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TO: **Mayor & Council**

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

DATE: **October 19, 2020**

FILE: **7915-0076-00**

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RE: **Agenda Item B.6, October 19, 2020 Regular Council – Land Use  
Development Application No. 7915-0076-00  
5629 King George Boulevard**

Development Application No. 7915-0076-00 is on the agenda for consideration by Council at the October 19, 2020 Regular Council – Land Use Meeting.

Staff found an error in the planning report on page 5 and 7, which states the net density as 16 units per acre. The report should state that the net density of this application is 17.2 units per acre.

Furthermore, recommendation 6(h) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP Amendment applications has been removed as the application is subject to the Tier 2 Capital Plan Project CACs which is captured in recommendation 6(l) of the amended report.

Revised pages are attached to reflect this information correctly.

  
Jean Lamontagne  
General Manager  
Planning & Development Department

c.c. - City Manager  
- City Clerk

CLERKS DEPT.  
OCT 19, 2020  
7915-0076-00  
B.6 RCLU Oct 19, 20

- (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) submission of an acoustical report for the units adjacent to King George Boulevard and Highway 10 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) 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;
- (k) 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
- (l) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant	Suburban	RH
North (Across King George Blvd):	Vacant	OCP: Urban NCP: Commercial	C-4
East (Across King George Blvd):	Single Family Residential	OCP: Suburban NCP: Suburban Residential 1/2 Acre	RH
South:	Vacant	n/a	City Owned Land
West:	Townhouses	OCP: Urban	CD (By-law No. 13353)

**Context & Background**

- The subject 0.37 hectares (0.93 acres) site consists of two properties and is located on the northwest corner of King George Boulevard and Highway No. 10. The site has a triangular shape with Highway 10 located to the south, townhouses to the west, and Highway No. 10 curving along the southeast boundary of the site.
- The site is designated "Suburban" in the Official Community Plan (OCP), and zoned "Half-Acre Residential Zone (RH)".

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing an amendment to the Official Community Plan to redesignate the site from "Suburban" to "Multiple Residential", to rezone the property from "Half Acre Residential Zone (RH)" to "Multiple Residential (30) Zone (RM-30)", and a Development Variance Permit to reduce the building setbacks (discussed later in this report) in order to develop 30 townhouse units.
- The proposed unit density of 40 units per hectare (17.2 units per acre) and a floor area ratio (FAR) of 0.90 are less than the maximum unit density of 75 dwelling units per hectare (30 units per acre), and 1.0 FAR that are permitted in the RM-30 Zone.
- An acoustical report was required for the proposed development, given the site's location, adjacent to Highway No. 10 and King George Boulevard. Recommendations from the report will be incorporated in the drawings before issuance of the Development Permit. A Restrictive Covenant will also be registered on title to ensure the recommendations in the report are followed.

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area:	7,338 square metres
Road Dedication:	194 square metres
Net Site Area:	7044 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13.0 metres
<b>Unit Density:</b>	42.8 units per hectare
<b>Floor Area Ratio (FAR):</b>	0.90 FAR
<b>Floor Area</b>	
Residential:	51,379 square feet
<b>Residential Units:</b>	
3-Bedroom:	30
Total:	30

**Referrals**

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

### Transportation Considerations

- Access to the site will be provided from a single connection on King George Boulevard.
- The applicant is proposing to provide 60 resident parking spaces and 6 visitor parking spaces, which meets the parking requirements of the Zoning By-law.
- The proposal consists of 30 townhouse units that are contained within 7 buildings, each containing 3-6 units. All units are provided as three-bedroom units. 24 of the units include two side-by-side resident parking spaces, and 6 units include tandem parking spaces.

### Parkland Considerations

- The subject site is in close proximity to Alder Park. A small triangle portion located at the north corner of the site is being dedicated as parkland. This is to square off the existing King George parkland buffer for maintenance and operational requirements.
- A physical connection will be provided from the site to adjacent parkland.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject site is designated Suburban in the Official Community Plan (OCP) and is proposed to be amended to Multiple Residential

#### Amendment Rationale

- Under the site's existing Suburban designation, a maximum unit density of 10 units per hectare (4 units per acre) may be achieved, which would not allow for the proposed development.
- The amendment is necessary to accommodate the site's proposed unit density of 40 units per hectare (17.2 units per acre). The Urban designation allows unit density up to 75 units per hectare (30 units per acre), if there is a Secondary Land Use Plan designating the site for densities up to 75 units per hectare (30 units per acre). As this site is outside of a Secondary Land Use Plan, the maximum unit density under the Urban designation would be 37 units per hectare (15 units per acre) and as such, a redesignation to Multiple Residential is required to accommodate the proposed density.
- The subject site is part of an isolated suburban pocket. Lands to the north, west and east of this pocket are designated Urban, whereas Highway No. 10 provides a boundary to suburban designated properties to the south. The surrounding uses are comprised of townhouses and single family residential to the north, west and east, therefore, it is appropriate to look at higher density uses in this area.

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7915-0076-00

Planning Report Date: October 19, 2020

**PROPOSAL:**

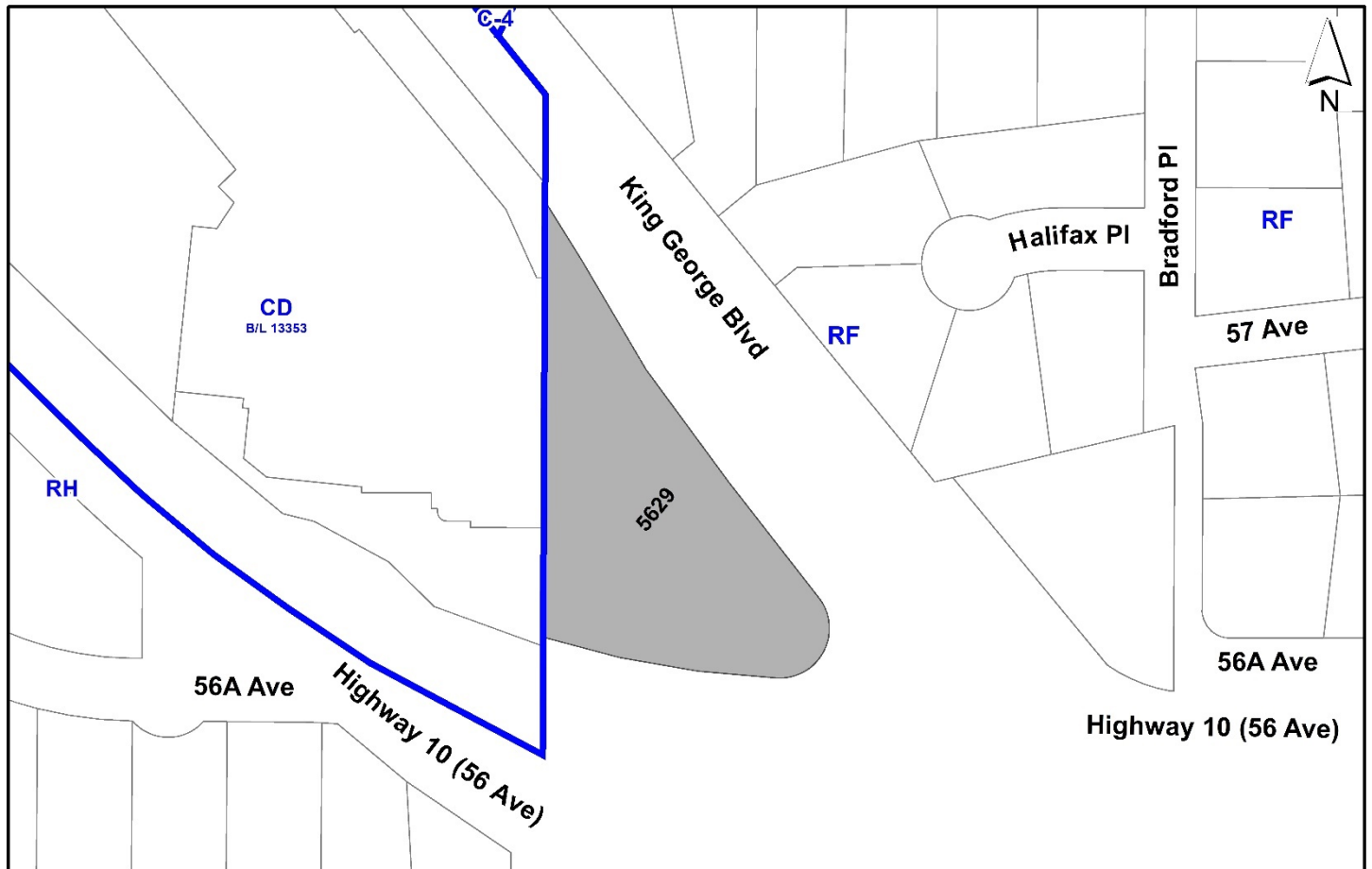
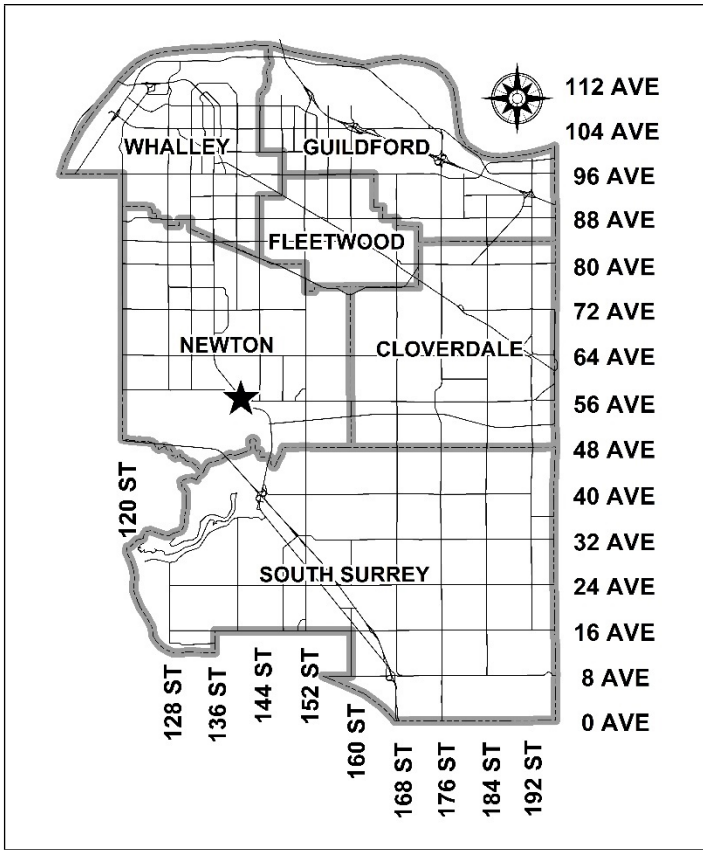
- **OCP Amendment** from Suburban to Multiple Residential
- **Rezoning** from RH to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 30 townhouse units.

**LOCATION:** 5629 - King George Boulevard

**ZONING:** RH

**OCP DESIGNATION:** Suburban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Multiple Residential.
- Proposing to vary the minimum setback requirements of the Multiple Residential (30 Zone (RM-30))

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The subject site is part of an isolated suburban pocket. Lands to the north and east of this pocket are designated Urban, whereas Highway No. 10 provides a boundary to suburban designated properties to the south and west.
- The proposed OCP amendment from "Suburban" to "Multiple Residential" will accommodate the proposed 30-unit townhouse development with a proposed net density of 17 units per acre, which is only slightly above the maximum unit density of 15 units per acre permitted under the "Urban" designation.
- The proposed density and building form are appropriate for this part of Newton, in proximity to the Frequent Transit Network on King George Boulevard.
- The proposed setbacks and variances achieve a more urban, pedestrian streetscape and are appropriate for this part of Newton.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
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 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7915-0076-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7915-0076-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7; and
  - (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).
6. 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) approval from the Ministry of Transportation & Infrastructure;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant 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) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to King George Boulevard and Highway 10 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
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- (l) 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
- (m) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

## SITE CONTEXT & BACKGROUND

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### Context & Background

- The subject 0.37 hectares (0.93 acres) site consists of two properties and is located on the northwest corner of King George Boulevard and Highway No. 10. The site has a triangular shape with Highway 10 located to the south, townhouses to the west, and Highway No. 10 curving along the southeast boundary of the site.



- The site is designated "Suburban" in the Official Community Plan (OCP), and zoned "Half-Acre Residential Zone (RH)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an amendment to the Official Community Plan to redesignate the site from "Suburban" to "Multiple Residential", to rezone the property from "Half Acre Residential Zone (RH)" to "Multiple Residential (30) Zone (RM-30)", and a Development Variance Permit to reduce the building setbacks (discussed later in this report) in order to develop 30 townhouse units.
- The proposed unit density of 40 units per hectare (16 units per acre) and a floor area ratio (FAR) of 0.90 are less than the maximum unit density of 75 dwelling units per hectare (30 units per acre), and 1.0 FAR that are permitted in the RM-30 Zone.
- An acoustical report was required for the proposed development, given the site's location, adjacent to Highway No. 10 and King George Boulevard. Recommendations from the report will be incorporated in the drawings before issuance of the Development Permit. A Restrictive Covenant will also be registered on title to ensure the recommendations in the report are followed.

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<b>Floor Area</b>	
Residential:	51,379 square feet
<b>Residential Units:</b>	
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Total:	30

### 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:

**The School District has provided the following projections for the number of students from this development:**

8 Elementary students at North Ridge Elementary School  
4 Secondary students at Panorama Ridge Secondary School

(Appendix VI)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2021.

Parks, Recreation & Culture:

Parks notes this application is subject to the Capital Projects Community Contribution as indicated in Schedule G of the Zoning Bylaw.

This application will provide a transition between the existing park buffer and the on-site buffer.

A small triangle portion at the north end of the site is being dedicated as parkland to square off the existing King George parkland buffer, for maintenance and operational requirements.

All fencing adjacent to parkland is to be permeable, located on private property line, and not higher than 1.2 metres. Landscape material at mature growth should not exceed 1.2 metres to protect site lines.

Ministry of Transportation & Infrastructure (MOTI):

No direct access will be permitted to Highway 10.

All structures are to be located at least 4.5 metres from Highway 10 and King George Boulevard.

No storm drainage shall be directed towards Highway 10. This would include collection/run-off of internal road system and development run-off.

All onsite storm water detention must be dealt with onsite or directed to a municipal system. There will be no discharge into MOTI's infrastructure.

Prior to Final Approval, all engineered design drawings are to be sent to the Ministry for review.

The development is responsible for providing adequate sound attenuation facing Highway 10, located on private property.

### **Transportation Considerations**

- Access to the site will be provided from a single connection on King George Boulevard.
- The applicant is proposing to provide 60 resident parking spaces and 6 visitor parking spaces, which meets the parking requirements of the Zoning By-law.
- The proposal consists of 30 townhouse units that are contained within 7 buildings, each containing 3-6 units. All units are provided as three-bedroom units. 24 of the units include two side-by-side resident parking spaces, and 6 units include tandem parking spaces.

### **Parkland Considerations**

- The subject site is in close proximity to Alder Park. A small triangle portion located at the north corner of the site is being dedicated as parkland. This is to square off the existing King George parkland buffer for maintenance and operational requirements.
- A physical connection will be provided from the site to adjacent parkland.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

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#### Amendment Rationale

- Under the site's existing Suburban designation, a maximum unit density of 10 units per hectare (4 units per acre) may be achieved, which would not allow for the proposed development.
- The amendment is necessary to accommodate the site's proposed unit density of 40 units per hectare (16 units per acre). The Urban designation allows unit density up to 75 units per hectare (30 units per acre), if there is a Secondary Land Use Plan designating the site for densities up to 75 units per hectare (30 units per acre). As this site is outside of a Secondary Land Use Plan, the maximum unit density under the Urban designation would be 37 units per hectare (15 units per acre) and as such, a redesignation to Multiple Residential is required to accommodate the proposed density.
- The subject site is part of an isolated suburban pocket. Lands to the north, west and east of this pocket are designated Urban, whereas Highway No. 10 provides a boundary to suburban designated properties to the south. The surrounding uses are comprised of townhouses and single family residential to the north, west and east, therefore, it is appropriate to look at higher density uses in this area.

- The proposed density and building form are appropriate for this part of Newton, in proximity to the Frequent Transit Network on King George Boulevard and Highway 10. Both routes also can support future transit expansions.

**Zoning By-law**

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

<b>RM-30 Zone</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	30 units per acre 70 units per hectares	17.2 units per acre 42.8 units per hectare
<b>Floor Area Ratio:</b>	1.0	0.9
<b>Lot Coverage:</b>		
<b>Yards and Setbacks</b>		
East:	7.5 metres	10.57 metres
South:	7.5 metres	10.57 metres
West:	7.5 metres	3.0 metres
<b>Height of Buildings</b>		
Principal buildings:	13.0 metres	13.0 metres
Accessory buildings:	9.0 metres	
<b>Amenity Space</b>		
Indoor Amenity:	90 square metres	138 square metres
Outdoor Amenity:	90 square metres	192 square metres
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	60	60
Residential Visitor:	6	6
Total:	66	66
Tandem (%):	50%	20%

### Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;
  - (d) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).
- The shape of the site provides restriction on the location of buildings and livable areas. The reduced setbacks help achieve a better site plan, while still providing adequate setbacks and for the provision of a noise attenuation buffer.
- The proposed variances achieve a more urban interface and are consistent with other the townhouse sites in Newton.
- The provision of parking spaces in the setback will have no impact on adjacent properties as this is located adjacent to Highway No. 10. Further, this area is screened from passing traffic through provision of a noise attenuation fence along the south east and southwest portion of the site.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The contribution will be based on a 75% land lift as confirmed through an independent market evaluation. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 28, 2020 and the Development Proposal Signs were installed on September 4, 2020. Staff received no responses.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed thirty (30) ground-oriented townhouse units will be comprised of 3-bedroom units that are contained within 7 buildings, as well as indoor and outdoor amenity space.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the distinctness of each unit. The proposed development is comprehensively designed and is appropriate in scale and density to the existing neighbourhood context. The units have been organized to respond to the corner, and with all units being street-oriented.
- Building materials include hardie panels and exposed face hardie lap siding. The colour scheme is espresso, gray and white with burgundy red doors.

### Landscaping

- Landscaping is provided along all property lines, with a wider 6-metre (20 ft.) landscape buffer provided along the southwest and southeast property lines, adjacent to Highway No. 10 and King George Boulevard. The wider landscape buffer will provide a buffer between the proposed development and Highway 10, which results in a sensitive interface. The buffer also provides a barrier for increased noise from Highway 10 and King George Boulevard.
- The proposed landscaping includes a variety of trees including paperbark maple, Japanese maple, Himalayan birch, Carolina silverbell, festival sweet gum, purple spire crabapple, douglas fir, crown right oak, white beam mountain ash, and western red cedar.
- A 1.5 metre internal private walkway has been provided throughout the site to allow for pedestrian circulation. The internal walkway will also provide an internal connection to indoor and outdoor amenity areas.

### Indoor & Outdoor Amenity Space

- The Zoning By-law requires a minimum of 90 square metres of both indoor and outdoor amenity space for this project, based on 3 square metres being provided per dwelling unit.
- The applicant is proposing a 138 square metres indoor amenity building, which is to be located at the northwest corner of the site. The amenity building is proposed as a two-storey building

and is connected to Building 7. The indoor amenity space includes a meeting room, washrooms, kitchenette, and two event spaces.

- The outdoor amenity space totaling 192 square metres is located adjacent to the indoor amenity building. The outdoor amenity space includes bench seating, and a play structure with climbing wall, slide for children, and bicycle racks.

## TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Bigleaf	5	5	0
Birch	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	43	43	0
Cedar, Western Red	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>51</b>	<b>51</b>	<b>0</b>
<b>Additional Trees in the proposed Open Space</b>	<b>8</b>	<b>0</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>131</b>	
<b>Total Retained and Replacement Trees</b>		<b>139</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there is a total of 51 mature trees on the site, excluding Alder and Cottonwood trees. 4 existing trees, approximately 2 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional 8 protected trees that are located within the proposed open space. The trees within the proposed open space will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 106 replacement trees on the site. A total of 139 replacement trees will be accommodated on the site which exceeds the required replacement trees on the site.
- The new trees on the site will consist of a variety of trees including Paperbark maple, Japanese maple, Himalayan birch, Carolina silverbell, Festival sweet gum, Purple spire crabapple, Douglas fir, Crown right oak, White beam mountain ash, and Western red cedar.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation Plan
Appendix V.	OCP Redesignation Map
Appendix VI.	Development Variance Permit No. 7915-0076-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm





**MATTHEW CHENG ARCHITECT INC.**

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No Date Revision

Consultants

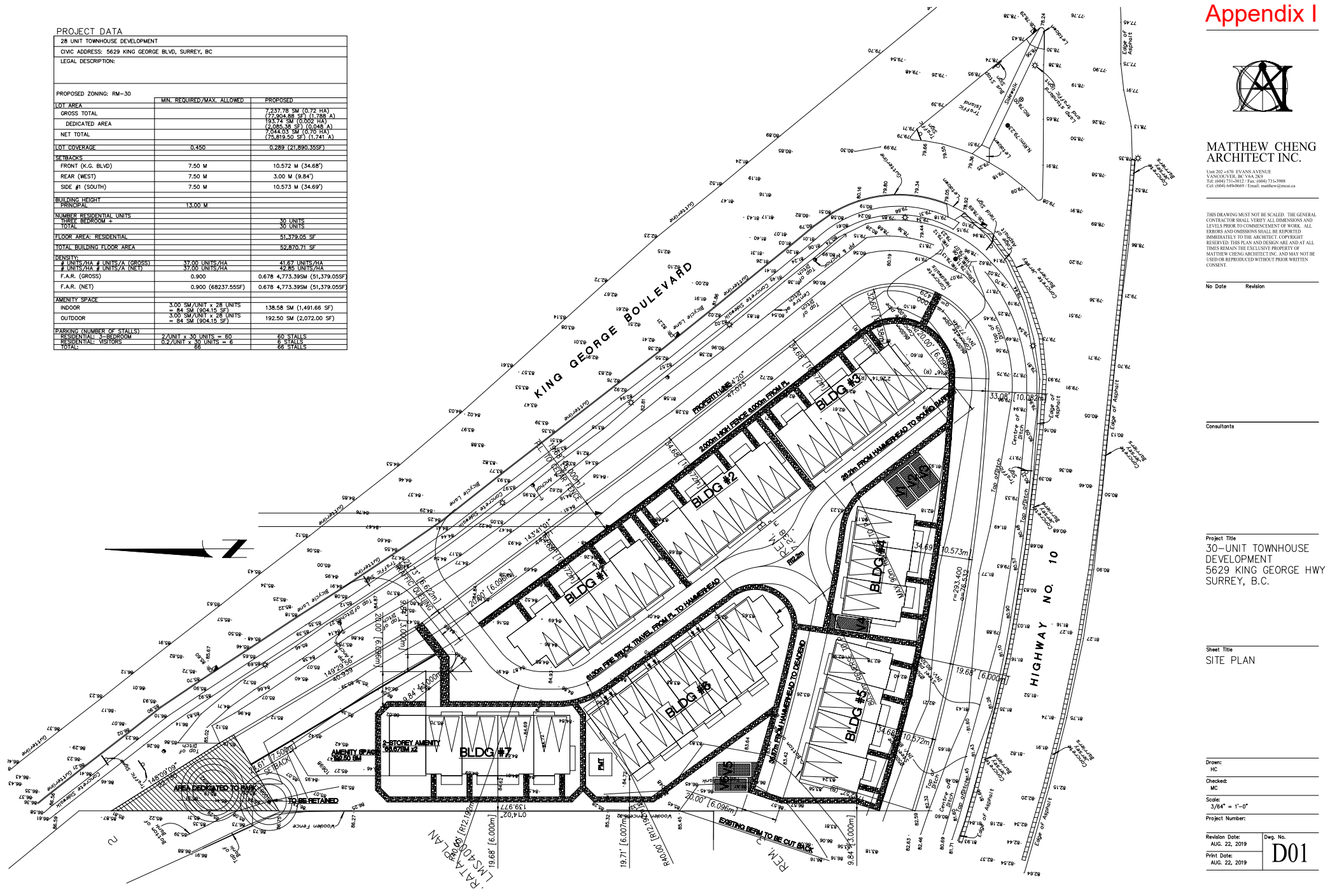
Project Title  
**30-UNIT TOWNHOUSE DEVELOPMENT**  
5629 KING GEORGE HWY  
SURREY, B.C.

Sheet Title  
**SITE PLAN**

Drawn:  
HC  
Checked:  
MC  
Scale:  
3/64" = 1'-0"  
Project Number:

Revision Date:  
AUG. 22, 2019  
Print Date:  
AUG. 22, 2019

PROJECT DATA		
28 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 5629 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		7,237.78 SM (0.72 HA) (77,904.88 SF) (1,788 A)
DEDICATED AREA		191.74 SM (0.007 HA) (2,035.38 SF) (0.048 A)
NET TOTAL		7,046.04 SM (0.71 HA) (75,819.50 SF) (1,741 A)
LOT COVERAGE	0.450	0.289 (21,890.35SF)
SETBACKS		
FRONT (K.G. BLVD)	7.50 M	10.572 M (34.68')
REAR (WEST)	7.50 M	3.00 M (9.84')
SIDE #1 (SOUTH)	7.50 M	10.573 M (34.69')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM		30 UNITS
TOTAL		30 UNITS
FLOOR AREA: RESIDENTIAL		
TOTAL BUILDING FLOOR AREA		51,379.05 SF
TOTAL BUILDING FLOOR AREA		52,870.71 SF
DENSITY:		
# UNITS/HA (GROSS)	37.00 UNITS/HA	41.67 UNITS/HA
# UNITS/HA (NET)	37.00 UNITS/HA	42.85 UNITS/HA
F.A.R. (GROSS)	0.900	0.678 4,773.399M (51,379.05SF)
F.A.R. (NET)	0.900 (68237.55SF)	0.678 4,773.399M (51,379.05SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (924.15 SF)	138.58 SM (1,491.66 SF)
OUTDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (924.15 SF)	192.50 SM (2,072.00 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - BEDROOM	2/UNIT x 30 UNITS = 60	60 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 30 UNITS = 6	6 STALLS
TOTAL:		66 STALLS







**MATTHEW CHENG ARCHITECT INC.**

Unit 202 • 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cell: (604) 696-0697 / Email: matthew@mca.ca

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No Date Revision

Consultants

Project Title  
30-UNIT TOWNHOUSE DEVELOPMENT  
5629 KING GEORGE HWY  
SURREY, B.C.

Sheet Title  
COLOR ELEVATIONS MATERIALS BOARD

Drawn:  
HC

Checked:  
MC

Scale:  
NTS

Project Number:

Revision Date:  
AUG. 22, 2019

Print Date:  
AUG. 22, 2019

Dwg. No.

D07



ALUMINUM GUTTER ON  
2x8 FASCIA BOARD  
DOUBLE GLAZED VINYL WINDOW  
4" EXPOSED FACE HARIE LAP SIDING  
4" CORNER TRIM

ALUMINUM RAILING  
w/ GLASS INSERTS  
2x12 FASCIA BOARD  
2x6 WOOD TRIM  
HARDIE PANEL (SMOOTH FACE)  
8" EXPOSED FACE HARIE LAP SIDING



JAMES HARDIE FIBER  
CEMENT SIDING  
RICH ESPRESSO



JAMES HARDIE FIBER  
CEMENT SIDING AND  
PANEL  
AGED PEWTER



JAMES HARDIE FIBER  
CEMENT SIDING  
PEARL GRAY



FASCIA BOARD,  
TRIM BOARD  
PURE WHITE



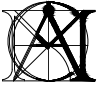
ASPHALT ROOF SHINGLE  
IKO CAMBRIDGE  
DUAL GRAY



ENTRY DOOR  
OPTION-1  
BENJAMIN MOORE  
CSP-30 ESPRESSO BEAN



ENTRY DOOR  
OPTION-2  
BENJAMIN MOORE  
CSP-1170 PARISIAN RED



**MATTHEW CHENG  
ARCHITECT INC.**

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Cell: (604) 696-0697 / Email: matthew@mcia.ca

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No Date Revision



EAST SITE ELEVATION ALONG KING GEORGE BLVD

Consultants



SOUTH SITE ELEVATION ALONG HWY 10

Project Title  
**30-UNIT TOWNHOUSE  
DEVELOPMENT  
5629 KING GEORGE HWY  
SURREY, B.C.**

Sheet Title  
**COLOR ELEVATIONS  
SITE ELEVATIONS**

Drawn:  
HC  
Checked:  
MC

Scale:  
NTS

Project Number:

Revision Date:  
AUG. 22, 2019  
Print Date:  
AUG. 22, 2019

Draw. No.  
**D07a**



WEST ELEVATION BUILDING #3



SOUTH ELEVATION BUILDING #3



TYPICAL SIDE ELEVATION  
(WITH ELEC CLOSET)

TYPICAL SIDE ELEVATION  
(WITHOUT ELEC CLOSET)



**MATTHEW CHENG  
ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9  
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No	Date	Revision

Consultants

Project Title  
30-UNIT TOWNHOUSE  
DEVELOPMENT  
5629 KING GEORGE HWY  
SURREY, B.C.

Sheet Title  
COLOR ELEVATIONS  
TYPICAL SIDE  
ELEVATIONS

Drawn:  
HC  
Checked:  
MC  
Scale:  
NTS

Project Number:

Revision Date:  
AUG. 22, 2019  
Print Date:  
AUG. 22, 2019

Dwg. No.  
**D07b**









SEAL:

4	20 APR 08	PARK FINISHING NOTES	SI
5	19 NOV 11	REV PER EC	SI
4	19 OCT 02	NEW SITE PLAN	SI
3	28 MAR 03	CITY COMMENTS	SI
2	18 NOV 03	CITY COMMENTS	SI
1	17 NOV 00	CITY COMMENTS, ARCH SITE PLAN REV.	SI

NO. DATE REVISION DESCRIPTION DR.

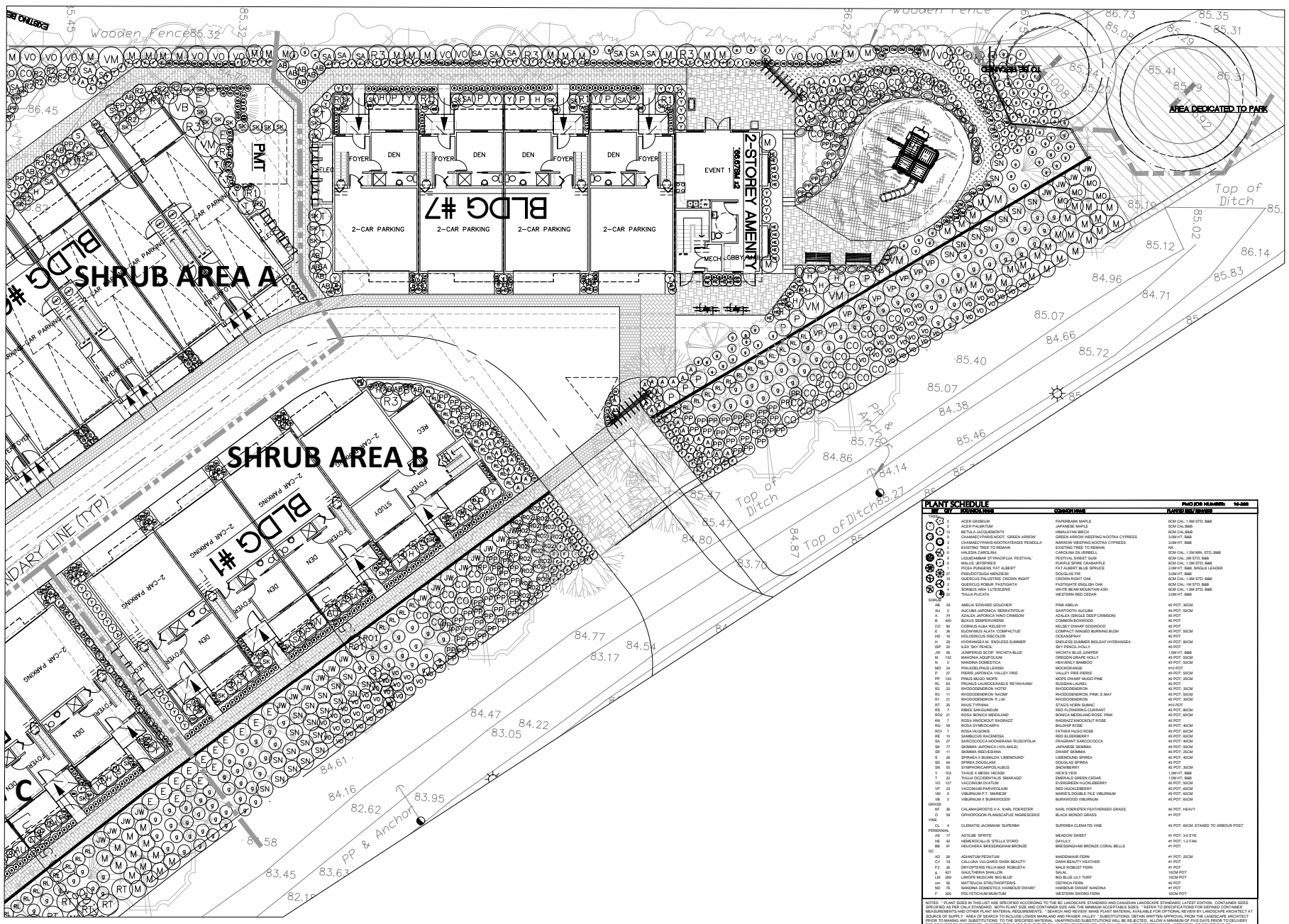
CLIENT:  
PANORAMA WEST HOMES  
MATTHEW CHENG ARCHITECT INC.

PROJECT:  
**RESIDENTIAL REZONING**  
5629 KING GEORGE HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLANTING:  
AREA B**

DATE: 17 JUN 30 DRAWING NUMBER:  
SCALE: 1"=10'-0"

DRAWN: BJ  
DESIGN:  
CHKD: **OF7**



PLANT SCHEDULE	PLANTING CODE	PLANTING QUANTITY	PLANTING NOTES
1	ACER GREENL	1	ACER GREENL
2	ACER PARNUTAN	1	ACER PARNUTAN
3	BETULA ACCIDENTATA	1	BETULA ACCIDENTATA
4	CHAMAECYPARISSUS	1	CHAMAECYPARISSUS
5	FRAXINUS	1	FRAXINUS
6	QUERCUS LAEVIS	1	QUERCUS LAEVIS
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100	QUERCUS LAEVIS	1	QUERCUS LAEVIS







## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **October 13, 2020** PROJECT FILE: **7815-0076-00**

---

RE: **Engineering Requirements  
Location: 5629 King George Blvd**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE*****Works and Services***

- construct service connections.
- construct access to King George Boulevard.
- provide restrictive covenant to restrict access to right in/right out.
- provide restrictive covenant for water quality control.

A Servicing Agreement is required prior to rezoning.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Engineer

LR



Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0076

**SUMMARY**

The proposed 30 townhouse units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	8
Secondary Students:	4

September 2020 Enrolment/School Capacity

<b>North Ridge Elementary</b>	
Enrolment (K/1-7):	53 K + 431
Operating Capacity (K/1-7)	38 K + 396
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1635
Capacity (8-12):	1400

**School Enrolment Projections and Planning Update:**

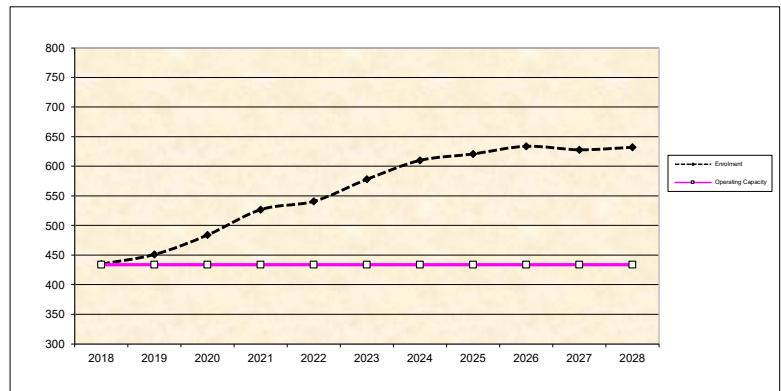
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

North Ridge Elementary is currently operating above 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend. Until there is a Ministry approved capital project, the school will manage growth with portables on site.

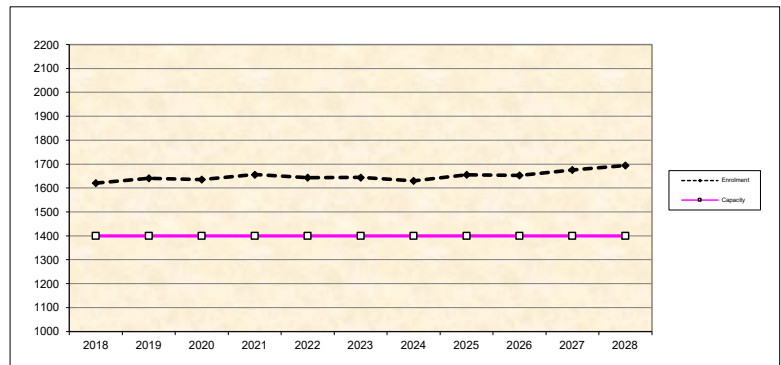
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity. With the continued demand for secondary enrolling space coming from Newton, the school is projected to grow close to 1700 students by 2029.

Though no addition to the school has been included in the District's 2021/2022 Five Year Capital Plan, the District has identified the need for a 300 capacity addition at Panorama Ridge Secondary in the District's Long Range Facility Plan 2020/2021 as part of the Panorama Ridge West Secondary School Strategy.

**North Ridge Elementary**



**Panorama Ridge Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 15-0076-00


Address: 5629 King George Highway, Surrey, BC

Registered Arborist: Vanessa Melney & Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	55
<b>Protected Trees to be Removed</b>	55
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = <u>4</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 51 X two (2) = <u>102</u></li> </ul>	106
<b>Replacement Trees Proposed</b>	131
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	8

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: May 8, 2020
--	-------------------



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE**

**TREE PRESERVATION AND PROTECTION PLAN**  
5629 KING GEORGE HWY.  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	AUG08/17	MK	REV. SITE PLAN
2	DEC18/17	SL	REV. SITE PLAN
3	DEC17/18	MK	REV. SITE PLAN
4	OCT15/19	MK	REV. SITE PLAN
5	APR22/20	MK	GRADING PLAN
6	MAY08/20	MK	REVISIONS



**SHEET TITLE**

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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**DRAWN**

SGL

**SCALE**

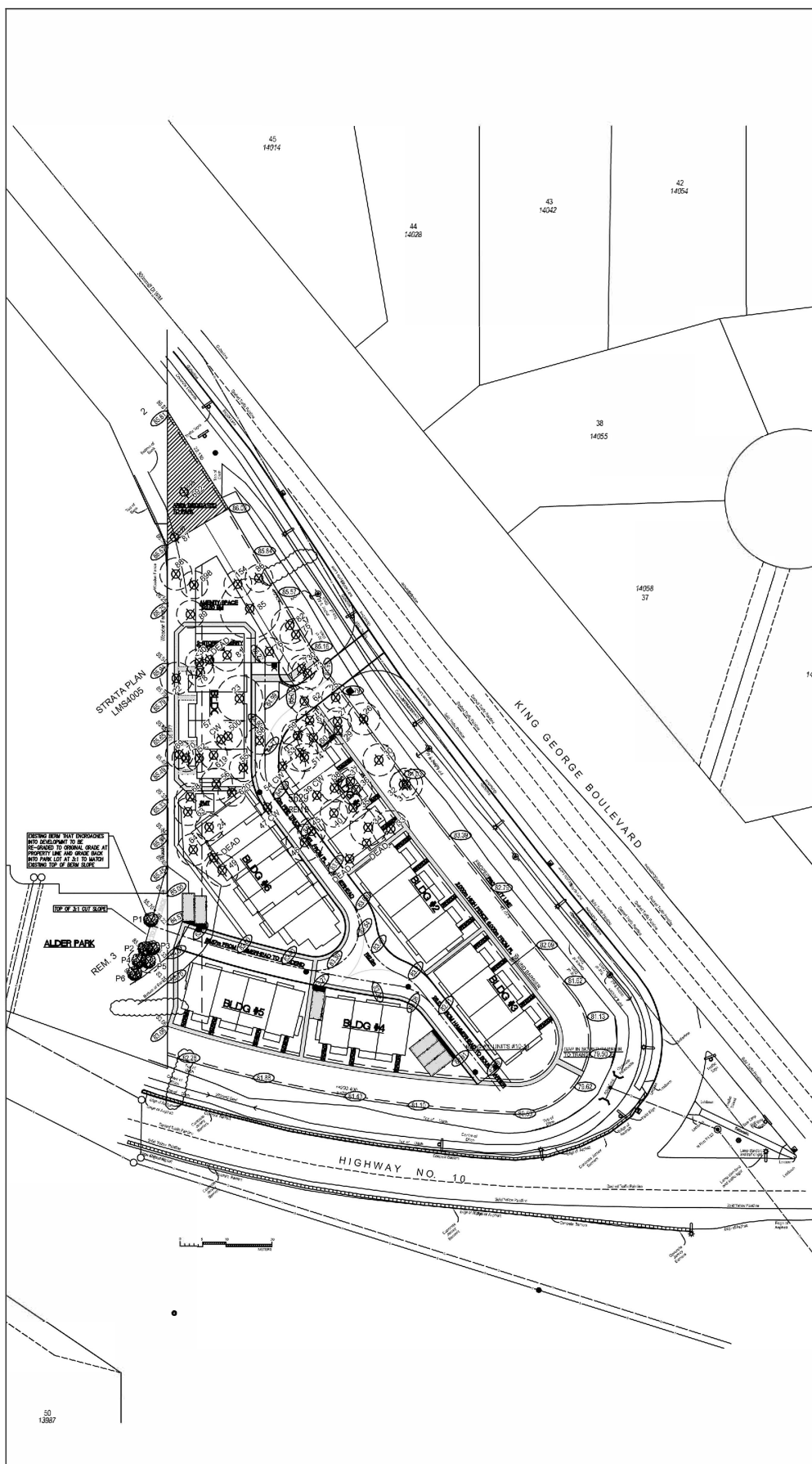
AS SHOWN

**DATE**

JULY 21, 2016

**T-1**

SHEET 1 OF 2



**LEGEND**



TREE TO BE REMOVED



MINIMUM NO DISTURBANCE ZONE



PARK TREE TO BE REMOVED PENDING PERMISSION FROM SURREY PARKS & REC. AND DEPT.

TO BE ASSESSED BY SURREY PARKS & REC. DEPT.

EXISTING TREES THAT INCORPORATE INTO DEVELOPMENT TO BE RE-GRADDED TO ORIGINAL GRADE AT PROPERTY LINE AND GRADDED INTO PARK LOT AT 21' TO MATCH EXISTING TOP OF ADJACENT LOT.

TOP OF ADJACENT LOT

ALDER PARK

REM. 3

BLDG #5

BLDG #4

BLDG #3

BLDG #2

BLDG #1

STRATA PLAN LMS4005

KING GEORGE BOULEVARD

HIGHWAY NO. 10

1:100

50 13867

45 14014

44 14026

43 14042

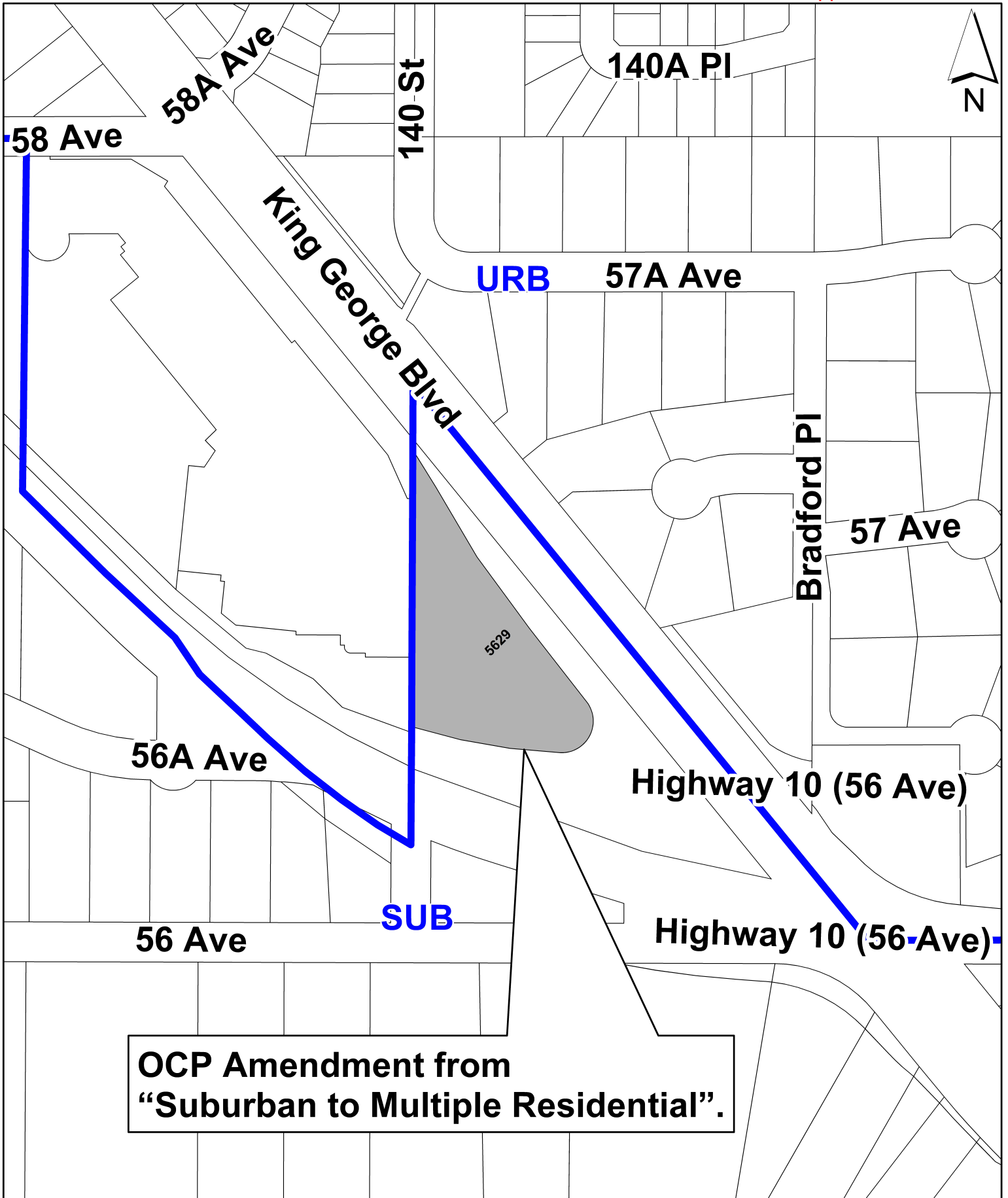
42 14054

38 14055

14058 37

14059

50 13867



**OCP Amendment from  
"Suburban to Multiple Residential".**





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0076-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 024-045-705  
 Parcel "B" (Explanatory Plan 8295) of the West Half of Legal Subdivision 2 Section 9  
 Township 2 New Westminster District Plan BCP40858

(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 as follows:
  - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;
  - (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



**MATTHEW CHENG ARCHITECT INC.**

Unit 202 + 670 EVANS AVENUE  
VANCOUVER, BC V6A 2S1  
Tel: (604) 733-0151 Fax: (604) 733-1908  
Cell: (604) 648-0669 Email: matthew@mcacn.ca

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No Date Revision

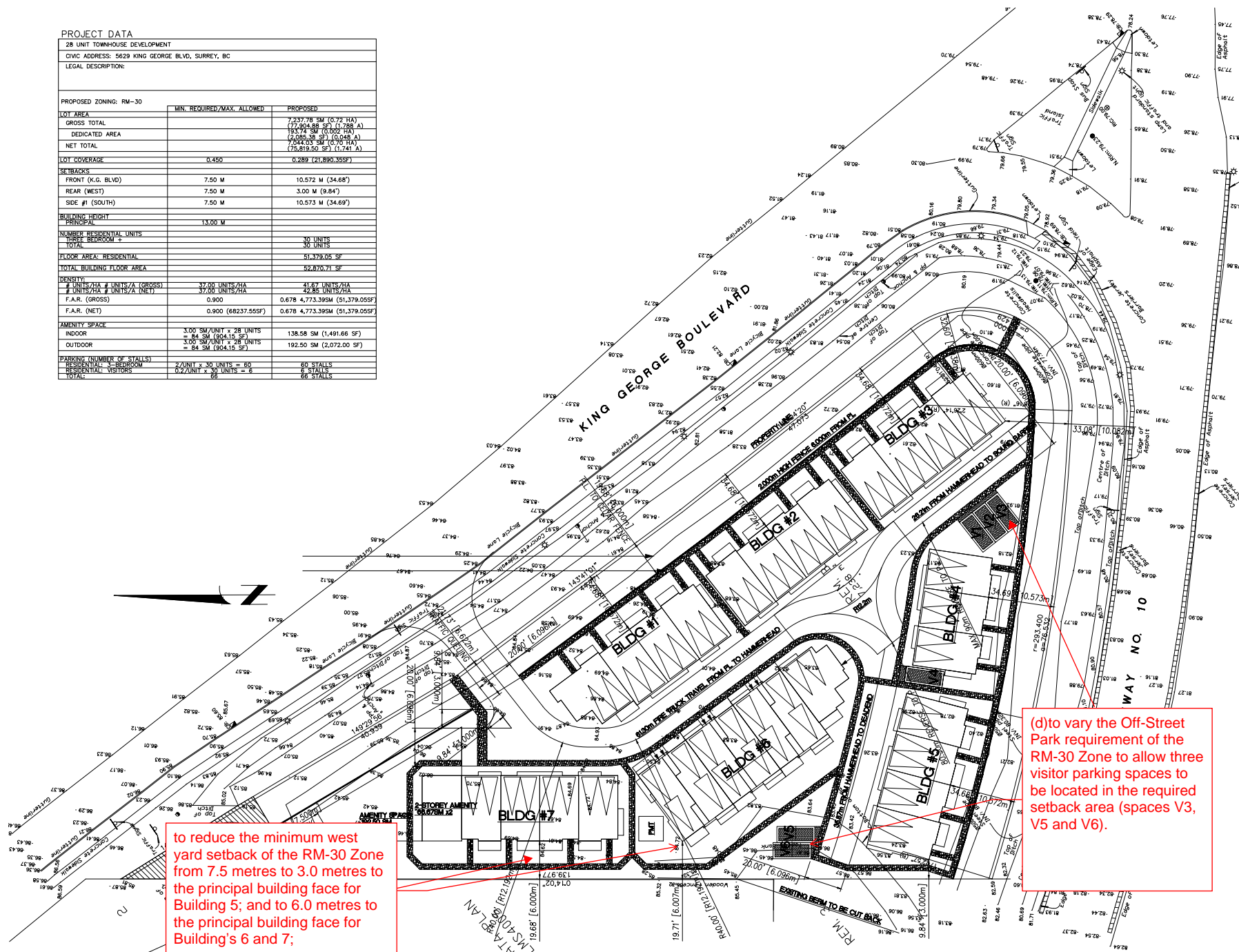
Consultants

Project Title  
**30-UNIT TOWNHOUSE DEVELOPMENT**  
5629 KING GEORGE HWY  
SURREY, B.C.

Sheet Title  
**SITE PLAN**

Drawn: HC  
Checked: MC  
Scale: 3/64" = 1'-0"  
Project Number:  
Revision Date: AUG. 22, 2019 Dwg. No. 101  
Print Date: AUG. 22, 2019

PROJECT DATA		
28 UNIT TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 5629 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:		
PROPOSED ZONING: RM-30		
LOT AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
GROSS TOTAL		7,237.78 SM (0.72 HA) (77,904.88 SF) (1,788 A)
DEDICATED AREA		191.74 SM (0.002 HA) (2,035.38 SF) (0.048 A)
NET TOTAL		7,046.04 SM (0.72 HA) (75,819.50 SF) (1,741 A)
LOT COVERAGE	0.450	0.289 (21,890.35SF)
SETBACKS		
FRONT (K.G. BLVD)	7.50 M	10.572 M (34.68')
REAR (WEST)	7.50 M	3.00 M (9.84')
SIDE #1 (SOUTH)	7.50 M	10.573 M (34.69')
BUILDING HEIGHT		
PRINCIPAL	13.00 M	
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM		30 UNITS
TOTAL		30 UNITS
FLOOR AREA: RESIDENTIAL		
		51,379.05 SF
TOTAL BUILDING FLOOR AREA		
		52,870.71 SF
DENSITY:		
# UNITS/HA (GROSS)		41.67 UNITS/HA
# UNITS/HA (NET)		42.85 UNITS/HA
F.A.R. (GROSS)	0.900	0.678 4,773.399M (51,379.05SF)
F.A.R. (NET)	0.900 (68237.55SF)	0.678 4,773.399M (51,379.05SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (924.15 SF)	138.58 SM (1,491.66 SF)
OUTDOOR	3.00 SM/UNIT x 28 UNITS = 84 SM (924.15 SF)	192.50 SM (2,072.00 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - BEDROOM	2/UNIT x 30 UNITS = 60	60 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 30 UNITS = 6	6 STALLS
TOTAL:		66 STALLS



to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7;

(d) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).