CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**City Clerk, Legislative Services Division**		
FROM:	**General Manager, Planning & Development Department**		
DATE:	**July 26, 2022**	FILE:	**7921-0151-00**

RE: **Agenda Item B.16 July 25, 2022 Regular Council – (Land Use)**
Development Application No. 7921-0151-00
Replacement Pages for the Planning Report

Development Application No. 7921-0151-00 was on the agenda for consideration by Council at July 25, 2022 Regular Council – Land Use Meeting under Item B.16.

After finalizing the Planning Report for the DATE Regular Council – Land Use Agenda, an error was noticed on the Proposal Description section of the cover page which indicated that the proposed application was for the approval of 19 townhouse units. The proposal is for 18 townhouse units as described elsewhere in the report and appendices.

Page 1 of the Planning Report has been updated to reflect this change.

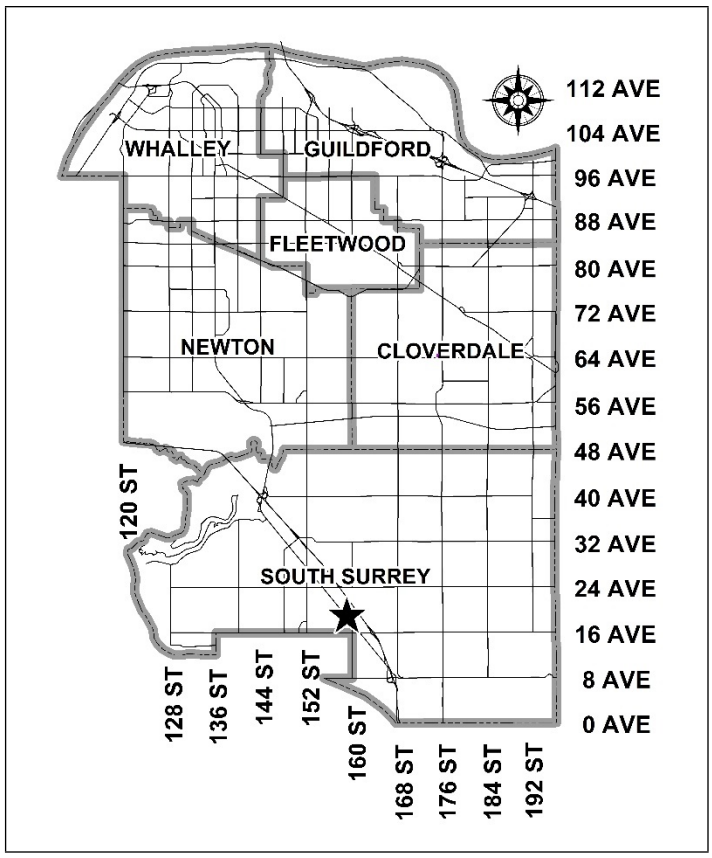
The replacement page for the Planning Report detailing is attached to this memorandum.

D Todd.

Darren Todd
for Shawn Low
Acting Manager
Area Planning and Development – South Division

Attachment - 7921-0151-00– Page 1 Replacement Page

c.c. - City Manager



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7921-0151-00

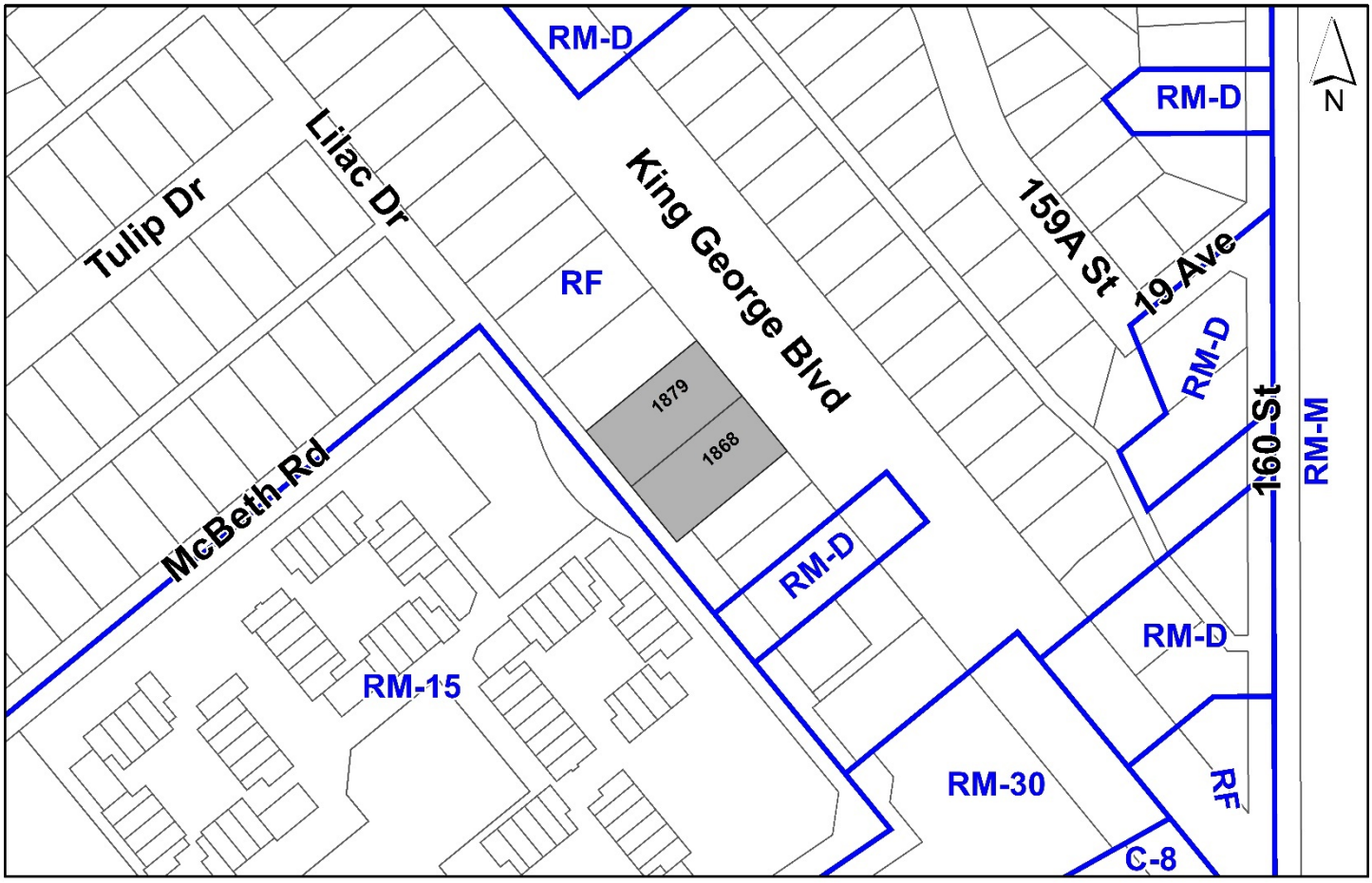
Planning Report Date: July 25, 2022

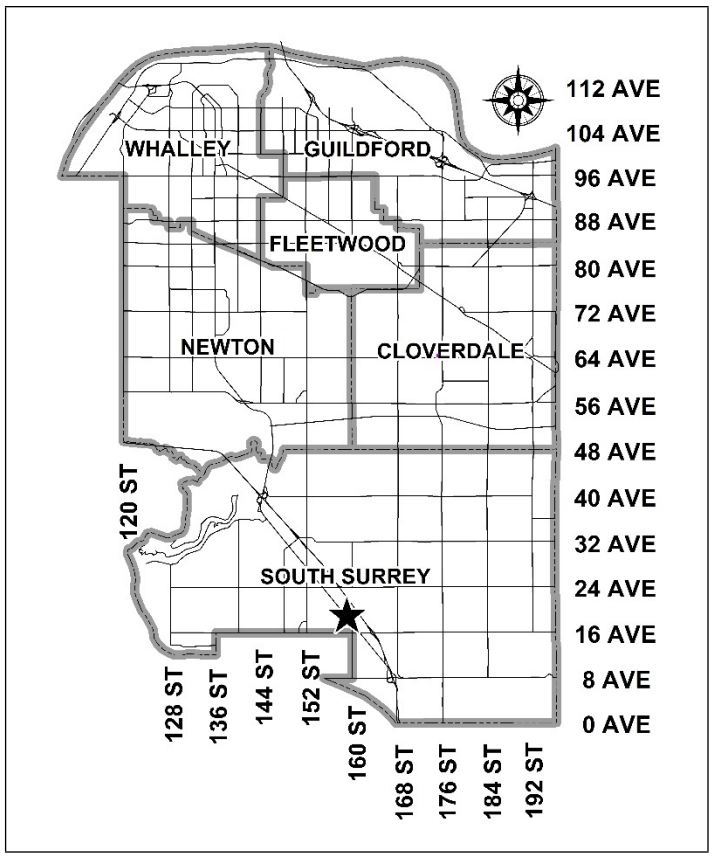
PROPOSAL:

- **LAP Amendment** from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of ~~19~~ 18 townhouse units

LOCATION:	1879 - King George Boulevard 1868 - Lilac Drive
ZONING:	RF
OCP DESIGNATION:	Urban
LAP DESIGNATION:	Low Density Multiple Residential (10 u.p.a.)





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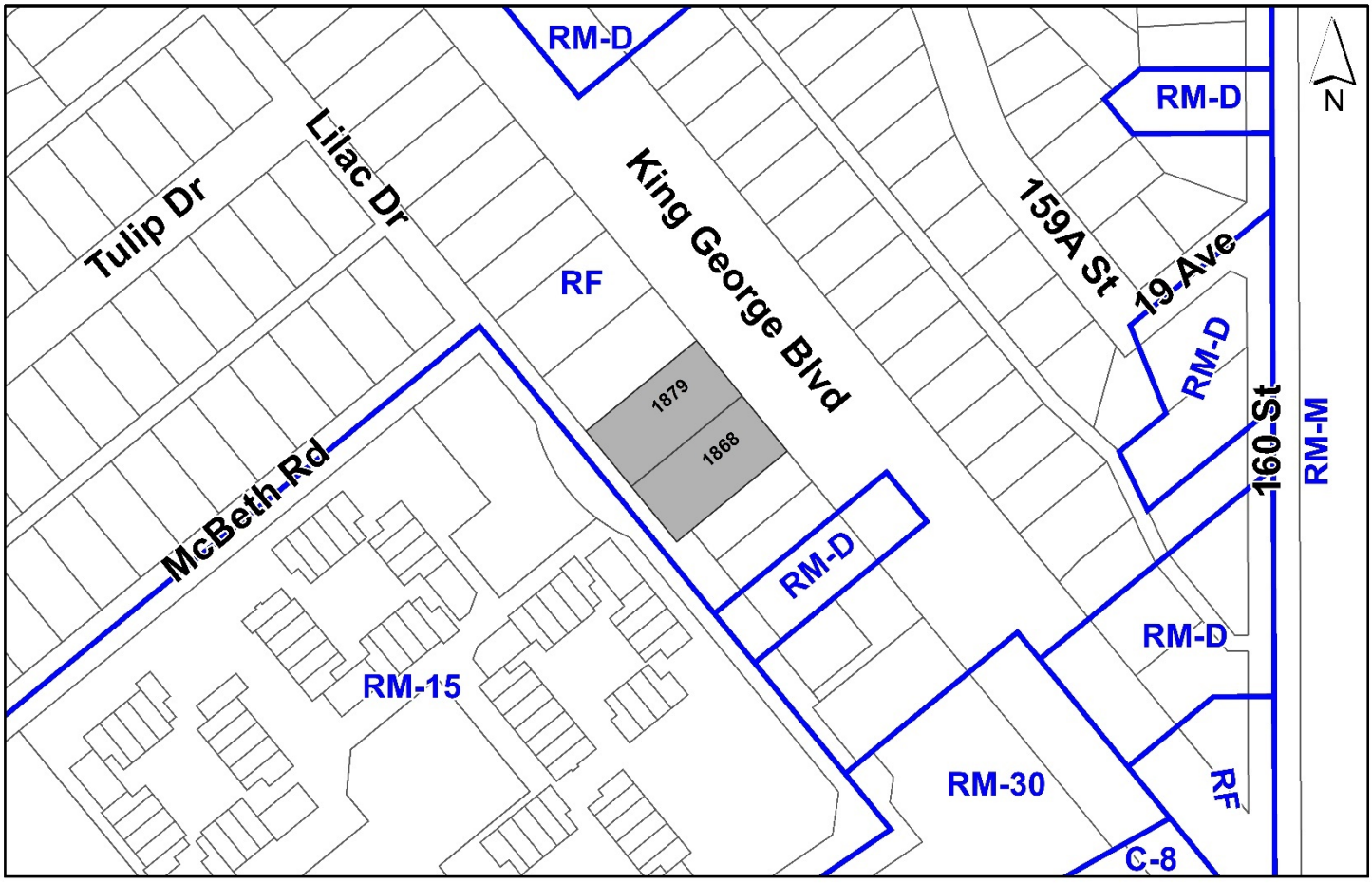

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for 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 King George Corridor Local Area Plan (LAP) from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.).
- Proposing to reduce the building setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Surrey.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape and provide an appropriate interface with the surrounding low density residential land uses, in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0151-00 generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7921-0151-00 (Appendix VI) varying the following, to proceed to Public Notification:

    (a) to reduce the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;

    (b) to reduce the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and

    (c) to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.

4. 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) 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 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;

    (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 registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

5. Council pass a resolution to amend the King George Corridor Local Area Plan (LAP) to redesignate the land from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Northeast (Across King George Blvd):	Single Family Residential	Urban (OCP Designation)	RF
Southeast:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF
Southwest (Across Lilac Dr):	Alderwood Park and Low Density Townhouses	Single Family Residential (6 upa)	RM-15
Northwest:	Single Family Residential	Low Density Multiple Residential (10 upa)	RF

Context & Background

- The subject site consists of two parcels: 1879 King George Boulevard and 1868 Lilac Drive. The lots are double-fronting lots, fronting King George Boulevard and Lilac Drive, situated mid-block in between 20 Avenue and 160 Street. The site is located within the King George Corridor Local Area Plan (LAP) in South Surrey.

- The site is designated "Urban" in the Official Community Plan (OCP), "Low Density Multiple Residential (10 upa)" in the King George Corridor LAP, and zoned "Single Family Residential Zone (RF)".

- The site is currently improved with single family dwellings, which is the dominant building form in the immediate neighborhood. Across Lilac Drive there is the low density Alderwood Park townhouse complex, as well as some low density townhouses further south on Lilac Drive. There is a small commercial plaza located approximately 200 metres to the southwest of the subject site at the corner of King George Boulevard and 160 Street.

- The project represents the first townhouse proposal with densities above 20 upa in this area of the King George Corridor LAP. In this section of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/ 160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The townhouse proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the King George Corridor Local Area Plan from "Low Density Multiple Residential (10 upa)" to "Townhouses (30 upa)", rezoning from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", development permit for form and character, subdivision for lot consolidation and development variance permit for building setbacks in order to permit the development of 18 townhouse units on the site.

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	3,010 square metres 201 square metres N/A 2,809 square metres
Number of Lots:	1
Building Height:	12.8 metres
Unit Density:	26 upa
Floor Area Ratio (FAR):	0.85 (including indoor amenity)
Floor Area	
Residential:	2,316 square metres
Residential Units:	
3-Bedroom:	18

Referrals

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

School District:	The School District has advised that there will be approximately 15 of school-age children generated by this development, of which the School District has provided the following expected student enrollment. 5 Elementary students at Jesse Lee Elementary School 3 Secondary students at Earl Marriot Secondary School (Appendix III) Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts. The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2024.
Parks, Recreation & Culture:	The Parks Department does not accept the removal of any trees located on City property or trees shared with the City that are situated along the King George Boulevard lot line. Currently, the applicant is showing that these trees are to be retained. Compensation, as determined through a formal arboricultural appraisal, shall be required should any removal ultimately be required. The closest active park is Alderwood Park, which is located across Lilac Drive from the development site. The closest natural area is Carlson Creek (135H Greenbelt), located near 16 Avenue and Highway 99 and is approximately 1.1 kilometres away.
Surrey Fire Department:	The Surrey Fire Department has no objection to the proposal. Fire safety requirements will be further reviewed the Building Permit application process.

Transportation Considerations

- Lilac Drive is a local road and has a slight curve adjacent to the subject site. The applicant will be required to provide a varied width of road dedication (matching the existing curve) to achieve the ultimate 20 metre wide local road standard for Lilac Drive. Approximately 201 square metres of road dedication will be provided.

- The site will be accessed from Lilac Drive to the southwest. Access from King George Boulevard is not supported or proposed.

- The site is located between 500 and 700 metres of transit stops for four different bus routes. These bus routes range in service between local, regional, frequent, and peak-only service. Notably, the bus stop for route 321 is located at the intersection of 16 Avenue and 160 street (approximately 680 metres from the site) which provides frequent, all day service between White Rock Centre and Surrey Central Station via Newton Exchange.

- The Sunnyside Greenway, located 440 metres to the northwest of the subject site, is planned along 20 Avenue, which will provide active transportation and recreational opportunities between Grandview Heights in the east and South Surrey Athletic Park/Sunnyside Acres Urban Forest in the west.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).

- The "Urban" land use designation permits residential densities up to 30 units per acre, where specifically allowed within secondary plan areas. The King George Corridor Local Area Plan (LAP) permits residential densities at 30 units per acre.

- The proposal complies with the "Urban" land use designation.

Themes/Policies

- A 2.1 – Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning area along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.

  (While the site is not located in one of the City's priority growth areas, the proposal represents a moderate density increase, that over time could help support an increased diversity of land uses and transit expansion along King George Boulevard).

- A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

  (The proposed townhouse development will result in a density increase, while respecting the established single family land use pattern, given the site's location on the edge of the neighbourhood next to a major arterial road in King George Boulevard. The proposal has incorporated some traditional building materials, in their modern building design to respect the traditional character of the neighbourhood).

Secondary Plans

Land Use Designation

- The site is designated "Low Density Multiple Residential (10 upa)" in the King George Corridor Local Area Plan (LAP).

- The applicant is proposing a townhouse development at 26 upa and amendment to the LAP to the "Townhouses (30 upa)" designation.

Amendment Rationale

- The site is currently designated for multiple residential building form, however, the density allowed for the property (10 upa) is not aligned with current market conditions for townhouse development. Developing townhouses under the existing land use designation would not be feasible.

- The site is double-fronting Lilac Drive and King George Boulevard, on the edge of an established single family neighbourhood.

- The project represents the first townhouse proposal with densities above 20 units per acre in this area of the King George Corridor LAP. In this portion of the plan area, higher density and commercial land uses have largely been centered around two nodes: King George Boulevard/ 160 Street/16 Avenue and King George Boulevard/156 Street/24 Avenue. The proposal may act as a precedent and lead to incremental densification along King George Boulevard between these two nodes.

- Currently, this portion of King George Boulevard is only 2 lanes wide but widening to 5 lanes is proposed in the 10 year Capital Plan.

- The amendment is appropriate given the site's location on the edge of a single family neighbourhood. The proposed density will help support the two higher density nodes located north and south of the subject site and will be appropriately scaled to the site's location on a future 5 lane arterial road.

- The proposed development will also enable the widening of Lilac Drive to the current local road standard. Neighbourhood residents have identified the existing road width of Lilac Drive as a concern.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per unit flat for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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.

RM-30 **Zone (Part 22)**	**Permitted and/or Required**	**Proposed**
Unit Density:	30 units per acre (75 units per hectare)	26 units per acre (64 units per hectare)
Floor Area Ratio:	1.00	0.85
Lot Coverage:	45%	34.5%
Yards and Setbacks		
Northeast (front): Southeast (side): Southwest (front): Northwest (side):	4.5 m 6.0 m 4.5 m 6.0 m	4.5 m 5.6 m 4.5 m 3.0 m
Height of Buildings		
Principal buildings: Indoor amenity buildings	13 m 11 m	12.8 m 7.4 m
Amenity Space		
Indoor Amenity: Outdoor Amenity:	54 square metres 54 square metres	65 square metres 65 square metres
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Residential: Residential Visitor: Total: Tandem (%): **Bicycle Spaces:**	36 4 40 50% 6	36 5 41 0% 6

Setback Variances

- The applicant is requesting the following variances:

    (a) a reduction to the minimum side (northwest) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;

    (b) a reduction to the minimum side (southeast) yard setback of the RM-30 Zone from 6.0 metres to 5.6 metres to the principal building face; and

    (c) to allow stairs with four (4) risers or less to encroach into the building setback area for building 1.

- The 3 metre northwest setback will be a side yard condition for buildings 1, 2 and 3 and is considered an appropriate interface to both existing and potential future land uses.

- The 5.6 metre setback will be a front yard condition for buildings 4 and 5. The applicant has provided patios, landscaping and a 1.5 metre walkway in the setback and the reduction to the Bylaw requirement is considered minor.

- The Form and Character design guidelines in the OCP encourage the main floor of townhouse units to be between 0.6 metres and 1.2 metres above the adjacent street grade. The Zoning Bylaw permits stairs with three (3) risers or less to encroach into the building setback area. When the main floor elevation is on the higher end of the range encouraged by the OCP, stairs with more than (three) 3 risers are required to connect the street fronting patios to the road.

- The site has some minor grading changes that require units three and four to have stairs with four (4) risers within the setback to meet the main floor elevation. The proposed variance is aligned with the objectives of the Form and Character design guidelines.

- 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 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $4,000 per new unit that complies with Secondary Plan density.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for $20,000 per unit for townhouses, payable on all units above the current Secondary Plan density.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

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 0.5% 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 April 5, 2022, and the Development Proposal Signs were installed on July 12, 2022. Pre-notification letters were sent to the Little Campbell Watershed Society and the Semiahmoo Residents Association, who did not provide staff with comment on the proposal.

- Staff received responses from six (6) neighbouring residents. The primary concerns of the residents were congestion on Lilac Drive and that the development did not provide sufficient parking. Residents were concerned that based on the amount of parking being provided on-site the demand for on-street parking on Lilac Drive would increase resulting in worsening congestion *(staff comments in italics)*.

  The applicant is meeting the Zoning Bylaw requirements for resident parking and providing one more visitor parking stall than is required to help address resident concerns. The Zoning Bylaw requires 2 resident parking space per townhouse unit and 0.2 visitor parking spaces per townhouse unit. 40 parking spaces are required, and 41 parking spaces are proposed. Staff consider the Zoning Bylaw requirements for parking to be sufficient for the development.

  Lilac Drive is not currently constructed to the current local road standard. The paved road width is only 6.5 metres, there are currently no sidewalks and street parking is allowed on one side of Lilac Drive. Due to the width of the road, Lilac Drive has a 30km/h speed limit and contains speed bumps constructed in 2017 in an attempt to slow traffic and improve safety. Due to the width of the pavement and the allowance for street parking, it is necessary for vehicles to queue to allow on-coming traffic to pass. The development will dedicate a portion of the site for road and the applicant will be required to construct the portion of Lilac Drive to the current local road standard along the development frontage. These improvements will eliminate the queuing requirement and provide sidewalks. Incremental development on the block will allow similar improvements to Lilac Drive and is the most suitable way to implement the current local road standard for Lilac Drive.

Public Information Meeting

- Staff suggested that the applicant conduct a public information meeting given that townhouses at the proposed density have not been developed in this section of the King George Corridor Local Area Plan. The applicant elected not to conduct a public information meeting.

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 development consists of five (5) buildings containing a total of 18 townhouse units and one amenity building. The grouping of the buildings consists of side-by-side fourplexes fronting Lilac Drive and King George boulevard respectively, two side-by-side duplexes fronting the southeast lot line, and one six-plex in the centre of the site.

- The six-plex in the centre of the site consists of back-to-back townhouse units (one third of the total units). For the six-plex and the fourplex fronting King George Boulevard, roof decks are proposed to provide units with direct access to private outdoor amenity space. The fourplex is proposing roof decks instead of at grade patios to limit the impact of construction on a row of fir trees being retained along King George Boulevard. The fourplex fronting Lilac Drive and the two duplexes will feature ground floor patios.

- All units facing Lilac Drive have provided ground floor habitable rooms and doors facing the street and a walkway connection to the public road, which will help promote interaction with the public realm and help the development integrate into the neighbourhood.

- The proposed design is modern, featuring flat roofs and contemporary lines. The buildings have strong vertical expression to identify individual units. The materials consist of brick on the ground floor and white, grey, and blue fiber-cement panels on the second and third level, with brown accents to match the brick.

- While the building design is contemporary, the applicant has incorporated some traditional design elements to create a softer interface with Lilac Drive. These design elements include providing a natural, earth tone colour scheme, utilizing a traditional door design, having wood awnings above the main entrances, incorporating roof cornices, and using brick at the main level.

<u>Landscaping</u>

- The landscaping consists of a mix of trees, shrubs, and ground cover. Substantial tree planting is proposed along the Lilac Drive frontage and the northwest and southeast side yards to enhance the interface of the development with the immediate neighbourhood.

- Given the proposed densities, trees are not able to be planted along the internal drive aisle. Only two trees are proposed to be planted in the interior of the property, which are located within the outdoor amenity space.

Indoor Amenity

- The Zoning By-law Requires that 54 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.

- The applicant is proposing 65 square metres of indoor amenity space, exceeding the Zoning Bylaw requirements.

- The indoor amenity is centrally located on the southeast side of the six-plex and is paired with the outdoor amenity space.

- The indoor amenity building is two storeys. The ground floor features a kitchen and party lounge, and the second storey includes a gym and yoga studio.

Outdoor Amenity

- The applicant is proposing 65 square metres of outdoor amenity space, exceeding the Zoning Bylaw requirements.

- The outdoor amenity area is located abutting the indoor amenity building and features a children's play area, outdoor seating, and landscaping.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. The main consideration that will be further explored is the incorporation of additional traditional design elements on the units adjacent to Lilac Drive to improve the proposed townhouse's connection to the local architectural context.

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	1	0	1
Horse Chestnut	2	2	0
Plum	2	1	1
Box Elder	1	1	0
Willow	1	1	0
Coniferous Trees			
Grand Fir	2	2	0
Western Red Cedar	3	2	1
Black Pine	1	1	0
Sawara Cypress	2	2	0
Monkey Puzzle	1	1	0
Holly	1	1	0
Douglas Fir	59	21	36
Total	77	36	41

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	32
Total Retained and Replacement Trees	73
Contribution to the Green City Program	$22,000

- The Arborist Assessment states that there are a total of 77 mature trees on the site. There are no Alder and Cottonwood trees on-site. It was determined that 41 trees can be retained as part of this development proposal, including a row of Fir trees along the King George Boulevard frontage. Two of these trees are located in close proximity to the proposed buildings. The arborist conducted root mapping of these trees and only found feeder roots and no supportive roots near the proposed excavation area. The arborist has deemed that these trees can be retained and will supervise the excavation of the area.

- The proposed tree retention was assessed taking into consideration of the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 72 replacement trees on the site. It was determined that 32 replacement trees can be accommodated on the site. The deficit of 40 replacement trees will require a cash-in-lieu payment of $22,000, representing $550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety of trees including Vine Maple, Columnar Hornbeam, Katsura tree, Starlight Dogwood, Magnolia, Pink Spires Flowering Crabapple, Colorado Blue Spruce.

- In summary, a total of 73 trees are proposed to be retained or replaced on the site with a contribution of $22,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7921-0151-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

BD/cm

DAVID EATON
ARCHITECT INC
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Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2022-07-15	Revised/Comments
2022-06-30	Revised/Comments
2022-05-11	Revised/Comments
2022-04-22	Revised/Comments
2022-03-09	Revised/Comments
2022-01-13	Revised/Comments
2021-10-14	Revised/Comments
2021-06-02	DP Application
2021-03-24	Preliminary Submission

Issues / Revisions

Seal

REGISTERED ARCHITECT DAVID J. EATON BRITISH COLUMBIA
2022-07-15

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
1868 LILAC DR. & 1879 KGB SURREY, BRITISH COLUMBIA

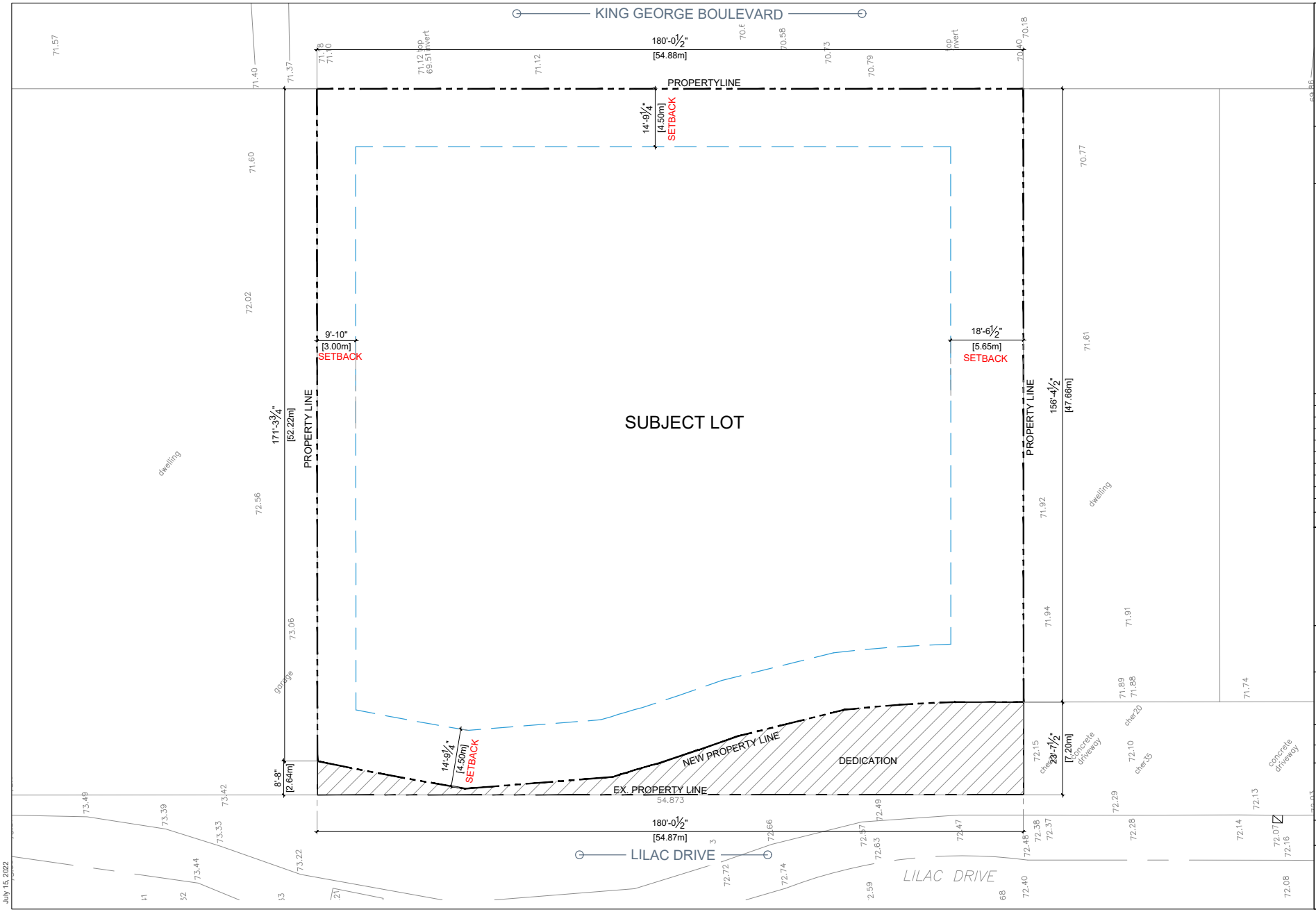
Drawn By AL	Date 2022-07
Checked By PV	Project ID SU09_2104

Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.
A-1.0

July 15, 2022



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2021-03-24	Preliminary Submission

Issues / Revisions

Seal

REGISTERED ARCHITECT DAVID J. EATON BRITISH COLUMBIA

2022-07-15

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

1868 LILAC DR. & 1879 KGB SURREY, BRITISH COLUMBIA

Drawn By AL	Date 2022-07
Checked By PV	Project ID SU09_2104

Sheet Title

BASE PLAN

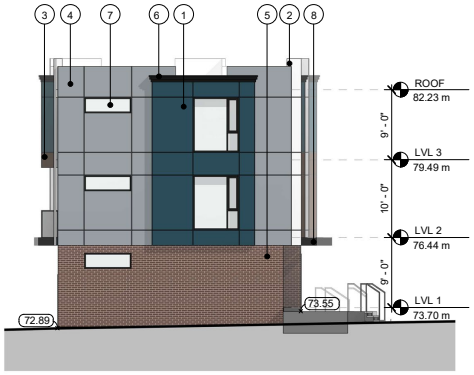
Scale
As Noted

Sheet No.

A-0.4

July 15, 2022

1 BLDG-1 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG-1 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

3 BLDG-1 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

4 BLDG-1 SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL SCHEDULE

1. SMOOTH FINISH HARDIE PANELS COLOR TO MATCH - SW 6230 (RAINSTORM)
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3. SMOOTH FINISH HARDIE PANELS COLOR TO MATCH - SW 6069 (FRENCH ROAST)
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ELEVATIONS

Scale
As Noted

Sheet No.

A-3.0

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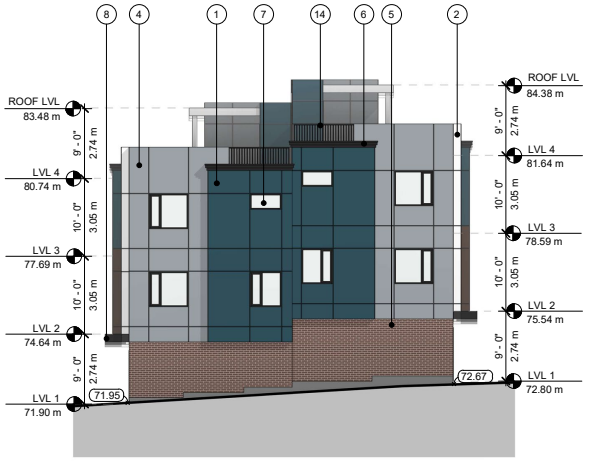
1 BLDG-2 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BLDG-2 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

3 BLDG-2 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

4 BLDG-2 SOUTHEAST ELEVATION
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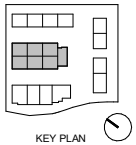

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A-3.1

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1 BLDG-3 NORTHEAST ELEVATION
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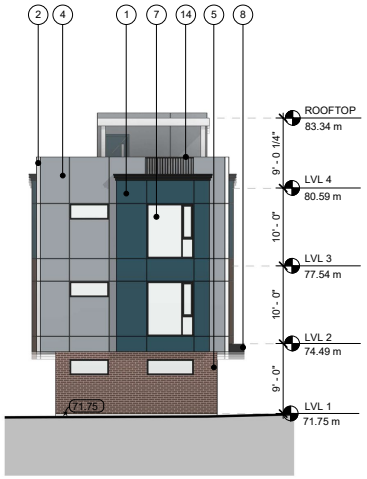
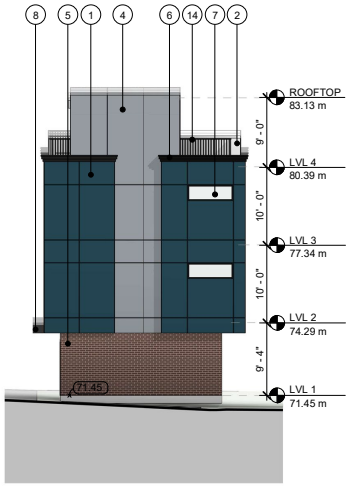


2 BLDG-3 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

3 BLDG-3 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG-3 SOUTHEAST ELEVATION
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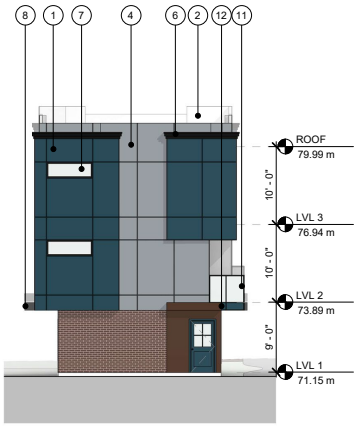
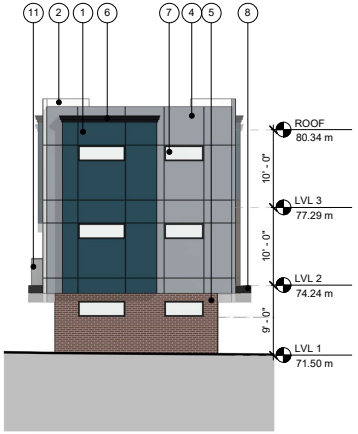


1 BLDG-4 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

2 BLDG-4 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BLDG-4 SOUTHWEST ELEVATION
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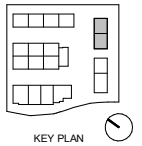

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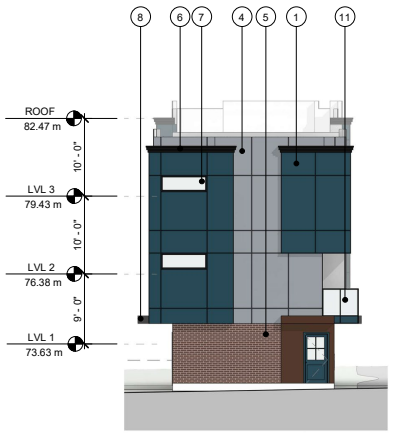
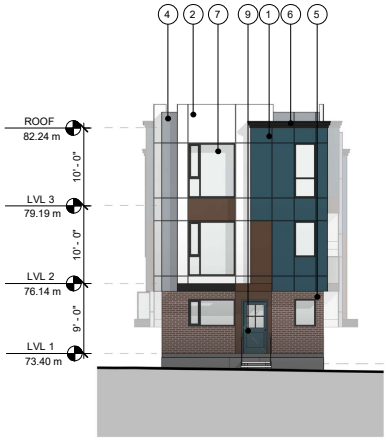


1 BLDG-5 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

2 BLDG-5 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BLDG-5 SOUTHWEST ELEVATION
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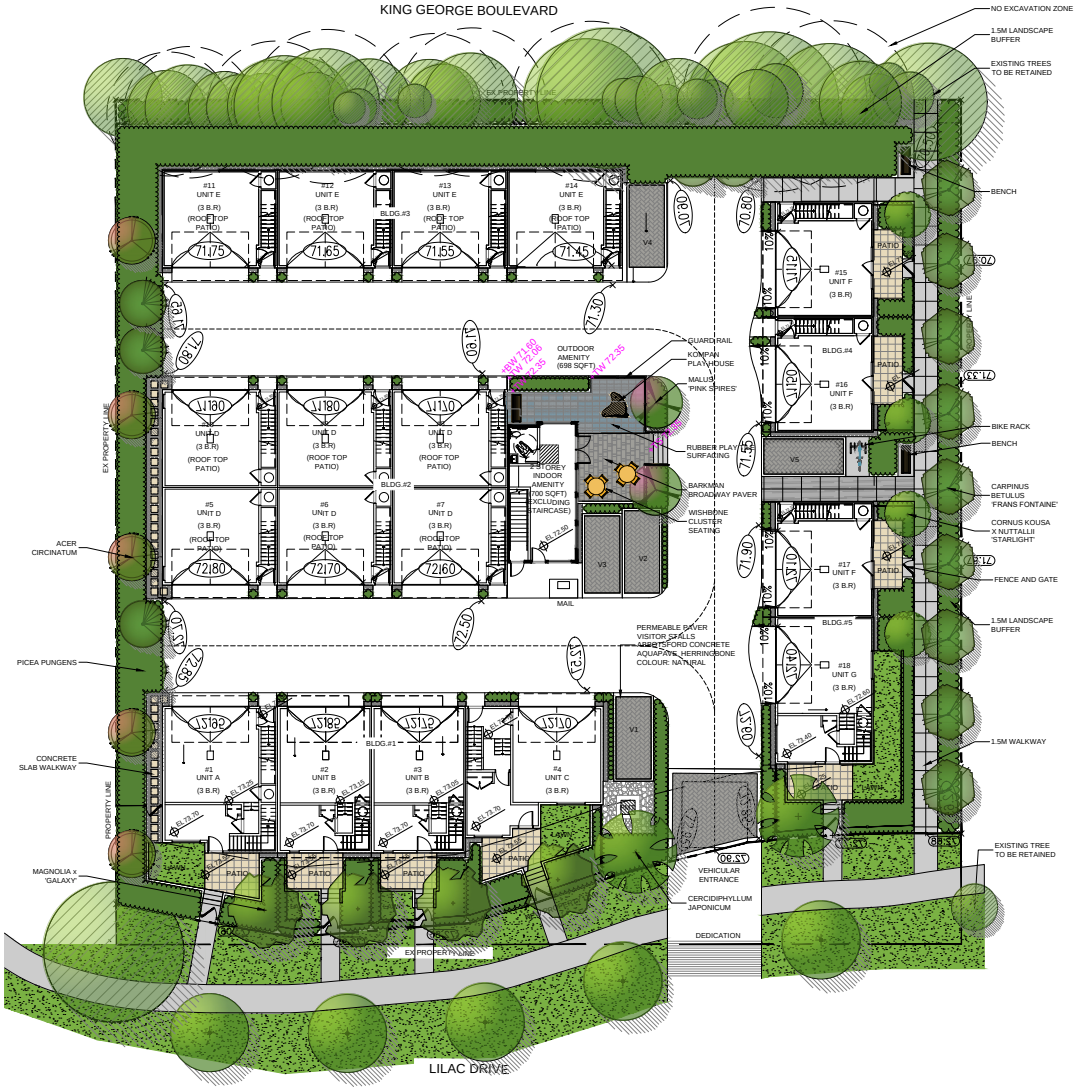

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
	9	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	5CM CAL; B&B
	2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	4	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT; B&B
	39	EXISTING TREE	-	-
	4	MAGNOLIA x 'GALAXY'	MAGNOLIA	5CM CAL; 1.5M STD
	2	MALUS 'PINK SPIRES'	PINK SPIRES FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
	6	PICEA PUNGENS	COLORADO BLUE SPRUCE	3M HT B&B
	5	STREET TREE		
SHRUB				
(BB)	31	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#2 POT; 30CM
(EA)	2	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT; 50CM
(HM)	2	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	#3 POT; 80CM
(HY)	7	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
(JS)	30	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#10 POT
(LF)	81	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE; DWARF	#3 POT; 50CM
(MA)	95	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
(PP)	7	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	#10 POT
(PJ)	38	PIERIS JAPONICA 'VARIEGATA'	PIERIS, WHITE BLOOMS; VARIEGATED FOLIAGE	#2 POT; 25CM
(RD)	55	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#2 POT; 20CM
(SJ)	73	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
(TM)	51	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
(VO)	28	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
(FC)	180	FESTUCA CINEREA 'ELIJAH BLUE'	BLUE FESCUE	#1 POT
(MS)	65	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP, SILVER GRASS	#1 POT
(PA)	71	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
(HE)	64	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(HC)	41	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT
(HO)	36	HOSTA 'HALCYON'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
(LA)	60	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
GC				
(EC)	38	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
(PM)	146	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
(WO)	142	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 1m 5m 10m

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
02	22.JUL.11	SITE PLAN REVISIONS	MC
01	22.JUN.17	LANDSCAPE CONCEPT	MC

CLIENT:

ALVAIR DEVELOPMENTS LTD

PROJECT:

17 UNIT TOWNHOUSE DEVELOPMENT

1868 LILAC DRIVE AND 1879 KING GEORGE BLVD. SURREY

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 22.JUN.16
SCALE: 1:150
DRAWN: MC
DESIGN: MC
CHK'D: MCY

DRAWING NUMBER: **L1** OF 5

22132-2.ZIP

PMG PROJECT NUMBER: **22-132**

MATERIAL LEGEND

KEY	SYMBOL	DESCRIPTION
A		NEWSTONE GROUP; MANHATTAN CONCRETE SLAB SIZE: 454X454X50.8MM COLOUR NATURAL GREY
B		BARKMAN; BROADWAY PAVERS SIZE: 600X300X100MM, 300X300X100MM, 300X150X100MM PATTERN 6, COLOUR NATURAL AND ASH
C		ABBOTSFORD CONCRETE PRODUCTS AQUAPAVE PERMEABLE PAVERS; SIZE: 110X221.5X80MM HERRINGBONE PATTERN, COLOUR NATURAL
D		SOFSURFACES DURASAFE PLAY TILES COLOURS OCEAN BLUE AND SLATE GREY
E		PLANTED AREA SHRUBS, PERENNIALS AND GROUNDCOVERS
F		SOD LAWN
G		RIVER ROCK DRAIN STRIP 12" WIDE
H		CIP CONCRETE RETAINING WALLS SANDBLAST FINISH
I		SAWCUT CIP CONCRETE PAVEMENT FINISH: BROOM FINISH COLOUR: NATURAL
J		STRUCTURAL SOIL 0.6M DEPTH
K		TREE PROTECTION FENCING

SITE FURNITURE LEGEND

KEY	SYMBOL	DESCRIPTION
F1		LANDSCAPE FORMS PERISPHERE BENCH COLOUR: SILVER AND IPE
F2		MAGLIN BIKE RACK 300 SERIES COLOUR: SILVER
F3		KOMPAN ROBINIA NRO 401 PLAYHOUSE WITH ROOF COLOUR: NATURAL
F4		WISHBONE SITE FURNISHINGS URBAN SPACE ROUND PICNIC TABLE COLOUR: YELLOW
F5		TIMBER PICKET FENCE AND GATE
F6		TIMBER GUARDRAIL

0 1m 5m 10m

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
02	22.JUL.11	SITE PLAN REVISIONS	MC
01	22.JUN.17	LANDSCAPE CONCEPT	MC

CLIENT:

ALVAIR DEVELOPMENTS LTD

PROJECT:

17 UNIT TOWNHOUSE DEVELOPMENT

1868 LILAC DRIVE AND 1879 KING GEORGE BLVD. SURREY

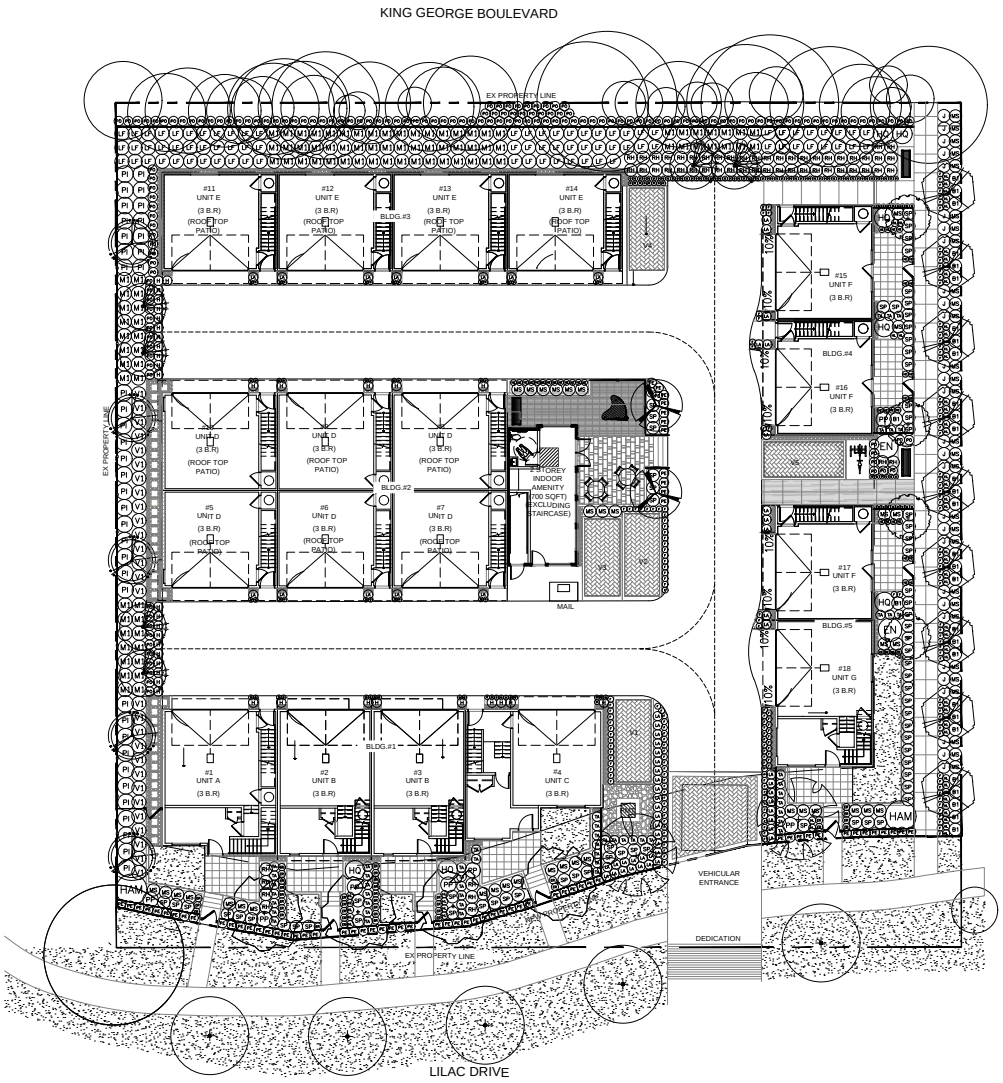
DRAWING TITLE:

MATERIALS PLAN

DATE:	22.JUN.16	DRAWING NUMBER:
SCALE:	1:150	L2
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	OF 5

22132-2.ZIP

PMG PROJECT NUMBER: **22-132**



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-132

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
AC	5	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B; 3 STEM CLUMP
CB	9	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	5CM CAL; B&B
CJ	2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
CK	4	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT; B&B
EX	39	EXISTING TREE	-	-
MG	4	MAGNOLIA x 'GALAXY'	MAGNOLIA	5CM CAL; 1.5M STD
MP	2	MALUS 'PINK SPIRES'	PINK SPIRES FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
PP	6	PICEA PUNGENS	COLORADO BLUE SPRUCE	3M HT B&B
ST	5	STREET TREE		
SHRUB				
BT	31	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#2 POT; 30CM
EA	2	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT; 50CM
HM	2	HAMAMELIS MOLLIS	CHINESE WITCH HAZEL	#3 POT; 80CM
HQ	7	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
JS	30	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	#10 POT
LN	81	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE; DWARF	#3 POT; 50CM
MA	95	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 50CM
PC	7	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBE BLUE SPRUCE	#10 POT
PJ	38	PIERIS JAPONICA 'VARIEGATA'	PIERIS, WHITE BLOOMS; VARIEGATED FOLIAGE	#2 POT; 25CM
RC	55	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK	#2 POT; 20CM
SJ	73	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
TM	51	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
VO	28	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
FC	180	FESTUCA CINEREA 'ELIJAH BLUE'	BLUE FESCUE	#1 POT
MJ	65	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
PA	71	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HE	64	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HP	41	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT
HO	36	HOSTA 'HALCYON'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
LA	60	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
GC				
EC	38	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
PM	146	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
WE	142	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

0 1m 5m 10m

22132-2.ZIP

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DESIGN: MC
CHK'D: MCY

DRAWING NUMBER: **L3** OF 5

PMG PROJECT NUMBER: **22-132**

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Manager, Area Planning & Development - South Surrey Division Planning and Development Department**		
FROM:	**Development Services Manager, Engineering Department**		
DATE:	**July 19, 2022**	PROJECT FILE:	**7821-0151-00**
RE:	**Engineering Requirements Location: 1868 Lilac Drive and 1879 King George Boulevard**		

LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Varying dedication along Lilac Drive; and
- Register 0.5 metre statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct all road frontages;
- Provide fire flow analysis for both Lilac Drive and King George Boulevard. Upsizing of Lilac Drive 150 mm main may be required, depending on the fire flow analysis;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

July 8, 2022

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.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0151 00

SUMMARY

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	3

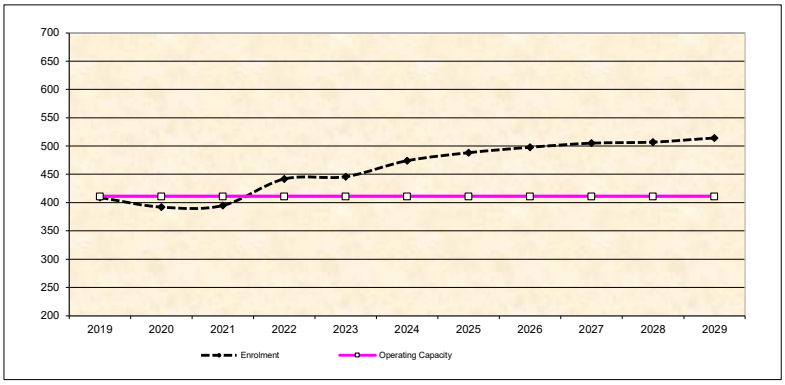
September 2021 Enrolment/School Capacity

Jessie Lee Elementary	
Enrolment (K/1-7):	57 K + 338
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

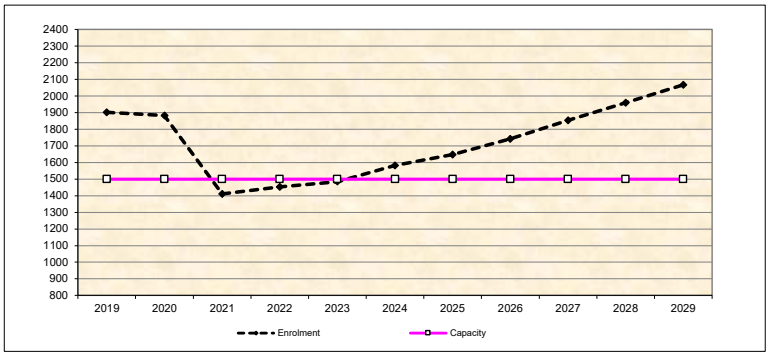
Projected population of school-age children for this development:	15

***Population** : The projected population of children aged 0-19 Impacted by the development.*
***Enrolment:** The number of students projected to attend the Surrey School District ONLY.*

Jessie Lee Elementary



Earl Marriott Secondary



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

Tree Preservation Summary

Surrey Project No:

Address: 1868 Lilac Drive & 1879 King George Boulevard

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kim Dahl, PN 7658A

On-Site Trees	Number of Trees
Protected Trees Identified *	77
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	41
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 36 X two (2) = 72	72
Replacement Trees Proposed	32
Replacement Trees in Deficit	40
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Trees Identified	6
Protected Trees to be Removed	6
Protected Trees to be Retained	0
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 6 X two (2) = 12	12
Replacement Trees Proposed	0
Replacement Trees in Deficit	12

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:

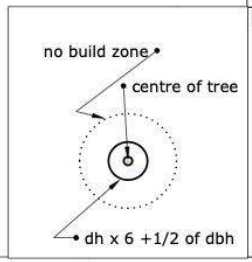
Terry Thrale

(Signature of Arborist)

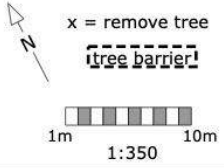
July 19, 2022

Date

NOTE— TREES 20-CI2 THROUGH TO 62-1836 ARE LOCATED ON THE PROPERTY LINE SHARED WITH PRIVATE/ CITY PROPERTY.
SHARED TREES INDICATED AS "CI" ARE THOSE WHICH ARE SMALLER THAN 30CM DBH AND ARE NOT TYPICALLY PROTECTED BY PRIVATE PROPERTY TREE BYLAW



Legend



WOODRIDGE TREE
CONSULTING ARBORISTS LTD

Tree Plan for Development at 1868 Lilac Drive & 1879 King George Boulevard

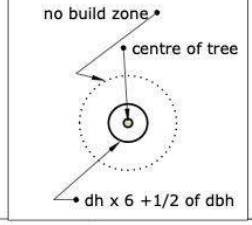
Date: July 19, 2022

Notes

ARBORIST TO SUPERVISE TREE REMOVALS FROM PROTECTION AREAS OF RETAINED TREES.

ARBORIST TO SUPERVISE EXCAVATIONS

NOTE— TREES 20-CI2 THROUGH TO 62-1836 ARE LOCATED ON THE PROPERTY LINE SHARED WITH PRIVATE/ CITY PROPERTY.
SHARED TREES INDICATED AS "CI" ARE THOSE WHICH ARE SMALLER THAN 30CM DBH AND ARE NOT TYPICALLY PROTECTED BY PRIVATE PROPERTY TREE BYLAW



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Tree Plan for Development at 1868 Lilac Drive & 1879 King George Boulevard

Date: July 19, 2022

Notes

ARBORIST TO SUPERVISE TREE REMOVALS FROM PROTECTION AREAS OF RETAINED TREES.

ARBORIST TO SUPERVISE EXCAVATIONS

Legend

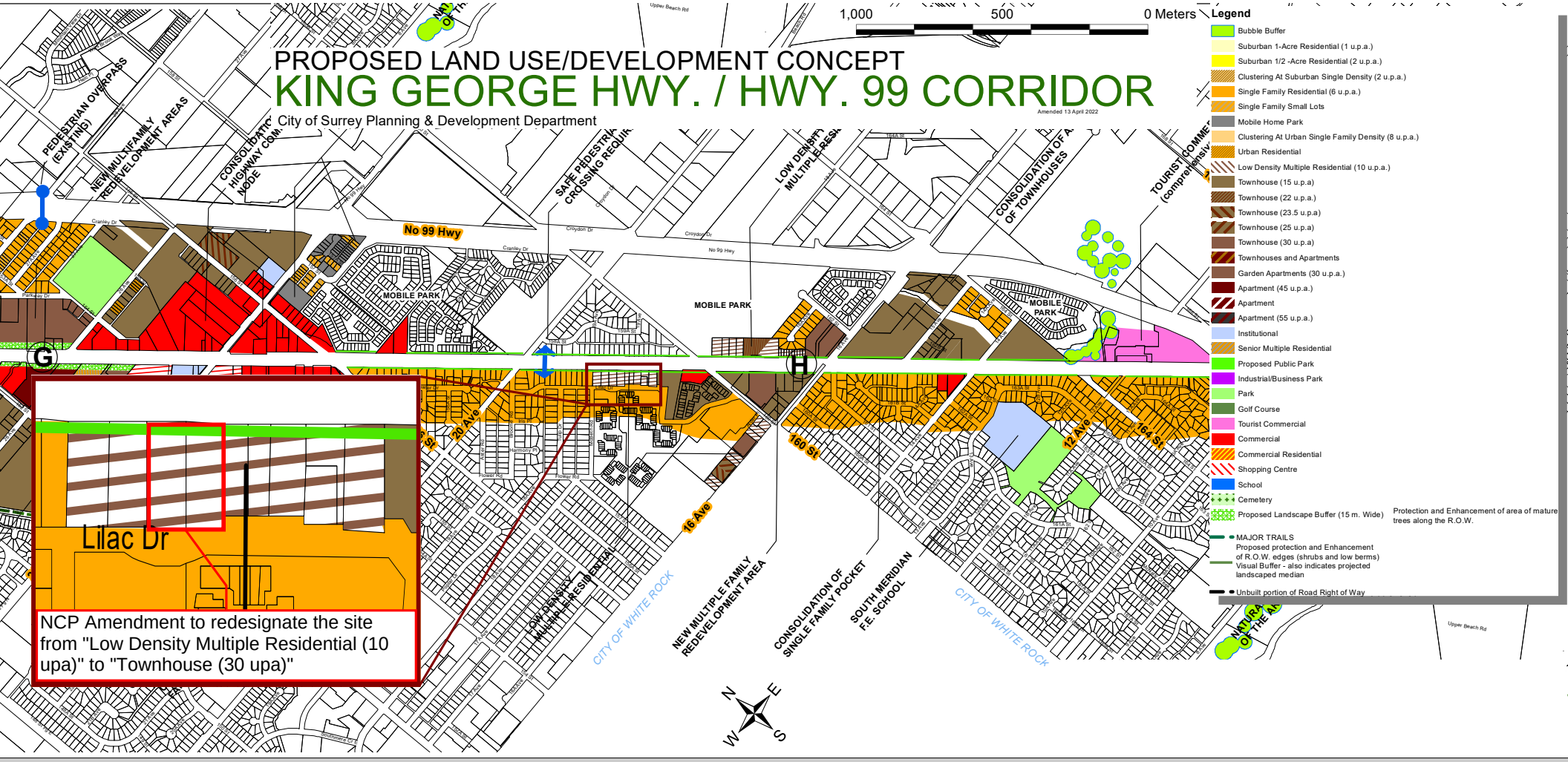
x = remove tree

[tree barrier]

1m 10m
1:350

Appendix V

King George Corridor LAP Amendment Map



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0151-00

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: 008-309-272
North West 90 Feet Lot 9 Except: Part Subdivided by Plan 43622, Section 14 Township 1 New Westminster District Plan 5771

1879 - King George Boulevard

Parcel Identifier: 011-163-941
Lot 9 Except: Firstly: The North West 90 Feet Secondly: Part Subdivided by Plan 43622; Section 14 Township 1 New Westminster District Plan 5771

1868 - Lilac Drive

(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 has 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 as follows:

   (a) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard (northwest) setback is reduced from 6.0 metres to 3.0 metres to the principal building face;

   (b) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard (southeast) setback is reduced from 6.0 metres to 5.6 metres to the principal building face; and

   (c) Section B.26.(b) "Setbacks" of Part 4 "General Provisions" is varied to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.

5. This development variance permit applies to only the that portion of the buildings and structures on 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 .

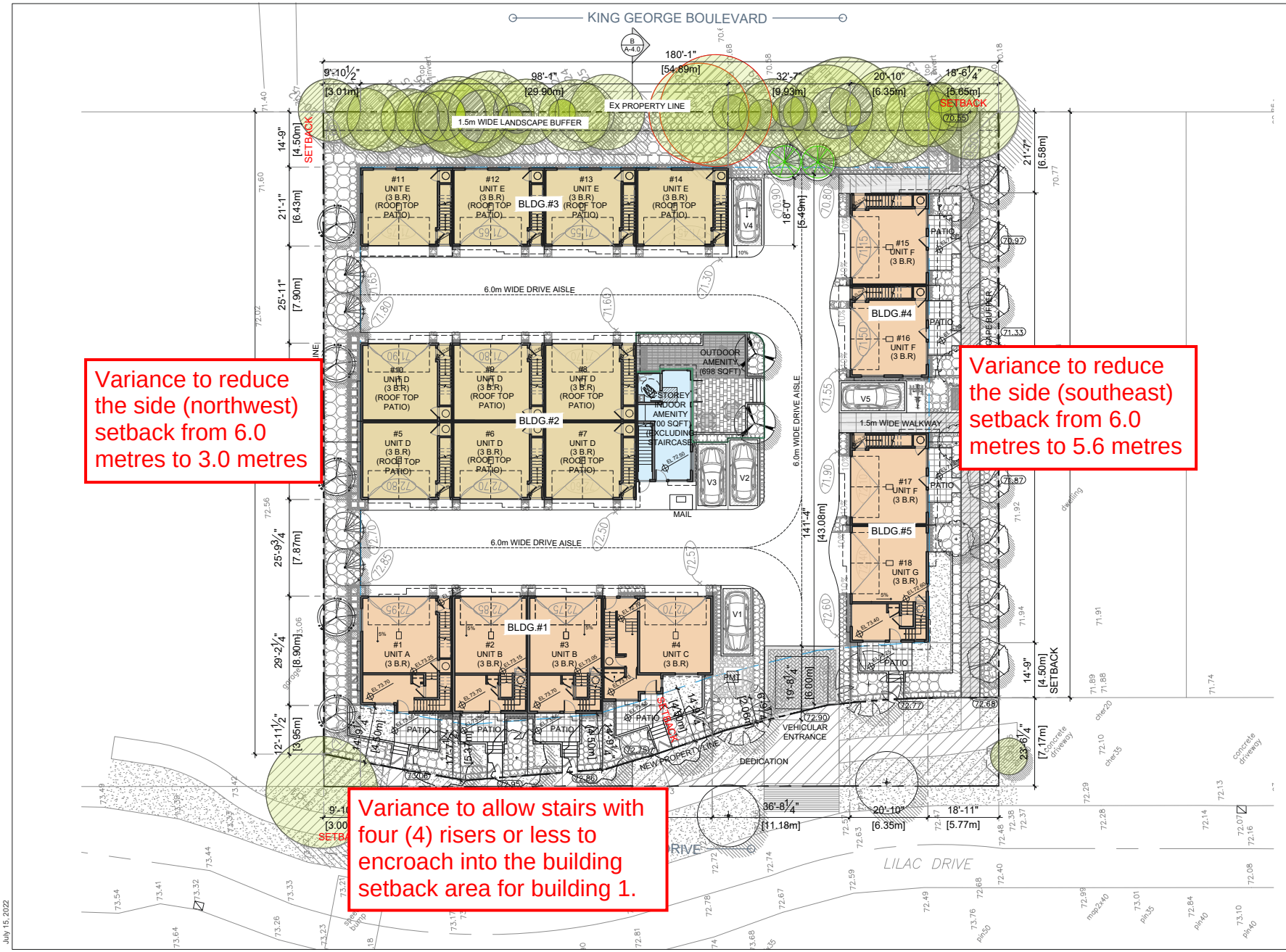
_____

Mayor – Doug McCallum

_____

City Clerk – Jennifer Ficocelli

Schedule A



Variance to reduce the side (northwest) setback from 6.0 metres to 3.0 metres

Variance to reduce the side (southeast) setback from 6.0 metres to 5.6 metres

Variance to allow stairs with four (4) risers or less to encroach into the building setback area for building 1.

July 15, 2022

DAVID EATON ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

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N

Date	Description
2022-07-15	Revised/Comments
2022-06-30	Revised/Comments
2022-05-11	Revised/Comments
2022-04-22	Revised/Comments
2022-03-09	Revised/Comments
2022-01-13	Revised/Comments
2021-10-14	Revised/Comments
2021-06-02	DP Application
2021-03-24	Preliminary Submission

Issues / Revisions

Seal

REGISTERED ARCHITECT DAVID J. EATON BRITISH COLUMBIA

2022-07-15

Project Title

TOWNHOUSE DEVELOPMENT

Project Address

1868 LILAC DR. & 1879 KGB SURREY, BRITISH COLUMBIA

Drawn By	Date
AL	2022-07
Checked By	Project ID
PV	SU09_2104

Sheet Title

SITE PLAN

Scale

As Noted

Sheet No.

A-1.0