

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0177-00

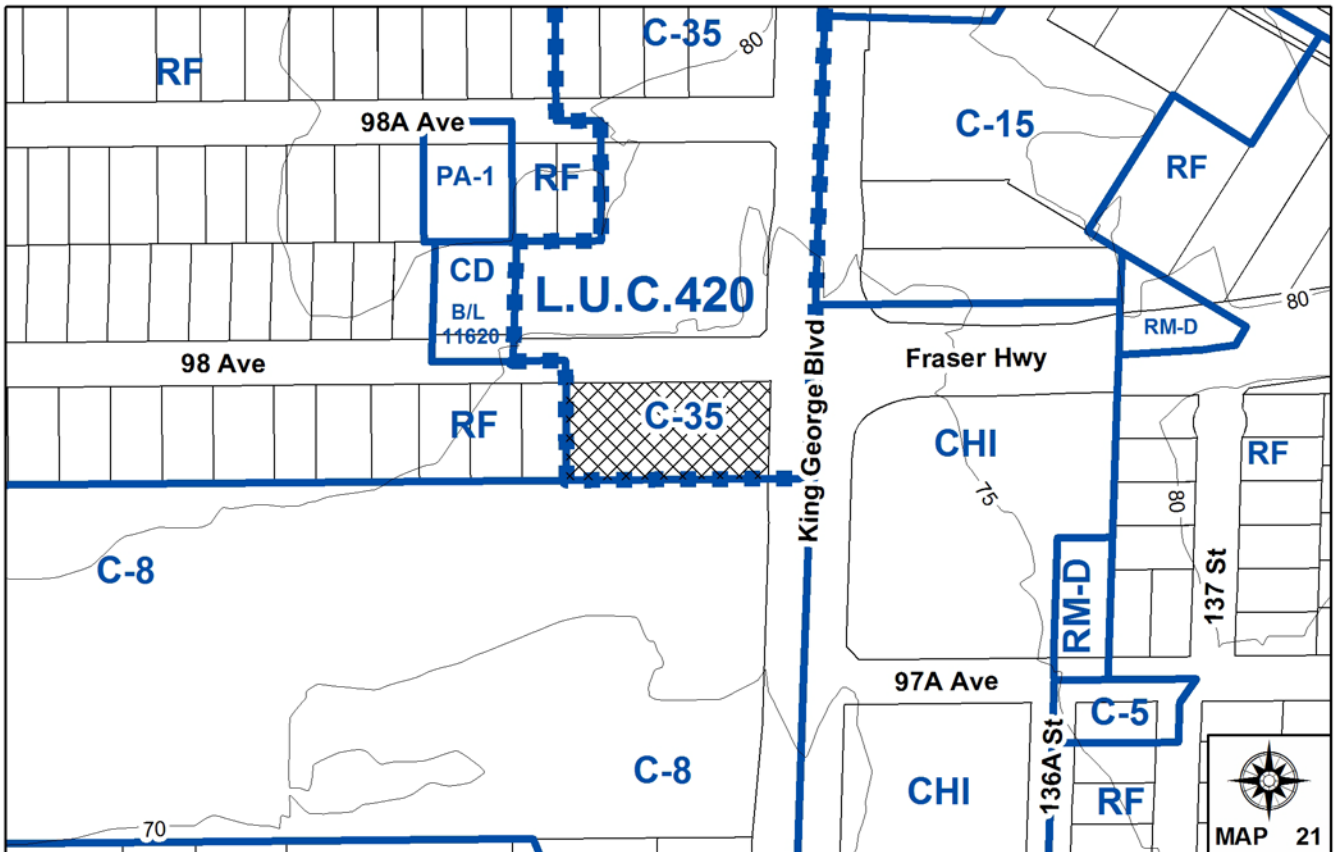
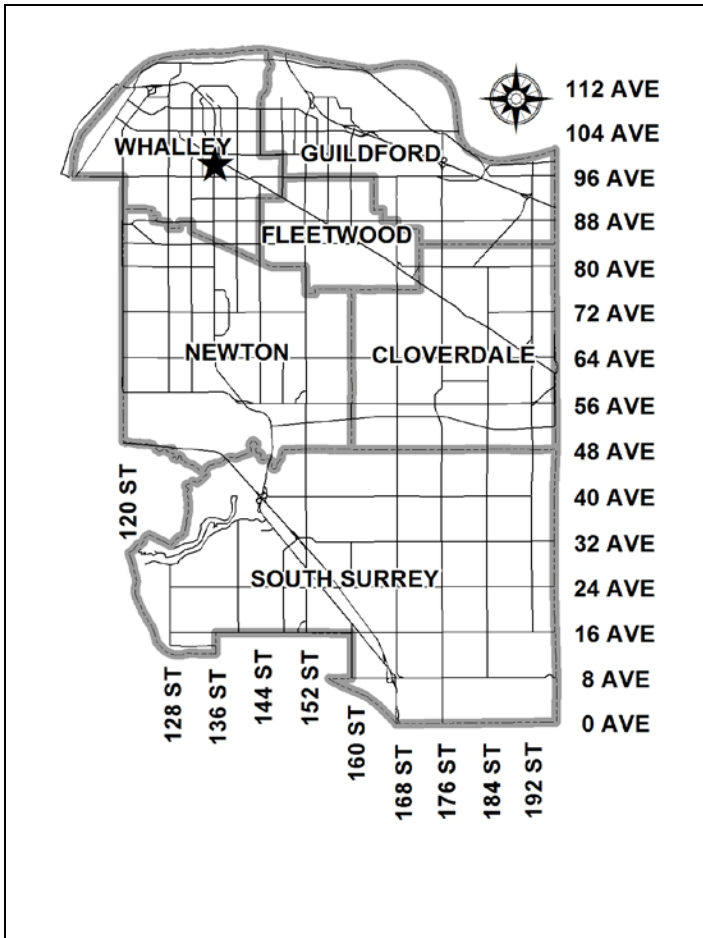
Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Partial Discharge Land Use Contract No. 420**
- **Rezoning** from C-35 to CD (based upon RMC-150)
- **Development Permit**

in order to permit the development of a mixed-use development, consisting of a 206-unit, high-rise apartment building, 6 townhouses and ground-level retail/commercial space.

**LOCATION:** 13586 – 98 Avenue  
**OWNER:** Kenstone Properties (King George) Ltd.  
**ZONING:** Land Use Contract No. 420 (underlying C-35 Zone)  
**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Partial Land Use Contract Discharge; and
  - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with the Mixed-Use Area 4: 3.5 FAR designation in the Surrey City Centre Plan Update – Phase II, Stage I Land Use and Density Concept.
- The proposed development supports the intent of the Surrey City Centre Plan to encourage high-rise, high density development near SkyTrain routes and to provide for a mix of land uses to support residents in the area. The proposed development is within 500 metres (1/3 mile) of the King George SkyTrain Station and within 120 metres (400 ft.) of two major bus routes.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 420 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 636 square metres (6,846 sq.ft.) to 185 square metres (1,988 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7909-0177-00 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, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) the applicant adequately address the impact of reduced indoor amenity space; and
  - (h) the registration of a reciprocal access agreement to allow for a potential driveway connection for a future multiple residential development to the west.

## REFERRALS

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

**School District: Projected number of students from this development:**

10 Elementary students at A.H.P. Matthew Elementary School  
4 Secondary students at Queen Elizabeth Secondary School

(Appendix IV)

**Parks, Recreation & Culture:**

The applicant should provide cash-in-lieu for shortfall in indoor amenity space. The applicant is also required to resolve the impact the proposed development will have on existing parks, recreation and culture facilities in the neighbourhood.

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant property, devoid of any buildings.

**Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 98 Avenue):	12-storey apartment building with 3-storey commercial portion fronting King George Boulevard.	City Centre	Land Use Contract No. 420
East (Across King George Boulevard):	Grace Hanin Community Church.	Commercial	CHI
South:	Canada Revenue Agency (CRA) building.	Commercial	C-8
West:	Single family dwellings.	Multiple Residential	RF

**DEVELOPMENT CONSIDERATIONS**

- The subject property is located at 13586-98 Avenue in the City Centre area. The subject property is approximately 3,268 square metres (0.8 acre) in size. The site is regulated under LUC No. 420 (with the underlying zoning of Downtown Commercial Zone (C-35)) and designated Mixed-Use Area 4 : 3.5 FAR in the Surrey City Centre Plan Update-Phase II, Stage I Land Use and Density Concept, which was approved by Council on February 9, 2009 (Corporate Report No. C001).
- The Official Community Plan (OCP) designates the site as City Centre. The City Centre designation allows for a wide range of retail and office uses, employment, entertainment, cultural and educational services and facilities and governmental services to serve the needs of businesses and residents throughout the City and the region. The City Centre designation also allows for high density residential developments.

- The designation within the Surrey City Centre Plan Update is Mixed-Use Area 4: 3.5 FAR (Hospital Precinct). The uses which are appropriate are office, institutional and residential uses that support or are ancillary to the Surrey Memorial Hospital. Continuous at grade retail uses are encouraged along King George Boulevard.
- The applicant proposes to discharge LUC No. 420, rezone from the underlying Downtown Commercial Zone (C-35) to Comprehensive Development Zone (based upon the Multiple Residential Commercial 150 Zone (RMC-150)) and a Development Permit to allow for a mixed-use residential high-rise and commercial development.
- The development proposes a total of 206 apartment units in a 22-storey building, with 6 townhouse units, along with 382 square metres (4,111 sq.ft.) of commercial floor area at grade. The dwelling units consist of 97 one-bedroom units, 101 two-bedroom units and 16 three-bedroom units (which includes the 6 townhouse units), for a total of 212 dwelling units. The proposed apartment units range in size from 42 square metres (452 sq.ft.) to 93 square metres (1,004 sq.ft.). The townhouse units are 116 square metres (1,252 sq.ft.) in size, not including garages.
- While the proposed 5.13 floor area ratio (FAR) of the development exceeds the maximum 3.5 FAR permitted under the City Centre Plan Update designation, the proposed density is acceptable due to the form and location of the development, as well as the fact that the proposed development will assist in creating a critical mass needed to ensure an urban pedestrian-oriented downtown core.
- The proposed densities within the City Centre area are being further reviewed as part of Surrey City Centre Plan Update-Phase II, Stage II, in conjunction with modelling and other studies conducted by Planning staff. It is anticipated that adjustments will be made to the City Centre Plan accordingly.
- Based upon the Zoning By-law requirement of 3 square metres (32 sq.ft.) of indoor amenity space per dwelling unit, the proposed development requires 636 square metres (6,846 sq.ft.) of indoor amenity space. The development proposes 185 square metres (1,988 sq.ft.) in total of indoor amenity space, which includes a fitness centre, 76 square metres (823 sq.ft.) in size, at the ground level and an amenity room 108 square metres (1,165 sq.ft.) in size at the second floor. This amenity room will be a multi-purpose space with a kitchen and a washroom. The applicant is proposing to provide cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.
- The proposed development is required to have 636 square metres (6,846 sq.ft.) of outdoor amenity space, based upon the Zoning By-law requirement of 3.0 square metres (32 sq.ft.) per dwelling unit. The proposed development is providing 666 square metres (7,165 sq.ft.) of outdoor amenity space. The outdoor amenity space is proposed to be located on the second floor, above the enclosed parking structure adjacent the indoor amenity room and will incorporate a barbeque area with outdoor fireplace, children's play area, an outdoor exercise area and multi-purpose lawn area.

- The proposed development requires a total of 285 parking stalls according to Surrey Zoning By-law requirements, which includes 242 residential parking stalls, 34 visitor parking stalls and 9 commercial parking stalls. The proposed development provides 258 resident parking stalls, 35 visitor parking stalls and 9 commercial parking stalls in 4 levels of underground parking and at grade for a total of 302 parking stalls. The proposed development exceeds the residential parking requirements and complies with the visitor and commercial parking requirements.
- The development proposal includes 257 bicycle spaces for residents with an additional 8 bicycle spaces for visitors.

### Tree Preservation and Replacement

- An arborist assessment has been prepared by Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd. A total of forty-two (42) mature trees were identified onsite and immediately adjacent the site. Only 3 trees were identified onsite. There are 32 trees identified immediately adjacent the subject site to the south and 7 trees on the site to the west. The 3 onsite trees are proposed to be removed.
- Seventeen (17) offsite trees are proposed for removal on the immediately adjacent sites. Due to the location of the proposed underground parking structure, 15 trees on the neighbouring site to the south (which is occupied by the Canada Revenue Agency) and 2 trees on the neighbouring single family residential lot to the west, will be impacted by the proposed excavation and construction of the underground parking structure.
- The applicant has indicated that he proposes to excavate along the south property line using a shotcrete or similar shoring method to ensure that there will be no over-excavation beyond the property line. This excavation method will ensure the least disturbance possible to the existing trees on the adjacent Canada Revenue Agency site.
- The Canada Revenue Agency has provided the authorization to allow for the removal of trees, which are impacted by the construction, subject to the same amount or additional trees being planted to replace the removed trees, maintenance and care of the replacement trees to ensure that they will sustain on their own. The applicant will be required to acquire the authorization of the removal of the trees on the neighbouring single family residential property to the west.
- The applicant proposes 74 replacement trees throughout the proposed development. Based upon the proposed removal, the applicant would only be required to provide 5 replacement trees for the 3 to be removed onsite. However, the applicant will be required to resolve the tree removal for the adjacent sites to the west and to the south.

### Proposed CD By-law

- The proposed CD By-law is based upon the RMC-150 Zone in terms of permitted land uses. However, certain uses will be excluded due to the nature of the proposed design, such as: neighbourhood pubs, indoor recreational facilities, entertainment uses and community services.
- The proposed floor area ratio (FAR) will exceed the maximum 3.5 FAR permitted under the RMC-150 Zone. The proposed 5.13 FAR is based upon the net site area.

- The RMC-150 Zone requires buildings and structures to be sited a minimum of 7.5 metres (25 ft.) from all lot lines or 50% of the height of the building, whichever is the greatest.
- The proposed CD By-law reduces building setbacks from a minimum of 36 metres (118 ft.) to a minimum of 2.7 metres (9.0 ft.) along 98 Avenue, 2.3 metres (8 ft.) from the south yard, 10.0 metres (33 ft.) from the west yard and 3.0 metres (10 ft.) from King George Boulevard, in order to allow for a more urban and pedestrian engaging interface along 98 Avenue and King George Boulevard. Further encroachments into the building setbacks are permitted for stairs and canopies.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 9, 2010 and Planning staff did not receive any responses.

### DESIGN PROPOSAL AND REVIEW

- The proposal consists of a 22-storey residential tower, which sits on a 3-storey podium. Six (6) 3-storey townhouse units are proposed along the western portion of the 98 Avenue frontage, with commercial units primarily fronting King George Boulevard and wrapping around 98 Avenue. The townhouse and commercial units will be individually accessible from the street.
- The mass of the building anchors the corner at 98 Avenue and King George Boulevard.
- The vehicular access will be from 98 Avenue only. This access at the western edge of the site, will service an enclosed parking area at grade and will lead to the underground parking ramp and structure. The driveway will be constructed of pavers and concrete to provide a visual cue leading visitors into and out of the site.
- The entry to the proposed high-rise building will be from 98 Avenue. The proposed townhouse units will have direct street access to 98 Avenue, as will the proposed commercial units from King George Boulevard and one unit from 98 Avenue.
- The proposed building materials include two colours of concrete in light and dark grey. Brick is to be used as an accent at the podium in a light grey. Glazing is proposed in clear and spandrel glass in a dark grey. The window frames, metal cladding and railings are to be in a deep grey.
- Disabled access is provided to the main building entry, commercial units, amenity rooms and to the doors of all residential tower units in accordance with BC Building Code. Pathways through and around the site are designed to accommodate disabled access. The amenity rooms and washrooms are fully accessible, as is the outdoor amenity roof deck. Disabled parking is provided for guests and residents in the underground parking structures adjacent the elevator lobbies and the commercial parking level.
- The project is not intended as a "rated" project, but will be built to the energy standards of the new "Part 10-Energy and Water Efficiency" of the BC Building Code.

- Ground level landscaping consists primarily of street trees and foundation planting flanking the tower entry. Townhouse courtyards are generously landscaped to provide privacy to the outdoor patios fronting 98 Avenue.
- The proposed commercial signage is contemporary in nature and features individual illuminated letters mounted on steel channels, which will hang suspended from the underside of the glass canopies.

### ADVISORY DESIGN PANEL

ADP Dates: June 10, 2010 and November 18, 2010.

The majority of the urban design items have now been resolved, except for the following, which the applicant agrees to resolve prior to consideration of Final Adoption:

- Resolution of Hydro kiosk and gas meter locations and appropriate screening.
- Resolution of proposed building signage.
- Resolution of outstanding landscaping items.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture Inc. and DMG Landscape Architects, respectively, dated November 29, 2010 and December 1, 2010.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                      Colin Hogan, Focus Architecture Inc.  
                         Address:                      #109 – 1528 McCallum Road  
                                                              Abbotsford, BC  
                                                              V2S 8A3  
                         Tel:                                      1-604-853-5222
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      13586 – 98 Avenue
  
  - (b)      Civic Address:                      13586 – 98 Avenue  
                         Owner:                                      Keystone Properties (King George) Ltd.  
                         PID:    003-886-069  
                         Lot "A" Except: Part within Heavy Outline on Highway Statutory Right of Way  
                         Plan 62493 Section 34 Block 5 North Range 2 West New Westminster District  
                         Plan 9760
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to partially discharge Land Use Contract No. 420.
  
  - (b)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RMC-150)

Required Development Data	Minimum Required / Maximum Allowed under RMC-150 Zone	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,268 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		33%
Paved & Hard Surfaced Areas		25%
Total Site Coverage		58%
SETBACKS ( in metres)		
North (98 Avenue)	36 m	2.7 m*
South	36 m	2.3 m**
West	36 m	10.0 m
East (King George Boulevard)	36 m	3.0 m***
BUILDING HEIGHT (in metres/storeys)		
Principal		72.0 m/22 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		97
Two Bedroom		101
Three Bedroom +		14
Total		212
FLOOR AREA: Residential		16,383 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		382 m <sup>2</sup>
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		16,765 m <sup>2</sup>

\* *Notwithstanding the proposed building setbacks, stairs may be permitted to encroach up to 2.0 metres from the north lot line and a canopy encroachment may be sited up to 0.8 metre (3 ft.) from the north lot line.*

\*\* *A canopy encroachment may be sited up to 0.8 metre (3 ft.) from the south lot line.*

\*\*\* *A canopy encroachment may be sited up to 1.5 metres (5 ft.) from the east lot line.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed under RMC-150 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		648 uph/265 upa
FAR (gross)		
FAR (net)	3.5	5.13
AMENITY SPACE (area in square metres)		
Indoor	636 m <sup>2</sup>	185 m <sup>2</sup>
Outdoor	636 m <sup>2</sup>	666 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	9	9
Industrial		n/a
Residential Bachelor + 1 Bedroom	101	107
2-Bed	121	129
3-Bed	10	10
Residential Visitors	34	35
Townhouse	10	12
Institutional		n/a
Total Number of Parking Spaces	285	302
Number of disabled stalls	4	6
Number of small cars	71	28
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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1



2



3



4



CONTEXT PLAN  
98th Avenue at King George Boulevard - Surrey BC

**PROPOSED MIXED-USE HIGH RISE DEVELOPMENT**

File #: 7909-0177-00

November 29, 2010 Final DP Revisions





NORTHEAST VIEW



**PROPOSED MIXED-USE HIGH RISE DEVELOPMENT**  
November 29, 2010 Final DP Revisions

File #: 7909-0177-00

**RENDERING**  
98th Avenue at King George Boulevard - Surrey BC

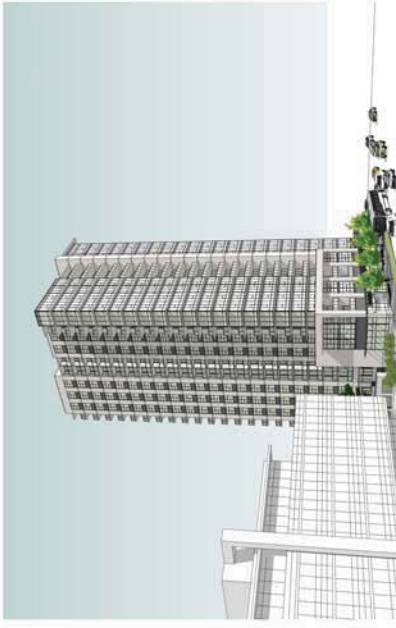




NORTHEAST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



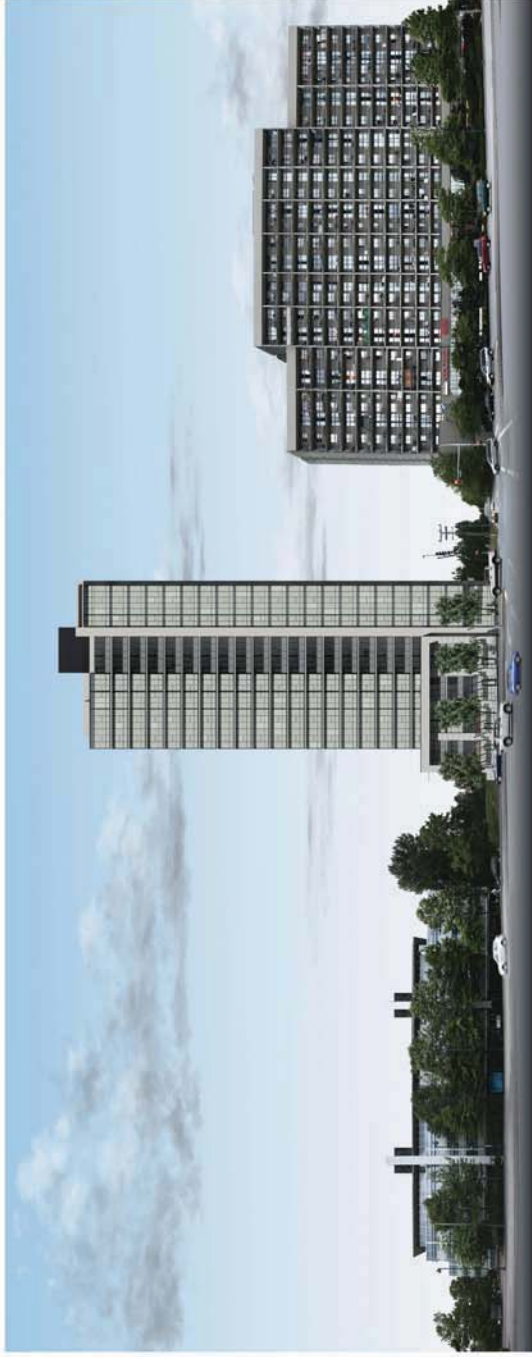
NORTHWEST PARKING ENTRANCE VIEW



NORTHEAST MAIN ENTRANCE VIEW



98th AVENUE STREET VIEW



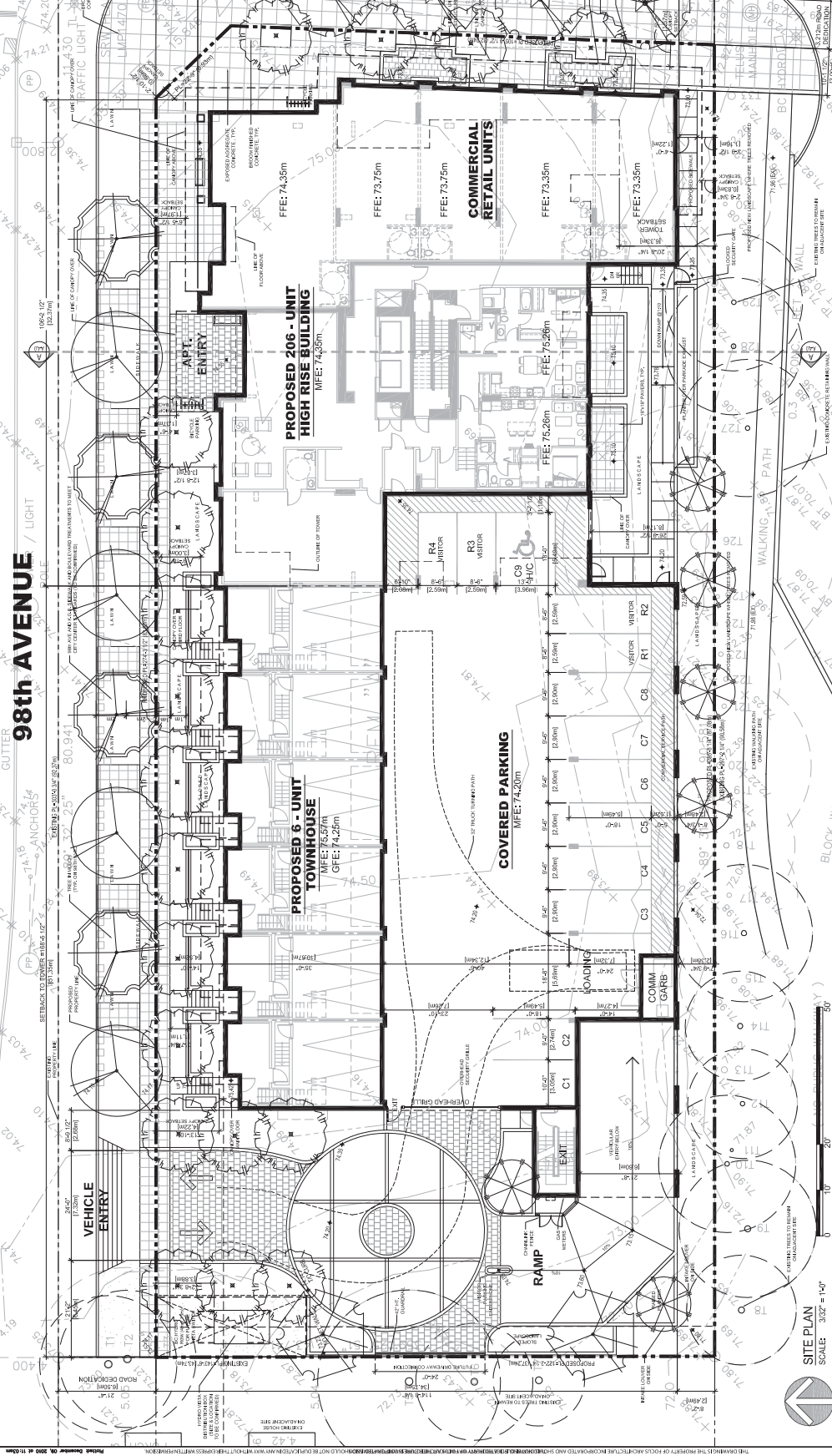
EAST STREETSCAPE - KING GEORGE Blvd.



NORTH STREETSCAPE - 98th Ave.

**PROJECT:** PROPOSED HIGH-RISE DEVELOPMENT AT HISTORIC PROPERTIES  
**LOCATION:** 98th AVE & KING GEORGE, SURREY, BC  
**DRAWING TITLE:** KING GEORGE BOULEVARD

**SITE PLAN**  
 DRAWN: CH / al / yf  
 CHECKED:  
 SCALE: AS NOTED  
 DATE: July 23, 2008  
 SHEET NO.: DP-1.0  
 FRE. NO.: 0715



**SITE PLAN**  
 SCALE: 3/32" = 1'-0"

**LEGAL DESCRIPTION:**  
 LOT 14 EXCEPT PART WITH HEAVY OUTLINE ON NE CORNER OF NE 1/4 SECTION 15 TOWNSHIP 28S RANGE 10E DISTRICT 10 WEST NEW WESTMINSTER DISTRICT PLAN 9260

**CIVIC ADDRESS:**  
 1528 98th Ave  
 Surrey, BC

**ZONING INFORMATION:**  
 ZONE: PD-16 (PROPOSED) - CD BASED ON BR 150  
 SITE AREA: 43,055 SF (4,000 m<sup>2</sup>) GROSS SITE AREA  
 2,875 SF (172.2 m<sup>2</sup>) ROAD DEDICATION  
 55,183 SF (5,136 m<sup>2</sup>) NET SITE AREA  
 = 0.806 AC (0.327 Ha)

**FLOOR AREAS:**

RESIDENTIAL (APARTMENT)	TOTAL SF	FLOOR UNITS	TOTAL UNITS
LEVEL 1:	4,467 SF	1	1
LEVEL 2:	8,011 SF	2	2
LEVEL 3:	8,011 SF	2	2
LEVEL 4:	7,719 SF	16	16
LEVEL 5:	12,550 SF (11,749 m <sup>2</sup> )	10	10
LEVEL 6:	12,550 SF (11,749 m <sup>2</sup> )	10	10
LEVEL 23:	898 SF	2	2
LEVEL 24:	898 SF	2	2
TOTAL APARTMENT AREA:	170,455 SF (15,837 m <sup>2</sup> )	0	200
RESIDENTIAL (TOWNHOUSE):	L1: 1,535 SF (143 m <sup>2</sup> )	1	1
	L2: 1,064 SF (102 m <sup>2</sup> )	1	1
	L3: 1,064 SF (102 m <sup>2</sup> )	1	1
	L4: 1,064 SF (102 m <sup>2</sup> )	1	1
	L5: 1,064 SF (102 m <sup>2</sup> )	1	1
	L6: 1,064 SF (102 m <sup>2</sup> )	1	1
TOTAL TOWNHOUSE AREA:	6,355 SF (591 m <sup>2</sup> )	6	6
TOTAL B.C. AREA:	166,780 SF (15,409 m <sup>2</sup> )		212
DEDUCT FLOOR AREA AREA:	-1,086 SF (100 m <sup>2</sup> )		
TOTAL RESIDENTIAL AREA FOR F.A.E.	176,394 SF (16,183 m <sup>2</sup> )		
TOTAL COMMERCIAL RETAIL UNIT AREA:	4,111 SF (382 m <sup>2</sup> )		
TOTAL GROSS FOR F.A.E.	180,465 SF (16,765 m <sup>2</sup> )		
TOTAL GROSS FOR F.A.E.			

**ESSENTIAL FOR AREA/AVOID:**  
 PROPOSED: 16,765 m<sup>2</sup> / 3,268 m<sup>2</sup> = 5:1  
 ESSENTIAL LIMITS (STREETS):  
 LOT COVERAGE: 272 UNITS / 0.327 Ha = 846 units/ha (206 du/ha)  
 PROPOSED: 211 UNITS / 0.327 Ha = 645 units/ha (163 du/ha)  
 \*\* EXCLUDES ROOF GARDEN COVERED PARKING  
 \*\* INCLUDES ROOF GARDEN COVERED PARKING  
 \*\* INCLUDES ROOF GARDEN COVERED PARKING

**SECTIONS:**

NORTH:	EAST:	SOUTH:	WEST:
36.0m	36.0m	36.0m	36.0m
4.2m (TO TOWNHOUSE)	3.0m (TO FACE OF TOWER)	2.5m (TO FACE OF TOWER)	6.3m (TO FACE OF TOWER)
4.2m (TO FACE OF TOWER)	3.0m (TO FACE OF TOWER)	6.3m (TO FACE OF TOWER)	10.6m (TO FACE OF TOWER)
51.13m (TO FACE OF TOWER)			

**MODERNITY SPACE:**  
 211 UNITS / 3.27 Ha (UNIT = 696 sq ft (69 m<sup>2</sup>))  
 1,155 sq ft (107 m<sup>2</sup>) fitness = 1,886 sq ft (175 m<sup>2</sup>)  
 1,155 sq ft (107 m<sup>2</sup>) fitness = 1,886 sq ft (175 m<sup>2</sup>)  
 1,155 sq ft (107 m<sup>2</sup>) fitness = 1,886 sq ft (175 m<sup>2</sup>)  
 1,155 sq ft (107 m<sup>2</sup>) fitness = 1,886 sq ft (175 m<sup>2</sup>)

**COMMERCIAL:** 4,111 sq ft (382 m<sup>2</sup>)  
 114 SPACES (CONSTRUCTION)  
 9 PARKING SPACES  
 9 PARKING SPACES SURFACE  
 9 PARKING SPACES SURFACE

**BIKE/PARKING:**  
 6 BICYCLE SPACES (FOR VEHICLES)  
 100 BICYCLE SPACES  
 250 BICYCLE SPACES

**BUILDING HEIGHT:**  
 239'-4" (73.20m)  
 MA  
 PROPOSED



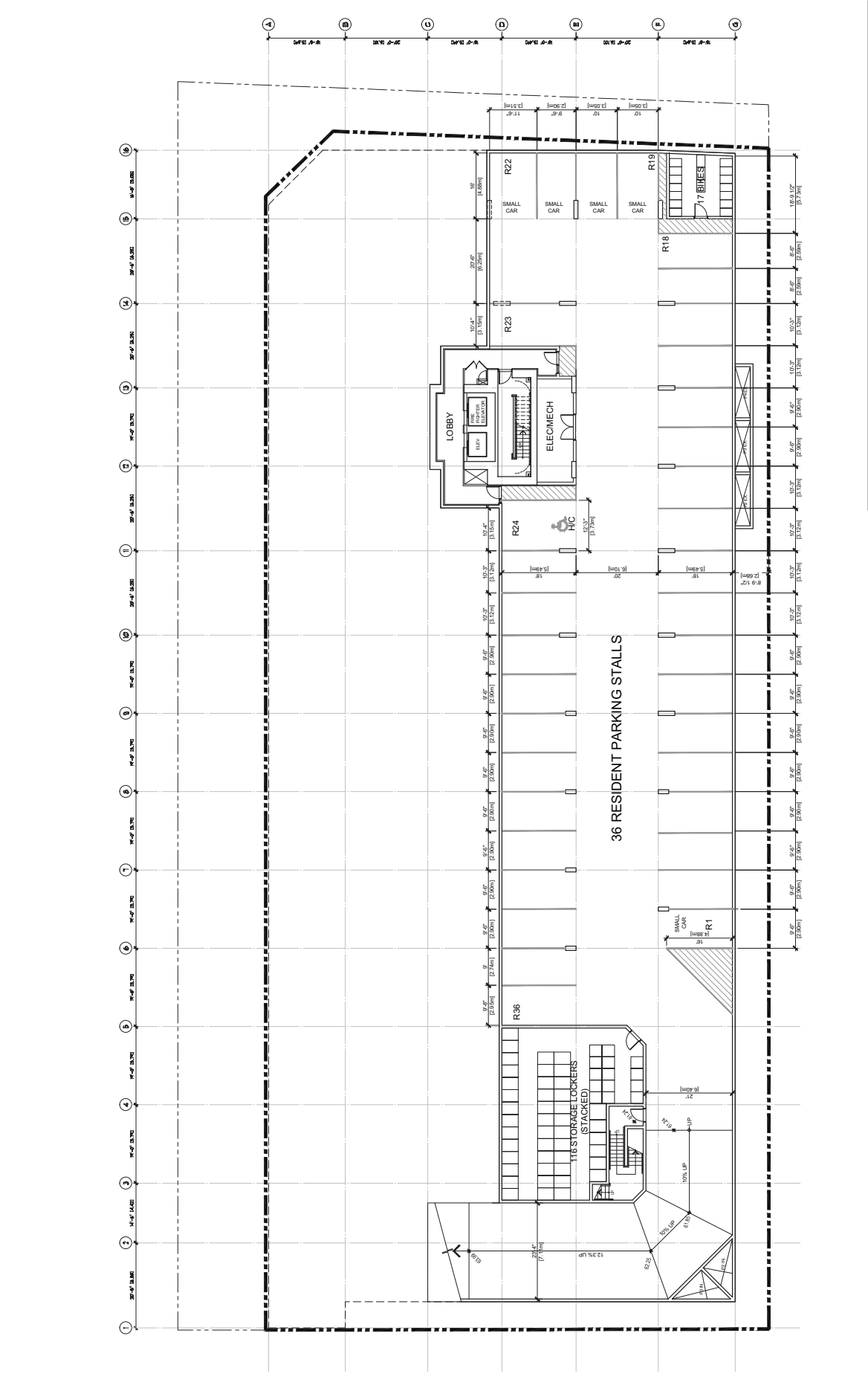
November 26, 2010  
 Final DP Revision  
 Prepared for: City of Surrey  
 Project: High-Rise Development  
 Location: 98th Ave at King George  
 City: Surrey, BC  
 Date: 11/26/2010  
 Drawn by: J. Hooper  
 Checked by: J. Hooper  
 Date: 11/26/2010  
 Scale: AS NOTED  
 File No: DP-2.0 0715

**PROPOSED HIGH-RISE DEVELOPMENT**  
 MENSURABLE PROPERTIES  
 98th AVE at KING GEORGE  
 SURREY, BC  
 DRAWING TITLE  
**LEVEL P4: UNDERGROUND PARKING PLAN**

PROJECT  
 LOCATION  
 DRAWING TITLE  
 DATE  
 SCALE  
 SHEET NO.  
 FILE NO.  
**DP-2.0 0715**



109-1538 McMillan Road  
 Abbotsford, BC V2S 6A3  
 Tel: 604-883-3222 Fax: 604-883-5442  
 www.focusarchitecture.com  
 Colin A. Hooper MAIBC  
 Jamie J. Hooper MAIBC  
 Carson G.A. North ASCI RIBD



- NOTE: ALL REQUIREMENTS FOR UNDERGROUND PARKING:**
- A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE
  - B) HARDWARE (WEDS SURVEILLANCE EQUIPMENT) TO BE INSTALLED IN UNDERGROUND PARKING TO BE DETERMINED TO AVOID HIDDEN COLUMNS
  - C) UNDERGROUND PARKING & STAIR AREAS TO BE DETERMINED TO AVOID HIDDEN COLUMNS
  - D) ALL DOORS THAT LEAD TO PUBLIC AREAS IN UNDERGROUND PARKING TO HAVE WINDOW VISION PANELS
  - E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL SURVEILLANCE
  - F) UNDERGROUND PARKING TO BE WELL LIT
  - G) ROUGH SURFACE TO BE PROVIDED ON ALL WALLS IN UNDERGROUND PARKING TO OBTAIN SMOOTH FINISH

**LEVEL P4: UNDERGROUND PARKING PLAN**  
 SCALE: 3/32" = 1'-0"  
 FLOOR AREA: 17,189 SQ. FT.

November 28, 2018  
 Final IPI Resolution  
 City of Surrey  
 1000 West Broadway  
 Surrey, BC V8M 1Y4  
 Tel: 604.593.3222 Fax: 604.593.3442  
 www.focusarchitecture.com

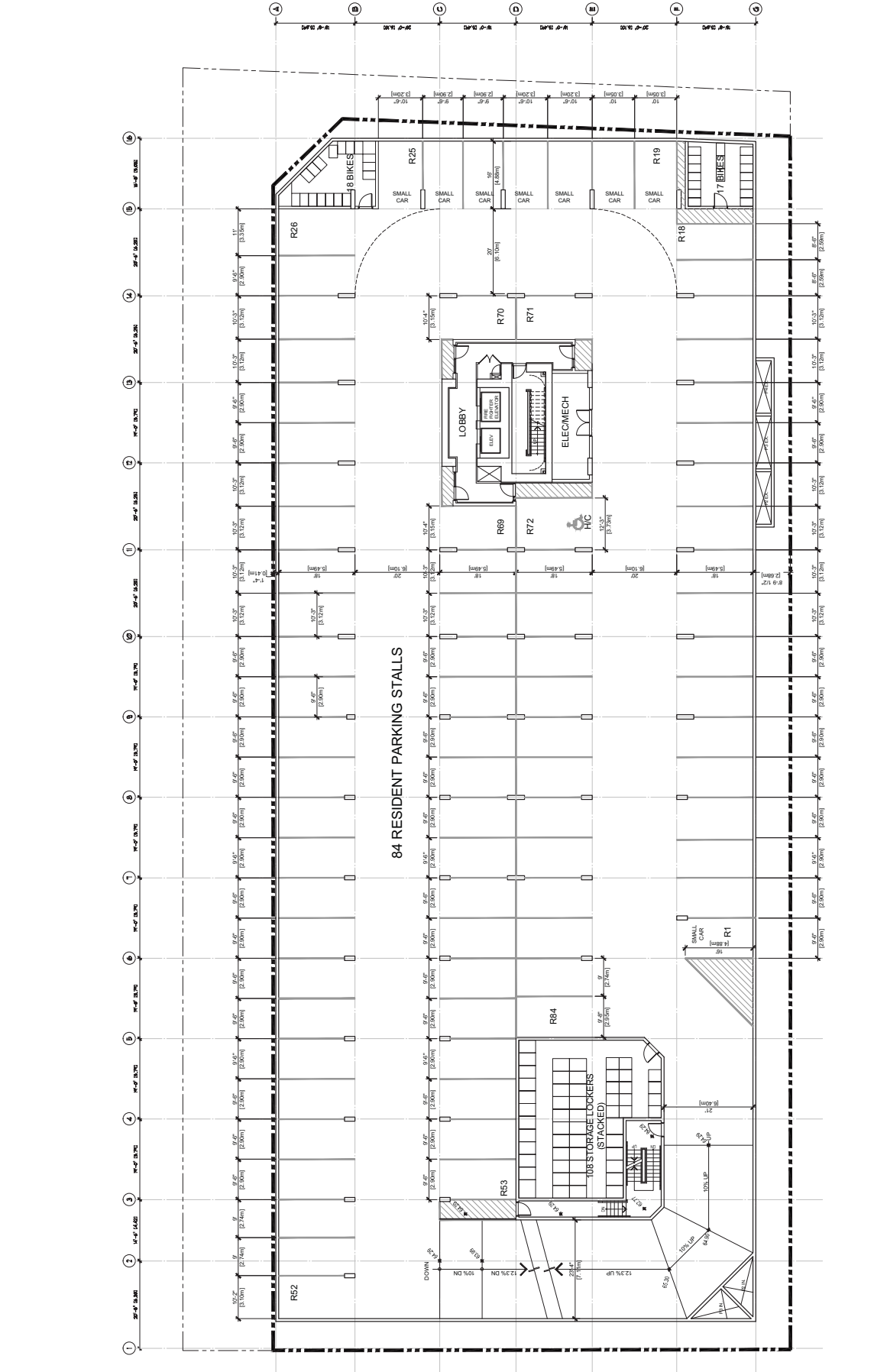
Project: PROPOSED HIGH-RISE DEVELOPMENT  
 Location: 88th AVE at KING GEORGE  
 Drawing Title: LEVEL P3: UNDERGROUND PARKING PLAN

Drawn: CH/C  
 Checked: CH/C  
 Date: July 23, 2008  
 AS NOTED  
 Sheet No.: DP-2.1 0715

Focus Architecture Incorporated  
 1000 West Broadway, Suite 100  
 Vancouver, BC V6H 1G5  
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 www.focusarchitecture.com

Project: PROPOSED HIGH-RISE DEVELOPMENT  
 Location: 88th AVE at KING GEORGE  
 Drawing Title: LEVEL P3: UNDERGROUND PARKING PLAN

Drawn: CH/C  
 Checked: CH/C  
 Date: July 23, 2008  
 AS NOTED  
 Sheet No.: DP-2.1 0715



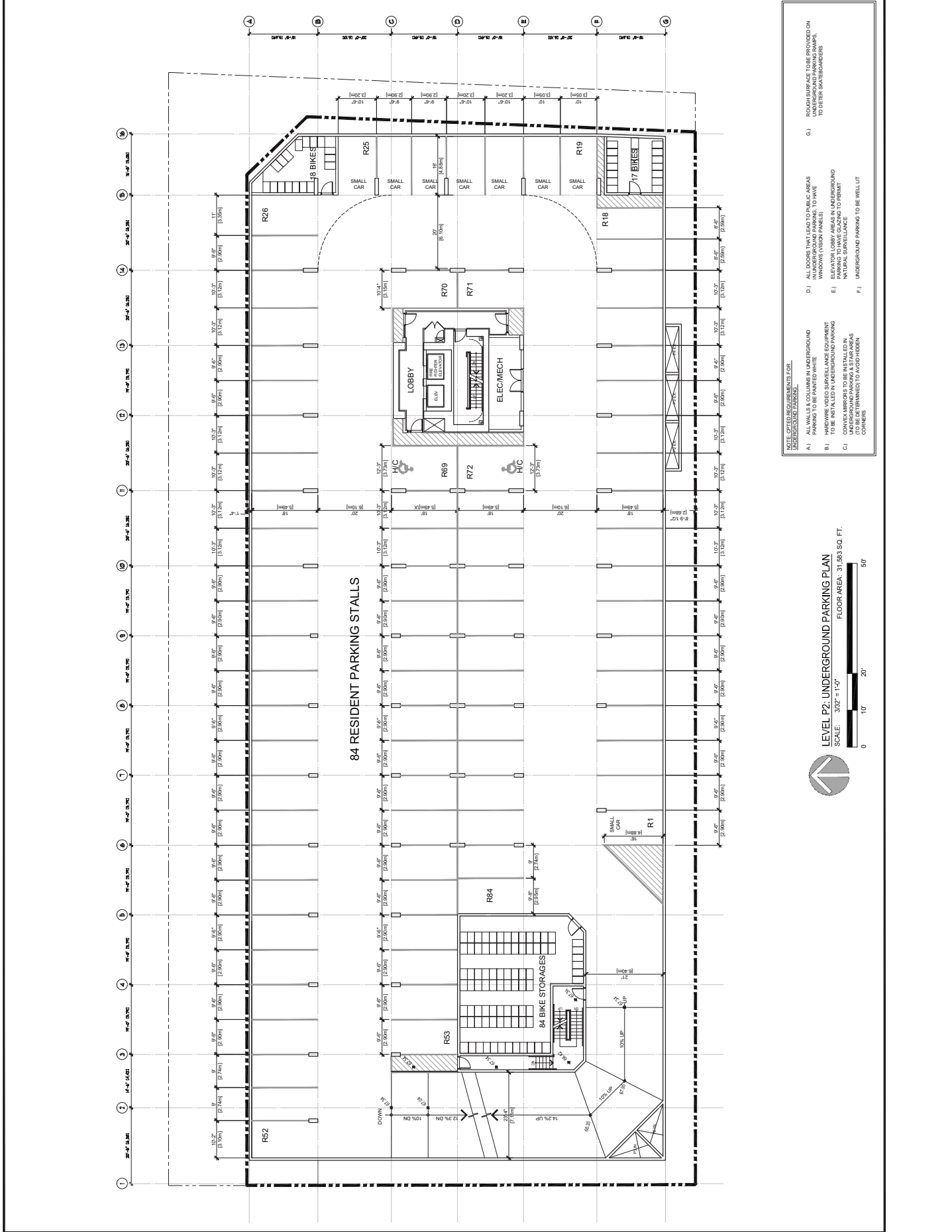
**84 RESIDENT PARKING STALLS**

**LEVEL P3: UNDERGROUND PARKING PLAN**  
 SCALE: 3/32" = 1'-0"  
 FLOOR AREA: 31,185 SQ. FT.

0 10' 20' 50'

**NOTE: OPTED REQUIREMENTS FOR UNDERGROUND PARKING:**

- A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE
- B) HARDWARE UNID SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING
- C) UNDERGROUND PARKING & STAIR AREAS (TO BE DETERMINED) TO AVOID HIDDEN CORNERS
- D) ALL DOORS THAT LEAD TO PUBLIC AREAS IN UNDERGROUND PARKING TO HAVE WINDOW VISION PANELS
- E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL SURVEILLANCE
- F) UNDERGROUND PARKING TO BE WELL LIT
- G) ROUGH SURFACE TO BE PROVIDED ON ALL WALLS & COLUMNS TO BE PAINTED TO OBTAIN QUALITY FINISHES



84 RESIDENT PARKING STALLS

84 BIKE STORAGES

R84

R83

R82

R1

R2

R3

R4

R5

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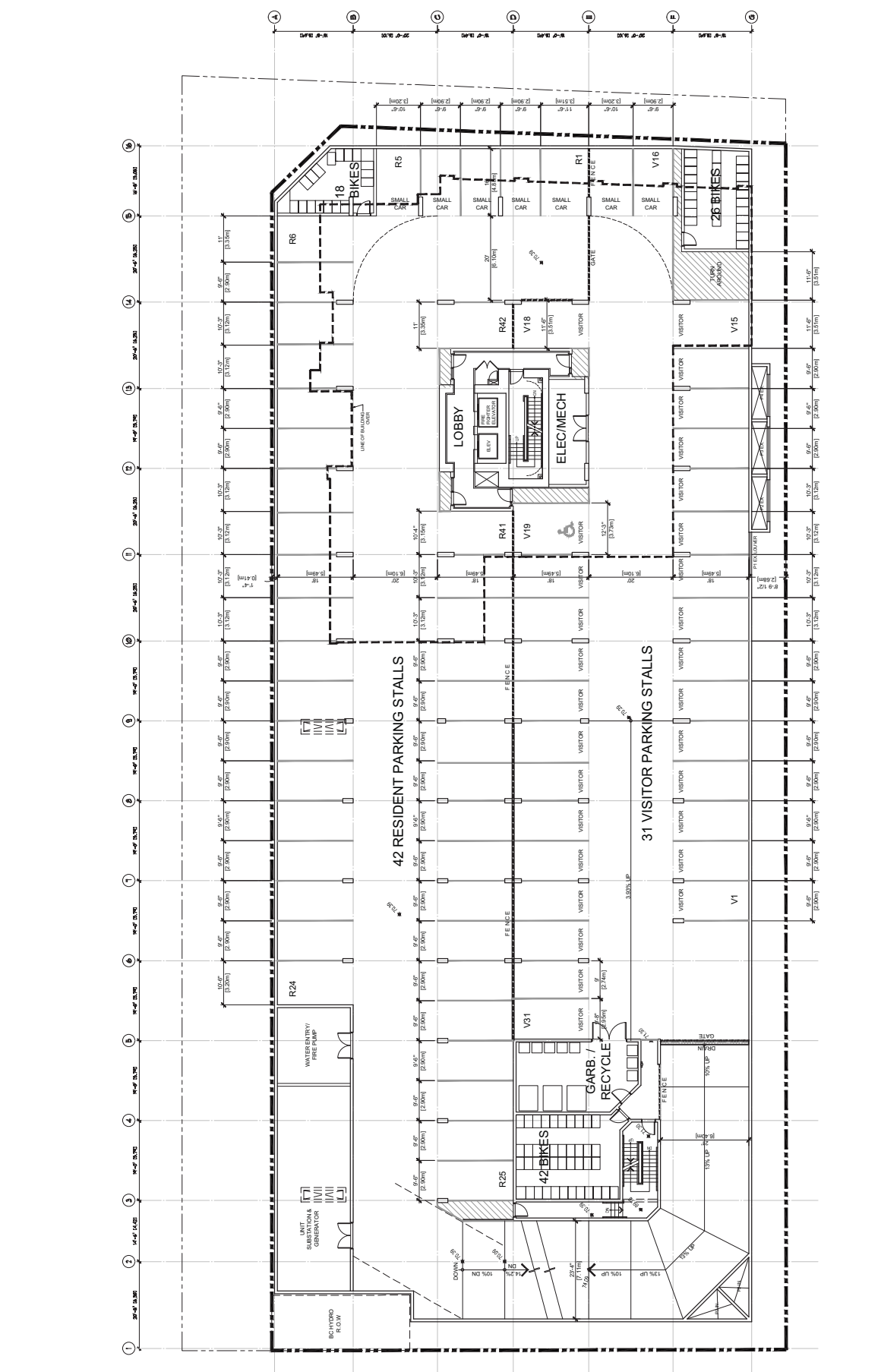
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November 29, 2018  
 Final 2D Revisions  
 Prepared for: The City of Surrey  
 12750 152nd Street, Surrey, BC  
 V3R 5K1  
 2018  
 Prepared by: Colin A. Hoogan, MAIBC  
 Jamie J. Haeppel, MRMC  
 Carson G.A. North, ASCI RBD  
 www.focusarchitecture.com  
 Tel: 604.883.2222 Fax: 604.883.2442

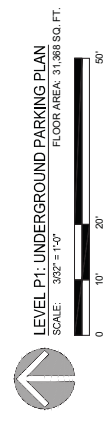
**PROPOSED HIGH-RISE DEVELOPMENT**  
**MANSFORD PROPERTIES**  
 LOCATION: 988 AVE at KING GEORGE  
 SURREY, BC  
 DRAWING TITLE: **LEVEL P1: UNDERGROUND PARKING PLAN**  
 DRAWN: CH  
 CHECKED: CH  
 SCALE: AS NOTED  
 DATE: July 23, 2008  
 SHEET NO. **DP-2.3**  
 FILE NO. **0715**



TOP: 1578 McMillan Road  
 Abbotsford, BC V2S6A3  
 Tel: 604.883.2222 Fax: 604.883.2442  
 www.focusarchitecture.com  
 Colin A. Hoogan MAIBC  
 Jamie J. Haeppel MRMC  
 Carson G.A. North ASCI RBD



- NOTE: OPTIC EQUIPMENT IS FOR UNDERGROUND PARKING.
- A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE.
  - B) HARDWARE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING & STAIR AREAS TO MONITOR ACTIVITY IN UNDERGROUND PARKING & STAIR AREAS. EQUIPMENT IS TO BE CONCEALED IN CONCEALED LOCATIONS TO AVOID HIDDEN CONCRETE.
  - C) UNDERGROUND PARKING TO BE WELL LIT TO HAVE GLAZING TO PERMIT NATURAL DAYLIGHT.
  - D) ELEVATORS LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL DAYLIGHT.
  - E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL DAYLIGHT.
  - F) UNDERGROUND PARKING TO BE WELL LIT.
  - G) ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING TO DETERMINATE WATERDAMPS TO DETERMINE WATERDAMPS.



**LEVEL P1: UNDERGROUND PARKING PLAN**  
 SCALE: 3/32" = 1'-0"  
 FLOOR AREA: 31,286 SQ. FT.

November 28, 2018  
 Final DP Revision  
 Approved for Construction  
 City of Surrey  
 2018  
 Approved for Construction  
 City of Surrey  
 2018  
 Approved for Construction  
 City of Surrey  
 2018

Project: PROPOSED HIGH-RISE DEVELOPMENT  
 Location: 98th AVE at KING GEORGE  
 Drawing Title: FLOOR PLAN: LEVEL 1

Checked: CH/C  
 Date: JUN 23, 2008  
 Sheet No.: DP-2.4 0715

Focus Architecture Incorporated  
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 Abbotsford, BC V2S 6A3  
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 Jamie J. Haepple MAIBC, MRMC  
 Carson G.A. North ASCI, RIBC



NET (OVERALL) AREA (TYPICAL)	4,467 SQ. FT.
TOTAL AREA	1,538 SQ. FT.
NET AREA	4,411 SQ. FT.
COMMON AREA	2,431 SQ. FT.
TOTAL AREA	4,411 SQ. FT.
NET AREA	1,538 SQ. FT.
COMMON AREA	1,212 SQ. FT.
NET AREA	12,828 SQ. FT.
LEVEL TOTAL	12,828 SQ. FT.



FLOOR PLAN: LEVEL 1  
 SCALE: 3/32" = 1'-0"



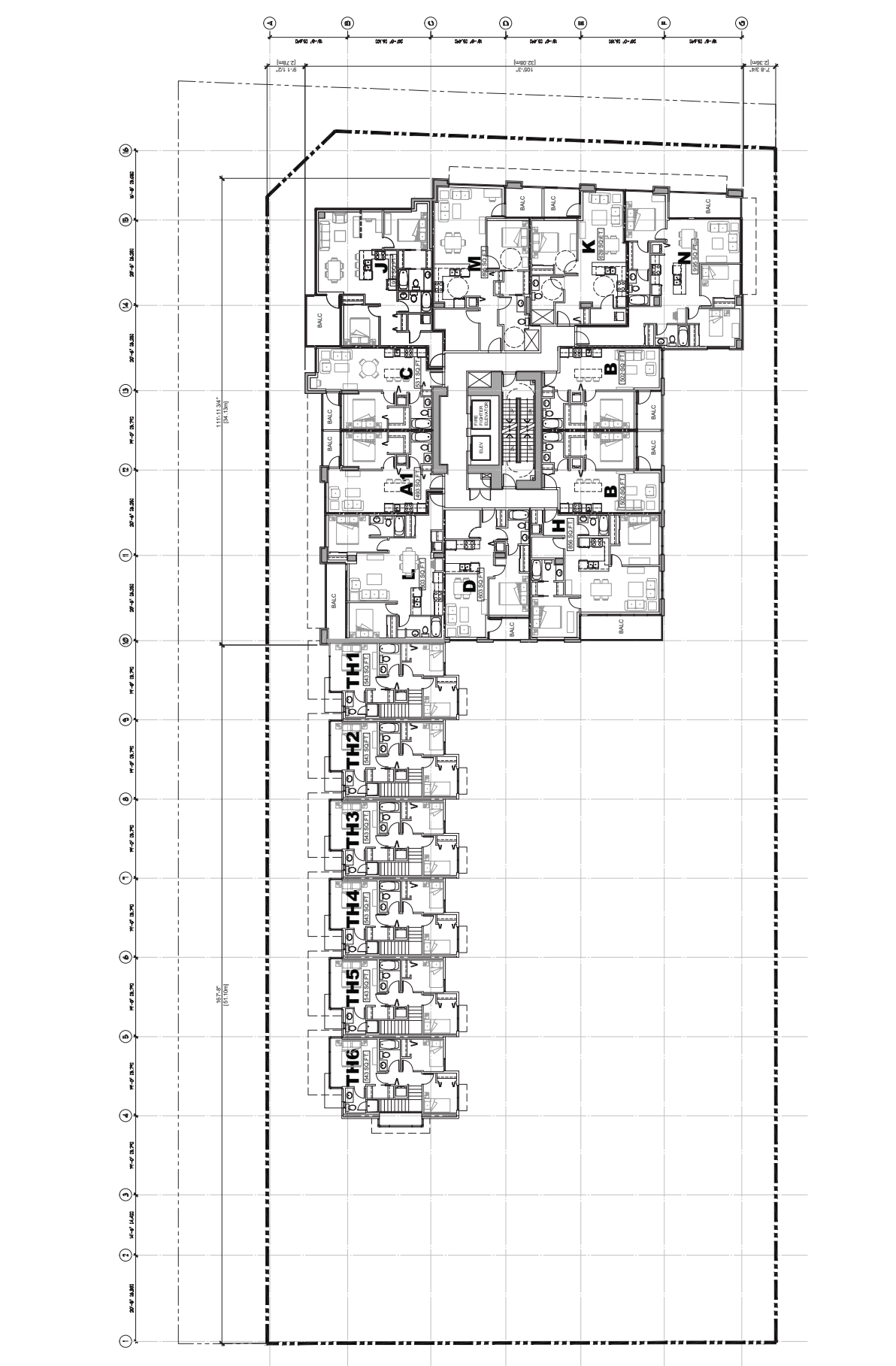
November 26, 2010  
 Final DP Revisions  
 Approved for the City of Surrey  
 City of Surrey, 15000 144th Avenue, Surrey, BC V3R 6Y4  
 City of Surrey, 15000 144th Avenue, Surrey, BC V3R 6Y4  
 City of Surrey, 15000 144th Avenue, Surrey, BC V3R 6Y4  
 City of Surrey, 15000 144th Avenue, Surrey, BC V3R 6Y4

Project Name: Proposed High-Rise Development  
 Location: 98th Ave at King George  
 Drawing Title: Floor Plan: Level 3

Drawn: CH/C  
 Checked: CH/C  
 Date: July 23, 2008  
 AS NOTED  
 Sheet No.: DP-2.6 0715  
 File No.:

PROJECT: PROPOSED HIGH-RISE DEVELOPMENT  
 DEVELOPMENT: MENLOSTONE PROPERTIES  
 LOCATION: 98th AVE at KING GEORGE  
 SURVEY: SC

CONSULTANTS:  
 FOCUS ARCHITECTURE INCORPORATED  
 109-1578 McCallum Road  
 Abbotsford, BC V2S 6A3  
 Tel: 604-853-3222 Fax: 604-853-5442  
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 Carson G.A. North ASCT, RIBD



**FLOOR PLAN: LEVEL 3**  
 SCALE: 3/32" = 1'-0"

0 10' 20' 50'

APT. TOWER	8811 SQ. FT.
MECHANICAL	3062,000 SQ. FT.
<b>LEVEL 3 TOTAL</b>	<b>3,943,111 SQ. FT.</b>

November 24, 2009  
Final DP Revisions  
Submitted for City of Surrey Review  
February 23, 2010  
Submitted for City of Surrey Review  
August 10, 2010  
Issued for City of Surrey Review  
March 10, 2010  
Submitted for City of Surrey Review  
May 10, 2010  
Submitted for City of Surrey Review  
September 27, 2009  
Submitted for Application  
REVISIONS

CONSULTANTS

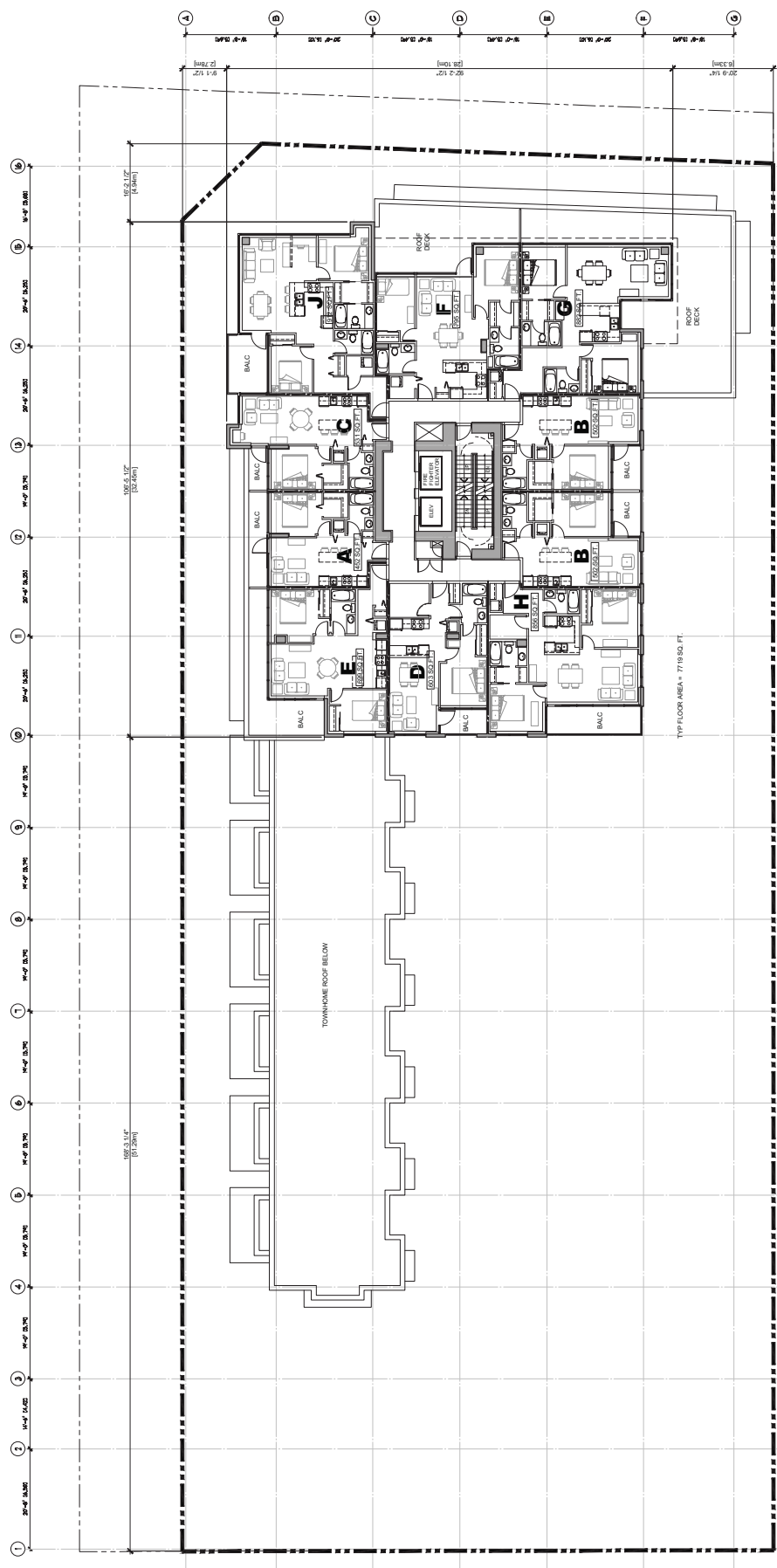
PROJECT  
**PROPOSED HIGH-RISE DEVELOPMENT**  
MONSIEUR PROPERTIES  
9880 AVE. KING GEORGE  
SURREY, BC  
DRAWING TITLE

**FLOOR PLAN: LEVEL 4**

DRAWN: CMT/C  
CHECKED:  
SCALE: AS NOTED  
DATE: July 23, 2008  
SHEET NO. DP-2.7  
FILE NO. 0715



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Carson G.A. North ASCT, MRD



**FLOOR PLAN: LEVEL 4**  
SCALE: 3/32" = 1'-0"



FLOOR AREA: 7719 SQ. FT.

TYP FLOOR AREA = 7719 SQ. FT.

100'-2.11" (30.56m)

100'-2.11" (30.56m)

100'-2.11" (30.56m)

TOWNHOME ROOF BELOW

ROOF DECK

ROOF DECK

ROOF DECK





November 26, 2013  
 Final DP Revisions  
 Approved by the City of Albany for the preliminary plat application.  
 City of Albany, Georgia  
 Planning Department  
 200 West Peachtree Street, N.W.  
 Atlanta, Georgia 30333  
 Phone: 404.527.2200  
 Fax: 404.527.2201  
 www.cityofal.org

August 10, 2011  
 Approved by the City of Albany for the preliminary plat application.  
 City of Albany, Georgia  
 Planning Department  
 200 West Peachtree Street, N.W.  
 Atlanta, Georgia 30333  
 Phone: 404.527.2200  
 Fax: 404.527.2201  
 www.cityofal.org

September 27, 2009  
 Approved by the City of Albany for the preliminary plat application.  
 City of Albany, Georgia  
 Planning Department  
 200 West Peachtree Street, N.W.  
 Atlanta, Georgia 30333  
 Phone: 404.527.2200  
 Fax: 404.527.2201  
 www.cityofal.org

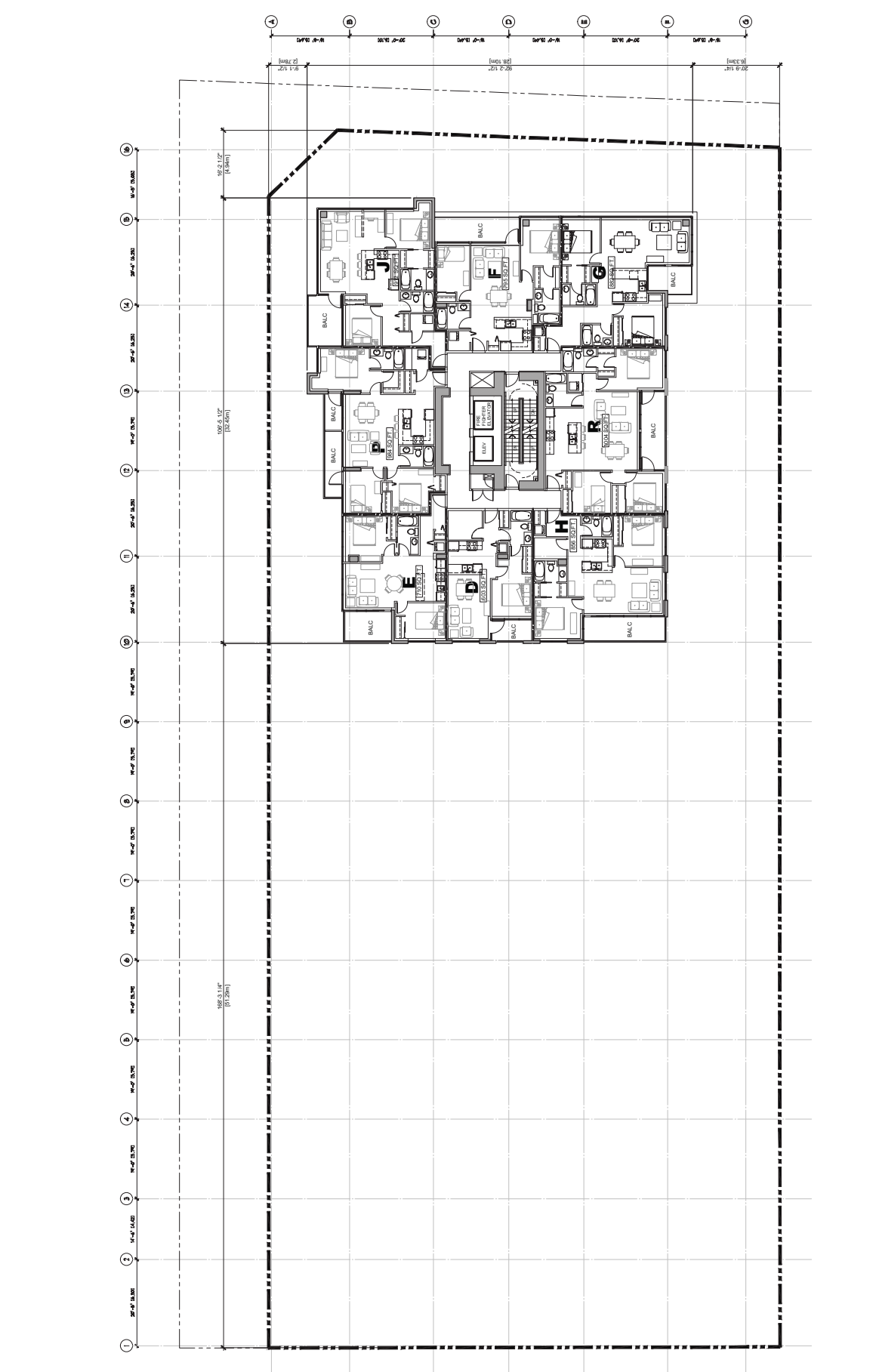
CONSULTANTS  
 ARCHITECTS  
 ENGINEERS

PROJECT  
**PROPOSED  
 HIGH-RISE  
 DEVELOPMENT**  
 GLENSTONE PROPERTIES  
 988 AVENUE AT KING GEORGE  
 SUBURBY, GA

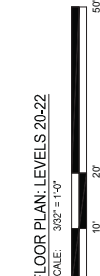
DRAWN  
 CH/C  
 CHECKED  
 DATE  
 AS NOTED  
 SHEET NO.  
 FILE NO.  
**DP-2.9 0715**



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 Jamie J. Kuppala M.A.B.C. M.A.R.C.  
 Carson G.A. North A.S.C.T. R.B.D.



**FLOOR PLAN: LEVELS 20-22**  
 SCALE: 3/32" = 1'-0"  
 FLOOR AREA: 7719 SQ. FT.



November 26, 2008  
 Final DP Revisions  
 Approved by the City of Surrey for the purpose of the City of Surrey review.  
 Approved by the City of Surrey for the purpose of the City of Surrey review.

Part of the: Issued for City of Surrey  
 Part of the: Issued for City of Surrey  
 Part of the: Issued for City of Surrey  
 Part of the: Issued for City of Surrey

September 27, 2009  
 Approved by the City of Surrey for the purpose of the City of Surrey review.

REVISIONS:

CONSULTANTS:

PROJECT:  
**PROPOSED HIGH-RISE DEVELOPMENT**  
 MANSION PROPERTIES

LOCATION:  
 988-AVE. ST. WING GEORGE  
 SURREY, BC

DRAWING TITLE:  
**FLOOR PLAN: LEVELS 23 & 24**

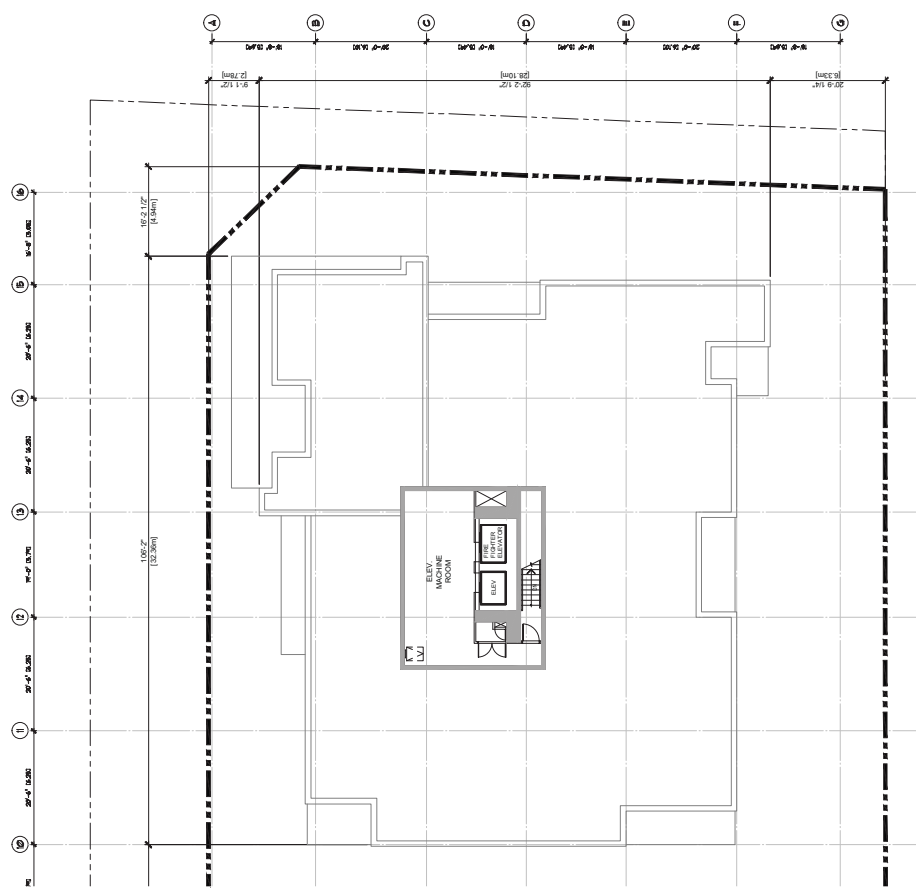
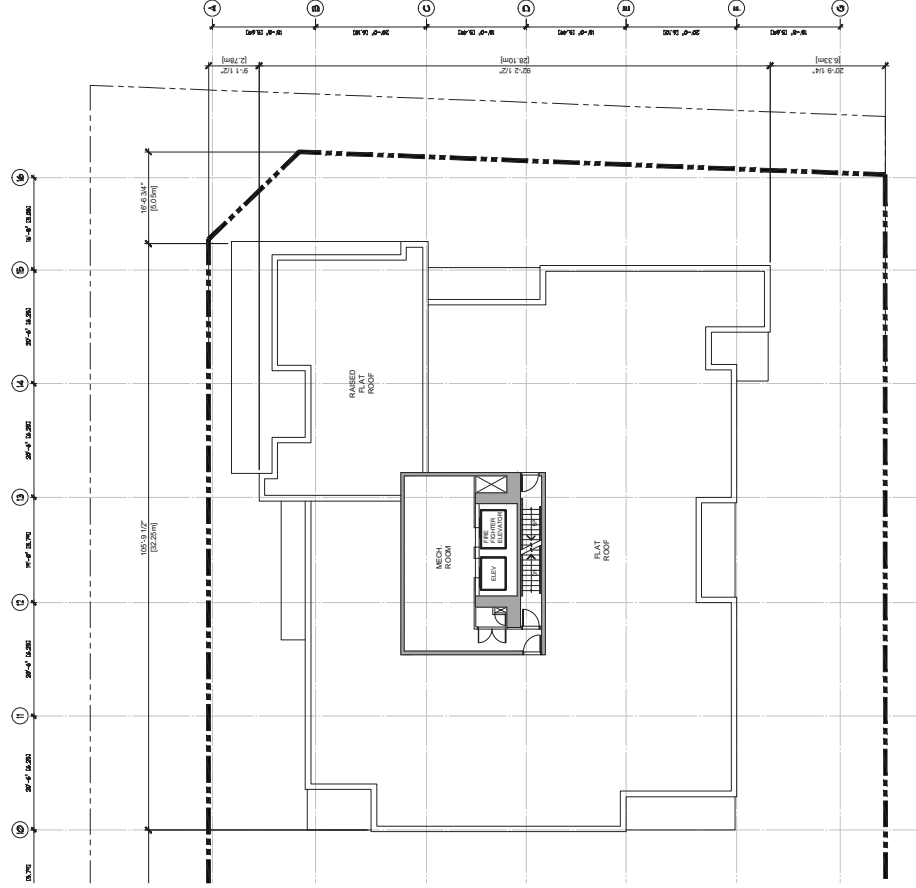
DRAWN: CMC  
 CHECKED: CMC

SCALE: AS NOTED  
 DATE: July 23, 2008  
 SHEET NO.: DP-2.100715



TOP: 1578 McGILLUM ROAD  
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 Tel: 604.885.3222 Fax: 604.883.5442  
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 Jamie J. Haepple MAIBC, MRMC  
 Carson G.A. North ASCP, RIBD







- EXTERIOR FINISH LEGEND**
- 1 WINDOW WALL GLAZING SYSTEM W/ CLEAR GLASS
  - 2 WINDOW WALL GLAZING SYSTEM W/ TINTED GLASS
  - 3 WINDOW WALL GLAZING SYSTEM W/ HORIZONTAL SEAM
  - 4 METAL PANEL SYSTEM (HORIZONTAL SEAM)
  - 5 METAL PANEL SYSTEM
  - 6 BRICK VENEER
  - 7 CONCRETE CAP
  - 8 CONCRETE W/ ELASTOMERIC FINISH, COLOUR 1
  - 9 CONCRETE COLOUR 2
  - 10 METAL SCREEN/GATE
  - 11 METAL TRANS LACED GLASS PRIVACY SCREEN
  - 12 CONCRETE FINISH
  - 13 METAL SECURITY GATE
  - 14 FINISHED GRADE AT STREET
  - 15 VEHICLE ENTRY/EXIT GATE
  - 16 EXIT ENCLOSURE (FROM LUFF)
  - 17 STOREFRONT GLAZING
  - 18 CONCRETE RETINAL LINING
  - 19 CONCRETE FINISH W/ BRICK PATTERN
  - 20 CONCRETE LEDGE/FIN
  - 21 LIGHT FIXTURE
  - 22 SIGNAGE LOCATION
  - 23 47" HIGH ALUMINUM & GLASS RAILING
  - 24 GRADE AT PROPERTY LINE
  - 25 47" HIGH METAL RAILING
  - 26 SOLID WOOD DOOR
  - 27 SOLID WOOD DOOR
  - 28 TOWNHOUSE UNIT ADDRESS IN/4 ALUM. LETTERS
  - 29 TOWNHOUSE UNIT ADDRESS IN/4 ALUM. LETTERS

**PROPOSED HIGH-RISE DEVELOPMENT**  
 KESLSTONE PROPERTIES  
 98th Ave at King George  
 Surrey, BC

**EAST ELEVATION**

CONCRETE: BENJAMIN MOORE - HC 173 (EDGE/COMB GRAY)  
 COLOUR 1: NATURAL  
 COLOUR 2: NATURAL

METAL PANEL SYSTEM: METAL GLAZING  
 MATCH GLAZING SYSTEM FRAME COLOUR

BRICK: MATERIAL 5  
 LIMESTONE (SMOOTH) 7"X6"

GLAZING SYSTEM: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

FRAME: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

SPANDREL GLASS: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

GLASS: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

CONCRETE: BENJAMIN MOORE - HC 173 (EDGE/COMB GRAY)  
 COLOUR 1: NATURAL  
 COLOUR 2: NATURAL

METAL PANEL SYSTEM: METAL GLAZING  
 MATCH GLAZING SYSTEM FRAME COLOUR

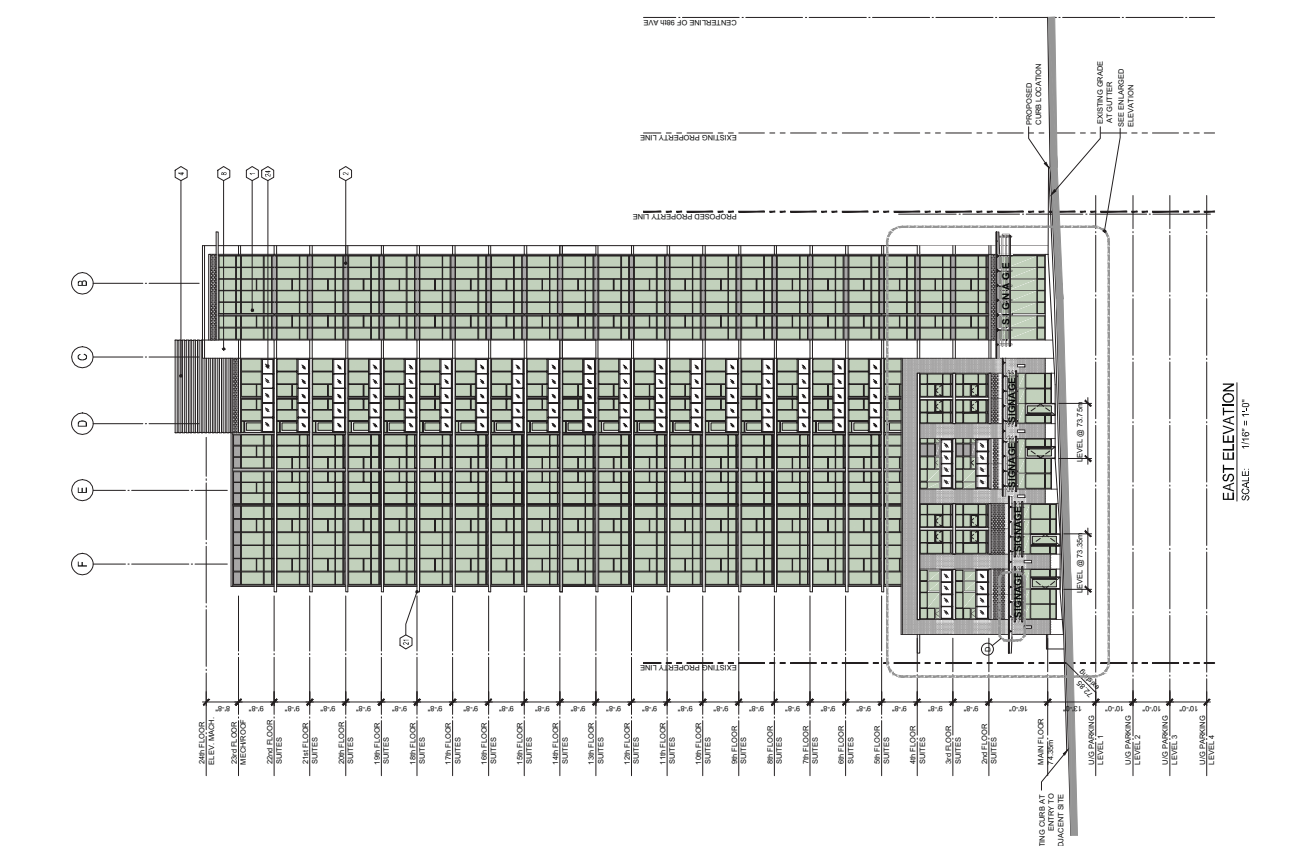
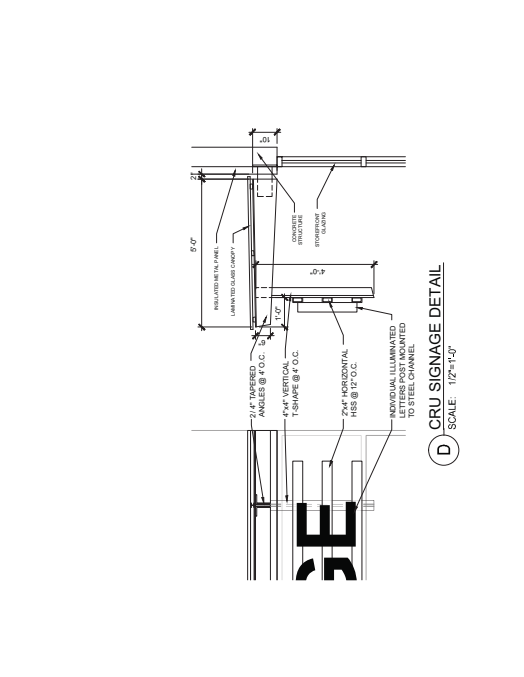
BRICK: MATERIAL 5  
 LIMESTONE (SMOOTH) 7"X6"

GLAZING SYSTEM: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

FRAME: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

SPANDREL GLASS: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300

GLASS: WINDOW WALL GLAZING SYSTEM W/ CERAMIC FINISH F04L-3300



**EXTERIOR FINISH LEGEND**

- 1 WINDOW WALL GLAZING SYSTEM W/ CLEAR GLASS
- 2 SPANDREL GLASS
- 3 AWNING OPENING
- 4 METAL PANEL SYSTEM (HORIZONTAL BEAM)
- 5 METAL PANEL SYSTEM
- 6 BRICK/GANGLAND SYSTEM
- 7 CONCRETE CAP
- 8 CONCRETE W/ ELASTOMERIC FINISH, COLOUR 1
- 9 CONCRETE COLOUR 2
- 10 METAL SCREEN/GATE
- 11 MECHANICAL COVER
- 12 CONCRETE PLANTER
- 13 METAL SCREEN/GATE
- 14 VEHICLE ENTRY/GATE
- 15 VEHICLE ENTRY/GATE
- 16 STRENGTH ENCLASURE (FROM U/P)
- 17 CONCRETE REVEAL LINES
- 18 STEEL CANOPY AND BRIDGE
- 19 CONCRETE LEDGE/FIN
- 20 LIGHT FIXTURE
- 21 LIGHT FIXTURE
- 22 42" HIGH ALUMINUM GLASS RAILING
- 23 GRAZE AT PROPERTY LINE
- 24 42" HIGH METAL RAILING
- 25 SOLID WOOD DOOR
- 26 SLOPED LANDSCAPE
- 27 PROJECT NAME & ADDRESS IN 6" ALUM LETTERS
- 28 TOWNHOUSE UNIT ADDRESS IN 6" ALUM LETTERS

**PROJECT**  
**PROPOSED HIGH-RISE DEVELOPMENT**  
 DEVELOPMENT  
 988-AVE #4 KING GEORGE  
 SURREY, BC

**LOCATION**  
 988-AVE #4 KING GEORGE  
 SURREY, BC

**DRAWING TITLE**  
**SOUTH ELEVATION**

**CONCRETE**  
 COLOUR 1: BENJAMIN MOORE - HC 175 (EDGE/COMB GRAY)  
 COLOUR 2: NATURAL

**METAL PANEL SYSTEM**  
 METAL PANEL SYSTEM (HORIZONTAL BEAM)  
 METAL PANEL SYSTEM

**BRICK/GANGLAND SYSTEM**  
 BRICK/GANGLAND SYSTEM (FRAME COLOUR)

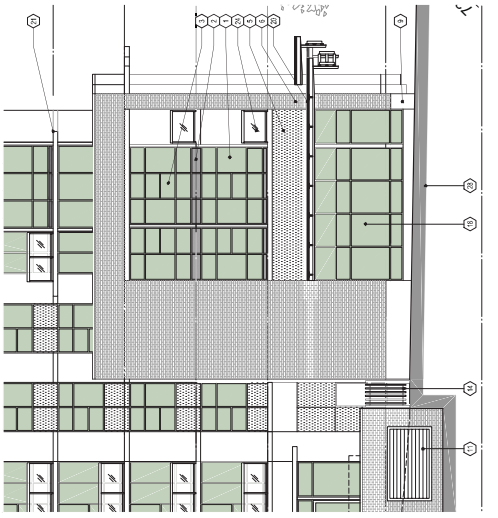
**BRICK**  
 BRICK/GANGLAND SYSTEM (FRAME COLOUR)

**METAL MATERIALS**  
 ALUMINUM (ANODIZED 100%)  
 STAINLESS STEEL

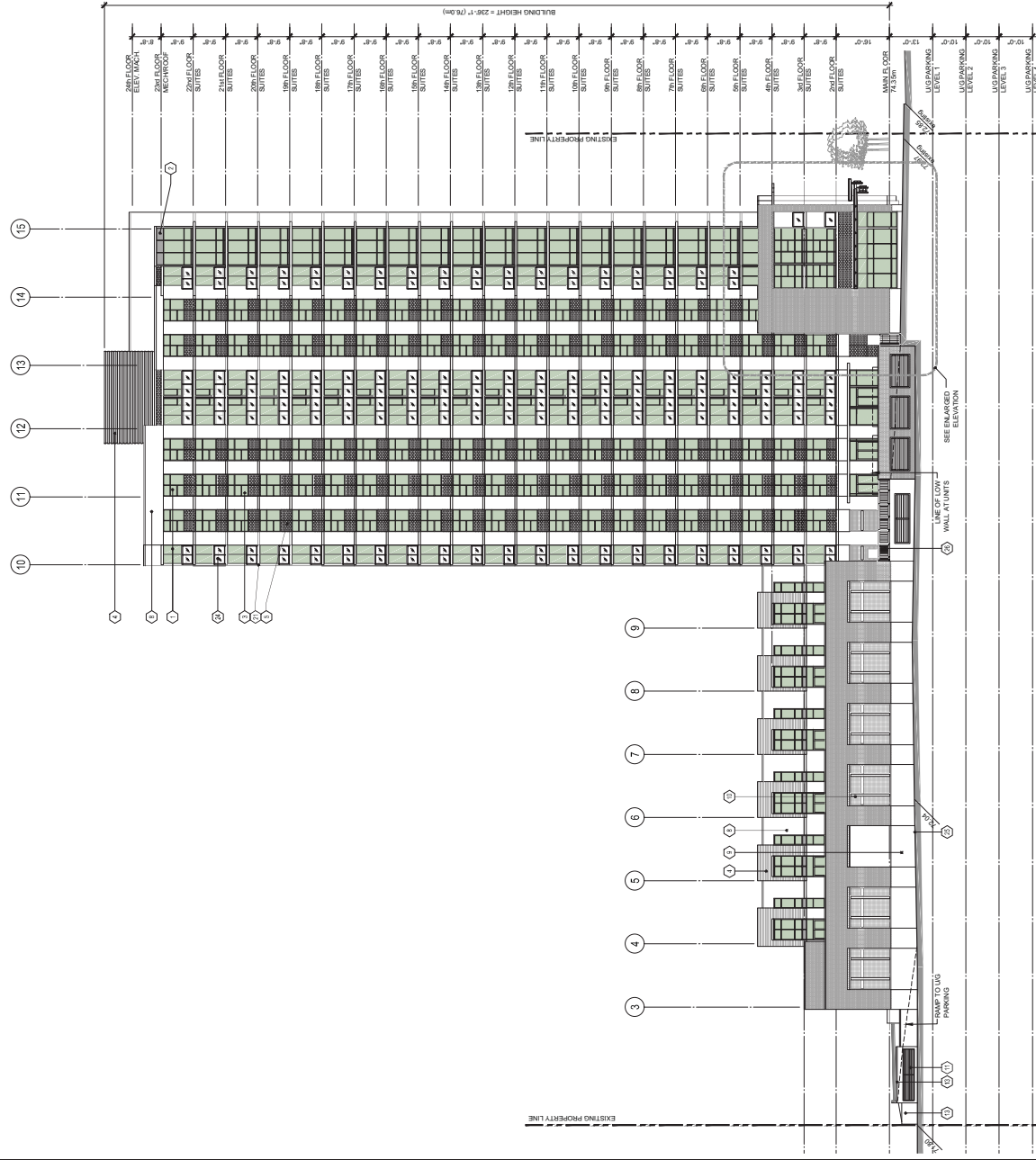
**FRAME**  
 : PRO-CAP  
 : K12141 DURACOIL @ 5000 DARK GRAY  
 : ALUM WINDOW TECHNOLOGIES INC.  
 WITH CLEAR (FORM TAC-045)

**CLEAR GLASS**  
 CLEAR GLASS  
 FROM CLEAR IS W/ CERAMIC PTFE/PAUL 300  
 TROUT GREY

**SPANDREL GLASS**



**ENLARGED COMMERCIAL ELEVATION**  
 SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

November 28, 2018  
 Final DP Revisions  
 Project: 988-AVE #4 KING GEORGE DEVELOPMENT  
 Address: 988-AVE #4 KING GEORGE, SURREY, BC  
 City: BC, Canada  
 Date: 11/28/2018  
 Prepared for: City of Surrey  
 Prepared by: Focus Architecture Inc.  
 File No.: 2018-0010  
 Drawn by: J. Hoogan  
 Checked by: J. Hoogan  
 Date: 11/28/2018  
 Project Name: 988-AVE #4 KING GEORGE DEVELOPMENT  
 Project Address: 988-AVE #4 KING GEORGE, SURREY, BC  
 Project File: 2018-0010  
 Project Date: 11/28/2018  
 Project Status: Final DP Revisions

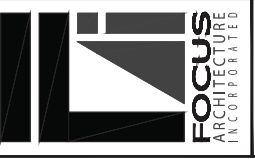
**PROJECT**  
**PROPOSED HIGH-RISE DEVELOPMENT**  
 DEVELOPMENT  
 988-AVE #4 KING GEORGE  
 SURREY, BC

**DRAWN**  
 Jc / Yf

**CHECKED**  
 Jc / Yf

**DATE**  
 July 23, 2008

**FILE NO.**  
 DP-3.2\_0715



109-1538 Mc-Gillivray Road  
 Abbotsford, BC V2S6A3  
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 www.focusarchitecture.com  
 Colin A. Hoogan MAIBC  
 Jamie J. Hoogan MAIBC, MRMC  
 Carson G.A. North ASCI, RRD

November 26, 2010  
 Project: DP #10000  
 Architect: Focus Architecture Inc.  
 Address: 888-1111 King George  
 City: Surrey, BC  
 Date: 11/26/2010  
 Drawn by: J. Hoogan  
 Checked by: J. Hoogan  
 Scale: 1/8" = 1'-0"

Project: PROPOSED HIGH-RISE DEVELOPMENT  
 Location: 888-1111 KING GEORGE, SURREY, BC  
 Drawing Title: WEST ELEVATION

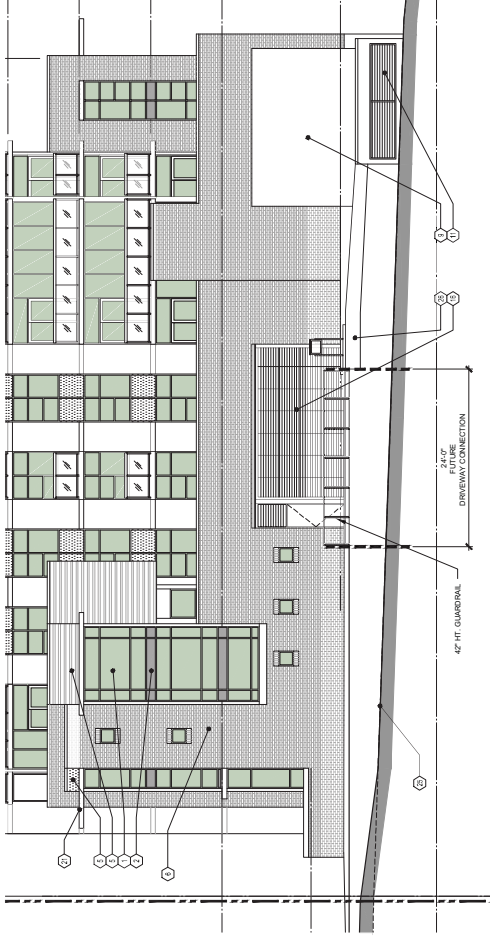
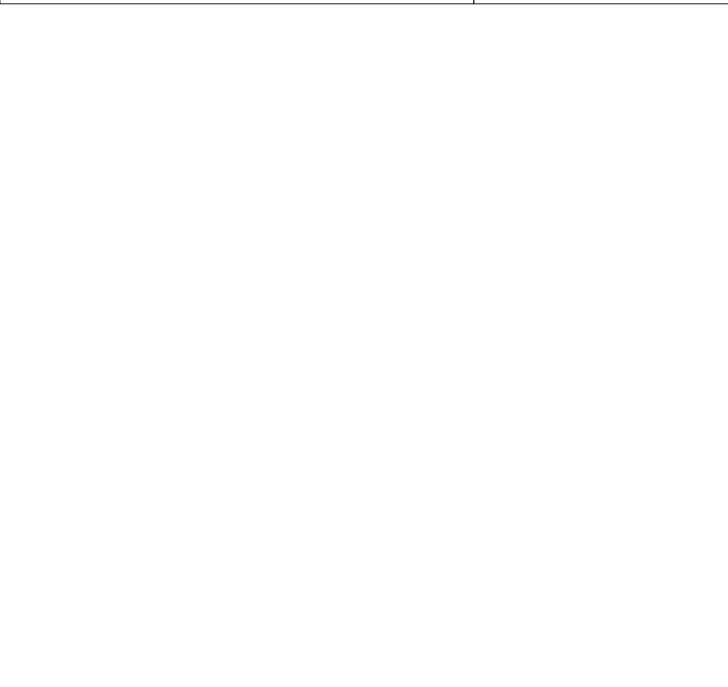
Drawn: J. Hoogan  
 Scale: 1/8" = 1'-0"  
 Date: JUN 23, 2008  
 Sheet No.: DP-3.3  
 File No.: 0715



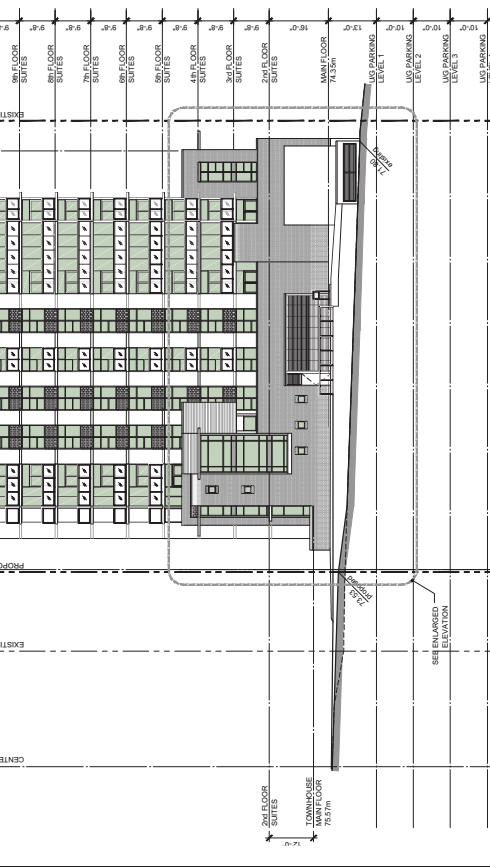
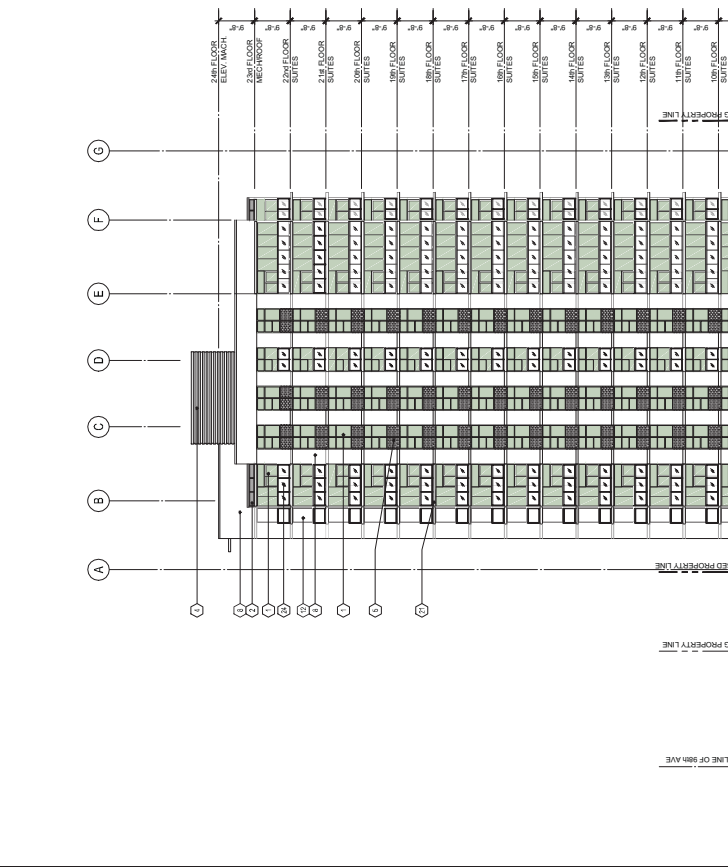
109-1538 McCulloch Road  
 Abbotsford, BC V2S 6A3  
 Tel: 604-883-3222 Fax: 604-883-5442  
 www.focusarchitecture.com  
 Colin A. Hoogan MAIBC  
 Jamie J. Hoogan MAIBC  
 Carson G.A. North ASCT RBD

- EXTERIOR FINISH LEGEND**
- 1 WINDOW WALL GLAZING SYSTEM W/ CLEAR GLASS
  - 2 SPANDREL GLASS
  - 3 AWNING OPENING
  - 4 METAL PANEL SYSTEM (HORIZONTAL BEAM)
  - 5 METAL PANEL SYSTEM
  - 6 BRICK VENEER
  - 7 CONCRETE W/ GLASSMERIC FINISH COLOUR 1
  - 8 CONCRETE COLOUR 2
  - 9 METAL SCREEN/GATE
  - 10 MECHANICAL COVER
  - 11 METAL & TRANSLUCENT GLASS PRIVACY SCREEN
  - 12 CONCRETE PLANTER
  - 13 METAL SECURITY GATE
  - 14 FINISHED GRADE AT STREET
  - 15 CONCRETE (SMOOTH) 7.5" GF
  - 16 EXPOSED CONCRETE (RAW LOP)
  - 17 STONEFRONT GLAZING
  - 18 CONCRETE REVEAL LINES
  - 19 STEEL CANOPY AND SIGNAGE
  - 20 CONCRETE LEDGER/FIN
  - 21 LIGHT FIXTURE
  - 22 SIGNAGE LOCATION
  - 23 4" HIGH ALUMINUM GLASS RAILING
  - 24 4" HIGH ALUMINUM GLASS RAILING
  - 25 4" HIGH ALUMINUM GLASS RAILING
  - 26 SOLID WOOD DOOR
  - 27 SLOPED LANDSCAPE
  - 28 PROJECT NAME & ADDRESS IN 6" ALUM LETTERS
  - 29 TOWNHOUSE UNIT ADDRESS IN 6" ALUM LETTERS

- CONCRETE: BEHAVIOR MOORE - HC 170 (EDGE/OMB GRAY)  
 COLOUR 2: NATURAL
- METAL PANEL SYSTEM: HORIZONTAL REVEAL/VERTICAL GLAZING  
 MATCH GLAZING SYSTEM FRAME COLOUR
- BRICK: LIMESTONE (SMOOTH) 7.5" GF
- METAL MATERIALS: 40141 DURACOR @ 5000 DARK GRAY  
 CLEAR GLASS: ALLAN WINDOW TECHNOLOGIES INC.  
 6mm CLEAR (6mm ITAC 6042)
- SPANDREL GLASS: 6mm CLEAR (6mm ITAC 6042)



**ENLARGED TOWNHOUSE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



November 28, 2010  
 Final DP Referrals  
 Approved by the City of Surrey  
 City of Surrey, 15000 148th Avenue, Surrey, BC V4W 2E9  
 Tel: 604.593.3222 Fax: 604.593.3442  
 www.focusarchitecture.com

TOP: 1528 McMillan Road  
 Abbotsford, BC V2S 6A3  
 Tel: 604.853.3222 Fax: 604.853.3442  
 www.focusarchitecture.com

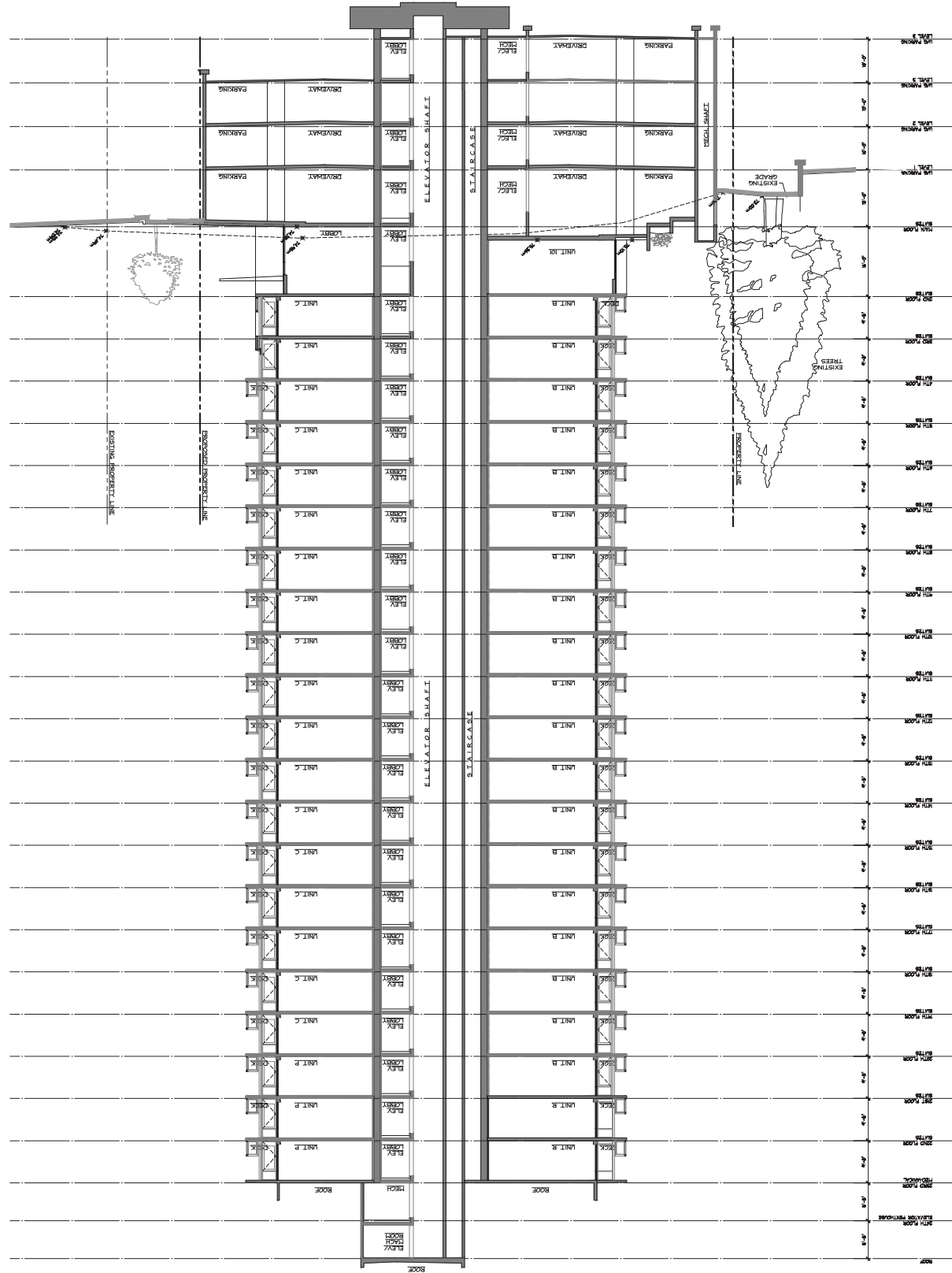
Colin A. Hoogan MAIBC  
 Jamie J. Langille MAIBC, MRMC  
 Carson G.A. North ASCT, RRD

**PROPOSED HIGH-RISE DEVELOPMENT**  
 LOCATION: MANSFORD PROPERTIES  
 988-AVE HWY KING GEORGE  
 SURREY BC  
 DRAWING TITLE: BUILDING SECTION

PROJECT: MANSFORD PROPERTIES  
 CHECKED: LC  
 SCALE: AS NOTED  
 DATE: JUN 23, 2008  
 SHEET NO.: DP-4.0 0715



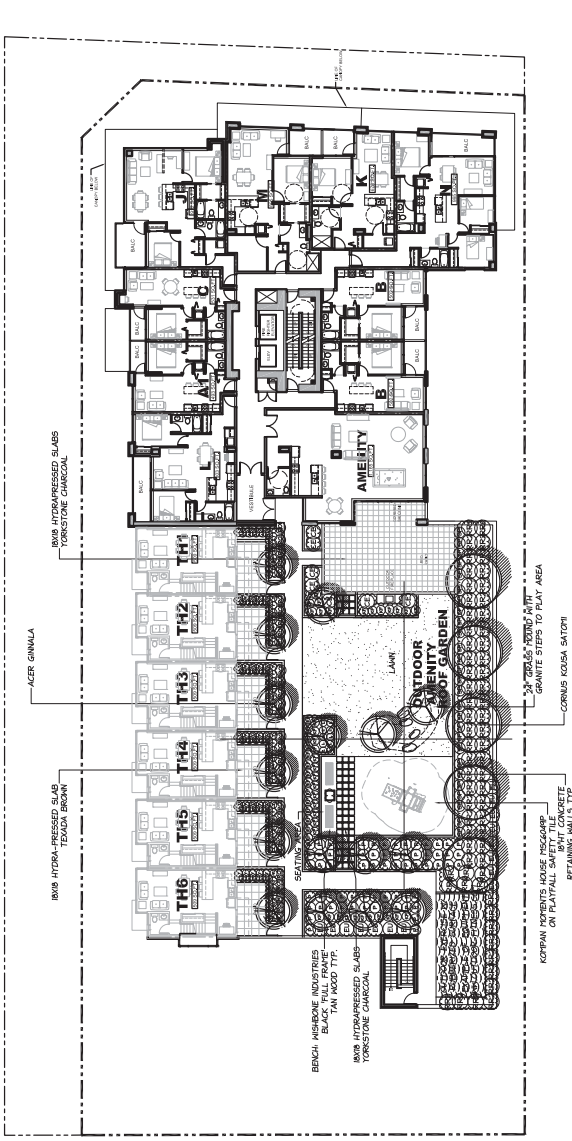
November 28, 2010  
 Final DP Referrals  
 Approved by the City of Surrey  
 City of Surrey, 15000 148th Avenue, Surrey, BC V4W 2E9  
 Tel: 604.593.3222 Fax: 604.593.3442  
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SECTION - A  
 SCALE: 3/32" = 1'-0"

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DMG JOB NUMBER: 08111  
 PLANTED SIZE / REMARKS



LEVEL 2

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER GINMLA	ACER MAPLE	50" CAL. 8'6" DBH, 18M STD
2	CORNUS KOSERA	SATORI DOGWOOD	2.5M HT, 8B
3	FAGUS STYVATICA 'DANKOVI'	DANKOV BEECH	6" CAL. 8'6" DBH
4	FRAXINUS PENNSYLVANICA 'PATYCKI'	PATYCKE GREEN ASH	6" CAL. 18" STD, 8B
5	LIRIODENDRON YACHTS 'PATYCKI'	PATYCKE YACHTS	2.5M HT, 8B
6	QUERCUS COCCINEA	SCARLET OAK	6" CAL. 18" STD, 8B
7	QUERCUS PALUSTRIS 'CREAM RIGHT'	CREAM SPINE OAK	6" CAL. 18" STD, 8B
8	QUERCUS X BRUNNODORIFOLIATA 'BRUNNODORIFOLIATA'	BRUNNODORIFOLIATA	6" CAL. 18" STD, 8B
9	ARBUTUS UNDO COPPATICA	CONTACT STRAWBERRY BUSH	#2 POT, 30CH
10	BRUNNODORIFOLIATA 'WINTER GIFT'	LITTLE-LEAF BOX	#2 POT, 25CH
11	CELANOTHUS PLEBEIUS 'VICTORIA'	CALIFORNIA LILAC	#2 POT, 50CH
12	CELANOTHUS PLEBEIUS 'ANTISTARIA'	WINGED BURNING BUSH	#2 POT, 30CH
13	FRAXINUS LAURENCEA 'OTTO LUTKEN'	OTTO LUTKEN LAUREL	#2 POT, 30CH
14	FRAXINUS LAURENCEA 'ALBERT'	RHOODENDRON	#2 POT, 30CH
15	RHOODENDRON 'WHITE, L. HAY'	RHOODENDRON	#2 POT, 30CH
16	RHOODENDRON 'ROSE'	RHOODENDRON	#2 POT, 50CH
17	SKOPYA X JAPONICA 'OAK HALE'	JAPANESE SKOPYA	#2 POT, 30CH
18	LITTLE PRINCESS SPIRAEA	LITTLE PRINCESS SPIRAEA	#2 POT, 40CH
19	TAMIS X MEDIA 'HIDSHI'	HUCKS TEN	1.0M 8B
20	CALYPTROGLOBA ACUTIFLORA 'YARL'	FOERSTERATHER REED GRASS	#1 POT
21	VARIEGATED JAPANESE SEDGE	VARIEGATED JAPANESE SEDGE	#2 POT
22	DMARF FOUNTAIN GRASS	DMARF FOUNTAIN GRASS	#1 POT
23	HEADON SWEET PINK VARIETY	HEADON SWEET PINK VARIETY	#1 POT, 3-5 EYE
24	DMARF DANTLY	DMARF DANTLY	#1 POT, 1-2 FAN
25	ENGLISH LAVENDER	ENGLISH LAVENDER	#1 POT
26	SALAL	SALAL	#1 POT, 20CH

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. A REFER TO SPECIFIED PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE PLANT MATERIAL AVAILABLE TO THE SPECIFIED NATIONAL SUPPLIERS. SUBSTITUTIONS WILL BE SELECTED ALLOW A MINIMUM OF FIVE MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

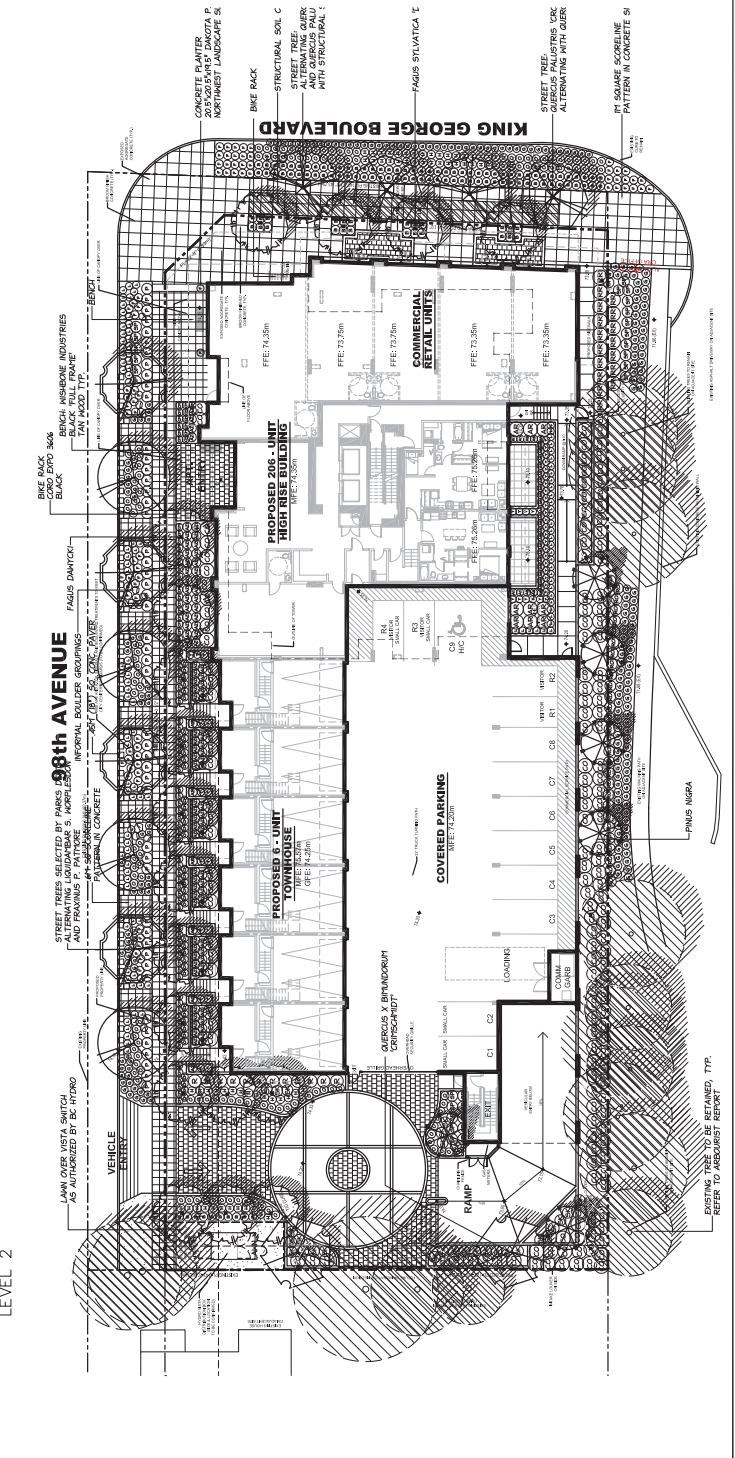


A Partnership of  
 J.D. Wilson & Associates Ltd.  
 May Chan Yip Consultants Ltd.  
 Sub: 5105 - 4156 68th Street  
 Burnaby, British Columbia  
 V5C 6G9  
 PH (604) 439-2626 FAX (604) 439-2723

PROJECT:  
 HI-RISE DEVELOPMENT  
 98TH AND KING GEORGE  
 SURREY B.C.

DRAWING TITLE:  
 LANDSCAPE PLAN

DATE:	08 JAN 23	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
DRAWN:	FB		
DESIGN:	FB		
CHECK:	JEP		
DMG PROJECT NUMBER:	08-111	OF 2	



LEVEL 2

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A Partnership of  
 J.D. WOOD & ASSOCIATES LTD.  
 PARTNERSHIP OF ARCHITECTS LTD.  
 MAY CHEN YIP CONSULTANTS LTD.  
 Suite C105 - 4156 68th Street, Burnaby, British Columbia  
 V5C 6G9  
 P: (604) 430-0824 F: (604) 472-1233

PROJECT:

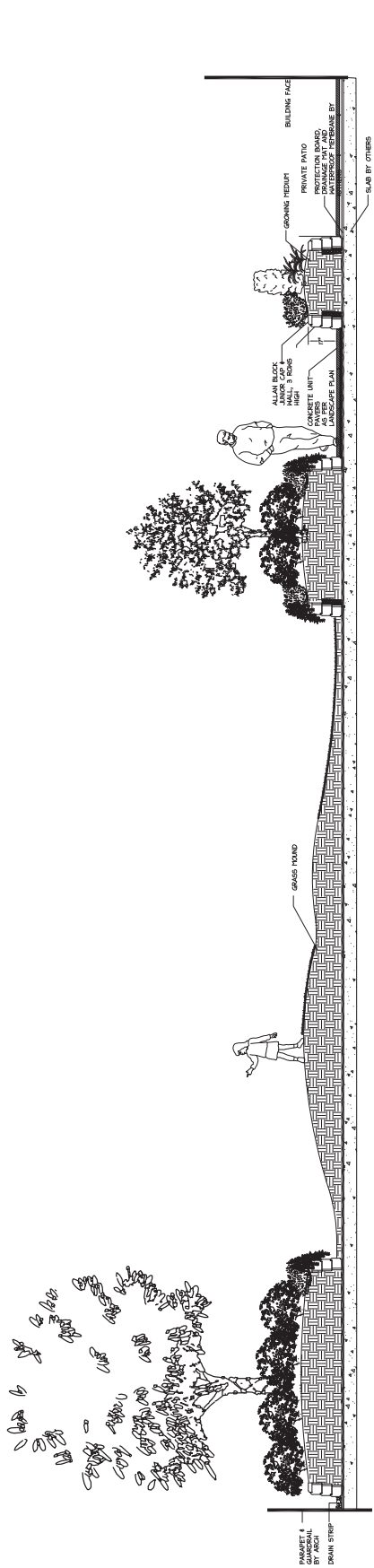
HI-RISE DEVELOPMENT  
 98TH AND KING GEORGE  
 SURREY B.C.

DRAWING TITLE:

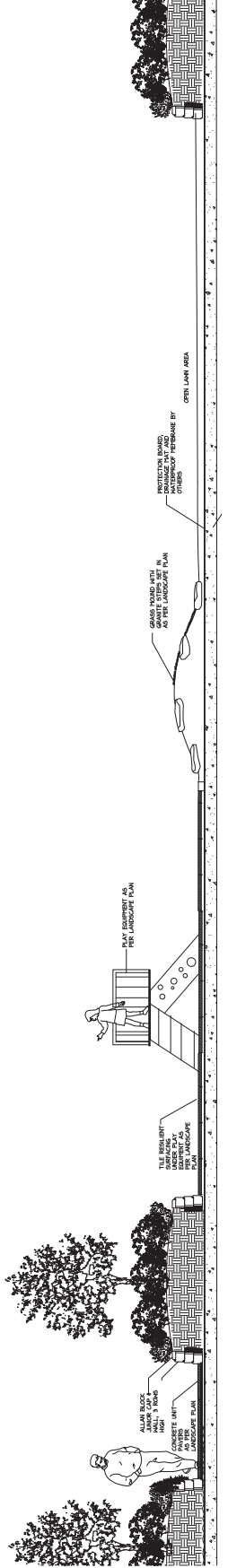
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DESIGN:	PB		
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SCALE:	NTS		
DRAWING:	PB		
DESIGN:	PB		
CHECK:	JCP		
DATE:	08 JAN 23	DRAWING NUMBER:	
SCALE:	NTS		
DRAWING:	PB		
DESIGN:	PB		
CHECK:	JCP		

08H-42P



DETAIL SECTION - NORTH SOUTH - ROOFTOP AMENITY SPACE



DETAIL SECTION - EAST-WEST - ROOFTOP AMENITY SPACE

## INTER-OFFICE MEMO

---

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

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

DATE: **February 10, 2010** PROJECT FILE: **7809-0177-00**

---

RE: **Engineering Requirements (Commercial/Multi-Family)  
Location: 13586 98 Ave**

### LUC DISCHARGE

There are no engineering requirements relative to the LUC Discharge.

### REZONE

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

- dedicate 3.212 metres on King George Boulevard for a 45 metre road right-of-way
- dedicate 6.5 metres on 98 Avenue for a 27 metre road right-of-way
- dedicate 5-metre x 5-metre corner cut at the intersection of KGB and 98 Avenue

#### *Works and Services*

- construct the south half of 98 Avenue to full City Centre urban standards
- construct the boulevard on the west side of KGB to full City Centre urban standards
- extend a watermain on 98 Avenue and KGB for fire protection and domestic use
- provide a sanitary sewer and a storm sewer connection to the site
- we have no objections to the reduction in parking as proposed with this application
- resolve traffic issues with the proposed layout

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Acting Development Services Manager

RWB



December 6, 2010

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7909 0177 00

**SUMMARY**

The proposed 6 townhouse units and 206 highrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

**September 2010 Enrolment/School Capacity**

**A. H. P. Matthew Elementary**

Enrolment (K/1-7): 53 K + 352  
 Capacity (K/1-7): 40 K + 350

**Queen Elizabeth Secondary**

Enrolment (8-12): 1510  
 Capacity (8-12): 1600

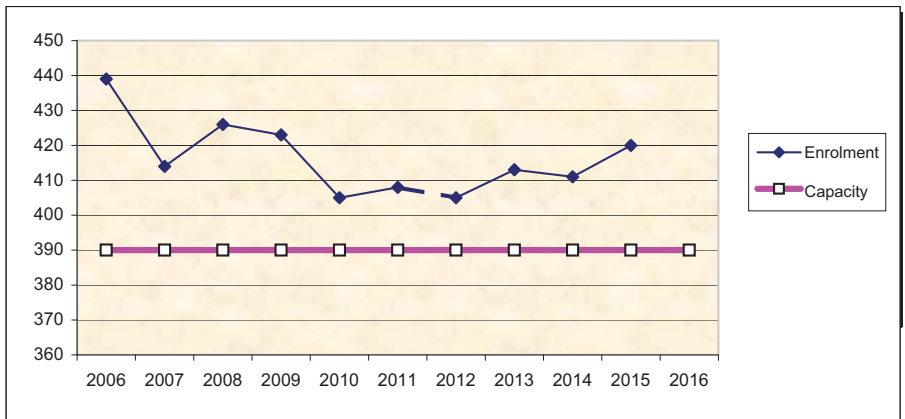
**SCHOOL DISTRICT #36 (SURREY)**

**School Enrolment Projections and Planning Update:**

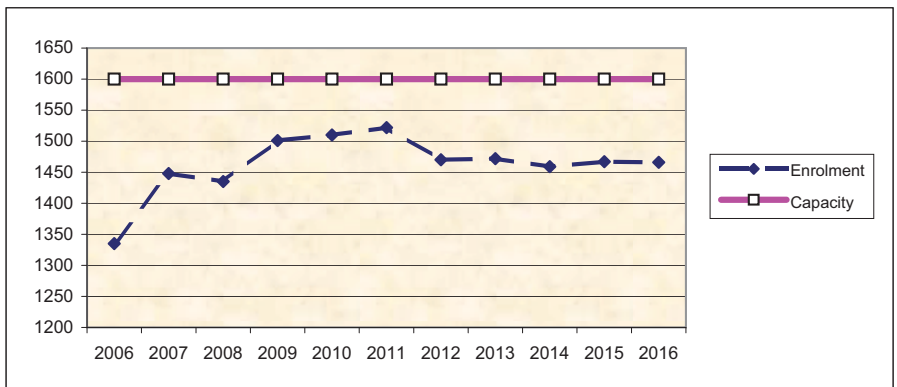
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

AHP Matthew Elementary is being seismically upgraded. Secondary School Capacity in the table below includes a modular complex at Queen Elizabeth with a capacity of 200. The proposed development will not have an impact on these projections.

**A. H. P. Matthew Elementary**



**Queen Elizabeth Secondary**



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 79019-0177-00  
Project Location: 13586 - 98 Avenue  
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  
One poor quality black cottonwood tree and two others of shared ownership.
2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	3 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	3 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required (1 alder and cottonwood X 1 and 2 others X 2)	5 (E)
Number of Replacement Trees proposed	74 (F)
Number of Replacement Trees in deficit (E-F)	0 (G)
Total number of Prot. and Rep. Trees on site (D+F)	74 (H)
Number of lots proposed in the project	NA (I)
Average number of Trees per Lot (H/I)	NA (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: December 8, 2010

**Chair:**

S. Lyon

**Panel Members:**

CPL. M. Searle  
K. Newbert  
L. Mickelson  
M. Ehman  
R. Myers  
M. Mortensen

**Guests:**

C. Hogan, Focus Architecture Inc.  
A. Good, DMG Landscape Architects  
  
D. Mangat, Darman Holdings Ltd.  
J. Losee, Jonathan Losee Ltd.  
P. Martin, Wilson Chang Architect Inc.  
W. Chang, Wilson Chang Architect Inc.

**Staff Present:**

T. Ainscough, Planning & Development  
M. B. Rondeau, Planning & Development  
T. Mueller, Legislative Services

## C. SUBMISSIONS

1. File No.: 7909-0177-00  
New or Resubmit: Resubmit  
Last Submission Date: June 10, 2010  
Description: Proposed mixed-use high-rise residential/commercial development consisting of 210 residential units and 5 commercial units.  
  
Address: 13586 – 98 Avenue, City Centre  
Developer: Alphonse Kho, Kenstone Properties  
Architect: Colin Hogan, Focus Architecture Inc.  
Landscape Architect: Allison Good, DMG Landscape Architects  
Planner: Pat Lau  
Urban Design Planner: Mary Beth Rondeau

**The Urban Design Planner made the following comments:**

- The development is situated in a prominent location on King George Boulevard and generally meets the intent of urban design guidelines.
- Green treatments have been incorporated on the boulevard.
- During the June 10, 2010 ADP, there was discussion surrounding loading and driveway at 98 Ave.; this area has been revised and the loading and driveway have been deleted.
- In the resubmission, the podium is a more consistent 3-storey base, the tower form has been significantly adjusted, and most of the design responses were related to the response to solar.
- It was noted that the FAR has increased slightly from 4.8 to 5.1. With this type of density, it is a matter of how well the building responds to the context and the quality of the proposal.

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

- In the June 10, 2010 submission, the base was disjointed and there was concern with how it would interface with future developments. The tower was previously symmetrical and orientation was an issue. There was a feeling that there was a missed opportunity to have the tower more strongly anchor the corner.
- The loading area has been revised and an auto court provided at the west end of the site.
- There are two residential units at level 1 of the tower and the feeling from the developer is that they like having residential units at this location. There is a good grade break and the residential units are above the circulation.
- The big design change is evident in the tower design. The mass of the building has been pulled out to the corner. The north side and the east sides are primarily glazed and have relatively few balconies. At the June 10, 2010 Panel there was a lot of discussion about the south and the west sides and since that time, work was done to improve the response to solar gain. There is more of a punched window kind of language and it takes it down to 50% glazing.
- The podium is brick at the townhouse level there is more of a glass bay type of glazing. The grade has been raised there by 3 or 4 feet off of the sidewalk elevation to give a stronger sense of entry. On the west side there is a significant amount of balcony to control solar gain.
- There is now direct access from the living level to south facing rooftop access.

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

- The site planning changes are minor. There was some discussion about the row of existing trees; the area will be re-landscaped.
- Decorative paving and exposed aggregate bands will be added.
- The edge of the green space area will be planted; in the future as more development occurs in City Centre, the City can remove it.
- At 98<sup>th</sup> Avenue the Green Network Study was responded to by adding small unit pavers along the curb edge. There are cut-throughs to all entries to the townhomes.
- The roof deck plan changed and the space is now more useable. There is an outdoor fitness area and an outdoor amenity area common to the building. As well there is a nature play space for children in the lawn and it very much functions like a back yard for the entire complex.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW****13586 – 98 Avenue, City Centre****File No. 7909-0177-00**

It was

Moved by M. Ehman

Seconded by M. Mortensen

That the Advisory Design Panel (ADP)

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

Carried



## STATEMENT OF REVIEW COMMENTS

### Context and Site Circulation

- The applicant should be commended for responding to the comments.
- Good contextual response to adjacent buildings.

### Form and Character

- Consider better articulation of form between townhouses and tower.

*See applicant architect's comments below.*

- Still an awkwardness where the townhouses connect to the tower along the street edge. There is a conflict; they are not townhouses but are actually tower units. Consider varying the expression at the junction with the tower, e.g., might mean dropping the parapet on the tower part of it to break the line.

*The applicant's architect agrees that a distinction could be made here. However, the applicant and architect prefer to keep "tower base" parapet height consistent with the base at the east. Therefore, the parapet height of the townhouse units has been dropped slightly to distinguish from the tower base.*

- The top of the tower is improved; there are opportunities to use the tower top as a green roof or amenity space without taking the elevator up. Make it an amenity for the building. On the roof of the townhouses, consideration should be made for a green roof.

*The applicant and his architect considered a green roof at the top of the tower and for the townhouse roofs, but felt that the green roof amenity space at level 2 is best situated to provide an amenity for all residents, and this allows for a natural connection to the interior amenity space on level 2.*

- The two ground floor units seem orphaned / awkward.

*Although these units are separate from the others, the applicant feels that the proposed high ceilings and large south-facing patios will make these units very desirable.*

### Landscaping

- Previous landscaping plan was well developed and the issues have been addressed.

### **CPTED and Accessibility**

- Make sure access is secure for after hours entry sequence, e.g., at the south.

*A note has been added to the site plan.*

- Consideration should be given for placing clearly readable address at the top of the building for police air support activities.

*A note has been added to the roof plan. Further details will be coordinated at the building permit stage.*

### **Sustainability**

- The work done on the south and west elevations are a big step in the right direction. Could look at a little less glass or maybe have a better performance glass on the south and west side to alleviate difficulties due to solar gain.

*The applicant is reluctant to reduce the amount of glazing any further. However, the applicant and his architect will consider better performance glazing to mitigate solar gain.*

CITY OF SURREYBY-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: DOWNTOWN COMMERCIAL ZONE (C-35)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-886-069

Lot "A" Except: Part within Heavy Outline on Highway Statutory Right of Way Plan 62493  
 Section 34 Block 5 North Range 2 West New Westminster District Plan 9760

13586 - 98 Avenue

(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 high *density*, high-rise *multiple unit residential buildings* and related *amenity spaces* and *commercial uses*, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. The following uses, provided that such uses form part of a *multiple unit residential building*:
  - (a) *Retail stores* excluding *adult entertainment stores*;

- (b) *Personal service uses* excluding *body rub parlours*;
- (c) *General service uses* excluding *funeral parlours* and *drive-through banks*;
- (d) *Eating establishments* excluding *drive-through restaurants*;
- (e) *Office uses* excluding *social escort services* and *methadone clinics*; and
- (f) *Child care centres*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 5.13.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 37%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>North</b> (98 Avenue)	<b>South</b>	<b>West</b>	<b>East</b> (King George Boulevard)
<i>Buildings and Structures</i>		2.7 metres * [9 ft.]	2.3 metres** [8 ft.]	10.0 metres [33 ft.]	3.0 metres *** [10 ft.]

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

\* Stairs may be sited up to 2.0 metres [7 ft.] from the north *lot line* and a canopy encroachment may be sited up to 0.8 metre [3 ft.] from the north *lot line*.

\*\* A canopy encroachment may be sited up to 0.8 metre [3 ft.] from the south *lot line*.

\*\*\* A canopy encroachment may be sited up to 1.5 metres [5 ft.] from the east *lot line*.

## **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 72 metres [236 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

## **H. Off-Street Parking**

1. Resident, visitor and commercial *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the *underground parking facility* may extend to the eastern *lot line*.

## **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. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

## **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
- (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented*:
- (a) *Balconies* shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater; and
  - (b) Notwithstanding Sub-section J3.(a), *balconies* may be a minimum of 3.0 square metres [32 sq.ft.] in size for a maximum of 20 *dwelling units*.

**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>
3,200 sq. m. [0.79 acre]	35 metres [115 ft]	85 metres [279 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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 RMC-150 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, 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 RMC-150 Zone in City Centre.
9. 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.

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

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