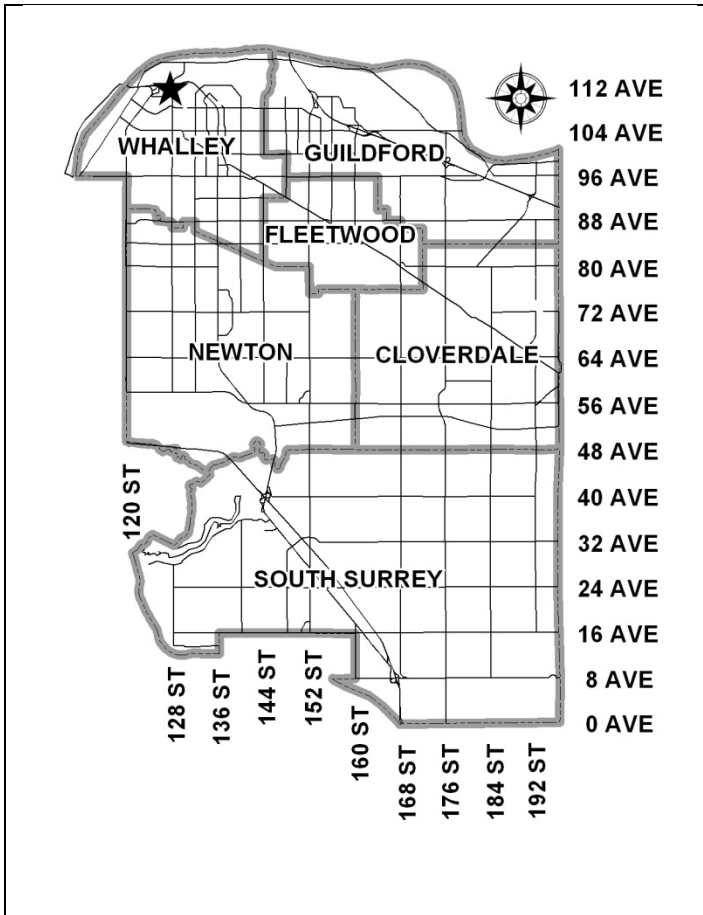


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0215-00

Planning Report Date: October 17, 2011



PROPOSAL:

- **Rezoning** a portion from IL-1 to CHI
- **Development Permit**
- **Development Variance Permit**

in order to allow the development of two highway commercial buildings.

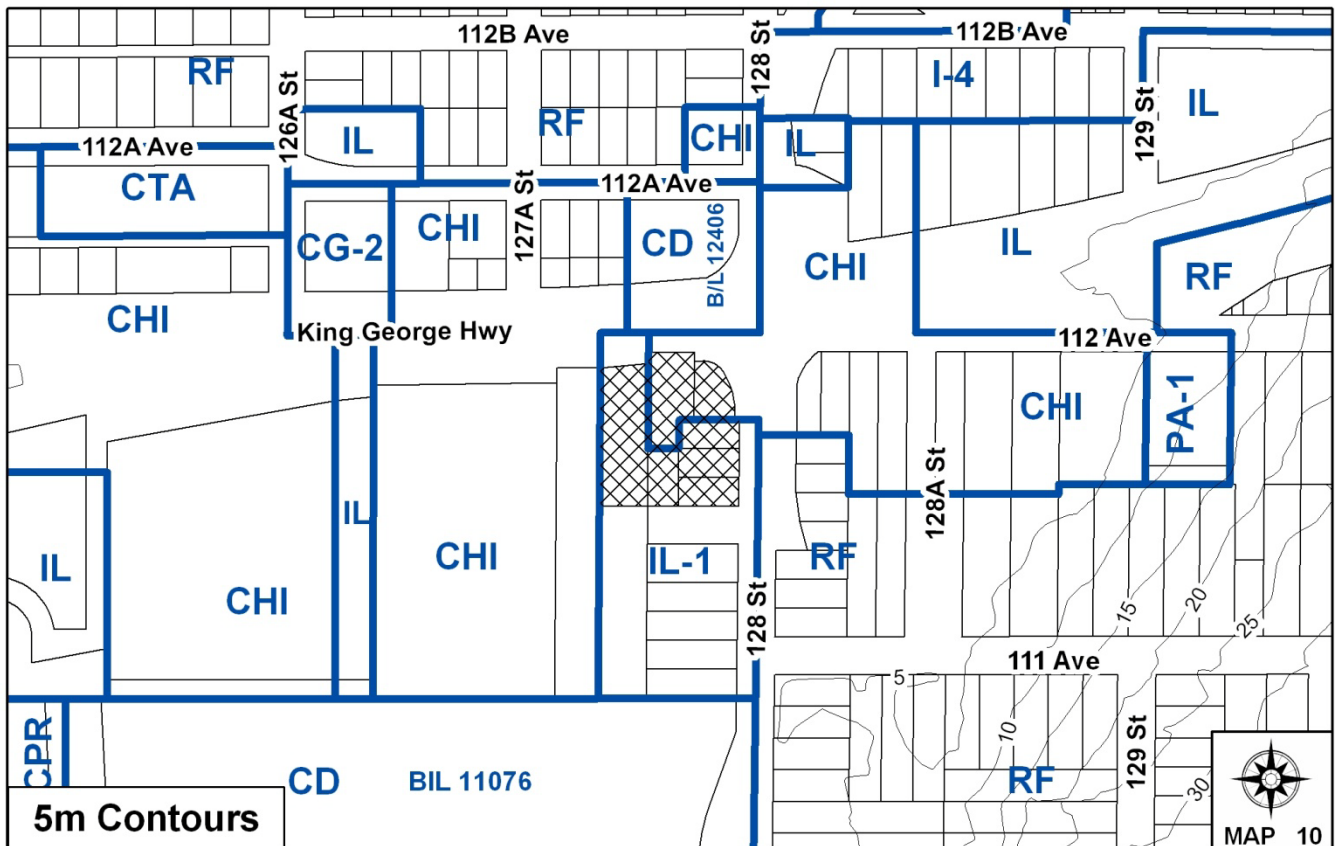
LOCATION: 12776, 12762 and 12786 King George Boulevard; 11173, 11163 and 11157 - 128 Street; and 12777 111A Avenue

OWNER: 0791402 BC Ltd., Inc. No. BC00791042

ZONING: IL-1 and CHI

OCP DESIGNATION: Industrial

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning a portion of the site.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of the flanking side yard (east) setback.
- Seeking relaxation of the maximum building height for one proposed building.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the South Westminster NCP.
- Setback relaxation maximizes the efficiency of the site.
- Requested increase to building height is minor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) to "Highway Commercial Industrial Zone" (CHI) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0215-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0215-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.); and
 - (b) to increase the maximum height of the CHI Zone for proposed Building A, from 9.0 metres (29.5 ft.) to 10.0 metres (33 ft.).
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of a reciprocal access agreement for the benefit of the neighbouring property to the west at 12750 King George Boulevard;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (g) resolution of any issues with regards to the proximity of the proposed development on the SkyTrain guideway, to the satisfaction of TransLink.

REFERRALS

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

TransLink: Final comments from TransLink are outstanding.

SITE CHARACTERISTICS

Existing Land Use: Vacant with SkyTrain guideway bisecting the southern portion of the site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across King George Boulevard):	Chevron gas station, auto sales lot.	Commercial in the OCP	CD By-law No. 12406 and CHI
East (Across 128 Street):	Esso gas station.	Highway Commercial	CD By-law No. 15482
South (Across 111A Avenue):	Pallet manufacturing business under TUP application no. 7911-0042-00 and auto repair business	Highway Commercial	IL-1
West :	Auto repair.	Highway Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The Dutchman Restaurant and Caterers operated at this location for many years. The business moved a number of years ago and the current owners purchased the property in 2007.
- The subject application was submitted in August 2007 but has been inactive until recently due to the inability of the owners to secure tenants for the site. The owners have now decided to proceed with the development of the site despite not having commitments on any tenants.
- An application for a Temporary Use Permit for a pallet manufacturer on the site to the immediate south (application no. 7911-0042-00) was considered by Council on June 27, 2011. Council referred this application back to staff to determine the appropriate level of site upgrading required to accommodate the proposal. Staff have met with the applicant on this matter and the applicant is assessing the site upgrading requirements.

Current Proposal

- The subject development is comprised of 7 lots bound by King George Boulevard to the north, 128 Street to the east and 111A Avenue to the south.
- The site is split-zoned: 5 lots are zoned Light Impact Industrial 1 Zone (IL-1); and 2 lots are zoned Highway Commercial Industrial Zone (CHI). The South Westminster NCP designates the lands for Highway Commercial uses.
- The current proposal is to rezone the 5 IL-1-zoned lots to Highway Commercial Industrial Zone (CHI), to consolidate the site into 1 lot, to seek a Development Variance Permit to relax the flanking side yard (east) setback and building height requirements and to seek a Development Permit to permit the construction two highway commercial buildings.
- The proposed development complies with the Highway Commercial designation in the South Westminster Neighbourhood Concept Plan (NCP) and with the Highway Commercial Industrial Zone (CHI), with the exception of flanking side yard setback and building height (see By-law Variance section).
- Two steel commercial buildings are proposed to be constructed on the site. The two proposed buildings will have a total floor area of 1,929 square metres (20,764 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.36 and a lot coverage of 27%, which are consistent with the maximum FAR of 1.0 and lot coverage of 50% permitted in the CHI Zone.
- Building A at the western edge of the site is two storeys in height with retail on the ground floor and office space on the second floor. Building B at the north-east corner of the site is a single storey building with retail uses and a drive-through restaurant.
- The applicant has advised that currently no tenants have been secured for the buildings, however, he is in discussion with a drive-through restaurant chain for Building B and potentially a gym/fitness tenant for Building A.
- Part 5 of Surrey Zoning By-law No 12000 requires a total of 70 parking stalls and the applicant has provided a total of 73 parking spaces on the site.
- Access to the site will be provided from two driveways, one from King George Boulevard, which will be shared with the adjoining westerly property at the time that it redevelops, and a second driveway from 111A Avenue. Currently, 111A Avenue is unconstructed and will be constructed as part of this application.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the subject property and pre-notification letters were sent on November 30, 2007. To date, no comments have been received with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- Two driveway accesses to the site are proposed: one from King George Boulevard to the north; and a second from the currently unopened 1111A Avenue to the south. To reduce the number of driveways to King George Boulevard in the future, a reciprocal access agreement for a future joint access with the property to the west at 12750 King George Boulevard is required to be registered against the property.
- Building A is sited with a zero setback from the west property line to hide the rear blank wall of the existing 2-storey building to the west. Building B is located at the corner of 128 Street and King George Boulevard.
- The buildings are proposed to be constructed using steel insulated sandwich panels, aluminum frame with double glazed seal units, metal trim and concrete. The buildings will be predominately white in colour with blue toned glazing. The architect has introduced a modern curved metal roof which extends beyond the face of the building and is supported with metal beams.
- Building A is proposed at 10.0 metres (33 ft) in height which is 1.0 metre (3 ft.) higher than permitted in the CHI Zone. The applicant has requested a relaxation to the building height requirement (see By-law Variance section).
- Together with the curved metal roof, the rooftop mechanical equipment is incorporated into the overall roof structure to address the view of the development from the SkyTrain above.
- The applicant has requested a free-standing sign to be located at the northerly driveway entrance to the site. The proposed 4.3-metre (14 ft.) high sign is proposed to be constructed of steel, with a curved steel beam at the top of the sign which reflects the roof line. The proposed sign is located more than 2.0 metres (6.6 ft.) from the front property line, which complies with the Sign By-law.
- The proposed fascia signage is individual channel letters to identify the individual businesses.
- The applicant is proposing landscaping along all of the road frontages, and has incorporated additional landscaping within the parking lot. The proposed landscaping consists of a mixture of flowering and non-flowering trees and shrubs with drought resistant perennials and grasses.
- Decorative paving is proposed at the driveway entrances and to delineate the pedestrian circulation throughout the site.

ADVISORY DESIGN PANEL

The development proposal was presented at the July 28, 2011 meeting of the Advisory Design Panel (ADP) and ADP recommended that the project be revised and resubmitted to a subsequent meeting of ADP. The project was revised to address the concerns previously raised and resubmitted to the September 15, 2011 meeting of the Advisory Design Panel, with the Panel supporting the revised proposal subject.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the flanking side yard (east) setback of the CHI Zone from 7.5 metres (25 feet) to 5.3 metres (17 ft.).

Applicant's Reasons:

- Substantial road dedication is required at the King George Boulevard / 128 Street intersection, creating a difficult area to maintain the drive-through aisle for the restaurant.
- The siting of the building maximizes the developable space on the property.

Staff Comments:

- Overall, the site has been well designed to locate the building up to the street, while maintaining the flexibility to the future tenants. Staff have no concerns with the requested relaxation.

(b) Requested Variance:

- To increase the maximum height of the CHI Zone from 9.0 metres (29.5 ft.) to 10.0 metres (33 ft.) for proposed Building A.

Applicant's Reasons:

- Building A is proposed to be a two-storey building with offices on the second floor. The roof line and the inclusion of the second storey offices require additional height.

Staff Comments:

- The IL-1 Zone, which currently regulates 5 of the 7 subject lots, permits a maximum height of 18.0 metres (60 ft.).
- The minor increase in height will have little or no impact on surrounding buildings and TransLink will be requested to confirm their support due to the building's proximity to the SkyTrain guideway.
- Staff have no concerns with the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	ADP Comments and Applicant's Responses
Appendix V	Development Variance Permit No. 7907-0215-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Anatoly Morgalus Architects DMG Landscape Architects respectively, dated August 24, 2011 and September 26, 2011

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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- (d) Civic Address: 11173 - 128 Street
 Owner: 0791402 BC Ltd., Inc. No. BC00791042
Director Information:
 Gurdev Kahlon
 Bhajan Rai
- Officer Information as at May 16, 2011
 Gurdev S. Kahlon (President)
- PID: 009-236-279
 Lot 3 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069
- (e) Civic Address: 11163 - 128 Street
 Owner: 0791402 BC Ltd., Inc. No. BC00791042
Director Information:
 Gurdev Kahlon
 Bhajan Rai
- Officer Information as at May 16, 2011
 Gurdev S. Kahlon (President)
- PID: 009-236-309
 Lot 4 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069
- (f) Civic Address: 11157 - 128 Street
 Owner: 0791402 BC Ltd., Inc. No. BC00791042
Director Information:
 Gurdev Kahlon
 Bhajan Rai
- Officer Information as at May 16, 2011
 Gurdev S. Kahlon (President)
- PID: 009-236-325
 Lot 5 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069
- (g) Civic Address: 12777 - 111A Avenue
 Owner: 0791402 BC Ltd., Inc. No. BC00791042
Director Information:
 Gurdev Kahlon
 Bhajan Rai
- Officer Information as at May 16, 2011
 Gurdev S. Kahlon (President)
- PID: 009-236-333
 Lot 6 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

(h) Civic Address: 12762 King George Boulevard
Owner: 0791402 BC Ltd., Inc. No. BC00791042
Director Information:
Gurdev Kahlon
Bhajan Rai

Officer Information as at May 16, 2011
Gurdev S. Kahlon (President)

PID: 016-217-861
Parcel "A" (Statutory Right of Way Plan 85872) of Lot 2 Section 17 Block 5 North Range 2
West New Westminster District Plan 5546

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7907-0215-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Existing (for 2 lots) & Proposed (for 5 lots) Zoning: CHI

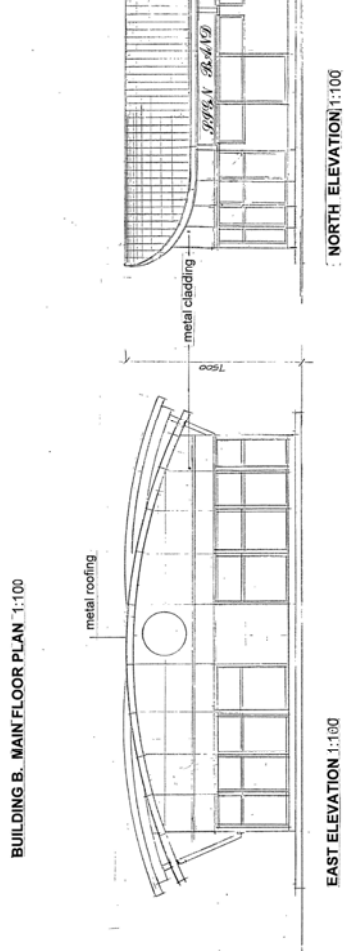
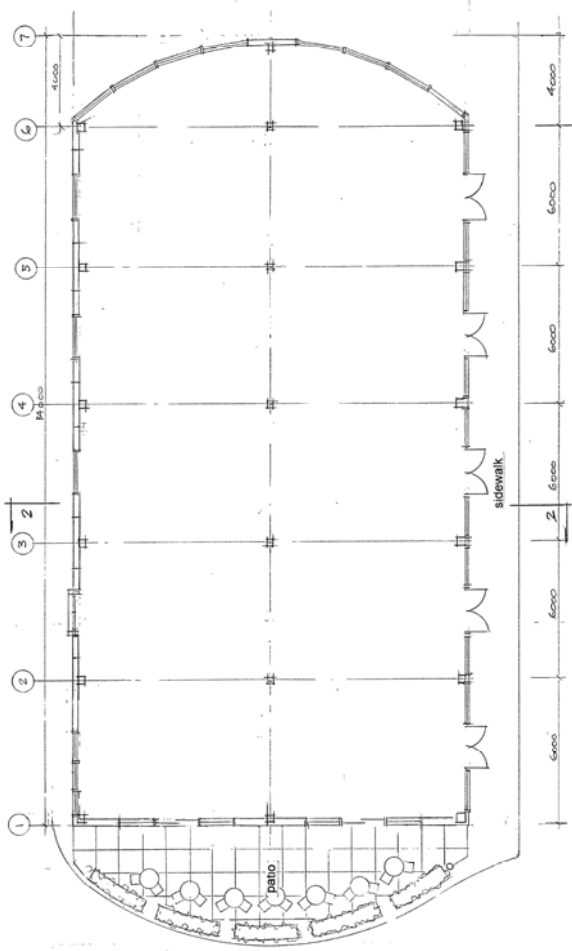
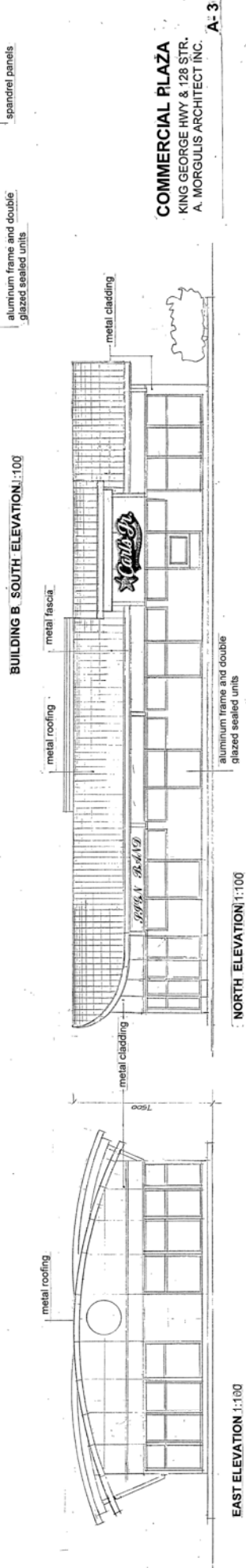
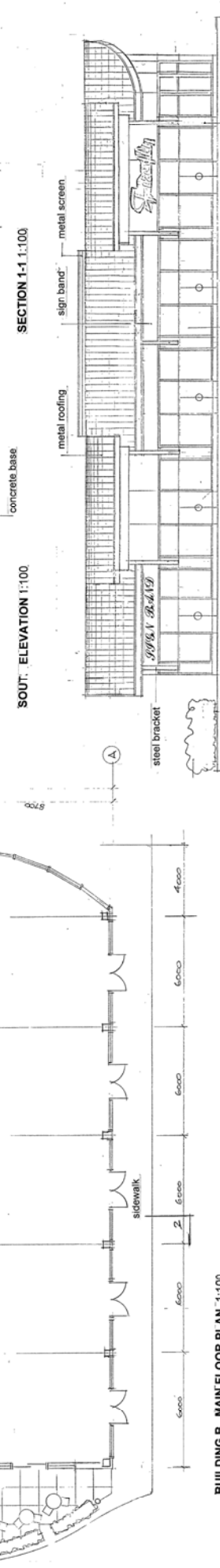
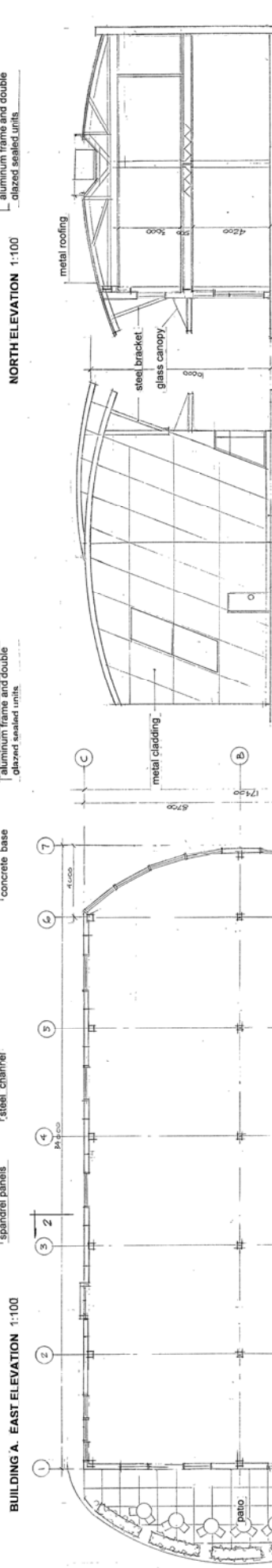
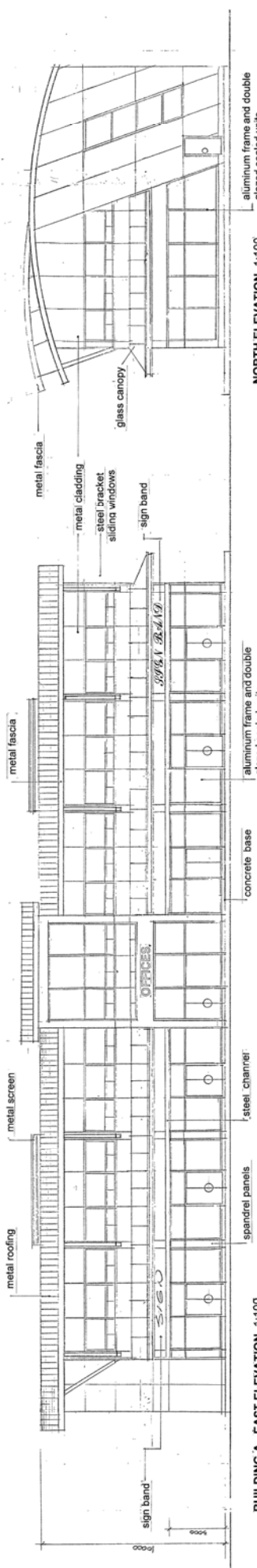
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,399m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	27.7%
Paved & Hard Surfaced Areas		53%
Total Site Coverage		80%
SETBACKS (in metres)		
Front	7.5 metres	10.0 metres
Rear	7.5 metres	8.0 metres
Side (W)	7.5 metres or 0 metres	0 metre
Flanking Side (E)	7.5 metres	5.3 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	9 metres	10 metres
Accessory	9 metres	n/a
NUMBER OF RESIDENTIAL UNITS	1	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	5,399m ²	1,929 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,399m ²	1,929 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

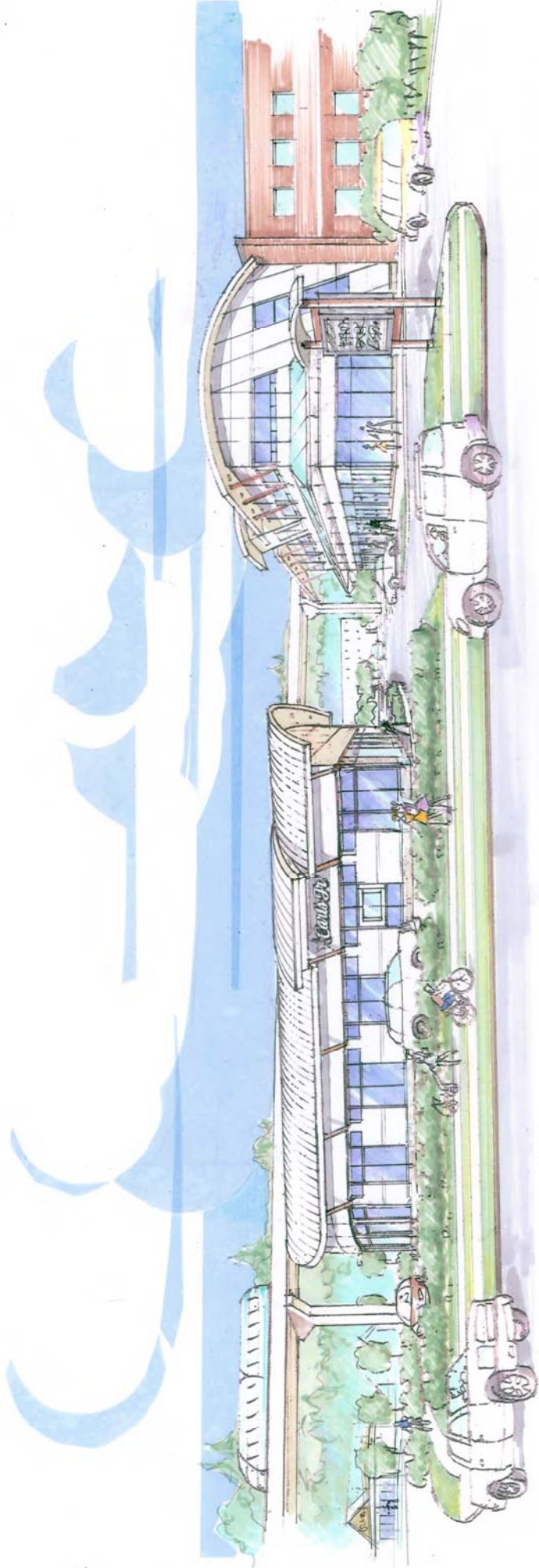
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.5	0.36
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	70	73
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	70	73
Number of disabled stalls		3
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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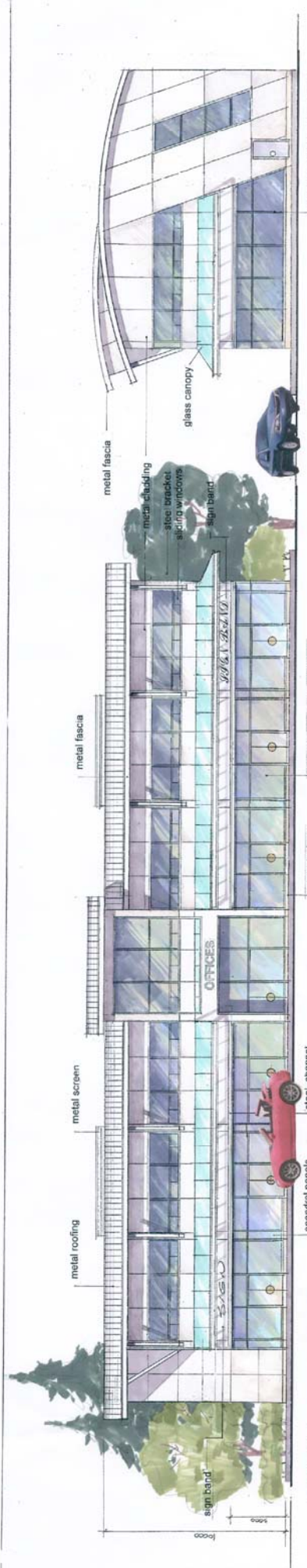


COMMERCIAL PLAZA
 KING GEORGE HWY & 128 STR.
 A. MORGULIS ARCHITECT INC.



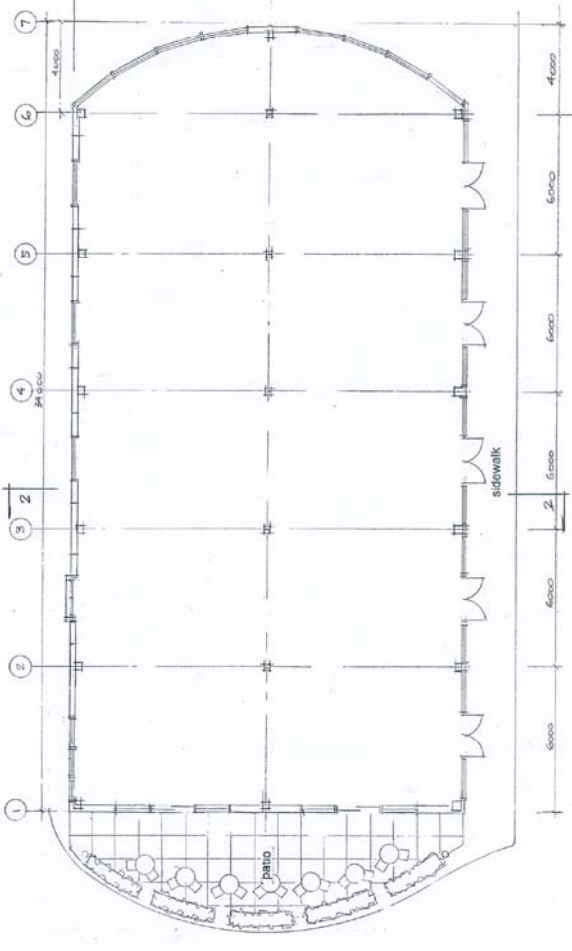
COMMERCIAL PLAZA
KING GEORGE HWY & 128 STR.
A. MORGULIS ARCHITECT INC

PERSPECTIVE VIEW FROM KING GEORGE HIGHWAY

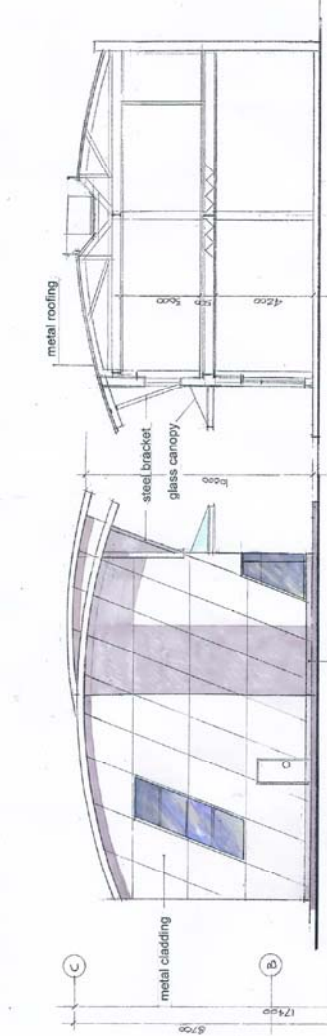


BUILDING A. EAST ELEVATION 1:100

NORTH ELEVATION 1:100

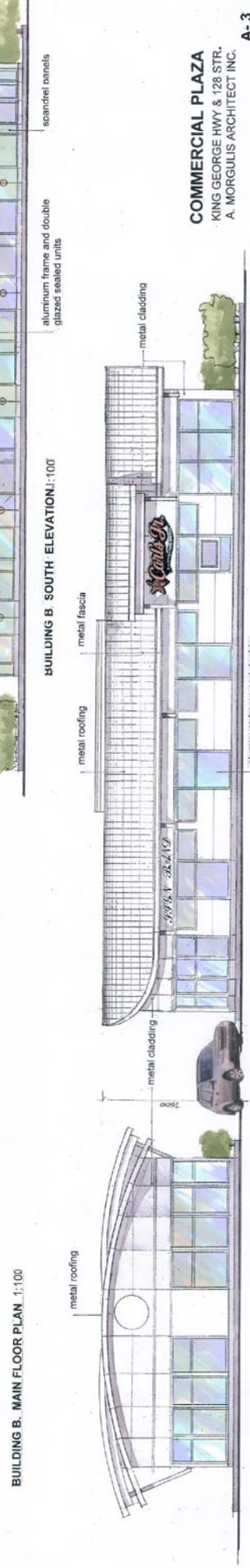


BUILDING B. MAIN FLOOR PLAN 1:100



SOUTH ELEVATION 1:100

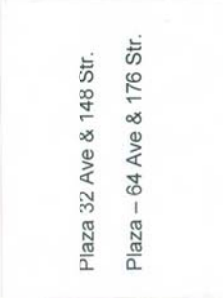
SECTION 1-1 1:100



EAST ELEVATION 1:100

NORTH ELEVATION 1:100

COMMERCIAL PLAZA
 KING GEORGE HWY & 128 STR.
 A. MORGULIS ARCHITECT INC.



Plaza 32 Ave & 148 Str.
Plaza – 64 Ave & 176 Str.

Plaza -88 Ave & KGH
Plaza – 64 Ave & 176 Str
2 storey adjacent building



2 storey adjacent building.
Proposed Development site.

2 storey adjacent building.
Proposed Development site.

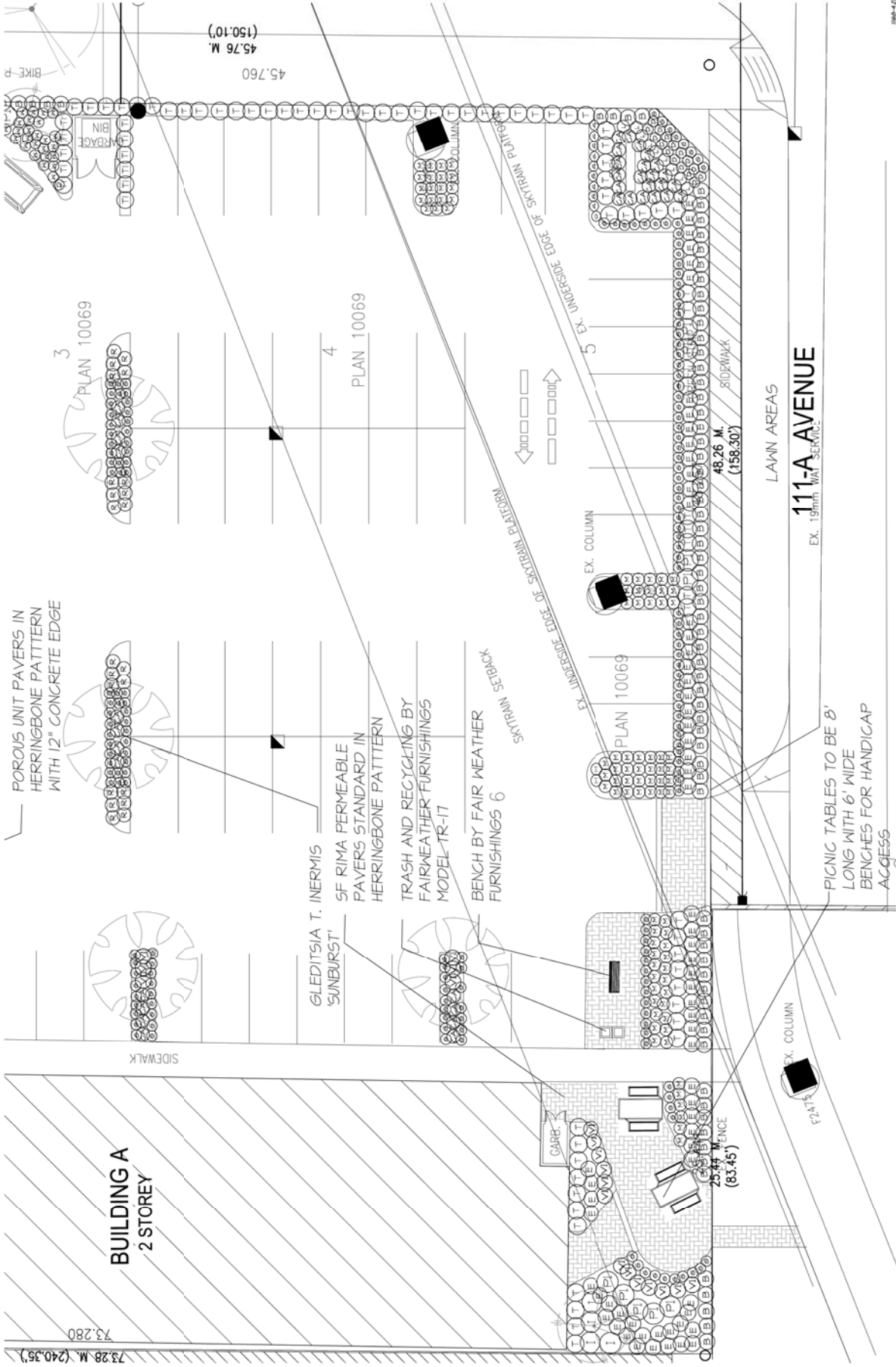


Gas station –KGH & 128 Str.
North side of KGH.



Plaza – 88 Ave & KGH

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POROUS UNIT PAVERS IN HERRINGBONE PATTERN WITH 12" CONCRETE EDGE

PLAN 10069

GLEDTISIA T. INERMIS 'SUNBURST'
 SF RIMA PERMEABLE PAVERS STANDARD IN HERRINGBONE PATTERN
 TRASH AND RECYCLING BY FAIRWEATHER FURNISHINGS MODEL TR-11
 BENCH BY FAIR WEATHER FURNISHINGS 6

PLAN 10069

PLAN 10069

111-A AVENUE
 EX. 19mm WALK SERVICE

PICNIC TABLES TO BE 6' LONG WITH 6' WIDE BENCHES FOR HANDICAP ACCESS

73.28 M (240.35')

45.76 M (150.10')

48.26 M (158.30')

25.44 M (83.45')

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DMG
 landscape architects
 A Subsidiary of
 J.D. Minkoff & Associates, LLC
 10000 Westpark Drive
 Suite 100
 Dallas, TX 75243
 (972) 412-3662

PROJECT:
COMMERCIAL DEVELOPMENT
 KING GEORGE HWY & 128TH
 SURREY, BC

DRAWING TITLE: **SHRUB PLANTING PLAN**

DATE:	JAN/23	DRAWING NUMBER:	
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OF 4
 DMG PROJECT NUMBER: 11-189

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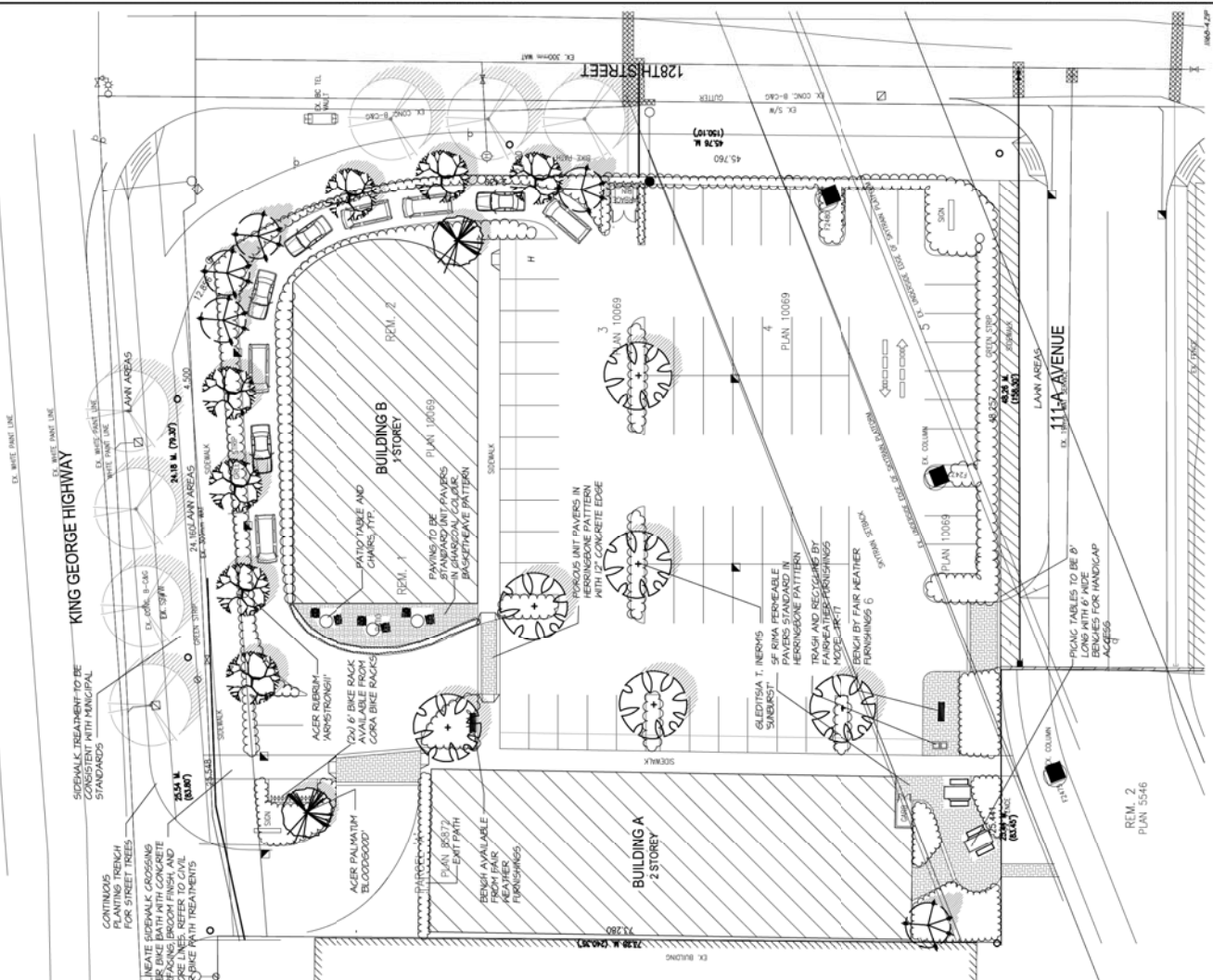


DMG landscape architects
 J.D. Marshall & Associates, Ltd.
 A Partnership of
 J.D. Marshall & Associates, Ltd.
 1000 West Beaver Creek Road
 Suite 1000
 Richmond, BC V6X 3E9
 Tel: (604) 477-3462 Fax: (604) 477-3723

PROJECT: COMMERCIAL DEVELOPMENT
 KING GEORGE HWY & 128TH
 SURREY, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: 1/20/23	DRAWING NUMBER: L1
SCALE: 1:500	
DRAWN: TZ	
DESIGN: TZ	
CHECK: PC	
DMG PROJECT NUMBER: 11-168	OF 4



REM. 1
 PLAN 5546

REM. 2
 PLAN 5546



5' RIMA PERMEABLE PAVERS BY MITIAL MATERIALS



PICNIC TABLE PRODUCT # F-B FROM FAIRWEATHER SITE FURNISHINGS
 ENSURE TABLE IS 6' LONG WITH 6' LONG BENCHES FOR HANDICAP ACCESS



BENCH PRODUCT # B-3 FROM FAIRWEATHER SITE FURNISHINGS
 POWDER COAT BLACK

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	DMG JOB NUMBER: 11168
2	ACER PALMATHUM	BLOODLEAF	2 1/4" HIG. B&B UPRIGHT FORM	
2	ACER RUBRUM	RED MAPLE	60" CAL. 2 1/2" STD. B&B	
6	GLIEDITSIA T. INERHIS	SILVERBERRY	60" CAL. 1 1/2" STD. B&B	
4	PELDA	ORANGE	2 1/4" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
50	B&B	ACER RUBRUM	1 1/2" HIG. B&B	
50	B&B	GLIEDITSIA T. INERHIS	1 1/2" HIG. B&B	
50	B&B	PELDA	1 1/2" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
50	B&B	ACER RUBRUM	1 1/2" HIG. B&B	
50	B&B	GLIEDITSIA T. INERHIS	1 1/2" HIG. B&B	
50	B&B	PELDA	1 1/2" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
50	B&B	ACER RUBRUM	1 1/2" HIG. B&B	
50	B&B	GLIEDITSIA T. INERHIS	1 1/2" HIG. B&B	
50	B&B	PELDA	1 1/2" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
50	B&B	ACER RUBRUM	1 1/2" HIG. B&B	
50	B&B	GLIEDITSIA T. INERHIS	1 1/2" HIG. B&B	
50	B&B	PELDA	1 1/2" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
50	B&B	ACER RUBRUM	1 1/2" HIG. B&B	
50	B&B	GLIEDITSIA T. INERHIS	1 1/2" HIG. B&B	
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50	B&B	PELDA	1 1/2" HIG. B&B	
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50	B&B	PELDA	1 1/2" HIG. B&B	
50	B&B	ACER PALMATHUM	1 1/2" HIG. B&B	
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INTER-OFFICE MEMO

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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **October 12, 2011** PROJECT FILE: **7807-0215-00**

RE: **Engineering Requirements Commercial
Location: 12762/76/86 King George Hwy; 12777 - 111A Ave; and
11157/63/73 - 128 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.50 metres on 128 Street;
- dedicate a 3.0-metre X 3.0-metre corner cut at the intersection of 111A Avenue with 128 Street; and
- dedicate a variable width road widening up to 8.5 metres along King George Highway.

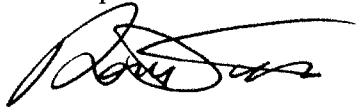
Works and Services

- construct a low pressure sanitary sewer, watermain & storm sewer on 111A Avenue;
- construct half of 111A Avenue to full City standards;
- provide pre-loading on all of 111A Avenue road right-of-way; and
- provide roadside urban features on 128 Street and King George Highway.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Acting Development Services Manager

RWB



Advisory Design Panel Minutes - draft

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURS, SEPTEMBER 15, 2011
Time: 4:00 pm

Present:

Chair - L. Mickelson

Panel Members:

T. Ankenman
S. Lyon
T. Wolf
R. Myers
Cpl. Marc Searle
K. Newbert
D. Lee (did not attend; provided written comments)

Staff Present:

T. Ainscough, City Architect, Planning & Development
M. B. Rondeau, Senior Urban Designer, Planning & Development
H. Dmytriw, Legislative Services

RESUBMISSION

1.	File No.:	7907-0215-00
	New or Resubmit:	Re-submit (prev. July 28, 2011)
	Description:	Proposed Commercial Development
	Address:	South West Corner of 128 Street and King George Boulevard, South Westminster
	Developer:	Bhajan Rai, Gurdev Kahlop
	Architect:	Anatoly Morgulis, Morgulis Architect Inc.
	Landscape Architect:	Patricia Campbell, DMG Landscape Architects
	Planner:	Lee-Anne Pitcairn
	Urban Design Planner:	Mary Beth Rondeau

The Urban Design Planner clarified the SkyTrain guideway location above the site.

The City Architect noted that the meeting minutes from July 28, 2011 for 7907-0215-00 were included with the ADP package and that the ADP's review of the revised drawings should be limited to the issues noted in the previous meeting minutes.

The Project Architect responded to the July 28, 2011 Statement of Review:

- Pick-up window - clarified that the drive-through restaurant pick-up window is on the King George side.
- Bicycle parking - there are three possible locations for the bicycle parking: close to 111 Avenue, close to King George, and also close to main entrance of the office building.
- Building A curved roof - from the north and east side the slope is in the middle, one long curve line from both elevations north to south.
- Corner of Building B has no curve and did not address the street corner.

Redesigned as one little curved line with a profile that works together with the roof.

- Material quality and detailing – the whole building is of steel, glass and concrete.
- Visibility into the King George Building B retail area – added windows on the King George side and from corner side.
- Fascia signage – now a glass canopy with clean fascias with signage underneath, flush with storefront.
- Patio landscaping now has landscaping surrounding the patio.
- Handicapped parking relocated from south east corner closer to Building B and one added at Building A.
- Two wheelchair accessible washrooms are provided on the 2nd floor, adjacent to elevator.
- Window in office area – sliding windows along elevations and side elevations.
- Major changes – The buildings have been reduced in floor area to accommodate more landscaping and changed dormer shape from curved dormer to simplify roof details.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The site plan has more landscape in the parking area. Concentrated trees in areas where they do not interfere with the guideway.
- Looked at a strong pedestrian network from bikeway at 111A Avenue and east-west one at Building B. All have let downs, and marked crosswalks. Hoping the drainage will be picked up in those areas.
- Sunny site. Not pleasant now, but preparing with a picnic table and some shading from tracks; and bench and bike racks on either end of the connection.
- All plantings are drought tolerant.
- Street trees will be in grass boulevards; conifers along King George.

Question - on picnic bench area – Picnic table is wheelchair accessible.

T. Ankenman joined the meeting at 4:20 pm.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

**South West Corner of 128 Street and King George Boulevard, South
Westminster
File No. 7907-0215-00**

It was Moved by S. Lyon
Seconded by K. Newbert
That the Advisory Design Panel (ADP)
recommends that the applicant address the following issues to the satisfaction of
the Planning Department.

Carried

STATEMENT OF REVIEW COMMENTS

- Pedestrian Circulation - Sidewalk requires connection to the intersection of King George Highway and 128th Street and at 111-A Ave. and 128th Street. Provide either material change or other visual cue where sidewalk crosses over bike path.

(Pavers identifying the pedestrian circulation have been included in the site plan).

- Ensure that sidewalk frontages leave at least 5' clearance with cars parked in adjacent stalls. May need wheel stops.
- *(The minimum clearances have been provided.)*

Form and Character

- Windows are right thing in commercial unit. Sliding windows may not be functional.
- Massing, exterior finish materials, durability, colour, fenestration, articulation, character are much improved.
- Revised design has responded well to comments from previous panel. All items have been considered.

Landscaping

- Improve the arrangement and orientation of site furniture, particularly at southwest corner of site. Consider a seating alcove that is surrounded with planting. Add more fixed outdoor seating – application shows only one picnic table. Indicate locations for trash and recycling.

(Additional street furniture is now included on the plans. Trash and recycling locations have been noted.)

- Coordinate sidewalk design along King George Highways with Municipal Standards. Decorative sidewalk treatment should be concentrated within the property areas (e.g., unit paving, decorative concrete etc.)

- Comments made at July 28, 2011 meeting have been addressed.

CPTED

- Provide locations for pedestrian lighting to achieve adequate lighting along walkways.

(Lighting bollards have been included on the site plan)

Accessibility

- Disabled concerns have been addressed.

Sustainability

- Along perimeter of surface parking, provide curb breaks and grade the parking to allow drainage into landscaped areas. Incorporate rain gardens into perimeter planting scheme using native plant material.

(The landscaping plan has been amended to include the rain garden with the overall site drainage.)

The Project Architect and Landscape Architect were invited to comment or ask questions:

No comment

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0215-00

Issued To: 0791402 BC LTD., INC. NO. BC00791042
("the Owner")

Address of Owner: 22640 Maclean Avenue
Richmond BC
V6V 2P7

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: 009-236-228

Lot 1 Except: Part on Statutory Right of Way Plan NWP84079, Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

12776 King George Boulevard

Parcel Identifier: 009-236-252

Lot 2 Except: Part on Statutory Right of Way Plan NWP84079, Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

12786 King George Boulevard

Parcel Identifier: 009-236-279

Lot 3 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

11173 - 128 Street

Parcel Identifier: 009-236-309

Lot 4 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

11163 - 128 Street

Parcel Identifier: 009-236-325

Lot 5 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

11157 - 128 Street

Parcel Identifier: 009-236-333
Lot 6 Section 17 Block 5 North Range 2 West New Westminster District Plan 10069

12777 - 111A Avenue

Parcel Identifier: 016-217-861
Parcel "A" (Statutory Right of Way Plan 85872) of Lot 2 Section 17 Block 5 North Range 2
West New Westminster District Plan 5546

12762 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:

Part 35 Highway Commercial Industrial Zone (CHI) Section F Yards and Setbacks, the minimum flanking side yard setback is decreased from 7.5 metres (25 ft.) to 5.3 metres (17 ft.); and

Part 35 Highway Commercial Industrial Zone (CHI) Section G. Height of Buildings, the maximum height of a principal building is increased from 9 metres (30 ft) to 10 metres (33 ft.).

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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 Development Permit No. 7907-0215-00 is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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 – Dianne L. Watts

City Clerk – Jane Sullivan

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