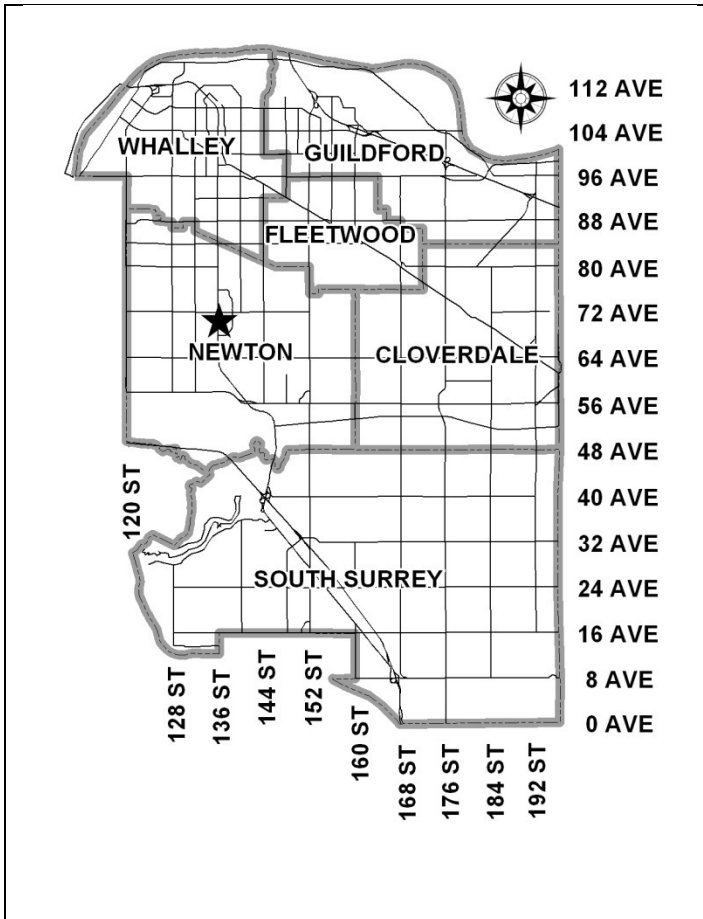


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0222-00

Planning Report Date: July 11, 2011



**PROPOSAL:**

- **Rezoning** from RF, CCR, CG-2, CD (By-law No. 17023) and CHI to CD (based on C-8) and RF
- **Development Permit**

in order to permit the development of a shopping centre.

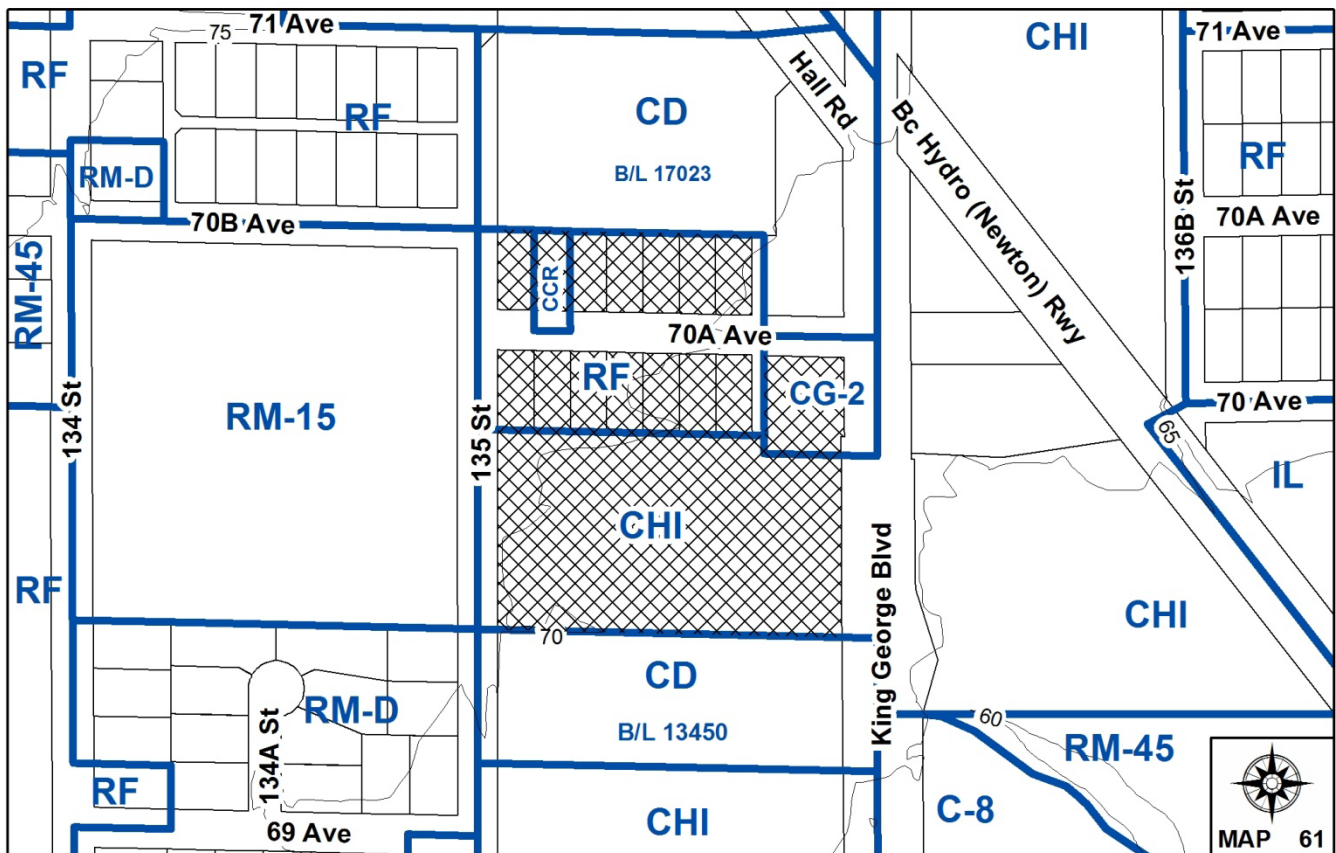
**LOCATION:** 13500 Block of 70A Avenue

**OWNER:** Y.M.F. Holdings Limited and Delesalle Holdings Limited

**ZONING:** RF, CCR, CG-2, CD (By-law No. 17023) and CHI

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Highway Commercial and Townhouses



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The site is designated "Highway Commercial" and "Multiple Residential Townhouse" in the Newton Local Area Plan (LAP). An amendment is required to redesignate the site to "Retail Commercial".

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed retail development on the subject site is a natural extension of the retail commercial and entertainment uses on the neighbouring site to the north.
- The site is at the intersection of 70A Avenue and King George Boulevard, which will be an entry location into the Newton Town Centre area. The Newton Town Centre is intended to become a mixed-use, high density, transit-oriented town centre, fully integrating new and enhanced transit facilities into a high quality, sustainable, urban centre. The proposed shopping centre will form an appropriate retail gateway into the town centre.
- The proposed development represents a significant improvement to the existing site condition, and will be an attractive addition to King George Boulevard.
- The project architect has designed the shopping centre to be contemporary and urban with a strong focus on the pedestrian experience. Building materials include wood, wood panel cladding, cultured stone, and metal. All of the buildings include substantial amounts of glazing or spandrel glazing. The quality of the buildings and the modern design character is reflective of the site's location as a future gateway into the Newton Town Centre.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law No. 14013 and close Land Development Project No. 7900-0015-00 and all applications associated with this project.
2. a By-law be introduced to rezone the portion of the subject site and the portion of road and lane allowance shown as Block A on the survey plan attached in Appendix I from Single Family Residential Zone (RF) (By-law No. 12000), Child Care Zone (CCR) (By-law No. 12000), Highway Commercial Industrial Zone (CHI) (By-law No. 12000), and Combined Service Gasoline Station Zone (CG-2) (By-law No. 12000), to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
3. a By-law be introduced to rezone the portion of the subject site and the portion of road allowance shown as Block B on the survey plan attached in Appendix I from Single Family Residential Zone (RF) (By-law No. 12000), Child Care Zone (CCR) (By-law No. 12000), Comprehensive Development Zone (CD) (By-law No. 17023) and Combined Service Gasoline Station Zone (CG-2) (By-law No. 12000), to Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0222-00 generally in accordance with the attached drawings (Appendix II).
5. 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) input from Senior Government Environmental Agencies;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues and sustainability initiatives to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) completion of the road closure and acquisition of 70A Avenue and adjacent lane;

- (i) registration of a Section 219 Restrictive Covenant for no-build on the portion of the property north of the proposed new 70A Avenue road alignment, prohibiting any development on this portion of the site until such time as it is consolidated with the adjacent property to the north (7093 King George Boulevard) and rezoned and redeveloped for commercial use;
- (j) registration of a modified shared access easement with the neighbouring property to the south (6925 – King George Boulevard); and
- (k) completion of site remediation requirements to the satisfaction of the Ministry of Environment.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Department of Fisheries and Oceans (DFO):	Hyland Creek is located to the northwest and southeast of the site. The creek does not run along the surface of the subject site, a legally constructed storm sewer conveys flows southeasterly below the surface of the site. The subject development proposal was presented to the Engineering Environmental Review Committee on April 20, 2011. At that meeting, the Department of Fisheries and Oceans (DFO) agreed that the storm sewer could be realigned to accommodate the development and not require day-lighting. It is likely that the storm sewer will be relocated into the new 70A Avenue road allowance.
Ministry of Environment	The subject site includes an old Chevron gas station property and a Rona store. The Chevron gas station property has already been satisfactorily remediated and has received a certificate of compliance from the Ministry of Water, Land and Air protection. A site profile has been completed for the Rona property, which housed an underground storage tank, and the applicant will need to fulfill all remediation requirements of the Ministry of Environment prior to final adoption of the rezoning by-law.

### SITE CHARACTERISTICS

Existing Land Use: Rona store and vacant land

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Newton Bingo and retail commercial building	Commercial/Shopping Centre	CD

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across King George Boulevard):	Highway commercial buildings	Commercial/Highway Commercial	CHI
South:	Retail warehouse	Commercial/Highway Commercial	CD
West (Across 135 Street):	Townhouses	Multiple Residential/Townhouses	RM-15

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site includes multiple properties in the vicinity of King George Boulevard and 70A Avenue. The site includes an existing Rona store, a previous Chevron gas station property that has been vacated and remediated, and a number of vacant residential lots. The combined site area is approximately 7.2 acres (2.9 hectares). The site is currently zoned a combination of "Highway Commercial Industrial Zone (CHI)", "Combined Service Gasoline Station Zone (CG-2)", "Single Family Residential Zone (RF)", and "Child Care Zone (CCR)". The site is designated "Commercial" in the Official Community Plan (OCP), and "Highway Commercial" and "Multiple Residential (Townhouse)" in the 1986 Newton Local Area Plan (LAP).
- The City's Engineering Department is seeking a realignment of 70A Avenue through the subject site such that it can align with a future 70 Avenue across King George Boulevard to the east. 70 Avenue, east of King George Boulevard is a key connection into the Newton Town Centre, as identified in the Stage 1 Land Use Concept Plan for the Newton Town Centre, which was approved by Council on May 3, 2010. The applicant is providing this new 70A Avenue road alignment as part of the subject development proposal.
- The applicant proposes to develop the portions of the site south of the new 70A Avenue road alignment for a shopping centre, consisting of five retail commercial buildings. The portions of the site north of the new 70A Avenue will be consolidated into one titled lot which will remain vacant until such time as it can be consolidated with the neighbouring property to the north (Newton Bingo site) and rezoned and redeveloped for commercial use. An amendment to the 1986 Newton Local Area Plan (LAP) to redesignate the site from "Highway Commercial" and "Multiple Residential (Townhouse)" to "Retail Commercial" is required to accommodate this proposal.
- The proposed LAP amendment has merits for the following reasons:
  - The neighbouring property to the north (7093 King George Boulevard) is designated "Shopping Centre" in the 1986 Newton Local Area Plan and is occupied by the Newton Bingo Centre and a retail commercial building. Council recently approved a rezoning of this property to accommodate construction of a new Modern Bingo Centre including 150 slot machines, and renovations to the existing retail commercial building. The proposed retail development on the subject site is a natural extension of the retail commercial and entertainment uses on this neighbouring site.

- The site is at the intersection of 70A Avenue and King George Boulevard, which will be an entry location into the Newton Town Centre area. The Newton Town Centre is intended to become a mixed-use, high density, transit-oriented town centre, fully integrating new and enhanced transit facilities into a high quality, sustainable, urban centre. The proposed shopping centre will form an appropriate retail gateway into the town centre area.
- The proposed development represents a significant improvement to the existing site condition, and will be an attractive addition to King George Boulevard.

### DEVELOPMENT CONSIDERATIONS

#### Previous development proposal (File 7900-0015-00)

- There was a previous application on a portion of the subject site. This previous application (File No. 7900-0015-00) proposed to rezone the property at 7005 King George Boulevard, which was previously a Chevron gas station site, from CG-2 to CHI to permit removal of the existing gas pumps, and use of the existing building for repair and service of vehicles less than 5,000 kilograms. The rezoning by-law for this proposal (By-law No. 14013) received 3<sup>rd</sup> Reading from Council on May 15, 2000. The applicant is no longer pursuing this proposal and has requested that the file be closed. As such, Council is requested to file By-law No. 14013.

#### Current proposal

- In addition to the proposed LAP amendment, the applicant proposes to consolidate and rezone the portions of the site south of the new 70A Avenue road alignment to a "Comprehensive Development Zone (CD)" to accommodate the proposed retail shopping centre. A Development Permit (DP) is also required.

#### Proposed CD Zone

The following table provides a comparison between the proposed CD Zone and the C-8 Zone.

	<b>C-8 Zone</b>	<b>Proposed CD Zone</b>
Permitted Uses	Retail stores; Personal service uses; <i>General service uses excluding funeral parlours and drive-through banks;</i> Beverage container return centres; Eating establishments excluding drive thru restaurants; Neighbourhood pubs; Liquor store; Office uses; Parking facilities; Automotive service uses; Indoor recreational facility; Entertainment uses; Assembly halls;	Retail stores, <i>including drive-through drug store;</i> Personal service uses; <i>General service uses excluding funeral parlours but including drive-through banks;</i> Beverage container return centres; Eating establishments excluding drive thru restaurants; Neighbourhood pubs; Liquor store; Office uses; Parking facilities; Automotive service uses;

	<b>C-8 Zone</b>	<b>Proposed CD Zone</b>
	Community services; Child care centres; and One dwelling unit per lot.	Indoor recreational facility; Entertainment uses; Assembly halls; Community services; Child care centres; and One dwelling unit per lot.
Density (FAR)	0.80	0.80
Lot Coverage	50%	50%
Principal Building Height	12 metres	12 metres
Setbacks	<i>Minimum 7.5 metres from all lot lines.</i>	<i>Ranges from 0 metres to 7.0 metres.</i>

- The proposed CD Zone includes the same provisions as the C-8 Zone for density, lot coverage, and building height.
- One of the proposed uses on the site is a drive-through drug store, which is not a permitted use under the C-8 Zone, and as such it has been added to the CD Zone. Drive-through banks have also been added as a permitted use to provide some flexibility in the tenant space. A drive-through is appropriate at this location given the site's location on King George Boulevard. Drive-through drug stores and drive-thru banks have short queuing requirements and as such the overall drive-through length and resultant visual impact on the site is minimal. Drive-through restaurants are not permitted under the CD Zone because the queuing length requirements are much larger and the site design cannot accommodate it.
- The setback requirements under the C-8 Zone are 7.5 metres (25 ft.) from all lot lines, which has been reduced under the proposed CD Zone, as follows:
  - The front (east) yard setback and north side yard setback have been reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) such that the buildings can be pushed closer to the adjacent streets (King George Boulevard and 70A Avenue). The reduced setback allows the buildings to have more visual prominence on the street and creates a more urban expression. Street fronting building elevations feature generous amounts of glass, canopies, and appropriate signage to create visual interest on the street.
  - The south side yard setback has been reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.) to match the building on the property to the south (6925 King George Boulevard) which is on a zero north lot line. The zero lot line allows the buildings on the two properties to be close together (separated only by a narrow emergency access which will be gated) thereby eliminating blank walls and unsafe corridors between buildings.
  - The rear (west) yard setback has been marginally reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to accommodate larger pedestrian connections throughout the site. The west yard areas will be heavily landscaped and therefore the visual impact of the reduced setback along 135 Street will be minimal.

- The portions of the site north of the new 70A Avenue road alignment cannot be developed until such time as they are consolidated with the adjacent property to the north (7093 – King George Boulevard – Newton Bingo site). As such, these portions of the site will be consolidated into one titled lot, which will be vacant until such time as the necessary consolidation with the neighbouring property can occur. Since the existing properties north of the new 70A Avenue road alignment have different zoning, it is proposed that this entire area be rezoned to "Single Family Residential Zone (RF)", to avoid a split-zoning situation when the properties are consolidated. The RF Zoning will be a temporary "holding" zoning. Prior to final adoption of the rezoning by-law, the applicant will be required to register a Section 219 no-build Restrictive Covenant, prohibiting any development on this portion of the site until such time as it is consolidated with the adjacent property to the north and rezoned and redeveloped for commercial use.

### DESIGN PROPOSAL AND REVIEW

- The proposed shopping centre includes 7,382 square metres (79,461 sq.ft.) of commercial space in five buildings. In addition to retail commercial businesses, other intended uses on the site include a grocery store, eating establishment, and a drive-thru drug store.
- Vehicular accesses to the site will be from King George Boulevard, the new 70A Avenue, and 135 Street. There is also a secondary shared access with the property to the south (6925 King George Boulevard). This shared access easement, which already exists, will need to be adjusted to accommodate the new site plan on the subject site prior to final adoption of the rezoning by-law. The King George Boulevard access will be restricted to right-in/right-out only. All other accesses will be full movement. The applicant retained CTS (Creative Transportation Solutions) to prepare a traffic impact assessment of the subject proposal. The study indicates that all site accesses are forecast to operate at good levels of service. The study was reviewed by the City's transportation engineer and found to be acceptable.
- A total of 260 parking stalls will be provided on site, which exceeds the number of parking spaces required under the Zoning By-law for the uses proposed (249). The surface parking area is largely enclosed in the interior of the site by the commercial buildings which wrap the perimeter of the site

### Road Closure and Acquisition

- As part of the subject proposal, the applicant proposes to close and acquire the existing 70A Avenue road allowance and adjacent lane, and consolidate it with the site. Since the applicant is dedicating the new alignment for 70A Avenue, the existing road allowance will no longer be needed. The road closure and acquisition process has been initiated with the City's Realty Division and will be required to be completed prior to final adoption of the rezoning by-law.

### Architectural Design

- The project architect has designed the shopping centre to be contemporary and urban with a strong focus on the pedestrian experience. The architectural inspiration takes cues from some of the nearby public buildings including the Newton Cultural Centre and the Newton Public Library.



- Building materials include wood, wood panel cladding, cultured stone, and metal. All of the buildings include substantial amounts of glazing or spandrel glazing. The quality of the buildings and the modern design character is reflective of the site's location as a future gateway into the Newton Town Centre.
- The proposed colour scheme for the buildings includes natural wood stain colours, combined with black canopies and earthy tone cultured stone.
- All building fascia signage will consist of high quality channel letters or logos.
- Three (3) freestanding signs are proposed for the property, one on each road frontage. The signs vary in height from 2.9 metres (9.5 ft.) to 6.0 metres (20 ft.). The signs are designed to complement the architectural character of the commercial buildings will be constructed of high-quality materials. All of the proposed signage complies with the Sign By-law.
- The buildings feature appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles.

#### TREE PRESERVATION AND LANDSCAPING

- The applicant retained Mike Fadum (Certified Arborist) to undertake a site inspection and prepare an arborist report with recommendations for tree retention and removal on the subject site. Of the 98 mature trees on the subject site, 33 are proposed for retention, the majority of which are located on the portion of the site north of the new 70A Avenue road alignment, which is not proposed for development at this time. Of the 65 trees proposed for removal, 1 is considered to be in poor condition. The remaining 64 trees are within the proposed roads, building envelopes, parking areas, or drive aisle.
- The table below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
False Acacia	2	0	2
Red Alder	4	0	4
Mountain Ash	2	0	2
European Birch	3	1	2
Western Red Cedar	5	1	4
Cherry	7	1	6
Bitter Cherry	1	0	1
Grafted Cherry	1	0	1
Black Cottonwood	1	0	1
Elm	1	1	0
False Cypress	7	4	3
Douglas Fir	45	20	25
Western Hemlock	1	0	1
Magnolia	1	0	1
English Oak	1	0	1
Pear	1	0	1
Austrian Pine	1	1	0
Scots Pine	2	2	0

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
London Plane	1	1	0
Purple Leaf Plum	4	0	4
Lombardy Poplar	1	0	1
Spruce	3	0	3
Colorado Blue Spruce	2	0	2
Tulip	1	1	0
<b>Total</b>	<b>98</b>	<b>33</b>	<b>65</b>

- To offset the tree removal on the subject site, the applicant's landscape architect proposes a generous combination of new trees and shrubs in a variety of species. In total, 300 new trees will be added to the site, which exceeds the 125 replacement trees required under the Tree Protection By-law.
- The proposed plantings for the site include a combination of coniferous and deciduous species to provide both year-round greenery and seasonal colour.
- A series of outdoor patio areas are proposed throughout the development and include decorative paving, seating areas, bicycle racks, and garbage receptacles.
- Strong pedestrian connections have been developed into the site from all street frontages. These connections are clearly marked with decorative paving.
- Loading areas are screened either by enclosing them with access via an overhead door (i.e. Building 1) or with a combination of decorative trellises and dense landscaping (i.e. Building 2).
- All garbage containers will be screened by a decorative enclosure, surrounded by shrubbery.

### Sustainability

- The following sustainability initiatives have been implemented into the design of the project:
  - Daylighting;
  - Energy use reduction through building massing and siting;
  - Local and regional material selection;
  - Recycled material selection;
  - Durable material selection;
  - Proximity of the site to transit;
  - Incorporation of a high efficiency clear glazing system to maximum visible light and minimize heat gain;
  - Incorporation of clerestory glazing facing north wherever possible to maximize daylighting with minimal heat gain;
  - Maximization of bicycle parking to encourage alternate forms of transportation;
  - Selection of native plants to reduce water use; and
  - Utilization of generous landscaping to help mitigate storm water run-off.

- Other sustainable design consideration currently being investigated include:
  - Incorporation of a high albedo roof system to minimize heat gain;
  - Utilizing waste heat from the grocery store for heating other buildings on site;
  - Utilizing permeable asphalt and introducing bio-swales to reduce stormwater run-off rates; and
  - Promote the selection of water efficient fixtures by tenants.
- The applicant has provided staff with a letter confirming that they intend to explore and incorporate green features as part of the development plan and that these features will be confirmed prior to final adoption of the rezoning by-law.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on November 5, 2008 and January 18, 2011 and a development proposal sign was erected on the property. Staff received no comments.

#### ADVISORY DESIGN PANEL

- ADP Meeting Date: February 17, 2011.
- The majority of the ADP comments have been resolved. The remaining minor issues will be resolved prior to final adoption of the rezoning by-law.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	ADP Comments
Appendix VI	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Traffic Study prepared by Creative Transportation Solutions (CTS) dated January 2011.
- Complete Set of Architectural and Landscape Plans prepared by Kasian Architecture and DMG Landscape Architects, dated July 5, 2011 and March 23, 2011 respectively.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/kms

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APPENDIX IInformation for City Clerk

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

1. (a) Agent:
  - Name: Deanna Clarke
  - Kasian Architecture Interior Design and Planning Ltd.
  - Address: 1555 West Pender Street
  - Vancouver, BC V6G 2T1
  - Contact: 604-631-4551 - Phone
  - 604-683-2827 - Fax
2. Properties involved in the Application
  - (a) Civic Address: 13570 - 70A Avenue, 13560 - 70A Avenue, 13550 - 70A Avenue, 13538 - 70A Avenue, 13532 - 70A Avenue, 13524 - 70A Avenue, 13510 - 70A Avenue, 13567 - 70A Avenue, 13561 - 70A Avenue, 13551 - 70A Avenue, 13541 - 70A Avenue, 13531 - 70A Avenue, 13521 - 70A Avenue, 13511 - 70A Avenue; 7005 King George Boulevard and 6965 King George Boulevard
  - (b) Civic Address: 13570 - 70A Avenue  
 Owner: Y.M.F. Holdings Limited (Incorporation No. 419379)  
 PID: 010-092-161  
 Lot 5 Section 17 Township 2 New Westminster District Plan 15626
  - (c) Civic Address: 13560 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-196  
 Lot 6 Section 17 Township 2 New Westminster District Plan 15626
  - (d) Civic Address: 13550 - 70A Avenue  
 Owner: Y.M.F. Holdings Limited (Incorporation No. 419379)  
 PID: 010-092-218  
 Lot 7 Section 17 Township 2 New Westminster District Plan 15626
  - (e) Civic Address: 13538 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-226  
 Lot 8 Section 17 Township 2 New Westminster District Plan 15626
  - (f) Civic Address: 13532 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-251  
 Lot 9 Section 17 Township 2 New Westminster District Plan 15626

- (g) Civic Address: 13524 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 002-179-733  
 Lot 10 Section 17 Township 2 New Westminster District Plan 15626
- (h) Civic Address: 13510 - 70A Avenue  
 Owner: Y.M.F. Holdings Limited (Incorporation No. 419379)  
 PID: 002-176-041  
 Lot 11 Section 17 Township 2 New Westminster District Plan 15626
- (i) Civic Address: 13567 - 70A Avenue  
 Owner: Y.M.F. Holdings Limited (Incorporation No. 419379)  
 PID: 001-833-375  
 Lot 12 Section 17 Township 2 New Westminster District Plan 15626
- (j) Civic Address: 13561 - 70A Avenue  
 Owner: Y.M.F. Holdings Limited (Incorporation No. 419379)  
 PID: 001-678-671  
 Lot 13 Section 17 Township 2 New Westminster District Plan 15626
- (k) Civic Address: 13551 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-269  
 Lot 14 Section 17 Township 2 New Westminster District Plan 15626
- (l) Civic Address: 13541 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 009-487-441  
 Lot 15 Section 17 Township 2 New Westminster District Plan 15626
- (m) Civic Address: 13531 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-307  
 Lot 16 Section 17 Township 2 New Westminster District Plan 15626
- (n) Civic Address: 13521 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-467-521  
 Lot 17 Section 17 Township 2 New Westminster District Plan 15626
- (o) Civic Address: 13511 - 70A Avenue  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 010-092-323  
 Lot 18 Section 17 Township 2 New Westminster District Plan 15626
- (p) Civic Address: 7005 King George Boulevard  
 Owner: Delesalle Holdings Limited, Inc. No. 303994  
 PID: 006-468-845  
 Lot 37 Section 17 Township 2 New Westminster District Plan 30230

- (q) Civic Address: 6965 King George Boulevard  
Owner: Delesalle Holdings Limited, Inc. No. 303994  
PID: 004-639-481  
Lot 44 Section 17 Township 2 New Westminster District Plan 46677

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the property and a portion of road allowance.

## DEVELOPMENT DATA SHEET (for shopping centre site)

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	26,526 m <sup>2</sup>	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	28%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	3.0 metres	3.0 metres
Rear	7.0 metres	7.0 metres
Side #1 (N)	3.0 metres	3.0 metres
Side #2 (S)	0 metres	0 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	12 metres	11 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	21,221 m <sup>2</sup>	7,382 m <sup>2</sup>
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	21,221 m <sup>2</sup>	7,382 m <sup>2</sup>

*\* 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)	0.80	0.28
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	249	260
Number of disabled stalls	3	11
Number of small cars	51	9
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

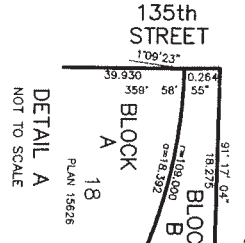
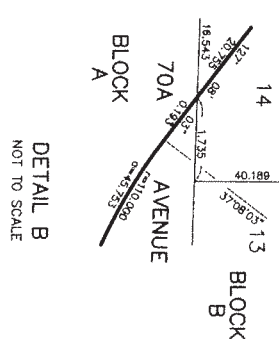
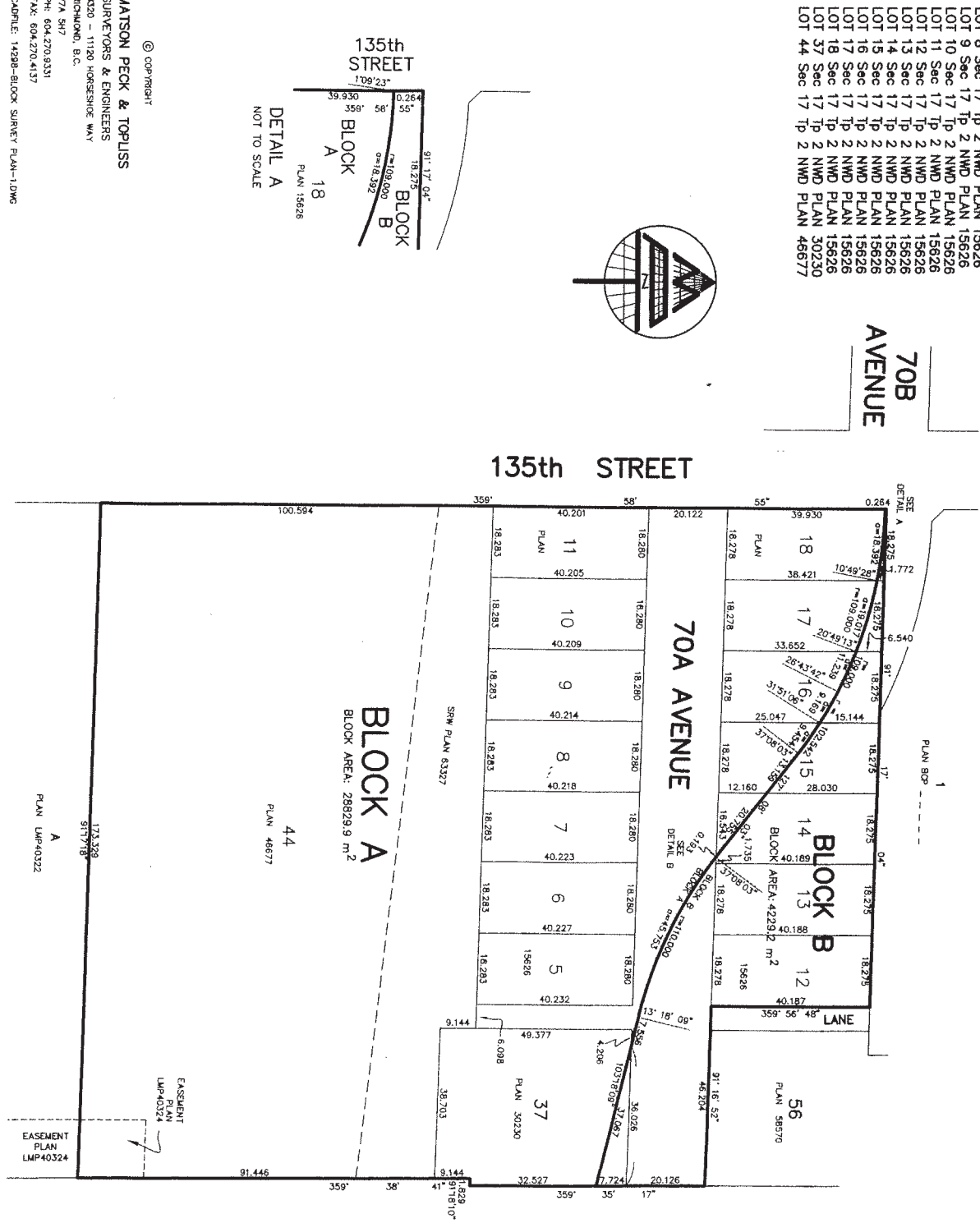
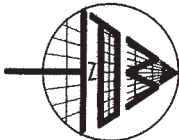
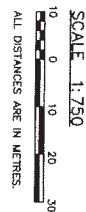
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

# BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF PARTS OF SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

BCGS 92G.016

LANDS DEALT WITH:

- LOT 5 Sec 17 Tp 2 NWD PLAN 15626
- LOT 6 Sec 17 Tp 2 NWD PLAN 15626
- LOT 7 Sec 17 Tp 2 NWD PLAN 15626
- LOT 8 Sec 17 Tp 2 NWD PLAN 15626
- LOT 9 Sec 17 Tp 2 NWD PLAN 15626
- LOT 10 Sec 17 Tp 2 NWD PLAN 15626
- LOT 11 Sec 17 Tp 2 NWD PLAN 15626
- LOT 12 Sec 17 Tp 2 NWD PLAN 15626
- LOT 13 Sec 17 Tp 2 NWD PLAN 15626
- LOT 14 Sec 17 Tp 2 NWD PLAN 15626
- LOT 15 Sec 17 Tp 2 NWD PLAN 15626
- LOT 16 Sec 17 Tp 2 NWD PLAN 15626
- LOT 17 Sec 17 Tp 2 NWD PLAN 15626
- LOT 18 Sec 17 Tp 2 NWD PLAN 15626
- LOT 37 Sec 17 Tp 2 NWD PLAN 30230
- LOT 44 Sec 17 Tp 2 NWD PLAN 46677



© COPYRIGHT

**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS

4320 - 11120 HORSESHOE WAY  
RICHMOND, B.C.

VIA SHIP  
PH: 604.270.8331  
FAX: 604.270.4137

CADFILE: 14298-BLOCK SURVEY PLAN-1.DWG  
S-11-14298-BLOCK SURVEY-1

PLAN LMP40322  
A

PLAN 46677  
44

BLOCK AREA: 28829.9 m<sup>2</sup>  
A

EASEMENT  
LMP40324

EASEMENT  
PLAN LMP40324

**KING GEORGE BOULEVARD**

SEARCHED, CORRECTED,  
INDEXED AND FILED  
25th DAY OF MAY, 2011  
LAND SURVEYOR  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

**SUBDIVISION PLAN OF SECTION 17 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

BCGS 92G.016

**PLAN BCP**

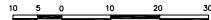
REF. No. \_\_\_\_\_

DEPOSITED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

REGISTRAR

**LANDS SUBDIVIDED:**

- LOT 5 Sec 17 Tp 2 NWD PLAN 15626
- LOT 6 Sec 17 Tp 2 NWD PLAN 15626
- LOT 7 Sec 17 Tp 2 NWD PLAN 15626
- LOT 8 Sec 17 Tp 2 NWD PLAN 15626
- LOT 9 Sec 17 Tp 2 NWD PLAN 15626
- LOT 10 Sec 17 Tp 2 NWD PLAN 15626
- LOT 11 Sec 17 Tp 2 NWD PLAN 15626
- LOT 12 Sec 17 Tp 2 NWD PLAN 15626
- LOT 13 Sec 17 Tp 2 NWD PLAN 15626
- LOT 14 Sec 17 Tp 2 NWD PLAN 15626
- LOT 15 Sec 17 Tp 2 NWD PLAN 15626
- LOT 16 Sec 17 Tp 2 NWD PLAN 15626
- LOT 17 Sec 17 Tp 2 NWD PLAN 15626
- LOT 18 Sec 17 Tp 2 NWD PLAN 15626
- LOT 37 Sec 17 Tp 2 NWD PLAN 30230
- LOT 44 Sec 17 Tp 2 NWD PLAN 46677
- PARCEL A Sec 17 Tp 2 NWD PLAN BCP \_\_\_\_\_
- PARCEL B Sec 17 Tp 2 NWD PLAN BCP \_\_\_\_\_
- PARCEL C Sec 17 Tp 2 NWD PLAN BCP \_\_\_\_\_

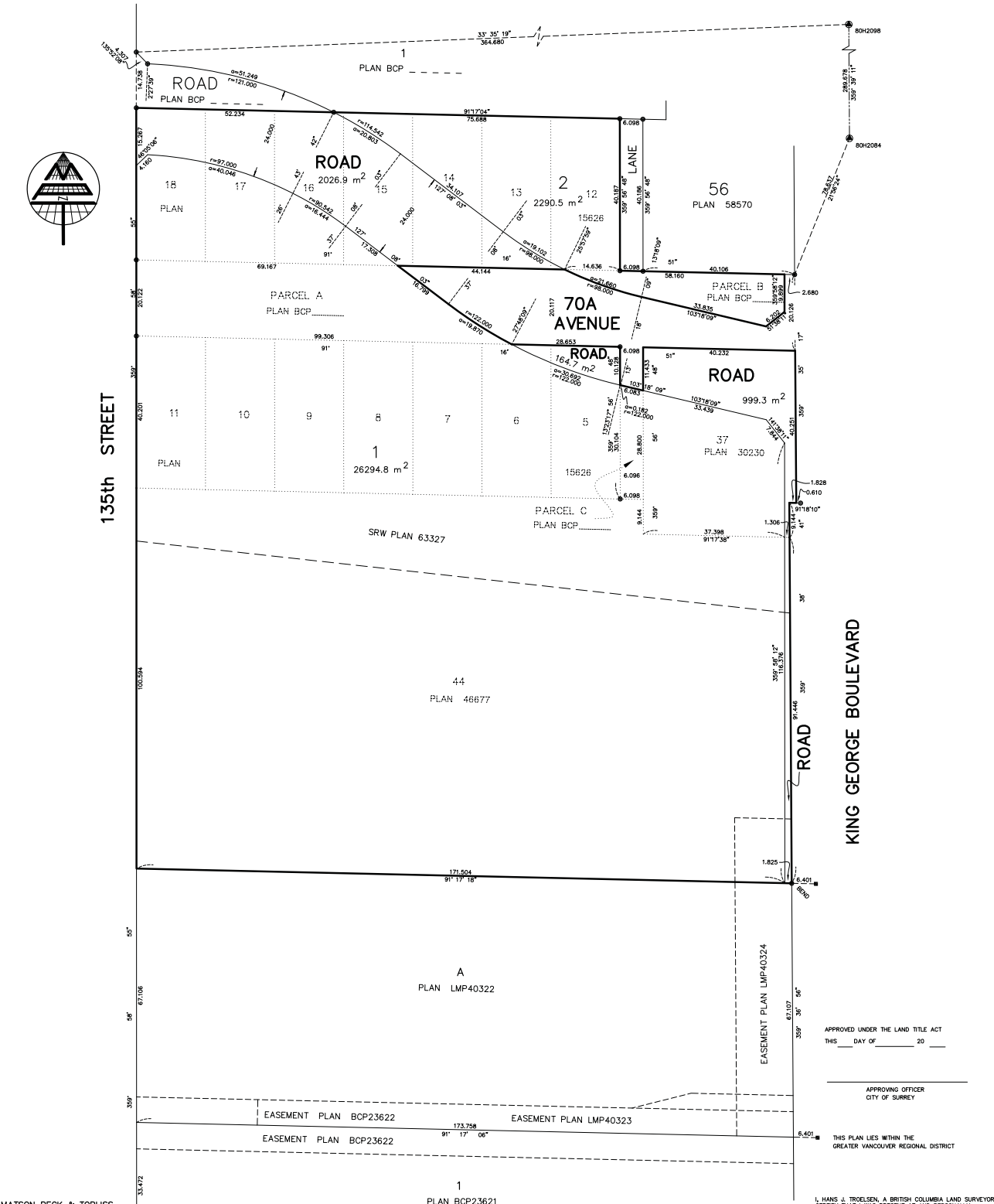


THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500.  
INTEGRATED SURVEY AREA NO. 1, SURVEY, NAD83 (CSRS).  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 80H2084 AND 80H2098.  
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.0.9995937.

**LEGEND**

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND
- INDICATES LEAD PLUG PLACED

**APPENDIX II**



**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C.  
V7A 5H7  
PH: 604.270.9331  
FAX: 604.270.4137  
CADFILE:14298-SUB.DWG

**PRELIMINARY**  
APRIL 11, 2011

APPROVED UNDER THE LAND TITLE ACT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

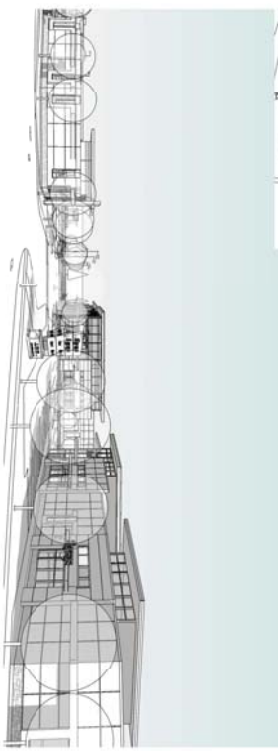
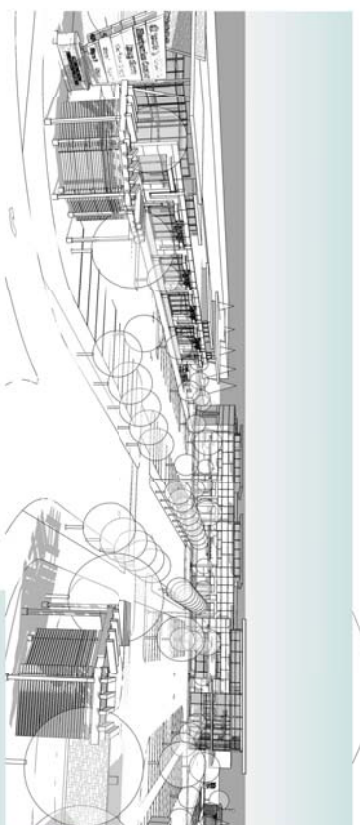
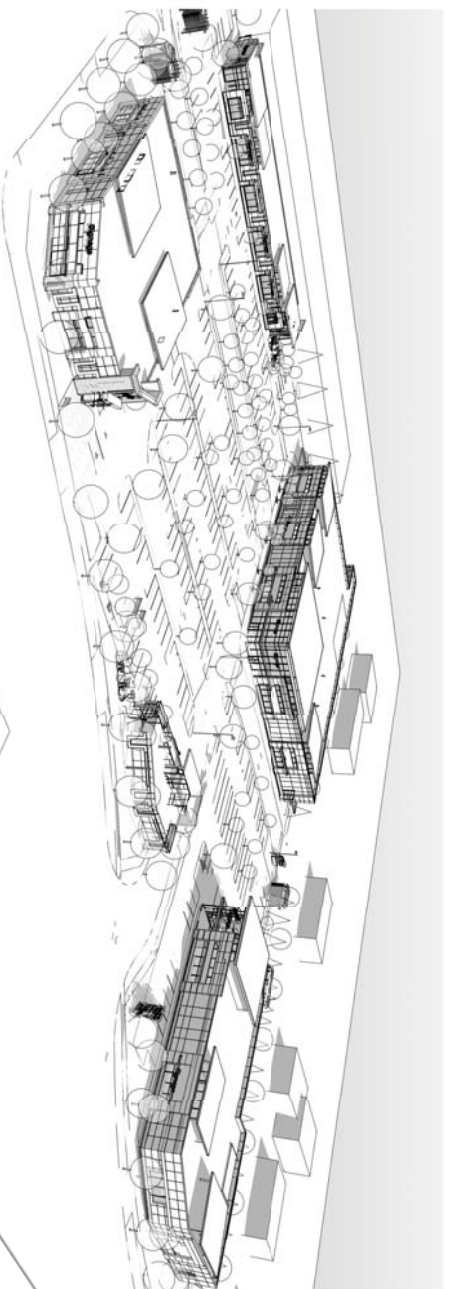
APPROVING OFFICER  
CITY OF SURVEY

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

I, HANS J. TROELSEN, A BRITISH COLUMBIA LAND SURVEYOR, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE \_\_\_\_\_ TH DAY OF APRIL, 2011. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILLED UNDER # \_\_\_\_\_ ON THE \_\_\_\_\_ TH DAY OF APRIL, 2011.

# KING GEORGE SHOPPING CENTRE

King George Boulevard & 70A Avenue, Surrey, BC



## PROJECT DATA SUMMARY

<b>ESTIMATED ADDRESS:</b>	15304 70A Avenue, Surrey, BC V3W 2J5; 15302 70A Avenue, Surrey, BC V3W 2J5; 15310 70A Avenue, Surrey, BC V3W 2J5; 15307 70A Avenue, Surrey, BC V3W 2J5; 15313 70A Avenue, Surrey, BC V3W 2J5; 15309 70A Avenue, Surrey, BC V3W 2J5; 15311 70A Avenue, Surrey, BC V3W 2J5; 15305 70A Avenue, Surrey, BC V3W 2J5; 15315 70A Avenue, Surrey, BC V3W 2J5; 15303 70A Avenue, Surrey, BC V3W 2J5; 15317 70A Avenue, Surrey, BC V3W 2J5; 15301 70A Avenue, Surrey, BC V3W 2J5
<b>LEGAL DESCRIPTION:</b>	R1 (single Family Residential) Zone, C8H (Child Care) Zone, C82 (General Service Zone) & CH (Highway) Commercial Industrial Zone (CH)
<b>CURRENT ZONING:</b>	
<b>APPROVED ZONING:</b>	CD (Commercial Development)
<b>PROPOSED/PROVIDED:</b>	RETAIL/RECREATION
<b>SITE AREA:</b>	20,028 sqm; 266,824 sq ft
<b>NET BUILDING AREA:</b>	10,014 sqm; 107,412 sq ft
<b>TOTAL SITE AREA:</b>	28,042 sqm; 301,236 sq ft
<b>PROPOSED IN PARCELS:</b>	28,042 sqm; 301,236 sq ft
<b>SELECTED PARCEL AS-BE COVERAGE:</b>	28%
<b>BUILDING SETBACKS:</b>	
<b>FRONT YARD SETBACK (SOUTH)</b>	3m
<b>FRONT YARD SETBACK (NORTH)</b>	7.5m
<b>REAR YARD SETBACK (SOUTH)</b>	0m
<b>REAR YARD SETBACK (NORTH)</b>	7.5m
<b>BUILDING HEIGHT:</b>	10.5m (34.3 ft)
<b>BUILDING AREA:</b>	
<b>CN1.1</b>	3,038.22 sq ft; 32,687.4 sq ft
<b>CN1.2</b>	4,632.96 sq ft; 49,779.2 sq ft
<b>CN1.3</b>	1,143.70 sq ft; 12,311.4 sq ft
<b>CN1.4</b>	385.50 sq ft; 4,150.6 sq ft
<b>CN1.5</b>	1,014.30 sq ft; 10,957.1 sq ft
<b>PARCEL TOTAL AREA:</b>	10,624.74 sq ft; 114,696.7 sq ft
<b>CD COVERAGE:</b>	0.3

## EXISTING

<b>EXISTING:</b>		
<b>CONCRETE:</b>	113	103 (3100sq2)
<b>CONCRETE:</b>	90	90 (3100sq2)
<b>BRICKS:</b>	22	22 (1000sq2)
<b>CONCRETE:</b>	24	24 (1000sq2)
<b>CONCRETE:</b>	8	18 (10100sq2)
<b>CONCRETE:</b>	240	51 (2000 sqm)
<b>CONCRETE:</b>	11	3 mm (1100 sqm)
<b>TOTAL PARKING:</b>	260 Spots	248 Spots
<b>PARKING SPOTS:</b>	3.5 Spots/100 sqm	

## REMOVAL

<b>REMOVAL:</b>		
<b>CONCRETE:</b>	4	2
<b>CONCRETE:</b>	6	
<b>CONCRETE:</b>	24	0.33
<b>CONCRETE:</b>	24	
<b>CONCRETE:</b>	1	

## LANDSCAPE

<b>LANDSCAPE:</b>		
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	
<b>LANDSCAPE:</b>	1	

<b>DRAWING LIST</b>	<b>DRAWING LIST</b>
DP-40 COVER SHEET / DATA	L1 LANDSCAPE PLAN
DP-41 COVER SHEET / DATA	L2 SHUBS ENLARGEMENT
DP-42 SITE ANALYSIS	L3 SHUBS ENLARGEMENT
DP-43 STREET SCAPES	L4 SHUBS ENLARGEMENT
DP-44 SITE PLAN	L5 SHUBS ENLARGEMENT
DP-45 SIGNAGE DETAILS	L6 SHUBS ENLARGEMENT
DP-46 CRU 1 FLOOR PLAN	L7 LANDSCAPE IMAGES
DP-47 CRU 1 ELEVATIONS	
DP-48 CRU 2 FLOOR PLAN	
DP-49 CRU 2 ELEVATIONS	
DP-10 CRU 3 FLOOR PLANS / ELEVATIONS	
DP-11 CRU 4 FLOOR PLAN	
DP-12 CRU 4 ELEVATIONS	
DP-13 CRU 5 FLOOR PLAN	
DP-14 CRU 5 ELEVATIONS	
DP-15 SITE DETAILS	
DP-16 MATERIALS BOARD	
DP-17 RENDEZVOUS	
DP-18 RENDEZVOUS	

ISSUED FOR REZONING

COVER SHEET / DATA

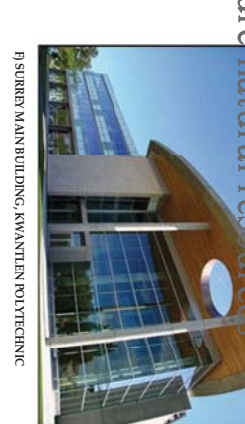
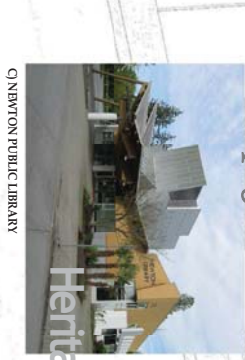
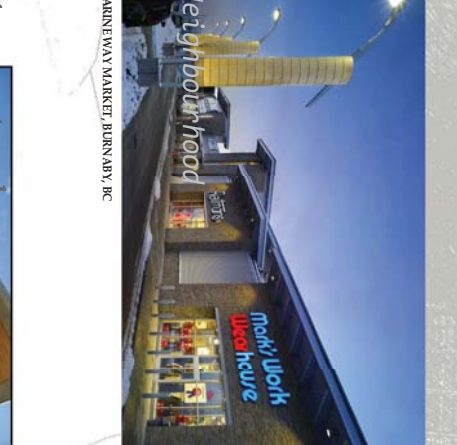
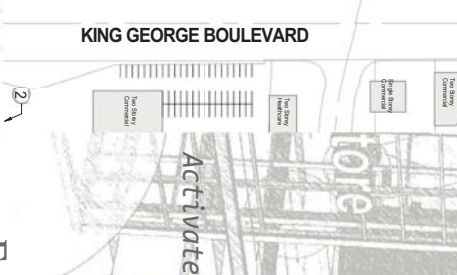
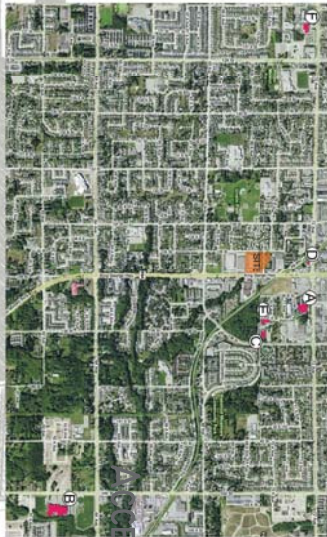
King George Highway  
Commercial Development  
Surrey, BC

07/05/11

9273



# CONCEPT



# EXISTING CONTEXT

## EXISTING CONTEXT/INSPIRATION

*Sustainable Landscaping*

*Redevelop Friendly*

*Heritage*

*Feature natural resources*

*Contemporary Shopping Centre*



ISSUED FOR REZONING

**DESIGN INSPIRATION**  
King George Highway  
Commercial Development  
Surrey, BC

**DP-00**  
02/17/11  
9273



# INSPIRATION TYPOLOGY



**LEGEND**

- VEHICULAR ACCESS-MAJOR
- VEHICULAR ACCESS-MINOR
- PEDESTRIAN ACCESS
- BIKE RACKS
- AMENITY SPACES
- LANDSCAPE FEATURES
- FREESTANDING/DIRECTIONAL SIGNS



**ISSUED FOR REZONING**

**SITE ANALYSIS**  
King George Highway  
Commercial Development  
Surrey, BC

**DP-01**  
03/23/11  
9273



1) Existing Streetscape King George Boulevard

2) Proposed Streetscape King George Boulevard

New right in/ right out site entrance from King George Boulevard

Existing 70A Avenue



3) Existing Streetscape 135th Street

4) Proposed Streetscape 135th Street

Proposed new location for 70A Avenue

Existing 70A Avenue

New site entrance from 135 Street



5) Existing Streetscape 70A Avenue



6) Proposed Streetscape 70A Avenue

New site entrance from 70A Avenue

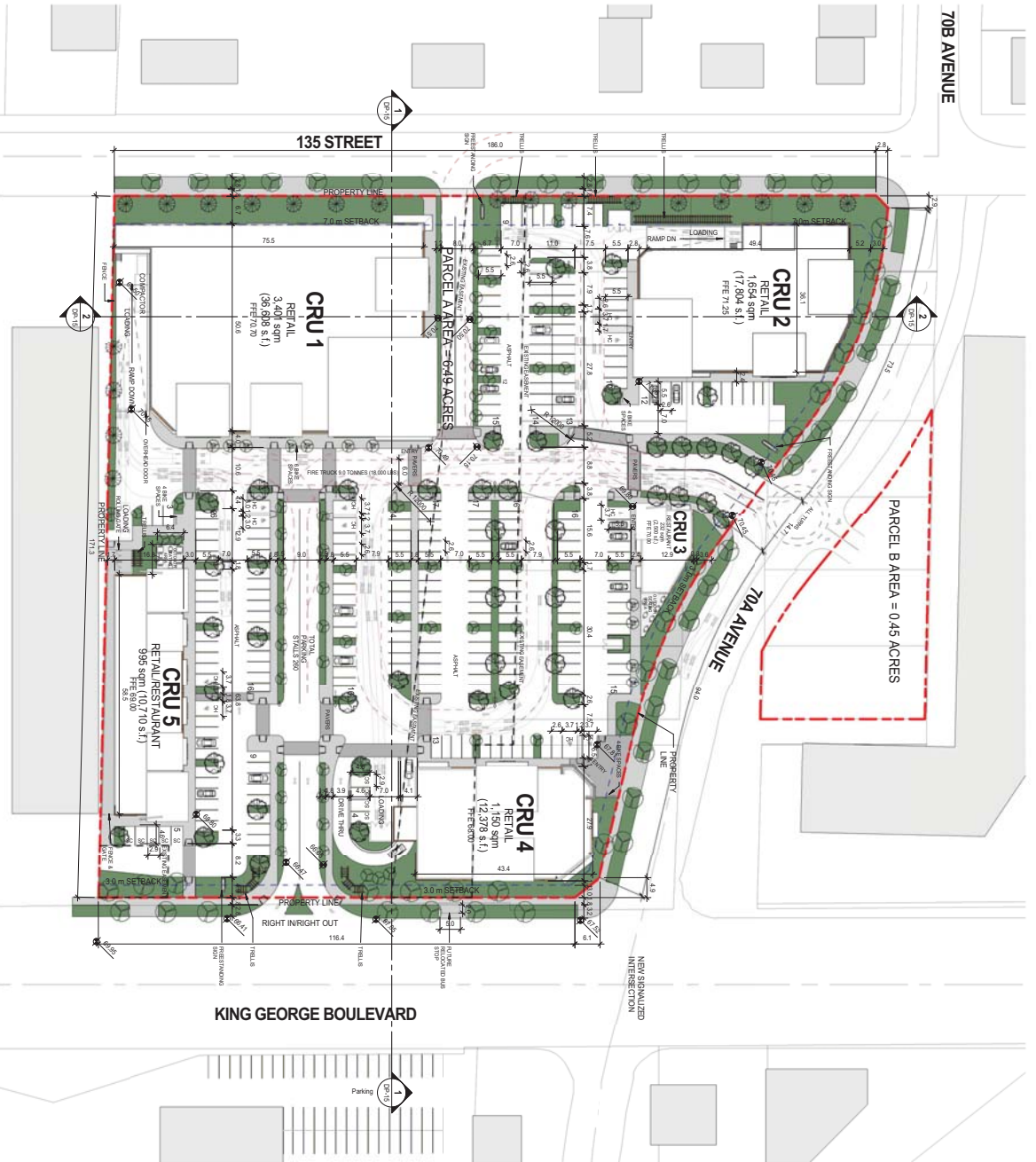


**ISSUED FOR REZONING**

**STREETSCAPES**  
King George Highway  
Commercial Development  
Surrey, BC

**DP-02**  
02/17/11  
9273





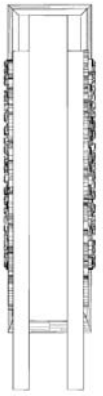
**ISSUED FOR REZONING**

**SITE PLAN**  
King George Highway  
Commercial Development  
Surrey, BC

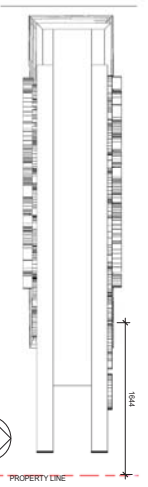
**DP-03**  
03/23/11  
9273

NOTE: POWER DOOR OPERATORS WILL BE PROVIDED WHERE REQUIRED TO MEET THE BC BUILDING CODE.

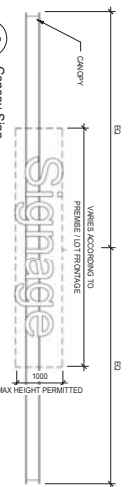




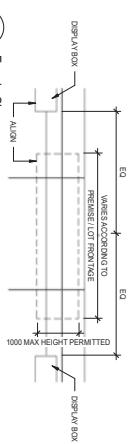
1 Freestanding Sign - 70A Avenue Plan  
SCALE: 1 : 25



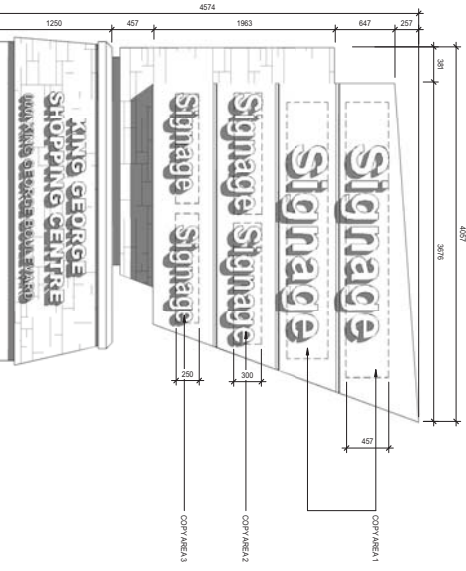
3 Freestanding Sign - King George Boulevard Plan  
SCALE: 1 : 25



5 Canopy Sign  
SCALE: 1 : 50

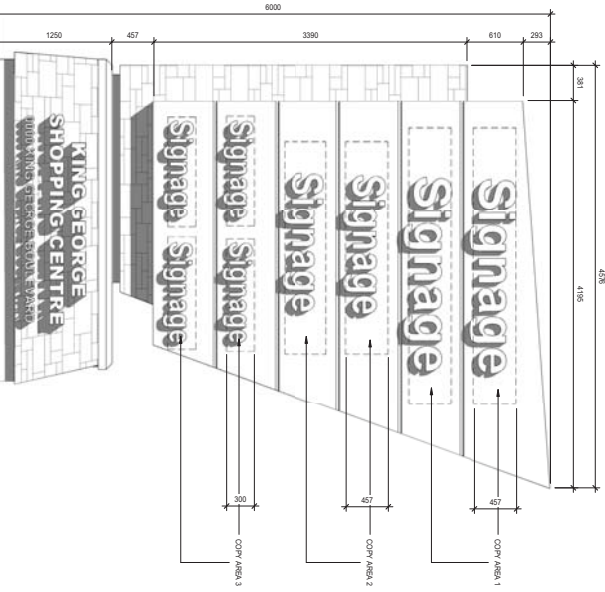


6 Fascia Sign  
SCALE: 1 : 50



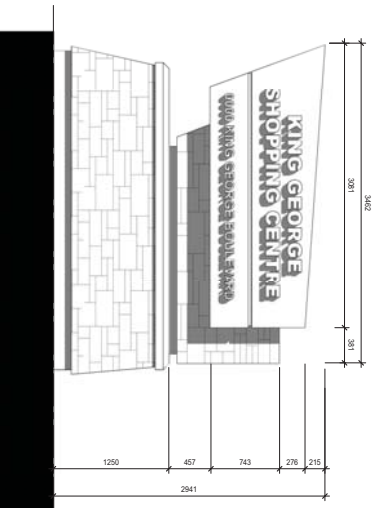
2 Freestanding Sign - 70A Avenue Elevation  
SCALE: 1 : 25

SIGN AREA 8.8m<sup>2</sup>  
COPY AREA 1 2.59m<sup>2</sup>  
COPY AREA 2 0.8m<sup>2</sup>  
COPY AREA 3 0.8m<sup>2</sup>  
TOTAL COPY AREA 4.09m<sup>2</sup> = 47%



8 Freestanding Sign - King George Boulevard Elevation  
SCALE: 1 : 25

SIGN AREA 13.60m<sup>2</sup>  
COPY AREA 1 2.74m<sup>2</sup>  
COPY AREA 2 2.10m<sup>2</sup>  
COPY AREA 3 1.44m<sup>2</sup>  
TOTAL COPY AREA 6.28m<sup>2</sup> = 45.2%



7 Monument Sign - 135th Street Plan  
SCALE: 1 : 25

8 Monument Sign - 135th Street Elevation  
SCALE: 1 : 25

**Signage Guidelines**

- General Notes:
1. All signage to comply with City of Surrey Sign Bylaw #13856.
  2. All signs are to be individually illuminated channel letters or logos (raceway mounted or through wall).
  3. No sign boxes or signcars will be permitted on any location.
  4. Landlord approval is required prior to issuing to Authority Having Jurisdiction.
  5. All signs require City of Surrey approval and required permits.



**ISSUED FOR REZONING**

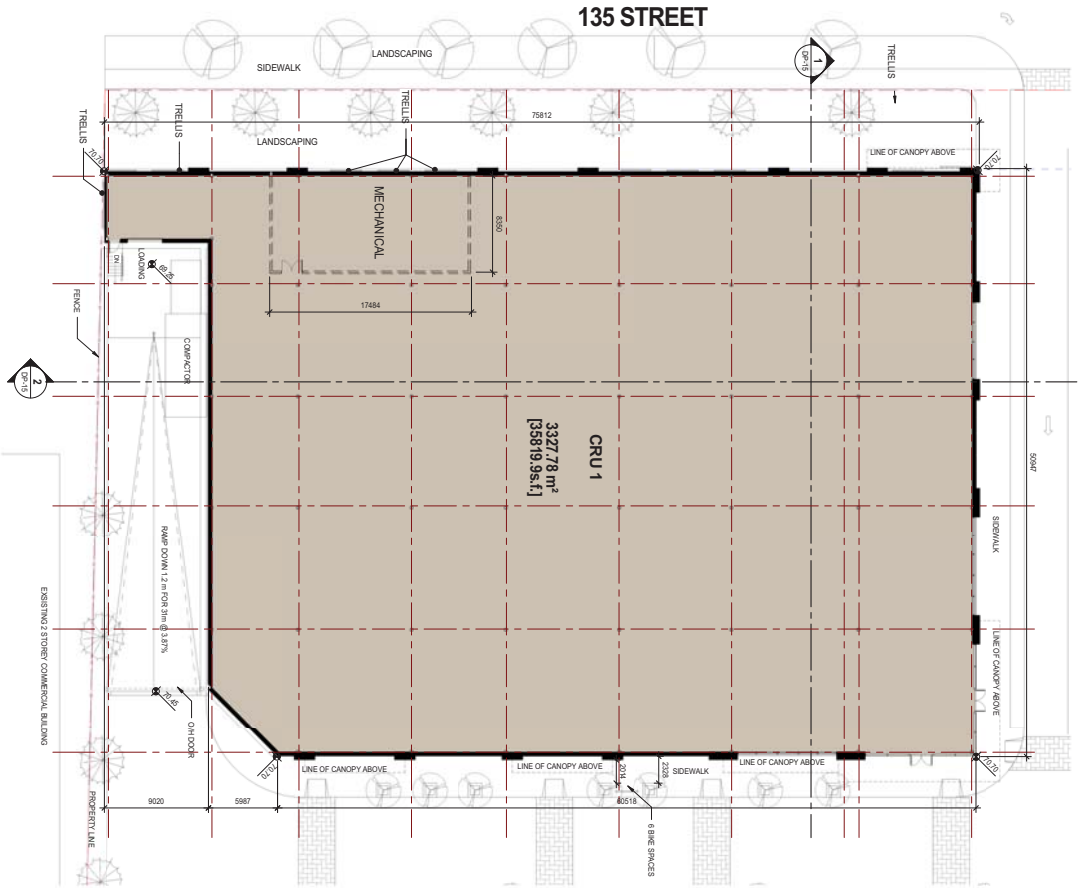
**SIGNAGE DETAILS**  
King George Highway  
Commercial Development  
Surrey, BC

**DP-04**  
07/05/11  
9273





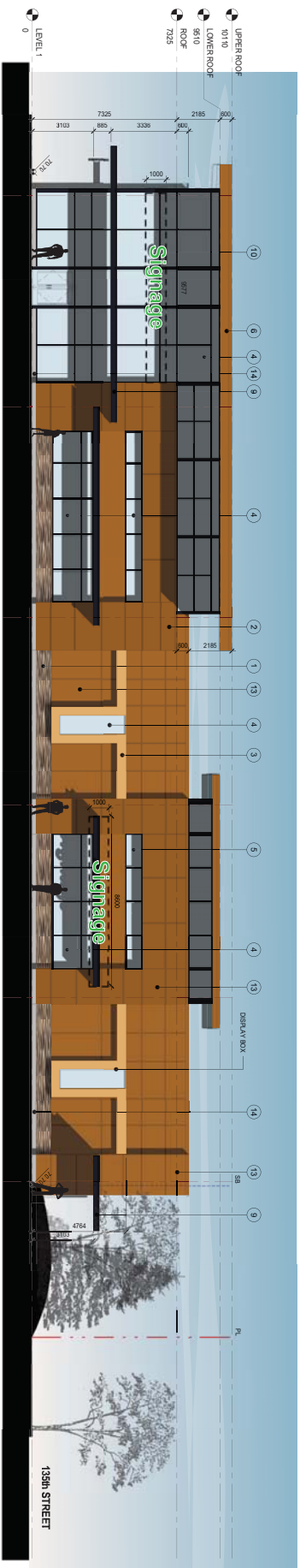
1 GROUND FLOOR PLAN  
SCALE: 1:200



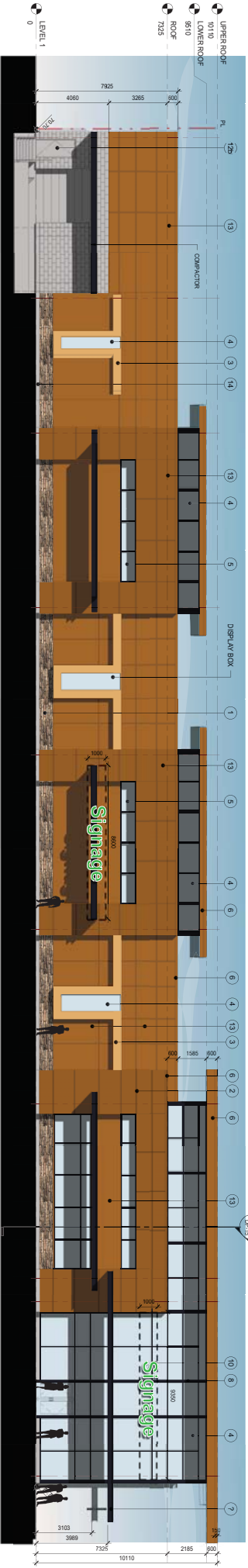
**ISSUED FOR REZONING**

**CRU 1 FLOOR PLAN**  
King George Highway  
Commercial Development  
Surrey, B.C.

**DP-05**  
03/23/11  
9273

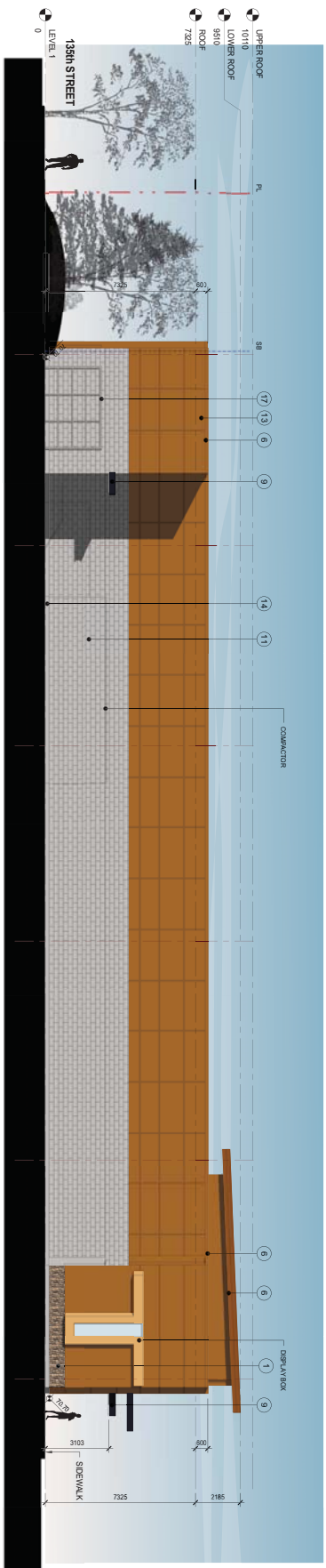


1 NORTH ELEVATION  
SCALE: 1:100

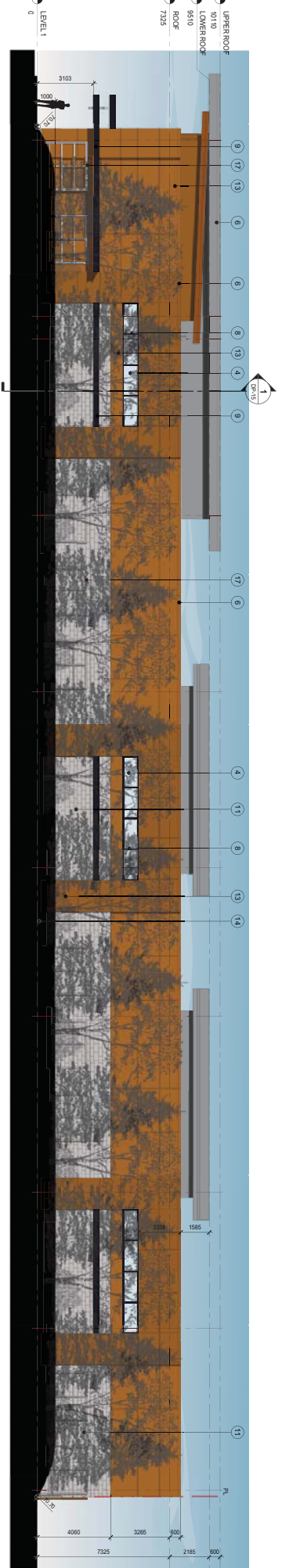


2 EAST ELEVATION  
SCALE: 1:100

MATERIAL LEGEND	
1	CILTUBED STONE
2	WOOD PANEL CLADDING - STAINED
3	WOOD - STAINED
4	CLEAR GLAZING
5	SPRINKLED GLAZING
6	WOOD COLUMN - STAINED
7	WOOD COLUMN - STAINED
8	ALUMINUM STOREFRONT - BLACKFINISH
9	METAL & GLASS CANOPY - BLACKFINISH
10	INDIVIDUAL CHANNEL LETTER SIGNAGE
11	METAL DOOR - OIL DOOR - PAINTED BLACK
12	METAL DOOR - OIL DOOR - PAINTED BLACK
13	WOOD FIBER CEMENT BOARD
14	CONCRETE
15	WOOD FIBER CEMENT BOARD - BLACKFINISH
16	WOOD FIBER CEMENT BOARD - BLACKFINISH
17	METAL TRELLIS



1 SOUTH ELEVATION  
DP-07 SCALE: 1:100



2 WEST ELEVATION  
DP-07 SCALE: 1:100

**MATERIAL LEGEND**

1	CULTURED STONE
2	WOOD PANEL CLADDING - STAINED
3	WOOD - STAINED
4	CLEAR GLAZING
5	SPANDREL GLAZING
6	WOOD PANEL CLADDING - STAINED
7	WOOD COLUMN - STAINED
8	ALUMINUM STOREFRONT - BLACK FINISH
9	METAL & GLASS CANOPY - BLACK FINISH
10	INDIVIDUAL CHANNEL LETTER SIGNAGE
11	CONCRETE BLOCK - PAINTED BLACK
12	PAINTED BLACK METAL DOOR OR DOOR - PAINTED BLACK
13	WOOD FIBER CEMENT BOARD
14	CONCRETE
15	CHAIN LINK FENCE - BLACK FINISH
16	WOOD FIBER CEMENT BOARD
17	METAL TRIBLES

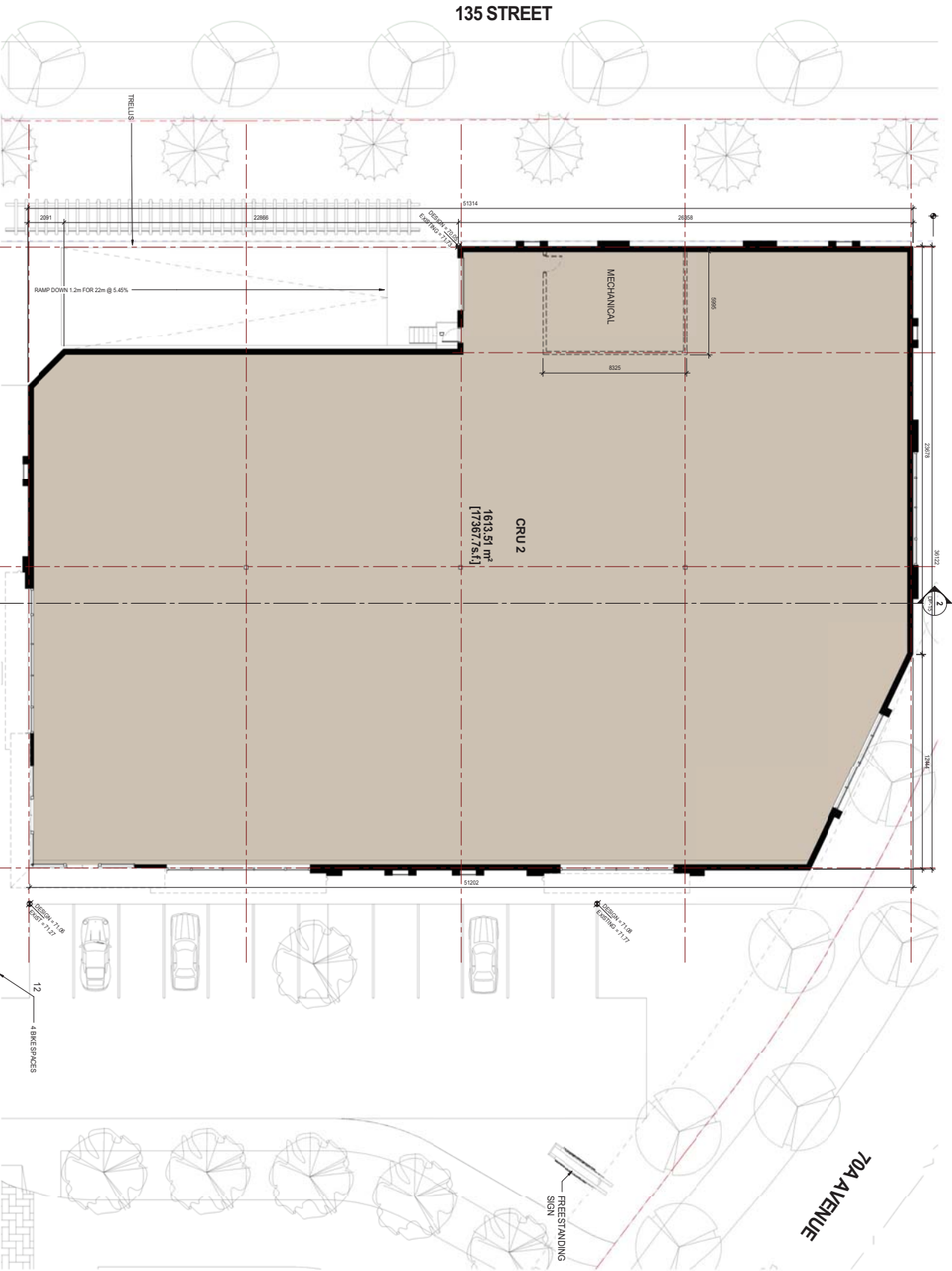
**LEVEL**  
DEVELOPMENTS

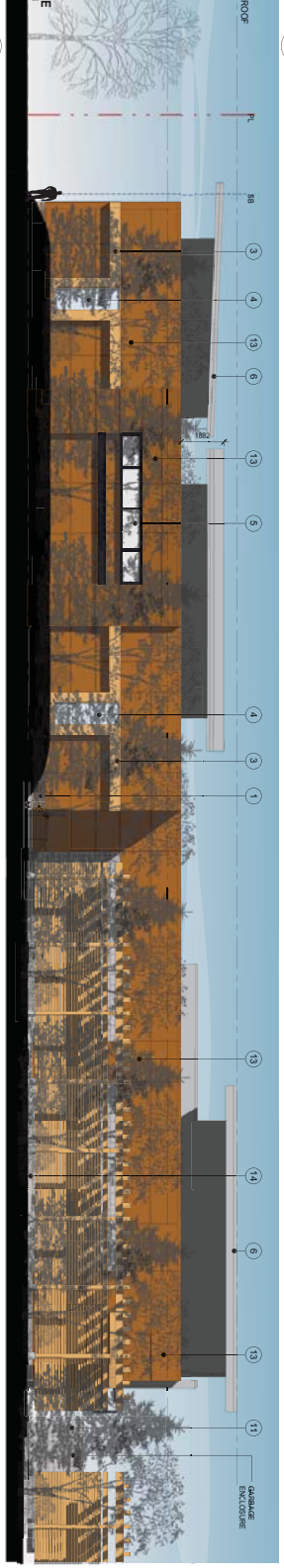
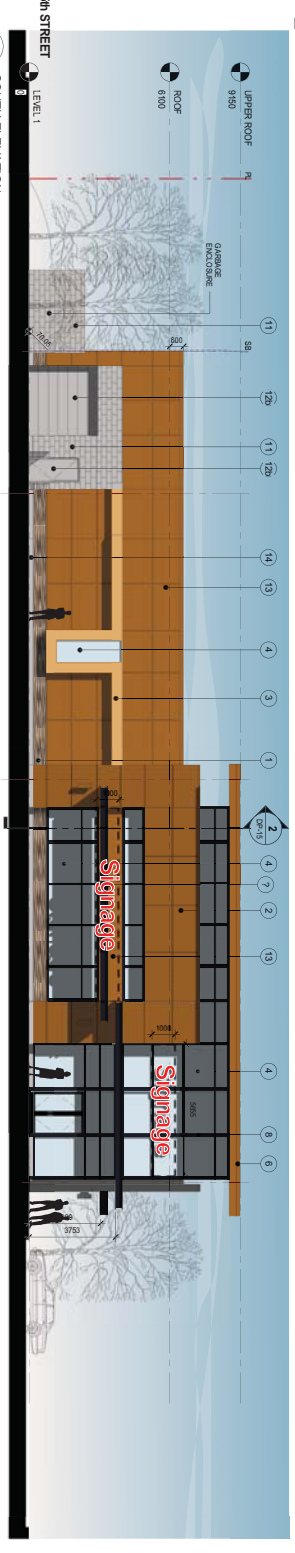
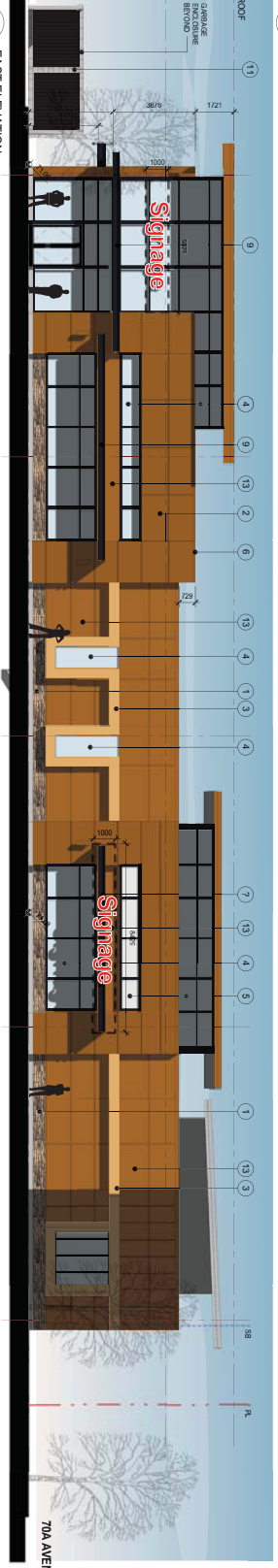
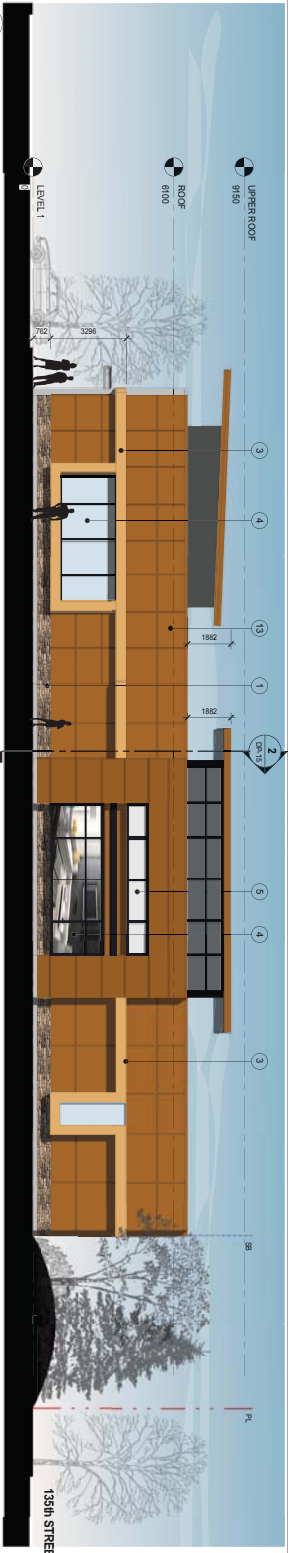
1 GROUND FLOOR PLAN  
SCALE: 1:100

ISSUED FOR REZONING

**CRU 2 FLOOR PLAN**  
King George Highway  
Commercial Development  
Surrey, B.C.

DP-08  
03/23/11  
9273





**MATERIAL LEGEND**

- 1 CULTURED STONE
- 2 WOOD PANEL CLADDING - STAINED
- 3 WOOD - STAINED
- 4 SLIP-RESISTING
- 5 SLIP-RESISTING
- 6 METAL CORNICE / FLASHING
- 7 WOOD COLUMN - STAINED
- 8 ALUMINUM STOREFRONT - BLACK FINISH
- 9 METAL & GLASS STOREFRONT - BLACK FINISH
- 10 METAL & GLASS STOREFRONT - BLACK FINISH
- 11 CONCRETE BLOCK - PAINTED SERRAVALLO
- 12 METAL DOOR - OIL DOOR - PAINTED BLACK
- 13 METAL DOOR - OIL DOOR - PAINTED GRAY
- 14 WOOD FIBER GEMENT BOARD
- 15 CHAIN LINK FENCE - BLACK FINISH
- 16 WOOD TRELLIS
- 17 METAL TRELLIS

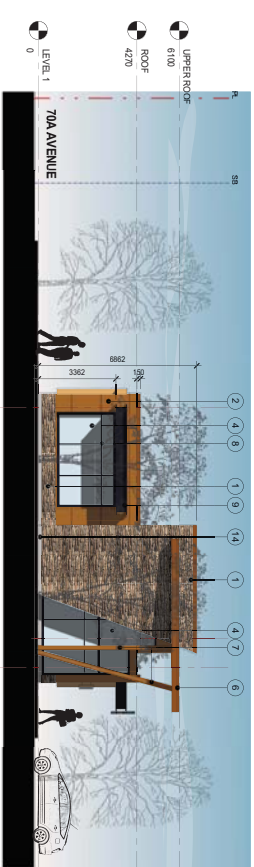
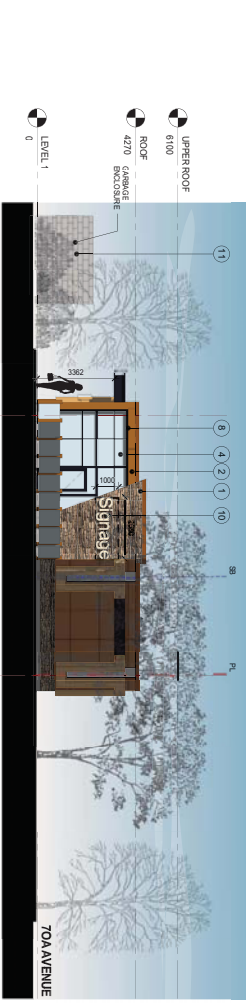
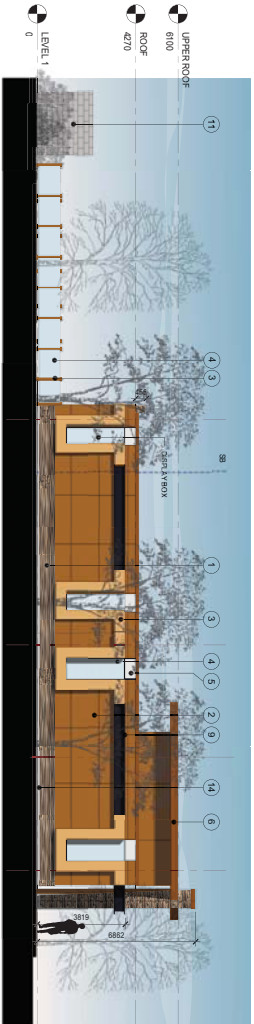
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DEVELOPMENTS

ISSUED FOR REZONING

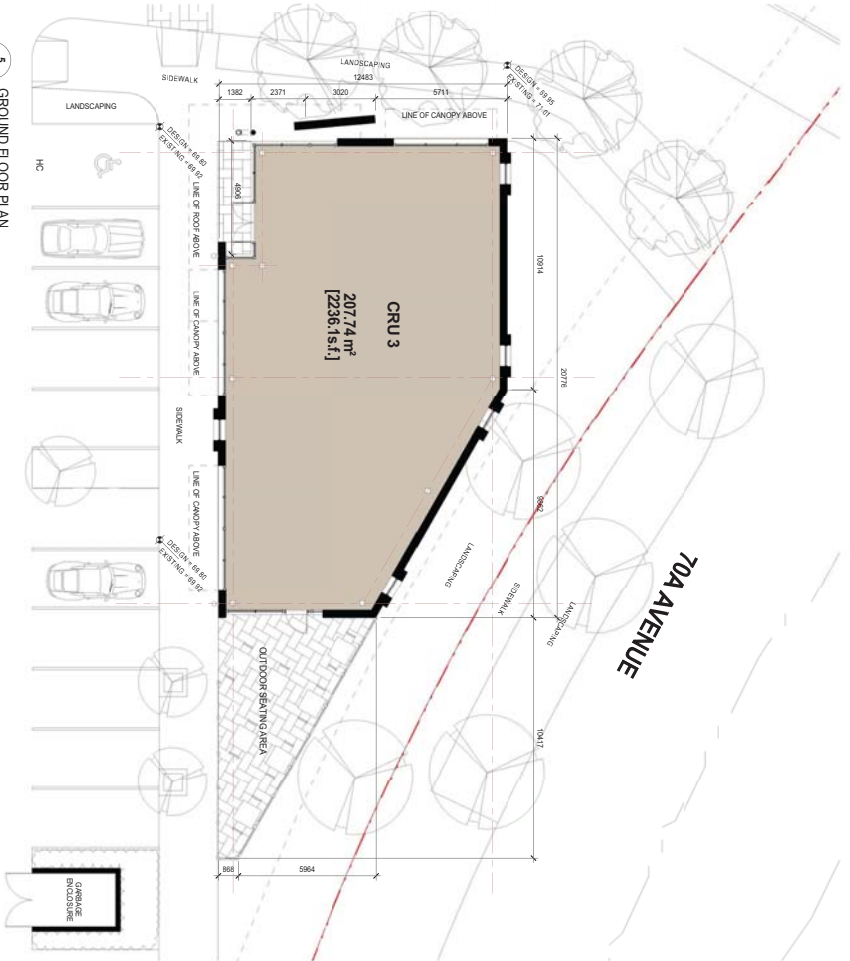
**CRU 2 ELEVATIONS**  
King George Highway  
Commercial Development  
Surrey, B.C.

**DP-09**  
07/05/11  
9273





**LEVEL**  
DEVELOPMENTS



**MATERIAL LEGEND**

1	CULTURED STONE
2	WOOD PANEL CLADDING - STAINED
3	WOOD - STAINED
4	GLASS CLADDING
5	ALUMINUM STOREFRONT
6	METAL CORNICE - FLASHING
7	WOOD COLUMN - STAINED
8	ALUMINUM STOREFRONT - BLACK FINISH
9	METAL & GLASS CANOPY - BLACK FINISH
10	CONCRETE BRICK - PAINTER SIGNAGE
11	METAL DOOR - PAINTER SIGNAGE
12a	METAL DOOR - OH DOOR - PAINTED BLACK
12b	WOOD FIBER CEMENT BOARD
13	WOOD FIBER CEMENT BOARD
14	CONCRETE
15	WOOD
16	WOOD TRELLIS - BLACK FINISH
17	METAL TRELLIS

**ISSUED FOR REZONING**

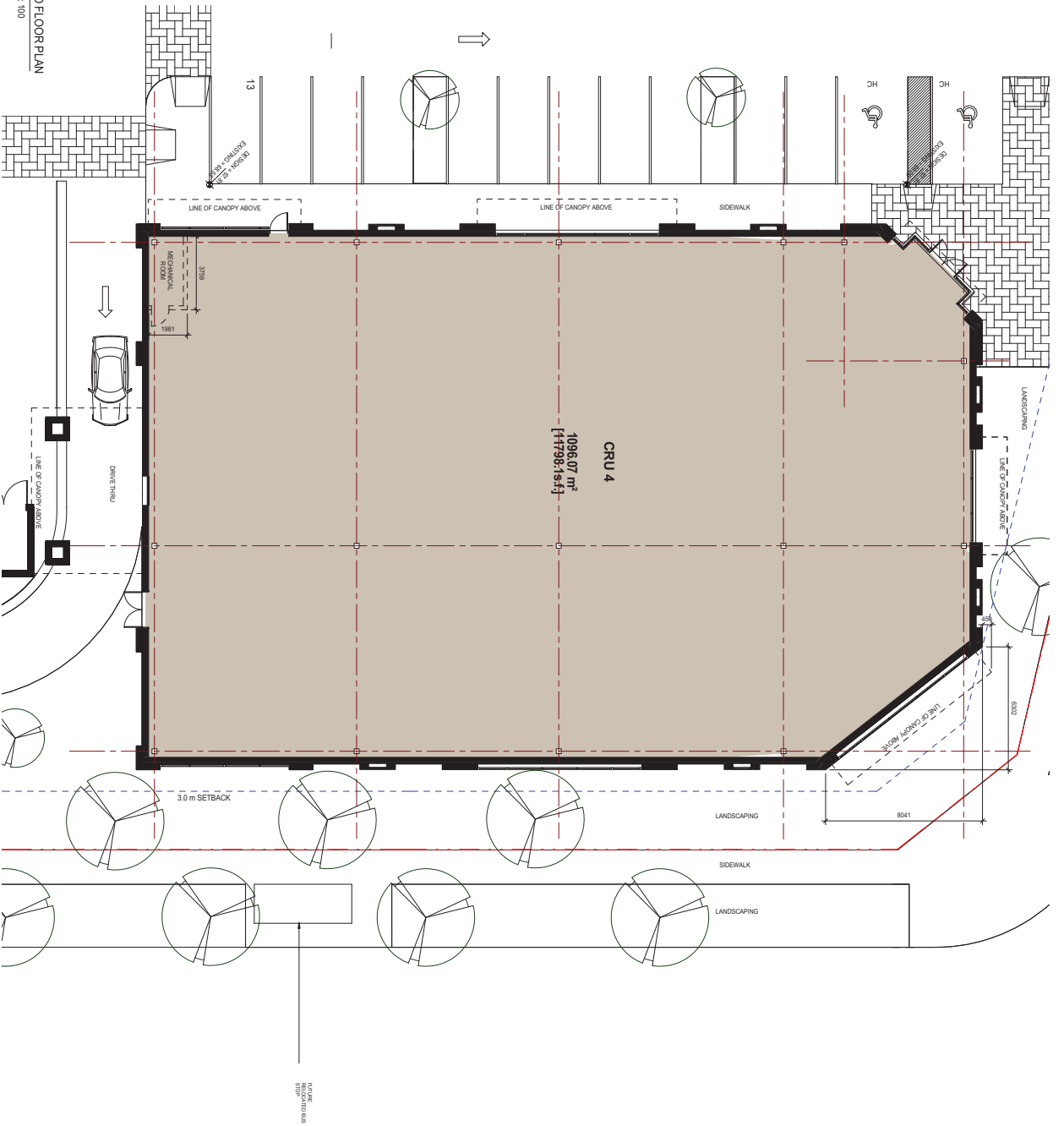
**CRU 3 FLOOR PLAN & ELEVATIONS**  
King George Highway  
Commercial Development  
Surrey, B.C.

DP-10  
07/05/11  
9273





1 GROUND FLOOR PLAN  
SCALE: 1:100

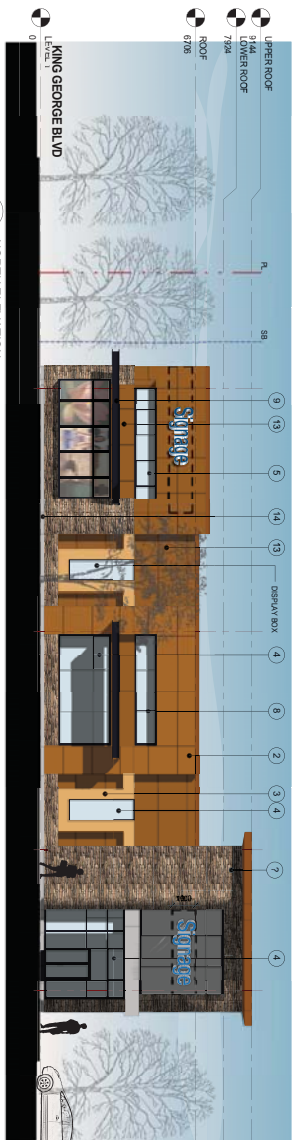


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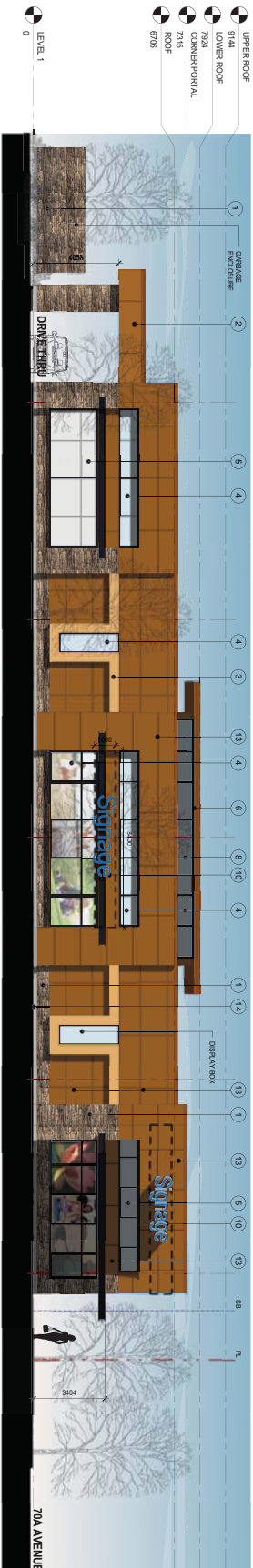
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King George Highway  
Commercial Development  
Surrey, B.C.

**DP-11**  
02/17/11  
9273

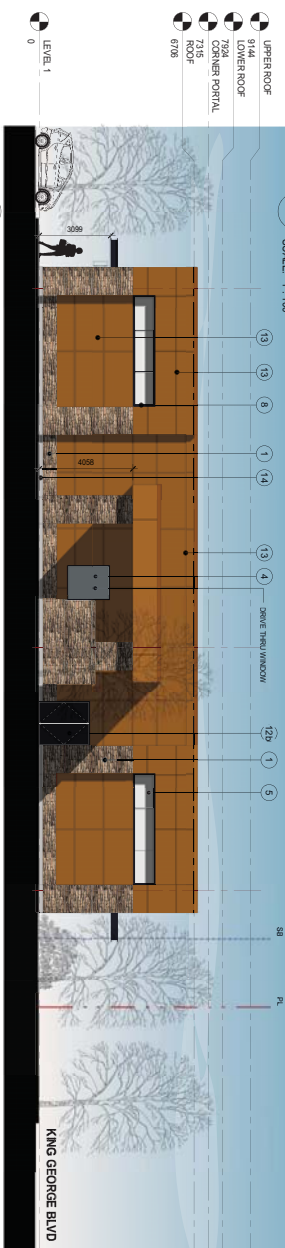




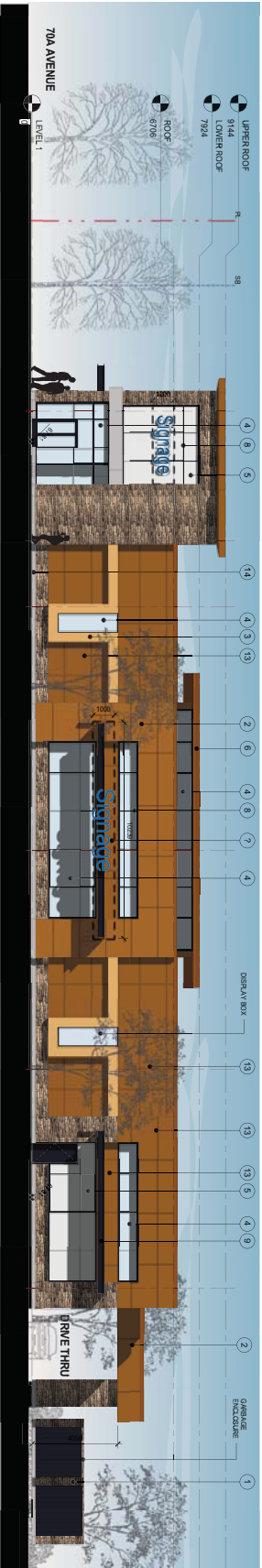
2 NORTH ELEVATION  
SCALE: 1:100



3 EAST ELEVATION  
SCALE: 1:100

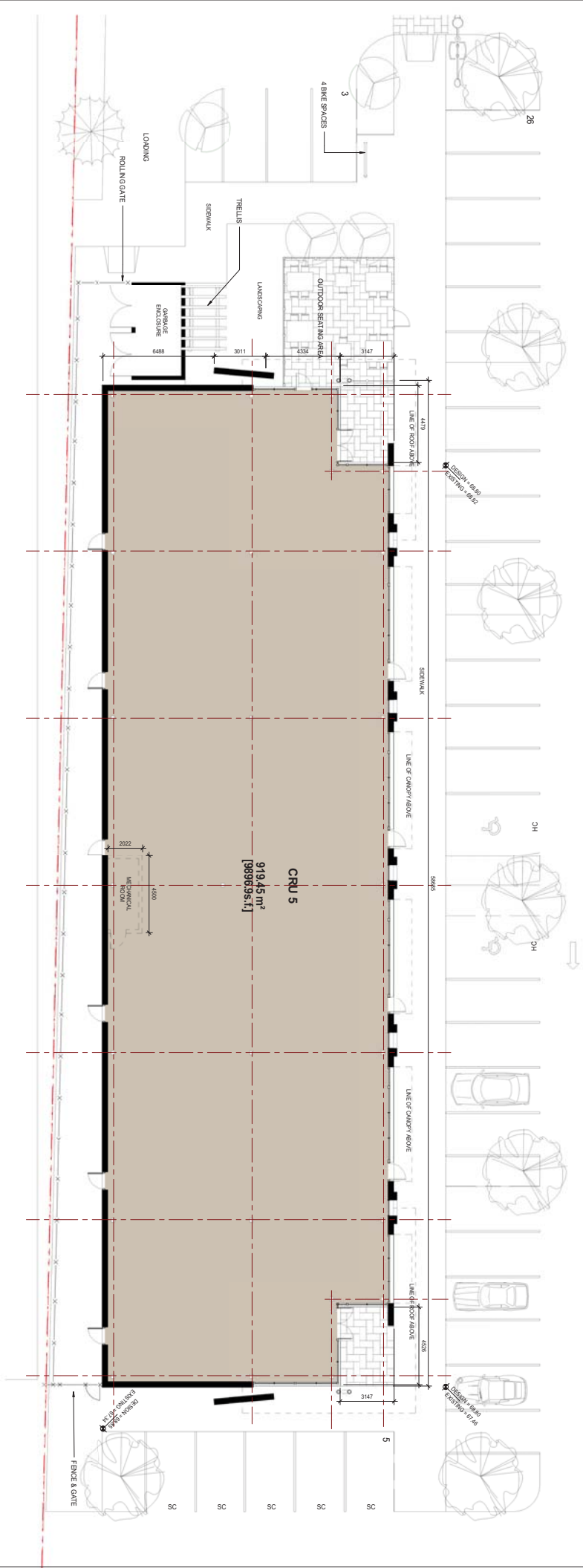


4 SOUTH ELEVATION  
SCALE: 1:100



1 WEST ELEVATION  
SCALE: 1:100

MATERIAL LEGEND	
1	CULTURED STONE
2	WOOD PANEL CLADDING - STAINED
3	WOOD - STAINED
4	CLEAR GLAZING
5	PAINTED BRASS FINISH
6	METAL FINISH - STAINLESS STEEL
7	WOOD COLUMN - STAINED
8	ALUMINUM STOREFRONT - BLACK FINISH
9	METAL & GLASS CANOPY - BLACK FINISH
10	INDIVIDUAL CHANNEL LETTERS/SIGAGE
11	WOOD PANEL CLADDING - STAINED
12a	METAL DOOR ON DOOR - PAINTED BLACK
12b	METAL DOOR ON DOOR - PAINTED GRAY
13	WOOD FIBER CEMENT BOARD
14	CONCRETE
15	BRICK - BLACK FINISH
16	METAL TRELLIS
17	WOOD TRELLIS

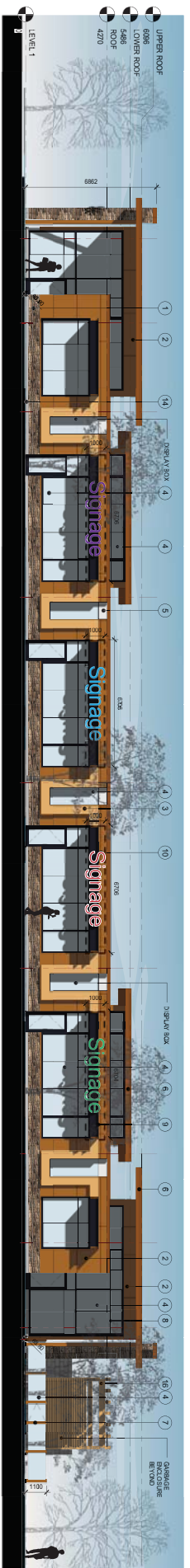


1 GROUND FLOOR PLAN  
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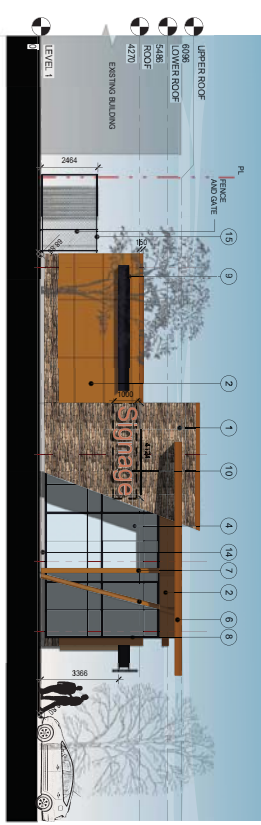
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**CRU 5 FLOOR PLAN**  
King George Highway  
Commercial Development  
Surrey, B.C.

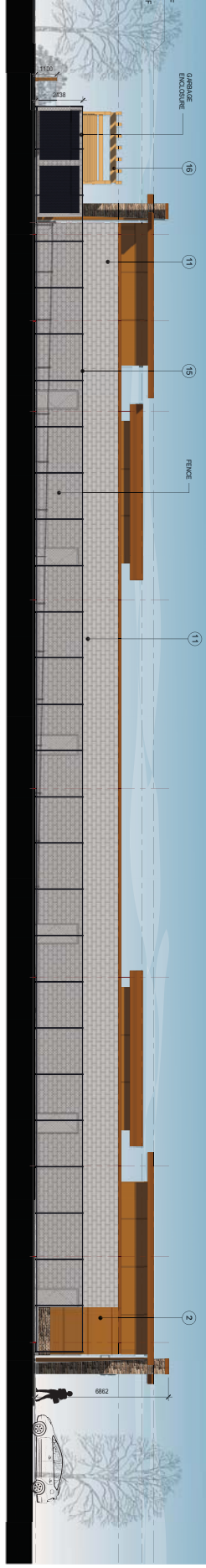
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02/17/11  
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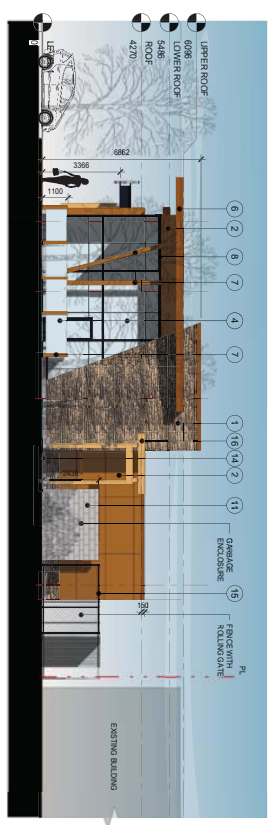
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Scale: 1:100



2 EAST ELEVATION  
Scale: 1:100



3 SOUTH ELEVATION  
Scale: 1:100

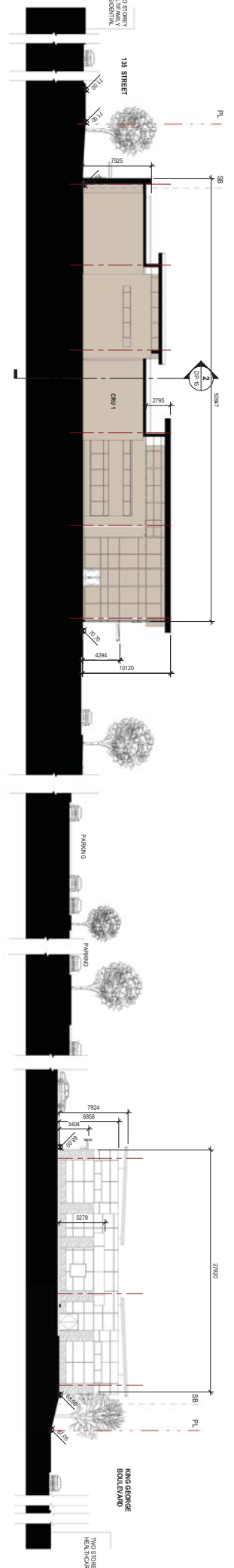


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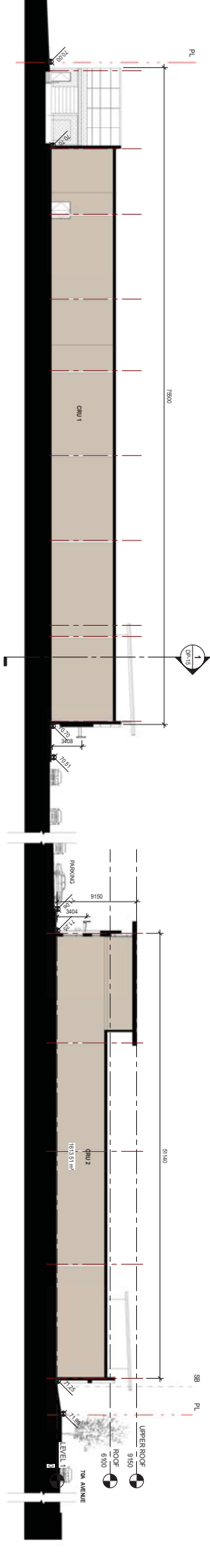
**MATERIAL LEGEND**

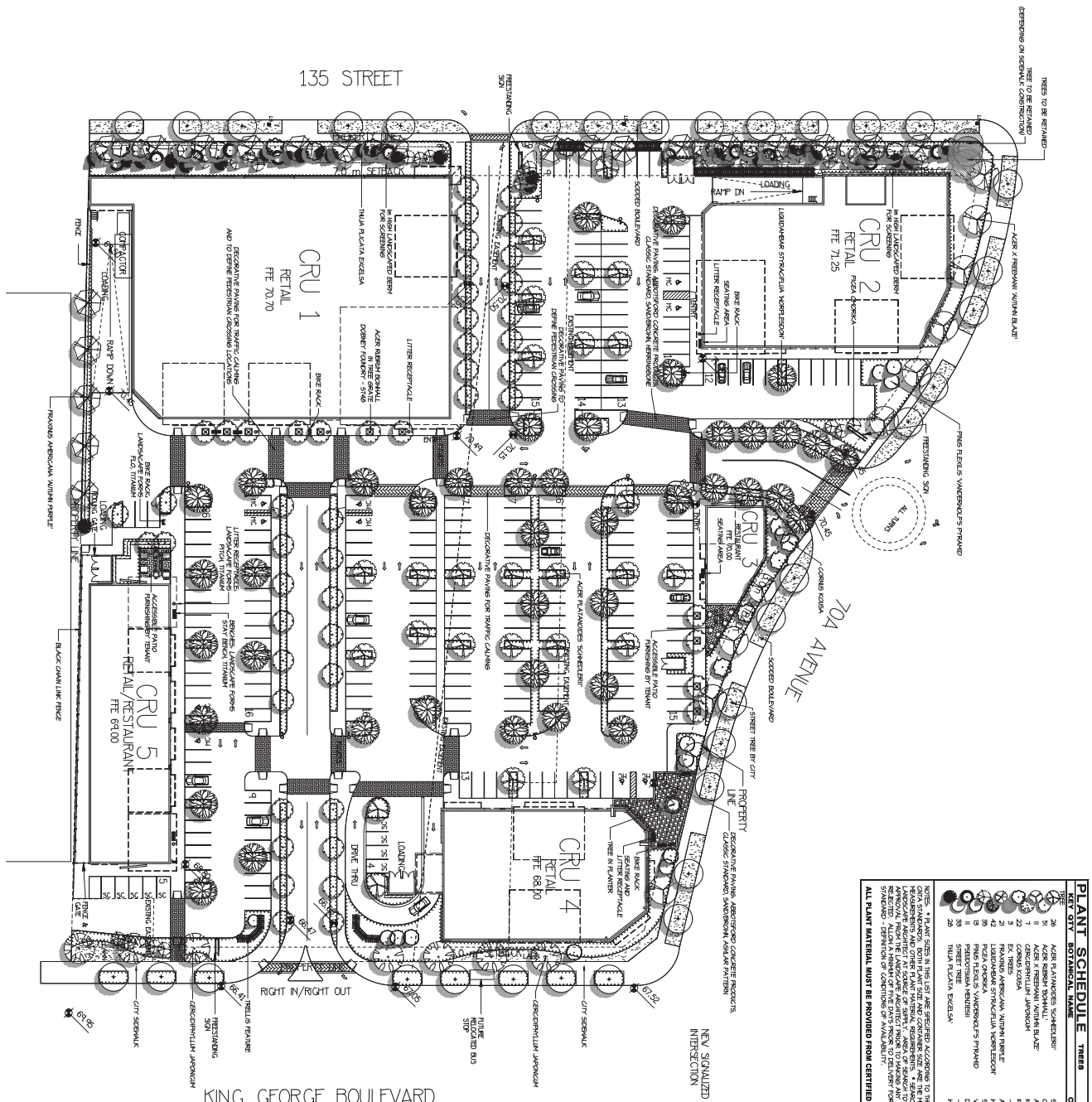
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2	WOOD PANEL CLADDING - STAINED
3	CLEAR GLAZING
4	CLEAR GLAZING
5	SPANDEL GLAZING
6	METAL CORNICE / FLASHING
7	WOOD COLUMN - STAINED BLACK FINISH
8	METAL & GLASS CANOPY - BLACK FINISH
9	GLASS
10	INDIVIDUAL CHANNEL LETTER SIGNAGE
11	CONCRETE BLOCK - PAINTED
12	METAL DOOR ORH DOOR - PAINTED BLACK
13	WOOD FIBER PAINTED GRAY
14	CONCRETE
15	CHAIN LINK FENCE - BLACK FINISH
16	WOOD TRELLIS
17	METAL TRELLIS

**1 EAST / WEST SITE SECTION**  
 DP-15 SCALE: 1:200



**2 NORTH / SOUTH SITE SECTION**  
 DP-15 SCALE: 1:200





PLANT SCHEDULE	TREES	COMMON NAME	PLANTING SIZE / REMARKS
1	ACER BERRY TOWHILL	COLUMBIA HAWK	60" CAL. 21' 5" DB
2	ACER BERRY TOWHILL	ALBION BLAZE HAWK	60" CAL. 21' 5" DB
3	ACER BERRY TOWHILL	KODIA DOBSON	20" HT. BUSH 10" DB
4	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
5	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
6	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
7	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
8	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
9	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
10	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
11	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
12	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
13	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
14	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
15	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
16	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
17	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
18	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
19	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB
20	ACER BERRY TOWHILL	ACER BERRY TOWHILL	60" CAL. 21' 5" DB

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER STANDARD ARE NOT TO BE USED FOR THIS PROJECT. PLANTING SIZES SPECIFIED AS PER STANDARD ARE NOT TO BE USED FOR THIS PROJECT. PLANTING SIZES SPECIFIED AS PER STANDARD ARE NOT TO BE USED FOR THIS PROJECT. PLANTING SIZES SPECIFIED AS PER STANDARD ARE NOT TO BE USED FOR THIS PROJECT.

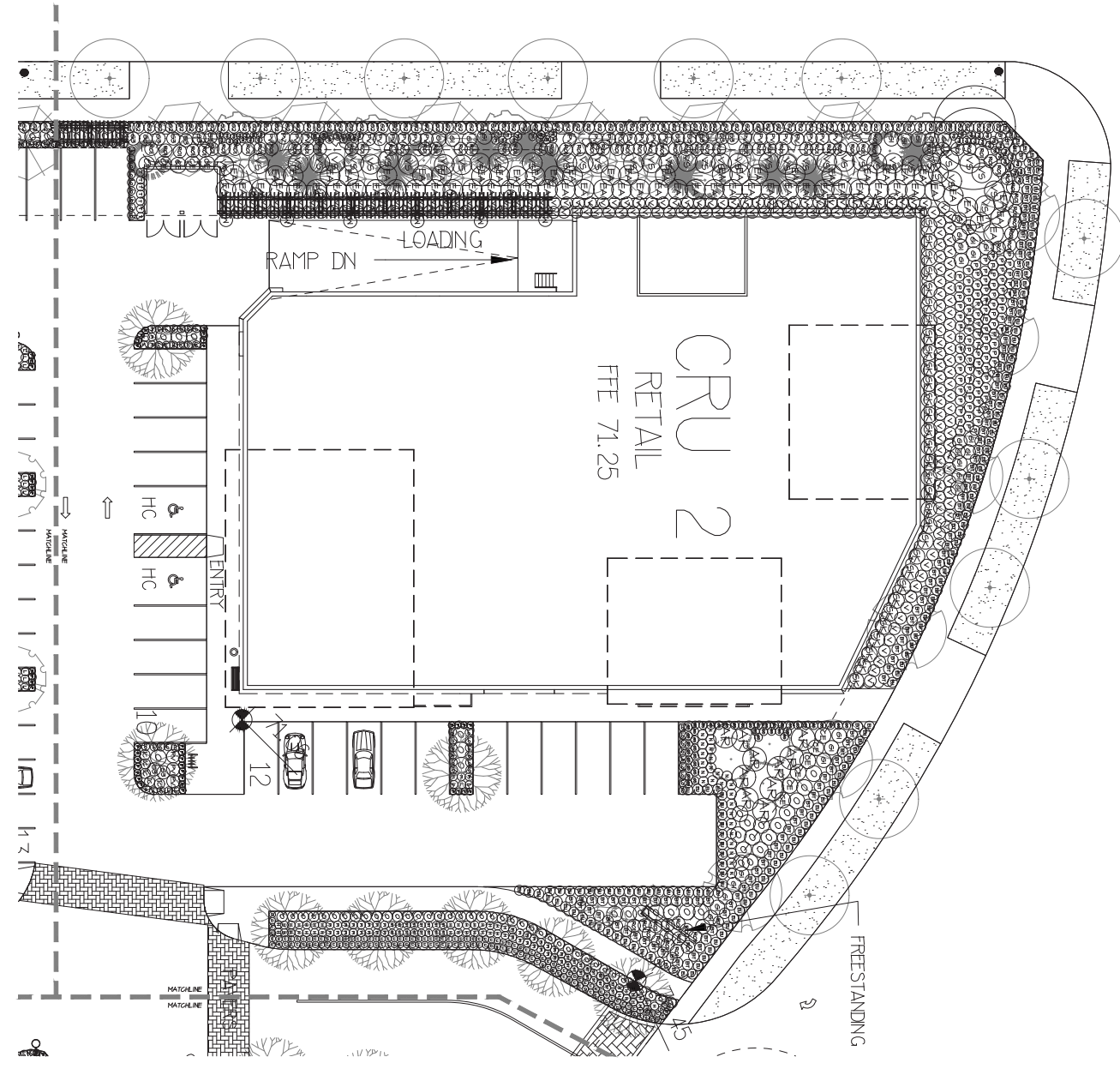


DRAWING TITLE  
**LANDSCAPE PLAN**  
 DATE: 12/01/2019  
 SCALE: 1/4" = 1'-0"  
 DRAWN: BMMK  
 DESIGN: BMMK  
 CHECK: KBT

PROJECT  
**COMMERCIAL DEV.**  
**135TH ST & KING GEORGE HWY.**  
**SURREY, BC**

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 landscape architects  
 A Corporation  
 J.D. McNeil & Associates Ltd.  
 11800 135th Street  
 Surrey, BC V4N 1V5  
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NO.	DATE	REVISION DESCRIPTION	BY	CHK
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18	10/20/20	REVISED	DM
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20	10/20/20	REVISED	DM

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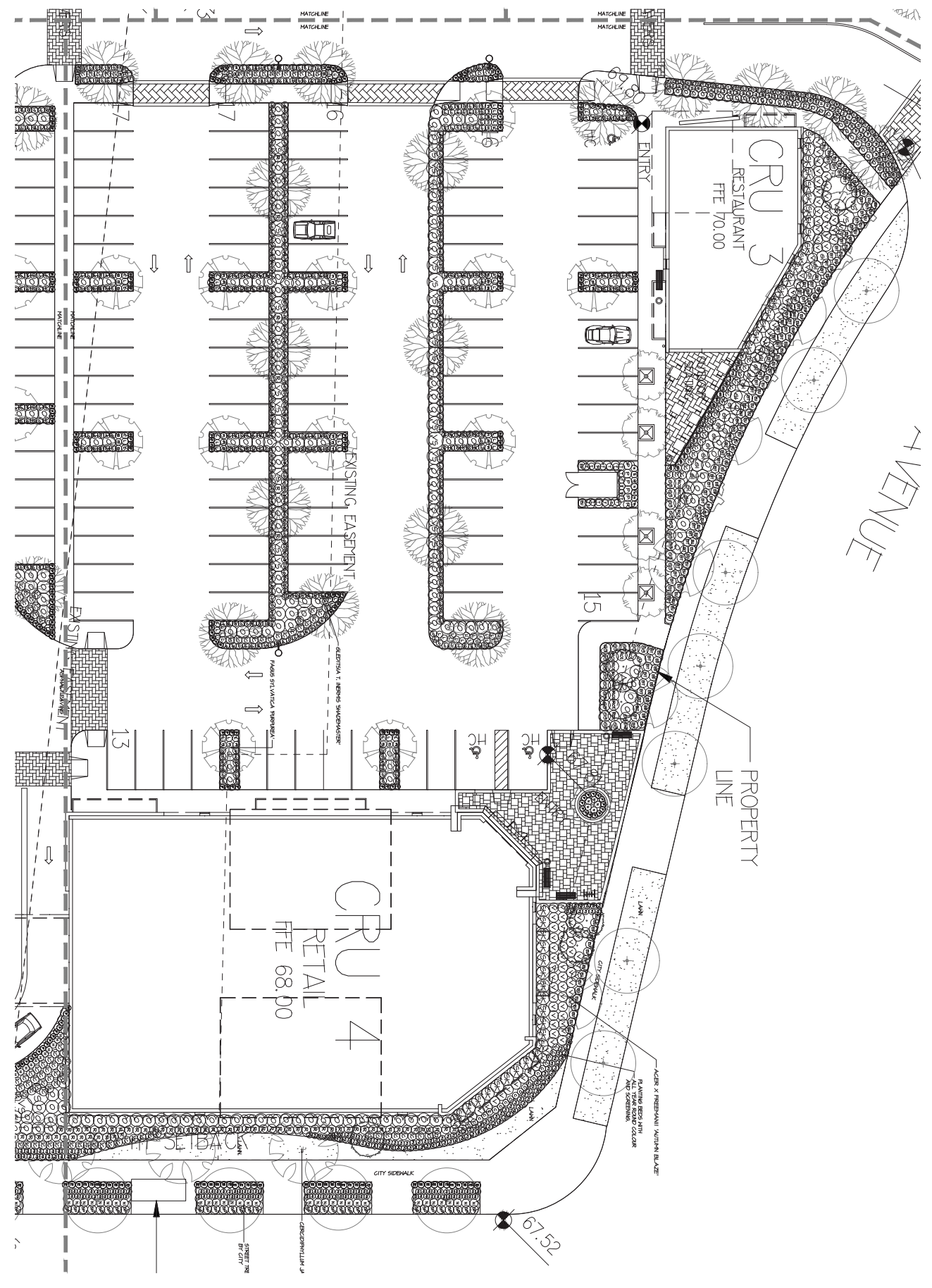
PROJECT  
**COMMERCIAL DEV.**  
**135TH ST. & KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE  
**SHRUB ENLARGEMENT**

DATE: 10/20/20  
 SCALE: 1/8"=1'-0"  
 DRAWN: BKMK  
 DESIGN: BKMK  
 CHECK: KCV

DWG PROJECT NUMBER: 10-28  
 OF 7

1028-42P



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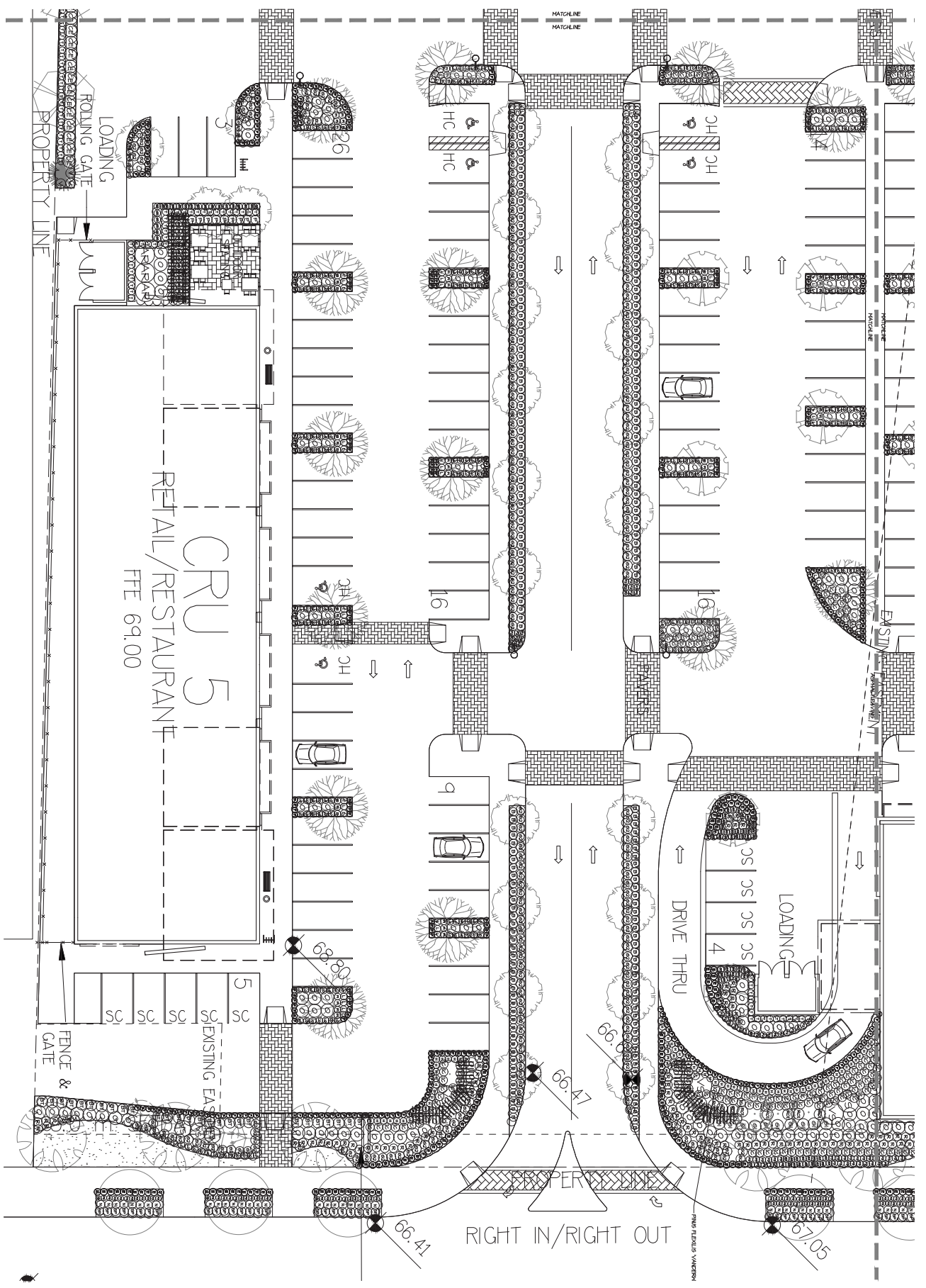
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PROJECT:  
**COMMERCIAL DEV.**  
**195TH ST. & KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
**SHRUB ENLARGEMENT**  
DATE: 1/20/25  
SCALE: 1/8"=1'-0"  
DRAWING NUMBER:  
**L3**  
DRAWN: BKMK  
DESIGN: BKMK  
CHECK: KCV  
DWG PROJECT NUMBER:  
**10-128**

10-128-42P OF 7



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PROJECT:  
**COMMERCIAL DEV.**  
**135TH ST. & KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE:  
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**ENLARGEMENT**

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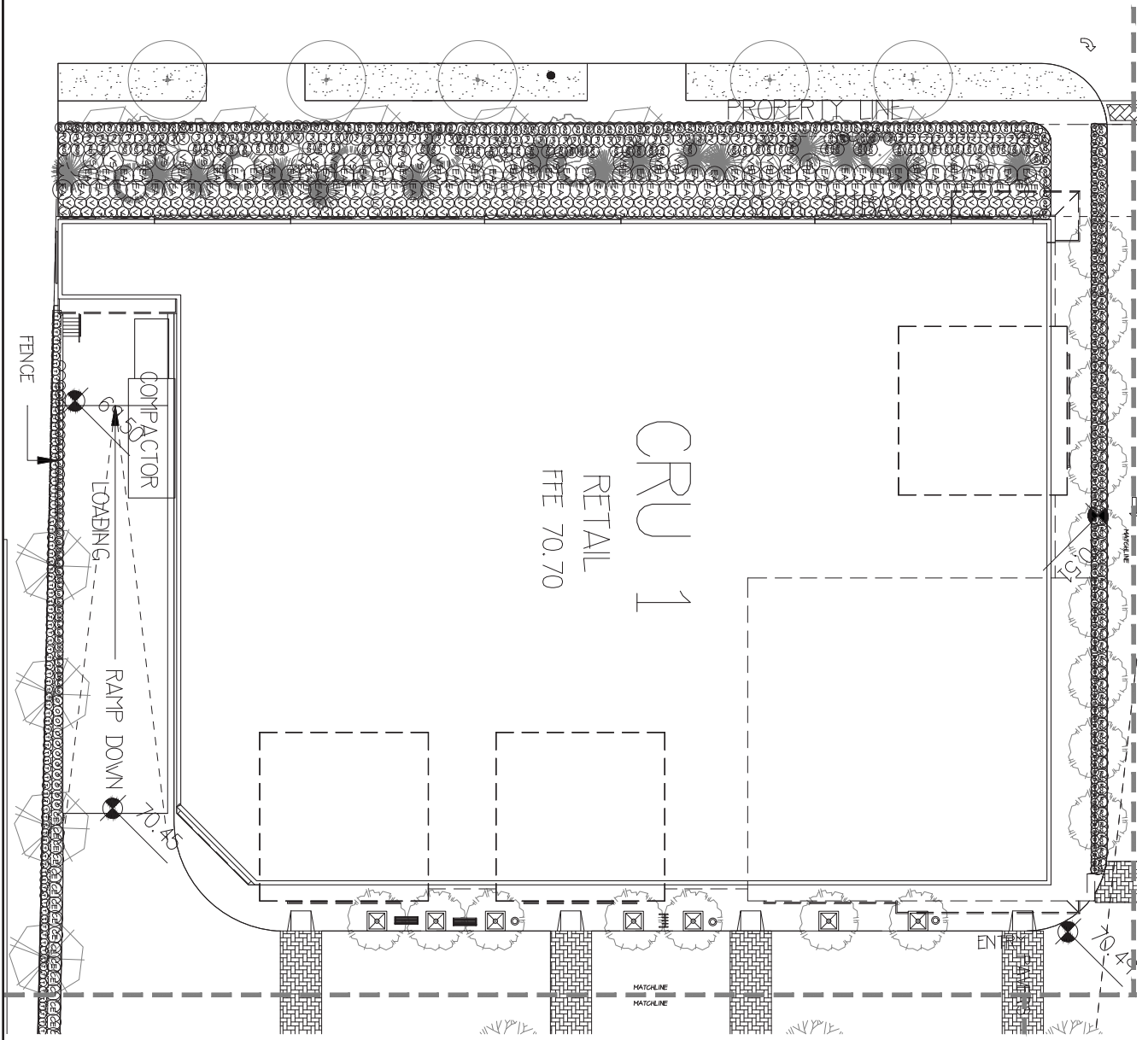
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135 STREET



1028-42P

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PROJECT:  
**COMMERCIAL DEV.**  
**135TH ST. & KING GEORGE HWY.**  
**SURREY, BC**

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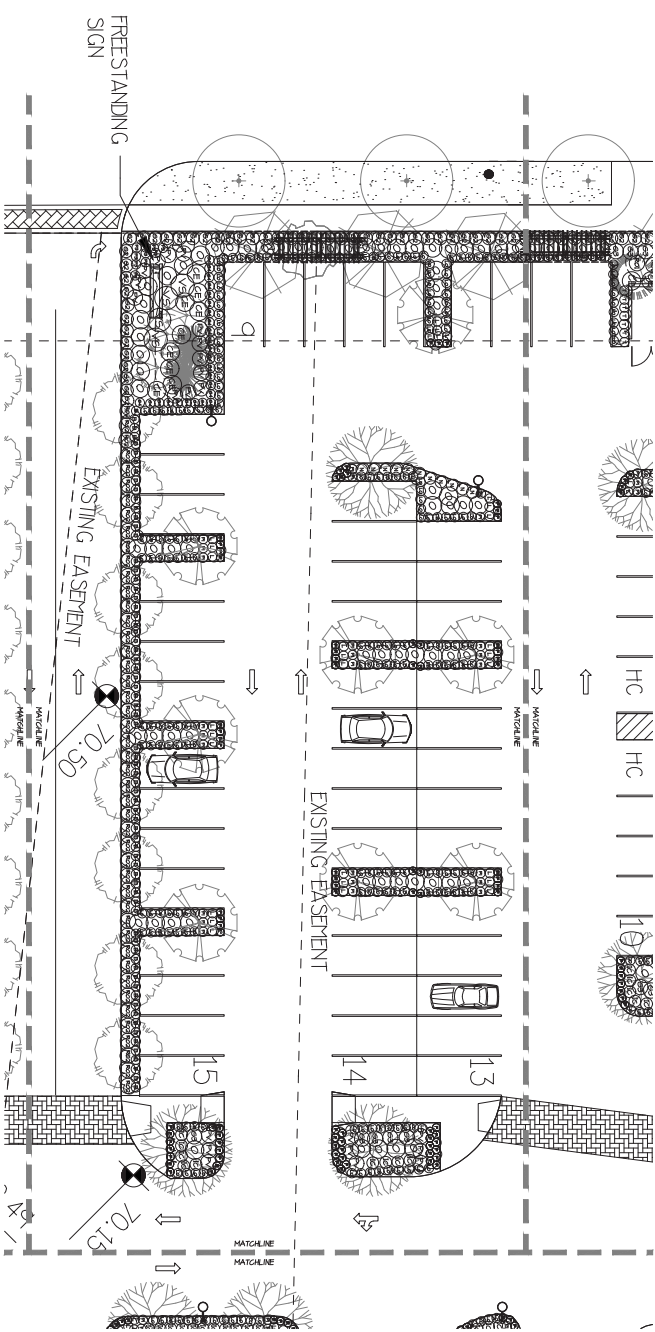
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10		ISSUE FOR PERMIT	DM

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**PLANT SCHEDULE SHRUBS**

SYMBOL	SYMBOL NUMBER	COMMON NAME	DMG JOB NUMBER TO 128
14	ASERIS NERCO COMPACTA	CONWAY STRAWBERRY BUSH	95 POT 30CM
15	BAND NORDMANTIA VIBRANS 60"	LITTLE-LEAF BOX	95 POT 40CM
16	CONIS ALBA TESSANTISSIMA	VANILLA WIP SHRUB BOBACCO	95 POT 30CM
17	LEX ORBICULA COMPACTA	JAPANESE HELLY	95 POT 30CM
18	MANNA CORONATA THE FICHER	DMAR HAZELNUT BARKCO	95 POT 30CM
19	FRAXINA LAMOROSUS VITO LINDEN	OTTO LINDEN LABEL	95 POT 30CM
20	ROSA TONIA VITELLAR	ROSA VITELLAR ROSE PINK	95 POT 40CM
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100	ROSA PRINCESS CHARLES ALBINE	ROSA PRINCESS CHARLES ALBINE	95 POT 40CM

NOTES: 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINERS SIZES SPECIFIED AS PER OTHER DRAWINGS. 2. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. A NUMBER OF PLANTS PER CONTAINER OR PER ORDER SHOULD BE SPECIFIED. 3. AREA OF ORDER TO INCLUDE: CONCRETE WALK AND ROADS, WALLS, SUBSTITUTIONS, GREEN WORTH RELATED. 4. ALTERNATIVE NUMBER OF PLANTS FROM TO DELIVER FOR RELATED TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DETERMINATION OF EQUIVALENCY. 5. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NO	DATE	REVISION DESCRIPTION	DR
1	10/20/20	REVISED PER COMMENTS	DM
2	10/20/20	REVISED PER PLAN	DM
3	10/20/20	REVISED PER PLAN	DM

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Phone: 604.681.1111  
Fax: 604.681.1112

PROJECT: COMMERCIAL DEV.  
135TH ST. & KING GEORGE HWY.  
SURREY, BC

DRAWING TITLE:	SHRUB ENLARGEMENT
DATE:	1/20
SCALE:	1:50
DRAWN BY:	DM
DESIGN BY:	DM
CHECK BY:	DM
DWG PROJECT NUMBER:	10-128
OF 7	

1028-128



LANDSCAPE BUFFER



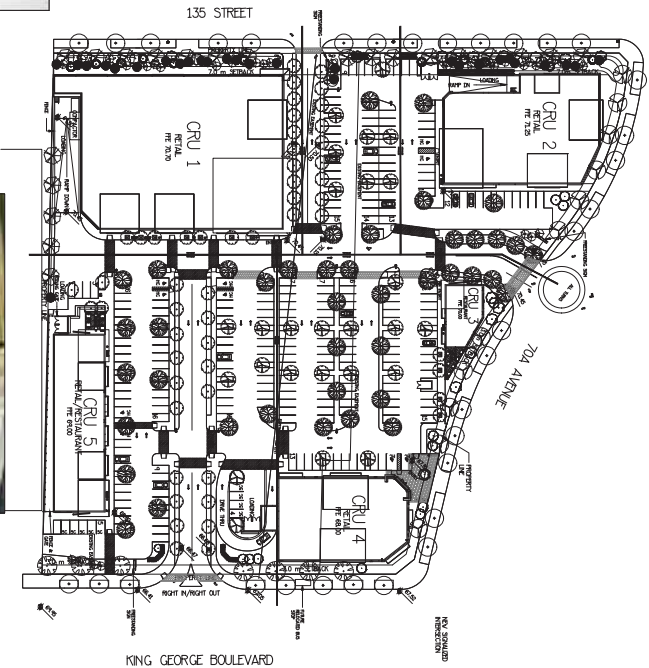
TREE LINE BOULEVARD



FOUNDATION PLANTING AGAINST BUILDING



PARKING LOT ISLANDS



KING GEORGE BOULEVARD



PAVING CROSSINGS



BIKE RACKS



BENCHES



LITTER RECEPTACLES

NO	DATE	REVISION/DESCRIPTION	DR
1		ISSUE FOR PERMIT	DM
2		REVISED PER PLAN	DM
3		REVISED PER PLAN	DM
4		REVISED PER PLAN	DM

**DMG**  
 landscape architects  
 A Partnership of  
 J.D. MORSE & ASSOCIATES LTD.  
 PROSCOTT & ASSOCIATES LTD.  
 MAY CHAN YIP CONSULTANTS LTD.  
 Suite C109, 11455 5th Street Drive  
 Burnaby, British Columbia  
 V5C 6G9  
 PH: (604) 291-2424 FAX: 604-292-8723

PROJECT: **COMMERCIAL DEV.**  
**135TH ST. & KING GEORGE HWY.**  
**SURREY, BC**

DRAWING TITLE: **LANDSCAPE IMAGES**

DATE: ILM/MS  
 SCALE: 1/8"=1'-0"  
 DRAWN: BMM/MS  
 DESIGN: BMM/MS  
 CHECK: KZY  
 DRAWING NUMBER: **L7**  
 SHEET NUMBER: **OF 7**  
 LAND PROJECT NUMBER: **10-128**

APPENDIX III

---

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

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

DATE: **July 4, 2011** PROJECT **7808-0222-00**  
FILE:

---

RE: **Engineering Requirements (Commercial)  
Location: 6965 King George Boulevard (KGB)**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate King George Blvd (42 m) and 70 Avenue Connector (24 m);
- register SRW along KGB and 70 Avenue Connector for roadway features, and within Lot 2 for access and drainage corridor; and
- complete 70A Avenue road closure and purchase of surplus road dedication.

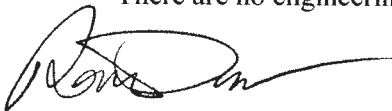
***Works and Services***

- provide cash-in-lieu contribution for future traffic signal at 70 Avenue Connector/KGB;
- construct raised median with turning bay, and bus bay with ultimate boulevard features on KGB;
- build 70 Avenue Connector complete with raised median and turning bay at KGB;
- upgrade east half of 135 Street for site frontage;
- install diversion storm sewer, watermain, and sanitary sewer to service the site; and
- address environmental mitigation from previous service station on the lands.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Acting Development Services Manager

KH

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: TBD  
Project Location: 70A Avenue and 135 Street  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

The dominant trees include an "L" shaped hedgerow of Douglas-fir at the northeast corner, two mature Douglas-fir at the west end and two large ornamental species (English oak and false acacia). The trees are generally of moderate structure and health although a number have been topped previously. Ivy has begun to impact trees along the south end as well.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	98 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	65 (C)
Number of Protected Trees to be retained (A-C)	33 (D)
Number of Replacement Trees required (5 alder and cottonwood X 1 and 60 others X 2)	125 (E)
Number of Replacement Trees proposed	TBD (F)
Number of Replacement Trees in deficit (E-F)	TBD (G)
Total number of Prot. and Rep. Trees on site (D+F)	TBD (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

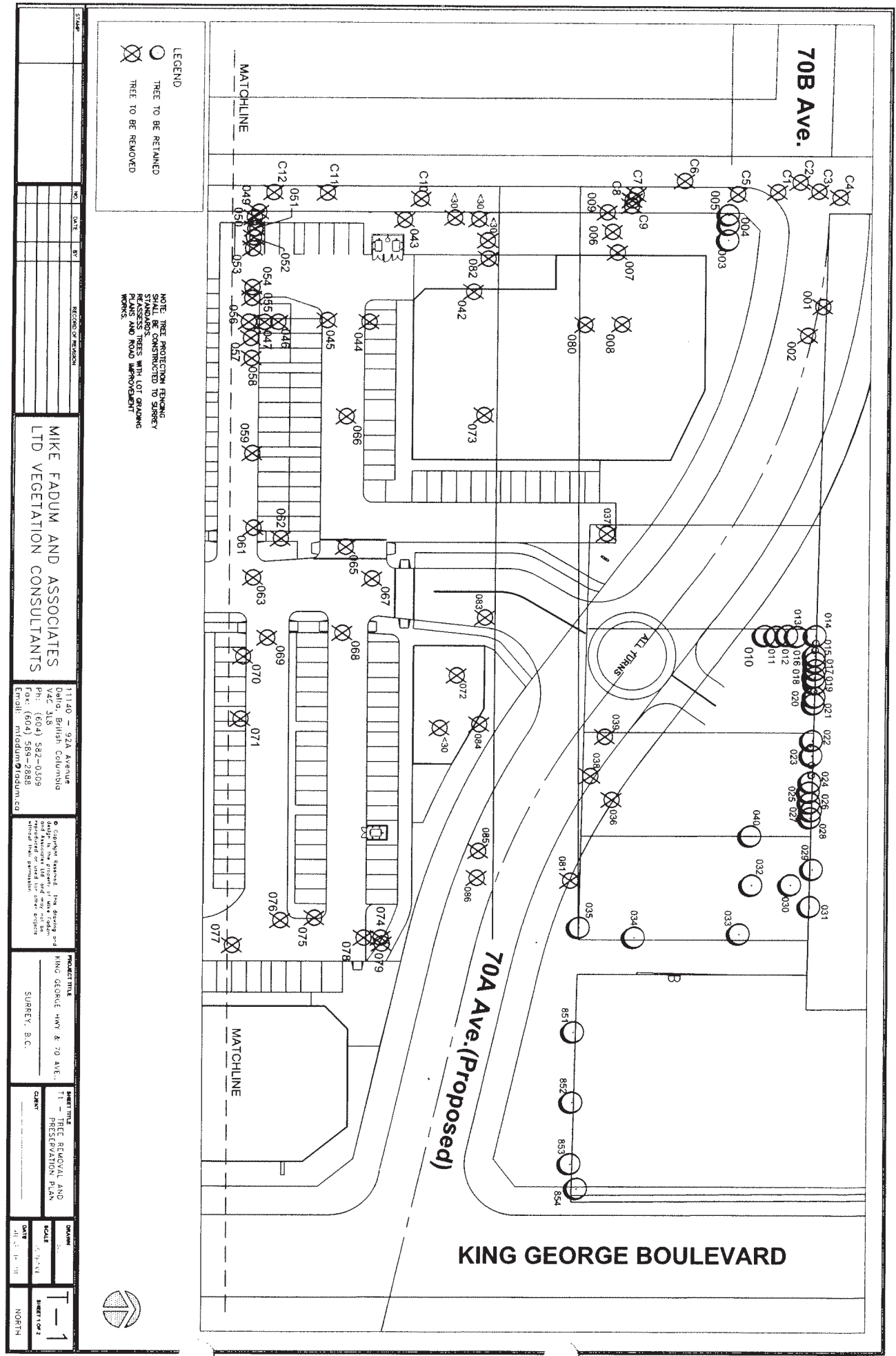
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: January 31, 2011





LEGEND  
 ○ TREE TO BE RETAINED  
 ⊗ TREE TO BE REMOVED

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MEET ALL APPLICABLE STANDARDS. REASSESS TREES WITH LOT GRADING, EROSION CONTROL AND ROAD IMPROVEMENT WORKS.

MIKE FADUM AND ASSOCIATES  
 LTD VEGETATION CONSULTANTS

11140 - 92A Avenue  
 Delta, British Columbia  
 V4C 3L8  
 Ph: (604) 582-0309  
 Fax: (604) 589-2888  
 Email: mifadum@fadium.ca

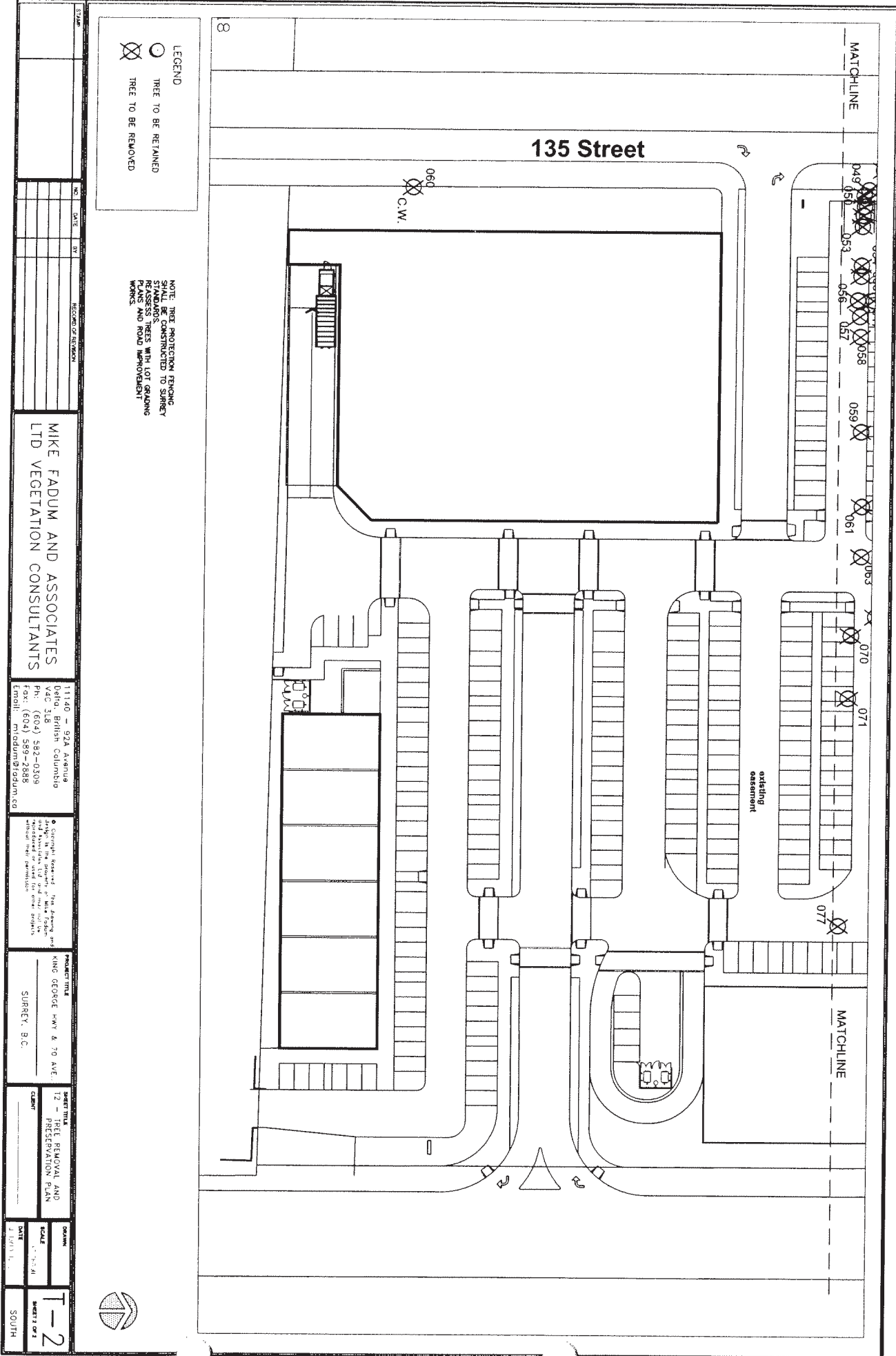
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PROJECT TITLE  
 KING GEORGE HWY & 70 AVE.,  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN BY: T-1  
 SCALE: 1:100  
 DATE: 11-14-11  
 SHEET 1 OF 2  
 NORTH





LEGEND  
 ○ TREE TO BE RETAINED  
 ⊗ TREE TO BE REMOVED

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURVEY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS AND ROAD IMPROVEMENT WORKS.

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PROJECT TITLE  
 KING GEORGE HWY & 70 AVE.  
 SURREY, B.C.

SHEET TITLE  
 12 - TREE REMOVAL AND PRESERVATION PLAN

SCALE  
 1" = 10'-0"

SHEET 2 OF 2  
 SOUTH

**Chair:**

L. Mickelson

**Guests:**

D. Clarke, Kasian Architecture  
M. Chan-Yip, DMG Landscape Architects

**Staff Present:**

T. Ainscough, Planning & Development  
H. Bello, Planning & Development  
J. Hunter, Legislative Services

**Panel Members:**

R. Bernstein  
R. Ciccozzi  
S. Lyon  
J. Makepeace  
Cpl. M. Seale

D., Porte Development  
V. Setton, Porte Development  
J. Chaput, Porte Development  
M. Mitchell, DMG Landscape Architects

## APPENDIX V

### A. RECEIPT OF MINUTES

It was Moved by J. Makepeace  
Seconded by R. Bernstein  
That the minutes of the Advisory Design  
Panel meeting held on February 3, 2011 be received.  
Carried

### B. SUBMISSIONS

4:00 PM

1. File No.: 7908-0222-00  
New or Resubmit: New  
Description: Development Permit for retail development  
Address: 6965 King George Boulevard et al., Surrey  
Developer: Brent Sawchyn  
Architect: Deanna Clarke (Kasian Architecture)  
Landscape Architect: DMG Landscape Architects  
Planner: Ron Gill  
Urban Design Planner: Hernan Bello

The Urban Design Planner presented background information and an overview of the proposed project and highlighted the following:

- The proposed King George Shopping Centre is located at the southwest corner of King George Boulevard (KGB) and 70A Ave.
- The site is located in the Newton Town Centre area
- A redeveloped bus exchange is proposed for the area and there has been a recent application for a bingo hall just north of the site
- A key requirement for the applicant is to make provision for the future road alignment of 70A Avenue
- The location for shared vehicle access to the site at the south will be incorporated



- Staff have no major concerns and believe the proposal is a good one

The Project Architect presented an overview of the site analysis, streetscapes, site plan, design inspiration, site sections, schematic building details and sustainability features and highlighted the following:

### **General**

- The proposed development has 7,410 square metres in building area on 6.4 acres
- The proposed uses include retail and restaurant
- There are three site access points located on 70 A Avenue, King George Boulevard, and 135 Street
- 2 free standing pylon signs and 1 small monument sign are proposed
- Pedestrian access provided at each entry and a new bus shelter pad on KGB
- Vehicle circulation includes 2 major drive aisles; major pedestrian circulation is on drive aisles
- Location of pedestrian paths is defined by decorative pavers and cross walks, including curb letdowns
- Bike parking is provided in front of 4 of the buildings

### **Streetscapes**

- Height and massing blend with surrounding commercial buildings
- Buildings are separated on site and pulled to the edge of the street to provide a more urban street edge, with 3 meter setbacks
- Adjacent to amenity area - larger 7.5m setback with berm and landscape buffer are provided to soften
- Renderings are provided from various points of view

### **Site Plan**

- 3 outdoor amenity spaces are provided – 2 patio spaces and a gathering space with wood trellises are located on entry corners and act as a buffer to loading zone
- Generous landscaping on site

### **Design Inspiration**

- Contemporary clean lines and larger format commercial glazing
- Roof articulation with higher roof at entry points and clerestory window elements
- Lifestyle display windows are located on street frontages to provide visibility and activate the street

### **Site Sections**

- Sections show large format building massing and how it relates to residential across 135 Street
- Smaller CRU pads feature prominent entries and alternating storefront glazing and wood panel along retail frontages
- 2 building types have common building features, e.g., recesses, glazed entries, wood, cultured stone, and pop up roofs with clerestory windows, stained wood display box, and stained wood trellis

**Schematic Building Details**

- Free standing sign and monument sign

**Sustainability**

- Generous day lighting into interior - including clerestory glazing facing north to maximize light
- Recycled materials
- Landscaping to mitigate storm water runoff
- Using waste heat from grocery store

**The Landscape Architect made the following comments:**

- Strong green edge provided around the site, with tree planting and shrubs on 70A Ave. and King George Blvd.
- Shrub and tree species include evergreen, flowering, perennial and ornamental at various places
- Internal street trees provide shade canopy
- Species at 70A Ave. selected to provide distinct and pedestrian friendly character along edges
- Conifers for year round greenery; smaller scale, flowering trees and shrubs add colour
- Strong pedestrian connections are provided from 70A Ave. and KGB and 135 St.; connections are generous to allow pedestrians safe movement
- Site furniture provided throughout including bike racks
- Along 135 St.- increased planting to allow residents across street to have more greenery when looking out, supplemented by berming on that side
- Lots of greenery, trellis elements and vines provided to screen loading zone
- Over 300 trees and 7500 shrubs on site

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW****6965 King George Boulevard et al., Surrey****File No. 7908-0222-00**

It was

Moved by J. Makepeace

Seconded by S. Lyon

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning and Development Department.

Carried**STATEMENT OF REVIEW COMMENTS****General**

- Well thought out presentation.
- Appreciate the work that went into written rationale, it makes sense and is useful to understand the project.
- Arrangement of buildings on site, detailing, materials - all very good.

- Project will be a very positive addition.
- This is a well designed shopping centre.

### **Context and Site Planning**

- Provide sidewalk links from King George Highway to CRU#4 and between CRU#4 and CRU#5.
- At CRU#1 the sidewalk is getting a bit tight between the edge of planter and CRU.
- Exit on 135 St. / safety concerns - landscaping on 135 St. could block visibility at the vehicle entry; pull back landscape to provide better visibility especially given the residential project across the street.
- Pedestrian network – consider strengthening the continuous walking loop linking all the buildings, so that it is not necessary to walk between vehicles.

### **Form and Character**

- Elevations – consider more window area at CRU#1 and CRU#2. Windows are a good thing for liveability of the area.
- CRU#1 - consider more opportunity to see food preparation or food displays.
- Recommend more variation in the bigger CRUs – CRU#3 is successful in terms of wood supports and angled stone walls; there is exuberance that isn't transferred over to bigger CRUs.
- Upstand height below retail windows – too high in places.
- Wood panel product - how are joints going to be dealt with? Detailing will be important. Why go to the extent to have wood and concrete the same colour?
- Wood is not necessary and could present maintenance problems.
- Consider providing more weather protection for pedestrians as they move from CRU#5 to CRU#1. Weather protection should be more continuous.
- Brown colour - brown colour appears excessive; consider providing a little more life on a rainy day, more variation.
- Signage looks traditional in terms of type and size. Consider signage to address pedestrians and more varied signage, e.g., wall projection signs.

### **Landscaping**

- Commend landscape architect for the amount of tree coverage.

### **CPTED**

- No strong pre-existing crime trends to be concerned about. There is some illegal activity on 135 St. and individuals that move throughout the area.
- Concern regarding non-legitimate users cutting through the site. Ensure that pedestrian path design directs non-legitimate users out of the site.

### **Accessibility**

- Bicycle parking and walking allowance seems good.
- Appears to be adequate parking spots for disabled.
- Recommend having a 4 ft pathway between 2 disabled parking spaces.
- Recommend power doors at main entrances to each building.
- Patios – recommend that tables and benches be accessible for wheelchairs
- Walkways should have gradual rollovers at drive aisles.
- Walkways next to buildings should be minimum of 5 ft. wide.

**Sustainability**

- Would like to see more overhangs around perimeter to allow rain protection, to encourage walking, and to reduce solar loads.
- Architect proposes possible heat recovery from refrigeration equipment in grocery to help heat other buildings. This is great if provided, e.g., as a hybrid geothermal system to distribute energy to all buildings. There is a cost premium for this but with cooperation between consultants and building tenants it would be a great system.

**5:00 PM**

2.	File No.:	7910-0279-00
	New or Resubmit:	New
	Description:	Development Permit for apartment building (4-storey)
	Address:	14344- 60 Avenue, Surrey
	Developer:	Victor Setton
	Architect:	Harvey Hatch
	Landscape Architect:	DMG Landscape Architects
	Planner:	Ron Gill
	Urban Design Planner:	Hernan Bello

**The Urban Design Planner provided an overview of the project:**

- Context plan – the site is north of the current City Hall site and near a future park.
- The proposed land use is consistent with the plan for the area.
- Site is currently land locked at south until future road at 59A Ave. is constructed. Project will set precedent for the area.
- NCP - indicates future expansion of a nearby park and notes another nearby area as office park, but an application for a townhouse project has been received for that site.
- Pre-trial Services Centre expansion is proposed next to existing building on the City Hall site.
- External corridor – staff have discussed concerns regarding the exterior corridor with the applicant. Reservations include: durability, weather protection, appearance, potential for break and enter. The applicant is asked to respond to these concerns. The ADP is also asked to comment on this form of access.

**The Developers made the following comments:**

- Development company has had extensive experience in Surrey.
- Context – it was noted that there are different types of housing in the area. This form of apartment is proposed to offer some variety.
- Building form and character - common driveway is proposed to be shared with neighbour to east
- 81 secure parking spaces
- Land slopes 5% from south to north
- Bike storage in parking garage
- Amenity room - opens to internal courtyard; bike storage is provided on this

March 23, 2011

City of Surrey  
Planning and Development Department  
14245 - 56th Avenue,  
Surrey, BC  
V3X 3A2

Attention: Mr. Ron Gill  
Planner, South Surrey Section

Dear Mr. Gill:

**Subject: Responses to Advisory Design Panel (ADP) comments February 17<sup>th</sup>, 2011**

After reviewing the Advisory Design Panel comments we offer our responses to these comments below in ***bold italics***:

**Context and Site Planning**

- Provide sidewalk links from King George Highway to CRU#4 and CRU#5.

***KASIAN: Sidewalk links are provided from King George Highway to CRU#4 and CRU#5. An additional pedestrian connection has been added to connect CRU#4 and CRU#5 (see revised sheet DP-01 and DP-03).***

- At CRU#1 the sidewalk is getting a bit tight between the edge of planter and CRU.

***KASIAN: We have decreased the rear setback to 7m in order to accommodate a larger sidewalk on the east side of CRU#1 (see revised sheet DP-03 & DP-05). The width between the building piers and the planters on the east sidewalk is 2000mm (6' 7"). A minimum distance of 2300mm (7' 6.5") is provided between the building and the planters where there are no piers.***

- Exit on 135 St. / safety concerns - landscaping on 135 St. could block visibility at the vehicle entry; pull back landscape to provide better visibility especially given the residential project across the street.

***KASIAN: The landscaping at the entry/exit to 135<sup>th</sup> street has been pulled back to provide better visibility (see revised sheets L1, L5 and L6).***

- Pedestrian network – consider strengthening the continuous walking loop linking all the buildings, so that it is not necessary to walk between vehicles.

***KASIAN: An additional pedestrian connection has been added to connect CRU#4 and CRU#5 and to complete the pedestrian loop provided on site (see revised sheet DP-01 and DP-03).***

### Form and Character

- Elevations – consider more window area at CRU#1 and CRU#2. Windows are a good thing for liveability of the area.

***KASIAN: An additional section of windows has been added to the north facade of CRU#1 (see revised sheet DP-05 & DP-06). An additional two sections of windows have also been added to the north and east facades of CRU#2 (see revised sheet DP-08 & DP-09).***

- CRU#1 - consider more opportunity to see food preparation or food displays.

***KASIAN: An additional section of windows has been added to the north facade of CRU#1 for food display (see revised sheet DP-05 & DP-06).***

- Recommend more variation in the bigger CRUs – CRU#3 is successful in terms of wood supports and angled stone walls; there is exuberance that isn't transferred over to bigger CRUs.

***KASIAN: We feel that the proportions and level of detailing of the larger CRU's are appropriate for their size and use. Greater detail is afforded to the smaller CRU's as there is a more intimate connection between the building facade and the user.***

- Upstand height below retail windows – too high in places.

***KASIAN: The upstand height below the retail windows is 2' 6" which is common to retail developments.***

- Wood panel product - how are joints going to be dealt with? Detailing will be important. Why go to the extent to have wood and cement same colour?

***KASIAN: Although the wood panel and wood fibre cement panel will be stained/painted to match the same colour, the actual colour will look different. As stain on wood will be a lighter saturation than the paint on wood fibre cement.***

- Wood is not necessary and could present maintenance problems.

***KASIAN: We propose to use an engineered, edged glued, wood panel only near the entry of the CRU's. There is a distinct aesthetic/textural difference between the engineered wood panels and wood fibre cement panels.***

- Consider providing more weather protection for pedestrians as they move from CRU#5 to CRU#1. Weather protection should be more continuous.

***KASIAN: We feel it would be impractical to provide weather protection between CRU1 and CRU5.***

- Brown colour - brown colour appears excessive; consider providing a little more life on a rainy day, more variation.

***KASIAN: As the wood stain will be a lighter saturation than the paint on wood fibre cement we believe there will be visible variation in the colour.***

- Signage looks traditional in terms of type and size. Consider signage to address pedestrians and more varied signage, e.g., wall protection signs.

***KASIAN: We feel that the individual channel letter signage attached to the canopies and the facade signage are appropriate for this development and represents industry standard signage for retail developments. As every building has single tenancy except CRU5, this type of signage is easy to view and directs customers to the CRU entries whether on foot or in a car.***

#### Landscaping

- Commend landscape architect for the amount of tree coverage.

#### CPTED

- No strong pre-existing crime trends to be concerned about. There is some illegal activity on 135 St. and individuals that move throughout the area.
- Concern regarding illegitimate users cutting through the site. Ensure that pedestrian path design directs illegitimate users out of the site.

***KASIAN: The pedestrian path and design would direct illegitimate users out of the site as the sidewalks are continuous and the paths between the major drive aisles are clearly marked.***

#### Accessibility

- Bicycle parking and walking allowance seems good.
- Appears to be adequate parking spots for disabled.
- Recommend having a 4 ft pathway between 2 disabled parking spaces.

***KASIAN: 4ft pathways have been added between tandem disabled parking spaces and are dimensioned (see revised sheet DP-03).***

- Recommend power doors at main entrances to each building.

***KASIAN: This item will be reviewed at the building permitting phase. Power door operators will be provided where required to meet the BC building code. A note to this effect has been added to the site plan sheet DP-03.***

- Patios – recommend where tables / benches be accessible for wheelchairs

***KASIAN: A note indicating that all site furniture is accessible has been added to the landscape plan sheet L1.***

- Walkways have gradual rollovers to driveways.

***KASIAN: All sidewalks are provided with curb let downs at each drive aisle location and near disabled parking spaces at the CRU entrances (see sheet DP-03).***

- Walkways next to buildings should be minimum of 5 ft. wide.

***KASIAN: All walkways next to buildings are a minimum of 1500mm (5ft) wide or greater.***

### **Sustainability**

- Would like to see more overhangs around perimeter to allow rain protection, to encourage walking, and to reduce solar loads.

***KASIAN: Overhangs are provided at each CRU entry and along the pedestrian sidewalks adjacent to the CRU's. All south facing facades are provided with horizontal overhangs or canopies which help reduce solar loads. The majority of the west facades have reduced glazing and landscaping to reduce solar loads.***

- Architect proposes possible heat recovery from refrigeration equipment in grocery to help heat other buildings. This is great if provided, e.g., as a hybrid geothermal system to distribute energy to all buildings. There is a cost premium for this but with cooperation between consultants and building tenants it would be a great system.

***KASIAN: The economic feasibility of this system would have to be investigated prior to any commitment being made.***





We trust that our responses to the ADP comments are satisfactory and that we may proceed with the rezoning process.

Sincerely,

**Kasian Architecture Interior Design and Planning Ltd**

A handwritten signature in black ink, appearing to read "Deanna Clarke". The signature is fluid and cursive, with a large initial "D" and "C".

Deanna Clarke  
*MAIBC, BA, BEDS, MArch, LEED®AP*  
Architect

DC:dc

Enclosure(s): Revised Architectural and Landscape sheets as noted in the comments.

CITY OF SURREY

APPENDIX VI

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF), CHILD CARE ZONE (CCR),  
 COMBINED SERVICE GASOLINE STATION ZONE (CG-2), and  
 HIGHWAY COMMERCIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-092-161  
 Lot 5 Section 17 Township 2 New Westminster District Plan 15626

13570 - 70A Avenue

Parcel Identifier: 010-092-196  
 Lot 6 Section 17 Township 2 New Westminster District Plan 15626

13560 - 70A Avenue

Parcel Identifier: 010-092-218  
 Lot 7 Section 17 Township 2 New Westminster District Plan 15626

13550 - 70A Avenue

Parcel Identifier: 010-092-226  
 Lot 8 Section 17 Township 2 New Westminster District Plan 15626

13538 - 70A Avenue

Parcel Identifier: 010-092-251  
 Lot 9 Section 17 Township 2 New Westminster District Plan 15626

13532 - 70A Avenue

Parcel Identifier: 002-179-733  
Lot 10 Section 17 Township 2 New Westminster District Plan 15626

13524 - 70A Avenue

Parcel Identifier: 002-176-041  
Lot 11 Section 17 Township 2 New Westminster District Plan 15626

13510 - 70A Avenue

Portion of Parcel Identifier: 010-092-269  
Lot 14 Section 17 Township 2 New Westminster District Plan 15626

Portion of 13551 - 70A Avenue

Portion of Parcel Identifier: 009-487-441  
Lot 15 Section 17 Township 2 New Westminster District Plan 15626

Portion of 13541 - 70A Avenue

Portion of Parcel Identifier: 010-092-307  
Lot 16 Section 17 Township 2 New Westminster District Plan 15626

Portion of 13531 - 70A Avenue

Portion of Parcel Identifier: 010-467-521  
Lot 17 Section 17 Township 2 New Westminster District Plan 15626

Portion of 13521 - 70A Avenue

Portion of Parcel Identifier: 010-092-323  
Lot 18 Section 17 Township 2 New Westminster District Plan 15626

Portion of 13511 - 70A Avenue

Portion of Parcel Identifier: 006-468-845  
Lot 37 Section 17 Township 2 New Westminster District Plan 30230

Portion of 7005 King George Boulevard

Parcel Identifier: 004-639-481  
Lot 44 Section 17 Township 2 New Westminster District Plan 46677

6965 King George Boulevard

and Portion of road and lane

All as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Hans J. Troelsen, B.C.L.S. on the 25th day of May, 2011, containing 28829.9 square metres, called Block A.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping centre serving a community of several neighbourhoods and includes a drive-through *drug store*, drive-through *small-scale drug store*, and *drive-through bank*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*.
2. Drive-through *drug store* and drive-through *small-scale drug store*.
3. *Personal service uses* excluding *body rub parlours*.
4. *General service uses* including a *drive-through bank* but excluding funeral parlours.
5. *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 square metres [4,500 sq.ft.].
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Neighbourhood pubs*.
8. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.
9. Office uses excluding *social escort services* and *methadone clinics*.
10. *Parking facilities*.
11. *Automotive service uses* of *vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.*, provided that such use is associated with a use permitted under Section B.1 of this Zone.

12. *Indoor recreational facilities.*
13. *Entertainment uses excluding arcades and adult entertainment stores.*
14. *Assembly halls.*
15. *Community services.*
16. *Child care centres.*
17. 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*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.80.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	North Yard	South Yard	East Yard	West Yard
<i>Principal and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	0 m [0 ft.]	3.0 m [10 ft.]	7.0 m [23 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 12 metres [40 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

#### H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

#### I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
5. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

#### J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is permitted provided that:
  - (a) The outdoor storage and display area is ancillary to a *retail store* having a *gross floor area* of more than 2,600 square metres (28,000 sq.ft.);

- (b) The outdoor storage and display area must be attached to and integrated with the *retail store building* and enclosed by a decorative metal fence of not less than 2.5 metres (8 ft.) in height that is architecturally consistent with the *retail store building*; and
  - (c) The outdoor storage and display area shall not be located within 50 metres (165 ft.) of the east *lot line*.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
  4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2.5 hectares [6.2 acres]	60 metres [197 ft.]	60 metres [197 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-8 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
  6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
  8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 Zone.
  9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
  10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
  12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



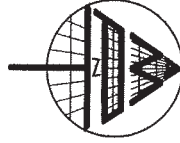
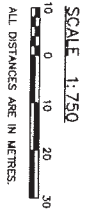
# SCHEDULE A

## BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF PARTS OF SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

BCGS 92G.016

LANDS DEALT WITH:

- LOT 5 Sec 17 Tp 2 NWD PLAN 15626
- LOT 6 Sec 17 Tp 2 NWD PLAN 15626
- LOT 7 Sec 17 Tp 2 NWD PLAN 15626
- LOT 8 Sec 17 Tp 2 NWD PLAN 15626
- LOT 9 Sec 17 Tp 2 NWD PLAN 15626
- LOT 10 Sec 17 Tp 2 NWD PLAN 15626
- LOT 11 Sec 17 Tp 2 NWD PLAN 15626
- LOT 12 Sec 17 Tp 2 NWD PLAN 15626
- LOT 13 Sec 17 Tp 2 NWD PLAN 15626
- LOT 14 Sec 17 Tp 2 NWD PLAN 15626
- LOT 15 Sec 17 Tp 2 NWD PLAN 15626
- LOT 16 Sec 17 Tp 2 NWD PLAN 15626
- LOT 17 Sec 17 Tp 2 NWD PLAN 15626
- LOT 18 Sec 17 Tp 2 NWD PLAN 15626
- LOT 37 Sec 17 Tp 2 NWD PLAN 30230
- LOT 44 Sec 17 Tp 2 NWD PLAN 46677

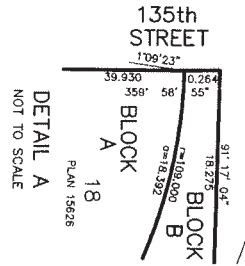
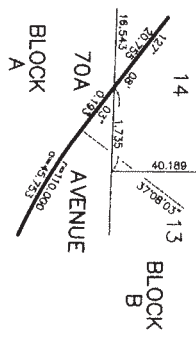
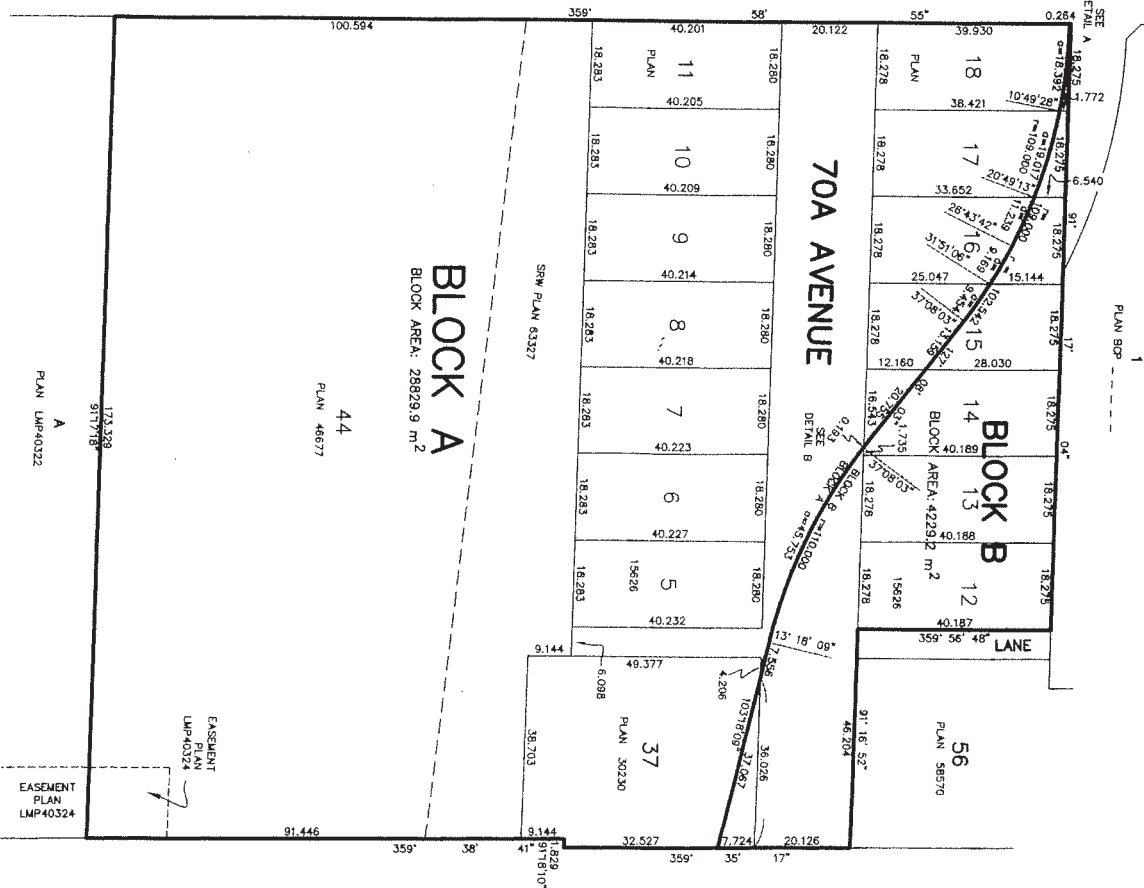


70B AVENUE

135th STREET

70A AVENUE

KING GEORGE BOULEVARD



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MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

3320 - 11120 HORSESHOE WAY

RICHMOND, B.C.

VIA 547

PH: 604.270.8331

FAX: 604.270.4137

CADFILE: 14298-BLOCK SURVEY PLAN-1.DWG

PLAN LMP40322

PLAN LMP40322

PLAN LMP40322

PLAN LMP40322

SEARCHED, CORRECTED, INDEXED, 25th DAY OF MAY, 2011  
LAND SURVEYOR  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.