

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0032-00

Planning Report Date: October 18, 2021

PROPOSAL:

- **Housing Agreement Amendment**
- **Development Variance Permit**

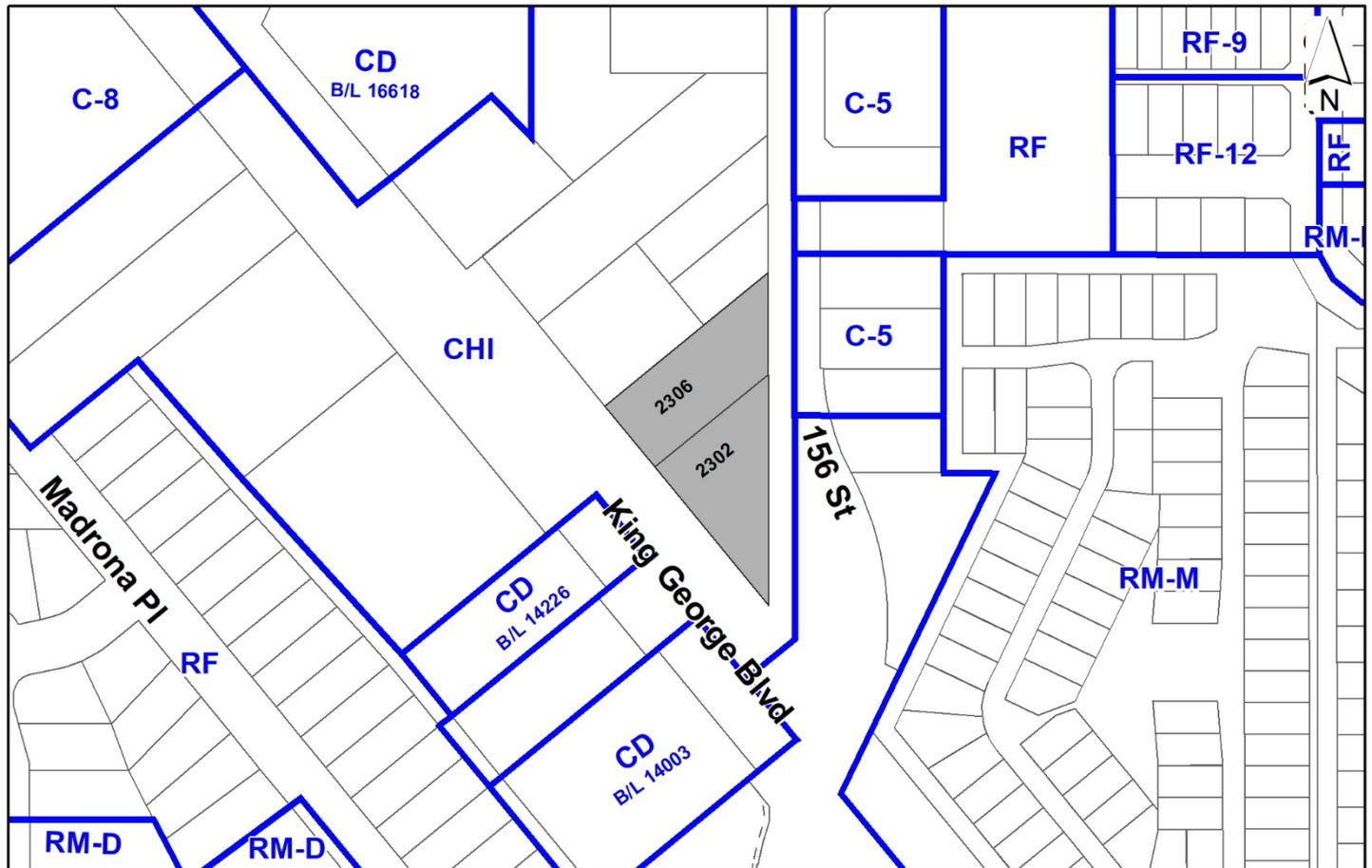
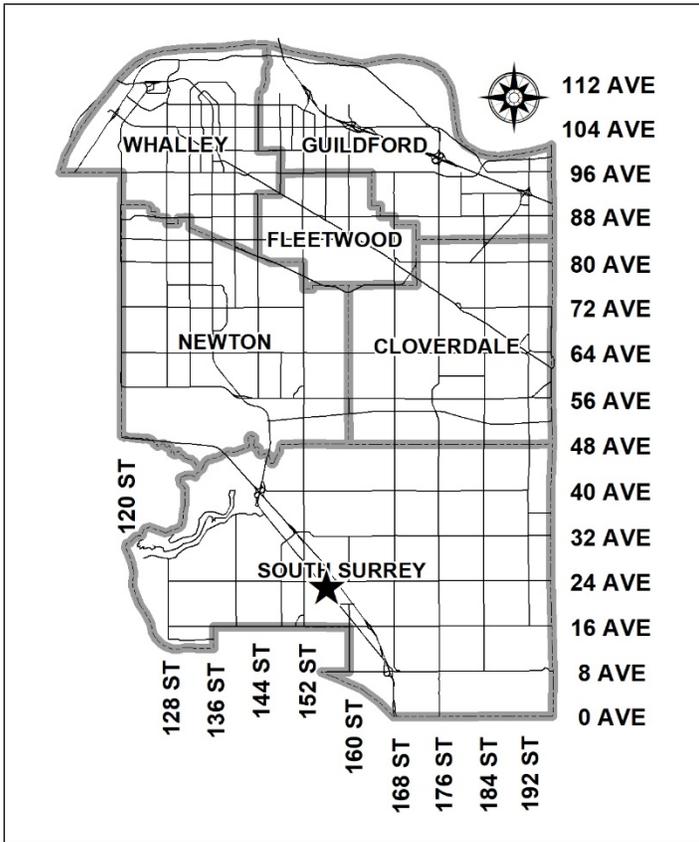
to permit the development of a four-storey mixed-use building with commercial units on the ground floor and 75 rental residential apartments above, with a variance for rental parking rates. A partial fifth storey is provided for amenity space.

LOCATION: 2302 - King George Boulevard
 2306 - King George Boulevard

ZONING: CHI and RF

OCP DESIGNATION: Commercial

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Council rescind Third Reading of By-law No. 20359 for a Housing Agreement.
- Council approve amendments to By-law No. 20359, as outlined in this report, and grant Third Reading to By-law No. 20359, as amended.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the parking requirements for the rental residential units.

RATIONALE OF RECOMMENDATION

- The applicant proposes to amend the application, which was granted Third Reading on June 14, 2021. The proposed changes affect some unit sizes and numbers, with a unit increase from 69 units to 75 units. As the Housing Agreement specifies the number of units, it needs to be amended to reflect the increased number of units. This change does not affect the Floor Area Ratio (FAR) or the building footprint.
- The proposed parking rates for a rental residential building are in line with Corporate Report R115, adopted by Council at the Regular Council Meeting, on June 14, 2021. Changes to the Zoning By-law to reflect these rates have not yet been brought forward for consideration by Council. The proposed parking rates for rental residential are consistent with and exceed the proposed new rental rates. Depending on the timing of Zoning By-law changes, the proposed Development Variance Permit may no longer be required. This is now required due to the increase in number of units.
- The proposed changes do not affect the Comprehensive Development (CD) By-law, which has been granted Third Reading.
- The proposal continues to comply with the Development Permit requirements in the OCP for Form and Character, and the guidelines in the King George Highway Corridor LAP.
- The proposed increase in number of rental units will be a benefit to the community and will support the City's Official Community Plan policies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind the resolution giving Third Reading to By-law No. 20359, and amend the bylaw as detailed in Appendix IV.
2. Council approve Development Variance Permit No. 7919-0032-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the parking rates for Multiple Unit Residential Dwelling for 1-bedroom units from 1.3 spaces per dwelling unit to 1.1 spaces per dwelling unit, and from 1.5 spaces per dwelling unit to 1.3 spaces per dwelling unit with 2 or more bedrooms.
3. Resolution of all issues and Conditions of Approval identified in the Planning Report dated May 31, 2021.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant land	Commercial	CHI and RF
North/West:	Fortis BC yard and storage (King George Boulevard), and Food Bank Resource Centre (156 Street)	Commercial	CHI
East (Across 156 Street):	Gratitude Garden, single family homes and small businesses (chiropractor and software company)	Commercial	RF and C-5
South/West (Across King George Boulevard):	Mr Lube, Best Western, Cooper (equipment rental company) and two-storey commercial plaza	Commercial	CHI and CD (By-Laws No. 14003 and No. 14226)

Context & Background

Background

- The subject application was presented for Council's consideration at the Regular Council - Land Use meeting on May 31, 2021, and subsequently granted Third Reading at the Regular Council -Public Hearing meeting on June 14, 2021.
- The original application proposed a total of 69 units, with 153 parking spaces.

Revised Application

- The Housing Agreement specifies the number of units proposed for rental. In the subject application, 100% of the units are proposed as market rental units. The original application proposed 69 units, with a total FAR of 1.80. The current proposal converts some two-bedroom units into 1-bedroom units, increasing the number to 75 units, while maintaining the same 1.80 FAR.

- The proposal also reduces the number of proposed parking spaces from 153 to 146 spaces. Based on the current Zoning By-law and the increased number of units, the proposal would now require 157 parking spaces.
- The original application was presented to Council on May 31, 2021, and on June 14, 2021, Council accepted Corporate Report R115 - Parking Update: Rapid Transit Corridors and Rental Housing recommending changes to the parking requirements for rental residential units. Even though these changes have not yet been incorporated into the Zoning By-law, the parking rate based on the Corporate Report would be 1.1 spaces per unit for units with one or less bedrooms and 1.3 per unit for units with 2 or more bedrooms. This would require a total of 83 required residential parking spaces, and a total of 140 parking spaces for the entire site. The revised proposal provides 146 parking spaces.
- The proposal complies with the proposed parking rates identified in Corporate Report R115, for market rental residential units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The unit mix will change from a total of 69 units (54 one-bedroom apartments and 15 two-bedroom apartments), to a total of 75 units (3 studios, 60 one-bedroom units and 12 two-bedroom units).

	Proposed
Unit Density:	143 units per hectare / 63 units per acre
Floor Area Ratio (FAR):	1.78
Floor Area	
Residential:	5,616.8 square metres
Commercial:	1,553.53 square metres
Total:	7,170.33 square metres
Residential Units:	
Studio:	3
1-Bedroom:	60
2-Bedroom:	12
Total:	75

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion Engineering servicing requirements.

School District: **The School District has advised that there will be approximately 25 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

12 Elementary students at Jessie Lee Elementary School
11 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2024.

The School District has updated how their calculations are made, and the number of students has gone from 8 students in March for 69 units, to 23 units in October, for 75 units. Part of this change is in the way the School District calculates their forecasts for low rise apartment buildings. No major concerns were raised by the School District based on the current proposal.

New referrals have not been made to Parks, Fire Department, MoTI, BC Hydro, Fortis BC, or ADP, as the revised proposal does not impact the Zone or their requirements. Comments and requirements from those agencies listed in the original Planning Report still apply.

Transportation Considerations

- No changes have been made to site access or road dedications.
- As per Corporate Report R115, June 14, 2021, staff support the proposed parking rates for rental residential as presented by the applicant, as they are consistent with Corporate Report R115.

Housing Agreement

All units are still proposed as rental units. As the Housing Agreement specifies the number of units, it needs to be amended to reflect the increase from 69 units to 75 units (Appendix IV).

CD By-law

No changes are proposed to the CD By-law, as presented to Council on May 31, 2021. The CD By-law referred to Part 5 of the Zoning By-law for Parking requirements. The below proposed variance is required as the rates proposed for rental residential in the Corporate Report R115 have not yet been incorporated into the Zoning By-law.

Parking Variance

- The applicant is requesting the following variances:

- (a) to reduce the parking rates for Multiple Unit Residential Dwelling for 1-bedroom units from 1.3 spaces per dwelling unit to 1.1 spaces per dwelling unit, and from 1.5 spaces per dwelling unit to 1.3 spaces per dwelling unit with 2 or more bedrooms.
- The proposed parking rates are consistent with Corporate Report R155, June 14, 2021, recommending changes to the parking requirements for rental residential units. Even though these changes have not yet been incorporated into the Zoning By-law, the parking rate based on the Corporate Report would be 1.1 spaces per unit with one or less bedrooms and 1.3 per unit for units with 2 or more bedrooms. This would require a total of 83 required residential spaces, and a total of 140 parking spaces for the entire site. The revised proposal provides 146 parking spaces.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Public consultation, including pre-notification letters, development proposal sign, and a public hearing, were undertaken as part of the initial development proposal for this application.
- Because the proposed change does not affect any aspect of the proposed Comprehensive Development (CD) Zone that currently sits at Third Reading, an additional public hearing is not necessary.
- Public notification will be required in accordance with the City's typical process for the proposed parking variance.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- No substantial changes to the Form & Character Development Permit are proposed. Staff will continue to work with applicant to address outstanding urban design comments before Final Approval.

Indoor Amenity

- The indoor amenity space requirement has increased with the increased number of units, from 207 square metres to 225 square metres. The applicant proposes 241 square metres, which exceeds the requirement, so no changes to the indoor amenity space are proposed.

Outdoor Amenity

- The indoor amenity space requirement has increased with the increase in number of units, from 207 square metres to 225 square metres. The applicant proposes 339 square metres, which exceeds the requirement, so no changes to the indoor amenity space are proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. School District Comments
- Appendix III. Development Variance Permit No. 7919-0032-00
- Appendix IV. Proposed Housing Agreement By-law and Housing Agreement
- Appendix V. Initial Planning Report No. 7919-0032-00, dated May 31, 2021

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cm



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**KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
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COVER SHEET

N.T.S.

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architecture planning interior design
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PROJECT TEAM

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ACOUSTICS AND ENERGY

ACOUSTICS

BAP ACOUSTICS CONSTRUCTED A NOISE MODEL USING THE DATAKUTISK CADNAE SOFTWARE TO PREDICT THE 24-HOUR NOISE LEVELS AT THE FACADES OF THE PROPOSED FUTURE BUILDING.

THE PREDICTED NOISE EXPOSURE FROM THE SIMULATIONS INDICATE 64dba ALONG THE SOUTH-WEST FACADE (KING GEORGE BLVD.) AND 65dba ALONG 156 STREET.

ALL PROPOSED ASSEMBLIES AND FENESTRATION SYSTEMS WILL MEET OR EXCEED THE RECOMMENDATIONS PROVIDED BY BAP ACOUSTICS IN THEIR REPORT.

THE PROPOSED BUILDING GENERALLY MEETS THE OCP DP1, ARTICLES 163:
A) BEDROOMS - 35dba
B) LIVING, DINING, RECREATION - 40 dbA
C) KITCHEN, BATHROOM, HALLWAY - 45dba

THE PROPOSED BUILDING GENERALLY MEETS THE OCP DP1, ARTICLES 164:
A) BEDROOMS RECESSED BEHIND BALCONIES
B) IN-UNIT MECH. SYSTEM FOR FRESH AIR
C) MASONRY RAILING AT BALCONIES
D) MASONRY EXTERIOR FINISH
E) SUBSTANTIAL SETBACK FROM STREETS

THE ACOUSTIC REPORT IS AVAILABLE UPON REQUEST.

ENERGY MODELING, BUILDING PERFORMANCE

THOUGHT AN ENERGY MODEL HAS NOT BEEN PREPARED AT THIS TIME, ALL EFFORTS HAVE BEEN MADE TO ENSURE THAT ALL PROPOSED ASSEMBLY, FENESTRATION SYSTEM AND MECHANICAL/ELECTRICAL SYSTEM PROVISIONS MEET OR EXCEED THE STEP CODE 3 REQUIREMENTS.

THESE ASSEMBLIES AND SYSTEMS WILL BE PROVIDED IN OUR BUILDING PERMIT APPLICATION ALONG WITH AN ENERGY MODEL.

THE SIGNED STEP CODE ATTESTATION LETTER IS AVAILABLE UPON REQUEST.

PROJECT STATISTICS

STREET ADDRESS:

2302 & 2306 KING GEORGE BLVD.,SURREY, BC

LEGAL DESCRIPTION:

PID:011-208-881 & PID:011-208-902,
PARCEL A, (EXPLANATORY PLAN10438)
LOT 1 SECTION 14 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 6809

SITE AREA: 4 840.47m²

SETBACKS: PROVIDED

FRONT YARD (WEST) 4.0m
SIDE YARD (NORTH) 3.0m
REAR YARD (EAST) 4.0m
BASEMENTS 0.5m (TYP)

BUILDING HEIGHT: 19.10m

SITE COVERAGE: 34.71%
(1 679.90m² / 4 840.47m²)

FLOOR SPACE RATION CALCULATIONS:

TOTAL FAR: PROVIDED
FAR (NET SITE) 1.777
(7,170.33m² / (4 840.47m² - 804.18m² SROW's)
FAR (FULL SITE) 1.482
(7,170.33m² / (4 840.47m²)

FLOOR AREAS (INCLUDED IN FAR)

LEVEL 1 (C:1553.53 + R:144.65) 1,686.72m²
LEVEL 2 1,799.37m²
LEVEL 3 1,799.37m²
LEVEL 4 1,799.37m²
LEVEL 5 85.50m²
TOTAL: 7,170.33m²

PARKING AREAS (EXCLUDED FROM FAR)

PARKING - LEVEL 2 2,678.27m²
PARKING - LEVEL 1 2,678.27m²
TOTAL 5,356.54m²

AMENITY AREAS (EXCLUDED FROM FAR)

INTERIOR REQUIRED (3.0x75): 225.00m²
PROVIDED (L5): 241.22m²
EXTERIOR REQUIRED (3.0x75): 225.00m²
PROVIDED (L5): 339.25m²

FAR EXCLUSIONS:

1. THE FLOOR AREA OF THE BUILDING IS MEASURED TO THE CENTERLINE OF THE OUTSIDE OF ALL WALLS, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 METRES [5 FT.] CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS
2. THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED.
3. OPEN RESIDENTIAL BALCONIES
4. PATIOS AND ROOF DECKS
5. PARKING AND SERVICE SPACES AT OR BELOW GROUND
6. RESIDENTIAL STORAGE SPACES
7. AMENITY AREAS

RESIDENTIAL UNIT COUNT:

STUDIO (5% MIN. ACCESSIBLE) 3
1 BEDROOM (5% MIN. ACCESSIBLE) 60
2 BEDROOM (5% MIN. ACCESSIBLE) 12
TOTAL 75

COMMERCIAL UNIT COUNT: 10

PARKING

RESIDENTIAL VEHICLE STALLS PROVIDED

RESIDENTIAL (MANAGED E.V.S.) 88
VISITOR STALLS (8 MGD. E.V.S.) 16
INCLUDING 3 ACCESSIBLE STALLS
TOTAL 104

COMMERCIAL VEHICLE STALLS PROVIDED

COMMERCIAL (11 MGD. E.V.S.) 42
(32 AT GRADE + 10 BELOW GRADE)
INCLUDING 1 ACCESSIBLE STALL
TOTAL 42

LOADING STALLS 1

BICYCLE STALLS PROVIDED

RESIDENTIAL 104
(4 AT GRADE + 100 BELOW GRADE)
COMMERCIAL 15
TOTAL 119

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ARCHITECTURAL

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LANDSCAPE DRAWING SET (11X17 REDUCED)

CIVIL DRAWING SET (11X17 REDUCED)

ARBORIST REPORT

ENERGY MODEL REPORT

CONSOLIDATION SURVEY

01

KING GEORGE BOULEVARD MIXED-USE DEVELOPMENT ADP SUBMISSION

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

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A - NORTH WEST VIEW OF SITE

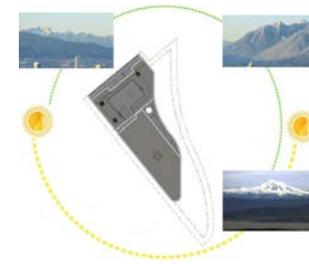


CONTEXT PLAN (N.T.S.)

CONTEXT PLAN LEGEND

- SCHOOLS
- PARKS
- SHOPPING
- BUS STOPS

SUN AND VIEWS



B - SOUTH VIEW AT KING GEORGE BLVD. AND 156TH STREET INTERSECTION



C - NORTH VIEW AT KING GEORGE BLVD. AND 156TH STREET INTERSECTION

KEYPLAN





A - KING GEORGE BOULEVARD - WEST



B - KING GEORGE BOULEVARD - EAST (WEST PROPERTY LINE OF SITE)



C - KING GEORGE BOULEVARD - EAST (NORTH OF SITE)



D - KGB EAST (NORTH OF SITE)
SOUTH VIEW



E - KGB EAST (TURN-AROUND AREA)

KEYPLAN



**03 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

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CONTEXT PHOTOS

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F - 156 STREET - EAST



G - 156 STREET - WEST (EAST PROPERTY LINE OF SITE)



H - 156 STREET - WEST (NORTH OF SITE)



J - 156 ST. WEST - NORTH VIEW



K - 156 ST. EAST - NORTH VIEW

KEYPLAN



Design Excellence

Thinkspace's Methodology



1 Vision

Every project has an overarching purpose. Understanding the clients measure of success is a way to define the project vision. The final outcome should become an experiential and physical result of the vision.



2 Program/Needs

Every project has a specific use and program that satisfies the clients main needs. Understanding the needs and function defines the project parameters and sets measurable physical outcomes.



3 Site/Context

The existing conditions are a point of reference that demand consideration. The site has history, culture and physical attributes that provide opportunities and constraints that inform the final outcome.



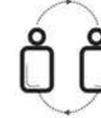
4 Clarity

Once a project has a vision, goals and the context is clearly understood an idea can emerge. The design solution should be understood as a set of clear simple diagrams that are the outcome of the clients vision, needs and contextual circumstance.



5 Beauty

The final outcome should create an experience that is pleasing, thoughtful and creates a sense of place. Daylight, air, views, entry should be enhanced by the framework of the building. The architecture should be durable, stand the test of time, be simple, easy to use and maintain.



6 People

We believe in creating places that connect people, encourage collaboration and most of all inspire people

1. VISION

THIS PROJECT WILL BE AN ICONIC BUILDING THAT SUPPORTS THE SURREY'S VISION OF "THE FUTURE LIVES HERE".

IT WILL PROVIDE COMMERCIAL UNITS THAT ARE CONNECTED TO THIS HEAVILY UTILIZED INTERSECTION AND WILL PROVIDE COMFORTABLE AND AFFORDABLE LIVING SPACES WITH GENEROUS VIEWS OF THE SURROUNDING MOUNTAINOUS SKYLINE.

2. PROGRAM/NEEDS

THE FUNDAMENTAL PROGRAM INCLUDES THESE KEY ELEMENTS:

- TO DEVELOP AN ICONIC BUILDING THAT WILL "STAND THE TEST OF TIME"
- TO MAXIMIZE COMMERCIAL AND RESIDENTIAL AREAS WITHIN THE CONSTRAINTS OF THIS ODD SHAPED SITE
- TO MAXIMIZE INTEGRATION WITH BOTH KING GEORGE BOULEVARD AND 156TH STREET WHILE RESPECTING THE KING GEORGE BOULEVARD CORRIDOR MASTER PLAN.
- TO PROVIDE AFFORDABLE LIVING SPACES THAT ARE COMFORTABLE AND TAKE ADVANTAGE OF THE INCREDIBLE SKYLINE.
- TO REVIEW AND DETERMINE WHAT CAN BEST BE IMPLEMENTED TO MAKE THIS DEVELOPMENT SUSTAINABLE.

3. SITE/CONTEXT

LOCATED AT THE JUNCTION OF KING GEORGE BOULEVARD AND 156TH STREET, THE SITE IS A UNIQUE TRIANGULAR SHAPE WITH EXCELLENT EXPOSURE FOR COMMERCIAL BUSINESSES AND EXCELLENT VIEWS OF THE MAJORITY OF THE SKYLINE.

MANY UNITS HAVE SPECTACULAR VIEWS THE MOUNTAINS FROM THE NORTH OF THE SITE TO THE SOUTH WEST, AN ARC OF ABOUT 225 DEGREES.

THE LAND USES ADJACENT THIS SITE INCLUDE:

SOUTH-WEST: KAL-TIRE | A&W | MR. LUBE SERVICE CENTER | BEST WESTERN INN | EQUIPMENT RENTAL BUILDING | COMMERCIAL BUILDING INCLUDING A DANCE STUDIO, PAINT SHOP AND A SUBWAY.

NORTH: 2 STOREY FOOD BANK | 3 BAY BC AMBULANCE SERVICE GARAGE.

SOUTH-EAST: SINGLE FAMILY HOMES AND A SMALL PARK.



RENDERING - COMMERCIAL INTEGRATION WITH KING GEORGE BOULEVARD



PRECEDENT: 2525 KING GEORGE BOULEVARD (PACIFICA RETIREMENT RESIDENCE)



PRECEDENT: NIGHTWALKS FLATIRON BUILDING

4. CLARITY

THIS REZONING APPLICATION FROM CHI TO CD INCLUDES THE PURCHASE AND CONSOLIDATION OF THE ADJACENT PARCEL OF CITY OWNED LAND. THIS MAXIMIZES THE COMMERCIAL VISITORS SURFACE PARKING AND THE SIZE OF THE COMMERCIAL UNITS. NO BUILDING IS PLANNED FOR THE ADJACENT PARCEL OF LAND OTHER THAN PARKING AND LOW HIGH-QUALITY PLANTING.

THE COMBINED SITE AREA IS AROUND 4892.2 SQM
THE F.A.R AVAILABLE TO DEVELOP THIS SITE IS 1.5. (7338.3 SQM)

NO VEHICULAR ACCESS FROM KING GEORGE BOULEVARD HAS BEEN PLANNED. ALL VEHICULAR ACCESS INTO THE SITE AND EXITS ARE FROM 156TH STREET FOR BOTH COMMERCIAL AND RESIDENTIAL SERVICES.

5. BEAUTY

THE TWO DISTINCT MASSES OF THE BUILDING ARE SEPARATED BY A BREEZEWAY ON THE GROUND FLOOR AND GLAZED CURTAINWALL ON THE RESIDENTIAL FLOORS ABOVE.

THE HORIZONTALITY OF THE GLAZED GROUND FLOOR COMMERCIAL SPACE AND THE TIMELESS DARK STACKBOND BRICK OF THE RESIDENTIAL FLOORS ABOVE ARE BOTH BALANCED BY VERTICAL ELEMENTS INCLUDING ELEGANT VERTICAL SIGNAGE, VIVID GLAZED TILE IN A VERTICAL PATTERN, STACKING OF THE RESIDENTIAL GLAZING UNITS AND BALCONIES, A TALL FEATURE TREE AND THE GLAZED NOTCH SEPARATING THE TWO MASSES.

THE SECOND-FLOOR ROOF DECKS ARE ENCLOSED BY A COLONNADE OF SMALLER TREES AT THE PERIMETER.

TWO LARGE SECOND FLOOR PRIVATE ROOF DECK AREAS ALONG WITH A FIFTH-FLOOR OUTDOOR AMENITY AREA PROVIDES SIGNIFICANT AMOUNT OF GREEN SPACE TO THE BUILDING.

THE FIFTH-FLOOR AMENITY AND FITNESS ROOMS OFFER GORGEOUS VIEWS OF THE MAJESTIC MOUNTAIN SKYLINE.

6. PEOPLE

THE SITE HAS BEEN DESIGNED WITH PEDESTRIAN AND VEHICULAR CONNECTIVITY IN MIND. TO RESPECT THE KING GEORGE BOULEVARD CORRIDOR MASTER PLAN, TWO VEHICLE ACCESS POINTS HAVE BEEN PROVIDED OFF 156TH STREET.

ON SITE, AMPLE DRIVE AISLES HAVE BEEN PROVIDED FOR BOTH THE DELIVERY TRUCK LOOP AND SOUTH END PARKING AREA.

THERE ARE EIGHT PEDESTRIAN ACCESS POINTS TO THE SITE AND A WIDE BREEZEWAY CONNECTING THE KING GEORGE BOULEVARD PEDESTRIAN TRAFFIC TO 156TH STREET. THE BREEZEWAY IS FLANKED BY FULL HEIGHT GLAZING TO FULL EXPOSURE AND SECURITY.

ALL SIDEWALKS AT THE PERIMETER OF THE PROPERTY ARE LINED WITH HIGH-QUALITY LANDSCAPING AND INTERMITTENT SEATING AND BICYCLE RACKS.

A SIZABLE PATIO HAS BEEN PROVIDED AT THE SOUTHERN TIP OF THE BUILDING FOR AN EXCELLENT CRU DRIVEN SOCIAL GATHERING AREA.



PRECEDENT - ROOF DECK PLANTING



PRECEDENT - BREEZEWAY CONCEPT



PRECEDENT - ROOF DECK PLANTING



PRECEDENT: OUTDOOR ROOF TOP AMENITY CONCEPT



PRECEDENT - BREEZEWAY CONCEPT



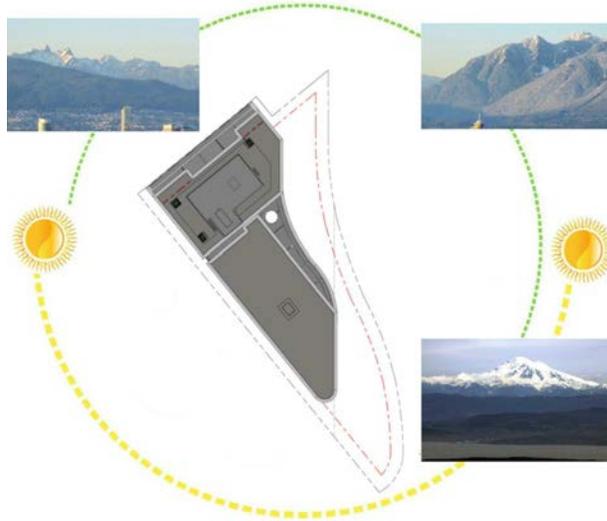
PRECEDENT: NIGHTWALKS FLATIRON BUILDING



PRECEDENT - ROOF DECK PLANTING



PRECEDENT - ROOF DECK PLANTING



PRECEDENT: OUTDOOR ROOF TOP AMENITY CONCEPT

CONSOLIDATION LEGEND

-  CONSOLIDATED AREA
- A BLOCK LS 14 SECTION 14 TOWNSHIP 1 PLAN NWP6809 NWD PARCEL A OF LOT 1
- B LOT 1 BLOCK LS 14 SECTION 14 TOWNSHIP 1 PLAN NWP6809
- C OWNED BY CITY OF SURREY (BASED ON ASSUMED OFFSET FROM STREET CURB. TO BE CONFIRMED W/ THE CITY OF SURREY)

-  PROPOSED PURCHASE AREA
- THIS ENTIRE AREA IS CONSIDERED AN EASEMENT UNTIL OTHERWISE CONFIRMED WITH BC HYDRO, FORTIS, CITY OF SURREY.

-  NEW LANEWAY (CITY REQUIREMENT)
-  ROAD WIDENNING (CITY REQUIREMENT)

PROPOSED PROPERTY LINE 

EXISTING PROPERTY LINE 

PROPOSED EASEMENT LINE 

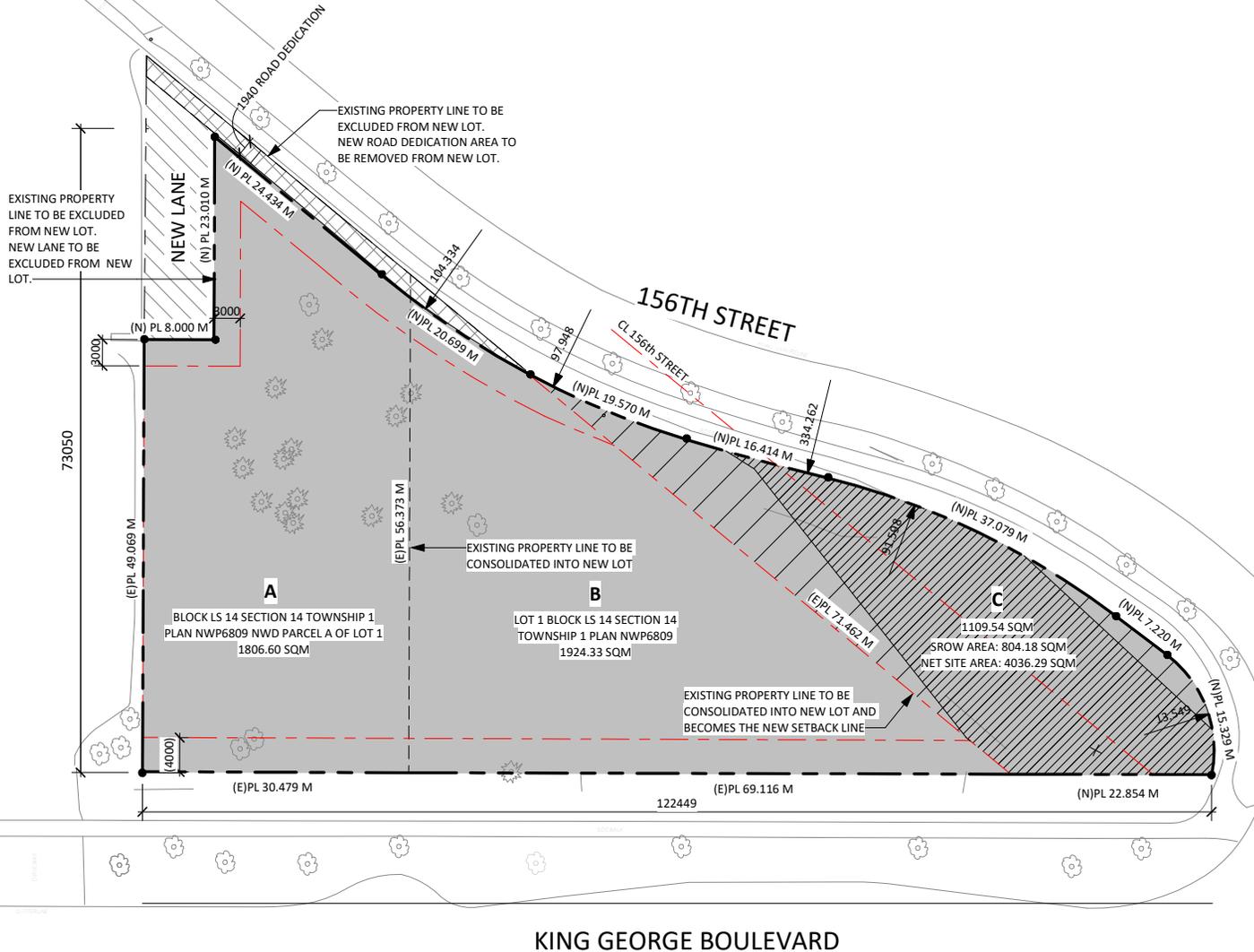
- (E) EXISTING
- (N) NEW OR PROPOSED

CONSOLIDATION STATISTICS

ORIGINAL LOT AREAS	
A (ORIGINAL)	2,097.68 SQM
B (ORIGINAL)	1,950.46 SQM
TOTAL:	4,048.14 SQM

PROPOSED CONSOLIDATED AREA	
A	1812.78 SQM
B	1948.58 SQM
C	1130.84 SQM
TOTAL:	4892.20 SQM

TOTAL PROPOSED AREA: 4892.20 SQM



KING GEORGE BOULEVARD

07

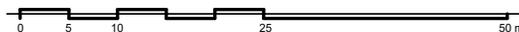
**KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

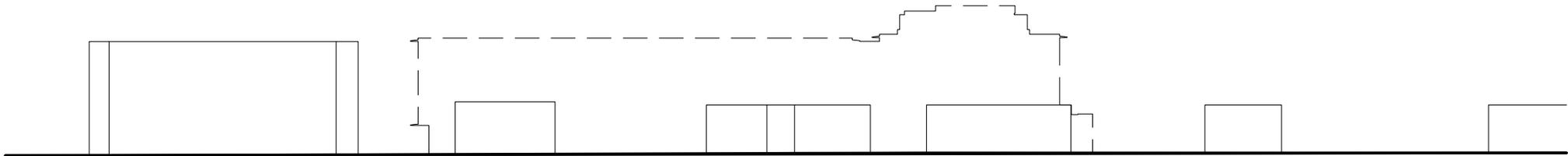
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CONSOLIDATION PLAN

1:500



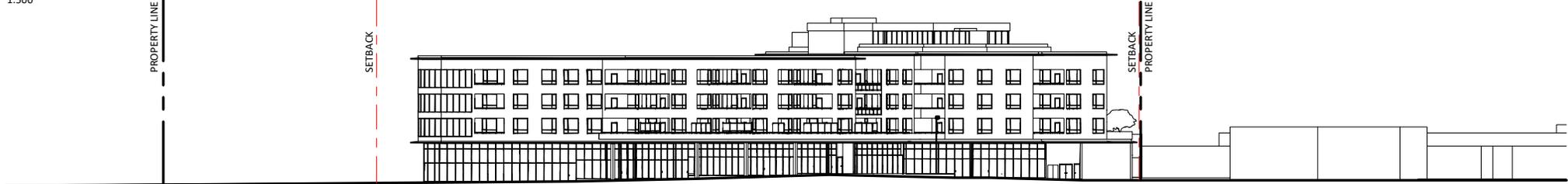
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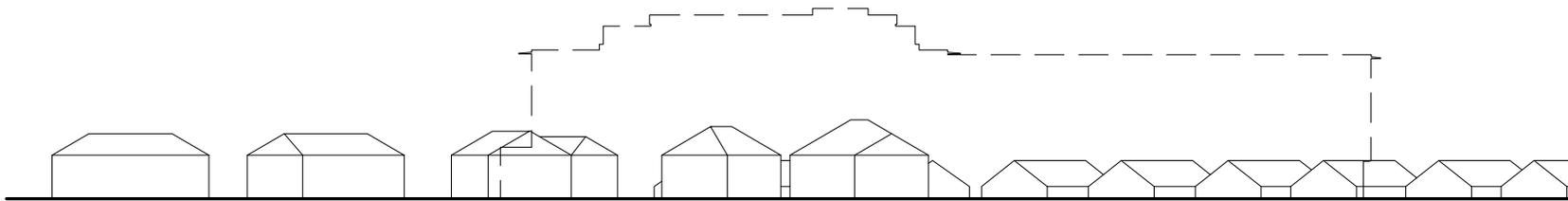
A - KING GEORGE BOULEVARD - WEST
1:500



B - KING GEORGE BOULEVARD - EAST (WEST PROPERTY LINE OF SITE)
1:500



C - 156 STREET - WEST (EAST PROPERTY LINE OF SITE)
1:500



D - 156 STREET - EAST
1:500

KEYPLAN



**08 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

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2021-10-01 2:07:19 PM

STREETSCAPES

N.T.S.



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MARCH 19, 2020 (SPRING EQUINOX)

JUNE 20, 2020 (SUMMER SOLSTICE)

SEPTEMBER 22, 2020 (AUTUMNAL EQUINOX)

DECEMBER 21, 2020 (WINTER SOLSTICE)

10:00 AM



12:00 PM



2:00 PM



09

**KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:07:20 PM

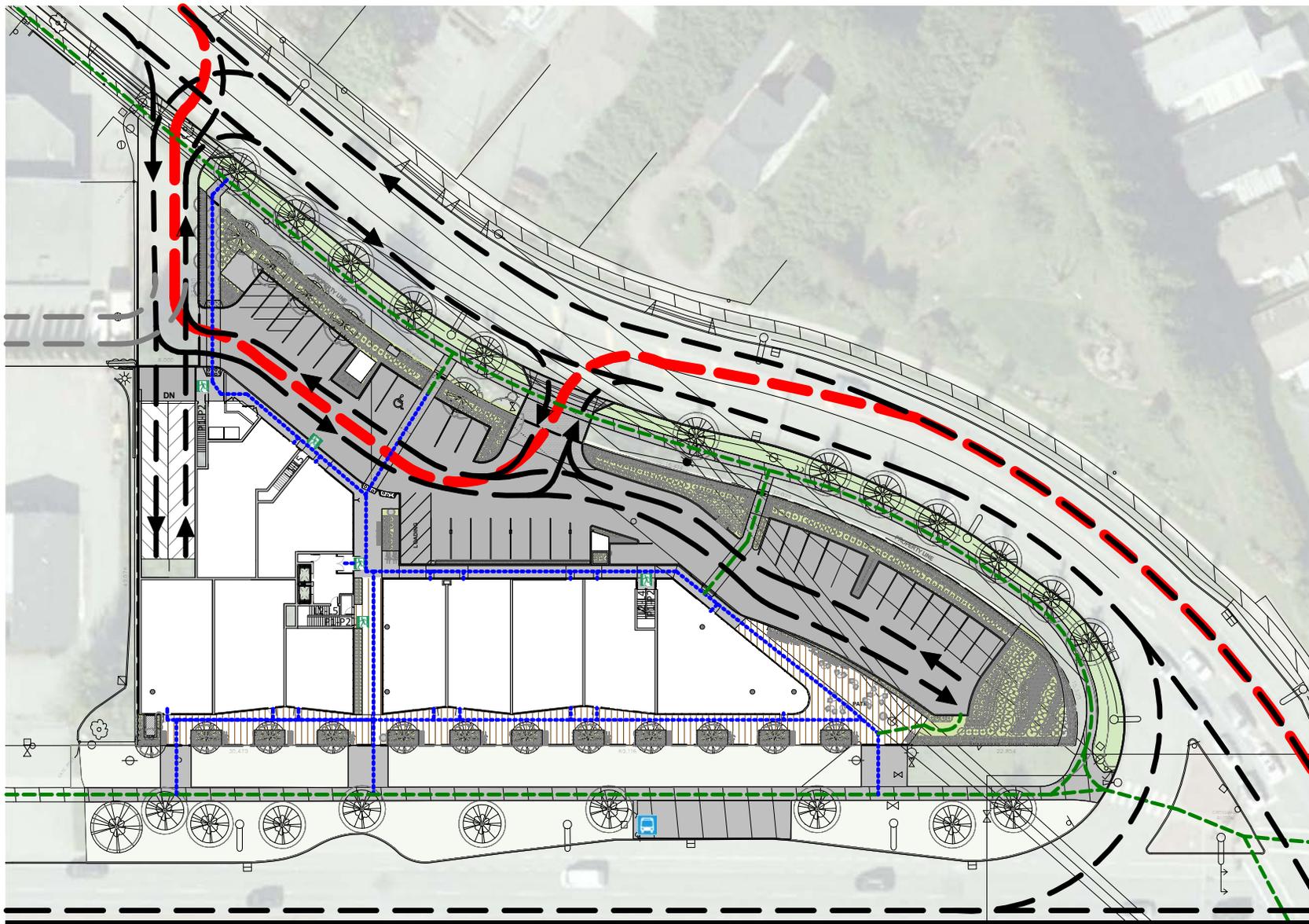
SHADOW ANALYSIS

N.T.S.



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SITE ACCESS LEGEND

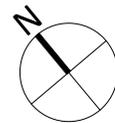
-  BUILDING EXITS
-  ACCESSIBLE PARKING STALL
-  EXISTING BUS STOP
- L2... STAIRS SERVICING FLOORS INDICATED
-  FIRE DEPARTMENT ACCESS AND ROUTES
-  VEHICULAR ACCESS AND ROUTES
-  FUTURE VEHICULAR ACCESS (NOT IN PROJECT)
-  PEDESTRIAN ACCESS AND PATHS
-  ACCESSIBLE ACCESS AND PATHS

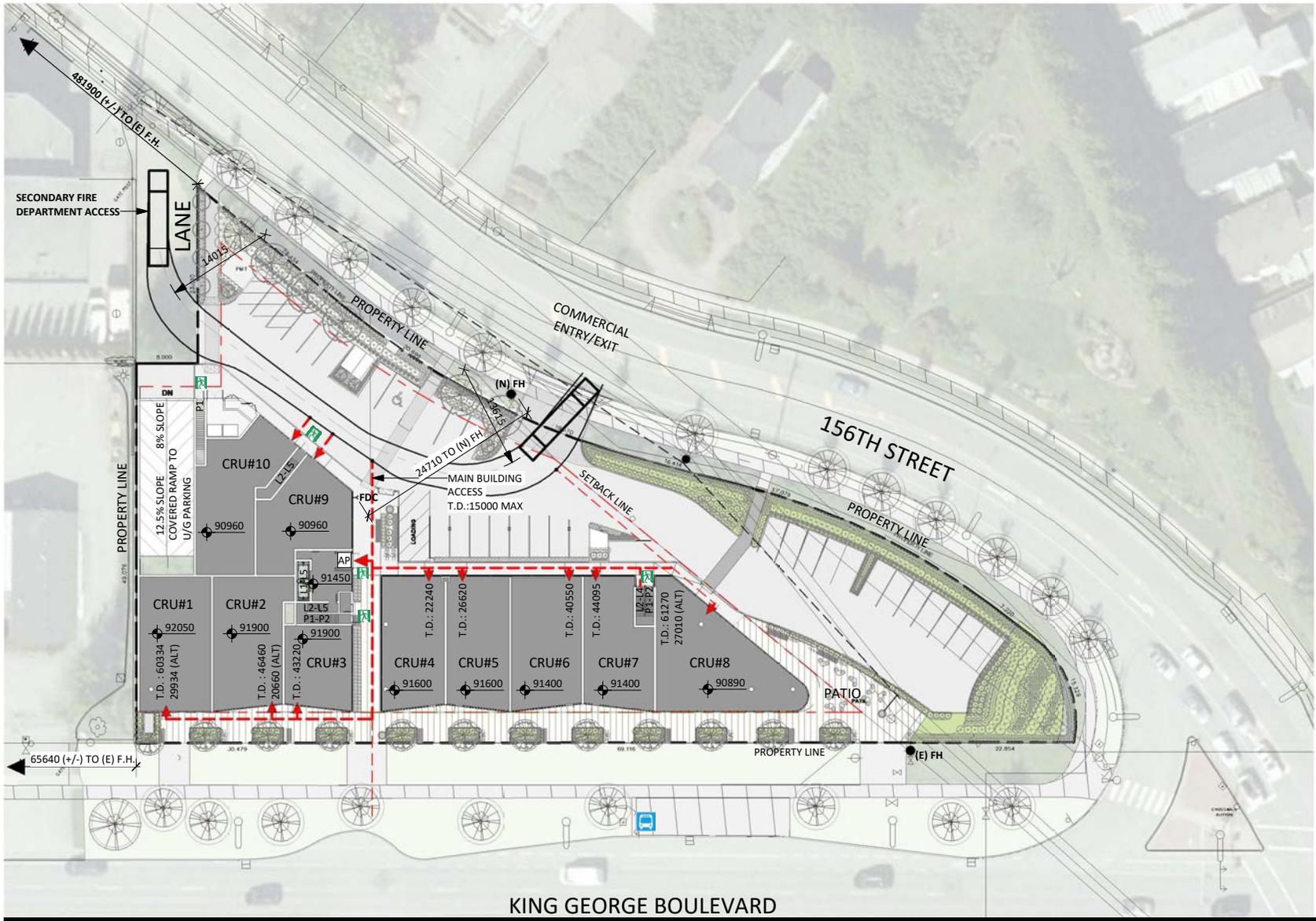
SITE ACCESS STATISTICS

BUILDING EXITS	
PARKING LEVEL EXITS	3
LEVEL 2 - LEVEL 4 EXITS	1
LEVEL 2 - LEVEL 5 EXITS	2
TOTAL:	6
PEDESTRIAN CONNECTIONS TO SITE	
ACCESSIBLE CONNECTIONS	13
NON-ACCESSIBLE CONNECTIONS	2
TOTAL:	15
VEHICULAR CONNECTIONS TO SITE	
BI-DIRECTIONAL ENTRANCE	2
UNI-DIRECTIONAL EXIT	1
BI-DIRECTION EXIT	1
TOTAL:	3
EMERGENCY VEHICLE ACCESS	
FIRE DEPARTMENT (156 ST.)	2
ALT. EVA ACCESS (KING GEORGE BLVD.)	-
TOTAL:	2

SITE ACCESS PLAN

1:500





FIRE ACCESS LEGEND

-  BUILDING EXITS
-  EXISTING BUS STOP
- L2... STAIRS SERVING FLOORS INDICATED
- (E) FH EXISTING FIRE HYDRANT
- AP ANNUNCIATOR PANEL
- FDC FIRE DEPARTMENT CONNECTION
- T.D. TRAVEL DISTANCE

TRAVEL DISTANCE PATH

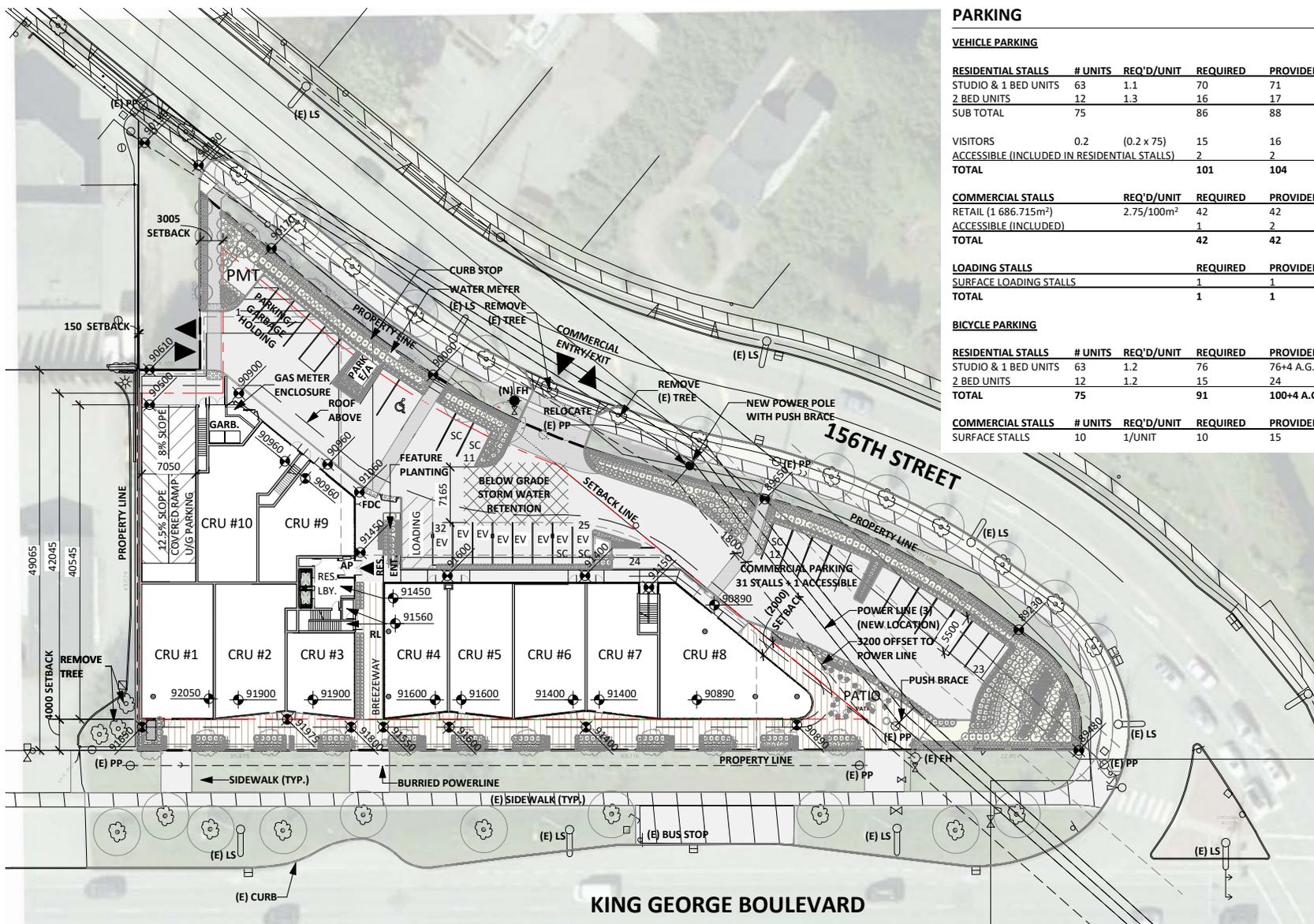
**11 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**
2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:07:35 PM

FIRE ACCESS PLAN

1:500



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PARKING

VEHICLE PARKING

RESIDENTIAL STALLS	# UNITS	REQ'D/UNIT	REQUIRED	PROVIDED
STUDIO & 1 BED UNITS	63	1.1	70	71
2 BED UNITS	12	1.3	16	17
SUB TOTAL	75		86	88

VISITORS	0.2	(0.2 x 75)	15	16
ACCESSIBLE (INCLUDED IN RESIDENTIAL STALLS)			2	2
TOTAL			101	104

COMMERCIAL STALLS	REQ'D/UNIT	REQUIRED	PROVIDED
RETAIL (1 686.715m ²)	2.75/100m ²	42	42
ACCESSIBLE (INCLUDED)		1	2
TOTAL		42	42

LOADING STALLS	REQUIRED	PROVIDED
SURFACE LOADING STALLS	1	1
TOTAL	1	1

BICYCLE PARKING

RESIDENTIAL STALLS	# UNITS	REQ'D/UNIT	REQUIRED	PROVIDED
STUDIO & 1 BED UNITS	63	1.2	76	76+4 A.G.
2 BED UNITS	12	1.2	15	24
TOTAL	75		91	100+4 A.G.

COMMERCIAL STALLS	# UNITS	REQ'D/UNIT	REQUIRED	PROVIDED
SURFACE STALLS	10	1/UNIT	10	15

SITE PLAN LEGEND

- HIGH QUALITY LANDSCAPING
- TYPICAL LANDSCAPING
- CITY LANDSCAPING
- PAVERS
- SIDEWALK
- PARKING
- PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- BUILDING ACCESS
- RECESSED LIGHTING ABOVE
- J. FDC FIRE DEPARTMENT CONNECTION
- (E) EXISTING
- (E) FH EXISTING FIRE HYDRANT
- (E) LS EXISTING LIGHT STANDARD
- (E) PP EXISTING POWER POLE
- AP ANNUNCIATOR PANEL
- GRGB GARBAGE ROOM (COMMERCIAL)

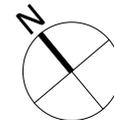
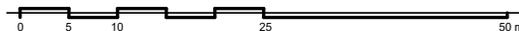
12 KING GEORGE BOULEVARD MIXED-USE DEVELOPMENT ADP SUBMISSION

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:57:38 PM

SITE PLAN

1:500

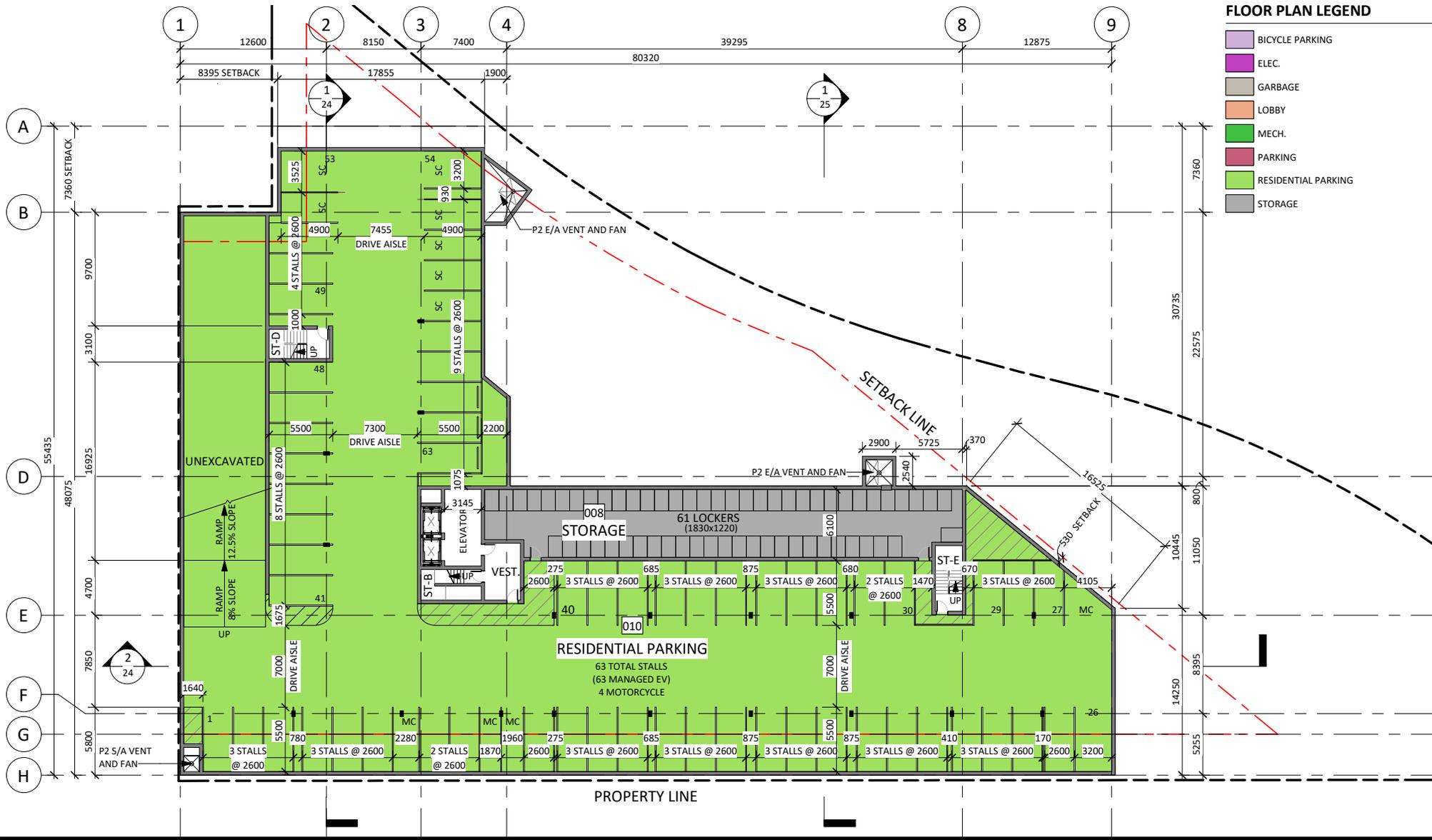


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FLOOR PLAN LEGEND

- BICYCLE PARKING
- ELEC.
- GARBAGE
- LOBBY
- MECH.
- PARKING
- RESIDENTIAL PARKING
- STORAGE



13

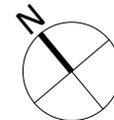
**KING GEORGE BOULEVARD
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ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:07:39 PM

P2 FLOOR PLAN

1:300



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FLOOR PLAN LEGEND

- BICYCLE PARKING
- ELEC.
- GARBAGE
- LOBBY
- MECH.
- PARKING
- RESIDENTIAL PARKING
- STORAGE



14

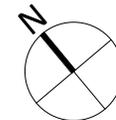
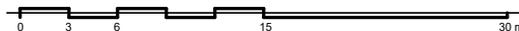
**KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:57:40 PM

P1 FLOOR PLAN

1:300

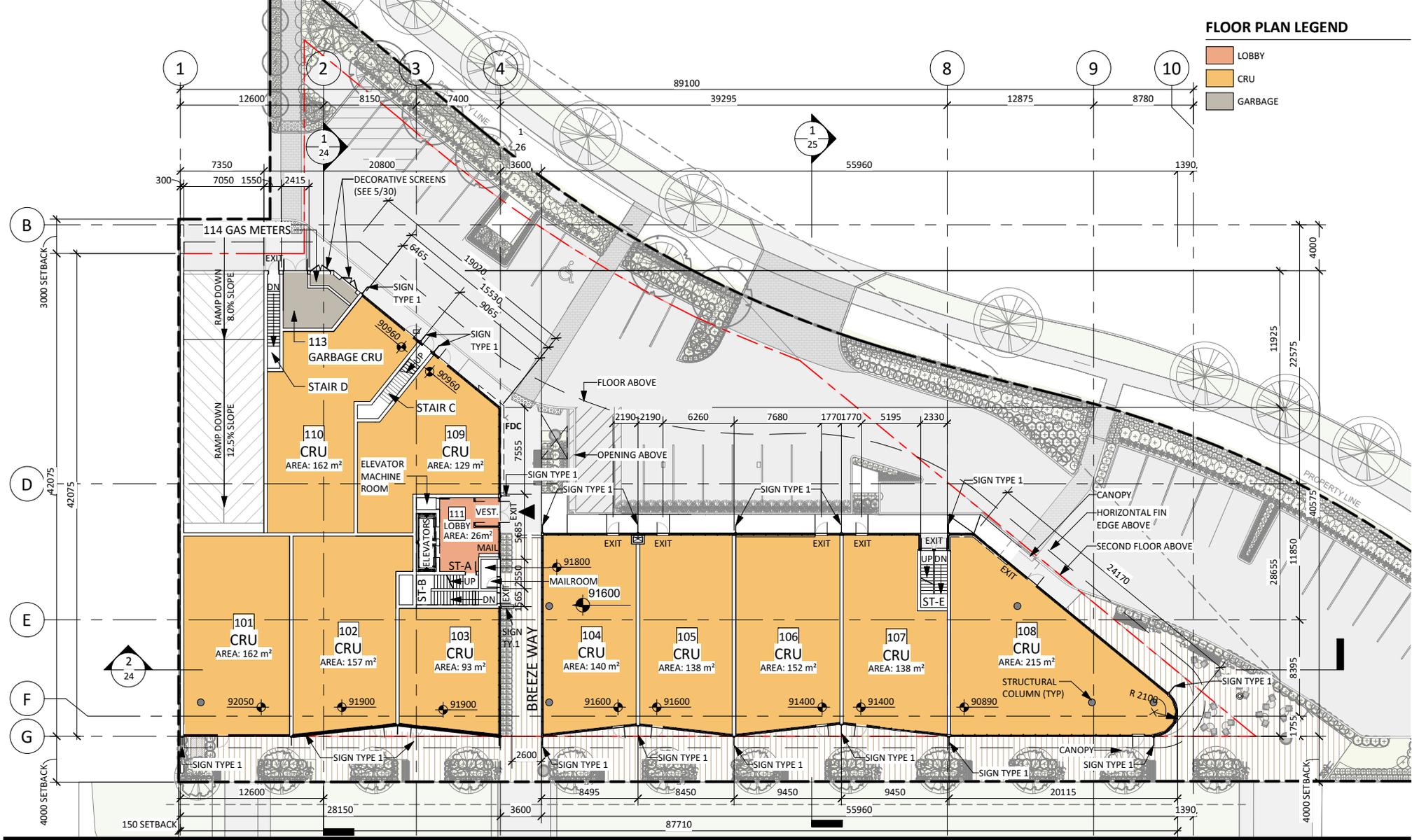


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FLOOR PLAN LEGEND

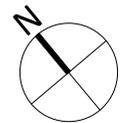
- LOBBY
- CRU
- GARBAGE



**15 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**
2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:07:43 PM

L1 FLOOR PLAN

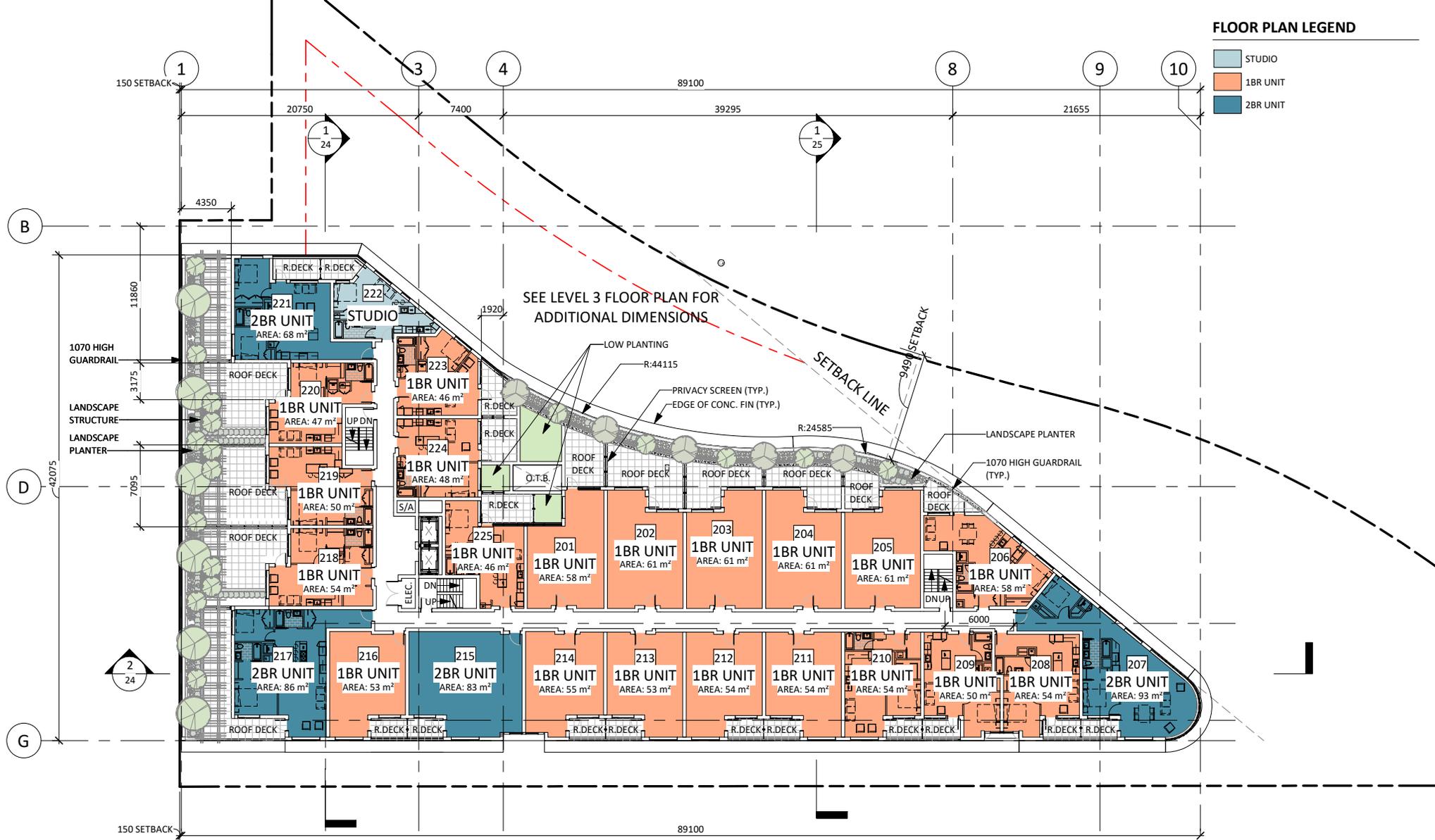
1:300



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FLOOR PLAN LEGEND

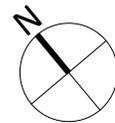
- STUDIO
- 1BR UNIT
- 2BR UNIT



16 KING GEORGE BOULEVARD MIXED-USE DEVELOPMENT ADP SUBMISSION
 2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:57:49 PM

L2 FLOOR PLAN

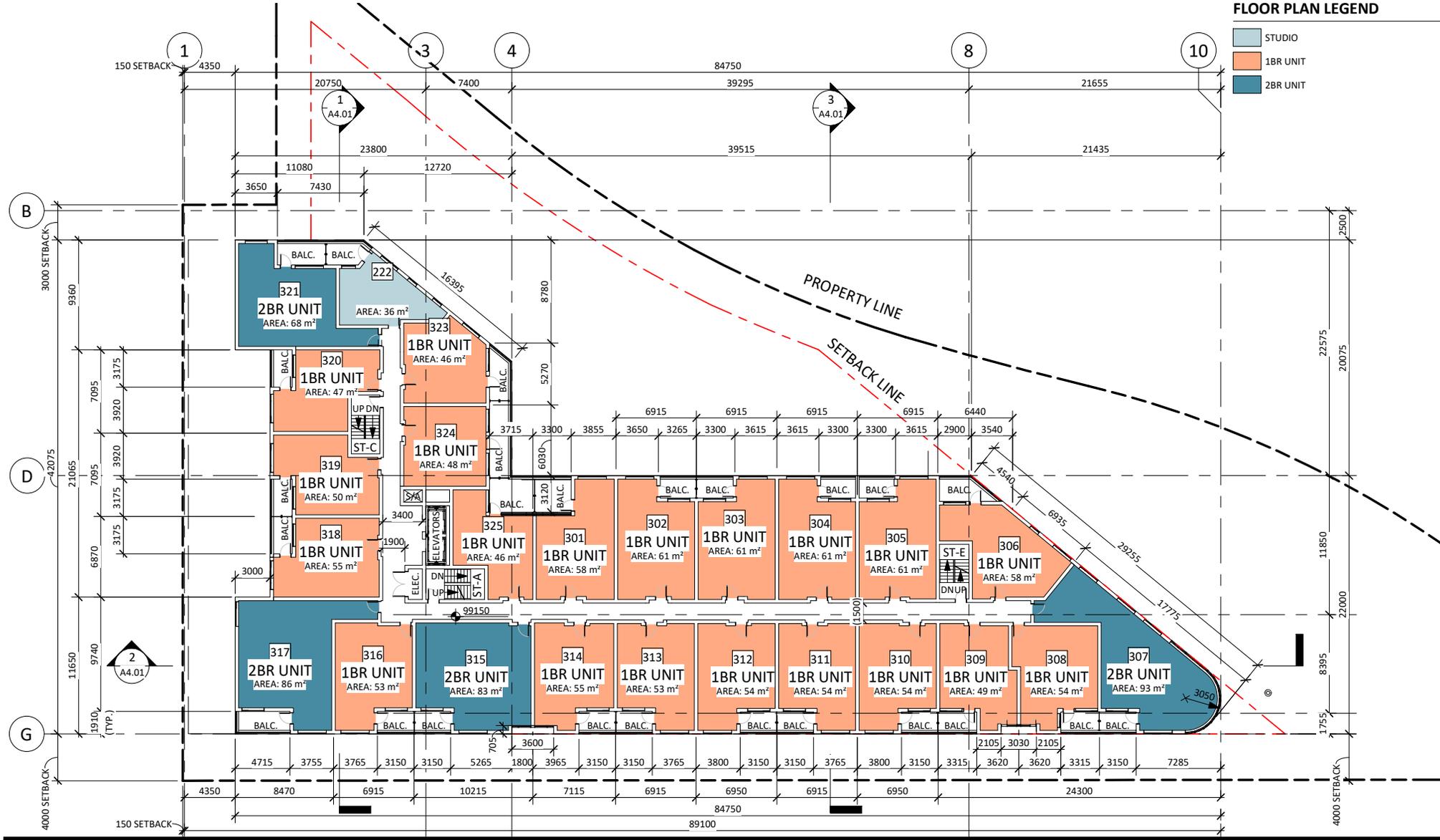
1:300



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FLOOR PLAN LEGEND

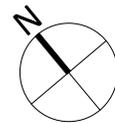
- STUDIO
- 1BR UNIT
- 2BR UNIT



**17 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**
2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:07:51 PM

L3 FLOOR PLAN

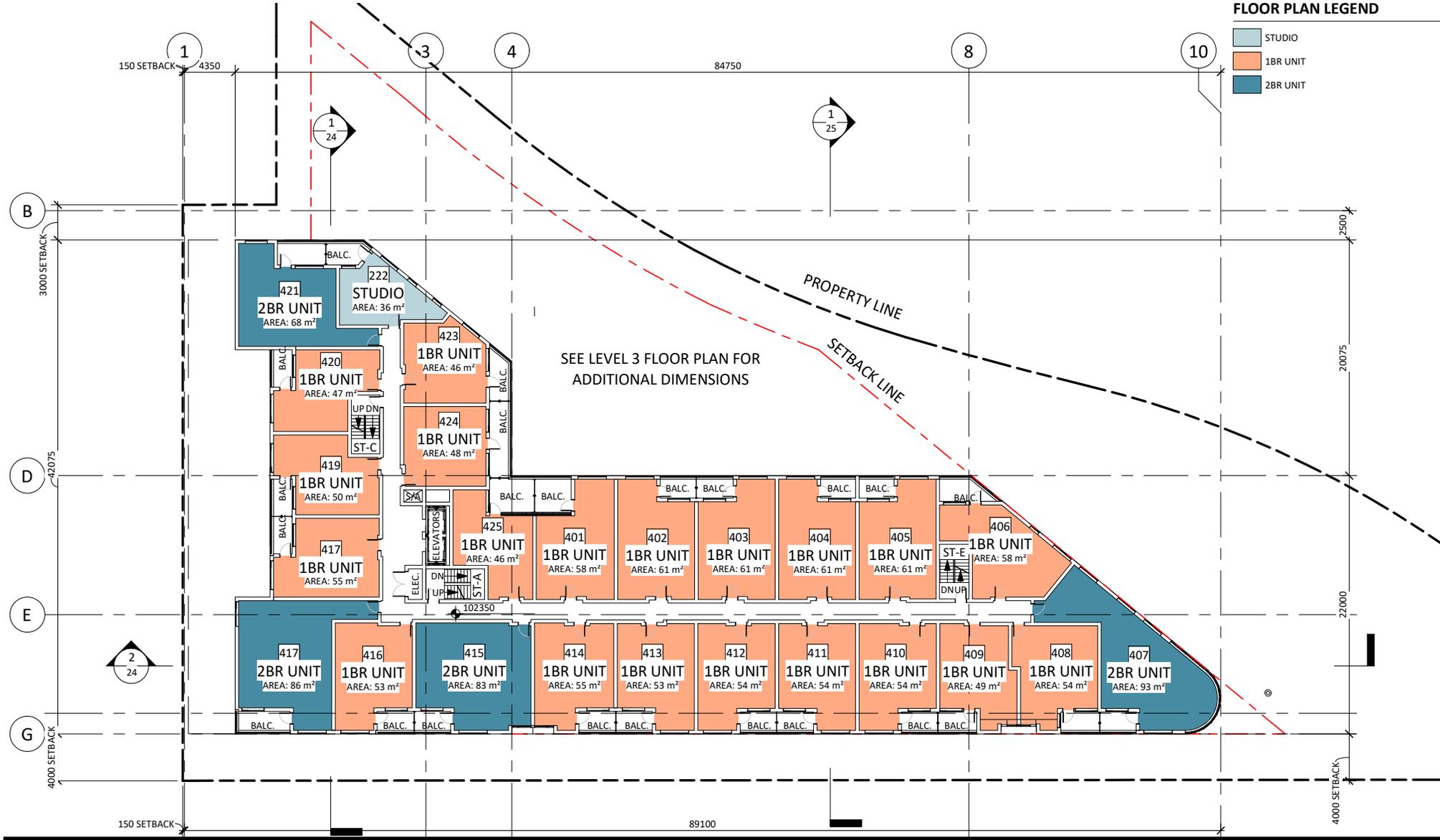
1:300



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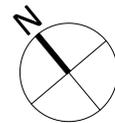
FLOOR PLAN LEGEND

- STUDIO
- 1BR UNIT
- 2BR UNIT



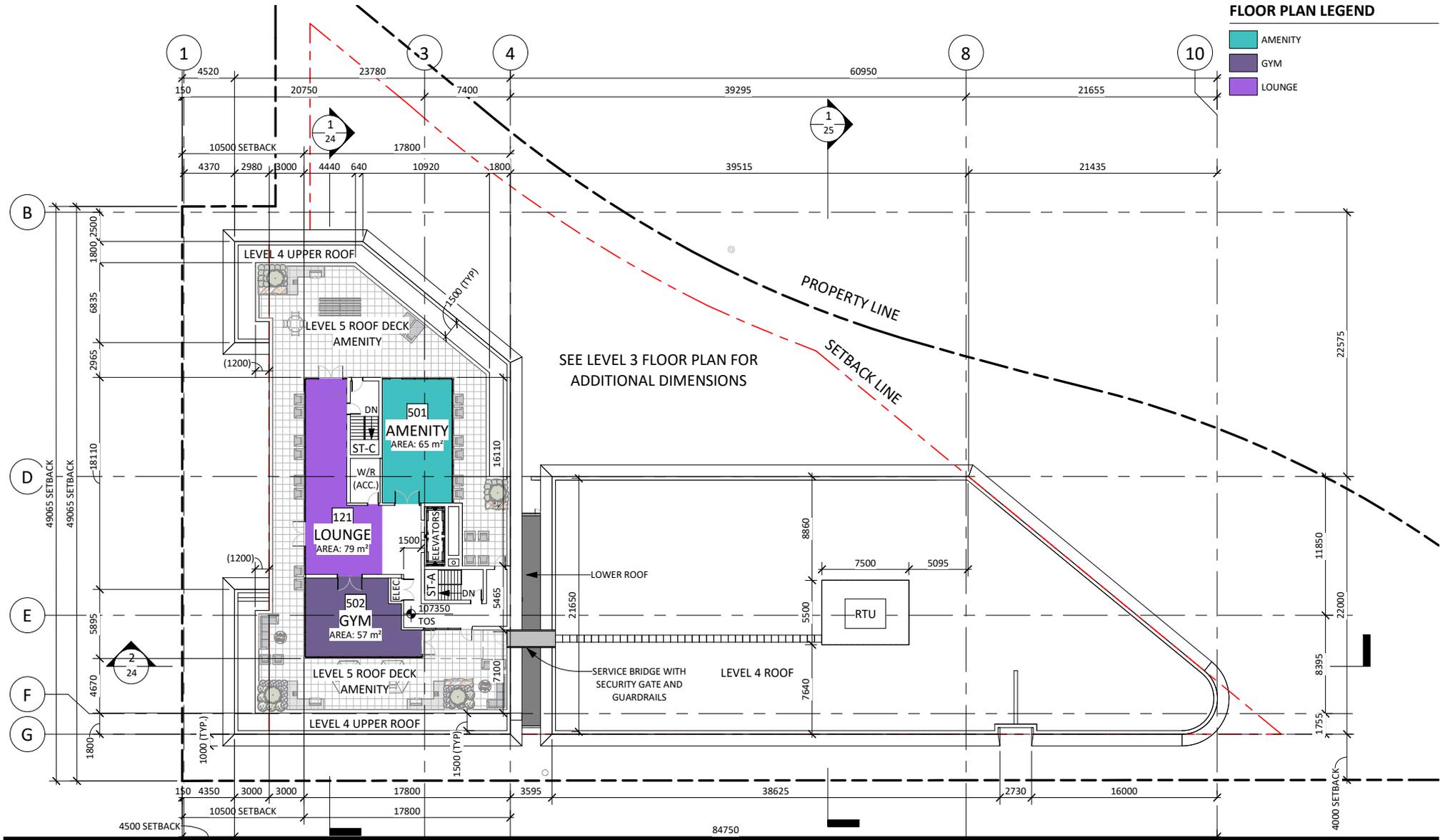
L4 FLOOR PLAN

1:300



FLOOR PLAN LEGEND

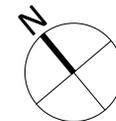
- AMENITY
- GYM
- LOUNGE



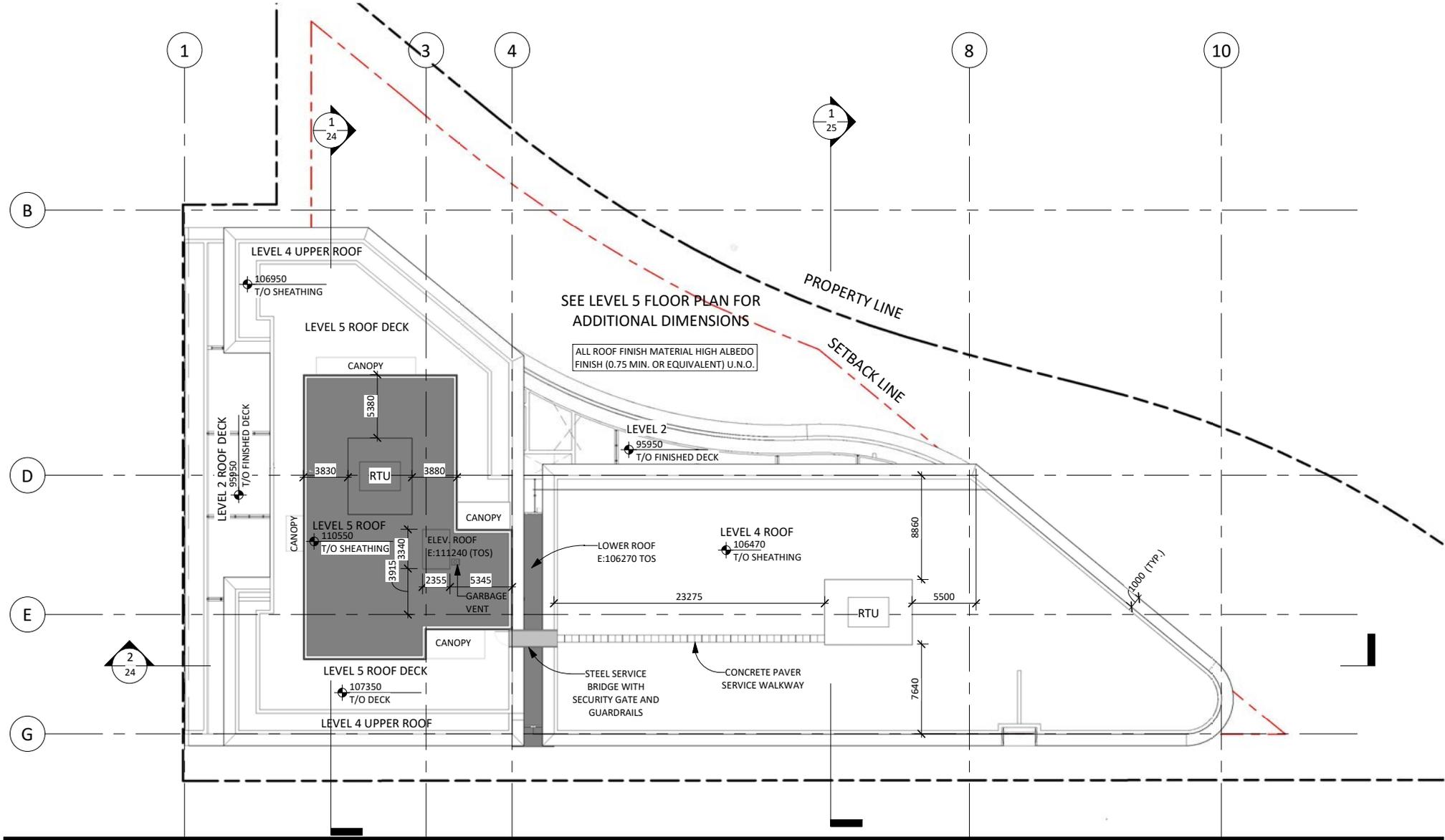
**19 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**
2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.
2021-10-01 2:07:55 PM

L5 FLOOR PLAN (AMENITY)

1:300

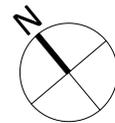


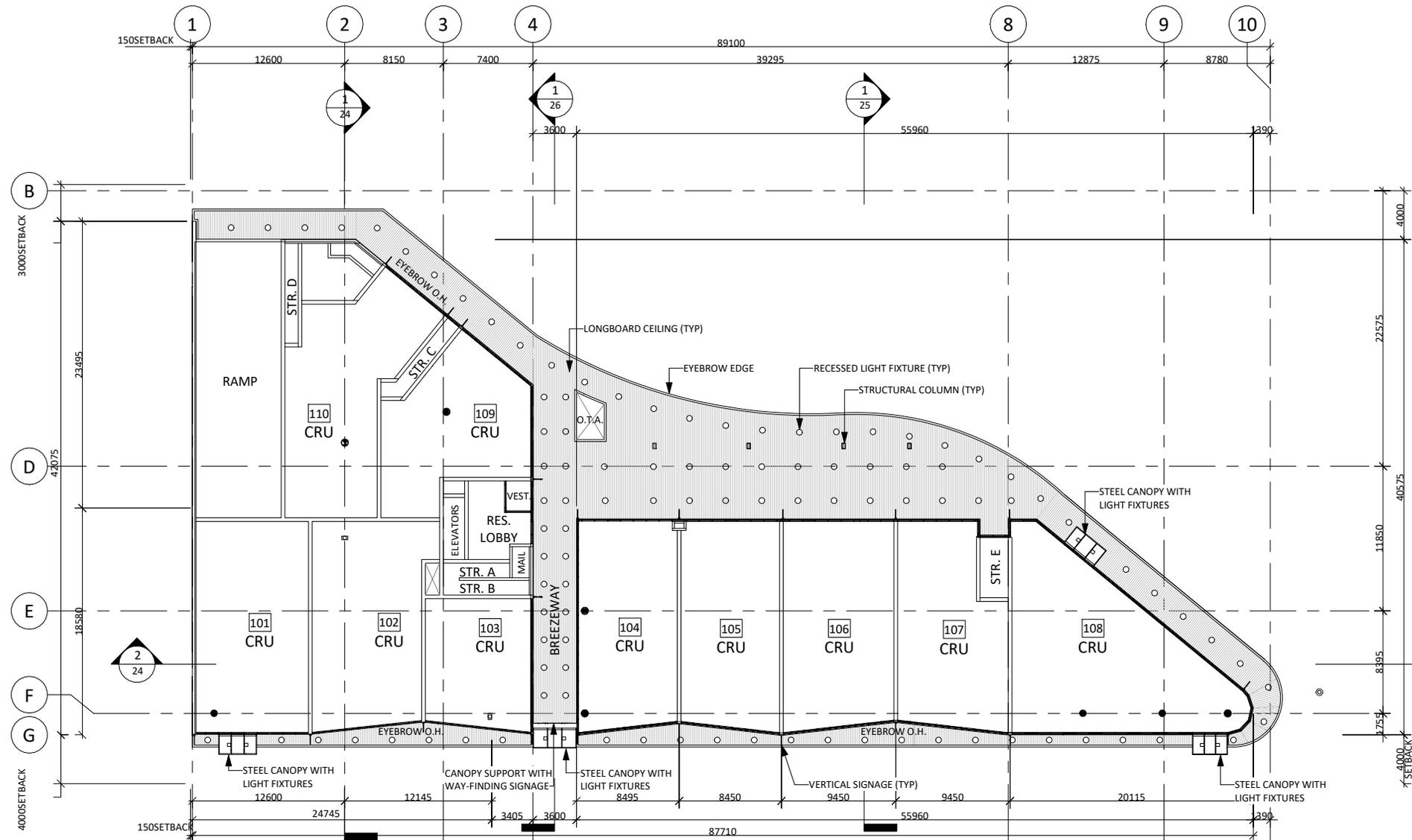
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ROOF PLAN

1:300





**21 KING GEORGE BOULEVARD
MIXED-USE DEVELOPMENT
ADP SUBMISSION**

L1 REFLECTED CEILING PLAN

Checker



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2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:07:57 PM

EXTERIOR ELEVATION LEGEND

- BRG-1** POWDER COATED STEEL SERVICE BRIDGE WITH SECURITY GATE, GUARDRAILS AND PERFORATED METAL SCREEN PANELS
- BRK-1** MASONRY - DARK BROWN
- BRK-2** MASONRY - GLAZED BLUE
- CLD-1** CLADDING - WHITE CEMENT BOARD
- CNC-1** PAINTED CONCRETE - W/ REVEALS
- GAT-1** DECORATIVE GATE (SEE S/30)
- GLZ-1** GLAZING SYSTEM - ANODIZED ALUM. WITH CLEAR GLAZING
- GLZ-2** GLAZING SYSTEM - ANODIZED ALUM. WITH DARKER GLAZING
- GLZ-3** WINDOW SYSTEM (RESIDENTIAL) - VINYL WHITE & GREY TO MATCH HOST WALL FINISH WITH CLEAR GLAZING
- MFL-1** METAL FLASHING - GREY
- MFL-2** METAL FLASHING - BRONZE
- RLG-1** RAILING - GLASS WITH GREY FRAME
- SCR-1** PRIVACY SCREENS - FROSTED GLASS
- SCR-2** ARCH. SCREEN AHU ENCLOSURE - CLEAR ALUMINUM LOUVERS
- SFT-1** METAL SOFFIT - LONGBOARD LIGHT
- SFT-2** METAL SOFFIT - LONGBOARD DARK
- SGN-1** FULL HEIGHT VERTICAL FIN SIGNS
- SGN-2** WAY-FINDING SIGNAGE
- SPA-1** SPANDREL PANEL - MATCH GLZ-1
- SPA-2** SPANDREL PANEL - MATCH GLZ-2
- VNT-1** MECH. S/A AND E/A VENTS - ALUM. TO MATCH GLZ-1 & GLZ-2

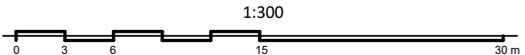


1 WEST ELEVATION (KING GEORGE BOULEVARD)
1 : 300



2 EAST ELEVATION (156TH STREET)
1 : 300

EXTERIOR ELEVATIONS





1 NORTH ELEVATION ADP
1 : 300

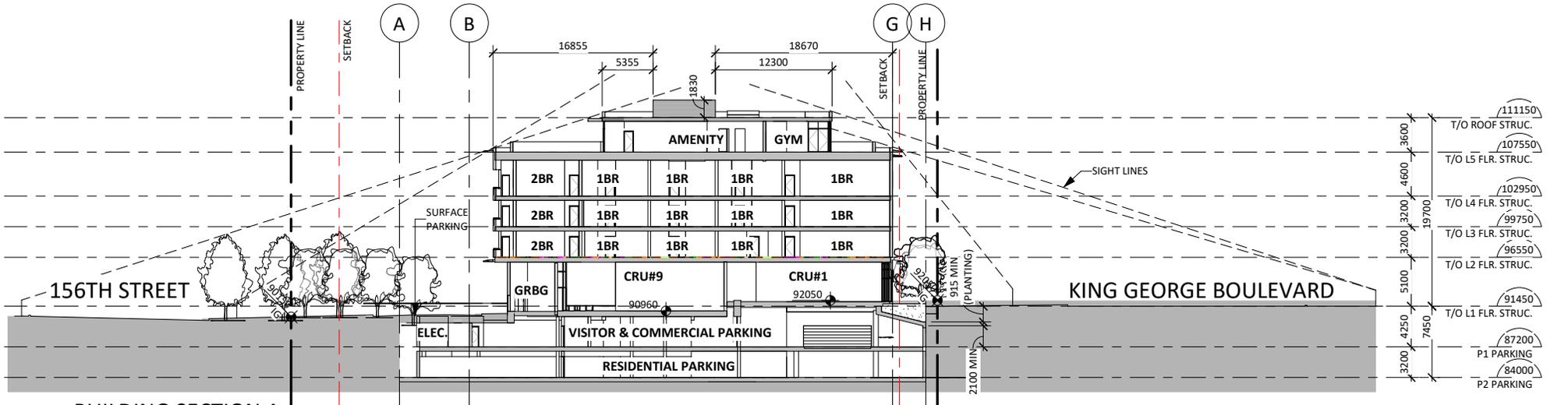


2 SOUTH ELEVATION ADP
1 : 300

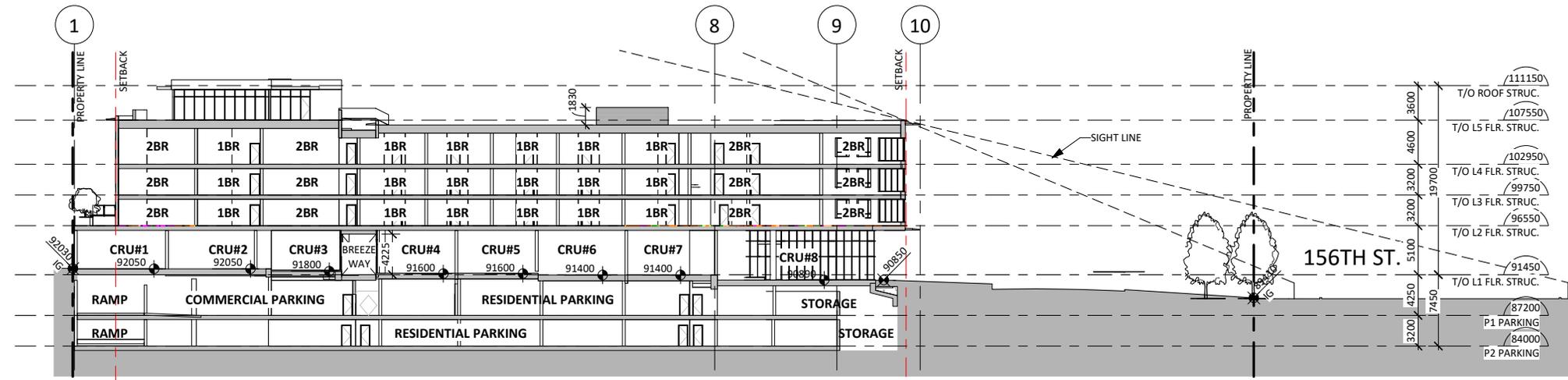
EXTERIOR ELEVATION LEGEND

- BRK-1** MASONRY - DARK BROWN
- BRK-2** MASONRY - GLAZED BLUE
- CLD-1** CLADDING - WHITE CEMENT BOARD
- CNC-1** PAINTED CONCRETE - W/ REVEALS
- GLZ-1** GLAZING SYSTEM - ANODIZED ALUM. WITH CLEAR GLAZING
- GLZ-2** GLAZING SYSTEM - ANODIZED ALUM. WITH DARKER GLAZING
- GLZ-3** WINDOW SYSTEM (RESIDENTIAL) - VINYL WHITE & GREY TO MATCH HOST WALL FINISH WITH CLEAR GLAZING
- MFL-1** METAL FLASHING - GREY
- MFL-2** METAL FLASHING - BRONZE
- RLG-1** RAILING - GLASS WITH GREY FRAME
- SCR-1** PRIVACY SCREENS - FROSTED GLASS
- SCR-2** ARCH. SCREEN AHU ENCLOSURE - CLEAR ALUMINUM LOUVERS
- SFT-1** METAL SOFFIT - LONGBOARD LIGHT
- SFT-2** METAL SOFFIT - LONGBOARD DARK
- SGN-1** FULL HEIGHT VERTICAL FIN SIGNS
- SGN-2** HIGH VERTICAL FIN SIGNS
- SPN-1** SPANDREL PANEL - MATCH GLZ-1
- SPN-2** SPANDREL PANEL - MATCH GLZ-2
- VNT-1** MECH. S/A AND E/A VENTS - ALUM. TO MATCH GLZ-1 & GLZ-2



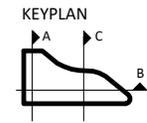
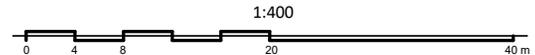


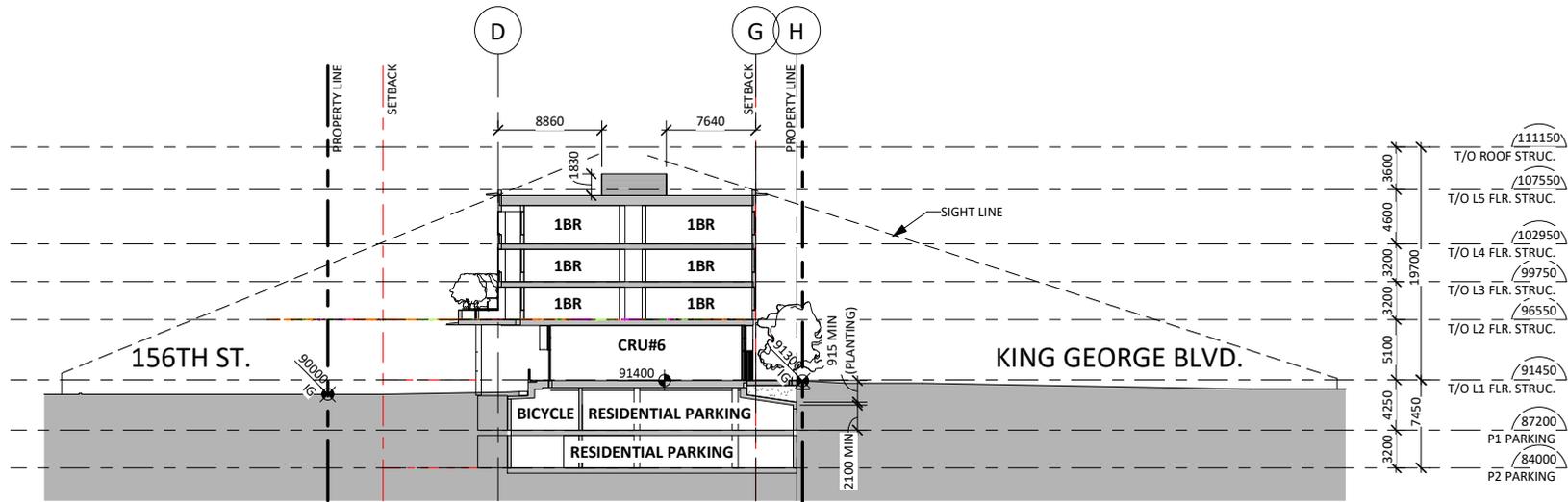
1 BUILDING SECTION A
1:400



2 BUILDING SECTION B
1:400

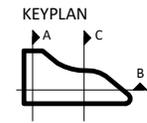
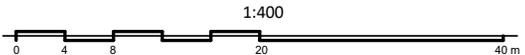
BUILDING SECTIONS

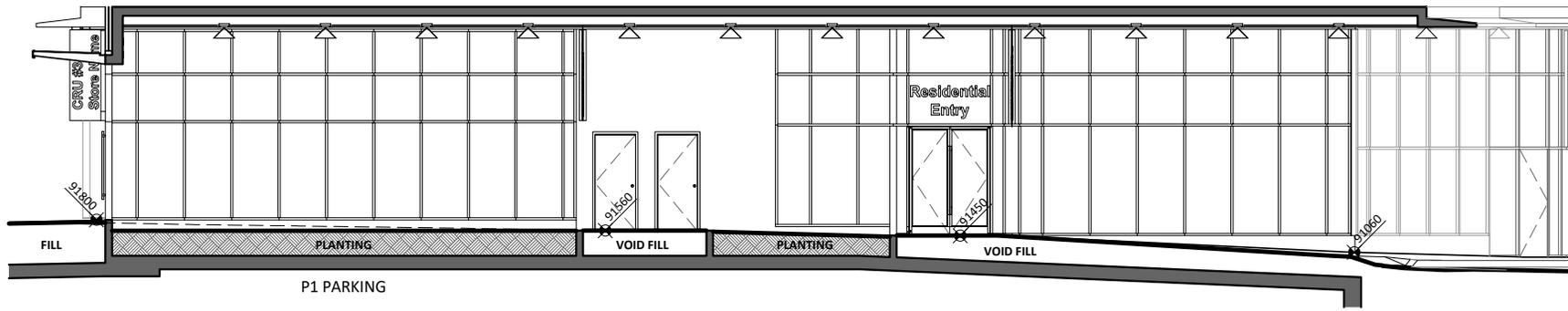




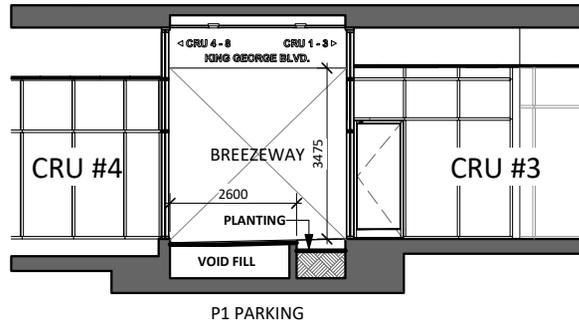
1 BUILDING SECTION C
1:400

BUILDING SECTIONS





1 BREEZEWAY SECTION
1 : 100



2 BREEZEWAY CROSS-SECTION
1 : 100



BREEZEWAY LOOKING WEST



EAST CRU ACCESS AND BREEZEWAY LOOKING NORTH-WEST



BREEZEWAY LOOKING EAST



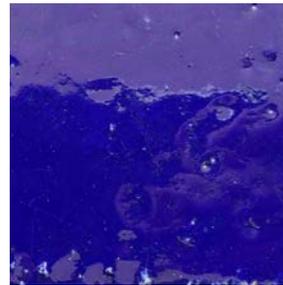
RESIDENTIAL LOBBY LOOKING SOUTH WEST



MASONRY



BRK-1 Mutual Materials - Ebony



BRK-2 Mutual Materials - Cobalt

EXTERIOR CLADDING



CLD-1 AFC Cladding - Luna

RAILINGS



RLG-1 Cascadia Metals - Regent Grey

GLAZING SYSTEM



GLZ-1 & GLZ-2 Anodized Aluminum



GLZ-3 Vinyl - White | Grey

METAL FLASHING



MFL-1 Cascadia Metals - Regent Grey



MFL-2 Cascadia Metals - Bronze

METAL SOFFIT



SFT-1 Longboard - Light National Walnut

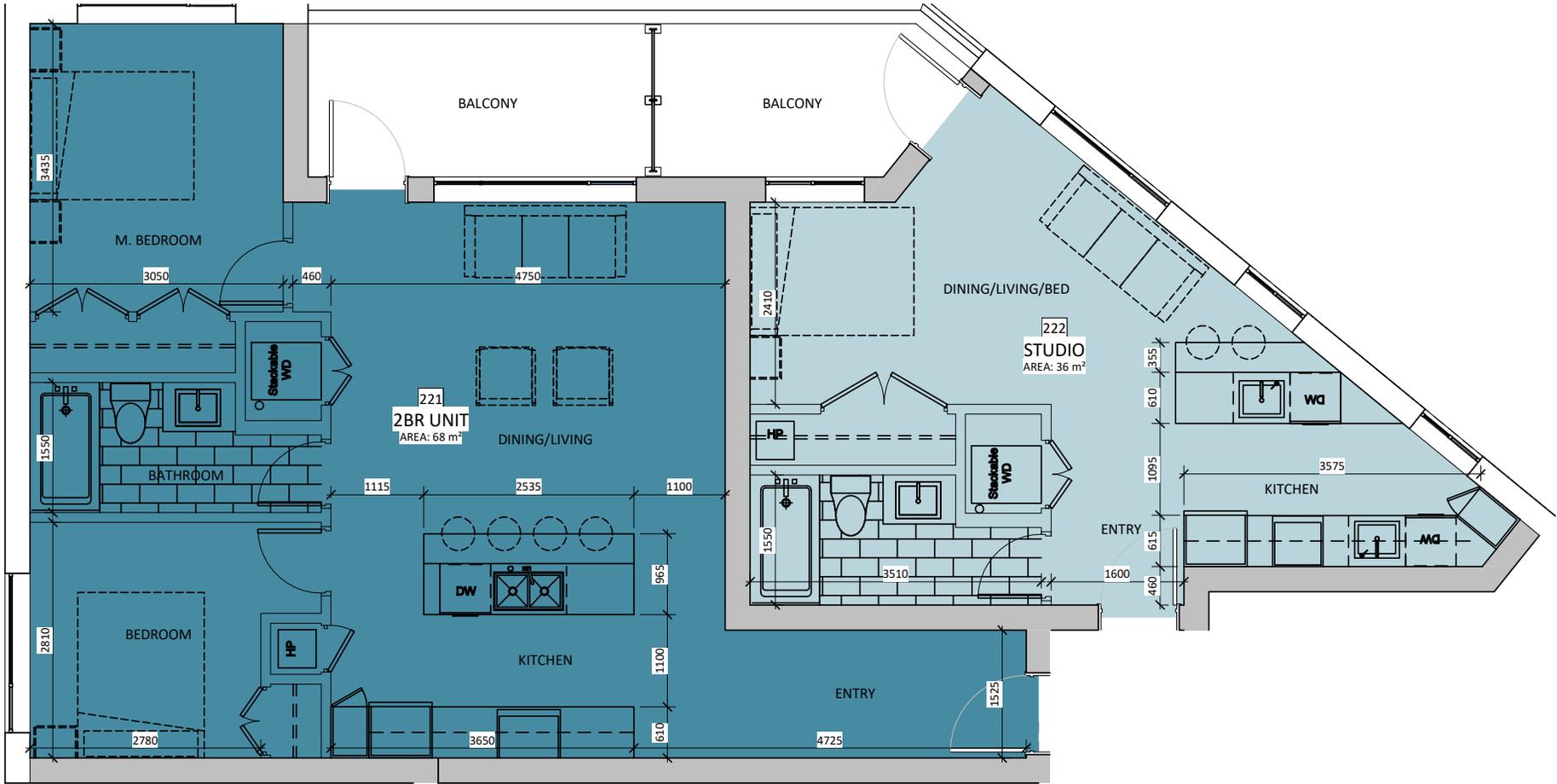


SFT-2 Longboard - Italian Rosewood

STEEL SERVICE BRIDGE



BRG-1 POWDER COATED PERFORATED METAL SCREEN PANELS

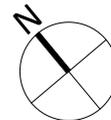


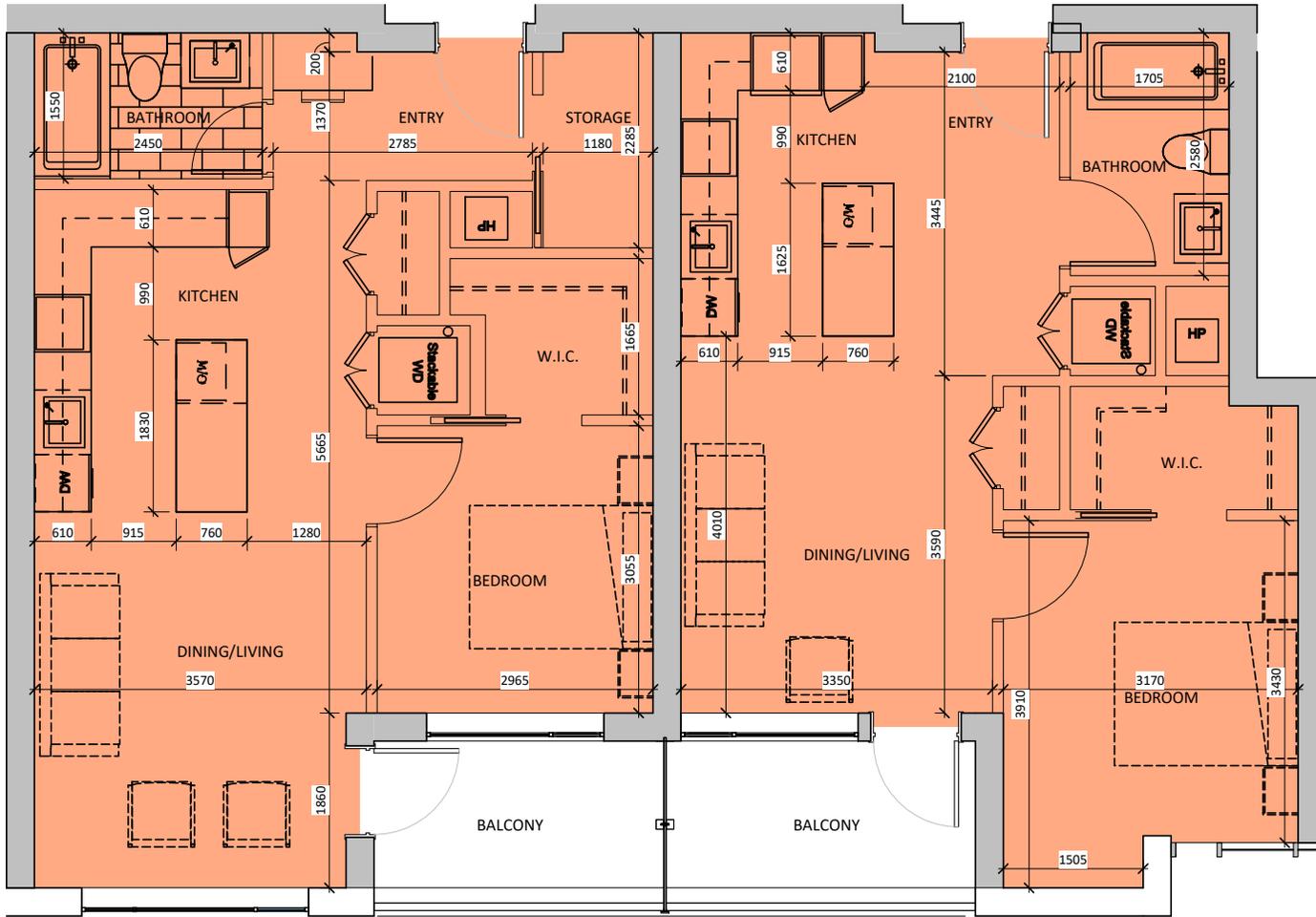
2 BEDROOM - UNITS 221, 321 AND 421
 AREA: 68 m²

STUDIO - TYPICAL UNIT
 AREA: 36 m²

UNIT PLANS

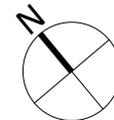
1:50





1 BEDROOM - TYPICAL UNIT
 AREA: 54 m²

1 BEDROOM - UNITS 209, 309 AND 409
 AREA: 50 m²





EAST ELEVATION - SIGNAGE ADP

1
1 : 400



WEST ELEVATION - SIGNAGE ADP

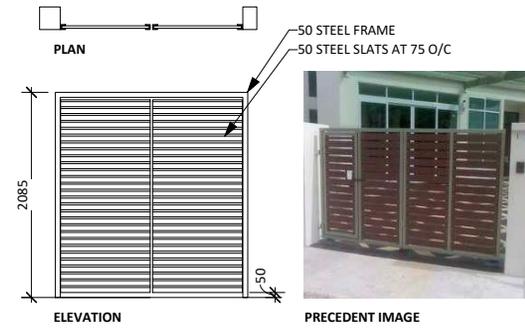
2
1 : 400

SIGNAGE LEGEND

1. TRANSLUCENT ACRYLIC PANEL
2. ALUMINUM FRAME WITH LED BACK LIGHTING
3. STAINLESS STEEL MOUNTING BOLTS

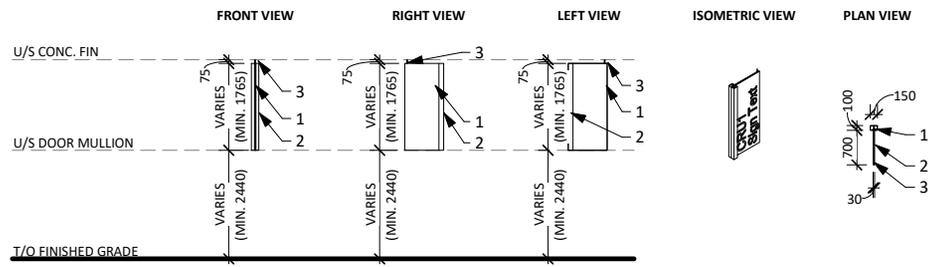
SIGNAGE CALCULATIONS

WEST ELEVATION	
COMMERCIAL:	9
TOTAL:	9
EAST ELEVATION	
COMMERCIAL:	10
TOTAL:	10
BREEZEWAY WAY-FINDING	
TOTAL:	2
TOTAL # OF SIGNS:	21



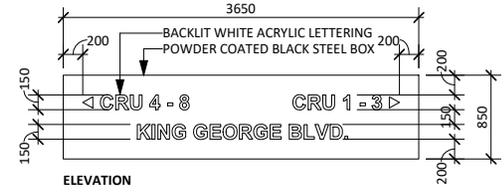
DECORATIVE GATE

5
1 : 50



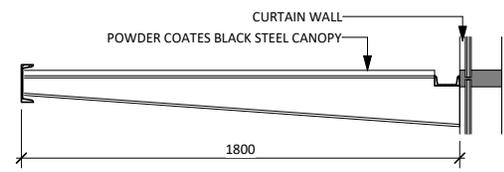
SIGNAGE TYPE 1 DETAILS

3
1 : 100



SIGNAGE TYPE 2 DETAILS

4
1 : 50



CONCEPTUAL CANOPY DETAIL

6
1 : 20



31

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2021-10-01 2:08:29 PM

RENDERING - SOUTH-WEST

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2021-10-01 2:08:29 PM

RENDERING - SOUTH-EAST

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RENDERING - NORTH-EAST

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2021-10-01 2:08:30 PM

RENDERING - NORTH-WEST

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RENDERING - WEST CRU FRONTAGE

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36 KING GEORGE BOULEVARD MIXED-USE DEVELOPMENT ADP SUBMISSION

2302 & 2306 KING GEORGE BOULEVARD, SURREY, B.C.

2021-10-01 2:08:30 PM

RENDERING - BREEZEWAY

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ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LAWN TO CONFORM
TO THE CURRENT EDITION OF THE BC/LA/BCS/LA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR
TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION
FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE AND LESS THAN 50% SAND BY WEIGHT,
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA BE FREE FROM SUBSOIL,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR
REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC
MATERIALS, TONS, STONES OVER 50mm (1 2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION
6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BC/LA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS; LOW
TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1 IN TABLE 3.6.3.5.1 OF THE
CURRENT EDITION OF THE BC/LA/BCS/LA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm) 0-1%
*SAND (LARGER THAN 0.075mm AND SMALLER THAN 0.425mm) 10-25%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.075mm) 20-25%
*CLAY (SMALLER THAN 0.002mm) 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

PERCOLATION: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60
MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 3.6.3.5.5 OF THE CURRENT EDITION BC/LA
STANDARDS OR MUNICIPAL STANDARDS WHICHEVER IS GREATER:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	6"

*CITY OF SURREY STANDARD CALLS FOR 10M3/TREE MINIMUM VOLUME OF GROWING
MEDIUM (OFF SLAB: 16.7M2 AT 0.6M DEPTH)

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATIC,
OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR
EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF
MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO
DELIVERY TO SITE.

BEDS TO HAVE 2" MULCH LAYER (after setting) CONSISTING OF ORGANIC COMPOSTED
BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP
DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY
LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL
COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS
PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND
IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE
THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF
SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND
REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO
CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR
WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP
TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO
THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES
PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH
PRECAUTIONS AT NO COST TO THE OWNER.

ALL PLANTING TO BE IN ACCORDANCE WITH THE BC/LA/BCS/LA STANDARDS CURRENT
EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND
PLANT SYMBOLS ON DRAWING, THE DRAWING TAKES PRECEDENCE. THE CONTRACTOR
IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT LIST	ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES							
Ac	6		Acer circinatum	vine maple	as shown	2m ht / B&B	full crown
Ash	5		Acer shirasawanum 'Autumn Moon'	Shirasawa maple	as shown	7cm call/ B&B	full crown
Chf	5		Carpinus betulus fastigiata	fastigate European hornbeam	as shown	6cm call/ B&B	full crown
Fsd	12		Fagus sylvatica dawycq gold	golden beech	as shown	4m ht. B&B	full crown
Pot	4		Populus tremula 'Erecta'	Swedish columnar aspen	as shown	6m - 8m ht/ B&B	low branching
Tp	1		Thuja plicata	Western Red Cedar	as shown	3.5m ht/B&B	full crown
	0				as shown		
SHRUBS							
Aa	4		Amelanchier alnifolia	Saskatoon serviceberry	3.048	5cm Cal/ B&B	full/ bushy plants/ multi-stemmed
As	187		Andropogon scoparius 'The Blues'	little bluestem	0.457	#2 cont.	full/ bushy plants
Asa	4		Acer shirasawanum 'Aureum'	full moon maple	1.219	5cm call/B&B	full crown
Bs	193		Blechnum spicant	Deer Fern	0.305	#3 cont.	full/ bushy plants
Cod	122		Cotoneaster dammeri	bearberry cotoneaster	0.61	#2 cont.	full/ bushy plants
Csf	44		Cornus sericea 'Flaviramea'	yellow twig dogwood	0.914	#3 cont.	full/ bushy plants
Csk	135		Cornus sericea 'kelsey'	Dwarf Red Osier dogwood	0.61	#2 cont.	full/ bushy plants
Et	44		Equisetum fortunei	Wintercreeper	0.457	#3 cont.	full/ bushy plants
Hbb	313		Hemerocallis 'Bright Sunset'	Bright Sunset Daylily	0.203	#2 cont.	full/ bushy plants
Hmo	19		Hamamelis mollis	Chinese witch hazel	3.048	5cm Cal/ B&B	full/ bushy plants
Lah	31		Lavandula angustifolia 'Hidecot Blue'	Hidecot Blue Lavender	0.457	#2 cont.	full/ bushy plants
Lsd	103		Liloupe spicata 'Silver Dragon'	Silver Dragon Lilyturf	0.457	#2 cont.	full/ bushy plants
Mis	159		Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	0.61	#3 cont.	full/ bushy plants
Msq	5		Miscanthus sinensis 'Gracillimus'	Maiden Grass	0.61	#3 cont.	full/ bushy plants
Pah	179		Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	0.457	#1 cont.-heavy	full/ bushy plants
Pim	3		Pinus mugo	mugo pine	1.067	#3 cont.	full/ bushy plants
Plo	139		Prunus laurocerasus 'Otto Luyken'	'Otto Luyken' English laurel	0.762	#5 cont.	full/ bushy plants
Pp	35		Polystichum polyblepharum	Tassel Fern	0.457	#2 cont.	full/ bushy plants
PI	43		Pachysandra terminalis	Japanese spurge	0.254	4" pot	full/ bushy plants
Pla	24		Pleridium aquilinum	bracken fern	0.61	#1 cont.	full/ bushy plants
Pvs	241		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	0.457	#2 cont.	full/ bushy plants
Ron	69		Rosa nutkana	Nootka rose	0.914	#2 cont.	full/ bushy plants
Rsl	383		Rhododendron 'Snow Lady'	snow lady rhododendron	0.457	#2 cont.	full/ bushy plants
Sh	326		Sarcococca hookeriana	sweet box	0.457	#2 cont.	full/ bushy plants
Shm	12		Schizophragma hydrangoides moon	Japanese Hydrangea Vine	4.37	#2 cont.	full/ bushy plants, staked
Vo	67		Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	0.762	#3 cont.	full/ bushy plants
LAWN							
			Non-Netted, grown on sand				
NOTES:							
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.							
2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON							

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1	PARK BENCH 2	1820L X 615W	VLT156 VLTALU	MM CITE	with arm rests	tropical wood	6
2	LARGE SQUARE PLANTER	2.44m x 2.44m x 1mH	Custom, aluminum	Green Theory		suede bronze	3
3	PARK BENCH 1		LW10150-22-Woody	MM Cite		tropical wood	3
4	BIKE RACK		Velo Lotimat	MM Cite		powder coat - corten	9
5	LITTER RECEPTACLE		Lena	MM Cite		tropical wood	3
6	PERGOLA			Custom			1
7	HARVEST TABLE	1800L x 795W	Tably 1011	MM Cite		tropical wood	2
8	SEATING FOR HARVEST TABLE	505W x 445H x 1850L	Miela 1111	MM Cite			1
MATERIALS							
ID		SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
10	PERMEABLE PAVERS - PED X-ING	80 mm thick	standard	Aquasave		Sand / brown blend	
11	PERMEABLE PAVERS - PARKING AREA	80mm thick	standard	Aquasave		Shadow blend	
12	PEDESTRIAN CONCRETE	100mm thick	0.032	NAU 2.0	Belgard	Indie NA 02 RD	
13	PORCELAIN PAVERS			Toumesol Siteworks		Red Oak	
14	THERMALLY TREATED HARDWOOD DECKING			DeepRoot			
15	ROOT BARRIER						
LIGHTING							
ID							
16	SISTEMALUX MINI LOOK WOOD BOLLARD		Mini Look	Sistemalux			5
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

KING GEORGE BLVD. MIXED-USE DEVELOPMENT

Civic Address: 2306 & 2302 King George Boulevard, Surrey, BC
Legal Address: PID:011-208-881 & PID:011-208-902, PARCEL A,
(EXPLANATORY PLAN 10438) LOT 1 SECTION 14 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 6809



1690 West 2nd Avenue

Vancouver, BC, Canada . V6J 1H4

t | 604.683.1456 f | 604.683.1459 w | www.etalca.com

CONSULTANT TEAM

OWNER: Fontana Group
ARCHITECT: Thinkspace Architecture
STRUCTURAL: Bush Bohlman & Partners LLP
MECHANICAL: Williams Engineering
ELECTRICAL: Williams Engineering
LANDSCAPE: ETA Landscape Architecture

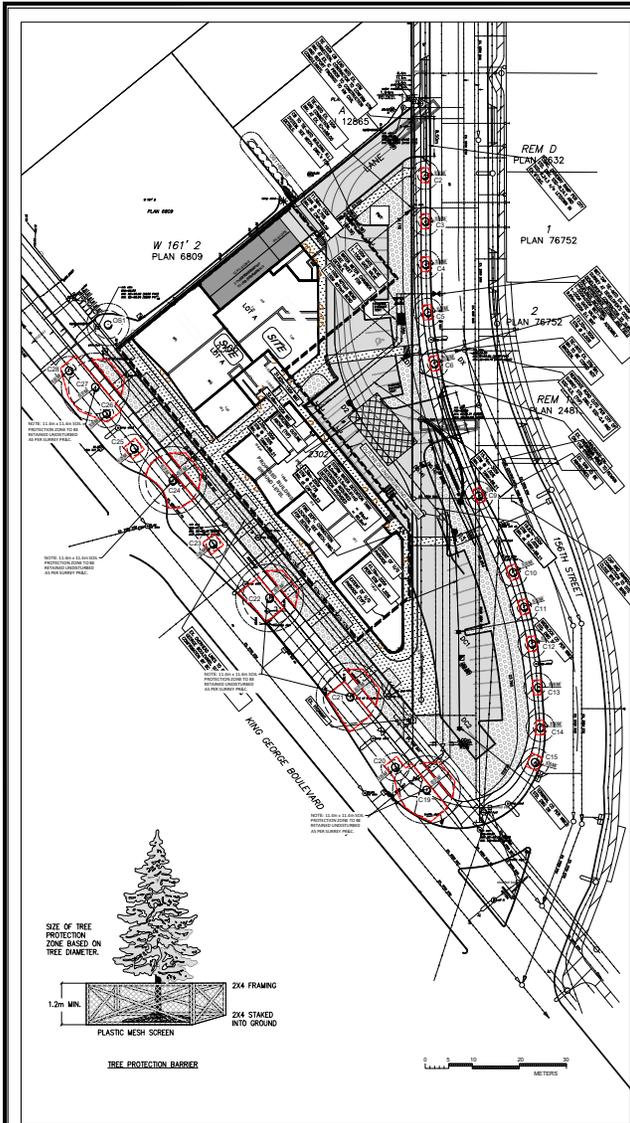
ISSUED FOR: V3 ADP 2021-10-01

NOT FOR CONSTRUCTION

THE LANDSCAPE PLAN IS TO BE NOTED AS 'NOT FOR
CONSTRUCTION' AND IS TO BE SUBMITTED FOR REVIEW TO
ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO
THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC
PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN
UNTIL SUCH PLANS RECEIVE 'FOR CONSTRUCTION'
APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE
CONTACT ENGINEERING, DEVELOPMENT SERVICES
AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR
FOR DETAILS.

DRAWING LIST

L0 Cover Sheet
L1.0 Tree Management Plan
L2.1 Landscape Site Plan - Level 1
L2.2 Landscape Site Plan - Level 2+5
L3.1 Materials Plan - Level 1
L3.2 Materials Plan - Level 2 + 5
L4.1 Landscape Grading Plan L1
L4.2 Landscape Grading Plan Level 2 + 5
L5.1 Landscape Lighting Plan
L6.1 Landscape Tree Plan - Level 1
L6.2 Landscape Shrub Plan - Level 1
L6.3 Landscape Tree Plan - Level 2 + 5
L6.4 Landscape Shrub Plan - Level 2 + 5
L6.5 Landscape Soil Depth Plan L1
L6.6 Landscape Soil Depth Plan Level 2 + 5
L7.5 Landscape Elevations
L7.6 Landscape Elevations
L8.1 Details - Surfacing
L8.2 Details - Planting
L8.3 Details - Furnishings
L9.1 Spec sheets



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

2302 2306 KING GEORGE BOULEVARD
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC17/16	MK	SITE PLAN
2	JAN30/19	MK	SITE PLAN
3	FEB13/20	MK	SITE PLAN
4	FEB09/20	MK	SITE GRADING/SERVICING PLAN
5	FEB27/20	MK	SITE PLAN
6	MAY15/20	MK	SITE GRADING PLAN
7	JUN24/20	MK	SITE PLAN
8	JUL13/20	MK	SITE GRADING/SERVICING PLAN

NOTE: NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLAN.
NOTE: ALL WALKWAYS AND LANDSCAPE FEATURES TO BE BUILT FROM GRADE WITHOUT EXCAVATION INSIDE THE TPZ.
NOTE: TREE PROTECTION FENCING TO BE INSTALLED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
REASSES TREES WITH LOT GRADING PLANS.
NOTE: REPLACEMENT TREES SHALL CONFORM TO ON-LANDSCAPE STANDARDS.
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

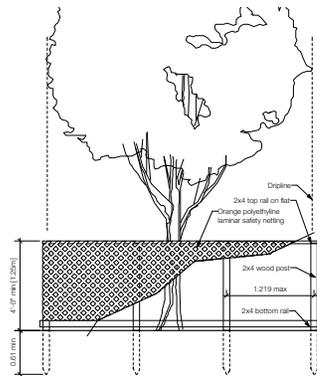
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DRAWN
MK

SCALE
AS SHOWN

DATE
NOVEMBER 20, 2017

T-2
SHEET 2 OF 2



2 Tree Protection Fence
Scale: 1:32

NOTES:

1. REFER TO LATEST ARBORIST REPORT TITLED BY MIKE FADUM AND ASSOCIATES LTD., FOR DETAILED TREE PROTECTION PLAN.

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-12-25	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Requested for Response to DRG
F	2020-05-12	Requested for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-15	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

Professional Seal

eta landscape architecture

100 West 2nd Avenue
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KING GEORGE MIXED-USE DEV.

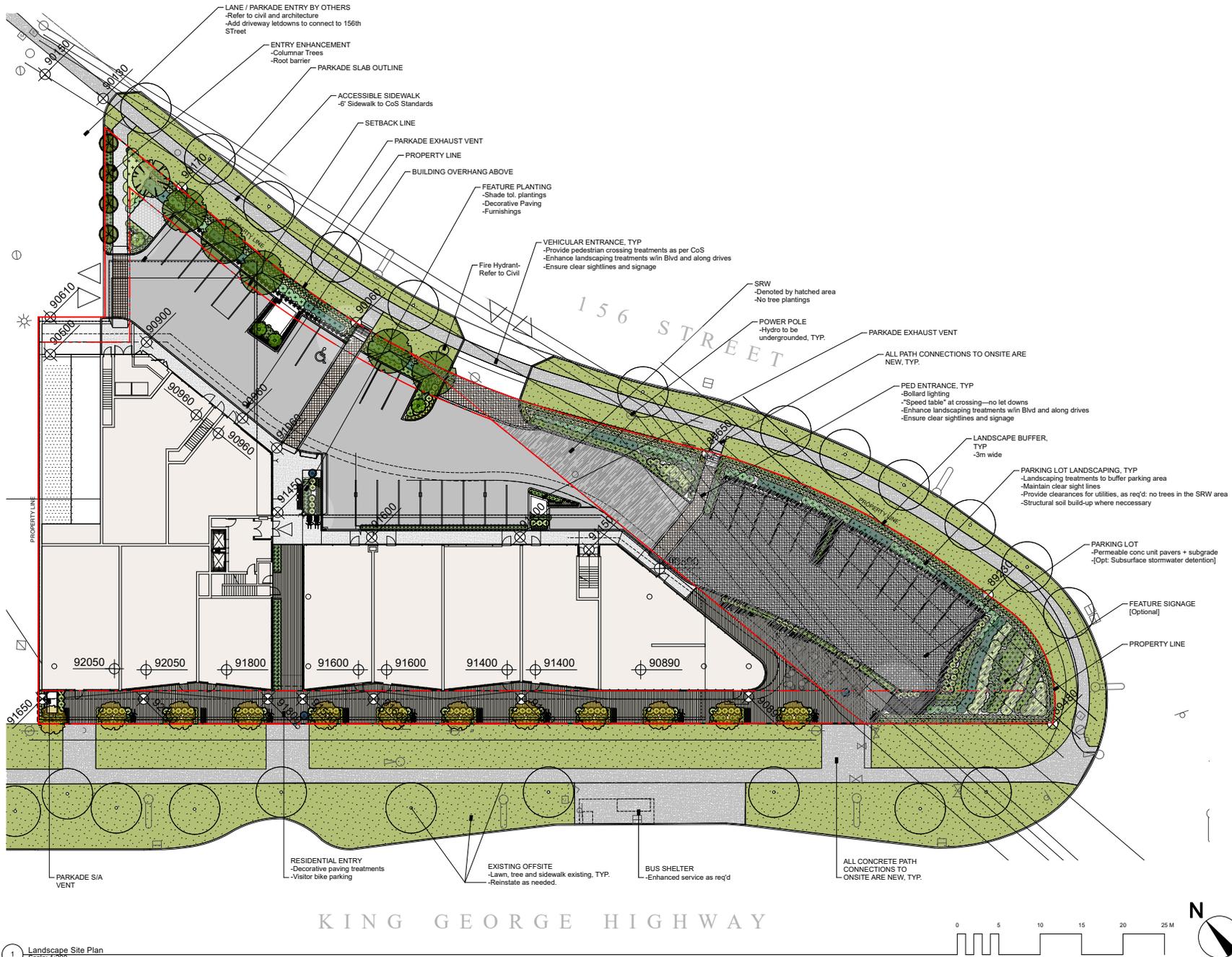
2300 Blck, King George Blvd
Surrey, BC

Tree Management Plan

Legend

Client Manager	SS	21816
Drawn By	SS	Scale
Reviewed By	SS	Scale
Date	June 14, 2018	
Project No.		L1.0
Sheet No.		21

Plot Date:
21-10-1
21816_King George_MixUse



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
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C	2019-02-28	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Request for Response to DRG
F	2020-05-12	Request for Response to DRG
G	2020-08-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-18	Re-issue for ADP
J	2020-09-23	Re-issue for ADP
K	2021-03-18	Re-issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

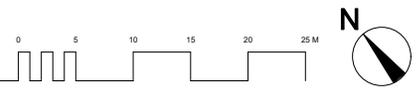
Drawing Title
Landscape Site Plan

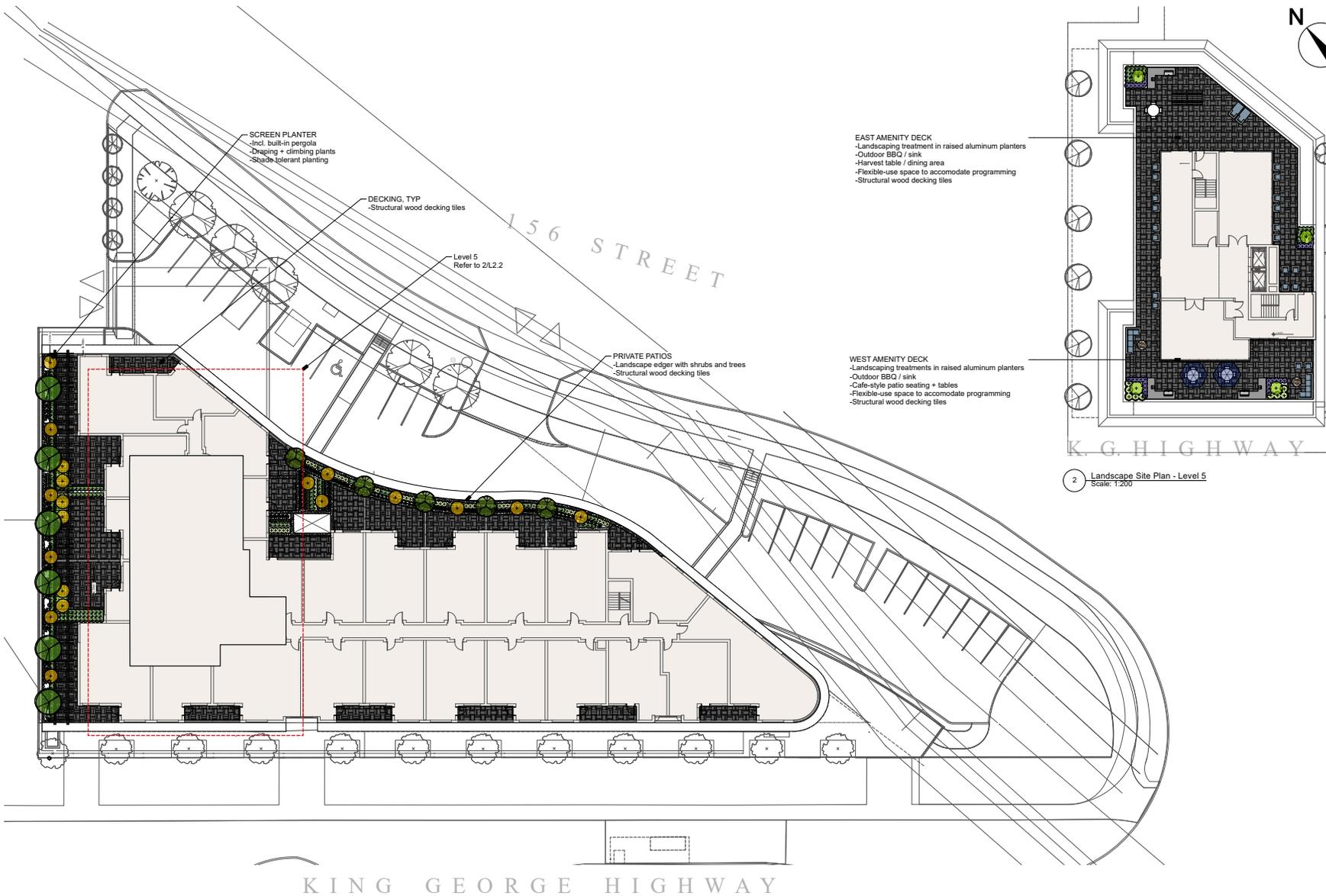
Level 1

Legend

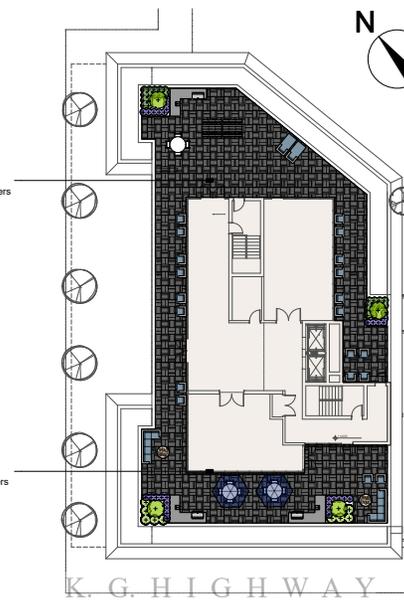
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Drawn By	SS	Scale
Reviewed By		Sheet Scale
Date	June 14, 2018	
Page		L2.1
		21

Plot Date: 21-70-1
218156_King George_Mixed-Use





1 Landscape Site Plan - Level 2
Scale: 1:200



2 Landscape Site Plan - Level 5
Scale: 1:200

Revision No.	Date	Revision Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-02-26	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Requested for Response to DRG
F	2020-02-12	Requested for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-16	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-08-25	Finalize per adjusted legal
M	2021-10-01	Issue for V3 ADP

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
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E	2020-02-26	Requested for Response to DRG
F	2020-02-12	Requested for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-16	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-08-25	Finalize per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

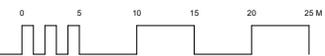
Drawing Title
Landscape Site Plan

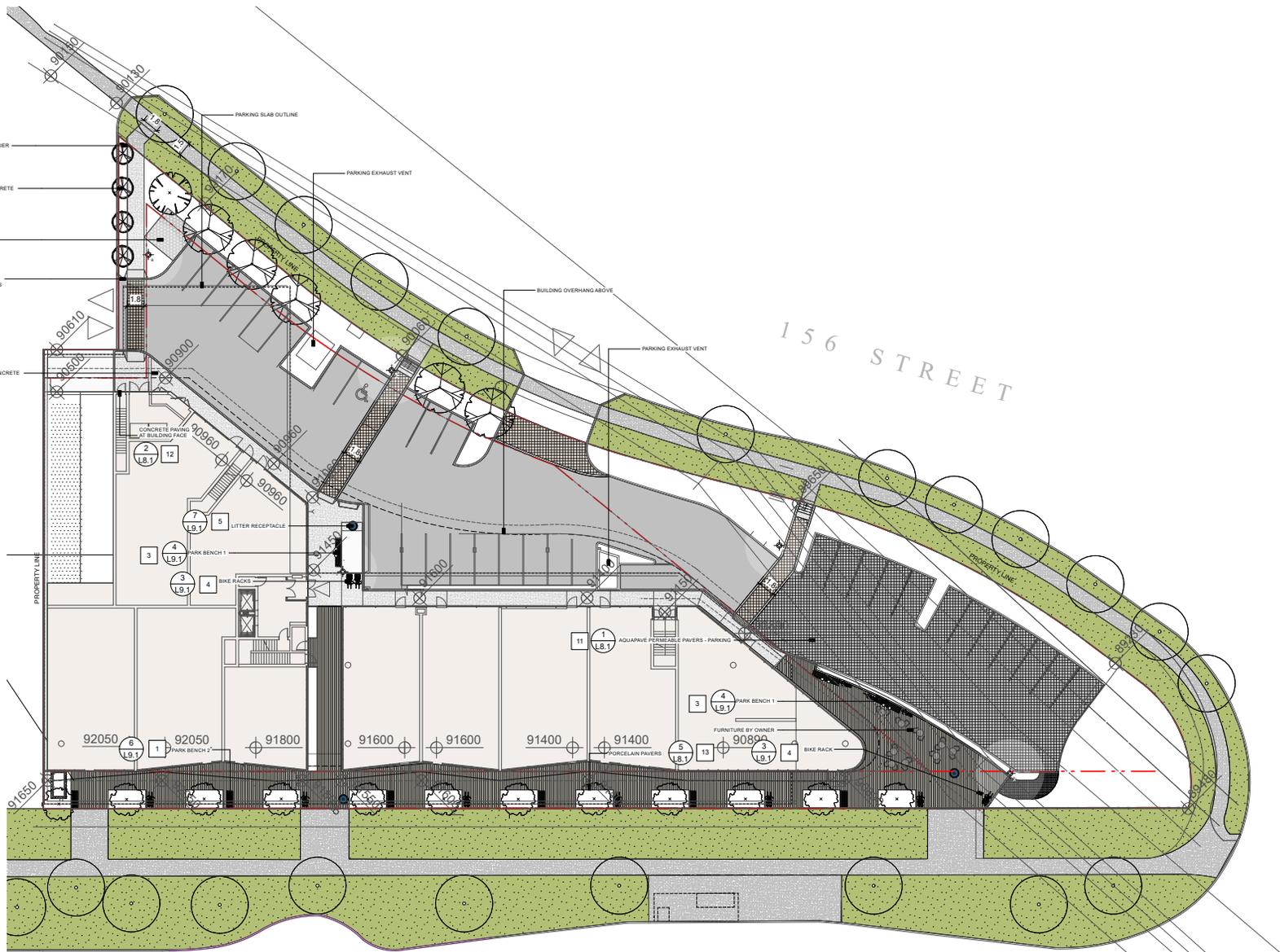
Level 2 + 5

Legal

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Drawn By	Scale
SS	Sheet Scale
Reviewed By	Drawn By
Date	
June 14, 2018	L2.2
	21

Plot Date
21-70-1
21816_King George_Masterplan





1 Landscape Materials Plan - Level 1
Scale: 1:200

Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-12-28	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Released for Response to DRG
F	2020-05-12	Released for Response to DRG
G	2020-08-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-18	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-18	File Issue for ADP
L	2021-05-25	Finalize per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

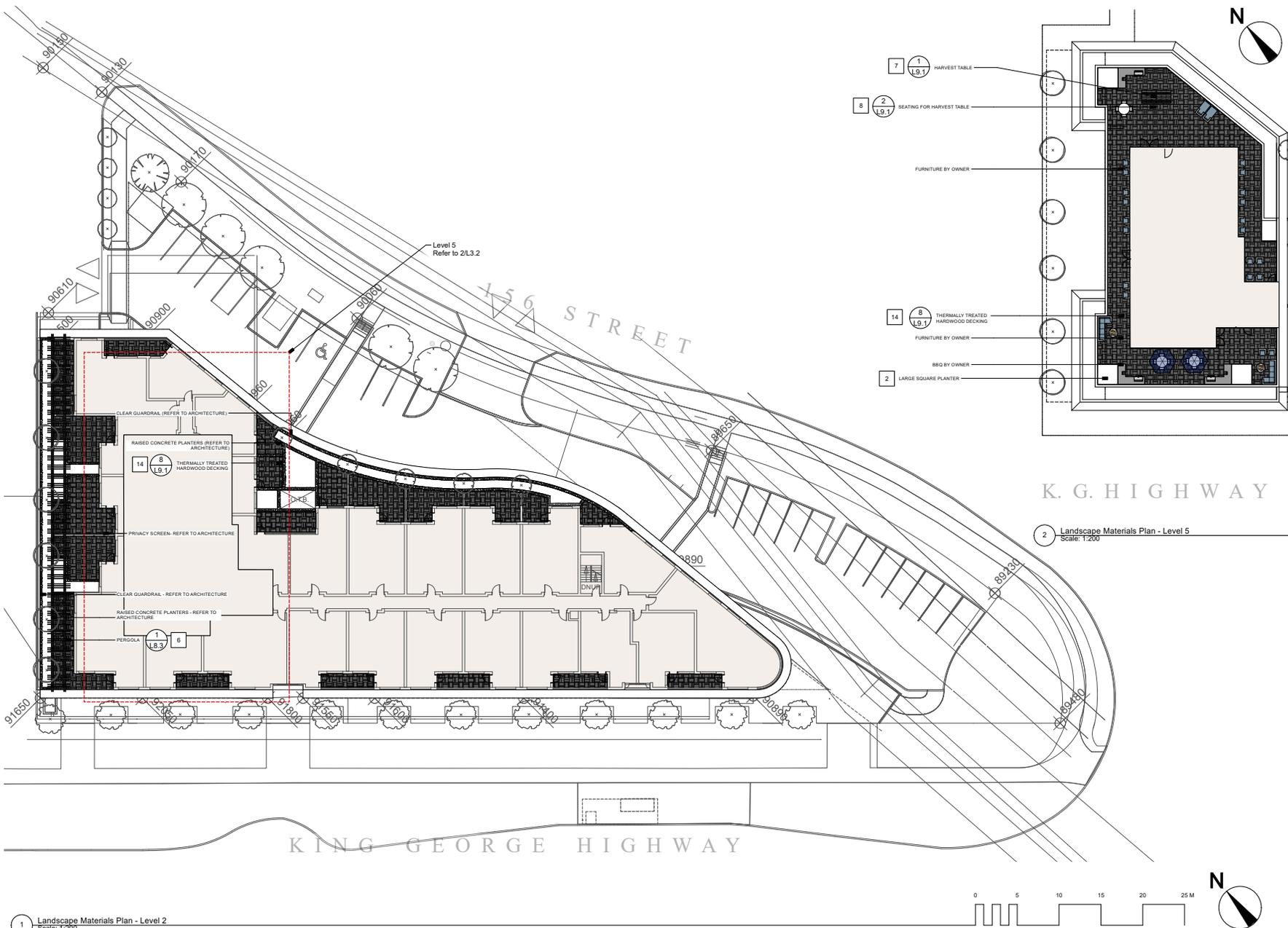
Drawing Title
Materials Plan

Level 1

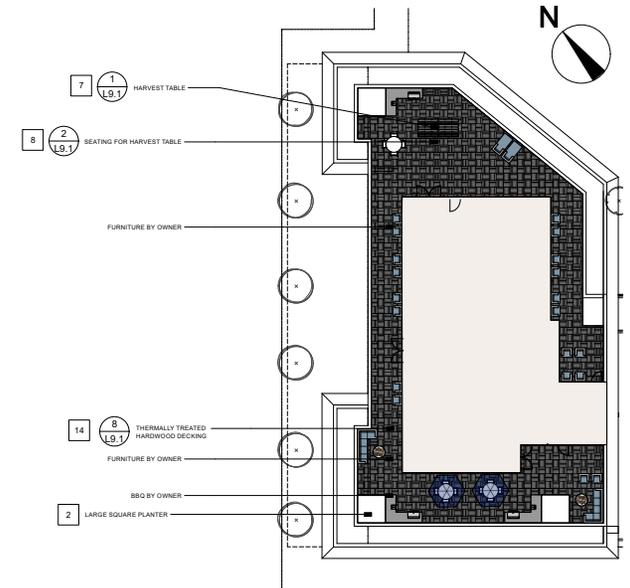
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Drawn By	Scale
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Reviewed By	Issued
June 14, 2018	L3.1
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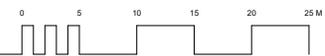
Plot Date:
21-70-1
21816_King George_Materials



1 Landscape Materials Plan - Level 2
Scale: 1:200



2 Landscape Materials Plan - Level 5
Scale: 1:200



Revision

No.	Date	Revision Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-02-25	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Revised for Response to DRG
F	2020-03-12	Revised for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-15	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-15	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

Issue

No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-02-25	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Revised for Response to DRG
F	2020-03-12	Revised for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-15	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-15	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
KING GEORGE MIXED-USE DEV.
2300 Block, King George Blvd
Surrey, BC

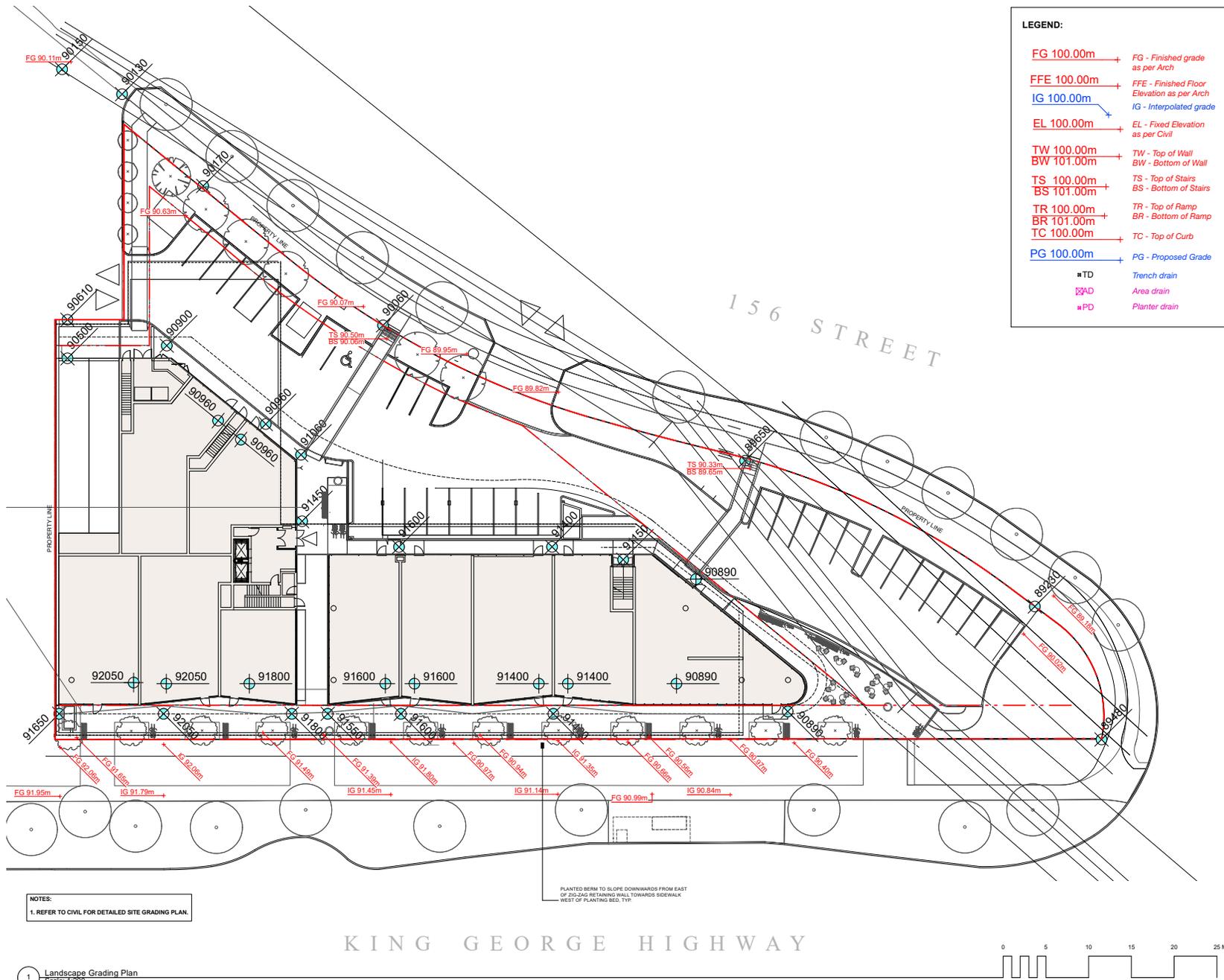
Drawing Title
Materials Plan

Level 2 + 5

Legend

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SS	21816
Drawn By	SS
SS	Scale Sheet Scale
Reviewed By	SS
Date	June 14, 2018
Sheet No.	L3.2
Total Sheets	21

Print Date
21-10-1
21816_King George_Master.rvt



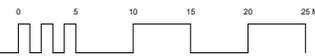
LEGEND:

FG 100.00m	→	FG - Finished grade as per Arch
FFE 100.00m	→	FFE - Finished Floor Elevation as per Arch
IG 100.00m	→	IG - Interpolated grade
EL 100.00m	→	EL - Fixed Elevation as per Civil
TW 100.00m	→	TW - Top of Wall
BW 101.00m	→	BW - Bottom of Wall
TS 100.00m	→	TS - Top of Stairs
BS 101.00m	→	BS - Bottom of Stairs
TR 100.00m	→	TR - Top of Ramp
BR 101.00m	→	BR - Bottom of Ramp
TC 100.00m	→	TC - Top of Curb
PG 100.00m	→	PG - Proposed Grade
■ TD		Trench drain
■ AD		Area drain
■ PD		Planter drain

NOTES:
1. REFER TO CIVIL FOR DETAILED SITE GRADING PLAN.

PLANTED BERM TO SLOPE DOWNWARDS FROM EAST OF ZIR-ZAR RETAINING WALL TOWARDS SIDEWALK WEST OF PLANTING BED. TYP.

KING GEORGE HIGHWAY



Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-02-28	Issued for DPR
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Revised for Response to DRG
F	2020-05-12	Revised for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-08-18	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
KING GEORGE MIXED-USE DEV.
 2300 Block, King George Blvd
 Surrey, BC

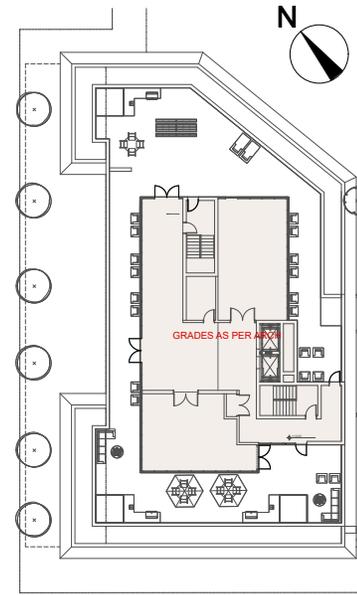
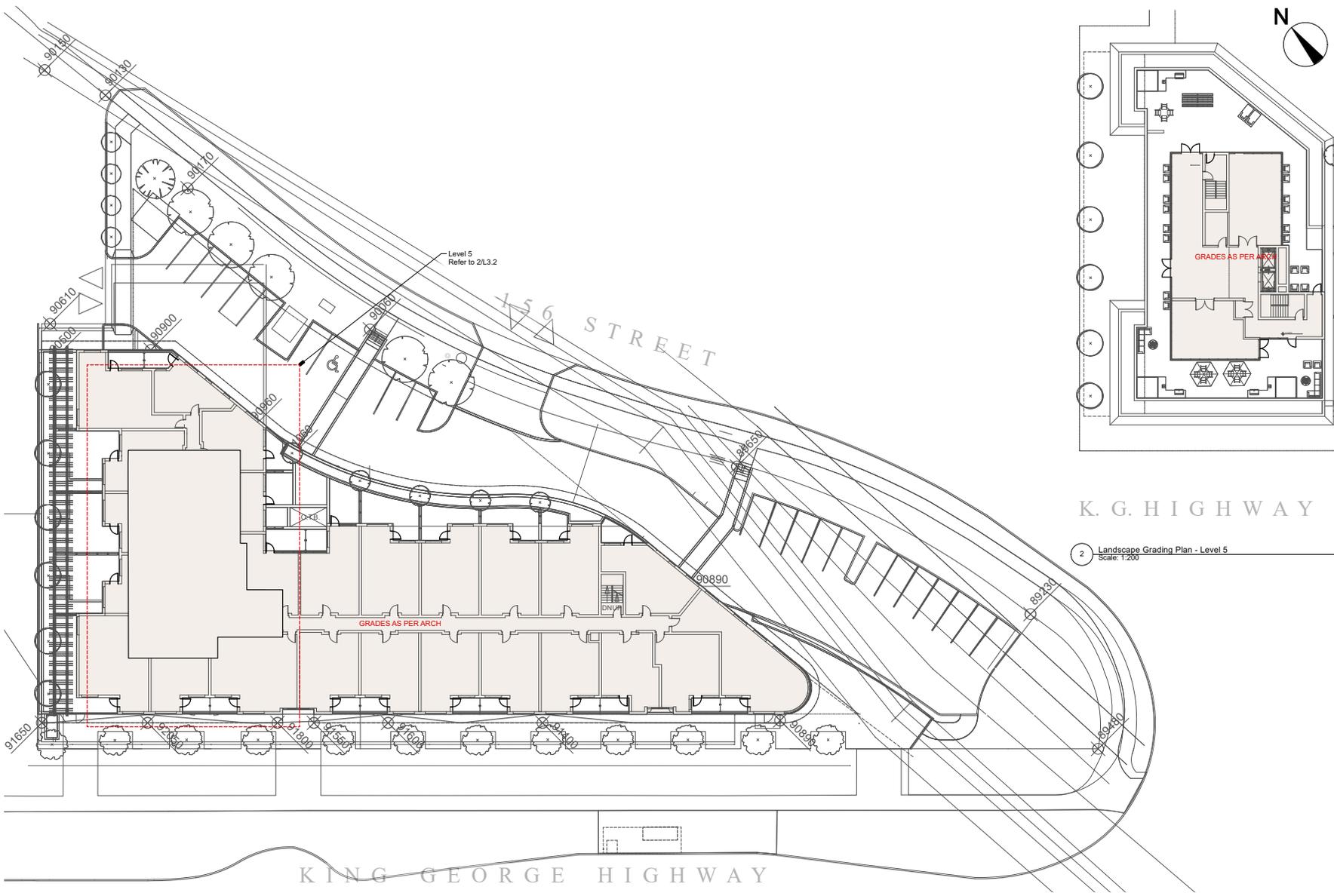
Drawing Title
Landscape Grading Plan

Level 1

Legend

Client Manager	218156
Drawn By	218156
Reviewed By	Sheet Scale
Date	June 14, 2018
Project No.	L4.1
Sheet No.	21

Plot Date: 21-10-1
 218156_King George_MixedUse



Revision No.	Date	Revision Notes
H	2020-07-13	Issued for ACP
R	2020-08-11	Issued for Development Application
L	2021-05-25	Revision per submitted legal
M	2021-10-01	Issue for VS ADP

Issue No.	Date	Issue Notes
H	2020-07-13	Issued for ACP
R	2020-08-11	Issued for Development Application
L	2021-05-25	Revision per submitted legal
M	2021-10-01	Issue for VS ADP

K. G. H. HIGHWAY

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2 Landscape Grading Plan - Level 5
Scale: 1:200

Project
KING GEORGE MIXED-USE DEV.
2300 Block, King George Blvd
Surrey, BC

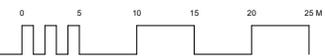
Drawing Title
Landscape Grading Plan

Level 2 + 5

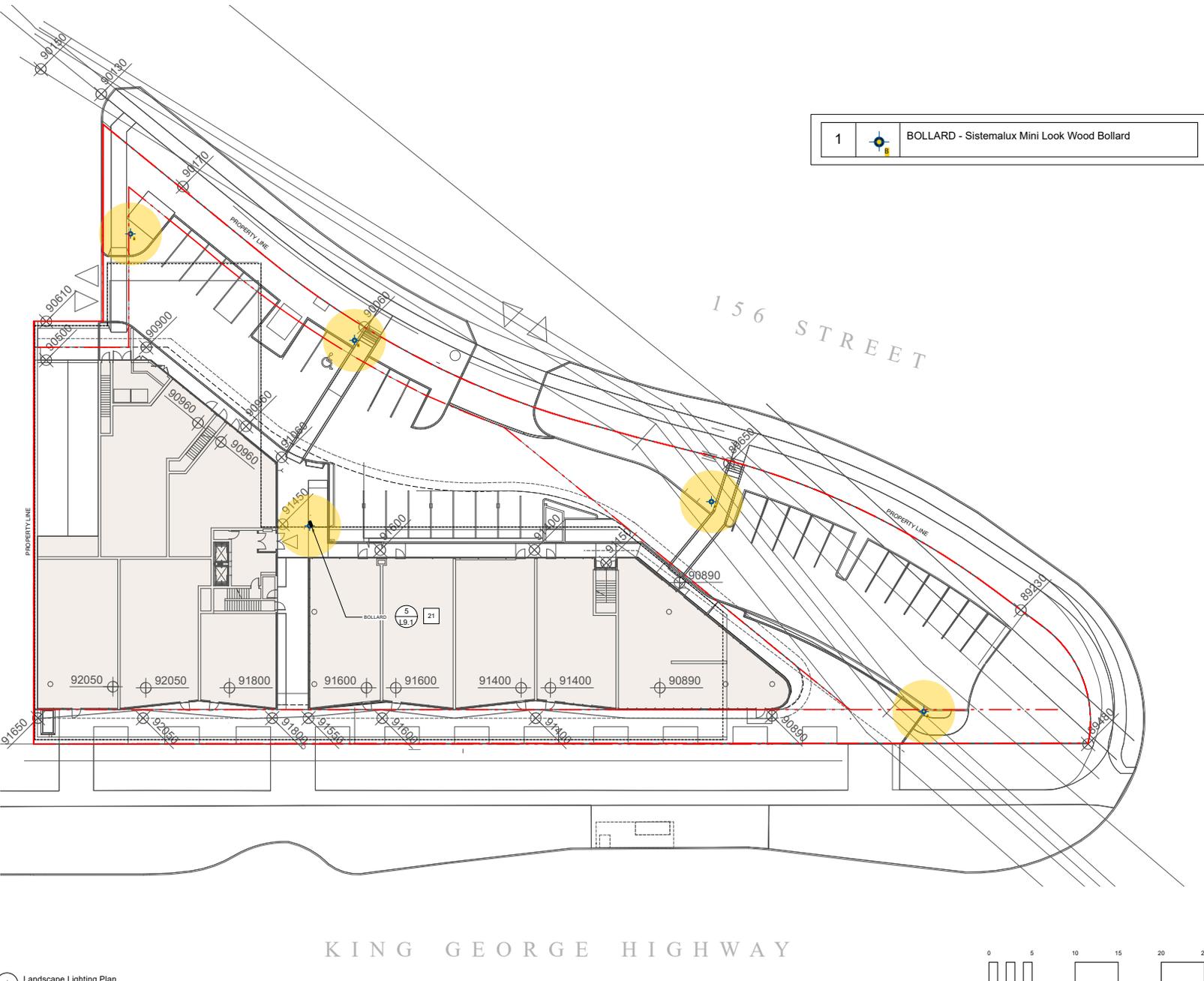
Legend

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SS	21816
Drawn By	Scale
SS	Sheet Scale
Reviewed By	Drawn By
Date	
June 14, 2018	
	L4.2
	21

1 Landscape Grading Plan - Level 2
Scale: 1:200



Plot Date
21-10-1
21816_King George_Multiuse



1 Landscape Lighting Plan
Scale: 1:200

1  BOLLARD - Sistemalux Mini Look Wood Bollard

Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-12-29	Issued for DFP
D	2020-01-29	Issued for Responses to DRG
E	2020-02-26	Released for Responses to DRG
F	2020-05-12	Released for Responses to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-18	Final Issue for ADP
J	2020-09-23	Final Issue for ADP
K	2021-03-18	Final Issue for ADP
L	2021-05-25	Final Issue for ADP
M	2021-10-01	Issue for V3 ADP

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Project
KING GEORGE MIXED-USE DEV.
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 Surrey, BC

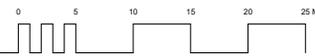
Drawing Title
Landscape Lighting Plan

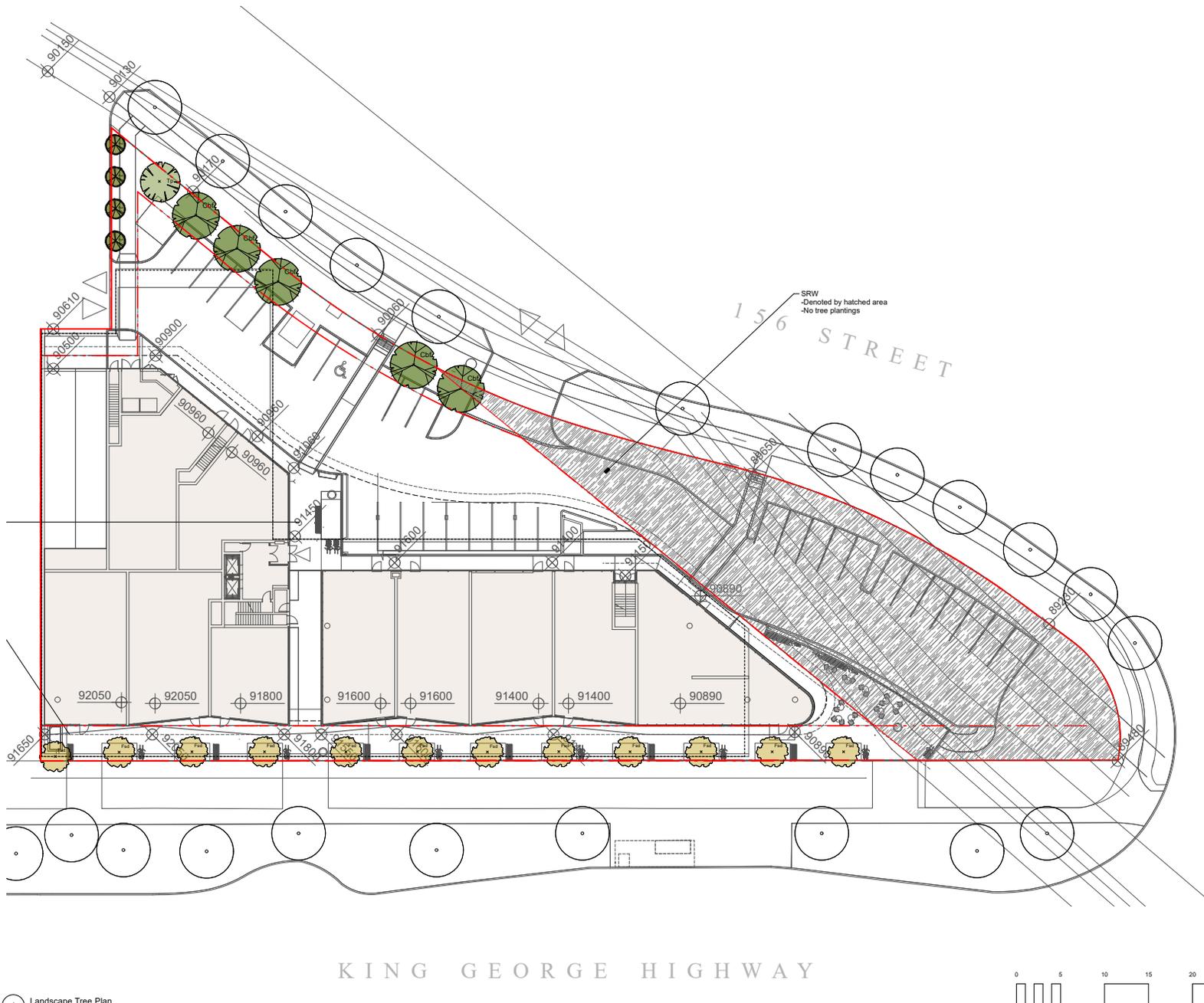
Level 1

Legal	
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SS - Designer	21816
SS - Checker	Sheet Scale
Reviewed By	Sheet No.
Date	15.1
June 14, 2018	21

Print Date
 21-10-1
 21816_King George_Multiuse

KING GEORGE HIGHWAY





Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-12-29	Issued for DP
D	2020-01-29	Issued for Response to DRG
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F	2020-05-12	Released for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-16	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-05-25	Finalize per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

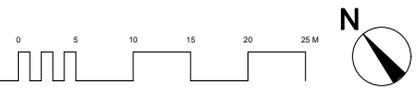
Drawing Title
Landscape Tree Plan

Level 1

Legal

Client Manager	21816
Drawn By	Scale
Reviewed By	Sheet Scale
Date	Drawn By
June 14, 2018	L6.1
	21

Plot Date
21-10-1
21816_King George_MultiUse





Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for FZ
B	2019-01-31	Issue for LDR
C	2019-12-26	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-05-26	Released for Response to DRG
F	2020-05-12	Released for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-09-15	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-15	File Issue for ADP
L	2021-05-25	Revision per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project

**KING GEORGE
MIXED-USE DEV.**

2300 Block, King George Blvd
Surrey, BC

Drawing Title

Landscape Shrub Plan Level 1

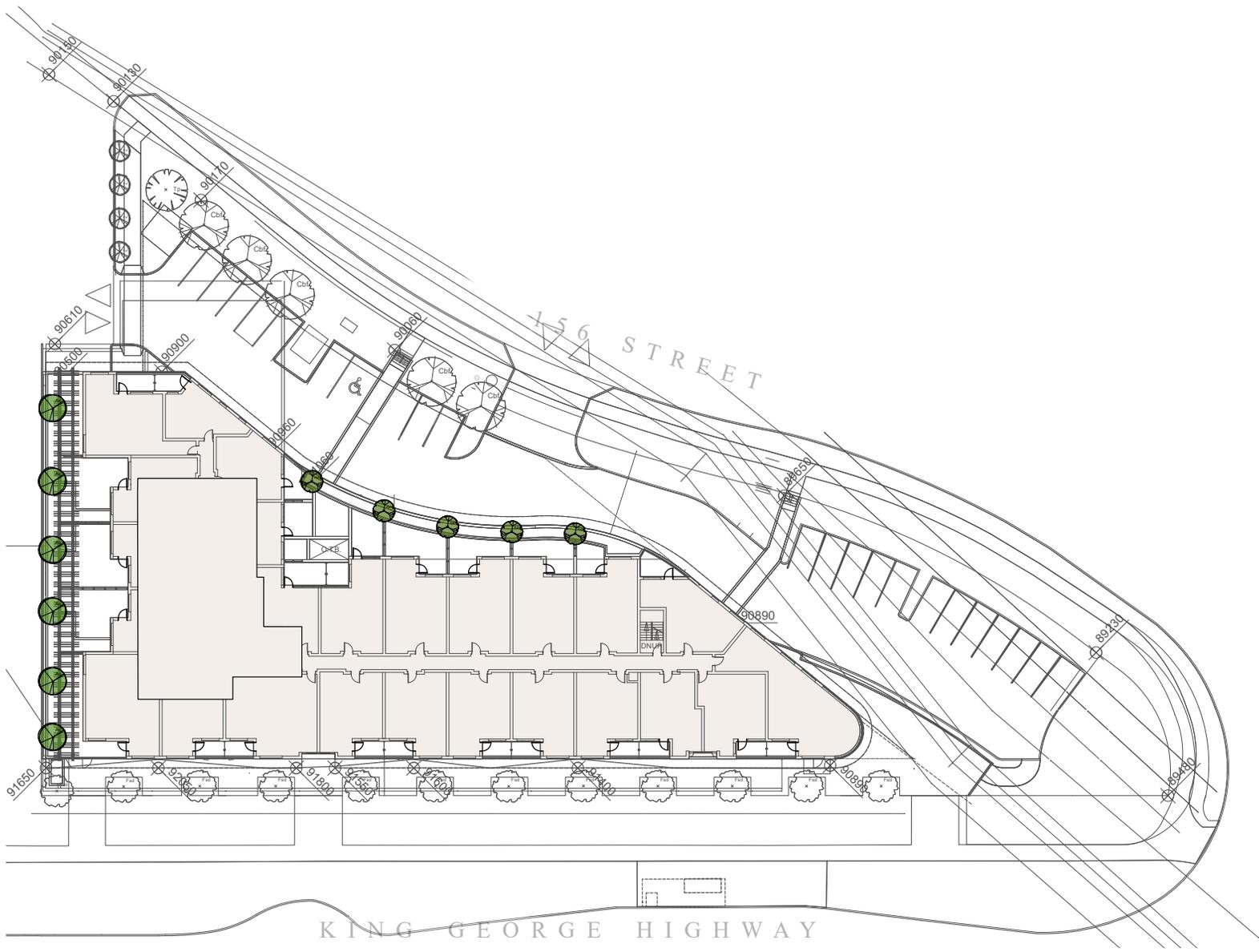
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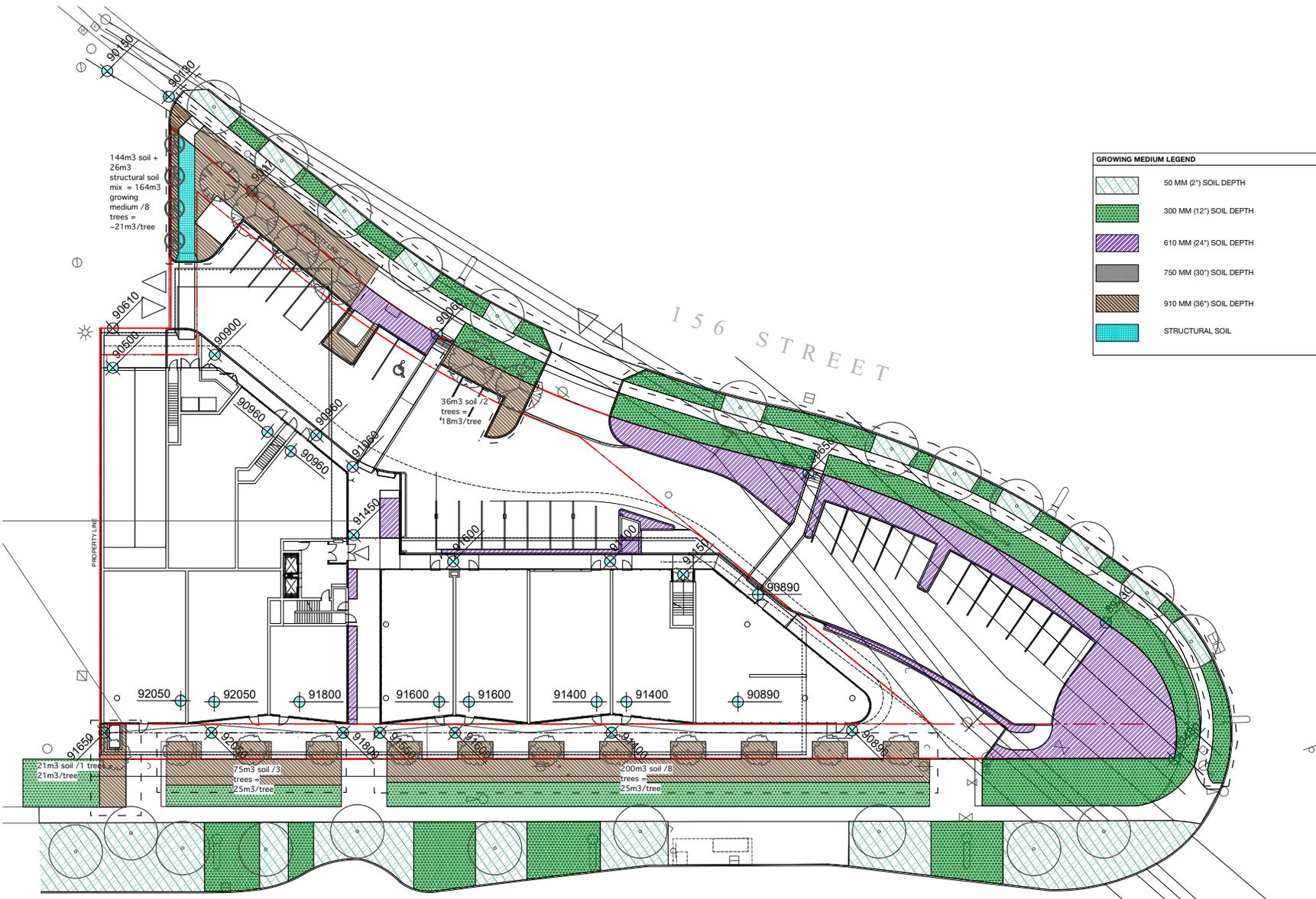
Legal

Project Manager	Project
SS	210116
Drawn By	Scale
SS	Sheet Scale
Checked By	Comments
Reviewed By	L6.2
Date	21
June 14, 2018	

Plot Date:
21-10-2018, King George_Master.cvx







GROWING MEDIUM LEGEND

	50 MM (2") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	750 MM (30") SOIL DEPTH
	910 MM (36") SOIL DEPTH
	STRUCTURAL SOIL

144m³ soil +
26m³
structural soil
mix = 164m³
growing
medium /8
trees =
~21m³/tree

36m³ soil /2
trees =
~18m³/tree

21m³ soil /1 trees
21m³/tree

75m³ soil /3
trees =
25m³/tree

200m³ soil /8
trees =
25m³/tree

NOTE: 50MM (2") SOIL DEPTH FOR LAWN PLANTING AROUND RETAINED TREES.
ARBORIST MUST BE PRESENT ON SITE DURING EXCAVATION AROUND CRITICAL ROOT ZONE OF RETAINED TREES.

KING GEORGE HIGHWAY

156 STREET



Revision

No.	Date	Revision Notes
-----	------	----------------

Issue

No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-12-29	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Requested for Response to DRG
F	2020-05-12	Requested for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-08-18	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-18	File Issue for ADP
L	2021-08-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Blck, King George Blvd
Surrey, BC

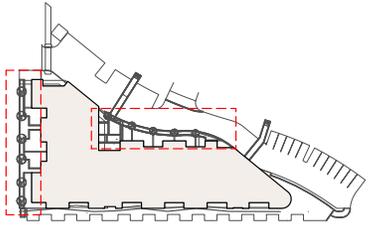
Drawing Title
Soil Depth Plan - L1

Level 2 + 5

Legal

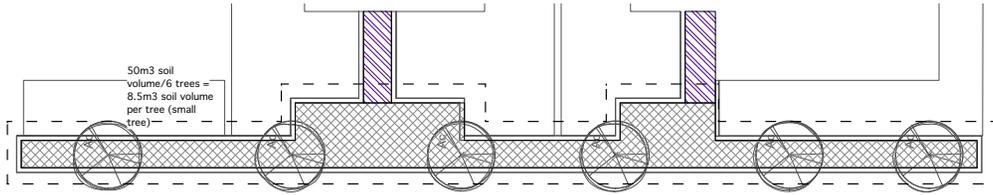
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Drawn By	Scale
SS	Sheet Scale
Reviewed By	Sheet No.
Date	L6.5
June 14, 2018	21

Plot Date
21-10-1
21816_King George_MixedUse

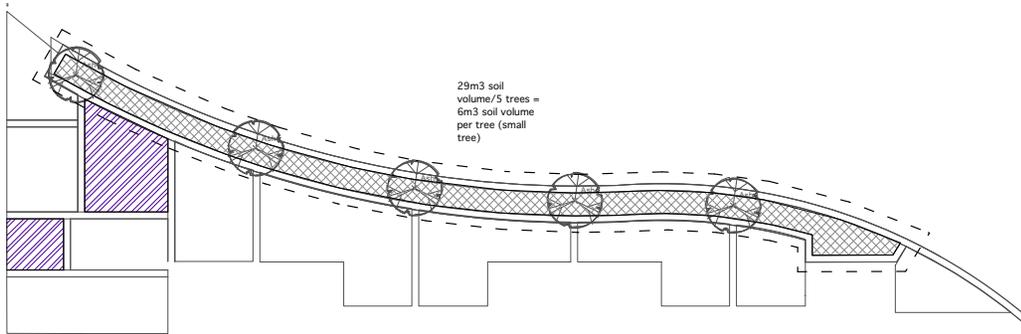


Landscape Key Plan - Level 2
Scale: NTS

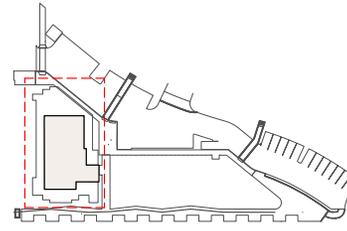
GROWING MEDIUM LEGEND	
	50 MM (2") SOIL DEPTH
	300 MM (12") SOIL DEPTH
	610 MM (24") SOIL DEPTH
	750 MM (30") SOIL DEPTH
	910 MM (36") SOIL DEPTH
	STRUCTURAL SOIL



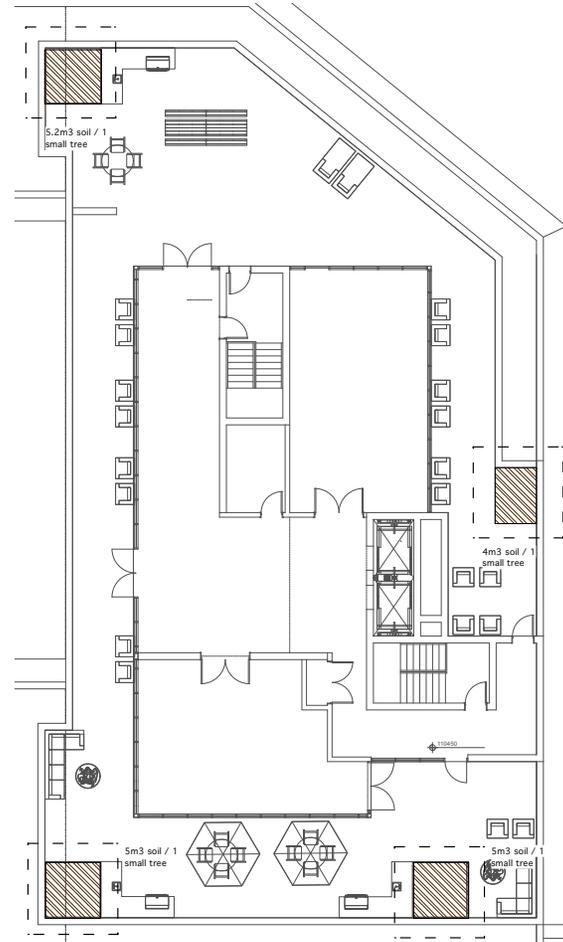
1 Landscape Soil Plan - Level 2 - north west
Scale: 1:100



2 Landscape Soil Plan - Level 2 - north east
Scale: 1:100



Landscape Key Plan - Level 5
Scale: NTS



3 Landscape Soil Plan - Level 5
Scale: 1:100



Revision No.	Date	Revision Notes
--------------	------	----------------

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDA
C	2019-02-25	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Requested for Response to DRG
F	2020-05-12	Requested for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-15	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-15	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Blck, King George Blvd
Surrey, BC

Drawing Title
Soil Depth Plan - Level 2 + 5

Level 2

Legal

SS Manager	21815
SS	21815
Drawn By	Scale
SS	Sheet Scale
Reviewed By	Sheet No.
Date	21
June 14, 2018	L6.6
	21

Plot Date
21-10-1
21815_King George_MixUse

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-12-25	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Released for Response to DRG
F	2020-05-12	Released for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-09-15	Final Issue for ADP
J	2020-09-23	Final Issue for ADP
K	2021-03-15	Final Issue for ADP
L	2021-05-25	Final Issue per adjusted legal
M	2021-10-01	Issue for V3 ADP

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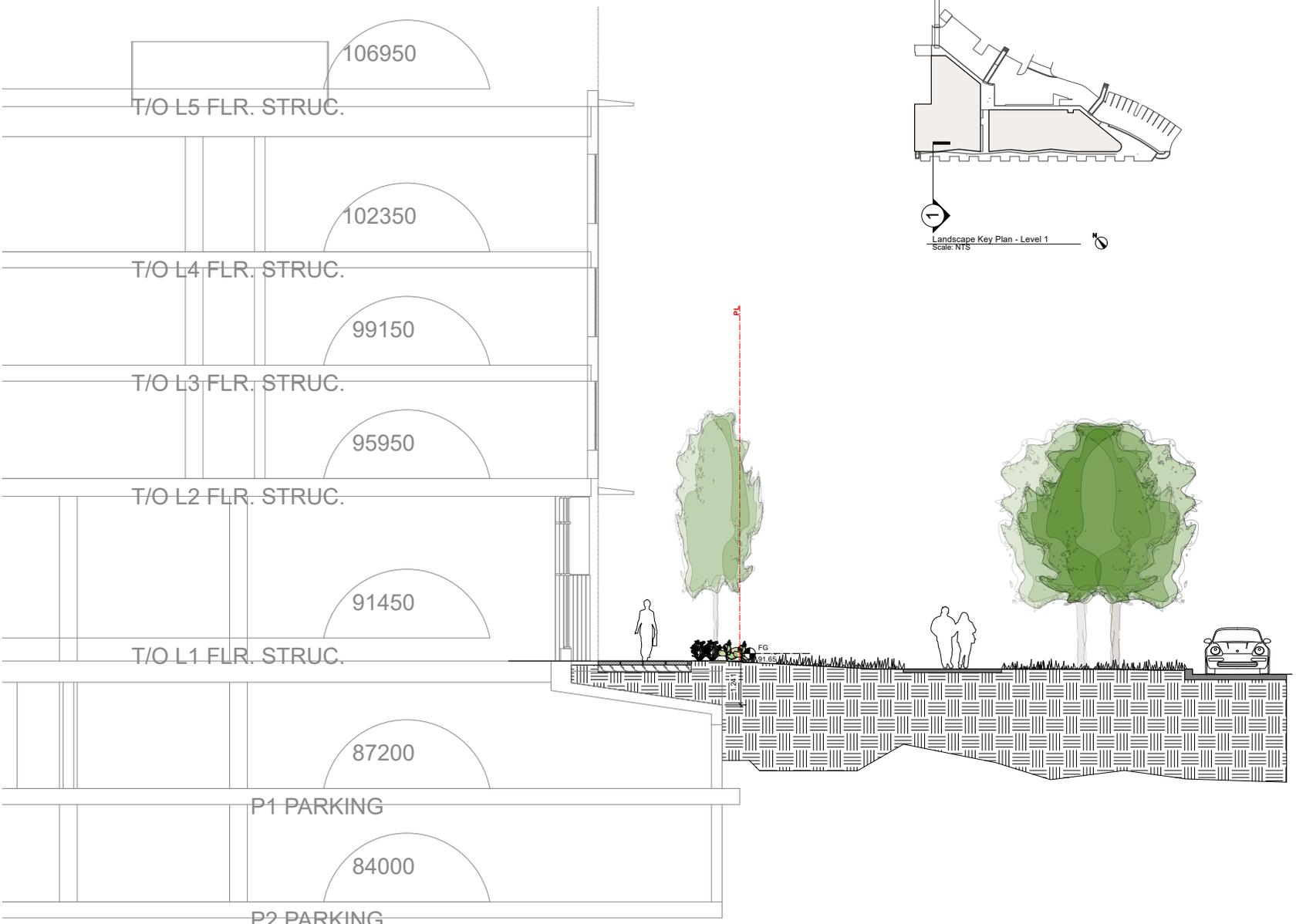
Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

Drawing Title
Elevations

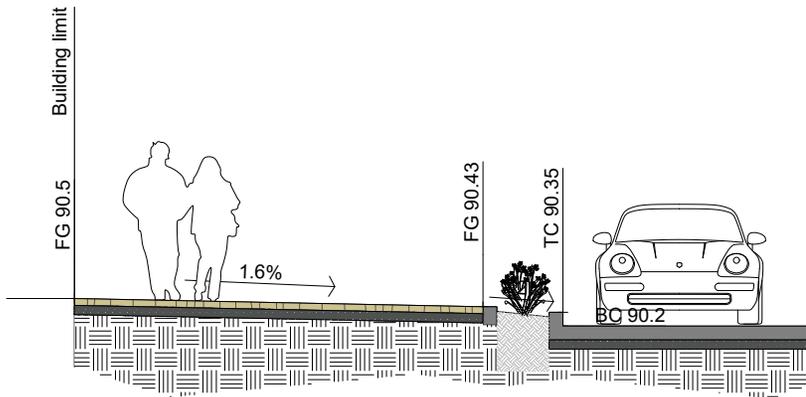
Legend

Client Manager	21816
SS	21816
Drawn By	Scale
SS	Sheet Scale
Reviewed By	Sheet No.
Date	L7.1
June 14, 2018	21

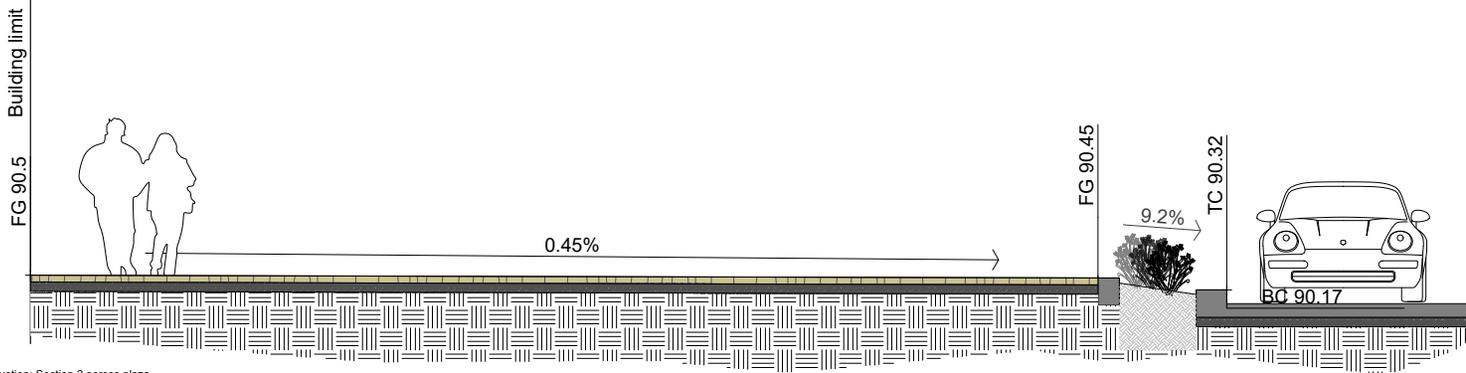
Plot Date
21-70 | 1
21816_King George_MixUse



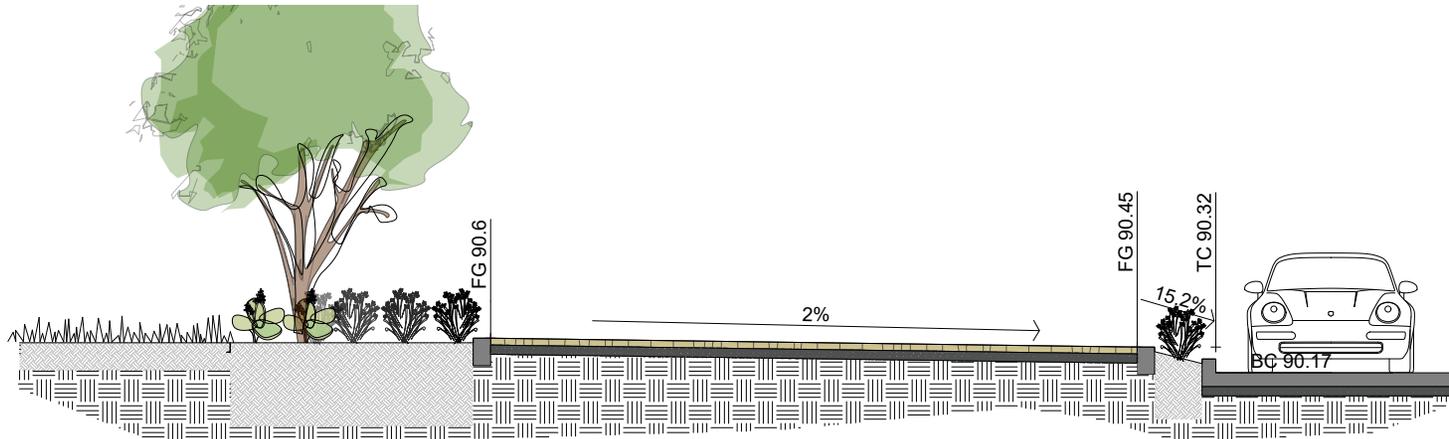
1 Elevation: Parking Structure Slab drop along King George Hwy, view east
Scale: 1:50



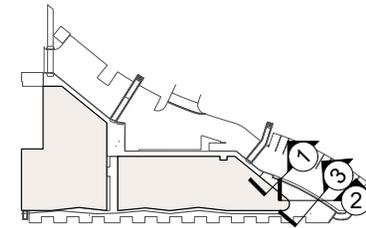
1 Elevation: Section 1 across plaza
Scale: 1:25



2 Elevation: Section 2 across plaza
Scale: 1:25



3 Elevation: Section 3 across plaza
Scale: 1:25



Landscape Key Plan - Level 1
Scale: NTS

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDA
C	2019-12-28	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Released for Response to DRG
F	2020-05-12	Released for Response to DRG
G	2020-06-24	Issued for ADP
H	2020-07-13	Issued for ADP
I	2020-08-18	File Issue for ADP
J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-05-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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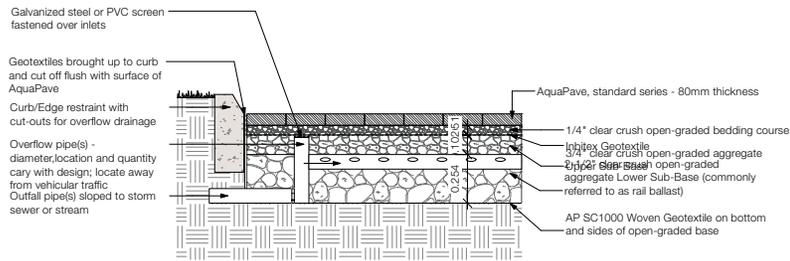
Project
**KING GEORGE
MIXED-USE DEV.**
2300 Blck, King George Blvd
Surrey, BC

Drawing Title
Elevations

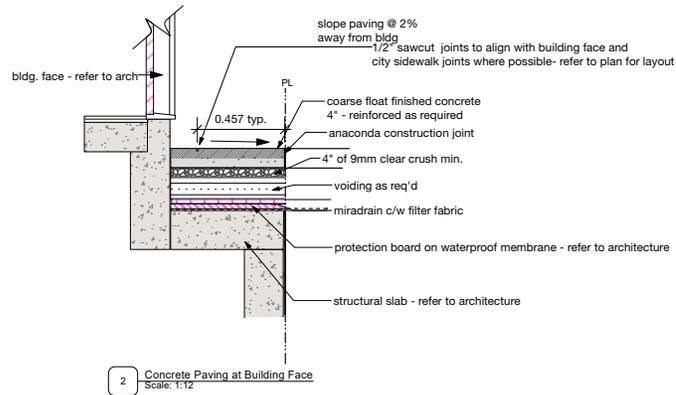
Legal

SS Manager	21816
SS	Scale
Drawn By	Sheet Scale
SS	Drawings
Reviewed By	L7.2
Date	June 14, 2018
Page	4
Sheet	21

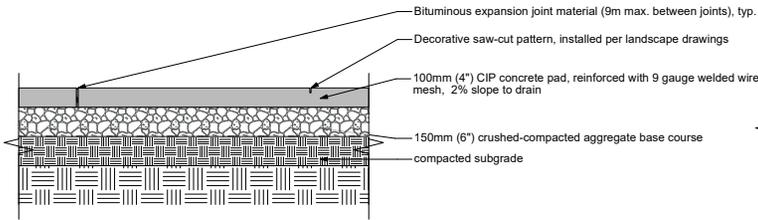
Plot Date
21-10-1
21816_King George_MixedUse



1 Aquapave Permeable Pavers - Vehicular Partial Infiltration
Scale: 1:12

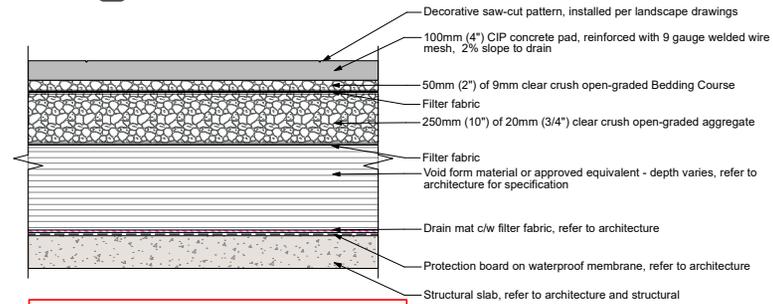


2 Concrete Paving at Building Face
Scale: 1:12



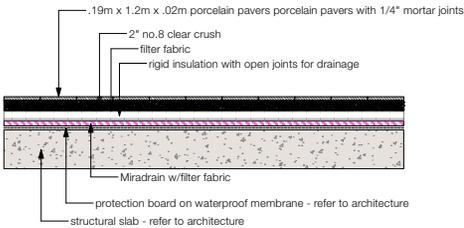
Note:
Concrete joints as per MMCD Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.

3 Pedestrian Concrete at Grade
Scale: 1:12



Note:
Concrete joints as per MMCD Standards:
- Expansion joints c/w expansion joint material to be provided 9m MAX. o.c. and where structures such as wall, stairs and curbs meet concrete paving.
- Control joints to be 1/4 thickness of slab provided at 3m MAX o.c.
- Decorative saw-cut pattern to be installed per layout plan.
- Saw-cuts to be completed within 24hrs of pouring the slab.

4 Pedestrian Concrete - On-slab No Insulation
Scale: 1:12



5 Porcelain Pavers on Slab
Scale: 1:12

Revision
No. Date Revision Notes

Issue No.	Date	Issue Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDR
C	2019-10-29	Issue for DP
D	2020-01-29	Issue for Response to DRG
E	2020-02-26	Revised for Response to DRG
F	2020-05-12	Revised for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
I	2020-08-18	Fix Issue for ADP
J	2020-09-23	Fix Issue for ADP
K	2021-03-16	Fix Issue for ADP
L	2021-08-25	Revisions per adjusted layout
M	2021-10-01	Issue for V3 ADP

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Project

**KING GEORGE
MIXED-USE DEV.**

2300 Blck, King George Blvd
Surrey, BC

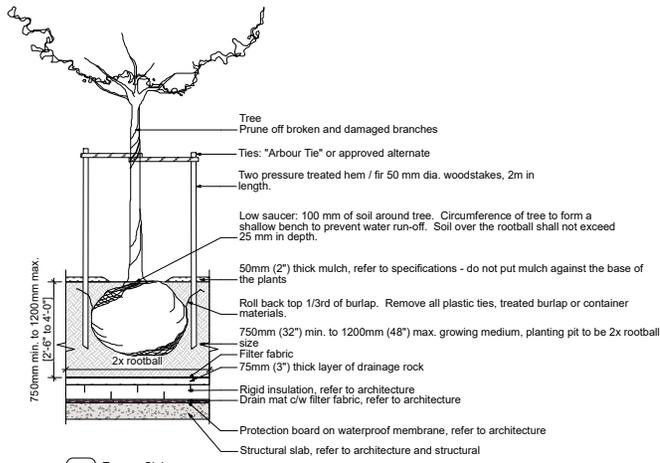
Drawing Title

Details - Surfacing

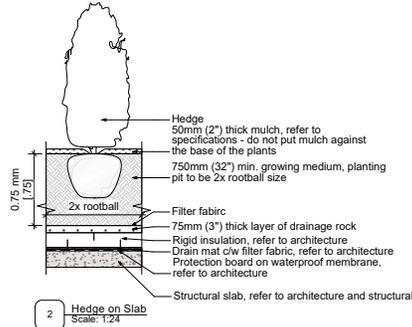
Legend

Drawn By	Checked By
SS	SS
Drawn By	Scale
SS	Sheet Scale
Reviewed By	Drawn By
Date	
June 14, 2018	
	L8.1
	21

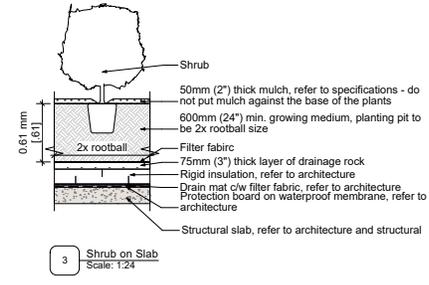
Plot Date:
21-10-1
21816_King George_MixUse



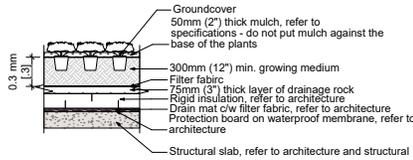
1 Tree on Slab
Scale: 1:24



2 Hedge on Slab
Scale: 1:24



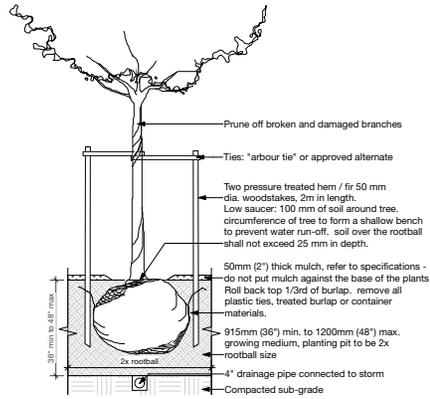
3 Shrub on Slab
Scale: 1:24



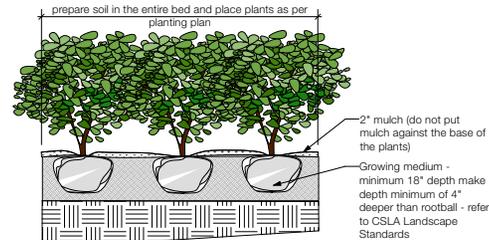
4 Groundcover on Slab
Scale: 1:24



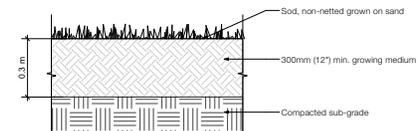
5 Sod on Slab
Scale: 1:24



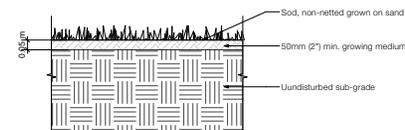
6 Tree at Grade
Scale: 1:24



7 Shrubs at Grade
Scale: 1:24



8 Sod on Grade
Scale: 1:12



9 Sod on Grade at Existing Tree
Scale: 1:12

Revision No. Date Revision Notes

Revision No.	Date	Revision Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDR
C	2019-02-25	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Released for Response to DRG
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J	2020-09-23	File Issue for ADP
K	2021-03-15	File Issue for ADP
L	2021-08-25	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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Project
**KING GEORGE
MIXED-USE DEV.**
2300 Blck, King George Blvd
Surrey, BC

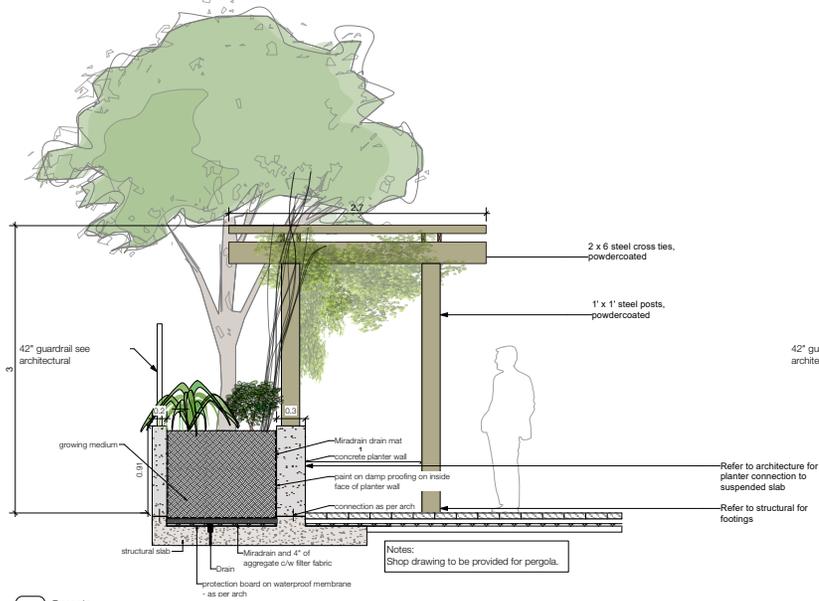
Drawing Title
Details - Planting

Legend

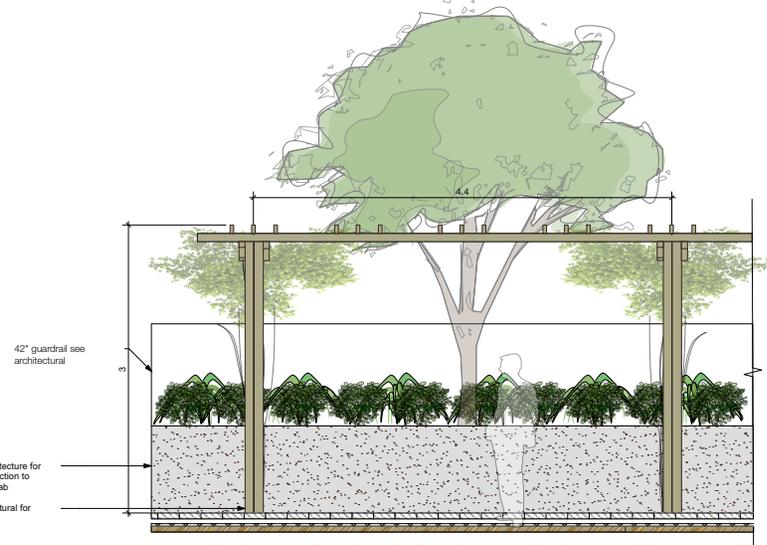
SS - Manager	218156
SS	218156
Drawn By	Scale
SS	Sheet Scale
Reviewed By	Drawing No.
Date	
June 14, 2018	L8.2
	21

Plot Date
21-70-1
218156_King George_MixUse

SIDE ELEVATION



FRONT ELEVATION



1 Pergola
Scale: 1:24

Revision

No.	Date	Revision Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issued for LDA
C	2019-12-26	Issued for DP
D	2020-01-29	Issued for Response to DRG
E	2020-02-26	Released for Response to DRG
F	2020-05-12	Released for Response to DRG
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J	2020-09-23	File Issue for ADP
K	2021-03-16	File Issue for ADP
L	2021-09-29	Revisions per adjusted legal
M	2021-10-01	Issue for V3 ADP

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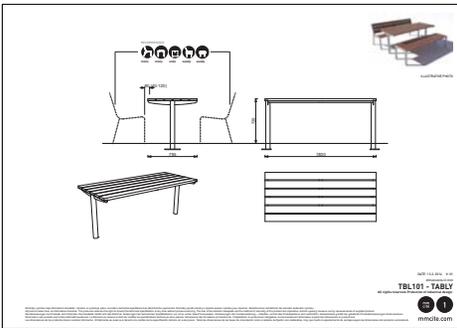
Project
**KING GEORGE
MIXED-USE DEV.**
2300 Block, King George Blvd
Surrey, BC

Drawing Title
Details - Furnishings

Legend

Drawn By	SS	Scale	Sheet Scale
Reviewed By	SS	Sheet No.	L8.3
Date	June 14, 2018	Sheet	21

Plot Date:
21-10-1
21816_King George_Master.dwg

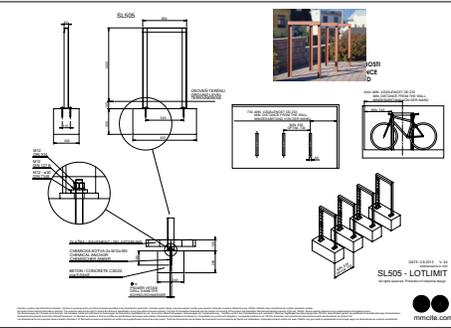


NOTE: Footing to be coordinated with Structural

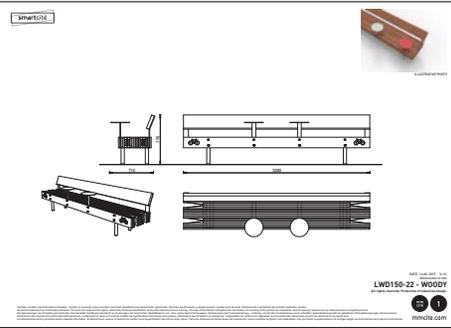
1 MM Cite Harvest Table



2 MM Cite Seating for Harvest Table



3 MM Cite Velo Lotlimit Bike Rack



4 MM Cite Park Bench with Two Tables and Four Bike Spots

MINI LOOK
BOLLARD WOOD

Ground mounted bollard suitable for walkways and paths, being a valid alternative to a wall mounted luminaire.

Power Input: 12.5W
Lumens: 276 (equivalent for 3000K)
Luminaire efficacy: 27 lm/W (for 3000K)

Material: White LED, LM80 tested: 3000K, SDCRI 80,000 SDCRI

Lumen maintenance: >70% of initial lumens at 50,000 hours (L70/L50 at 50,000h)

Optics: Accent light

Material: Body: Die-cast aluminum and solid oak wood
Diffuser: Tempered glass

Electrical: Grounded high efficiency electronic power supply rated at 50,000 hours, 120-277V

Mounting: Install with flange accessory or fasten to ground.

Finish: White or lacquered bronze

Weight: S.5026: 4.4 lbs (2kg)
S.5011: 3.9 lbs (1.7kg)

Warranty: 1 year limited warranty

Certification: cULus listed for wall location

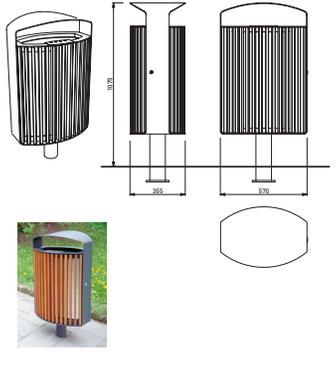
Rating: IP65, IK02

Project Name: _____
Date: _____

5 Sistemalux Mini Look Wood Bollard



6 MM Cite VLT156 - VLTAU Bench



7 MM Cite 'Lena' LN115 Litter Receptacle

Technical drawing of Thermally Treated Hardwood Decking showing top and side views with dimensions and a detail view.

NOTES: UNLESS OTHERWISE SPECIFIED
 1) MATERIAL: THERMALLY TREATED HARDWOOD
 2) SPECIES: RED OAK, ASH, WHITE OAK
 3) FINISH: FIELD BROOM

ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY

NO.	DESCRIPTION	QTY	UNIT
1	FAKES WOOD, SPECIES: 2 1/2" x 2 1/2"	1	LINEAR FOOT
2	SPACERS	1	LINEAR FOOT

8 Thermally Treated Hardwood Decking

Nau 2.0 WOOD FINISH

Available Colors:

Product Features: UV Stable, Frost Resistant, Slip Resistant, Acid Resistant, Stain Resistant, Mildew Resistant, Easy to Clean

Recommended:

Order & Sales:

IB BELUCARD

9 Belgard Nau 2.0 Wood Finish Porcelain Paver, .19m x 1.2m x .02m, color chosen to match lobby

Revision

No.	Date	Revision Notes
A	2018-12-19	Issue for RZ
B	2019-01-31	Issue for LDA
C	2019-12-26	Issue for DP
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E	2020-02-26	Released for Response to DRG
F	2020-03-12	Released for Response to DRG
G	2020-06-24	Issue for ADP
H	2020-07-13	Issue for ADP
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L	2021-08-25	Finalize per adjusted legal
M	2021-10-01	Issue for V3 ADP

Issue

No.	Date	Issue Notes
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Project

KING GEORGE
MIXED-USE DEV.

2300 Blck, King George Blvd
Surrey, BC

Drawing Title

Spec Sheets

Legend

Sheet	Description
SS	21816
SS	Scale
SS	Sheet Scale

Prepared By: _____
Reviewed By: _____
Date: June 14, 2018

Sheet No. **L9.1**
of 21

Plot Date: 21-10-1
21816_King George_MixUse



October 6, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0032 00 updated Oct 6, 2021

SUMMARY

The proposed 75 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	12
Secondary Students:	11

September 2020 Enrolment/School Capacity

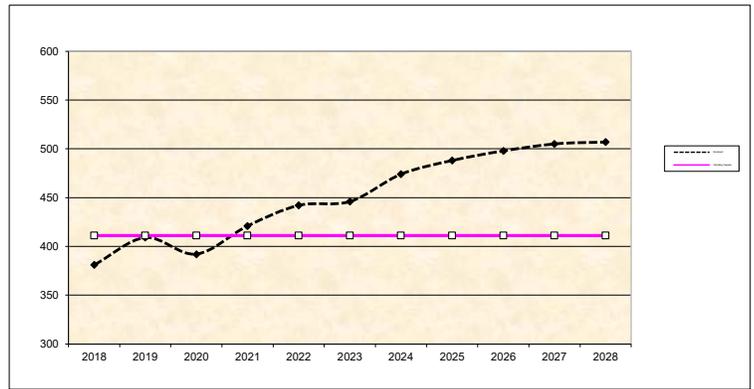
Jessie Lee Elementary	
Enrolment (K/1-7):	53 K + 339
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	25
--	----

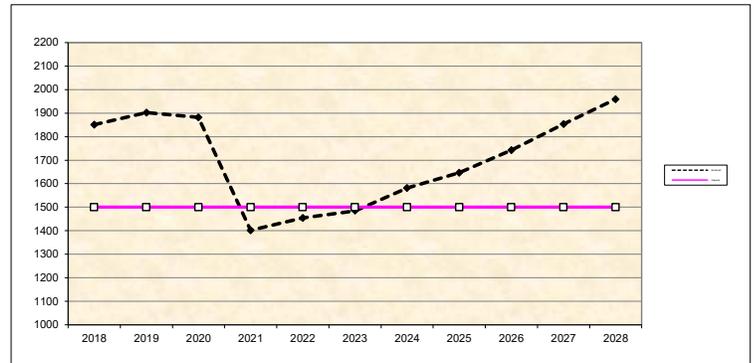
Population: The projected population of children aged 0-19 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.
 Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

Jessie Lee Elementary



Earl Marriott Secondary



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0032-00

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: 011-208-902

Lot 1 Except: Parcel "A" (Explanatory Plan 10438); Section 14 Township 1 New Westminster District Plan 6809

2302 - King George Boulevard

Parcel Identifier: 011-208-881

Parcel "A" (Explanatory Plan 10438) Lot 1 Section 14 Township 1 New Westminster District Plan 6809

2306 - King George Boulevard

(the "Land")

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

Parcel Identifier:

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

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Multiple Unit Residential Dwelling in Table C.1 "Number of Off-Street Parking Spaces" of Part 5 "Off-Street Parking and Loading/Unloading" is varied by reducing the parking rate for 1-bedroom units from 1.3 spaces per dwelling unit to 1.1 spaces per dwelling unit; and from 1.5 spaces per dwelling unit to 1.3 spaces per dwelling unit with 2 or more bedrooms
- 5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

TERMS OF INSTRUMENT – PART II**HOUSING AGREEMENT
(Section 483, Local Government Act)****BETWEEN:**

CITY OF SURREY, a Municipal Corporation having its municipal offices at
13450 104 Avenue, Surrey, British Columbia V3T 1V8

(the “**City**”)

OF THE FIRST PART**AND:**

1134038 B.C. LTD., a British Columbia Corporation having its office at 400 -
3820 Cessna Drive, Richmond, British Columbia V7B 0A2

(the “**Covenantor**”)

OF THE SECOND PART**WHEREAS:**

- A. The Covenantor is the current registered owner of those certain lands and premises (the “**Lands**”) located in the City of Surrey, in the Province of British Columbia, and legally described as:
- Parcel A OF LOT 1 Block LS 14 Plan NWP6809 Section 14 Township 1 Land District
36 PCL A EXP PL 10438
- &
- Lot 1 Block LS 14 Plan NWP6809 Section 14 Township 1 Land District 36 Except Plan
EXP 10438
- B. Section 483 of the *Local Government Act* (RSBC 2015, c. 1) authorizes the City by bylaw to enter into a housing agreement;
- C. The Covenantor desires to construct a building on a portion of the Lands containing ~~69~~ **75** rental Dwelling Units and 10 Commercial Units (the “**Building**”); and
- D. The Covenantor and the City wish to enter into this Agreement to restrict the use and occupancy of the Building, on the terms and conditions set out herein, as a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT pursuant section 483 of the *Local Government Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar (\$1.00) now paid by the City to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Lands shall not be used or built on except in accordance with this Agreement as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, the following words have the following meanings:

- (a) “**Agreement**” means this document and any amendments to or modifications of the same;
- (b) “**Commercial Units**” means the 10 non-residential strata lot units to be constructed within the Building;
- (c) “**Dwelling Units**” means the ~~69~~⁷⁵ private dwelling strata lot units to be constructed within the Building;
- (d) “**Owner**” means the Covenantor and any successors in title from time to time; and
- (e) “**Term**” means 20 years, commencing on the first day of the month after the final inspection for the Building is issued by the City.

2. **COMMECIAL UNITS**

2.1 The Commercial Units are expressly excluded from the application of this Agreement.

3. **RESTRICTIONS ON OCCUPANCY OF DWELLING UNITS**

3.1 The Covenantor shall be solely responsible for leasing the Dwelling Units from time-to-time on such terms as the Covenantor determines, provided such terms are in accordance with this Agreement.

3.2 The Covenantor covenants and agrees to operate the Dwelling Units as residential rental units and agrees that the Dwelling Units shall be rental units available for rent during the Term of this Agreement.

3.3 The Building will be a strata title development and upon the registration of the strata plan (the “**Strata Plan**”) each of the Commercial Units and the Dwelling Units shall be a separate strata lot.

3.4 All of the Dwelling Units must be owned by the same Owner(s).

3.5 Throughout the Term, the Covenantor shall not sell or transfer the beneficial or registered title or any interest in and to the Dwelling Units, unless the Covenantor obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Covenantor arising under this Agreement. Notwithstanding the

foregoing, this section 3.5 does not apply to the lease of the Dwelling Units in accordance with this Agreement.

- 3.6 This Agreement shall automatically terminate at the end of the Term on the day that is 20 years after the date of this Agreement and the City shall remove notice of this Agreement from title to the Lands at such time.
- 3.7 The City may from time to time require that the Covenantor provide written proof of compliance with section 3 of this Agreement and the Covenantor agrees to provide the City with such proof in a form reasonably satisfactory to the City.

4. **ENFORCEMENT**

- 4.1 If the Covenantor fails to enforce compliance with the terms and conditions of section 3 of this Agreement, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of section 3 of this Agreement.
- 4.2 For the purpose of this Agreement, the Covenantor, without the need for further authorization, writing or documents, hereby irrevocably appoints the City as its agent with respect to the enforcement of this Agreement and with respect to exercising all remedies set out in this Agreement and all other remedies available at law to the Covenantor that relate to this Agreement.

5. **LIABILITY**

- 5.1 The Covenantor will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the Covenantor to comply with the terms and conditions of this Agreement.
- 5.2 Provided that the City is in compliance with the terms and conditions of this Agreement, the Covenantor hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Covenantor now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by this Agreement.

6. **NOTICE**

- 6.1 Any notice or other documents to be given or delivered pursuant to this Agreement will be addressed to the particular party as follows:

as to the City:

City of Surrey
13450 104 Avenue, Surrey,

British Columbia V3T 1V8
Attention: General Manager, Planning & Development Dept.

as to the Covenantor:

1134038 B.C. LTD.
400 – 3820 Cessna Drive, Richmond
British Columbia V7B 0A2

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party at its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

6.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be hand delivered and not mailed.

7 **MISCELLANEOUS**

7.1 The Covenantor acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement under section 483 of the *Local Government Act*;
- (b) the City is required to file a notice of housing agreement in the Land Title Office against title to the Lands; and
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a housing agreement.

7.2 The burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands.

7.3 Notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands.

7.4 The fee simple estate in and to the Lands will not pass or vest in the City under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement.

7.5 The covenants and agreements on the part of the Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Covenantor.

8. GENERAL

- 8.1 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.
- 8.2 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa and words importing persons shall include firms and corporations and vice versa.
- 8.3 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the article, section, paragraph or clause bearing that number or letter in this Agreement.
- 8.4 The words “hereof”, “herein” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.
- 8.5 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of the Lands; or
 - (b) relieves the Covenantor from complying with any enactment, including the City’s by-laws.
- 8.6 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.7 Time is of the essence of this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to the other party.
- 8.8 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.
- 8.9 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Upon request by the City, the Covenantor will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.

- 8.11 This Agreement is the entire agreement between and among the parties concerning the subject matter hereof and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- 8.12 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 8.13 This Agreement shall enure to the benefit of and be binding upon the parties and their successors and assigns.
- 8.14 This Agreement may be executed and delivered by the parties hereto in one or more counterparts.

1134038 B.C. LTD.

by its authorized signatory:

Name
Title:

CITY OF SURREY

by its authorized signatory:

Name
Title:

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0032-00

Planning Report Date: May 31, 2021

PROPOSAL:

- **LAP Amendment** from Commercial to Mixed-Use Commercial-Residential
- **Rezoning** from CHI and RF to CD
- **Development Permit**
- **Housing Agreement**

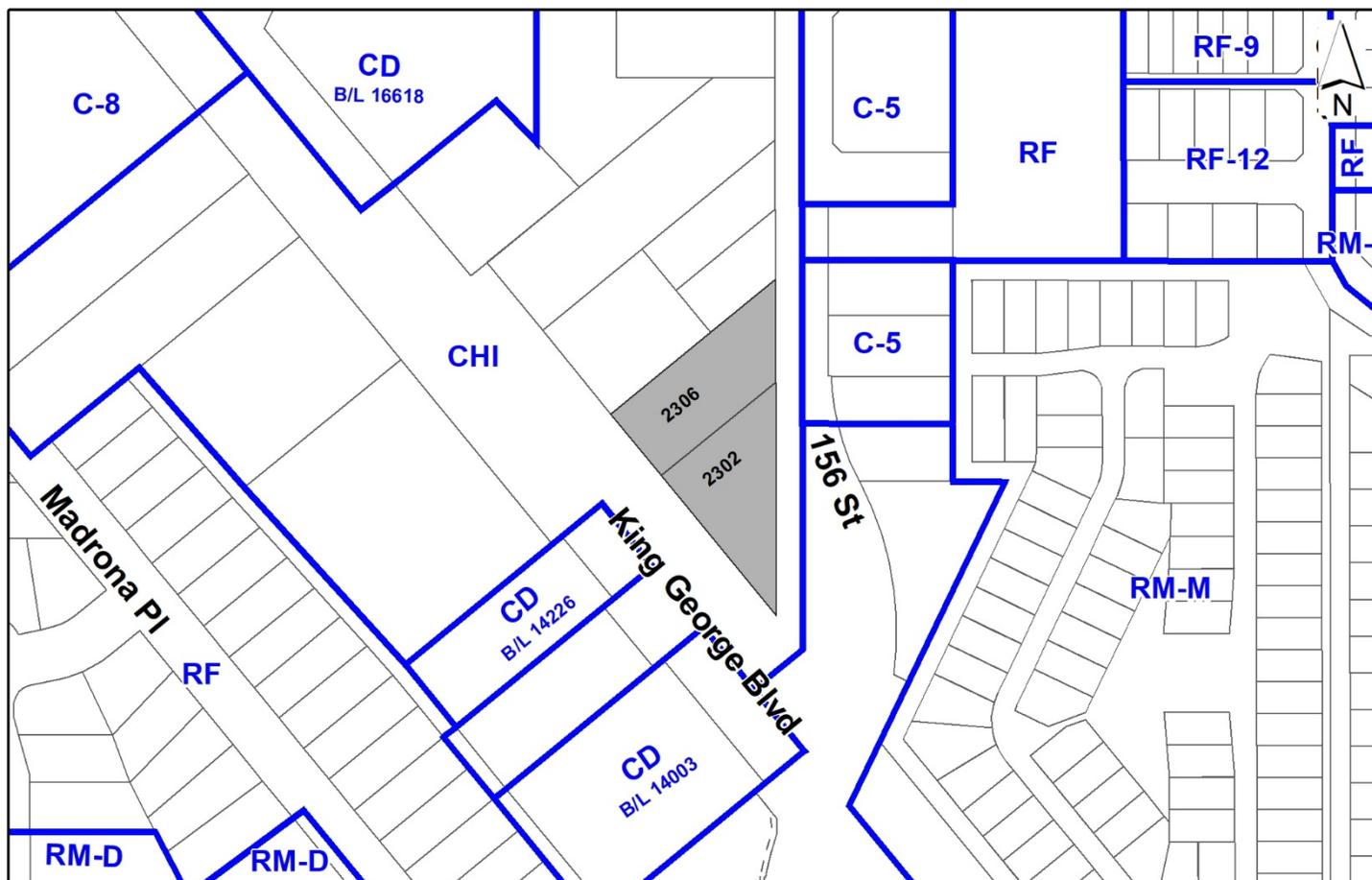
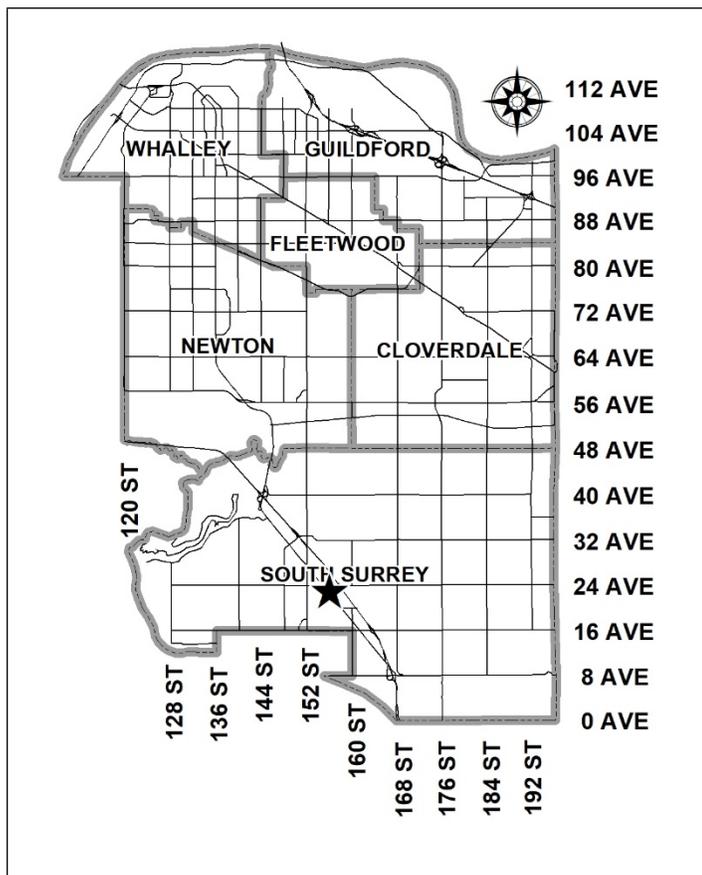
to permit the development of a four-storey mixed-use building with commercial units on the ground floor and 69 rental residential apartments above. A partial fifth storey is provided for amenity space.

LOCATION: 2302 - King George Boulevard
 2306 - King George Boulevard

ZONING: CHI and RF

OCP DESIGNATION: Commercial

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the King George Highway Corridor Local Area Plan (LAP) to amend the land use designation for the subject site from "Commercial" to "Mixed-Use Commercial-Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP), which permits residential uses on the upper floors of commercially designated sites provided the ground floor of the development is fully commercial in nature.
- The King George Highway Corridor LAP is an older plan (1995) that does not account for mixed-use development. The "Commercial" designation under the current plan does note that high density residential uses could be supported in proximity to the existing commercial note at the intersection of 24 Avenue and King George Boulevard, and thus provides a rationale for the proposal. It is also noted that since the time the plan was enacted in 1995, City practices and policies have evolved to encourage more density and mixed-use forms of development.
- Staff anticipate that this area is likely to see additional proposals for mixed-use development in the future. The Mixed-Use Commercial-Residential designation was introduced with Development Application 7915-0445-00, on November 19, 2018.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the King George Highway Corridor Local Area Plan (LAP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proposed density and building form are appropriate for this part of King George Boulevard and has a strong street presence along 156 Street, which will contribute to a more vibrant pedestrian environment. The subject site is located in an area that is well served by transit, and the proposed use and density can further support transit.
- The site is encumbered by both BC Hydro and FortisBC lines, which are currently within road allowance, but are within the portion of the road proposed to be purchased and incorporated into the site. Both BC Hydro and FortisBC have accepted the proposal and have required SROW to be registered on title. The encumbered areas are undevelopable, and therefore, cannot be counted towards the FAR. The site's net FAR, with the undevelopable areas excluded from the FAR calculation, is 1.8, whereas the gross FAR, with these areas included, would be 1.5.

- As the proposal includes 100% market rental for the residential portion, the OCP allows for an increase in density given the community benefit of the provision of long-term rental housing options.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site and a portion of the 156 Street road right-of-way shown as closed road on the Survey Plan attached at Appendix I from "Highway Commercial Industrial Zone (CHI)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7919-0032-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) Approval from Fortis BC and BC Hydro of the proposed Statutory Right-of-Ways that are to be located through the subject site;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict all of the proposed dwelling units (69) on the subject site to rental housing for a period of twenty (20) years;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) completion of the road closure and acquisition of a portion of 156 Street;

- (k) submission of an acoustical report for the units adjacent to 156 Street and King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the site, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (m) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement.
5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant land	Commercial	CHI and RF
North/West:	Fortis BC yard and storage (King George Boulevard), and Food Bank Resource Centre (156 Street)	Commercial	CHI
East (Across 156 Street):	Gratitude Garden, single family homes and small businesses (chiropractor and software company)	Commercial	RF and C-5
South/West (Across King George Boulevard):	Mr Lube, Best Western, Cooper (equipment rental company) and two-storey commercial plaza	Commercial	CHI and CD (By-Laws No. 14003 and No. 14226)

Context & Background

- The subject site is comprised of two existing vacant lots and some excess road allowance at the corner of 156 Street and King George Boulevard, for a total net area of 4,840.47 square metres. The site is zoned "Highway Commercial Industrial Zone (CHI)", with a portion of the road allowance zoned "Single Family Residential Zone (RF)". The site is designated Commercial in the Official Community Plan (OCP), and Commercial in the King George Highway Corridor Plan.
- The site has always been vacant, and this is the first Development Proposal on the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the King George Highway Corridor Plan to redesignate the site from "Commercial" to "Mixed-Use Commercial-Residential", to rezone the site from "Highway Commercial Industrial Zone (CHI)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", to allow for a Development Permit for Form & Character for the construction of a four-storey mixed-use building.
- The proposed Comprehensive Development (CD) Zone will be based on the "Community Commercial (C-8) Zone" and the "Multiple Residential 70 (RM-70) Zone".
- The proposed development will have 10 commercial units on the ground floor, and 69 rental residential apartments above, with a total floor area of 7,225.5 square metres, representing a Floor Area Ratio of 1.79.
- The site is encumbered by both BC Hydro and FortisBC lines, which are currently within road allowance, but are within the portion of the road proposed to be purchased and incorporated into the site. Both BC Hydro and FortisBC have accepted the proposal and have required SROW to be registered on title.
- The encumbered areas are undevelopable, and therefore, cannot be counted towards the FAR. The site's net FAR, with the undevelopable areas excluded in the FAR calculation is 1.79, whereas the gross FAR, with these areas included would be 1.5.
- As the proposal includes 100% market rental for residential portion of the site, the OCP allows for an increase in density given the community benefit of the provision of long-term rental housing options.
- There are 8 commercial units facing King George Boulevard and 2 commercial units facing 156 Street. Commercial parking is proposed with access from 156 Street, with a total of 32 parking stalls provided at grade and an additional 10 stalls provided in the underground parking facility.
- For the market rental residential apartments, 69 units are proposed in total, with 54 units being one-bedroom apartments and 15 units being two-bedroom apartments. All 111 residential and visitor parking spaces are provided in the underground parking facility. Both indoor and outdoor amenity areas exceed the minimum required with both spaces proposed on the rooftop area, as a partial fifth storey.
- On King George Boulevard, there are two groups of commercial units separated by a breezeway leading to the residential lobby and to the commercial parking stalls.

Proposed	
Lot Area	
Gross Site Area:	5,154.8 square metres
Road Dedication:	311.1 square metres
Undevelopable Area:	804.18 square metres
Net Site Area:	4,036.3square metres
Number of Lots:	1
Building Height:	19.1 metres
Unit Density:	141 units per hectare / 57 units per acre
Floor Area Ratio (FAR):	1.79
Floor Area	
Residential:	5,671.97 square metres
Commercial:	1,553.53 square metres
Total:	7,225.50 square metres
Residential Units:	
1-Bedroom:	54 units
2-Bedroom:	15 units
Total:	69 units

Referrals

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

School District: The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 4 Elementary students at Jessie Lee Elementary School
- 4 Secondary students at Earl Marriott Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2024.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning and development permit for one year pursuant to section 52(3)(a) of the Transportation Act.

BC Hydro	BC Hydro requires right-of-way documents to be registered on the site. BC Hydro has also provided comments directly to the applicant, regarding a planned relocation of the powerlines in the near future.
Fortis BC	FortisBC requires either a right-of-way to be registered on the site, or the relocation of the gas line. The applicant will work directly with FortisBC to meet this requirement.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on July 23, 2020 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. 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 is proposing to purchase 1,109.6 square metres of excess road allowance at the corner of 156 Street and King George Boulevard. The applicant will also be required to dedicate a lane at the northeast portion of the site to provide access for the subject site and to facilitate redevelopment of the properties to the west in the future. Additional road dedication is required along 156 Street for a total of 306.9 square metres of road dedication.
- Two accesses are proposed: one on 156 Street to the at-grade commercial parking stalls, and one to a ramp off the lane that is to be dedicated off 156 Street along the northwest property line. The applicant is proposing two levels of underground parking.
- The site is well served by bike routes on both King George Boulevard and 156 Street, and by transit on King George Boulevard (Route #354, White Rock/Bridgeport Station). There is a northbound transit stop fronting the site, and the southbound stop on the east side of 156 Street, on the south side of King George Boulevard.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

Other Considerations

- There are overhead powerlines, a gas line and a watermain along the existing road right-of-way proposed to be purchased by the applicant.

- The existing watermain is proposed to be relocated to be within the City road allowance along 156 Street.
- BC Hydro has advised that right-of way documents must be registered on the site, and that the powerlines on this property are in the process of being relocated. BC Hydro is working directly with the applicant and has provided them with some information/documentation.
- FortisBC has no concerns with the proposal and has advised that either a right-of way document must be registered on the site, or the gas line can be relocated. This will not affect the site plan, and the applicant will work directly with FortisBC on a final decision.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The site is designated Commercial in the Official Community Plan (OCP).
- The proposal complies with the Commercial designation in the OCP, which permits residential uses on the upper floors of commercially designated sites provided the ground floor of the development is fully commercial in nature.
- Given the undevelopable land on the site, the proposal has a net FAR of 1.79. The OCP Commercial designation typically allows a maximum 1.5 FAR, which can be increased should the applicant provide a community benefit. The provision of long-term market rental is considered a community benefit at this location.
- The proposed building form and scale are adequate for this area in South Surrey, as it faces a major arterial road. The provision of Commercial space on the ground floor will support achieving the intent of the original LAP commercial designation, whereas the provision of apartment units on the upper floors will help support the viability of the commercial units, as well as for achieving the intent of the City's Affordable Housing strategy, by providing 60 purpose-built rental residential units.

Themes/Policies

The following OCP policies are being met through the subject application (staff comments are provided in italics):

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development complies with the RGS designation and is a compact and efficient development.)

- A1.3 Accommodate urban land development according to the following order of growth management priorities:
 - a) City Centre and Town Centre locations well-served by local services, infrastructure, and transit; and
 - b) Vacant or under-development commercial, mixed-use and multi-family locations in existing urban areas, particularly along transit corridors and areas well-served by existing community amenities and infrastructure.

(The proposed development is located on a vacant piece of land, that is designated Commercial in the OCP, and is well served by bus and bike routes.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
 - Balance residential and business development;
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will provide commercial amenities and apartment living options in the King George Corridor area and is in close proximity to the commercial node located to the northwest at 24 Avenue and King George Boulevard.)

- B2.14 Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(All the required residential and visitor parking, and a portion of the commercial parking is proposed in the underground parking structure.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing and architecture with adjacent sites; and
 - Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development fits well within the neighbourhood, and at this highly visible corner on King George Boulevard.)

- B6.4 Ensure new development responds to the existing character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The proposed development is sensitive to adjacent developments as well as providing high quality architectural design for a corner development.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Placing street-facing retail uses on the ground floor; and
 - Providing doors, windows, and "active" building faces along public streets.

(The proposed development has street-facing retail units both on King George Boulevard and on 156 Street.)

- B6.18 Where there is underground parking, ensure it is safe and accessible.

(The proposed development has underground parking that is safe and accessible.)

- C1.2 Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize existing infrastructure systems efficiently.)

- D4.7 Support building designs that allow for mixed use, combining work and living spaces to reduce the need to travel for employment purposes.

(The mixed-use proposal incorporates 10 commercial units and 69 residential units.)

- E1.6 Support the infill and redevelopment on under-utilized properties within Commercial, Mixed Employment and Industrial land designations.

(The proposal would develop a vacant piece of land with commercial and residential uses.)

- F3.4 Affordable housing projects should generally be located:
 - on transit routes
 - in close proximity to schools
- F3.18 Encourage innovative zoning, design and development solutions for affordable housing units, particularly for infill development, that is sensitive to neighbourhood context.
- F3.22 Promote affordable family housing in City Centre, Town Centres and other locations accessible to frequent transit service by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments.

(The proposal includes the provision of rental units, with 39 one-bedroom units and 21 two-bedroom units, secured through a Housing Agreement for at least 20 years. Public Art, Affordable Housing and Capital Projects Community Amenity Contributions will all be deferred while the units remain rental units.)

Secondary Plans

Land Use Designation

- The proposal includes an amendment to the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Commercial" to "Mixed-Use Commercial-Residential".

Amendment Rationale

- The King George Highway Corridor Plan is an older plan that does not account for mixed-use development. The Commercial designation under the current plan does note that high density residential uses could be supported in proximity to the existing commercial node at the intersection of 24 Avenue and King George Boulevard and thus supports the proposal. It is also noted that since the time that the plan was enacted in 1995, City practices and policies have evolved to encourage more mixed-use forms of development.
- The proposed density and building form are appropriate for this part of King George Boulevard and has a strong street presence along 156 Street, which will contribute to a more vibrant pedestrian environment. The subject site is located in an area that is well served by transit, and the proposed use and density can further support transit.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed mixed-use development on the subject site. The proposed CD By-law identifies appropriate uses, densities, and setbacks for the site. The CD By-law will have provisions based on the "Community Commercial Zone (C-8)" and the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-8 Zone, RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-8 Zone (Part 36)	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	n/a	n/a	n/a
Floor Area Ratio:	0.80	1.50	1.80
Lot Coverage:	50%	33%	40%
Yards and Setbacks	7.5 m	7.5 m	4 m to streets 3 m to the lane
Principal Building Height:	12 m	50 m	19.5 m

<p>Permitted Uses:</p>	<ol style="list-style-type: none"> 1. Retail stores excluding the following: <ol style="list-style-type: none"> (a) adult entertainment stores; and (b) secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres provided that: <ol style="list-style-type: none"> (a) the use is confined to an enclosed building or a part of an enclosed building; and (b) the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq. ft.). 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding the following: <ol style="list-style-type: none"> i. social escort services ii. methadone clinics iii. marijuana dispensaries 9. Parking facilities. 10. Automotive service uses of vehicles less than 5,000 kilograms 	<p>Multi-unit residential buildings and ground-oriented multiple unit residential buildings</p>	<ol style="list-style-type: none"> 1. Multiple unit residential building, provided that no residential uses are located on the ground floor. 2. Retail stores excluding adult entertainment stores and second-hand stores and pawnshops. 3. Personal service uses excluding body rub parlours. 4. General service uses excluding funeral parlours and drive-through banks. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding the following: <ol style="list-style-type: none"> a) Social escort services b) Methadone clinics c) Marijuana dispensaries 9. Indoor recreational facilities. 10. Entertainment uses excluding arcades and adult entertainment stores. 11. Community services. 12. Child care centres. 13. Cultural uses.
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	<p>[11,023 lbs] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.</p> <p>11. Indoor recreational facilities.</p> <p>12. Entertainment uses excluding arcades and adult entertainment stores.</p> <p>13. Assembly halls.</p> <p>14. Community services.</p> <p>15. Child care centres.</p> <p>16. One dwelling unit per lot provided that the dwelling unit is: (a) Contained within the principal building; and (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.</p> <p>17. Cultural Uses</p>		
Amenity Space			
Indoor Amenity:	n/a	3 m ² per unit (207 m ² for 69 units)	The proposed 209 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	n/a	3 m ² per unit (207 m ² for 69 units)	The proposed 339 m ² meets the Zoning By-law requirement.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		42	42
Residential:		95	95
Residential Visitor:		16	16
Total:		153	153
Tandem (%):		n/a	n/a
Bicycle Spaces			
Residential Secure Parking:			93
Residential Visitor:			15

- The setbacks have been reduced from 7.5 metres to 4 metres along the King George Boulevard and 156 Street frontages, and 3 metres to the lane, to provide a more urban interface.
- The Floor Area Ratio is proposed at 1.79 FAR, to accommodate the undevelopable area, and to support the proposed rental residential units. The gross site FAR is 1.50 which is consistent with the density permitted in the RM-70 Zone.
- The proposed lot coverage while slightly higher than the 33% that is permitted under the RM-70 Zone is appropriate for a 4-storey building. The lot coverage permitted under the RM-70 is intended for taller built forms with a smaller building footprint.
- The proposed building height of 19.5 metres, reflects the FAR and the context of a 4-storey (inclusive of a partial 5th storey) building. The C-8 zone permits a maximum building height of 12 metres, whereas the RM-70 zone allows up to 50 metres.
- In terms of land use, ground-oriented residential units have been removed from permitted uses, so the proposal complies with the Commercial designation in the OCP. Most of the commercial uses of the C-8 Zone have been retained, with the elimination of a few that were not required, or not compatible with the building, notably:
 - Parking facilities
 - Automotive service uses of vehicles less than 5,000 kilograms
 - One dwelling unit per lot provided that the dwelling unit is:
 - (a) Contained within the principal building; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.
 - Beverage container return centres provided that:
 - (a) the use is confined to an enclosed building or a part of an enclosed building; and
 - (b) the beverage container return centre does not exceed a gross floor area of 418 sq. metres (4,500 sq. ft.).
 - Assembly Halls

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CAC payable if there is a future change in tenure.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 a rental project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.
- The Public Art contribution will be required for the commercial portion of the site only and will be applicable to the residential portion only if there is a future change in tenure from the market rental residential units.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 03, 2019, and the Development Proposal Signs were installed on March 13, 2020. Staff received 3 responses from neighbouring (*staff comments in italics*):
 - Concerns that adding residential uses will increase traffic.

The application proposes 69 residential units and approximately 1553 square metres of commercial space. As per the published vehicle trip rates from the Institute of Transportation Engineers (ITE) 10th Edition, approximately 43 trips will be generated in the AM Peak and 101 trips in the PM Peak. The development-generated traffic is forecasted to add less than 1% of the total traffic on 156 Street, and the peak hour (busiest one hour in the afternoon) forecast was approximately 1.7 vehicles per minute, which is not considered to be significant. As such, road improvements above and beyond the typical requirements were not identified as part of this application.

The City currently has plans to improve the intersection at 156 Street and 24 Avenue, which will include the addition of a right turn lane for northbound traffic. This is anticipated to help alleviate the current northbound queues on 156 Street.

Alternative modes of travel can also be considered for the site as there is an existing Bus Stop along the King George Boulevard frontage, which is serviced by Route #354 White Rock to Bridgeport Station. This stop location operates in the AM and PM peak periods and is serviced every 15 minutes during the peak hours.

- Rooftop amenities are a privacy and noise concern for nearby single family homes.

The proposal's amenity spaces do not directly face any backyards and are located across the street from any existing residential uses. It is likely that noise from 156 Street or King George Boulevard would be higher than noise from the rooftop amenity. Similarly, the amenity spaces are located at least 50 metres from any residential use, and do not directly face any backyards.

- The subject development application was referred to the Ocean Park Community Association and the Ocean Park Business Association. No comments were received.

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 King George Corridor Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the King George Corridor Local Area Plan (LAP).
- The applicant has worked with staff to increase the building presence on the street, enhance the pedestrian experience in and around the site and develop a proposal that is compatible with the context.
- The applicant is proposing a four storey mixed-use development inclusive of 10 commercial retail units on the ground floor, and three floors of residential containing 69 residential units. A partial fifth storey is provided where indoor and outdoor amenity spaces are proposed.
- The horizontal building massing is visually split at the ground level with a breezeway on the ground floor and recessed above with glazed curtainwall to give the streetscape a human scale. The horizontality of the glazed ground floor commercial space opens up the ground plane with transparency into the building's commercial activity, while the darker brick cladding the more private residential floors above, which are balanced by vertical elements, including vertical signage and vivid glazed tile in a vertical pattern.
- The buildings approximate 30-degree rotation off north and orientation to the streets minimizes south facing windows. The height of the proposed building and setbacks from the north property line minimize the impact of shadows on the adjacent buildings and sites.
- The proposed residential fenestration is a balance between maximizing daylight into the building and minimizing heat loss. Approximately 50% of the residential fenestration is recessed within the covered balcony space. Each residential window unit has at least one operable window for natural ventilation.

- The commercial fenestration has been maximized for exposure. The use of a concrete fin at the top of the curtainwalls runs around all edges of the building excluding the north wall. A substantial overhang wraps around the south and east side of the building as well. This assists in minimizing the solar gain from the summer sun. In addition, existing and new trees will assist in minimizing solar heat gain in the summer and will maximize daylight penetration in the winter months.
- Proposed materials and colours include masonry in ebony and cobalt, exterior cladding in light grey, metal soffit in walnut and rosewood, and metal flashing in grey and bronze.
- The commercial units range in size from 80 square metres to 331 square metres each, with 8 units facing King George Boulevard, and 2 units facing 156 Street. There is a breezeway proposed between the King George Boulevard façade and commercial at-grade parking at 156 Street. The breezeway separates the commercial units into two blocks of 5 units, with the residential lobby on the northern portion as well.
- The residential units are proposed with 54 one-bedroom units (48 to 65 square metres) and 15 two-bedroom units (79 to 116 square metres)
- Signage for the commercial units is proposed as under-canopy signage (blade signage), in a design compatible with the architectural features of the building. All proposed signage complies with the Surrey Sign By-law. Some breezeway wayfinding signage is also proposed.

Landscaping

- Landscaping is comprised of planters along King George Boulevard at the commercial frontage, a landscape buffer along the parking lot edge along 156 Street, and a larger landscape buffer at the corner of 156 Street and King George Boulevard. There is also a large seating area proposed at the south corner of the building on the ground floor. The outdoor amenity space is proposed at the rooftop level and is discussed later in this report.
- The new trees on the site will consist of a variety of trees including Saskatoon serviceberry, Vine maple, Shirasawa maple, Fastigate European hornbeam, Golden beech, Swedish columnar aspen, Western red cedar and a variety of shrubs and lawn.

Indoor Amenity

- The Zoning By-law requires that 207 square metres of both indoor and outdoor amenity space be provided for the residential units in both proposed buildings, based on the requirement of 3 square metres per dwelling unit.
- The proposed 209 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed as a partial fifth floor on the building, adjacent the outdoor amenity space.

- The indoor amenity space, located on the partial fifth storey, is proposed to be programmed into three separate spaces: gym lounge and party room. The lounge area opens directly into the roof-top outdoor amenity space. All amenity spaces share an accessible washroom.

Outdoor Amenity

- The applicant is proposing a total of 339 square metres of outdoor amenity space, which is substantially more than the area required under the Zoning By-Law.
- The outdoor amenity is located on the rooftop and surrounds the indoor amenity space. The space includes several seating areas, some picnic/eating spaces as well as some planters close to the edges.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include details regarding building indentations, accessibility, and drawing coordination.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry, Akebono Flowering	5	0	5
Crabapple	2	2	0
Birch sp.	1	1	0
Maple, Field	7	1	6
Parrotia, Inges Ruby Vase Persian	6	0	6
Oak, English	5	0	5
Coniferous Trees			
Douglas Fir	15	15	0
Total (excluding Alder and Cottonwood Trees)	41	19	22

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	35
Total Retained and Replacement Trees	57
Contribution to the Green City Program	\$3,200

- The Arborist Assessment states that there is a total of 41 mature trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 11 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 22 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 43 replacement trees on the site. Since only 35 replacement trees can be accommodated on the site, the deficit of 8 replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Saskatoon serviceberry, Vine maple, Shirasawa maple, Fastigiata European hornbeam, Golden beech, Swedishcolumnar aspen, Western red cedar and a variety of shrubs and lawn.
- In summary, a total of 57 trees are proposed to be retained or replaced on the site with a contribution of \$3,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	LAP Plan
Appendix VI.	ADP Comments and Response
Appendix VII.	Proposed Housing Agreement By-law and Housing Agreement

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I. HAS BEEN REMOVED AND CAN BE PROVIDED UPON REQUEST

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 16, 2021** PROJECT FILE: **7819-0032-00**

RE: **Engineering Requirements
Location: 2306 King George Blvd**

LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 156 Street at the northern portion of the site;
- Dedicate 8.0 m for commercial lane;
- Dedicate 3.0-metre x 3.0-metre corner cuts at road intersections (156 Street & King George Boulevard, and 156 Street & Lane);
- Register 0.50 m statutory right-of-way (SRW) along King George Boulevard and 156 Street frontages;
- Reciprocal access and services easement for Form P phasing;
- Restrictive Covenant to be registered for the water quality/sediment control inlet chamber.

Works and Services

- Construct commercial lane;
- Confirm adequacy of existing infrastructure (sidewalk, pavement, lighting) along 156 Street;
- Ensure elevation at property line is at ± 300 mm to elevation at existing road centre line;
- Construct adequately-sized service connections, complete with inspection chamber and water meter, to the site;
- Construct/upgrade mains along road frontages as required to service the site, including relocation of the existing water main;
- Construct a water quality/sediment control inlet chamber, as required for proposed outdoor surface parking;
- Meet stormwater management requirements outlined in the Fergus Creek ISMP.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$45,097.50 is required.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
M51

NOTE: Detailed Land Development Engineering Review available on file



April 20, 2021

Planning

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

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

Grandview Heights Secondary is currently in construction and targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot Secondary. When the new secondary school opens, newly adopted boundary changes will come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0032 00

SUMMARY

The proposed 69 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	4
Secondary Students:	4

September 2020 Enrolment/School Capacity

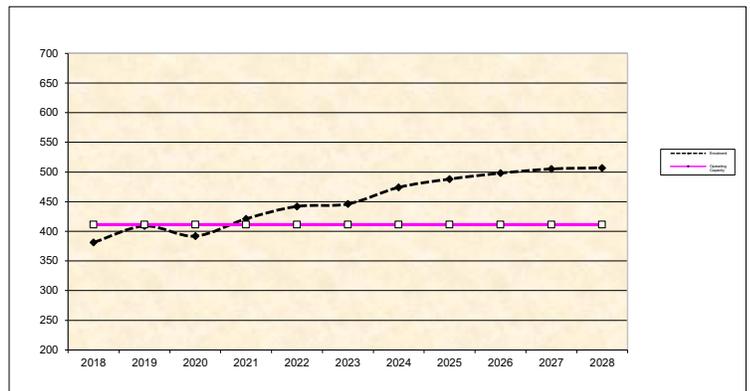
Jessie Lee Elementary	
Enrolment (K/1-7):	53 K + 339
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	10
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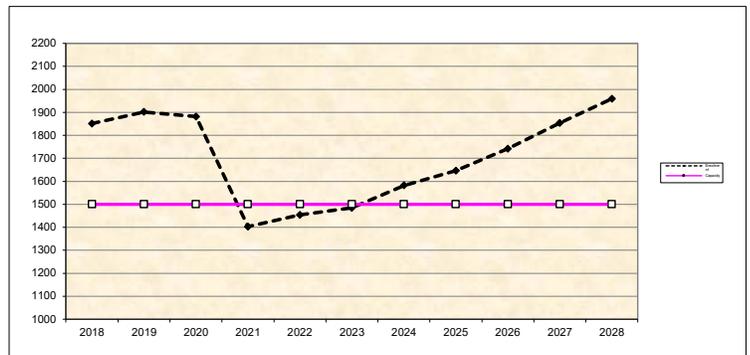
Population : The projected population of children aged 0-19 Impacted by the development.

Enrolment : The number of students projected to attend the Surrey School District ONLY.

Jessie Lee Elementary



Earl Marriott Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7919-0032-00

Address: 2302 / 2306 King George Boulevard

Registered Arborist: Jeff Ross #PN-7991A & Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	46
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	22
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = <u>5</u> - All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = <u>38</u> 	43
Replacement Trees Proposed	35
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	4
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:



Date: May 25, 2021



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



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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Surrey, British Columbia
V3W 0A6
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

2302 2306 KING GEORGE BOULEVARD
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC17/18	MK	SITE PLAN
2	JAN30/19	MK	SITE PLAN
3	FEB13/20	MK	SITE PLAN
4	FEB20/20	MK	SITE & GRADING/ SERVICING PLAN
5	FEB27/20	MK	SITE PLAN
6	MAY15/20	MK	SITE GRADING PLAN
7	JUN24/20	MK	SITE PLAN
8	JUL13/20	MK	SITE & GRADING/ SERVICING PLAN
9	MAY20/21	MK	SITE PLAN

GENERAL NOTES:

- ALL WALKWAYS AND LANDSCAPE FEATURES TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

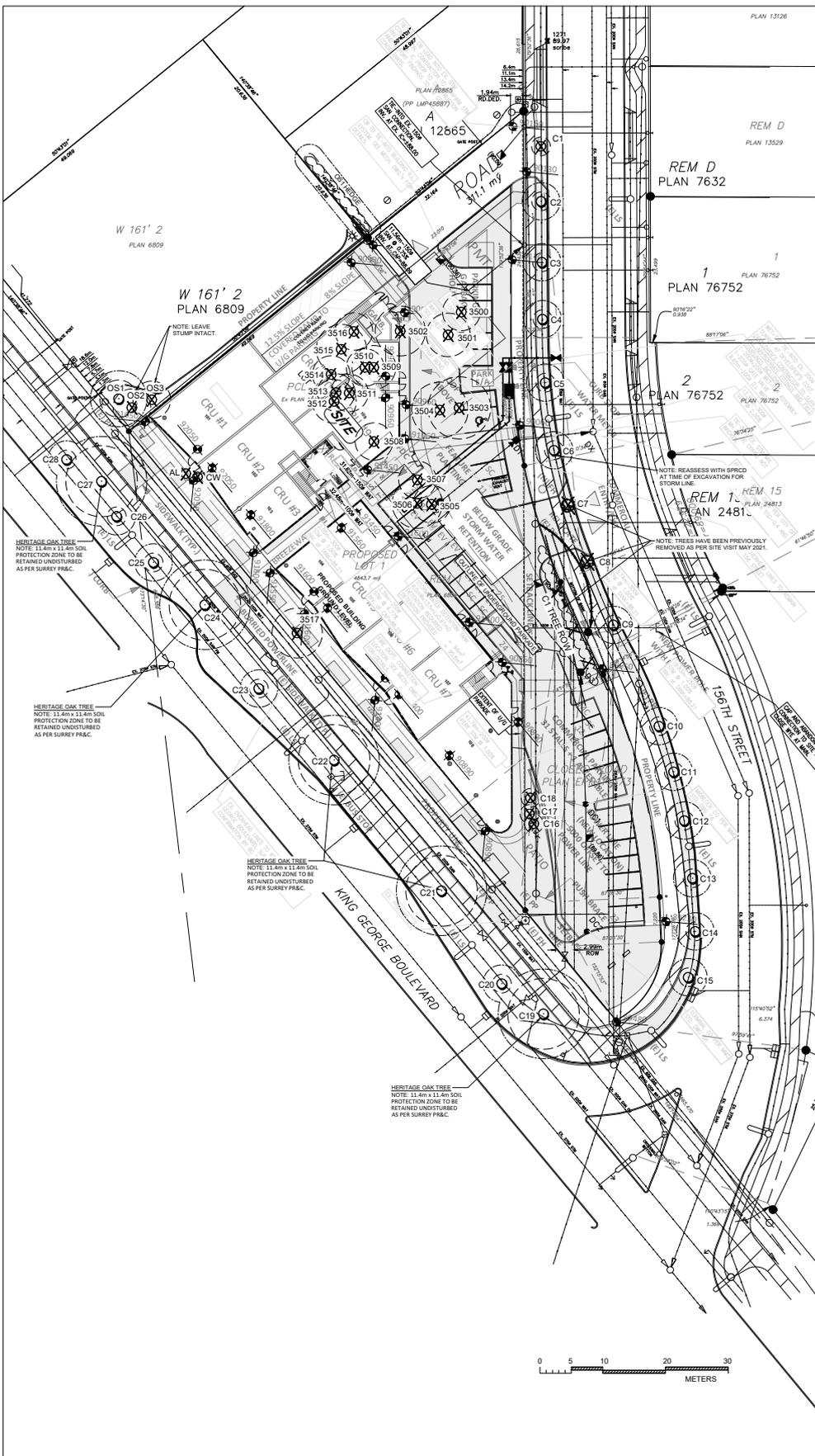
AS SHOWN

DATE

NOVEMBER 20, 2017

T - 1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE PREVIOUSLY REMOVED AS PER MAY 2021 SITE VISIT
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

2302 2306 KING GEORGE BOULEVARD
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC17/18	MK	SITE PLAN
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5	FEB27/20	MK	SITE PLAN
6	MAY15/20	MK	SITE GRADING PLAN
7	JUN24/20	MK	SITE PLAN
8	JUL13/20	MK	SITE & GRADING/ SERVICING PLAN
9	MAY20/21	MK	SITE PLAN

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
- ALL WALKWAYS AND LANDSCAPE FEATURES TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

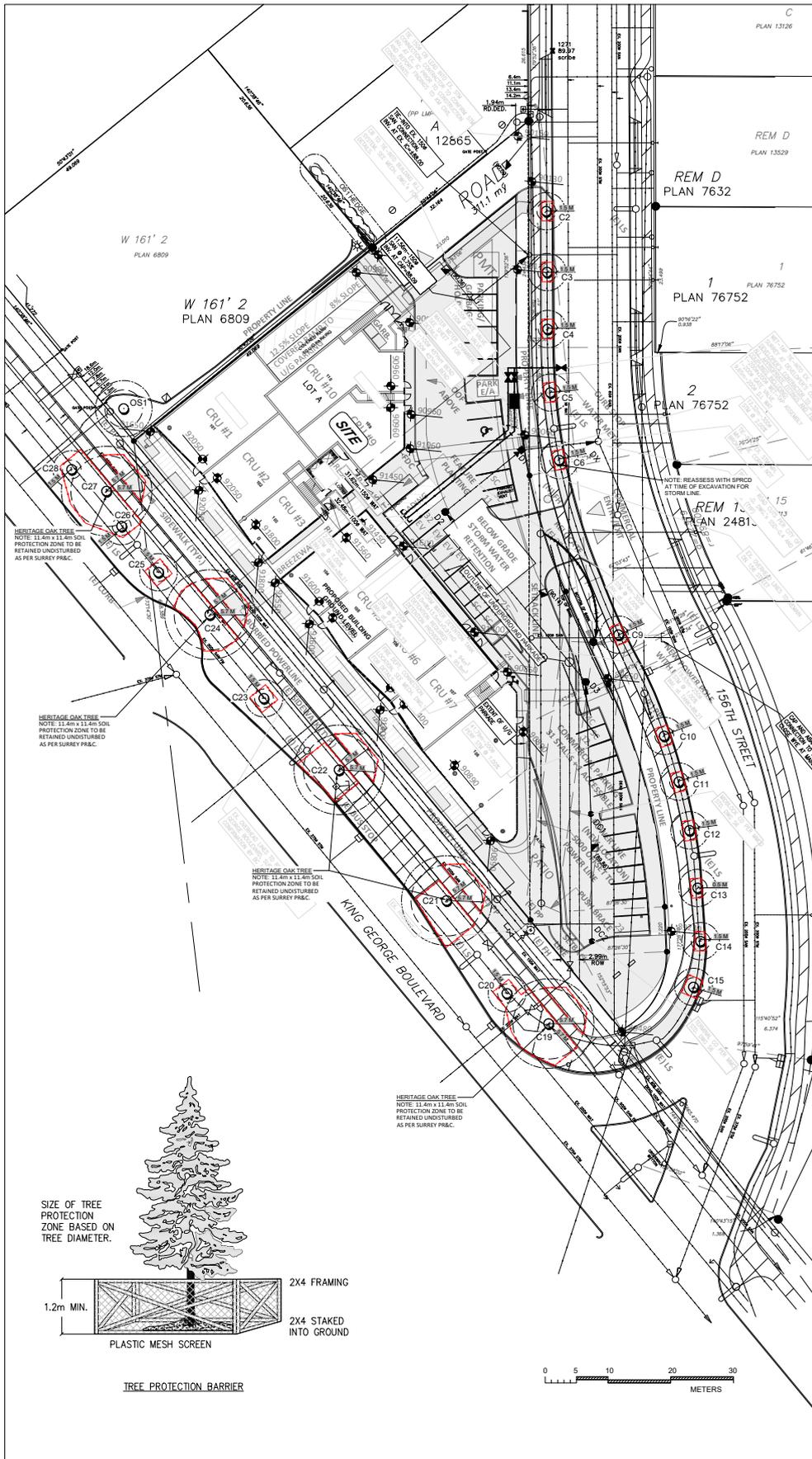
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DATE

NOVEMBER 20, 2017

T-2

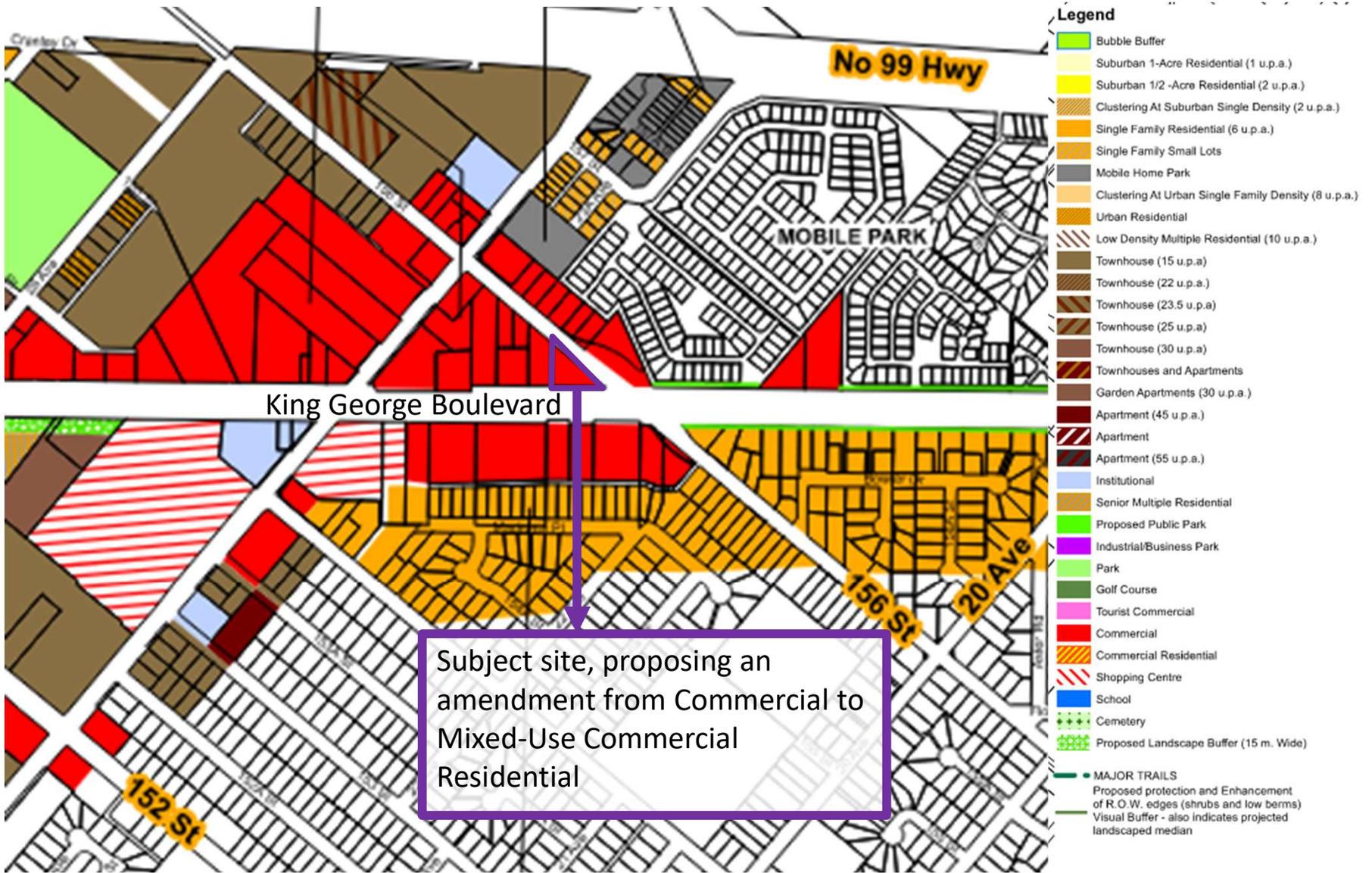
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- HERITAGE OAK TREE
- 1.5m NO-BUILD ZONE





Proposed amendment to the King George Corridor Land Use Plan

May 25, 2021

Department of Planning & Development
City of Surrey
13450 104th Avenue, Surrey, BC V3T 1V8

Attention: Luci Moraes

Dear Luci:

Re: DP Application: 19-0032 2302/2306 King George Blvd. Mixed-Use Development
Project No.: 17671

Through design and documentation, we have responded to the ADP comments as is indicated in the in-line responses below.

Key Points

1. *Consider performing the energy modelling as early as possible in the design process.*
Completed
2. *Consider further development of the west portal of the breezeway.*
West canopy and signage has been added to signify the importance of the breezeway. This includes wayfinding signage to the King George Blvd. CRU's.
3. *Give careful consideration of the detailing and lighting of the breezeway.*
Recessed lighting in the ceiling of the breezeway has been indicated in the newly added RCP and Breezeway sheets, though the design will be further developed for the Building Permit application. These sheets include sections and renderings.
4. *Give further consideration to the planting and substrate in the breezeway.*
Incorporated by Landscape
All plants to be low light. Irrigation provided.
5. *Consider adding a green roof at the Level 4 roof.*
Considered but not incorporated at this time.
The client is concerned that the Strata Management Company will be unable to obtain sustainable insurance.
High albedo value finish material of at least 0.75 or equivalent will be provided instead.
6. *Consider increasing the size of the Level 5 outdoor play area to the parapet line.*
Though the previous design exceeded the required 207m², the Level 5 outdoor amenity area has been increased to 339.25m² and re-configured.
7. *Consider planting a deciduous tree at residential entry.*
Alternate

The tall tree concept has been abandoned and replaced by more welcoming high quality landscaping that accentuates the entrance to the breezeway. This also provides better visibility and way-finding from the 156 Street side.

8. *Consider incorporating a public art node at intersection.*
Considered but not incorporated at this time.
More landscaping has been provided in that area instead as per item 9 below.
9. *Consider increasing the landscape at the south corner.*
High quality landscaping has been incorporated at the south corner to make this space visually appealing.
10. *Consider adding a landscape buffer between the patio and adjacent parking.*
A landscaping buffer has been incorporated.
11. *Consider reducing the number of pedestrian connections, and configuration to the public sidewalk along KGB.*
Three pedestrian access points have been provided along KGB as requested by the DRG.
12. *Consider engaging an elevator consultant as early as possible.*
The elevators and L5 amenity area have been redesigned to accommodate 2 elevators as well as more accommodating spaces for both informal and formal use.
13. *Consider providing a portion of suites that are adaptable accessible.*
5% of the residential units will be adaptable/accessible.
14. *Ensure amenity spaces are accessible.*
All amenity spaces are accessible.
15. *Consider power doors at for entrances.*
Power doors will be provided at entrances.
16. *Consider providing electric vehicle parking stations.*
Managed/shared EV parking stations have been provided throughout the two underground parking levels.

Site

1. *Recommend further public realm design.*
High quality landscaping has been incorporated at the south corner to make this space visually appealing.
2. *Reconsider linkages through King George Boulevard.*
Three pedestrian access points have been provided along KGB as requested by the DRG.

3. *Consider reducing pedestrian connection to public sidewalk along King George Boulevard.*
Three pedestrian access points have been provided along KGB as requested by the DRG.
4. *Consider expanding the outdoor amenity space on the roof to ensure compliance with the Surrey zoning bylaw.*
The L5 outdoor and indoor amenity areas have been redesigned and expanded beyond requirements to ensure that the spaces achieve the usefulness as intended by the ADP.
5. *Consider further detail with respect to residential garbage staging location.*
Considered but not incorporated at this time.
The intent is to have scheduled pickup before business hours to eliminate any parking conflicts. Further detail will be provided for the BP application.
6. *Recommend reviewing the maneuvering of vehicles by the patio area.*
The parking area at the patio has been enlarged for better maneuverability.
7. *Review the two parking spots on south end and the one stall on corner.*
The parking area at the patio has been enlarged for better maneuverability and access to stalls.

Form and Character

1. *Recommend carrying building concept through.*
Incorporated
2. *Reconsider breezeway design, with further design development for its dimensions, lighting, and material use.*
West canopy and signage has been added to signify the importance of the breezeway. This includes wayfinding signage to the King George Blvd. CRU's.

A canopy has been added at the King George end of the breezeway.
Recessed lighting in the ceiling of the breezeway has been indicated in the newly added RCP and Breezeway sheets, though the design will be further developed for the Building Permit application. These sheets include sections and renderings.
3. *Recommend additional lighting at breezeway design.*
Recessed lighting in the ceiling of the breezeway has been indicated in the newly added RCP and Breezeway sheets, though the design will be further developed for the Building Permit application. These sheets include sections and renderings.
4. *Reconsider items mirroring each other.*
The design intent for the breezeway glazing on either side is to maximize visibility and passive supervision of the activities
5. *Consider additional coordination with an elevator consultant or contractor as it relates to the transition from a double elevator arrangement to a single elevator from L4 to L5.*
The elevators and L5 amenity area have been redesigned to accommodate 2 elevators as well as

more accommodating spaces for both informal and formal use.

6. *Consider an extensive green roof and maybe a little bit of intensive green roof.*

Considered but not incorporated at this time.

The client is concerned that the Strata Management Company will be unable to obtain sustainable insurance.

High albedo value finish material of at least 0.75 or equivalent will be provided instead. In addition, the outdoor amenity on L5 has been expanded to increase usability and appeal.

Landscape

1. *Consider whether a Cedar tree is appropriate for the ground floor breezeway, suggest a deciduous tree.*

Alternate

The tall tree concept has been abandoned and replaced by more welcoming high quality landscaping that accentuates the entrance to the breezeway. This also provides better visibility and way-finding from the 156 Street side. This change gives the perception that the breezeway flares out at that point.

2. *Consider implementing public art node at intersection.*

Considered but not incorporated at this time.

More high quality landscaping has been provided in that area instead.

3. *Consider a signage element or public art element to anchor the south corner of project.*

Considered but not incorporated at this time.

Permanent structures and foundations are not permitted in this utility easement. More high quality landscaping has been provided in that area instead.

4. *Recommend further planting on South West wing.*

High quality landscaping has been provided at the south corner and between the south patio and the parking to make this area more visually appealing.

5. *Consider planting buffer to separate the parking from the corner CRU patio.*

A landscaping has been provided between the south patio and the parking.

6. *Recommend additional soft elements on large hard scape areas.*

A substantial amount of landscaping has been provided on this oddly shaped and tight site to maximize the visual appeal and to soften hardscaping elements. These areas include:

- Landscaping along the pedestrian access path between it and the north east lane
- Landscaping through the breezeway
- Landscaping between the parking and east building face under the L2 roof deck
- Landscaping in front of, and around where possible, parking level exhaust vents
- Landscaping between the south patio and the parking
- Landscaped peninsulas throughout the parking along the entire east property line that can be afforded while achieving the minimum parking counts that are required

- A large high-quality landscaped area at the southern tip of the site. Additional landscaped areas have not be considered at this time as they would affect the designs ability to achieve parking, access and other requirements from the DRG.
7. *Consider significant storm water management.*
Current design exceeds required storm water management. The constraints of the site prohibit the introduction of retention ponds and streams.
 8. *Consider retention of offsite Trees OS2 & OS3.*
Will consider retaining trees. Arborist to make determination onsite during excavation.

CPTED

No specific issues were identified.

Sustainability

1. *Consider engaging energy modeling early on.*
Attached energy model report that indicates that the proposed design performs as required.
2. *Consider electrical vehicle and bicycle parking spaces.*
Managed/shared EV parking stations have been provided throughout the two underground parking levels.

Accessibility

1. *Recommend at least 5% of units be wheelchair accessible.*
5% of the residential units will be adaptable/accessible.
2. *Recommend the rooftop amenity be accessible.*
All amenity spaces are accessible.
3. *Consider that sidewalks are a minimum of 5 feet wide with letdowns for wheelchairs.*
All sidewalks are a minimum of 1525 wide with letdowns for wheelchairs.
4. *Recommend that the entrance doors be power operated.*
Power doors will be provided at entrances.
Further detail will be provided for the BP application.
5. *Consider the elevator and entrance call button panel to be placed horizontally.*
All elevator and entrance call button panels will be placed horizontally.
Further detail will be provided for the BP application.

We trust that these responses satisfy the ADP to provide recommendation for this project to proceed.

Thank you very much for your time.

Yours truly,

Thinkspace Architecture® Planning Interior Design

Henk Kampman, Architect AIBC, AAA



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Todd Dust, Architect AIBC, AAA
Henk Kampman, Architect AIBC, AAA
Ray Wolfe, Architect AIBC

TERMS OF INSTRUMENT – PART II**HOUSING AGREEMENT
(Section 483, Local Government Act)****BETWEEN:**

CITY OF SURREY, a Municipal Corporation having its municipal offices at
13450 104 Avenue, Surrey, British Columbia V3T 1V8

(the “**City**”)

OF THE FIRST PART**AND:**

1134038 B.C. LTD., a British Columbia Corporation having its office at 400 -
3820 Cessna Drive, Richmond, British Columbia V7B 0A2

(the “**Covenantor**”)

OF THE SECOND PART**WHEREAS:**

- A. The Covenantor is the current registered owner of those certain lands and premises (the “**Lands**”) located in the City of Surrey, in the Province of British Columbia, and legally described as:

Parcel A OF LOT 1 Block LS 14 Plan NWP6809 Section 14 Township 1 Land District
36 PCL A EXP PL 10438

&

Lot 1 Block LS 14 Plan NWP6809 Section 14 Township 1 Land District 36 Except Plan
EXP 10438

- B. Section 483 of the *Local Government Act* (RSBC 2015, c. 1) authorizes the City by bylaw to enter into a housing agreement;
- C. The Covenantor desires to construct a building on a portion of the Lands containing 69 rental Dwelling Units and 10 Commercial Units (the “**Building**”); and
- D. The Covenantor and the City wish to enter into this Agreement to restrict the use and occupancy of the Building, on the terms and conditions set out herein, as a housing agreement under section 483 of the *Local Government Act*.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT pursuant section 483 of the *Local Government Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar (\$1.00) now paid by the City to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Lands shall not be used or built on except in accordance with this Agreement as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, the following words have the following meanings:

- (a) **“Agreement”** means this document and any amendments to or modifications of the same;
- (b) **“Commercial Units”** means the 10 non-residential strata lot units to be constructed within the Building;
- (c) **“Dwelling Units”** means the 69 private dwelling strata lot units to be constructed within the Building;
- (d) **“Owner”** means the Covenantor and any successors in title from time to time; and
- (e) **“Term”** means 20 years, commencing on the first day of the month after the final inspection for the Building is issued by the City.

2. **COMMECIAL UNITS**

2.1 The Commercial Units are expressly excluded from the application of this Agreement.

3. **RESTRICTIONS ON OCCUPANCY OF DWELLING UNITS**

3.1 The Covenantor shall be solely responsible for leasing the Dwelling Units from time-to-time on such terms as the Covenantor determines, provided such terms are in accordance with this Agreement.

3.2 The Covenantor covenants and agrees to operate the Dwelling Units as residential rental units and agrees that the Dwelling Units shall be rental units available for rent during the Term of this Agreement.

3.3 The Building will be a strata title development and upon the registration of the strata plan (the **“Strata Plan”**) each of the Commercial Units and the Dwelling Units shall be a separate strata lot.

3.4 All of the Dwelling Units must be owned by the same Owner(s).

3.5 Throughout the Term, the Covenantor shall not sell or transfer the beneficial or registered title or any interest in and to the Dwelling Units, unless the Covenantor obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Covenantor arising under this Agreement. Notwithstanding the

foregoing, this section 3.5 does not apply to the lease of the Dwelling Units in accordance with this Agreement.

- 3.6 This Agreement shall automatically terminate at the end of the Term on the day that is 20 years after the date of this Agreement and the City shall remove notice of this Agreement from title to the Lands at such time.
- 3.7 The City may from time to time require that the Covenantor provide written proof of compliance with section 3 of this Agreement and the Covenantor agrees to provide the City with such proof in a form reasonably satisfactory to the City.

4. **ENFORCEMENT**

- 4.1 If the Covenantor fails to enforce compliance with the terms and conditions of section 3 of this Agreement, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of section 3 of this Agreement.
- 4.2 For the purpose of this Agreement, the Covenantor, without the need for further authorization, writing or documents, hereby irrevocably appoints the City as its agent with respect to the enforcement of this Agreement and with respect to exercising all remedies set out in this Agreement and all other remedies available at law to the Covenantor that relate to this Agreement.

5. **LIABILITY**

- 5.1 The Covenantor will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the Covenantor to comply with the terms and conditions of this Agreement.
- 5.2 Provided that the City is in compliance with the terms and conditions of this Agreement, the Covenantor hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Covenantor now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by this Agreement.

6. **NOTICE**

- 6.1 Any notice or other documents to be given or delivered pursuant to this Agreement will be addressed to the particular party as follows:

as to the City:

City of Surrey
13450 104 Avenue, Surrey,

British Columbia V3T 1V8
Attention: General Manager, Planning & Development Dept.

as to the Covenantor:

1134038 B.C. LTD.
400 – 3820 Cessna Drive, Richmond
British Columbia V7B 0A2

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party at its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

6.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be hand delivered and not mailed.

7 MISCELLANEOUS

7.1 The Covenantor acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement under section 483 of the *Local Government Act*;
- (b) the City is required to file a notice of housing agreement in the Land Title Office against title to the Lands; and
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a housing agreement.

7.2 The burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands.

7.3 Notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands.

7.4 The fee simple estate in and to the Lands will not pass or vest in the City under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement.

7.5 The covenants and agreements on the part of the Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Covenantor.

8. GENERAL

- 8.1 The captions, section numbers and article numbers appearing in this Agreement are inserted for convenience of reference and shall in no way define, limit, construe or describe the scope of intent of this Agreement or in any way affect this Agreement.
- 8.2 Words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter gender and vice versa and words importing persons shall include firms and corporations and vice versa.
- 8.3 Unless otherwise stated, a reference in this Agreement to a numbered or lettered article, section, paragraph or clause refers to the article, section, paragraph or clause bearing that number or letter in this Agreement.
- 8.4 The words “hereof”, “herein” and similar expressions used in any section, paragraph or clause of this Agreement shall relate to the whole of this Agreement and not to that section, paragraph or clause only unless otherwise expressly provided.
- 8.5 Nothing in this Agreement:
- (a) affects or limits any discretion, rights, powers, duties or obligations of the City under any enactment or at common law, including in relation to the uses or subdivision of the Lands; or
 - (b) relieves the Covenantor from complying with any enactment, including the City’s by-laws.
- 8.6 An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.
- 8.7 Time is of the essence of this Agreement. If any party waives this requirement, that party may reinstate it by delivering notice to the other party.
- 8.8 This Agreement shall be construed in accordance with and governed by the laws of the Province of British Columbia.
- 8.9 If a court of competent jurisdiction finds that any part of this Agreement is invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 8.10 Upon request by the City, the Covenantor will promptly do such acts and execute such documents as the City may reasonably require, in the opinion of the City, to give effect to this Agreement.

- 8.11 This Agreement is the entire agreement between and among the parties concerning the subject matter hereof and there are no warranties, representations, conditions or collateral agreements relating to this Agreement, except as included in this Agreement.
- 8.12 This Agreement may be enforced by prohibitory and mandatory court order of the Court. In any action to enforce this Agreement, the City shall be entitled to court costs on a solicitor and own client basis.
- 8.13 This Agreement shall enure to the benefit of and be binding upon the parties and their successors and assigns.
- 8.14 This Agreement may be executed and delivered by the parties hereto in one or more counterparts.

1134038 B.C. LTD.

by its authorized signatory:

Name
Title:

CITY OF SURREY

by its authorized signatory:

Name
Title: