

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0236-00

Planning Report Date: July 12, 2010

**PROPOSAL:**

- **Rezoning** from RA and RS (By-law No. 5942) to CD (based on RF-12, RF-9 and RM-15)
- **Development Permit**

in order to permit the development of 43 single family small lots, 16 townhouse units, and open space.

**LOCATION:**

14600 Block/32 Avenue and 3200 Block of King George Boulevard

**OWNER:**

Pacific Pointe Homes (South Surrey) Ltd.

**ZONING:**

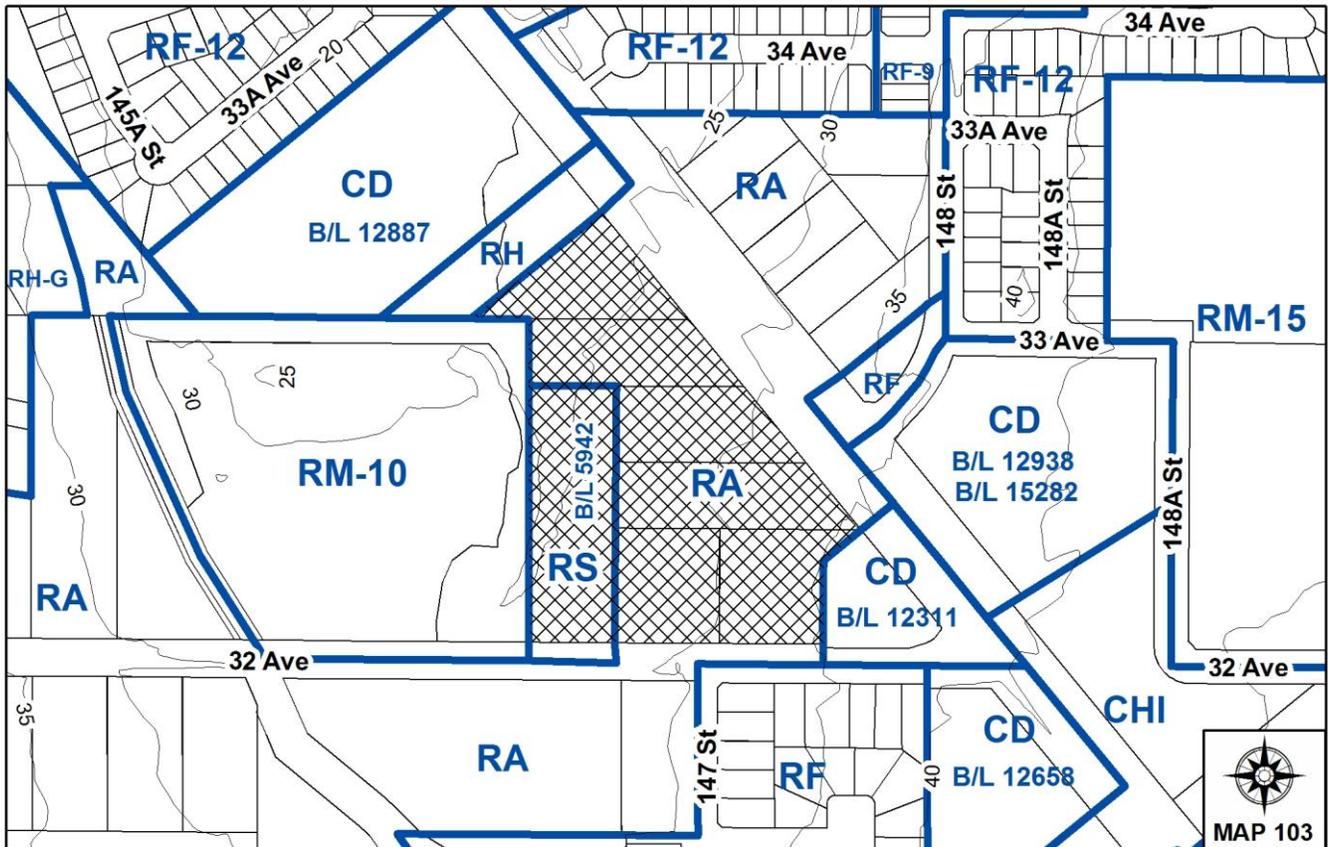
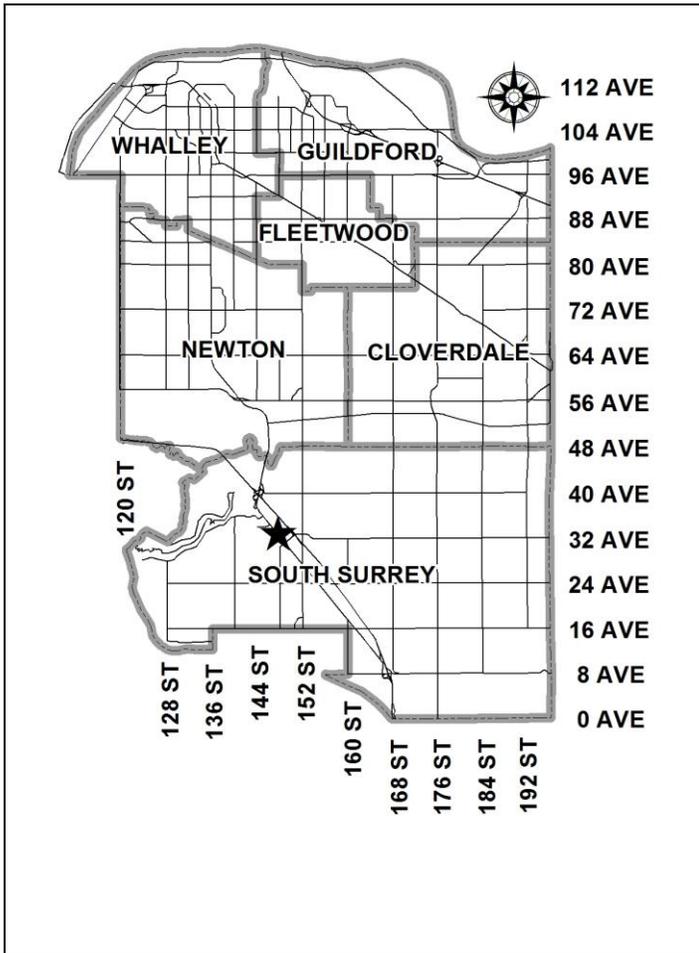
RA and RS (By-law No. 5942)

**OCP DESIGNATION:**

Urban

**LAP DESIGNATION:**

Clustering at Urban Single Family Density (8 upa) and Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Partially complies with the King George Highway Corridor Land Use/Development Concept Plan (LAP). Needs an amendment of the southern portion of the site from "Commercial" to "Clustering at Urban Single Family Density (8 upa)" to match the northern portion of the site.

### RATIONALE OF RECOMMENDATION

- The proposal is in compliance with the Official Community Plan (OCP), which designates the entire subject site for "Urban" residential development.
- The proposed residential development will interface well with existing single family dwellings to the south of the subject site across 32 Avenue.
- The property at 3237 King George Boulevard, which is currently occupied by a 2 storey mixed use commercial building, can continue to function as a reasonable commercial node without additional land for expansion.
- The overall unit density of the proposed development is 8.3 units per acre, net of undevelopable areas. This complies with the "Clustering at Urban Single Family Density (8 upa)" designation, of the majority of site, under the King George Highway Corridor LAP.
- Staff received few concerns from neighbouring property owners in response to pre-notification letters and at the applicant's public information meeting.
- The proposed single family dwellings and townhouse units will feature high-quality architectural design, building materials, and landscaping treatments.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7909-0236-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) final approval from the Ministry of Transportation and Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (i) the applicant enter into a P-15 agreement for monitoring and maintenance of replantings in the dedicated riparian areas;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.
  - (l) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 19 until future consolidation with the adjacent property (3347 King George Boulevard).

- (m) the applicant adequately address the impact of no indoor amenity space; and
  - (n) registration of a Section 219 Restrictive Covenant and submission of appropriate landscape securities to ensure installation, protection and maintenance of a 5.0 metre (16 ft.) landscaped buffer on proposed Lots 39 and 40.
5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the southern portion of the land from "Commercial" to "Clustering at Urban Single Family Density (8 upa)" when the project is considered for final adoption (Appendix VIII).

### REFERRALS

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

School District: **Projected number of students from this development:**

18 Elementary students at Semiahmoo Trail Elementary School  
8 Secondary students at Semiahmoo Secondary School

(Appendix IV)

- Parks, Recreation & Culture:
- The Parks Recreation and Culture Department generally supports the proposal.
  - Parks have some concerns about the pressure this project will place on existing parks, recreation and culture facilities in the neighbourhood. The applicant is required to meet with staff in the Parks, Recreation and Culture Department to find a way to resolve these concerns prior to final adoption of the rezoning by-law.
  - A P-15 agreement is required for monitoring and maintenance of replanting in the dedicated riparian areas.
- Department of Fisheries and Oceans:
- Anderson Creek, which is a Class A (red coded), protected watercourse, traverses the western portion of the site.
  - Based on the environmental report prepared for this development proposal by ECL Envirowest Consultants Limited (Envirowest), DFO has agreed that a riparian setback ranging between 10.9 metres (36 ft.) to 25.3 metres (83 ft.) from the top of bank from Anderson Creek will be established and that the riparian areas will be conveyed to the City, to ensure proper stewardship of the environmentally sensitive area. The applicant will also re-vegetate the riparian area with appropriate native plantings.

Ministry of Transportation & Infrastructure (MOTI):

- Comments from MOTI are still pending. The applicant will be required to address all MOTI requirements prior to final adoption of the rezoning by-law.

Heritage Advisory Committee (HAC):

- An existing heritage designated English Oak tree within the King George Boulevard road allowance conflicts with a proposed road connection (148 Street) through the subject site.
- Staff have confirmed that the tree can be relocated by tree spade at an approximate cost of \$65,000 and with a 90% chance of tree survival. A suitable location not far away from where the tree is currently situated can be selected for relocation.
- The HAC reviewed the options presented by the City’s Engineering Department and recommended that their preference would be to save and relocate the heritage oak tree on King George Boulevard and to have staff look into sources that may be available to contribute toward the collection of acorns and the growing of new heritage oak trees.
- In accordance with the HAC’s recommendation, should Council advance the subject development proposal to 3<sup>rd</sup> Reading, Engineering staff will initiate the tree relocation process. The City will contribute \$50,000.00 to the relocation from the Green City Fund and the applicant will contribute the additional \$15,000.00. In addition, the City’s Engineering Department will contribute \$10,000.00 to the Oak Tree Growth Program.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across King George Boulevard):	Single family dwellings.	Urban/Clustering at Urban Single Family Density (8 upa)	RA and RF
East (Across King George Boulevard):	Commercial retail units.	Commercial/Commercial	CD (By-law No. 12938 and 15282)
South (Across 32 Avenue):	Single family dwellings.	Urban/Clustering at Urban Single Family Density (8 upa)	RA and RF
West:	Townhouses	Urban/Clustering at Urban Single Family Density (8 upa)	RM-10

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject site consists of 7 parcels of land located on the west side of King George Boulevard, north of 32 Avenue. The site is designated Urban in the Official Community Plan (OCP) and a combination of "Clustering at Urban Single Family Density (8 upa)" and "Commercial" in the King George Highway Corridor Land Use/Development Concept Plan (LAP), which was approved by Council in 1995. The total site area is approximately 3.3 hectares (8.2 acres).
- The site is currently zoned "One Acre Residential Zone" (RA) (By-law No. 12000) and "Suburban Residential Zone" (RS) (By-law No. 5942), and is occupied by single family dwellings. Anderson Creek, which is a Class A (red coded), protected watercourse traverses the western portion of the site.

### Subject Proposal

- The applicant proposes to amend the King George Highway Corridor LAP to redesignate a portion of the site from "Commercial" to "Clustering at Urban Single Family Density (8 upa)" and to rezone the site from RA and RS (By-law No. 5942) to a "Comprehensive Development Zone (CD)" to permit development of 43 single family small lots, 16 townhouses, and open space. A Development Permit to regulate the form and character of the proposed townhouse units is also required.

## JUSTIFICATION FOR PLAN AMENDMENT

- The King George Highway Corridor LAP designates the majority of the site for "Clustering at Urban Single Family Density (8 upa)", with the exception of the southeast corner, which is designated "Commercial" and is intended to form part of the adjacent existing neighbourhood commercial node at 3237 King George Boulevard.
- Under the LAP, the residential and commercial designations are separated by a proposed extension of 148 Street through the subject site connecting 32 Avenue to King George Boulevard.
- Through the development application review process, the alignment of the 148 Street connection through the subject site has been adjusted and is proposed to intersect with 32 Avenue further to the west of the location identified in the LAP. This realignment creates a larger parcel of land on the southeast side of the road than anticipated in the LAP.
- The applicant considered the possibility of redeveloping the lands on the southeast side of the proposed road connection for commercial development and tying it into the existing commercial node at 3237 King George Boulevard, but deemed this to be unmarketable given access limitations associated with this location, and the amount of commercial development already existing in the area.

- As such, the applicant proposes an LAP amendment to redesignate the southeast portion of the subject site from "Commercial" to "Clustering at Urban Single Family Density (8 upa)" to match the remainder of the subject site.
- The proposed LAP amendment has merits for the following reasons:
  - The proposal is in compliance with the Official Community Plan (OCP), which designates the entire subject site for "Urban" residential development.
  - The proposed residential development on the southeast side of the proposed 148 Street road connection will interface well with existing single family dwellings to the south of the subject site across 32 Avenue.
  - The property at 3237 King George Boulevard, which is currently occupied by a 2 storey mixed use commercial building, can continue to function as a reasonable commercial node without additional land for expansion.

#### Proposed Subdivision Layout

- The applicant proposes to develop 43 single family small lots and 16 townhouses on the subject site. Proposed lots 4 to 19 are RF-12 (Type II) type lots with a minimum lot area of 320 square metres (3,445 sq.ft). Proposed Lots 1 to 3, 21 to 31, and 39, are RF-9 (Type I) type lots with a minimum lot area of 250 square metres (2,690 sq.ft.). Proposed lots 32 to 38, and 40 to 44, are RF-9 (Type III) type lots, with a minimum lot area of 270 square metres (2,905 sq.ft.). Proposed Lot 45 is the townhouse site, and proposed Lot 20 is to be conveyed to the City as open space for riparian area protection.
- Proposed Lots 1 to 4, and 21 to 44 will have lane access. Proposed Lots 4 to 19 will have front access double car garages.
- A 5.0 metre (16 ft.) landscape buffer is proposed along the King George Boulevard side of proposed lots 39 and 40 to provide some screening and sound attenuation. A Section 219 no-build Restrictive Covenant will be required to be registered prior to final adoption of the rezoning by-law to ensure installation, protection, and maintenance of this buffer. A landscaping plan and appropriate landscaping securities will also be required to be submitted prior to final adoption to the satisfaction of the City's Landscape Architect.
- A Section 219 no-build Restrictive Covenant will also be required to be registered over a portion of proposed Lot 19 until future consolidation with the adjacent property to the north at 3347 King George Boulevard, to accommodate future subdivision of that property in accordance with the King George Highway Corridor LAP.
- The proposed lots are oriented around an extension of 148 Street from 32 Avenue to King George Boulevard, as identified in the King George Highway Corridor LAP, and an adjoining cul-de-sac, which becomes a frontage road at its northernmost extent. The frontage road portion of this cul-de-sac will have a larger landscaped boulevard adjacent King George Boulevard to provide visual screening.

### Environmental Requirements

- The applicant retained ECL Envirowest Consultants Limited (Envirowest) to undertake a site inspection and prepare an environmental report for consideration by the City's Environmental Review Committee (ERC). The environmental report was considered by the ERC at the February 17, 2010 ERC meeting. At the meeting it was agreed that a riparian setback ranging between 10.9 metres (36 ft.) to 25.3 metres (83 ft.) from the top-of-bank from Anderson Creek would be established and that the riparian areas would be conveyed to the City, to ensure proper stewardship of the environmentally sensitive area. The applicant will also re-vegetate the riparian area with appropriate native plantings. A P-15 agreement will be required for monitoring and maintenance of replanting in the dedicated riparian areas.

### Heritage Oak Tree Relocation

- The subject site fronts onto 6 heritage designated English Oak trees within the King George Boulevard road allowance. None of the 6 English Oak trees are proposed to be impacted by the proposed development with the exception one of the trees which is located in the middle of the proposed intersection of King George Boulevard and the 148 Street extension. The English Oak tree location presents a challenging conflict because extension of 148 Street through the subject site needs to align with the existing section of 148 Street on the opposite side of King George Boulevard in order to form a functional and safe signalized intersection as identified in the King George Highway Corridor LAP.
- The issues was presented to the Heritage Advisory Commission (HAC) at the February 24, 2010 HAC Meeting. At the meeting the City's Engineering department presented the HAC with the following 4 options:
  1. Abandon the road altogether. However, Engineering staff feel that this connection is important for mobility and access for the growing population in the area; or
  2. Realign the road on the other side of King George Boulevard. However, this option has costly implications in the \$500,000 to \$600,000 range and Engineering staff does not feel this to be a viable option; or
  3. Relocate the tree. Engineering staff obtained two quotes from tree moving contractors who indicated that special equipment will be required and the process will take in excess of a year and a half. In addition, special treatment and trimming of the roots of the tree is required before the tree spade removes the tree to ensure survival. This option would cost approximately \$65,000 and there would be a 90% chance that the tree would survive. A suitable location not far away from where the tree is currently situated would be selected for relocation; or
  4. Remove the tree.
- After considering the options, the HAC recommended that the preference would be to save and relocate the heritage oak tree on King George Boulevard and to have staff look into sources that may be available to contribute toward the collection of acorns and the growing of new heritage oak trees.

- In accordance with the HAC's recommendation, should Council advance the subject development proposal to 3<sup>rd</sup> Reading, Engineering staff will initiate the tree relocation process. The City will contribute \$50,000.00 to the relocation from the Green City Fund and the applicant will contribute the additional \$15,000.00. In addition, the City's Engineering Department will contribute \$10,000.00 to the Oak Tree Growth Program.

### Proposed CD Zone

- A CD Zone is proposed to accommodate the proposed single family small lot and townhouse development.
- The proposed CD Zone is divided into Blocks and is based on a combination of the RF-12, RF-9, and RM-15 Zone as indicated in the table below:

	<b>CD Zone</b>			
	<b>(Block A) Based on RF-12 Zone</b>	<b>(Block B) Based on RF-9 Zone</b>	<b>(Block C) Based on RM-15 Zone</b>	<b>(Block D)</b>
Permitted Uses	Single Family Dwellings	Single Family Dwellings	Ground-oriented multiple unit residential buildings	Open Space
Density (FAR)	0.70	Maximum 173 m <sup>2</sup> (1,865 ft <sup>2</sup> ) total floor area (excl. Garage)	0.80	n/a
Density (UPA)	25 uph/ 10 upa	36 uph/ 14.5 upa	44 uph/ 18 upa	n/a
Lot Coverage	50%	60%	29%	n/a
Principal Building Height	9.5 metres (31 ft.)	9.5 metres (31 ft.)	11 metres (36 ft.)	n/a
Setbacks	Front – minimum 4.0 metres Rear – minimum 6.0 metres	Front – minimum 2.0 metres Rear – minimum 6.5 metres	Minimum 3.0 metres from all lot lines	n/a

- Blocks A is identical to the RF-12 Zone, and Block B is identical to the RF-9 Zone, under all provisions, and will permit the development of the proposed RF-12 and RF-9 type lots in these areas.
- Block C is based on the RM-15 Zone, with some modifications to accommodate the proposed townhouse development. The proposed floor area ratio (0.80) and unit density (44 uph/18 upa) under Block C of the CD Zone is higher than the floor area ratio (0.60) and unit density (37 uph/15 upa) permitted under the RM-15 Zone, largely due to the size and awkward configuration of the proposed townhouse site. However, the proposed CD Zone also has a significantly reduced lot coverage of 29% (versus the 45% permitted under the RM-15 Zone), which allows for more open space and landscaping on the site.
- The building setbacks under Block C of the proposed CD Zone is a minimum of 3.0 metres (10 ft.) from the lot lines, which is less than the 7.5 metre (25 ft.) setback required from all lot lines under the RM-15 Zone. The reduced setbacks are also a result of the awkward townhouse site configuration, and are considered reasonable given the minimum front yard setbacks on the

proposed adjacent RF-12 and RF-9 type lots range between 2.0 metres (7 ft.) and 4.0 metres (13 ft.), and given the streetscape elevations of the proposed townhouse units and landscape treatments, described later in this report.

- The proposed CD Zone also includes a Block D, which covers Lot 20 of the proposed subdivision, which is to be conveyed to the City as open space. As such, the only permitted use under Block D is open space.
- The overall unit density of the proposed development including the 43 single family small lots and the 16 townhouses, calculated over the entire site area excluding undevelopable areas, is 8.3 units per acre (21 units per hectare) which complies with the "Clustering at Urban Single Family Density (8 upa)" designation in the King George Highway Corridor LAP.

#### Lot Grading, Arborist Report and Tree Preservation

- The applicant submitted a lot-grading plan and has indicated that they intend to have in ground basements on all of the single family lots. No fill over 0.5 metres (2 ft.) in depth is proposed on the site and as such there are no interface issues. The Building Division has reviewed the lot grading information provided by the applicant and has found it to be acceptable to proceed.
- The applicant retained Norman Hol of ACL Arbortech Consulting Ltd. (certified arborist) to conduct a tree survey and prepare an Arborist report for the site. It should be noted that all the trees within the riparian protection area are to be preserved with the exception of high risk trees. The report identifies 178 mature trees on the site and concludes that 159 will have to be removed. The table below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Austrian Pine	9	0	9
Bigleaf Maple	13	4	9
Black Cottonwood	3	0	3
Cherry	7	0	7
Deodar	2	0	2
Douglas Fir	17	1	16
Grand Fir	1	0	1
Lawson Cypress	2	0	2
Monkey Puzzle	1	0	1
Mountain Ash	1	0	1
Norway Spruce	14	3	11
Paper Birch	10	0	10
Purpleleaf Plum	7	6	1
Red Alder	48	0	48
River Birch	3	0	3
Saucer Magnolia	1	0	1
Sawara Cypress	2	0	2
Scotts Pine	11	0	11
Vine Maple	1	0	1
Western Red Cedar	22	5	17
White Cedar	1	0	1
Yellow Cedar	1	0	1
<b>Total</b>	<b>178</b>	<b>19</b>	<b>159</b>

- Of the 159 trees proposed for removal, thirty-seven (37) are considered high risk trees, and seventy-five (75) are considered non-viable due to declining health or structural defects. The remaining 47 trees to be removed are located within the proposed roads, building envelopes or driveways. All of the 19 mature trees to be retained are located with the riparian areas to be conveyed to the City.
- The applicant proposes approximately 72 replacement trees on the single family lots and an additional 58 trees on the townhouse site. Securities will be collected to ensure these replacement trees are planted. The proposed 130 total replacement trees is less than the 271 replacement trees required under the City's Tree By-law. The applicant will provide a cash-in-lieu contribution to the City Green Fund to offset the deficiency in tree retention on the site.
- The City landscape architect has reviewed the tree survey and arborist report and found the information acceptable.

#### Building Design Guidelines and Character Study

- A proposed Building Scheme was prepared by Michael E. Tynan (Tynan Consulting Ltd.) and was based on a neighbourhood character study of the area. The neighbourhood character study identifies the site as being located within an older area originally built out in a period spanning between the 1950's to 1970's. None of these homes provide suitable context for a year 2010 compact lot single family development. Instead the character study suggests that context should be drawn from newer developments in other areas of the King George Highway Corridor area and the architectural design of the proposed townhouse units.
- According to the Building Scheme the homes will be of "Neo-Traditional", "Neo-Heritage", and "Heritage" character.
- To ensure high quality development, vinyl is specifically prohibited as a siding material and roofing materials will be either treated cedar shakes or cedar shingles, or high quality asphalt shingles, in a "shake profile" only, with a 40 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap. The minimum roof pitch is 7:12.
- Basement-entry homes and secondary suites will not be permitted.

#### PRE-NOTIFICATION

Pre-notification letters were mailed on February 26, 2010 (117 total letters) and staff received the following comments:

- Staff received two (2) phone calls from neighbouring residents who were concerned about the proposed density, traffic, and construction impacts.

*(The overall proposed density of 8.3 units per acre (21 units per hectare) is consistent with the site's "Cluster Housing at Urban Single Family Density (8 upa) designation under the King George Highway Corridor LAP).*

*(The proposed development will complete the extension of 148 Street from King George Boulevard to 32 Avenue as identified under the King George Highway Corridor LAP. The intersection of 148 Street and King George Boulevard will be a full movement signalized intersection, which will improve traffic circulation in this area).*

*(Under City By-laws, the developer is required to ensure that the streets are kept clean and that various measures are taken to minimize debris, dust, and other nuisance impacts).*

- The applicant held a Public Information Meeting on March 17, 2010. Invitations to the meeting were mailed to 117 neighbouring addresses, and an advertisement was posted in the local newspapers. The meeting was attended by 14 persons, and 3 completed comment sheets. Concerns raised at the meeting were the same as those expressed by the pre-notification respondents (i.e. traffic and construction impacts).

### DESIGN PROPOSAL AND REVIEW

- The townhouse site is a 0.370 hectare (0.91 acre) triangular parcel fronting King George Boulevard. The applicant proposes 16 ground oriented townhouse units.
- The townhouse units are oriented parallel to King George Boulevard such that the functional rear yards are internalized and the side yards front the major road. However, the end units are designed to address King George Boulevard, and the proposed new internal road, through the use of side balconies and bay windows.
- The architectural concept for the townhouse site is West Coast Contemporary with Arts & Crafts influences. Building materials are high quality, consisting of horizontal and vertical Hardi-Board siding with cultured stone accents. No vinyl siding is proposed. The roofing material is high profile asphalt shingles. The colour scheme is natural and subtle.
- All of the units will feature tandem garages. A Restrictive Covenant will be required to ensure the tandem parking spaces are not converted into liveable space.
- A total of 4 visitor parking stalls are proposed which meets the visitor parking requirements under the Zoning By-law.
- The landscaping plan for the project includes a generous combination of trees and shrubs in a variety of species. The interface with King George Boulevard is heavily planted with coniferous trees to provide visual screening and some sound attenuation.
- Units that are closest to the proposed new internal street will have individual walkways/gates out to the street. The perimeter of the site is fenced with a low, decorative metal fence with trellis features at each walkway entry/exit.
- Special decorative paving is proposed at the site entries and in the visitor parking spaces.
- A large outdoor amenity area is proposed, which includes an play area for children. The proposed outdoor amenity area of 130 square metres (1,397 sq.ft.) exceeds the 48 square metres (516 sq.ft.) of outdoor amenity space required under the zoning by-law.

- An indoor amenity buildings is not proposed for this site, and is not deemed necessary given the relatively small number of units proposed (16). The applicant will provide a cash-in-lieu contribution to the City, to address the lack of on-site indoor amenity space.

#### ADVISORY DESIGN PANEL

- The subject development proposal was not presented to the Advisory Design Panel (ADP) but was reviewed by staff and deemed to be acceptable.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Heritage Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed King George Highway Corridor Plan Amendment
Appendix IX.	Proposed CD By-law

#### INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Envirowest dated February 3, 2009.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects, respectively, dated June 25, 2010 and June 24, 2010.

Jean Lamontagne  
General Manager  
Planning and Development

RG/kms

v:\wp-docs\planning\plncom10\06301336rg.doc  
. 6/30/10 2:40 PM

Information for City Clerk

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

1. (a) Agent:      Name:                    Maggie Koka, Aplin & Martin Consultants Ltd.  
                         Address:                   Suite 201, 12448 – 82 Avenue  
   Surrey, BC  
   V3W 3E9  
                         Tel:                            604-597-9058
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:            3247, 3269, 3291 and 3333 King George Boulevard, 14719,  
   14749 and 14789 – 32 Avenue
  
  - (b)      Civic Address:                3247 King George Boulevard  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-121-591  
                         Lot 50 District Lot 155 Group 2 New Westminster District Plan 53655
  
  - (c)      Civic Address:                3269 King George Boulevard  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-121-582  
                         Lot 49 District Lot 155 Group 2 New Westminster District Plan 53655
  
  - (d)      Civic Address:                3291 King George Boulevard  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-122-040  
                         Lot 48 District Lot 155 Group 2 New Westminster District Plan 53655
  
  - (e)      Civic Address:                3333 King George Boulevard  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                008-364-516  
                         Lot 29 District Lot 165 Group 2 New Westminster District Plan 37216
  
  - (f)      Civic Address:                14689 – 32 Avenue  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-121-973  
                         Lot 47 District Lot 155 Group 2 New Westminster District Plan 53655
  
  - (g)      Civic Address:                14719 – 32 Avenue  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-121-973  
                         Lot 47 District Lot 155 Group 2 New Westminster District Plan 53655
  
  - (h)      Civic Address:                14749 – 32 Avenue  
                         Owner:                           Pacific Pointe Homes (South Surrey) Ltd., Inc. No. 674184  
                         PID:                                005-122-155  
                         Lot 52 District Lot 155 Group 2 New Westminster District Plan 53655

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI.  
MOT File No. 2010-03214

## SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	8.23 ac
Hectares	3.33 ha
<b>NUMBER OF LOTS</b>	
Existing	7
Proposed	44
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 m to 20.0 m
Range of lot areas (square metres)	253 m <sup>2</sup> to 3,701 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	13.2 lots/ha 5.4 lots/ac
Lots/Hectare & Lots/Acre (Net)	15.3 lots/ha 6.2 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>OPEN SPACE</b>	
Area (square metres)	7,230 m <sup>2</sup>
% of Gross Site	22%
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**DEVELOPMENT DATA SHEET  
TOWNHOUSE SITE**

**Proposed Zoning: CD (based on RM-15)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,627 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		3,627 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	28%	28%
Paved & Hard Surfaced Areas	1,015 m <sup>2</sup>	1,015 m <sup>2</sup>
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Northeast	5.0 m	5.0 m
Northwest	3.0 m	3.0 m
South	5.3 m	5.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	11 m
Accessory	4.5 m	4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		14
Total	16	16
<b>FLOOR AREA: Residential</b>	2,902 m <sup>2</sup>	2,887 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,902 m <sup>2</sup>	2,887 m <sup>2</sup>

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	44 upha/18 upa	44 upha/18 upa
# of units/ha /# units/acre (net)	44 upha/18 upa	44 upha/18 upa
FAR (gross)	0.80	0.80
FAR (net)	0.80	0.80
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	48 m <sup>2</sup>	0 m <sup>2</sup>
Outdoor	48 m <sup>2</sup>	132 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	4	4
3-Bed	28	28
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	36	36
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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