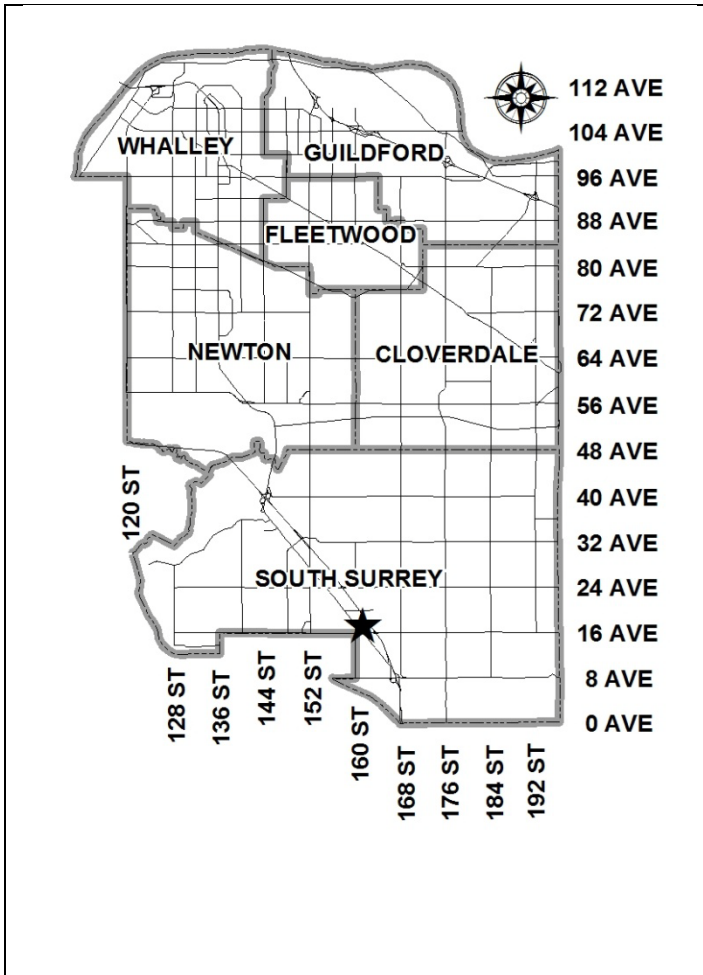


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0061-00

Planning Report Date: July 23, 2012



PROPOSAL:

- **OCF amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 23 townhouse units.

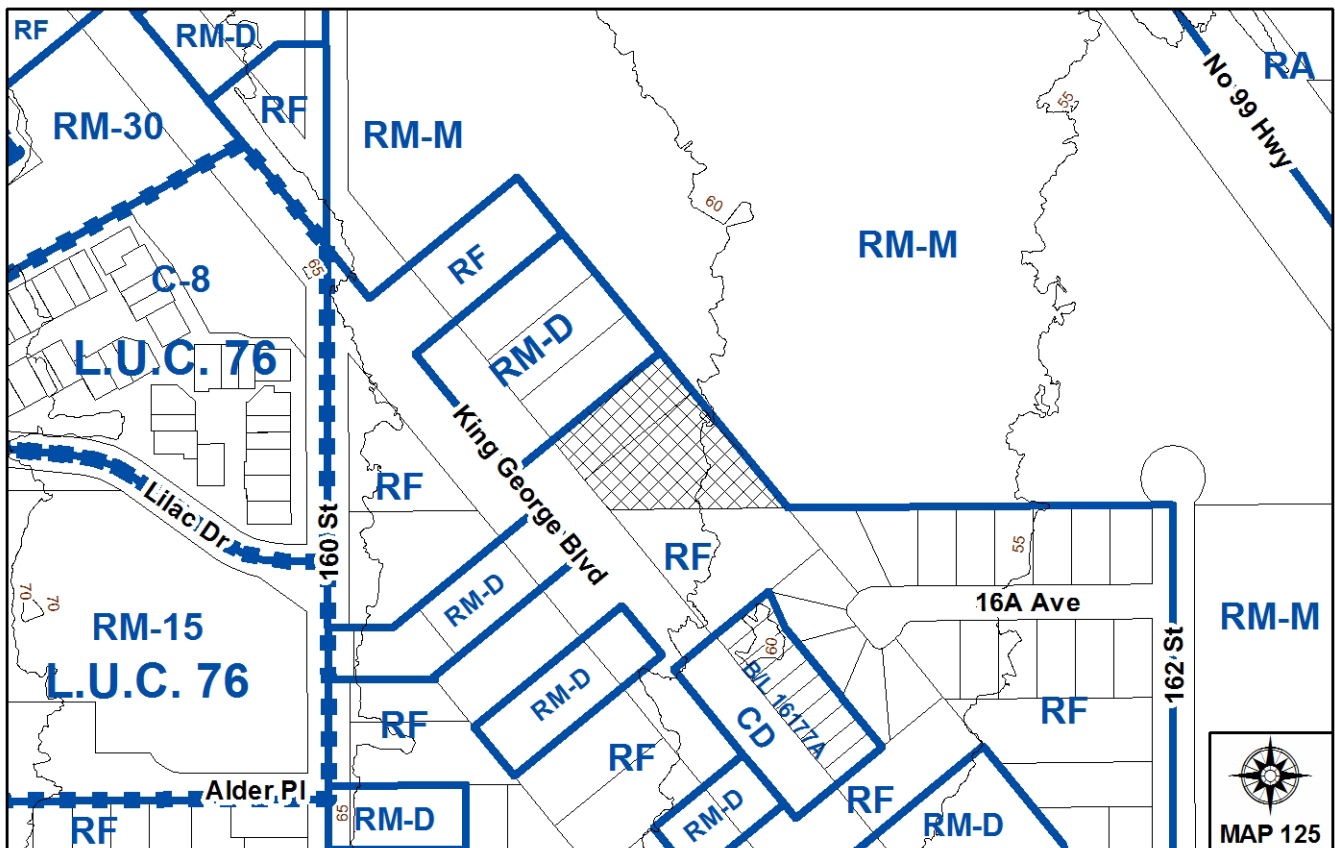
LOCATION: 1702 and 1712 King George Boulevard

OWNERS: Rita Dezen, Angelo Ramogida, Edith Ramogida, Antonio Ramogida and Aldo Dezen

ZONING: RF

OCF DESIGNATION: Urban

LAP DESIGNATION: Townhouse 10 u.p.a



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce 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 is seeking to amend the Official Community Plan (OCP) designation from Urban to Multiple Residential.
- An amendment to the King George Highway Corridor Plan is required in order to increase the permissible density from 10 u.p.a to 22 u.p.a.
- Development Variance Permits are required for reduced front, rear and side yard building setbacks.
- The applicant is seeking to reduce the amount of indoor amenity space from 69 sq. m (743 sq. ft) to 36 sq. m (390 sq. ft).

RATIONALE OF RECOMMENDATION

- The proposal to amend the Official Community Plan and King George Highway Corridor Plan in order to increase the allowable density is supportable given the fact that the proposed density of 20 u.p.a is reflective of recent townhouse projects in south Surrey. The location of the subject site on King George Blvd. and the potential for increased bus service further supports the increase in density.
- Proposed tree retention is reasonable and includes the best quality trees.
- The project requires Development Variance Permits to reduce the front, rear and side yard setback requirements under the RM-30 Zone. These setbacks are supportable and allow for both a desirable site plan and tree preservation.
- The proposed reduced indoor amenity space still maintains a functional amenity area and the shortfall will be addressed through a cash-in-lieu arrangement.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix IV).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 69 square metres (743 square feet) to 36 square metres (390 square feet).
5. Council authorize staff to draft Development Permit No. 7912-0061-00 generally in accordance with the attached drawings (Appendix V).
6. Council approve Development Variance Permit No. 7912-0061-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (22 ft.) and 4.0m (13 ft);
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) and 3.0m (13ft);
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.), 6.3m (20 ft), 5.3m (17 ft);
 - (d) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft); and
 - (e) to allow for visitor parking stalls within the required setbacks of the RM-30 Zone.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) 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;
 - (j) the applicant adequately address the impact of reduced indoor amenity space;
 - (k) registration of a reciprocal access easement to provide access to "Townhouse" designated properties to the north and south of the subject site; and
 - (l) registration of an easement in favour of the adjacent property to the south for the joint use of outdoor amenity area at the time of future development for townhouses.
8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the land from Townhouse 10 u.p.a to Townhouse 22 u.p.a when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

4 Elementary students at South Meridian Elementary
2 Secondary students at Earl Marriott Secondary

(Appendix III)

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks facilities. The applicant must address an appropriate park amenity contribution.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North:	Single family /duplex.	Urban/Townhouse 10 u.p.a	RM-D
East:	Manufactured residential.	Urban	RM-M
South:	Single family residential.	Urban/ Townhouse 10 u.p.a	CD/RF
West (Across King George Boulevard):	Single family/duplex.	Urban/ Townhouse 15 u.p.a	RF/RM-D

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 10 u.p.a" in the King George Highway Corridor Plan.
- The application requires an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan in order to allow for the proposed density of 22 u.p.a.
- The King George Highway Corridor Plan was prepared in 1995, subsequent to which unit densities for townhouse projects in south Surrey have generally been increased over and above 10 units per acre.
- The proposed unit density is reflective of many recent townhouse developments in south Surrey. The proposed floor area ratio (FAR) of 0.68 is similar to the maximum allowable under the RM-15 Zone (0.60) and is lower than the maximum allowable under the RM-30 Zone, which is 0.90.
- The applicant has provided a development concept plan for the Townhouse designated properties to the north and south of the subject site which is consistent with the density proposed for this project (Appendix VII).
- Proposed tree retention is reasonable and includes the best quality trees.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two (2) properties currently zoned "Single Family Residential (RF)".
- The proposed zoning is RM-30 and twenty-three (23) townhouse units are proposed. The unit density is 22 u.p.a and the floor area ratio (FAR) is 0.68.
- The amount of outdoor amenity area proposed is 434 sq m (4,679 sq. ft), which exceeds the requirement under the Zoning By-law.
- There is an indoor amenity area proposed at the southeast portion of the site which is 36 sq. m (390 sq. ft) in area which is well positioned in relation to outdoor amenity space.
- There are four (4) properties to the north of the subject site and one (1) to the south that are also designated "Townhouse 10 u.p.a." in the King George Corridor Plan.
- 7906-0111-00, located two (2) properties south of the subject site, created 10 single family small lots CD zoned and 5 RF lots and a frontage road.
- Transportation Engineering prepared a road concept plan for the immediate area which provides for the continuation and termination of this frontage road as part of this development. Future developments to the north will not continue the frontage road and will maintain the City's desired width of King George Boulevard.

Trees

- The applicant retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 34 by-law sized trees on-site, of which 15 are proposed to be retained and 19 are proposed to be removed. The table below identifies the trees by species and outlines whether the trees are proposed for retention or removal:

Tree Species	Total No. of By-law Trees	Total Proposed for Retention	Total Proposed for Removal
Birch	1	0	1
Western Red Cedar	7	0	7
Chestnut	1	1	0
Elm	3	0	3
Grand Fir	2	0	2
Maple	5	2	3
Pine	2	1	1
Poplar	6	6	0
Giant Sequoia	1	1	0
Spruce	6	4	2
Total	34	15	19

- Approximately 44% of the tree inventory on the site is proposed for retention.
- The site plan was designed around the retention of a cluster of good specimen Spruce trees and one (1) Giant Sequoia located near the entrance to the site. The root protection

zone of the Sequoia will suffer incursion and will require a Comfort Letter and supervision by the Arborist.

- Additional trees are also being retained along the east property line, which interfaces with existing residential homes and along a portion of the south property line.
- Staff are satisfied with the tree preservation achieved in the project.
- A Heritage Oak tree will be planted within the King George Boulevard. The exact location will be determined by the City at the time of planting.

DESIGN PROPOSAL AND REVIEW

- The proposed twenty-three (23) unit project consists of three storey buildings and an indoor amenity area.
- The site plan was prepared with the goal to retain the significant and high quality trees on the site.
- The entrance to the site reflects a cluster of trees, including one (1) Giant Sequoia, that are being preserved.
- The units along King George Boulevard are oriented to front the street and provide for a human-scale streetscape.
- The majority of the units proposed have tandem parking configurations, with one side-by-side double car garage. A total of 6 visitor parking stalls are proposed on the site, which is one (1) more than required under the Zoning By-law.
- The units reflect high quality design and detailing including entry and window details.
- Exterior building cladding consist of high quality materials, including Hardi board siding, wood shingles, duroid roofing, wood trim and fascia and wood posts (Appendix V).

ADVISORY DESIGN PANEL

- The project was not referred to the ADP and was reviewed by City staff. Staff feel that the design and intent of the project is a high quality ground-oriented development, reflective of City objectives.

SUSTAINABLE DEVELOPMENT CHECKLIST

On April 23, 2012 the applicant submitted a Sustainable Development Checklist for the site which includes the following information:

- The site is located within the King George Highway Corridor Plan, designated Townhouse 10.u.p.a.
- The proposed density is not consistent with the Plan and the applicant notes that the proposed increase in density supports the City's Housing Action Plan, increases affordability, and encourages transit-oriented development.
- King George Boulevard is a frequent bus transportation corridor, north of 24th Avenue.
- Garden plots are proposed in the outdoor amenity area and will be managed by the strata.
- 44% of trees are being retained on the site.
- CPTED was considered in the orientation of the units to the streetscape and outdoor amenity area as units front these spaces.

PRE-NOTIFICATION

- Pre-notification letters were mailed out on June 27, 2012 and staff received the following comments:
- The property owner of 1674 King George Boulevard expressed concerns regarding the road concept, site plan and density and the impact on the future development potential of his property.

(Staff met with the property owner to discuss details of the proposal and the development concept plan prepared to include 1974 King George Boulevard. The road plan and dedication requirements were prepared in consideration of the impacts to the property owner and are considered to be fair by the City. Staff are satisfied that the development concept plan demonstrates the future development of potential the neighbour's property and that the proposed development does not have a negative impact on the site.)

- Three (3) residents called to express comments related to the high traffic volumes at King George Bld. and 160 St, indicating there should be some type of signal or roundabout at this intersection.

(The City has already recognized the need to ultimately signalize the King George Boulevard and 160 Street intersection. A traffic signal is included in the City's 10 Year (2012-2021) Servicing Plan, Project ID 12990. The project priority time frame is estimated at 7-10 years.)

- One (1) property owner requested a copy of the development concept plan for their property.

(Staff provided a copy of the plan and did not receive any additional comments (Appendix VII).)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum 7.5 m (25ft) rear yard setback requirement of the RM-30 Zone to 6.0m (20 ft) and 4.0m (13ft).

Applicant's Reasons:

- The reduced setback will provide a comfortable and livable rear yard, and deck, and allows the project to facilitate dens and entries to front the street, creating a pedestrian friendly streetscape.
- Privacy fencing and dense landscaping including existing tree retention & new trees and shrubs will provide visual separation and privacy between this development and the property to the east.

Staff Comments:

- The 6.0m (25 ft) setback is supportable as it provides an adequate rear yard for the proposed units as well as appropriate separation with the adjacent residential manufactured homes. Trees are proposed for retention in this setback area.
- The site is affected by the road frontage dedication requirement along King George Boulevard which requires the site plan to be pushed north.

(b) Requested Variance:

- To reduce the minimum 7.5 m (25ft) (north) side yard setback requirement of the RM-30 Zone to 3.0m (10 ft) and 7.3m (24 ft)

Applicant's Reasons:

- The setback is measured to a protruding side bay for one home and allows for the development of the lands to the north via an access right of way over the subject lands.

- Dense landscaping including trees and shrubs will provide visual separation and privacy between this development and the property to the north (which is also designated townhome).

Staff Comments:

- Landscaping will provide screening to the property to the north. In addition to this, the existing single family home is sited closer to King George Boulevard.
- The setback relates to the side condition of the unit.
- Similar separation is provided if the entire area are designed & planned comprehensively.

(c) Requested Variance:

- To reduce the minimum 7.5 m (25ft) (south) side yard setback requirement of the RM-30 Zone to 2.0m (6.5ft) and 6.2m(20ft) and 5.3m (17 ft)

Applicant's Reasons:

- The setback is measured to one end unit. Due to the geometry of the site, the setback ranges from 2m to 14m. The subject site will also be providing future access to the property to the south. The plan has been designed with the overall context in mind and allows for more meaningful outdoor amenity areas.
- Dense landscaping including trees and shrubs will provide visual separation and privacy between this development and the property to the south (which is also designated townhome).
- Allows for maximum tree retention.

Staff Comments:

- The geometry of the site and angled property line impacts the developable area of the site and setbacks.
- The proposed building setbacks are measured to the corners of the buildings, and at the smallest setback.
- The site plan proposes outdoor amenity areas on along the (south) property line. While this does not dictate that the property to the south should provide outdoor amenity area along this property line, it does provide for an efficient site plan in relation to the geometry of the parcels.

(d) Requested Variance:

- To reduce the minimum 7.5m (25ft) front yard setback requirement of the RM-30 Zone from 7.5m (25 ft)to 4.5m (15 ft)

Applicant's Reasons:

- Units fronting the Street directly address the public realm of the sidewalk encouraging neighborhood interaction and 'eyes on the street'.
- Architectural significance is encouraged on the front façade via a layering effect of hedging, front yard rail fencing, thoughtfully designed entry gates and clearly defined entries creating a rich transition from public to private space while also creating homes with pedestrian-oriented character and charm.
- Trees and shrubs of different varieties, in addition to street trees required by the City, will be installed to enhance the pedestrian friendly streetscape.

Staff Comments:

- The proposed front yard setback of 4.5m (15 ft) provides a reasonable setback from the frontage road and sidewalk.
- The site plan is affected by the frontage road dedication. The building setback is approximately 20m (65 ft) from King George Boulevard.

(e) Requested Variance:

- To permit three (3) visitor parking stalls within the north and south side yard setbacks.

Applicant's Reasons:

- The location of the parking stalls does not negatively impact the site or adjacent properties, also designated "Townhouse".

Staff Comments:

- The proposed visitor parking stalls in the north and south side yard setbacks are supportable as there is a landscaping provided between the parking stalls and the both the properties to the north and south. Both properties are designated "Townhouse".
- One (1) additional visitor parking stall is proposed on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III	School District Comments
Appendix IV	OCP Redesignation Map
Appendix V	Draft Development Permit Drawings
Appendix VI	Development Variance Permit No. 7912-0061-00

Appendix VII Schematic Development Concept Plan

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek and PMG, respectively, dated July 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/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: Ted Dawson
 Dawson & Sawyer Developments Ltd.
 Address: 15230 Highway No. 10 (56 Avenue
 Suite 101
 Surrey, BC V3S 5K7

 Tel: 604-626-5401

2. Properties involved in the Application

- (a) Civic Addresses: 1702 and 1712 King George Boulevard
- (b) Civic Address: 1702 King George Boulevard
 Owners: Antonio Ramogida
 Angelo Ramogida
 Rita G Dezen
 Aldo V Dezen
 PID: 010-075-151
 Lot 1 Section 13 Township 1 New Westminster District Plan 15389
- (c) Civic Address: 1712 King George Boulevard
 Owners: Edith Ramogida
 Angelo Ramogida
 Rita Dezen
 Aldo Dezen
 Antonio Ramogida
 PID: 010-075-186
 Lot 2 Section 13 Township 1 New Westminster District Plan 15389

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Introduce a By-law to rezone a portion of the property (and a portion of road allowances(s)).
- (c) Proceed with Public Notification for Development Variance Permit No. 7912-0061-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4,607.52	4,607.52
Road Widening area		359.54
Undevelopable area		
Net Total		4,247.98
LOT COVERAGE (in % of net lot area)	45%	39%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5	4.57
Rear	7.5	6.5/4.0
Side #1 (North)	7.5	3.0
Side #2 (South)	7.5	2.0-14.0
BUILDING HEIGHT (in metres/storeys)		
Principal	13	10
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		7
Three Bedroom +		16
Total		23
FLOOR AREA: Residential	3,823	2,877
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,277

** 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)	75/30	50/20
# of units/ha /# units/acre (net)	75/30	54/22
FAR (gross)	0.90	0.62
FAR (net)	0.90	0.68
AMENITY SPACE (area in square metres)		
Indoor	69	36
Outdoor	69	434
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	14	14
3-Bed	32	32
Residential Visitors	5	6
Institutional		
Total Number of Parking Spaces	52	52
Number of disabled stalls		
Number of small cars		6
Tandem Parking Spaces: Number / % of Total Number of Units		95%
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department

FROM: Development Project Engineer, Engineering Department

DATE: July 12, 2012

PROJECT FILE: 7812-0061-00

RE: Engineering Requirements
Location: 1702/1712 King George Blvd

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 16.0m long x 30.0m wide area for the frontage road.
- provide a 0.5m SRW for I/C's.
- provide an access easement.

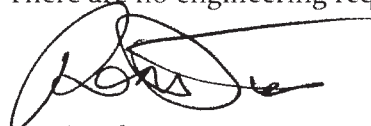
Works and Services

- construct a 11.0 metre wide frontage road.
- construct drainage system to service to the proposed development.
- provide storm, sanitary and water connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR



Thursday, July 05, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12-0061-00

SUMMARY

The proposed 23 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2011 Enrolment/School Capacity

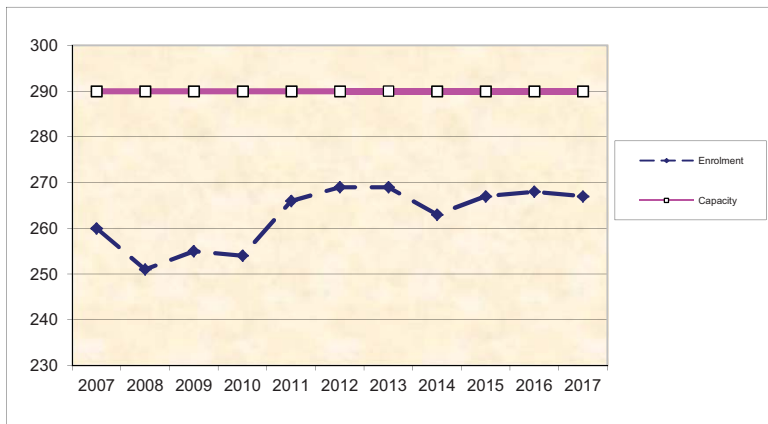
South Meridian Elementary	
Enrolment (K/1-7):	24 K + 242
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

School Enrolment Projections and Planning Update:

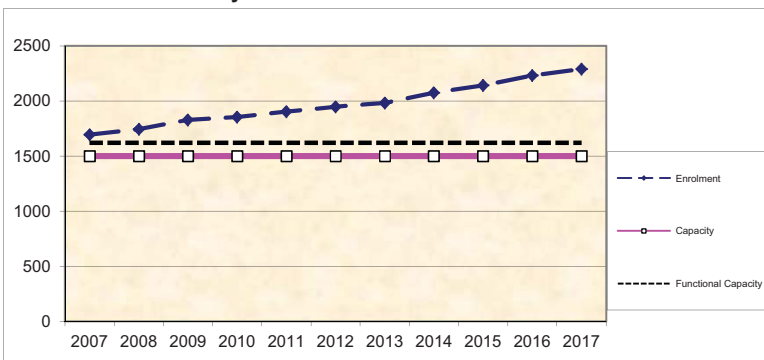
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no projects identified at South Meridian in the Capital Plan. The School District has received approval to purchase a new secondary school site in the Grandview Heights area and will be submitting a proposal for a construction of a new secondary school in the 2012 - 2016 Five Year Capital Plan, to relieve projected long term capacity shortfall in South Surrey secondary schools. The proposed development will not have an impact on these projections.

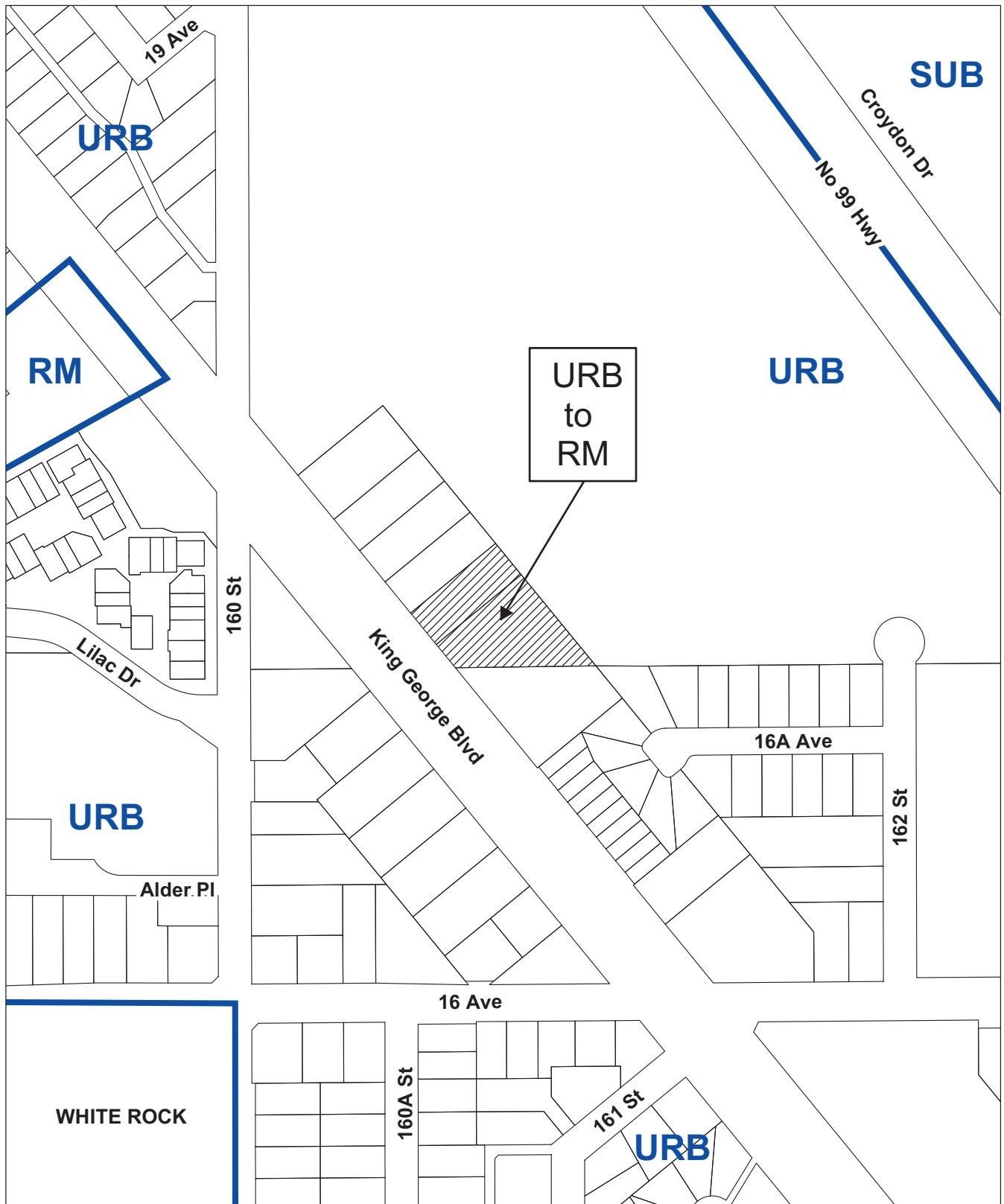
South Meridian Elementary



Earl Marriott 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.

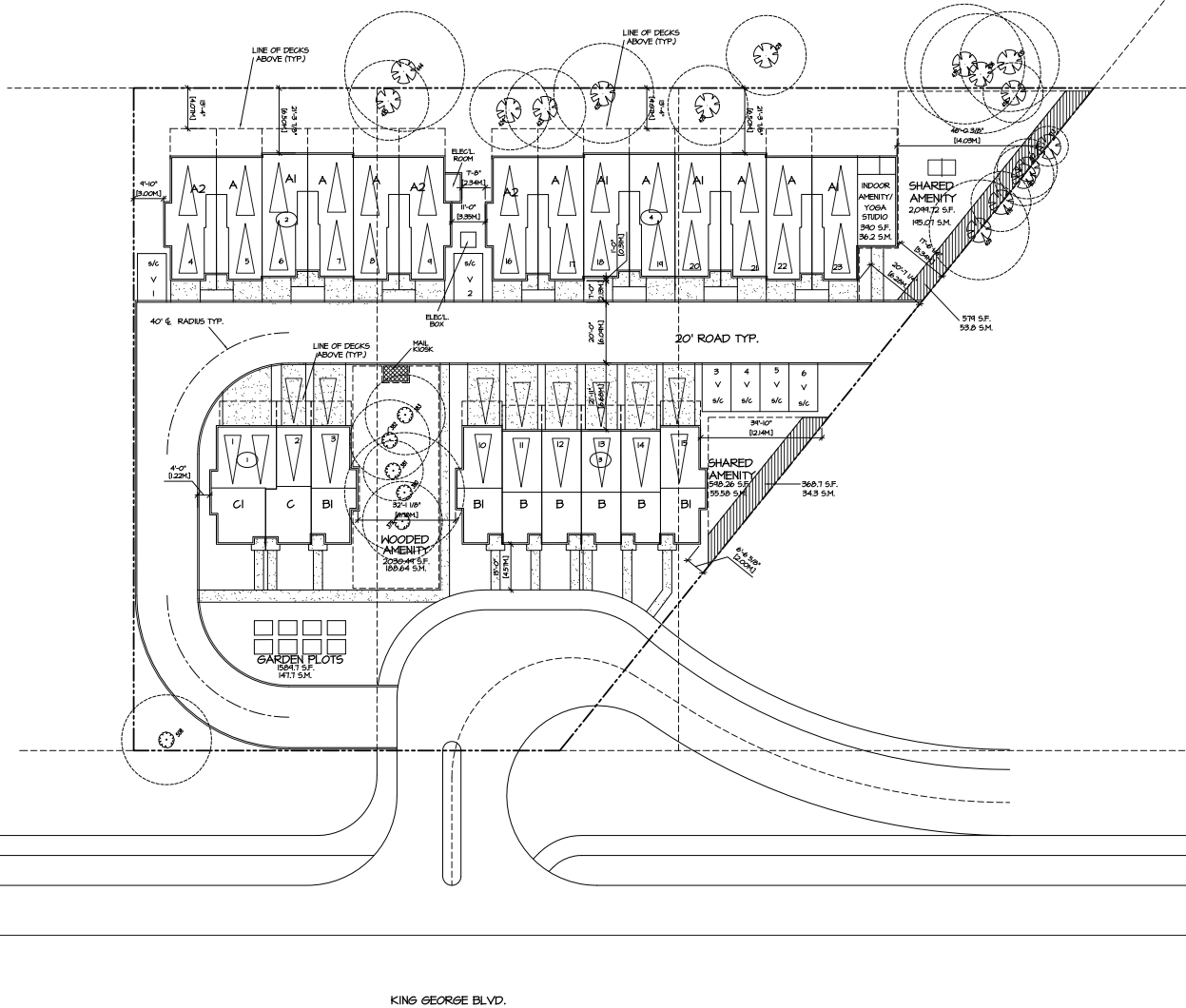


OCP Amendment

Proposed amendment from Urban to Multiple Residential



EXISTING SINGLE FAMILY



DEVELOPMENT DATA

ZONING :	RM-30		
GROSS SITE AREA	49,945.0 S.F. 1.134 Ac.	4,601.52 m ² 0.461 Ha.	
DENSITY :	ALLOWABLE: (RM-30) 35 UNITS PROPOSED: 23 UNITS	30 Ac. 20 Ac.	75 U.P./Ha 50 U.P./Ha
F.A.R. :	ALLOWABLE: (RM-30) 0.90 PROPOSED: 0.62	44,635.50 S.F. 30,960.0 S.F.	4,146.71 m ² 2,871.02 m ²
SITE COVERAGE :	ALLOWABLE: 45% PROPOSED: 36%	22,317.75 S.F. 17,712.64 S.F.	2,073.39 m ² 1,645.56 m ²
NET SITE AREA	45,724.9 S.F. 1.050 Ac.	4,247.90 m ² 0.425 Ha.	
DENSITY :	ALLOWABLE: (RM-30) 32 UNITS PROPOSED: 23 UNITS	30 Ac. 22 Ac.	75 U.P./Ha 54 U.P./Ha
F.A.R. :	ALLOWABLE: (RM-30) 0.90 PROPOSED: 0.68	41,524.4 S.F. 30,960.0 S.F.	3,823.18 m ² 2,871.02 m ²
SITE COVERAGE :	ALLOWABLE: 45% PROPOSED: 34%	20,576.22 S.F. 17,712.64 S.F.	1,911.54 m ² 1,645.56 m ²
AMENITY :			
INDOOR	REQUIRED: 32.3 / UNIT PROVIDED: 340.0 S.F.	742.9 S.F. 340.0 S.F.	69.0 m ² 36.2 m ²
OUTDOOR	REQUIRED: 32.3 / UNIT PROVIDED: 4674.0 S.F.	742.9 S.F. 4674.0 S.F.	69.0 m ² 434.7 m ²
PARKING :	REQUIRED: 2 / UNIT 0.2 / UNIT TOTAL PROVIDED: 2 / UNIT TOTAL	46 (RESIDENT) 4.6 (VISITORS) 50.6 SPACES 46 (RESIDENT) 6 (VISITORS) 52 SPACES	

UNIT BREAKDOWN

UNIT A	3 BDRM	1330.0 S.F.	x 7 UNITS =	9310.0 S.F.
UNIT A1	3 BDRM	1330.0 S.F.	x 4 UNITS =	5320.0 S.F.
UNIT A2	3 BDRM	1376.0 S.F.	x 3 UNITS =	4128.0 S.F.
UNIT B	2 BDRM	1235.0 S.F.	x 4 UNITS =	4940.0 S.F.
UNIT B1	2 BDRM	1366.0 S.F.	x 3 UNITS =	4098.0 S.F.
UNIT C	3 BDRM	1522.0 S.F.	x 1 UNIT =	1522.0 S.F.
UNIT C1	3 BDRM	1650.0 S.F.	x 1 UNIT =	1650.0 S.F.
TOTAL			23 UNITS =	30,960.0 S.F. 2,871.02 m²

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ISSUED FOR	BY	DATE	ISSUE	REV.	DATE



DESIGN: DMB
DRAWN: [Signature]
DATE: JUL 9 12
SCALE: 1" = 20'-0"

CLIENT: DAMON & SAWYER
PROJECT: TOWNHOUSE DEVELOPMENT
1112 & 1102 KING GEORGE BLVD., SURREY, BC
SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
601	AC-3.1
PROJECT NO.	REV. NO.
11065	

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.AUG.11	NEW SITE PLAN / CITY COMMENTS	DO
2	12.AUL.11	NEW SITE PLAN / CITY COMMENTS	DO

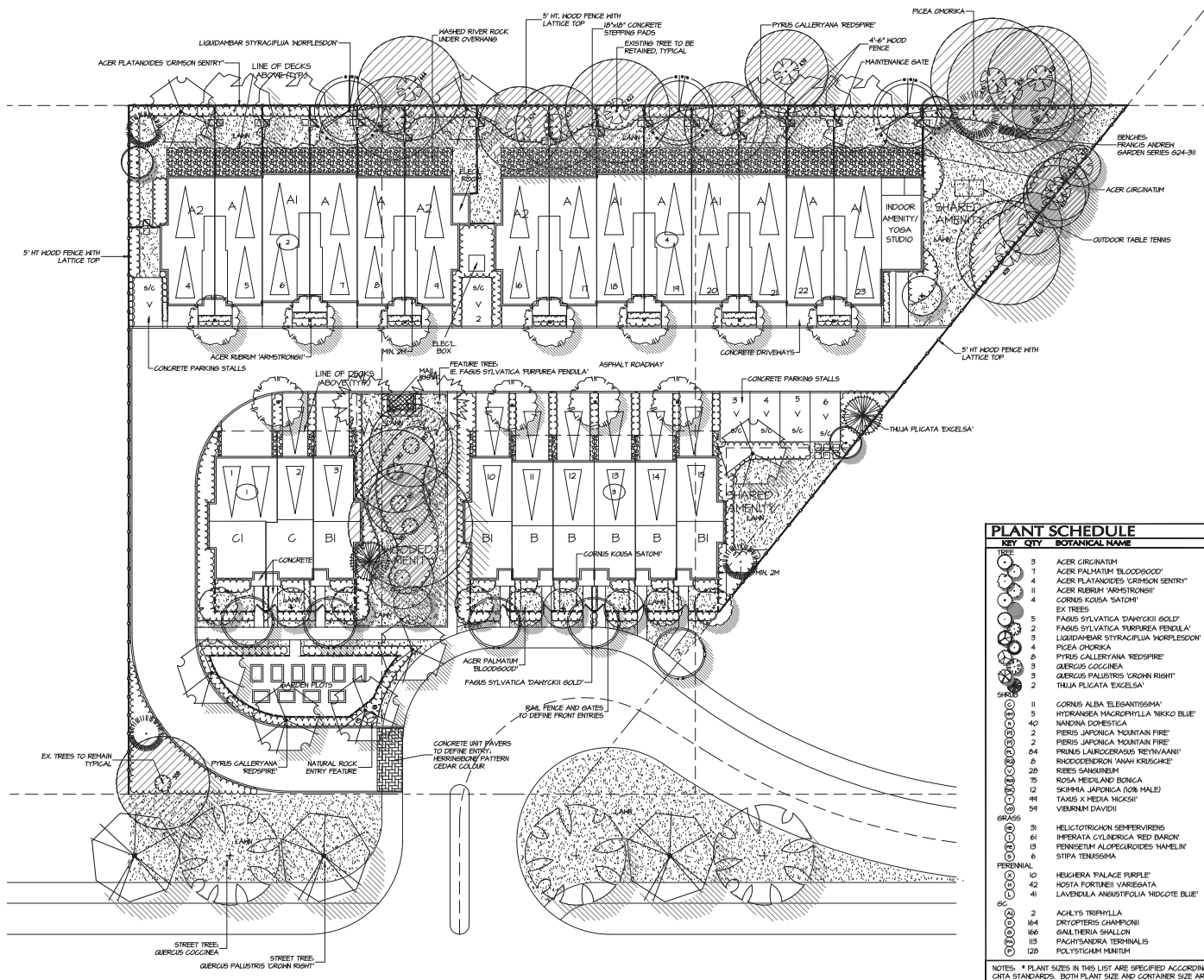
CLIENT:
DAWSON & SAWYER

PROJECT:
**TOWNHOUSE DEV.
1712 & 1702 KING GEORGE BLVD.
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE
TREE PLAN**

DATE: 12.MARCH.08 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

L1
OF 3



PLANT SCHEDULE				PMG JOB NUMBER:
KEY	QTY	BOTANICAL NAME	COMMON NAME	12-037
3		ACER CIRCINATUM	VINE MAPLE	25M HT, B4B, 5 STEM CLUMP
1		ACER PALMATUM 'BLOODWOOD'	JAPANESE MAPLE	5CM GAL; 23M HT; B4B; UPRIGHT FORM
4		ACER PLATANOIDES 'CRIMSON SENTINEL'	COLLIMAR CRIMSON SENTINEL MAPLE	6CM GAL; 2M STD; B4B
11		ACER RUBRUM 'ARMSTRONGII'	COLLIMAR RED MAPLE	6CM GAL; 2M STD; B4B
4		CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	25M HT; B4B; 1.2M STD
EX TREES				
5		FAGUS SYLVATICA 'DANKYIKI GOLD'	GOLDEN FASTIGIATE BEECH	6CM GAL; B4B
2		FAGUS SYLVATICA 'PURPUREA PENDULA'	KEEPS COPPER BEECH	10CM GAL; 1.2M STD; B4B
3		LIQUIDAMBAR STRYRACIFLUA 'MORPLESDON'	MORPLESDON SHEET BUM	6CM GAL; 2M STD; B4B
4		PICEA CHOROKA	SERBIAN SPRUCE	2.15M HT; B4B
9		PYRUS CALLERYANA 'RED SPIRE'	ORNAMENTAL PEAR	6CM GAL; 1.5M STD; B4B
3		QUERCUS COCCINEA	SCARLET OAK	10CM GAL; 2M STD; B4B
5		QUERCUS PALUSTRIS 'GRONN RIGHT'	GRONN RIGHT OAK	10CM GAL; 2M STD; B4B
2		TULIA PLICATA 'EXCELSA'	HESTER RED CEDAR	3.5M HT; B4B
SHRUB				
11		CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
5		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#8 POT; 80CM
40		NAIDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT
2		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROEDA	#3 POT; 50CM
2		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROEDA	#3 POT; 50CM
84		PRUNUS LAUROCERASUS 'REYNOLDAII'	RUSSIAN LAUREL	#3 POT; 60CM
6		RHOXODENDRON 'ANAH KRUSCHKE'	RHOXODENDRON BLUE	#3 POT; 50CM
20		REESIA SANSANUM	RED FLOVERING CURRENT	#2 POT; 50CM
75		ROSA 'HEIDLAND BONICA'	BONICA ROSE	#2 POT; 40CM
12		SKIMMIA JAPONICA (10B MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
40		TAXUS X MEDIA 'NIGSII'	HICKS YEW	1.0M B4B
54		VEIBURNUM DAVIDII	DAVID'S VEIBURNUM	#2 POT; 30CM
GRASS				
31		HELCYOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
51		IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
13		PENISSETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT
6		STIPA TENUSSIMA	HICKAN FEATHER GRASS	#1 POT
PERENNIAL				
10		HEUCHERA 'PALACE PURPLE'	VARIEGATED HOSTA	15CM POT
42		HOSTA 'FORTUNEI VARIEGATA'	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE
41		LAVENDULA ANGIUSTIFOLIA 'NICOLOTE BLUE'	ENGLISH LAVENDER	#1 POT
6C				
2		AGALYS 'TRIPHILLA'	VANILLA LEAF	#1 POT
164		DRYOPETES CHAMPSONII	CAMPSON'S HOOD FERN	#1 POT; 35CM
166		GAILTHERIA SHALLOON	SALAL	#1 POT; 30CM O.C.
113		PACHYSANDRA TERMINALIS	JAPANESE SARGE	#1 POT; 15CM
120		POLYSTICHUM MUNITUM	HESTER SHARD FERN	#1 POT; 25CM

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
TREES TO BE PLANTED NO CLOSER THAN 2M FROM BUILDINGS

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0061-00

Issued To: Rita Dezen

("the Owner")

Address of Owner: 13656 27 AVE
SURREY BC V4P 1S5

Issued To: Angelo Ramogida

("the Owner")

Address of Owner: 16453 GLENWOOD CRES S
SURREY BC V4N 1Y4

Issued To: Edith Ramogida

("the Owner")

Address of Owner: 16453 GLENWOOD CRES S
SURREY BC V4N 1Y4

Issued To: Antonio Ramogida

("the Owner")

Address of Owner: 16453 GLENWOOD CRES S
SURREY BC V4N 1Y4

Issued To: Aldo Dezen

("the Owner")

Address of Owner: 13676 27 AVE
SURREY BC V4P 1S5

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: 010-075-151
LT 1 N1/2 W1/2 SW SEC 13 T1 PL 15389
1702 King George Blvd

Parcel Identifier: 010-075-186
LT 2 N1/2 W1/2 S1/2 SW SEC 13 T1 PL 15389
1712 King George Blvd

(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(es) change(s), 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 in Section F, Part 22 as follows:

(a) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5m (25ft) to 6.5m (21 ft) to the building envelope;

(b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5m (25 ft) to 4.1m (13.5 ft) to the outermost portion of the sun deck;

(c) to reduce the minimum front yard setback of the RM-30 Zone from 7.5m (25 ft) to 4.5m (15 ft);

(d) to reduce the minimum (north) side yard setback of the RM-30 Zone from 7.5m (25 ft) to 3.0m (10 ft) and 7.3m (24 ft);

(e) to reduce the minimum (south) side yard setback of the RM-30 Zone from 7.5m (25 ft) to 2.0m (6.5 ft), 6.3m (20 ft) and 5.3m (17 ft)

(f) to allow for three (3) visitor parking stalls within the side yard setbacks
and as shown in the attached Schedule A.

8. The Land shall be developed strictly in accordance with the attached Schedule A and with the terms and conditions and provisions of this development variance permit.
9. 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.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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

