

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 19 townhouse units.

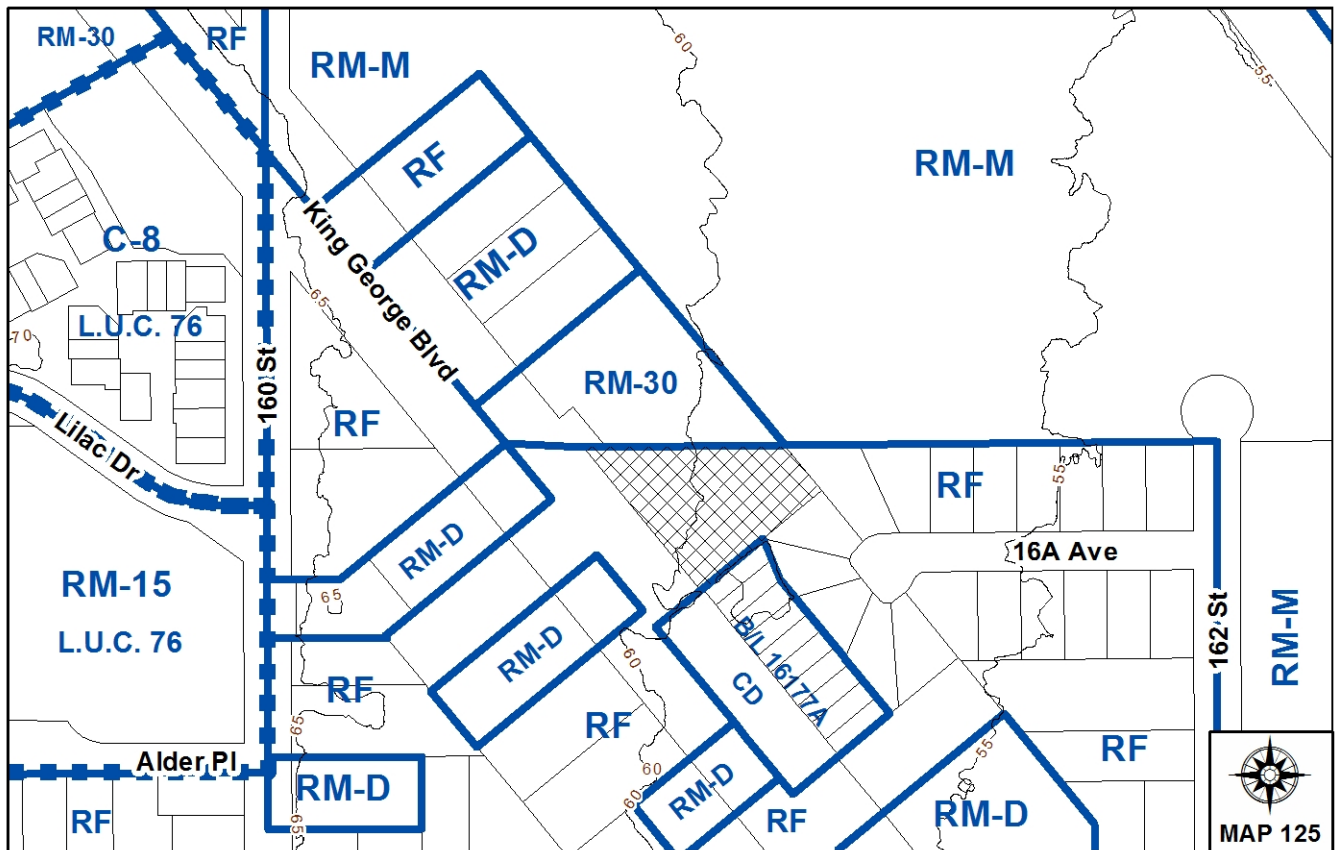
LOCATION: 1674 - King George Boulevard

OWNER: Keith S Ingenthron

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 and side yard building setbacks and to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.
- The applicant is seeking to reduce the amount of indoor amenity space from 126 sq. m (1,356 sq. ft) to 36 sq. m (387 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 22 u.p.a is reflective of recent townhouse projects in south Surrey, including the property immediately to the north west, which is proposed to be consolidated with the subject site. The location of the subject site on King George Boulevard 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 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 project also requires a Development Variance Permit to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement. Flex spaces are proposed at grade fronting sidewalks. As a result, all units with tandem parking arrangements include one unenclosed parking space.
- 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 1674 King George Boulevard from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VI).
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 1674 - King George Boulevard 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 126 sq. m (1,356 sq. ft) to 36 sq. m (387 sq. ft).
5. Council authorize staff to draft Development Permit No. 7913-0160-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0160-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.); and
 - (c) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.
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) construction of a 1.8 metre (6 ft.) concrete fence along the north property line;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) 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;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (k) the applicant adequately address the impact of reduced indoor amenity space.
8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate a portion of 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 III.
- School District: Projected number of students from this development:
- 4 Elementary students at South Meridian Elementary School
 - 2 Secondary students at Early Marriott Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2014/Spring 2015.
- (Appendix IV)
- 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:	Townhouses approved under application No. 7912-0061-00.	Multiple Residential/Townhouse 22 u.p.a	RM-30
East:	Single family dwellings.	Urban/Single family residential 6 upa	RM-M and RF
South:	Single family dwellings and row houses.	Urban/Single family residential 6 upa and Townhouse 10 upa	CD (By-law No. 16177A) and RF
West (Across King George Boulevard):	Single family dwelling and duplexes.	Urban/Townhouse 15 upa	RF and RM-D

JUSTIFICATION FOR PLAN AMENDMENT

- 1674 - King George Boulevard 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 for 1674 King George Boulevard 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, including the project on the property at 1708 King George Boulevard (the adjacent site to the north), which was approved for 23 townhouse units at a density of 22 u.p.a in May, 2013 (7912-0061-00). 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.
- Proposed tree retention is reasonable and includes the best quality trees.

DEVELOPMENT CONSIDERATIONS

Background

- The adjacent site to the north, 1708 - King George Boulevard was the subject of application No. 7912-0061-00, which provided approval for 23 townhouse units and was completed in May, 2013.
- Under application 7912-0061-00, the applicant was unable to acquire 1674 - King George Boulevard (the subject site) for inclusion in the application. Nevertheless, easements were established over 1708 - King George Boulevard in favour of 1674 - King George Boulevard for site access and joint use of the outdoor amenity area upon future development of 1674 - King George Boulevard for townhouses.
- Subsequent to the completion of application 7912-0061-00, the applicant was able to acquire 1674 - King George Boulevard and proposes to consolidate it with 1708 - King George Boulevard to create a forty-two (42) unit townhouse development under a single strata.

Current Proposal

- This application (No. 7913-0160-00) is for an additional nineteen (19) townhouse units at 1674 - King George Boulevard, which is proposed to be consolidated with 1708 - King George Boulevard for a total of forty-two (42) townhouse units.
- 1674 - King George Boulevard is currently zoned "Single Family Residential Zone (RF)".
- The proposed zoning is RM-30. At forty-two (42) townhouse units, the overall unit density for both sites (1674 and 1708 King George Boulevard) is 22 u.p.a and the floor area ratio (FAR) is 0.68.
- The amount of outdoor amenity area proposed for the entire townhouse site (1674 and 1708 King George Boulevard) is 1,210 sq. m (13,024 sq. ft), which is more than six (6) times the amount required under the Zoning By-law. The outdoor amenity consists of three (3) separate areas located throughout the site.
- The indoor amenity space was provided under Surrey Development Application No. 7912-0061-00.
- No additional indoor amenity space is proposed under this application, therefore the applicant is seeking to reduce the amount of indoor amenity space from 126 sq. m (1,356 sq. ft) to 36 sq. m (387 sq. ft.) over the consolidated site (1674 and 1708 King George Boulevard). The proposed reduced indoor amenity space still maintains a functional amenity area and the shortfall will be addressed through a cash-in-lieu arrangement.
- There are four (4) properties to the north of the subject site that are also designated "Townhouse 10 u.p.a." in the King George Corridor Plan.
- 7906-0111-00, located directly south of the subject site, created ten (10) CD-zoned single family small lots, five (5) RF-zoned 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 utilize the access to King George Boulevard provided by the subject development. An access easement has been registered over 1708 King George Boulevard to facilitate future development traffic from the four (4) properties to the north.

Trees

- The applicant retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 5 by-law sized trees on-site, of which 4 are proposed to be retained and 1 is 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
Western Red Cedar	1	1	0
Douglas Fir	3	3	0
Weeping Willow	1	0	1
Total	5	4	1

- The site plan (comprising 1674 and 1708 King George Boulevard) 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.
- Staff are satisfied with the tree preservation achieved in the project.

DESIGN PROPOSAL AND REVIEW

- The proposed nineteen (19) unit townhouse 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 was established under Surrey Development Application No. 7912-0061-00 and reflects a cluster of trees, including one (1) Giant Sequoia, that are being preserved.
- The proposed nineteen (19) townhouse units are oriented to front the street and provide for a human-scale streetscape.
- All of the proposed units have tandem parking configurations. Two interior tandem parking spaces within an enclosed garage will be provided for eight (8) of the nineteen (19) units. The remaining units are proposed to have a tandem parking arrangement with one internal and one external parking space.
- The proposed number of visitor parking stalls exceeds the parking requirements for the RM-30 zone. In addition, on-street parking will be provided within the frontage road.

- 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.

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.

PRE-NOTIFICATION

- Pre-notification letters were mailed out on September 25, 2013 and staff received the following comments:
- The current property owner of 1674 - King George Boulevard, from whom the developer of the subject site has a contract to purchase the property, expressed concerns regarding the proposed number of townhouse units. He was under the impression that a maximum of 17 units could be developed on the property.

(Staff discussed the details of the proposal with the owner. The proposed 19-unit townhouse development is consistent with the density and FAR approved under application no. 7912-0061-00 to the north.)

- The property owner of 1724 King George Boulevard expressed concerns regarding the single vehicular access point for all 42 units being located adjacent to her property line. Her specific concerns include noise and activity levels.

(Two points of access are not required for 42 units. From an Urban Design perspective, the site layout provides a desirable streetscape along King George Boulevard. Staff discussed the concerns with the applicant and the agent. The applicant proposes to construct a concrete fence along the property line shared with the owner of 1724 - King George Boulevard that, in combination with the lower grade on the development site, should mitigate noise and headlight concerns.

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) (south) side yard setback requirement of the RM-30 Zone to 4.4.m (14.4 ft).

Applicant's Reasons:

- Landscaping including trees and shrubs will provide visual separation and privacy between this development and the property to the south.

Staff Comments:

- Landscaping will provide screening to the property to the south. In addition to this, the siting of the units is staggered in relation to the adjacent buildings to the south.
- The 4.4 m (14.4 ft.) setback relates to the side condition of the unit pertaining to one of the buildings. The other building provides a setback of 7 m (23 ft.).
- Staff support the proposed variance.

(b) 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 24 m (79 ft) from King George Boulevard.
- Staff support the proposed variance.

(c) Requested Variance:

- To vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.

Applicant's Reasons:

- The unenclosed parking space is to allow for living space fronting public roads sidewalks.

Staff Comments:

- Having living space at street level along frontages and along internal pathways and open spaces is a desirable urban design objective, as it assists in promoting interaction with the public realm as well as casual surveillance of the street and internal gathering spaces.
- Staff support the proposed variance.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 10, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> Urban infill area
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Permitted gross density: 54.3 uph / 22 upa Proposed gross density: 53.3 uph / 21.5 upa 42 ground-oriented townhomes covering 35.7% of the site area 43% of units are 2 bedrooms, 57% of units are 3+ bedrooms
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils \geq 300 mm in depth Sediment control devices Perforated pipe systems 4 protected trees retained 40 trees planted on-site (4:1 tree replacement ratio) Recycling pickup made available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Connected to off-site pedestrian pathways

<p>5. Accessibility & Safety (E1-E3)</p>	<ul style="list-style-type: none"> • Units are located facing the street to allow for natural surveillance. • Front yards with low fencing creates defensible space for each resident. • Clear transition between public and private space. • No hidden areas and no underground parking. • Playground/recreation space • Outdoor community gathering space
<p>6. Green Certification (F1)</p>	<ul style="list-style-type: none"> • No
<p>7. Education & Awareness (G1-G4)</p>	<ul style="list-style-type: none"> • No

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. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7913-0160-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/da

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DEVELOPMENT DATA SHEET

(subject site only)

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3411.1 m ²
Road Widening area		188.76 m ²
Undevelopable area		
Net Total		3222.34 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36.5%
Paved & Hard Surfaced Areas		22.6%
Total Site Coverage		59.4%
SETBACKS (in metres)		
North	7.5 m	0 m
East	7.5 m	17.0 m
South	7.5 m	4.4 m
West	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.1 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		11
Three Bedroom +		8
Total	19	19
FLOOR AREA: Residential		2292.6 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2292.6 m ²

** 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)	54.3 upa / 22 upa	53.5 uph / 21.5 upa
# of units/ha /# units/acre (net)	54.3 uph / 22 upa	54.3 uph / 22 upa
FAR (gross)	0.9	0.67
FAR (net)	0.9	0.71
AMENITY SPACE (area in square metres)		
Indoor	57 m ²	36 m ²
Outdoor	57 m ²	772 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2 x 11 = 22	22
3-Bed	2 x 8 = 16	16
Residential Visitors	0.2 x 19 = 3.8	4
Institutional		
Total Number of Parking Spaces	42	42
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		38 (100%)
Size of Tandem Parking Spaces width/length	3.2 m x 12.2 m	3.2 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET
(consolidated site - 1674 & 1708 KGB) **Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7877.16 m ²
Road Widening area		188.78 m ²
Undevelopable area		
Net Total		7688.38 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	35.7 ⁰ %
Paved & Hard Surfaced Areas		22 ⁰ %
Total Site Coverage		57.7 ⁰ %
SETBACKS (in metres)		
North	7.5 m	3.0 m (approved under application no. 7912-0061-00)
East	7.5 m	4.0 m (approved under application no. 7912-0061-00)
South	7.5 m	4.4 m
West	7.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.1 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		18
Three Bedroom +		24
Total	42	42
FLOOR AREA: Residential		5192 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5192 m ²

** 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)	54.3 upa / 22 upa	53.5 uph / 21.5 upa
# of units/ha /# units/acre (net)	54.3 uph / 22 upa	54.3 uph / 22 upa
FAR (gross)	0.9	0.66
FAR (net)	0.9	0.68
AMENITY SPACE (area in square metres)		
Indoor	126 m ²	36 m ²
Outdoor	126 m ²	1,2210 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2 x 18 = 36	36
3-Bed	2 x 24 = 48	48
Residential Visitors	0.2 x 42 = 8.5	9
Institutional		
Total Number of Parking Spaces	95	95
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		82 (98%)
Size of Tandem Parking Spaces width/length	3.2 m x 12.2 m	3.2 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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OVERALL STREETScape - KING GEORGE BOULEVARD
SCALE: 1/16" = 1'-0"

▲	2013-10-02	REVISED FOR K20P
▲	2013-09-20	REVISED SHOT DIRECTION
▲	2013-08-06	ADDITIONAL ROAD DEDICATION
▲	2013-07-18	REVISED FOR CP
▲	2013-06-27	ISSUED FOR RZ0P

REVISIONS:
CONSULTANT

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

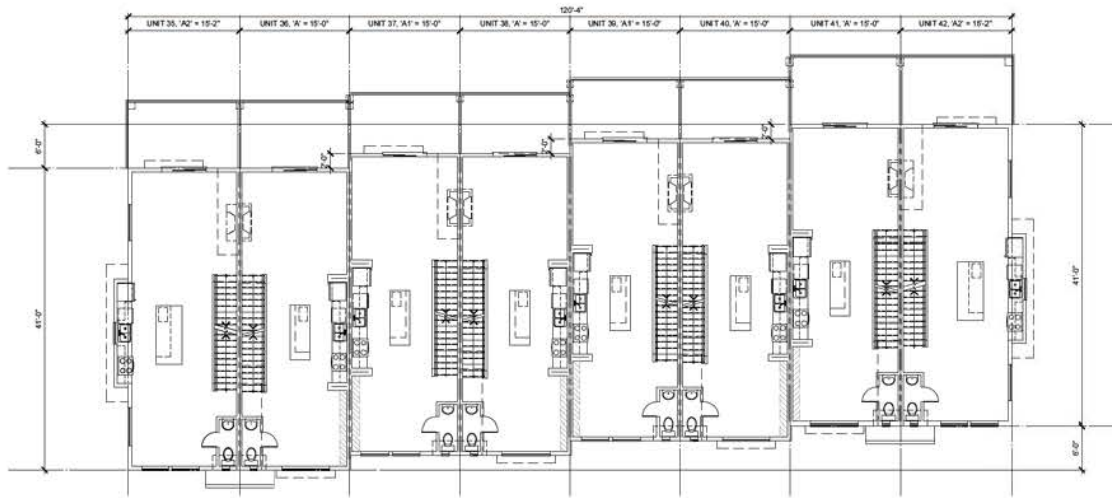
PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1674 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: T913-0160-00
DRAWING TITLE

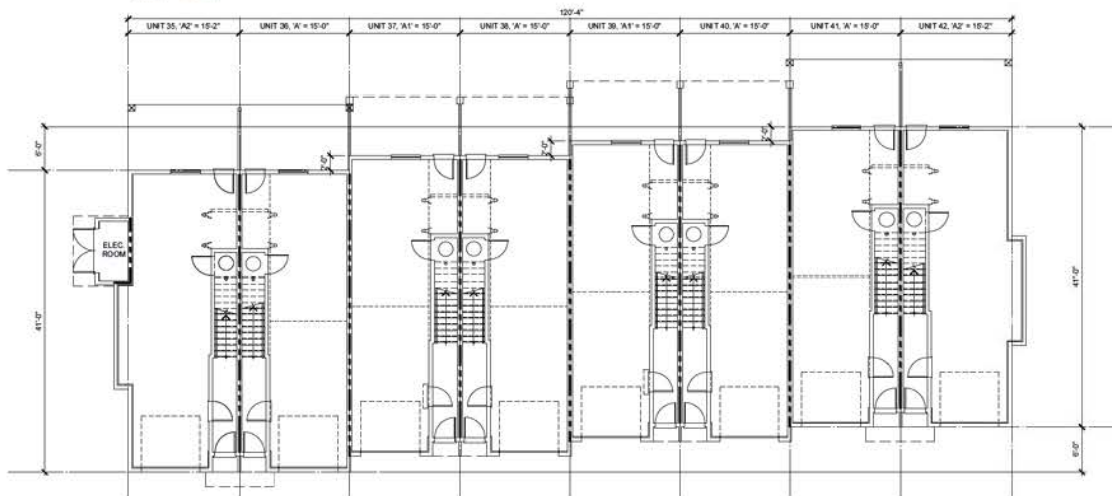
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KING GEORGE
BOULEVARD**

DATE: 2013.06.27 FILE NO:
DWN: CL
CHK: **1306**

SEAL
SHEET NO.



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



 **LOWER FLOOR PLAN**
SCALE: 1/8"=1'-0"

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2013-10-02	REVISED FOR R20P
2013-09-20	REVISED UNIT DIMENSIONS
2013-08-05	ADDITIONAL ROAD DEDICATION
2013-07-18	REVISED FOR CP
2013-06-27	ISSUED FOR R20P

REVISIONS:
CONSULTANT

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1674 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: TR13-0160-00
DRAWING TITLE

**BUILDING 5
LOWER & MAIN
FLOOR PLANS**

DATE: 2013.06.27 FILE NO:
DWN: CL/HK
CHK: **1306**

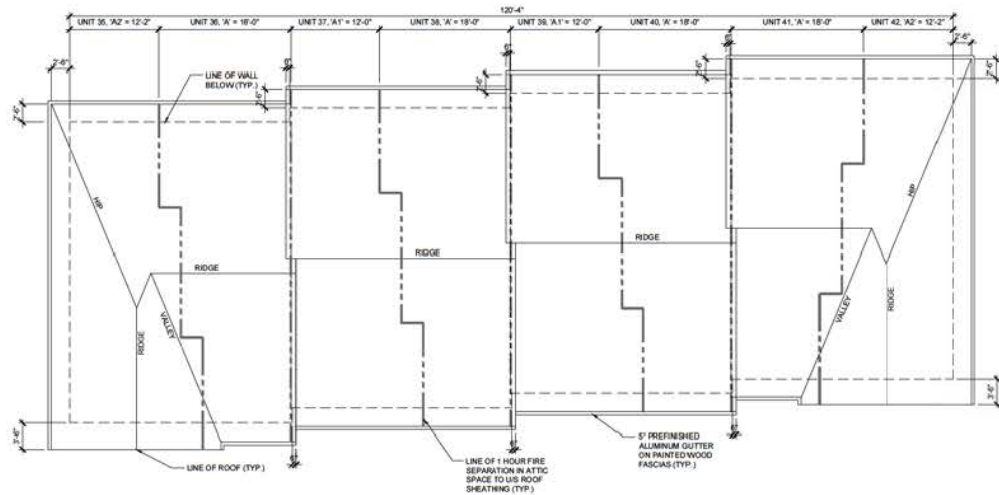
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BUILDING 5

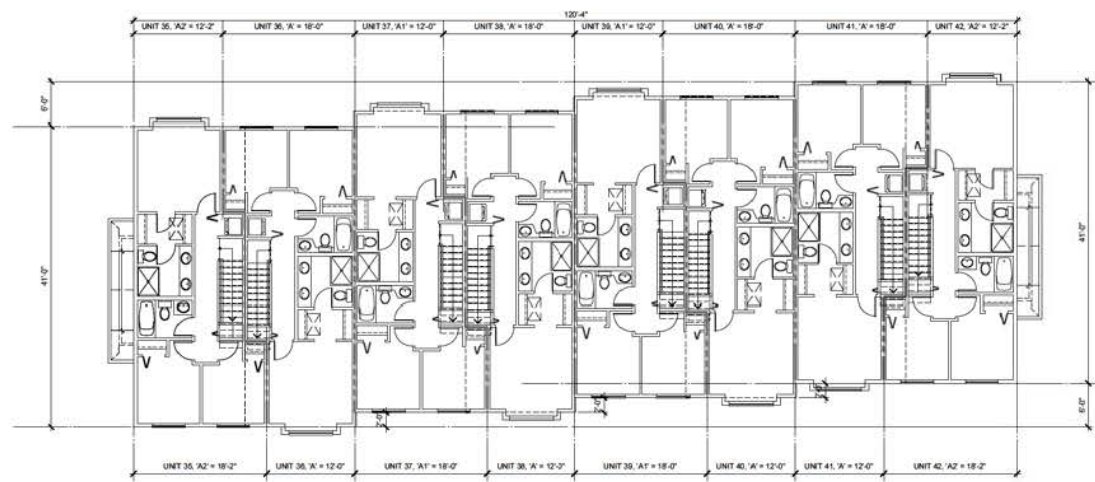
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Project: 2013-06-27 10:00 AM - 10:00 AM
 File: 2013-06-27 10:00 AM - 10:00 AM
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ROOF PLAN
SCALE: 1/8"=1'-0"



 **UPPER FLOOR PLAN**
SCALE: 1/8"=1'-0"

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2013-06-27	ISSUED FOR RZDP
2013-06-20	REVISED UNIT ORIENTATION
2013-06-08	ADDITIONAL ROAD DEDICATION
2013-05-18	REVISED FOR DP
2013-06-27	ISSUED FOR RZDP

REVISIONS:
CONSULTANT

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1474 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: T913-0160-00
DRAWING TITLE

**BUILDING 5
UPPER FLOOR &
ROOF PLANS**

DATE: 2013.06.27 FILE NO:
OWN: CL/HK
CHK: **1306**

SEAL
SHEET NO

BUILDING 5

DP- 04



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

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



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

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

ELEVATION LEGEND

- | | |
|---|---|
| ① DRYWID ROOF | ②③ LATTICE AND FLOWER BOX |
| ② FINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ④ DOWNSPOUT |
| ③ 1/4" WOOD TRIM ON 2X10 WOOD FASCIA | ⑤ 2X4 WINDOW SILL CAP ON 2X8 WOOD TRIM |
| ④ SHINGLE SIDING | ⑥ 2X4 WINDOW SILL CAP ON 2X10 WOOD TRIM |
| ⑤ HORIZONTAL VINYL SIDING | ⑦ CULTURED STONE |
| ⑥ HARDIE PLANK SIDING | ⑧ DECORATIVE WOOD PURLIN |
| ⑦ WOOD POST W/ COMBACED FASCIA | ⑨ DECORATIVE 2X WOOD TRUSSES |
| ⑧ 15K36 ORNAMENTAL LOUVERS | ⑩ DECORATIVE CHIMNEY CAP |
| ⑨ PREFAB METAL RAILINGS | ⑪ 1X2 WOOD TRIM |
| ⑩ 15K50 PAINTED HARDIE SHUTTERS | ⑫ 15K36 ORNAMENTAL LOUVERS |
| ⑪ PAINTED WOOD KNEE BRACE | ⑬ 1400 OR 1407Z PAINTED EXTERIOR PLYWOOD SHUTTERS |
| ⑫ 2X6 WOOD TRIM | ⑭ 2X6 WOOD POST |
| ⑬ PLANT SHELF | ⑮ 2X10 WOOD TRIM |
| ⑭ 2X10 WOOD TRIM | ⑯ 2X12 FASCIA BOARD |
| ⑮ PRIVACY SCREEN | ⑰ DROPPED BEAM |
| ⑯ 4X8 DECORATIVE BRACKET @ 2'-0" | ⑱ SHINGLE ROOF |

REVISIONS	CONSULTANT
2013-05-08 RE-DRAWN FOR R20P	
2013-09-20 REVISED UNIT ORIENTATION	
2013-09-20 ADDITIONAL ROAD DEDICATION	
2013-02-18 RE-DRAWN FOR R20P	
2013-04-17 REVISED FOR R20P	

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

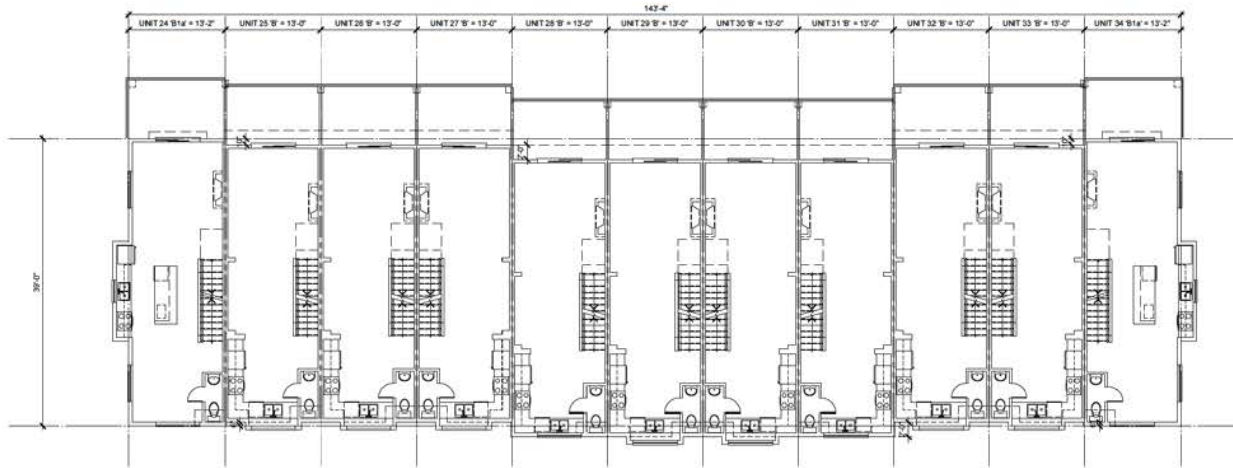
PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1674 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: TR13-0160-00
DRAWING TITLE

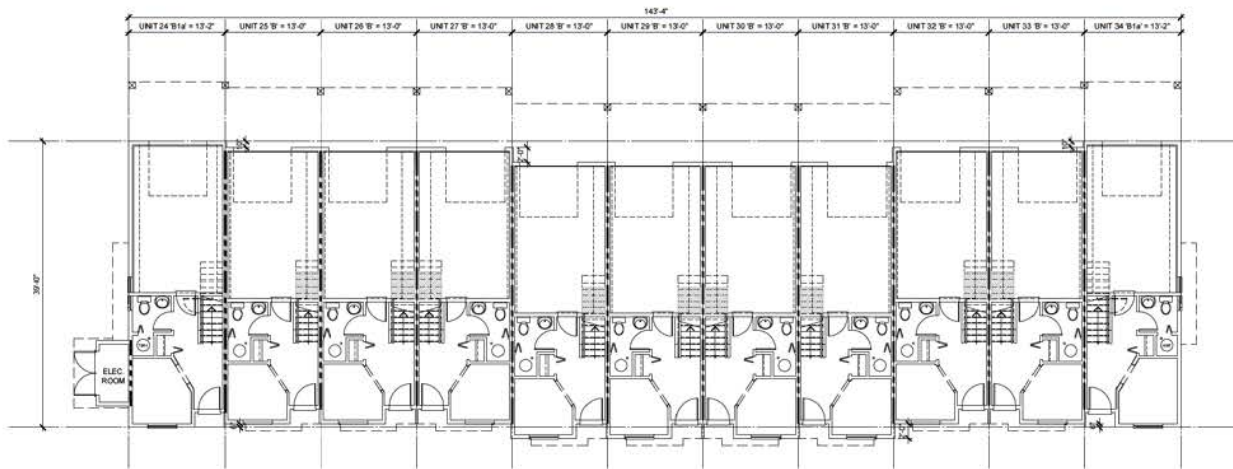
**BUILDING 5
ELEVATIONS**

DATE: 2013.04.27 FILE NO:
DWN: ch .1306
CHK:

SEAL
SHEET NO.



MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"




LOWER FLOOR PLAN
 SCALE: 1/8"=1'-0"

NO.	DATE	DESCRIPTION
2013-10-02		REVISED FOR RZDP
2013-09-20		REVISED UNIT DIMENSIONS
2013-08-08		ADDITIONAL ROAD DEDICATION
2013-07-18		REVISED FOR CPA
2013-06-27		ISSUED FOR RZDP

REVISIONS:
 CONSULTANT

CLIENT:
 MANORLANE HOMES
 (KING GEORGE) INC.

PROJECT:
 GEORGE
 PROPOSED TOWNHOUSE
 DEVELOPMENT - PHASE 2
 1874 KING GEORGE BOULEVARD
 SURREY, BC

SURREY FILE NO: T913-0160-00
 DRAWING TITLE

**BUILDING 6
 LOWER & MAIN
 FLOOR PLANS**

DATE: 2013.06.27 FILE NO.
 DWN: ch
 CHK: ch **1306**

SEAL
 SHEET NO.

BUILDING 6 DP-06



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

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



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

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

ELEVATION LEGEND

- | | |
|---|---|
| ① D/W/D ROOF | ②③ LATTICE AND FLOWER BOX |
| ② SHEATHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ④ DOWNSPOUT |
| ③ 1/4" WOOD TRIM ON 2X10 WOOD FASCIA | ⑤ 2X4 WINDOW SILL CAP ON 2X8 WOOD TRIM |
| ④ SHINGLE SIDING | ⑥ 2X4 WINDOW SILL CAP ON 2X10 WOOD TRIM |
| ⑤ HORIZONTAL VINYL SIDING | ⑦ CULTURED STONE |
| ⑥ HARDE PLANK SIDING | ⑧ DECORATIVE WOOD PURLIN |
| ⑦ WOOD POST W COMBATED FASCIA | ⑨ DECORATIVE 2X WOOD TRUSSES |
| ⑧ 15K36 ORNAMENTAL LOUVERS | ⑩ DECORATIVE CHIMNEY CAP |
| ⑨ PREFAB METAL RAILINGS | ⑪ 1X6 WOOD TRIM |
| ⑩ 15K50 PAINTED HARDEE SHUTTERS | ⑫ 15K36 ORNAMENTAL LOUVERS |
| ⑪ PAINTED WOOD KNEE BRACE | ⑬ 1400 OR 1407Z PAINTED EXTERIOR PLYWOOD SHUTTERS |
| ⑫ 2X6 WOOD TRIM | ⑭ 6X6 WOOD POST |
| ⑬ PLANT SHELF | ⑮ 2X10 WOOD TRIM |
| ⑭ 2X10 WOOD TRIM | ⑯ 2X10 FASCIA BOARD |
| ⑮ PRIVACY SCREEN | ⑰ DROPPED BEAM |
| ⑯ 4X8 DECORATIVE BRACKET @ 2'-0" | ⑱ SHINGLE ROOF |

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2013-10-08	RE-DRAWN FOR R20P
2013-09-20	REVISED UNIT ORIENTATION
2013-08-08	ADDITIONAL ROAD DEDICATION
2013-07-18	RE-DRAWN FOR R20P
2013-06-27	REVISED FOR R20P

REVISIONS
 CONSULTANT

CLIENT
MANORLANE HOMES
 (KING GEORGE) INC.

PROJECT
GEORGE
 PROPOSED TOWNHOUSE
 DEVELOPMENT - PHASE 2
 1674 KING GEORGE BOULEVARD
 SURREY, BC

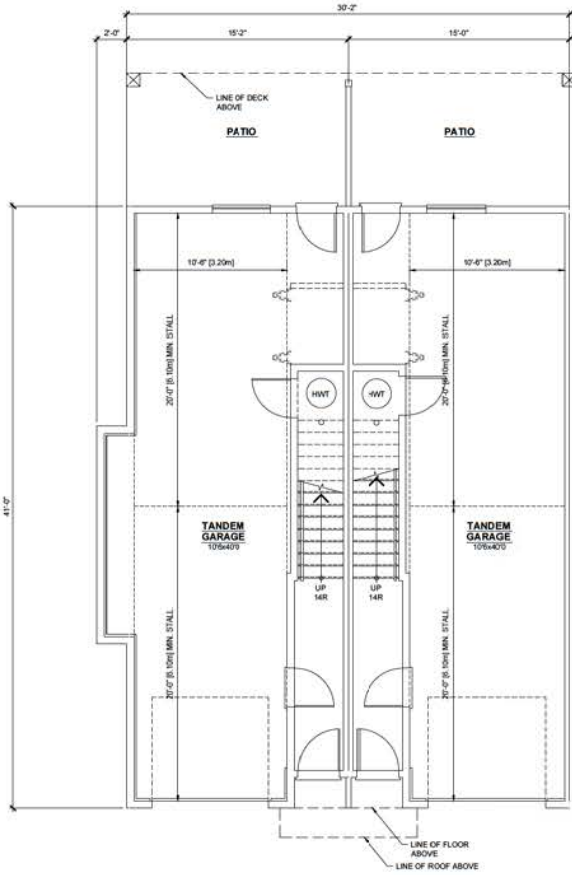
SURREY FILE NO: TR13-0160-00
 DRAWING TITLE

BUILDING 6 ELEVATIONS

DATE: 2013.06.27 FILE NO:
 DWN: ch 1306
 CHK:

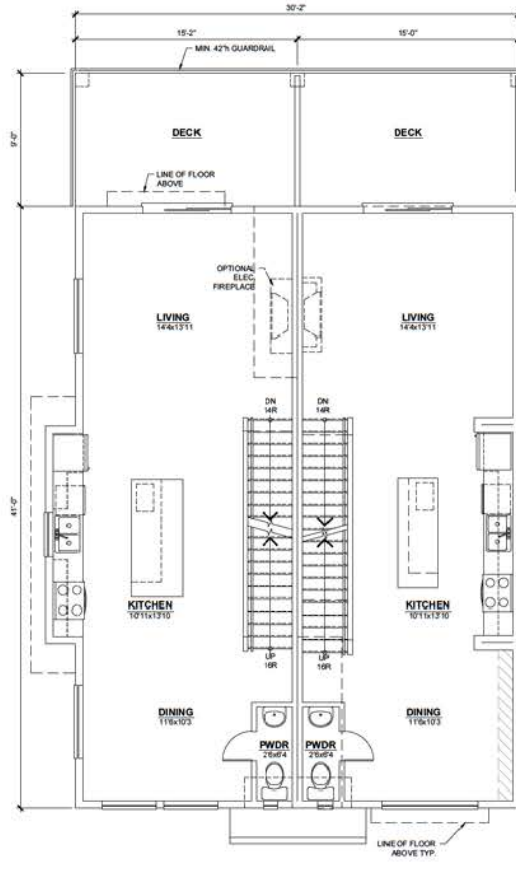
SEAL
 SHEET NO.

BUILDING 6 DP-08



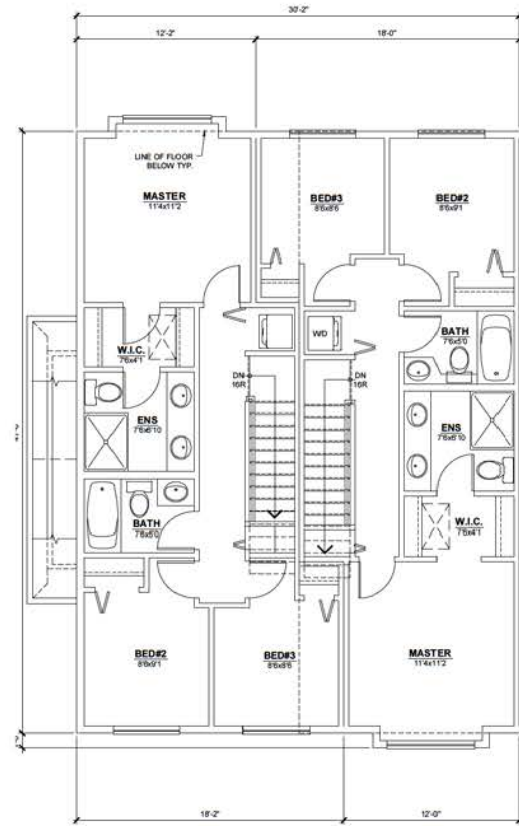
**UNIT 'A2'
LOWER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 114 SQ.FT.
GARAGE AREA: 530 SQ.FT.

**UNIT 'A'
LOWER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 114 SQ.FT.
GARAGE AREA: 494 SQ.FT.



**UNIT 'A2'
MAIN FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 652 SQ.FT.

**UNIT 'A'
MAIN FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 615 SQ.FT.



**UNIT 'A2'
UPPER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 630 SQ.FT.
TOTAL AREA: 1,396 SQ.FT.

**UNIT 'A'
UPPER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 623 SQ.FT.
TOTAL AREA: 1,352 SQ.FT.

2013-10-02	REVISED FOR RZDP
2013-10-20	REVISED UNIT ORIENTATION
2013-06-08	ADDITIONAL ROAD DEDICATION
2013-07-18	REVISED FOR CP
2013-06-27	REVISED FOR RZDP

REVISIONS:

CONSULTANT:

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1674 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: T913-0160-00
DRAWING TITLE

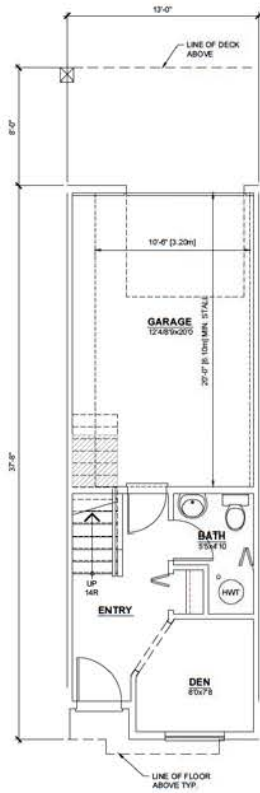
**DETAILED UNIT
PLANS A & A2**

DATE: 2013.06.27 FILE NO:
OWN: CL/ HK
CHK: **1306**

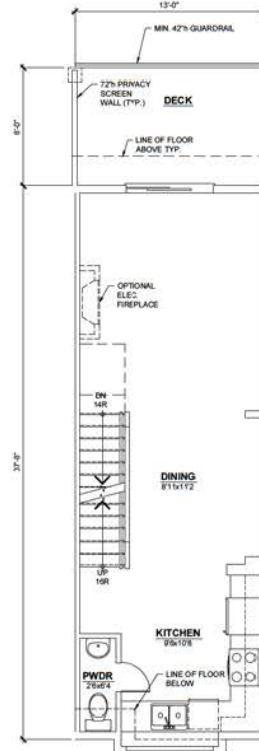
SEAL
SHEET NO

UNIT 'A2' & 'A'

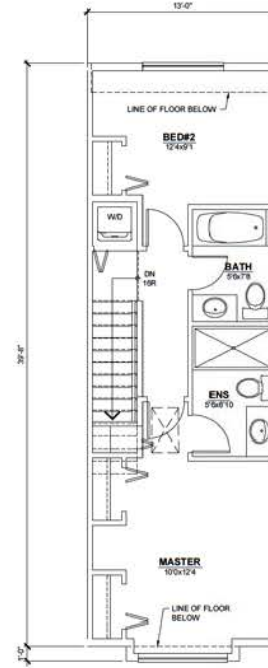
DP- 10



**UNIT 'B'
LOWER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 237 SQ. FT.
GARAGE AREA: 245 SQ. FT.



**UNIT 'B'
MAIN FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 497 SQ. FT.



**UNIT 'B'
UPPER FLOOR PLAN**
SCALE: 1/4"=1'-0"
FLOOR AREA: 523 SQ. FT.
TOTAL AREA: 1,257 SQ. FT.

2013-06-27	REVISIONS:
2013-06-27	ISSUED FOR RZDP
2013-06-18	RE-DESIGNED FOR CP
2013-06-06	ADDITIONAL ROAD DEDICATION
2013-06-05	REVISED UNIT ORIENTATION
2013-06-02	RE-DESIGNED FOR RZDP
2013-05-02	CONSULTANT

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

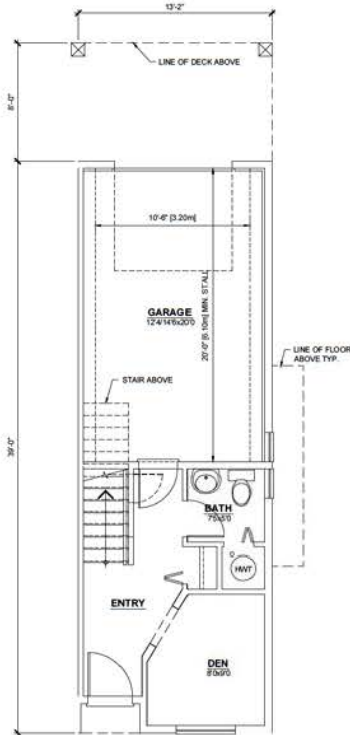
PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1474 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: T913-0160-00
DRAWING TITLE

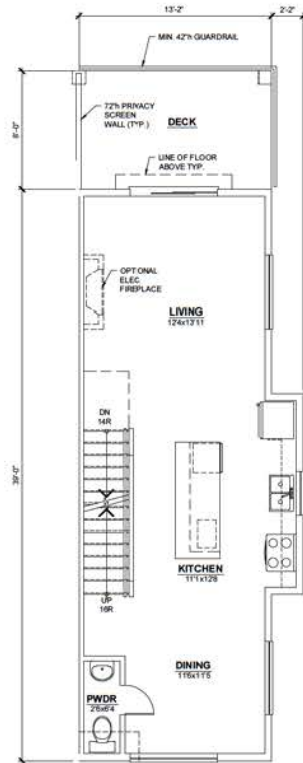
**DETAILED UNIT
PLAN B**

DATE: 2013.06.27 FILE NO:
OWN: CL/ HK
CHK: **1306**

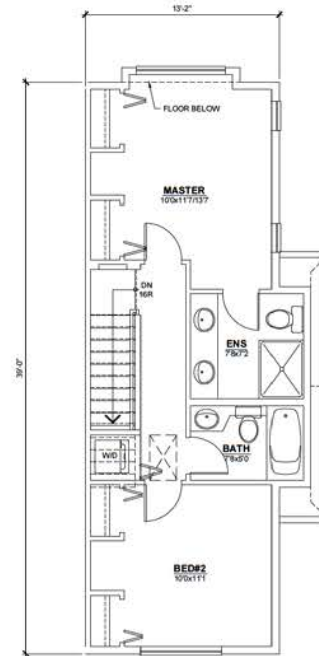
SEAL
SHEET NO



UNIT 'B1a'
LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 235 SQ. FT.
 GARAGE AREA: 270 SQ. FT.



UNIT 'B1a'
MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 543 SQ. FT.



UNIT 'B1a'
UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FLOOR AREA: 551 SQ. FT.
 TOTAL AREA: 1,329 SQ. FT.

2013-09-28	REVISED FOR R20P
2013-09-20	REVISED UNIT ORIENTATION
2013-08-08	ADDITIONAL ROAD DEDICATION
2013-07-18	REVISED FOR DP
2013-06-27	ISSUED FOR R20P
REVISIONS:	
CONSULTANT:	

CLIENT
**MANORLANE HOMES
 (KING GEORGE) INC.**

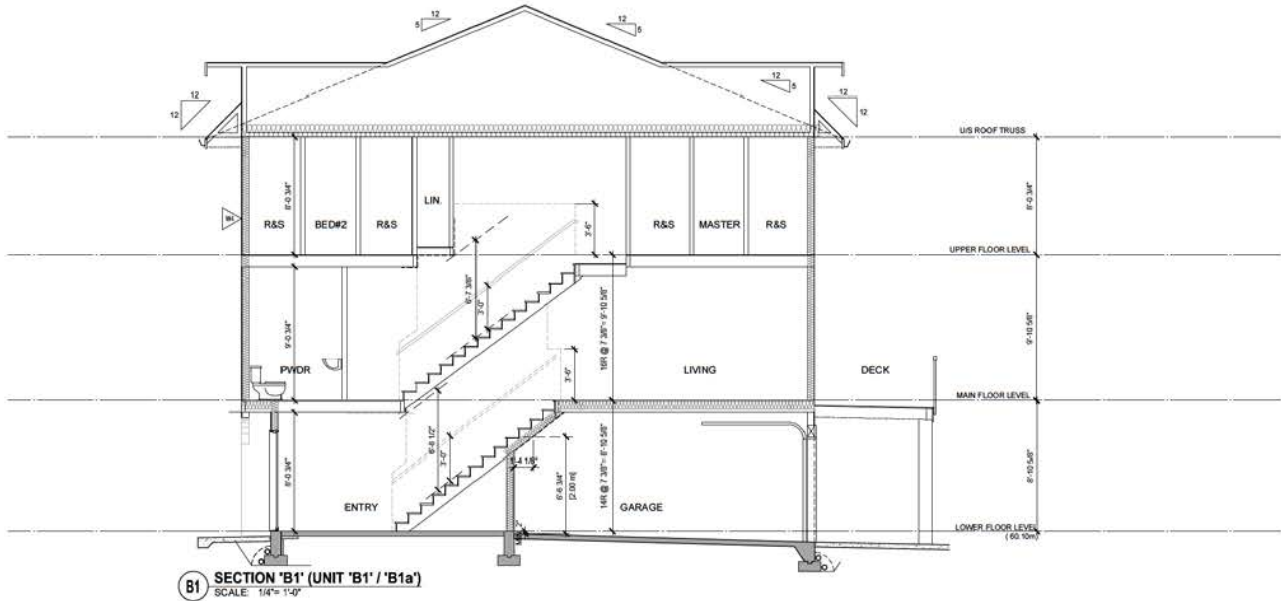
PROJECT
**GEORGE
 PROPOSED TOWNHOUSE
 DEVELOPMENT - PHASE 2
 1474 KING GEORGE BOULEVARD
 SURREY, BC**

SURREY FILE NO: T913-0160-00
 DRAWING TITLE

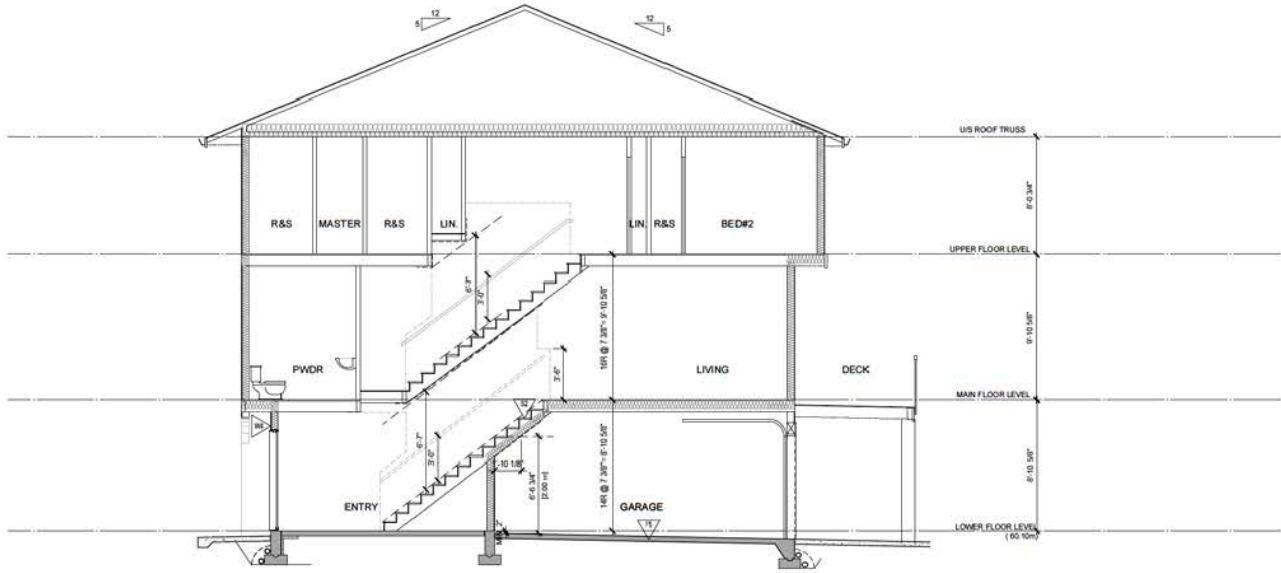
**DETAILED UNIT
 PLAN B1a**

DATE: 2013.06.27 FILE NO:
 OWN: CL / HK
 CHK: **1306**

SEAL
 SHEET NO



B1 SECTION 'B1' (UNIT 'B1' / 'B1a')
SCALE: 1/4"=1'-0"



B SECTION 'B' (UNIT 'B')
SCALE: 1/4"=1'-0"

SECTIONS

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2013-10-02	RE-DESIGNED FOR R20P
2013-10-20	REVISED UNIT ORIENTATION
2013-08-08	ADDITIONAL ROAD DEDICATION
2013-07-18	REVISED FOR CP
2013-06-27	ISSUED FOR R20P

REVISIONS:
CONSULTANT

CLIENT
**MANORLANE HOMES
(KING GEORGE) INC.**

PROJECT
**GEORGE
PROPOSED TOWNHOUSE
DEVELOPMENT - PHASE 2
1474 KING GEORGE BOULEVARD
SURREY, BC**

SURREY FILE NO: T913-0160-00
DRAWING TITLE

SECTIONS

DATE	2013.06.27	FILE NO.	
OWN	CL		1306
CHK			

SEAL
SHEET NO.

SEAL:

2	13.05.23	NEW SITE PLAN	W
1	13.04.23	NEW SITE PLAN	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

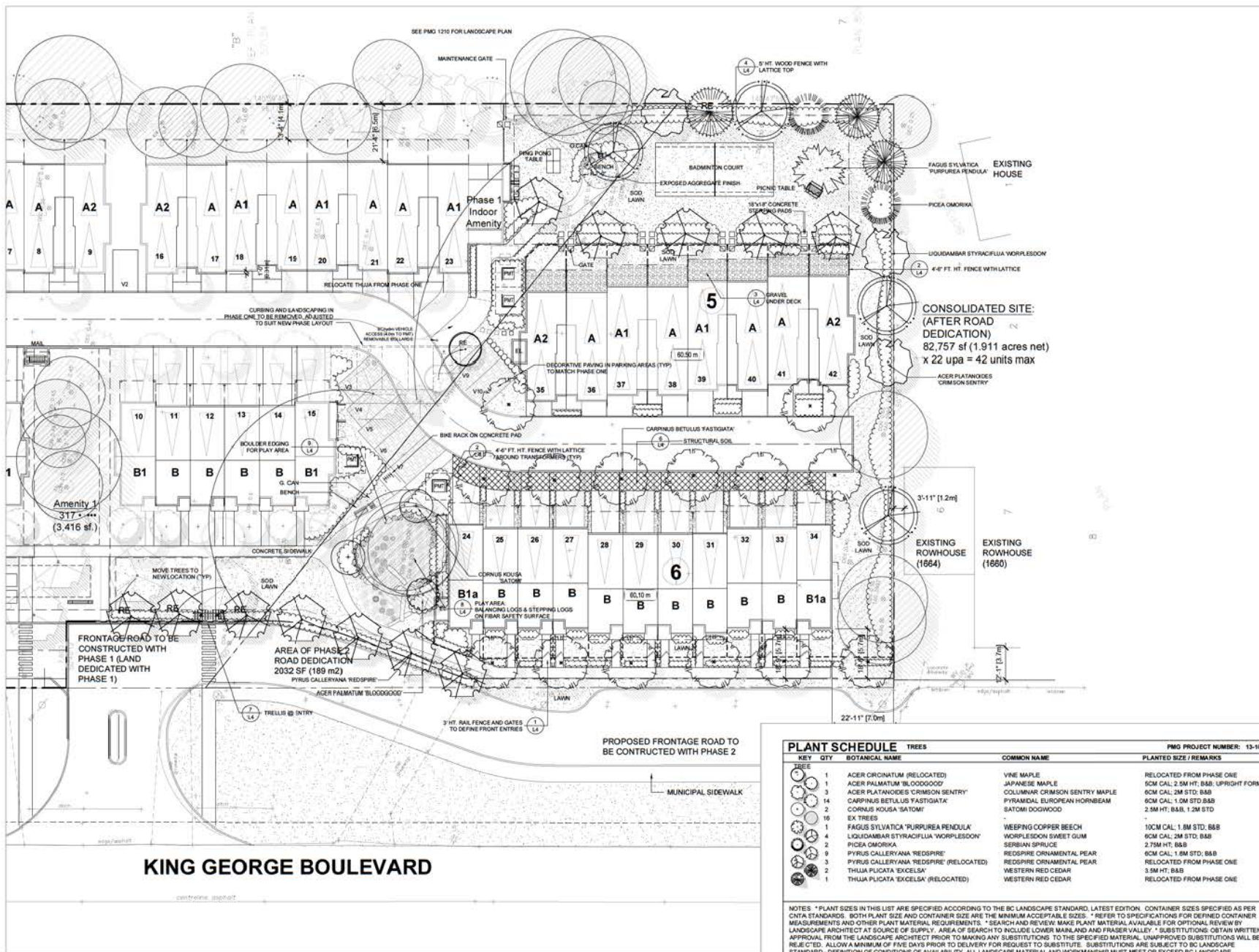
TOWNHOUSE DEV.
1674 KING GEORGE BLVD.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 13.05.23 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCT

L1

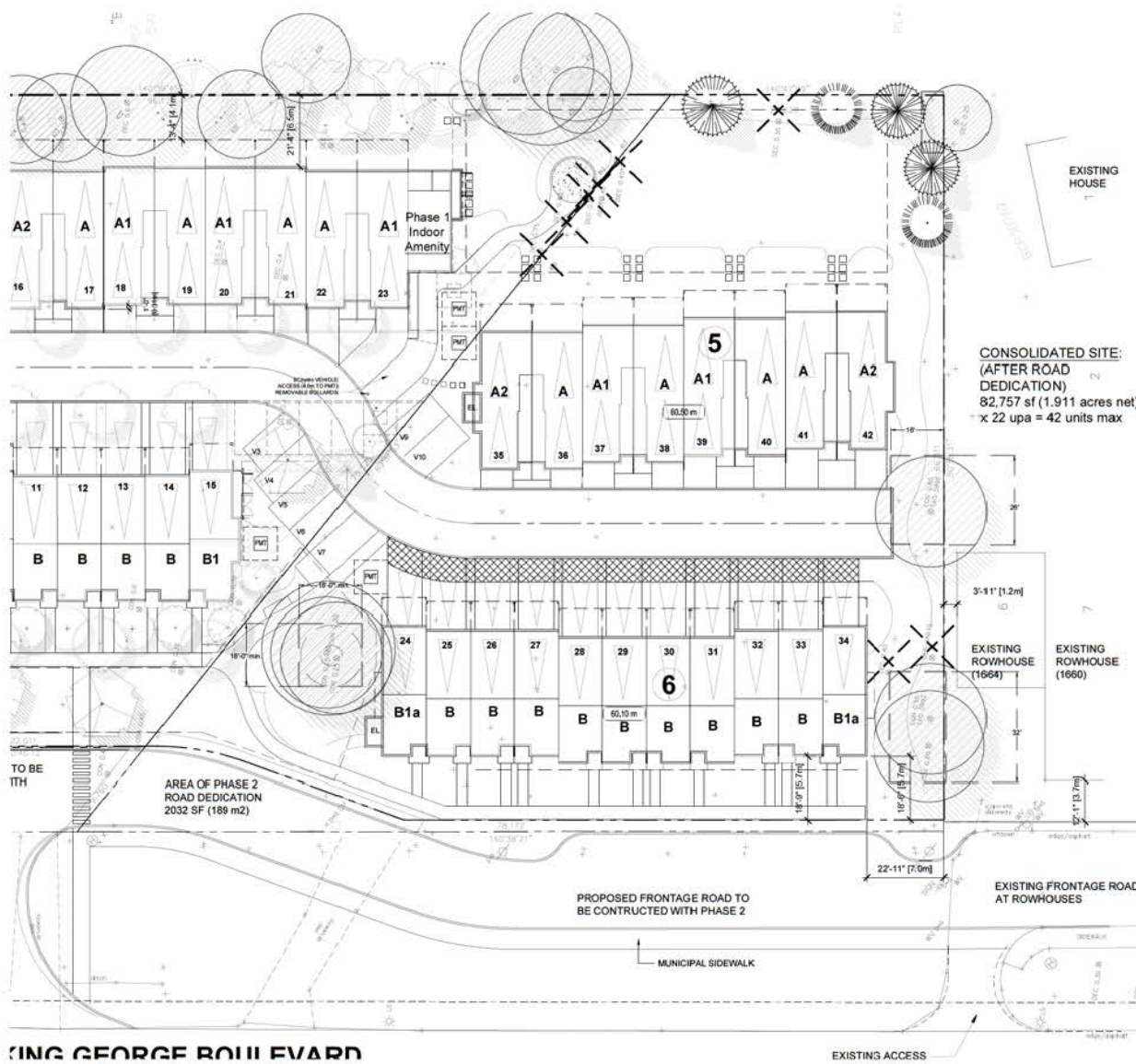
QF 6



PLANT SCHEDULE		TREES	PMG PROJECT NUMBER: 13-104	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER CRONATUM (RELOCATED)	VINE MAPLE	RELOCATED FROM PHASE ONE
1	1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6CM CAL; 2.5M HT; B&B; UPRIGHT FORM
3	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
14	14	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	8CM CAL; 1.5M STD; B&B
2	2	CORNUS KOUSA 'SATOMI'	SATOMI DOGWOOD	2.5M HT; B&B; 1.2M STD
16	16	EX TREES		
1	1	FAGUS SYLVATICA 'PURPUREA PENDULA'	WEeping COPPER BEECH	10CM CAL; 1.8M STD; B&B
4	4	LIQUIDAMBAR STYRACIFLUA 'WORPLESSON'	WORPLESSON SWEET GUM	9CM CAL; 2M STD; B&B
2	2	PICEA OMORICA	SIBERIAN SPRUCE	2.75M HT; B&B
9	9	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL; 1.6M STD; B&B
3	3	PYRUS CALLERYANA 'REDSPIRE' (RELOCATED)	REDSPIRE ORNAMENTAL PEAR	RELOCATED FROM PHASE ONE
2	2	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3.5M HT; B&B
1	1	THUJA PLICATA 'EXCELSA' (RELOCATED)	WESTERN RED CEDAR	RELOCATED FROM PHASE ONE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DERIVED 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 LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

SEAL:



TREE PROTECTION DISTANCE TABLE

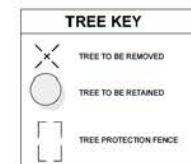
TRUNK DIAMETER in cm @ 60"	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
70	4.5
80	5
100	6.0

- TREES PROTECTED BY SPECIES**
- ARBUZITUS
 - CORRY OAK
 - PACIFIC DOGWOOD
 - PACIFIC YEW
 - WESTERN WHITE PINE
 - COAST REDWOOD
 - DAWN REDWOOD
 - GIANT SEQUOIA
 - GRINCO
 - MONKEY PUZZLE TREE

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH.
*DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE.



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER
NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS



NO.	DATE	REVISION DESCRIPTION	DR.
2	13 OCT 13	NEW SITE PLAN	W
1	13 AUG 13	NEW SITE PLAN	DO

CLIENT:
N.T.S.

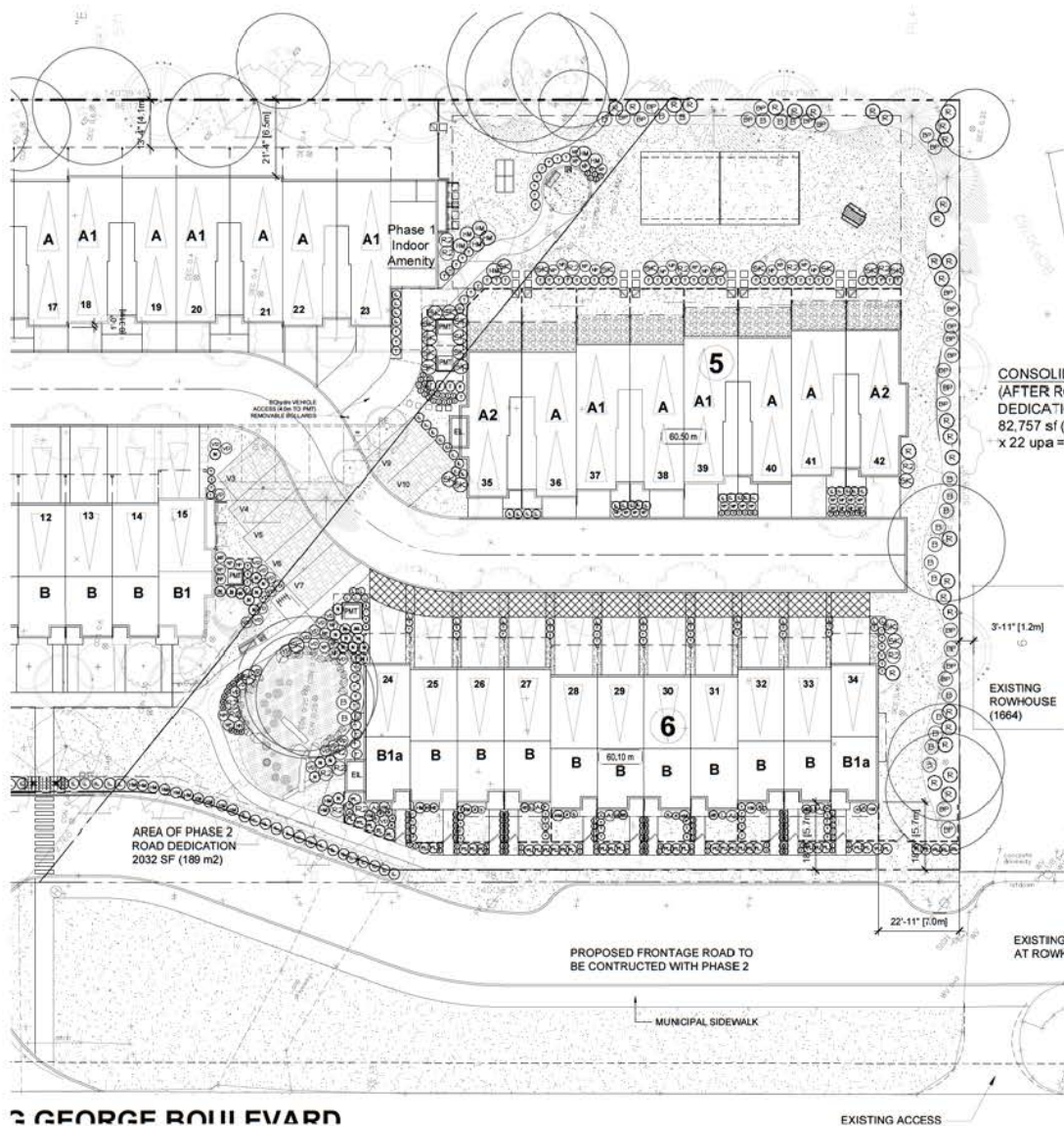
PROJECT:
TOWNHOUSE DEV.
1674 KING GEORGE BLVD.
SURREY, B.C.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 13 JULY 08 DRAWING NUMBER:
SCALE: 1/32"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCT

L2
QF 6

SEAL:



PLANT SCHEDULE				SHRUBS	PMG PROJECT NUMBER: 13-104
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
(M)	28	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT	50CM
(M)	63	ILEX CREMATA 'CORNIEX'	JAPANESE HOLLY	#3 POT	50CM
(M)	23	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT	
(M)	45	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT	40CM
(M)	41	PRUNUS LAUROCESTRASUS 'TETZYANAE'	RUSSIAN LAUREL	#3 POT	60CM
(M)	15	RHODODENDRON 'JANAKRUSCHKE'	RHODODENDRON BLUE	#3 POT	50CM
(M)	32	RIBES SANDWICENSIS	RED FLOWERING CURRANT	#2 POT	50CM
(M)	26	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT	30CM
(M)	145	TAXUS X MEDIA 'HICKSF'	HICKS YEW	1.5M	8ER
(M)	20	VACCINIUM 'NORTHLAND'	BLUEBERRY	#2 POT	50CM
(M)	23	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY	#2 POT	50CM
(M)	27	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT	30CM
(G)	5	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
(G)	132	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
(G)	6	STIPA TENUISSIMA	MEDIUM FEATHER GRASS	#1 POT	
(X)	21	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORALBELLS	15CM POT	
(L)	22	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT	
(A)	5	ACHLYS TRIPHYLLA	VANILLA LEAF	#1 POT	

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

NO.	DATE	REVISION DESCRIPTION	DR.
1	13.AUG.26	NEW SET PLAN	DR
2	13.OCT.13	NEW SET PLAN	DR

CLIENT:

PROJECT:

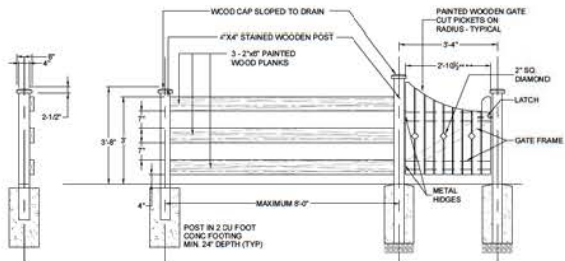
TOWNHOUSE DEV.
1674 KING GEORGE BLVD.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 13.JULY.08 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCT

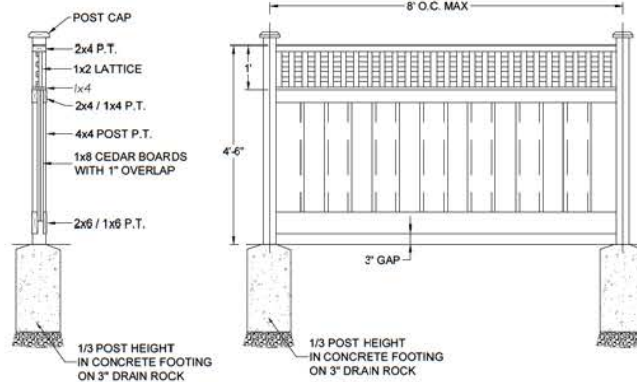
L3
OF 6

SEAL:



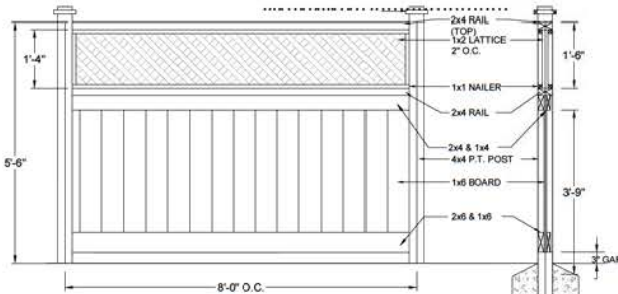
ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
ALL HARDWARE MUST BE GALVANIZED OR ACO APPROVED

1
L4
3' HT. RAIL FENCE
1/2" = 1'-0"



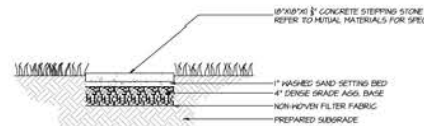
NOTE:
ALL WOOD POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
ALL OTHER LUMBER TO BE CEDAR, NO. 2 GRADE OR BETTER
ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

2
L4
4-6" FT. HT. FENCE WITH LATTICE
3/4" = 1'-0"



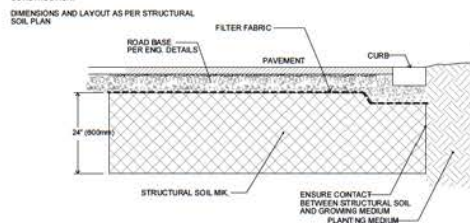
NOTE:
ALL WOOD POSTS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
ALL OTHER LUMBER TO BE CEDAR, NO. 2 GRADE OR BETTER
ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

4
L4
5'-6" SOLID FENCE WITH LATTICE
3/4" = 1'-0"

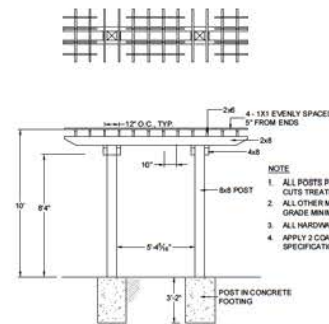


5
L4
18X18" STEPPING STONE
1" = 1'-0"

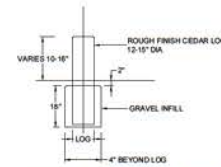
NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.



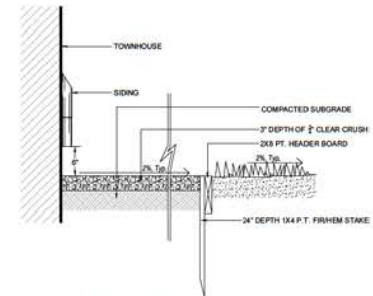
6
L4
STRUCTURAL SOIL SECTION
1/2" = 1'-0"



7
L4
PEDESTRIAN ENTRY TRELLIS
1/4" = 1'-0"



8
L4
WOOD STEPPING LOGS IN FIBAR SURFACE
1/2" = 1'-0"



3
L4
GRAVEL UNDER DECK
1" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	13/07/08	NEW SITE PLAN	W
1	15/AUG/26	NEW SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEV.
1674 KING GEORGE BLVD.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 13 JULY 08
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D: MCT

L4

OF 6

PART ONE GENERAL REQUIREMENTS

- 1.1 **PERMITS**
 - 1.1.1. E.C. Section 388
 - 1.1.2. E.C. Section 388A
 - 1.1.3. E.C. Section 388B
 - 1.1.4. E.C. Section 388C
 - 1.1.5. E.C. Section 388D
 - 1.1.6. E.C. Section 388E
 - 1.1.7. E.C. Section 388F
 - 1.1.8. E.C. Section 388G
 - 1.1.9. E.C. Section 388H
 - 1.1.10. E.C. Section 388I
 - 1.1.11. E.C. Section 388J
 - 1.1.12. E.C. Section 388K
 - 1.1.13. E.C. Section 388L
 - 1.1.14. E.C. Section 388M
 - 1.1.15. E.C. Section 388N
 - 1.1.16. E.C. Section 388O
 - 1.1.17. E.C. Section 388P
 - 1.1.18. E.C. Section 388Q
 - 1.1.19. E.C. Section 388R
 - 1.1.20. E.C. Section 388S
 - 1.1.21. E.C. Section 388T
 - 1.1.22. E.C. Section 388U
 - 1.1.23. E.C. Section 388V
 - 1.1.24. E.C. Section 388W
 - 1.1.25. E.C. Section 388X
 - 1.1.26. E.C. Section 388Y
 - 1.1.27. E.C. Section 388Z
 - 1.1.28. E.C. Section 389
 - 1.1.29. E.C. Section 389A
 - 1.1.30. E.C. Section 389B
 - 1.1.31. E.C. Section 389C
 - 1.1.32. E.C. Section 389D
 - 1.1.33. E.C. Section 389E
 - 1.1.34. E.C. Section 389F
 - 1.1.35. E.C. Section 389G
 - 1.1.36. E.C. Section 389H
 - 1.1.37. E.C. Section 389I
 - 1.1.38. E.C. Section 389J
 - 1.1.39. E.C. Section 389K
 - 1.1.40. E.C. Section 389L
 - 1.1.41. E.C. Section 389M
 - 1.1.42. E.C. Section 389N
 - 1.1.43. E.C. Section 389O
 - 1.1.44. E.C. Section 389P
 - 1.1.45. E.C. Section 389Q
 - 1.1.46. E.C. Section 389R
 - 1.1.47. E.C. Section 389S
 - 1.1.48. E.C. Section 389T
 - 1.1.49. E.C. Section 389U
 - 1.1.50. E.C. Section 389V
 - 1.1.51. E.C. Section 389W
 - 1.1.52. E.C. Section 389X
 - 1.1.53. E.C. Section 389Y
 - 1.1.54. E.C. Section 389Z

PART TWO SCOPE OF WORK

- 2.1. General Description of Work
- 2.2. Site Location and Access
- 2.3. Boundary Lines
- 2.4. Existing Conditions
- 2.5. Proposed Conditions
- 2.6. Construction Methods
- 2.7. Materials and Workmanship
- 2.8. Protection of Existing Work
- 2.9. Safety
- 2.10. Environmental Protection
- 2.11. Accessibility
- 2.12. Quality Control
- 2.13. Record Keeping

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1. General Description of Work
- 3.2. Site Location and Access
- 3.3. Boundary Lines
- 3.4. Existing Conditions
- 3.5. Proposed Conditions
- 3.6. Construction Methods
- 3.7. Materials and Workmanship
- 3.8. Protection of Existing Work
- 3.9. Safety
- 3.10. Environmental Protection
- 3.11. Accessibility
- 3.12. Quality Control
- 3.13. Record Keeping

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.14. General Description of Work
- 3.15. Site Location and Access
- 3.16. Boundary Lines
- 3.17. Existing Conditions
- 3.18. Proposed Conditions
- 3.19. Construction Methods
- 3.20. Materials and Workmanship
- 3.21. Protection of Existing Work
- 3.22. Safety
- 3.23. Environmental Protection
- 3.24. Accessibility
- 3.25. Quality Control
- 3.26. Record Keeping

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.27. General Description of Work
- 3.28. Site Location and Access
- 3.29. Boundary Lines
- 3.30. Existing Conditions
- 3.31. Proposed Conditions
- 3.32. Construction Methods
- 3.33. Materials and Workmanship
- 3.34. Protection of Existing Work
- 3.35. Safety
- 3.36. Environmental Protection
- 3.37. Accessibility
- 3.38. Quality Control
- 3.39. Record Keeping

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.40. General Description of Work
- 3.41. Site Location and Access
- 3.42. Boundary Lines
- 3.43. Existing Conditions
- 3.44. Proposed Conditions
- 3.45. Construction Methods
- 3.46. Materials and Workmanship
- 3.47. Protection of Existing Work
- 3.48. Safety
- 3.49. Environmental Protection
- 3.50. Accessibility
- 3.51. Quality Control
- 3.52. Record Keeping

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SCALE:

PROJECT:

TOWNHOUSE B.V.D.

1674 KING GEORGE BLVD.
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 13.JULY.08 DRAWING NUMBER:

SCALE: MM

DRAWN: MM

DESIGN: MM

CHKD: MCV

PROJECT NUMBER: 13104-12P

DATE: 13.JULY.08 DRAWING NUMBER: 13-104

L5

OF 6

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **November 18, 2013**

PROJECT FILE: **7813-0160-00**

RE: **Engineering Requirements
Location: 1674 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedication of 1.0 metre at southeast corner of development along King George Boulevard (KGB) to match dedication provided under 7806-0111-00 and dedication of varying width to match existing frontage road connection with KGB provided under 7812-0061-00.

Works and Services

- Construct frontage road along KGB to connect to frontage roads provided under projects 7806-0111-00 and 7812-0061-00.
- Remove and replace existing interim access provided under project 7806-0111-00.
- Provide a reciprocal access easement to properties to the north of subject development.
- Construct drainage facilities to service the development in accordance with ISMP.
- Provide storm, water, and sanitary service connections to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE



Wednesday, September 25, 2013
 Planning

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 recently purchased 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 2013 - 2017 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.

THE IMPACT ON SCHOOLS

APPLICATION #:

13-0160-00

SUMMARY

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

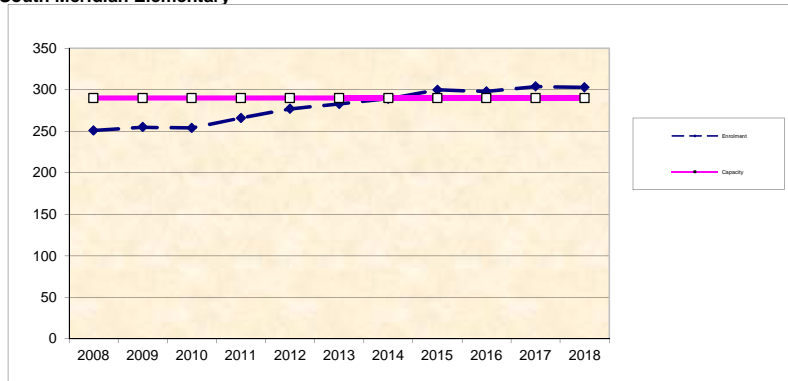
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

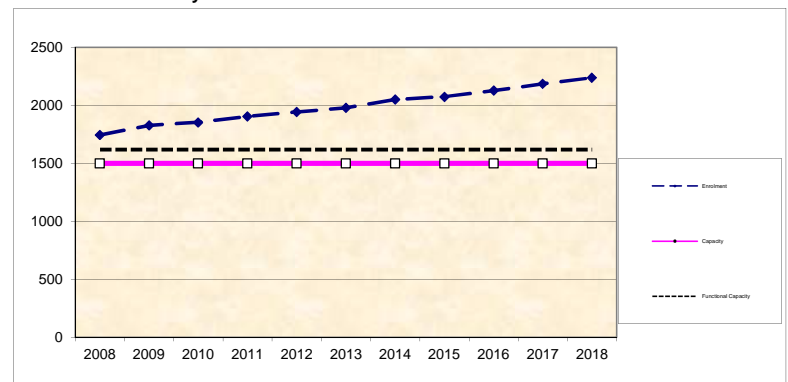
September 2013 Enrolment/School Capacity

South Meridian Elementary	
Enrolment (K/1-7):	42 K + 258
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1980
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0160-00
Project Location: 1674 King George Blvd
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Turf grass is the dominant ground cover with a few trees of protected size located around the site perimeter. Three Douglas-fir are located south of a berm at the south end of the site along with a poorly maintained (topped) weeping willow. A multistemmed western redcedar is found at the north end of the property and a row of Lombardy poplars is shared with the property to the north.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 5
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 1
Number of Protected Trees to be retained (A-C)	(D) 4
Number of Replacement Trees required (0 alder and cottonwood X 1 and 1 others X 2)	(E) 2
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

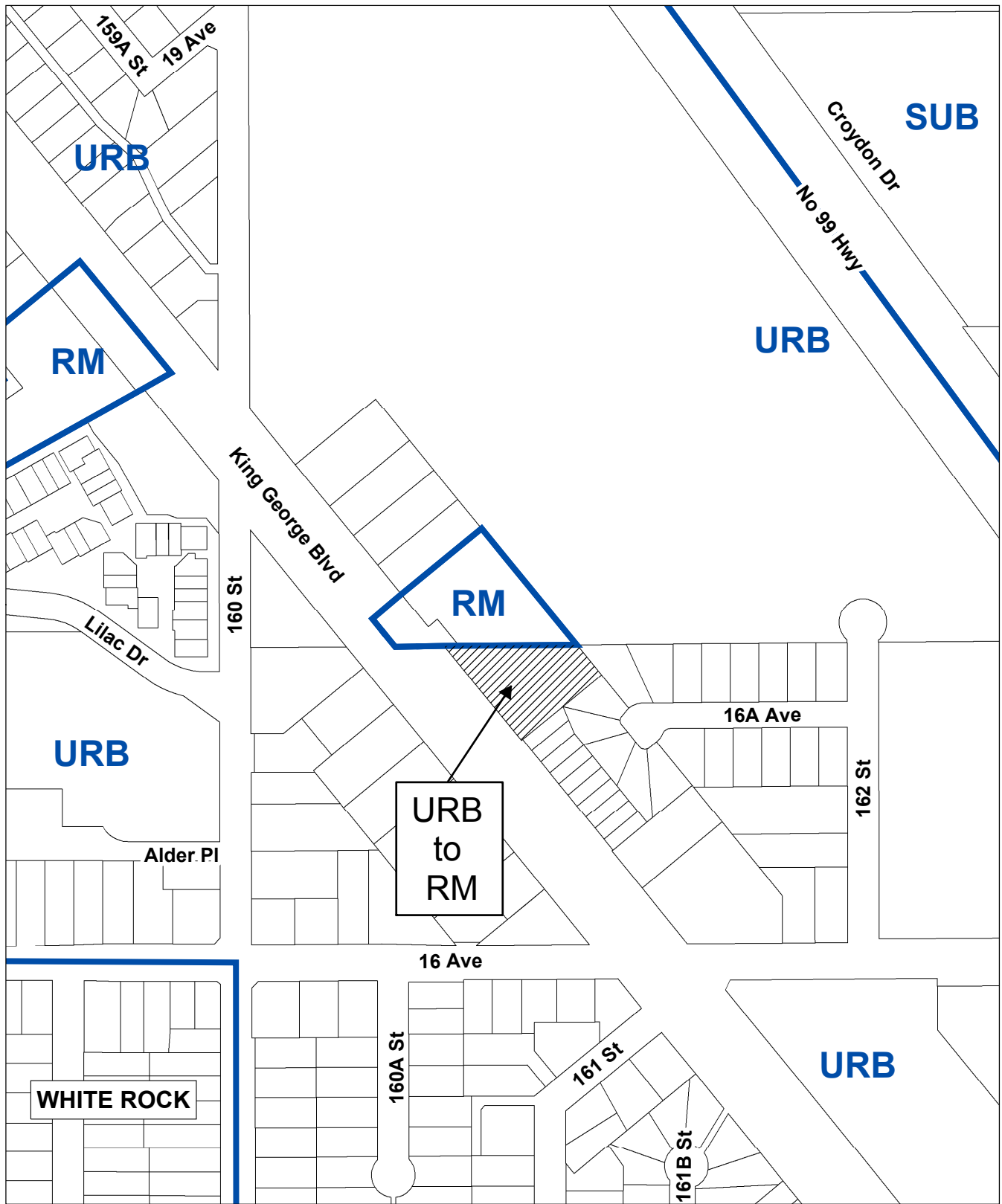
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

Date: September 25, 2013





OCP Amendment

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0160-00

Issued To: KEITH S INGENTHRON

("the Owner")

Address of Owner: 1674 - King George Boulevard
Surrey, BC V4A 4Z8

Issued To: MANORLANE HOMES INC

("the Owner")

Address of Owner: 517, 6362 - Fraser Street
Vancouver, BC V5W 0A1

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: 011-427-183
 Lot 7 Section 13 Township 1 New Westminster District Plan 9660

1674 - King George Boulevard

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5m (25ft) to 4.5 m (14.7 ft.) to the building envelope;
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.); and
 - (c) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement;and as shown in the attached Schedule A.
5. 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.
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

