

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0362-00

Planning Report Date: October 5, 2020

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

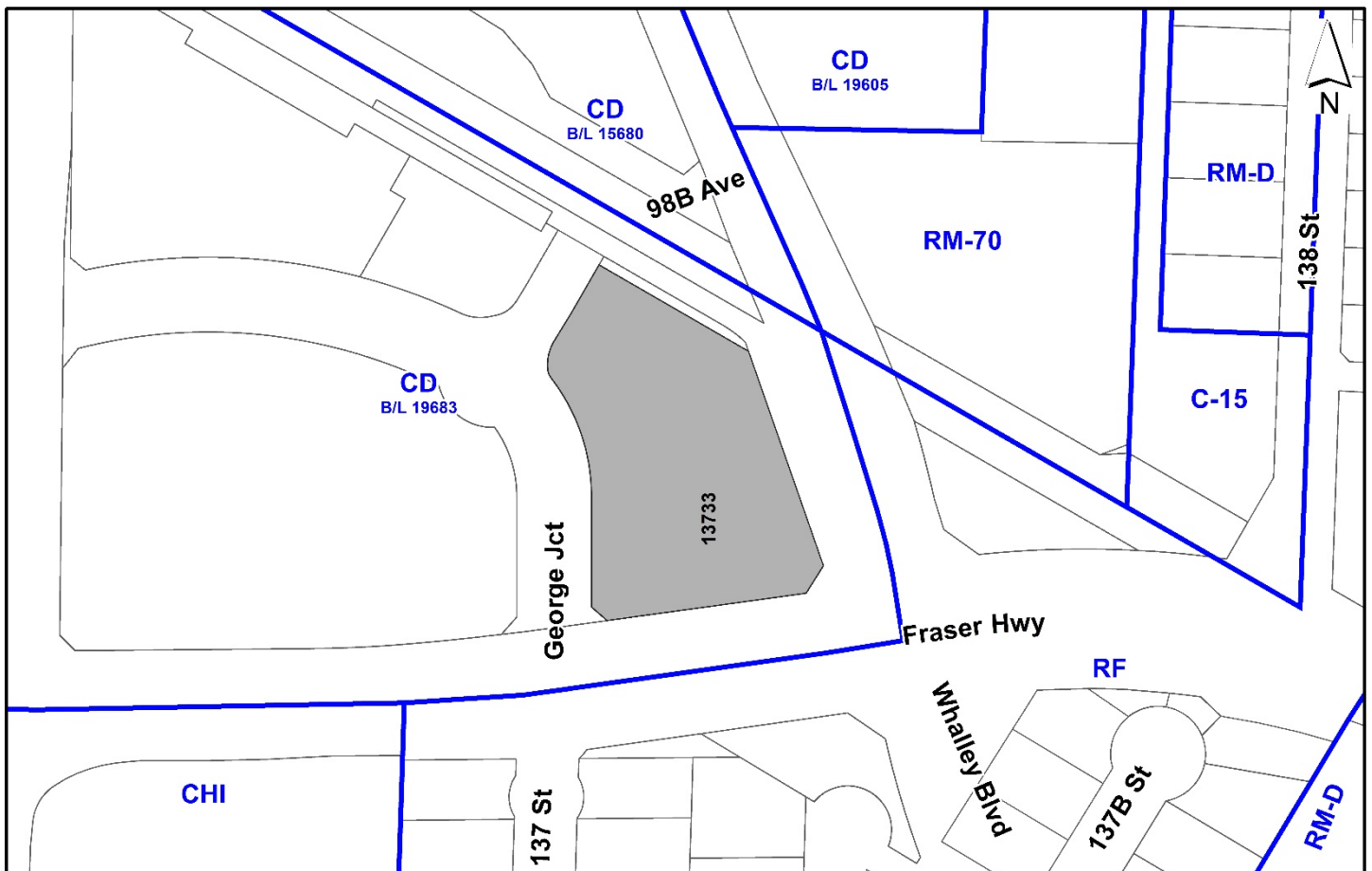
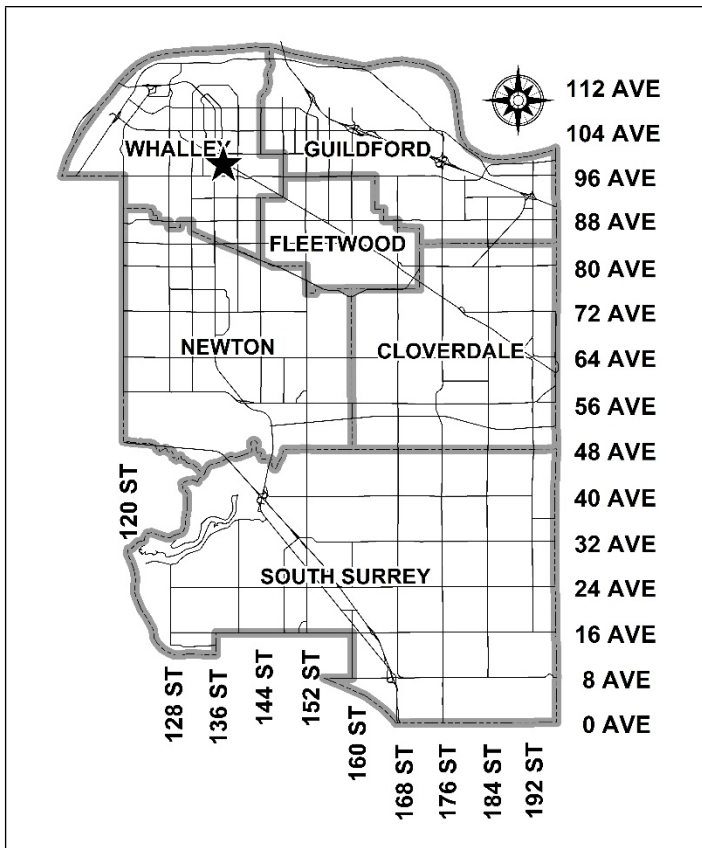
to permit the development of a mixed-use project, consisting of two mixed-use residential towers (41 storey and 44 storey) with a retail, office, and amenity podium and a single storey, stand-alone shared amenity and retail pavilion.

**LOCATION:** 13733 - Fraser Highway

**ZONING:** CD (Bylaw No. 19683)

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Mixed-Use 5.5 FAR



## RECOMMENDATION SUMMARY

- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to vary Section J.1 (b) of CD Bylaw No. 19683 for Block D to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to Section J.1 (b) of CD Bylaw No. 19683 to allow indoor amenity space in the following amount for Block D:
  - (a) 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and
  - (b) 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Central Business District designation in the Official Community Plan (OCP).
- The proposal complies with the "Mixed-Use 5.5 FAR" designation in the Surrey City Centre Plan.
- The proposed density and building form are appropriate for this part of City Centre and are generally consistent with the General Development Permit No. 7912-0332-00, approved for this site on December 16, 2013. Phase 4, which comprises the subject site (also referred to as Phase D) under DP No. 7912-0332-00, originally included three high-rise towers on this site differing from the proposed two-tower concept under the current application.
- The proposed development conforms to the goal of achieving high density mixed-use development nodes around SkyTrain Stations. The proposed mixed-use towers are located 250 metres from the King George Skytrain Station.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural 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.

- On November 18, 2019, Council approved Corporate Report No. R206; 2019, Updates to Indoor and Outdoor Amenity Space Requirements which modified the indoor amenity space requirement in the Zoning Bylaw. The existing Comprehensive Development Zone (CD By-law No. 19683) regulating the subject site pre-dates this approval and currently specifies 3.0 square metres per dwelling unit for indoor amenity space, based on the previous indoor amenity requirement. The applicant is requesting a variance to allow for the updated indoor amenity rates under the Zoning By-law to apply to their project.
- Staff supports the requested variance to proceed to Public Notification.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 2,658 square metres to 2,254 square metres.
2. Council authorize staff to draft Development Permit No. 7918-0362-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0362-00 (Appendix VII) to vary Section J.1 (b) of CD Bylaw No. 19683 to allow indoor amenity space in the following amount for Block D (subject site) to proceed to Public Notification:
  - (a) 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and
  - (b) 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) the applicant adequately address the impact of reduced outdoor amenity space;
  - (e) ensure all requirements associated with the provision of MODO car share vehicles are addressed to the satisfaction of the General Manager, Engineering;
  - (f) registration of a volumetric statutory right-of-way for public rights-of-passage through the subject site for a publicly accessible walkway and plaza; and
  - (g) registration of a Section 219 Restrictive Covenant for no occupancy until a shared access and maintenance easement for shared use of the proposed indoor and outdoor amenity spaces located on the Phase 4 development site is registered.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>CCP Designation</b>	<b>Existing Zone</b>
Subject Site	10-storey Coast Capital building located on Lot 1, Block A (approved under Development Permit No. 7912-0332-01). Construction is underway on Phase 2 and 3.	Mixed-Use 5.5 FAR	CD Bylaw No. 19683
North:	King George SkyTrain Station and Concord Pacific's Park Place high rise project.	Mixed-Use 5.5 FAR	CD By-law No. 15680
East (Across Whalley Boulevard):	Mid-rise apartment building.	Residential High Rise 5.5 FAR	RM-70
	Quibble Creek and SkyTrain Guideway	Creek Buffer and Plaza	RF
South (Across Fraser Highway):	Church and single family dwellings.	Mixed-Use 3.5 FAR and Residential Mid to High-Rise 3.5 FAR	CHI and RF
West (Across King George Blvd.):	Holland Parkside proposed development, third reading, under Application No. 7918-0217-00.	Residential High Rise 5.5 FAR and Mixed-Use 5.5 FAR	C-35
	12-storey apartment building with 3-storey commercial portion fronting King George Boulevard.	Mixed-Use 3.5 FAR	

**Context & Background**

- The 0.64-hectare subject site (Phase 4, Block D, Lot 3) is one of six properties located on the northeast corner of King George Boulevard and Fraser Highway bounded by the SkyTrain guideway to the north and Whalley Boulevard to the east.
- The subject site is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed-Use 5.5 FAR" in the City Centre Plan and is zoned "Comprehensive Development Zone (CD)" (By-law No. 19683).
- The site is the location of PCI's high-density mixed-use development called "King George Hub". The parent property was rezoned to accommodate this comprehensive development project on December 16, 2013 and subsequently subdivided into four (4) development parcels, under Development Application No. 7912-0332-00. General Development Permit No. 7912-0332-00 was also issued to guide the general design of the entire development site. As part of this application, separate titled lots were conveyed to the City for the internal road network (George Junction), widening of Whalley Boulevard, as well as for future transit infrastructure adjacent the SkyTrain corridor.

- The internal road network (George Junction) was conveyed to the City as a titled lot rather than as road dedication in order to accommodate the underground parkade for the King George Hub development, which extends underneath the road.
- Phase 1 of the project, comprised of the 10-storey Coast Capital Savings headquarters building, approved under Detailed Development Permit No. 7912-0332-01, was completed in 2015 on one of the four (4) newly created development lots (Lot 1, Block A). The internal road network (98B Avenue/137 Street) was also constructed as part of this Phase.
- On June 26, 2017, Council approved Phase 2 (Lot 4, Block B) of the project under Development Permit No. 7917-0162-00, to permit a mixed-use development consisting of a stand-alone 2-storey restaurant, single-storey retail podium, 2 residential towers (40-storey and 29-storey) and a 15-storey office building. Construction is underway on this approved second phase.
- On March 11, 2019, Council approved Phase 3 (Lot 2, Block C) of the project under Development Permit No. 7918-0095-00, to permit the development of one 34-storey high-rise mixed-use tower fronting George Junction in City Centre. The proposal consists of 371 residential dwelling units and 866 square metres of ground floor commercial retail units (CRUs). Construction is underway on this approved third phase.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following:
  - A Detailed Development Permit (for Phase 4/Phase D) to allow for one 41-storey mixed-use residential tower (D1) with a retail and amenity podium, one 44-storey mixed-use residential tower (D2) with a retail, office and amenity podium and a single storey, stand-alone, shared amenity and retail pavilion on the subject site; and
  - A Development Variance Permit to vary Section J.1 (b) of CD Bylaw No. 19683 to allow for the updated, Council-approved modified indoor amenity rates to apply to the proposed development.
- Development details on provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	6,393 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	6,393 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	Tower D1- 131 metres (41 storeys) Tower D2 -142 metres (44 storeys)
<b>Floor Area Ratio (FAR):</b>	10.10
<b>Floor Area</b>	

	Proposed
Residential:	50,793 square metres
Commercial:	2,090 square metres
Office:	2,134 square metres
Total:	55,017 square metres
<b>Residential Units:</b>	
1-Bedroom:	570
2-Bedroom:	316
Total:	886

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Application No. 7812-0332-00 as outlined in Appendix II.
School District:	<p><b>The School District has provided the following projections for the number of students from this development:</b></p> <p>22 Elementary students at Simon Cunningham School 9 Secondary students at Queen Elizabeth School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2024.</p>
Parks, Recreation & Culture:	Parks has no concerns with the proposed development.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
Advisory Design Panel:	The proposal was considered at the ADP meeting on May 14, 2020 and was supported. The applicant has resolved all required items from the ADP review, in consultation with Staff. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

- The applicant has satisfied all dedication requirements under the original application 7912-0332-00 and 7917-0162-00.
- Parking for Phase 4 is proposed to be located in a five-level underground parkade which will be accessed from George Junction at the northwest corner of the site. Phase 4 parking will be connected at level P1 to Phase 2 and 3 with the intent of providing multiple access and egress points for the overall development.
- A multi-modal central courtyard allows for pedestrian and vehicular circulation, drop offs and loading without impeding traffic and provides an opportunity to activate the street level with retail uses.
- The King George Skytrain Station is located within a walking distance of 250 metres of the subject site.

## Parking and Bicycle Storage

- Based on the parking ratios specified in CD By-law No. 19683, a total of 2,840 parking spaces are required for existing Phase 1, Phase 2, Phase 3 and proposed Phase 4. The applicant is proposing 3,137 parking spaces, which is a surplus of 297 parking spaces overall.
- The development is required to provide 886 bicycle parking spaces for Phase 3. The applicant is proposing 886 bicycle parking spaces, which meets the number required under the Zoning By-law. In accordance with the bylaw, 6 visitor bikes per tower (12 in total) will be located at the residential entries of the towers and the corner plaza at Fraser Highway and Whalley Boulevard.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly higher based upon the date of Building Permit issuance.
- The building will be connected to the City's District Energy system.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Window glazing designed to minimize heat loss and heat gain into each unit;
  - Site stormwater will be managed to mitigate runoff surges by retaining water within vegetated roof areas of the development and at selected ballasted inverted roof areas;
  - Electric vehicle charging stations will be provided;
  - Special attention will be paid to the longevity and durability of all materials in the envelope and core of the base building taking into account the building and components life cycles;
  - Materials will be climate appropriate, long lasting and easily maintainable and replaceable in order to ensure actual building longevity meets the intended service life of the building;
  - Where appropriate materials will be made of recycled content;

- Green roofs and light coloured amenity deck surfaces will reduce the heat island effect of the building and site; and
- Phase 4 will be constructed using construction diversion waste management principles.

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

### **Regional Growth Strategy**

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated Central Business District in the Official Community Plan, with a permitted maximum density of 5.5 FAR, as noted in Figure 16 of the OCP.
- The applicant is not proposing to amend the OCP.

#### Themes/Policies

- The subject proposal supports the following OCP Themes/Policies:
  - Growth Management:
    - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.
  - Centres, Corridors and Neighbourhoods:
    - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core, by providing a mix of commercial and residential space in a comprehensively-designed development.
    - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas, through the development of a high-density development within walking distance to the SkyTrain and other transit infrastructure.
    - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    - Urban Design: Encourage beautiful and sustainable urban design, by creating a sense of place through the integration of mixed uses into the local community.
  - Ecosystems:
    - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment.
  - Economy:
    - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.
    - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

## Secondary Plans

### Land Use Designation

- The subject site is designated Mixed Use 5.5 FAR in the City Centre Plan.
- The applicant is not proposing to amend the City Centre Plan.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
  - Encourage Housing Diversity, with a variety of unit types and sizes.
  - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.
  - Encourage Office and Employment, by providing approximately 46,510 square metres of office space and ground floor commercial retail units.
  - Promote Identity and Sense of Place, through the design of integrated public, commercial, and residential uses.

## Zoning By-law

- The subject site is zoned "Comprehensive Development Zone (CD)" (Bylaw No. 19683). The applicant is not proposing any change in zoning (with the exception of indoor amenity space).
- The table below provides an analysis of the development proposal in relation to the requirements of the existing CD Bylaw No. 19683.

CD Bylaw No. 19683	Permitted and/or Required	Proposed for Phase D (Block D)
<b>Floor Area Ratio:</b>	13.50	10.10
<b>Lot Coverage:</b>	100%	65%
<b>Yards and Setbacks</b>		
North: East: South: West:	All setbacks permitted to be 0.0 metres.	All setbacks permitted to be 0.0 metres.
<b>Height of Buildings</b>		
Principal buildings:	N/A	131 metres (41 storeys) 142 metres (44 storeys)
<b>Amenity Space</b>		

CD Bylaw No. 19683	Permitted and/or Required	Proposed for Phase D (Block D)
Indoor Amenity:	1,630 square metres (based on updated indoor amenity requirements as previously noted)	<b>The proposed 1,652 m<sup>2</sup> meets the updated Zoning By-law requirement.</b>
Outdoor Amenity:	2,658 square metres	<b>The proposed 2,254 m<sup>2</sup> [+ CIL of \$108,000] meets the Zoning By-law requirement.</b>
Parking (Part 5)	Required	Proposed
<b>Number of Stalls</b>		
Retail:	42	54
Office:	37	55
Residential:	801	737
Residential Visitor:	23	0
Total:	903	846*
*overall parking for the entire King George Hub development site has been provided in accordance with CD Bylaw No. 19683		
<b>Bicycle Spaces</b>		
Residential Secure Parking:	886	886
Residential Visitor:	12	12

### Proposed Variance

- The applicant is proposing the following variance:
  - to vary Section J.1 (b) of CD Bylaw No. 19683 to allow indoor amenity space in the following amount for Block D:
    - (a) 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and
    - (b) 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space.

- The CD Zone (By-law No. 19683), approved by Council on March 11, 2019 under Development Application No. 7918-0095-00, was based on the previous indoor amenity requirement of 3.0 square metres per dwelling unit for indoor amenity space.
- On November 18, 2019, Council approved Corporate Report No. R206; 2019, Updates to Indoor and Outdoor Amenity Space Requirements which modified indoor amenity space requirement in the Zoning Bylaw.
- The current application was in-stream when the new Indoor and Outdoor Amenity Space Requirements was adopted by Council and would have otherwise been applicable.
- The updates to indoor and outdoor amenity space requirements support the objectives of the City's Sustainability Charter 2.0. In particular, themes of Inclusion and Built Environment and Neighbourhoods:
  - Inclusion DO3: Residents have opportunities to build social connections with people from different backgrounds.
  - Inclusion SD10: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey's communities.
  - Inclusion SD11: Ensure development of a variety of housing types to support people at all stages of life.
  - Inclusion SD13: Ensure a range of free, safe and engaging spaces and activities are available for youth and seniors in all communities and at different times of the day.
  - Built Environment and Neighbourhoods: DO8: The built environment enhances quality of life, happiness and well-being.
  - Built Environment and Neighbourhoods: SD5: Leverage, incentivize and enhance community benefits through the planning and construction of new development.
  - Built Environment and Neighbourhoods: SD15: Provide greater multi-family housing choice and options for affordability and accessibility.
- The recent changes to the provision of indoor amenity space in high-rise, multi-family projects of 25 storeys or more, provides flexibility for the development community while ensuring a well programmed space is provided for future residents.
- Staff support the requested variance to proceed to Public Notification.

### **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 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.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

## **Public Art Policy**

- The requirements for public art have already been addressed. The applicant is required to provide public art feature(s) or 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.

## **PUBLIC ENGAGEMENT**

- Development Proposal Signs were installed on September 25, 2020. Staff did not receive any responses.

## **DEVELOPMENT PERMITS**

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

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The proposed development includes two mixed-use high-rise residential towers (41 and 44-stories). The current development application includes a detailed Development Permit and Development Variance Permit for the fourth and final phase of PCI's King George Hub development.
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm and interface as well as pedestrian connectivity through the site.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the May 14, 2020 ADP meeting, and the applicant has done well in addressing the Advisory Design Panel (ADP) comments (Appendix VI).
- Staff request further design resolution to the public realm interface along Whalley Boulevard and the proposed landscaping concept of the car court. Any outstanding post-ADP and staff comments will be completed to the satisfaction of the City Architect, prior to issuance of the Development Permit.
- The proposed development, Phase D, is the fourth and final phase of PCI's master-planned King George Hub. It is intended to complete the high street, George Junction, and become a gateway for Surrey City Centre located at the terminus of Fraser Highway.
- Phase 4 is integral in defining the public realm of Phases B and C by completing the eastern edge of George Junction with active retail uses. Phase 4 will complete the street wall along George Junction, finishing the public realm for the King George Hub as a whole and will further strengthen the urban edges by having active uses along the streets.

- The proposal incorporates two towers: D1 and D2. Both towers sit above a retail and amenity podium with the D2 podium also including 2,243 square metres of multi-tenant office space on the second and third floor.
- Tower D1 is 41 storeys in height with 439 residential dwelling units located above 862 square metres of ground floor retail fronting the round-about. Tower D2 is 44 storeys in height with 447 dwelling units located above 1,017 square metres of ground floor retail located at the intersection of George Junction and Fraser Highway.
- The proposed towers are orientated parallel to the Skytrain guideway allowing the narrow end of the towers to be facing Fraser Highway.
- The two towers are identical, except for height. This strong visual relationship allows them to have a dialogue and they are seen as a pair rather than twins.
- The design intent of the proposed residential towers is to create a simple elegant façade by breaking up the massing into finer massing elements. The long facades are broken up into two massings defined by white metal frames. Balconies run up the building dividing the two masses. Within each frame, there is a division every third floor, further breaking up the size of the frames.
- Color is introduced in earthy ochre colored panels that rise vertically up the building, adding another layer of interest. The narrow ends of the towers are clad in white metal panel, with a zipper balcony running up the central axis. The slenderness of these elements running up the tower creates elegant proportions and guides the eye up to the top of the building.
- The top of the building is clad in a dark gray metal panel to contrast the white metal panel in the body of the building. The top of the tower also steps inward and reduces the massing at the top, so as the tower rises the massing reduces.
- A variety of podium heights, canopy heights and materials promote a human scaled environment and reinforce a small-scale rhythm along the street for a comfortable pedestrian experience.
- In addition, a single-storey pavilion building is located at the corner of Whalley Boulevard and Fraser Highway and houses 557 square metres of shared indoor amenity space and 199 square metres of retail space.

#### Landscaping and Pedestrian Connectivity

- The overall landscape concept for the King George Hub has followed a strong, clear geometry that reinforces pedestrian movement to the King George Skytrain station with a goal of creating a legible and memorable ground plane experience.
- Through the focus on pedestrian connectivity, Phase 4 has been broken up into smaller blocks creating a permeable fabric that integrates pedestrian mews and plazas.
- Creating strong axial connections for pedestrians in this phase has been reinforced with the use of coloured and sandblasted concrete in bands. Pedestrian corridors are highly textural with unit paving in similar grey, charcoal, and sand colours.

- A hardscape public plaza is proposed at the corner of Whalley Boulevard and Fraser Highway to create a welcoming outdoor, urban space at the prominent corner. The adjacent retail components will spill out onto the outdoor patio with seating, further activating this corner.
- The corner plaza will feature a significant central deciduous tree with a unique, multi-level planter that will encourage seating and socialization.
- A pedestrian walkway runs diagonally from the plaza to the centre of the Hub precinct, encouraging pedestrians from the corner into the heart of the retail development and in direct axis to the Skytrain station.
- The pedestrian walkway will be animated by active amenity and the tower lobbies. Two additional outdoor seating areas/patios are proposed within the development; retail patio at the base of Tower D1 and an outdoor seating area at the terminus of the northern pedestrian connection to Whalley Boulevard at the northern edge of the subject site.
- A comprehensive stormwater strategy has also been deployed to mitigate stormwater discharge to city infrastructure in significant storm events.

#### Indoor Amenity

- The overall amenity program for both towers will include fitness and wellness, lounge and dining, activity, and games and child play areas.

#### *Tower D1*

- Per the revised Indoor Amenity Space requirements, high-rise towers that are 25 storeys or higher must meet a base requirement of 3 square metres per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's revised Zoning By-law requirement, the applicant is required to provide 811 square metres of indoor amenity space to serve the residents of the proposed 439 dwelling units in Tower D1.
- The proposed indoor amenity is divided into three (3) areas of the building as follows:
  - Ground level: located at the northeast corner of the building and will include a programmed business centre and creative studio with music room, theatre and washrooms;
  - Level 2: a games and multipurpose space with an office area and washroom. An outdoor deck area is located off the indoor amenity space; and
  - Level 41 rooftop: a large lounge and meeting area with a full kitchen and washroom is proposed. An outdoor deck area is located off the indoor amenity space.

#### *Tower D2*

- Based upon the City's revised Zoning By-law requirement, the applicant is required to provide 819 square metres of indoor amenity space to serve the residents of the proposed 439 dwelling units in Tower D2.

- The proposed indoor amenity is divided into three (3) areas of the building as follows:
  - Ground level: this space is located along the north edge of the building overlooking the pedestrian walkway. The indoor amenity space will include a programmed business centre and creative studio with music room, theatre and washrooms;
  - Level 4: a games and multipurpose space with an office area and washroom; and
  - Level 44 rooftop: a large lounge and meeting area with a full kitchen and washroom is proposed. An outdoor deck area is located off the indoor amenity space.

#### *Pavilion Amenity Building*

- A 554-square metre shared fitness and wellness centre space will be located in the stand-alone pavilion building and will overlook Whalley Boulevard.
- Overall, the proposed indoor amenity space provided through private programmed amenity is 1,652 square metres which is 22 square metres more than the 1,630 square metres of indoor amenity space required as per the updated indoor amenity space requirements of the Zoning By-law.
- With Council support of the requested variance to the CD By-law, to align with the Zoning By-law, the subject proposal will fully meet the required indoor amenity space.
- Registration of a Section 219 Restrictive Covenant for no occupancy will also be required until a shared access and maintenance easement for shared use of the proposed outdoor amenity spaces located on the Phase 4 development site is registered.

#### Outdoor Amenity

##### *Tower D1*

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for outdoor amenity space, 1,317 square metres of outdoor amenity space is required for Tower D1. The applicant is currently providing 775 square metres of outdoor amenity space.
- Similar to the indoor amenity, the outdoor amenity spaces are provided in conjunction with the indoor amenity space, and include the following:
  - Level 2: An outdoor deck area located off the indoor amenity space and includes children's play area, outdoor kitchen, tables and chairs and raised planters with seat wall; and
  - Level 41 rooftop: An outdoor deck area located off the indoor amenity space and includes a lounge area with fire pit and seating, tables and chairs and raised planter with a wooden bench.

##### *Tower D2*

- Based upon the City's Zoning By-law requirement of 3.0 square metres per dwelling unit for outdoor amenity space, 1,341 square metres of outdoor amenity space is required for Tower D1. The applicant is currently providing 624 square metres of outdoor amenity space.

- Similar to the indoor amenity, the outdoor amenity spaces are provided in conjunction with the indoor amenity space, and include the following:
  - Level 4: An outdoor deck area located off the indoor amenity space and includes outdoor kitchen, tables and chairs, lounge seating and raised planters with wood bench top; and
  - Level 44 rooftop: An outdoor deck area located off the indoor amenity space and includes a lounge area with fire pit and seating, tables and chairs and raised planter with a wooden bench.

#### *Pavilion Amenity Building*

- The second floor roof of the proposed stand-alone amenity and retail pavilion provides 531 square metres of outdoor amenity space and includes:
  - Café seating and tables and chairs;
  - Outdoor weights and ball/band exercise area;
  - A variety of wood bench and planter wall seating;
  - Children's play structure with rubber surface play area; and
  - Stroller track.

#### *Publicly Accessible Plaza Space*

- In addition to the private outdoor amenity space located in each tower, a 324-square metre hardscape public plaza is proposed to be located at the corner of Whalley Boulevard and Fraser Highway to create a welcoming public outdoor urban space at this prominent corner.
- Overall, the proposed outdoor amenity space provided through private, programmed amenity and publicly accessible open space (secured through a statutory right-of-way for public rights of passage) is 2,254 square metres which is 404 square metres less than the 2,658 square metres of outdoor amenity space required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$108,000 (based on \$800 per unit) in accordance with the City policy, to address the shortfall in the required outdoor amenity space.
- Registration of a Section 219 Restrictive Covenant for no occupancy will also be required until a shared access and maintenance easement for shared use of the proposed outdoor amenity spaces located on the Phase 4 development site is registered.

#### Signage

- On site signage will be considered through a separate Development Permit application.

## TREES

- An arborist report for the larger site, prepared by Alexandre Man-Bourdan, registered arborist, for PWL Partnership Landscape was approved under the previous Application No. 7912-0332-00.

## CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IV for location). The District Energy System consists of three primary components:
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

## INFORMATION ATTACHED TO THIS REPORT

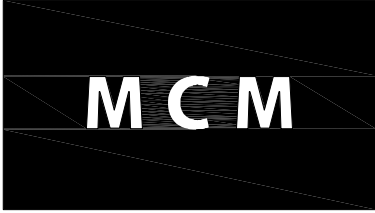
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	District Energy Service Area Map
Appendix V.	Aerial Photo
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	Development Variance Permit No. 7918-0362-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/cm



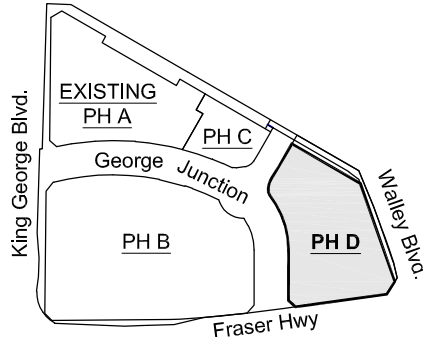
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KEY PLAN



22 SEP 2020 DP Update
26 JUNE 2020 DP Update
14 MAY 2020 ADP Submission
22 APR 2020 ADP Digital Proof
3 APR 2020 DP Resubmission
12 SEP 2019 ADP Digital Proof
17 JUL 2018 DP Resubmission
19 SEP 2018 Issued for DP

Revisions	YYYY-MM-DD
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Seal

KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

COVER

Drawing

Scale As Indicated

Project 211011.22

Sheet

D-A000

# KING GEORGE HUB PHASE D

## VICINITY MAP

SCALE: 1"= 80'-0"



## SITE SUMMARY

CIVIC ADDRESSES:	LOT 3- PHASE D GEORGE JUNCTION, 13733 FRASER HIGHWAY SURREY, B.C.	PARKING BELOW GRADE:	5 LEVELS UNDERGROUND
LEGAL DESCRIPTION:	LOT 3 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP32216	PROPOSED FAR:	(REFER TO CALCs ON DATA SHEET) LOT 3 "PH D" = 10.38
USAGE:	U/G PARKING, RETAIL, RESIDENTIAL	BUILDING HEIGHT :	TOWER D1: 130.9 m (429'-4") TOWER D2: 141.4 m (464'-0")
ZONING:	CD	SITE COVERAGE %:	(BLDG. FOOTPRINT AREA / LOT AREA)
SITE AREA:	6,393.2m <sup>2</sup> (68,816SF)	PROPOSED:	4477.3 m <sup>2</sup> x 100% / 6,393.2 m <sup>2</sup> OR 48,193 SF x 100% / 68,816 SF = 70%
NUMBER OF STOREYS:	TOWER D1: 41 STOREYS (AMENITY ROOF) TOWER D2: 44 STOREYS (AMENITY ROOF)		

## PROJECT DIRECTORY

### CLIENT

PCI GROUP  
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Brad Howard  
bhoward@pci-group.com

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Mark Whitehead - Partner-in-Charge  
mwhitehead@mcmaparchitects.com  
Gerda Geldenhuis - Project Architect  
ggeldenhuis@mcmaparchitects.com

### LANDSCAPE

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Mark Van Der Zalm  
mark@vds.ca

### CIVIL CONSULTANT

HUB Engineering Inc.  
101 - 7485 130 Street  
Surrey, B.C., V3W 1H8  
604-572-4328  
Mike Kompter  
mgk@hub-inc.com

## DRAWING LIST

### DRAWING INDEX

A000	COVER	N/A	■ ■ ■
A001	PROJECT STATISTICS	N/A	■ ■ ■
A002	PROJECT STATISTICS	N/A	■ ■ ■

### CONTEXT

A100	SITE SURVEY	1"=40'-0"	■ ■ ■
A101	CIVIL	N/A	■ ■ ■
A103	TOWER SEPARATION DIAGRAM	1"=40'-0"	■ ■ ■
A104	CONTEXT LEVEL P1	1"=40'-0"	■ ■ ■
A105	CONTEXT LEVEL 01 GF	1"=40'-0"	■ ■ ■
A106	CONTEXT ROOF LEVEL	1"=40'-0"	■ ■ ■
A107	SITE PLAN GROUND LEVEL	1"=20'-0"	■ ■ ■
A108	SITE ELEVATIONS	1"=50'-0"	■ ■ ■
A109	SITE ELEVATIONS	1"=50'-0"	■ ■ ■
A110	SITE ELEVATIONS	1"=50'-0"	■ ■ ■
A111	PERSPECTIVE VIEWS	N/A	■ ■ ■
A112	PERSPECTIVE VIEWS	N/A	■ ■ ■
A113	PERSPECTIVE VIEWS	N/A	■ ■ ■
A114	PERSPECTIVE VIEWS	N/A	■ ■ ■
A115	SHADOW STUDY	1/128"=1'-0"	■ ■ ■
A116	SHADOW STUDY	1/128"=1'-0"	■ ■ ■

### FLOOR PLANS

A201	LEVEL P4 PARKING PLAN	1/16"=1'-0"	■ ■ ■
A202	LEVEL P3 PARKING PLAN	1/16"=1'-0"	■ ■ ■
A203	LEVEL P2 PARKING PLAN	1/16"=1'-0"	■ ■ ■
A204	LEVEL P1 PARKING PLAN	1/16"=1'-0"	■ ■ ■
A205	LEVEL P1 INTERMEDIATE PARKING PLAN	1/16"=1'-0"	■ ■ ■
A206	LEVEL 01 GROUND FLOOR PLAN	1/16"=1'-0"	■ ■ ■
A207	LEVEL MEZZANINE	1/16"=1'-0"	■ ■ ■
A208	LEVEL 02 FLOOR PLAN	1/16"=1'-0"	■ ■ ■
A209	LEVEL 03 FLOOR PLAN	1/16"=1'-0"	■ ■ ■
A210	LEVEL 04 FLOOR PLAN	1/16"=1'-0"	■ ■ ■
A211	TYPICAL RESIDENTIAL FLOOR PLAN	1/16"=1'-0"	■ ■ ■
A212	ROOF LEVEL PLAN	1/16"=1'-0"	■ ■ ■
A250	TOWER D1 + D2 TYPICAL FLOOR PLAN	1/8"=1'-0"	■ ■ ■
A251	TOWER D1 + D2 TRANSITIONAL FLOOR PLAN	1/8"=1'-0"	■ ■ ■
A252	TOWER D1 + D2 UPPER FLOOR PLAN	1/8"=1'-0"	■ ■ ■

### ELEVATIONS & SECTIONS

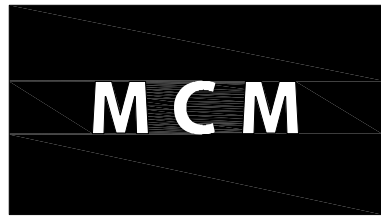
A300	ELEVATION -D1- SOUTH	1/16"=1'-0"	■ ■ ■
A301	ELEVATION -D1- EAST	1/16"=1'-0"	■ ■ ■
A302	ELEVATION -D1- NORTH	1/16"=1'-0"	■ ■ ■
A303	ELEVATION -D1- WEST	1/16"=1'-0"	■ ■ ■
A304	ELEVATION -D2- SOUTH	1/16"=1'-0"	■ ■ ■
A305	ELEVATION -D2- EAST	1/16"=1'-0"	■ ■ ■
A306	ELEVATION -D2- NORTH	1/16"=1'-0"	■ ■ ■
A307	ELEVATION -D2- WEST	1/16"=1'-0"	■ ■ ■
A308	AMENITY BUILDING ELEVATIONS	1/16"=1'-0"	■ ■ ■
A309	D1 PODIUM ELEVATIONS	1/8"=1'-0"	■ ■ ■
A310	D1 PODIUM ELEVATIONS	1/8"=1'-0"	■ ■ ■
A311	D2 PODIUM ELEVATIONS	1/8"=1'-0"	■ ■ ■
A312	D2 PODIUM ELEVATIONS	1/8"=1'-0"	■ ■ ■
A313	BUILDING SECTIONS	1/24"=1'-0"	■ ■ ■
A314	BUILDING SECTIONS	1/24"=1'-0"	■ ■ ■
A315	BUILDING SECTIONS	1/16"=1'-0"	■ ■ ■

A320	SIGNAGE	1/4"=1'-0"	■ ■ ■
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### LANDSCAPE

L-01	COVER PAGE	N/A	■ ■ ■
L-02	TREE PROTECTION & REMOVAL PLAN	1:400	■ ■ ■
L-03	SITE PLAN	1:300	■ ■ ■
L-04	GROUND LEVEL LANDSCAPE PLAN - NORTH	1:200	■ ■ ■
L-05	GROUND LEVEL LANDSCAPE PLAN - SOUTH	1:200	■ ■ ■
L-06	LEVEL 3 LANDSCAPE PLAN	1:200	■ ■ ■
L-07	LEVEL 4 LANDSCAPE PLAN	1:200	■ ■ ■
L-08	ROOF LEVEL LANDSCAPE PLAN	1:200	■ ■ ■
L-09	GROUND LEVEL PLANTING PLAN - NORTH	1:200	■ ■ ■
L-10	GROUND LEVEL PLANTING PLAN - SOUTH	1:200	■ ■ ■
L-11	LEVEL 2 PLANTING PLAN	1:200	■ ■ ■
L-12	LEVEL 4 PLANTING PLAN	1:200	■ ■ ■
L-13	ROOF LEVEL PLANTING PLAN	1:200	■ ■ ■
LD-01	DETAILS	VARIES	■ ■ ■
LD-02	DETAILS	VARIES	■ ■ ■
LD-03	DETAILS	VARIES	■ ■ ■
LD-04	DETAILS	VARIES	■ ■ ■
LD-05	DETAILS	VARIES	■ ■ ■

PROJECT STATISTICS



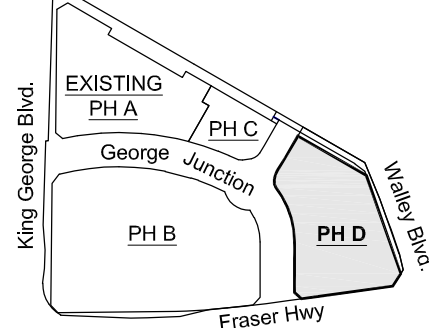
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Seal  
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PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

PROJECT  
STATISTICS  
D1 & D2

Drawing	
Scale	
Project	211011.22
Sheet	D-A001

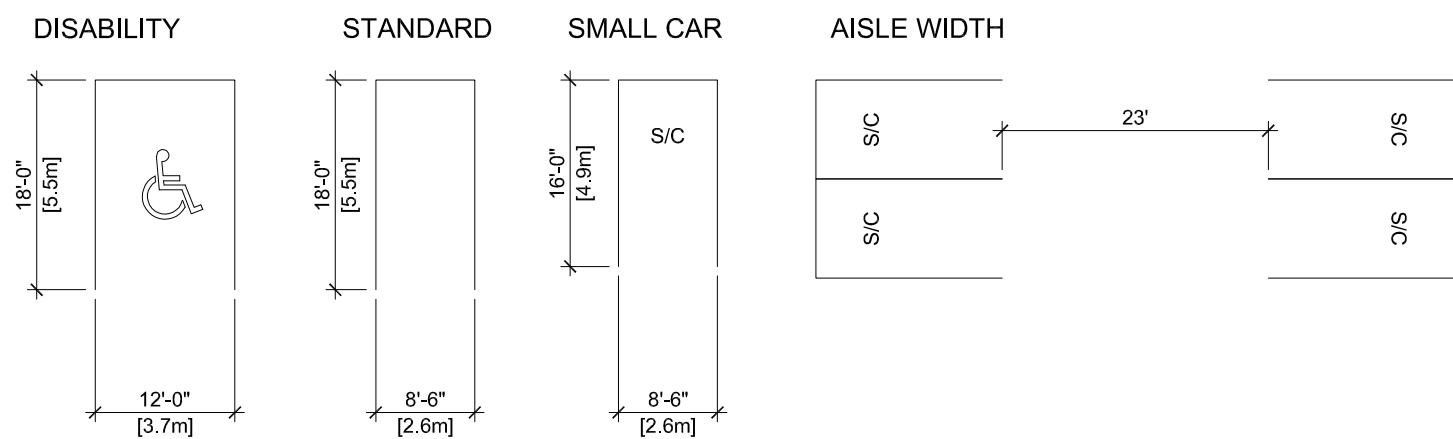
TOWER D1													
AREA CALCULATION										UNIT COUNT			
Level	Lobby	Service/ Circulation	Res Units	Retail	Amenity	Total GFA (sum A-G)	Indoor Amenity	Shared Fitness	FAR (G-H-I)	EFF %	1 BR	2 BR	TOTAL (per floor)
1	1,487	3,611		9,235	5,604	19,937	2,623	2,981	14,333				0
2		7,674				7,674			7,674				
3		1,882	5,790		1,294	8,966	1,294		7,672		5	4	9
4		1,226	7,250			8,476			8,476	85.5%	8	4	12
5		1,226	7,250			8,476			8,476	85.5%	8	4	12
6		1,226	7,250			8,476			8,476	85.5%	8	4	12
7		1,226	7,250			8,476			8,476	85.5%	8	4	12
8		1,226	7,250			8,476			8,476	85.5%	8	4	12
9		1,226	7,250			8,476			8,476	85.5%	8	4	12
10		1,226	7,250			8,476			8,476	85.5%	8	4	12
11		1,226	7,250			8,476			8,476	85.5%	8	4	12
12		1,226	7,250			8,476			8,476	85.5%	8	4	12
13		1,226	7,250			8,476			8,476	85.5%	8	4	12
14		1,226	7,250			8,476			8,476	85.5%	8	4	12
15		1,226	7,250			8,476			8,476	85.5%	8	4	12
16		1,226	7,250			8,476			8,476	85.5%	8	4	12
17		1,226	7,250			8,476			8,476	85.5%	8	4	12
18		1,226	7,250			8,476			8,476	85.5%	8	4	12
19		1,226	7,250			8,476			8,476	85.5%	8	4	12
20		1,226	7,250			8,476			8,476	85.5%	8	4	12
21		1,226	7,250			8,476			8,476	85.5%	8	4	12
22		1,226	7,250			8,476			8,476	85.5%	8	4	12
23		1,226	7,250			8,476			8,476	85.5%	8	4	12
24		1,226	7,250			8,476			8,476	85.5%	8	4	12
25		1,226	7,250			8,476			8,476	85.5%	8	4	12
26		1,226	7,250			8,476			8,476	85.5%	8	4	12
27		1,226	7,250			8,476			8,476	85.5%	8	4	12
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29		1,226	7,250			8,476			8,476	85.5%	8	4	12
30		1,226	7,250			8,476			8,476	85.5%	8	4	12
31		1,226	7,250			8,476			8,476	85.5%	8	4	12
32		1,226	7,250			8,476			8,476	85.5%	8	4	12
33		1,180	6,372			7,552			7,552	84.4%	6	4	10
34		1,180	6,372			7,552			7,552	84.4%	6	4	10
35		1,180	6,372			7,552			7,552	84.4%	6	4	10
36		1,180	6,372			7,552			7,552	84.4%	6	4	10
37		1,180	6,372			7,552			7,552	84.4%	6	4	10
38		1,139	5,659			6,798			6,798	83.2%	4	4	8
39		1,139	5,659			6,798			6,798	83.2%	4	4	8
40		1,139	5,659			6,798			6,798	83.2%	4	4	8
41		1,139	5,659			6,798			6,798	83.2%	4	4	8
						-			-				0
						-			-				0
						-			-				0
Roof		875			2,250	3,125	2,250		875				0
TOTAL	1,487	60,052	270,536	9,235	9,148	350,458	6,167	2,981	341,310	77.0%	283	156	439
											64.5%	35.5%	100.0%

AMENITY CALCULATIONS			
TOWER D1			
	Required	Provided	Over / (Under)
Indoor	8,729	6,167	(2,562)
Outdoor	14,176	8,347	(5,829)
Total	22,905	14,514	(8,391)

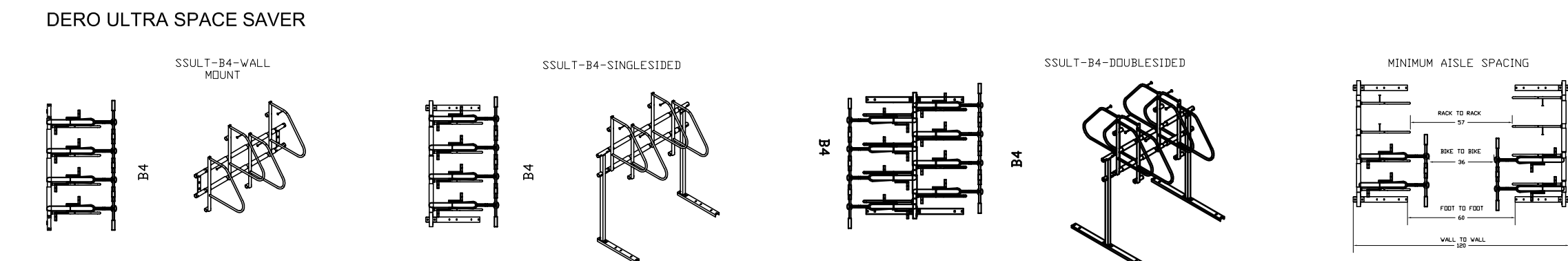
PARKING CALCULATIONS			
TOWER D1			
	Bylaw*	Provided	Over / (Under)
1 BR	255		(255)
2 BR	140		(140)
Visitor	11		(11)
Total	406	-	(406)

\*Bylaw requirement is 0.90 stalls per 1 BR unit  
0.90 stalls per 2 BR unit  
0.025 visitor stalls per unit

PARKING STALL SIZES



BICYCLE STALL SIZES



TOWER D2														
AREA CALCULATION										UNIT COUNT				
Level	Lobby	Office	Service/ Circulation	Res Units	Retail	Amenity	Total GFA (sum A-G)	Indoor Amenity	Shared Fitness	FAR (G-H-I)	EFF %	1 BR	2 BR	TOTAL (per floor)
1	1,389	519	2,799		13,266	4,932	22,905	1,951	2,981	17,973				0
2		11,223	3,172				14,395			14,395				0
3		11,226	3,294				14,520			14,520				0
4			1,442	5,790		1,294	8,526	1,294		7,232	67.9%	5	4	9
5			1,226	7,250			8,476			8,476	85.5%	8	4	12
6			1,226	7,250			8,476			8,476	85.5%	8	4	12
7			1,226	7,250			8,476			8,476	85.5%	8	4	12
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16			1,226	7,250			8,476			8,476	85.5%	8	4	12
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33			1,226	7,250			8,476			8,476	85.5%	8	4	12
34			1,180	6,372			7,552			7,552	84.4%	6	4	10
35			1,180	6,372			7,552			7,552	84.4%	6	4	10
36			1,180	6,372			7,552			7,552	84.4%	6	4	10
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41			1,139	5,659			6,798			6,798	83.2%	4	4	8
42			1,139	5,659			6,798			6,798	83.2%	4	4	8
43			1,139	5,659			6,798			6,798	83.2%	4	4	8
Roof			875			2,406	3,281	2,406		875				0
TOTAL	1,389	22,968	58,731	276,195	13,266	8,632	381,181	5,651	2,981	372,549	77.2%	287	160	447
												64.2%	35.8%	100.0%

AMENITY CALCULATIONS			
TOWER D2			
	Required	Provided	Over / (Under)
Indoor	8,815	5,651	(3,164)
Outdoor	14,435	6,716	(7,719)
Total	23,250	12,367	(10,883)

PARKING CALCULATIONS			
TOWER D2			
	Bylaw*	Provided	Over / (Under)
1 BR	258		(258)
2 BR	144		(144)
Visitor	11		(11)
Total	413	-	(413)

\*Bylaw requirement is 0.90 stalls per 1 BR unit  
0.90 stalls per 2

PROJECT STATISTICS

TOTAL													
AREA CALCULATION							UNIT COUNTS						
Level	Lobby	Office	Service/ Circulation	Res Units	Retail	Amenity	Total GFA (sum A-G)	Indoor Amenity	Shared Fitness	FAR (G-H-I)	EFF %	TOTAL (per floor)	
1	2,876	519	6,410	-	22,501	10,536	42,842	4,574	5,962	32,306		0	
Mezz			7,674				7,674					0	
2		11,223	5,054	5,790		1,294	23,361	1,294		22,067	24.0%	5	
3		11,226	4,520	7,250			22,996			22,996	31.5%	8	
4			2,668	13,040		1,294	17,002	1,294		15,708	76.7%	13	
5			2,452	14,500			16,952			16,952	85.5%	16	
6			2,452	14,500			16,952			16,952	85.5%	16	
7			2,452	14,500			16,952			16,952	85.5%	16	
8			2,452	14,500			16,952			16,952	85.5%	16	
9			2,452	14,500			16,952			16,952	85.5%	16	
10			2,452	14,500			16,952			16,952	85.5%	16	
11			2,452	14,500			16,952			16,952	85.5%	16	
12			2,452	14,500			16,952			16,952	85.5%	16	
13			2,452	14,500			16,952			16,952	85.5%	16	
14			2,452	14,500			16,952			16,952	85.5%	16	
15			2,452	14,500			16,952			16,952	85.5%	16	
16			2,452	14,500			16,952			16,952	85.5%	16	
17			2,452	14,500			16,952			16,952	85.5%	16	
18			2,452	14,500			16,952			16,952	85.5%	16	
19			2,452	14,500			16,952			16,952	85.5%	16	
20			2,452	14,500			16,952			16,952	85.5%	16	
21			2,452	14,500			16,952			16,952	85.5%	16	
22			2,452	14,500			16,952			16,952	85.5%	16	
23			2,452	14,500			16,952			16,952	85.5%	16	
24			2,452	14,500			16,952			16,952	85.5%	16	
25			2,452	14,500			16,952			16,952	85.5%	16	
26			2,452	14,500			16,952			16,952	85.5%	16	
27			2,452	14,500			16,952			16,952	85.5%	16	
28			2,452	14,500			16,952			16,952	85.5%	16	
29			2,452	14,500			16,952			16,952	85.5%	16	
30			2,452	14,500			16,952			16,952	85.5%	16	
31			2,452	14,500			16,952			16,952	85.5%	16	
32			2,406	13,622			16,028			16,028	85.0%	14	
33			2,406	13,622			16,028			16,028	85.0%	14	
34			2,360	12,744			15,104			15,104	84.4%	12	
35			2,360	12,744			15,104			15,104	84.4%	12	
36			2,360	12,744			15,104			15,104	84.4%	12	
37			2,319	12,031			14,350			14,350	83.0%	10	
38			2,319	12,031			14,350			14,350	83.0%	10	
39			2,278	11,318			13,596			13,596	83.2%	8	
40			2,278	11,318			13,596			13,596	83.2%	8	
41			1,139	5,659			6,798			6,798	83.2%	4	
42			1,139	5,659			6,798			6,798	83.2%	4	
43			1,139	5,659			6,798			6,798	83.2%	4	
Roof			1,750			4,656	6,406	4,656		1,750			
TOTAL	2,876	22,968	118,783	546,731	22,501	17,780	731,639	11,818	5,962	713,859	76.9%	570	
											316	886	
											64.3%	35.7%	100.0%

AMENITY CALCULATIONS												
D1				D2			TOTAL					
	Required	Provided	Over / (Under)	Required	Provided	Over / (Under)	Required	Provided	Public Outdoor Provided	Shared Outdoor Provided	Shared Indoor Provided	Over / (Under)
Indoor	8,729	6,167	(2,562)	8,815	5,651	(3,164)	17,545	11,818			5,962	235
Outdoor	14,176	8,347	(5,829)	14,435	6,716	(7,719)	28,611	15,063	3,488	5,715		(4,345)
Total	22,905	14,514	(8,391)	23,250	12,367	(10,883)	46,155	26,881	3,488	5,715	5,962	(4,109)

PARKING CALCULATIONS				PARKING		BICYCLE CALCULATIONS			
TOTAL				TOTAL		TOTAL			
	Bylaw*	Provided	Over / (Under)		Provided		Bylaw	Provided	Over / (Under)
1 BR	513	452	(61)	P Int	130	P Int	886	886	
2 BR	285	285	-	P1	182	P1	-	-	
Retail	42	54	12	P2	200	P2	-	-	
Office	37	55	18	P3	201	P3	-	-	
Visitor**	23	-	(23)	P4	133	P4	-	-	
Total	900	846	(54)	Total	846	Total	886	886	-

\*Bylaw requirement is 0.90 stalls per 1 BR unit  
0.90 stalls per 2 BR unit  
0.025 stalls per unit  
2.0 stalls per 1,075 sf Retail (depending on use)  
1.7 stalls per 1,075 sf Office

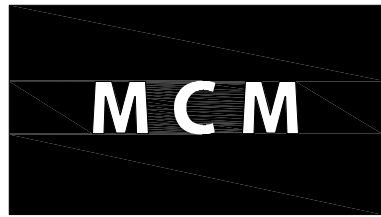
\*\*Visitor parking will be provided by Retail & Office stalls

Site Area 68,816  
Total FAR Building Area 713,859  
(Total Above Grade Area excl Amenities)

**F A R 10.37**

OVERALL KING GEORGE HUB STATISTICS SUMMARY LOT 1, LOT 4, LOT 2, LOT 3

	SITE		RETAIL		OFFICE		RESIDENTIAL		OTHER		OVERALL AREA		PARKING	FAR
	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[M²]	[SF]	[STALLS]	OVERALL AREA / SITE
PHASE A (LOT 1)	6,598.4	71,025	2,372	25,535	15,488	166,715	N/A	N/A	2,230	24,000	20,090.15	216,250	619	3.04
PHASE B (LOT 4)	13,414.2	144,387	9,213	99,163	15,913	171,281	47,429	510,521	N/A	N/A	72,554.85	780,965	1,367	5.41
PHASE C (LOT 2)	1,816	19,547	875	9,421	N/A	N/A	22,856	246,010	1,190	12,818	24,921.07	268,249	305	13.72
PHASE D (LOT 3)	6,393.2	68,816	2,090	22,501	2,134	22,968	50,793	546,731	12,954	139,439	67,971.49	731,639	846	10.37



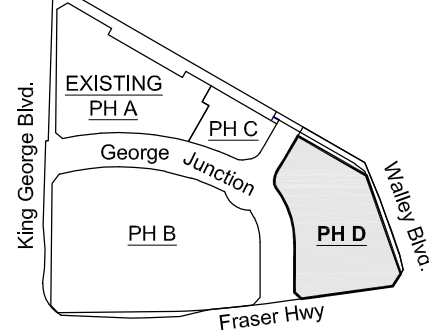
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Mackey  
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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

PROJECT  
STATISTICS  
D3 & TOTAL

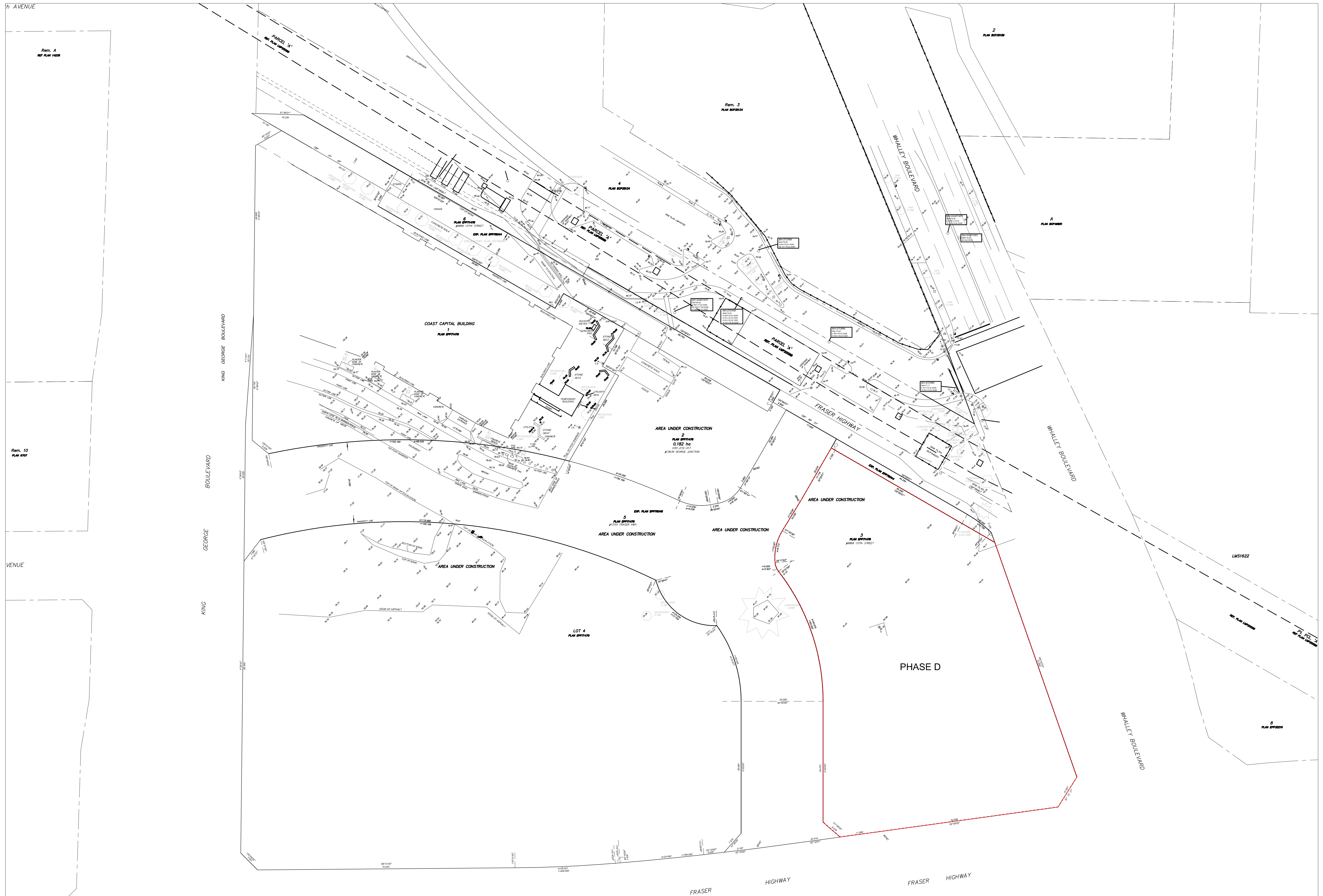
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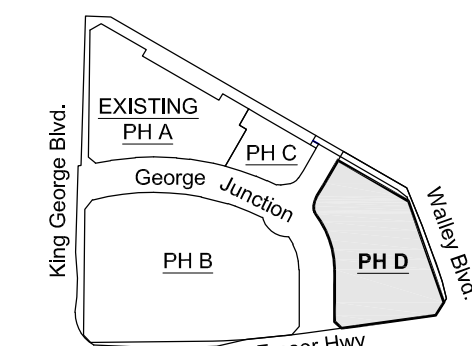
Scale

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Sheet **D-A002**

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KING GEORGE HUB  
PHASE DKING GEORGE BLVD.  
SURREY, B.C.

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CIVIL by  
Hub Engineering Inc.  
(24 MAR, 2020)

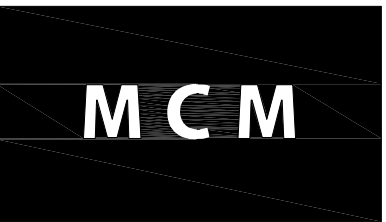
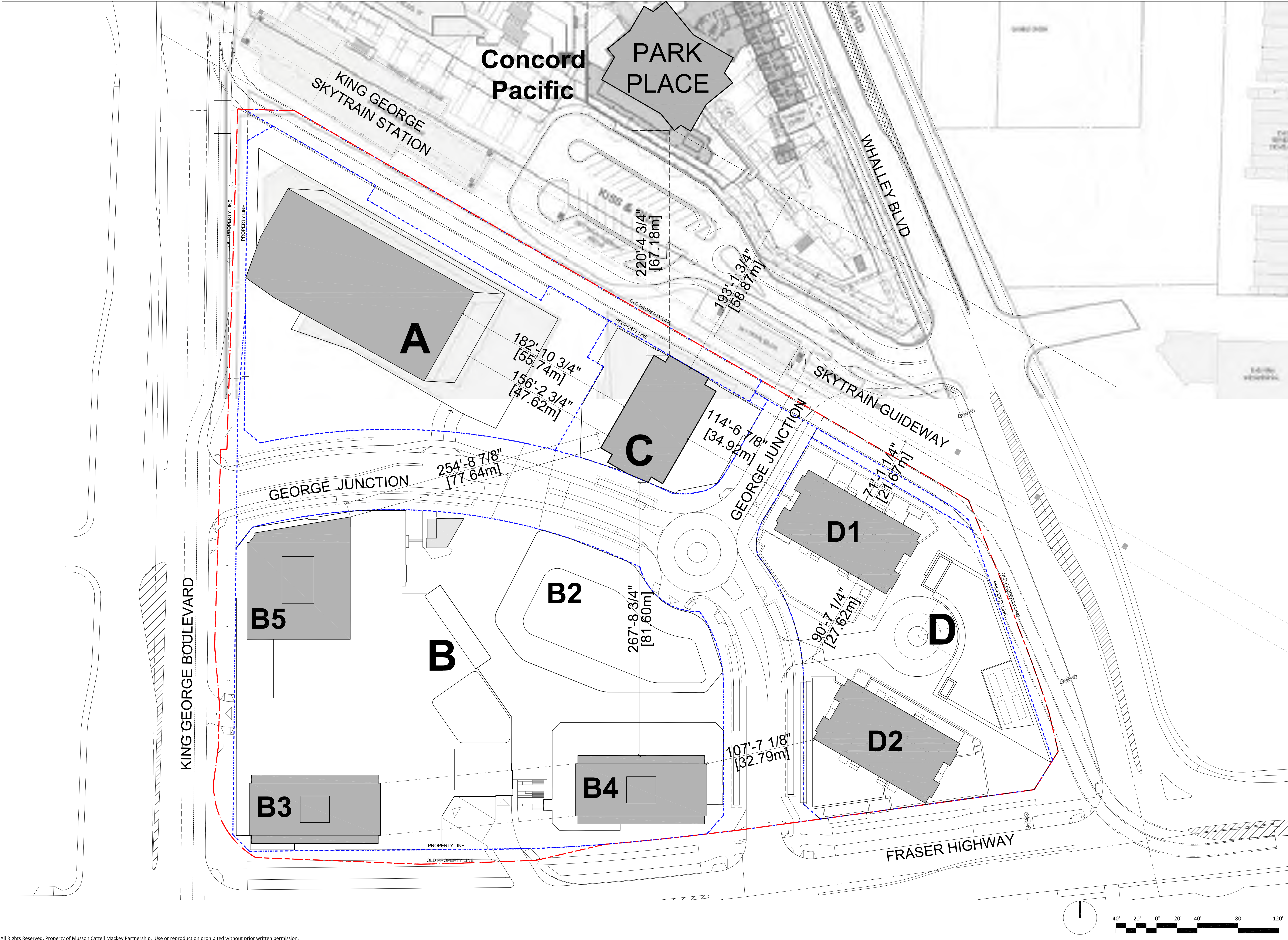
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Scale

Project 211011.22

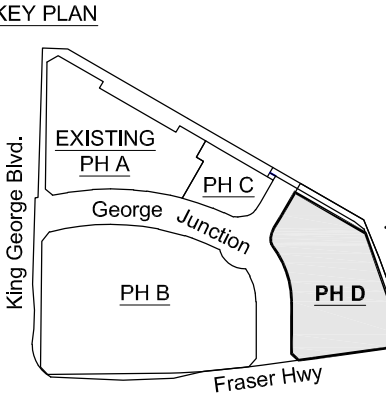
Sheet D-A101





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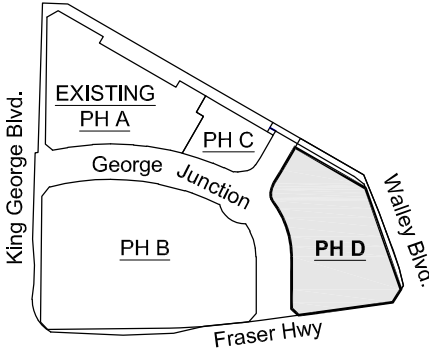
Seal  
KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

TOWER  
SEPARATION  
DIAGRAM

Drawing  
Scale 1" = 40'  
Project 211011.22  
Sheet D-A103



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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
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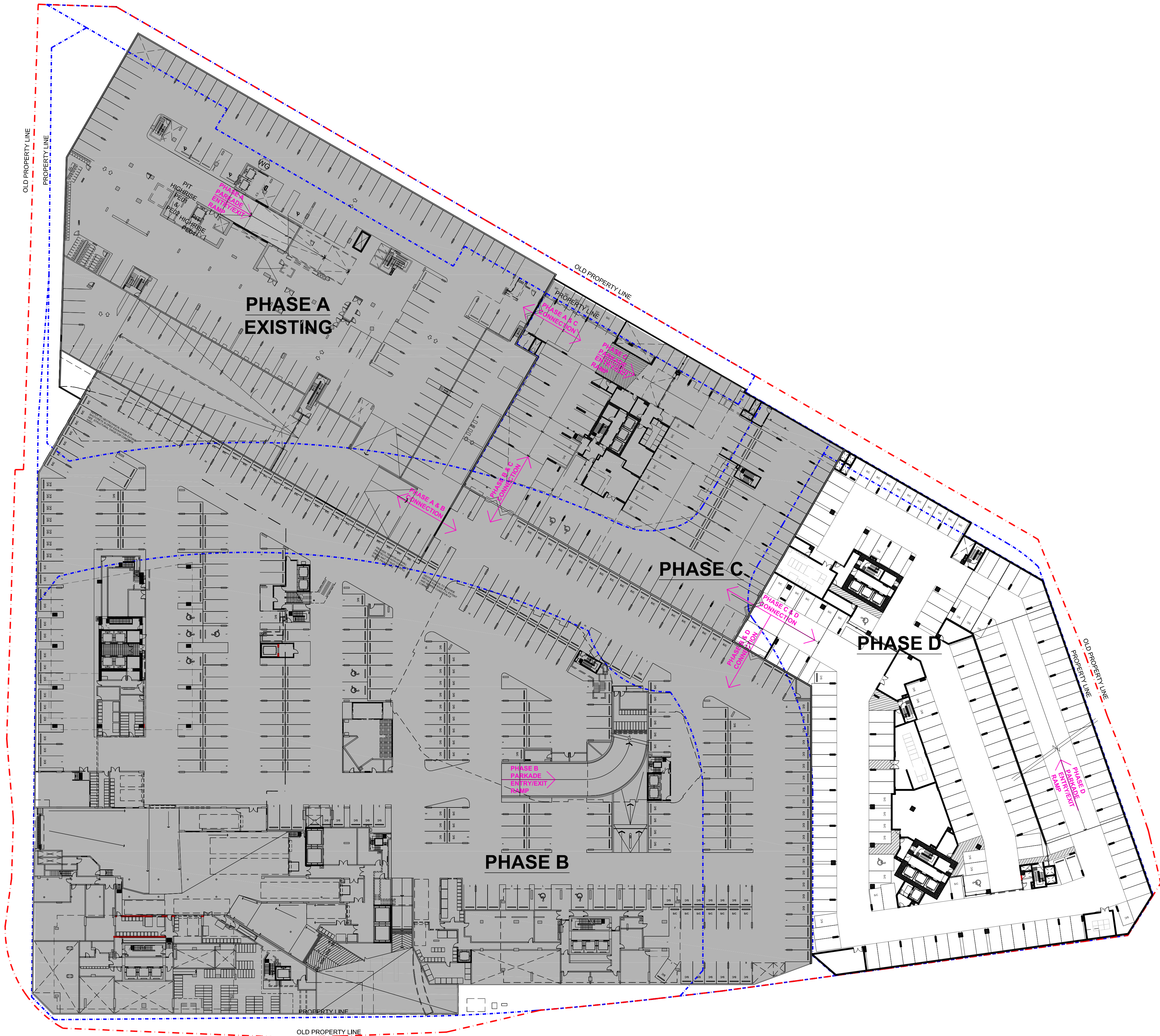
LEVEL P1  
CONTEXT PLAN

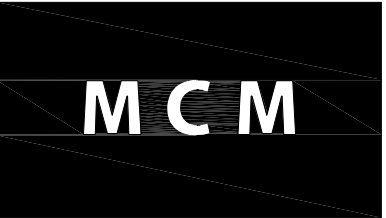
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Project 211011.22

Sheet D-A104





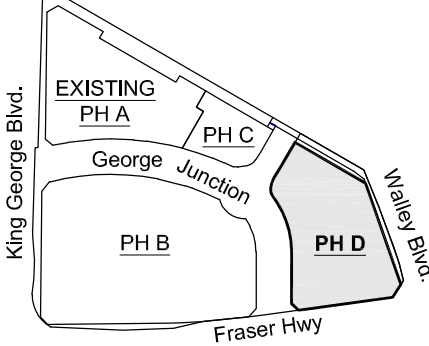
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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

LEVEL 01 GF  
CONTEXT PLAN

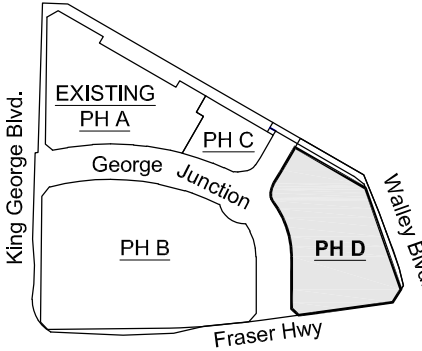
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Project 211011.22

Sheet D-A105





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PHASE D

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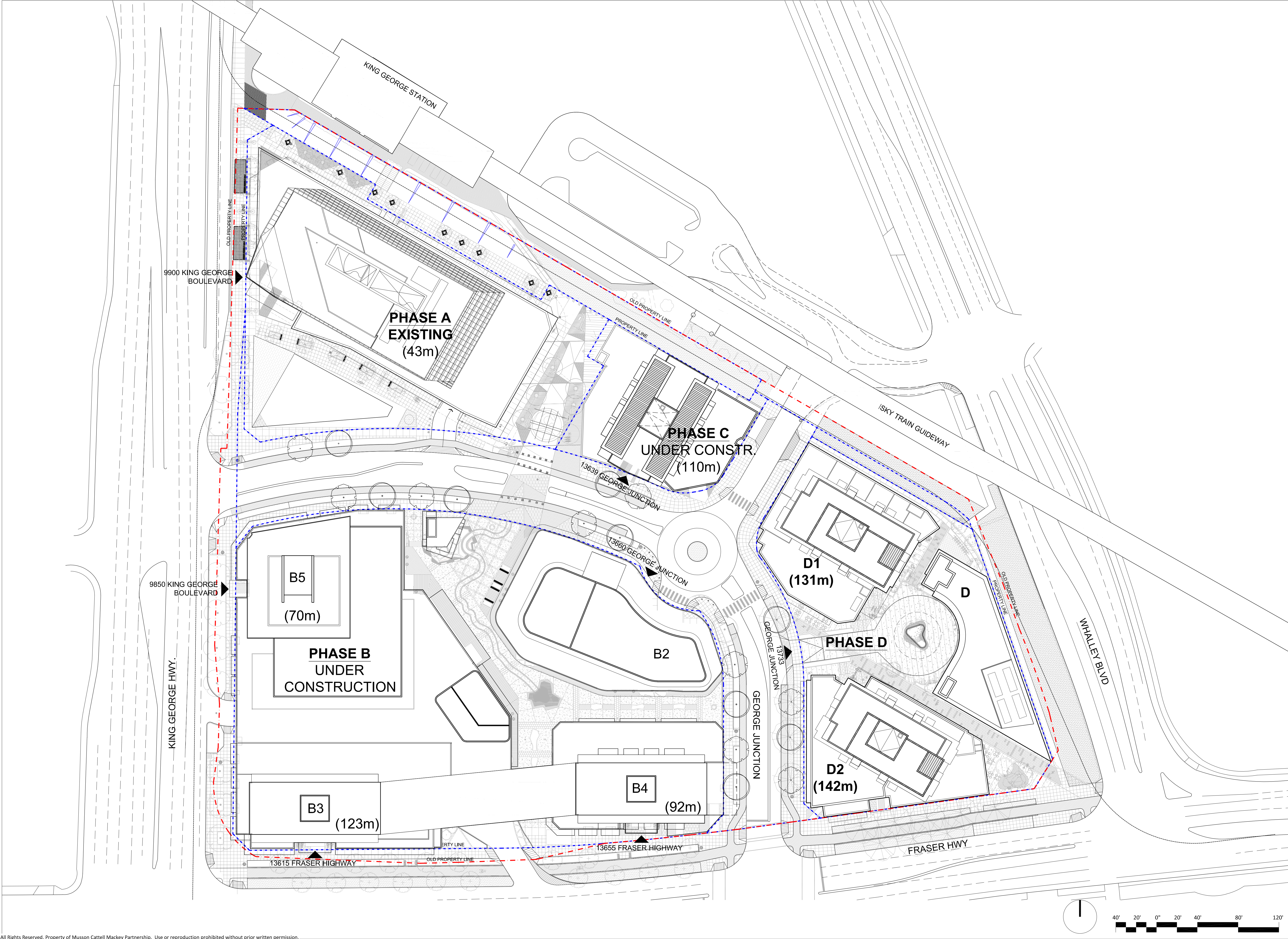
ROOF LEVEL  
CONTEXT PLAN

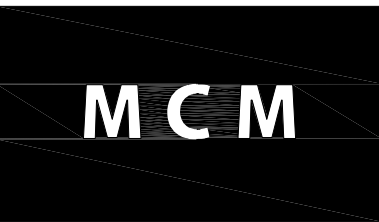
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Project 211011.22

Sheet D-A106





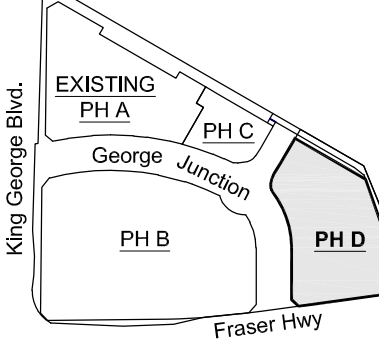
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PHASE D**

KING GEORGE BLVD.  
SURREY, B.C.

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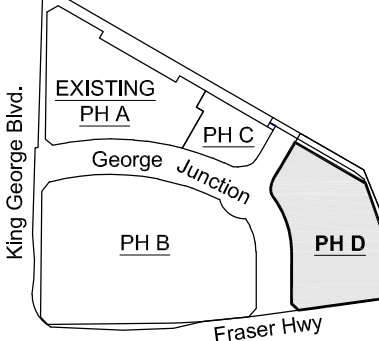
**GROUND LEVEL  
SITE PLAN**

Drawing

Scale 1" = 20'

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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

SITE  
ELEVATIONS

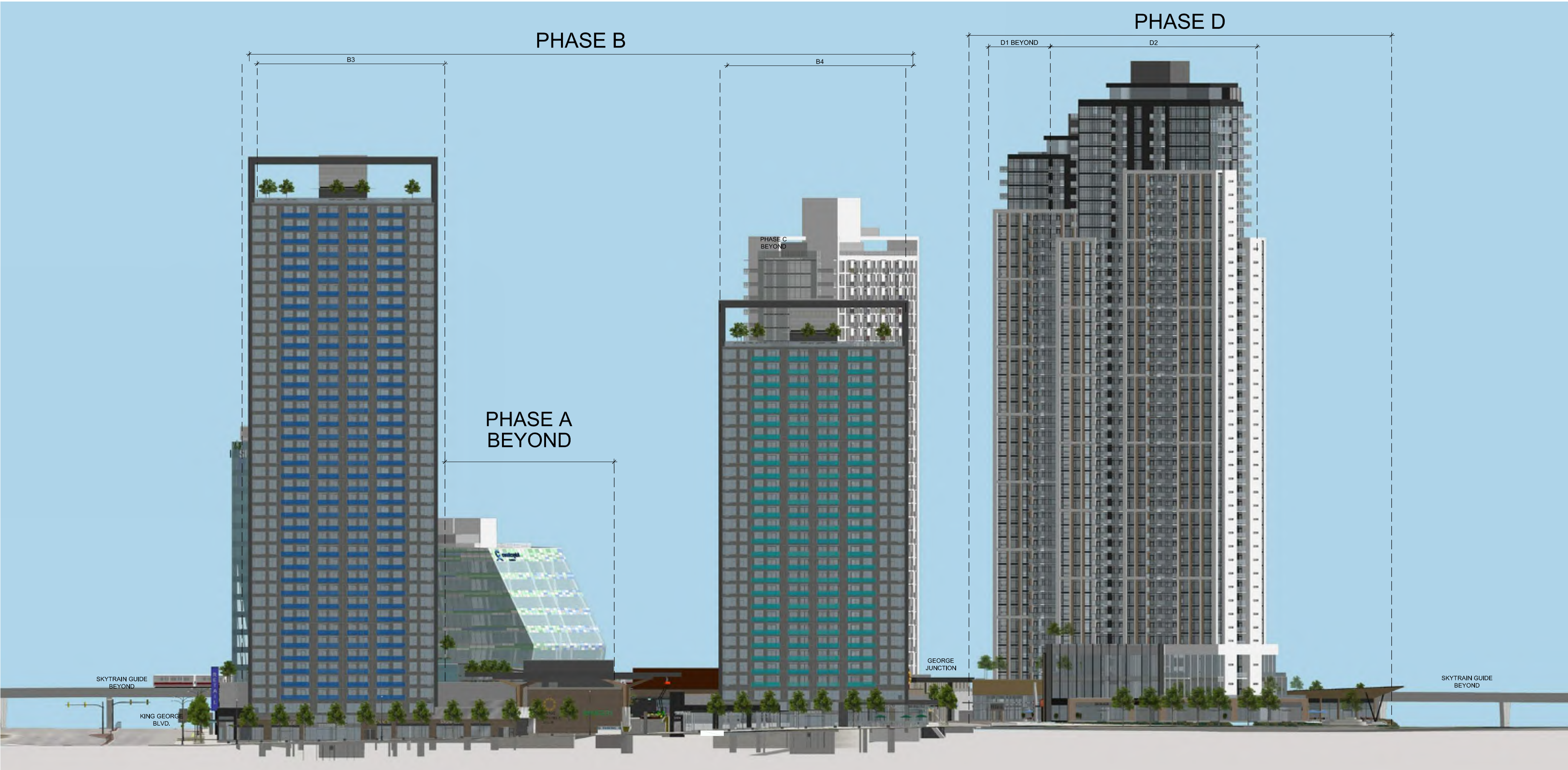
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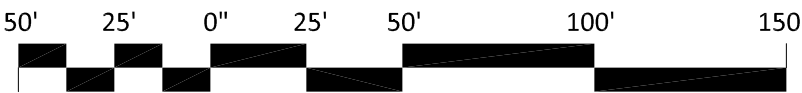
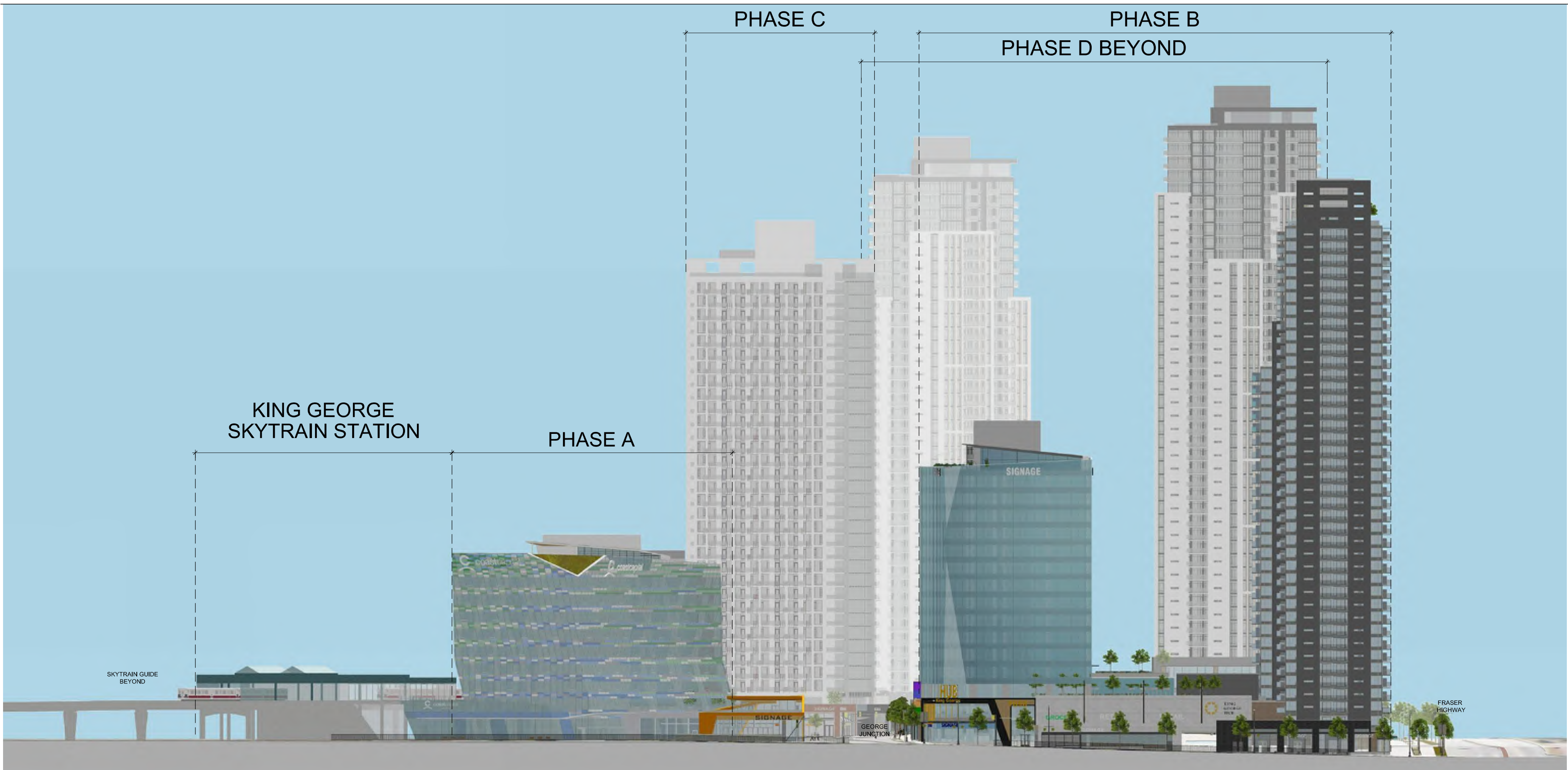
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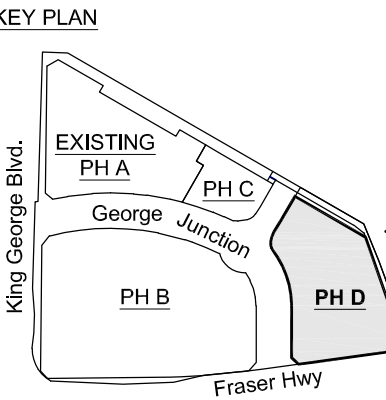
Sheet D-A108

1 SITE ELEVATION CONTEXT: SOUTH  
1"=50'-0"



2 SITE ELEVATION CONTEXT: WEST  
1"=50'-0"





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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

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SITE  
ELEVATIONS

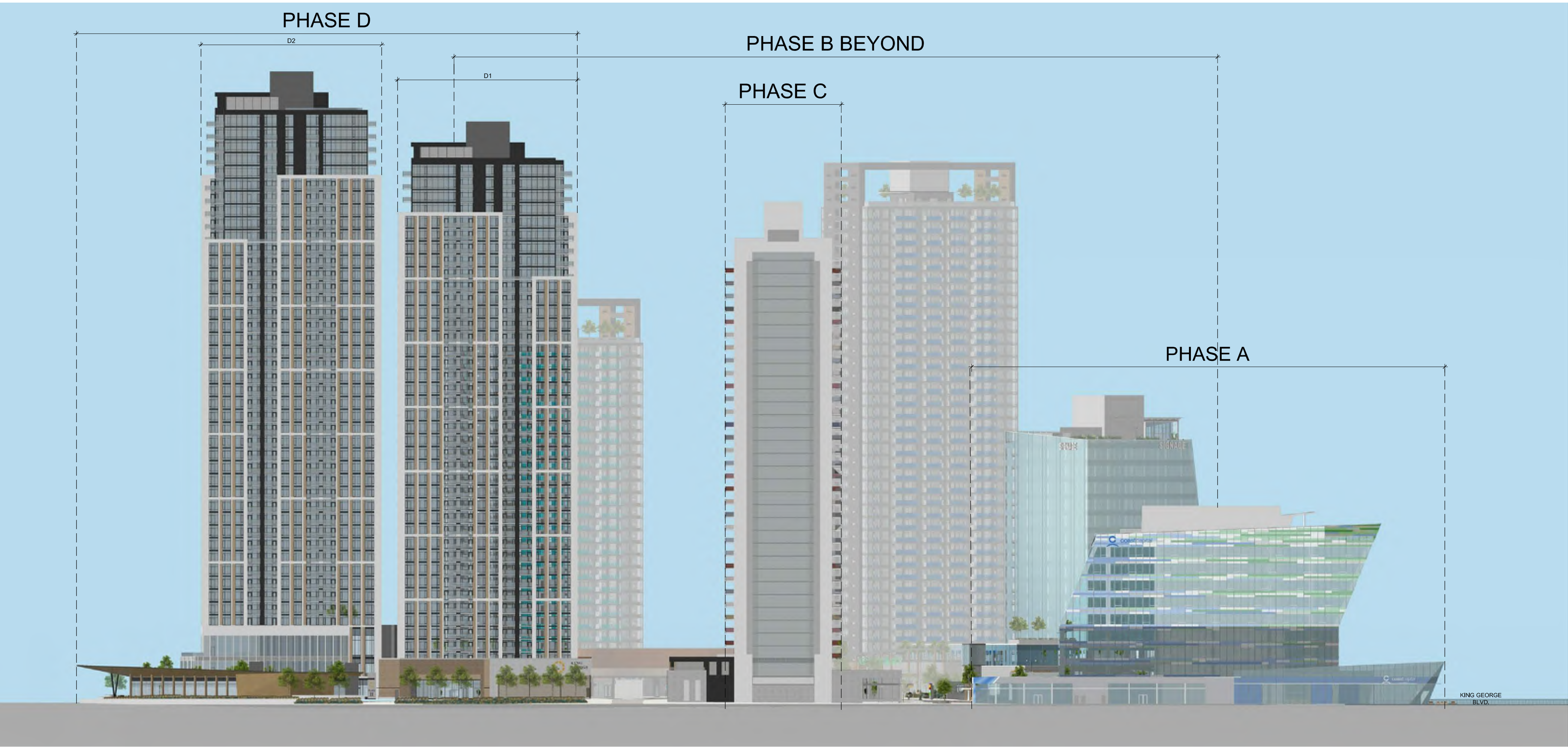
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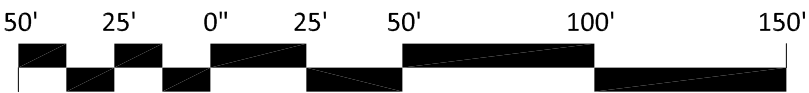
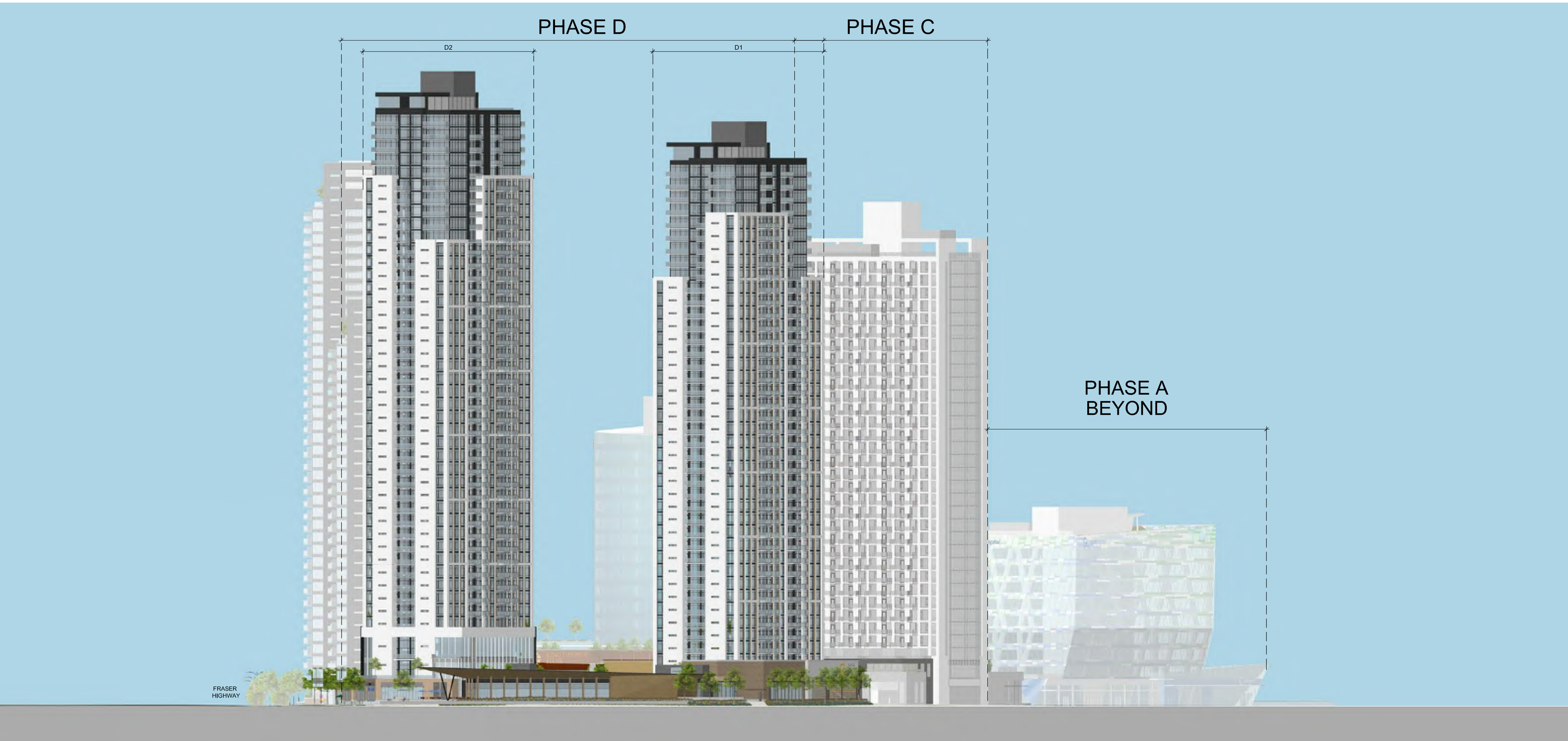
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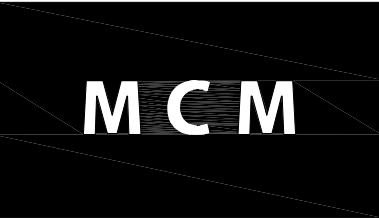
Sheet D-A109

1 SITE ELEVATION CONTEXT: NORTH  
1"=50'-0"



2 SITE ELEVATION CONTEXT: EAST  
1"=50'-0"





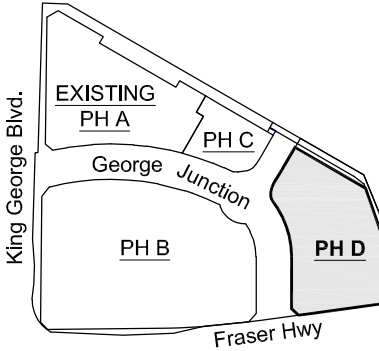
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Seal

KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

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PHASE D  
ELEVATIONS

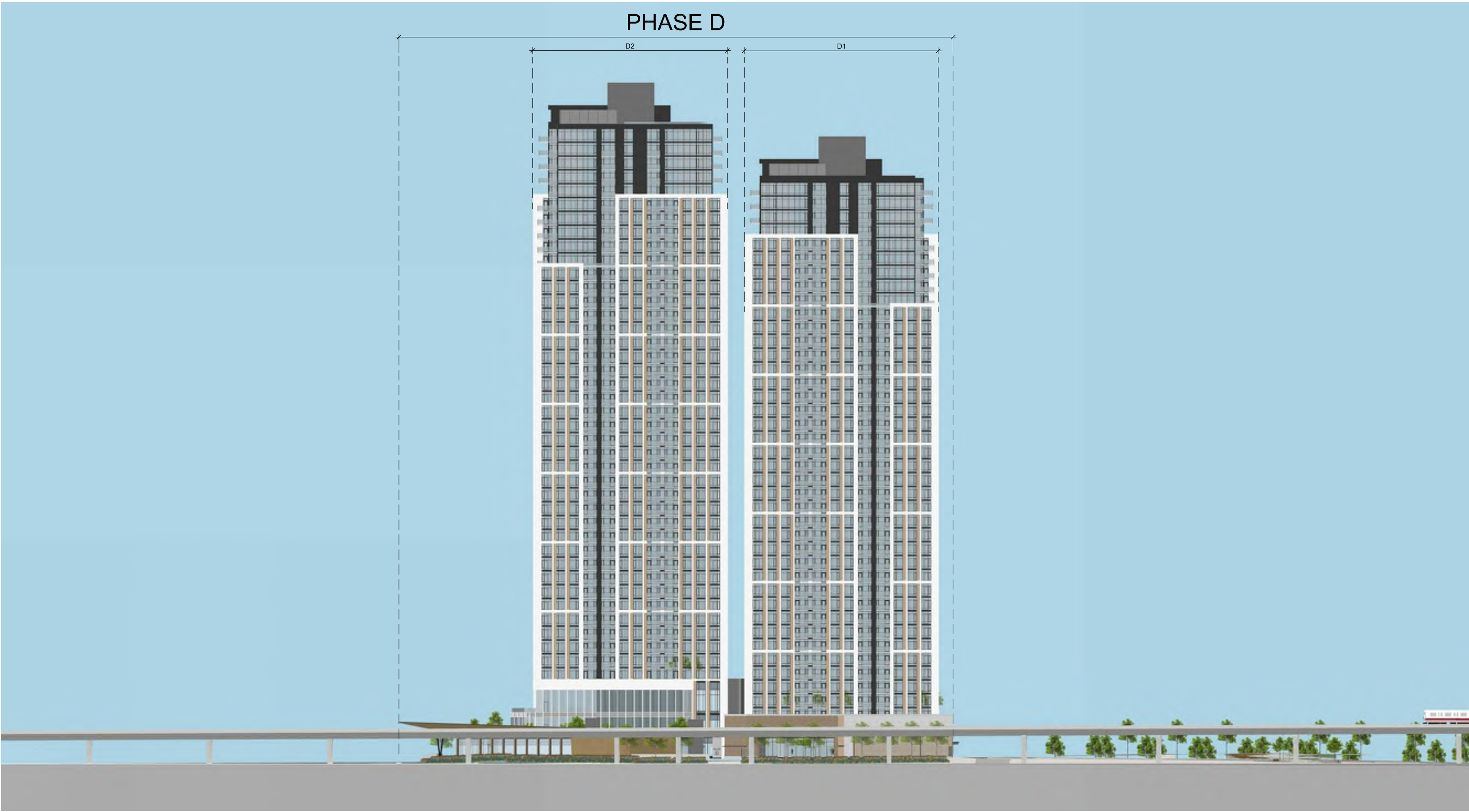
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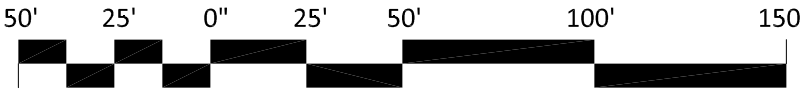
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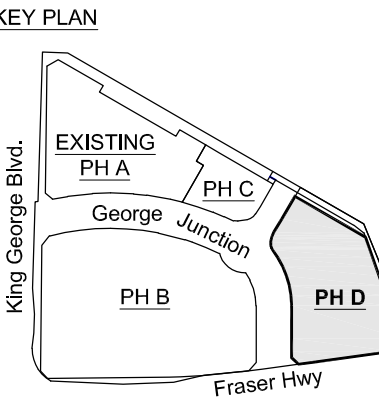
Sheet D-A110

1 PHASE D ELEVATION: NORTH  
1"=50'-0"



2 PHASE D ELEVATION: EAST  
1"=50'-0"





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PHASE D

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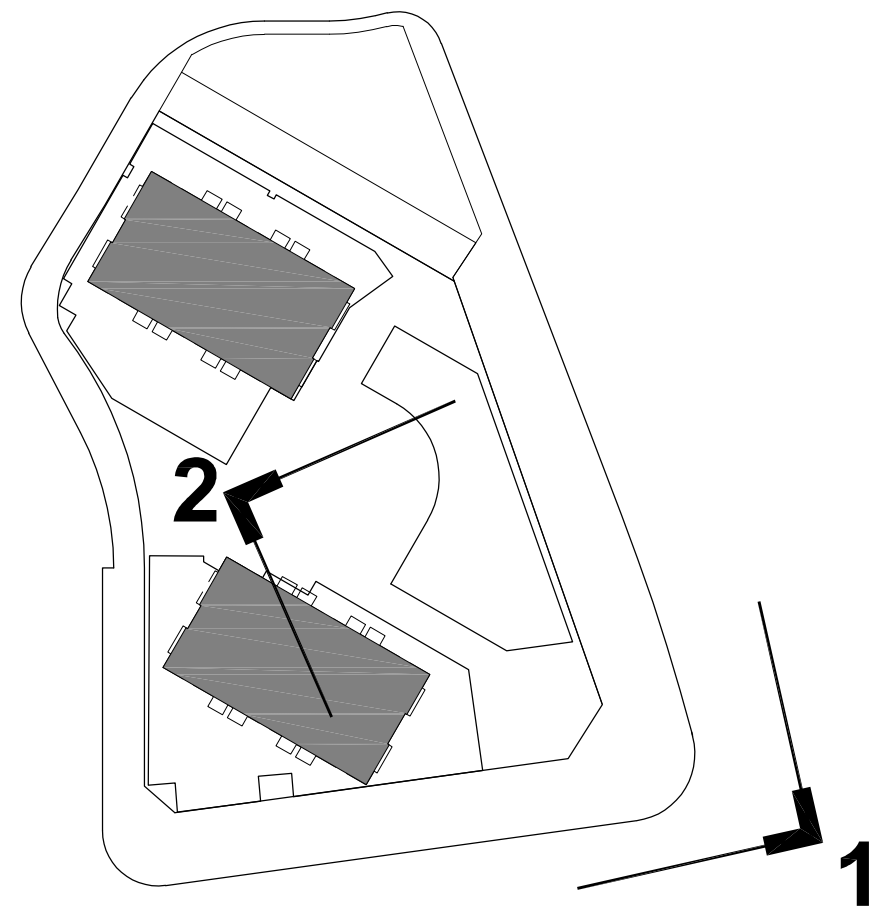
PERSPECTIVE  
VIEWS

Drawing

Scale

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Sheet D-A111



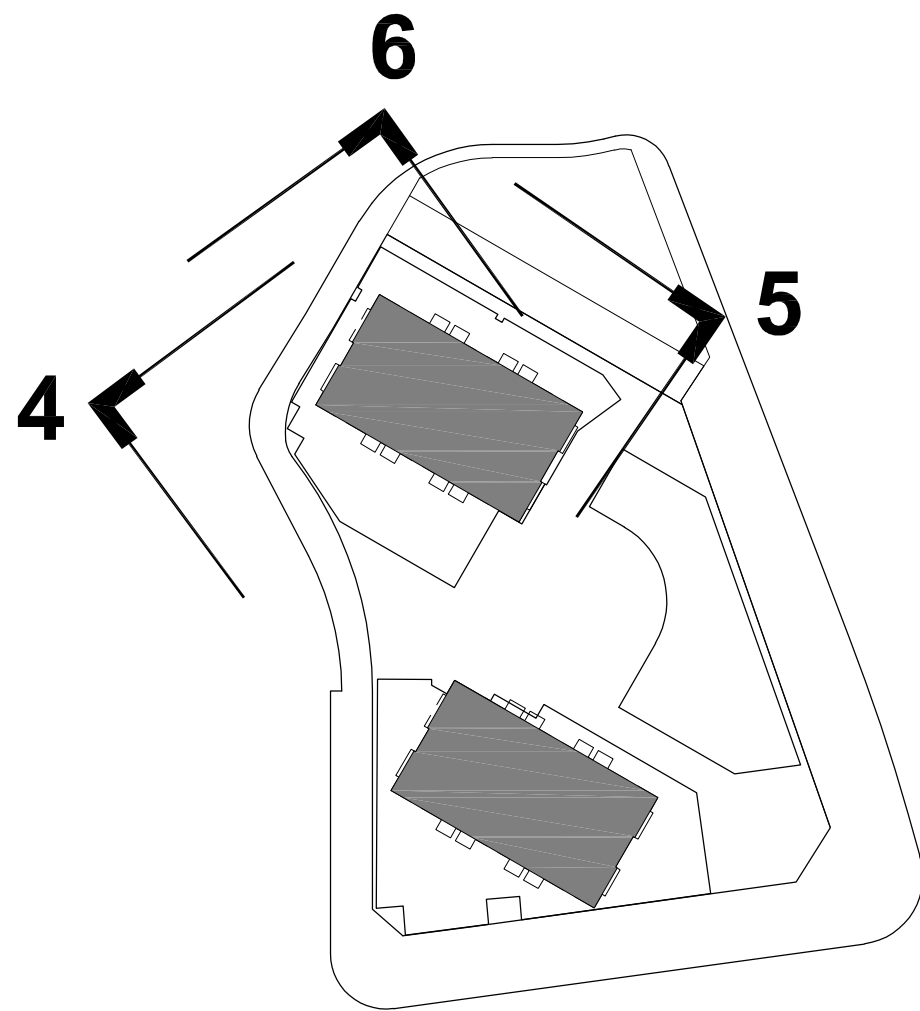
KEY PLAN



1 VIEW FROM WHALLEY BLVD & FRASER HWY  
PERSPECTIVE VIEW



2 VIEW THROUGH TO FRASER HWY  
PERSPECTIVE VIEW



KEY PLAN



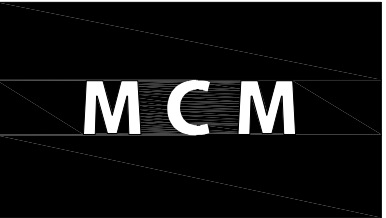
4 - VIEW FROM GEORGE JUNCTION ROUNDABOUT  
PERSPECTIVE VIEW



5 - VIEW FROM WHALLEY BLVD  
PERSPECTIVE VIEW



6 - VIEW FROM WHALLEY BLVD  
PERSPECTIVE VIEW



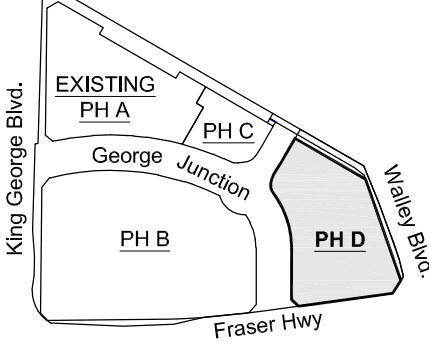
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PHASE D

KING GEORGE BLVD.  
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PERSPECTIVE  
VIEWS

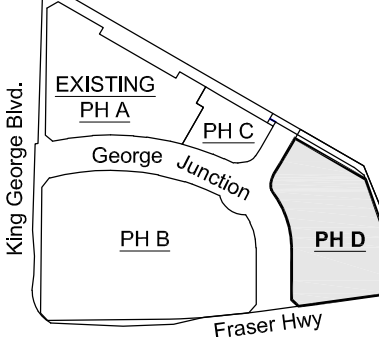
Drawing

Scale

Project

Sheet

D-A112



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Seal

KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

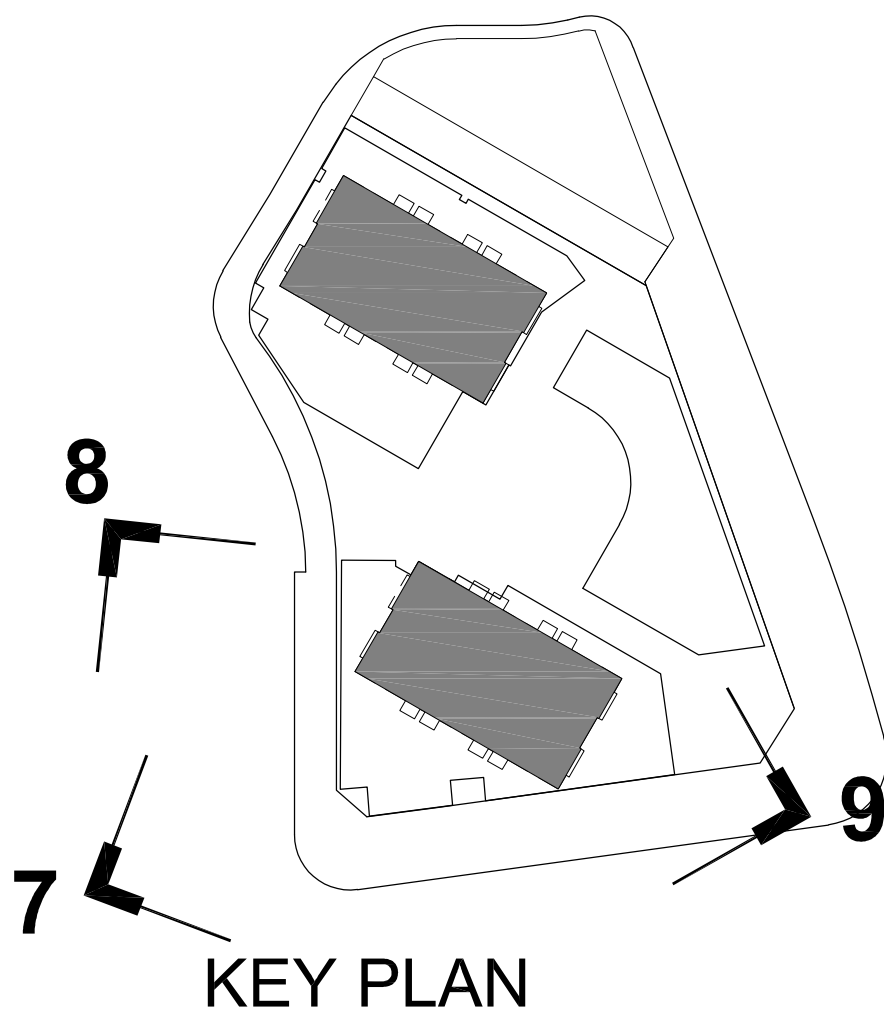
PERSPECTIVE  
VIEWS

Drawing

Scale

Project 211011.22

Sheet D-A113



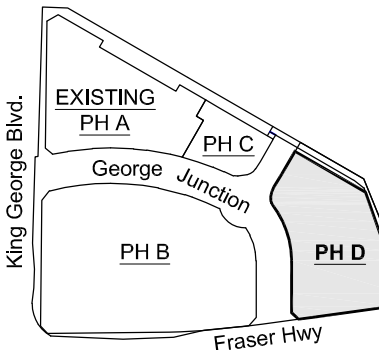
7 VIEW FROM FRASER HWY & GEORGE JUNCTION  
PERSPECTIVE VIEW



8 VIEW FROM GEORGE JUNCTION  
PERSPECTIVE VIEW



9 VIEW FROM FRASER HWY & WHALLEY BLVD  
PERSPECTIVE VIEW



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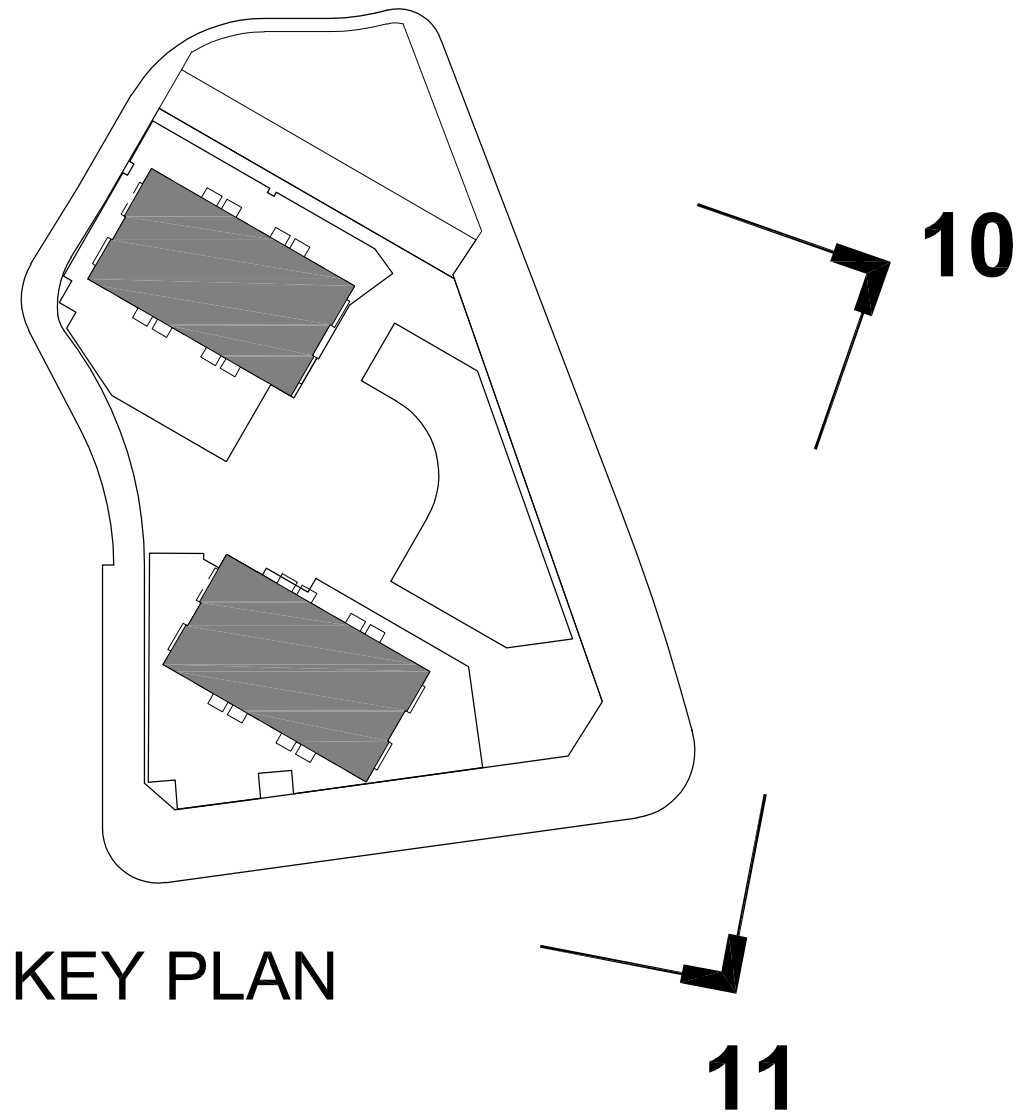
PERSPECTIVE  
VIEWS

Drawing

Scale

Project 211011.22

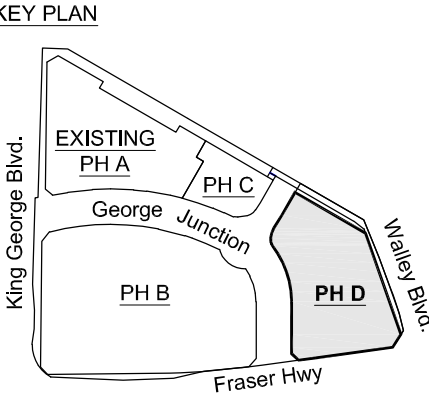
Sheet D-A114



10 VIEW FROM WHALLEY BLVD  
PERSPECTIVE VIEW



11 VIEW FROM FRASER HWY  
PERSPECTIVE VIEW



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Seal

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SHADOW  
STUDY

Drawing

Scale 1/128" = 1'-0"

Project 211011.22

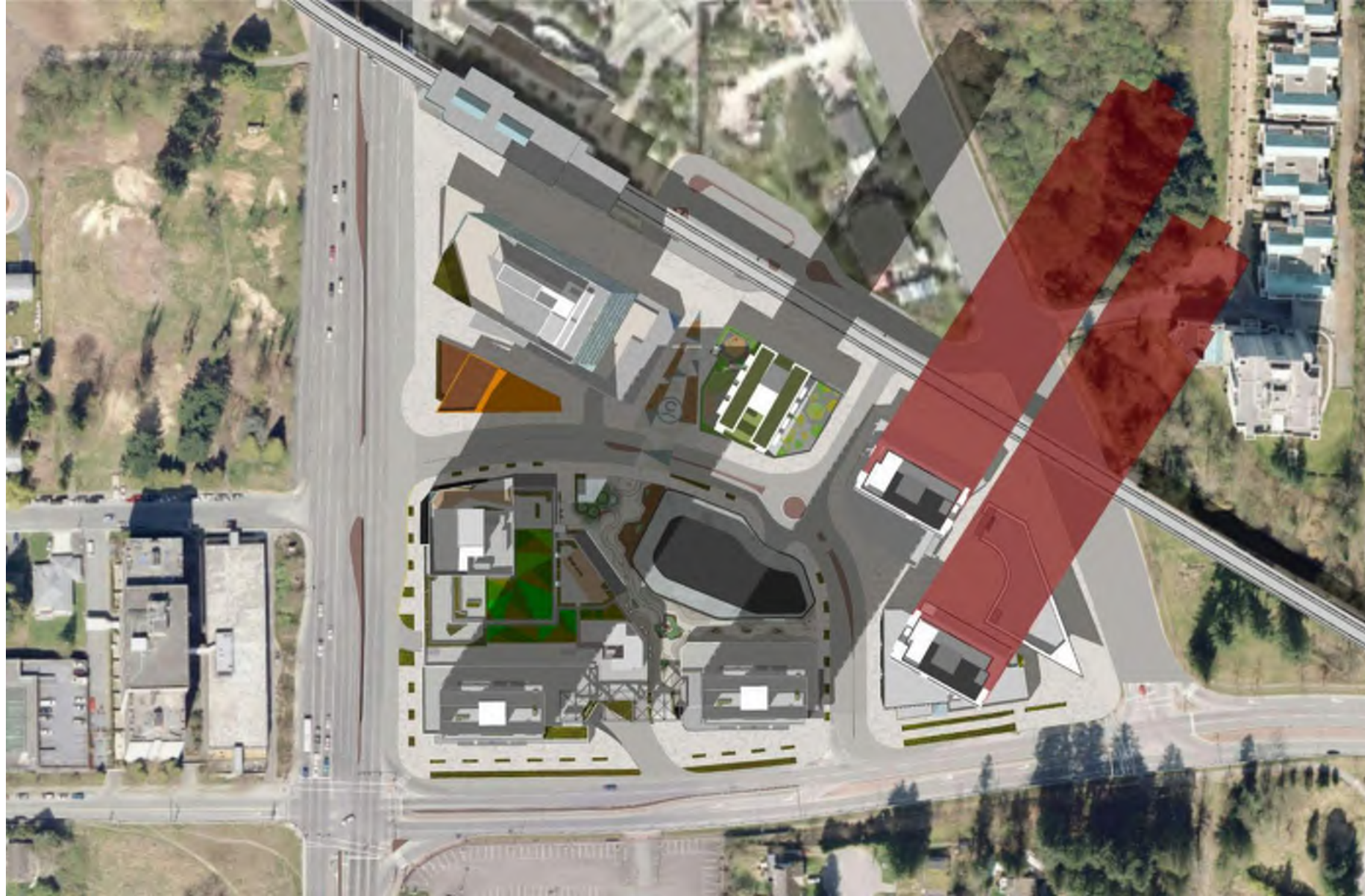
Sheet D-A115



1 SPRING EQUINOX - March 20 at 10am  
1/128"=1'-0"



2 SPRING EQUINOX - March 20 at Noon  
1/128"=1'-0"



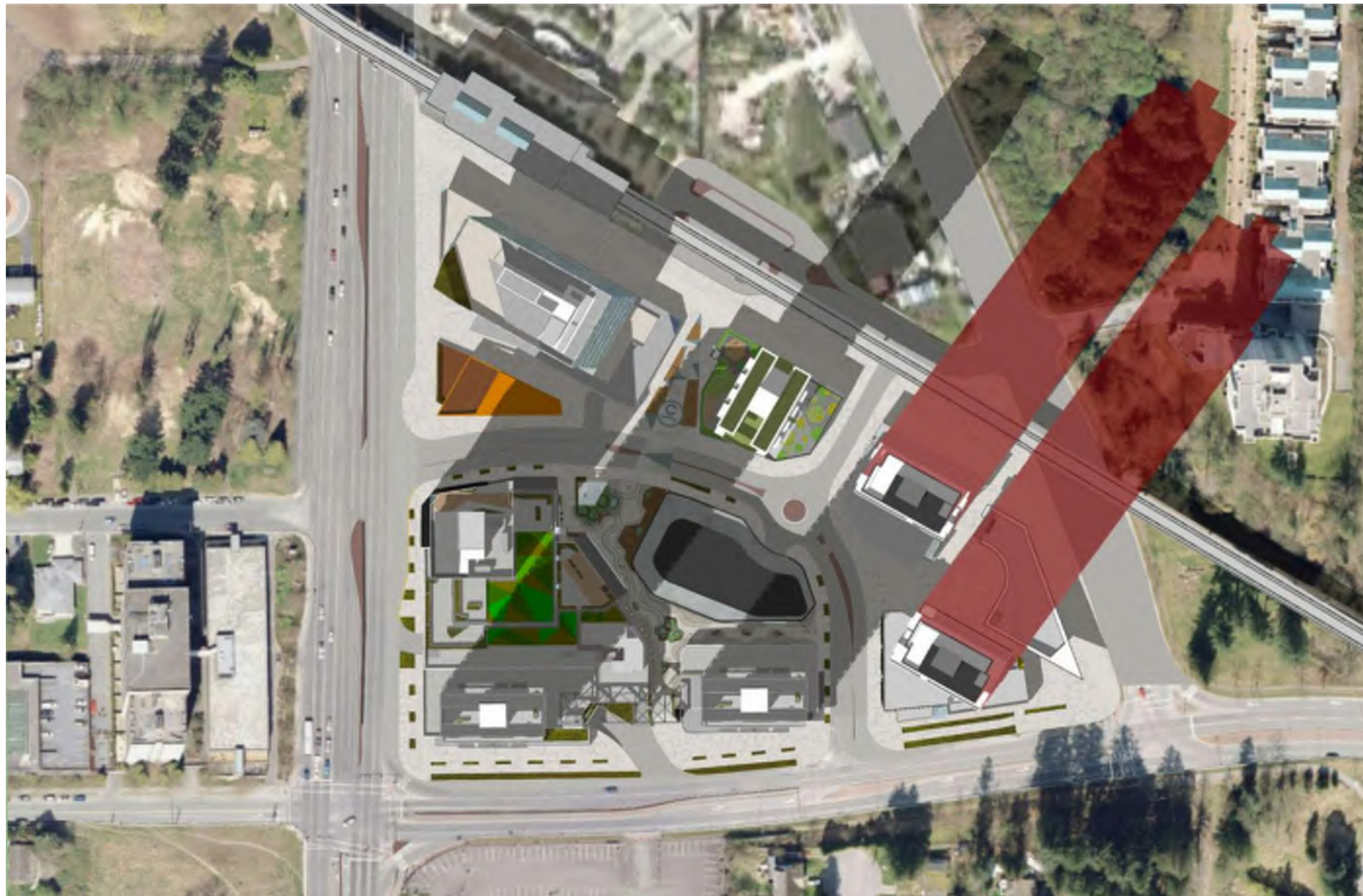
3 SPRING EQUINOX - March 20 at 2pm  
1/128"=1'-0"



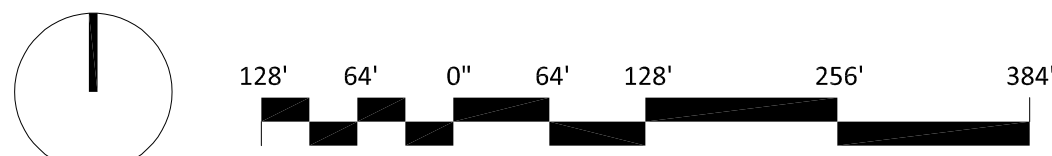
4 FALL EQUINOX - September 22 at 10am  
1/128"=1'-0"

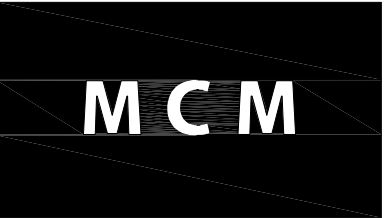


5 FALL EQUINOX - September 22 at Noon  
1/128"=1'-0"



6 FALL EQUINOX - September 22 at 2pm  
1/128"=1'-0"





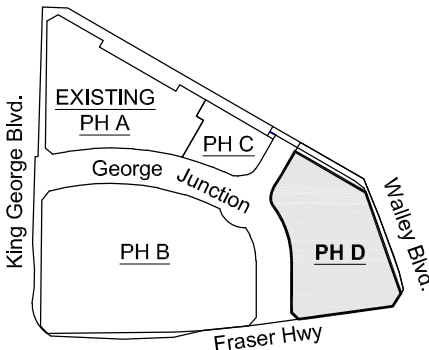
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Cattell  
Mackey  
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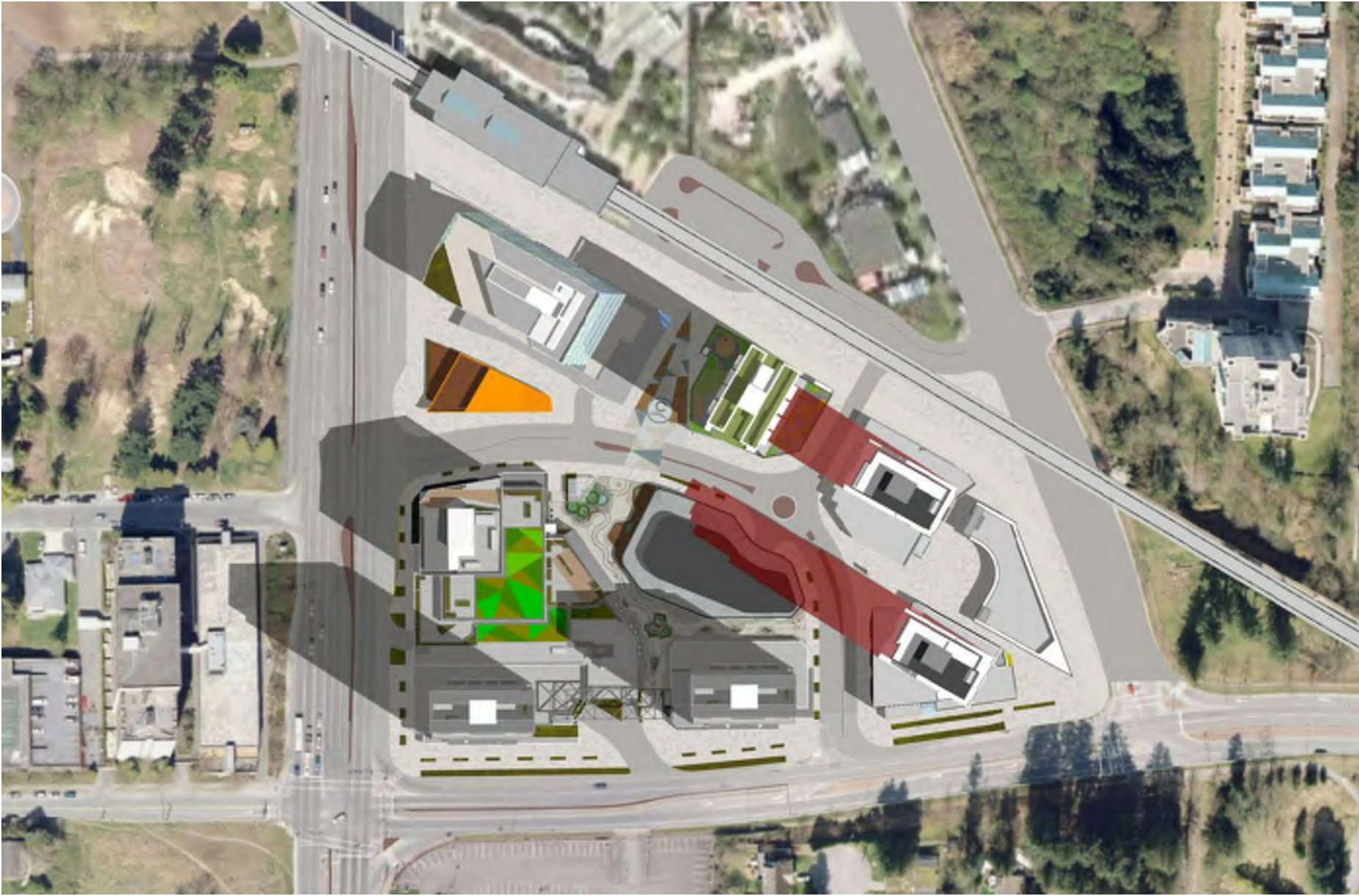


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4 SUMMER SOLSTICE - June 21 at 10am  
1/128"=1'-0"



5 SUMMER SOLSTICE - June 21 at Noon  
1/128"=1'-0"



6 SUMMER SOLSTICE - June 21 at 2pm  
1/128"=1'-0"

Seal

KING GEORGE HUB  
PHASE D

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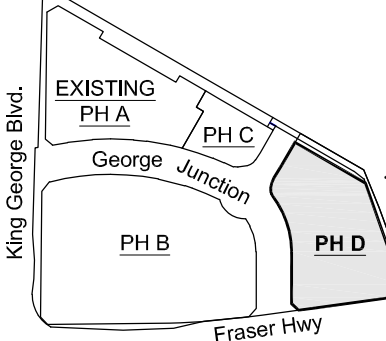
SHADOW  
STUDY

Drawing

Scale 1/128" = 1'-0"

Project 211011.22

Sheet D-A116



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Project

PARKING PLAN  
LEVEL P4

Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet D-A201

PHASE D  
PARKING LEVEL P4  
TOTAL 133 STALLS

PARKING P4  
P400  
65.38m  
(214.5')

STAIR 'C'  
P407

RESI STORAGE  
P408

STAIR 'D'  
P410

VEST.  
P409

D2 - ELEV. LOBBY  
P412

EV. RM.  
P411

STAIR 'E'  
P413

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

D1 - ELEV. LOBBY  
P401

EV. RM.  
P404

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

D1 - ELEV. LOBBY  
P401

EV. RM.  
P404

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

D1 - ELEV. LOBBY  
P401

EV. RM.  
P404

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

D1 - ELEV. LOBBY  
P401

EV. RM.  
P404

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

D1 - ELEV. LOBBY  
P401

EV. RM.  
P404

STAIR 'B'  
P405

STAIR 'A'  
P403

VEST.  
P402

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## KING GEORGE HUB PHASE D

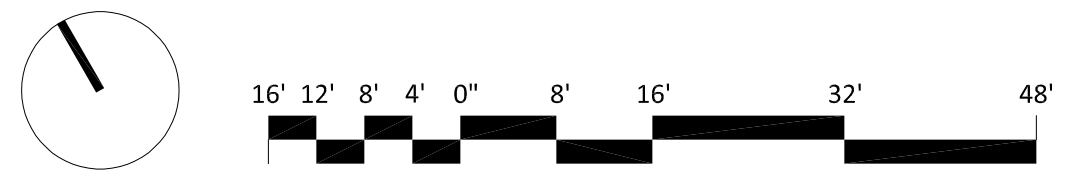
Project

Drawing

Scale  $1/16" = 1'-0"$

Project	211011.22
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Sheet D-A202



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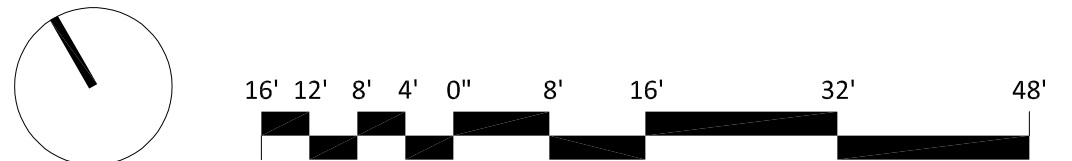
## KING GEORGE HUB PHASE D

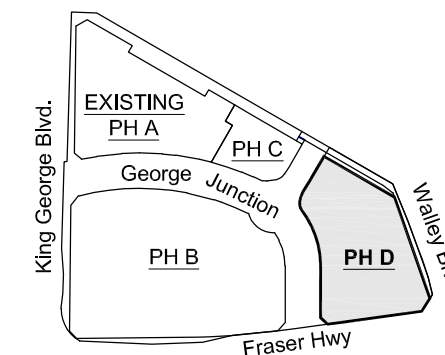
Project

Scale  $1/16" = 1'-0"$

D. A202

Sheet D-A203





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Seal

**KING GEORGE HUB  
PHASE D**

KING GEORGE BLVD.  
SURREY, B.C.

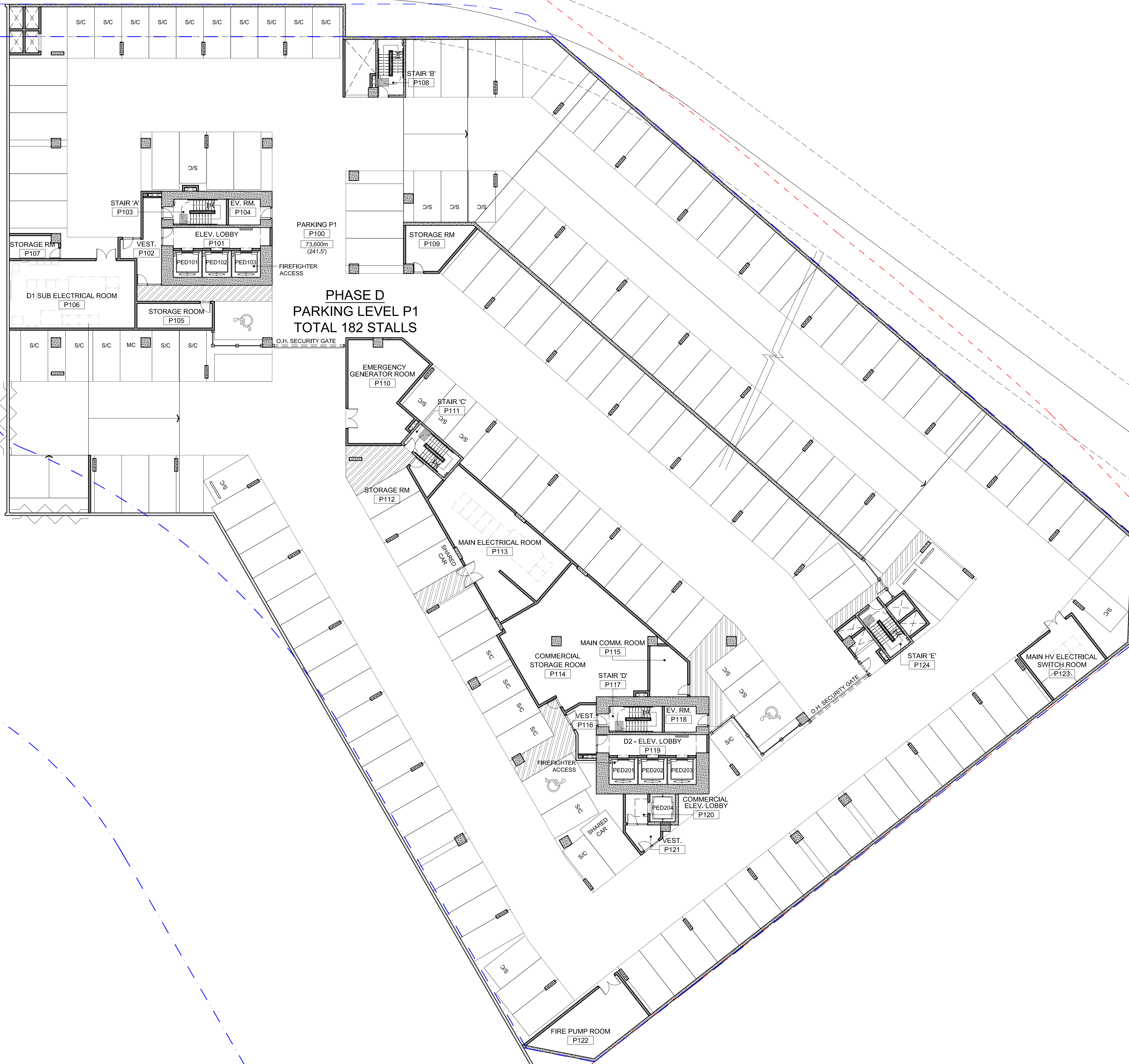
Project

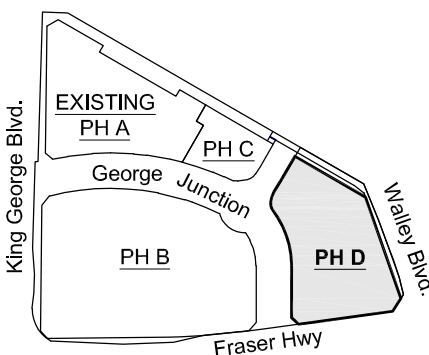
**PARKING PLAN  
LEVEL P1**

Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet **D-A204****PHASE D  
PARKING LEVEL P1  
TOTAL 182 STALLS**



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PHASE D**KING GEORGE BLVD.  
SURREY, B.C.

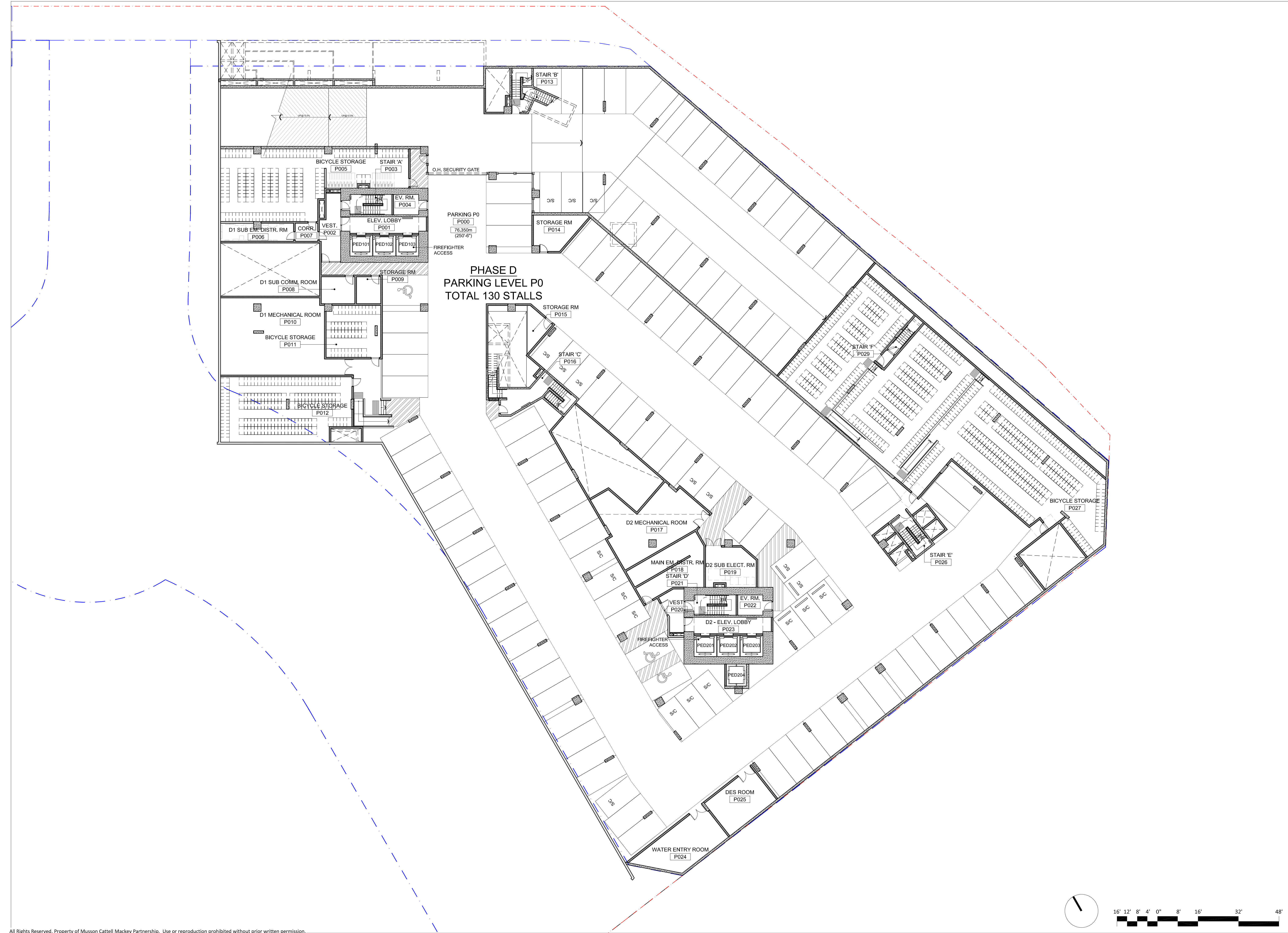
Project

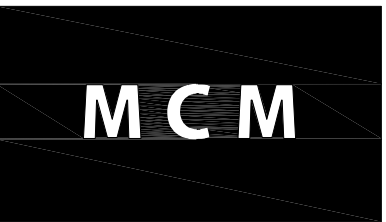
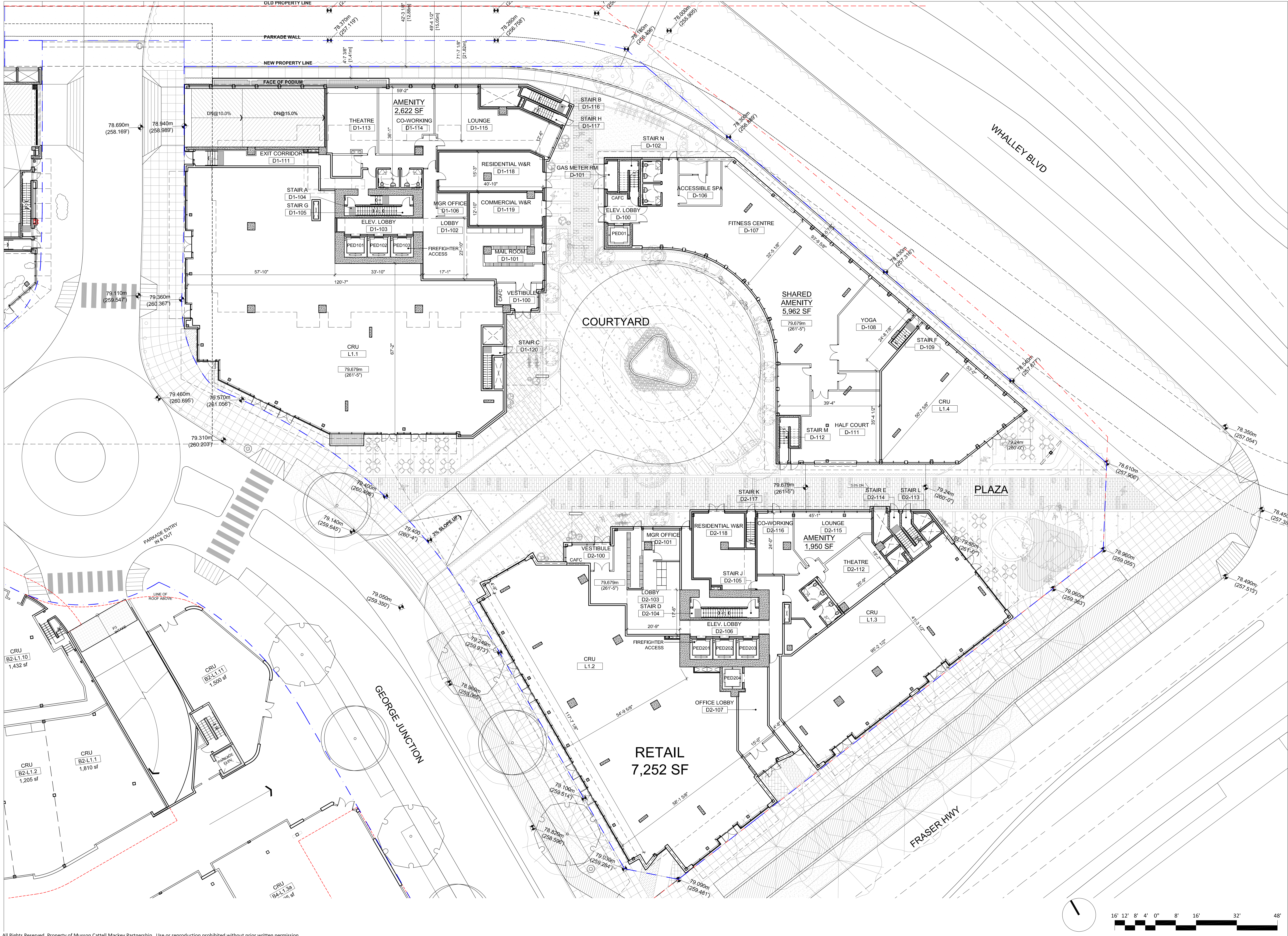
**PARKING PLAN  
LEVEL P0**

Drawing

Scale 1/16" = 1'-0"

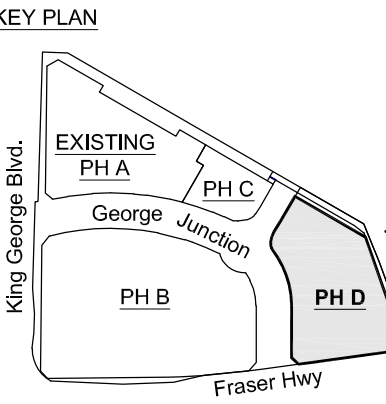
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Sheet **D-A205**



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PHASE D**

KING GEORGE BLVD.  
SURREY, B.C.

Project

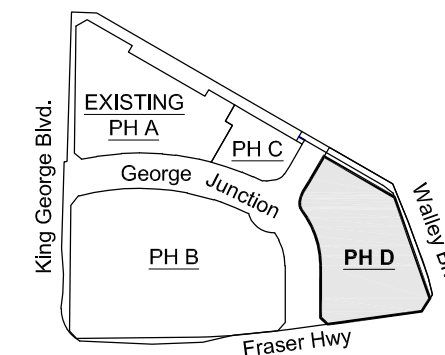
**LEVEL 01  
GF PLAN**

Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet **D-A206**



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Seal

**KING GEORGE HUB  
PHASE D**

KING GEORGE BLVD.  
SURREY, B.C.

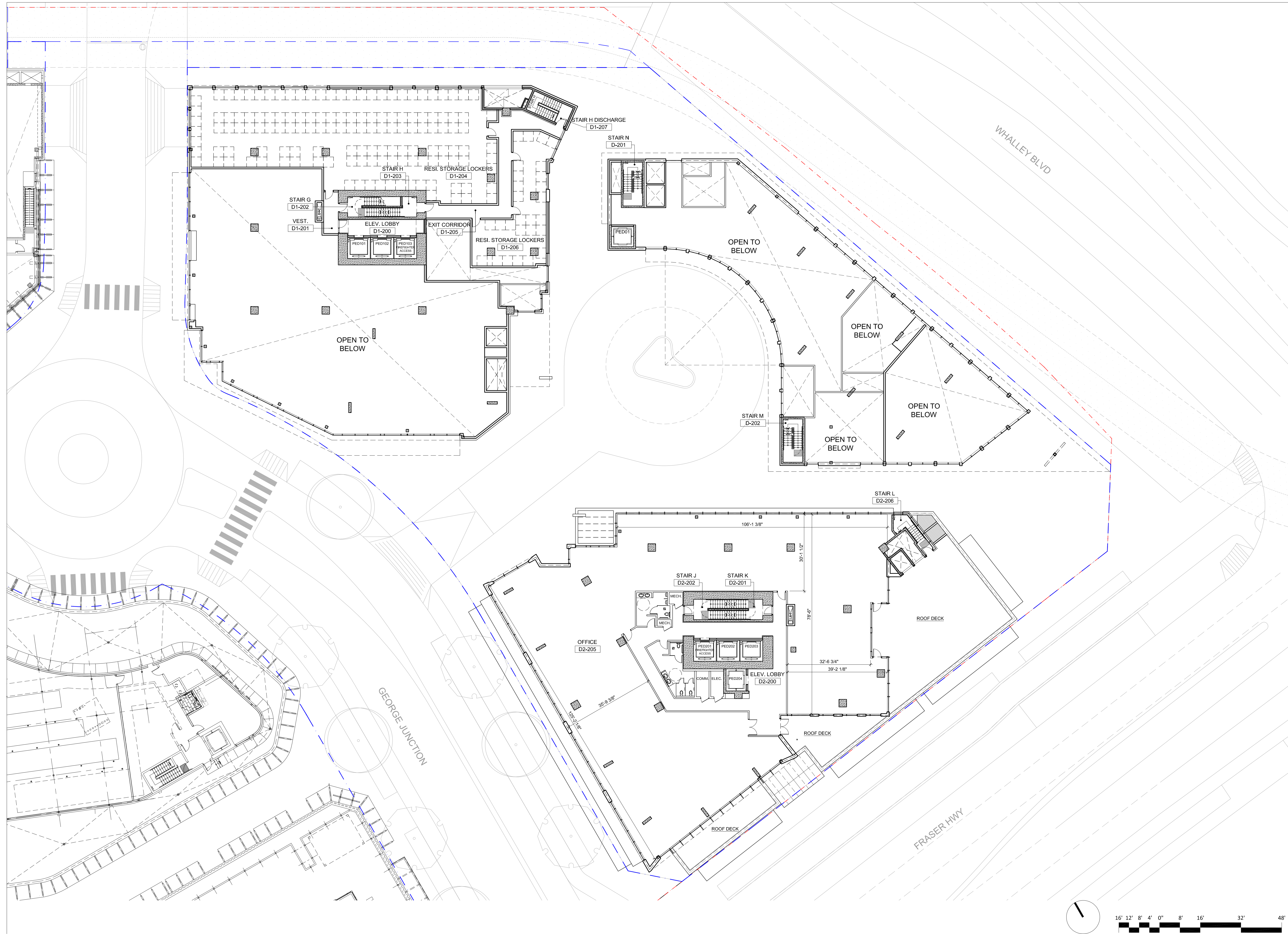
Project

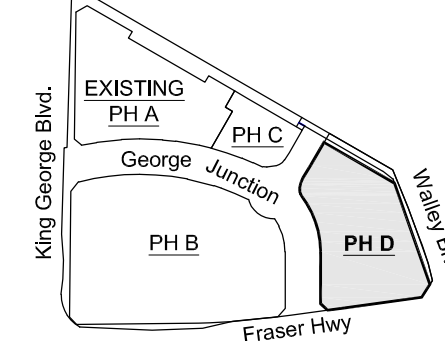
**LEVEL 02  
PLAN**

Drawing

Scale 1/16" = 1'-0"

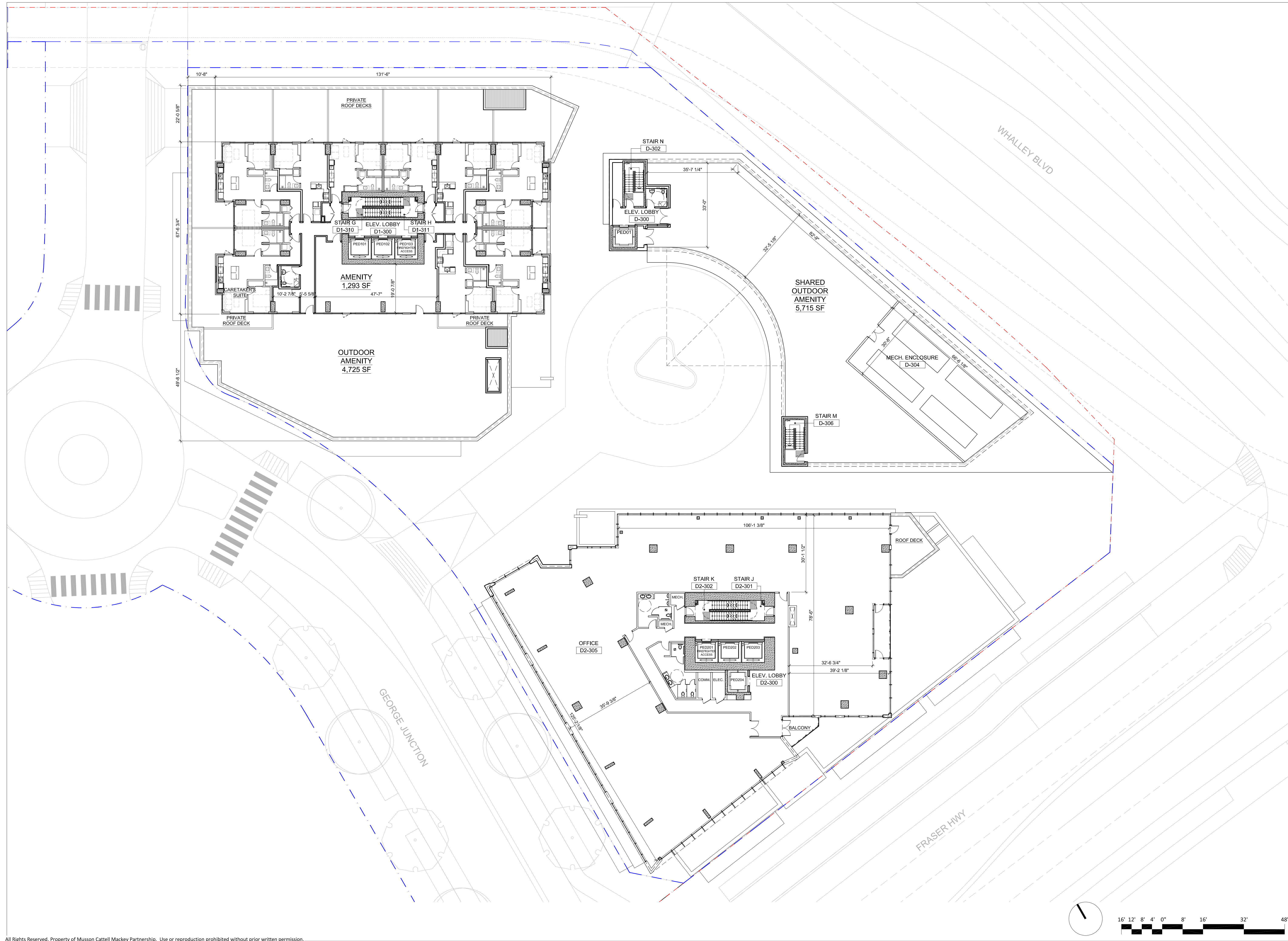
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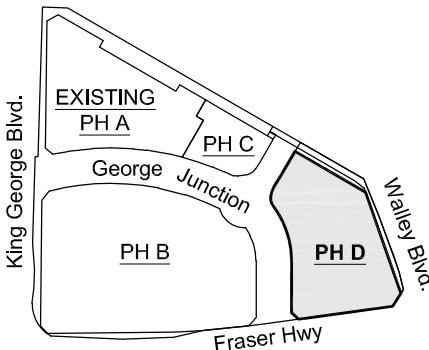
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Seal

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PHASE D**KING GEORGE BLVD.  
SURREY, B.C.

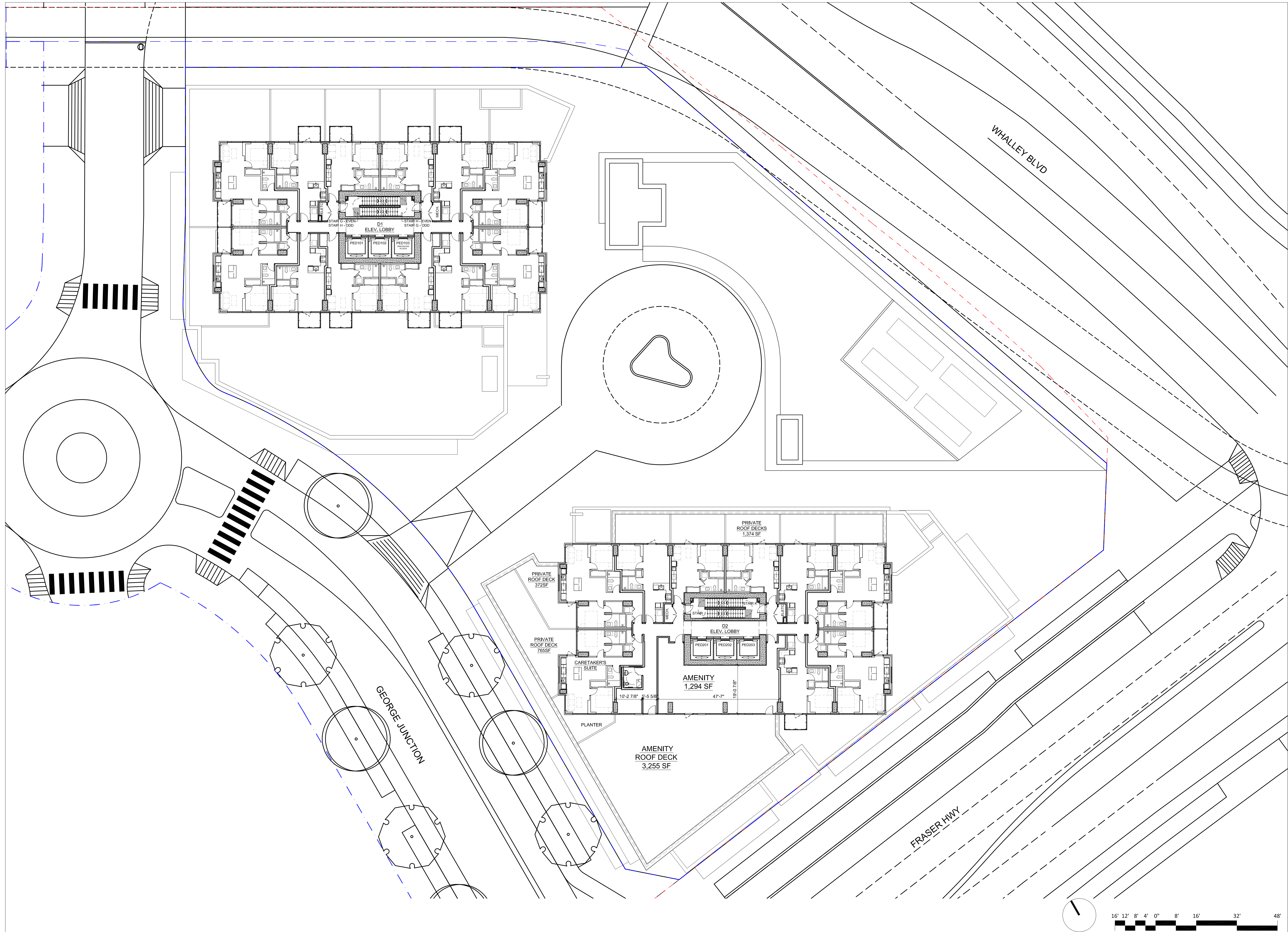
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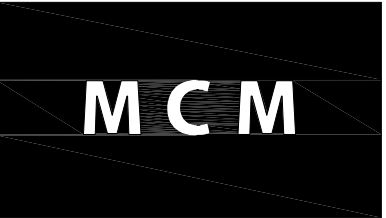
**LEVEL 04  
PLAN**

Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet **D-A210**



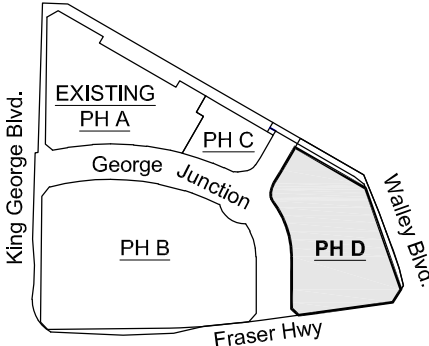
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PHASE D

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SURREY, B.C.

Project

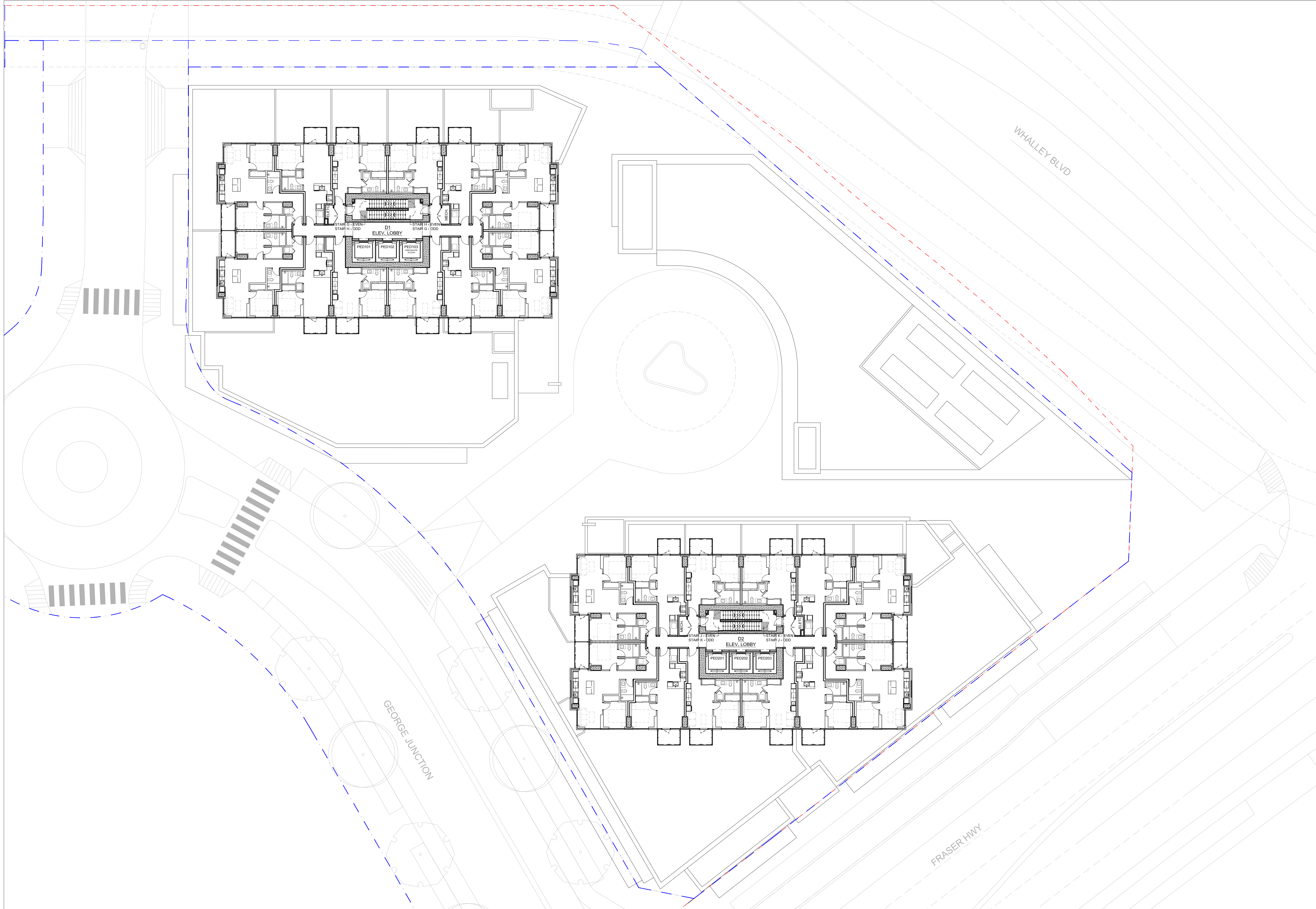
TYPICAL LEVEL  
RESIDENTIAL  
FLOOR PLAN

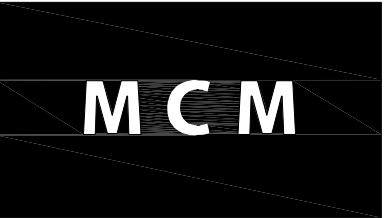
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Scale 1/16" = 1'-0"

Project 211011.22

Sheet D-A211





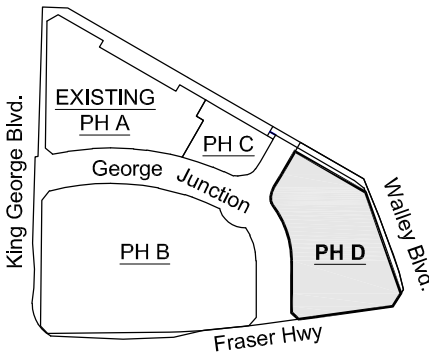
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PHASE D

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Project

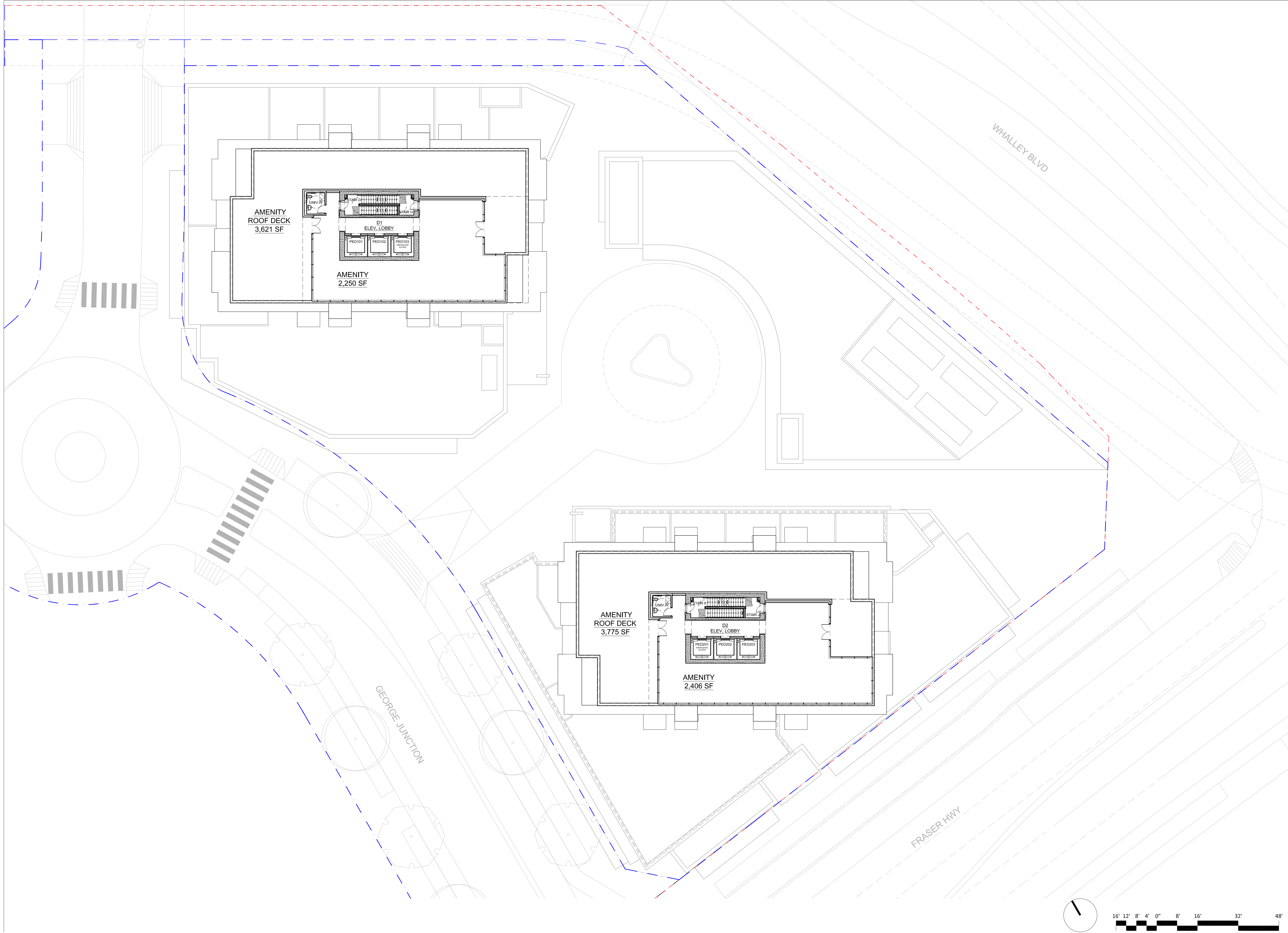
ROOF PLAN

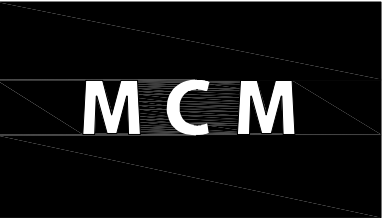
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Scale      1/16" = 1'-0"

Project      211011.22

Sheet      D-A212





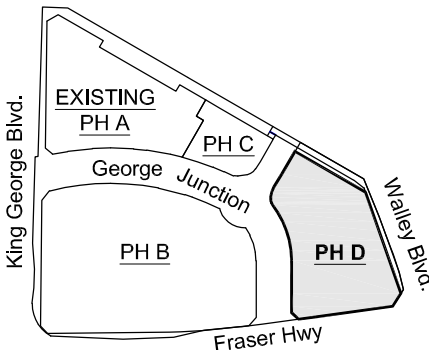
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Project

D1+D2 TYP.  
RESIDENTIAL  
FLOOR PLAN

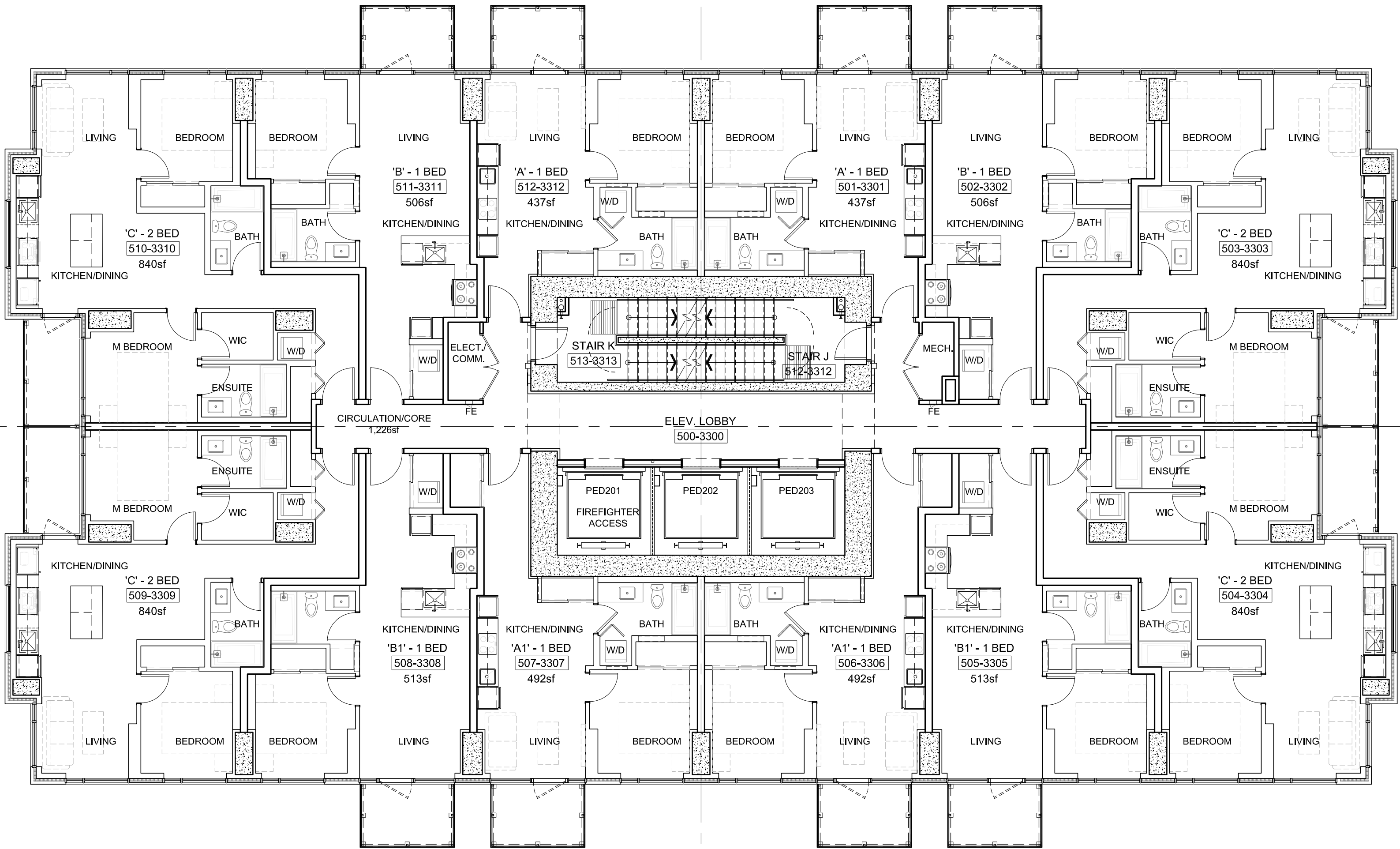
Drawing

Scale 1/8" = 1'-0"

Project 211011.22

Sheet

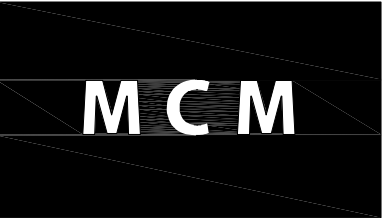
A250



TOTAL FLOOR AREA: 8,746 gsf  
TOTAL UNITS AREA: 7,520 gsf  
TOTAL CIRCULATION AREA: 1,226 gsf  
EFFICIENCY: 85.98%

TYPICAL FLOOR PLAN  
30 FLOORS  
12 UNITS/FLOOR





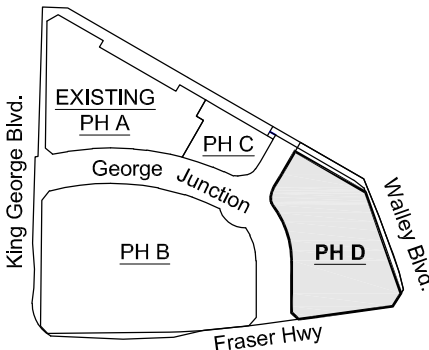
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PHASE D

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SURREY, B.C.

Project

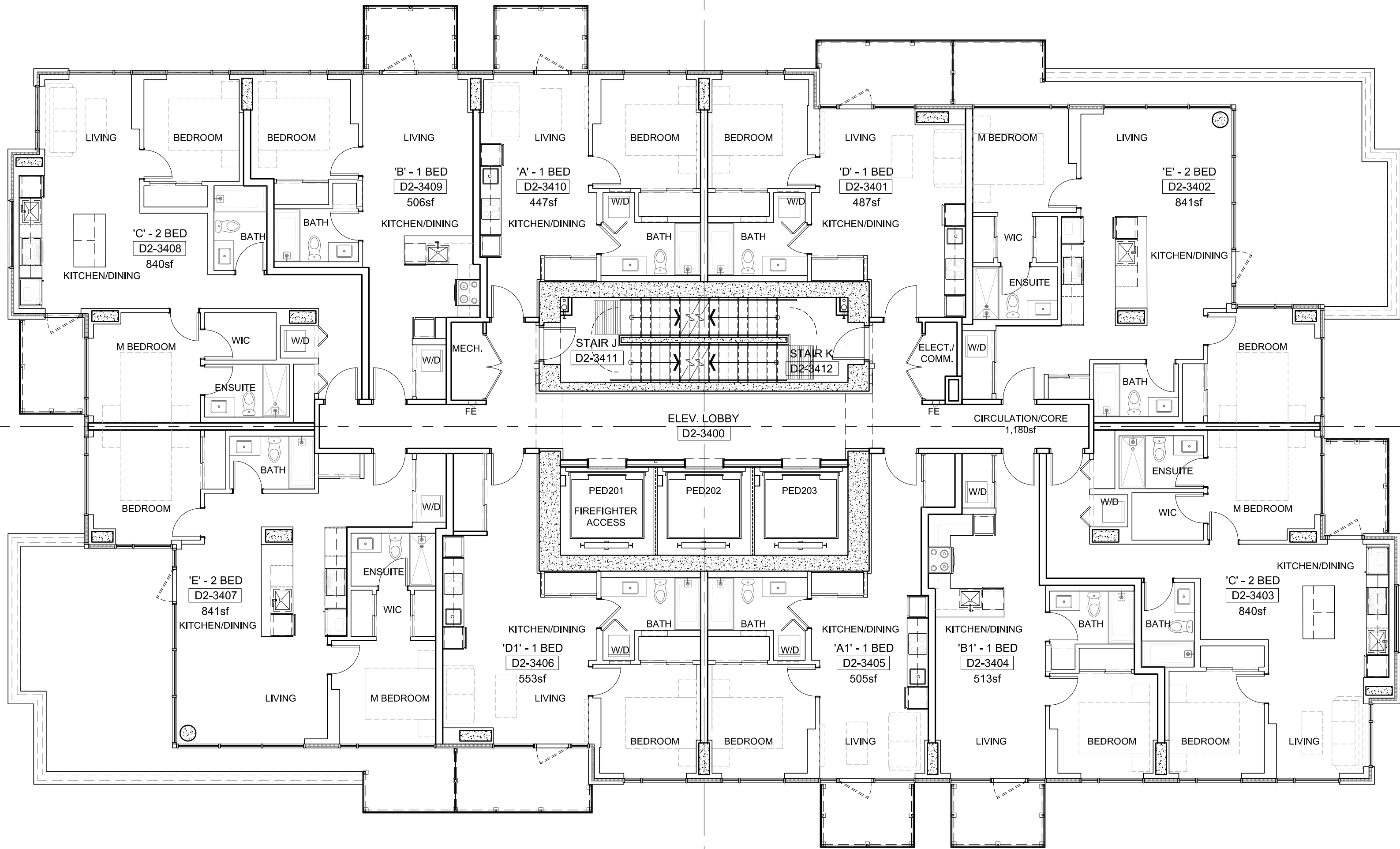
D1+D2 TRANSITION  
RESIDENTIAL  
FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

Project 211011.22

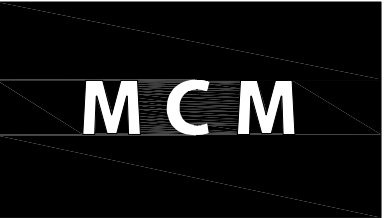
Sheet A251



TOTAL FLOOR AREA: 7,551 gsf  
TOTAL UNITS AREA: 6,371 gsf  
TOTAL CIRCULATION AREA: 1,180 gsf  
EFFICIENCY: 84.37%

TRANSITIONAL FLOOR  
PLAN  
5 FLOORS  
10 UNITS/FLOOR

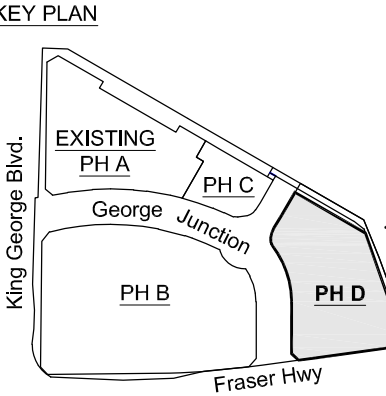




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Seal

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PHASE D

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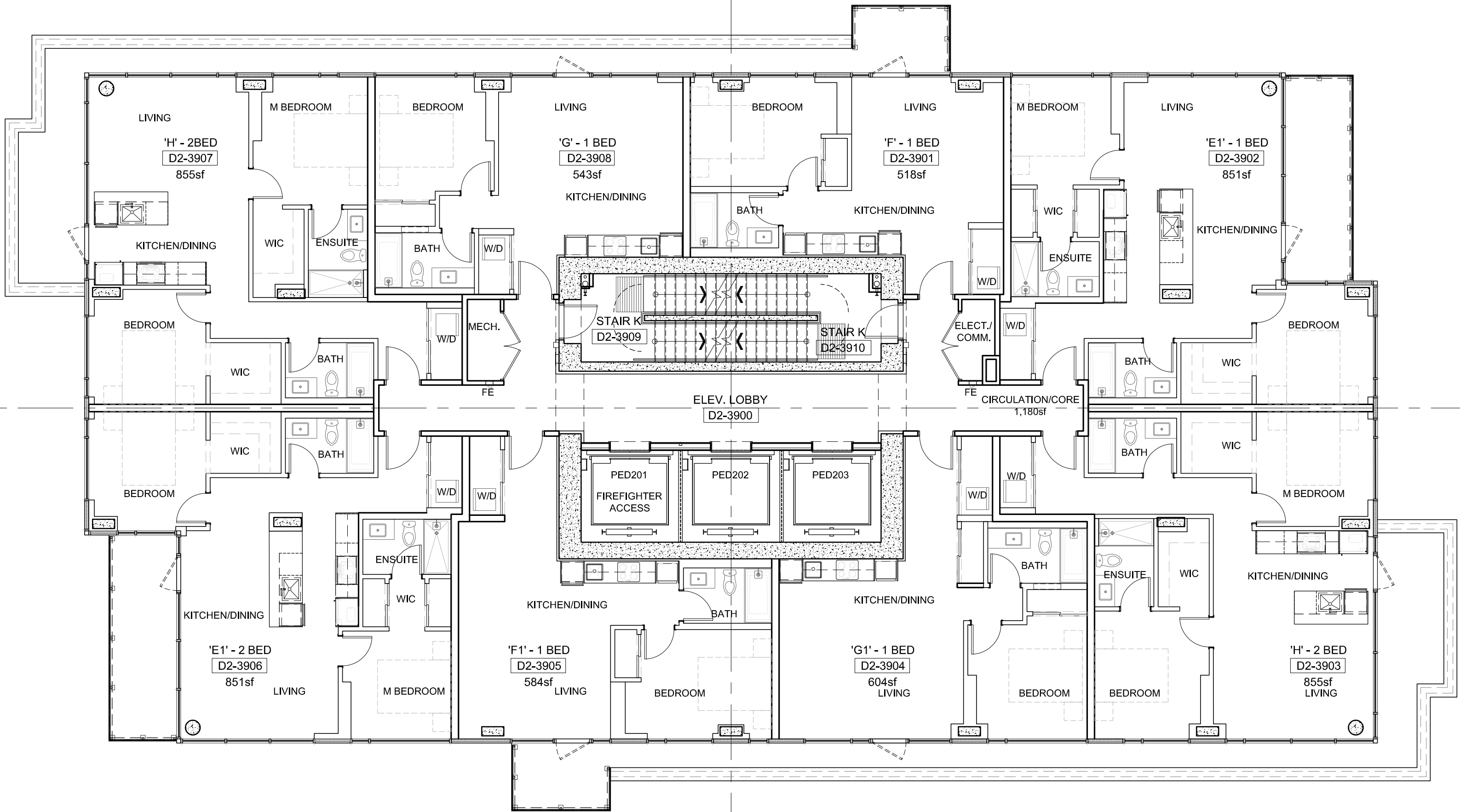
D1+D2 UPPER  
RESIDENTIAL  
FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

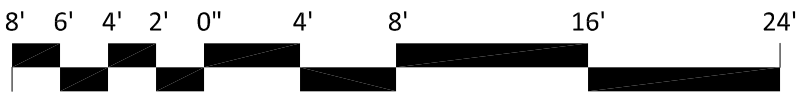
Project 211011.22

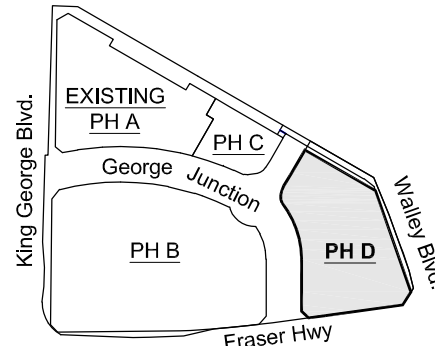
Sheet A252



TOTAL FLOOR AREA: 6,797 gsf  
TOTAL UNITS AREA: 5,657 gsf  
TOTAL CIRCULATION AREA: 1,140 gsf  
EFFICIENCY: 83.22%

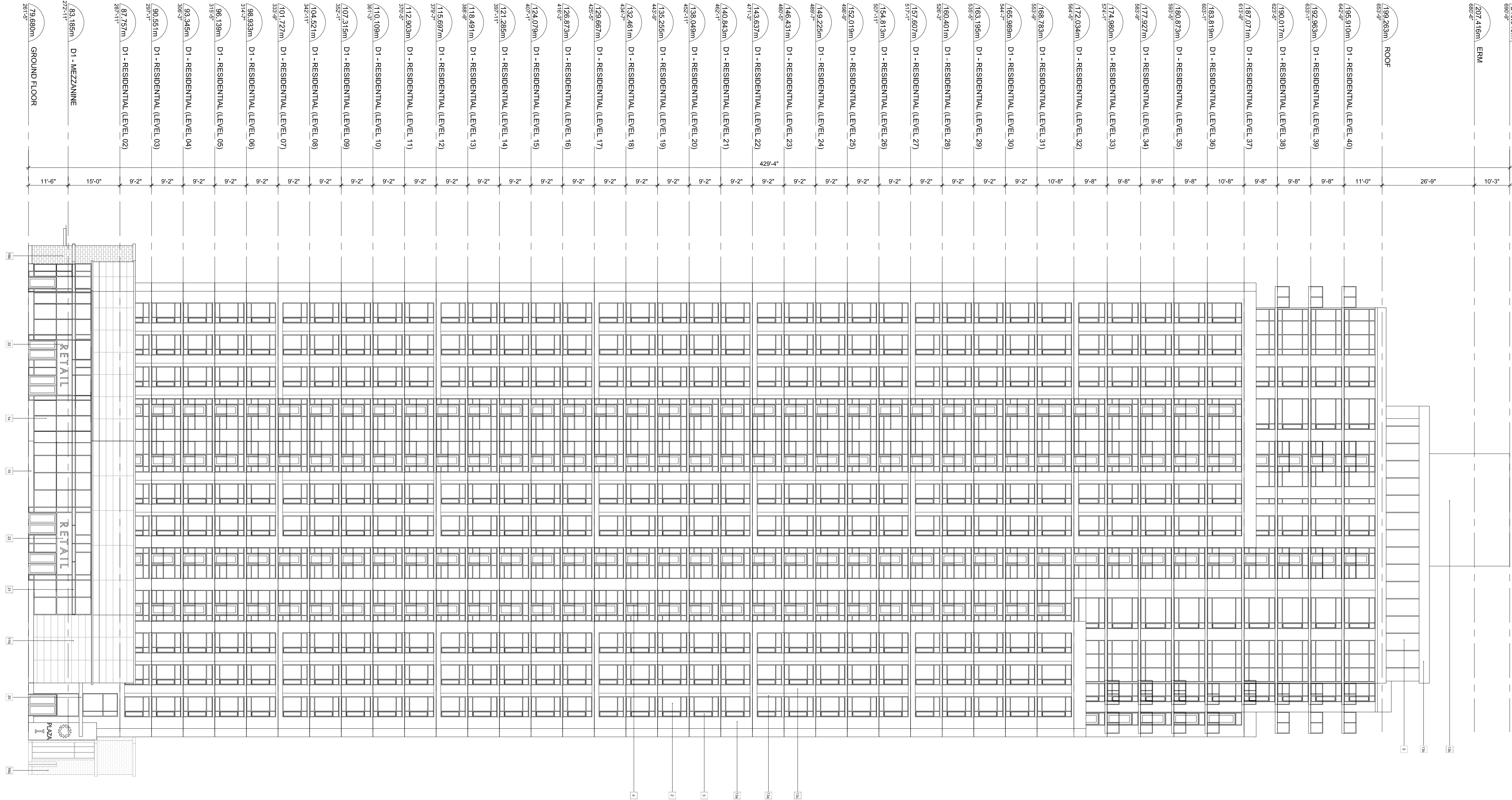
UPPER FLOOR PLAN  
4/5 FLOORS  
8 UNITS/FLOOR





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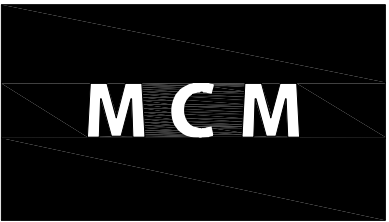
1 D1 - South Elevation  
1/16"=1'-0"



CONSTRUCTION KEYNOTES

- 1a STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED
- 1b STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - DARK GREY
- 2 DOUBLE GLAZED WINDOW WALL
- 3 OPERABLE WINDOW
- 4 GUARDRAIL - BALCONY, ROOF TERRACE, PATIO
- 5 CURTAIN WALL
- 6 8" EXTENDED MULLION CAP - MAPLE
- 10 CONCRETE UPSTAND, CAST-IN PLACE
- 11a CEMENTITIOUS PANEL - TAN
- 11b CEMENTITIOUS PANEL - SAND
- 12 WOOD-YELLOW BALAU

- 13a METAL PANELS - WHITE
- 13b METAL PANELS - CHARCOAL
- 13c METAL PANELS - MAPLE
- 13d METAL PANELS - EGGSHELL
- 14 PREF-FIN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PREF-FORMED PANELS OR FRAMING FINISHES
- 15a PREF-FABRICATED ALUMINUM FINISHES - CHARCOAL
- 15b BRICK - WARM GREY
- 15c BRICK - DARK GREY
- 17 ALUMINUM LOUVRES
- 20 LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME
- 21 PAINTED STEEL FRAMING AND LAMINATED GLASS
- 22 SIGNAGE BY OTHERS



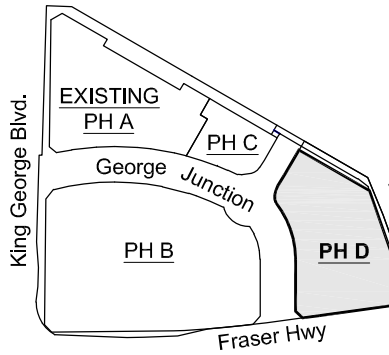
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Cattell  
Mackey  
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Seal  
KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

BUILDING  
ELEVATIONS  
TOWER D1  
EAST

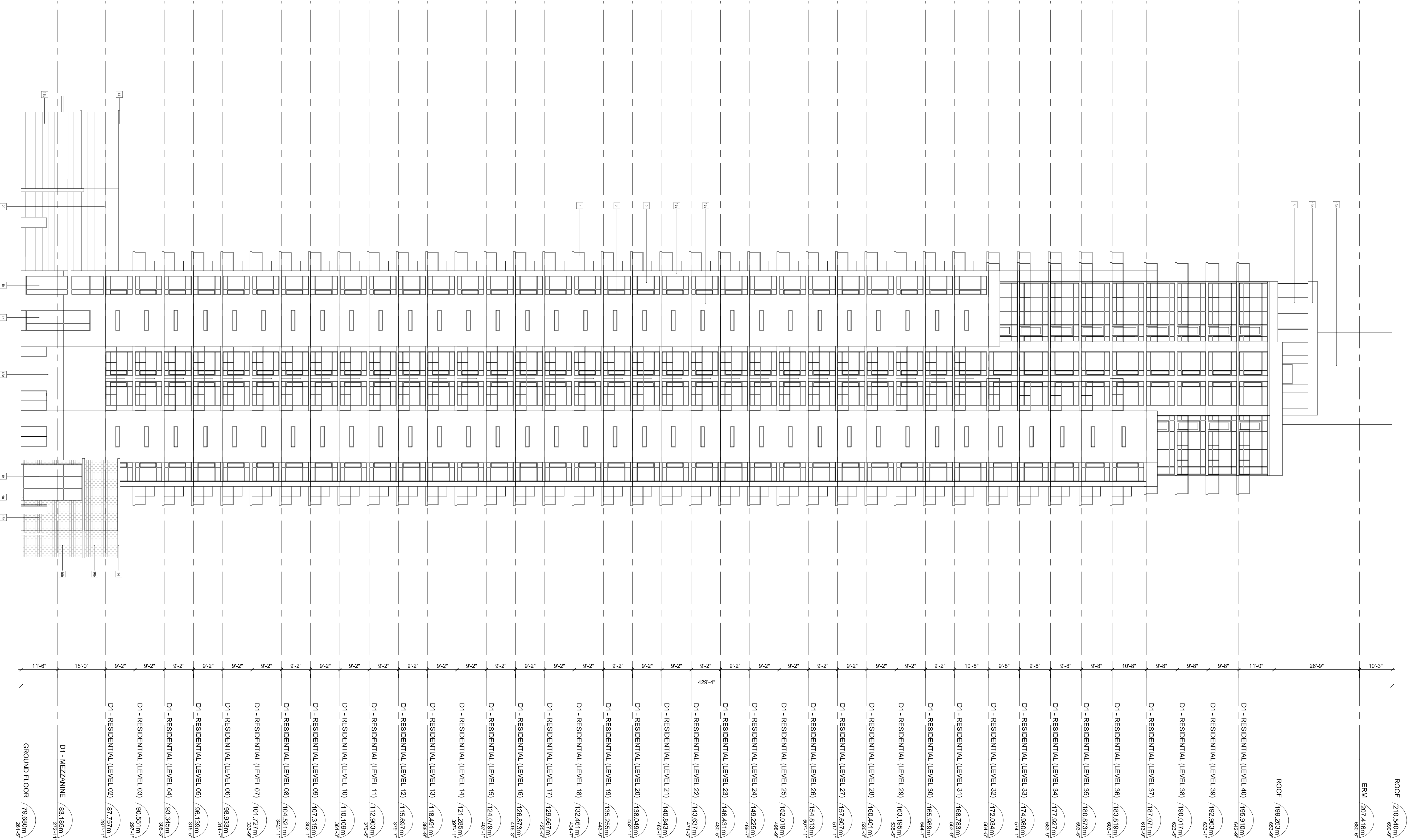
Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet D-A301

2  
1/16"=1'-0"  
D1 - East Elevation



CONSTRUCTION KEYNOTES

- 1a STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED
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- 13b METAL PANELS - CHARCOAL
- 13c METAL PANELS - MAPLE
- 13d METAL PANELS - EGGSHELL
- 14 PREF-FIN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PREF-FORMED PANELS OR FRAMING FINISHES
- 15 PREF-FABRICATED ALUMINUM FINISFRAMES - CHARCOAL
- 16a BRICK - WARM GREY
- 16b BRICK - DARK GREY
- 17 ALUMINUM LOUVRES
- 18 LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME
- 19 PAINTED STEEL FRAMING AND LAMINATED GLASS
- 20 SIGNAGE BY OTHERS

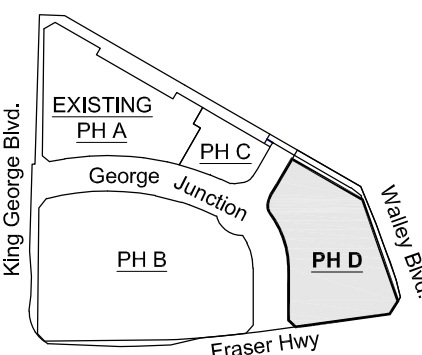


**Musson  
Cattell  
Mackey  
Partnership**

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Seal

## KING GEORGE HUB PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

## Project

**BUILDING  
ELEVATIONS  
TOWER D1  
WEST**

### Drawing

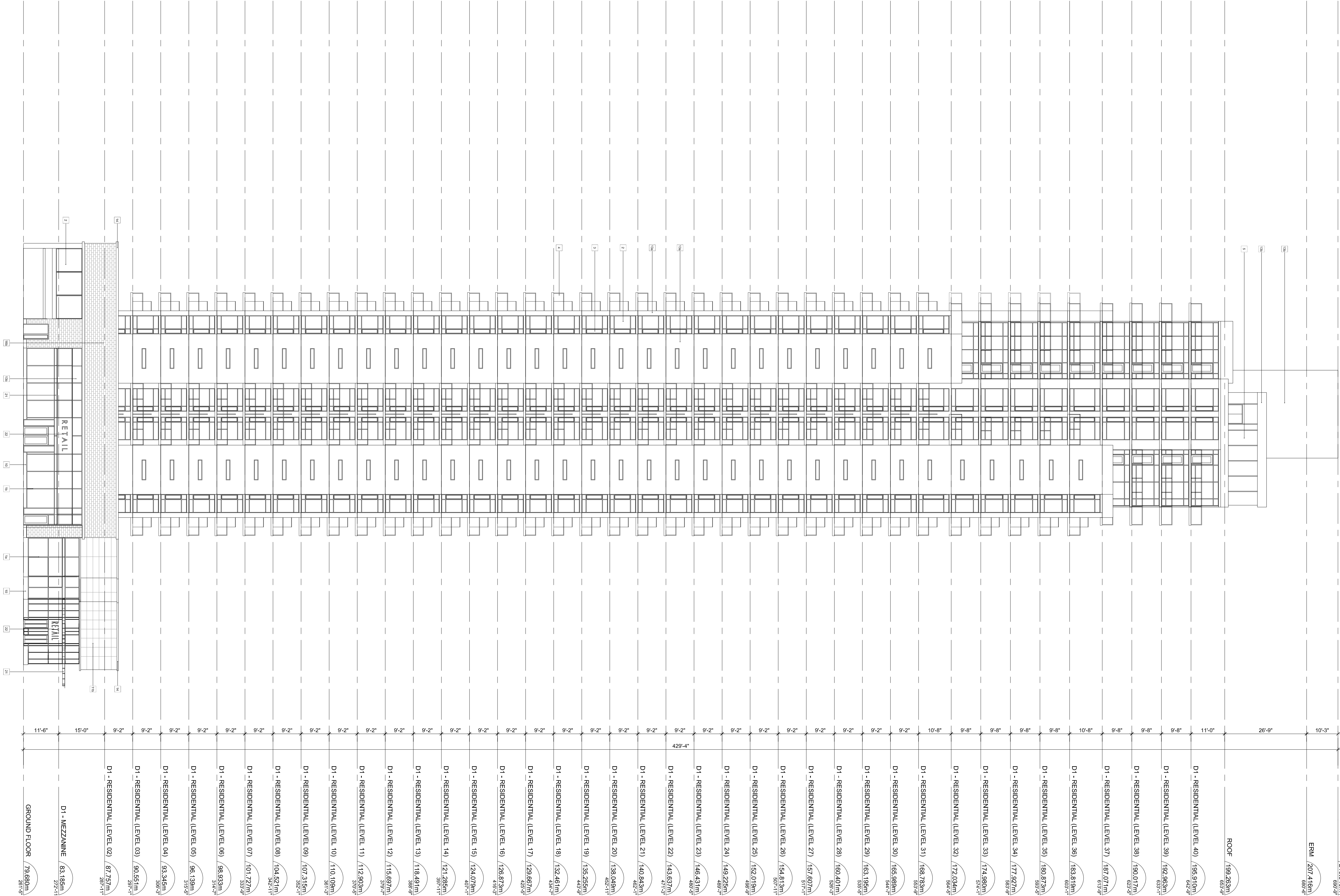
Scale  $1/16" = 1'-0"$

Project 211011.22

Sheet D-A303



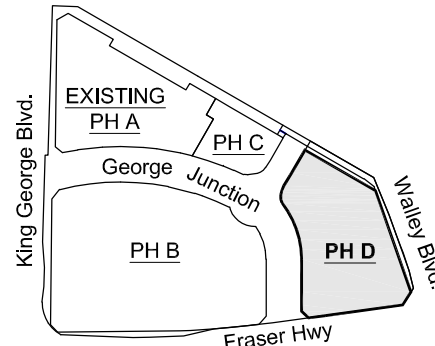
4 D1 - West Elevation  
1/16"=1'-0"



## CONSTRUCTION KEYNOTES

- |     |  |
|-----|--|
| 10  | STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED |
| 16  | STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - DARK GREY      |
| 2   | DOUBLE GLAZED WINDOW WALL                                  |
| 3   | OPERABLE WINDOW  |
| 4   | GUARDRAIL - BALCONY, ROOF TERRACE, PATIO                   |
| 5   | CURTAIN WALL   |
| 6   | 8" EXTENDED MULLION CAP - MAPLE                            |
| 10  | CONCRETE UPSTAND, CAST-IN PLACE                            |
| 11A | CEMENTITIOUS PANEL - TAN                                   |
| 11  | CEMENTITIOUS PANEL - SAND                                  |
| 12  | WOOD: YELLOW BALAU   |

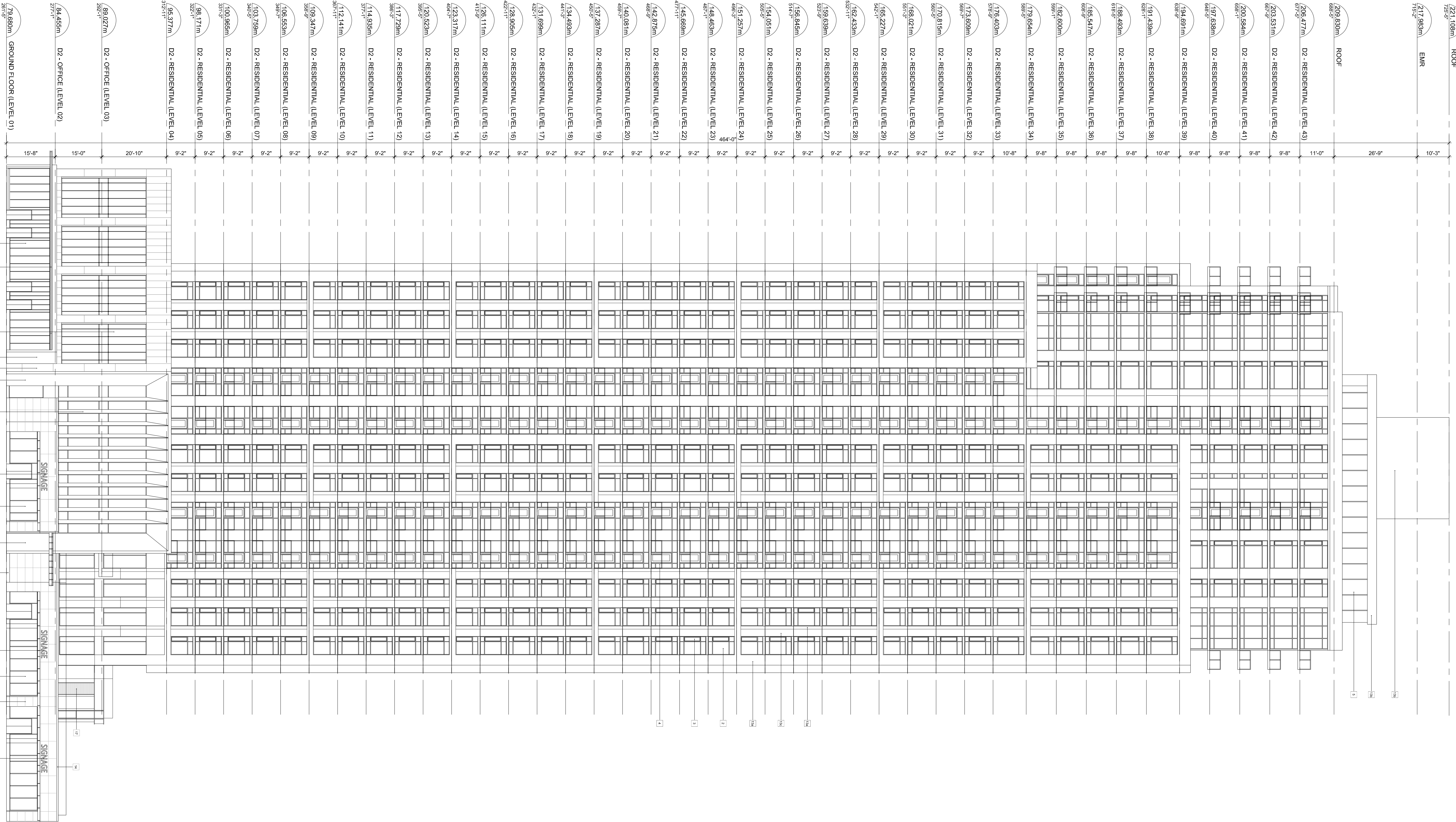
- |    |  |
|----|--|
| 13 | METAL PANELS - WHITE   |
| 13 | METAL PANELS - CHARCOAL  |
| 13 | METAL PANELS - MAPLE   |
| 13 | METAL PANELS - EGGSHELL  |
| 14 | PREF-IN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PRE-FORMED PANELS OR FRAMING FINISHES |
| 15 | PRE-FABRICATED ALUMINUM FINS FRAMES - CHARCOAL   |
| 16 | BRICK - WARM GREY  |
| 16 | BRICK - DARK GREY  |
| 17 | ALUMINUM LOUVRES   |
| 20 | LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME                             |
| 21 | PAINTED STEEL FRAMING AND LAMINATED GLASS  |
| 22 | SIGNAGE BY OTHERS  |



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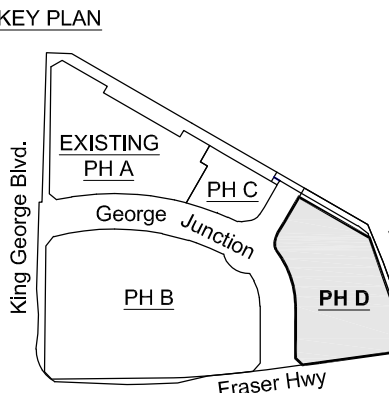
D2 - South Elevation  
1/16"=1'-0"



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KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

BUILDING  
ELEVATIONS  
TOWER D2  
EAST

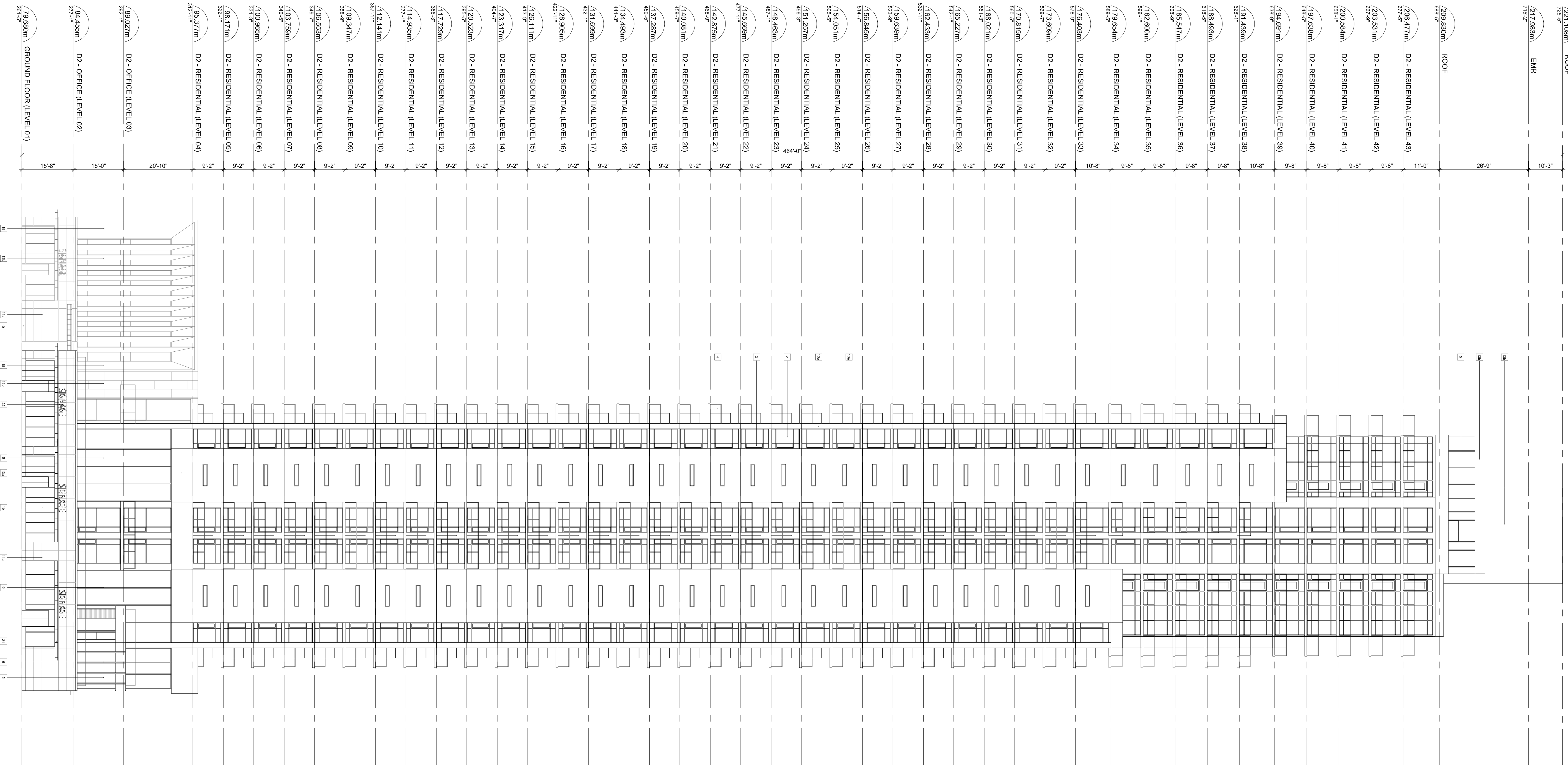
Drawing

Scale 1/16" = 1'-0"

Project 211011.22

Sheet D-A305

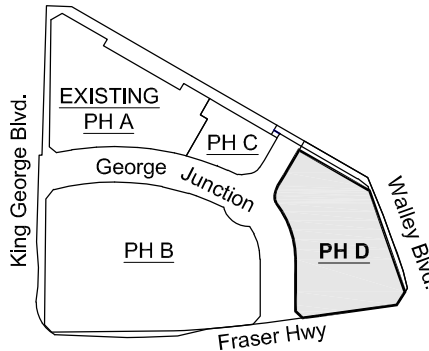
6 D2 - East Elevation  
1/16"=1'-0"



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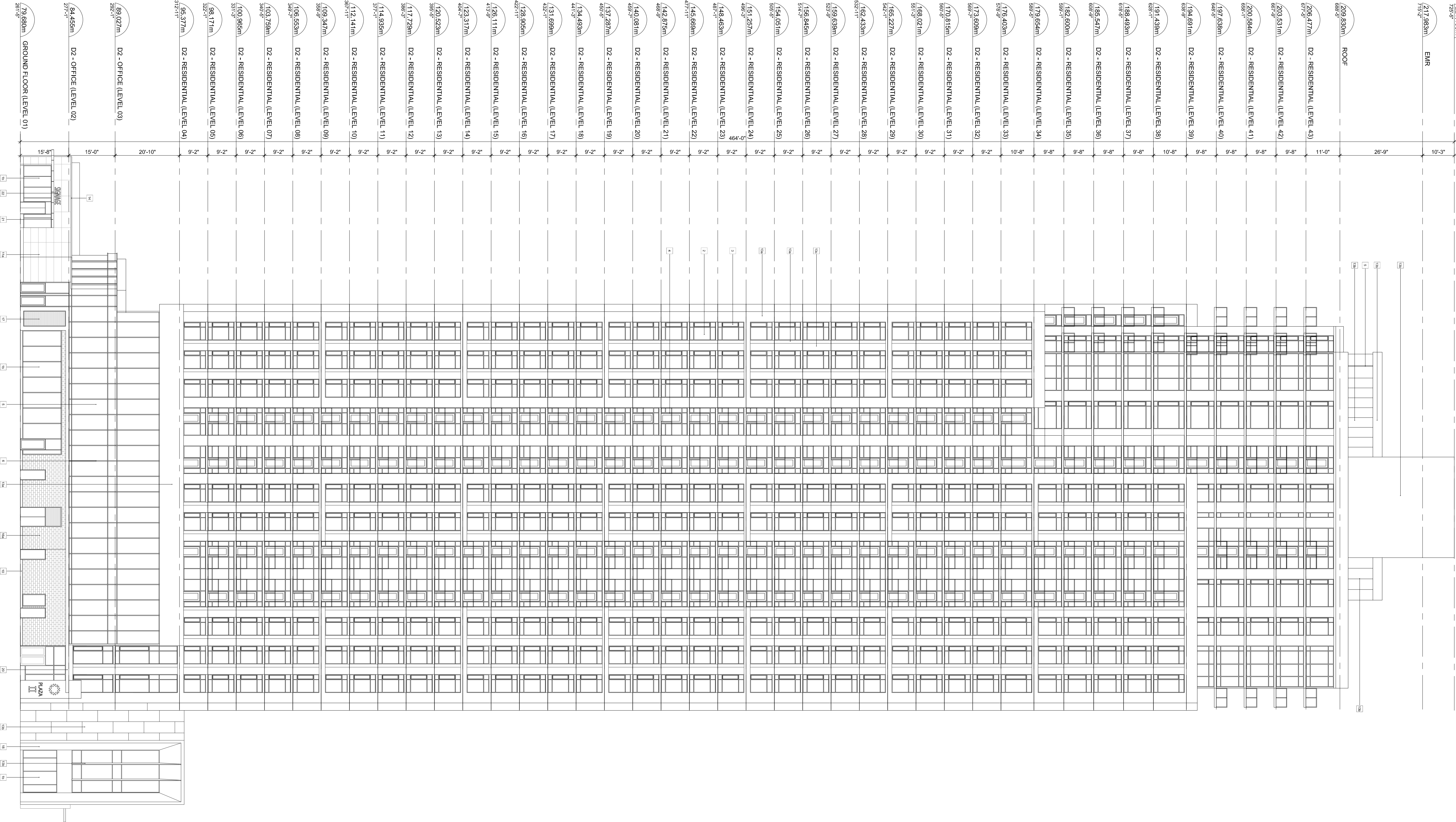
- 13a METAL PANELS - WHITE
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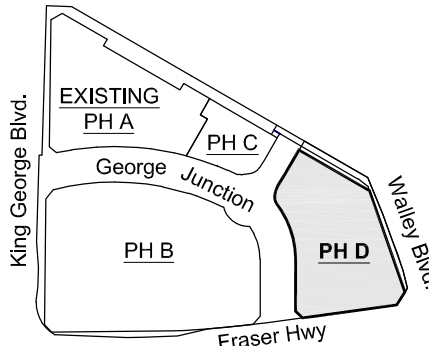
7 D2 - North Elevation  
1/16"=1'-0"



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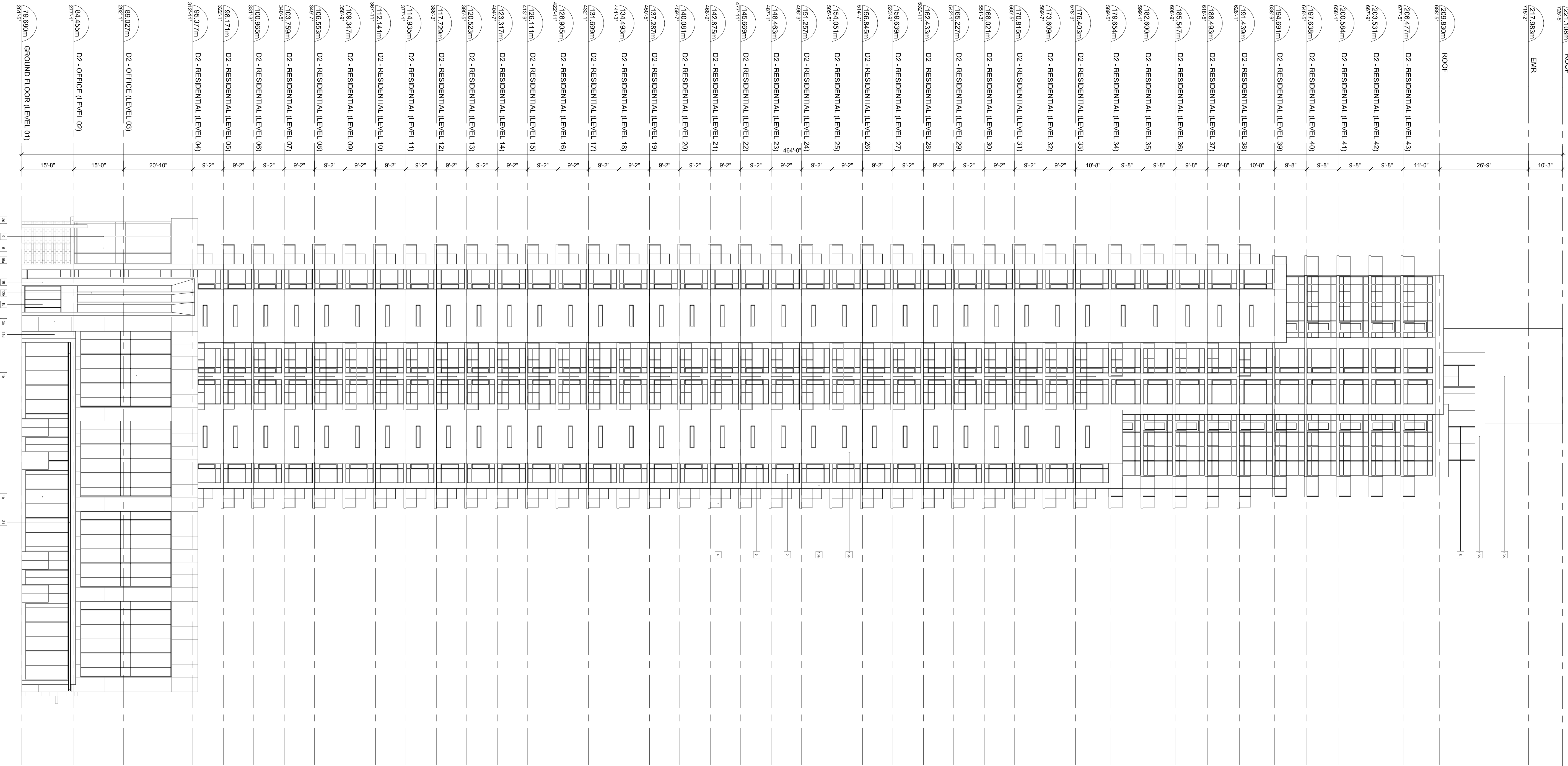
- 13a METAL PANELS - WHITE
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- 13c METAL PANELS - MAPLE
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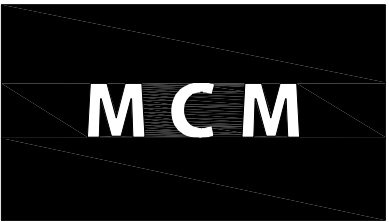
8 D2 - West Elevation  
1/16"=1'-0"



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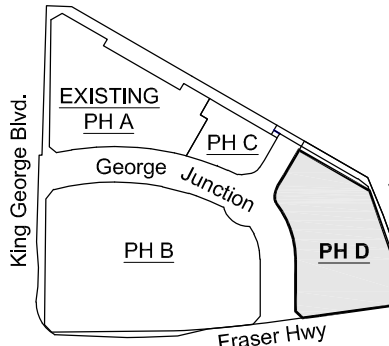
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PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

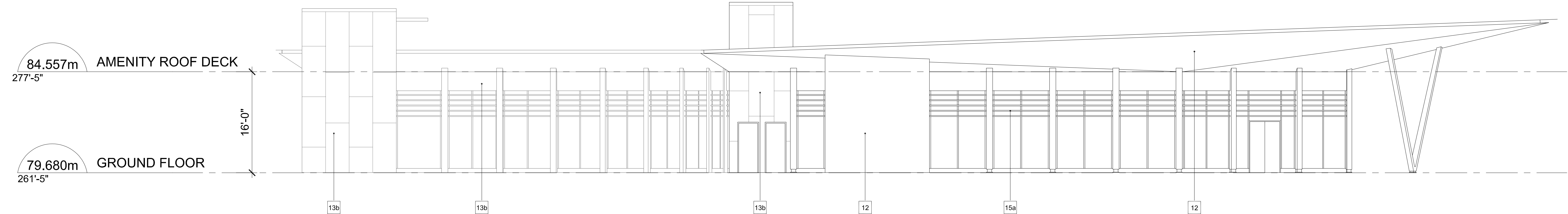
AMENITY  
BUILDING  
ELEVATIONS

Drawing

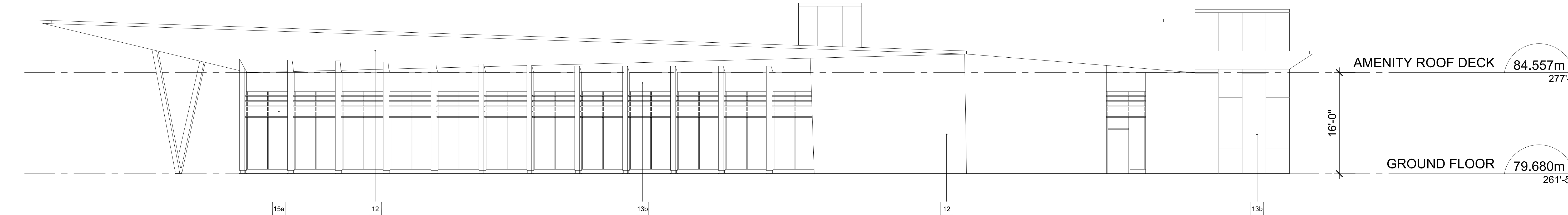
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Project 211011.22

Sheet D-A308



9 Amenity Building - South Elevation  
1/8"=1'-0"

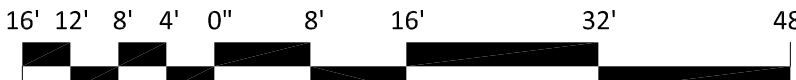


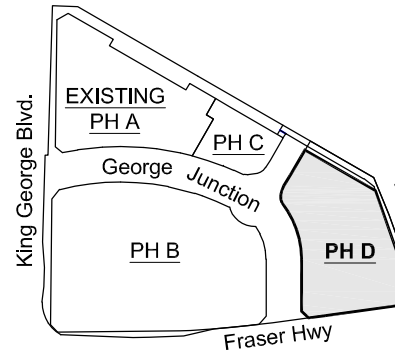
10 Amenity Building - North Elevation  
1/8"=1'-0"

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PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

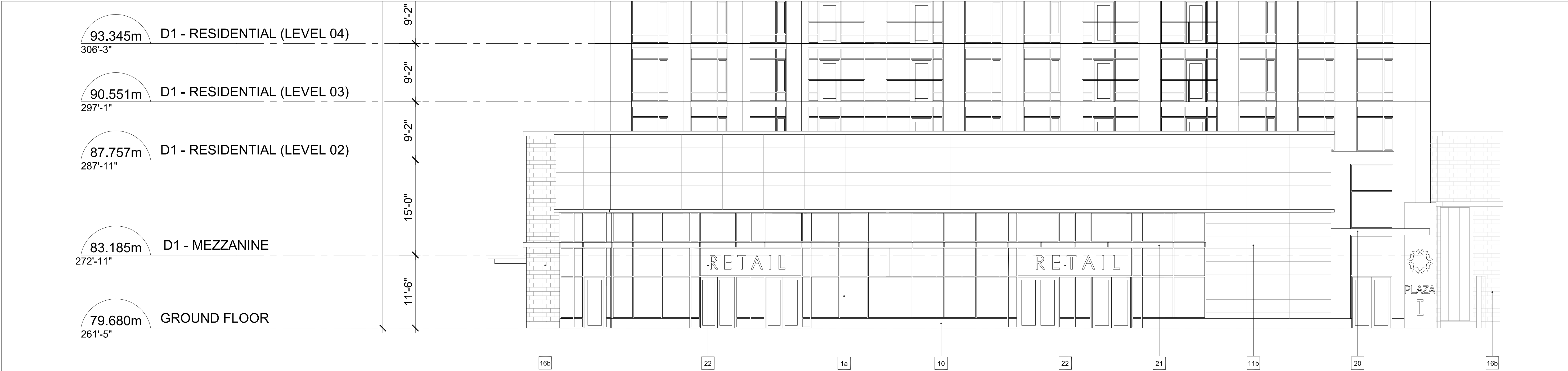
D1 PODIUM  
ELEVATIONS

Drawing

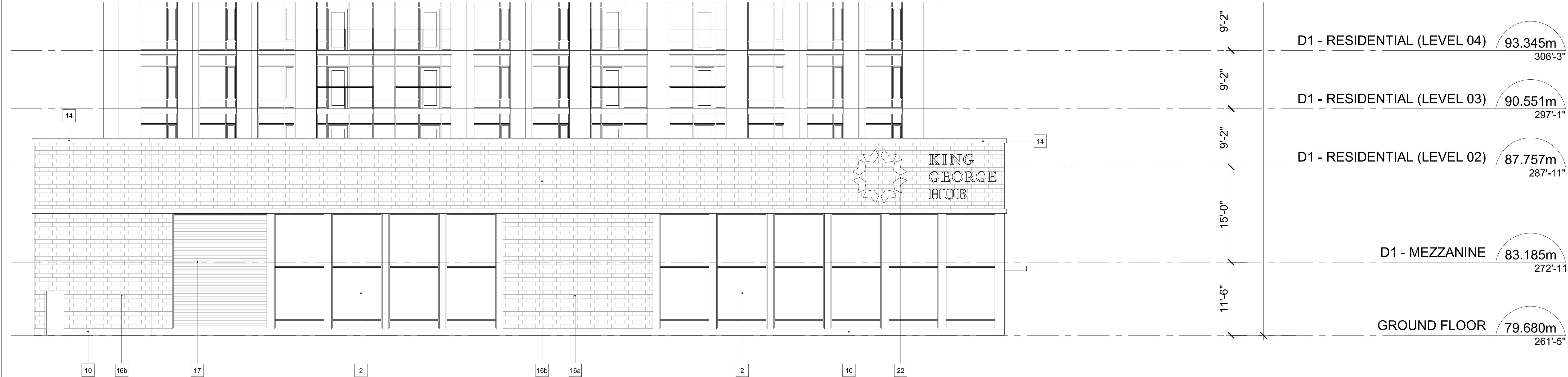
Scale 1/8" = 1'-0"

Project 211011.22

Sheet D-A309



11 D1 Podium - South Elevation  
1/8"=1'-0"

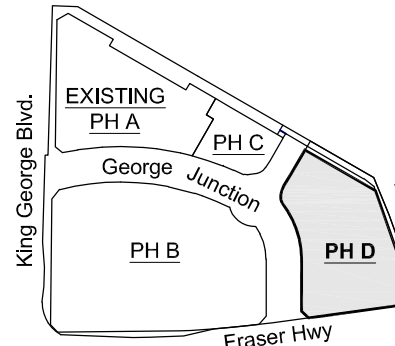


12 D1 Podium - North Elevation  
1/8"=1'-0"

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PHASE D

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SURREY, B.C.

Project

D1 PODIUM  
ELEVATIONS

Drawing

Scale 1/8" = 1'-0"

Project 211011.22

Sheet D-A310



13 D1 Podium - West Elevation  
1/8"=1'-0"

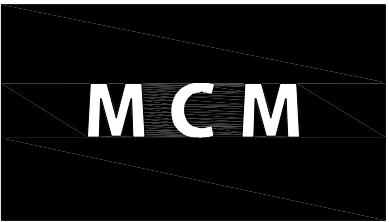


14 D1 Podium -East Elevation  
1/8"=1'-0"

CONSTRUCTION KEYNOTES

- 1a STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED
- 1b STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - DARK GREY
- 2 DOUBLE GLAZED WINDOW WALL
- 3 OPERABLE WINDOW
- 4 GUARDRAIL - BALCONY, ROOF TERRACE, PATIO
- 5 CURTAIN WALL
- 6 8" EXTENDED MULLION CAP - MAPLE
- 10 CONCRETE UPSTAND, CAST-IN PLACE
- 11a CEMENTITIOUS PANEL - TAN
- 11b CEMENTITIOUS PANEL - SAND
- 12 WOOD-YELLOW BALAU

- 13a METAL PANELS - WHITE
- 13b METAL PANELS - CHARCOAL
- 13c METAL PANELS - MAPLE
- 13d METAL PANELS - EGGSHELL
- 14 PREFIN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PRE-FORMED PANELS OR FRAMING FINISHES
- 15a PREFABRICATED ALUMINUM FINIS FRAMES - CHARCOAL
- 15b BRICK - WARM GREY
- 15c BRICK - DARK GREY
- 17 ALUMINUM LOUVRES
- 20 LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME
- 21 PAINTED STEEL FRAMING AND LAMINATED GLASS
- 22 SIGNAGE BY OTHERS



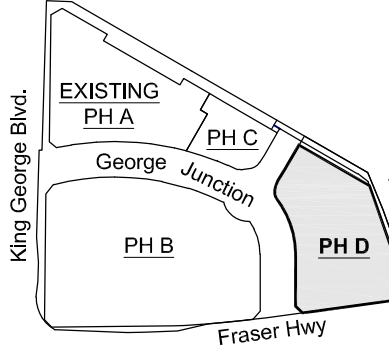
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26 JUNE 2020	DP Update
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Revisions YYYYY-MM-DD

Seal  
KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

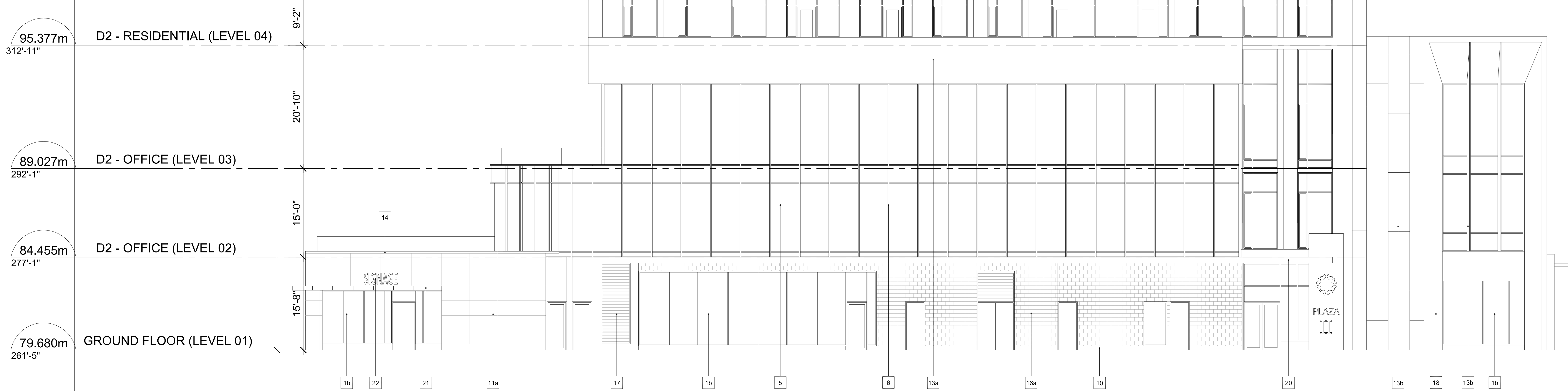
D2 PODIUM  
ELEVATIONS

Drawing

Scale 1/8" = 1'-0"

Project 211011.22

Sheet D-A311



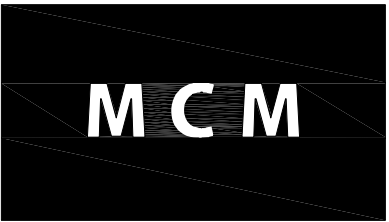
#### CONSTRUCTION KEYNOTES

- 1a STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED
- 1b STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - DARK GREY
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- 13b METAL PANELS - CHARCOAL
- 13c METAL PANELS - MAPLE
- 13d METAL PANELS - EGGSHELL
- 14 PREF-FIN. ALUM. FLASHING - COLOUR TO MATCH ADJACENT PREF-FORMED PANELS OR FRAMING FINISHES
- 15a PREF-FABRICATED ALUMINUM FINISFRAMES - CHARCOAL
- 15b BRICK - WARM GREY
- 15c BRICK - DARK GREY
- 17 ALUMINUM LOUVRES
- 20 LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME
- 21 PAINTED STEEL FRAMING AND LAMINATED GLASS
- 22 SIGNAGE BY OTHERS

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\\MCMPARTICHTECTS.COM\MCM\DATA\MCM\PROJECTS\2011\211011.22 - THE HUB - PH D - RES TOWERS & PARKING\7 PRODUCTION\7.1 AUTOCAD\DP CAD\211011\_D\_A311\_D2 PODIUM ELEVATIONS.DWG | 20 Sep 2020 - 10:37 PM | ENASER



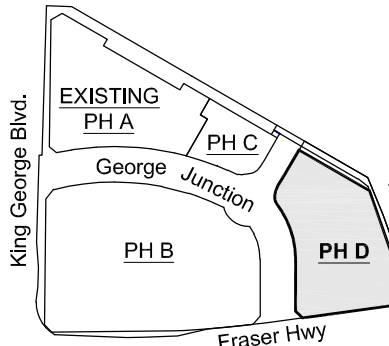
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Revisions

YYYY-MM-DD

Seal

KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

D2 PODIUM  
ELEVATIONS

Drawing

Scale

1/8" = 1'-0"

Project

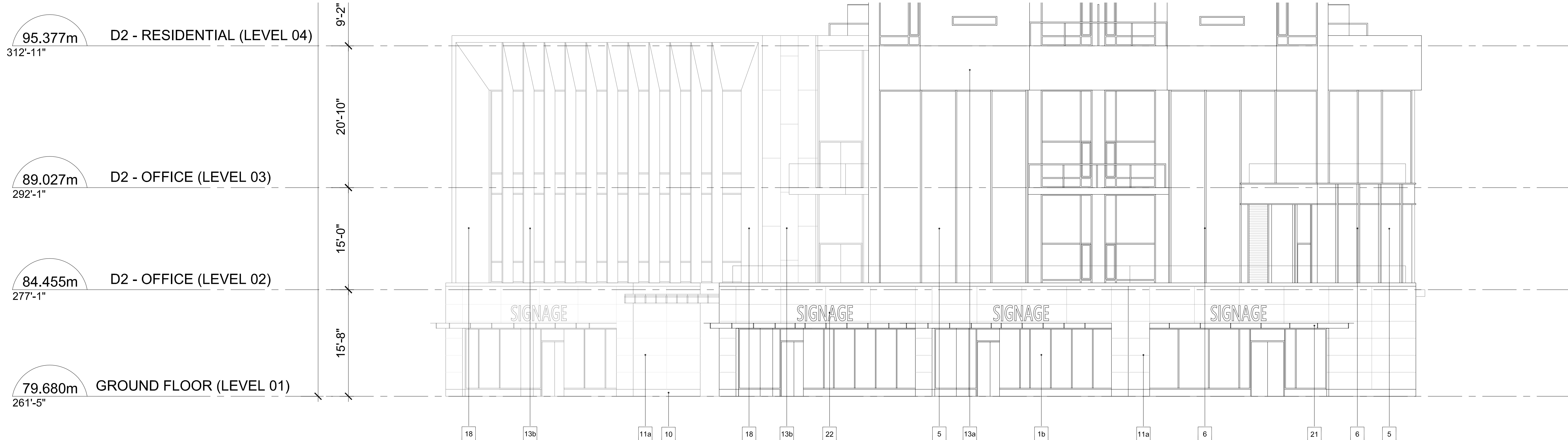
211011.22

Sheet

D-A312



17 D2 Podium - West Elevation  
1/8"=1'-0"

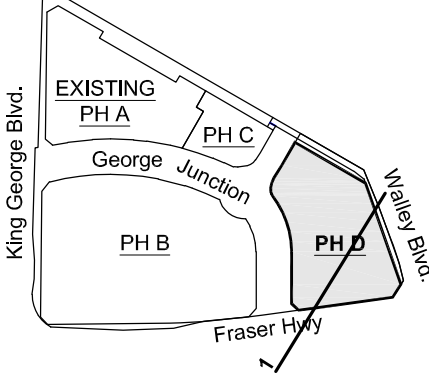


18 D2 Podium -East Elevation  
1/8"=1'-0"

CONSTRUCTION KEYNOTES

- 1a) STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - CLEAR ANODIZED
- 1b) STOREFRONT - DOUBLE GLAZED, ALUMINUM FRAM - DARK GREY
- 2) DOUBLE GLAZED WINDOW WALL
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- 10) CONCRETE UPSTAND, CAST-IN PLACE
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- 13c) METAL PANELS - MAPLE
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- 20) LAMINATED GLASS CANOPY WITHIN PAINTED STRUCTURAL STEEL FRAME
- 21) PAINTED STEEL FRAMING AND LAMINATED GLASS
- 22) SIGNAGE BY OTHERS



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Revisions	YYYY-MM-DD
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Seal

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PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

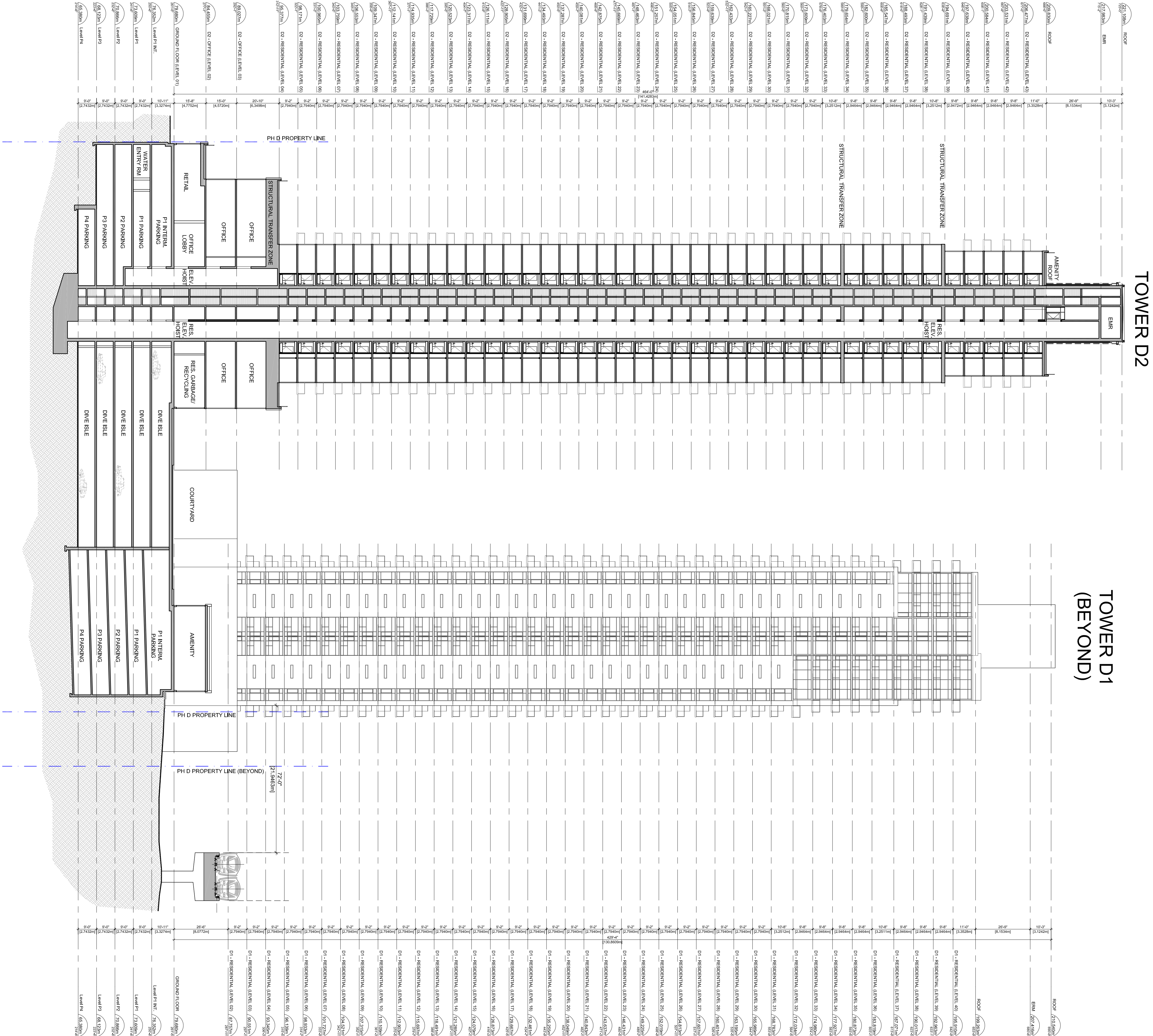
BUILDING  
SECTION

Drawing

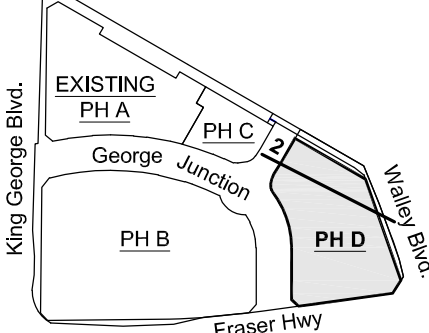
Scale As Indicated

Project 211011.22

Sheet D-A313



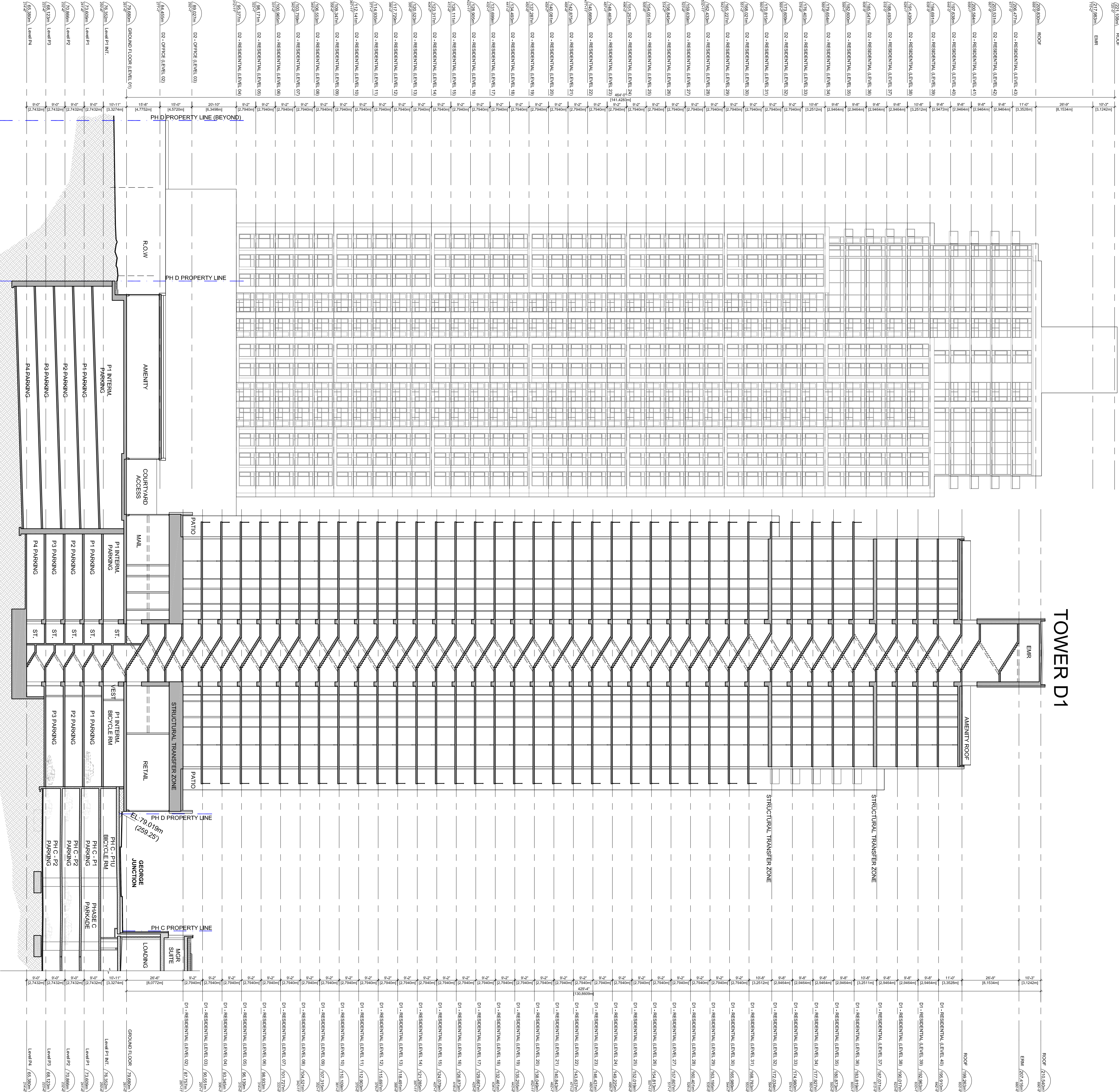
1 BUILDING SECTION 1  
1/24=1/4"



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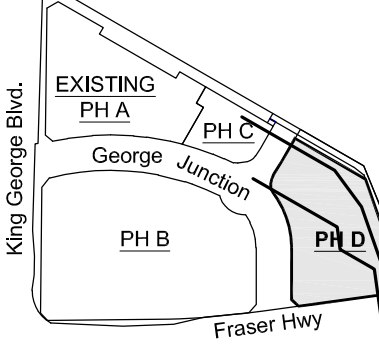
Revisions	YYYY-MM-DD
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TOWER D2  
(BEYOND)

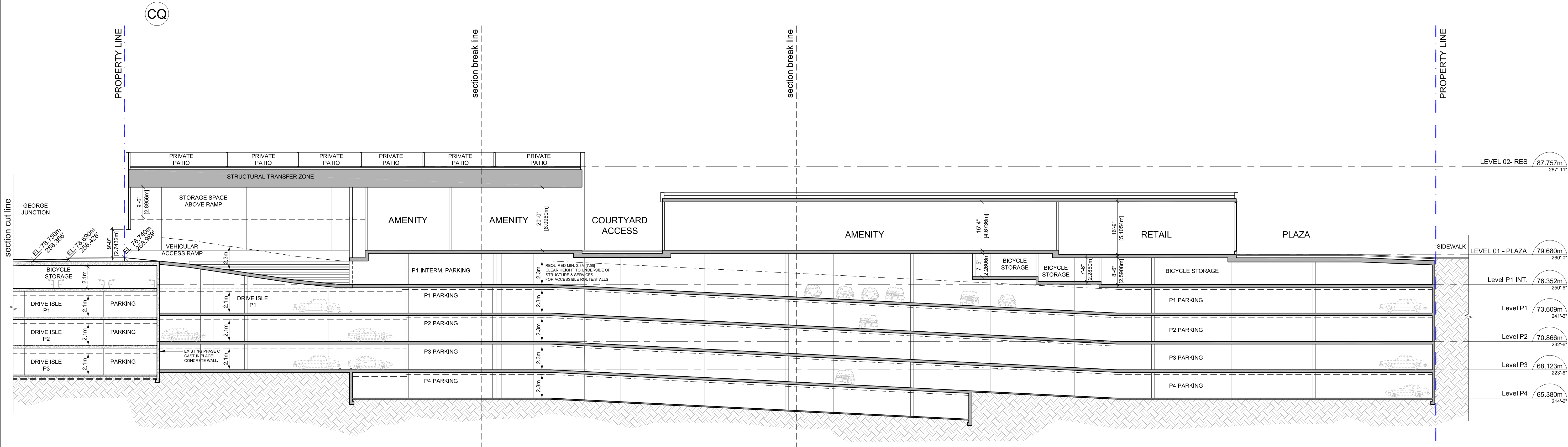


1 BUILDING SECTION 2

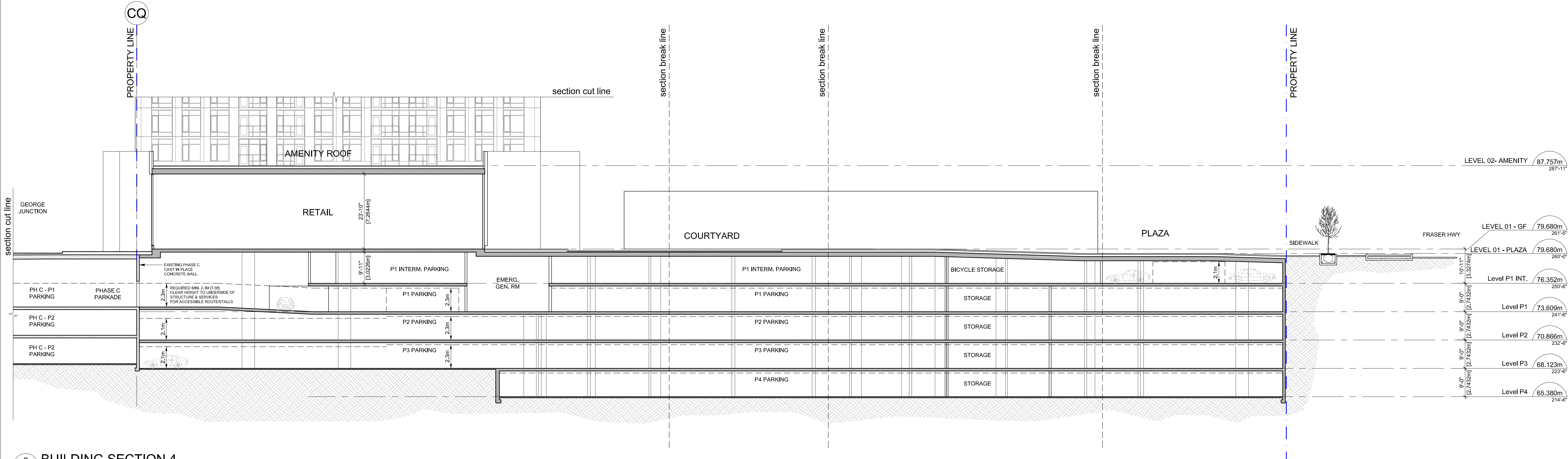
1/24"=1'-0"



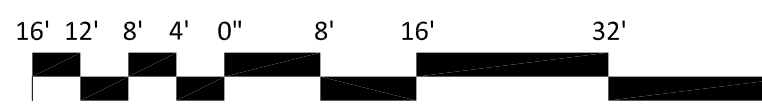
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1 BUILDING SECTION 3  
1/16"=1'-0"



2 BUILDING SECTION 4  
1/16"=1'-0"

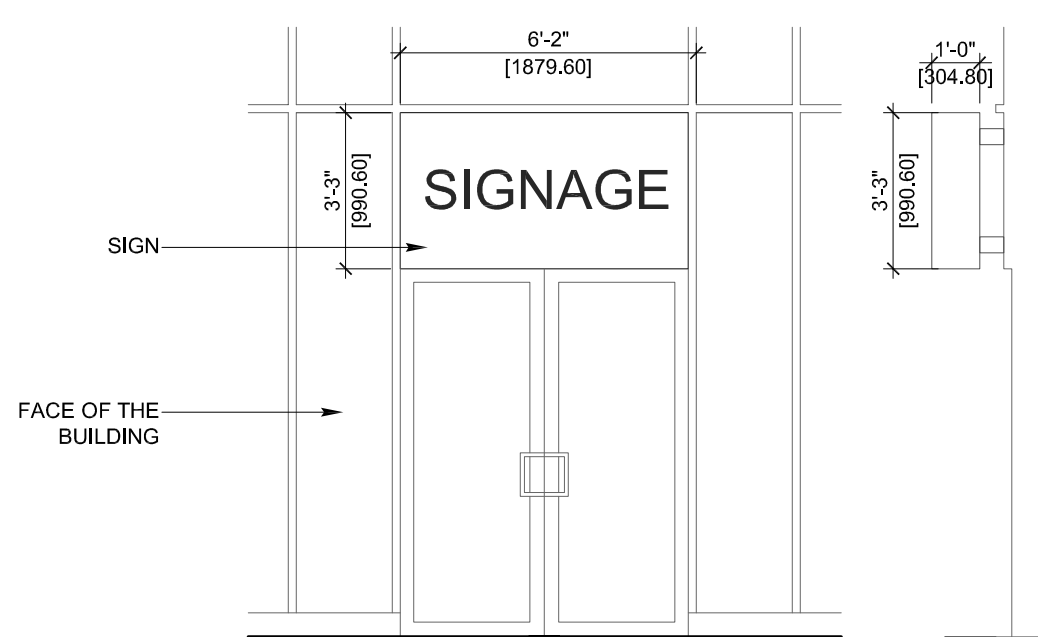




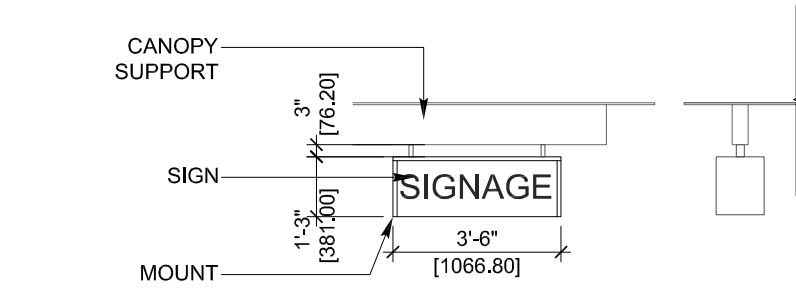
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- NTS



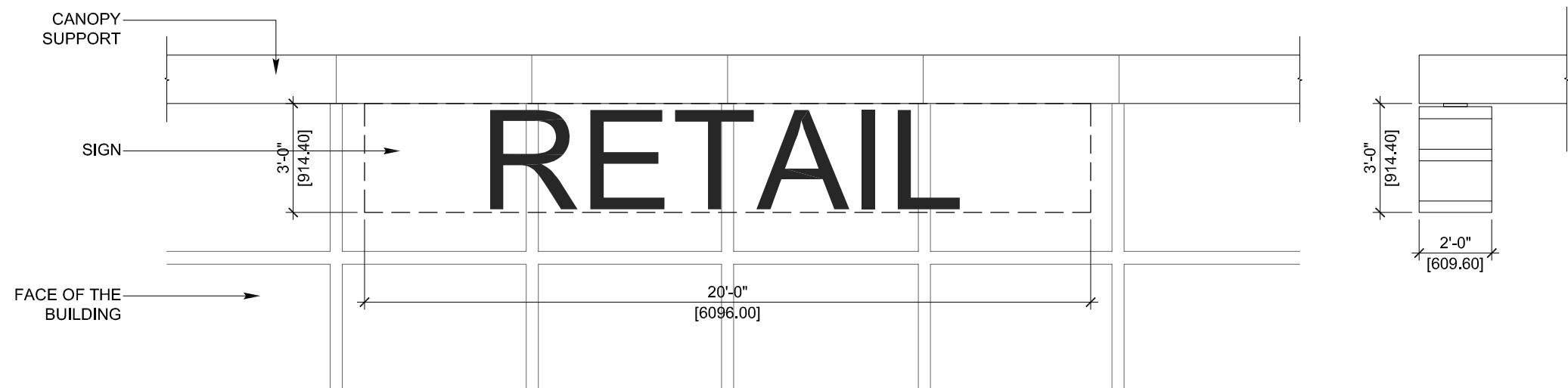
2 PERSPECTIVE VIEW  
- NTS



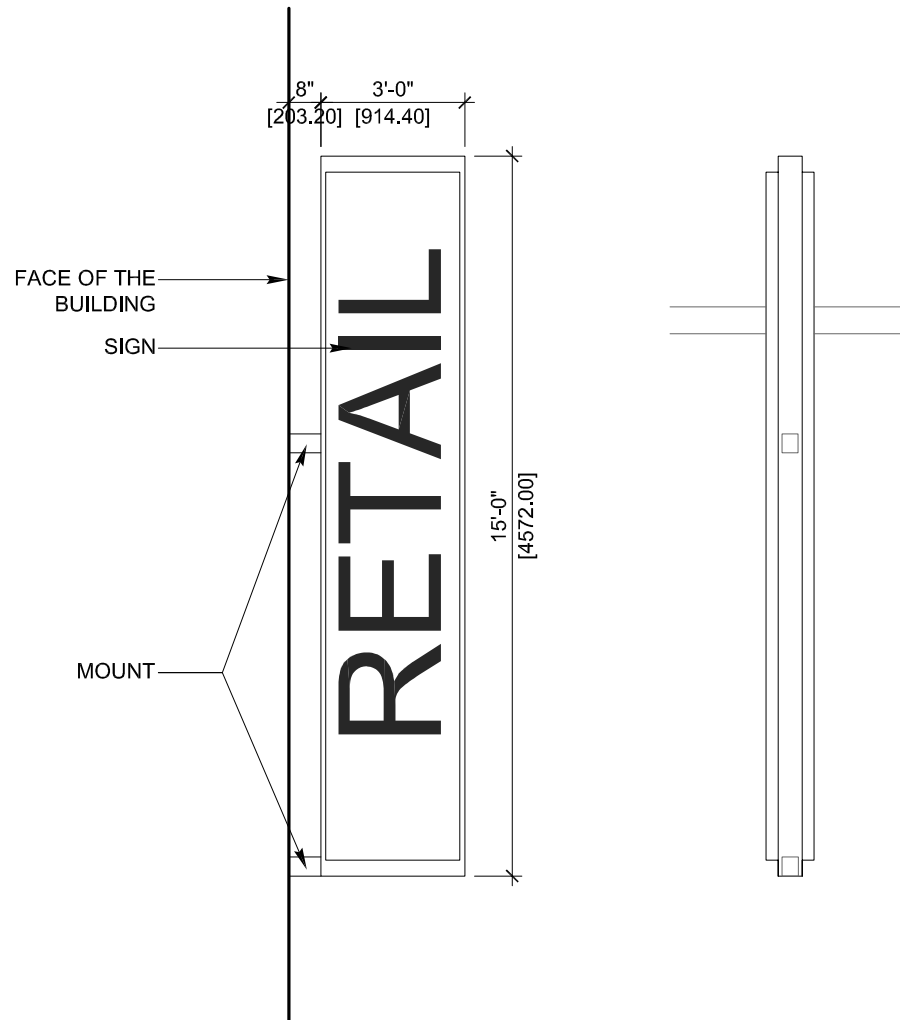
3 TRANSOM SIGNAGE  
- 1/4"=1'-0"



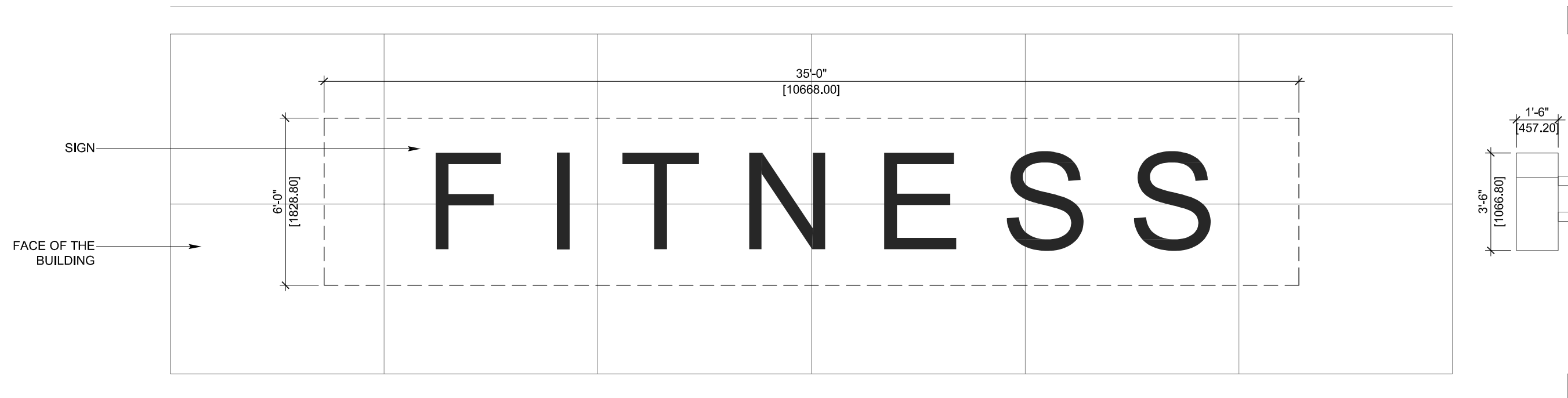
4 BLADE SIGNAGE  
- 1/4"=1'-0"



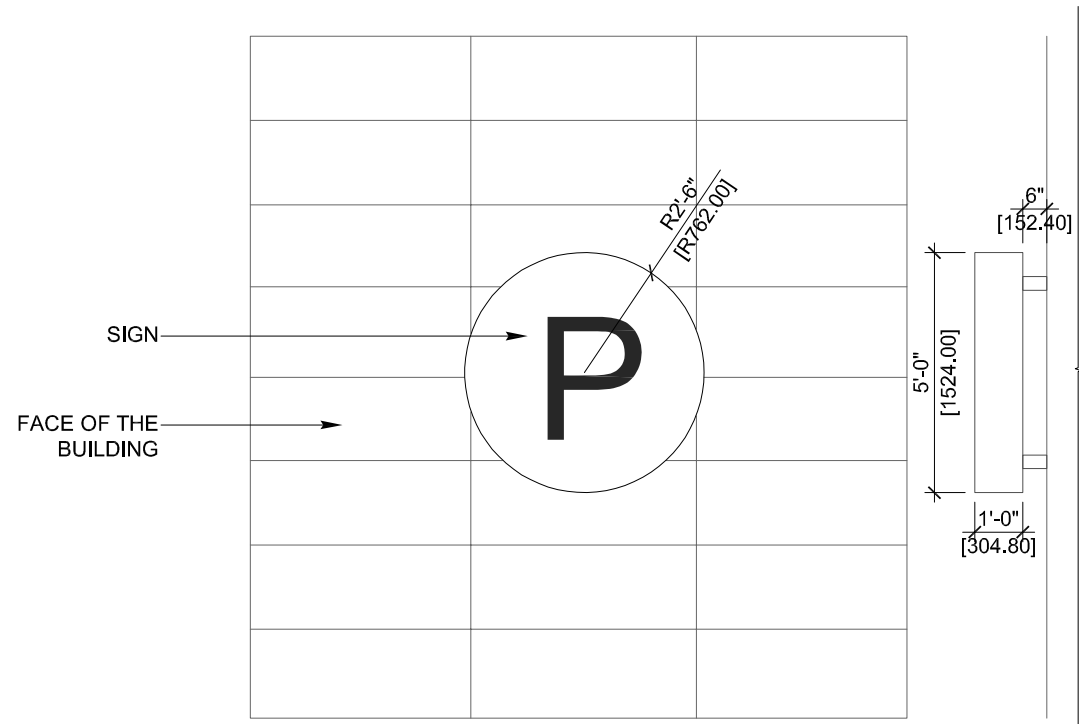
5 CANOPY MOUNTED SIGNAGE  
- 1/4"=1'-0"



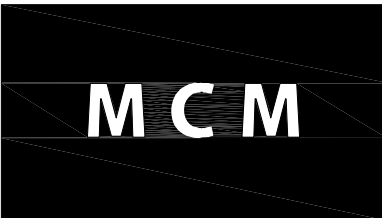
6 BLADE SIGNAGE  
- 1/4"=1'-0"



7 LARGE FORMAT SIGANCE  
- 1/4"=1'-0"



8 PARKING SIGNAGE  
- 1/4"=1'-0"



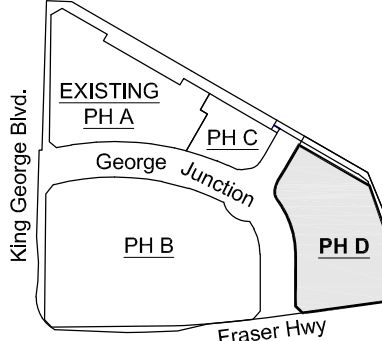
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Seal  
KING GEORGE HUB  
PHASE D

KING GEORGE BLVD.  
SURREY, B.C.

Project

SIGNAGE

Drawing

Scale 1/4" = 1'-0"

Project 211011.22

Sheet D-A320

# King George Hub Phase D

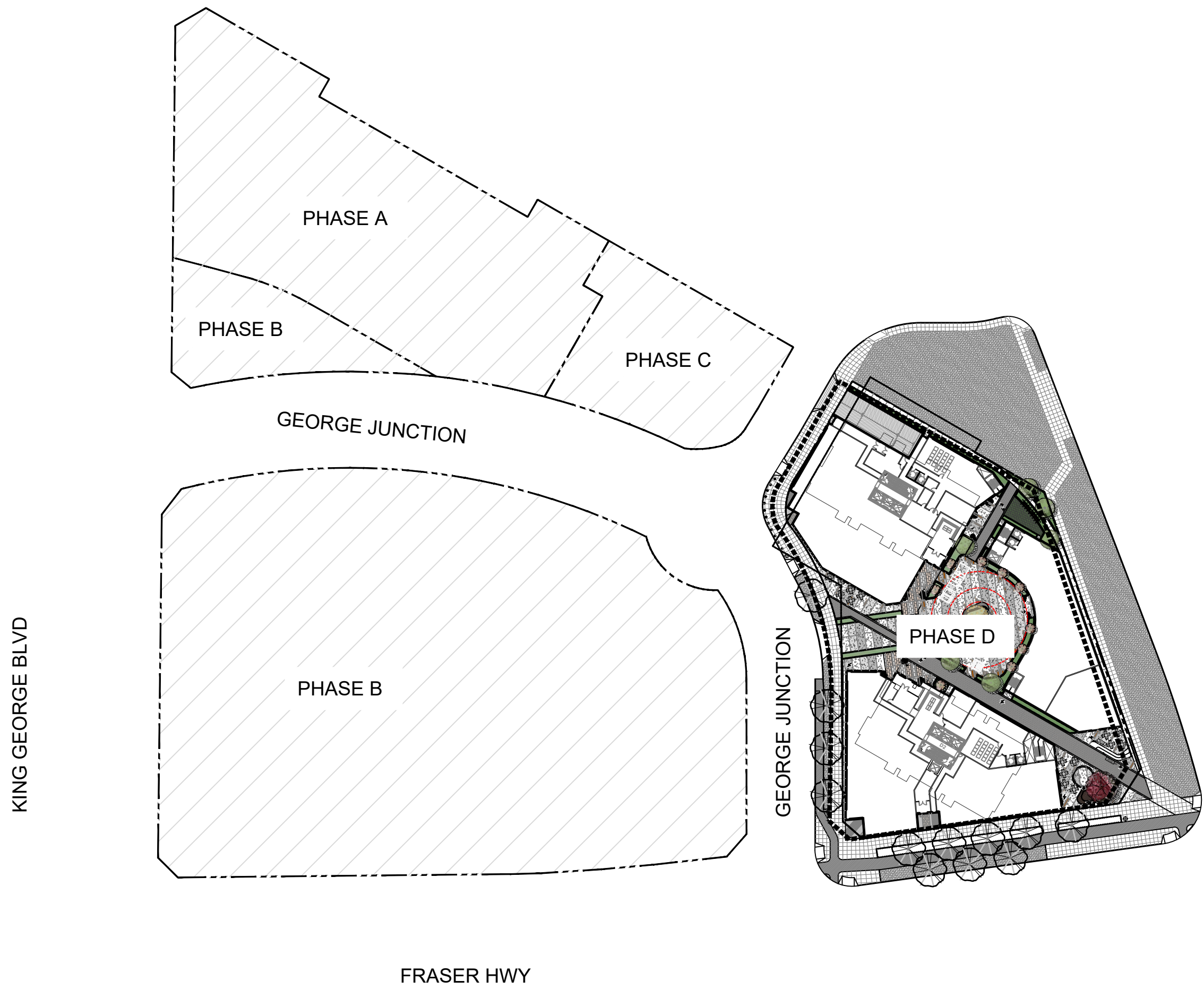
Issued for DP

Contact Information	Other Key Contacts:			
<div>van der Zalm + associates Inc. <i>Construction Landscape Architect</i> 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 t. 604 882 0024 f. 604 882 0042  102 - 355 Kingsway Vancouver, BC, V5T 3J7 t. 604 882 0024 f. 604 882 0042  Primary project contact: Micole Wu micole@vdz.ca o. 604 546 0926  Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920</div>	<div>PCI Developments Corp. <i>Owner</i>  300 - 1030 West Georgia Street Vancouver, BC V6E 2Y3 t. 604 684 1151 f. 604 688 2328</div>	<div>Musson Cattell Mackey <b>Partnership</b> <i>Project Building Architecture</i>  Oceanic Plaza 1066 West Hastings Street, Suite 1900 Vancouver, BC V6E 3X1 t. 604 687 2990</div>	<div>Hub Engineering <i>Civil Engineering</i>  Suite 101 - 7485 130 St Surrey, BC V3W 1H8 t. 604 572 4328</div>	<div>CFT Engineering <i>Code Consultant</i>  500 - 1901 Rosser Avenue Burnaby, BC V5C 6S3 t. 604 684 2384</div>
	<div>Legal Address and Description:  SUBDIVISION PLAN OF: LOT 3 SECTION 35, BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN EPP71476</div>			

## Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE PROTECTION AND REMOVAL PLAN
L-03	SITE PLAN
L-04	GROUND LEVEL LANDSCAPE PLAN - NORTH
L-05	GROUND LEVEL LANDSCAPE PLAN - SOUTH
L-06	LEVEL 2 LANDSCAPE PLAN
L-07	LEVEL 4 LANDSCAPE PLAN
L-08	ROOF LEVEL LANDSCAPE PLAN
L-09	GROUND LEVEL PLANTING PLAN - NORTH
L-10	GROUND LEVELPLANTING PLAN - SOUTH
L-11	LEVEL 2 PLANTING PLAN PLAN
L-12	LEVEL 4 PLANTING PLAN
L-13	ROOF LEVEL PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS

Site Plan Overview - 1:1000

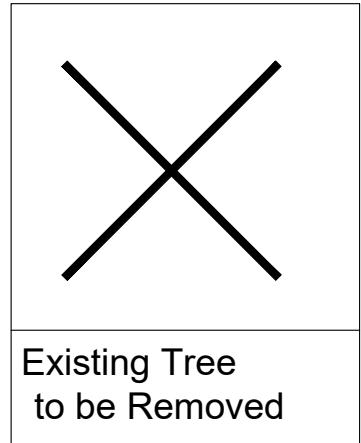


Location Map - NTS



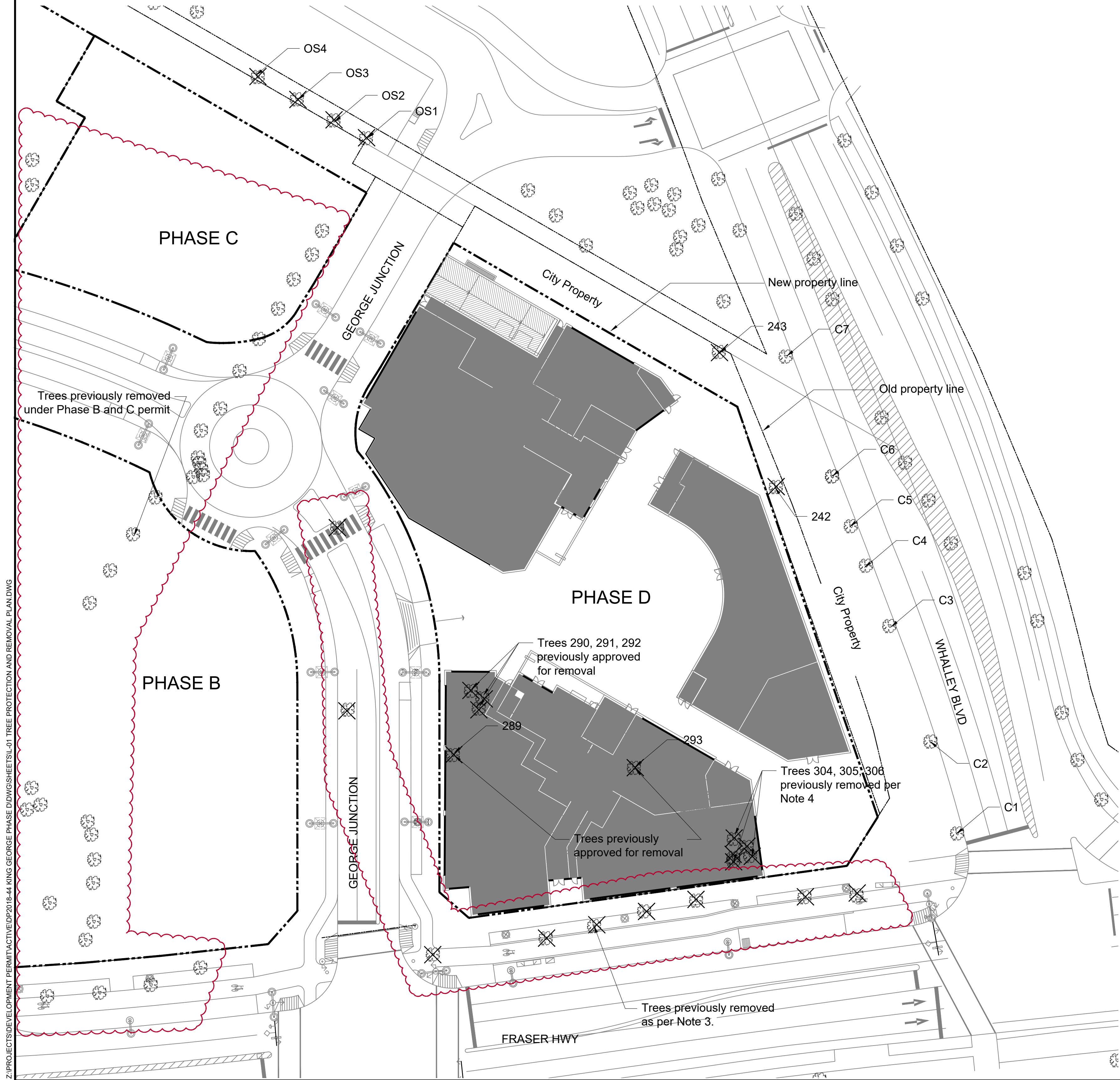
6	MW	For DP	Sep 21, 2020
5	MW	For DP	June 24, 2020
4	MW	For DP	May 1, 2020
3	MW	For DP	Sept 18, 2019
2	MW	For DP Re-submission	July 23, 2019
1	MW	For DP Submission	Sep 19, 2018
No.	By:	Description	Date
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:  King George Hub Phase D			
Location:  13733 Fraser Highway Surrey, BC			
Drawn: MW PC	Stamp:		
Checked: MW			
Approved: MVDZ	Original Sheet Size: 24"x36"		
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		

TREE LEGEND



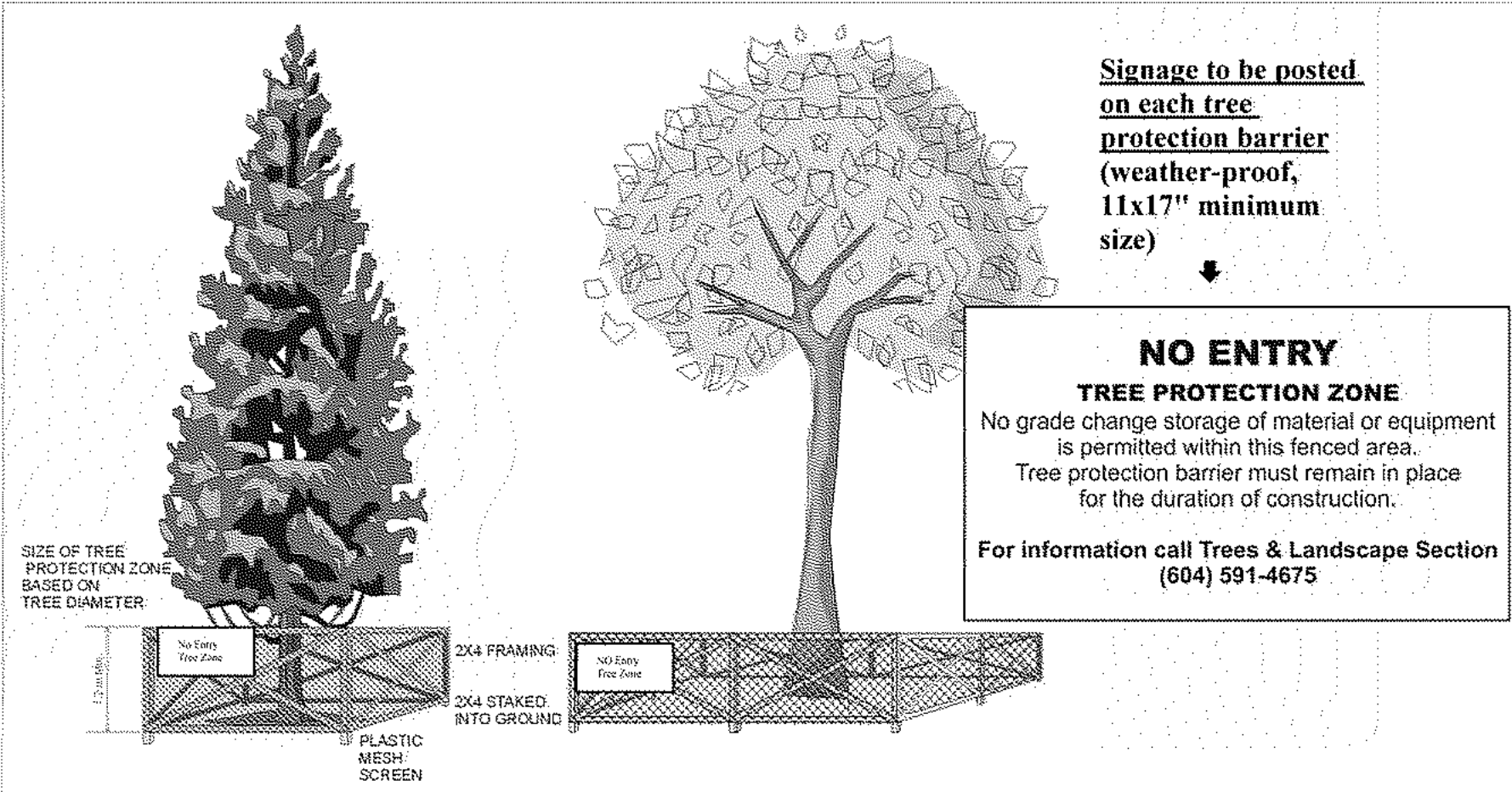
Note:

1. Contact Arborist (Austin Peterson, 604 882 0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Austin Peterson dated Jan 27, 2020
3. Trees # 31 to 43 already removed on December 2017 under Permit by City of Surrey Engineering Department.  
Contact: Randy Brar (Engineering Assistant - Design & Construction)  
(604) 591-4778 RSBRAR@surrey.ca for confirmation.
4. Trees #65, 304, 305, and 306 previously removed under T-17-063016-0-0
5. For trees in Phase B & C lots, refer to report and cutting permit under Surrey file #7914-0231-00



TREE CUTTING PERMIT:

CONTRACTOR TO ERECT TREE PROTECTION FENCING TO MEET CITY REQUIREMENTS AND THEN REQUEST AN INSPECTION BY THE CITY OF SURREY, ONCE INSPECTION HAS BEEN COMPLETED, TREE CUTTING PERMIT WILL BE ISSUED.



TREE BARRIER INSTALLATION

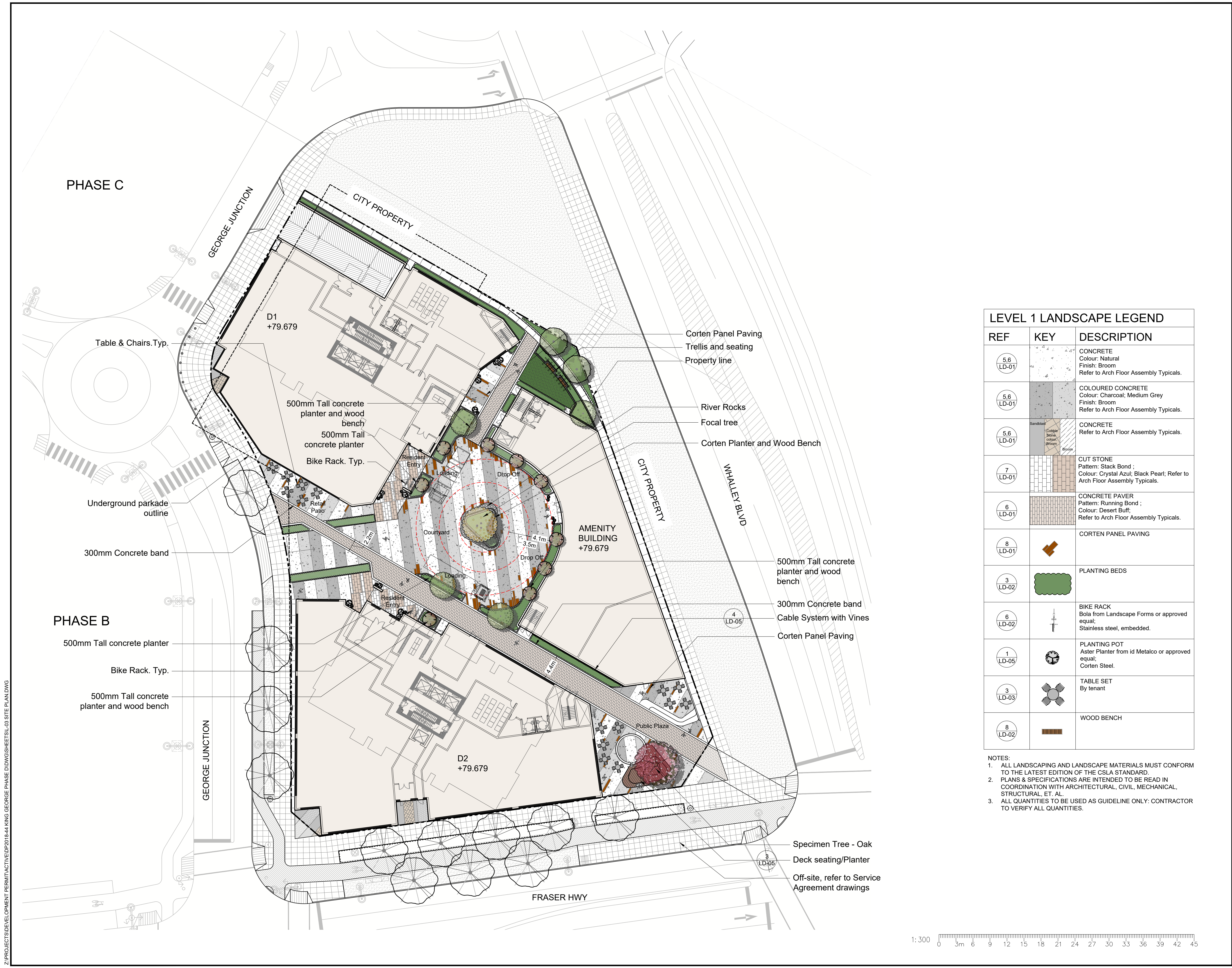
1. 1.2 m (~4') height
2. 2"x 4"s to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
4. Structure must be sturdy with vertical posts driven firmly into the ground
5. Continuous plastic mesh screening (e.g. orange snow fencing)
6. Posted with visible signage advising that encroachment inside the protected area is forbidden
7. Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree:
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')
• For distances not on this table divide the DBH (in cm) by 16.6	
• Example: 80 cm + 16.6 = 4.8 m	

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1	MW	For DP Submission	Sep 19, 2018
No.	By:	Description	Date
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1	MW	For City comments	Jan 27, 2020
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
King George Hub Phase D			
Location:			
13733 Fraser Highway Surrey, BC			

Drawn: MW PC	Stamp:
Checked: MW	
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6	MW	For DP	Sep 21, 2020
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No.	By:	Description	Date

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:

King George Hub Phase D

Location:

13733 Fraser Highway  
Surrey, BC

Drawn: MW PC	Stamp:
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Scale: 1:300	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:

SITE PLAN

VDZ Project #:

DP2018-44

Drawing #:

L-03

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-44 KING GEORGE PHASE D\DWGS\SHEETS\L-04 GROUND LEVEL LANDSCAPE PLAN - NORTH.DWG



Matchline - See L-04

LEVEL 1 LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
5.6 LD-01		CONCRETE Colour: Natural Finish: Broom Refer to Arch Floor Assembly Typical.
5.6 LD-01		COLOURED CONCRETE Colour: Charcoal; Medium Grey Finish: Broom Refer to Arch Floor Assembly Typical.
5.6 LD-01		CONCRETE Refer to Arch Floor Assembly Typical.
7 LD-01		CUT STONE Pattern: Stack Bond ; Colour: Crystal Azul; Black Pearl; Refer to Arch Floor Assembly Typical.
6 LD-01		CONCRETE PAVER Pattern: Running Bond ; Colour: Desert Buff; Refer to Arch Floor Assembly Typical.
8 LD-01		CORTEN PANEL PAVING
3 LD-02		PLANTING BEDS
6 LD-02		BIKE RACK Bola from Landscape Forms or approved equal; Stainless steel, embedded.
1 LD-05		PLANTING POT Aster Planter from id Metalco or approved equal; Corten Steel.
3 LD-03		TABLE SET By tenant
8 LD-02		WOOD BENCH

- NOTES:
- ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CSLA STANDARD.
  - PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET. AL.
  - ALL QUANTITIES TO BE USED AS GUIDELINE ONLY: CONTRACTOR TO VERIFY ALL QUANTITIES.

No.	By:	Description	Date
6	MW	For DP	Sep 21, 2020
5	MW	For DP	June 24, 2020
4	MW	For DP	May 1, 2020
3	MW	For DP	Sep 18, 2019
2	MW	For DP Re-submission	July 23, 2019
1	MW	For DP Submission	Sep 19, 2018

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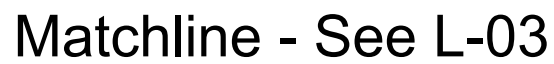
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
King George Hub Phase D

Location:  
13733 Fraser Highway  
Surrey, BC

Drawn: MW PC	Stamp:
Checked: MW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/HA/HP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.





## LEVEL 1 LANDSCAPE LEGEND

- ## NOTES

6	MW	For DP	Sep 21, 2020
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No.	By:	Description	Date
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Project:  
King George Hub Phase

Location:  
13733 Fraser Highway  
Surrey, BC

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BC	

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Checked: \_\_\_\_\_

MW

Answered	Original Date Time
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10/27

24 x30

Contractor shall check all dimensions	
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ON THE WORK AND REPORT ANY DISCREPANCY  
TO THE CONSULTANT BEFORE PROCEEDING.

1:200 EXCLUSIVE PROPERTY OF THE OWNER AND

THE WORK. ALL REZONING/DP/PPA/FHA/BP

CONSTRUCTION UNLESS LABELED ISSUED FOR

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-44 KING GEORGE PHASE DIDWG\SHEETS\L-06 LEVEL 2 LANDSCAPE PLAN.DWG



LEVEL 3 LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
2 LD-01		610 x 610 ROOF DECK PAVERS HydraPressed Slabs from Abbotsford Concrete Colour: Texada Desert Sand & Natural Refer to Arch Floor Assembly Typical.
1 LD-01		RUBBER PLAYGROUND SURFACE
2 LD-01		DECKING Refer to Arch Floor Assembly Typical.
7 LD-03		LOUNGE CHAIR Harpo series from Landscape Forms or approved equal; Lounge Chair
4 LD-01		WALL BENCH
3 LD-03		TABLE SET Chipman series from Landscape Forms or approved equal; 30" Dining w/ armless chairs;
2 LD-03		DINING TABLE Morrison series from Landscape Forms or approved equal; 30" Tall wood inserts;
1 LD-03		TRASH RECEPTACLE Lakeside from Landscape Forms or approved equal; grass top open
4 LD-03		PLANTING POT Faro Lite Square Planter from Campana or approved equal; Onyx black lite colour.
3 LD-02		PLANTING BEDS

- NOTES:
- ALL LANDSCAPING AND LANDSCAPE MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE CSLA STANDARD.
  - PLANS & SPECIFICATIONS ARE INTENDED TO BE READ IN COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ET. AL.
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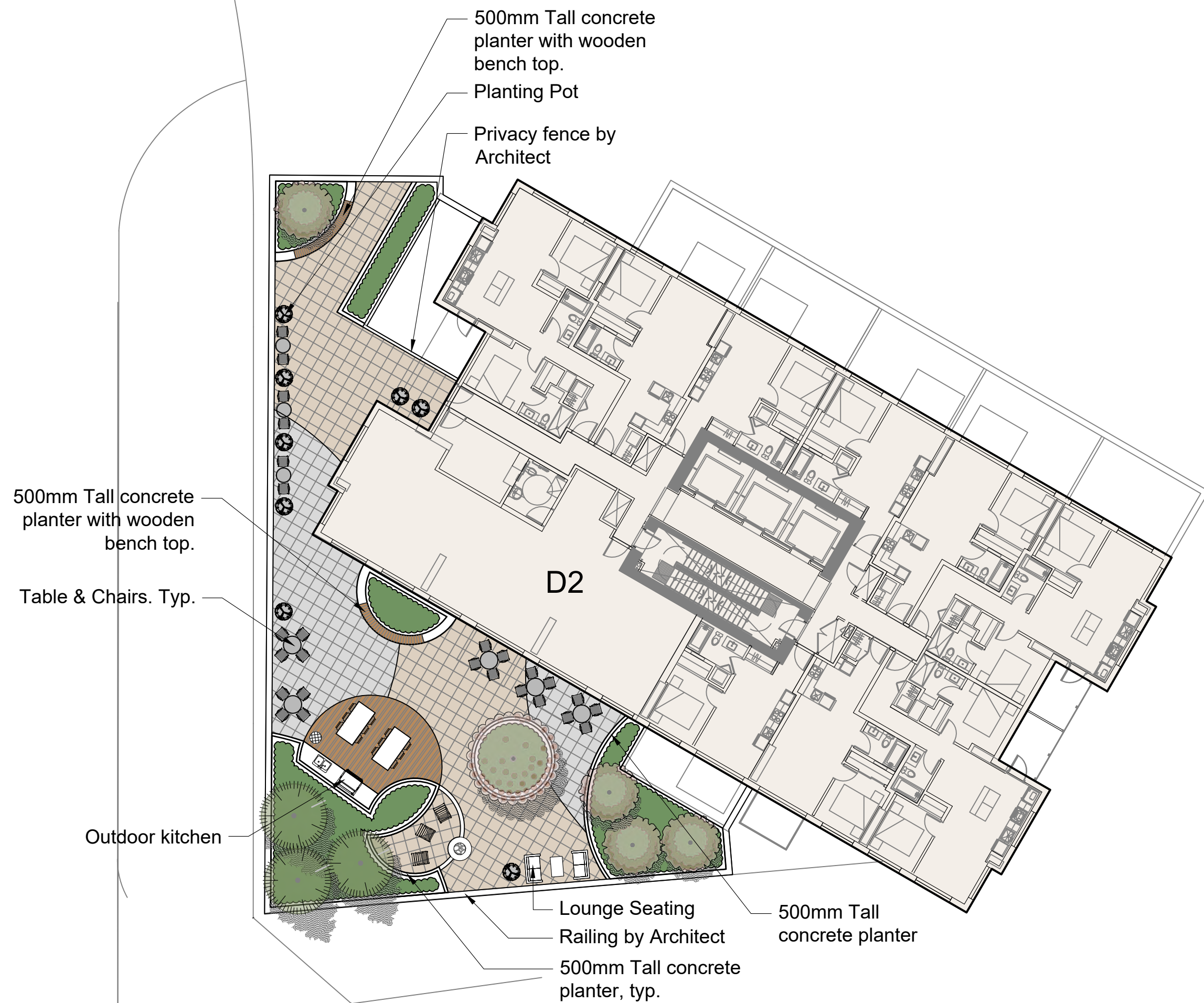
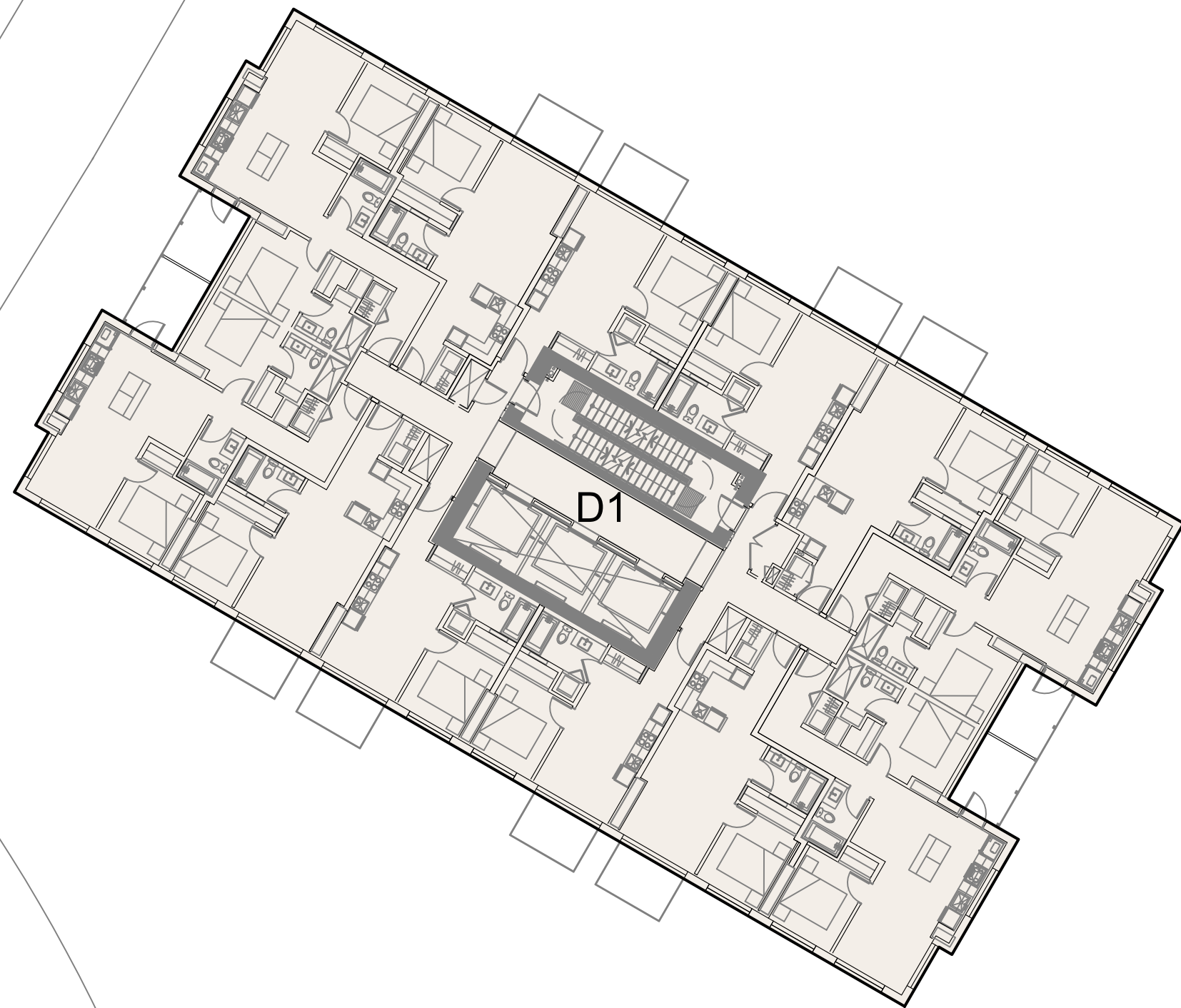
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Project:			
King George Hub Phase D			
Location:			
13733 Fraser Highway Surrey, BC			

Drawn: MW PC	Stamp:
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Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\DP2018-44 KING GEORGE PHASE D\DWGS\SHEETS\L-07 LEVEL 4 LANDSCAPE PLAN.DWG



LEVEL 4 LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
2 LD-01		610 x 610 ROOF DECK PAVERS HydraPressed Slabs from Abbotsford Concrete Colour: Texada Desert Sand & Natural Refer to Arch Floor Assembly Typical.
2 LD-01		DECKING Refer to Arch Floor Assembly Typical.
7 LD-03		LOUNGE CHAIR Harpo series from Landscape Forms or approved equal, Lounge Chair
4 LD-01		WALL BENCH
3 LD-03		TABLE SET Chipman series from Landscape Forms or approved equal; 30" Dining w/ armless chairs;
1 LD-03		TRASH RECEPTACLE Lakeside from Landscape Forms or approved equal; grass top open
4 LD-03		PLANTING POT Faro Lite Square Planter from Campania or approved equal; Onyx black lite colour.
3 LD-02		PLANTING BEDS

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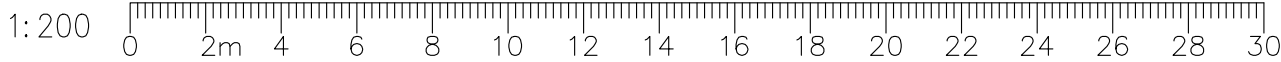
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REVISIONS TABLE FOR DRAWINGS

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Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2018-44 KING GEORGE PHASE D\DWGS\SHEETS\L-08 ROOF LEVEL LANDSCAPE PLAN.DWG



ROOF LEVEL LANDSCAPE LEGEND		
REF	KEY	DESCRIPTION
2 LD-01		610 x 610 ROOF DECK PAVERS HydraPressed Slabs from Abbotsford Concrete Colour: Texada Desert Sand & Natural Refer to Arch Floor Assembly Typical.
2 LD-01		PLAZA DECKING Refer to Arch Floor Assembly Typical.
7 LD-03		LOUNGE CHAIR Harpo series from Landscape Forms or approved equal; Lounge Chair
4 LD-01		WALL BENCH
3 LD-03		TABLE SET Chipman series from Landscape Forms or approved equal; 30" Dining w/ armless chairs;
1 LD-03		TRASH RECEPTACLE Lakeside from Landscape Forms or approved equal; grass top open
4 LD-03		PLANTING POT Faro Lite Square Planter from Campania or approved equal; Onyx black lite colour.
3 LD-02		PLANTING BEDS

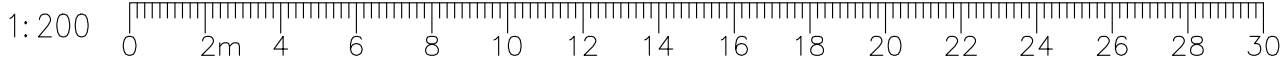
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Matchline - See L-10

## PLANT SCHEDULE OFFSITE PLANTING

## PLANT SCHEDULE

1:200

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Location:  
13733 Fraser Highway  
Surrey, BC

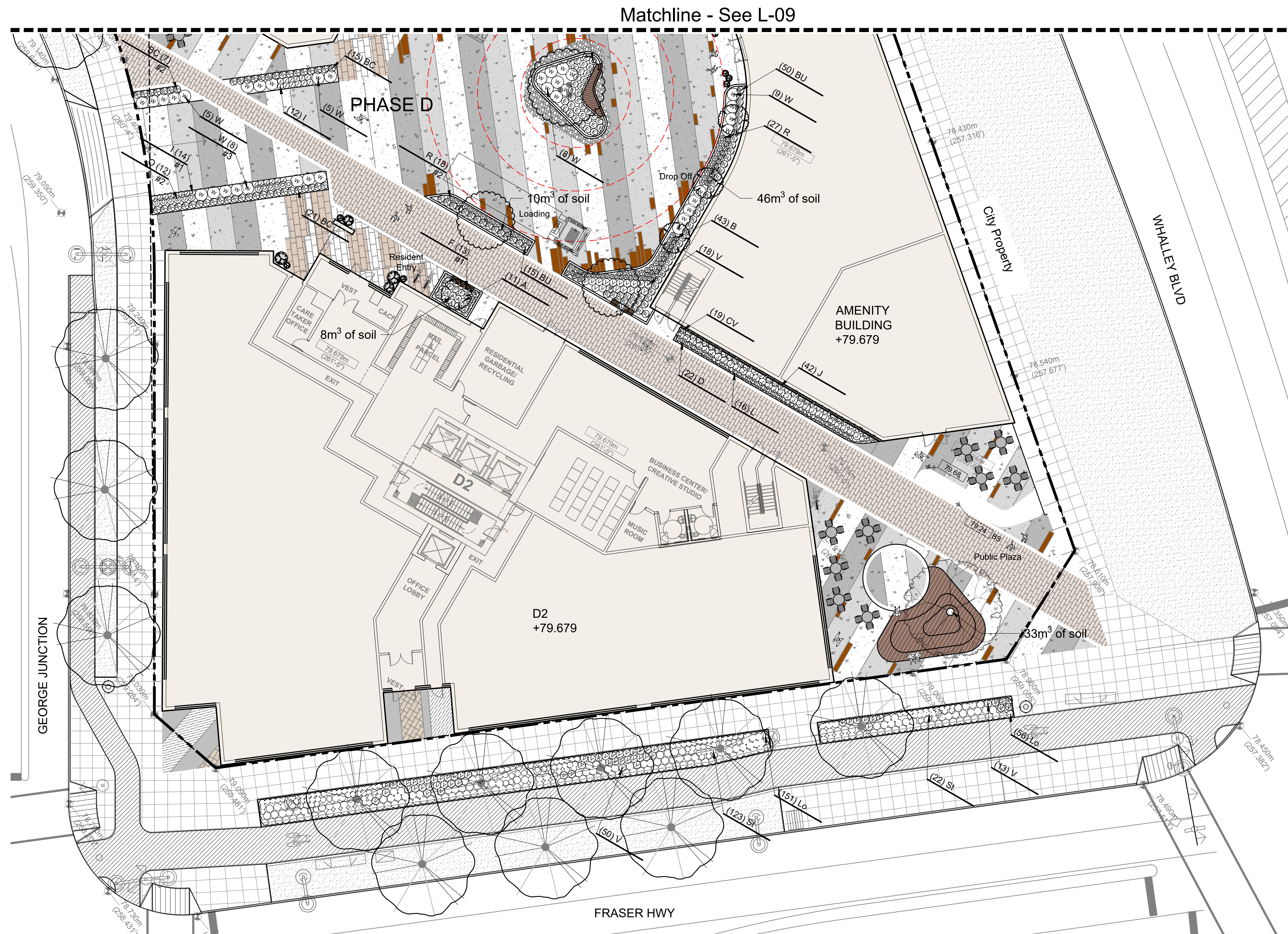
Drawing Title:

Drawing title:  
GROUND LEVEL PLANTING PLAN - NORTH



VDZ Project #:  
DP2018-44

Drawing #: **L-09**






## PLANT SCHEDULE ONSITE

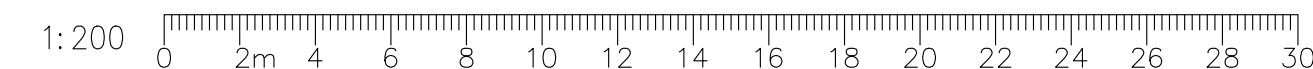
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AZ	Azalea x 'Hino Crimson' / Hino Crimson Azalea	#3	0.90m	9
BC	Berberis thunbergii 'Concorde' / Concorde Barberry	#2	0.60m	80
BU	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2	0.60m	109
I	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0.50m	132
CM	Ceanothus x pallidus 'Marie Bleu' / Marie Bleu Wild Lilac	#3	0.80m	29
CV	Clematis armandi 'Apple Blossom' / Evergreen Clematis	#2 stacked	0.60m	19
CA	Clematis armandi 'Snowdrift' / Evergreen Clematis	#2 stacked	0.60m	2
E	Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath	#2	0.60m	62
R	Euphorbia Martinii 'Tiny Tim' / Tiny Tim Spurge	#2	0.45m	61
B	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#1	0.40m	60
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2	0.60m	59
D	Leucanthemum x superbum 'Becky' / Shasta Daisy	#1	0.50m	22
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.40m	16
P	Pinus mugo pumilio / Dwarf Mugo Pine	#2	0.90m	12
F	Polystichum munitum / Western Sword Fern	#1	0.50m	94
O	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.60m	88
W	Rosa x 'Flower Carpet White' / Rose	#3	1m	44
A	Sarcococca hookeriana humilis / Sweet Box	#2	0.60m	11
J	Skimmia japonica 'Rubella' / Skimmia	#3	0.60m	110

## PLANT SCHEDULE OFFSITE PLANTING

<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2	0,60m	63
Lo	Lonicera pileata / Privet Honeysuckle	#2	0,60m	207
	Nursery grown, well established			
St	Stipa tenacissima / Mexican Feather Grass	#1	0,45m	145
	Nursery grown, well established			

## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Cornus nuttallii 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B & B	5cm cal	1.8 m std.	2
	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	1.0m container grown; densely branched; well established			1
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B & B	6cm cal; 1.8m std.		9
	Quercus robur / English Oak	B&B	20cm		1
	Styra japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B & B	6cm cal		4



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Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\DP2018-44 KING GEORGE PHASE DIDWG\SHEETS\L-11 LEVEL 2 PLANTING PLAN PLAN.DWG



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B & B	6cm cal	22
	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	B & B	6cm	4
	Pinus contorta / Shore Pine	B & B	3.0m ht	9
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B & B	6cm cal	3

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ab	Abelia x grandiflora / Glossy Abelia Nursery grown, well established	#2	0,75m	64
AZ	Azalea x 'Hino Crimson' / Hino Crimson Azalea	#3	0,90m	18
I	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0,50m	228
CM	Ceanothus x pallidus 'Marie Bleu' TM / Marie Bleu Wild Lilac	#3	0,80m	32
CV	Clematis armandii 'Apple Blossom' / Evergreen Clematis	#2 staked	0,60m	3
CS	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#3	0,60m	24
E	Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath	#2	0,60m	49
R	Euphorbia Martinini 'Tiny Tim' / Tiny Tim Spurge	#2	0,45m	44
B	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#1	0,40m	25
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2	0,60m	85
D	Leucanthemum x superbum 'Becky' / Shasta Daisy	#1	0,50m	20
N	Nandina domestica 'Fire Power' / Firepower Nandina	#2	0,50m	137
P	Pinus mugo pumilio / Dwarf Mugo Pine	#2	0,90m	4
O	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0,60m	112
W	Rosa x 'Flower Carpet White' / Rose	#3	1m	37
SA	Salvia officinalis / Garden Sage	#1	0,45m	91
J	Skimmia japonica 'Rubella' / Skimmia	#3	0,60m	52
St	Stipa tenacissima / Mexican Feather Grass	#1	0,45m	23
Va	Vaccinium corymbosum 'Pink Lemonade' / Pink Lemonade Blueberry Nursery grown, well established	#2	0,90m	25



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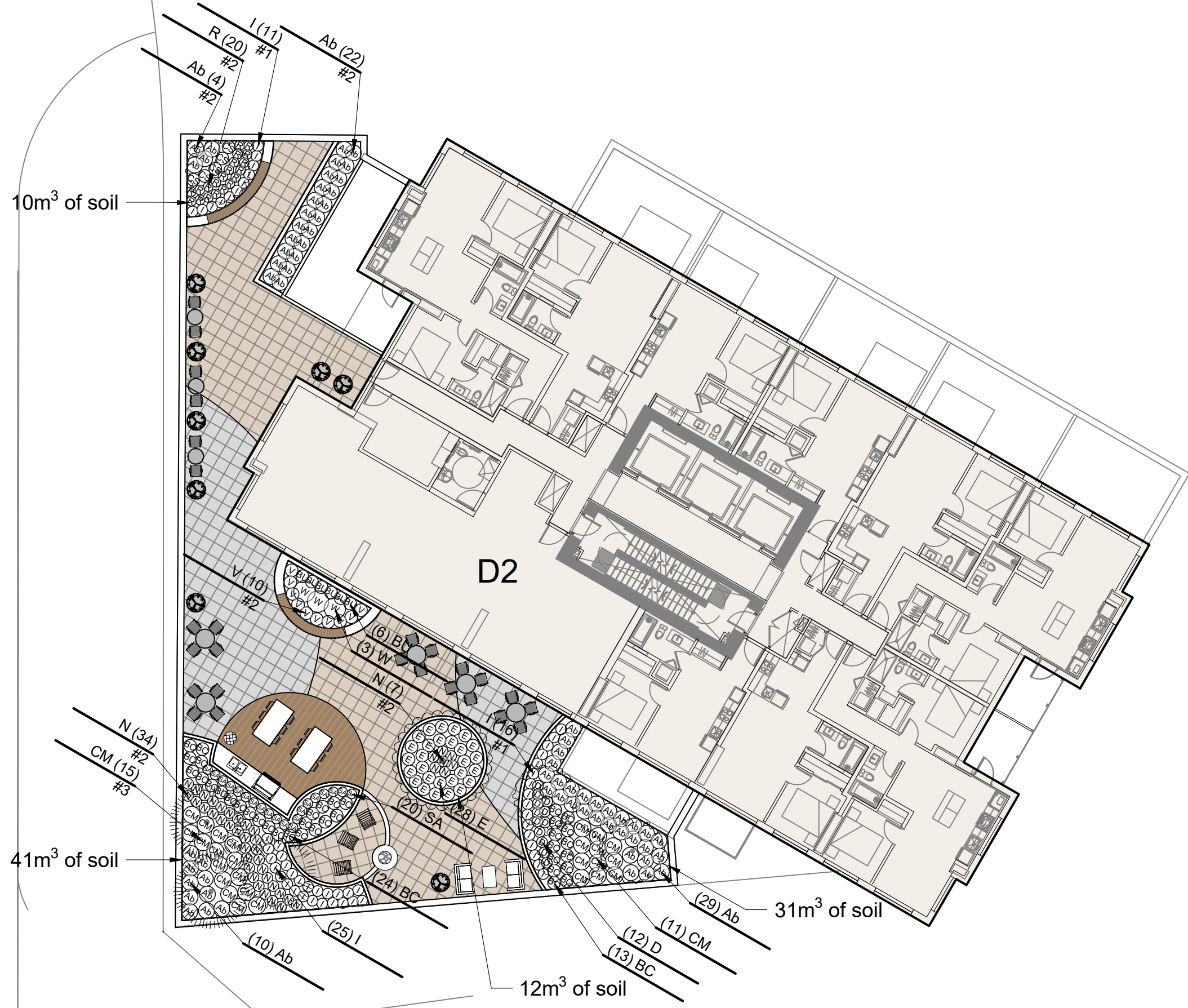
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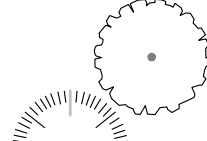
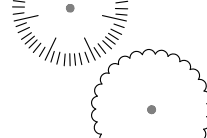

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Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\DP2018-44 KING GEORGE PHASE D\DWGS\SHEETS\L-12 LEVEL 4 PLANTING PLAN.DWG



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B & B	6cm cal		3
	Pinus contorta / Shore Pine	B & B		3.0m ht	3
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B & B	6cm cal		1

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ab	Abelia x grandiflora / Glossy Abelia Nursery grown, well established	#2	0,75m	65
BC	Berberis thunbergii 'Concorde' / Concorde Barberry	#2	0,60m	37
BU	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2	0,60m	6
I	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0,50m	52
CM	Ceanothus x pallidus 'Marie Bleu' TM / Marie Bleu Wild Lilac	#3	0,80m	26
CS	Cornus sericea 'Kelsey' / Kelsey Dogwood	#3	0,60m	5
E	Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath	#2	0,60m	28
R	Euphorbia Martinini "Tiny Tim" / Tiny Tim Spurge	#2	0,45m	20
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2	0,60m	10
D	Leucanthemum x superbum 'Becky' / Shasta Daisy	#1	0,50m	12
N	Nandina domestica 'Fire Power' / Firepower Nandina	#2	0,50m	41
W	Rosa x 'Flower Carpet White' / Rose	#3	1m	3
SA	Salvia officinalis / Garden Sage	#1	0,45m	20



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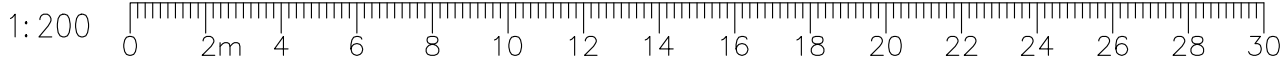

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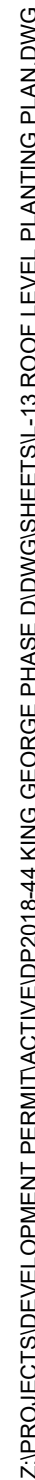
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## PLANT SCHEDULE



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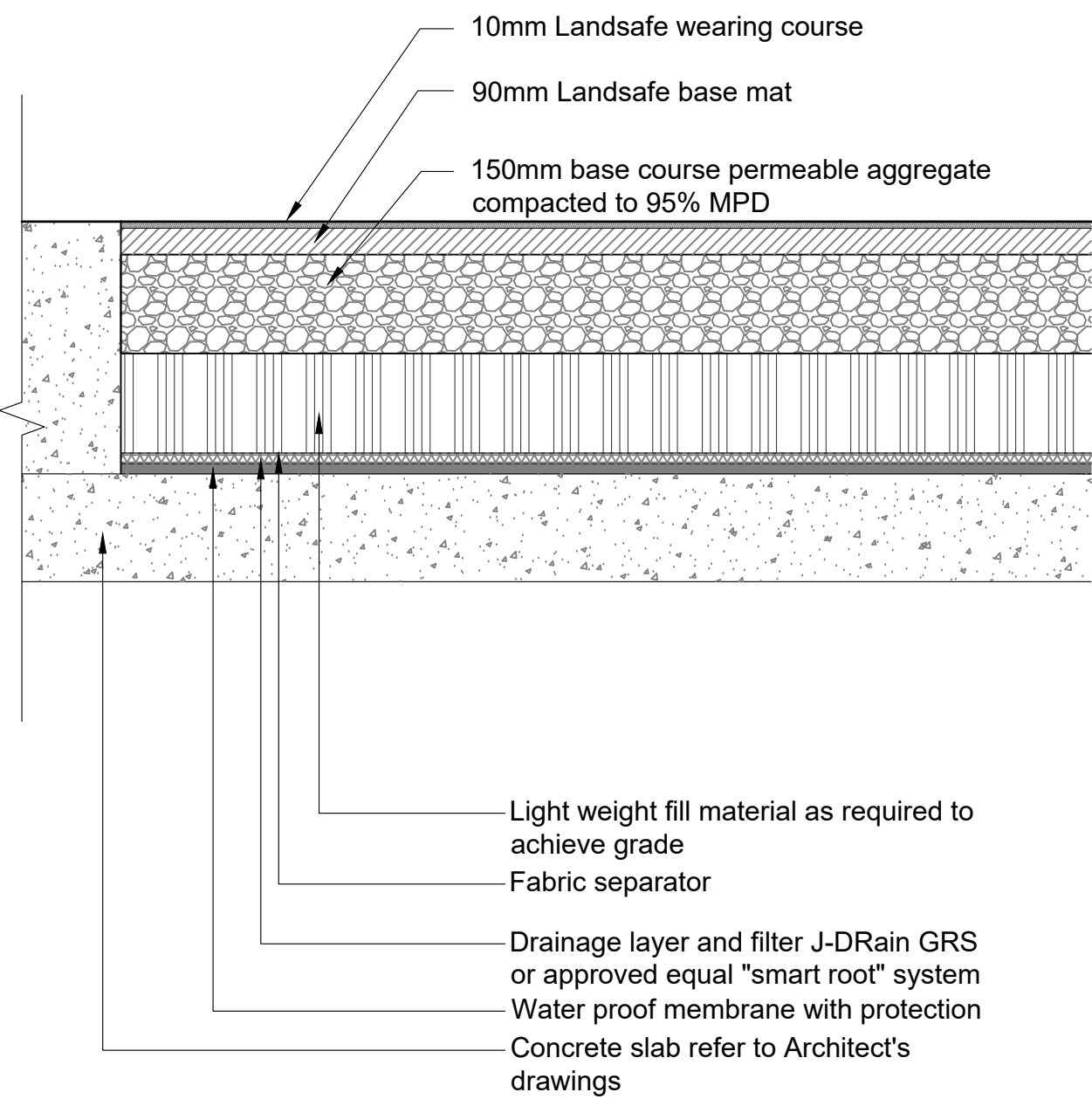
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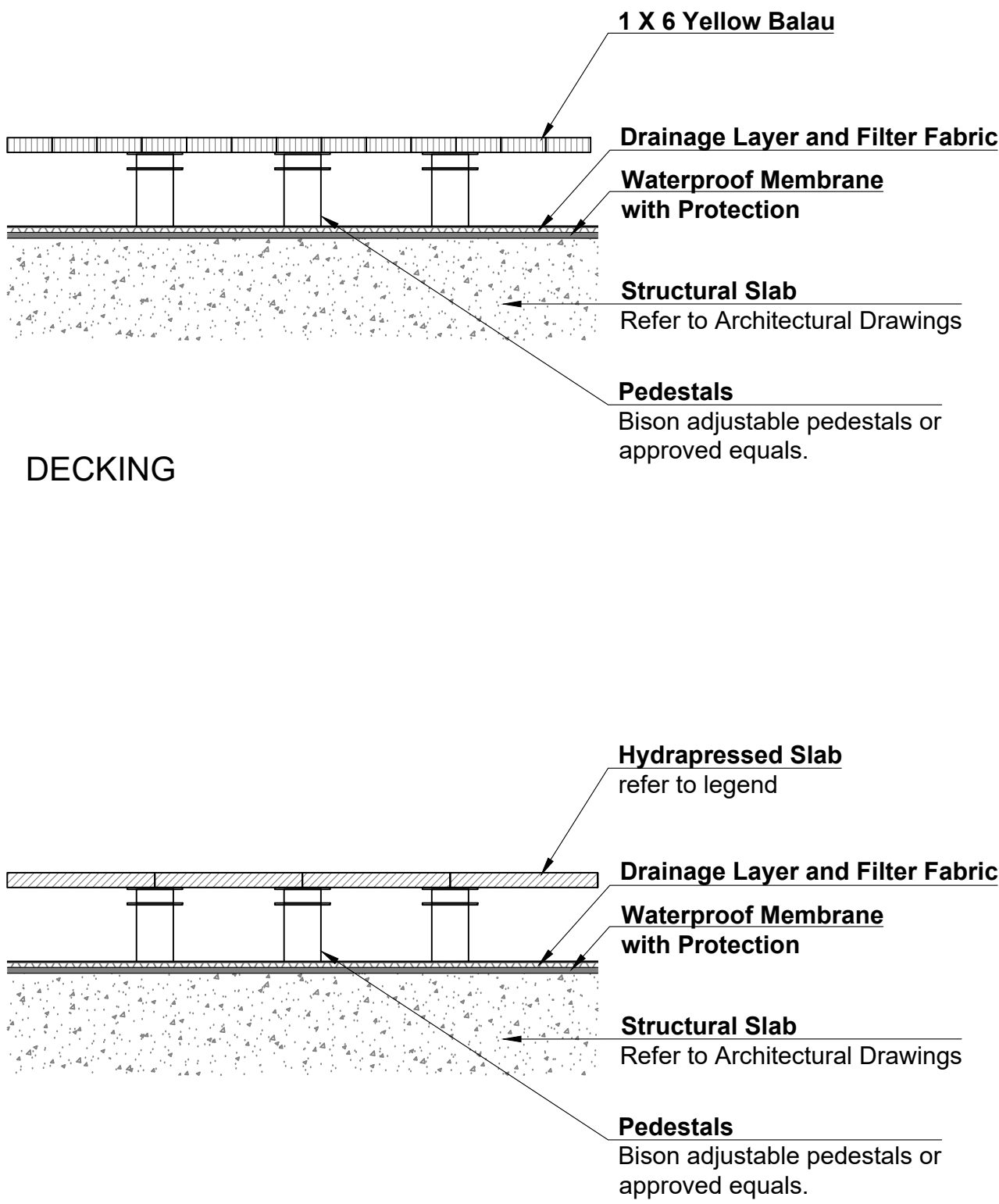


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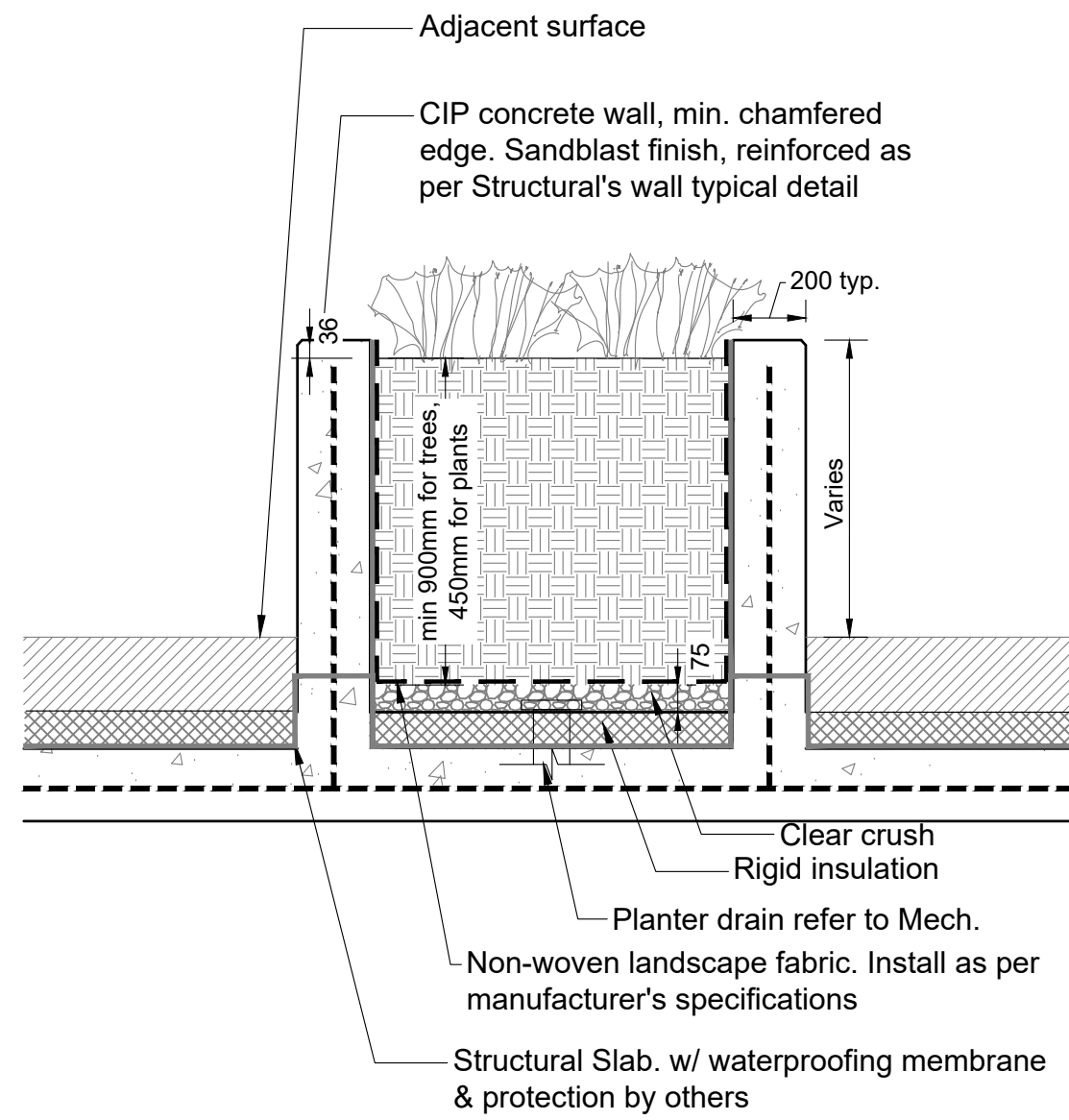
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1 RUBBER SURFACE ON SLAB  
Scale 1:10

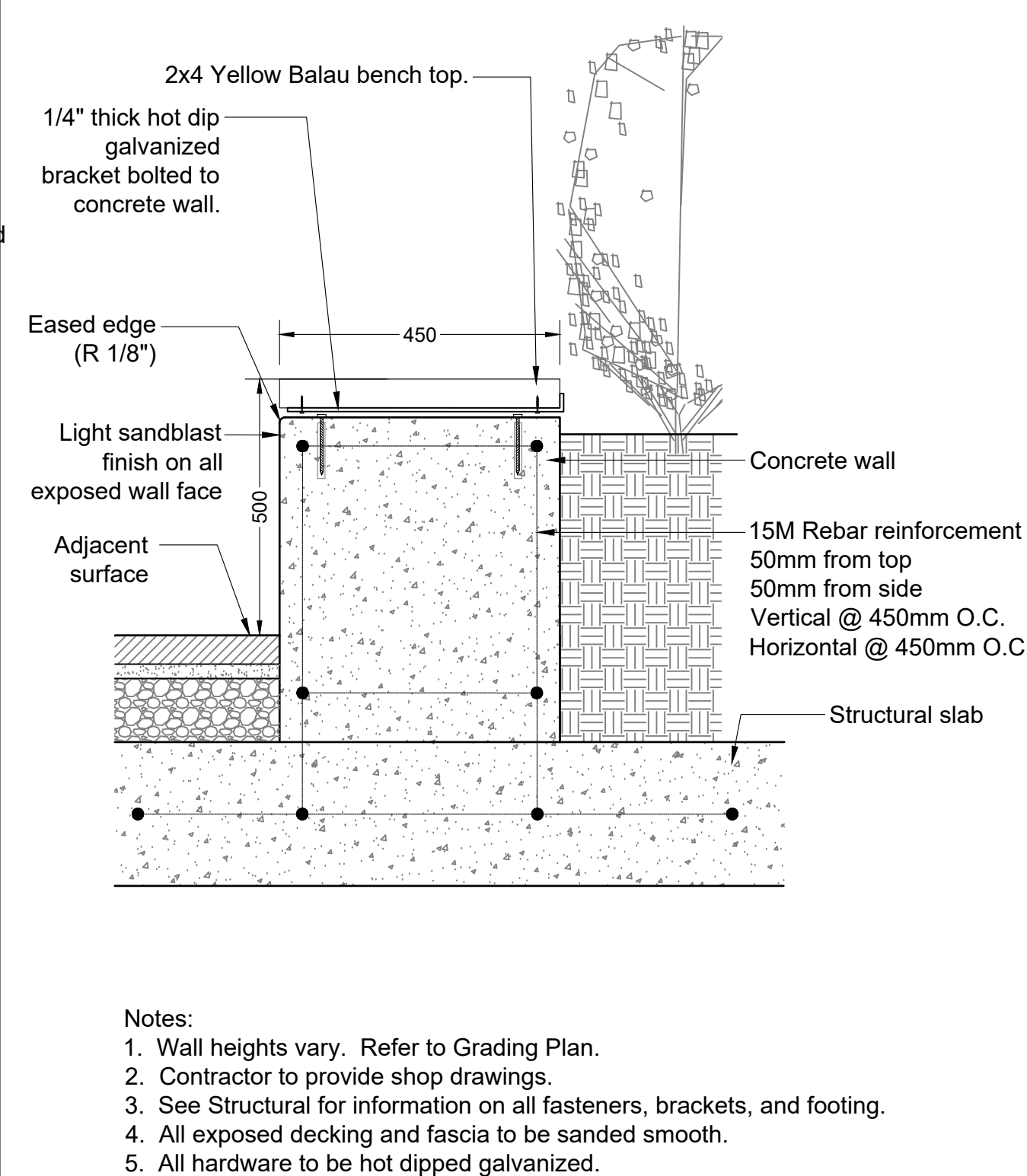


2 DECKING & HYDRAPRESSED SLAB  
Scale 1:20



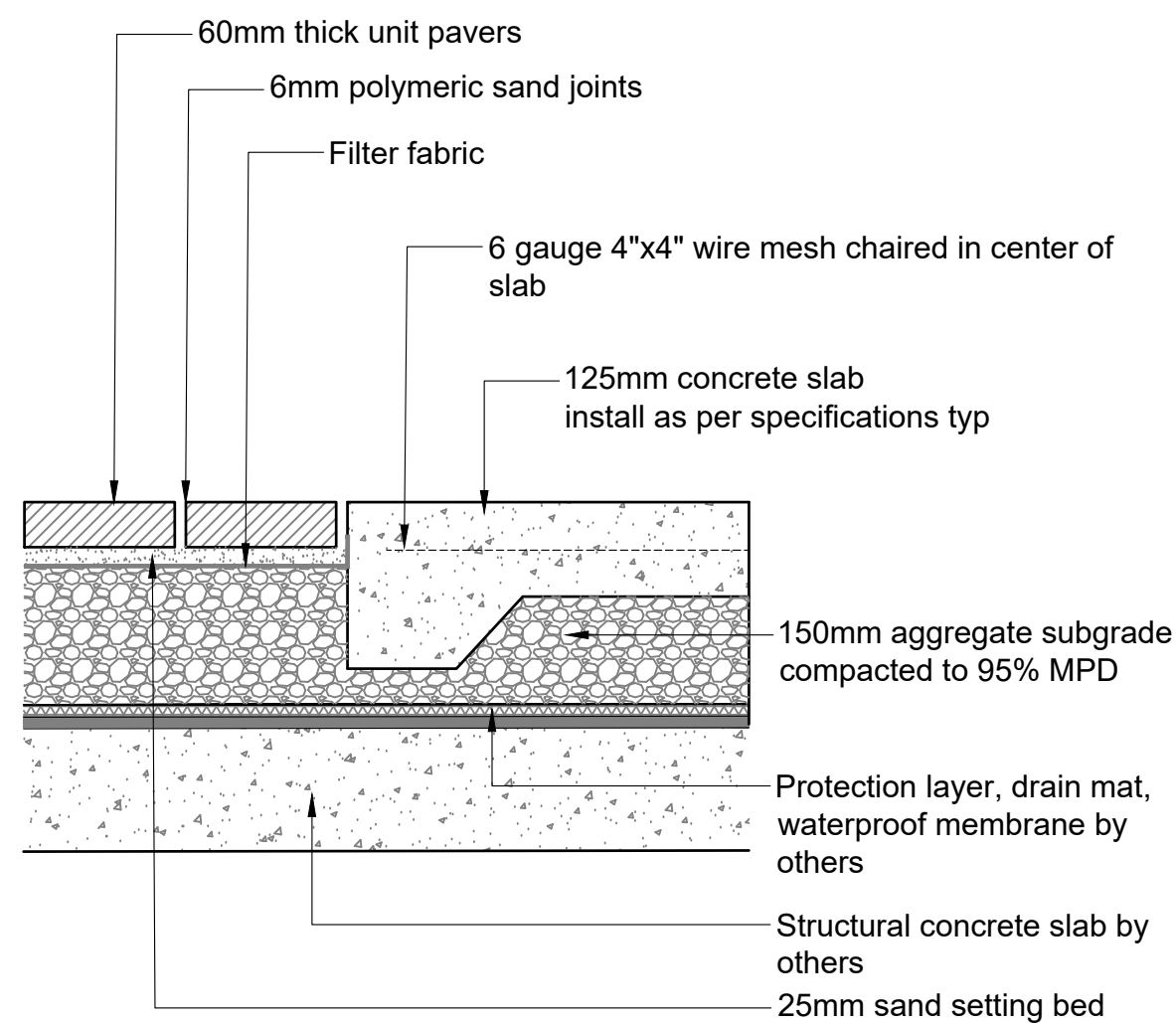
Note:  
1. Refer to Architect's drawings for floor assemblies.

3 CONCRETE PLANTER ON SLAB  
Scale 1:20



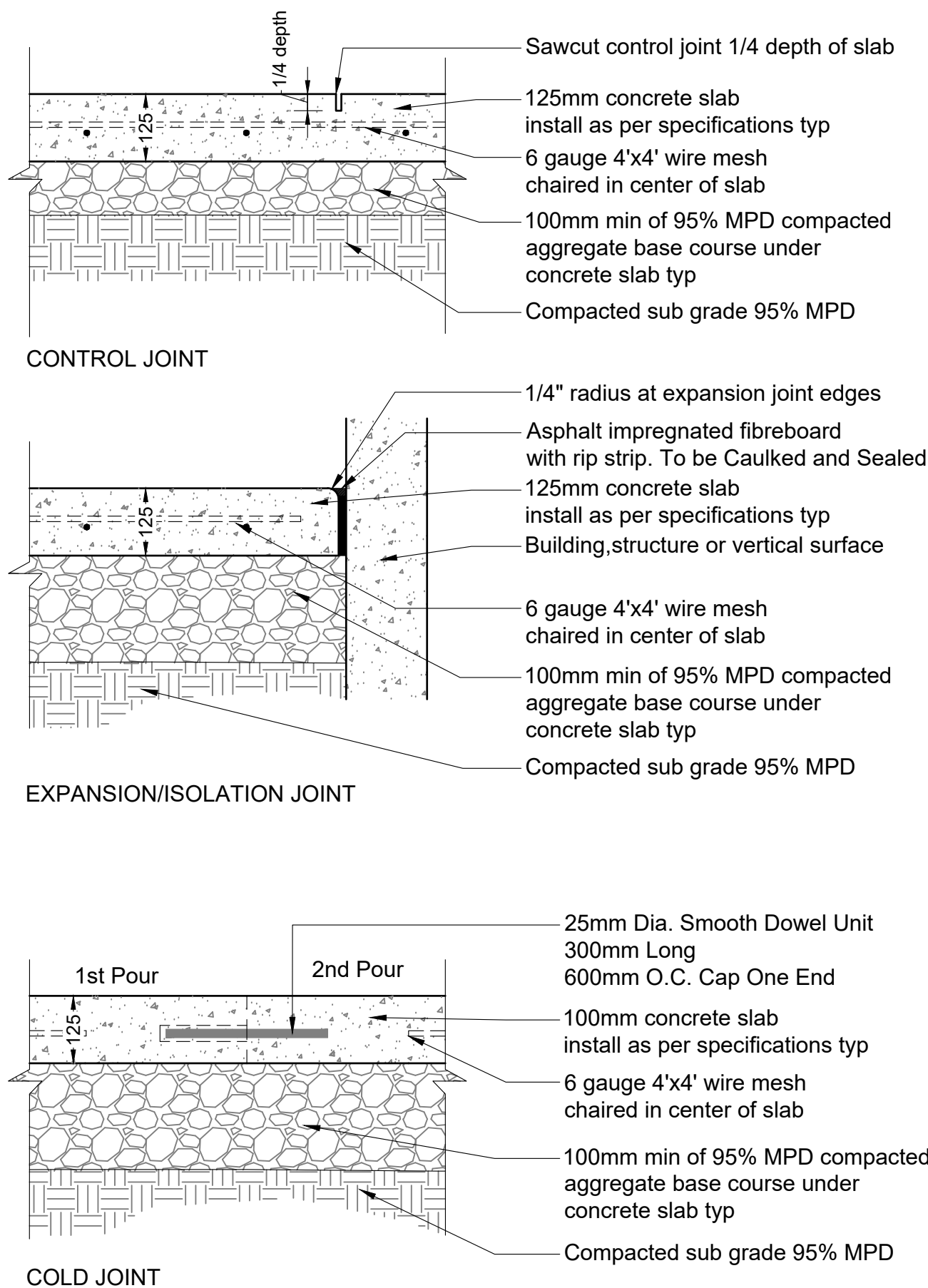
Notes:  
1. Wall heights vary. Refer to Grading Plan.  
2. Contractor to provide shop drawings.  
3. See Structural for information on all fasteners, brackets, and footing.  
4. All exposed decking and fascia to be sanded smooth.  
5. All hardware to be hot dipped galvanized.

4 BENCH TOP ON CONCRETE PLANTER WALL  
Scale NTS



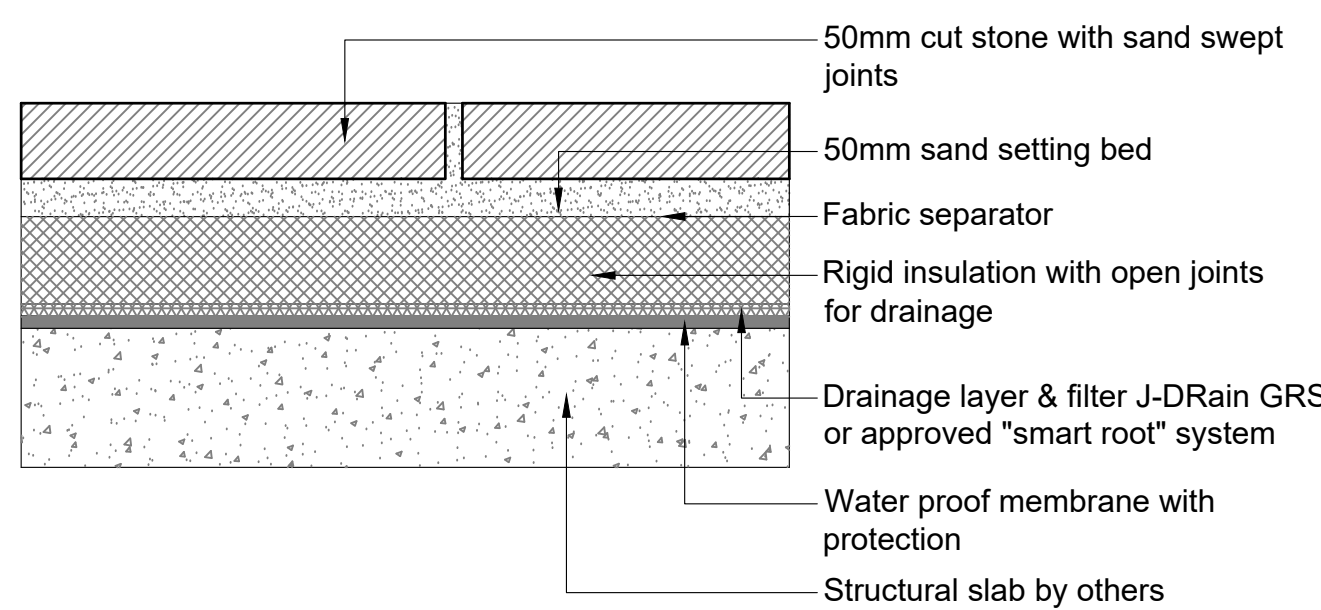
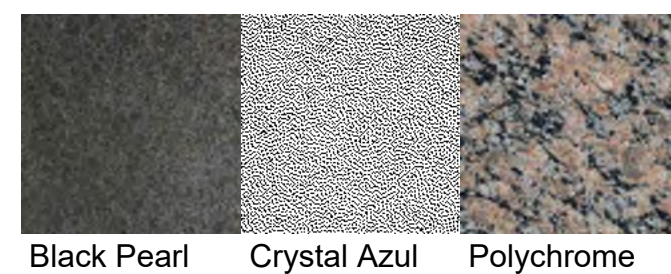
Notes:  
1. Refer to Architect's drawings for floor assemblies.

5 CONCRETE ON SLAB  
1:10



6 CONCRETE JOINTS  
1:10

Precedent Image of Stone Colours:



Cut Stone Details:

Type	Granite
Pattern:	Stack Bond
Colour:	Black Pearl; Crystal Azul; Polychrome; Gris Carmel
Size:	TBD
Manufacturer	West Coast Granite or approved equal
Tel:	(604) 946-6128

7 CUT STONE ON SLAB  
Scale 1:10



8 CORTEN PANEL PAVING  
Scale NTS

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Manufacturer: Landscape Forms or approved equal  
Model: Chase Park side opening with ash pan  
Colour: Silver

1 TRASH RECEPTACLE  
Scale NTS



Manufacturer: Landscape Forms or approved equal  
Model: Morrison 30" tall  
Colour: Silver w/ wood inserts

2 DINING TABLE  
Scale NTS



Manufacturer: Landscape Forms or approved equal  
Model: Chipman 30" dining w/ armless chairs  
Colour: Silver

3 TABLE SET  
Scale NTS



Manufacturer: Campanias or approved equal  
Model: Faro tall square planter  
Colour: Onyx black lite colour

4 PLANTING POT  
Scale NTS



5 LOUNGE SOFA  
Scale NTS



Manufacturer: Dekko or approved equal  
Model: Belmont  
Colour: Natural

6 FIRE PIT  
Scale NTS



Manufacturer: Landscape Forms or approved equal  
Model: Harpo Lounge chair  
Colour: TBD

7 LOUNGE CHAIR  
Scale NTS

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Manufacturer: Kompan or approved equal  
Model: Ele400002  
Colour: As shown

1 PLAY TOY  
Scale NTS



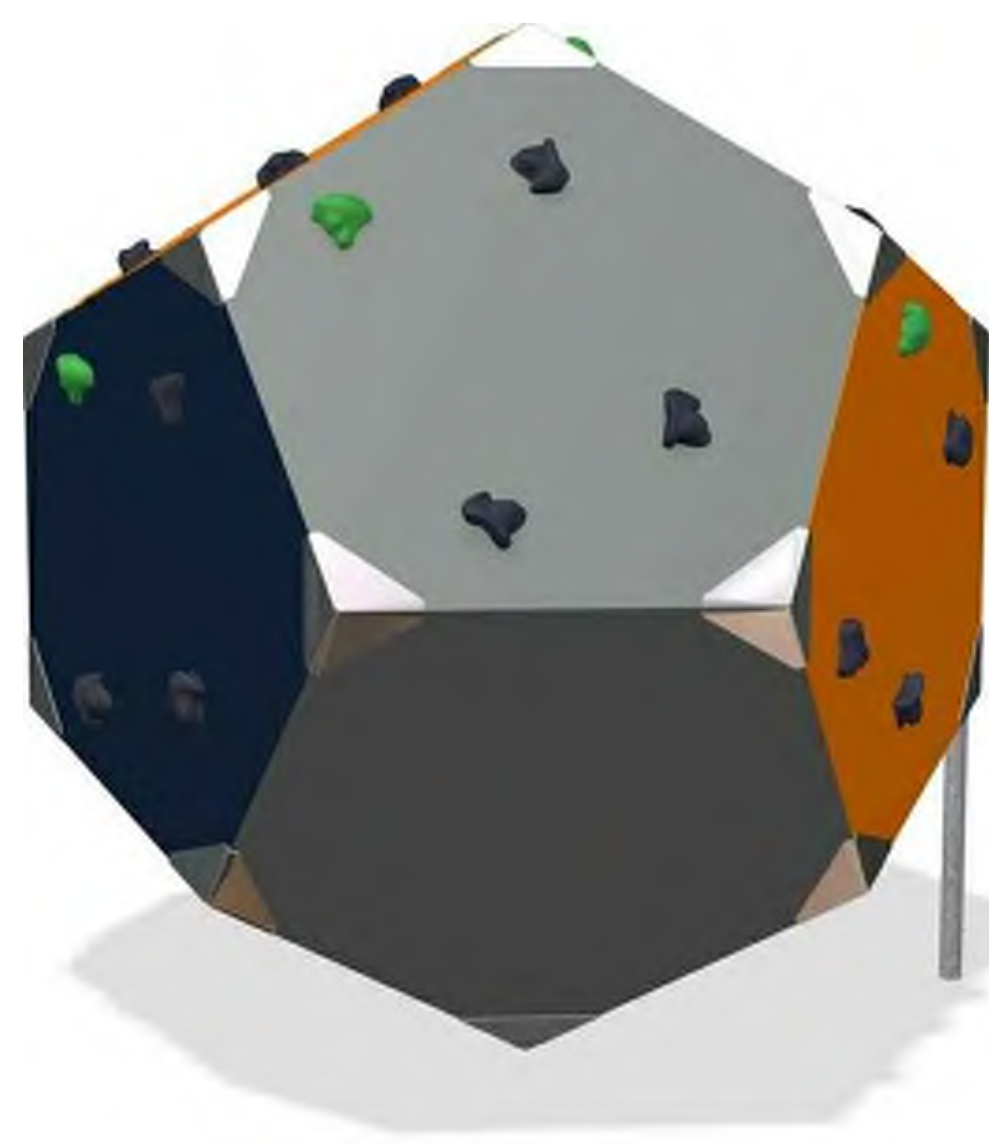
Manufacturer: Kompan or approved equal  
Model: Ele400141  
Colour: As shown

2 PLAY TOY  
Scale NTS



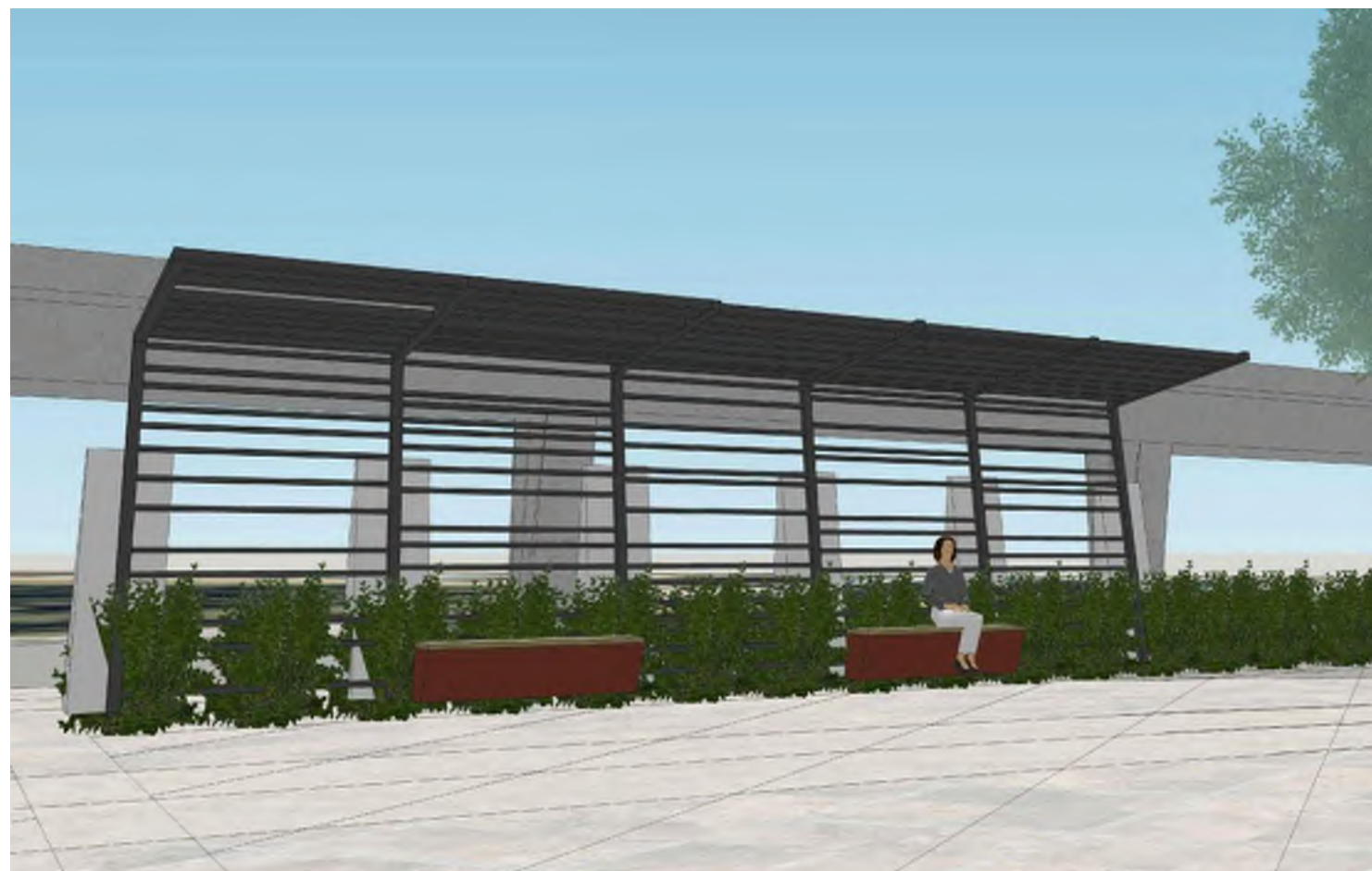
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Model: M128  
Colour: As shown

3 PLAY TOY  
Scale NTS



Manufacturer: Kompan or approved equal  
Model: Blx410101  
Colour: As shown

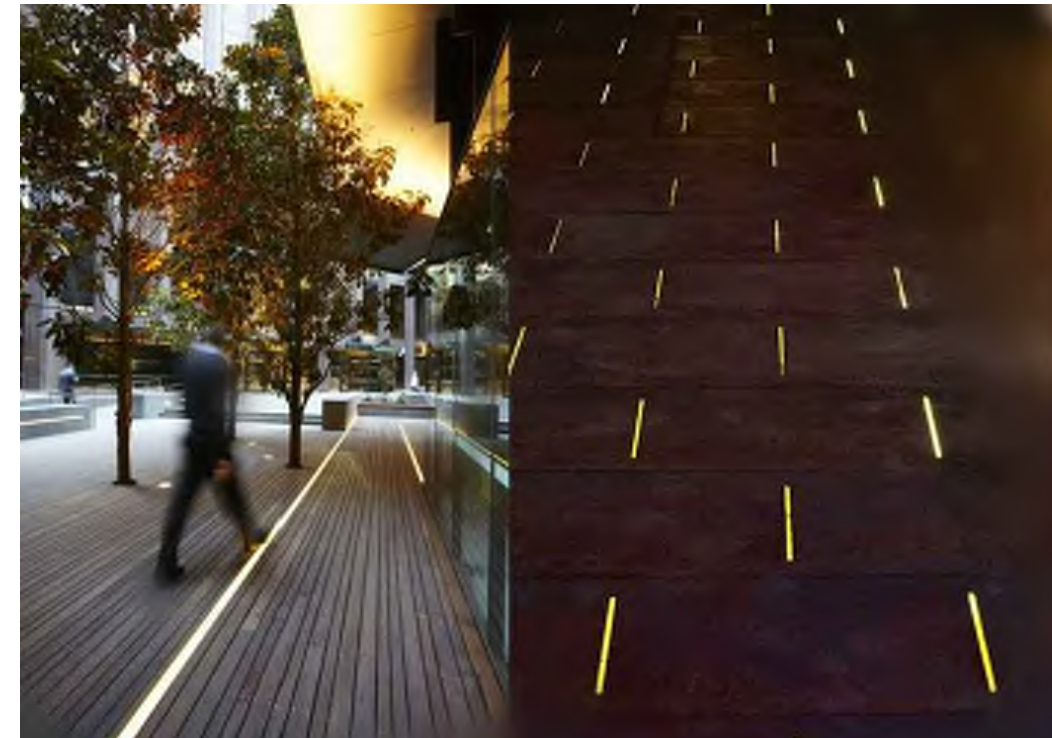
4 PLAY TOY  
Scale NTS



5 TRELLIS ON GROUND LEVEL  
Scale NTS



6 SPECIMEN OAK TREE PRECEDENT IMAGE  
Scale NTS



Note: Lights to be coordinated with Electrical.

7 IN GROUND LIGHT  
Scale NTS

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Manufacturer: id Metalco or approved equal  
Model: Aster Planter  
Materials: Corten Steel

1 PLANTING POT  
Scale NTS

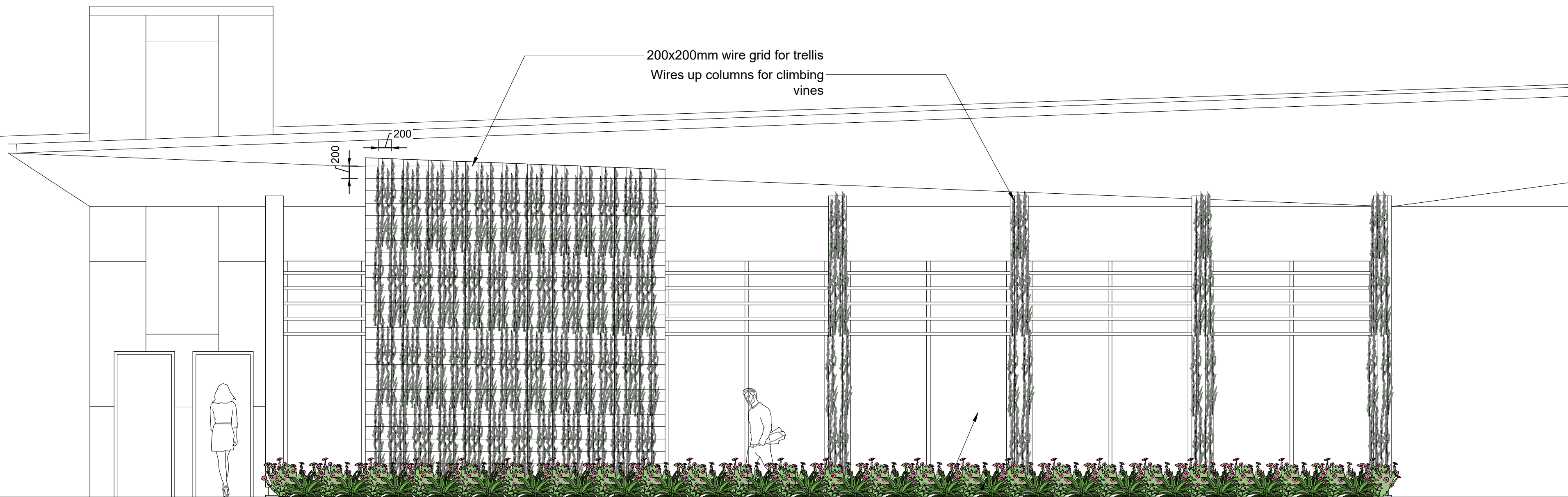


2 WORK OUT AREA (AMENITY BUILDING L2)  
Scale NTS



3 TIMBER DECK SEATING/PLANTER  
Scale NTS

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200x200mm wire grid for trellis  
Wires up columns for climbing vines

Amenity Building. Refer to Architect

Ground cover planting, refer to L-10

4 CABLE SYSTEM WITH VINES  
Scale 1:50



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## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 21, 2020** PROJECT FILE: **7818-0362-00**

---

RE: **Engineering Requirements (Commercial/Multi-family)  
Location: 13733 Fraser Highway**

**DEVELOPMENT PERMIT (DP)**

The applicant proposes a DP application 7918-0362-00 to construct two (2) high rise towers with 886 dwelling units, 2,243 sq. m. of office space and 2,171 sq. m. of ground floor retail. The servicing requirements are currently being completed through servicing agreement 7812-0332-00 (multiple phases) for the same site.

The following are the conditions associated with the issuance of the Development Permit:

- Register volumetric statutory rights-of-way (SRW) for pedestrian path.
- Register volumetric SRW & Restrictive Covenant for public access to shared vehicles.
- Submit copy of executed shared vehicle agreement.
- All engineering requirements stated under application 7812-0332-00 must be met to the satisfaction of the Engineering department.

A Servicing Agreement will not be required for the proposed DP provided all above stated requirement and engineering requirements under project 7812-0332-00 are met to the satisfaction of the Engineering department.



Jeff Pang, P.Eng.  
Development Engineer  
HB4

June 9, 2020

## Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 18 0362 00

#### SUMMARY

The proposed 886 highrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	22
Secondary Students:	9

#### September 2019 Enrolment/School Capacity

##### Simon Cunningham Elementary

Enrolment (K/1-7):	72 K + 478
Operating Capacity (K/1-7)	57 K + 535

##### Queen Elizabeth Secondary

Enrolment (8-12):	1440
Capacity (8-12):	1600

#### School Enrolment Projections and Planning Update:

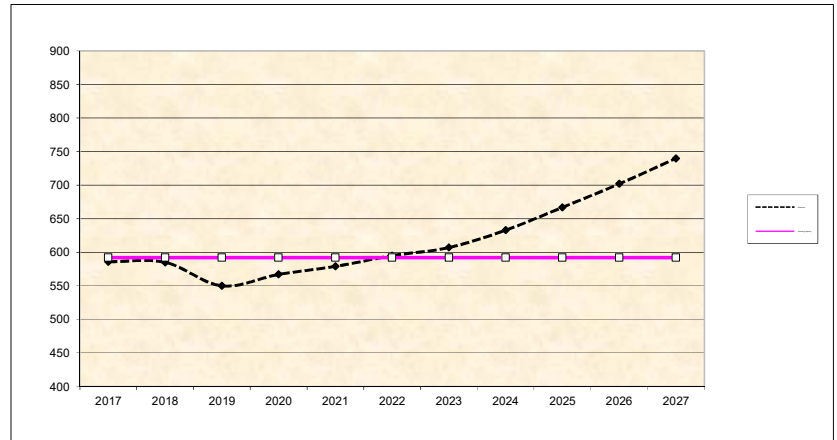
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Simon Cunningham Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment since 2016.

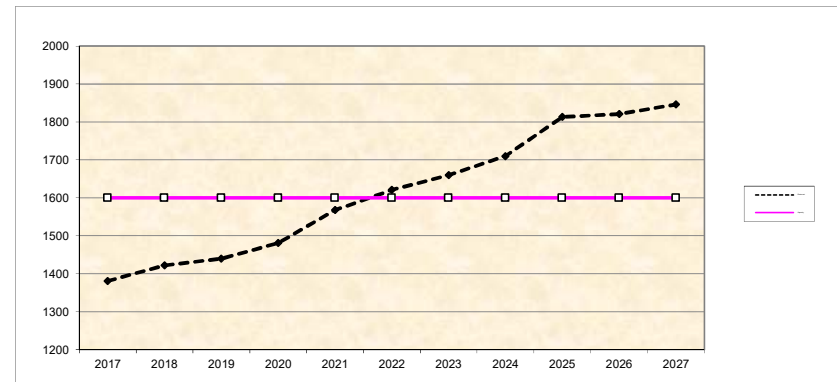
Recent increased high rise construction will begin to show up as student registration after 2022 at Simon Cunningham. Currently there are no plans to expand the school, however, this facility will be monitored closely over the next several years.

As of September 2019, Queen Elizabeth Secondary enrolment continued to modestly grow from the previous 3 years. Over the next 10 years, the enrolment projections show this trend continuing. The school's 10 year projections show that any growth can easily be accommodated by the school.

#### Simon Cunningham Elementary

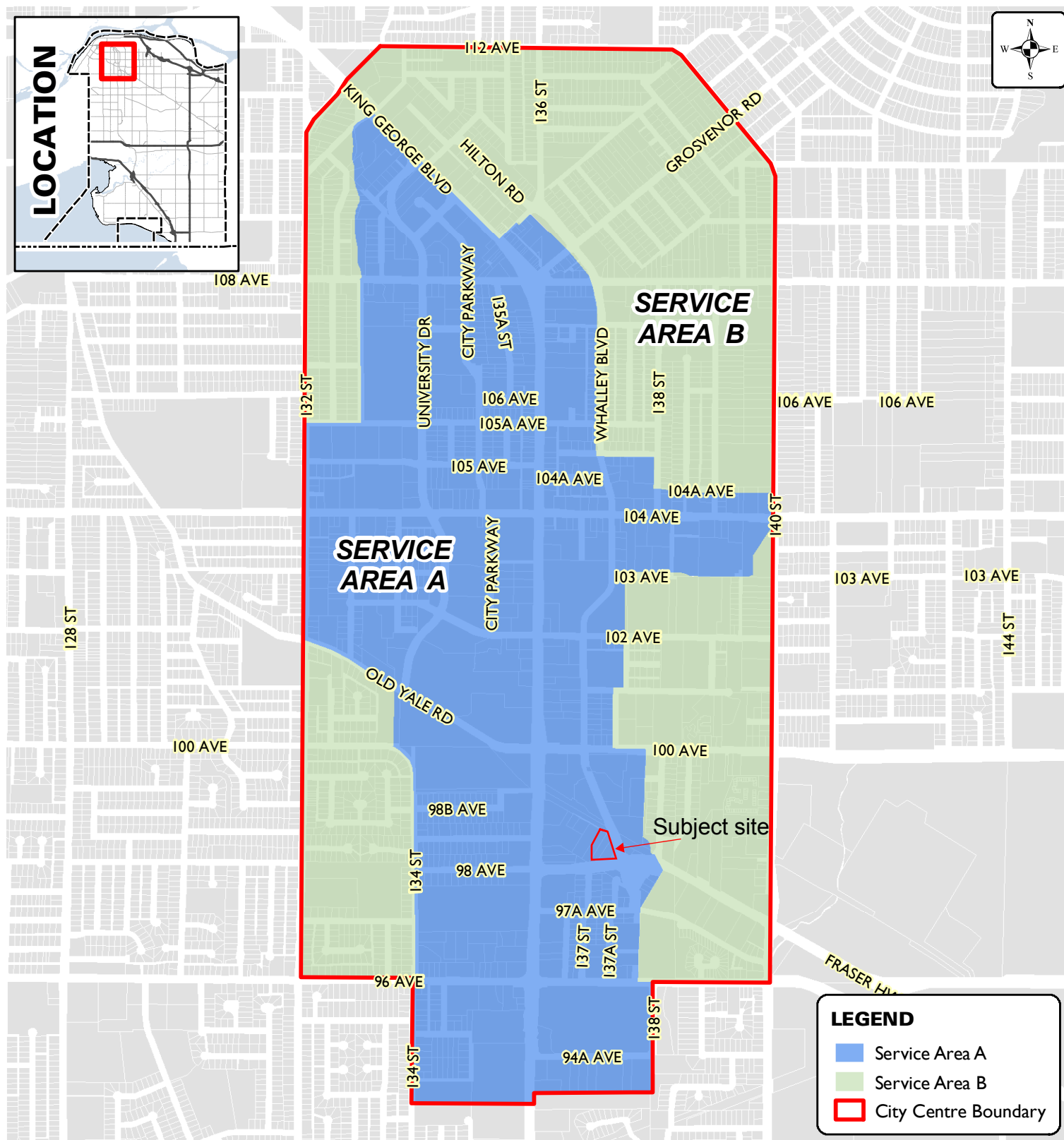


#### Queen Elizabeth Secondary



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

FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8

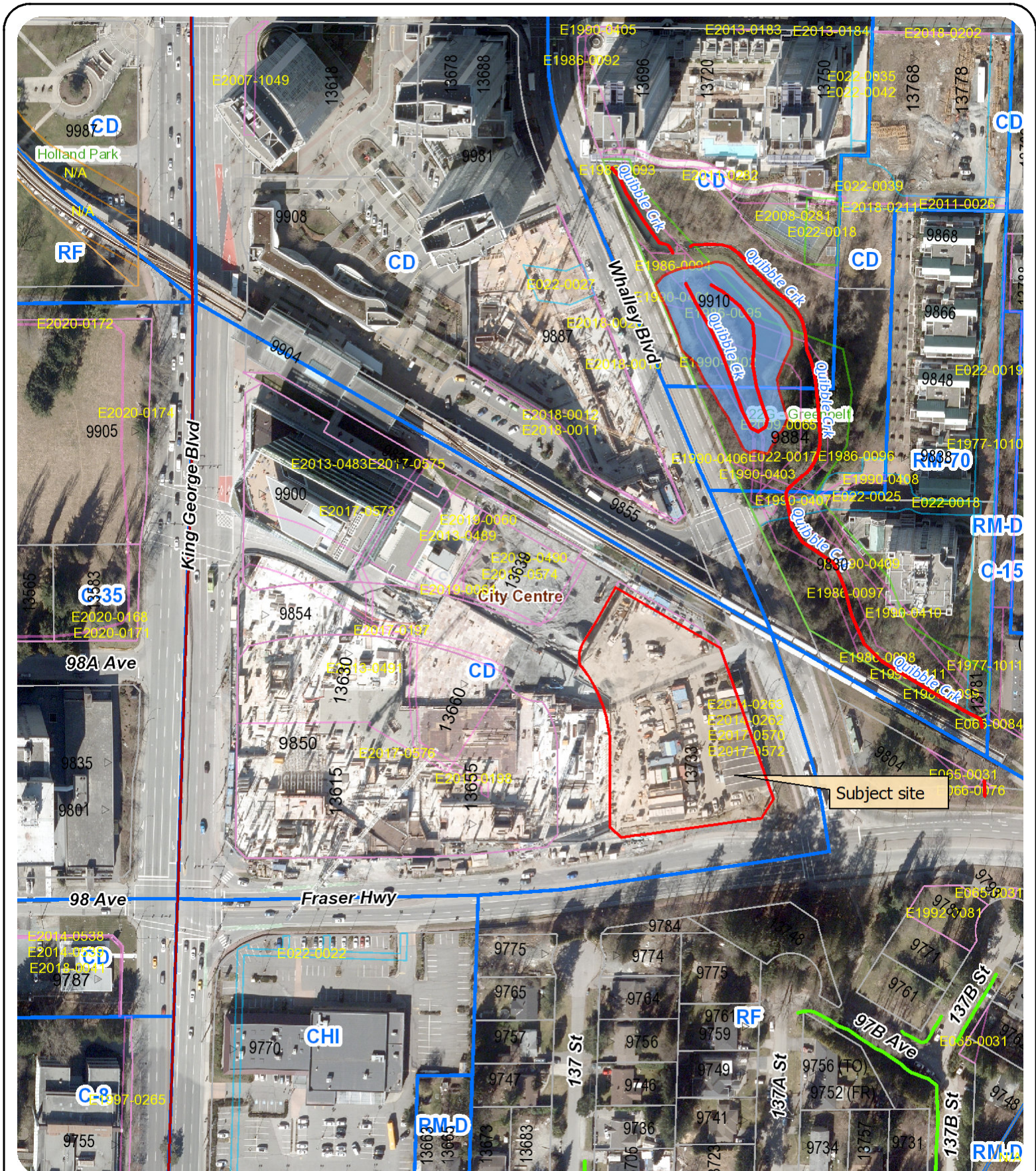


## DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

## ENGINEERING DEPARTMENT

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This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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CORPORATE REPORTS\Eng-Utilities\  
AW-DistrictEnergyServiceAreaFig1.mxd



Enter Map Description

Scale: 1:2,285

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0 0.015 0.03 0.06 0.09  
km

Map created on: 2020-09-21



# Advisory Design Panel Minutes

Location: Virtual  
Thursday, May 14, 2020  
Time: 3:00 pm

## **Present:**

### **Panel Members:**

A. Llanos  
K. Shea  
M. Patterson  
R. Drew  
R. Dhall  
S. Standfield  
W. Chong

## **Guests:**

Brad Howard, PCI Developments  
Mark Van Der Zalm and Micole Wu, van der Zalm & Associates inc.  
Mark Whitehead, MCM  
Vipul Chauhan of Aplin and Martin  
Wellbro Management, Harjinder Kalsi & Baljinder Kalsi

## **Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
C. Eagles, Administrative Assistant

## **B. NEW SUBMISSIONS**

### **1. Time: 3:00 p.m.**

File No.: 7918-0362-00  
Address: 13733 Fraser Highway  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Proposed Development Permit to allow for Phase D of the King George Hub development consisting of two residential towers (41 and 44 storeys) with 886 dwelling units, 2,243 square metres of office space and 2,171 square metres of ground floor retail.  
Developer: Brad Howard, PCI Developments  
Architect: Gerda Geldenhuys, Mark Whitehead, MCM  
Landscape Architect: Mark Van Der Zalm and Micole Wu, van der Zalm & Associates inc.  
Planner: Jennifer McLean  
Urban Design Planner: Sam Maleknia

The Urban Design Planner outlined the policy and context and advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

## **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by W. Chong  
Seconded by A. Llanos  
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

Carried

Key Points:

- Consider widening E-W pedestrian spine through the site.

*(There is approx. 5.3 metres between the buildings, providing sufficient width for pedestrian movement. This space was previously narrowed by two planters on either side and the height of the amenity building was misrepresented as too high in the ADP presentation. The walkway has been widened with a planter and green wall on only one side and the height of the building has been corrected to improve the proportions of the space.*

*The pedestrian spine is 18.3 metres in length. This is meant to be a space for movement and not a space where people stay.*

*The pedestrian spine connects two plazas, the corner plaza, as well as the courtyard/motor court. Spatially, it is a compression zone with the plazas acting as release zones.)*

- Consider stronger delineation of pedestrian crossing along the westerly vehicular access to the car court.

*(The pedestrian spine has been extended into the vehicular access as the crosswalk for pedestrian safety. The paving material carried on this crosswalk will help to provide clear visual warning to the driver and stronger delineation of the circulation in this area. The width of the pedestrian spine varies, and narrows at the drive lane, distinguishing itself as a crosswalk. This provides greater legibility for both cars and pedestrians.)*

- Consider further development of the courtyard/car court with a more pedestrian focus.

A number of changes have been made to the courtyard/car court making this zone more pedestrian friendly, and legible:

- The pedestrian way through the site crosses the vehicular access to the courtyard at an angle. After discussion with the City, we narrowed the pedestrian walkway at this crossing to 2.2 m. This provides a strong visual cue to the fact that this is a crossing;
- Trees were also added at the entries of each residential tower to provide a physical barrier and give a sense of safety at the entries; and
- In Building D1, at the retail nearest the vehicular access, the retail is chamfered allowing a pedestrian walkway from the residential lobby of D1 to the sidewalk of George Junction.

- Consider reducing the opaque/solid wall along Whalley Boulevard.

*(The size of the wall was exaggerated in the presentation because of the misrepresentation of the amenity building height which has now been corrected. In terms of design, the expressive overhanging roof element needs to be grounded and this softly undulating, textured wall provides that with visual interest to pedestrians. With extensive glazing facing the courtyard as well, the amenity program will functionally also require some solid wall.*

*Compositionally, the length of solid wall is balanced by twice the length of glass along Whalley Boulevard, and also the equal length of the overhang. The entire elevational composition is divisible by 4 in a 1-2-1 ratio.*

*After Further discussions with the City, we are increasing the glazing along Whalley Boulevard by 2 window bays (20').)*

- Consider further development of tower corner unit layouts.

*(Every effort will be made to improve the efficiency and ease with which furniture can be moved in and out of these units.)*

- Consider using landscape or other features to delineate and define different outdoor amenity uses.

*(More landscape planters and trees are added on amenity building L2 to define and group different outdoor programs. Trees have been added around courtyard to define the pedestrian spine and residential lobby entries from vehicular traffic. A sidewalk has been created to allow clear pedestrian access to George Junction.)*

#### Site

- Consider another layer of work for courtyard. Reconsider turning circle to be more pedestrian focused.

*(The courtyard has been refined to be more pedestrian focused while still maintaining the functionality for vehicular use. This includes the following:*

- *Dimension of the aisle is reduced to the minimum width for fire truck and loading;*
- *Road curb is eliminated to blur the boundary between vehicular and pedestrian zones. Pedestrian will use the whole courtyard space for circulation instead of a designated path;*
- *A corten planter with a feature tree and wood bench is designed at the centre of the courtyard. This will become a node for seating and hang out opportunity on site and attract more pedestrian to use the space; and*
- *More greenery is proposed along the amenity building to soften the hardscape edge in the area.)*

- Consider improving treatment of surfaces, scale of volumes, and the

entrance points to central courtyards.

*(Besides the coloured concrete, corten plate is applied in the courtyard paving to enrich the layer and texture. Planting strips and boulevard trees are also proposed along the vehicular access to enhance the entry and sight lines to the courtyard and amenity building.)*

- Consider widening the pathway along amenity building with more refined landscaping and trees.  
*(The following measures have been taken to improve the pedestrian experience in this area:*
  - *The current pathway is 4.3 metres wide and could well serve the pedestrian movement between the two buildings;*
  - *Amenity building has been adjusted to the correct height which is lower than what was shown in the ADP presentation. This helps to mitigate the tunnel feeling when passing along;*
  - *The pathway is moved closer to the D2 to leave more room along the amenity building for landscape buffer and green wall on building façade; and*
  - *The concrete banding and desert buff paving will form a cohesive visual path.)*
- Recommend clarifying roundabout for pedestrian and vehicular use. There is too much space just dedicated to vehicular movement. Consider much more green space for pedestrians.

*(Trees have been added where we could. The driving factor was fire truck and trash truck movements, as well as two loading spaces which we feel are very important for the functioning of the project.)*

- The corner plaza appears quite successful and provides well articulated spaces for residents and visitors.

#### Form and Character

- Continue differentiating the two towers at a finer scale and details. Recommend further design development and expanding the glazing along the blank wall of the Pavilion amenity building facing Whalley Boulevard.  
  
*(Detailing and possible colour differentiation between the towers will be explored during design development, but in broader terms we do feel the towers are stronger expressed as a pair. The two towers being the same creates a bold gesture and a strong dialogue between the two buildings. Refer to previous response regarding blank wall on Whalley Boulevard.)*
- Review height for the Pavilion building to ensure the corridor scale is pedestrian friendly. Amenity building is very dynamic and highly articulated, other base conditions/tower podiums are not as articulated, consider further review.

*(The height of the pavilion building and width of the path have been adjusted to improve proportions of the corridor.)*

*Podium design will be refined and developed to complement the articulation of the amenity building.)*

- Consider further articulation between both tower bases.

*(Podium design will be refined and developed to complement the articulation of the amenity building.)*

- Consider further development of tower corner unit layouts, and the impacts on resident having to move furniture into corner units.

*(Refer to response under Key Points.)*

- Tower expression is successful.
- Recommend further windows along the north wall at ramp.

*(Glazing has been added to the north wall at ramp.)*

- Consider deleting the V-shaped structure at the Fraser plaza with only cantilevered roof.

*(With a 50' cantilever created by the angles of the roof, it is not structurally possible. We propose to change the support to a light weight black steel element, creating minimal physical and visual obstruction of the space.)*

#### Landscape

- Consider some verticality and greater articulation of planter wall.

*(Corten and lighting are used on feature planter on ground level to accentuate the appearance and connection to the other phases.)*

- Consider a more sculptural tree(s) in central planter to accentuate pedestrian scale and add interest and texture.

*(A Ginkgo tree is proposed in the central planter as the focal point. It has a distinctive and refined tree form and stunning golden foliage colour in fall to provide visual interest and beauty to the landscape.)*

- Consider finer grained paving in the vehicular court to prioritize the pedestrian scale.

*(The courtyard is mostly composed of coloured concrete due to the durability and paver movement caused by vehicular use especially the heavy loaded trucks. In order to elevate the courtyard to a more pedestrian friendly space corten plate is used as the accent paving and adapted to the pedestrian scale.)*

## CPTED

- No specific issues were identified.

## Sustainability

- Consider carbon footprint of the materials used in the project, with the selection of products, the carbon life cycle to reduce overall carbon emissions of the building.

*(This will be a consideration and priority during product selection.)*

## Accessibility

- Consider accessibility to storage rooms.

*(All storage space accessible to the public will meet the accessibility standards set out in BCBC.)*

- Ensure accessible stalls are located adjacent to parking walls and elevator.

*(All accessible stalls have been placed close to cores and on level sections of the parkade.)*

- Recommend accessible and adaptable units.

*(We will be studying unit types to try and incorporate adaptable suites.)*

- Ensure benches have back rests.

- Consider providing adaptable units.

*(We will be studying unit types to try and incorporate adaptable suites.)*

- Consider Accessible path to the lobbies.

- Consider universal washrooms in the office.

- Ensure gender neutral restroom in amenity spaces.

- Consider providing gender neutral washrooms at office.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0362-00

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: 030-272-025

Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

13733 - Fraser Highway

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2018, No. 19683, as amended is varied as follows:

In Section J.1 (b) Special Regulations, to allow indoor amenity space in the following amount for Block D:

- (a) 3.0 sq. m per dwelling unit up to 557 sq. m of amenity space (equivalent to 186 dwelling units); and
  - (b) 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli