

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0136-00

Planning Report Date: January 11, 2010

PROPOSAL:

- **Rezoning** from RF, RM-D, CG-1, CHI and C-15 to CD (based on C-35 and RMC-150)
- **Development Permit**

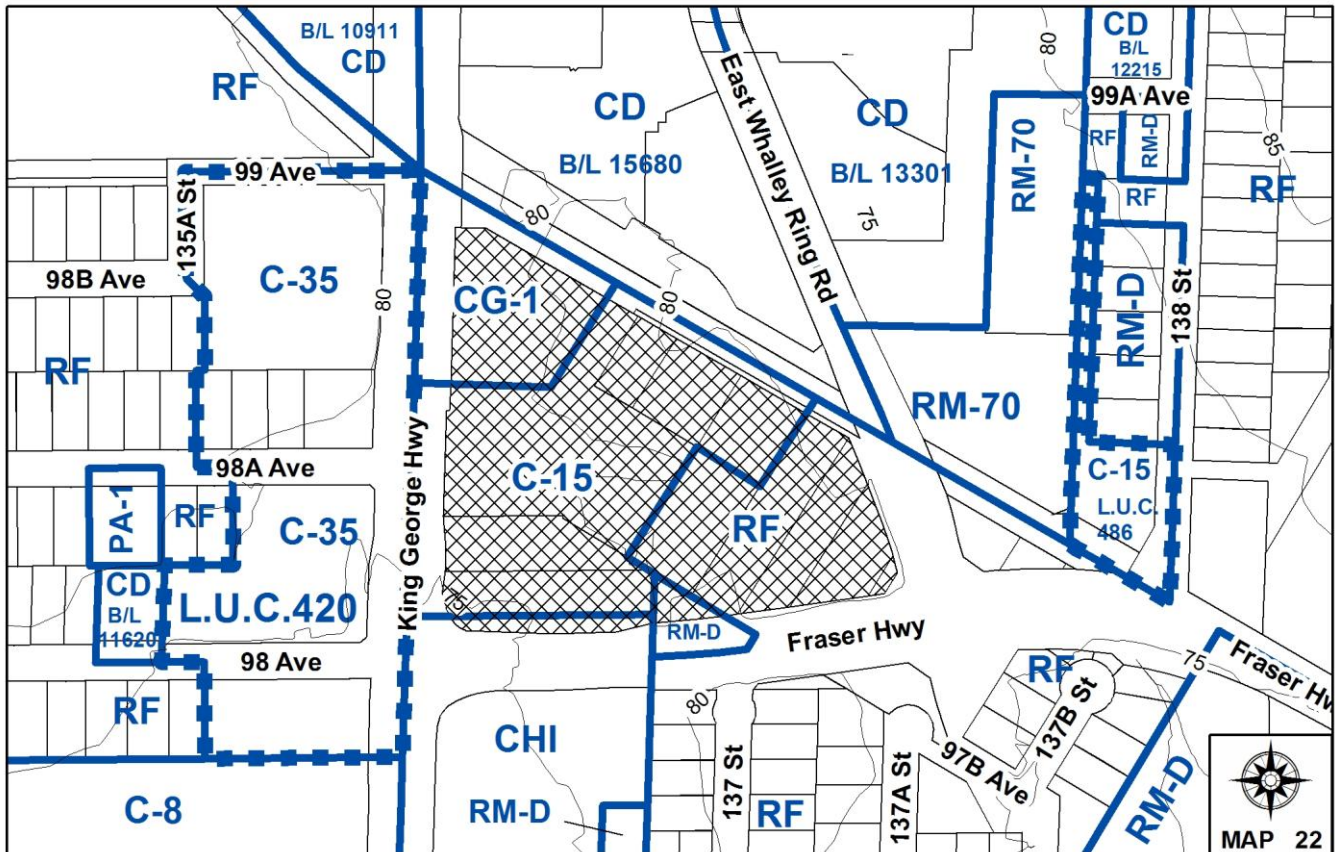
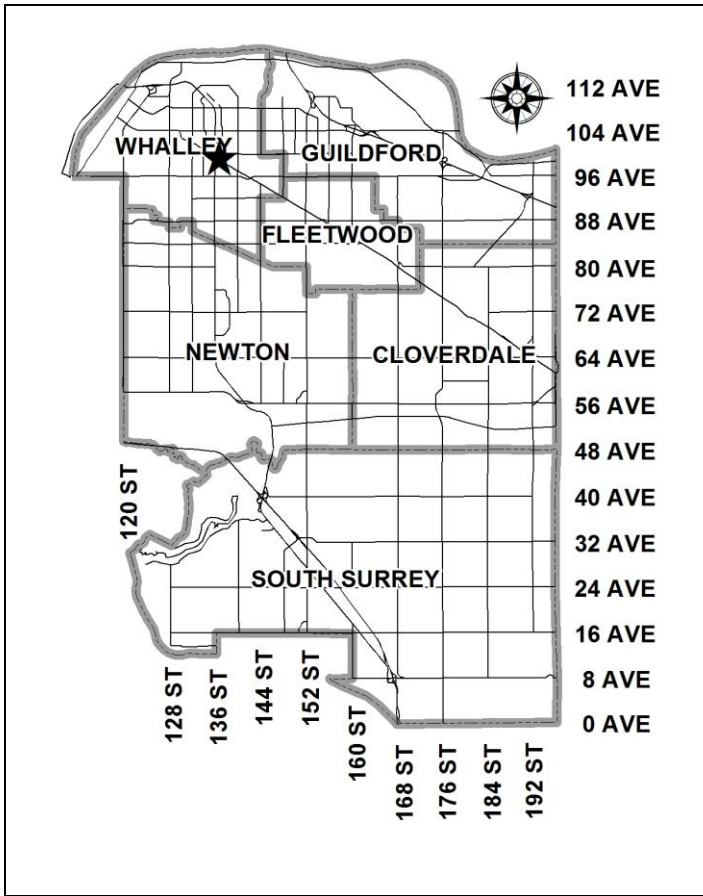
in order to permit the development of a comprehensive mixed-use development including offices, retail space, multiple residential dwellings and a hotel with conference and convention facilities and a gaming facility (casino) in 5 high-rise buildings.

LOCATION: King George Blvd. & Fraser Highway

OWNER: Jakob Kembi Construction et al

ZONING: RF, RM-D, CG-1, CHI and C-15

OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The current proposal:
 - Does not fully comply with the City's Gaming Policy No. R-22, in particular with respect to there having been no comfort letter received from the British Columbia Lottery Corporation (BCLC) indicating approval-in-principle of the proposed casino. However, it is noted that previous applications related to gaming facilities in Surrey (Fraser Downs Racetrack and Casino and Newton Community Gaming Centre/Newton Bingo Hall) had a letter of endorsement from BCLC when the rezoning applications were processed by the City. The City's Gaming Policy anticipates that the rezoning of a site to permit a casino use will be processed in parallel with a Gaming Application for the casino on the site. In this case a formal application for a casino to the BCLC is not yet in process. BCLC is responsible for issuing casino licenses. Since an application is not yet in process, no referral of the application has been made by the BCLC to the City, which would be the normal process followed by BCLC if it considers that the application for a casino has merit;
 - Does not fully address the urban design guidelines and goals and objectives of the City for City Centre; and
 - Does not conform to Roads & Transportation Engineering requirements, particularly with respect to an extension of 98B Avenue through the site between King George Boulevard and Whalley Boulevard.

RATIONALE OF RECOMMENDATION

- The proposed uses and density are consistent with the goal of achieving a high-density City Centre.
- The applicant is interested in capitalizing on the incentives provided by the Economic Investment Action Plan, which are time limited.
- Council can waive the requirements of the City's Gaming Policy and retain its ability to control the location of casinos in the City through the gaming application approval process, which leaves Council with the power to deny the casino use despite such a use being permitted by the site's zoning (i.e., similar to the approach that the City takes with respect to liquor licensed establishments).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000), "Duplex Residential Zone (RM-D)" (By-law No. 12000), "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000), "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000), and "Town Centre Commercial Zone (C-15)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7909-0136-00 to outline urban design, development and Engineering principles, goals and objectives to provide the framework for the siting of buildings and the vehicular and pedestrian circulation network.
3. Council instruct the applicant and staff to resolve the following issues prior to final adoption:
 - (a) ensure that all Engineering requirements and issues including Restrictive Covenants and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acceptable master plan in accordance with the Urban Design Guidelines (Appendix IV) and the Roads and Transportation Engineering Guidelines and Requirements (Appendix V);
 - (c) dedication of 98B Avenue through the subject site and required road widenings along King George Boulevard, Fraser Highway and Whalley Boulevard; and
 - (d) dedication of any additional lands or provision of rights-of-way needed to accommodate the BC Parkway multi-use pedestrian and bicycle pathway.

POLICY CONSIDERATIONS

Although the application is generally supportable from the perspective of its uses, scale and density in the context of the Surrey City Centre Plan, the application does not fully conform to the City's Gaming Policy No. R-22. The Gaming Policy states that for an application for a casino use to be complete, the applicant must submit a comfort letter indicating approval in principle for the gaming facility from the BCLC. No such letter has been received by the City. It is noted that previous applications related to gaming facilities in Surrey (Fraser Downs Racetrack and Casino and Newton Gaming Centre (Newton Bingo Hall)) had letters of endorsement from BCLC when the rezoning applications were processed by the City. Staff has been in contact with the BCLC who have advised that they are not prepared to issue such a letter at this time. It is understood that BCLC is currently carrying out a study of the lower mainland (including Surrey) with a view to determining whether there is any additional potential for gaming facilities in the lower mainland and, if so, where and what scale. BCLC is not prepared to provide any other comments at this time with respect to the merits of the subject site for a casino.

SITE CHARACTERISTICS

Existing Land Use: Compass Inn, office building, surface parking lots and vacant land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Beyond SkyTrain Station and Guideway):	"Infinity" project currently consisting of 1 occupied 36-storey apartment building and 2 partially constructed high-rise towers.	City Centre	CD (By-law No. 15680)
East (Across Whalley Drive):	Vacant lands.	City Centre	RF
South (Across Fraser Highway):	Older single family dwellings. Church.	Multiple Residential Commercial	RF CHI
West (Across King George Boulevard):	High-rise apartment building.	City Centre	Land Use Contract No. 420 (underlying Zone C-35)

REFERRALS

The application is being brought before Council at this time, at the insistence of the applicant.

Due to the general and conceptual nature of the material submitted, the formal referral of the application to other City departments and outside agencies has not been undertaken; however, although the application was not referred, the Engineering Department has prepared a list of preliminary comments that will form the basis for formal Engineering comments, should the application proceed past Public Hearing.

DEVELOPMENT CONSIDERATIONSCurrent Application

- The applicant is proposing a mixed-use project comprising 5 high-rise towers, up to 70 storeys in height, with a variety of uses including, but not limited to, office and retail space, a hotel, convention or conference facilities, a multi-functional theatre, a gaming facility (casino) and multiple residential dwellings.
- The applicant is proposing that the development, which will be built in 5 phases, achieve a Floor Area Ratio (FAR) of 10.7 over the gross site area, and an FAR of 12.0 over the net site area, after required road dedications have been deducted .
- Designated City Centre in the Official Community Plan (OCP), the 3.8-hectare (9.4-acre) site, comprising 13 lots, is bounded on the west by King George Boulevard, on the north by the King George Station and SkyTrain guideway, on the east by Whalley Boulevard, and on the south by Fraser Highway.

- The applicant has submitted a Rezoning Application to rezone the site to a Comprehensive Development (CD) Zone, as well as a General Development Permit application that will guide development of the various phases of the project. If the General Development Permit is approved for the site, the applicant will still need to submit a Development Permit application for each individual building on the site in the future prior to the City being in a position to consider a building permit application for each building.

Application Processing and Economic Investment Action Plan

- On April 20, 2009 City Council adopted City of Surrey Economic Investment Action Plan – Implementation Measures (Corporate Report No. Ro63).
- The Economic Investment Action Plan is intended to encourage the development of new commercial and residential projects in Surrey City Centre with more than \$10,000,000 and \$25,000,000 of construction value, respectively.
- Given the location, size and scope of the proposed development in City Centre, the subject development meets the criteria to take advantage of the wide range of economic incentives available under the Action Plan.
- However, to capitalize on these incentives, construction of the development must commence by December 31, 2010 and must be completed by December 31, 2012.
- In support of the current application, the applicant has submitted a conceptual site plan, conceptual phasing boundaries, conceptual computer-generated building elevation drawings and associated underground parking layout.
- These conceptual building designs and overall site layout submitted will require substantial refinement to adequately address both the City Centre urban design guidelines and road network requirements as outlined within this report. These issues are typically resolved prior to an application being forwarded to Council for consideration.
- However, so as not to jeopardize the developer's ability to take advantage of the benefits provided by Council's Economic Investment Action Plan, the Rezoning and General Development Permit applications are being brought forward to Council without the usual level of detail or information being submitted by the applicant.
- As a condition of approval of the rezoning of the site, the applicant will be required to complete an acceptable, over-all master plan for the site, as part of the General Development Permit, that meets the urban design goals and objectives for City Centre and Road and Transportation Engineering requirements as outlined in this report. This General Development Permit application will establish general building siting, access points, building massing and urban design guidelines to which each separate phase of the development must conform.
- The applicant will be required to submit separate Development Permit applications for each phase of the project.

PROPOSED REZONING

- To achieve the density proposed by the applicant and to incorporate the proposed casino use, the subject site must be rezoned to a Comprehensive Development Zone.
- To create a CD Zone for a site, applications are normally required to submit plans much more detailed than the plans currently submitted by the applicant, to ensure that the proposal can, in fact, be accommodated by the proposed CD Zone and to ensure that the developer proceeds with a project that is in accordance with plans approved by the City that meet the goals and objectives of the City.
- However, as noted earlier in this report, to allow the applicant the opportunity to take advantage of the incentives available under the Economic Investment Action Plan, a CD Zone has been drafted for the proposal without the usual level of detail.

Proposed CD By-law

- The applicant is proposing a density of 10.7 FAR based on gross site area, which could result in a net density on the site, or on any lot created on the site, to approximately 12.0 FAR.
- The proposed density of 12.0 FAR greatly exceeds the 5.5 FAR identified as appropriate for the area around the King George SkyTrain station in the Surrey City Centre Land Use and Density Concept.
- The proposed density of 12.0 FAR also exceeds the maximum density allowed on any other site in Surrey. Currently, the highest FAR permitted in the City is 7.5 on the Central City development site and on the adjoining City and Simon Fraser University owned lands, zoned CD By-law No. 13882.
- The proposed CD By-law will allow a wide variety of commercial uses appropriate for City Centre; including all the uses found in the C-35 Zone, as well as a casino use (see Proposed Casino Use section).
- The proposed commercial uses such as offices, retail space, a hotel and conference facilities and a casino are all uses appropriate for a downtown location and can be supported from a land use perspective.
- The casino use has been included in the proposed CD By-law at the applicant's request, even though not all of the conditions of the City's Gaming Policy have been satisfied (see Gaming Policy section.)
- The CD By-law will also allow multiple residential buildings and associated uses which are uses that are also appropriate for the location.
- Setbacks along adjacent City streets have been set at 2.0 metres (6.5 ft.) which is consistent with other commercial developments in City Centre. Setbacks along interior lots lines are set at zero, which is also consistent with the interior lot line setbacks of other large-scale, multi-phased projects in City Centre.

- The proposed CD By-law prescribes a height limit of 150 metres (500 ft.) which would permit a building of approximately 50 storeys, which is consistent with the proposed 50-storey building that forms part of the Holland Pointe project across King George Boulevard from the subject site that was endorsed by Council in 2008.
- Should the applicant wish to construct a building in excess of 150 metres (500 ft.), the applicant has the opportunity to request a variance to this height limit. The applicant's concept currently indicates 5 towers ranging from 30 to 70 storeys.
- On-site parking is to be provided in accordance with the parking requirements of Surrey Zoning By-law No. 12000.
- However, the Zoning By-law currently has no parking ratio for a casino.
- The parking ratio being set for a proposed casino that forms part of a larger commercial development in South Surrey is being set at 15 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area.
- Usually, parking standards in City Centre are 20% lower than in other areas of Surrey to reflect the fact that the area is better served by transit including the SkyTrain. This proposed development is immediately adjacent to the King George SkyTrain station.
- As a result, the parking ratio being prescribed in the CD Zone is 12 stalls per 100 square metres (1,076 sq.ft.) of gross floor area.
- The applicant has the option of requesting a variance to this parking ratio should the developer provide a Traffic Impact Study or other traffic and parking studies demonstrating that a lower parking standard is appropriate. No such study has been provided at this time.
- On-site parking is restricted to underground parking facilities, to parking within a building or to parking structures. Surface parking is not permitted.

Proposed Casino Use

- Although a casino is listed as a permitted use in the proposed CD Zone, before a casino could be established in the development, the British Columbia Lottery Corporation (BCLC) would have to issue a license for the casino. BCLC has authority over and controls all gaming activities in the province. The applicant has not applied to BCLC for a casino license at this time. Should the applicant decide to apply for a casino license in the future, the applicant will be required to go through a separate gaming license approval process and conform to the requirements and process outlined in the Surrey's Gaming Policy, as documented in a subsequent section of this report.
- One important requirement of the City's Gaming Policy in relation to any development application that proposes a gaming or casino use is the submission of a "comfort letter" from BCLC indicating "acceptance in principle".
- However, neither the applicant nor the City has received a comfort letter from BCLC.
- City staff have consulted with BCLC and have been advised that a comfort letter will not be forthcoming at this time.

Gaming Policy

- On July 16, 2001 Surrey City Council adopted the Gaming Policy (City Policy No. R-22).
- The Gaming Policy sets out, among other things, the conditions an applicant must fulfill before proceeding to Council for consideration of the application for a casino. A summary of these issues and how this proposal responds is as follows (with staff comments in italics):

Any application for a casino must meet the following criteria for consideration by the City:

- The casino must offer full service with both table gaming and slot machines and must have or be intended for a license involving 300 slot machines and 30 tables. *(No specifics have been provided on the proposed casino other than it is their intent to have this casino being comparable to River Rock Casino in Richmond, which currently contains approximately 120 gaming tables and 900 slot machines).*
- The casino must be a component of a "cluster of tourism facilities" such as a hotel with convention and meeting facilities, a Trade and Convention Centre, an entertainment centre, such facilities to be regional in scope. *(This proposal includes a hotel and entertainment centre.)*
- The casino must be provided with access from a major road and/or be in close proximity to a "higher order" transit service. *(The site is on two major roads, being King George Boulevard and Fraser Highway and is immediately adjacent the King George SkyTrain Station.)*
- A "comfort letter" from the BCLC must be submitted stating their "acceptance-in-principle". *(No comfort letter from the BC Lottery Corporation has been provided.)*
- The casino must be designed and located to address, to the satisfaction of the City, land-use "interfacing" impacts, traffic impacts, parking requirements and any other identified community impacts. *(No studies have been provided at this time.)*
- The casino will only be permitted to locate in an area designated Industrial or Commercial under the City's Official Community Plan. *(The site is designated City Centre in the OCP.)*
- The casino must comply with all location criteria and other requirements for liquor licensed premises, where permitted. *(The subject site meets the majority of the City's established locational criteria for liquor-primary establishments. The site is located in a high-density residential and mixed-use node, adjacent to the King George SkyTrain station and other public transit facilities. The subject site is more than 400 metres (1/4 mile) from a school.)*
- The casino cannot be located within 10 kilometres (6 miles) of another casino in Surrey. *(The only approved casino in Surrey is Fraser Downs Racetrack and Casino at 17755 – 60 Avenue, which is approximately 12.6 kilometres (8 miles) to the south-east.)*

- No more than 3 casinos will be permitted within the City. (*There is currently one casino in Surrey – Fraser Downs Racetrack and Casino in Cloverdale.*)

Procedures for Any Subsequent Gaming Application

- Should the applicant wish to pursue a casino license at some point in the future, once the proposed CD By-law is approved, the applicant will be required to submit a Gaming License Application to the BCLC. If BCLC is prepared to consider such an application, it will be referred to the City for review and comments. If such a referral is received, the applicant will need to make a Gaming Application to the City and follow the standard process for such applications. The BCLC has advised that it will not issue a gaming (casino) license for a site in a municipality unless the Council of the municipality indicates support for the casino. Provincial legislation requires that a City Council must consult the community, with respect to any application for a casino license, as well as "affected local governments", prior to providing comments back to the BCLC.
- As part of a City's Gaming Application process, the applicant will be required to hold a public information meeting, or meetings, to apprise the general public of the proposed casino and to obtain public input on the proposal.
- Prior to proceeding to Council, the applicant will also be required to submit a "comfort letter" from BCLC stating their approval in principle to the application.
- If the site zoning already permits the use, in addition to the public consultation that is required by Provincial legislation, Council may also hold a public information meeting in the form of a Public Hearing, similar to the process followed by Surrey where a liquor primary license application is made in relation to a site that is already zoned for the use. If the casino use is not incorporated in the zone, the rezoning Public Hearing would eliminate the need for a public information meeting in the form of a Public Hearing related to the Gaming Application.

PRE-NOTIFICATION

Approximately 600 pre-notification letters were sent on December 16, 2009. In response to the pre-notification letters and the Development Proposal Signs, to date staff have received one e-mail indicating support for the project.

DESIGN PROPOSAL AND REVIEW

- As noted previously, the applicant has submitted a number of plans, including a conceptual site plan, conceptual phasing boundaries, conceptual computer-generated building elevation drawings and associated underground parking layouts and interior building layouts.
- The submitted drawings reflect the applicant's overall vision for the site with respect to the siting of buildings, the location of vehicle access points, building massing and building height and the phasing of development at a conceptual level.

- Although the submitted drawings reflect the applicant's goals and objectives for the site, they do not fully reflect the City's goals and objectives of creating a vibrant, pedestrian-oriented urban environment through the use of building massing to create street enclosure, through the use of appropriate street-oriented uses to enliven the street, through the use of a vehicle and pedestrian network that connects the project to surrounding community and through the use of strategic tower placement and building massing to enhance views and to create landmarks.
- In response to the current conceptual site layout and other drawings submitted by the applicant, Planning staff have developed a set of urban design guidelines to help guide a further evolution of the overall plan for this site (Appendix IV).
- As noted previously, projects would typically not be forwarded for Council's consideration without the resolution of overall site layout and urban design issues. However, in consideration of the Economic Investment Action Plan and its focus on City Centre, this application is being forwarded for Council's consideration in advance of a detailed urban design review of the project.
- As noted previously, as a condition of final adoption, the applicant will be required to develop a revised overall site layout that achieves the goals and objectives of Surrey City Centre as documented in the proposed urban design guidelines and Roads and Transportation requirements.

Urban Design Guidelines

- The proposed urban design guidelines (Appendix IV) for this large, key site in Surrey City Centre reflect the goals and objectives for the creation of a vibrant, pedestrian-oriented urban downtown for Surrey, as outlined in the Surrey City Centre Plan Phase II, Stage 1 Report adopted by Council on February 9, 2009.
- The proposed urban design guidelines are intended to provide a general framework and direction for development of the site, based on the Surrey City Centre Plan objectives but which are broad enough to permit the developer a large degree of flexibility achieving these goals and objectives through the design of the project.
- The urban design guidelines provide a framework for the distribution of uses on the site, the massing and siting of buildings and a vehicular and pedestrian circulation network.
- The guidelines also contain a wide variety of images to help illustrate and clarify the physical expression of the proposed urban design goals and objectives.
- The key urban design development goals and objectives for this site are as follows:
 - The creation of an integrated and finer-grained pedestrian and vehicle network that includes internal circulation routes and the extension of 98B Avenue.
 - The creation of urban, pedestrian-oriented, and enlivened street edges through the use of building design and appropriate land use.
 - The creation of landmark buildings that maximize axial views and location.

- The incorporation of environmental elements including sunlight penetration, shadowing and wind mitigation, on-site water management, and the incorporation of CPTED and LEED features.

Roads and Transportation Guidelines

- The extension of 98B Avenue through the site from King George Boulevard to Whalley Boulevard is one of the major elements influencing the design and layout of the subject lands.
- The extension of 98B Avenue through the subject site is just one component of a larger strategy to extend 98B Avenue from University Drive to Whalley Boulevard along the 98B Avenue alignment. 98B Avenue will extend from University Drive (134 Street) to King George Boulevard along its current alignment, will cross King George Boulevard south of the King George SkyTrain Station, swing south to parallel the SkyTrain guideway and will then cross under the guideway to connect with Whalley Boulevard at the existing signalized intersection that currently provides access to the King George SkyTrain Station "kiss-and-ride" area (Appendix III).
- The 98B Avenue connection is necessary as the full-movement, signalized intersection at 98B Avenue and King George Boulevard will provide improved routing options and capacity for all modes of transportation in the area and is necessary for reasonable vehicle and pedestrian access to the high-density developments anticipated for areas east and west of King George Boulevard, south of 98B Avenue.
- The 98B Avenue connection will also help achieve a finer-grained road network, which is a core goal of the Surrey City Centre Plan Update, Phase II, Stage 1 Report (adopted by Council on February 9, 2009), by breaking up the "super-blocks" that currently define the area along King George Boulevard, north of Fraser Highway. A finer-grained road network creates more pedestrian-oriented urban-sized blocks that will allow for increased vehicle and pedestrian movements and connectivity.
- The future extension of the 98B Avenue connection to the east of King George Boulevard not only improves vehicle and pedestrian routing options but also increases the penetration of bus routes into this area that in the future will be highly populated, particularly south of the King George SkyTrain Station between King George Boulevard and Whalley Boulevard.
- TransLink is planning the construction of a rapid bus route in Surrey from Guildford, along 104 Avenue to City Centre and from City Centre along King George Boulevard, to South Surrey, which is expected to eventually be converted, in the future, into a Light-Rail Transit corridor.
- It is anticipated that a rapid bus stop will be constructed within the median of King George Boulevard very close to the proposed 98B Avenue intersection with King George Boulevard so that passengers can move between the rapid bus network and the SkyTrain network at King George Station as seamlessly as possible.
- As a result, the 98B Avenue connection will also provide direct access to the rapid bus/SkyTrain station for residents to the east and west of King George Boulevard, whose numbers are expected to increase dramatically in the next few years.

- The City of Surrey, in conjunction with TransLink, is establishing the alignment for an extension of the multi-use BC/Surrey Parkway bikeway, which currently terminates at City Parkway and Gateway Drive, through the City Centre, to the existing bikeway networks east of City Centre.
- The new 98B Avenue/King George Boulevard signalized intersection creates a point at which users of this bikeway will be able to safely and easily cross King George Boulevard, facilitating cyclist's connectivity to the SkyTrain Station and buses. East of King George Boulevard, the bikeway continues along the south side of the King George SkyTrain Station to the signalized intersection at 98B Avenue and Whalley Boulevard, where it will connect to the Quibble Creek Greenway that runs both north and south within the BC Hydro transmission corridor.
- As a result of all these important transportation improvements, it is anticipated that the 98B Avenue/King George Highway intersection will become a critical intersection in Surrey, as it is at the confluence of these various modes of transportation, as well as being at the centre of the high-density development anticipated in the area.

Design and Layout of Proposed Development

- As previously noted, the material submitted by the applicant to date is general and conceptual as shown in Appendix II.
- The applicant is proposing a mixed-use project comprising 5 high-rise towers, up to 70 storeys in height, with a variety of uses including, but not limited to, office and retail space, a hotel, convention or conference facilities, a multi-functional theatre, a casino and multiple residential dwellings with a total floor area of approximately 371,600 square metres (4,000,000 sq. ft.).
- The proposed floor area translates into a Floor Area Ratio of 10.7 based on the gross site area before road dedications.
- In its conceptual form, the proposal does not fulfill the City's urban design and Roads and Transportation goals and objectives, outlined in other sections of this report, that are considered appropriate if Surrey is to achieve the "downtown" envisioned in the Surrey City Centre Plan Update, Phase II, Stage 1 Report.
- The proposed development currently envisions an interior mall, which turns its back on the street, thereby decreasing active and interesting uses adjacent to public sidewalks.
- Buildings are proposed that do not enclose the adjoining streets with appropriate building massing and which do not engage the pedestrian with appropriate building design or uses.
- Buildings are sited that do not maximize axial views, minimize shadowing and wind, or sun penetration.
- Current plans make no provision to accommodate the extension of 98B Avenue through the site. Although some provision has been made to accommodate a north-south access through the site: this road acts as a service road, enclosed by buildings, that does not create an open, alternate pedestrian path through the site.
- Under the current proposal, it does not appear that connectivity to and integration with adjacent land uses has been adequately addressed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners
Appendix II.	Conceptual Proposed Project Plans
Appendix III.	98B Avenue Alignment
Appendix IV.	Urban Design Guidelines
Appendix V.	Roads & Transportation Engineering Guidelines & Requirements
Appendix VI.	Engineering Servicing Requirements
Appendix VII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

GAG/kms

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Information for City Clerk

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

1. (a) Agent: Name: Ralph Berezan
 Address: 210 – 19988 – 84 Avenue
 Langley, BC
 V2Y 3C2
 Tel: 604-882-0808

2. Properties involved in the Application
 - (a) Civic Addresses: 13668, 13681, 13682, 13690, 13704, 13716 and 13730 Fraser Highway; Portion of 13748 Fraser Highway; 9900, 9850, 9822 and 9806 King George Boulevard

 - (b) Civic Address: 13668 Fraser Highway
 Owner: Oakway Holdings Ltd.
 PID: 011-077-492
 Easterly 80 Feet Parcel "B" (Explanatory Plan 7985) Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan 4883 Having a Frontage of 80 Feet on the Pacific Highway with a Uniform Width for Full Depth

 - (c) Civic Address: 13681 Fraser Highway
 Owner: Jakob Kembi Construction Ltd., Inc. No. 50947
 PID: 006-051-502
 Lot 83 Except: Part Dedicated Road on Plan LMP466; Section 35 Block 5 North Range 2 West New Westminster District Plan 46300

 - (d) Civic Address: 13682 Fraser Highway
 Owner: Oakway Holdings Ltd.
 PID: 009-341-587
 Lot 2 Except: Part on Reference Plan 14749; Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

 - (e) Civic Address: 13690 Fraser Highway
 Owner: Oakway Holdings Ltd.
 PID: 009-341-561
 Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

 - (f) Civic Address: 13704 Fraser Highway
 Owner: Oakway Holdings Ltd, Inc. No. 83494
 PID: 011-173-312
 Lot 3 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

- (g) Civic Address: 13716 Fraser Highway
 Owner: Oakway Holdings Ltd., Inc. No. 83494
 PID: 011-172-291
 Lot 2 Except: Part Dedicated Road on Plan LMP1072 Section 35 Block 5 North Range 2 West New Westminster District Plan 5963
- (h) Civic Address: 13730 Fraser Highway
 Owner: Oakway Holdings Ltd., Inc. No. 83494
 PID: 011-172-274
 Lot 1 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963
- (i) Civic Address: Portion of 13748 Fraser Highway
 Owner: Jakob Kembie Construction Ltd, Inc. No. 50947
 Portion of PID: 002-269-040
 Parcel "One" (Reference Plan 5982) Section 35 Block 5 North Range 2 West Except: Firstly: Part Subdivided by Plan 5963 Secondly: Parcel "G" (Explanatory Plan 11202), Thirdly: Parcels "A" and "B" Plan LMP582 New Westminster District
- (j) Civic Address: 9900 King George Boulevard
 Owner: 532965 B.C. Ltd., Inc. No. 532965
Director Information:
 Marje Suurkask

Officer Information as at December 13, 2008
 Marje Suurkask (President, Secretary)

 PID: 005-881-803
 Lot 73 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033
- (k) Civic Address: 9850 King George Boulevard
 Owner: Oakway Holdings Ltd., Inc. No. 83494
 PID: 005-881-838
 Lot 74 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033
- (l) Civic Address: 9822 King George Boulevard
 Owner: Jakob Kembie Construction Ltd., Inc. No. 50947
 PID: 002-162-261
 Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 8745
- (m) Civic Address: 9806 King George Boulevard
 Owner: Jakob Kembie Construction Ltd., Inc. No. 50947
 PID: 007-133-031
 Lot 71 Except Part Dedicated Road on Plan BCP20112, Section 35 Block 5 North Range 2 West New Westminster District Plan 34866

- (n) Civic Address: 9806 King George Boulevard
Owner: Jakob Kembi Construction Ltd., Inc. No. 50947
PID: 001-769-090
Strata Lots 1 through 15, Section 35 Block 5 North Range 2 West New
Westminster District Strata Plan NW1324 Together with an Interest in the
Common Property in Proportion to the Unit Entitlement of the Strata Lot as
Shown on Form 1

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.