistent with the drawings previously presented to Council.
- The additional setback reductions, which only apply to the upper floor levels, are consistent with the elevations of the original proposal, minimal, and are not anticipated to significantly impact adjacent properties.
- Staff support the requested variances to proceed for consideration.

TREES

- The proposed variances will not result in any impact to the retention or protection of trees indicated under the original application (see Appendix III).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7921-0151-02
- Appendix III. Additional Planning Comments Report No. 7921-0151-01 dated January 15, 2024
(included within as Appendix III is the original Planning Report dated July 25, 2022)

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SA/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-02

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: 008-309-272

North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1
New Westminster District Plan 5771
1879 - King George Boulevard

Parcel Identifier: 011-163-941

Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622;
Section 14 Township 1 New Westminster District Plan 5771
1868 - Lilac Drive

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 "Yards and Setbacks" of Part 22, Multiple Residential 30 Zone (RM-30):
 - i. to reduce the minimum side yard (northwest) setback from 6.0 metres to 2.6 metres for the upper floor levels of Building 1;
 - ii. to reduce the minimum side yard (southeast) setback from 6.0 metres to 4.8 metres for the upper floor levels of Buildings 4 and 5;
 - iii. to reduce the minimum front yard (northeast) setback from 4.5 metres to 3.6 metres for the upper floor levels of Building 3;
 - iv. to reduce the minimum front yard (southwest) setback for the upper floor levels from 4.5 metres to 3.8 metres for Building 1, and from 4.5 metres to 3.9 metres for Building 5; and
 - (b) In Section H.4 (a) "Off-Street Parking and Loading/Unloading" of Part 22, Multiple Residential 30 Zone (RM-30) – to allow parking within the required front yard (northeast) setback.
5. This development variance permit applies to only the portion of the Land, buildings and structures shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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 – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

Schedule A

Section H.4 (a) – to allow parking within the required front yard (northeast) setback.

Section F.1 of Part 22 – to reduce the minimum side yard (southeast) setback from 6.0 metres to 4.8 metres for the upper floor levels of Buildings 4 and 5.

Section F.1 of Part 22 – to reduce the minimum front yard (southwest) setback for the upper floor levels from 4.5 metres to 3.8 metres for Building 1, and from 4.5 metres to 3.9 metres for Building 5.

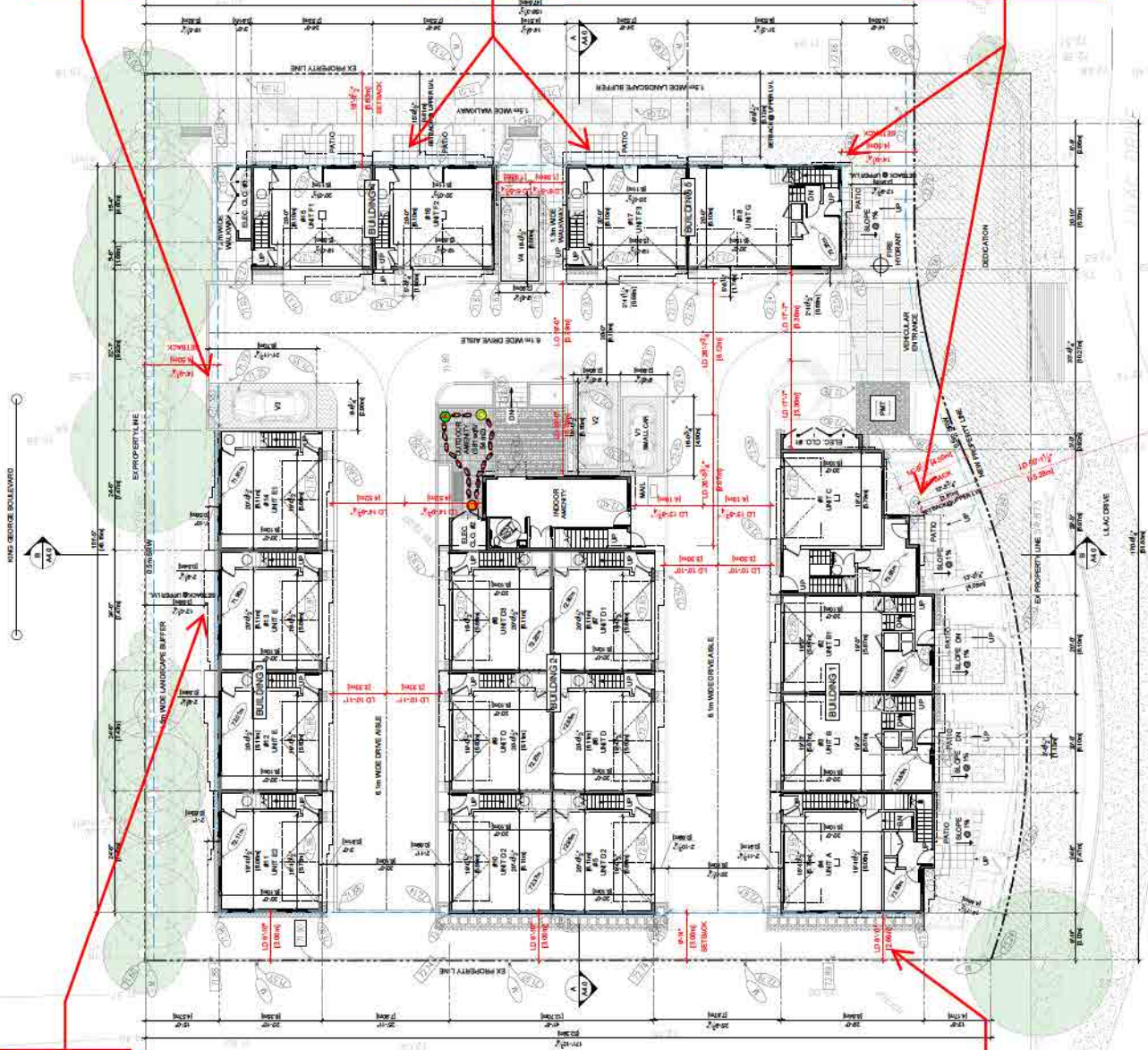
Section F.1 of Part 22 – to reduce the minimum front yard (northeast) setback from 4.5 metres to 3.6 metres for the upper floor levels of Building 3.

Section F.1 of Part 22 – to reduce the minimum side yard (northwest) setback from 6.0 metres to 2.6 metres for the upper floor levels of Building 1.



Issue / Revision	Date	Description
2024-03-13	Revised for DP	
2023-11-03	Revised/Comments	
2023-08-19	Revised/Comments	
2023-07-15	Revised/Comments	
2023-06-30	Revised/Comments	
2023-05-11	Revised/Comments	
2023-04-22	Revised/Comments	
2023-03-09	Revised/Comments	
2021-01-13	Revised/Comments	
2021-10-14	Revised/Comments	
2021-06-02	DP Application	
2021-03-24	Preliminary Submission	
	Date	Description

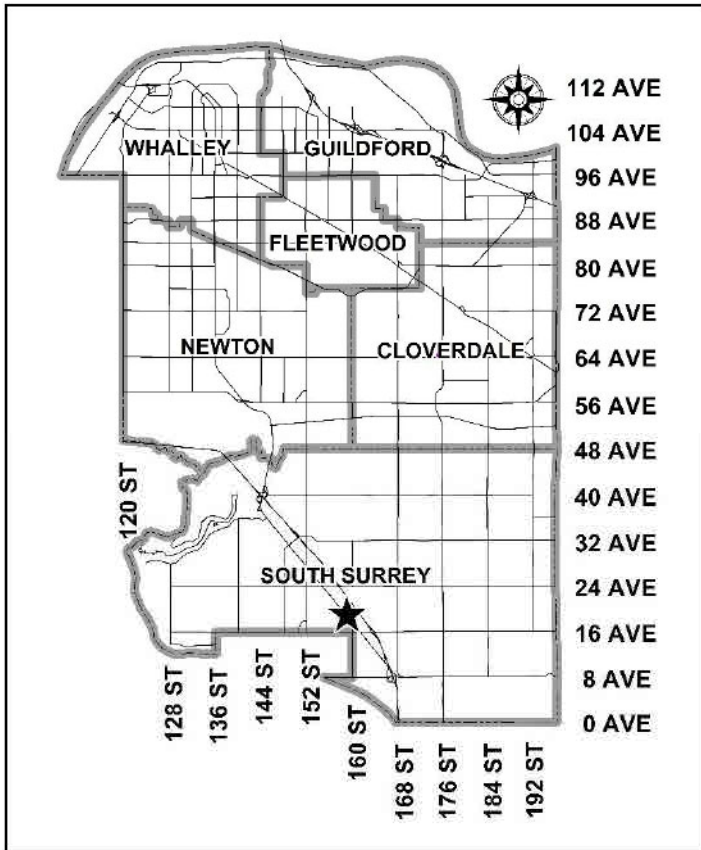
Project Title	TOWNHOUSE DEVELOPMENT
Project Address	1878/1880 LACROIX DRIVE, SURREY, BC
Drawn By	DLK
Checked By	2024-03-13
Project No.	1880
Sheet Title	SITE PLAN
Scale	3/32" = 1'-0"
Sheet No.	A-1.2



City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0151-01

Planning Report Date: January 15, 2024



PROPOSAL:

- **Development Variance Permit**

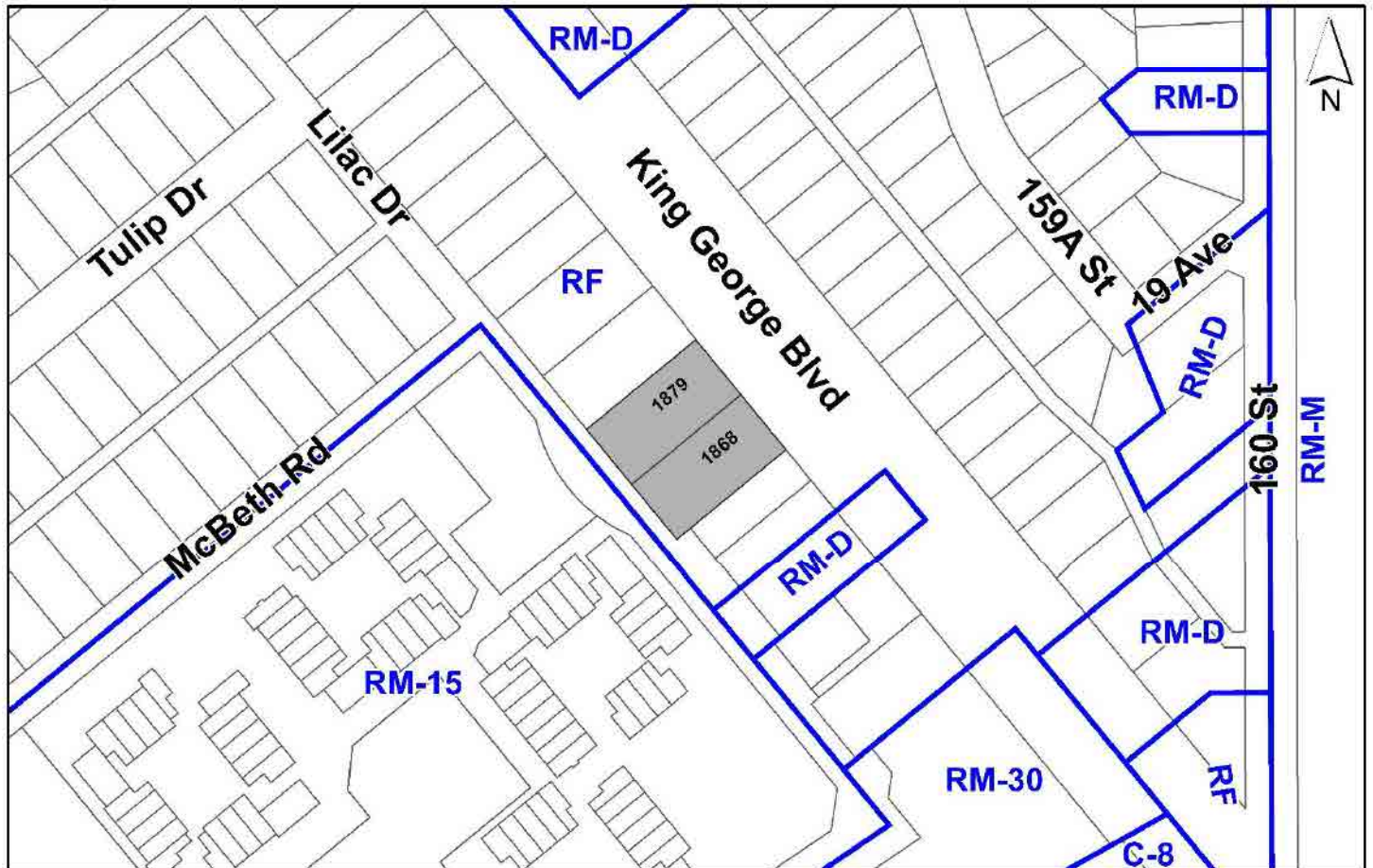
to increase the maximum percentage of back-to-back townhouse units and reduce the associated outdoor amenity space.

LOCATION: 1879 – King George Boulevard
 1868 – Lilac Drive

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units in the Multiple Residential (30) Zone (RM-30) and reduce the associated outdoor amenity space.

RATIONALE OF RECOMMENDATION

- Development Application No. 7921-0151-00m which proposes the development of 18 townhouse units, was initially considered by Council on July 25, 2022. On August 8, 2022, the By-Law received Third Reading.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning which include limiting the percentage of back-to-back units to a maximum of 20% for the “Multiple Residential (30) Zone (RM-30)”, and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit to 6.0 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023. The subject application proposes 6 back-to-back units out of 18 total units (34% of the proposed units), which exceed the maximum 20% in the RM-30 Zone; the proposal includes a total of 54 square metres of outdoor amenity space, which creates a shortfall of 18 square metres, relative to the new total of 72 square metres with the additional area required for back-to-back units. As such, a Development Variance Permit is required.
- Given the application is nearing completion, and the proposed Development Variance Permit will not result in any changes to the drawings presented to Council, staff support the proposed variances.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0151-01 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum percentage of back-to-back units from 20% to 34% in the "Multiple Residential Zone (30) Zone (RM-30)"; and
 - (b) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the original Planning Report No. 7921-0151-00 dated July 25, 2022 (Appendix III).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Northeast (Across King George Blvd):	Single Family Residential	Urban (OCP Designation)	RF
Southeast:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Southwest (Across Lilac Drive):	Alderwood Park and Low Density Townhouses	Single Family Residential (6 upa)	RM-15
Northwest:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF

Context & Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated mid-block in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (10 upa)" in the King George Corridor LAP and is currently zoned "Single Family Residential Zone (RF)".

- The proposal for 18 townhouse units received Third Reading at the Regular Council – Public Hearing Meeting on August 8, 2022.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application (7921-0151-00) proposes an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", development permit for form and character, subdivision for lot consolidation and development variance permit for building setbacks in order to permit the development of 18 townhouse units on the site.
- Development Application No. 7921-0151-00M was considered by Council at the Regular Council – Land Use meeting on July 25, 2022. On August 8, 2022, the By-Law received Third Reading at the Regular Council – Public Hearing meeting.
- The proposed development will consist of 18 townhouse units in 5 buildings, ranging from 2 to 6 units per building. The unit mix consists of 6 back-to-back units and 12 traditional units. All 18 units contain 3 bedrooms and have side-by-side garages. The 6 back-to-back units are equal to 33.33% of the total units.
- On October 16, 2023, Council received Corporate Report No. R161 introducing changes to the Zoning which include limiting the percentage of back-to-back units to a maximum of 20% for the "Multiple Residential (30) Zone (RM-30)", and to increase the required amount of outdoor amenity space for back-to-back units from 3.0 square metres per unit to 6.0 square metres per unit. The proposed changes to the RM-30 Zone were adopted by Council on November 20, 2023.
- The applicant is proposing a Development Variance Permit to increase that percentage of back to back units from a maximum of 20% to 34%, to align with the proposal that has been granted Third Reading of the associated Rezoning By-law.
- A total of 54 square metres of outdoor amenity space is proposed. The Zoning By-law update for back-to-back units increased the required outdoor amenity space to 72 square metres. Therefore, the application now has a minor shortfall of 18 square metres, requiring a variance for the proposal that has been granted Third Reading.

Proposed	
Lot Area	
Gross Site Area:	3,010 square metres
Road Dedication:	201 square metres
Undevelopable Area:	N/A
Net Site Area:	2,809 square metres
Number of Lots:	1
Building Height:	12.8 metres
Unit Density:	26 upa
Floor Area Ratio (FAR):	0.85 (including indoor amenity)
Floor Area	
Residential:	2,316 square metres
Residential Units:	
3-Bedroom:	18

Referrals

Engineering: The Engineering Department has no objection to the proposed variance, subject to the completion of Engineering servicing requirements.

Transportation Considerations

- The proposed variances do not impact the original Transportation requirements.

Parkland and/or Natural Area Considerations

- The proposed variances do not impact the original Parks requirements.

POLICY & BY-LAW CONSIDERATIONS

- The proposed variances does not impact or change how the compliance of the application addresses or complies with the Regional Growth Strategy and, Official Community Plan.
- The proposal includes an amendment to the King George Corridor Local Area Plan (LAP) to redesignate the site from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)". This amendment was presented for Council's consideration in the original Planning Report dated July 25, 2022 and was subsequently supported.

Zoning By-law

- The proposed Rezoning By-law No. 17490 was granted Third Reading on August 8, 2022.

Proposed Variances

- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023, resulting in the request for the following variances:
 - to increase the maximum percentage of back-to-back units from 20% to 34% in the “Multiple Residential Zone (30) Zone (RM-30)”; and
 - to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the “Multiple Residential Zone (30) Zone (RM-30)”.
- The proposal is substantially consistent with drawings presented to Council, with only minor changes to the outdoor amenity area and visitor parking to accommodate necessary electrical closets, with no impact to the overall quality or compliance of the development.
- Should the variances not be supported, the applicant would be required to make significant changes to their proposal to reduce the number of back-to-back unit types to a maximum of 20 percent of the total units.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff support the proposal as presented, and recommend support for the requested variance.

TREES

- The proposed variances will not result in any impact to the retention or protection of trees indicated under the original application (see Appendix III).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7921-0151-01
- Appendix III. Initial Planning Report No. 7921-0151-00, dated July 25, 2022

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SA/ar

CITY OF SURREY

(of Appendix III, 7921-0151-02)

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-01

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: 008-309-272

North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1
New Westminster District Plan 5771
1879 - King George Boulevard

Parcel Identifier: 011-163-941

Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622;
Section 14 Township 1 New Westminster District Plan 5771
1868 - Lilac Drive

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address 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 Section J.4 of Part 22, Multiple Residential 30 Zone (RM-30) – to increase the maximum percentage of back-to-back ground-oriented dwelling units from 20% to 34%; and
 - (b) In Section J.1 (a). iv. of Part 22, Multiple Residential 30 Zone (RM-30) – to reduce the outdoor amenity space requirement from 6.0 square metres to 3.0 square metres per back-to-back ground-oriented dwelling unit.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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 – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A
(of Appendix III,
7921-0151-02)



DAVID EATON
ARCHITECTS LTD.
1800 WESTERN AVENUE
VANCOUVER, BC V6V 1W2
TEL: 604.271.1111
WWW.DAVIDEATONARCHITECTS.COM



Notes:
1. This drawing is a Schedule A drawing under the authority of the Planning Act and the provincial Land Use Act. It is not a final drawing and is not to be used for construction purposes without the approval of the relevant authority. The client is responsible for ensuring that all necessary approvals are obtained before construction begins. The architect is not responsible for any errors or omissions in this drawing or for any consequences that may arise from its use.

2024-10-11	Revised for DP
2024-08-15	Revised Comments
2024-07-15	Revised Comments
2024-06-30	Revised Comments
2024-05-11	Revised Comments
2024-04-22	Revised Comments
2024-03-29	Revised Comments
2024-01-13	Revised Comments
2021-10-14	Revised Comments
2021-08-02	DP Application
2021-03-24	Primary Submission
Date	Description
Issues / Revisions	
Scale	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
1688 LILAC DR & 1675 KGB
SURREY,
BRITISH COLUMBIA

Drawn By
Date
2024-10-11

Checked By
Date
2024-10-11

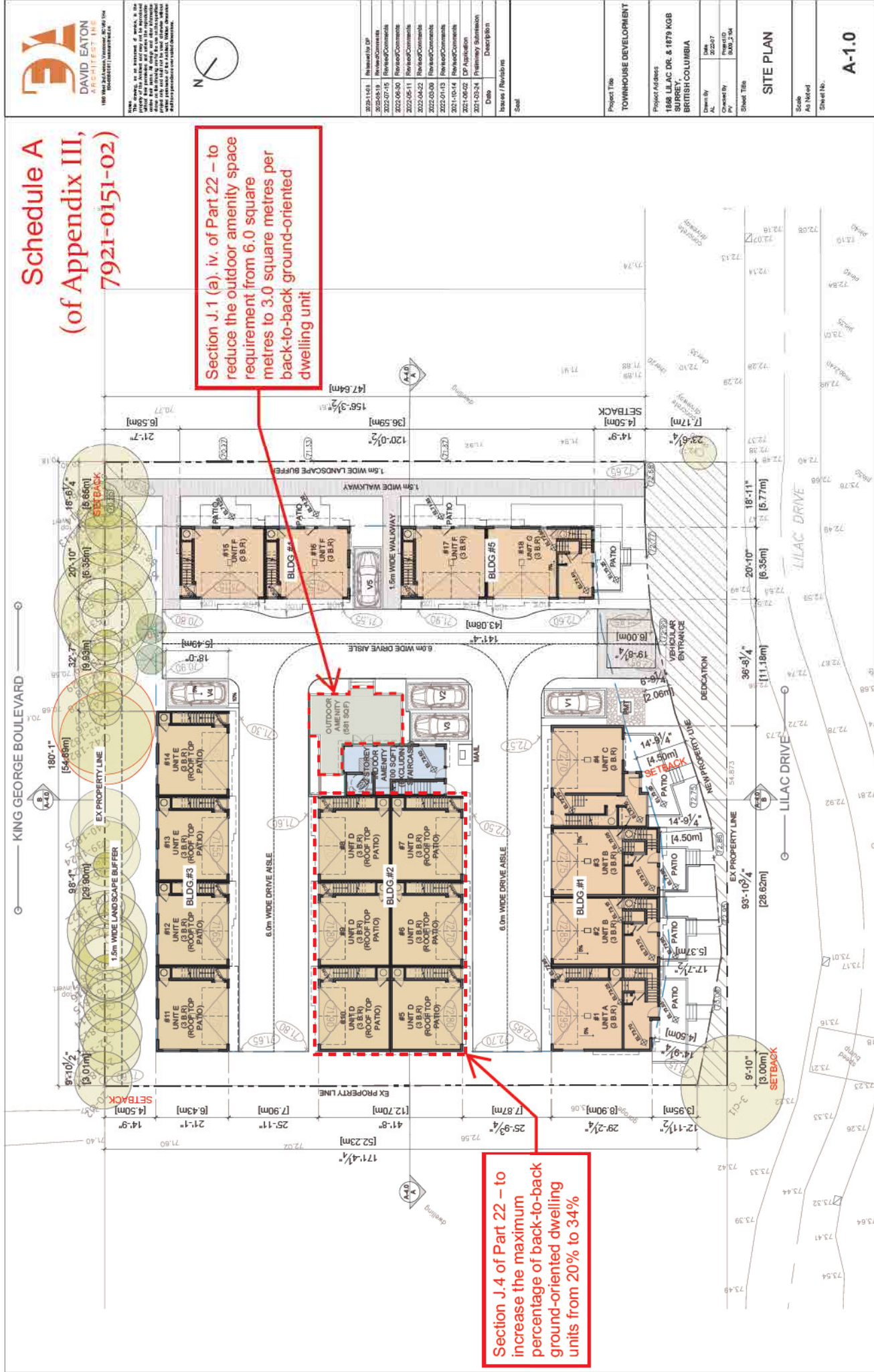
Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0

Section J.1 (a). iv. of Part 22 – to reduce the outdoor amenity space requirement from 6.0 square metres to 3.0 square metres per back-to-back ground-oriented dwelling unit

Section J.4 of Part 22 – to increase the maximum percentage of back-to-back ground-oriented dwelling units from 20% to 34%



TO: **City Clerk, Legislative Services Division**

FROM: **General Manager, Planning & Development Department**

DATE: **July 26, 2022** FILE: **7921-0151-00**

RE: **Agenda Item B.16 July 25, 2022 Regular Council – (Land Use)**
Development Application No. 7921-0151-00
Replacement Pages for the Planning Report

Development Application No. 7921-0151-00 was on the agenda for consideration by Council at July 25, 2022 Regular Council – Land Use Meeting under Item B.16.

After finalizing the Planning Report for the DATE Regular Council – Land Use Agenda, an error was noticed on the Proposal Description section of the cover page which indicated that the proposed application was for the approval of 19 townhouse units. The proposal is for 18 townhouse units as described elsewhere in the report and appendices.

Page 1 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



Darren Todd
for Shawn Low
Acting Manager
Area Planning and Development – South Division

Attachment - 7921-0151-00- Page 1 Replacement Page

c.c. - City Manager

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0151-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **LAP Amendment** from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

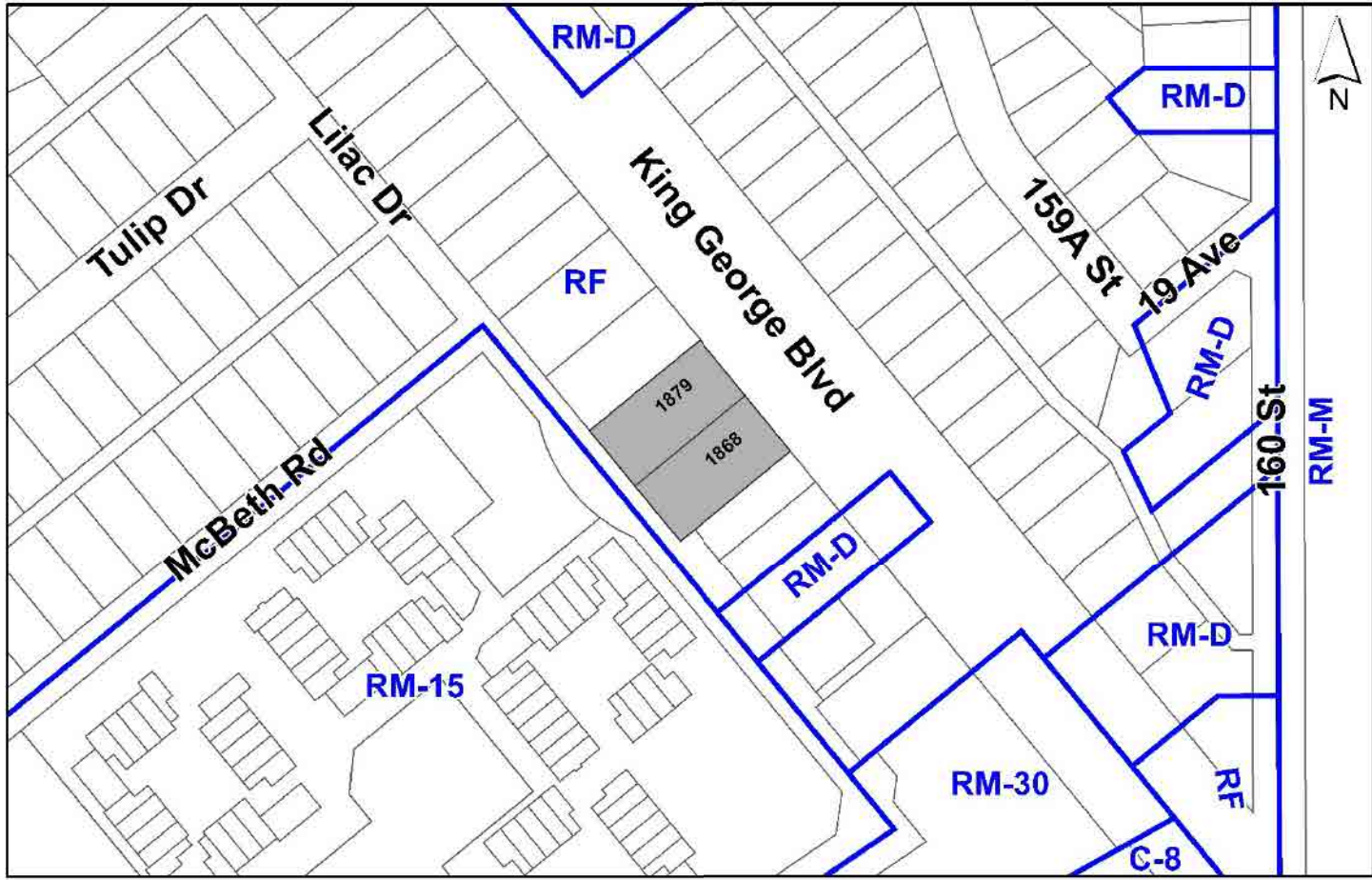
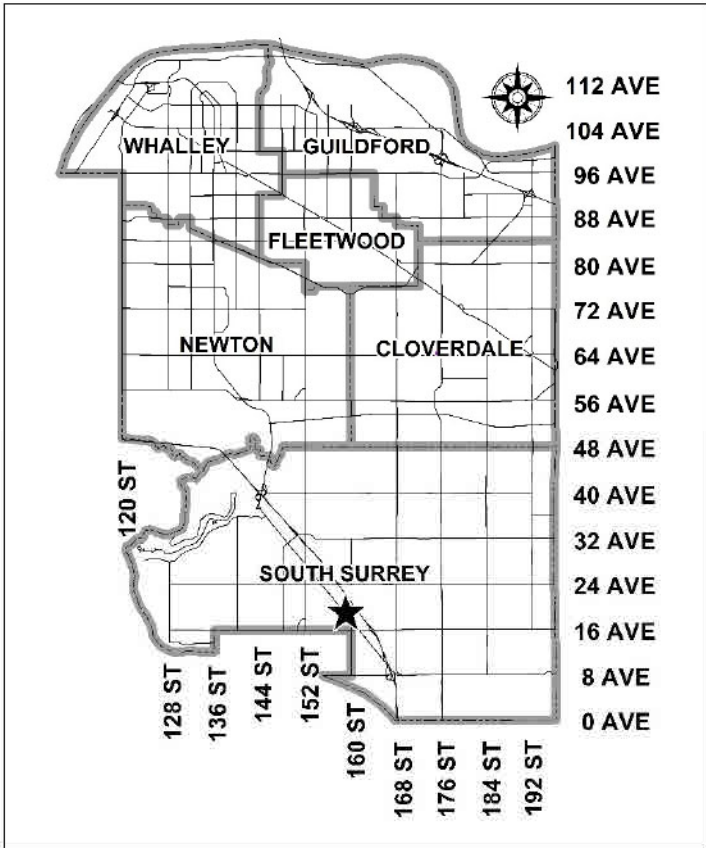
to permit the development of ~~19~~ 18 townhouse units

LOCATION: 1879 - King George Boulevard
1868 - Lilac Drive

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a.)



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0151-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **LAP Amendment** from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

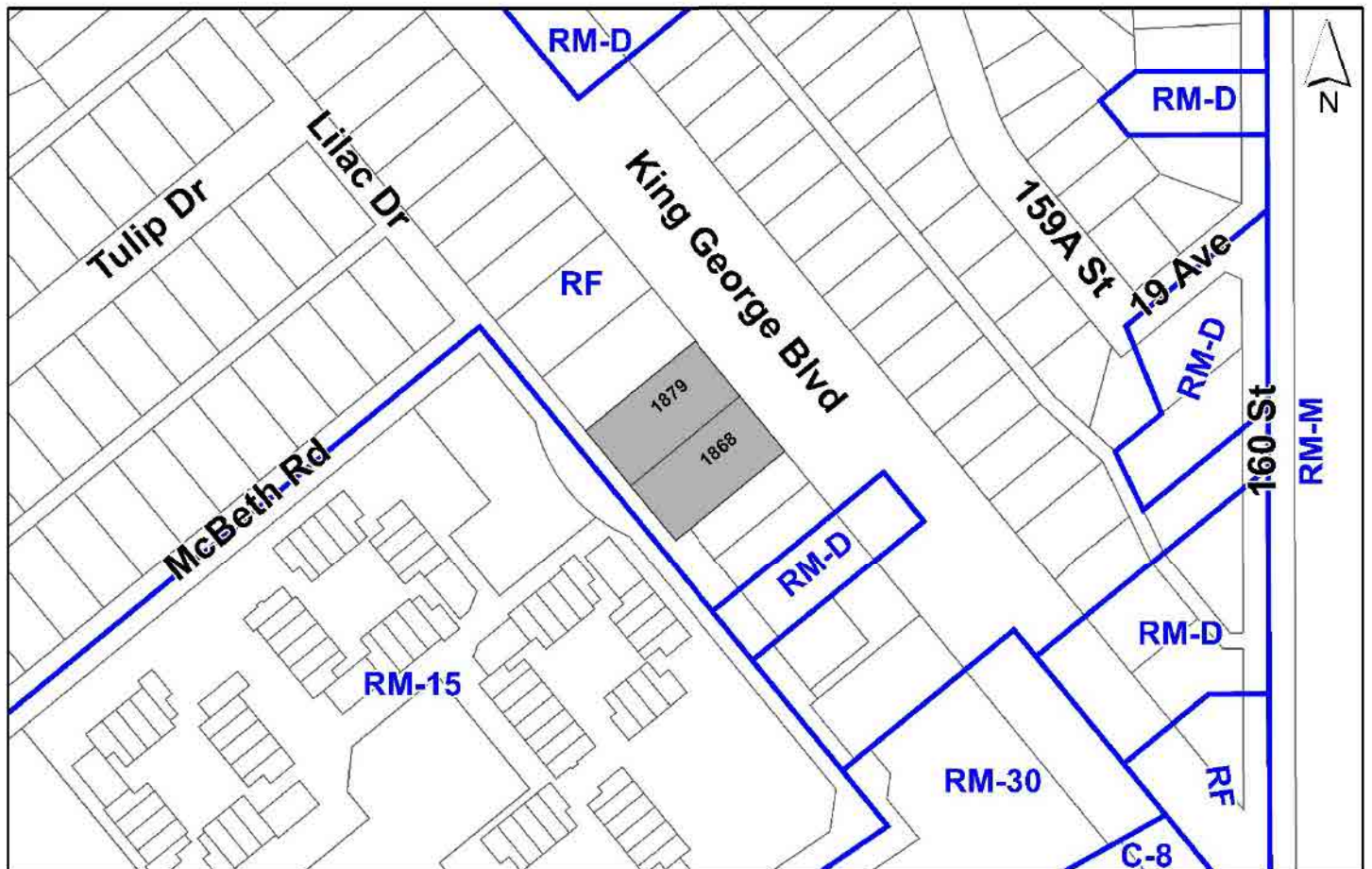
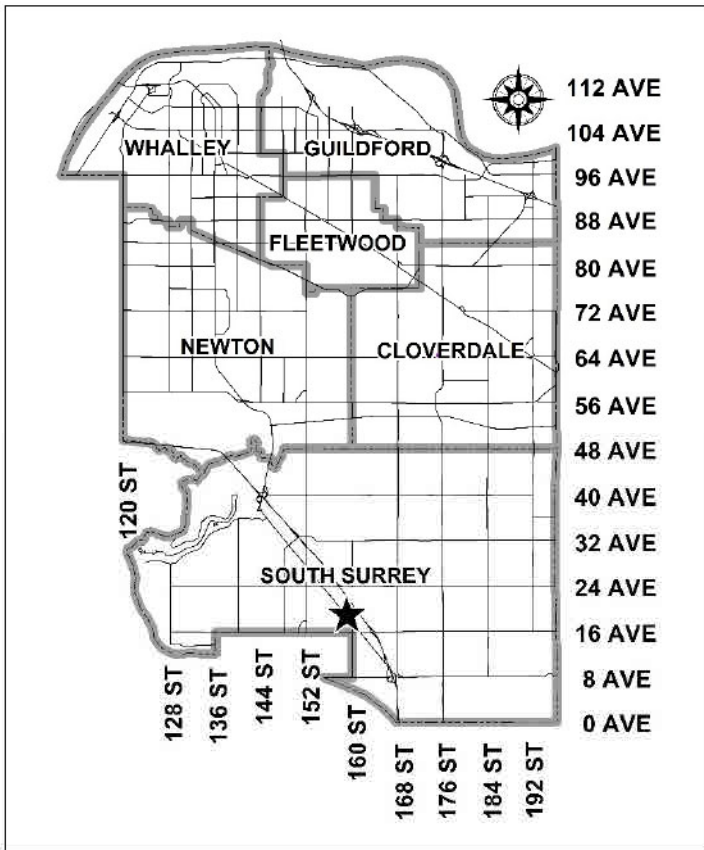
to permit the development of 19 townhouse units

LOCATION: 1879 - King George Boulevard
 1868 - Lilac Drive

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Low Density Multiple Residential (10 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the King George Corridor Local Area Plan (LAP) from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.).
- Proposing to reduce the building setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Surrey.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape and provide an appropriate interface with the surrounding low density residential land uses, in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0151-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0151-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (b) to reduce the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and
 - (c) to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (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; and
 - (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the King George Corridor Local Area Plan (LAP) to redesignate the land from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Northeast (Across King George Blvd):	Single Family Residential	Urban (OCP Designation)	RF
Southeast:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Southwest (Across Lilac Dr):	Alderwood Park and Low Density Townhouses	Single Family Residential (6 upa)	RM-15
Northwest:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF

Context & Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated mid-block in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.
- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (10 upa)" in the King George Corridor LAP, and zoned "Single Family Residential Zone (RF)".

- The site is currently improved with single family dwellings, which is the dominant building form in the immediate neighborhood. Across Lilac Drive there is the low density Alderwood Park townhouse complex, as well as some low density townhouses further south on Lilac Drive. There is a small commercial plaza located approximately 200 metres to the southwest of the subject site at the corner of King George Boulevard and 160 Street.
- The project represents the first townhouse proposal with densities above 20 upa in this area of the King George Corridor LAP. In this section of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The townhouse proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", development permit for form and character, subdivision for lot consolidation and development variance permit for building setbacks in order to permit the development of 18 townhouse units on the site.

	Proposed
Lot Area	
Gross Site Area:	3,010 square metres
Road Dedication:	201 square metres
Undevelopable Area:	N/A
Net Site Area:	2,809 square metres
Number of Lots:	1
Building Height:	12.8 metres
Unit Density:	26 upa
Floor Area Ratio (FAR):	0.85 (including indoor amenity)
Floor Area	
Residential:	2,316 square metres
Residential Units:	
3-Bedroom:	18

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 15 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Jesse Lee Elementary School
3 Secondary students at Earl Marriot Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2024.

Parks, Recreation & Culture: The Parks Department does not accept the removal of any trees located on City property or trees shared with the City that are situated along the King George Boulevard lot line. Currently, the applicant is showing that these trees are to be retained. Compensation, as determined through a formal arboricultural appraisal, shall be required should any removal ultimately be required.

The closest active park is Alderwood Park, which is located across Lilac Drive from the development site. The closest natural area is Carlson Creek (135H Greenbelt), located near 16 Avenue and Highway 99 and is approximately 1.1 kilometres away.

Surrey Fire Department: The Surrey Fire Department has no objection to the proposal. Fire safety requirements will be further reviewed the Building Permit application process.

Transportation Considerations

- Lilac Drive is a local road and has a slight curve adjacent to the subject site. The applicant will be required to provide a varied width of road dedication (matching the existing curve) to achieve the ultimate 20 metre wide local road standard for Lilac Drive. Approximately 201 square metres of road dedication will be provided.
- The site will be accessed from Lilac Drive to the southwest. Access from King George Boulevard is not supported or proposed.
- The site is located between 500 and 700 metres of transit stops for four different bus routes. These bus routes range in service between local, regional, frequent, and peak-only service. Notably, the bus stop for route 321 is located at the intersection of 16 Avenue and 160 street (approximately 680 metres from the site) which provides frequent, all day service between White Rock Centre and Surrey Central Station via Newton Exchange.

- The Sunnyside Greenway, located 440 metres to the northwest of the subject site, is planned along 20 Avenue, which will provide active transportation and recreational opportunities between Grandview Heights in the east and South Surrey Athletic Park/Sunnyside Acres Urban Forest in the west.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation permits residential densities up to 30 units per acre, where specifically allowed within secondary plan areas. The King George Corridor Local Area Plan (LAP) permits residential densities at 30 units per acre.
- The proposal complies with the "Urban" land use designation.

Themes/Policies

- A.2.1 – Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning area along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.

(While the site is not located in one of the City's priority growth areas, the proposal represents a moderate density increase, that over time could help support an increased diversity of land uses and transit expansion along King George Boulevard).

- A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The proposed townhouse development will result in a density increase, while respecting the established single family land use pattern, given the site's location on the edge of the neighbourhood next to a major arterial road in King George Boulevard. The proposal has incorporated some traditional building materials, in their modern building design to respect the traditional character of the neighbourhood).

Secondary Plans

Land Use Designation

- The site is designated "Low Density Multiple Residential (10 upa)" in the King George Corridor Local Area Plan (LAP).
- The applicant is proposing a townhouse development at 26 upa and amendment to the LAP to the "Townhouses (30 upa)" designation.

Amendment Rationale

- The site is currently designated for multiple residential building form, however, the density allowed for the property (10 upa) is not aligned with current market conditions for townhouse development. Developing townhouses under the existing land use designation would not be feasible.
- The site is double-fronting Lilac Drive and King George Boulevard, on the edge of an established single family neighbourhood.
- The project represents the first townhouse proposal with densities above 20 units per acre in this area of the King George Corridor LAP. In this portion of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.
- Currently, this portion of King George Boulevard is only 2 lanes wide but widening to 5 lanes is proposed in the 10 year Capital Plan.
- The amendment is appropriate given the site's location on the edge of a single family neighbourhood. The proposed density will help support the two higher density nodes located north and south of the subject site and will be appropriately scaled to the site's location on a future 5 lane arterial road.
- The proposed development will also enable the widening of Lilac Drive to the current local road standard. Neighbourhood residents have identified the existing road width of Lilac Drive as a concern.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	30 units per acre (75 units per hectare)	26 units per acre (64 units per hectare)
Floor Area Ratio:	1.00	0.85
Lot Coverage:	45%	34.5%
Yards and Setbacks		
Northeast (front):	4.5 m	4.5 m
Southeast (side):	6.0 m	5.6 m
Southwest (front):	4.5 m	4.5 m
Northwest (side):	6.0 m	3.0 m
Height of Buildings		
Principal buildings:	13 m	12.8 m
Indoor amenity buildings	11 m	7.4 m
Amenity Space		
Indoor Amenity:	54 square metres	65 square metres
Outdoor Amenity:	54 square metres	65 square metres
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	36	36
Residential Visitor:	4	5
Total:	40	41
Tandem (%):	50%	0%
Bicycle Spaces:	6	6

Setback Variances

- The applicant is requesting the following variances:
 - a reduction to the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - a reduction to the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and
 - to allow stairs with four (4) risers or less to encroach into the building setback area for building 1.

- The 3 metre northwest setback will be a side yard condition for buildings 1, 2 and 3 and is considered an appropriate interface to both existing and potential future land uses.
- The 5.6 metre setback will be a front yard condition for buildings 4 and 5. The applicant has provided patios, landscaping and a 1.5 metre walkway in the setback and the reduction to the Bylaw requirement is considered minor.
- The Form and Character design guidelines in the OCP encourage the main floor of townhouse units to be between 0.6 metres and 1.2 metres above the adjacent street grade. The Zoning Bylaw permits stairs with three (3) risers or less to encroach into the building setback area. When the main floor elevation is on the higher end of the range encouraged by the OCP, stairs with more than (three) 3 risers are required to connect the street fronting patios to the road.
- The site has some minor grading changes that require units three and four to have stairs with four (4) risers within the setback to meet the main floor elevation. The proposed variance is aligned with the objectives of the Form and Character design guidelines.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new unit that complies with Secondary Plan density.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for \$20,000 per unit for townhouses, payable on all units above the current Secondary Plan density.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 5, 2022, and the Development Proposal Signs were installed on July 12, 2022. Pre-notification letters were sent to the Little Campbell Watershed Society and the Semiahmoo Residents Association, who did not provide staff with comment on the proposal.
- Staff received responses from six (6) neighbouring residents. The primary concerns of the residents were congestion on Lilac Drive and that the development did not provide sufficient parking. Residents were concerned that based on the amount of parking being provided on-site the demand for on-street parking on Lilac Drive would increase resulting in worsening congestion (*staff comments in italics*).

The applicant is meeting the Zoning Bylaw requirements for resident parking and providing one more visitor parking stall than is required to help address resident concerns. The Zoning Bylaw requires 2 resident parking space per townhouse unit and 0.2 visitor parking spaces per townhouse unit. 40 parking spaces are required, and 41 parking spaces are proposed. Staff consider the Zoning Bylaw requirements for parking to be sufficient for the development.

Lilac Drive is not currently constructed to the current local road standard. The paved road width is only 6.5 metres, there are currently no sidewalks and street parking is allowed on one side of Lilac Drive. Due to the width of the road, Lilac Drive has a 30km/h speed limit and contains speed bumps constructed in 2017 in an attempt to slow traffic and improve safety. Due to the width of the pavement and the allowance for street parking, it is necessary for vehicles to queue to allow on-coming traffic to pass. The development will dedicate a portion of the site for road and the applicant will be required to construct the portion of Lilac Drive to the current local road standard along the development frontage. These improvements will eliminate the queuing requirement and provide sidewalks. Incremental development on the block will allow similar improvements to Lilac Drive and is the most suitable way to implement the current local road standard for Lilac Drive.

Public Information Meeting

- Staff suggested that the applicant conduct a public information meeting given that townhouses at the proposed density have not been developed in this section of the King George Corridor Local Area Plan. The applicant elected not to conduct a public information meeting.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed development consists of five (5) buildings containing a total of 18 townhouse units and one amenity building. The grouping of the buildings consists of side-by-side fourplexes fronting Lilac Drive and King George boulevard respectively, two side-by-side duplexes fronting the southeast lot line, and one six-plex in the centre of the site.
- The six-plex in the centre of the site consists of back-to-back townhouse units (one third of the total units). For the six-plex and the fourplex fronting King George Boulevard, roof decks are proposed to provide units with direct access to private outdoor amenity space. The fourplex is proposing roof decks instead of at grade patios to limit the impact of construction on a row of fir trees being retained along King George Boulevard. The fourplex fronting Lilac Drive and the two duplexes will feature ground floor patios.
- All units facing Lilac Drive have provided ground floor habitable rooms and doors facing the street and a walkway connection to the public road, which will help promote interaction with the public realm and help the development integrate into the neighbourhood.
- The proposed design is modern, featuring flat roofs and contemporary lines. The buildings have strong vertical expression to identify individual units. The materials consist of brick on the ground floor and white, grey, and blue fiber-cement panels on the second and third level, with brown accents to match the brick.
- While the building design is contemporary, the applicant has incorporated some traditional design elements to create a softer interface with Lilac Drive. These design elements include providing a natural, earth tone colour scheme, utilizing a traditional door design, having wood awnings above the main entrances, incorporating roof cornices, and using brick at the main level.

Landscaping

- The landscaping consists of a mix of trees, shrubs, and ground cover. Substantial tree planting is proposed along the Lilac Drive frontage and the northwest and southeast side yards to enhance the interface of the development with the immediate neighbourhood.
- Given the proposed densities, trees are not able to be planted along the internal drive aisle. Only two trees are proposed to be planted in the interior of the property, which are located within the outdoor amenity space.

Indoor Amenity

- The Zoning By-law Requires that 54 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.
- The applicant is proposing 65 square metres of indoor amenity space, exceeding the Zoning Bylaw requirements.
- The indoor amenity is centrally located on the southeast side of the six-plex and is paired with the outdoor amenity space.
- The indoor amenity building is two storeys. The ground floor features a kitchen and party lounge, and the second storey includes a gym and yoga studio.

Outdoor Amenity

- The applicant is proposing 65 square metres of outdoor amenity space, exceeding the Zoning Bylaw requirements.
- The outdoor amenity area is located abutting the indoor amenity building and features a children's play area, outdoor seating, and landscaping.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. The main consideration that will be further explored is the incorporation of additional traditional design elements on the units adjacent to Lilac Drive to improve the proposed townhouse's connection to the local architectural context.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	1	0	1
Horse Chestnut	2	2	0
Plum	2	1	1
Box Elder	1	1	0
Willow	1	1	0
Coniferous Trees			
Grand Fir	2	2	0
Western Red Cedar	3	2	1
Black Pine	1	1	0
Sawara Cypress	2	2	0
Monkey Puzzle	1	1	0
Holly	1	1	0
Douglas Fir	59	21	36
Total	77	36	41
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		73	
Contribution to the Green City Program		\$22,000	

- The Arborist Assessment states that there are a total of 77 mature trees on the site. There are no Alder and Cottonwood trees on-site. It was determined that 41 trees can be retained as part of this development proposal, including a row of Fir trees along the King George Boulevard frontage. Two of these trees are located in close proximity to the proposed buildings. The arborist conducted root mapping of these trees and only found feeder roots and no supportive roots near the proposed excavation area. The arborist has deemed that these trees can be retained and will supervise the excavation of the area.
- The proposed tree retention was assessed taking into consideration of the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 72 replacement trees on the site. It was determined that 32 replacement trees can be accommodated on the site. The deficit of 40 replacement trees will require a cash-in-lieu payment of \$22,000, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Vine Maple, Columnar Hornbeam, Katsura tree, Starlight Dogwood, Magnolia, Pink Spires Flowering Crabapple, Colorado Blue Spruce.
- In summary, a total of 73 trees are proposed to be retained or replaced on the site with a contribution of \$22,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

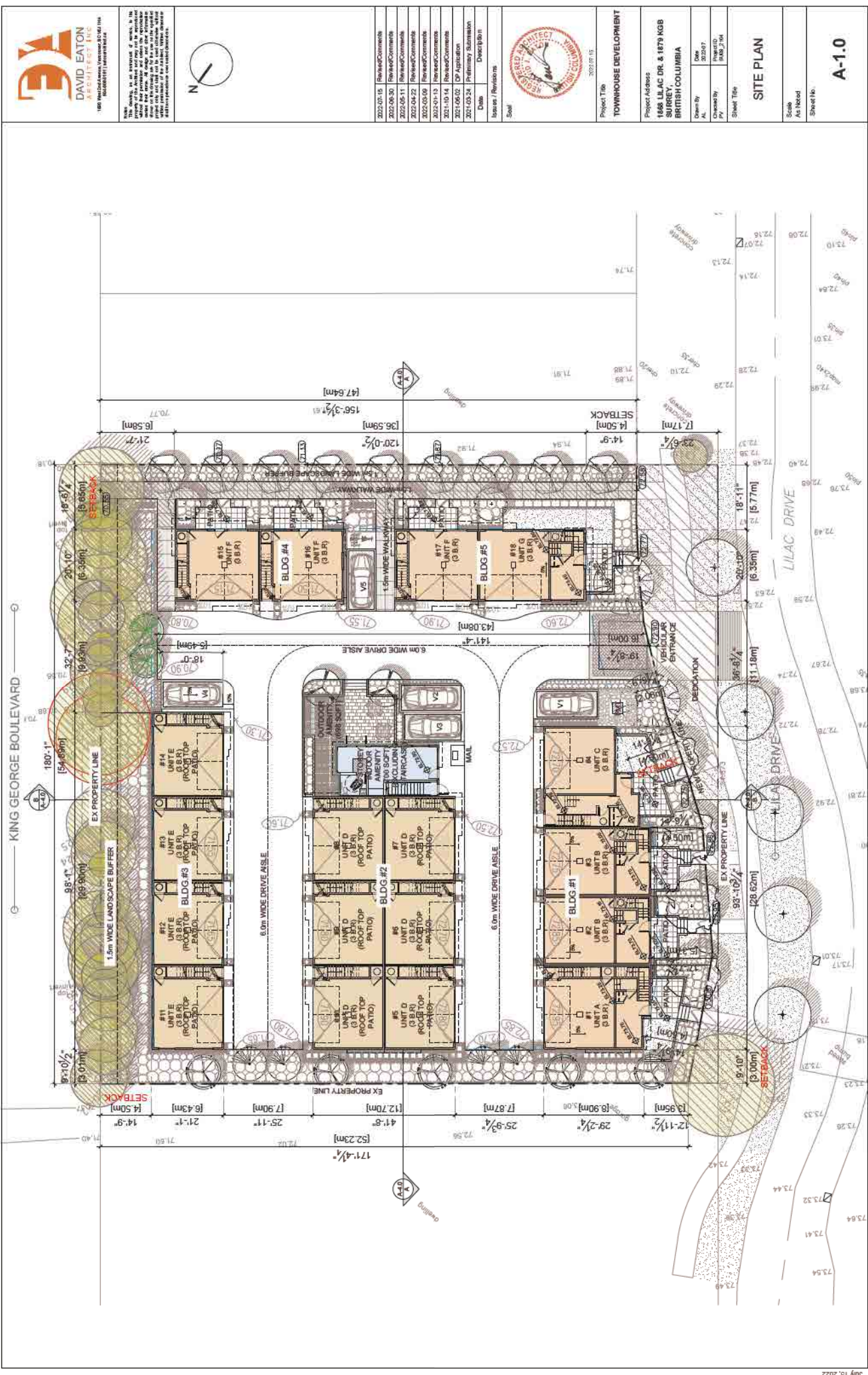
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7921-0151-00

approved by Shawn Low

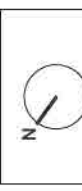
Jeff Arason
Acting General Manager
Planning and Development

BD/cm



DAVID EATON ARCHITECT INC.
180 West Beaver Creek Avenue, Suite 200, Richmond Hill, Ontario L4B 3N2
Tel: (905) 709-1111

This drawing is an approved or sealed drawing of a professional engineer or architect. It is not to be used for any other purpose without the written consent of the professional engineer or architect. The professional engineer or architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.



Date	Description
2021-03-24	Final Submission
2021-03-14	DP Application
2021-03-13	Revised Comments
2021-03-12	Revised Comments
2021-03-11	Revised Comments
2021-03-10	Revised Comments
2021-03-09	Revised Comments
2021-03-08	Revised Comments
2021-03-07	Revised Comments
2021-03-06	Revised Comments
2021-03-05	Revised Comments
2021-03-04	Revised Comments
2021-03-03	Revised Comments
2021-03-02	Revised Comments
2021-03-01	Revised Comments
2021-02-28	Revised Comments
2021-02-27	Revised Comments
2021-02-26	Revised Comments
2021-02-25	Revised Comments
2021-02-24	Revised Comments
2021-02-23	Revised Comments
2021-02-22	Revised Comments
2021-02-21	Revised Comments
2021-02-20	Revised Comments
2021-02-19	Revised Comments
2021-02-18	Revised Comments
2021-02-17	Revised Comments
2021-02-16	Revised Comments
2021-02-15	Revised Comments
2021-02-14	Revised Comments
2021-02-13	Revised Comments
2021-02-12	Revised Comments
2021-02-11	Revised Comments
2021-02-10	Revised Comments
2021-02-09	Revised Comments
2021-02-08	Revised Comments
2021-02-07	Revised Comments
2021-02-06	Revised Comments
2021-02-05	Revised Comments
2021-02-04	Revised Comments
2021-02-03	Revised Comments
2021-02-02	Revised Comments
2021-02-01	Revised Comments
2021-01-31	Revised Comments
2021-01-30	Revised Comments
2021-01-29	Revised Comments
2021-01-28	Revised Comments
2021-01-27	Revised Comments
2021-01-26	Revised Comments
2021-01-25	Revised Comments
2021-01-24	Revised Comments
2021-01-23	Revised Comments
2021-01-22	Revised Comments
2021-01-21	Revised Comments
2021-01-20	Revised Comments
2021-01-19	Revised Comments
2021-01-18	Revised Comments
2021-01-17	Revised Comments
2021-01-16	Revised Comments
2021-01-15	Revised Comments
2021-01-14	Revised Comments
2021-01-13	Revised Comments
2021-01-12	Revised Comments
2021-01-11	Revised Comments
2021-01-10	Revised Comments
2021-01-09	Revised Comments
2021-01-08	Revised Comments
2021-01-07	Revised Comments
2021-01-06	Revised Comments
2021-01-05	Revised Comments
2021-01-04	Revised Comments
2021-01-03	Revised Comments
2021-01-02	Revised Comments
2021-01-01	Revised Comments
2020-12-31	Revised Comments
2020-12-30	Revised Comments
2020-12-29	Revised Comments
2020-12-28	Revised Comments
2020-12-27	Revised Comments
2020-12-26	Revised Comments
2020-12-25	Revised Comments
2020-12-24	Revised Comments
2020-12-23	Revised Comments
2020-12-22	Revised Comments
2020-12-21	Revised Comments
2020-12-20	Revised Comments
2020-12-19	Revised Comments
2020-12-18	Revised Comments
2020-12-17	Revised Comments
2020-12-16	Revised Comments
2020-12-15	Revised Comments
2020-12-14	Revised Comments
2020-12-13	Revised Comments
2020-12-12	Revised Comments
2020-12-11	Revised Comments
2020-12-10	Revised Comments
2020-12-09	Revised Comments
2020-12-08	Revised Comments
2020-12-07	Revised Comments
2020-12-06	Revised Comments
2020-12-05	Revised Comments
2020-12-04	Revised Comments
2020-12-03	Revised Comments
2020-12-02	Revised Comments
2020-12-01	Revised Comments
2020-11-30	Revised Comments
2020-11-29	Revised Comments
2020-11-28	Revised Comments
2020-11-27	Revised Comments
2020-11-26	Revised Comments
2020-11-25	Revised Comments
2020-11-24	Revised Comments
2020-11-23	Revised Comments
2020-11-22	Revised Comments
2020-11-21	Revised Comments
2020-11-20	Revised Comments
2020-11-19	Revised Comments
2020-11-18	Revised Comments
2020-11-17	Revised Comments
2020-11-16	Revised Comments
2020-11-15	Revised Comments
2020-11-14	Revised Comments
2020-11-13	Revised Comments
2020-11-12	Revised Comments
2020-11-11	Revised Comments
2020-11-10	Revised Comments
2020-11-09	Revised Comments
2020-11-08	Revised Comments
2020-11-07	Revised Comments
2020-11-06	Revised Comments
2020-11-05	Revised Comments
2020-11-04	Revised Comments
2020-11-03	Revised Comments
2020-11-02	Revised Comments
2020-11-01	Revised Comments
2020-10-31	Revised Comments
2020-10-30	Revised Comments
2020-10-29	Revised Comments
2020-10-28	Revised Comments
2020-10-27	Revised Comments
2020-10-26	Revised Comments
2020-10-25	Revised Comments
2020-10-24	Revised Comments
2020-10-23	Revised Comments
2020-10-22	Revised Comments
2020-10-21	Revised Comments
2020-10-20	Revised Comments
2020-10-19	Revised Comments
2020-10-18	Revised Comments
2020-10-17	Revised Comments
2020-10-16	Revised Comments
2020-10-15	Revised Comments
2020-10-14	Revised Comments
2020-10-13	Revised Comments
2020-10-12	Revised Comments
2020-10-11	Revised Comments
2020-10-10	Revised Comments
2020-10-09	Revised Comments
2020-10-08	Revised Comments
2020-10-07	Revised Comments
2020-10-06	Revised Comments
2020-10-05	Revised Comments
2020-10-04	Revised Comments
2020-10-03	Revised Comments
2020-10-02	Revised Comments
2020-10-01	Revised Comments
2020-09-30	Revised Comments
2020-09-29	Revised Comments
2020-09-28	Revised Comments
2020-09-27	Revised Comments
2020-09-26	Revised Comments
2020-09-25	Revised Comments
2020-09-24	Revised Comments
2020-09-23	Revised Comments
2020-09-22	Revised Comments
2020-09-21	Revised Comments
2020-09-20	Revised Comments
2020-09-19	Revised Comments
2020-09-18	Revised Comments
2020-09-17	Revised Comments
2020-09-16	Revised Comments
2020-09-15	Revised Comments
2020-09-14	Revised Comments
2020-09-13	Revised Comments
2020-09-12	Revised Comments
2020-09-11	Revised Comments
2020-09-10	Revised Comments
2020-09-09	Revised Comments
2020-09-08	Revised Comments
2020-09-07	Revised Comments
2020-09-06	Revised Comments
2020-09-05	Revised Comments
2020-09-04	Revised Comments
2020-09-03	Revised Comments
2020-09-02	Revised Comments
2020-09-01	Revised Comments
2020-08-31	Revised Comments
2020-08-30	Revised Comments
2020-08-29	Revised Comments
2020-08-28	Revised Comments
2020-08-27	Revised Comments
2020-08-26	Revised Comments
2020-08-25	Revised Comments
2020-08-24	Revised Comments
2020-08-23	Revised Comments
2020-08-22	Revised Comments
2020-08-21	Revised Comments
2020-08-20	Revised Comments
2020-08-19	Revised Comments
2020-08-18	Revised Comments
2020-08-17	Revised Comments
2020-08-16	Revised Comments
2020-08-15	Revised Comments
2020-08-14	Revised Comments
2020-08-13	Revised Comments
2020-08-12	Revised Comments
2020-08-11	Revised Comments
2020-08-10	Revised Comments
2020-08-09	Revised Comments
2020-08-08	Revised Comments
2020-08-07	Revised Comments
2020-08-06	Revised Comments
2020-08-05	Revised Comments
2020-08-04	Revised Comments
2020-08-03	Revised Comments
2020-08-02	Revised Comments
2020-08-01	Revised Comments
2020-07-31	Revised Comments
2020-07-30	Revised Comments
2020-07-29	Revised Comments
2020-07-28	Revised Comments
2020-07-27	Revised Comments
2020-07-26	Revised Comments
2020-07-25	Revised Comments
2020-07-24	Revised Comments
2020-07-23	Revised Comments
2020-07-22	Revised Comments
2020-07-21	Revised Comments
2020-07-20	Revised Comments
2020-07-19	Revised Comments
2020-07-18	Revised Comments
2020-07-17	Revised Comments
2020-07-16	Revised Comments
2020-07-15	Revised Comments
2020-07-14	Revised Comments
2020-07-13	Revised Comments
2020-07-12	Revised Comments
2020-07-11	Revised Comments
2020-07-10	Revised Comments
2020-07-09	Revised Comments
2020-07-08	Revised Comments
2020-07-07	Revised Comments
2020-07-06	Revised Comments
2020-07-05	Revised Comments
2020-07-04	Revised Comments
2020-07-03	Revised Comments
2020-07-02	Revised Comments
2020-07-01	Revised Comments
2020-06-30	Revised Comments
2020-06-29	Revised Comments
2020-06-28	Revised Comments
2020-06-27	Revised Comments
2020-06-26	Revised Comments
2020-06-25	Revised Comments
2020-06-24	Revised Comments
2020-06-23	Revised Comments
2020-06-22	Revised Comments
2020-06-21	Revised Comments
2020-06-20	Revised Comments
2020-06-19	Revised Comments
2020-06-18	Revised Comments
2020-06-17	Revised Comments
2020-06-16	Revised Comments
2020-06-15	Revised Comments
2020-06-14	Revised Comments
2020-06-13	Revised Comments
2020-06-12	Revised Comments
2020-06-11	Revised Comments
2020-06-10	Revised Comments
2020-06-09	Revised Comments
2020-06-08	Revised Comments
2020-06-07	Revised Comments
2020-06-06	Revised Comments
2020-06-05	Revised Comments
2020-06-04	Revised Comments
2020-06-03	Revised Comments
2020-06-02	Revised Comments
2020-06-01	Revised Comments
2020-05-31	Revised Comments
2020-05-30	Revised Comments
2020-05-29	Revised Comments
2020-05-28	Revised Comments
2020-05-27	Revised Comments
2020-05-26	Revised Comments
2020-05-25	Revised Comments
2020-05-24	Revised Comments
2020-05-23	Revised Comments
2020-05-22	Revised Comments
2020-05-21	Revised Comments
2020-05-20	Revised Comments
2020-05-19	Revised Comments
2020-05-18	Revised Comments
2020-05-17	Revised Comments
2020-05-16	Revised Comments
2020-05-15	Revised Comments
2020-05-14	Revised Comments
2020-05-13	Revised Comments
2020-05-12	Revised Comments
2020-05-11	Revised Comments
2020-05-10	Revised Comments
2020-05-09	Revised Comments
2020-05-08	Revised Comments
2020-05-07	Revised Comments
2020-05-06	Revised Comments
2020-05-05	Revised Comments
2020-05-04	Revised Comments
2020-05-03	Revised Comments
2020-05-02	Revised Comments
2020-05-01	Revised Comments
2020-04-30	Revised Comments
2020-04-29	Revised Comments
2020-04-28	Revised Comments
2020-04-27	Revised Comments
2020-04-26	Revised Comments
2020-04-25	Revised Comments
2020-04-24	Revised Comments
2020-04-23	Revised Comments
2020-04-22	Revised Comments
2020-04-21	Revised Comments
2020-04-20	Revised Comments
2020-04-19	Revised Comments
2020-04-18	Revised Comments
2020-04-17	Revised Comments
2020-04-16	Revised Comments
2020-04-15	Revised Comments
2020-04-14	Revised Comments
2020-04-13	Revised Comments
2020-04-12	Revised Comments
2020-04-11	Revised Comments
2020-04-10	Revised Comments
2020-04-09	Revised Comments
2020-04-08	Revised Comments
2020-04-07	Revised Comments
2020-04-06	Revised Comments
2020-04-05	Revised Comments
2020-04-04	Revised Comments
2020-04-03	Revised Comments
2020-04-02	Revised Comments
2020-04-01	Revised Comments
2020-03-31	Revised Comments
2020-03-30	Revised Comments
2020-03-29	Revised Comments
2020-03-28	Revised Comments
2020-03-27	Revised Comments
2020-03-26	Revised Comments
2020-03-25	Revised Comments
2020-03-24	Revised Comments
2020-03-23	Revised Comments
2020-03-22	Revised Comments
2020-03-21	Revised Comments
2020-03-20	Revised Comments



DAVID EATON
ARCHITECT INC.
1800 West Beaver Creek Road, Suite 104
Richmond Hill, Ontario L4B 1N2



Note: This drawing is the property of David Eaton Architect Inc. and is not to be used for any other project without the written consent of David Eaton Architect Inc. The client is responsible for ensuring that the drawings are used for the intended purpose and that all necessary permits are obtained from the appropriate authorities.

Date	Description
2022-07-15	Revised/Comments
2022-06-30	Revised/Comments
2022-05-11	Revised/Comments
2022-04-22	Revised/Comments
2022-03-09	Revised/Comments
2022-01-12	Revised/Comments
2021-10-14	Revised/Comments
2021-08-02	DP Application
2021-03-24	Preliminary Submission
	Date
	Description



Project Title
TOWNHOUSE DEVELOPMENT

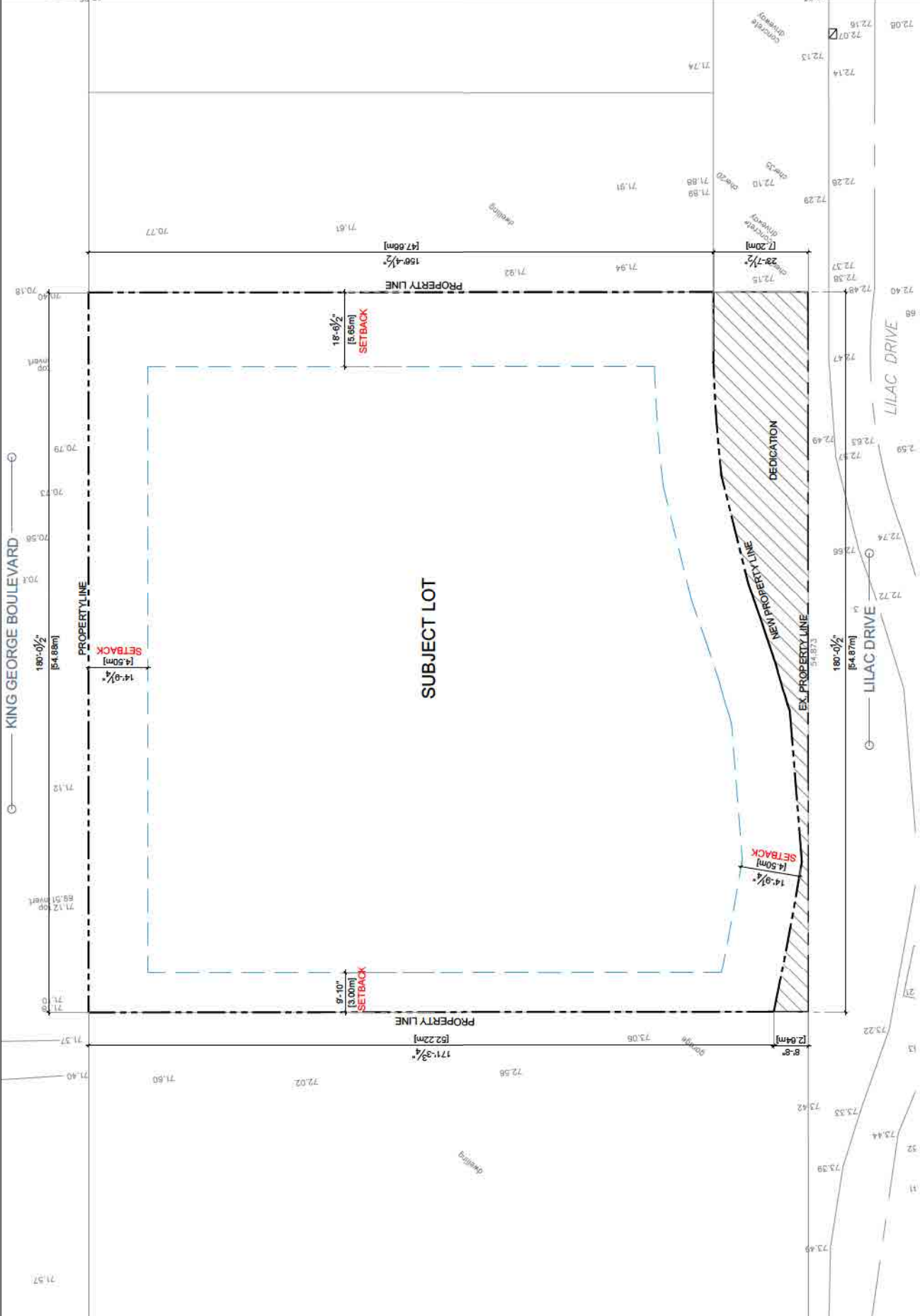
Project Address
1888 LILAC DR. & 1878 KGB
BRITISH COLUMBIA

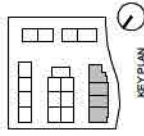
Drawn By: [Name]
Checked By: [Name]
Project ID: [ID]
Date: [Date]

Sheet Title
BASE PLAN

Scale
As Noted

Sheet No.
A-0.4





Date	Description
2022-07-15	Revise Comments
2022-06-10	Revise Comments
2022-05-11	Revise Comments
2022-04-22	Revise Comments
2022-03-29	Revise Comments
2022-01-13	Revise Comments
2021-10-14	Revise Comments
2021-08-05	CP Approval
2021-03-24	Preliminary Submission



TOWNHOUSE DEVELOPMENT

Project Title: 2022.07.15

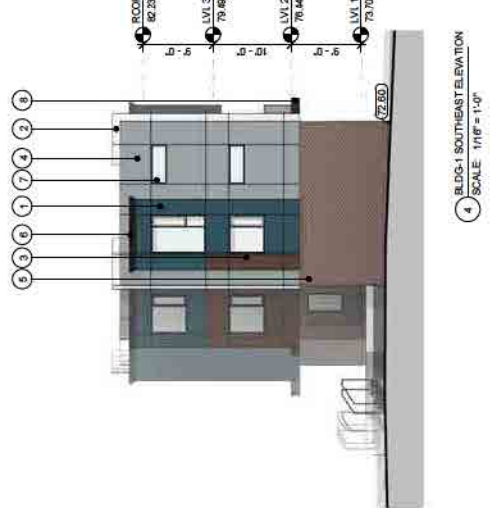
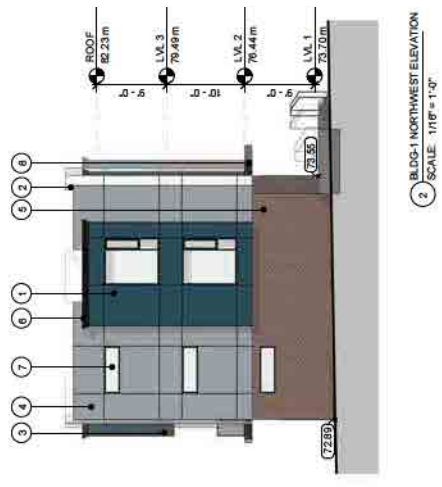
Project Address: 1889 JLLAC DR & 1879 KGB STREET, VANCOUVER, BRITISH COLUMBIA

Drawn By: DW
Checked By: PW
Project No: 2022.07

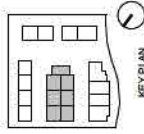
ELEVATIONS

Scale: As Noted
Sheet No. **A-3.0**

- MATERIAL SCHEDULE**
- SMOOTH FINISH-HARDE PANELS
COLOR TO MATCH - SW 6230 (RAINSTORM)
 - SMOOTH FINISH-HARDE PANELS
COLOR TO MATCH - PRIMARY WHITE (FRENCH ROAST)
 - SMOOTH FINISH-HARDE PANELS
COLOR TO MATCH - SW 6069 (FRENCH ROAST)
 - SMOOTH FINISH-HARDE PANELS
COLOR TO MATCH - SW 9161 (DUSTBLU)
 - BRICK - EBONY MISSION TEXTURE
 - FASCGA
COLOR TO MATCH - DARK CHARCOAL
 - VINYL WINDOWS
COLOR - DARK CHARCOAL
 - WOOD HANDING W/TV GLASS AT TOP
COLOR TO MATCH - DARK CHARCOAL
 - SOLID CORE DOORS
COLOR TO MATCH - SW 6230 (RAINSTORM)
 - GARAGE DOOR
COLOR TO MATCH - SW 6230 (RAINSTORM)
 - EXTERIOR ALUMINUM GUARDRAILING
COLOR TO MATCH - DARK CHARCOAL
 - AC COATED GLASS PANEL
COLOR TO MATCH - SW 6230 (RAINSTORM)
 - AC COATED GLASS PANEL
COLOR TO MATCH - SW 6069 (FRENCH ROAST)
 - EXTERIOR ALUMINUM HANDRAILING
COLOR TO MATCH - DARK CHARCOAL



Note: This drawing is a representation of the proposed design. It is not intended to be used for construction or other purposes without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence on the part of the architect.



Date	Description
2022-07-15	Revised Comments
2022-06-30	Revised Comments
2022-05-11	Revised Comments
2022-04-22	Revised Comments
2022-03-29	Revised Comments
2022-03-02	Revised Comments
2021-10-14	Revised Comments
2021-06-22	IP Application
2021-05-24	Preliminary Submission



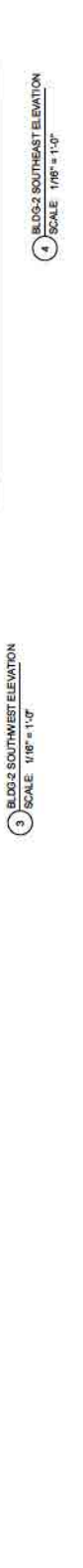
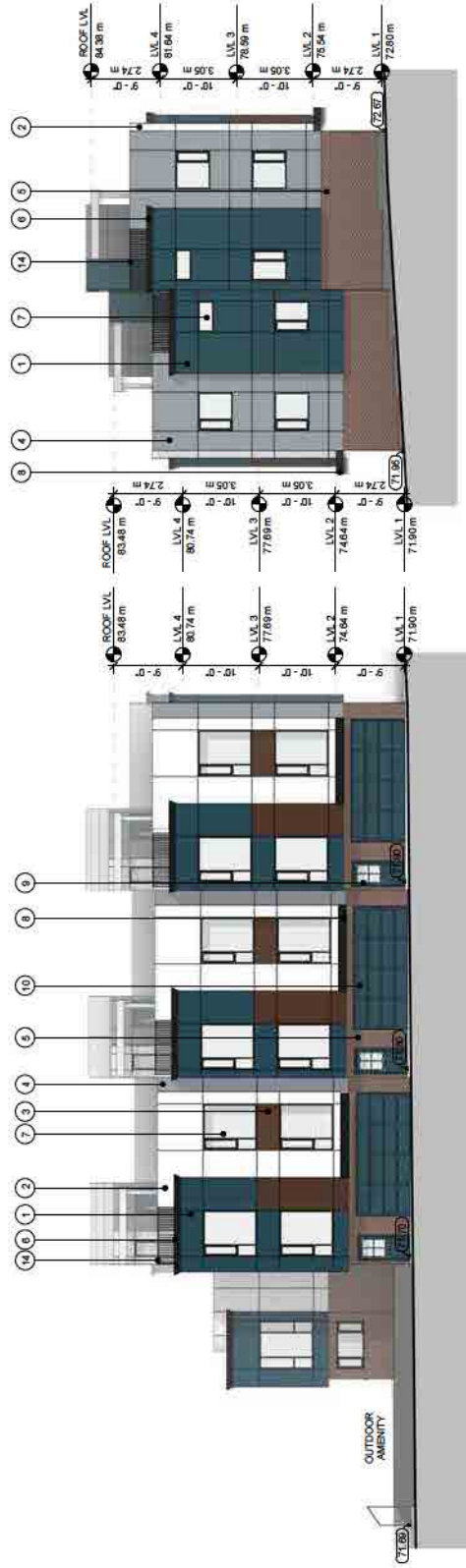
Project Title	Project Address
TOWNHOUSE DEVELOPMENT	1888 ILLAC DR. & 1879 KGB
	BRITISH COLUMBIA

Project No.	Project Name
202207	202207-15

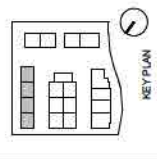
Scale	Sheet No.
As Noted	A-3.1

MATERIAL SCHEDULE

- SMOOTH FINISH HARDBOARD PANELS
COLOR TO MATCH - SW 6230 (PAINTFORM)
- SMOOTH FINISH HARDBOARD PANELS
COLOR TO MATCH - PRIMARY WHITE (FRENCH ROAST)
- SMOOTH FINISH HARDBOARD PANELS
COLOR TO MATCH - SW 6069 (FRENCH ROAST)
- SMOOTH FINISH HARDBOARD PANELS
COLOR TO MATCH - SW 5161 (OULSTBL)
- BRICK - EBONY MISSION TEXTURE
- FASSA
COLOR TO MATCH - DARK CHARCOAL
- VINYL WINDOWS
COLOR - DARK CHARCOAL
- WOOD FINISH WITH GLASS AT TOP
COLOR TO MATCH - DARK CHARCOAL
- SOUL DOOR DOORS
COLOR TO MATCH - SW 6230 (PAINTFORM)
- DOOR DOORS
COLOR TO MATCH - SW 6230 (PAINTFORM)
- EXTERIOR ALUMINUM GLAZING
COLOR TO MATCH - DARK CHARCOAL
- COATED GLASS PANEL
COLOR TO MATCH - SW 6230 (PAINTFORM)
- COATED GLASS PANEL
COLOR TO MATCH - SW 6069 (FRENCH ROAST)
- EXTERIOR ALUMINUM GLAZING
COLOR TO MATCH - DARK CHARCOAL



Notes:
1. This drawing is a preliminary design and is subject to change without notice. It is not to be used for construction or other purposes without the written consent of the architect.
2. The architect is not responsible for the accuracy of the information provided by others.
3. The architect is not responsible for the accuracy of the information provided by others.
4. The architect is not responsible for the accuracy of the information provided by others.



2022-07-15	Revised/Comments
2022-06-10	Revised/Comments
2022-05-11	Revised/Comments
2022-04-22	Revised/Comments
2022-03-29	Revised/Comments
2022-03-03	Revised/Comments
2021-10-14	Revised/Comments
2021-08-02	CP Approval
2021-05-24	Preliminary Submission
Date	Description
Issues / Relations	Description
Sheet	Sheet



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
1889 JLLAC DR & 1879 KGB
SUNNINGDALE
BRITISH COLUMBIA

Drawn By
A.L.

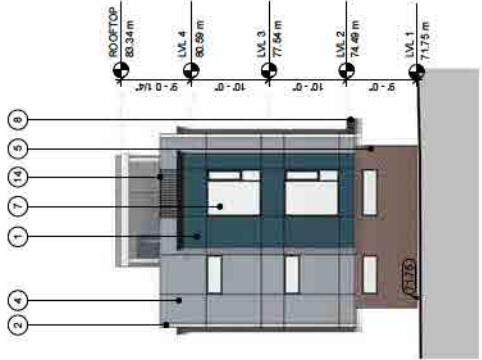
Checked By
D.P.

Scale
As Noted

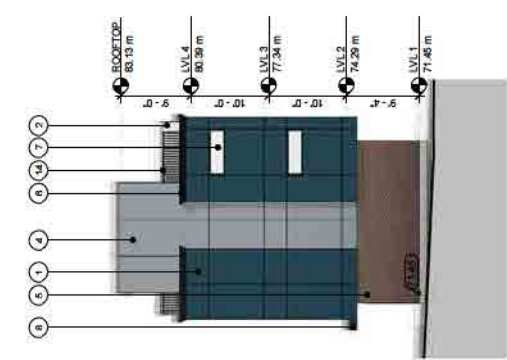
Sheet Title
ELEVATIONS

Scale
As Noted

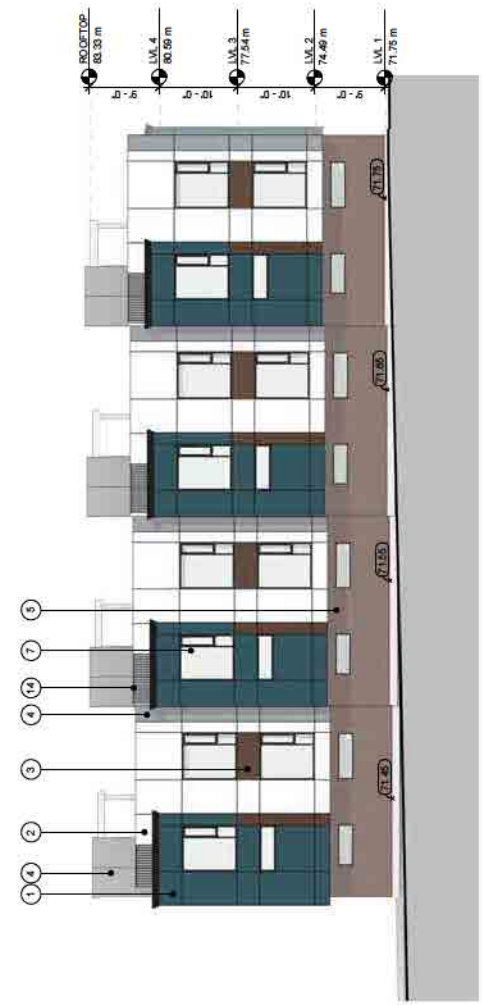
Sheet No.
A-3.2



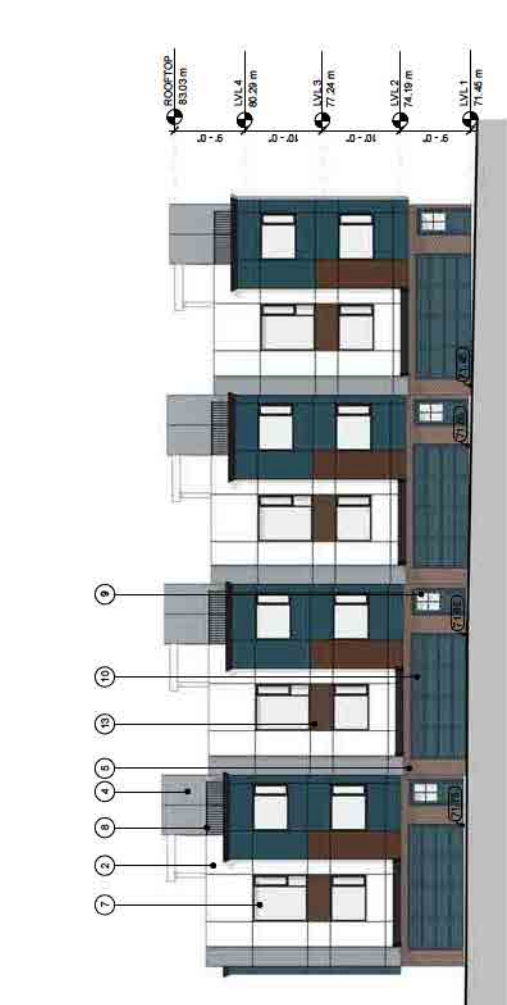
2 BLDG-3 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG-3 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



1 BLDG-3 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

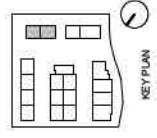


3 BLDG-3 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL SCHEDULE

- SMOOTH FINISH-HARDEE PANELS
COLOR TO MATCH - SW 6230
(PAINTFORM)
- SMOOTH FINISH-HARDEE PANELS
COLOR TO MATCH - PRIMARY WHITE
(FRENCH ROAST)
- SMOOTH FINISH-HARDEE PANELS
COLOR TO MATCH - SW 6099
(FRENCH ROAST)
- SMOOTH FINISH-HARDEE PANELS
COLOR TO MATCH - SW 9161
(EUSTLEU)
- BRICK - EBONY MISSION TEXTURE
- FASCIA
COLOR TO MATCH - DARK
CHARCOAL
- VINYL WINDOWS
COLOR - DARK CHARCOAL
- WOOD SILLINGS WITH GLASS AT TOP
COLOR TO MATCH - DARK
CHARCOAL
- SOE B CORSE DOORS
COLOR TO MATCH - SW 6230
(PAINTFORM)
- GARAGE DOOR
COLOR TO MATCH - SW 6230
(PAINTFORM)
- EXTERIOR ALUMINUM
GUARDRAILING
COLOR TO MATCH - DARK
CHARCOAL
- ICD COATED GLASS PANEL
COLOR TO MATCH - SW 6230
(PAINTFORM)
- ICD COATED GLASS PANEL
COLOR TO MATCH - SW 6099
(FRENCH ROAST)
- EXTERIOR ALUMINUM
GUARDRAILING COLOR TO MATCH -
DARK CHARCOAL

Notes:
1. This drawing is a preliminary design and is subject to change without notice.
2. All dimensions are in meters unless otherwise specified.
3. All materials and finishes are to be confirmed with the manufacturer.
4. All materials and finishes are to be confirmed with the manufacturer.
5. All materials and finishes are to be confirmed with the manufacturer.



2022-07-15	Revised Comments
2022-06-10	Revised Comments
2022-05-11	Revised Comments
2022-04-22	Revised Comments
2022-03-09	Revised Comments
2022-01-13	Revised Comments
2021-10-14	Revised Comments
2021-06-02	DP Submission
2021-03-24	Preliminary Submission
	Date
	Description
	Issues / Revisions
	Sheet



Project Title
TOWNHOUSE DEVELOPMENT
2022.07.15

Project Address
1885 LILAC DR. & 1879 KGB
BRITISH COLUMBIA

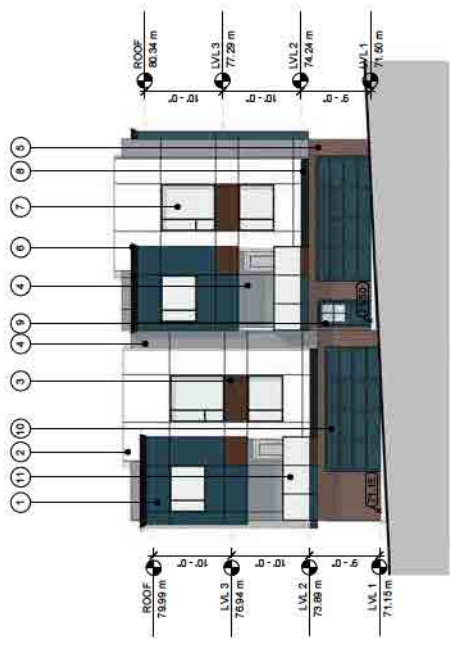
Drawn By
Date
2022.07

Project ID
242024

ELEVATIONS

Scale
As Noted
Sheet No.

A-3.3



2 BLDG-4 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

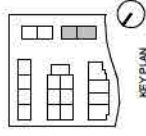
3 BLDG-4 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



MATERIAL SCHEDULE

- SMOOTH FINISH HARDIE PANELS
COLOR TO MATCH - SW 6250
(RAINSTORM)
- SMOOTH FINISH HARDIE PANELS
COLOR TO MATCH - PRIMARY WHITE
(FRENCH ROAST)
- SMOOTH FINISH HARDIE PANELS
COLOR TO MATCH - SW 6089
(FRENCH ROAST)
- SMOOTH FINISH HARDIE PANELS
COLOR TO MATCH - SW 9161
(DUSTBLU)
- BRICK - EBONY MISSION TEXTURE
- FASCIA
COLOR TO MATCH - DARK
CHARCOAL
- VINYL WINDOWS
COLOR - DARK CHARCOAL
- WOOD TRIMMING WITH GLASS AT TOP
COLOR TO MATCH - DARK
CHARCOAL
- SOLID CORE DOORS
COLOR TO MATCH - SW 6250
(RAINSTORM)
- GARAGE DOOR
COLOR TO MATCH - SW 6250
(RAINSTORM)
- EXTERIOR ALUMINUM
GUARDRAILING
COLOR TO MATCH - DARK
CHARCOAL
- ICD COATED GLASS PANEL
COLOR TO MATCH - SW 6250
(RAINSTORM)
- ICD COATED GLASS PANEL
COLOR TO MATCH - SW 6089
(FRENCH ROAST)
- EXTERIOR ALUMINUM
GUARDRAILING
COLOR TO MATCH -
DARK CHARCOAL

Note:
This drawing is the property of David Eaton Architect Inc. and is to be used only for the project and location specified. It is not to be used for any other project or location without the written consent of David Eaton Architect Inc. All dimensions are in millimeters unless otherwise specified. The architect is not responsible for any errors or omissions in this drawing. The contractor is responsible for verifying all dimensions and conditions on site before construction.



Date	Description
2022-07-15	Final 400 Comments
2022-06-30	Revised Comments
2022-05-11	Revised Comments
2022-04-22	Revised Comments
2022-03-29	Revised Comments
2022-01-03	Revised Comments
2021-10-14	Revised Comments
2021-08-05	CP Approval
2021-05-24	Preliminary Submission



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**888 JLLAC DR. & 1879 KGB
BRITISH COLUMBIA**

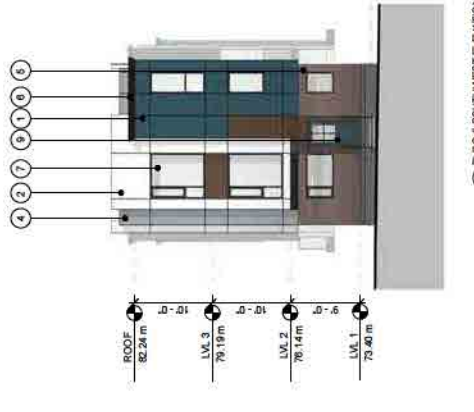
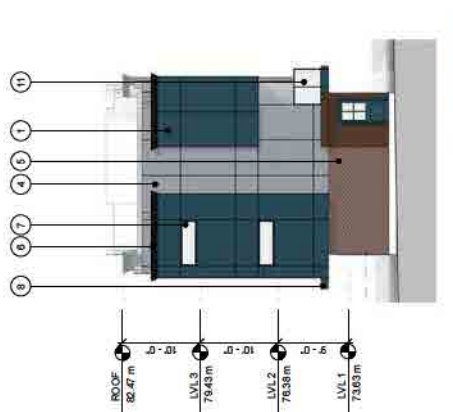
Drawn By
A.L.
Checked By
P.P.
Project No.
2022.07

Sheet Title
ELEVATIONS

Scale
As Noted
Sheet No.
A-3.4

MATERIAL SCHEDULE

- SMOOTH FINISH HARDEE PANELS
COLOR TO MATCH - SW 6230
(PAINTS TO RM)
- SMOOTH FINISH HARDEE PANELS
COLOR TO MATCH - PRIMARY WHITE
(PAINTS TO RM)
- SMOOTH FINISH HARDEE PANELS
(FRENCH ROAST)
COLOR TO MATCH - SW 6099
(PAINTS TO RM)
- SMOOTH FINISH HARDEE PANELS
COLOR TO MATCH - SW 9161
(DUSTBLU)
- BRICK - EBONY MISSION TEXTURE
- FASCIAS TO MATCH - DARK
CHARCOAL
- VINYL WINDOWS
COLOR - DARK CHARCOAL
- WOOD AWNING WITH GLASS AT TOP
COLOR TO MATCH - DARK
CHARCOAL
- SOLID CORE DOORS
COLOR TO MATCH - SW 6230
(PAINTS TO RM)
- GARAGE DOOR
COLOR TO MATCH - SW 6230
(PAINTS TO RM)
- EXTERIOR ALUMINUM
COLOR TO MATCH - DARK
CHARCOAL
- 1/2" COATED GLASS PANEL
COLOR TO MATCH - SW 6230
(PAINTS TO RM)
- 1/2" COATED GLASS PANEL
COLOR TO MATCH - SW 6099
(FRENCH ROAST)
- EXTERIOR ALUMINUM
GUARDRAILING COLOR TO MATCH -
DARK CHARCOAL



Copyright Reserved. This drawing is the property of PMS Landscape Architecture and may not be reproduced or used for other projects without their permission.

pms
LANDSCAPE ARCHITECTS
3180 KING GEORGE DRIVE
SUITE 100 - 1000
VANCOUVER, BC V6N 1K1
P: 604.274.0911 F: 604.274.0022

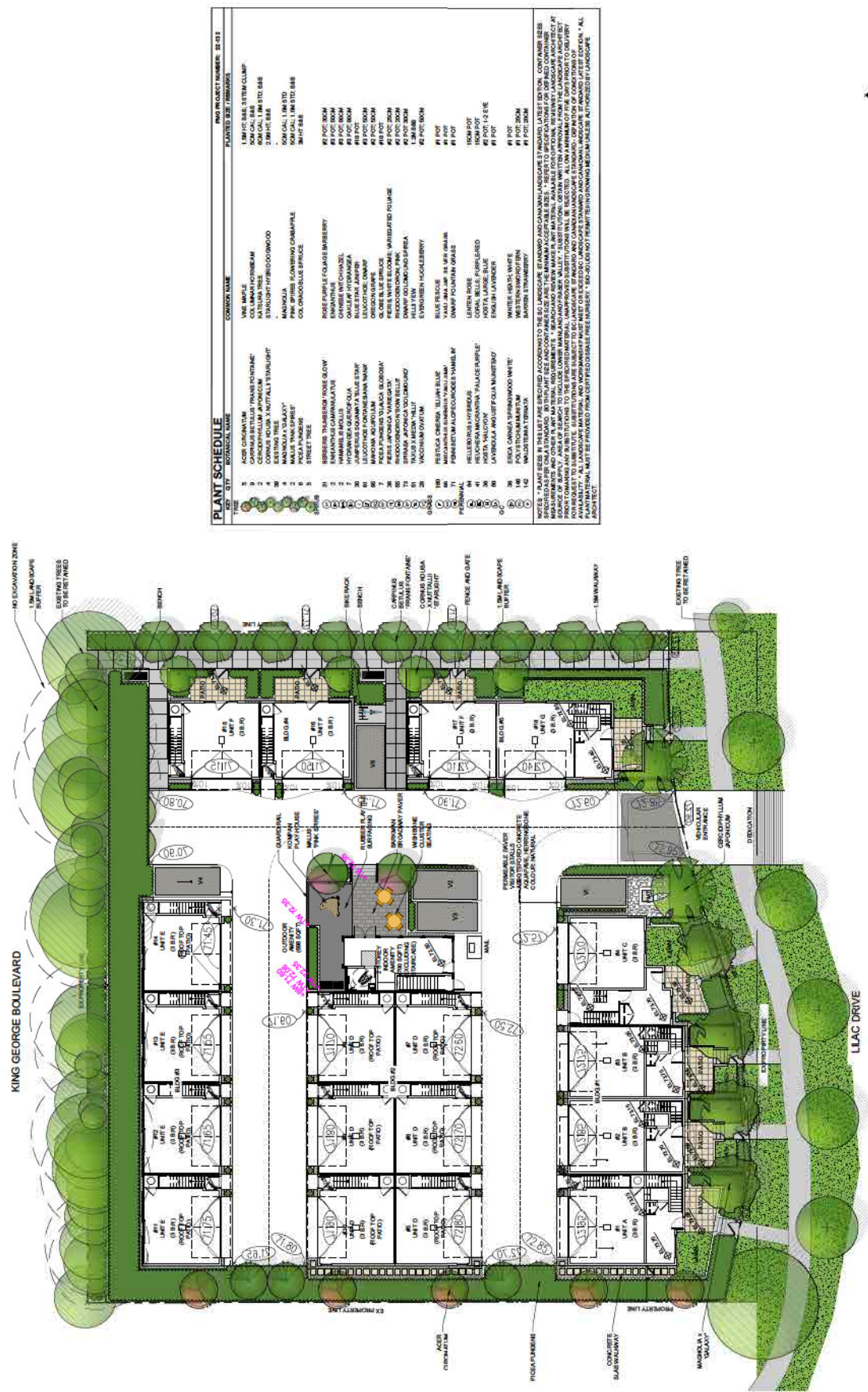
SCALE:

PROJECT:
17 UNIT TOWNHOUSE DEVELOPMENT

1888 LILAC DRIVE AND 1875 KING GEORGE BLVD. SURREY

DRAWING TITLE
LANDSCAPE PLAN

DATE: 22.04.15 DRAWING NUMBER:
SCALE: 1:50
DRAWN: MC
DESIGN: MC
CHK'D: MCY
PMS PROJECT NUMBER: 22-132
OF 5



PLANT SCHEDULE	PLANTED QUANTITY	PLANTED SIZE / DIMENSIONS	COMMON NAME
1	1	1.5M X 1.5M	NEW MAPLE
2	1	1.5M X 1.5M	COLT MOUNTAIN SPRUCE
3	1	1.5M X 1.5M	SOFT CAL BIRCH
4	1	1.5M X 1.5M	SOFT CAL BIRCH
5	1	1.5M X 1.5M	SOFT CAL BIRCH
6	1	1.5M X 1.5M	SOFT CAL BIRCH
7	1	1.5M X 1.5M	SOFT CAL BIRCH
8	1	1.5M X 1.5M	SOFT CAL BIRCH
9	1	1.5M X 1.5M	SOFT CAL BIRCH
10	1	1.5M X 1.5M	SOFT CAL BIRCH
11	1	1.5M X 1.5M	SOFT CAL BIRCH
12	1	1.5M X 1.5M	SOFT CAL BIRCH
13	1	1.5M X 1.5M	SOFT CAL BIRCH
14	1	1.5M X 1.5M	SOFT CAL BIRCH
15	1	1.5M X 1.5M	SOFT CAL BIRCH
16	1	1.5M X 1.5M	SOFT CAL BIRCH
17	1	1.5M X 1.5M	SOFT CAL BIRCH
18	1	1.5M X 1.5M	SOFT CAL BIRCH
19	1	1.5M X 1.5M	SOFT CAL BIRCH
20	1	1.5M X 1.5M	SOFT CAL BIRCH
21	1	1.5M X 1.5M	SOFT CAL BIRCH
22	1	1.5M X 1.5M	SOFT CAL BIRCH
23	1	1.5M X 1.5M	SOFT CAL BIRCH
24	1	1.5M X 1.5M	SOFT CAL BIRCH
25	1	1.5M X 1.5M	SOFT CAL BIRCH
26	1	1.5M X 1.5M	SOFT CAL BIRCH
27	1	1.5M X 1.5M	SOFT CAL BIRCH
28	1	1.5M X 1.5M	SOFT CAL BIRCH
29	1	1.5M X 1.5M	SOFT CAL BIRCH
30	1	1.5M X 1.5M	SOFT CAL BIRCH
31	1	1.5M X 1.5M	SOFT CAL BIRCH
32	1	1.5M X 1.5M	SOFT CAL BIRCH
33	1	1.5M X 1.5M	SOFT CAL BIRCH
34	1	1.5M X 1.5M	SOFT CAL BIRCH
35	1	1.5M X 1.5M	SOFT CAL BIRCH
36	1	1.5M X 1.5M	SOFT CAL BIRCH
37	1	1.5M X 1.5M	SOFT CAL BIRCH
38	1	1.5M X 1.5M	SOFT CAL BIRCH
39	1	1.5M X 1.5M	SOFT CAL BIRCH
40	1	1.5M X 1.5M	SOFT CAL BIRCH
41	1	1.5M X 1.5M	SOFT CAL BIRCH
42	1	1.5M X 1.5M	SOFT CAL BIRCH
43	1	1.5M X 1.5M	SOFT CAL BIRCH
44	1	1.5M X 1.5M	SOFT CAL BIRCH
45	1	1.5M X 1.5M	SOFT CAL BIRCH
46	1	1.5M X 1.5M	SOFT CAL BIRCH
47	1	1.5M X 1.5M	SOFT CAL BIRCH
48	1	1.5M X 1.5M	SOFT CAL BIRCH
49	1	1.5M X 1.5M	SOFT CAL BIRCH
50	1	1.5M X 1.5M	SOFT CAL BIRCH
51	1	1.5M X 1.5M	SOFT CAL BIRCH
52	1	1.5M X 1.5M	SOFT CAL BIRCH
53	1	1.5M X 1.5M	SOFT CAL BIRCH
54	1	1.5M X 1.5M	SOFT CAL BIRCH
55	1	1.5M X 1.5M	SOFT CAL BIRCH
56	1	1.5M X 1.5M	SOFT CAL BIRCH
57	1	1.5M X 1.5M	SOFT CAL BIRCH
58	1	1.5M X 1.5M	SOFT CAL BIRCH
59	1	1.5M X 1.5M	SOFT CAL BIRCH
60	1	1.5M X 1.5M	SOFT CAL BIRCH
61	1	1.5M X 1.5M	SOFT CAL BIRCH
62	1	1.5M X 1.5M	SOFT CAL BIRCH
63	1	1.5M X 1.5M	SOFT CAL BIRCH
64	1	1.5M X 1.5M	SOFT CAL BIRCH
65	1	1.5M X 1.5M	SOFT CAL BIRCH
66	1	1.5M X 1.5M	SOFT CAL BIRCH
67	1	1.5M X 1.5M	SOFT CAL BIRCH
68	1	1.5M X 1.5M	SOFT CAL BIRCH
69	1	1.5M X 1.5M	SOFT CAL BIRCH
70	1	1.5M X 1.5M	SOFT CAL BIRCH
71	1	1.5M X 1.5M	SOFT CAL BIRCH
72	1	1.5M X 1.5M	SOFT CAL BIRCH
73	1	1.5M X 1.5M	SOFT CAL BIRCH
74	1	1.5M X 1.5M	SOFT CAL BIRCH
75	1	1.5M X 1.5M	SOFT CAL BIRCH
76	1	1.5M X 1.5M	SOFT CAL BIRCH
77	1	1.5M X 1.5M	SOFT CAL BIRCH
78	1	1.5M X 1.5M	SOFT CAL BIRCH
79	1	1.5M X 1.5M	SOFT CAL BIRCH
80	1	1.5M X 1.5M	SOFT CAL BIRCH
81	1	1.5M X 1.5M	SOFT CAL BIRCH
82	1	1.5M X 1.5M	SOFT CAL BIRCH
83	1	1.5M X 1.5M	SOFT CAL BIRCH
84	1	1.5M X 1.5M	SOFT CAL BIRCH
85	1	1.5M X 1.5M	SOFT CAL BIRCH
86	1	1.5M X 1.5M	SOFT CAL BIRCH
87	1	1.5M X 1.5M	SOFT CAL BIRCH
88	1	1.5M X 1.5M	SOFT CAL BIRCH
89	1	1.5M X 1.5M	SOFT CAL BIRCH
90	1	1.5M X 1.5M	SOFT CAL BIRCH
91	1	1.5M X 1.5M	SOFT CAL BIRCH
92	1	1.5M X 1.5M	SOFT CAL BIRCH
93	1	1.5M X 1.5M	SOFT CAL BIRCH
94	1	1.5M X 1.5M	SOFT CAL BIRCH
95	1	1.5M X 1.5M	SOFT CAL BIRCH
96	1	1.5M X 1.5M	SOFT CAL BIRCH
97	1	1.5M X 1.5M	SOFT CAL BIRCH
98	1	1.5M X 1.5M	SOFT CAL BIRCH
99	1	1.5M X 1.5M	SOFT CAL BIRCH
100	1	1.5M X 1.5M	SOFT CAL BIRCH

22-132-P

© Copyright Reserved. This drawing is the property of PMS Landscape Architects and may not be reproduced or used for other projects without their permission.

pms
LANDSCAPE ARCHITECTS
3180 CLO - 4166 984 Over Drive
1000 West 10th Street
P. 604.294.0911 F. 604.294.0022

SCALE

NO.	DATE	REVISION/DESCRIPTION	BY
1	22.04.15	ISSUE FOR PERMIT	DR
2	22.04.15	ISSUE FOR PERMIT	DR
3	22.04.15	ISSUE FOR PERMIT	DR
4	22.04.15	ISSUE FOR PERMIT	DR
5	22.04.15	ISSUE FOR PERMIT	DR
6	22.04.15	ISSUE FOR PERMIT	DR
7	22.04.15	ISSUE FOR PERMIT	DR
8	22.04.15	ISSUE FOR PERMIT	DR
9	22.04.15	ISSUE FOR PERMIT	DR
10	22.04.15	ISSUE FOR PERMIT	DR
11	22.04.15	ISSUE FOR PERMIT	DR
12	22.04.15	ISSUE FOR PERMIT	DR
13	22.04.15	ISSUE FOR PERMIT	DR
14	22.04.15	ISSUE FOR PERMIT	DR
15	22.04.15	ISSUE FOR PERMIT	DR
16	22.04.15	ISSUE FOR PERMIT	DR
17	22.04.15	ISSUE FOR PERMIT	DR
18	22.04.15	ISSUE FOR PERMIT	DR
19	22.04.15	ISSUE FOR PERMIT	DR
20	22.04.15	ISSUE FOR PERMIT	DR
21	22.04.15	ISSUE FOR PERMIT	DR
22	22.04.15	ISSUE FOR PERMIT	DR
23	22.04.15	ISSUE FOR PERMIT	DR
24	22.04.15	ISSUE FOR PERMIT	DR
25	22.04.15	ISSUE FOR PERMIT	DR
26	22.04.15	ISSUE FOR PERMIT	DR
27	22.04.15	ISSUE FOR PERMIT	DR
28	22.04.15	ISSUE FOR PERMIT	DR
29	22.04.15	ISSUE FOR PERMIT	DR
30	22.04.15	ISSUE FOR PERMIT	DR
31	22.04.15	ISSUE FOR PERMIT	DR
32	22.04.15	ISSUE FOR PERMIT	DR
33	22.04.15	ISSUE FOR PERMIT	DR
34	22.04.15	ISSUE FOR PERMIT	DR
35	22.04.15	ISSUE FOR PERMIT	DR
36	22.04.15	ISSUE FOR PERMIT	DR
37	22.04.15	ISSUE FOR PERMIT	DR
38	22.04.15	ISSUE FOR PERMIT	DR
39	22.04.15	ISSUE FOR PERMIT	DR
40	22.04.15	ISSUE FOR PERMIT	DR
41	22.04.15	ISSUE FOR PERMIT	DR
42	22.04.15	ISSUE FOR PERMIT	DR
43	22.04.15	ISSUE FOR PERMIT	DR
44	22.04.15	ISSUE FOR PERMIT	DR
45	22.04.15	ISSUE FOR PERMIT	DR
46	22.04.15	ISSUE FOR PERMIT	DR
47	22.04.15	ISSUE FOR PERMIT	DR
48	22.04.15	ISSUE FOR PERMIT	DR
49	22.04.15	ISSUE FOR PERMIT	DR
50	22.04.15	ISSUE FOR PERMIT	DR
51	22.04.15	ISSUE FOR PERMIT	DR
52	22.04.15	ISSUE FOR PERMIT	DR
53	22.04.15	ISSUE FOR PERMIT	DR
54	22.04.15	ISSUE FOR PERMIT	DR
55	22.04.15	ISSUE FOR PERMIT	DR
56	22.04.15	ISSUE FOR PERMIT	DR
57	22.04.15	ISSUE FOR PERMIT	DR
58	22.04.15	ISSUE FOR PERMIT	DR
59	22.04.15	ISSUE FOR PERMIT	DR
60	22.04.15	ISSUE FOR PERMIT	DR
61	22.04.15	ISSUE FOR PERMIT	DR
62	22.04.15	ISSUE FOR PERMIT	DR
63	22.04.15	ISSUE FOR PERMIT	DR
64	22.04.15	ISSUE FOR PERMIT	DR
65	22.04.15	ISSUE FOR PERMIT	DR
66	22.04.15	ISSUE FOR PERMIT	DR
67	22.04.15	ISSUE FOR PERMIT	DR
68	22.04.15	ISSUE FOR PERMIT	DR
69	22.04.15	ISSUE FOR PERMIT	DR
70	22.04.15	ISSUE FOR PERMIT	DR
71	22.04.15	ISSUE FOR PERMIT	DR
72	22.04.15	ISSUE FOR PERMIT	DR
73	22.04.15	ISSUE FOR PERMIT	DR
74	22.04.15	ISSUE FOR PERMIT	DR
75	22.04.15	ISSUE FOR PERMIT	DR
76	22.04.15	ISSUE FOR PERMIT	DR
77	22.04.15	ISSUE FOR PERMIT	DR
78	22.04.15	ISSUE FOR PERMIT	DR
79	22.04.15	ISSUE FOR PERMIT	DR
80	22.04.15	ISSUE FOR PERMIT	DR
81	22.04.15	ISSUE FOR PERMIT	DR
82	22.04.15	ISSUE FOR PERMIT	DR
83	22.04.15	ISSUE FOR PERMIT	DR
84	22.04.15	ISSUE FOR PERMIT	DR
85	22.04.15	ISSUE FOR PERMIT	DR
86	22.04.15	ISSUE FOR PERMIT	DR
87	22.04.15	ISSUE FOR PERMIT	DR
88	22.04.15	ISSUE FOR PERMIT	DR
89	22.04.15	ISSUE FOR PERMIT	DR
90	22.04.15	ISSUE FOR PERMIT	DR
91	22.04.15	ISSUE FOR PERMIT	DR
92	22.04.15	ISSUE FOR PERMIT	DR
93	22.04.15	ISSUE FOR PERMIT	DR
94	22.04.15	ISSUE FOR PERMIT	DR
95	22.04.15	ISSUE FOR PERMIT	DR
96	22.04.15	ISSUE FOR PERMIT	DR
97	22.04.15	ISSUE FOR PERMIT	DR
98	22.04.15	ISSUE FOR PERMIT	DR
99	22.04.15	ISSUE FOR PERMIT	DR
100	22.04.15	ISSUE FOR PERMIT	DR

CLIENT: ALVAR DEVELOPMENTS LTD

PROJECT:

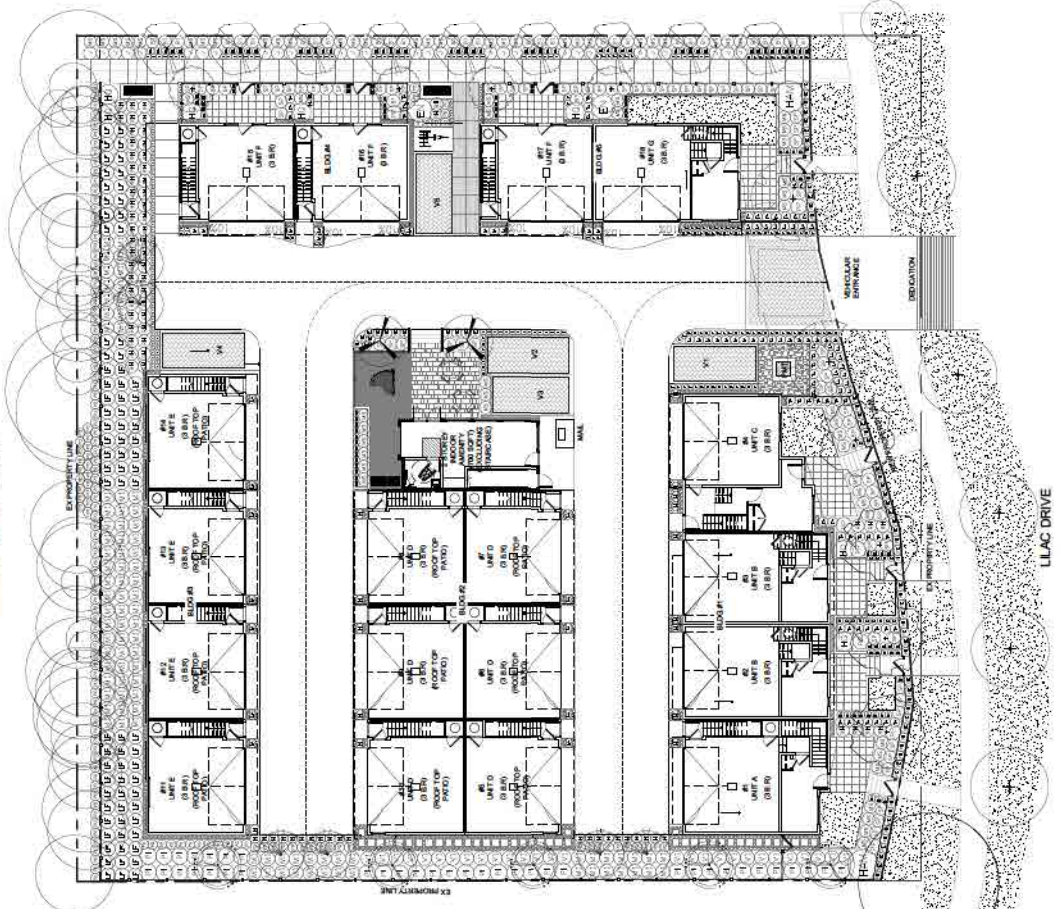
17 UNIT TOWNHOUSE DEVELOPMENT

1888 ULAC DRIVE AND 1879 KING GEORGE BLVD. SURREY

DRAWING TITLE: PLANTING PLAN

DATE: 22.04.15 DRAWING NUMBER: L3
SCALE: 1:50
DRAWN: MC DESIGN: MC
CHK'D: MCY
PMS PROJECT NUMBER: 22-132
OFF 5

KING GEORGE BOULEVARD



PLANT SCHEDULE	PLANTED SPEC. / FORMATION	COMMON NAME	PMS PROJECT NUMBER: 22-132
1	1	NEW MAPLE	
2	2	COLUMBIAN HORSEBAM	
3	3	SPRING BELL	
4	4	SPRING BELL	
5	5	SPRING BELL	
6	6	SPRING BELL	
7	7	SPRING BELL	
8	8	SPRING BELL	
9	9	SPRING BELL	
10	10	SPRING BELL	
11	11	SPRING BELL	
12	12	SPRING BELL	
13	13	SPRING BELL	
14	14	SPRING BELL	
15	15	SPRING BELL	
16	16	SPRING BELL	
17	17	SPRING BELL	
18	18	SPRING BELL	
19	19	SPRING BELL	
20	20	SPRING BELL	
21	21	SPRING BELL	
22	22	SPRING BELL	
23	23	SPRING BELL	
24	24	SPRING BELL	
25	25	SPRING BELL	
26	26	SPRING BELL	
27	27	SPRING BELL	
28	28	SPRING BELL	
29	29	SPRING BELL	
30	30	SPRING BELL	
31	31	SPRING BELL	
32	32	SPRING BELL	
33	33	SPRING BELL	
34	34	SPRING BELL	
35	35	SPRING BELL	
36	36	SPRING BELL	
37	37	SPRING BELL	
38	38	SPRING BELL	
39	39	SPRING BELL	
40	40	SPRING BELL	
41	41	SPRING BELL	
42	42	SPRING BELL	
43	43	SPRING BELL	
44	44	SPRING BELL	
45	45	SPRING BELL	
46	46	SPRING BELL	
47	47	SPRING BELL	
48	48	SPRING BELL	
49	49	SPRING BELL	
50	50	SPRING BELL	
51	51	SPRING BELL	
52	52	SPRING BELL	
53	53	SPRING BELL	
54	54	SPRING BELL	
55	55	SPRING BELL	
56	56	SPRING BELL	
57	57	SPRING BELL	
58	58	SPRING BELL	
59	59	SPRING BELL	
60	60	SPRING BELL	
61	61	SPRING BELL	
62	62	SPRING BELL	
63	63	SPRING BELL	
64	64	SPRING BELL	
65	65	SPRING BELL	
66	66	SPRING BELL	
67	67	SPRING BELL	
68	68	SPRING BELL	
69	69	SPRING BELL	
70	70	SPRING BELL	
71	71	SPRING BELL	
72	72	SPRING BELL	
73	73	SPRING BELL	
74	74	SPRING BELL	
75	75	SPRING BELL	
76	76	SPRING BELL	
77	77	SPRING BELL	
78	78	SPRING BELL	
79	79	SPRING BELL	
80	80	SPRING BELL	
81	81	SPRING BELL	
82	82	SPRING BELL	
83	83	SPRING BELL	
84	84	SPRING BELL	
85	85	SPRING BELL	
86	86	SPRING BELL	
87	87	SPRING BELL	
88	88	SPRING BELL	
89	89	SPRING BELL	
90	90	SPRING BELL	
91	91	SPRING BELL	
92	92	SPRING BELL	
93	93	SPRING BELL	
94	94	SPRING BELL	
95	95	SPRING BELL	
96	96	SPRING BELL	
97	97	SPRING BELL	
98	98	SPRING BELL	
99	99	SPRING BELL	
100	100	SPRING BELL	

22-132-P



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 19, 2022 PROJECT FILE: **7821-0151-00**

**RE: Engineering Requirements
Location: 1868 Lilac Drive and 1879 King George Boulevard**

LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

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

- Varying dedication along Lilac Drive; and
- Register 0.5 metre statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct all road frontages;
- Provide fire flow analysis for both Lilac Drive and King George Boulevard. Upsizing of Lilac Drive 150 mm main may be required, depending on the fire flow analysis;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

AJ



Planning

July 8, 2022

School Enrolment Projections and Planning Update:

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

Actual enrolment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0151 00

SUMMARY

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	3

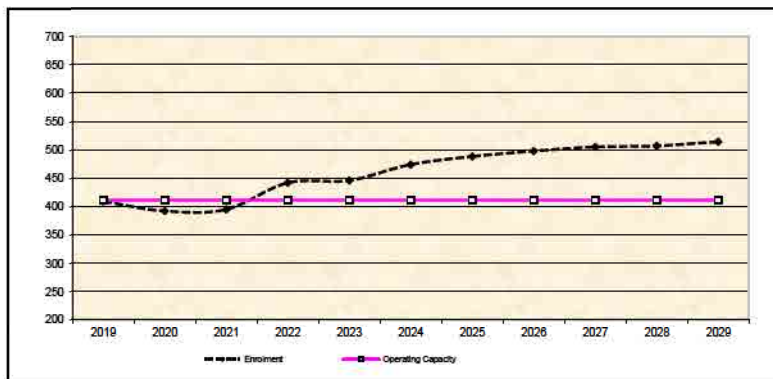
September 2021 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	57 K + 338
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

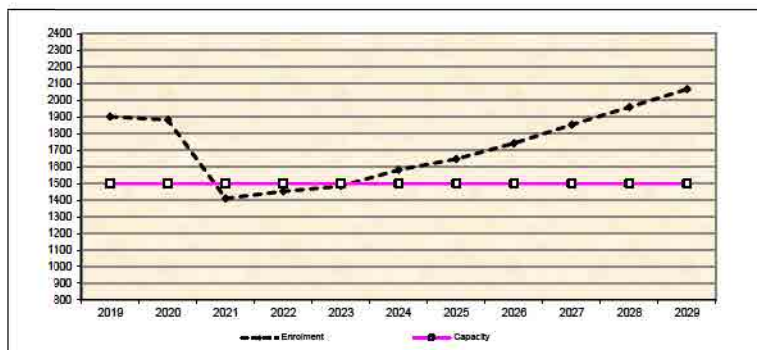
Projected population of school-age children for this development:	15
---	----

Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Jessie Lee Elementary



Earl Marriott 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.

Tree Preservation Summary

Surrey Project No: **Address:** 1868 Lilac Drive & 1879 King George Boulevard
 Registered Arborist: **Woodridge Tree Consulting Arborists Ltd., Kim Dahl, PN 7658A**

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	77	Protected Trees Identified	6
Protected Trees to be Removed	36	Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	41	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	72	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	12
- All other species to be removed (2:1) 36 X two (2) = 72		- All other species to be removed (2:1) 6 X two (2) = 12	
Replacement Trees Proposed	32	Replacement Trees Proposed	0
Replacement Trees in Deficit	40	Replacement Trees in Deficit	12
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:

Terry Thrale

(Signature of Arborist)

Date

July 19, 2022

NOTE— TREES 20-C12 THROUGH TO 62-1836 ARE LOCATED ON THE PROPERTY LINE SHARED WITH PRIVATE/ CITY PROPERTY. SHARED TREES INDICATED AS "CI" ARE THOSE WHICH ARE SMALLER THAN 30CM DBH AND ARE NOT TYPICALLY PROTECTED BY PRIVATE PROPERTY TREE BYLAW



**Tree Plan for Development at
1868 Lilac Drive & 1879 King
George Boulevard**

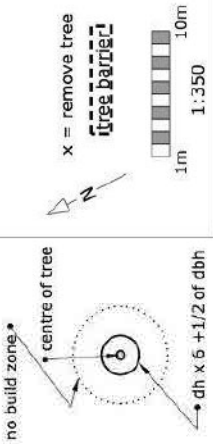
Date: July 19, 2022

Notes

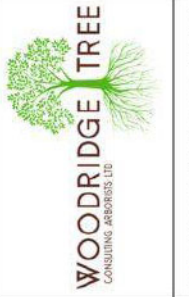
**ARBORIST TO SUPERVISE
TREE REMOVALS FROM
PROTECTION AREAS OF
RETAINED TREES.**

**ARBORIST TO SUPERVISE
EXCAVATIONS**

Legend



NOTE— TREES 20-C12 THROUGH TO 62-1836 ARE LOCATED ON THE PROPERTY LINE SHARED WITH PRIVATE/ CITY PROPERTY. SHARED TREES INDICATED AS "C1" ARE THOSE WHICH ARE SMALLER THAN 30CM DBH AND ARE NOT TYPICALLY PROTECTED BY PRIVATE PROPERTY TREE BYLAW



**Tree Plan for Development at
1868 Lilac Drive & 1879 King
George Boulevard**

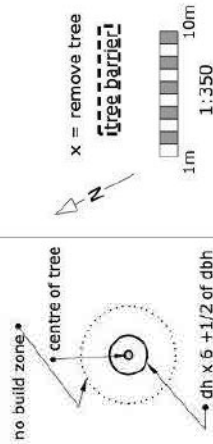
Date: July 19, 2022

Notes

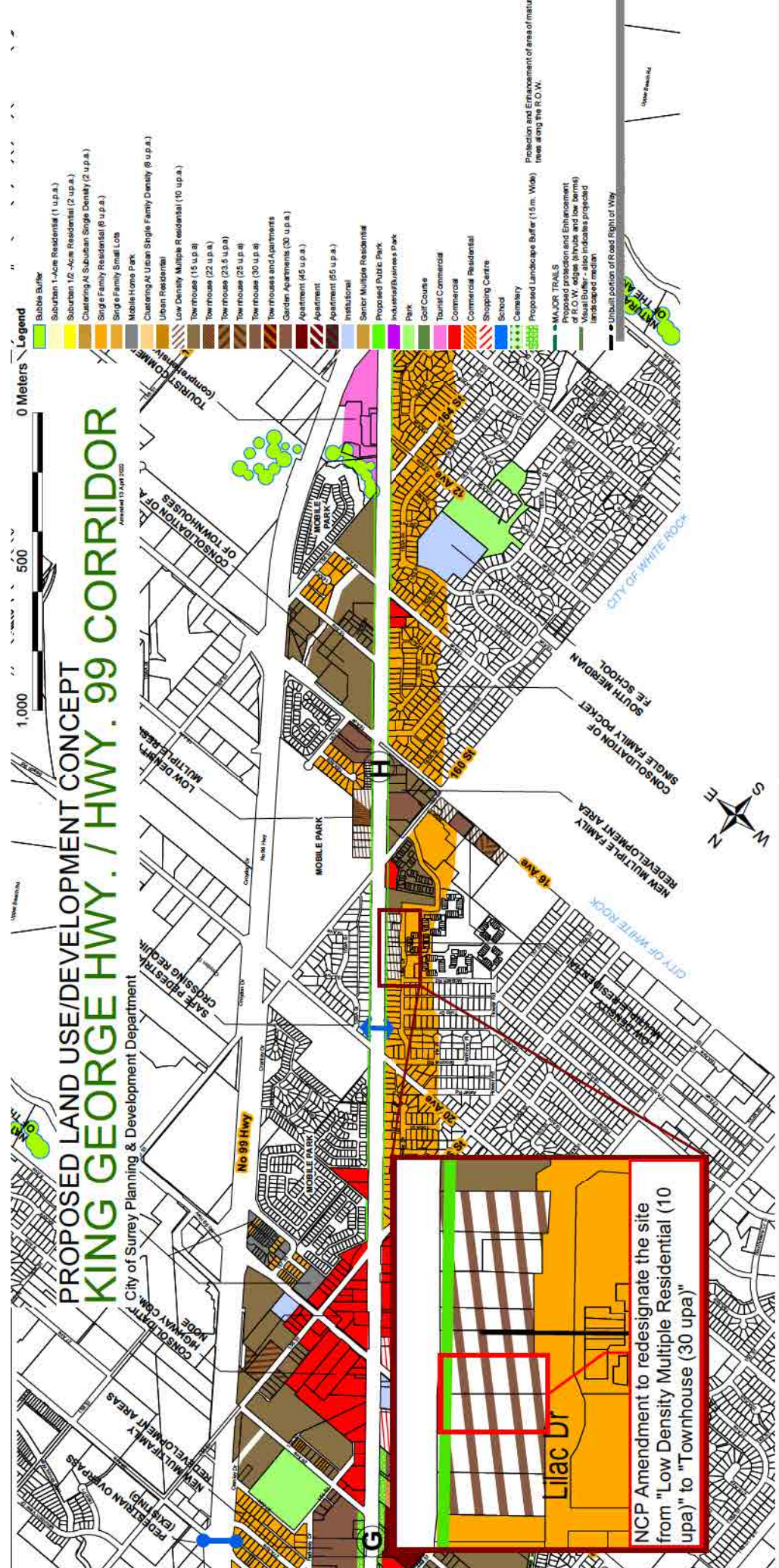
**ARBORIST TO SUPERVISE
TREE REMOVALS FROM
PROTECTION AREAS OF
RETAINED TREES.**

**ARBORIST TO SUPERVISE
EXCAVATIONS**

Legend



King George Corridor LAP Amendment Map



CITY OF SURREY

(of Appendix III, 7921-0151-02)

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-00

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: 008-309-272

North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1 New Westminster District Plan 5771

1879 - King George Boulevard

Parcel Identifier: 011-163-941

Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622; Section 14 Township 1 New Westminster District Plan 5771

1868 - Lilac Drive

(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 Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard (northwest) setback is reduced from 6.0 metres to 3.0 metres to the principal building face;
 - (b) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard (southeast) setback is reduced from 6.0 metres to 5.6 metres to the principal building face; and
 - (c) Section B.26.(b) "Setbacks" of Part 4 "General Provisions" is varied to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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 .

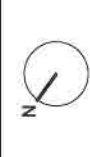
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A
 (of Appendix III, 7921-0151-02)



DAVID EATON
 ARCHITECT INC.
 185 West Broadway Vancouver BC V6C 1M5
 (604) 681-1111



2022-03-05	Revised Comments
2022-03-30	Revised Comments
2022-05-11	Revised Comments
2022-04-22	Revised Comments
2022-03-09	Revised Comments
2022-01-13	Revised Comments
2021-10-14	Revised Comments
2021-06-02	CP Application
2021-03-24	Preliminary Submission

Date	Description
Issue / Revisions	
Sheet	



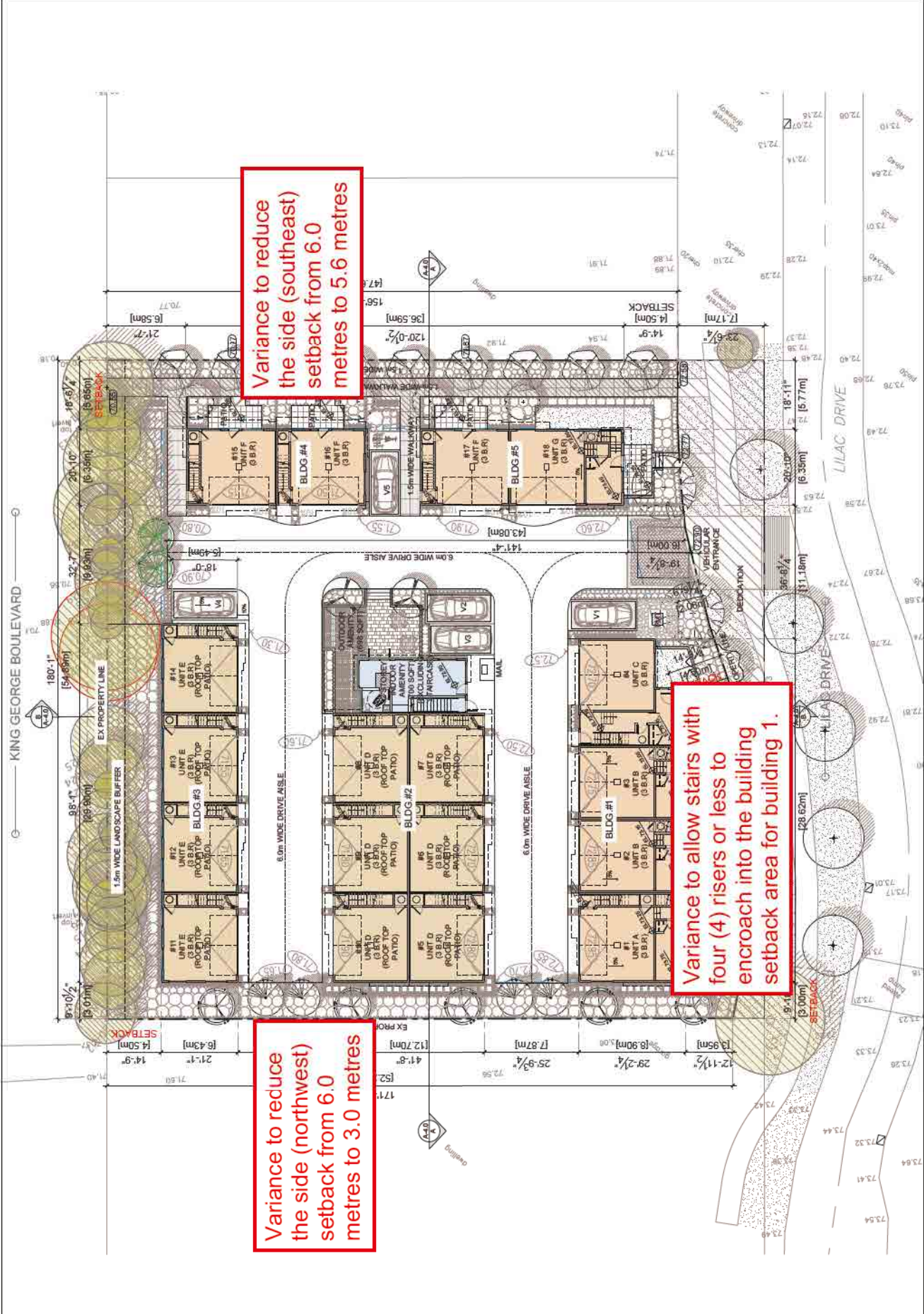
Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 1688 LILAC DR. & 1679 NGB
 BRITISH COLUMBIA

Drawn By
 Date
 Checked By
 Project No.

Scale
 As Noted

Sheet No.
 A-1.0



Variance to reduce the side (southeast) setback from 6.0 metres to 5.6 metres

Variance to allow stairs with four (4) risers or less to encroach into the building setback area for building 1.

Variance to reduce the side (northwest) setback from 6.0 metres to 3.0 metres