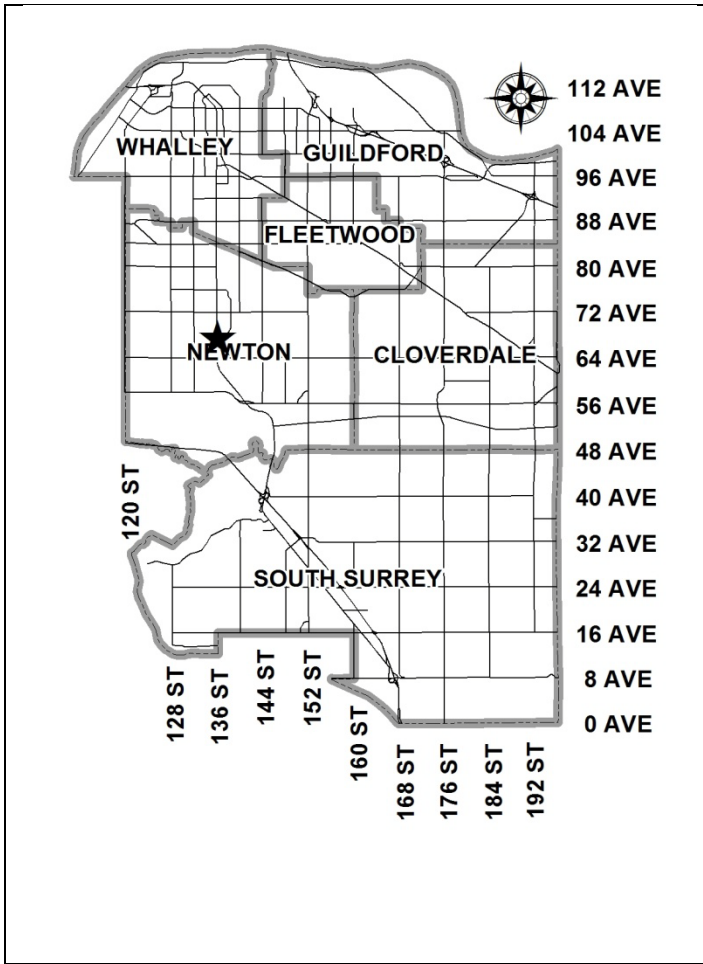


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0280-00

Planning Report Date: April 23, 2012

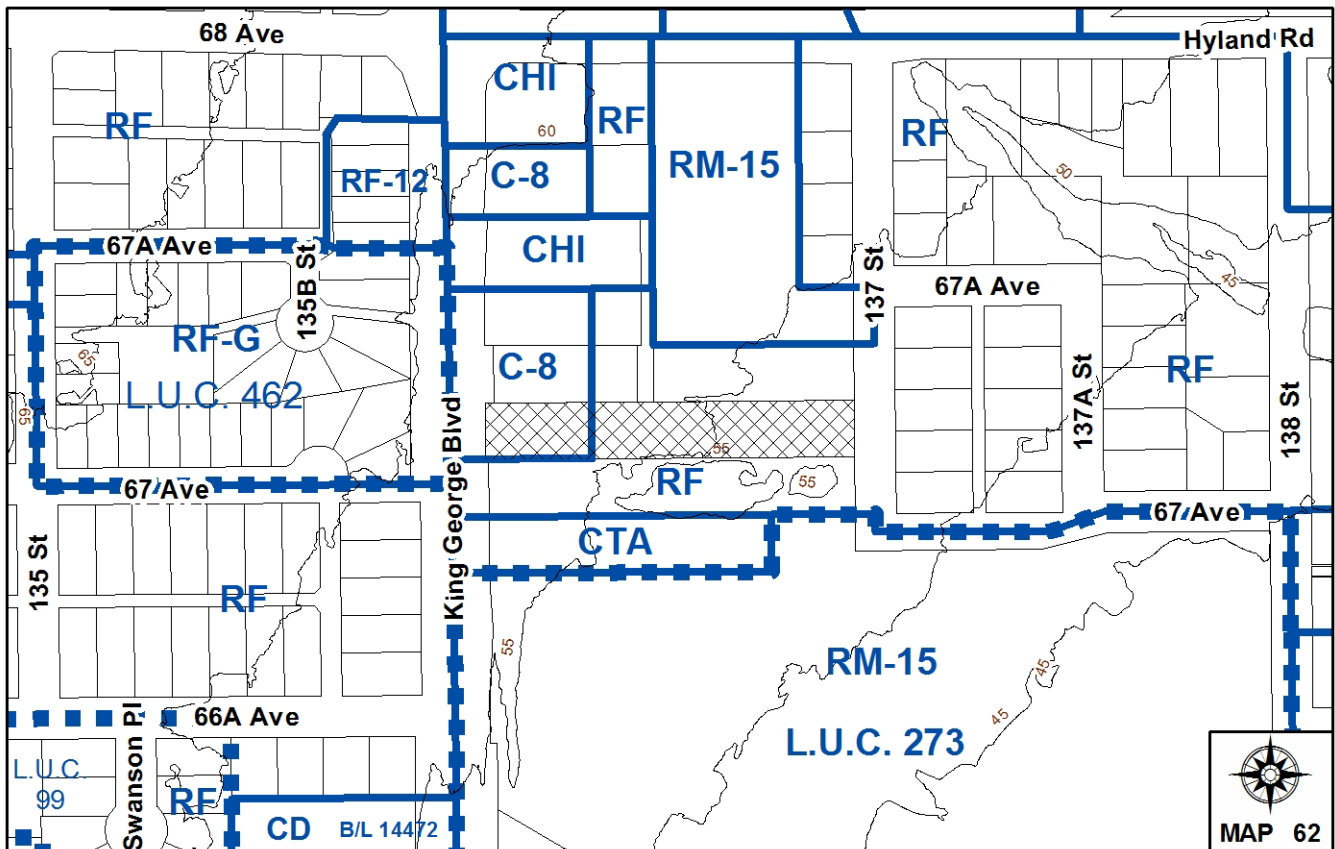


PROPOSAL:

- **Rezoning** from RF to C-8 and RM-15 for a portion of the site
- **Development Permit**
- **Development Variance Permit**

in order to allow subdivision into two lots and permit the development of ten townhouse units.

LOCATION: 6706 King George Boulevard
OWNER: Ziv Properties Ltd., Inc. No. 0832909
ZONING: RF and C-8
OCP DESIGNATION: Commercial and Urban
LAP DESIGNATION: Highway Commercial and Multiple Residential (Townhouse)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to vary the east and west side yard setbacks from 7.5 metres (25 feet) to 5.0 metres (16.4 feet).
- The applicant requests to not provide the required indoor amenity space.
- The existing commercial building fronting King George Highway does not comply with the setback requirements of the existing C-8 zone. Variances are requested to legalize the existing building footprint.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed townhouse development is compatible with existing developments to the north.
- The setback relaxations on the townhouse portion of the site allow for an enhanced outdoor amenity area.
- The setback relaxations for the commercial building reflect an existing situation, where setbacks have been reduced due to road dedication requirements.
- Because the number of proposed townhouse units is small (ten in total), the proposed variance to provide cash in-lieu of indoor amenity space is supportable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from Single Family Residential Zone (RF) (By-law No. 12000) to Multiple Residential 15 Zone (RM-15) and Community Commercial Zone (C-8)(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. 7910-0280-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7910-0280-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for the east and west sides of the townhouse development;
 - (b) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.1 metres (10.2 ft.) for the west (front) yard for the existing commercial building;
 - (c) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 6.4 metres (21.0 ft.) for the south side yard for the existing commercial building; and
 - (d) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.0 metres (9.8 ft.) for the north side yard for the existing commercial building.
5. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) ensure that the commercial component of the site meets all City standards and requirements, including signage requirements, to the satisfaction of the Planning and Development Department;
 - (e) 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; and

(f) the applicant adequately address the impact of no indoor amenity space.

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:**

- 2 Elementary students at Hyland Elementary School
- 1 Secondary student at Sullivan Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: The applicant must work with Parks staff to discuss an appropriate voluntary park amenity contribution to address the pressure this facility will place on existing facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Dental clinic on the west portion of the site adjacent to King George Boulevard and vacant land with sparse tree cover on remainder of site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouse development under construction, and a commercial building	Commercial and Urban in the OCP. Highway Commercial and Multiple Residential (Townhouse) in the Newton LAP.	C-8 and CD
East (Across 137 Street):	Single family homes	Urban in the OCP. Multiple Residential (Townhouse) in the Newton LAP.	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Vacant lot	Urban in the OCP; Highway Commercial and Multiple Residential (Townhouse) in the Newton LAP.	RF
West (Across King George Boulevard):	Single family homes	Urban in the OCP. General Industrial in the Newton LAP.	LUC #462

DEVELOPMENT CONSIDERATIONS

Context

- The subject site is located at 6706 King George Boulevard. It is 0.50 hectares (1.24 acres) in size. The parcel has frontage on both King George Boulevard and 137 Street. An existing commercial building containing a dental clinic is on the western portion of the site. The eastern portion of the site is vacant.
- The property is currently split-zoned: the western third of the lot is zoned “Community Commercial Zone” (C-8) and the eastern two-thirds are zoned “Single Family Residential Zone” (RF).
- The site is split-designated in the Official Community Plan (OCP): the western half of the site is designated “Commercial,” while the eastern half is designated “Urban.” The property is also split-designated in the Newton Local Area Plan (LAP): the western portion is designated “Highway Commercial” and the eastern portion is “Multiple Residential (Townhouse).”
- The site to the north had the same split zoning and land use designations; development similar to the current proposal was approved for that site under application no. 7907-0309-00. Townhomes are currently under construction on this site.
- Because the property to the south has the same dimensions as the subject property, it can be developed using a similar proposal in the future.

Overview of Proposal

- The applicant proposes to rezone the rear portion of the site to allow for subdivision in alignment with the OCP designations. A new north-south lane, parallel to King George Boulevard will separate the commercial and residential land uses. This lane has already been established on the property to the north. It will eventually connect to 68 Avenue to provide an alternate access for the commercial sites on King George Boulevard. See Appendix II for the proposed subdivision layout.
- The applicant’s proposal will create one parcel on King George Boulevard zoned C-8 and one parcel on 137 Street zoned RM-15.

- A development permit is proposed to allow ten townhouse units on the new eastern lot. No changes are proposed to the existing dental clinic on the western lot.
- A development variance permit is requested to vary the east and west yard setbacks for the townhouse development, and to acknowledge and legalize the existing setbacks for the commercial building.

Details of Townhouse Proposal

- The applicant proposes to rezone the eastern portion of the site, an area of 2,718 square metres (29,260 sq.ft.), to RM-15 in order to allow development of ten townhouse units.
- The townhouse units will be accessed from 137 Street. The driveway is proposed adjacent to the south property line with the ten units in a linear orientation.
- Total parking for the townhouse units, including resident and visitor stalls, conforms to the requirements of the Zoning By-law. The applicant proposes 20 resident parking spaces and two visitor spaces.
- A similar townhouse development is currently under construction on the property to the north, which was approved under application number 7907-0309-00.

Amenity Space

- The Zoning By-law requires that 30 square metres (320 sq.ft.) outdoor amenity space be provided, based on 3 square metres (32 sq.ft.) per dwelling unit. The applicant proposes 77 square metres (832 sq.ft.) of outdoor amenity space, which will include children's play structures, benches, a garden table and landscaping.
- The Zoning By-law also requires 30 square metres (320 sq.ft.) of indoor amenity space. The applicant does not propose to build indoor amenity space; cash-in-lieu is proposed, in compliance with City policy. Because of the small number of units proposed, the building form, and the relatively large average unit size (174 sq.m. / 1,875 sq.ft.), it is reasonable for the applicant to provide cash in lieu of indoor amenity space.

Tree Retention/Replacement

- DMG Landscape Architects prepared the arborist report and tree preservation/replacement plans. They have been reviewed by the City landscape architect and deemed generally acceptable.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total No. of Trees (on-site)	Total Proposed for Retention (on-site)	Total Proposed for Removal (on-site)
Cottonwood	1	0	1
Red Alder	1	0	1
Total	2	0	2

- The two trees proposed for removal will conflict with the building envelope.
- As part of the landscaping plan, the applicant proposes tree planting well in excess of the tree replacement requirements.

Landscaping

- Proposed landscaping around the townhouse development provides a mix of shrubs, trees and open lawn areas. Each unit will include a paved patio in the rear yard.
- The pedestrian entrance to the site is shared with the driveway, but stamped concrete will be provided to enhance the pedestrian realm.
- The garbage and recycling facilities are located away from 137 Street and screened from view. They are designed to be accessed from the commercial lane for pickup.

PRE-NOTIFICATION

Pre-notification letters were sent on November 4, 2011. Staff have not received any responses.

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of ten three-bedroom townhouse units arranged as two five-unit buildings with the outdoor amenity area located in between. The units are proposed to have in-ground basements. The buildings will have two-storey massing, which will be consistent with the approved and existing townhouses to the north.
- The eastern-most unit will be oriented eastwards, to 137 Street. Having the unit entrance on this side will provide for “eyes on the street” and contribute to an attractive streetscape.
- Single-car garages are proposed. Each unit will have one garage parking space and one outdoor parking space.
- Building exteriors will include hardie plank siding with a brick veneer at ground level. The proposed colours are blue, beige and light brown. Roofing is proposed to be comprised of asphalt shingles.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, in accordance with procedural requirements in the OCP. However, the design of the proposed development has been reviewed by the city architect and city landscape architect and found to be satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for the east and west sides of the townhouse development.

Applicant's Reasons:

- The streetscape on 137 Street is enhanced by the proximity of the front door to the public realm.
- The townhouse residents will benefit by having reduced setbacks on the east and west sides of the development, resulting in an enhanced outdoor amenity area in the centre.

Staff Comments:

- Staff believe that the site plan is enhanced by the enlargement of the amenity area through setback reductions. The applicant could achieve the minimum size requirement for the outdoor amenity space without the setback reductions, but the reduced amenity space would be far less attractive than that currently proposed.
- The east setback relaxation allows for more effective “eyes on the street.”

(b) Requested Variance:

- To reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.1 metres (10.2 ft.) for the west (front) yard for the existing commercial building.

Applicant's Reasons:

- A 4.26 metre (14.0 ft.) dedication is required on King George Boulevard as part of the current application. As a result, the front yard setback for the existing commercial building will be reduced. The variance is requested to acknowledge this new setback.

Staff Comments:

- The variance will apply to the existing building only. If the site is redeveloped, the full C-8 setbacks would apply.

(c) Requested Variance:

- to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 6.4 metres (21.0 ft.) for the south side yard for the existing commercial building.

Applicant's Reasons:

- A 4.0 metre (13.1 ft.) half-lane dedication is required on the south side of the property. As a result, the south side yard setback for the existing commercial building will be reduced. The variance is requested to acknowledge this new setback.

Staff Comments:

- The variance will apply to the existing building only. If the site is redeveloped, the full C-8 setbacks would apply.

(d) Requested Variance:

- To reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.0 metres (9.8 ft.) for the north side yard for the existing commercial building.

Applicant's Reasons:

- The existing building is located 3.0 metres from the north property line. Though the setback does not comply with the current standards of the C-8 Zone, a variance is requested to reflect the existing situation.

Staff Comments:

- The variance will apply to the existing building only. If the site is redeveloped, the full C-8 setbacks would apply.

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.	Development Variance Permit No. 7910-0280-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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Information for City Clerk

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

1. (a) Agent: Name: David Ho
 David J. Ho Architect Inc.
 Address: 3190 St. Johns Street, Unit 202
 Port Moody BC V3H 2C7

 Tel: 604-469-9649

2. Properties involved in the Application
 - (a) Civic Address: 6706 King George Boulevard

 - (b) Civic Address: 6706 King George Boulevard
 Owner: Ziv Properties Ltd., Inc. 0832909
 PID: 009-243-895
 Lot 2 Except: Part Subdivided by Plan 18810: Section 16 Township 2 New Westminster
 District Plan 10110

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7910-0280-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: C-8 and RM-15

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.2
Hectares	0.5
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.0/1.7
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: C-8 and RM-15/C-8 and RF

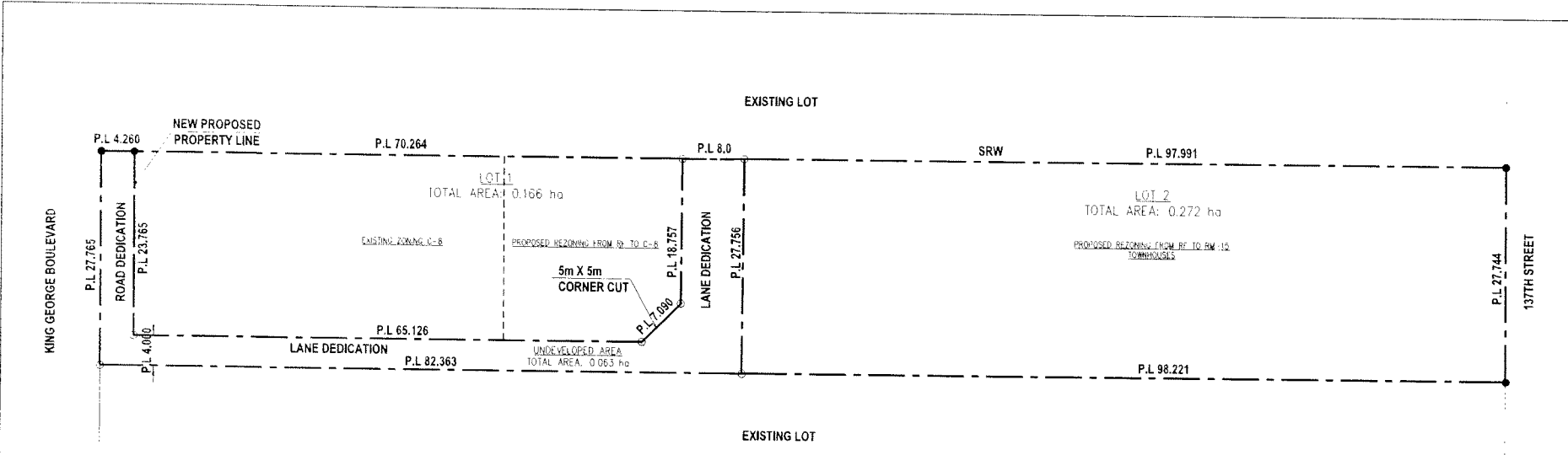
Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		5013	
Road Widening area		625	
Undevelopable area			
Net Total		4388	
LOT COVERAGE (in % of net lot area)			
Buildings & Structures			
Paved & Hard Surfaced Areas			
Total Site Coverage			
SETBACKS (in metres)			
Front		5.0	3.0
Rear		5.0	40.0
Side #1 (N)		7.5	3.1
Side #2 (S)		7.5	6.4
BUILDING HEIGHT (in metres/storeys)			
Principal		9.1	
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total		10	
FLOOR AREA: Residential		1439	
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA			

** 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		37 uph/10 upa
FAR (gross)		
FAR (net)		0.52
AMENITY SPACE (area in square metres)		
Indoor		0
Outdoor		73
PARKING (number of stalls)		
Commercial		14
Industrial		
Residential		20
Residential Visitors		2
Institutional		
Total Number of Parking Spaces		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		

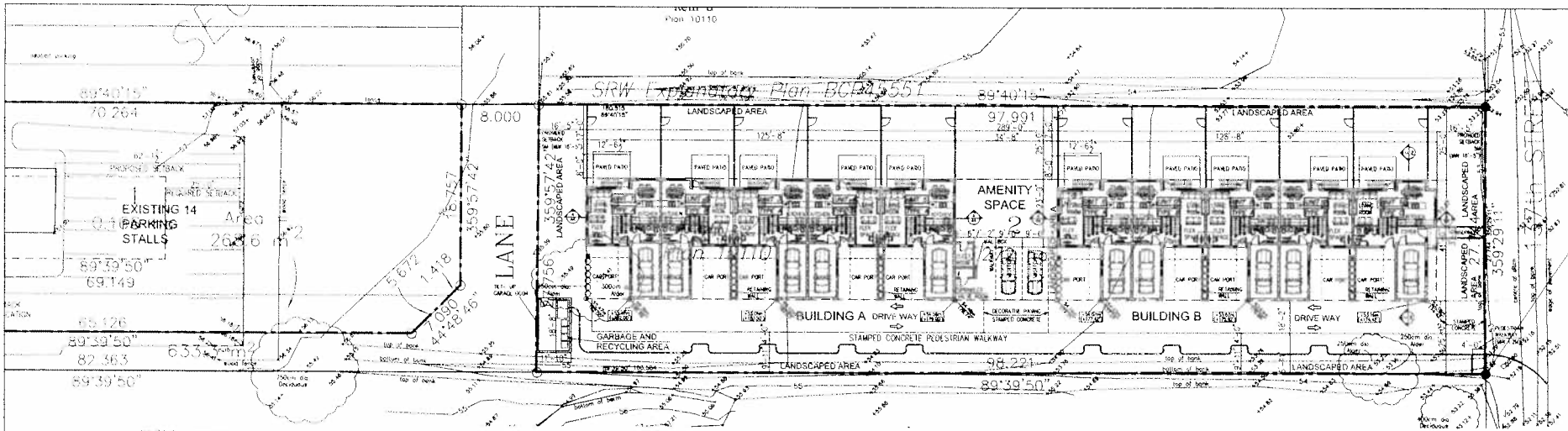
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SUBDIVISION SITE PLAN
SCALE: NTS



DATE	SCALE	DATE	SCALE	DATE	SCALE
PROJECT NO.	1001	PROJECT NO.	1001	PROJECT NO.	1001
PROPOSED NEW TOWNHOUSES 618 King George Blvd. Suite 101 SUBDIVISION SITE PLAN					
DAVID J HO ARCHITECT INC. 200 - 1190 ST. JAMES STREET PORT MOORE BC V9A 2G7 PHONE 464-8444 FAX 464-2000					



SITE PLAN
SCALE: 1/16"=1'-0"

PROJECT DATA

CIVIC ADDRESS: 6708 KING GEORGE BOULEVARD SURREY BC
LEGAL DESCRIPTION: PLAN OF LOT 2, EXCEPT PART SUBSEQUEST BY PLAN 18810, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 10110

ZONING: EXISTING: R1-15 PROPOSED: RM-15
SITE AREA: 29,277.84 SQ. FT. (2716.46 SQM)

LOT COVERAGE: 60% (4,335.54 SQM) (10,056.94%) 4,550.02 SQ. FT. (52.67%)
DENSITY: 32 UNITS/ACRE (57 X 6.272=10 UNITS) 10 UNITS

FAR: 17,566.75 SQ. FT. (81% AREA X 0.6) 15,491.75 SQ. FT. (88% COVERED PART OF CAR PORT AND EXCLUDES BASEMENT)

SETBACKS: 7.5M (25') ON ALL SIDES 7.5M (25') NORTH & SOUTH, 5.0M (16'5") WEST & EAST

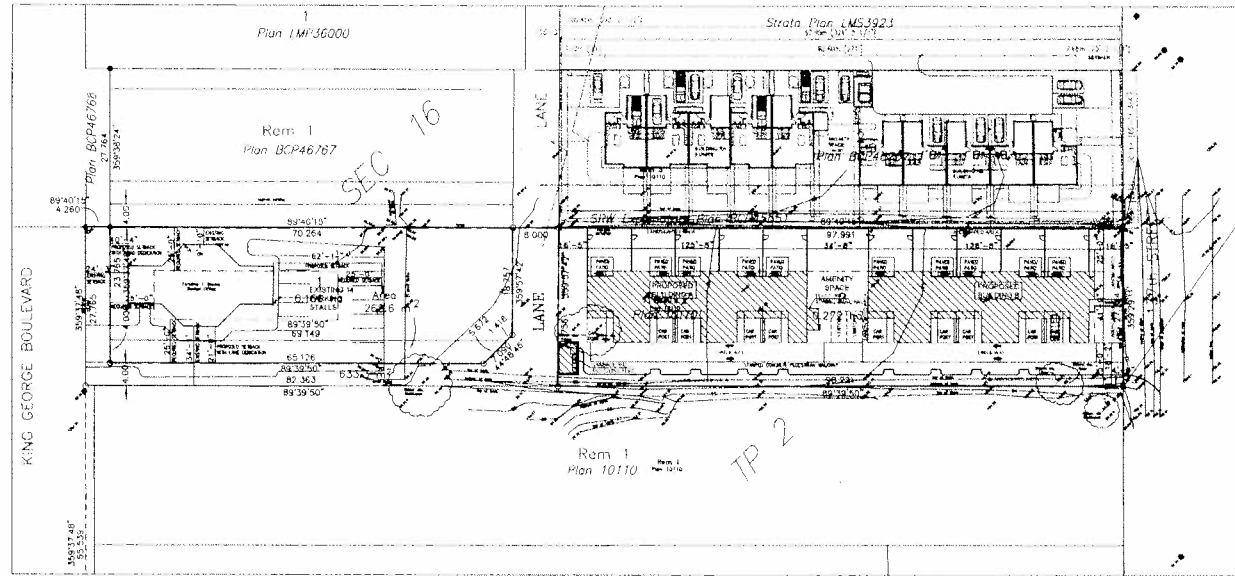
AMENITY SPACE: 1.1M (52 SQ FT) (UNIT+326 SQ FT) 780.39 SQ. FT.

BUILDING HT.: 11.0M (36.0') 9.14M (30.0')

PARKING: REQUIRED: 27 UNITS X 30 = 20 VEHICLE 0.2 UNIT X 10 = 2 TOTAL = 22 PROVIDED: 20 PARKINGS 2 WSPOR TOTAL = 22

UNIT AREA

TYPE	BASEMENT	MAIN	SECOND	TOTAL
A	207.63 F ²	727.15 F ²	642.81 F ²	1577.59 F ²
B	323.63 F ²	727.15 F ²	642.81 F ²	1693.59 F ²
C	508.43 F ²	773.28 F ²	667.07 F ²	2008.78 F ²



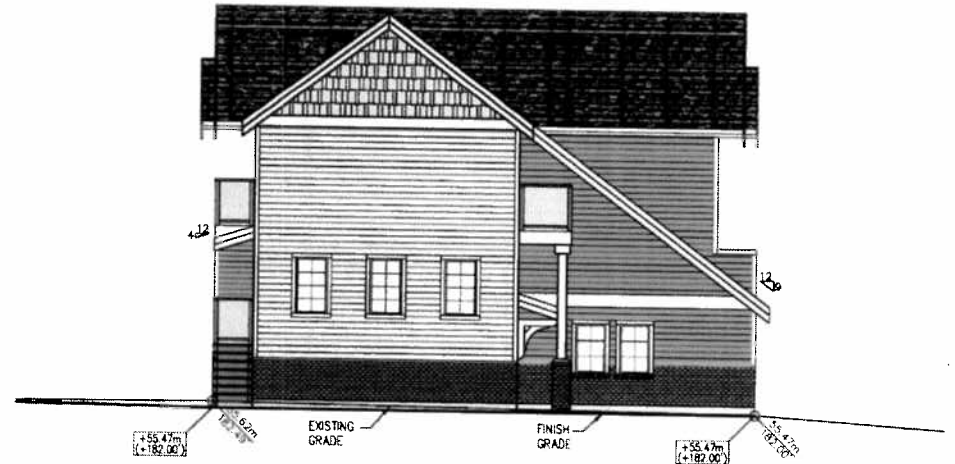
CONCEPT PLAN
SCALE: 1/32"=1'-0"

DAVID J HO ARCHITECT INC.
 202 -3190 ST ADAMS STREET PORT MOODY BC V3A 2G7
 PHONE: 468-8849 FAX: 468-8860
PROPOSED NEW TOWNHOUSES
 6708 King George Blvd, Surrey, BC
SITL PLAN
 DATE: _____
 REVISION: _____
 CHECKED BY: _____
 SCALE: AS SHOWN
 PROJECT NO: 2000-0001
 DRAWING NO: 1001

6706 KING GEORGE BLVD. SURREY, BC



BUILDING B - EAST ELEVATION



BUILDING B - WEST ELEVATION



BUILDING B - NORTH ELEVATION



DAVID J. HO ARCHITECT INC.

AIBC RIBA MISAA Tel: 604-469-9649 Fax: 604-469-0800 e: djho@telus.net
202 - 3190 ST. JOHN'S STREET, PORT MOODY, B.C. V3H 2C7

6706 KING GEORGE BLVD. SURREY, BC

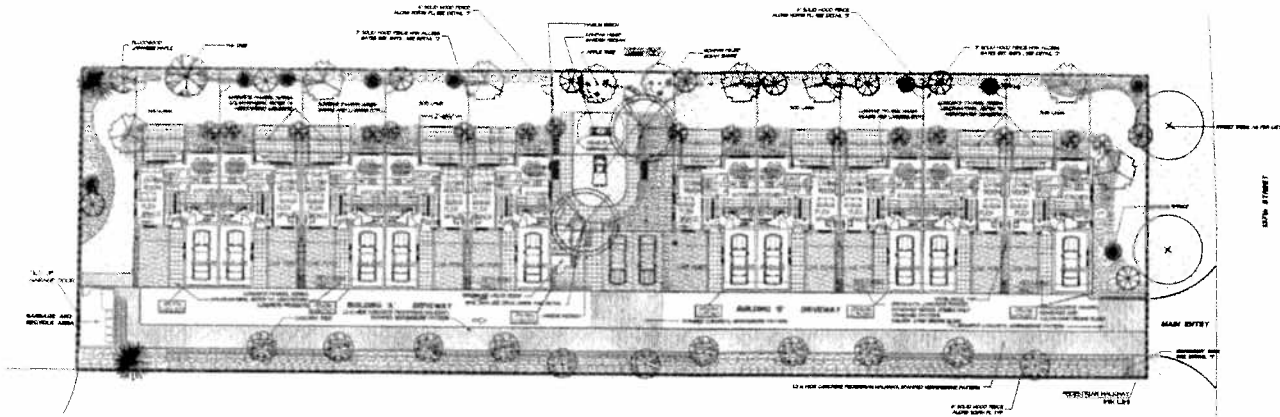


BUILDING B - SOUTH ELEVATION

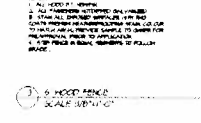
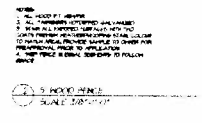
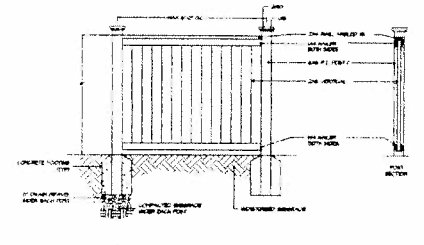
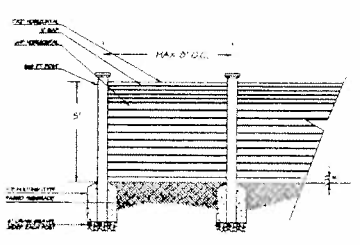
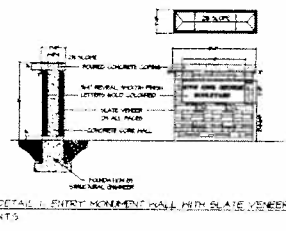
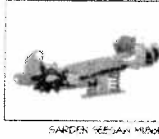
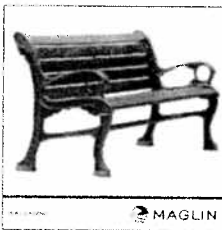


DAVID J. HO ARCHITECT INC.

AIBC RIBA MISAA Tel:604-469-9649 Fax:604-469-0800 e:djho@telus.net
 202 - 3190 ST. JOHN'S STREET, PORT MOODY, B.C. V3H 2C7



KEY CITY	PLANT SCHEDULE	COMMON NAME	ORIG. JOE NUMBER	PLANTED	SIZE / REMARKS
1	1	ADONIS	1001	1001	1001
2	2	ADONIS	1002	1002	1002
3	3	ADONIS	1003	1003	1003
4	4	ADONIS	1004	1004	1004
5	5	ADONIS	1005	1005	1005
6	6	ADONIS	1006	1006	1006
7	7	ADONIS	1007	1007	1007
8	8	ADONIS	1008	1008	1008
9	9	ADONIS	1009	1009	1009
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12	12	ADONIS	1012	1012	1012
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16	16	ADONIS	1016	1016	1016
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50	50	ADONIS	1050	1050	1050



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Coquitlam, British Columbia
V3E 2C2
Tel: 604.541.5268
Fax: 604.434.3088

NO.	DATE	REVISION DESCRIPTION	BY
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TOWNHOUSE DEVELOPMENT
6076 KING GEORGE BOULEVARD
SURREY, BC

DRAWING TITLE		DRAWING NUMBER	
LANDSCAPE PLAN		L1	
DATE	12/10/00	DRAWING NUMBER	L1
SCALE	1:100	PROJECT NUMBER	000-04
DRAWN BY	AS		
DESIGN BY	AS		
CHECKED BY	AS		
DATE			

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **April 17, 2012** PROJECT FILE: **7810-0280-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6706 King George Blvd.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.760 metres on King George Boulevard;
- Dedicate 8.0 metre wide north-south lane;
- Dedicate 4.0 metre wide east-west lane along south property line;
- Dedicate 5.0 metre x 5.0 metre corner cut at the intersection of the lanes;
- Dedicate 3.0m x 3.0m corner cut at the intersection of the lane and King George Boulevard;
- Provide 0.5 metre wide statutory right-of-ways on 137 Street and King George Boulevard;
- Provide 4.0 metre wide off-site statutory right-of-way, or alternatively 4.0 metre wide on-site statutory right-of-way for lane.

Works and Services

- Construct west side of 137 Street to the Modified Urban Forest Through Local standard;
- Construct lanes to commercial standard;
- Construct storm sewer main in the lanes;
- Construct water main on 137 Street; and
- Provide restrictive covenants.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Thursday, January 26, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0280 00

SUMMARY

The proposed 10 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

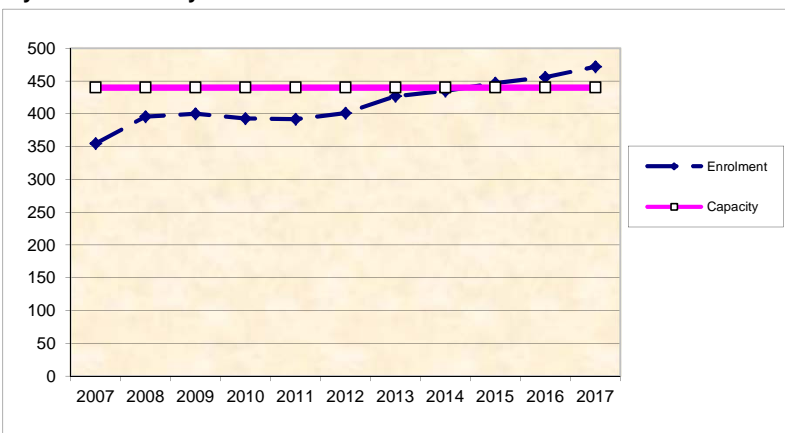
Elementary Students:	2
Secondary Students:	1

September 2011 Enrolment/School Capacity

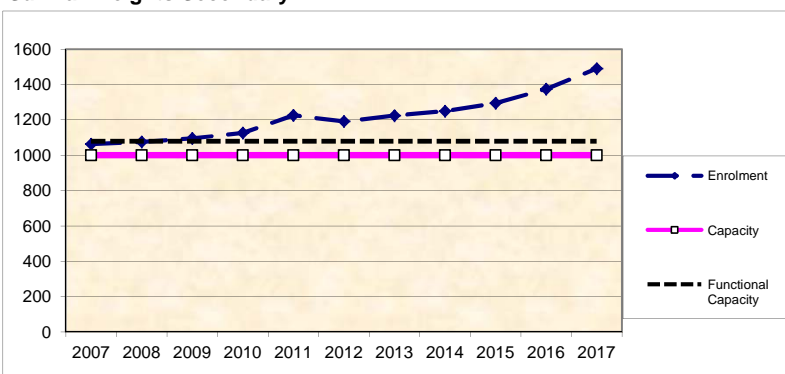
Hyland Elementary	
Enrolment (K/1-7):	36 K + 356
Capacity (K/1-7):	40 K + 400
Sullivan Heights Secondary	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

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.
 An addition to Hyland Elementary is not included in the School District's five year capital plan as the school is projected to accommodate ultimate residential build out of its neighbourhood. Sullivan Heights Secondary enrolment is above capacity and the district may consider future boundary revisions. The proposed development will not have an impact on these projections.

Hyland Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0280-00

Issued To: ZIV PROPERTIES LTD., INC. NO. 0832909
("the Owner")

Address of Owner: 6700 King George Boulevard
Surrey BC
V3W 4Z5

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: 009-243-895
Lot 2 Except: Part Subdivided by Plan 18810: Section 16 Township 2 New Westminster
District Plan 10110

6706 King George Boulevard

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 21 Multiple Residential 15 Zone (RM-15) the minimum east and west setbacks are reduced from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft);

- (b) In Section F of Part 36 Community Commercial Zone (C-8) the minimum west (front yard) setback is reduced from 7.5 metres (25 ft.) to 3.1 metres (10.2 ft.) for the existing commercial building;
 - (c) In Section F of Part 36 Community Commercial Zone (C-8) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 6.4 metres (21.0 ft.) for the existing commercial building; and
 - (d) In Section F of Part 36 Community Commercial Zone (C-8) the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for the existing commercial building.
- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 6. 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.
 - 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 8. 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 – Dianne L. Watts

City Clerk – Jane Sullivan