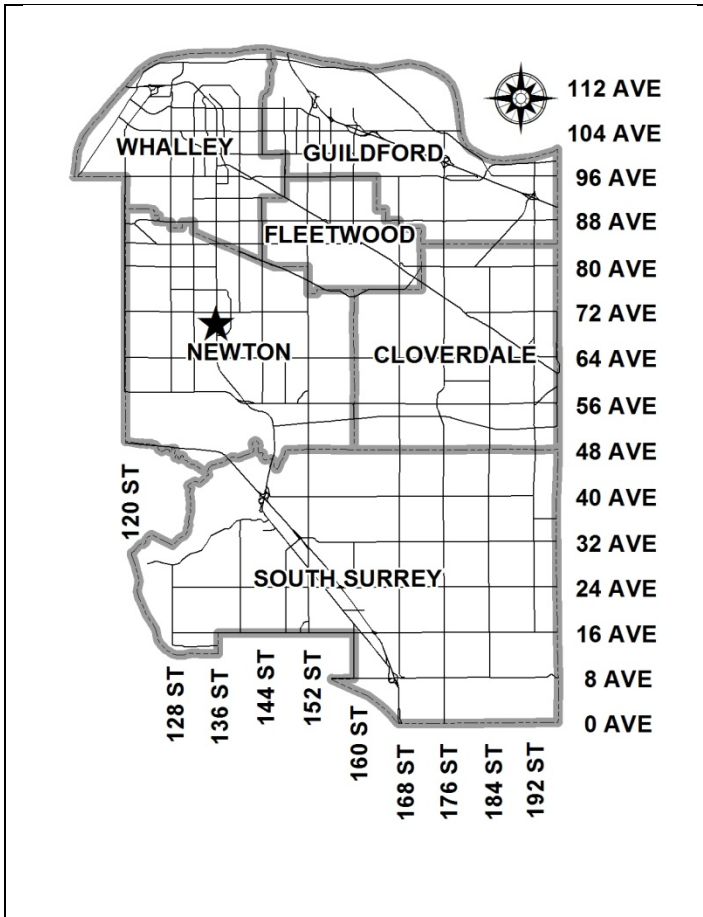


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0100-00

Planning Report Date: March 12, 2012

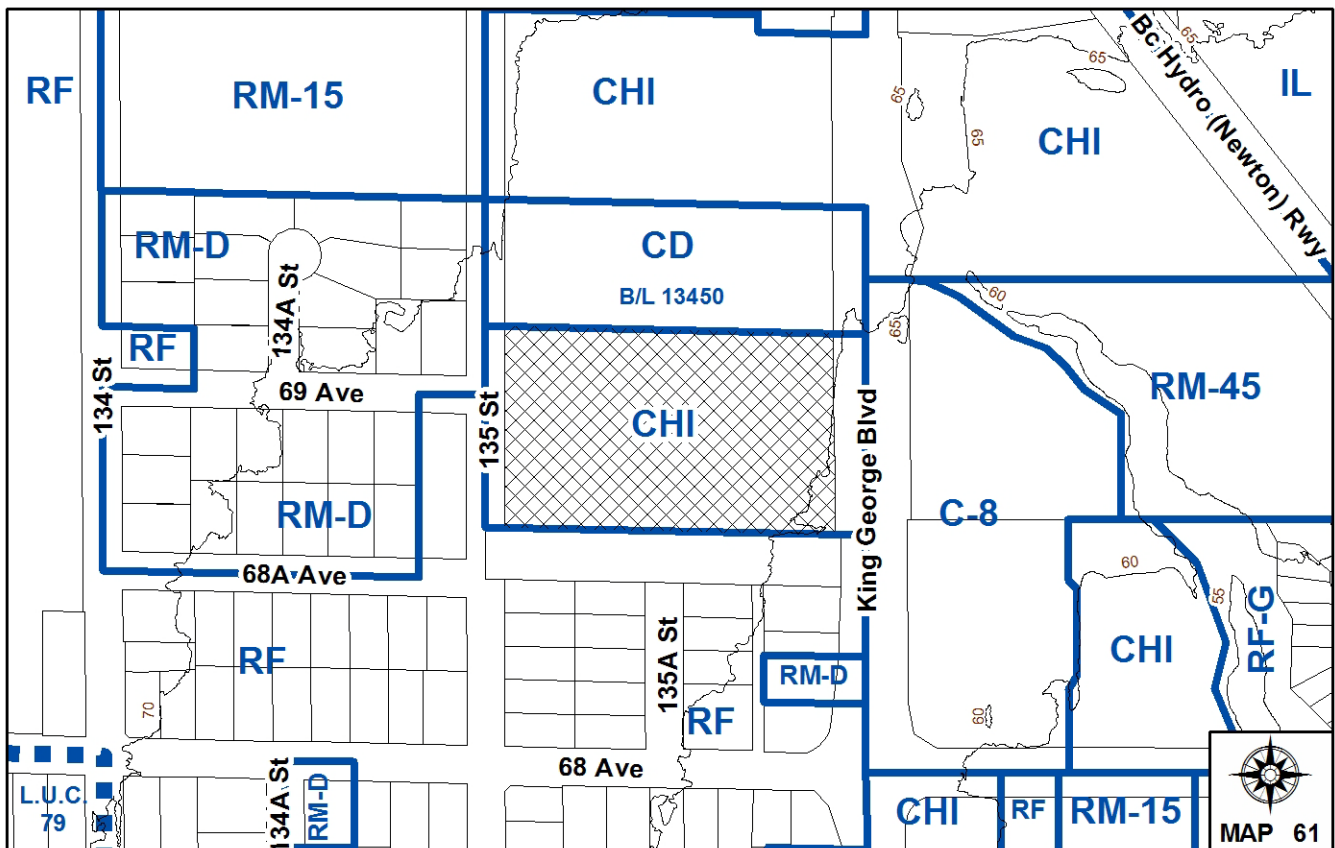


PROPOSAL:

- **Development Permit**

in order to permit the development of a new 2,586 m² (27,836 ft²) two storey office and retail building addition, and the refurbishment of a 743 m² (8,003 ft²) portion of an existing commercial building.

LOCATION: 6899 King George Boulevard
OWNER: John Volken Foundation, Inc. No. S0037543
ZONING: CHI
OCP DESIGNATION: Commercial
TOWN CENTRE DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Town Centre Plan.
- The proposed density and building form are appropriate for this part of Newton Town Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0100-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a final landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

Fire Department: The Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: The site is currently home to an existing highway commercial building with tenants comprised of a tile and flooring retailer, a fitness centre, a transmission repair shop and various other commercial and light industrial uses, and an existing large format retail building (PricePro).

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Price Pro (discount warehouse retailer)	Commercial / Highway Commercial	CHI
East (Across King George Boulevard):	Auto oriented multi-tenant commercial centre	Commercial / Highway Commercial	C-8
South :	Vacant Land (Proposed location of Welcome Home Treatment Centre. Project No. 7907-0129-00)	Commercial / Highway Commercial	RF (CD Proposed)
West (Across 135 Street):	A municipal detention pond with duplex housing beyond	Urban / NA	RF & RM-D

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site is currently zoned 'Highway Commercial Industrial Zone' (CHI) and is designated 'Commercial' in the Official Community Plan (OCP). In the Newton Town Centre Plan the site is designated 'Highway Commercial'.
- The owner of the property also owns the properties to the south, which are the subject of another development application (7907-0129-00) to facilitate the development of a residential substance abuse treatment facility (Welcome Home). One of the conditions of this adjacent rezoning is the provision of an east-west urban lane, including sidewalk, on the Subject property, between 135 Street and King George Boulevard (to be secured by Statutory Right-of-Way).
- The subject proposal is to demolish approximately two thirds of the existing single storey multi-tenant commercial building, and upgrade the remaining 743 m² (8,003 ft²) portion at the west end of the building, and to construct a new 1,784 m² (19,203 ft²) two storey addition to the existing large format retail building.

DESIGN PROPOSAL AND REVIEW

- The proposed commercial development will consist of two buildings with approximately 13,017 m² (140,116 ft²), of retail and office space. Of this total, the existing large format retail building, with the newly constructed addition will contribute 12,274 m² and the retained portion of the multi-tenant building contributes 743 m² (8,003 ft²).
- The new building addition will be constructed of tilt up concrete panels, with additions of metal siding, louvers, awnings and roof as well as aluminum framed windows and spandrel glazing to add depth and interest to the façade.
- The primary field colours will be Taupe (Benjamin Moore "Alaskan Sky") with dark brown accent walls (Benjamin Moore "Hasbrouck Brown") with grey metal trim.
- Enhancement to the retained portion of the multi-tenant building will include aluminum canopies to match the proposed addition, repair of damaged doors flashings and cladding and the painting of the exterior wall.
- No specific signage has been proposed, though a conceptual sign has been added to the east façade, facing King George Boulevard. A condition will be added to the development permit specifying that any future signage must be individual channel lettering and that box signs are not permitted.
- Access to the site will be from King George Boulevard to the east, 135 Street to the west, 135A Street to the south. The development will also provide an east-west pedestrian connection between 135 Street and King George Boulevard that will allow the residents to the west access to the commercial area of King George Boulevard.

- The existing larger format retail building and the retained portion of the multi tenant building require 213 parking spaces to comply with the parking provisions of the Zoning Bylaw. The new building addition generates a requirement of an additional 59 stalls for a total requirement of 274 parking spaces. The site will contain 345 parking spaces once the development is complete, 71 spaces in excess of the bylaw requirement.
- The Landscaping will be improved in accordance with City requirements including planting trees in the parking lot, providing beds of flowers and shrubbery along the King George Boulevard frontage and providing new fencing and a continuous landscape screen around the unenclosed storage area to the west of the retained portion of the multi tenant building.

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 Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Walter Francl Architecture Inc. and Eckford and Associates Landscape Architecture respectively, dated January 9, 2012

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

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. 3/8/12 10:02 AM

Information for City Clerk

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

1. Agent: Name: Walter Francl
Walter Francl Architecture Inc.
Address: 1684 W 2nd Avenue
Vancouver BC V6J 1H4
Tel: 604-688-3252

2. Properties involved in the Application
 - (a) Civic Address: 6899 King George Boulevard

 - (b) Civic Address: 6899 King George Boulevard
Owner: John Volken Foundation, Inc. No. S0037543
PID: 028-750-675
Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		18,562 m ² (4.6 acres)
Road Widening area		
Undevelopable area		
Net Total		18,562 m ² (4.6 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	50%
Paved & Hard Surfaced Areas		
Total Site Coverage		26%
SETBACKS (in metres)		
Front ~ King George Boulevard	7.5 (25 ft)	60.0m (200 ft)
Rear~ 135 Street (existing building)	7.5 (25 ft)	6.8 (22 ft)
Side #1 (N)	7.5 (25 ft)	7.5 (25 ft)
Side #2 (S)	7.5 (25 ft)	7.5 (25 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0m /2 storeys	9.0m /2 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total		1
FLOOR AREA: Residential		292 sq.m (3,138 sq.ft.)
FLOOR AREA: Commercial		
Retail		8323 m ² (89,591 ft ²)
Office		3801 m ² (40,915 Ft ²)
Total		12,124 m ² (130,505 ft ²)
TOTAL BUILDING FLOOR AREA		

** 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)	1.0	0.70
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	272	343
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	274	345
Number of disabled stalls		4
Number of small cars		4
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey Provided	Yes
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PROJECT INFORMATION:

ADDRESS: 6875 KING GEORGE HWY, SURREY, BC

LEGAL DESCRIPTION: Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871

PROJECT STATEMENT:

The proposal is for a 2-storey plus basement addition to the existing welcome home retail and office building at 6911 King George Highway. The ground floor proposed use is a Retail/Warehouse with the basement as storage. The second floor would be office space. The existing on-site warehouse building would be partially demolished in order to develop the new proposed building addition.

SITE & BUILDING DATA SUMMARY:

SITE AREA	18,582 sq.m	199,801 sq.ft
MAX. SITE COVERAGE: 50%	9,281 sq.m	99,901 sq.ft
SITE COVERAGE PROPOSED: 45%	8,399 sq.m	90,404 sq.ft
MAX. DENSITY (FSR/FAR of 1.0)	18,582 sq.m	199,801 sq.ft
DENSITY PROPOSED (FSR/FAR of 0.65)	12,124 sq.m	130,505 sq.ft
EXISTING GROUND FLOOR (WAREHOUSE STORAGE)	833 sq.m	8,957 sq.ft
(ON-GOING NEW OFFICE WAREHOUSE)	762 sq.m	8,266 sq.ft
SECOND FLOOR (OFFICE)	892 sq.m	9,602 sq.ft
GROUND FLOOR (WAREHOUSE POST-DEMOLITION)	743 sq.m	8,002 sq.ft
EXISTING BASEMENT (PRICEPRO STORAGE/PARKING)	6,858 sq.m	71,959 sq.ft
EXISTING GROUND FLOOR (PRICEPRO RETAIL)	6,888 sq.m	71,988 sq.ft
EXISTING SECOND FLOOR (PRICEPRO OFFICE)	2,909 sq.m	31,307 sq.ft

REQUIRED SETBACKS

A. 7.62 METERS OR 25 FEET FROM A FRONT LOT LINE.
 B. 7.62 METERS OR 25 FEET FROM A REAR LOT LINE.
 C. 7.62 METERS OR 25 FEET FROM A SIDE YARD LOT LINE.
 D. ONE SIDE YARD SET BACK MAY BE 0 METERS.

HEIGHT OF BUILDING
 Zoning By-Law 12000
 Principal building - The height shall not exceed 9 metres (30'-0")
 Proposed Building Height: 29'-0"

CAR PARK REQUIREMENT (Per Survey Zoning By-Law 12000):

EXISTING OFFICE/RETAIL WAREHOUSE PRICEPRO:

RETAIL/RETAIL WAREHOUSE (CATEGORY 3: 2.5 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA)	BELOW GROUND LEVEL -	3639 sq.ft. / 1075 sq.ft. x 2.5 = 8.5
	GROUND LEVEL -	6153 sq.ft. / 1075 sq.ft. x 2.5 = 143.1
	ABOVE GROUND LEVEL -	12723 sq.ft. / 1075 sq.ft. x 2.5 = 296.6
	TOTAL REQUIRED =	182

OFFICE (3 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA AT GROUND LEVEL)

GROUND LEVEL	1980 sq.ft. / 1075 sq.ft. x 3 = 5.2	
(2 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA ABOVE GROUND LEVEL)	ABOVE GROUND LEVEL -	10775 sq.ft. / 1075 sq.ft. x 2.0 = 20.0
TOTAL REQUIRED =	28	

RESIDENTIAL (2 SPACES FOR EVERY DWELLING UNIT)

TOTAL REQUIRED =	2
TOTAL PROVIDED =	275

EXISTING RETAIL WAREHOUSE TO REMAIN:

RETAIL/RETAIL WAREHOUSE (CATEGORY 3: 2.5 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA)	GROUND LEVEL -	8002 sq.ft. / 1075 sq.ft. x 2.5 = 18.6
TOTAL REQUIRED =	19	
TOTAL PROVIDED =	17	

NEW OFFICE/RETAIL WAREHOUSE BUILDING ADDITION:

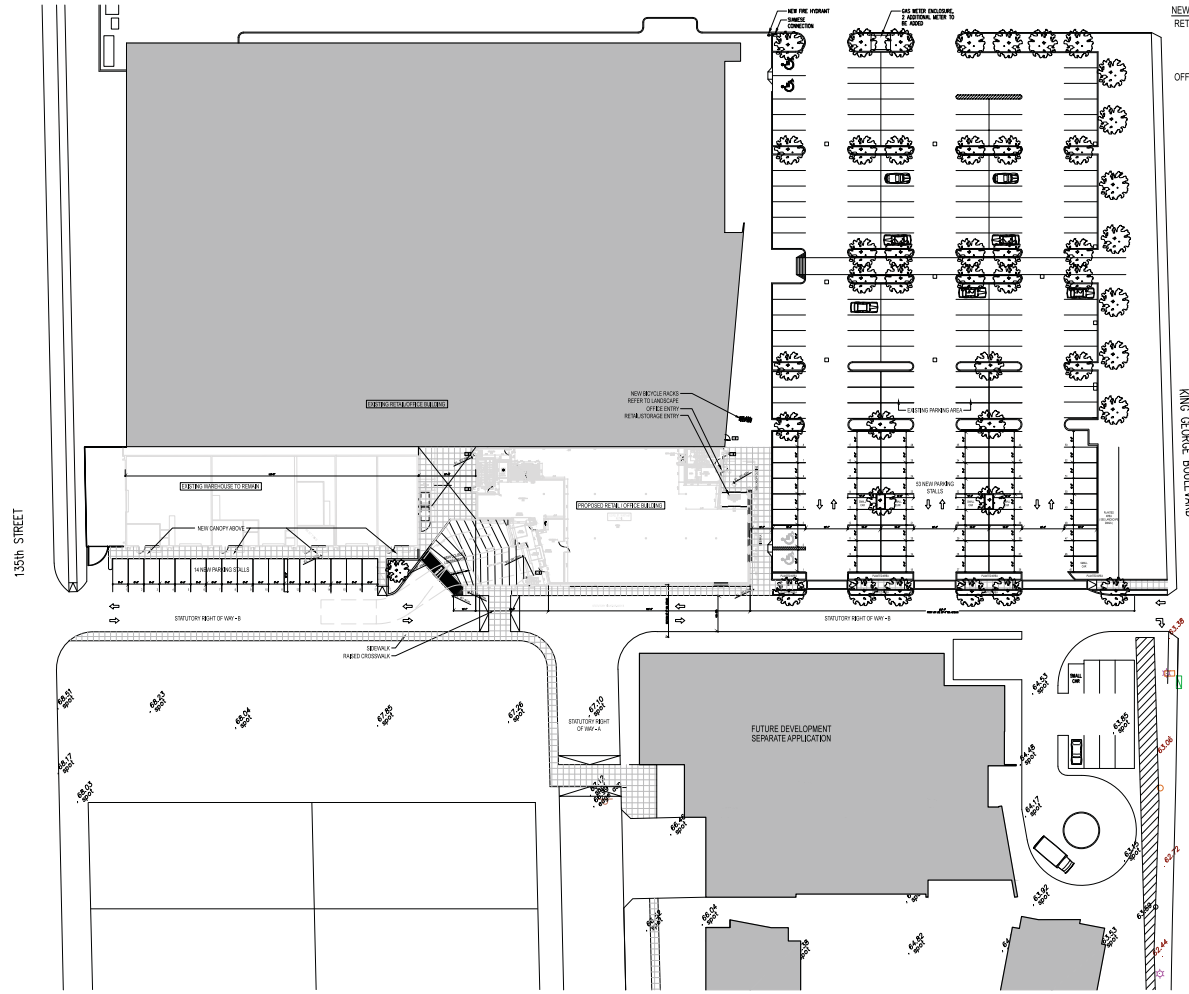
RETAIL/RETAIL WAREHOUSE (CATEGORY 3: 2.5 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA)

BELOW GROUND LEVEL -	8691 sq.ft. / 1075 sq.ft. x 2.5 = 20.2
GROUND LEVEL -	6766 sq.ft. / 1075 sq.ft. x 2.5 = 20.4
TOTAL REQUIRED =	41

OFFICE (3 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA AT GROUND LEVEL)

GROUND LEVEL -	111 sq.ft. / 1075 sq.ft. x 3 = 0.3	
(2 SPACES FOR EACH 1075 sq.ft. / 100 sq.m OF FLOOR AREA ABOVE GROUND LEVEL)	ABOVE GROUND LEVEL -	8094 sq.ft. / 1075 sq.ft. x 2.5 = 18.8
TOTAL REQUIRED =	20	
TOTAL PROVIDED =	53	

SITE TOTAL REQUIRED = 290
SITE TOTAL PROVIDED = 345
ADDITIONAL SPACES PROVIDED = 55



1 Site Plan

Scale: 1/32"=1'-0"

SITE PHOTOGRAPHS



Comments:
None

No.	Date	Description
07	03/01/12	RE-DESIGNED FOR EIP
08	04/11/12	RE-DESIGNED FOR EIP
09	05/10/12	RE-DESIGNED FOR EIP
10	10/02/12	RE-DESIGNED FOR EIP
11	12/06/12	RE-DESIGNED FOR EIP
12	1/28/13	RE-DESIGNED FOR EIP
13	05/04/13	RE-DESIGNED FOR EIP

Revisions / Issues:

Project Title:

WELCOME HOME SOCIETY
PRICE PRO' BUILDING ADDITION

Sheet Title:

PROPOSED SITE PLAN

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Drawn By: [Signature]
Reviewed By: WF

Date:
Plan Date:

Graphic Scale:
Scale: AS INDICATED Drawing No.:

Project No.: 21105
CAD File Name: A101



**WALTER
FRANCL**
 ARCHITECTURE INC.
 1000 WEST 10TH AVE.
 VANCOUVER, B.C.
 V6H 2T4
 TEL: 604.683.2282
 FAX: 604.683.2665
 WWW.WFRANCL.COM

Comments

None

No.	Date	Description
07	20.03.12	ISSUED FOR RFP
06	04.01.12	ISSUED FOR RFP
05	26.10.11	ISSUED FOR RFP
04	11.05.11	ISSUED FOR RFP
03	17.06.11	ISSUED FOR RFP
02	11.05.11	ISSUED FOR RFP
01	25.04.11	ISSUED FOR RFP

Revisions / Issues

Project Title:

WELCOME HOME SOCIETY
 'PRICE PRO' BUILDING ADDITION

Sheet Title:

PERSPECTIVE VIEWS

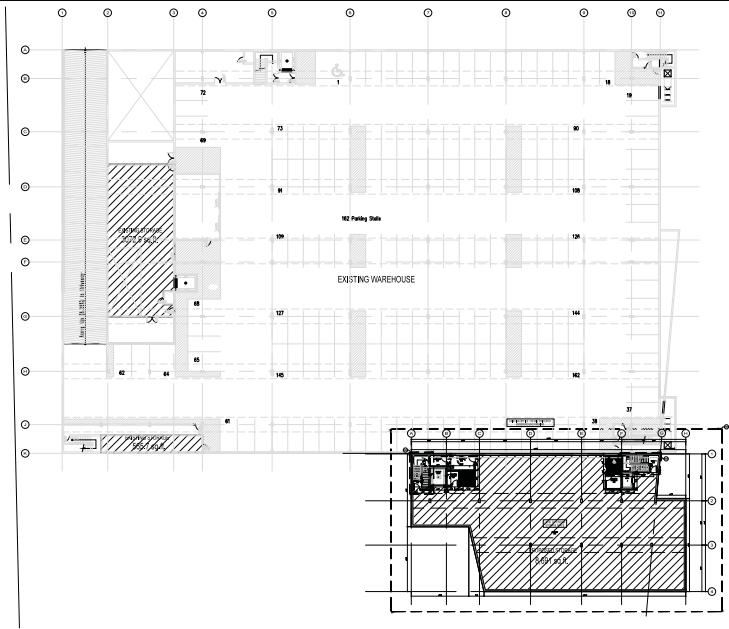
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 Released by: **WFR**

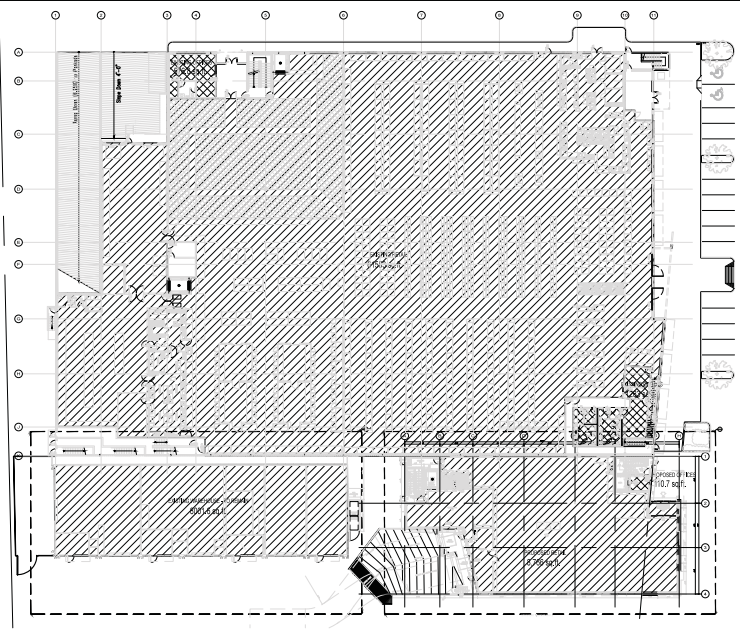
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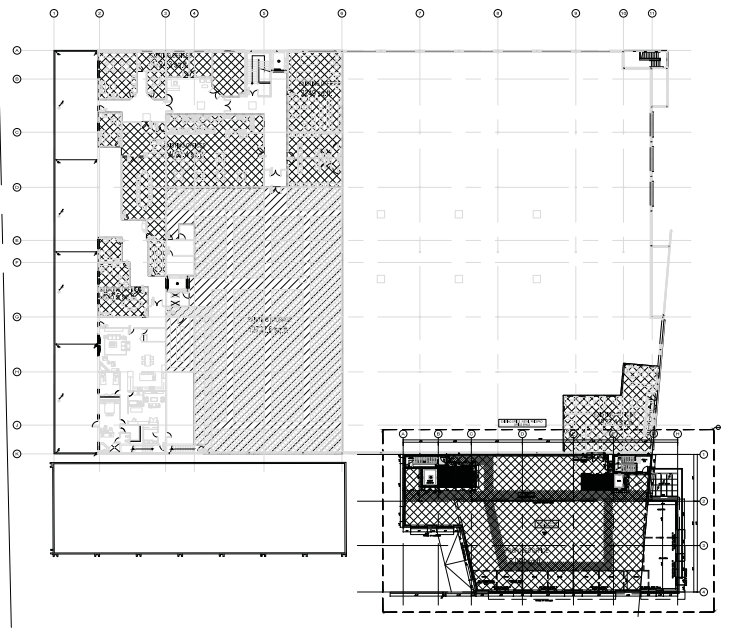
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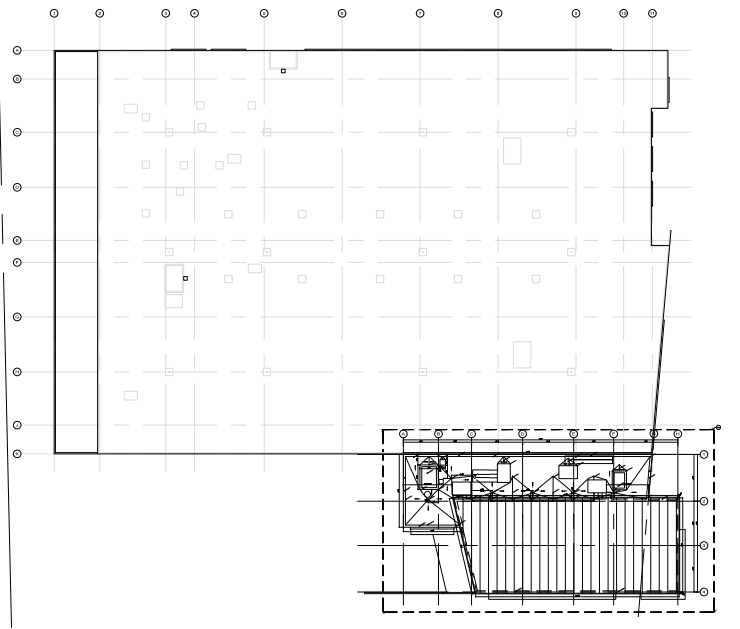
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2 Level 1 Scale: 1/32"=1'-0"



3 Level 2 Scale: 1/32"=1'-0"



4 Roof Level Scale: 1/32"=1'-0"

Comments

Notes

	RETAL, RETAL WAREHOUSE USE
	OFFICE USE

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13	05.04.11	ISSUED FOR EFP

No.	Date	Description
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Revisions / Issues

Project Title:

WELCOME HOME SOCIETY
"PRICE PRO" BUILDING ADDITION

Sheet Title:

SITE KEY PLANS

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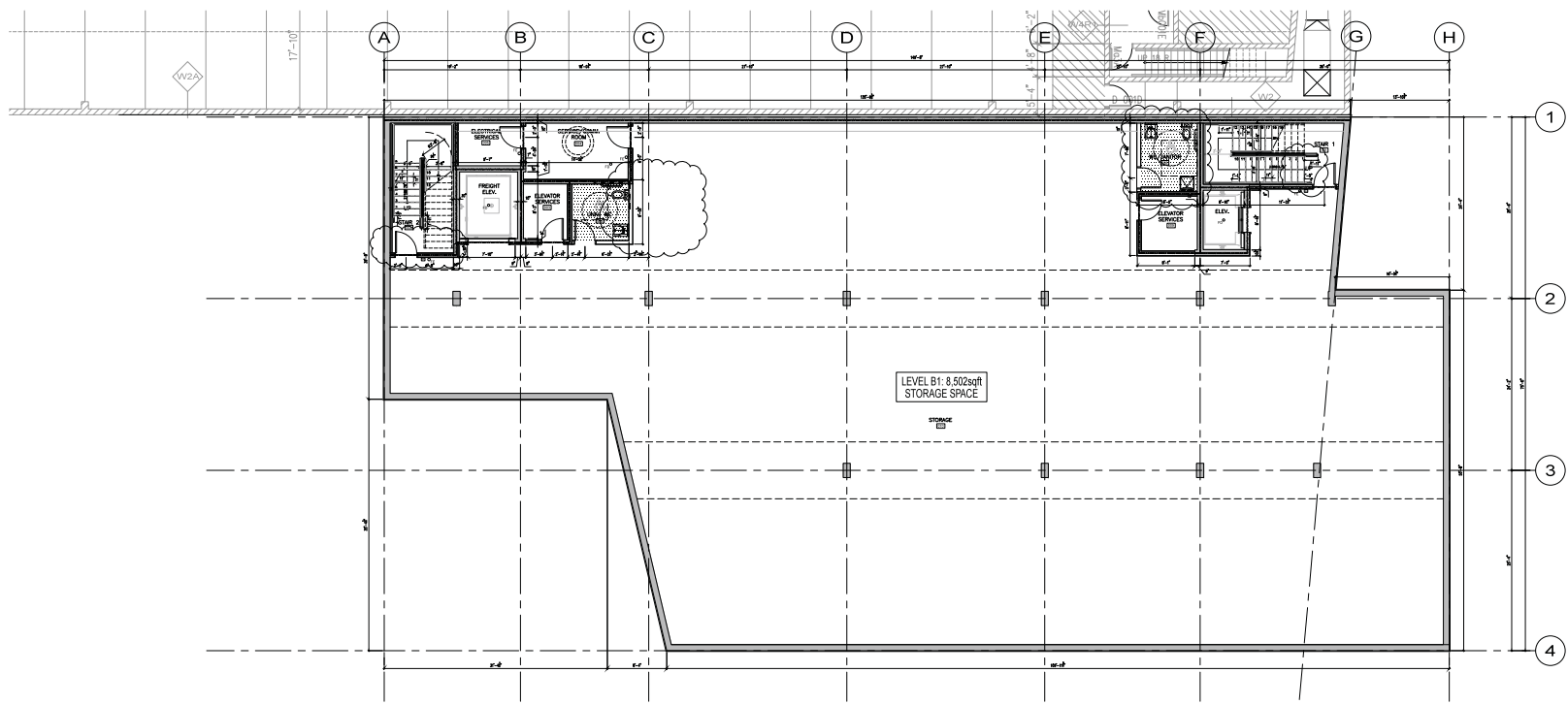
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 Reviewed By: *WF*
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 Plot Date:
 Graphic Scale:



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Project No.: 21105

CAD File Name: A200



Comments:
 Notes:

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05	10/26/11	REVISED FOR O.P.
06	10/26/11	REVISED FOR O.P.
07	02/04/11	REVISED FOR O.P.

Revisions: Issues:

Project Title:

WELCOME HOME SOCIETY
 'PRICE PRO' BUILDING ADDITION

Drawn Title:

BASEMENT FLOOR PLAN

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 Reviewed By: WF
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 Plot Date:
 Drawn Scale:

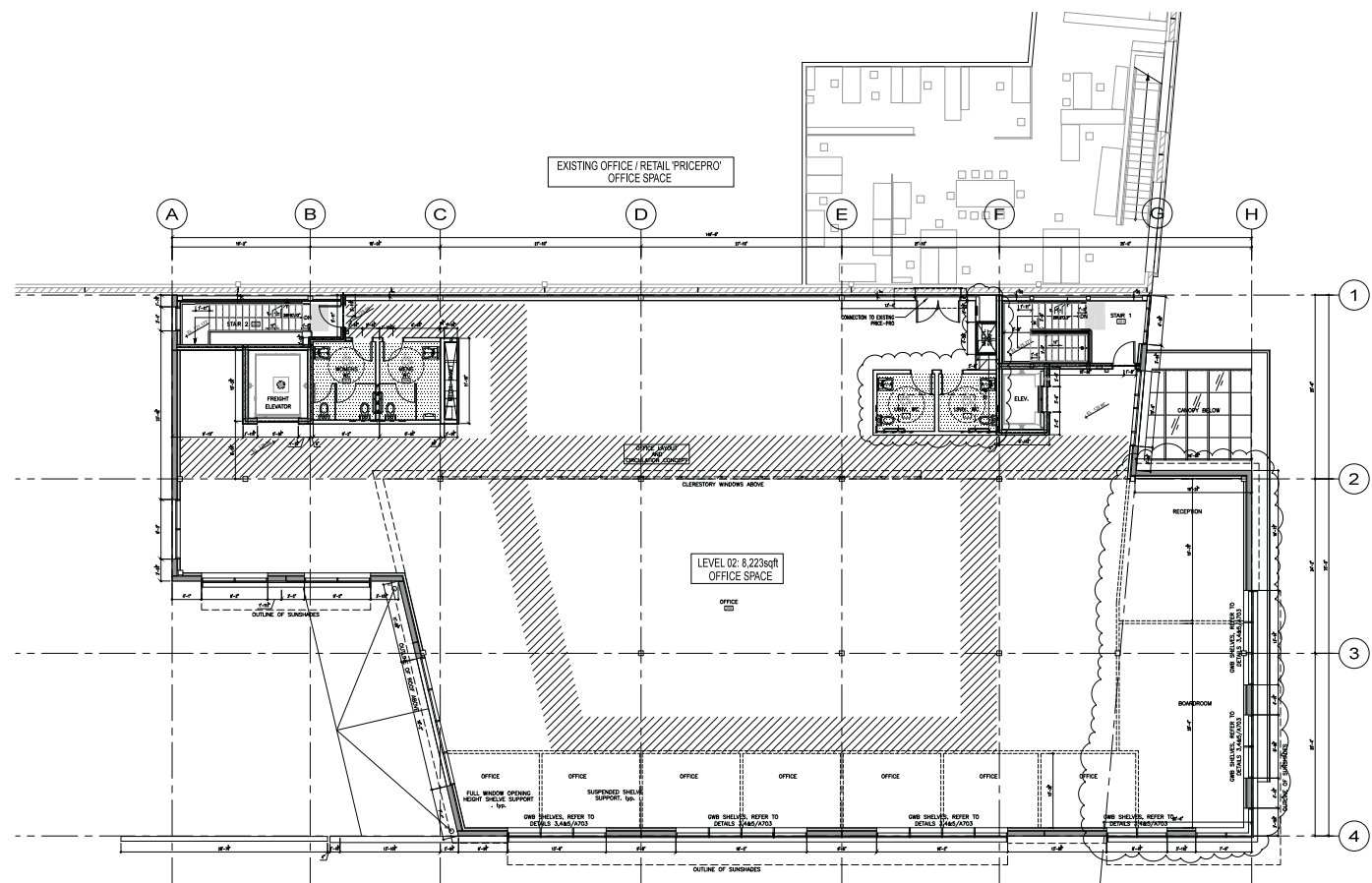


Scale: AS INDICATED
 Drawing No.:

1 BASEMENT FLOOR PLAN - PROPOSED WAREHOUSE

Scale: 1/8"=1'-0"

Project No.: 21105
 CAD File Name: A201



1 SECOND FLOOR PLAN
 Scale: 1/8"=1'-0"

Comments:
 Notes:

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03	02/28/12	REVISED FOR O.P.
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09	03/05/12	REVISED FOR O.P.
10	03/05/12	REVISED FOR O.P.

Revisions: Issues:
 No. | Date | Description

Project Title:

WELCOME HOME SOCIETY
 'PRICE PRO' BUILDING ADDITION

Sheet Title:

SECOND FLOOR PLAN

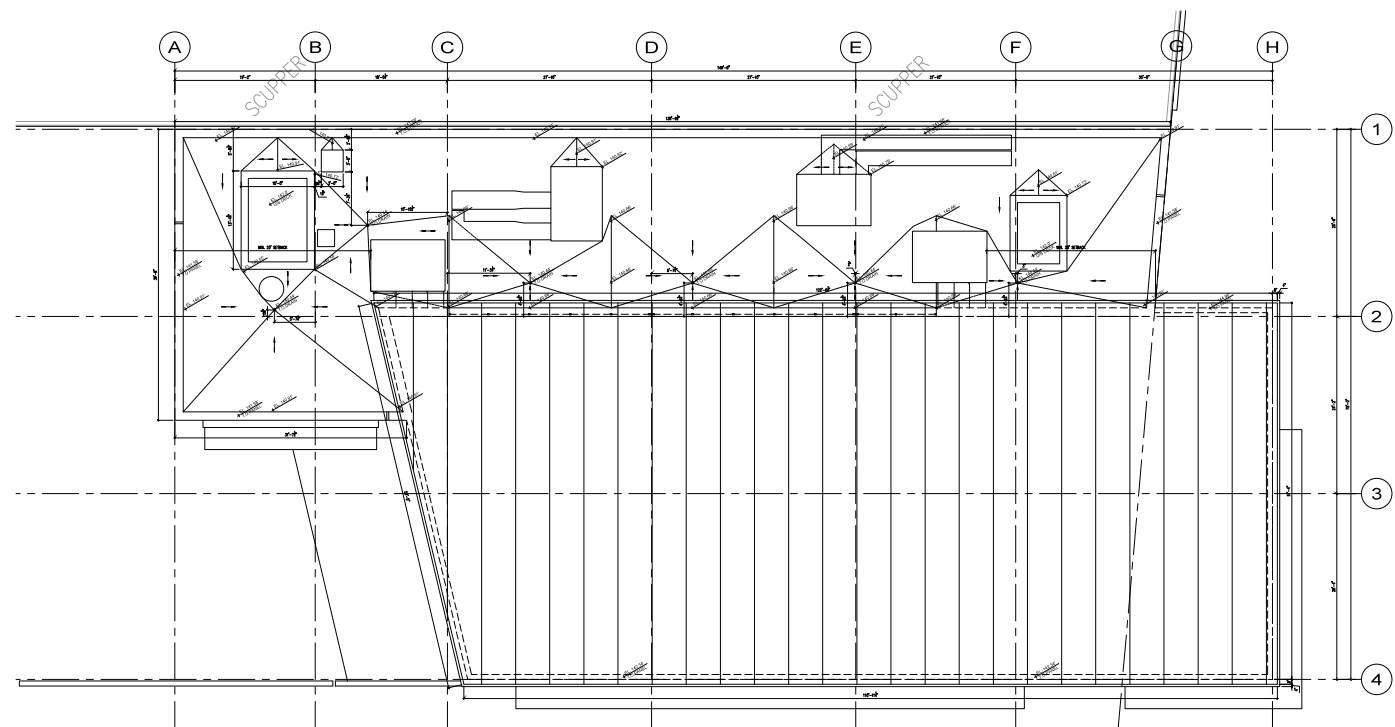
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 Reviewed By: WF
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 Plot Date:
 Drawn Scale:



Scale: AS INDICATED Drawing No.

Project No.: 21105
 CAD File Name: A203



1 ROOF PLAN

Scale: 1/8"=1'-0"

Comments:
 Notes:

01	02/20/12	REVISION FOR O.P.
02	02/27/12	REVISION FOR O.P.
03	03/15/12	REVISION FOR O.P.
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50	03/26/12	REVISION FOR O.P.

Revisions: Issues:

Project Title:

WELCOME HOME SOCIETY
 'PRICE PRO' BUILDING ADDITION

Sheet Title:

ROOF PLAN

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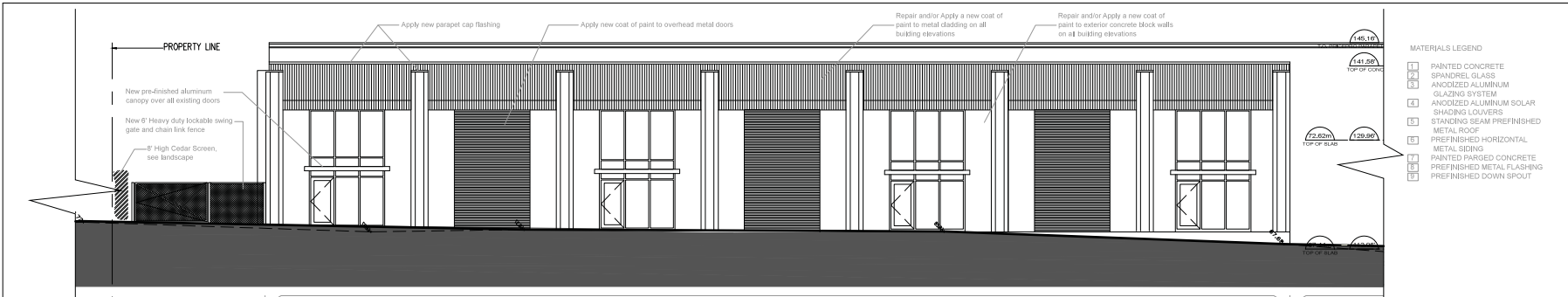
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Reviewed By: WF	
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Plot Date:	
Drawn By:	



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Project No.: 21105

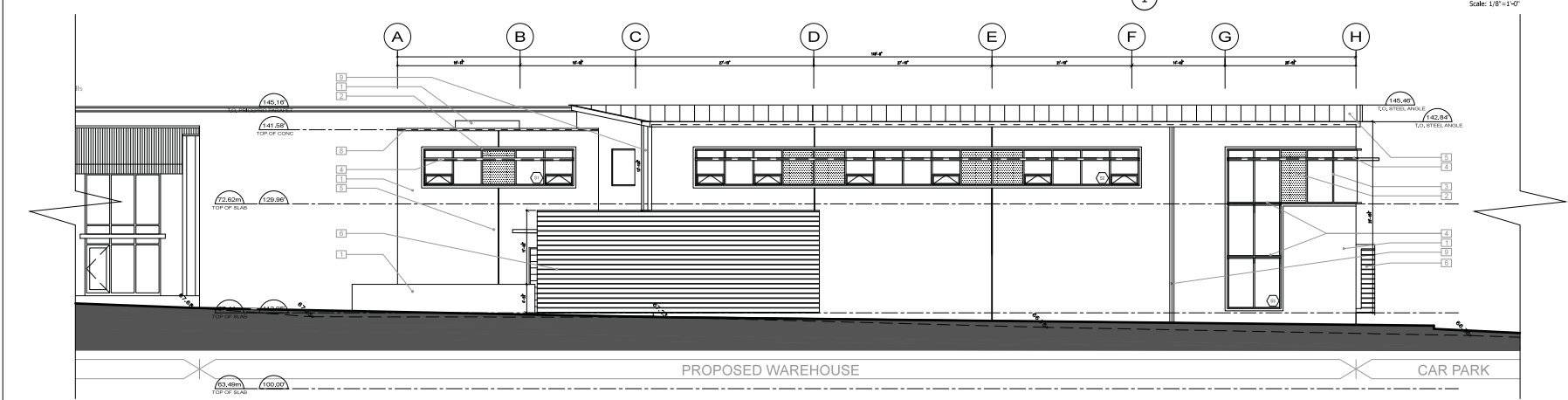
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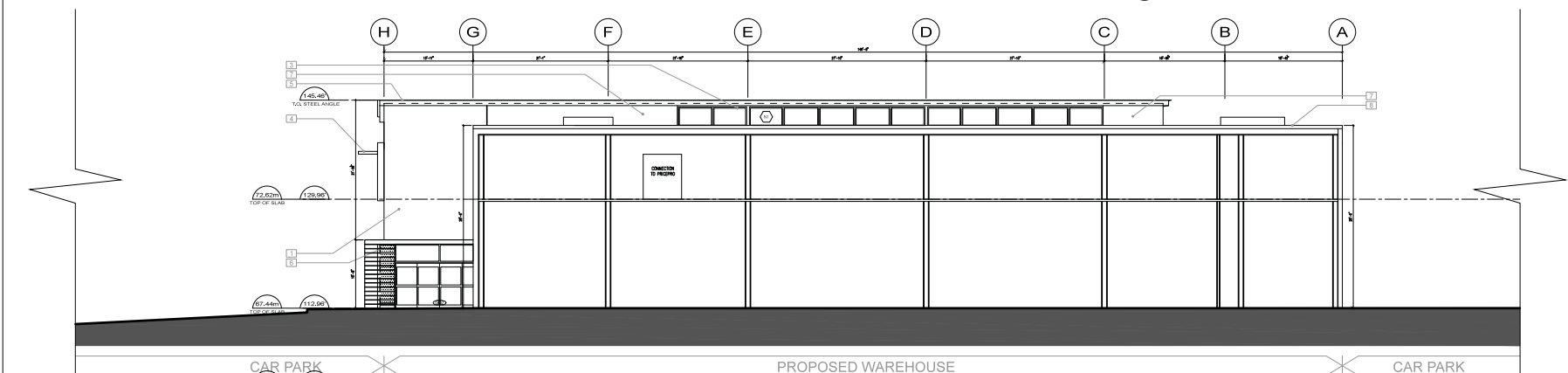
- MATERIALS LEGEND
- 1 PAINTED CONCRETE
 - 2 SPANDREL GLASS
 - 3 ANODIZED ALUMINUM GLAZING SYSTEM
 - 4 ANODIZED ALUMINUM SOLAR SHADING LOUVERS
 - 5 STANDING BEAM PREFINISHED METAL ROOF
 - 6 PREFINISHED HORIZONTAL METAL SIDING
 - 7 PAINTED PARGED CONCRETE
 - 8 PREFINISHED METAL FLASHING
 - 9 PREFINISHED DOWN SPOUT



EXISTING WAREHOUSE
 1 SOUTH ELEVATION EXISTING WAREHOUSE
 Scale: 1/8"=1'-0"



PROPOSED WAREHOUSE
 2 SOUTH ELEVATION PROPOSED WAREHOUSE
 Scale: 1/8"=1'-0"



CAR PARK
 PROPOSED WAREHOUSE
 CAR PARK
 3 NORTH ELEVATION PROPOSED WAREHOUSE
 Scale: 1/8"=1'-0"

Comments:
 Notes:

01	02/20/12	REVISION FOR D.P.
02	02/27/12	REVISION FOR D.P.
03	03/15/12	REVISION FOR D.P.
04	03/20/12	REVISION FOR D.P.
05	03/26/12	REVISION FOR D.P.
06	03/26/12	REVISION FOR D.P.
07	03/26/12	REVISION FOR D.P.
08	03/26/12	REVISION FOR D.P.
09	03/26/12	REVISION FOR D.P.
10	03/26/12	REVISION FOR D.P.

Revisions Issues:
 No. Date Description
 Project Title:

WELCOME HOME SOCIETY
 'PRICE PRO' BUILDING ADDITION

Sheet Title:
 SOUTH & NORTH ELEVATION

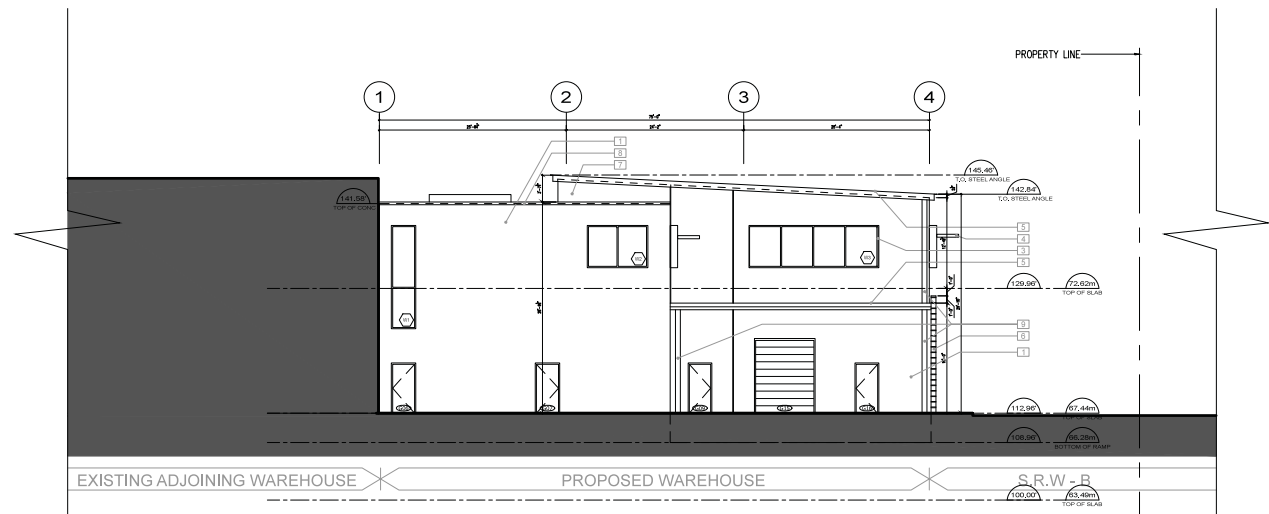
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Drawn By: LS
 Reviewed By: WF
 Date:
 Plot Date:
 Drawn Scale:
 Project Month:

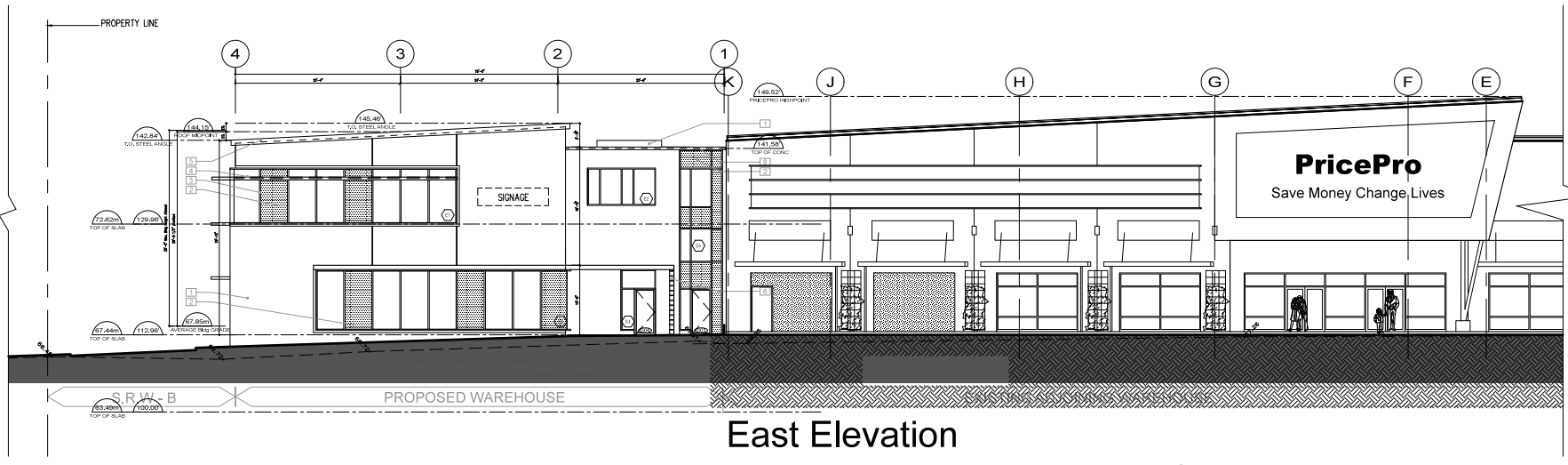
Scale: AS INDICATED
 Drawing No.:

Project No.: 21105
 CAD File Name: A401

- MATERIALS LEGEND
- 1 PAINTED CONCRETE
 - 2 SPANDREL GLASS
 - 3 ANODIZED ALUMINUM GLAZING SYSTEM
 - 4 ANODIZED ALUMINUM SOLAR SHADING LOUVERS
 - 5 STANDING BEAM PREFINISHED METAL ROOF
 - 6 PREFINISHED HORIZONTAL METAL SIDING
 - 7 PAINTED PARGE CONCRETE
 - 8 PREFINISHED METAL FLASHING
 - 9 PREFINISHED DOWN SPOUT



1 WEST ELEVATION PROPOSED WAREHOUSE
Scale: 1/8"=1'-0"



2 EAST ELEVATION PROPOSED WAREHOUSE
Scale: 1/8"=1'-0"

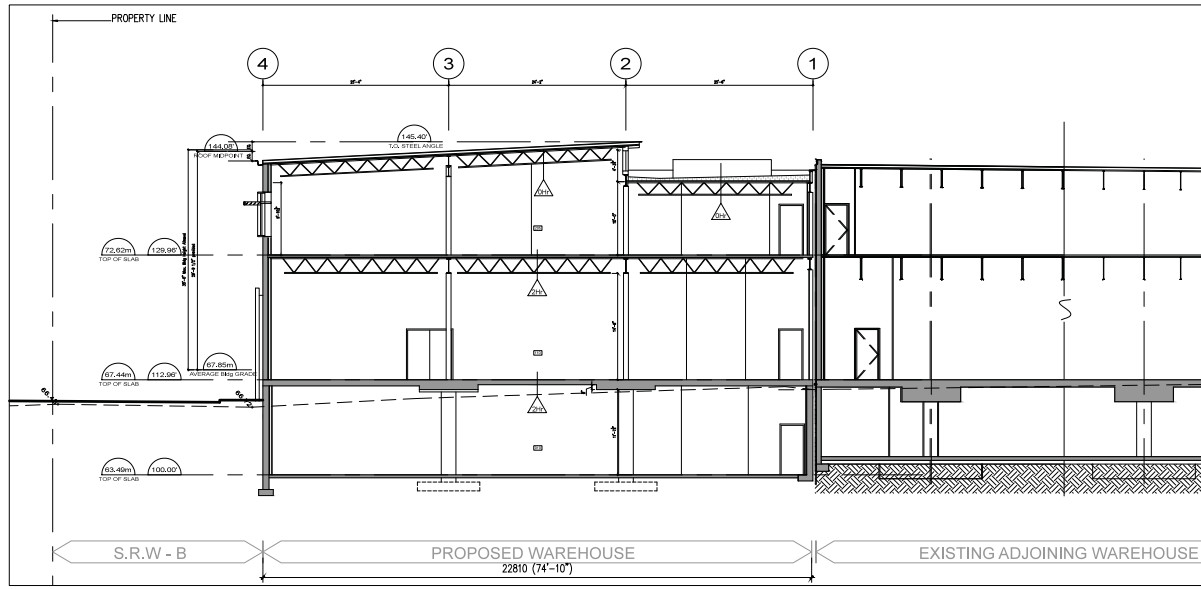
REV	DATE	DESCRIPTION
01	02/20/12	REVISED FOR O.P.
02	02/12/12	REVISED FOR O.P.
03	02/12/12	REVISED FOR O.P.
04	03/05/12	REVISED FOR O.P.
05	10/26/11	REVISED FOR O.P.
06	12/08/11	REVISED FOR O.P.
07	02/04/11	REVISED FOR O.P.

Project Title: WELCOME HOME SOCIETY 'PRICE PRO' BUILDING ADDITION

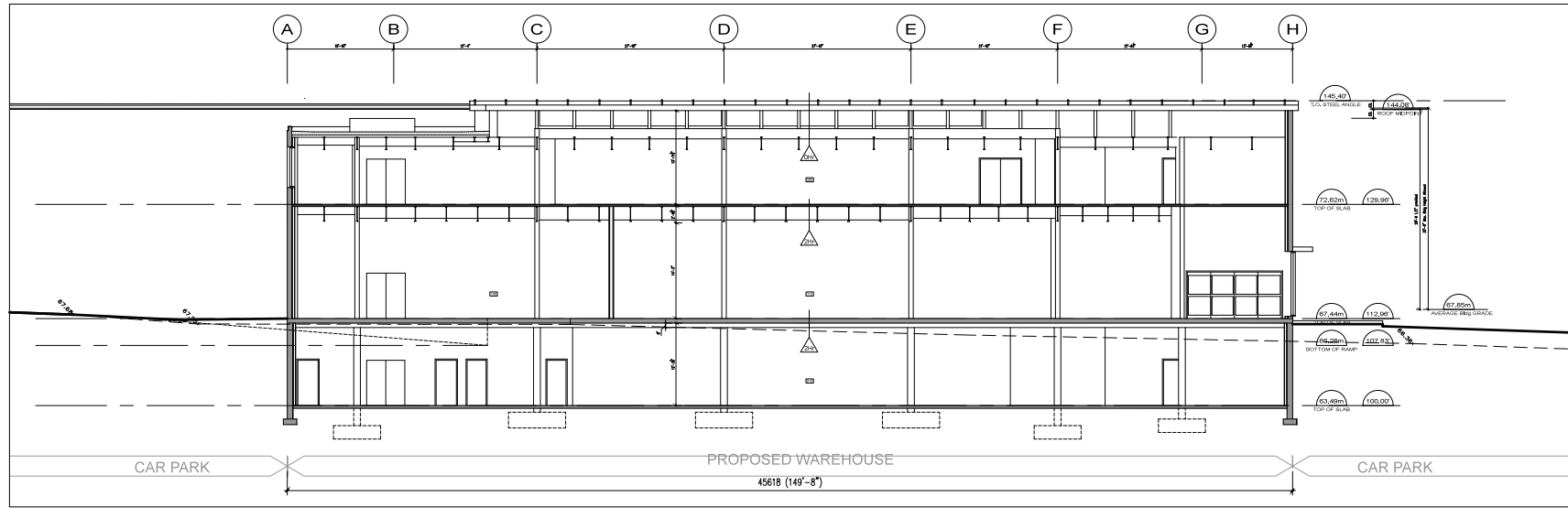
Sheet Title: EAST & WEST ELEVATION

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Drawn By: [Blank]	Project Month: [Blank]
Reviewed by: WF	
Date: [Blank]	
Plot Date: [Blank]	
Graphic Scale: [Blank]	
Scale: AS EXECUTED	Drawing No. A402
Project No.: 21105	
CAD File Name: [Blank]	



1 SECTION AA Scale: 1/8"=1'-0"



2 SECTION BB Scale: 1/8"=1'-0"

Comments:
Notes:

NO.	DATE	DESCRIPTION
01	02/20/12	REVISED FOR O.P.
02	06/27/12	REVISED FOR O.P.
03	02/15/11	REVISED FOR O.P.
04	12/03/11	REVISED FOR O.P.
05	10/21/11	REVISED FOR O.P.
06	11/28/11	REVISED FOR O.P.
07	02/04/11	REVISED FOR O.P.

Revisions: Issues:
No. 1 Date Description

Project Title:

WELCOME HOME SOCIETY
'PRICE PRO' BUILDING ADDITION

Sheet Title:

SECTION AA & BB

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Drawn By: SP
Reviewed By: WF

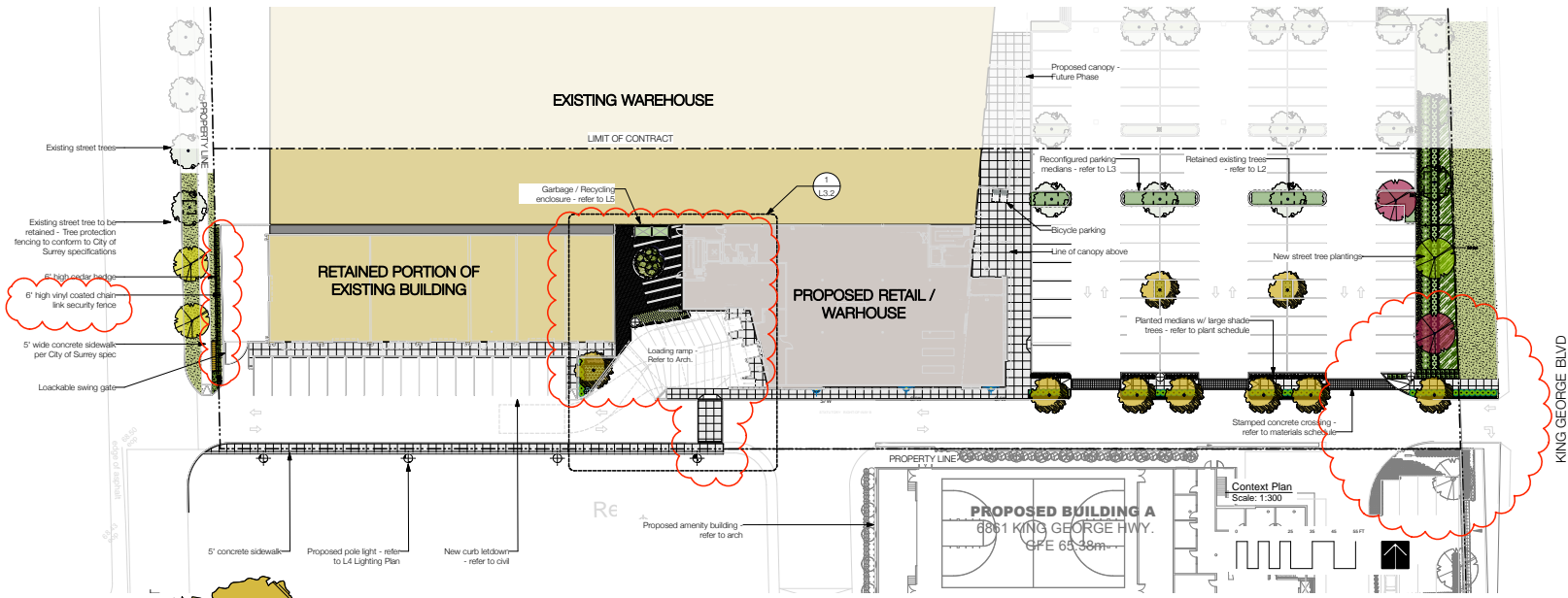
Date:
Plot Date:

Drawn Scale:

Scale: AS EXISTED Drawing No.:

Project No.: 21105

CAD File Name: A501



Revision No.	Date	Revision Notes
1	8/9/11	Issued for DP
2	10/26/11	Revised per City Comments

Issue No.	Date	Issue Notes
A	8/15/11	Re-issued for DP
B	11/07/11	Re-issued for DP
C	1/5/12	Issued for coordination
D	1/16/12	Re-issued for DP

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Project: Welcome Home Society
Retail Warehouse
6875 King George Hwy.
Surrey, BC

Drawing Title: Context Plan

Legal: Site Survey Drawing
49027

Project Manager	Drawn By
GE	21116
Checked By	Drawn By
DP	As Shown
Approved By	Drawn By
GE	As Shown
Date	Scale
04/04/11	L1:1
	4
	7

Plot Date: 1/9/12
2012 King George Site Plan 01.03.2012.rvt

ID	Quantity	Latin Name	Common Name	Spacing	Scheduled Size	Notes
Trees						
Ar	0	Acer rubrum 'October Glory'	October Glory Red Maple	AS SHOWN	6cm Cal	2m STD. B&B
Ls	6	Liquidambar styraciflua	Sweetgum	AS SHOWN	6cm cal/ B&B	2m standard
Pta	4	Populus Tremula 'Erecta'	Swedish columnar aspen	AS SHOWN	6cm cal/ B&B	full crown
Qc	2	Quercus coccoloba	Scarlet oak	AS SHOWN	6cm cal/ B&B	2m standard
Qp	1	Quercus Palustris	Pin Oak	AS SHOWN	6cm cal/ B&B	2m standard/ full crown
SHRUBS						
As	43	Andropogon scoparius 'The Blues'	little bluestem	#2 cont.		full/ bushy plants
Aur	533	Arctostaphylos uva-ursi	Bearberry, Kinnikinnick	#1 cont.		full/ bushy plants/ heavy
Bes	24	Buxus sempervirens 'Suffruticosa'	Bear English boxwood	#2 cont.		full/ bushy plants
Ca	81	Calamagrostis x acutiflora	Feather Reed Grass	#1 cont.		full/ bushy plants
Cd	26	Cornus sericea 'Flaviramea'	yellow twig dogwood	#5 cont.		full, bushy plants
Dc	8	Dischambria cæcinea	Lured Hair grass	#2 cont.		full/ bushy plants
Jcc	34	Ilex crenata compacta	Japanese Holly	#5 cont.		full/ bushy plants
Ld	0	Latin Name	Common Name	Scheduled Size		Notes
Mn	131	Muhlenbergia serotina	Cascade Oregon Grass	#2 cont.		full, bushy plants
Pa	58	Pennisetum alopecuroides	Fountain Grass	#2 cont.		full/ bushy plants
Ps	64	Polystichum serotinum	Alaska fern	#2 cont.		full/ bushy plants
Pt	156	Pachyrhizandra terminalis	Japanese Saurce	#1 cont.		full/ bushy plants
Rd	56	Rhododendron dearronianum 'Ken Janeck'	Dwarf Rhododendron	#2 cont.		full/ bushy plants
Rng	28	Rubbeckia 'Goldstrum'	Golden Coneflower	#4 cont.		full/ bushy plants
Sa	72	Sedum Autumn-Joy	Autumn Stonecrop	#2 cont.		leaved
Vd	171	Viburnum davidii	Viburnum	#2 cont.		full, bushy plants

SITE FINISHES						
DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QUANTITY
BIKE RACK - multi		ELO	landscape Forms		Stainless Steel	2
MATERIALS						
DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QUANTITY
STAMPED CONCRETE				old world cobble	to be spec'd	
SAW CUT CONCRETE				broom finished	to be spec'd	
CONCRETE UNIT PAVES	8-7/8 x 4-7/16 x 2-3/8"	Standard	Abbotsford Concrete		Shadow blend	
CONCRETE UNIT PAVES	8-7/8 x 4-7/16 x 2-3/8"	Standard	Abbotsford Concrete		Natural	
CHAIN LINK FENCE	6'0"				to be spec'd	
HD SWING DOOR	6'0"				to be spec'd	

ALL PLANTS TO BE NURSERY GROWN
ALL LANDSCAPING MATERIALS AND LABOUR TO CONFORM TO BC/BA/BCSLA STANDARDS (2008 ED).

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

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 1% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL BE VIRTUALLY FREE FROM SUBSOIL WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUSETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7, INCLUSIVE OF THE 2008 BC/BA/BCSLA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (L1 TABLE 6-3 OF THE 2008 BC/BA/BCSLA STANDARDS). CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOIL REPORT.

TEXTURE
* COARSE GRAVEL (LARGER THAN 20MM): 0-1%
* ALL GRAVEL (LARGER THAN 20MM): 0-5%
* SAND (LARGER THAN 0.075MM AND SMALLER THAN 2MM): 60-70%
* SILT (LARGER THAN 0.075MM AND SMALLER THAN 0.075MM): 10-15%
* CLAY (SMALLER THAN 0.075MM): 0-20%
* CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%
Acidity: 6.0-7.0

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

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-6 OF THE 2008 BC/BA/BCSLA STANDARDS:

	Over prepared substrate	Over structure
TREES (10m ² PER TREE)	24"	30"
SHRUBS	18"	24"
GROUNDCOVERS	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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

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

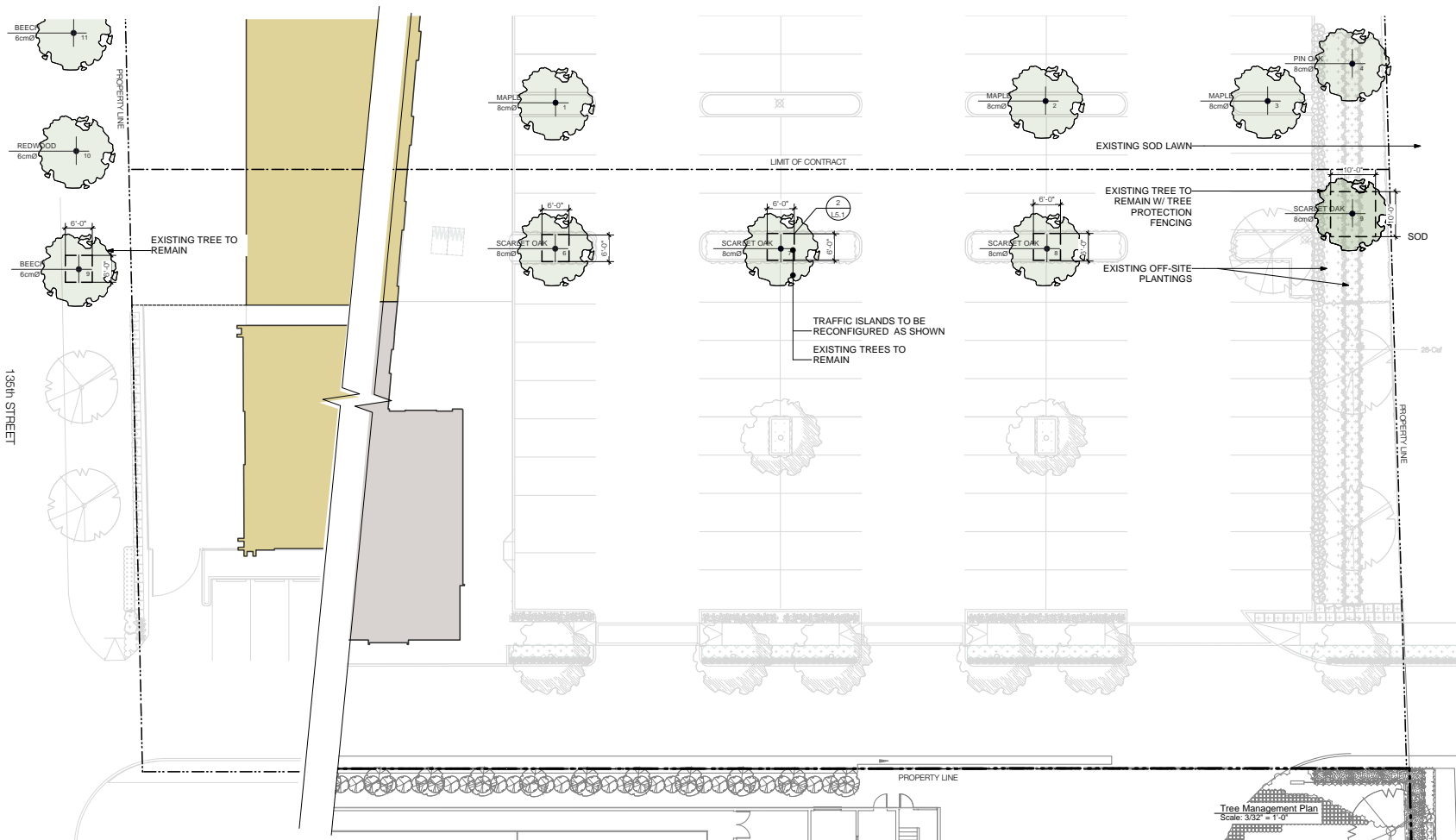
ASCERTAIN THE SITE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADERS PRIOR TO THE WORK.

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

ALL PRUNING TO BE IN ACCORDANCE WITH THE BC/BA/BCSLA STANDARDS 2008 EDITION.

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

IRRIGATION
ALL LANDSCAPED AREAS TO HAVE AUTOMATIC SPRINKLERS.



135th STREET

KING GEORGE HWY

Revision

No.	Date	Revision Notes
1	8/9/11	Revised per City Comments
2	10/26/11	Revised per City Comments

Issue

No.	Date	Issue Notes
A	9/15/11	Issued for DP
B	11/01/11	Re-issued for DP
C	1/9/12	Issued for coordination
D	1/9/12	Re-issued for DP

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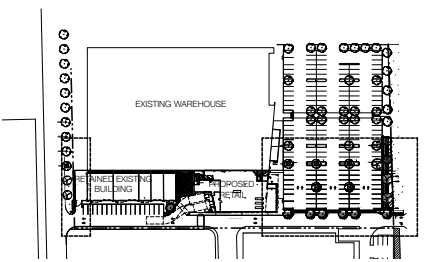
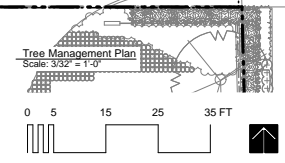
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Project
Welcome Home Society
Retail Warehouse
6875 King George Hwy.
Surrey, BC

Drawing Title
Tree Retention Plan



Legal
See Survey Drawing
4320-T

Project Manager	Project ID
GE	21118
Designer	Date
DF	As Shown
Client/Owner	Drawing No.
GE	L2.1
04/04/11	7

Plot Date:
1/9/12
2011King George Site Plan (1).03.2012.dwg

INTER-OFFICE MEMO

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

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

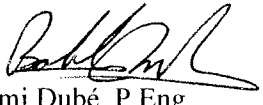
DATE: **March 7, 2012** PROJECT **7811-0100-00**
FILE: **7807-0129-00**

RE: **Engineering Requirements (Commercial)
Location: 6911 King George Boulevard**

DEVELOPMENT PERMIT

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

The site servicing requirements for the site will be addressed in development of the adjacent applicant owned lands, through Project 7807-0129-00. Execution of a Servicing Agreement will be condition for issue of Building Permit on the site.

for 
Rémi Dubé, P.Eng.
Development Services Manager

KH