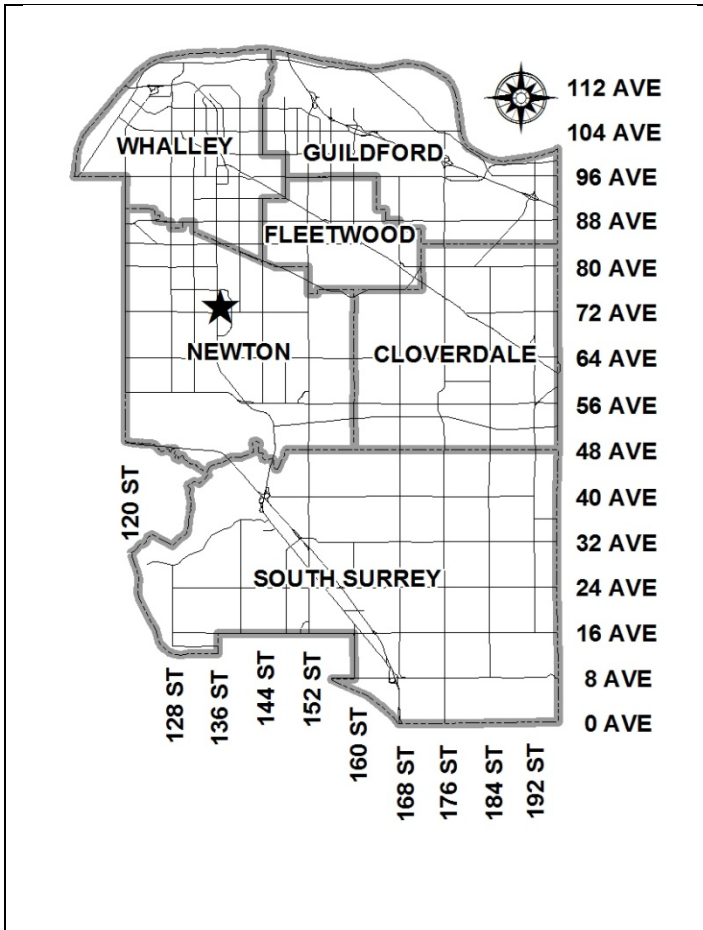


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0154-00

Planning Report Date: October 3, 2011



PROPOSAL:

- Development Permit
- Development Variance Permit

In order to permit the development of a 4-storey mixed use office/retail building.

To reduce the required building setbacks, increase the allowable building height, and increase the allowable height of a freestanding sign and allowable area of a directional sign.

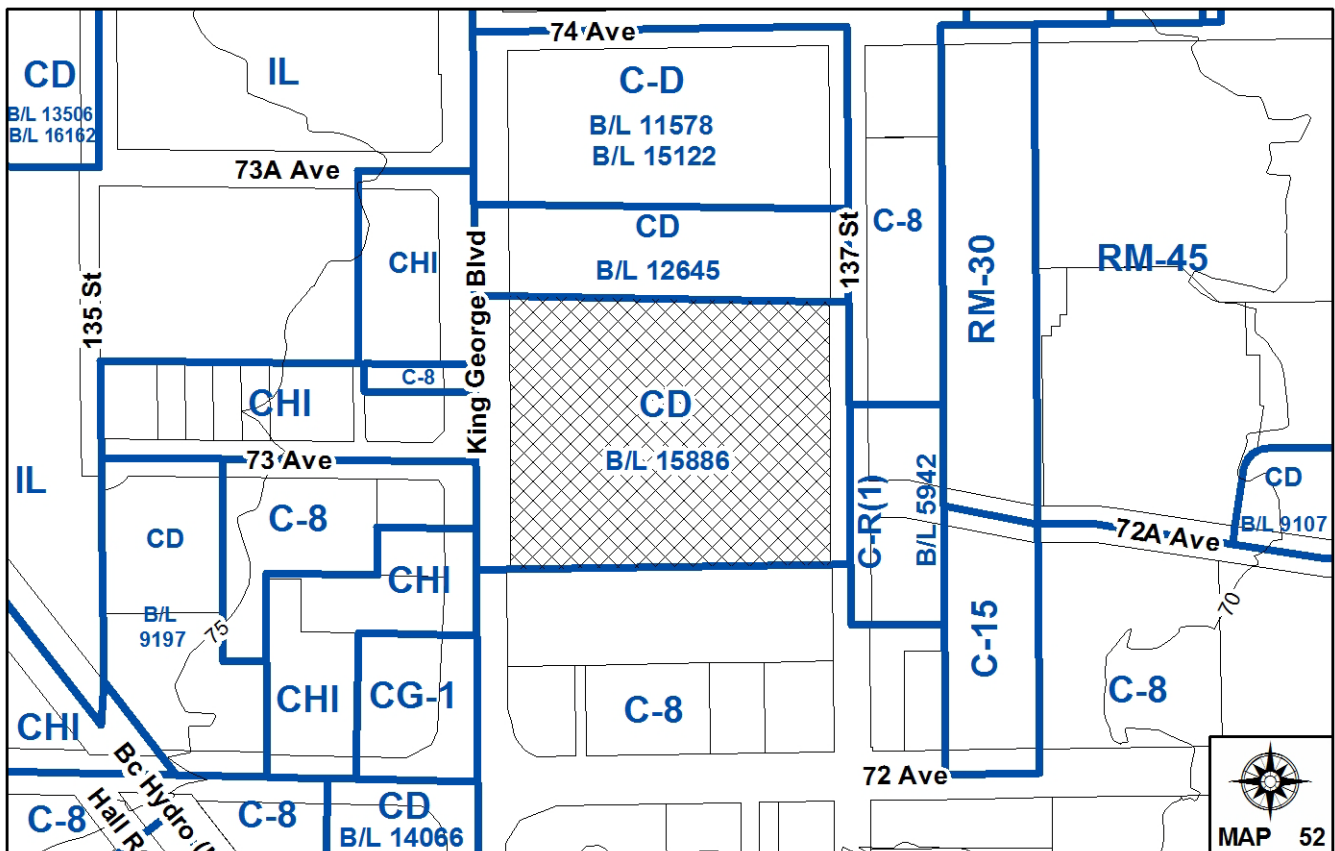
LOCATION: 7320 King George Boulevard

OWNER: Centre Of Newton Property Inc

ZONING: CD (By-law No.15886)

OCP DESIGNATION: Commercial

LAP DESIGNATION: Retail Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is proposed to reduce the required building setbacks, increase the allowable building height, and to increase the allowable height of a freestanding sign and allowable area of a directional sign, to accommodate the proposal.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the 1990 Newton Town Centre Study.
- The building has a modern character with significant amounts of glass but also incorporates some more traditional elements to strengthen the relationship with the built character of the existing shopping centre on the site. The material palette consists of long lasting, high quality materials.
- The building will achieve Leadership in Energy and Environmental Design (LEED) Gold Certification under the 2009 Core and Shell Rating System.
- The proposed 3.2 metre (10 ft.) north yard setback matches the north yard setback permitted for other retail commercial buildings located on the remainder of the shopping centre site. The setback area will be heavily planted, including existing medium sized cedar trees on the site which are being replanted into this setback area.
- The proposed reduced east yard setback is in keeping with the design guidelines outlined in the 1990 Newton Town Centre study which call for buildings to be constructed closer to the street to create a more urban, pedestrian friendly, environment along the 137 Street "parkway".
- The additional building height is appropriate for a town centre area and the proposed building is comparable in height to the existing office building immediately north of the subject site. The building massing is reduced through appropriate building design including the utilization of significant amounts of glass.
- The proposed freestanding sign is located on the western portion of the development site area near the entry to the podium parking level and as such it is away from 137 Street, which is the main pedestrian street in the Newton Town Centre and not the appropriate environment for a freestanding sign. The applicant has advised that the proposed sign replaces the need for a freestanding sign on 137 Street and they have no intentions of adding one in the future. The proposed sign is identical to other signage approved and constructed on the shopping centre site.
- The proposed "Parking" identification sign is not out of scale with its proposed location on the building face and the sign will be comprised of high quality individual channel letters. The sign is beneficial from a way-finding perspective.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0154-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0154-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 3.2 metres (10 ft.);
 - (b) to reduce the minimum east side yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal buildings and 1.3 metres (4 ft.) for canopies;
 - (c) to increase the maximum allowable building height of the CD Zone (By-law No. 15886) from 12 metres (40 ft.) to 16.1 metres (53 ft.);
 - (d) to increase the maximum allowable height of a freestanding sign located in the Newton Special Sign Area in the Surrey Sign By-law (By-law No. 13656) from 2.4 metres (8 ft.) to 5.1 metres (16.5 ft.); and
 - (e) to increase the maximum allowable signage area of a directional sign in the Surrey Sign By-law (By-law No. 13656) from 0.4 square metres (4.3 sq.ft.) to 1.9 square metres (20.5 sq.ft.).
3. 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;
 - (b) registration of a modified statutory right-of-way for sidewalk, parking stalls, and other City infrastructure along 137 Street to the satisfaction of the General Manager, Engineering.
 - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) resolution of all urban design issues to the 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.

SITE CHARACTERISTICS

Existing Land Use: Centre of Newton Shopping Centre. The portion of the site proposed for redevelopment is currently an overflow parking lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Retail commercial and office uses	Commercial	CD(By-law no. 12645)
East (Across 137 Street):	Retail commercial and office uses	Commercial	C-8 and CR-1 (By-law No. 5942)
South:	Retail commercial and RCMP offices	Commercial	C-8
West (Across King George Boulevard):	Highway commercial and eating establishments	Commercial	C-8 and CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject application involves the northeast corner of the Centre of Newton Shopping Centre site, located at 7320 King George Boulevard. The Centre of Newton shopping centre was approved by Council in 2006 under File No. 7905-0042-00. The shopping centre includes a Save-On-Foods, Shoppers Drug Mart, Tim Horton's, and a variety of smaller retail commercial businesses.
- The site is zoned "Comprehensive Development Zone (CD) (By-law No. 15886)" and is designated "Commercial" in the Official Community Plan (OCP). The site is also designated "Retail Commercial" in the Newton Local Area Plan (LAP).
- The portion of the site proposed for redevelopment (northeast corner) is currently occupied by an overflow parking lot, which was identified as a future redevelopment site, likely for a mixed use office/retail building, when the shopping centre was approved.
- The development site fronts 137 Street and is in the heart of the Newton Town Centre. The Newton Town Centre study, conducted in 1990, identified 137 Street between 72 Avenue and 74 Avenue as a "parkway" with a main street character and pedestrian orientation. The character of the street environment was envisioned to have continuous

mixed-use pedestrian-oriented development flanking a street with a wide central boulevard, generous sidewalks with street trees, and angled parking.

- Since the study was conducted in 1990, 137 Street has been developed largely in accordance with the vision. The street has been upgraded with wider sidewalks, street trees, and angled metered parking. New buildings that have been constructed are designed to address the street and have pedestrian oriented design features.

Proposed mixed office/retail building

- The applicant proposes to redevelop the northeast portion of the site with a 4-storey mixed office/retail building. The total floor area of the proposed building is 4,131 square metres (44,500 sq.ft.). The building features two levels of underground parking plus a podium parking level.
- The combination of office, retail, and possible eating establishments that will occupy the proposed building is compliant with the CD Zone. The resultant increase to the floor area ratio and lot coverage on the site is also in compliance with the CD Zone. A Development Variance Permit (DVP) is proposed to reduce the required building setbacks, increase the allowable building height, and to increase the allowable height of a freestanding sign and allowable area of a directional sign, to accommodate the proposal. These variances are discussed in detail later in this report.

DESIGN PROPOSAL AND REVIEW

Architectural Design

- The proposed building takes advantage of the sloping site by incorporating lobby entrances for offices on the podium level as well as at grade on 137 Street. Retail units will be accessible at grade both from 137 Street to the east and from the existing shopping centre to the south and west. The front yard building setbacks have been reduced to create a more urban character along the street and a more pedestrian oriented retail environment.
- The building has a modern character with significant amounts of glass but also incorporates some more traditional elements to strengthen the relationship with the built character of the existing shopping centre on the site.
- The overall building volume has two distinct forms, with lighter glass at the upper levels and a heavier brick base at the lower level. This building form creates an appropriate transition along 137 Street from the existing shopping centre to the south to the existing office building to the north.
- The material palette consists of long lasting, high quality materials. The colour palette is a mixture of earthy brick tones playing off against a background of grey tones of metal and glass.

Access and Parking

- The proposed building will have vehicular access to both 137 Street and King George Boulevard through the existing shopping centre drive-aisles. Access to the two levels of underground parking and to the podium parking level are both located on the south side of the building facing the shopping centre.
- A series of clearly defined pedestrian linkages provided pedestrian access around the building to the various office/retail entries, and parking levels from 137 Street and the existing shopping centre.
- A total of 173 parking stalls are provided, which exceeds the 163 stalls required under the Zoning By-law for the amount of office, retail, and eating establishment floor area proposed.

Sustainability

- The building will achieve Leadership in Energy and Environmental Design (LEED) Gold Certification under the 2009 Core and Shell Rating System. The building design features the latest technology and design principles to reduce the use of potable water, storm water runoff, and the heat island effect. Energy use is significantly reduced through the use of a geothermal heat pump, extensive glazing with operable windows, and solar shading. The building also utilizes less harmful, environmentally friendly and sustainable materials.
- The site's urban location, close to transit, and a pedestrian oriented town centre, encourages alternate modes of transportation including transit, cycling and walking.

Accessibility

- The proposed building will be fully accessible incorporating the following features:
 - Power doors at entrances;
 - Elevator buttons installed at an accessible height for wheelchair users
 - Emergency call buttons in underground parking area
 - Directory signage at entrances
 - Wheelchair accessible washrooms.

Crime Prevention Through Environmental Design (CPTED)

- Recognized CPTED principles have been incorporated as an integral design element in the planning of this development and include the following:
 - Landscaping is designed to improve visibility and reduce concealment opportunities;
 - Graffiti resistant finishes on the building;
 - Lighting is incorporated on all sides of the building;
 - All exterior service doors swing outward and will feature "no-pull" hardware;
 - Significant glazing in office areas provides opportunities for natural surveillance;
 - Secured exit stairs from underground parking;
 - Parking access is gated with remote control devices for overnight usage;

- All parkade walls will be painted white and will incorporate appropriate lighting levels; and
- Rough finishes are provided on ramps to deter skateboarding.

Landscaping and Tree Preservation

- The landscaping plan features trees and shrubs in a variety of species and colours to provide year-round visual interest and to soften the building. Most of the planting consists of native species.
- The only existing trees on the site are located on the north property edge and consist of a row of medium sized cedars. These trees will be removed, stored off-site, and then re-installed after construction. An arborist assessment has been prepared which confirms that this relocation proposal is viable.
- The landscaping will be continuous and unified along 137 Street. Street trees will be planted in tree grates with structural soil to continue the pattern along the street. Plantings on the podium parking level will be in raised planters.
- Bench seating and bike parking is provided within the podium parking area. The site furnishings are contemporary in character.
- Coloured stamped concrete is used to define the pedestrian linkages around the site
- Pedestrian lighting on the site will consist of pocket lights in the raised planters on the podium parking level, bollard lights, and wall mounted lights on the building.
- Bioswales will be installed on the north side of the building for storm water management. The bioswales will consist of a rock stream with mixed sized boulders and landscaping.

Signage

- The proposed building fascia signage consists of a variety of signage types and styles. Fascia signage for the ground floor retail tenants will consist of sign boxes with a consistent opaque background colour to match the building colour. Upper floor fascia signage will consist of individual channel letters with thru-wall construction. Upper floor fascia signage will be limited to a total of 4 signs, one for the building name, one for the building address, and 2 for the main upper floor tenant. All fascia signage is at an appropriate scale for the building and complies with the Sign By-law.
- A directional "Parking" sign is proposed on the building face above the ramp to the underground parkade to direct people to the parkade entry. A DVP is proposed to increase the allowable signage area of a directional sign in the Sign By-law to accommodate this sign. The DVP is discussed later in this report.

- A freestanding sign is proposed near the entry to the podium parking area and is intended to apprise shopping centre customers of the retail tenants located along 137 Street. The proposed freestanding sign is identical to other freestanding signs that have been approved and constructed on the shopping centre site. A DVP is proposed to increase the allowable height of a freestanding sign in the Sign By-law to accommodate this sign. The DVP will be discussed later in this report.
- All signage will be constructed with high quality, durable, and attractive materials.

ADVISORY DESIGN PANEL

ADP meeting date – July 28, 2011

- The ADP supports the design of the project subject to a few minor adjustments. Minor issues will be resolved prior to final approval of the Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 3.2 metres (10 ft.).

Applicant's Reasons:

- The proposed setback relaxation is needed to fit the proposed building onto the current overflow parking area without impacting the adjacent drive-aisles of the shopping centre.

Staff Comments:

- The proposed 3.2 metre (10 ft.) north yard setback matches the north yard setback permitted for other retail commercial buildings located on the remainder of the shopping centre site. The setback area will be heavily planted, including existing medium sized cedar trees on the site which are being replanted into this setback area.
- The proposed north yard setback is variable. The setback is 3.2 metres (10 ft.) at the northeast corner of the building but increases to 5.4 metres (18 ft.) at the northwest corner.

(b) Requested Variance:

- To reduce the minimum east side yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal buildings and 1.3 metres (4 ft.) for canopies;

Applicant's Reasons:

- The proposed east yard setback relaxation brings the building closer to the street creating a more urban, pedestrian oriented retail environment along 137 Street

Staff Comments:

- The proposed reduced east yard setback is in keeping with the design guidelines outlined in the 1990 Newton Town Centre study which call for buildings to be constructed closer to the street to create a more urban, pedestrian friendly, environment along the 137 Street "parkway".
- The canopies are oversized to provide better weather protection.

(c) Requested Variance:

- To increase the maximum allowable building height of the CD Zone (By-law No. 15886 from 12 metres (40 ft.) to 16.1 metres (53 ft.).

Applicant's Reasons:

- The proposed building height is in keeping with other buildings in the Newton Town Centre area and the additional density achievable with a taller building will help enhance, and create more activity, in the town centre.

Staff Comments:

- The additional building height is appropriate for a town centre area and the proposed building is comparable in height to the existing office building immediately north of the subject site. The building massing is reduced through appropriate building design including the utilization of significant amounts of glass.

(d) Requested Variance:

- To increase the maximum allowable height of a freestanding sign located in the Newton Special Sign Area in the Surrey Sign By-law (By-law No. 13656) from 2.4 metres (8 ft.) to 5.1 metres (16.5 ft.).

Applicant's Reasons:

- The proposed sign is identical to other signage approved and constructed on the shopping centre site.

Staff Comments:

- An additional freestanding sign on this site is permitted under the Sign By-law.

- The sign is located on the western portion of the development site area near the entry to the podium parking level and as such it is away from 137 Street, which is the main pedestrian street in the Newton Town Centre and not the appropriate environment for a freestanding sign. The applicant has advised that the proposed sign replaces the need for a freestanding sign on 137 Street and they have no intentions of adding one in the future.
- The retail tenants along 137 Street will have no exposure to the remainder of the mall site without the proposed freestanding sign.
- The proposed free standing sign has a curved architectural element on the top to match the architectural design of the Save-on-Foods building and is identical to other freestanding signage approved and constructed on the shopping centre site.

(e) Requested Variance:

- To increase the maximum allowable signage area of a directional sign in the Surrey Sign By-law (By-law No. 13656) from 0.4 square metres (4.3 sq.ft.) to 1.9 square metres (20.5 sq.ft.).

Applicant's Reasons:

- The "Parking" identification sign is needed to direct customers to the underground parkade entry. The sign needs to be large enough such that people driving around the large shopping centre site searching for parking stall can find the entry to the underground parking area easily.

Staff Comments:

- The proposed "Parking" identification sign is not out of scale with its proposed location on the building face and the sign will be comprised of high quality individual channel letters. The sign is beneficial from a way-finding perspective.
- Staff supports the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	ADP Comments and Applicant's Response
Appendix V	Development Variance Permit No. 7911-0154-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Chandler Associates Architects Ltd. and DMG Landscape Architects, respectively, dated September 27, 2011 and September 26, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\26044425024.doc
. 9/29/11 10:01 AM

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15886)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		25,165 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	41%
SETBACKS (in metres)		
North	3.0 metres to 7.5 metres	3.2 metres
South	2.0 metres to 7.5 metres	>7.5 metres
East	2.0 metres to 7.5 metres	2.9 metres
West	5.8 metres to 7.5 metres	>7.5 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 metres	16.1 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	20,132 m ²	11,992 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	20,132 m ²	11,992 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	383	421
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	383	421
Number of disabled stalls	5	10
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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



CONTEXT IMAGE 4



CONTEXT IMAGE 5



CONTEXT IMAGE 6

Context Image Legend:

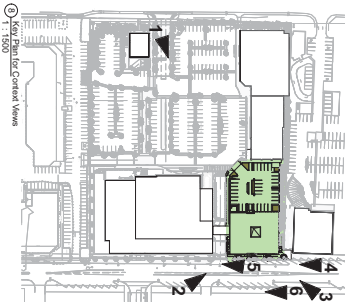
Image	Description
1	VIEW FROM SAVELON-POORS PARKING LOT LOOKING NORTHEAST TOWARDS PHASE II SITE
2	VIEW FROM 137th STREET LOOKING NORTHWEST TOWARDS PHASE II SITE
3	VIEW FROM 137th STREET LOOKING SOUTHWEST TOWARDS PHASE II SITE
4	VIEW FROM 137th STREET LOOKING SOUTH TOWARDS PHASE II SITE
5	VIEW AT EXISTING PHASE I RETAIL FRONTAGE ALONG 137th STREET
6	VIEW OF EXISTING EAST SIDE OF 137th STREET ACROSS FROM PHASE II SITE



CONTEXT IMAGE 2



CONTEXT IMAGE 3



CONTEXT IMAGE 1

Quadrant Associates
 270-607 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Email: office@quadrantassociates.com
 Fax: 604 687 3285
Chandler Associates

CENTRE
 Centre of Newton Property Inc.

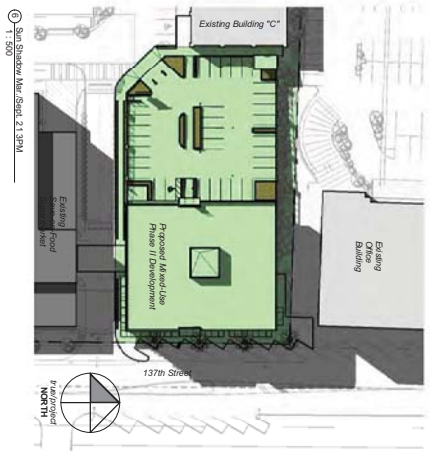
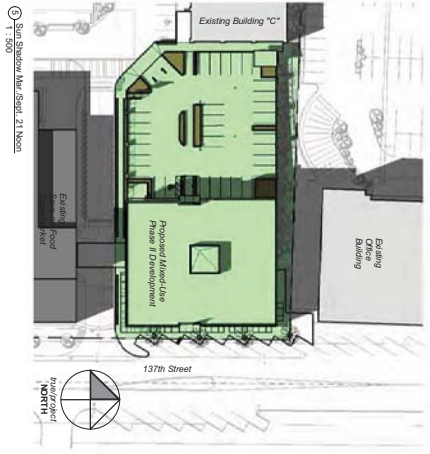
Centre of Newton Phase II Mixed-Use Development

7320 King George Blvd, Surrey, BC

Context Images

DATE: June 28, 2011 (Revised September 15, 2011)
 PROJECT No.: 100125240
 ISSUE FOR: Re-submitted for Permit Application

A1.2



Centre of Newton Phase II Mixed-Use Development

7320 King George Blvd, Surrey, BC

Sun Shadow Analysis

DATE: June 28, 2011 (Revised September 15, 2011)
 PROJECT No.: 100192
 ISSUE FOR: Re-submitted for Permit Application



STREET SCAPE ALONG 137TH STREET



VIEW ALONG 137TH STREET LOOKING SOUTH



VIEW ALONG 137TH STREET LOOKING NORTH



PERSPECTIVE VIEW AT SOUTHEAST CORNER

Quarter Associates
 270-607 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Fax: 604 687 3285
 Email: office@quarterassociates.com

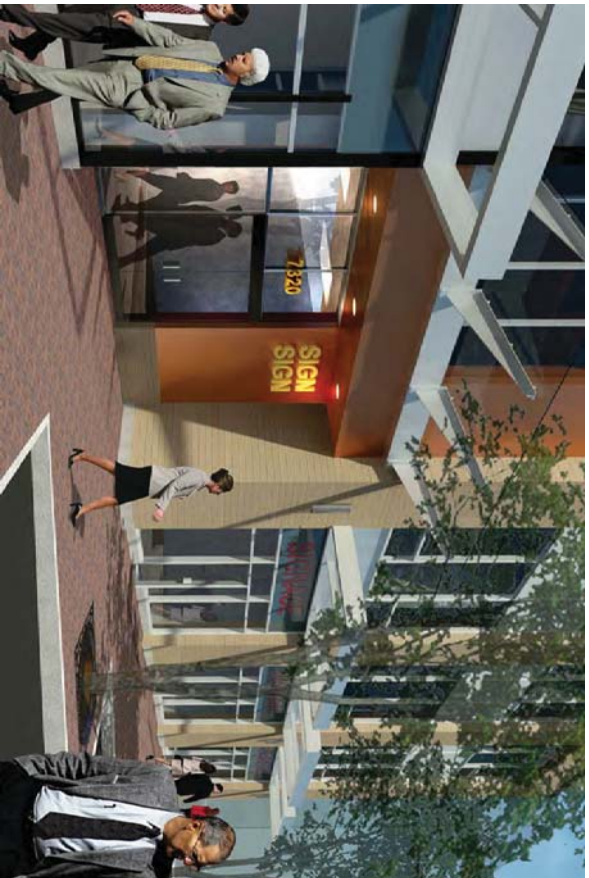
CLIENT
CENTRE
 Centre of Newton Property Inc.

Centre of Newton Phase II Mixed-Use Development

7320 King George Blvd, Surrey, BC

Perspectives & Streetscape Views

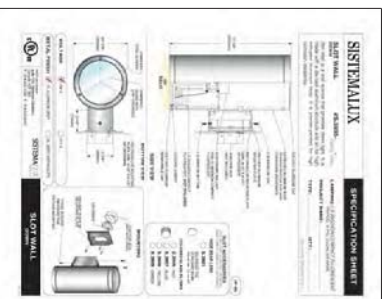
DATE: Jun 28, 2011 (Revised September 15, 2011)
 PROJECT No.: 110012
 ISSUE FOR: Resubmitted for Permit Application



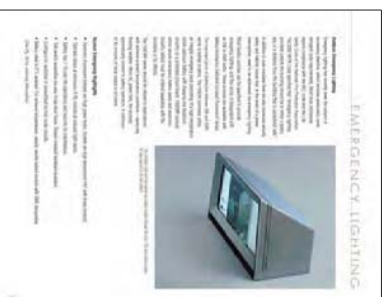
PERSPECTIVE - EAST LOBBY LOOKING NORTH



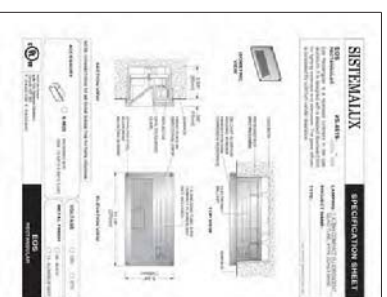
PERSPECTIVE - SOUTH SIDEWALK LOOKING WEST



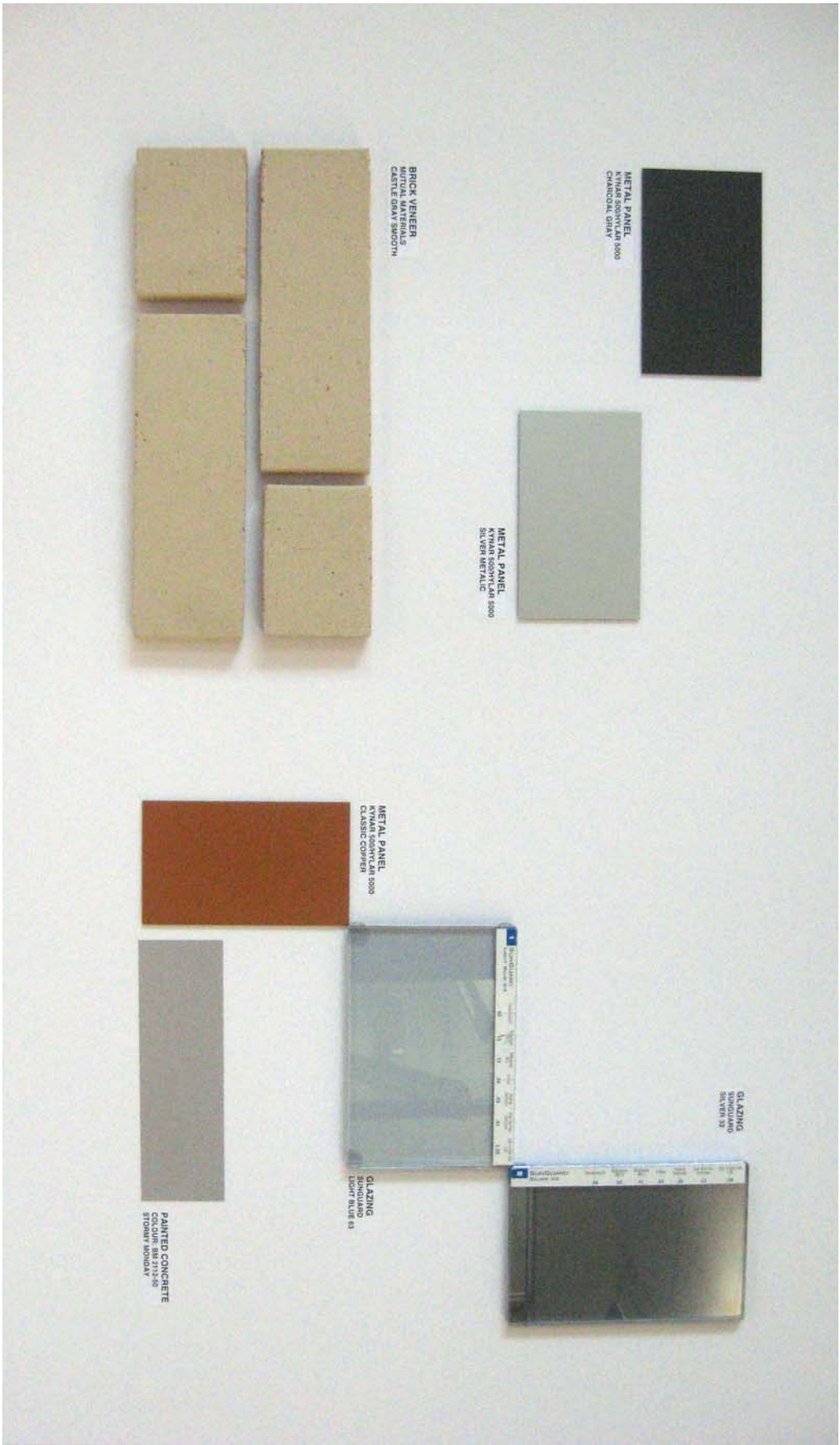
DECORATIVE WALL SCONCE



NORTH SECURITY LIGHTING



PLANTER LIGHTING



Centre of Newton Phase II Mixed-Use Development

7320 King George Blvd, Surrey, BC

Sample Board

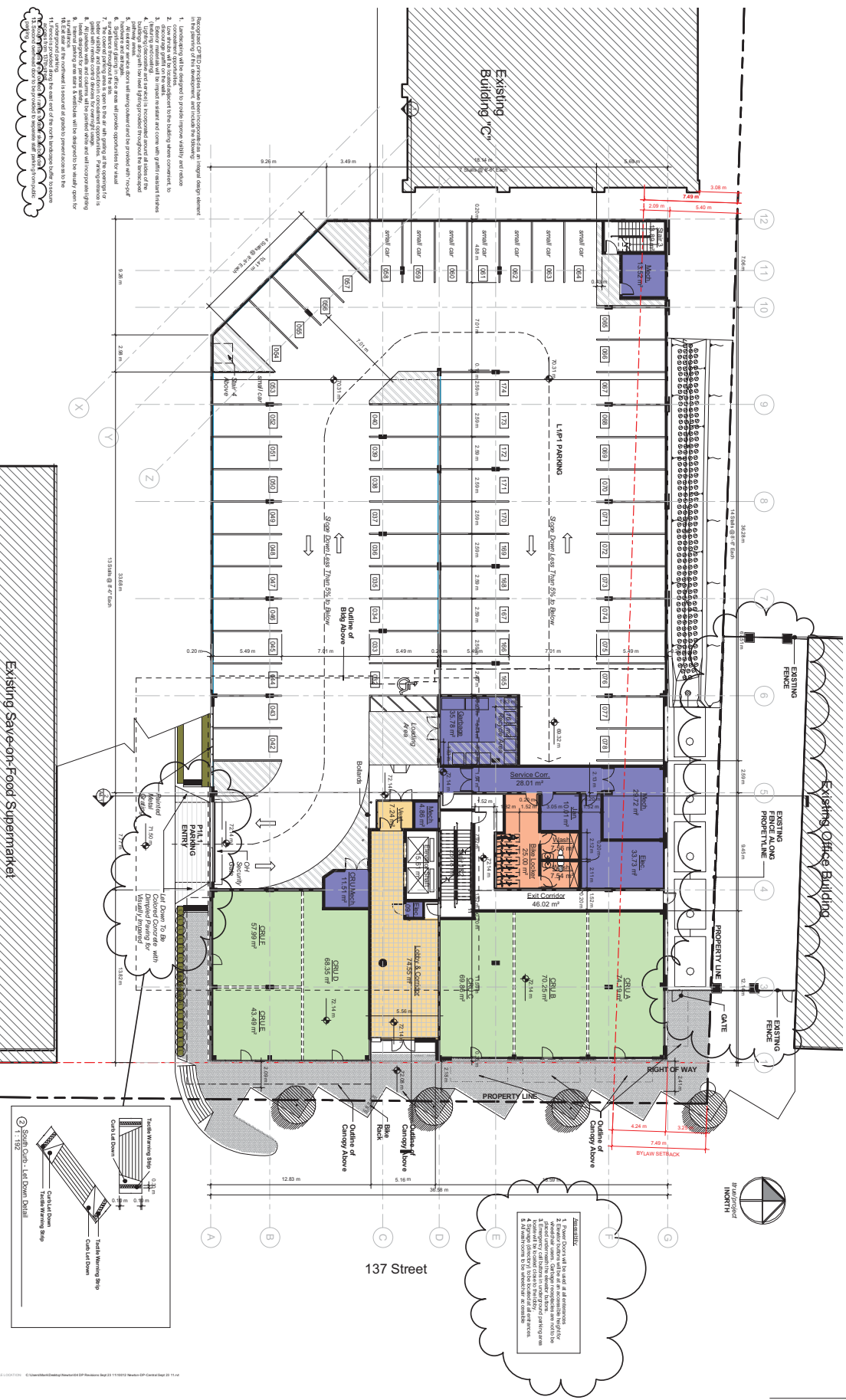
DATE: Jun 28, 2011 (Revised September 27, 2011)
 PROJECT No.: 110012
 ISSUE FOR: Resubmitted for PP Application

Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC

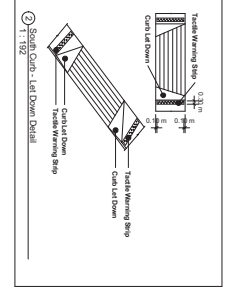
Floor Plan Level 1 / P1

DATE: June 28, 2011 (Revised September 27, 2011)
 PROJECT NO.: 100192
 ISSUE FOR: Resubmitted for CP Application

A2.2

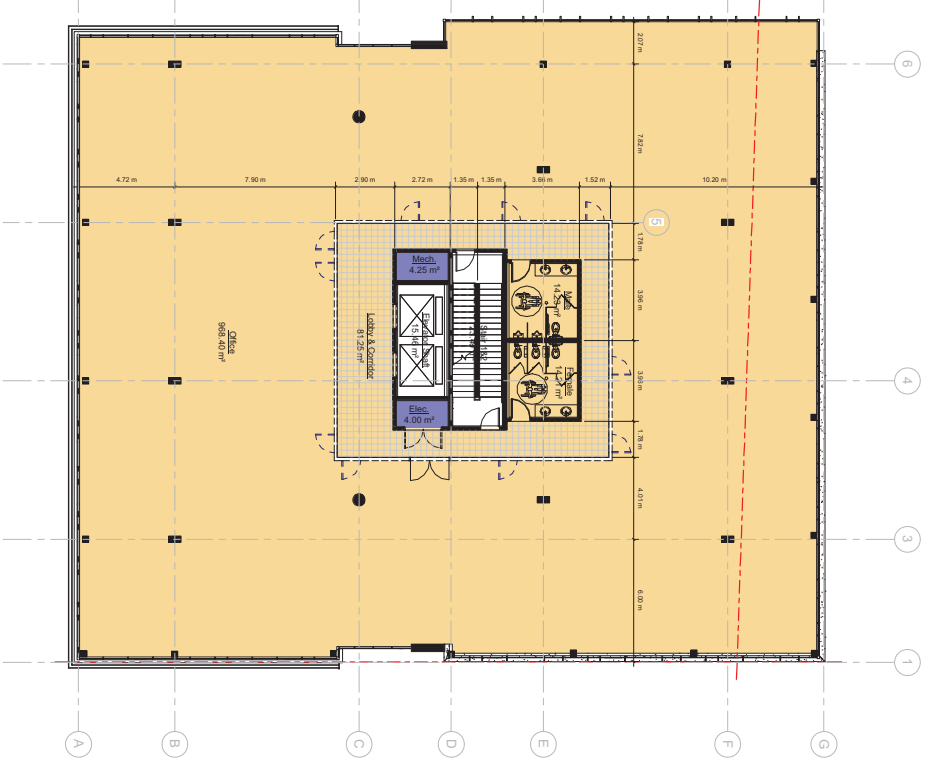
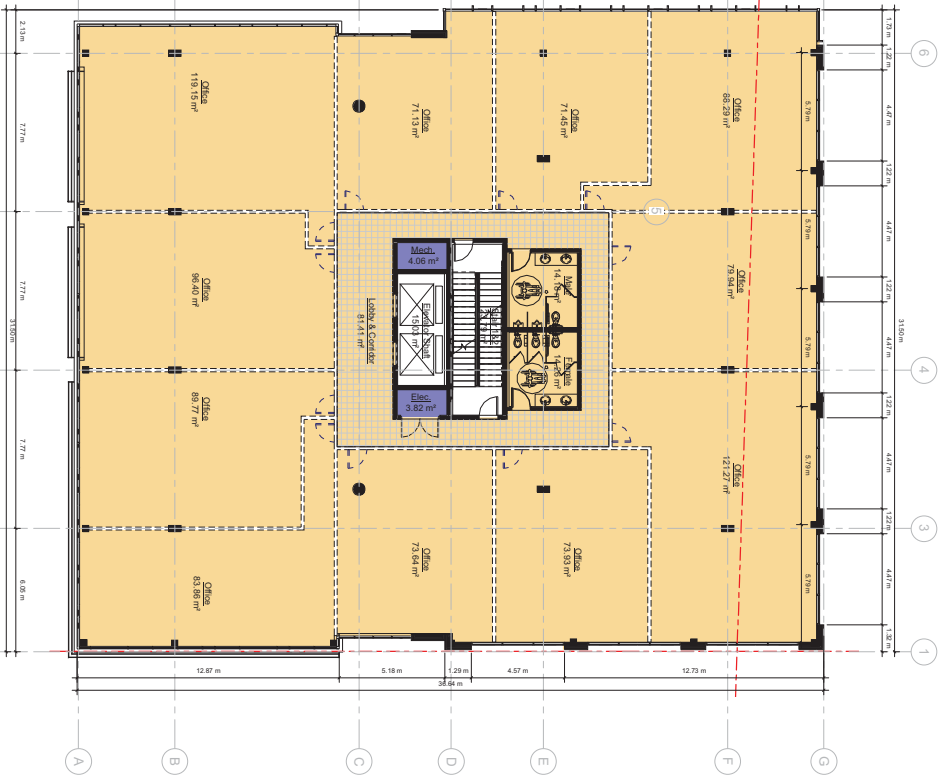


- Proposed CP P1 development, including the following, in major design elements:
1. Landscaping shall be designed to provide privacy, stability and reduce erosion.
 2. Concrete shall be finished to provide a smooth, durable and slip-resistant surface.
 3. Exterior materials shall be selected to provide a durable and slip-resistant surface.
 4. Lighting shall be designed to provide adequate illumination for all areas of the building.
 5. The building shall be designed to provide adequate ventilation and air conditioning.
 6. Windows shall be designed to provide adequate natural light and views.
 7. The building shall be designed to provide adequate sound insulation.
 8. The building shall be designed to provide adequate fire protection.
 9. The building shall be designed to provide adequate security.
 10. The building shall be designed to provide adequate accessibility.
 11. The building shall be designed to provide adequate sustainability.



NOTES:

1. Door Swing will be used at all doorways.
2. Windows will be placed on the exterior walls.
3. Structural elements will be placed on the exterior walls.
4. Structural elements will be placed on the exterior walls.



Owner Associates
 270-607 West Cowichan Street
 Vancouver, B.C. V8B 1G1
 Email: office@ca-architects.com
 Fax: 604 687 3205
Chandler Associates

CLIENT
CENTRE
 Centre of Newton Property Inc.

Centre of Newton Phase II Mixed-Use Development

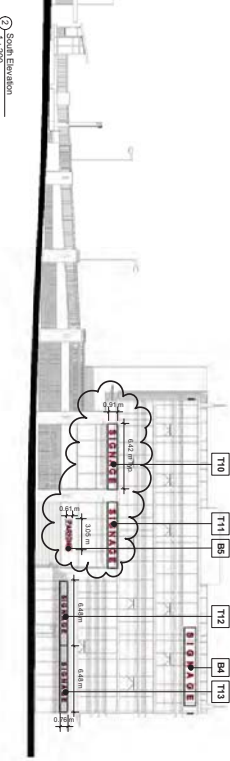
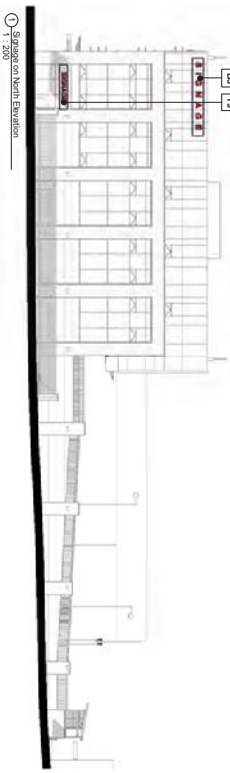
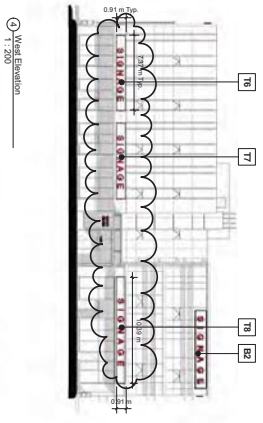
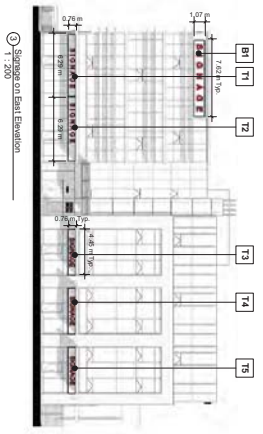
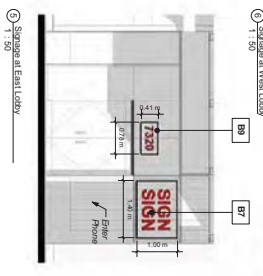
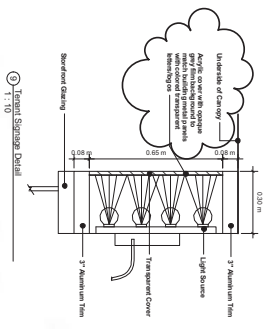
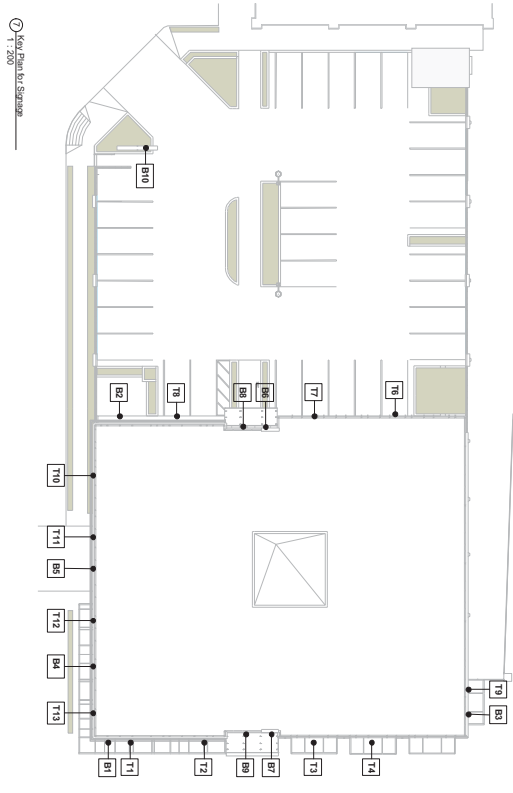
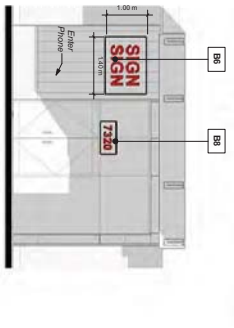
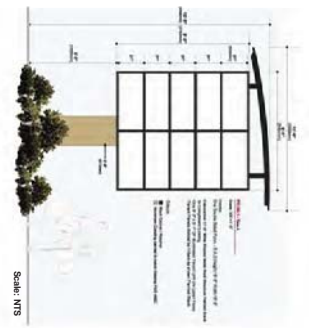
7320 King George Blvd, Surrey, BC

Floor Plan Level 3 & Level 4

DATE: June 28, 2011 (Revised September 15, 2011)
 PROJECT No.: 100102
 ISSUE FOR: Resubmitted for Permit Application

A2.4

No.	Name	Type	Dimension	Area
B1	Bus Stop Signage	UL Channel Letter	7.62 m x 1.07 m	8.15 m ²
B2	Bus Stop Signage	UL Channel Letter	7.62 m x 1.07 m	8.15 m ²
B3	Bus Stop Signage	UL Channel Letter	7.62 m x 1.07 m	8.15 m ²
B4	Bus Stop Signage	UL Channel Letter	7.62 m x 1.07 m	8.15 m ²
B5	Bus Stop Signage	UL Channel Letter	7.62 m x 1.07 m	8.15 m ²
<p>Note: Panel Building Signage (Sign B1 to B4) to include 4 Address Sign 1 Building Numbering & 4 (for Key Tenant). Location to be determined at later date.</p>				
B6	Bus Stop Signage	UL Channel Letter	1.40 m x 1.07 m	1.50 m ²
B7	Bus Stop Signage	UL Channel Letter	1.40 m x 1.07 m	1.50 m ²
B8	Bus Stop Signage	Channel Letter	0.78 m x 0.41 m	0.32 m ²
B9	Bus Stop Signage	Channel Letter	0.78 m x 0.41 m	0.32 m ²
B10	Pyron Sign	Bucket Sign Can	2.74 m x 2.47 m x 2'	15.07 m ²
T1	Tenant Signage	Bucket Sign Can	6.29 m x 0.91 m	5.66 m ²
T2	Tenant Signage	Bucket Sign Can	6.29 m x 0.91 m	5.66 m ²
T3	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T4	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T5	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T6	Tenant Signage	Bucket Sign Can	7.37 m x 0.91 m	6.70 m ²
T7	Tenant Signage	Bucket Sign Can	7.37 m x 0.91 m	6.70 m ²
T8	Tenant Signage	Bucket Sign Can	10.26 m x 0.91 m	9.45 m ²
T9	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T10	Tenant Signage	Bucket Sign Can	6.42 m x 0.91 m	5.64 m ²
T11	Tenant Signage	Bucket Sign Can	6.42 m x 0.91 m	5.64 m ²
T12	Tenant Signage	Bucket Sign Can	6.48 m x 0.76 m	4.93 m ²
T13	Tenant Signage	Bucket Sign Can	6.48 m x 0.76 m	4.93 m ²
Total Signage Area:				121.98 m²



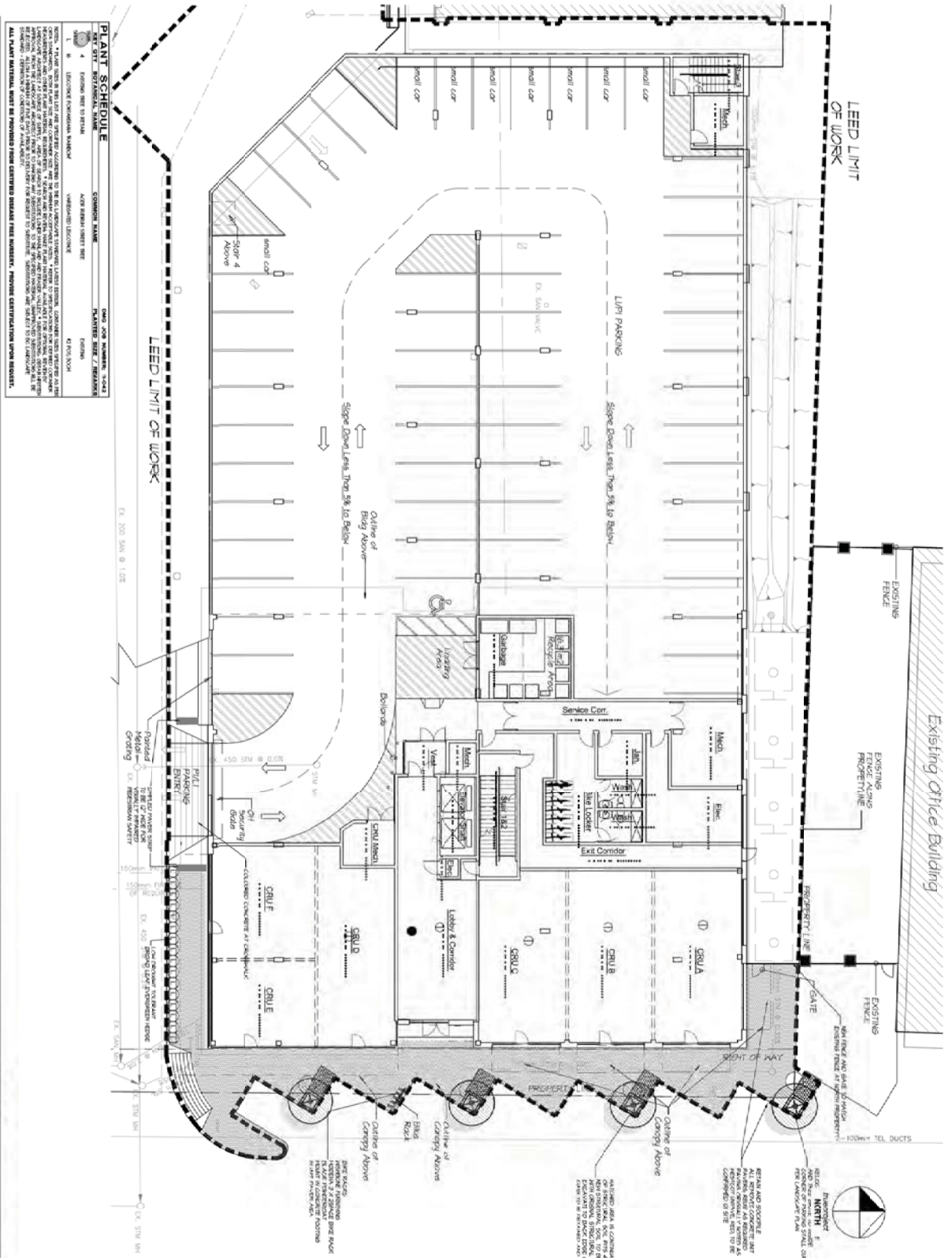
Owner/Architect
 270-601 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Email: info@chandlerassociates.com
 Fax: 604-687-3205
Chandler Associates

Client
CENTRE
 Centre of Newton Property Inc.

Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC

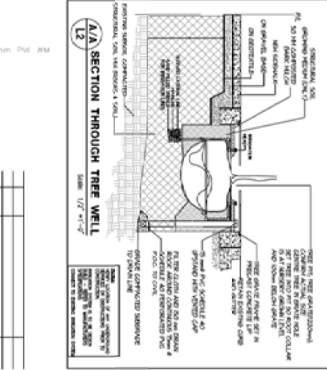
Signage Plan
 DATE: June 28, 2011 (Revised September 27, 2011)
 PROJECT NO.: 40025244
 ISSUE FOR: Resubmitted for CP Application

A5.1

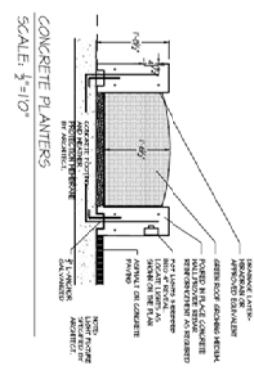
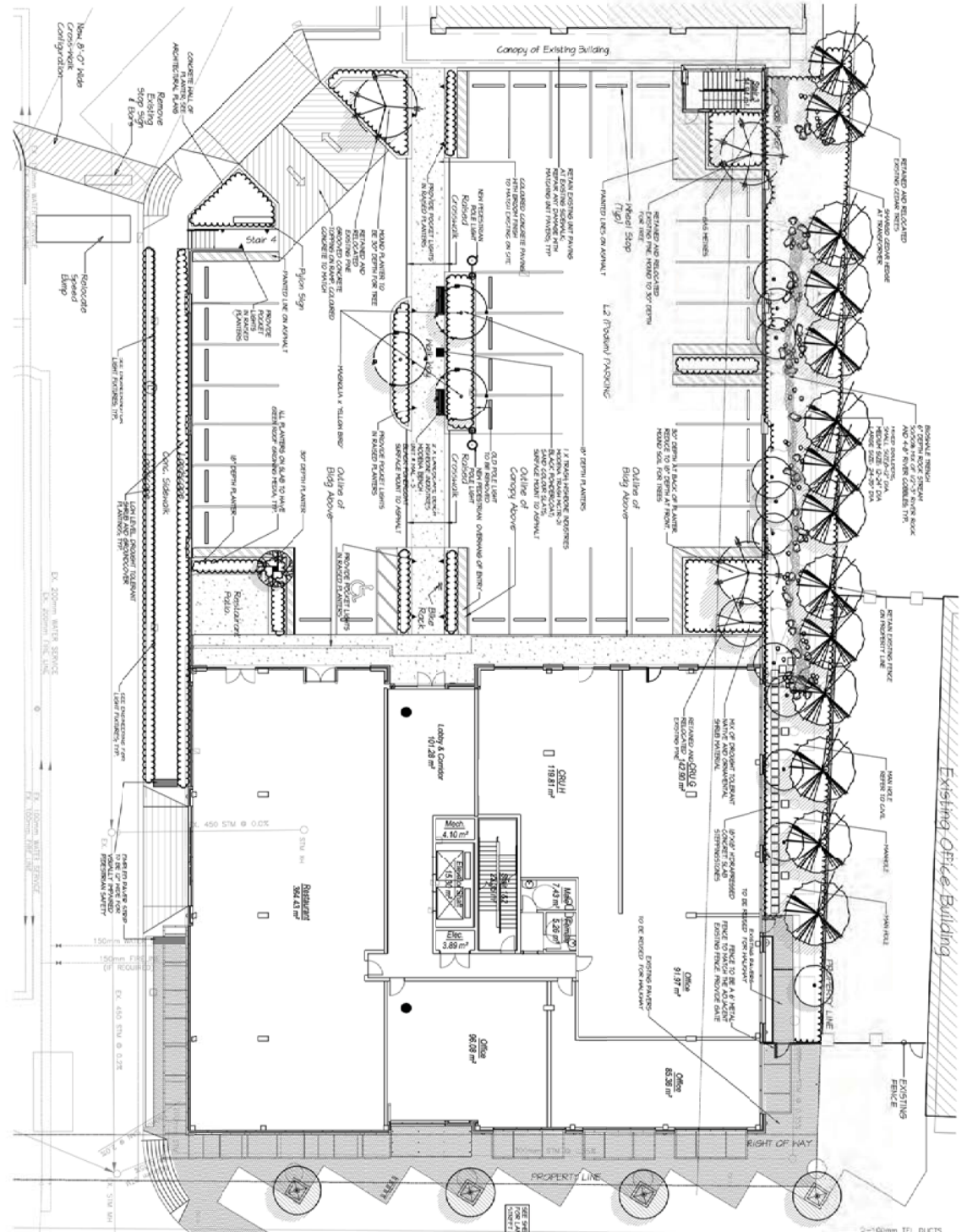


PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	TRADE	QUANTITY
1	(Symbol)	12' x 12' TREE	LANDSCAPE	1
2	(Symbol)	18' x 18' TREE	LANDSCAPE	1
3	(Symbol)	SHRUB	LANDSCAPE	1
4	(Symbol)	SHRUB	LANDSCAPE	1
5	(Symbol)	SHRUB	LANDSCAPE	1
6	(Symbol)	SHRUB	LANDSCAPE	1
7	(Symbol)	SHRUB	LANDSCAPE	1
8	(Symbol)	SHRUB	LANDSCAPE	1
9	(Symbol)	SHRUB	LANDSCAPE	1
10	(Symbol)	SHRUB	LANDSCAPE	1
11	(Symbol)	SHRUB	LANDSCAPE	1
12	(Symbol)	SHRUB	LANDSCAPE	1
13	(Symbol)	SHRUB	LANDSCAPE	1
14	(Symbol)	SHRUB	LANDSCAPE	1
15	(Symbol)	SHRUB	LANDSCAPE	1
16	(Symbol)	SHRUB	LANDSCAPE	1
17	(Symbol)	SHRUB	LANDSCAPE	1
18	(Symbol)	SHRUB	LANDSCAPE	1
19	(Symbol)	SHRUB	LANDSCAPE	1
20	(Symbol)	SHRUB	LANDSCAPE	1



37 Street

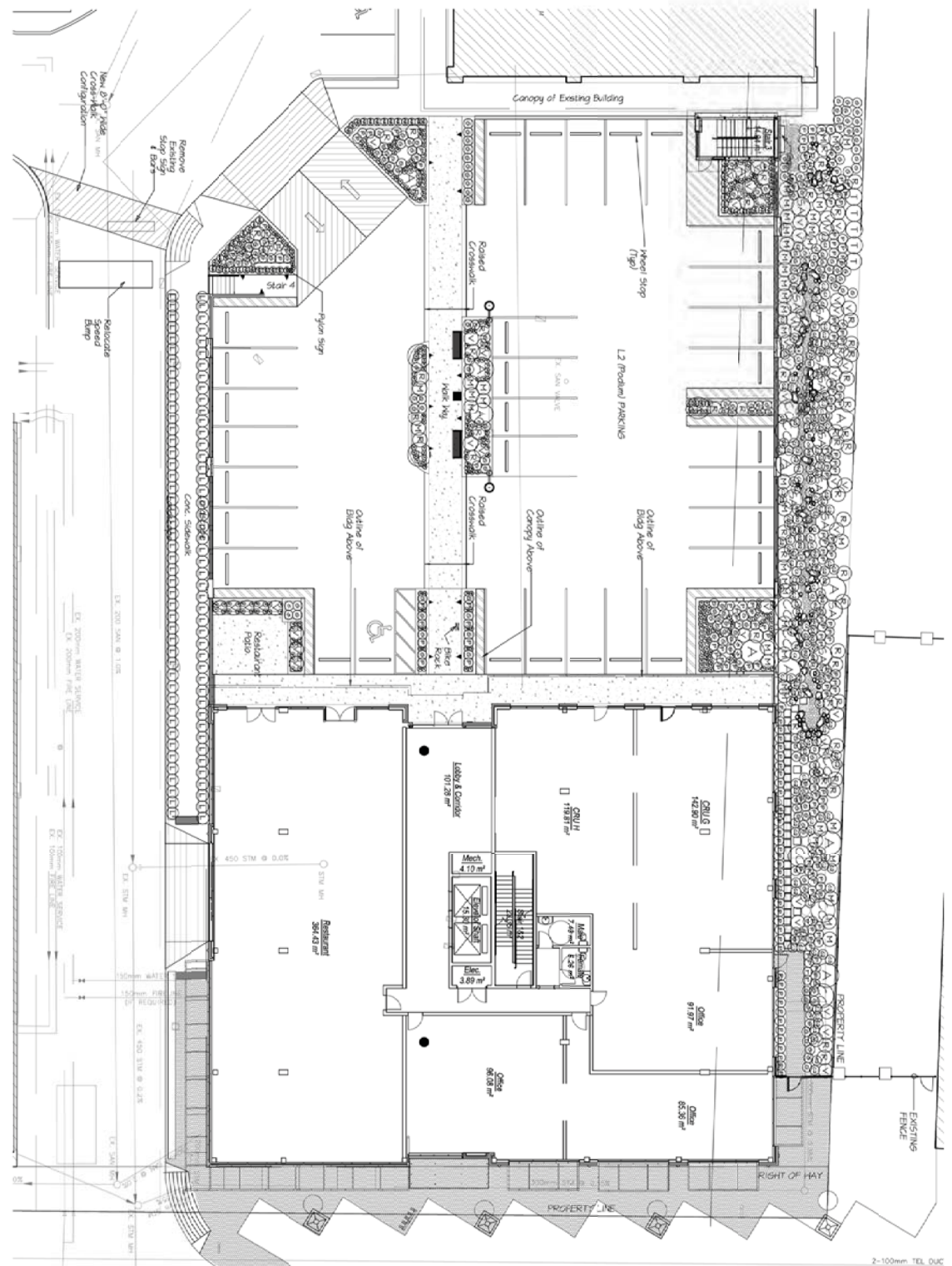


PLANT SCHEDULE

1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORIGINATOR WITH PROPER CERTIFICATION UPON REQUEST.

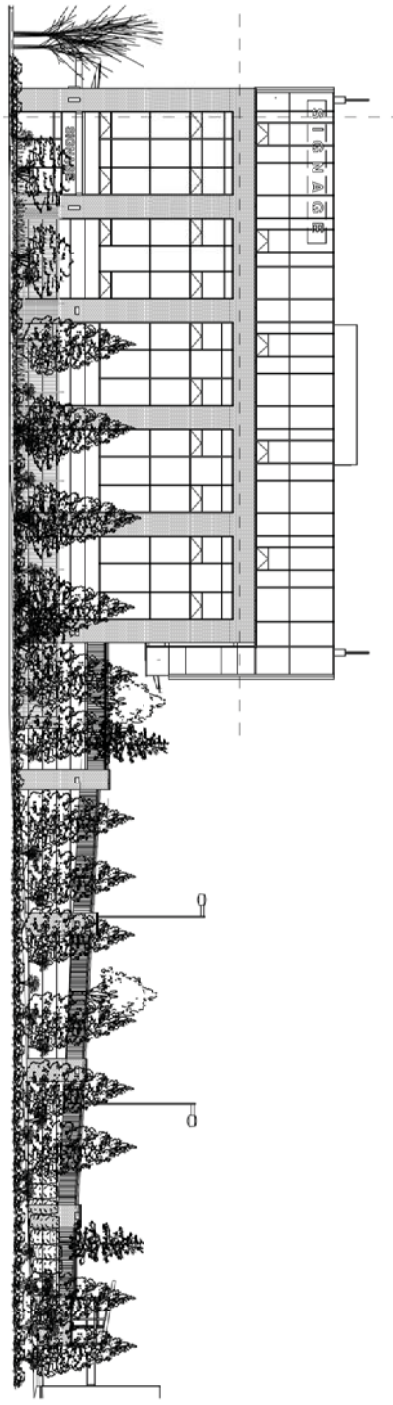
NO.	SYMBOL	PLANT NAME	COMMON NAME	PLANTING DATE / SEASON	PLANTING METHOD / COMMENTS
1	1	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
2	2	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
3	3	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
4	4	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
5	5	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
6	6	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
7	7	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
8	8	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
9	9	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
10	10	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
11	11	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
12	12	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
13	13	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
14	14	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
15	15	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
16	16	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
17	17	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
18	18	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
19	19	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
20	20	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
21	21	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
22	22	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
23	23	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
24	24	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
25	25	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
26	26	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
27	27	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
28	28	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
29	29	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
30	30	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
31	31	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
32	32	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
33	33	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
34	34	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
35	35	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
36	36	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
37	37	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
38	38	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
39	39	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
40	40	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
41	41	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
42	42	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
43	43	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
44	44	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
45	45	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
46	46	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
47	47	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
48	48	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
49	49	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
50	50	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
51	51	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
52	52	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
53	53	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
54	54	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
55	55	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
56	56	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
57	57	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
58	58	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
59	59	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
60	60	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
61	61	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
62	62	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
63	63	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
64	64	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
65	65	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
66	66	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
67	67	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
68	68	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
69	69	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
70	70	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
71	71	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
72	72	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
73	73	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
74	74	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
75	75	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
76	76	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
77	77	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
78	78	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
79	79	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
80	80	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
81	81	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
82	82	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
83	83	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
84	84	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
85	85	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
86	86	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
87	87	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
88	88	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
89	89	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
90	90	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
91	91	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
92	92	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
93	93	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
94	94	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
95	95	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
96	96	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
97	97	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
98	98	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
99	99	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON
100	100	ASB. SP. BARK	ASB. SP. BARK	2018	PLANTING DATE / SEASON

NO.	DATE	REVISION DESCRIPTION	BY
1	06/24/18	ISSUE FOR PERMIT	DMG
2	06/24/18	REVISED PERMIT COMMENTS	DMG
3	06/24/18	REVISED PERMIT COMMENTS	DMG
4	06/24/18	REVISED PERMIT COMMENTS	DMG
5	06/24/18	REVISED PERMIT COMMENTS	DMG
6	06/24/18	REVISED PERMIT COMMENTS	DMG
7	06/24/18	REVISED PERMIT COMMENTS	DMG
8	06/24/18	REVISED PERMIT COMMENTS	DMG
9	06/24/18	REVISED PERMIT COMMENTS	DMG
10	06/24/18	REVISED PERMIT COMMENTS	DMG

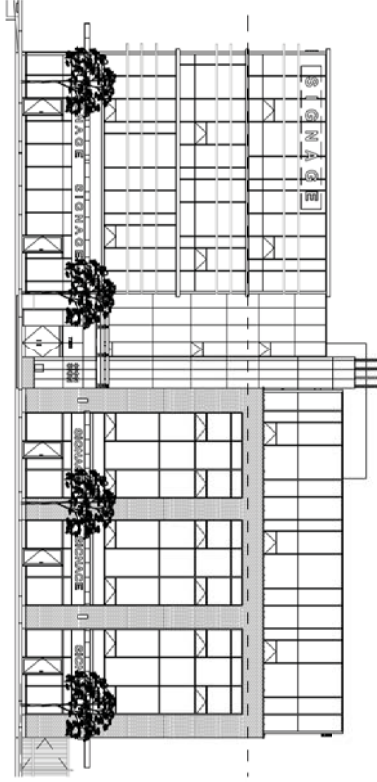


NOTES:
 1. ALL WORKING DRAWINGS TO BE ACCURATELY REPRODUCED AND APPROVED BY THE ARCHITECT. ANY CHANGES TO THE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

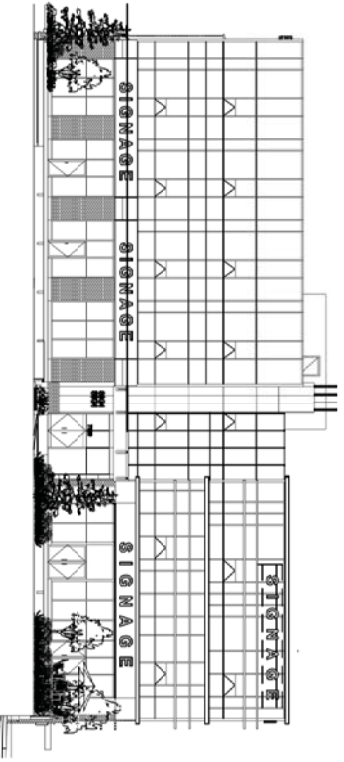
NORTH ELEVATION: SCALE 1"=10'-0"



EAST ELEVATION: SCALE 1"=10'-0"



WEST ELEVATION: SCALE 1"=10'-0"



NO.	DATE	REVISION DESCRIPTION	BY
1	2024	ISSUE FOR LITIGATION	JZ
2	2023	REVISED FOR PERMITS	JZ
3	2023	REVISED FOR PERMITS	JZ
4	2023	REVISED FOR PERMITS	JZ
5	2023	REVISED FOR PERMITS	JZ
6	2023	REVISED FOR PERMITS	JZ
7	2023	REVISED FOR PERMITS	JZ
8	2023	REVISED FOR PERMITS	JZ
9	2023	REVISED FOR PERMITS	JZ
10	2023	REVISED FOR PERMITS	JZ

Chandler Associates
 Architectural Firm
 Vancouver, BC, V6B 1G7
 Tel: 604.687.3300
 Fax: 604.687.3301
 Email: info@chandlerassociates.com

CENTRE
 Centre of Newton Property Inc.

Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC, V3W 5A5

DMG
 BUILDING & ARCHITECTURE
 1000 West Broadway, Suite 1000
 Vancouver, BC, V6H 1G5
 Tel: 604.681.1111
 Fax: 604.681.1112
 Email: info@dmgbc.com

DETAILS / SECTIONS
 DATE: JUNE 24, 2024
 SCALE: 1/4"=1'-0"
 PROJECT NO.: 2023-001
 DRAWING NO.: 01

L5

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

APPENDIX III

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

DATE: **September 28, 2011**

PROJECT FILE: **7811-0154-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7320 King George Blvd**

DEVELOPMENT VARIANCE PERMIT

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

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

Works and Services

- Amendment to the existing SRW document to include utilities and street furniture not currently identified is required.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Works and Services

- Provide an evaluation for parking, loading, access, circulation, adjacent intersections, driveways and sustainable transportation for the development. Any improvements required will be included as part of the development.
- Additional water connections will require all mains to be looped and any additional connections will require all existing service connections to be provided with appropriately sized meter conforming to the latest design criteria and specifications complete with backflow preventer(s).
- Meet water quality treatment targets implemented on 7805-0042.
- Confirm stormwater control within the parking lot as per 7805-0042.

A Servicing Agreement may be required prior to Building Permit.



Rémi Dubé, P.Eng.
Development Services Manager
LR



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JULY 28, 2011
Time: 4:07 p.m.

Chair:

L. Mickelson

Panel Members:

L. Mickelson
S. Lyon
R. Myers
K. Newbert
T. Wolf
R. Worden
Cpl. M. Searle

Guests:

A. Morgulis, Morgulis Architecture Inc.
M. MacDonald, Master Landscaper
B. Rai, Owner
G. Kahlon, Owner
B. Decosse, Bernard Decosse Architect Inc.
R. Maruyama, Rod Maruyama and Associates Inc.
D. Luking-Klassen, Gramercy Developments Ltd.
R. Klassen, Gramercy Developments Ltd.
A. Belliveau, Chandler Associates Architecture Inc.
A. Good, DMG Landscape Architects

Staff Present:

T. Ainscough, Planning & Development
M. B. Rondeau, Planning & Development
H. Kamitakahara, Planning & Development

APPENDIX IV

3. File No.: 7911-0154-00
New or Resubmit: New
Description: 4-storey mixed-use office / retail building
Address: 7320 King George Boulevard (Newton Town Centre)
Developer: Harp Hoonjan, Platinum Projects Ltd.
Architect: Andre Belliveau, Chandler Associates Architects Ltd.
Landscape Architect: Allison Good, DMG Landscape Architects
Planner: Ron Gill
Urban Design Planner: Hernan Bello

Tom Ainscough, City Architect provided background and an overview of the project and highlighted the following:

- The project is in the centre of Newton in the Newton Town Centre Plan area. The site is part of a larger development, adjacent to a previous office building that was built some time ago.
- Staff have provided some comments to the applicant including the following:
 - The entry to the building could be enhanced.
 - There should be some continuity of the pedestrian pathways on the site. Use the same paving material for all pathways.
 - Concern about not having a recessed overhead gate for the vehicle and parking access.
 - Unclear on the purpose of the underground parking - what part is for visitors and what part is for staff?
 - Opportunities in surface parking lot to provide more landscaping. Enhance entry area to lobby in the parking garage.
 - The entry ramp is a bit constrained – the way the turn of the ramp meets the entry lobby.

- The building is nicely developed and articulated. Some refinements are suggested including the north elevation where the CRU's are located, more high quality cladding material, or glazing is suggested if the limiting distance permits.
- Clarify the grade situation is between the proposed building and the existing building to the north because there is an existing patio in the building to the north.
- The lighting in the pedestrian walkway and surface parking needs to be detailed .
- Staff consider the proposal needs relatively minor refinement and clarification. The applicant and the panel are asked to comment on the issues noted.

The Project Architect presented an overview of the site plans, floor plans, building elevations and streetscapes and highlighted the following:

- The building is closer to 137 Street to continue the pedestrian experience on the street.
- In terms of grading, there is a 6 foot difference from west to east.
- There are glazed CRU's to the west, so the building creates a nice enclave.
- On the west side of the building, the access is to the second floor, and on the east side, the access is to the first floor, because of the grade difference.
- The building has been pulled back a bit to allow more landscaping on the sidewalk at south end of site.
- It is important to keep light into the underground parkade to make it safe and inviting.
- Form and character of the building:
 - The building to the north is quite large, and the building to the west is a smaller CRU building. This gave both masses a slightly different context and we wanted to break it down a bit. For the part on the north we tried to go with a bit heavier brick and we used open glass on the south elevation to bring the scale down to the retail to the west.
 - The brick is light beige with an anodized aluminum finish mixed with charcoal. The glazing is done with two different shades of glass, and we tried to maximize the glazing as much as possible.
 - The highest amount of glazing as possible, given limiting distance, was used on the north side of the building.

The Landscape Architect presented an overview of the landscaping plan and highlighted the following:

- The landscaping will be continuous and unified along 137 Street. We are using street trees and tree grates with structural soil. There will be bench seating and bike parking.
- There will be planters on either side of the walkway at the south end of site. Most of the planting is with native species.
- Some trees will be removed, stored off-site, and re-installed afterwards.

- The planting grows up in height to cover a retaining wall at the north end of the site.
- Coloured stamped concrete will be used in the pedestrian areas.
- Site furnishings are contemporary.
- For pedestrian lighting, we will use at-grade planters at south end, bollards, and step lights in central walkway. Planters will have side-mount lights onto the planters in the central walkway. On the north side, there will be wall mounted lights which are on motion sensors, so that if there is any movement the lights will come on.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

7320 King George Boulevard

File No. 7911-0154-00

It was

Moved by S. Lyon

Seconded by K. Newbert

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Circulation

Form and Character

- Well designed building. Some panel members did not like the way the building is split with two different facades, and some did.
- Consideration to unify facade treatment. Building does not have to be split into two different building elements.
- Consideration for simplification of elevations including deletion of frame elements.
- Consideration for expression of interior uses on exterior of building including second floor restaurant and commercial space.
- Consideration for a two-storey entrance volume off of 137 Street to interconnect the two lobbies including a stair connection. You could provide some improvement to the entrance by taking out the second floor above the entrance and creating a 2-storey lobby on one side. That way you could see the internal circulation for the building. There is an opportunity for a stronger expression to the entrance on the main street.
- The orange shaft running up the building looks like it is there to announce the entrance to the building. There may be other ways of announcing the entrance without having to use a colour stripe; the colour stripe is not adding to the project.
- The north elevation is not that appealing, especially if you are on the patio on

the neighbouring property. Provide more friendly treatment towards adjacent building. If more glazing is not an option on the north elevation, given the limiting distance, consider using a more vibrant colour.

Landscaping

- On the north elevation, cedar trees should be limbed up to a 4 foot to 6 foot height to allow views underneath.
- On the north elevation, the access to the north fire egress door should be left open with only low plantings. It should also be connected to the walkway.
- Non friendly planting (e.g., thorns) is a good selection to keep undesirable people out of the area on the north side of the building. It is a good idea to keep people out of this area and keep view lines open for safety reasons.

CPTED

- Recommendation to include standard Surrey CPTED considerations for the underground parking.
- On new buildings, developers are being asked to put street numbers on the top of buildings so that they can be seen from the air. Constable Marc Searle has more information on this and will supply it to City staff to be relayed to the applicant.

Accessibility

- Power doors at entrances.
- Ensure elevator buttons are at an accessible height for wheelchair users. Ensure garbage receptacles are not placed underneath the elevator buttons.
- Emergency call buttons in underground parking area – locate close to the lobby.
- Signage (directory) at entrances.
- Ensure all washrooms are wheelchair accessible.

Sustainability

- The building will be certified LEED Gold so we know the sustainability is taken care of. The scorecard appears reasonable to achieve. Some commitment to certify by the developer would be good.



Chandler Associates
Architecture Inc.

The Station
270 – 601 W. Cordova St.
Vancouver BC
V6B 1G1

Tel 604 687 3390
Fax 604 687 3325
office@caa-architecture.com
www.caa-architecture.com

PRINCIPALS

Sheldon H. Chandler
B ARCH, MAIBC, MAAA, MRAIC

Christopher Block
M ARCH, LEED® AP BD+C, MAIBC

Wallace K. Ewert
B ARCH, MAIBC, MAAA, MSAA, MRAIC

ASSOCIATES

Augustine Hill
BID, B ARCH, MAIBC

Curtis Brock

Andre Belliveau
DIP ARCH TECH, LEED® GREEN ASSOCIATE

Dan Diaconu
M ARCH

John Salken
BFA, MARCH, ARB(UK), IA/AIBC

September 9, 2011

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

Attention: **Ron Gill, MA, MCIP**
Planner, South Surrey Section

Re: **ADP Presentation Comment Responses**
Centre of Newton, Phase II
7320 King George Blvd. Surrey, BC

Our File No.: 10003

Dear Ron,

Please find herewith our Development Permit resubmission, including an updated drawing package and responses to your "Inter-Office Memo" dated July 25, 2011 and the July 28, 2011 "Advisory Design Panel Minutes". Many of our comments will refer to our meeting of September 1, 2011 where we discussed each individual issue.

We have structured our letter with the City's comments in bold text and our response in italic text.

Inter-Office Memo:

Site Planning and Context

- a) **Main building entry – is very shallow; recommend recessing and glazing the entry to make the space less constrained, and/or deleting one parking space to provide a more defined entry at the street.**

We have further recessed the glazed entry as suggested. See drawing A2.2.

- b) **Continue the sidewalk across the underground parking entry with a distinctive paving material, e.g., decorative paving.**

Agreed. The crossing will be rendered with coloured concrete as discussed. See drawing A2.2.

Vehicle Access and Parking

- a) **Access to the underground parking – recommend recessing one car length to the overhead door to allow for vehicles entering the garage if the OH gate is closed, and to ensure that pedestrian flow is not compromised.**

We will keep the location of the O/H gate as currently shown as discussed - the location won't accommodate people hiding out of view. The gate will be open during business hours so car stacking will not be an issue.

Chandler Associates

- b) **Underground parking – clarify if the underground parking is for staff and employees only; if not, describe security strategy for securing staff parking from commercial parking.**
The parkade is for public use, as well as staff and employees. A secondary O/H gate will be installed to separate the public parking. The location will be determined once tenancies are clearer.
- c) **Door from the loading to the elevator vestibule needs to be wider to allow for move in and large deliveries, e.g., double door.**
Agreed. Double glazed doors are now indicated. See drawing A2.2.
- d) **Confirm if surplus parking has been provided: required – 163; provided – 174. If surplus parking has been provided, this space could be used for other functions – e.g., stair to exterior at the south, landing at the elevator lobby.**
Surplus parking is provided. Landing at elevator lobby has been introduced.
- e) **Entry ramp – turn at the entry is very close to the lobby vestibule – recommend setting the vestibule back, providing a curb and /or bollard to protect the vestibule.**
Agreed. Parkade entry turn is revised to be shallower and is set further away from the entry lobby. Bollards have also been introduced. See drawing A2.2.

Form and Character

- f) **Existing building at the north - has a colonnade recessed from the face of the building; the pedestrian path is offset and narrow at the new building. Clarify and resolve the interface at the existing building.**
Done. A paved area has been created adjacent to the north side, east window, continuing the paving from the adjacent building to the north. See drawing A2.2.
- g) **Building at the north is fully glazed above first floor. The proposed building has large areas of metal panel at the 2nd floor. Strongly recommend to replace metal panel with spandrel and to maximize the vision glass area at the 2nd floor.**
Done. The north façade has been revised to include additional spandrel glazing in place of metal panel. Additional vision glass cannot be accommodated due to Building Code limiting distance requirements along the north property line. See drawing A3.2.
- h) **Level P-1 - Provide landing in front of the elevator vestibule, separate from the loading.**
Done. See item e) above and Drawing A2.2.
- i) **Column is located in the middle of the loading area; does not appear to be aligned with the structural grid.**
Agreed. The column has been removed. See drawing A2.2.
- j) **South elevation, grille at the level P-1 – provide higher quality material than the metal bars.**
Done. A patterned grille design based on the office window configuration above, has been introduced. See drawings A3.1 & A1.8.
- k) **North elevation - provide transparent cladding at the underground parking as on the south elevation.**
As discussed, this cannot be accommodated due to Building Code limiting distance requirements.
- l) **N-S section – extend section to the building at the north; show the existing patio and the existing building face; note that the existing grade drops in this area.**
Done. See drawing A4.1. The landscaping along the property line slopes to accommodate the existing grades.
- m) **E-W Section - extend section to the building at the west.**
Done. See drawing A4.1.
- n) **Cross section at the underground parking and surface parking – step the parking deck at the south to provide a planter to improve the finish material along the pedestrian path and to reduce the height of the wall.**
As discussed, stepping the parking deck will compromise the daylighting into the parkade. The finish along the pedestrian path has been enhanced - refer to item j) above. Additional vertical planting has also been introduced at each concrete pilaster. See drawing A1.8.

CPTED & Accessibility

- o) **City of Surrey CPTED notes should be added to A2.1; see below.**
Done. Notes have been included on drawings A2.1 & A2.2

- p) **Security for underground parking – confirm if an overhead door is proposed at the entry of the underground parking.**
Confirmed – there is an O/H gate at the parkade entry.
- q) **Exit stair at the northwest – ensure that the stair is secured at grade to prevent access to the underground parking, i.e., exit only.**
Done.
- r) **Space at the north side of the building – secure the space at the north side of the building with a fence and gates; note extent of fence and provide detail.**
Done. A fence with gate has been added and will tie in with the existing fence at the adjacent building. The fence will be designed to match the existing fence. See drawing A2.2
- s) **Access – is a swing door required at the u/g overhead gate for convenience, e.g., to access the CRU's at the southeast corner of the building?**
A swing door will not be required. The gate will be open during business hours and there is a direct connection from the parkade to the CRU's through the ground floor lobby.

Landscaping

- t) **Pedestrian walkway at surface parking – provide pedestrian level lights at the walkway; provide catalogue cuts; fixtures to be full cut off.**
Done. Locations and detail have been noted. See drawing L3. Cut sheets have been added on A1.8.
- u) **Provide lights at the north face of the building for CPTED; provide catalogue cuts and note location on the elevation.**
Done. Lights located as per drawing A3.2 & Cut sheets added on A1.8.

Sustainability

- v) **Bicycle facilities – no change room provided; confirm what LEED requires. The proposed space will only accommodate one person at a time.**
Done. Change rooms are provided for both genders. See drawing A2.1

CPTED Notes (add to drawing A2.1 and A2.2):

The underground parking design should include the following features, as appropriate.

1. **Paint the underground parking walls & columns white.**
2. **Install hard-wired video surveillance equipment in underground parking.**
3. **Avoid hidden corners and install convex mirrors as needed in underground parking and stairwells.**
4. **Provide vision panels in all doors in underground parking leading to publicly accessible areas.**
5. **Elevator lobby in underground parking area should be glazed to permit natural surveillance.**
6. **Ensure adequate lighting throughout the underground parking.**
7. **Provide rough surface finish on ramps to deter skateboarders.**
Done. See drawings A2.1 & A2.2

Advisory Design Panel Minutes:

Form and Character

- a) **Well designed building. Some panel members did not like the way the building is split with two different facades, and some did.**
Thank you. We feel the façade treatment is essential to compliment the adjacent buildings.
- b) **Consideration to unify facade treatment. Building does not have to be split into two different building elements.**
As above, we feel the façade treatment enhances the continuation of the overall street façade.
- c) **Consideration for simplification of elevations including deletion of frame elements.**
The brick framing elements are critical to tie the new project in with the existing shopping centre. The brick material, pilaster elements and metal canopies are in keeping with the remainder of the CRU's around the centre.

d) Consideration for expression of interior uses on exterior of building including second floor restaurant and commercial space.

As discussed, the second floor uses are expressed through a number of visual design elements such as glazing patterns and materials. The second floor uses are further differentiated from the ground floor by the strong horizontal datum created by the retail canopies and spandrel band.

e) Consideration for a two-storey entrance volume off of 137 Street to interconnect the two lobbies including a stair connection. You could provide some improvement to the entrance by taking out the second floor above the entrance and creating a 2-storey lobby on one side. That way you could see the internal circulation for the building. There is an opportunity for a stronger expression to the entrance on the main street.

As discussed, we have considered a 2-storey lobby space. Internal circulation considerations, deletion of significant rentable floor area, and severely limiting the building's flexibility to accommodate a variety of tenants make it impossible to accommodate. The front entry design has been enhanced to create a stronger visual expression. See drawings A1.8 & A3.2.

f) The orange shaft running up the building looks like it is there to announce the entrance to the building. There may be other ways of announcing the entrance without having to use a colour stripe; the colour stripe is not adding to the project.

The vertical shaft is finished in copper toned metal panels, not orange. The material board was available at the ADP, unfortunately it wasn't clarified at the meeting. The colour was chosen to complement the earthy tones of the brick that is used throughout the overall development. The shaft is integral to the expression of the lobby entry and its connection to the internal office spaces above.

g) The north elevation is not that appealing, especially if you are on the patio on the neighbouring property. Provide more friendly treatment towards adjacent building. If more glazing is not an option on the north elevation, given the limiting distance, consider using a more vibrant colour.

Done. We have reduced the extent of the metal panel and replaced it with spandrel glazing to match the glazing already in place. See drawing A3.2.

1. Landscaping

a) On the north elevation, cedar trees should be limbed up to a 4 foot to 6 foot height to allow views underneath.

As discussed, the cedars are approximately 6' - 8' in height and can't be limbed to that extent.

b) On the north elevation, the access to the north fire egress door should be left open with only low plantings. It should also be connected to the walkway.

Done. We have added a pathway from the exit door to the new paved area at the north-east corner of the building. See drawings L3 & L4.

c) Non friendly planting (e.g., thorns) is a good selection to keep undesirable people out of the area on the north side of the building. It is a good idea to keep people out of this area and keep view lines open for safety reasons.

Done. We have fenced off access to the northern landscaped area. Thorny planting has been indicated. See drawings L3 & L4.

2. CPTED

a) Recommendation to include standard Surrey CPTED considerations for the underground parking.

Done. The CPTED recommendations integrated in the design and related notes have been added to the plans. See drawings A2.1 & A2.2

b) On new buildings, developers are being asked to put street numbers on the top of buildings so that they can be seen from the air. Constable Marc Searle has more information on this and will supply it to City staff to be relayed to the applicant.

Done. A note has been added to indicate this requirement. See drawing A2.5.

3. Accessibility

- a) **Power doors at entrances.**
- b) **Ensure elevator buttons are at an accessible height for wheelchair users. Ensure garbage receptacles are not placed underneath the elevator buttons.**
- c) **Emergency call buttons in underground parking area – locate close to the lobby.**
- d) **Signage (directory) at entrances.**
- e) **Ensure all washrooms are wheelchair accessible.**

Done. These issues will be incorporated in the Building Permit drawings.

4. Sustainability

- a) **The building will be certified LEED Gold so we know the sustainability is taken care of. The scorecard appears reasonable to achieve. Some commitment to certify by the developer would be good.**

Done. The project has already been registered with the CaGBC.

As discussed at our September 1st meeting, you requested that we revise our Signage Plan drawing to comply with imminent changes to the Signage By-Laws, along with other minor revisions and clarifications. We have done that as presented in drawing A5.1.

We trust this response is in keeping with your understanding of discussions we've had to date. If you have any questions, or require any further clarification, please call me directly.

Thank you.

CHANDLER ASSOCIATES ARCHITECTURE INC.

Chris Block, MAIBC

CITY OF SURREY

(the "City")

APPENDIX V

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0154-00

Issued To: Centre Of Newton Property Inc., Inc. No. 695829
("the Owner")

Address of Owner: Suite 400, 1245 West Broadway
Vancouver, BC
V6H 1G7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-728-711
Lot 1 Section 21 Township 2 New Westminster District Plan BCP24641
7320 King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15886, as amended, is varied as follows:
 - In Section F Yards and Setbacks, the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for buildings and structures;
 - In Section F Yards and Setbacks, the minimum east yard setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal building and 1.3 metres (4 ft.) for canopies; and
 - In Section G Height of Buildings, the maximum building height for principal buildings is increased from 12 metres (40 ft.) to 16.1 metres (53 ft.).

Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

- In Part 5 Signs in Commercial/Industrial Zones Section 27(1)(k) the maximum height of a freestanding sign in the Newton Special Sign Area is increased from 2.4 metres (8 ft.) to 5.1 metres (16.5 ft.); and

- In Part 5 Signs in Commercial/Industrial Zones Section 27(6), the maximum sign area for a directional sign is increased from 0.4 square metres (4.3 sq.ft.) to 1.9 square metres (20.5 sq.ft.).
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedules A and B, or the signage shown on Schedule C, which are attached hereto and forms part of this development variance permit.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

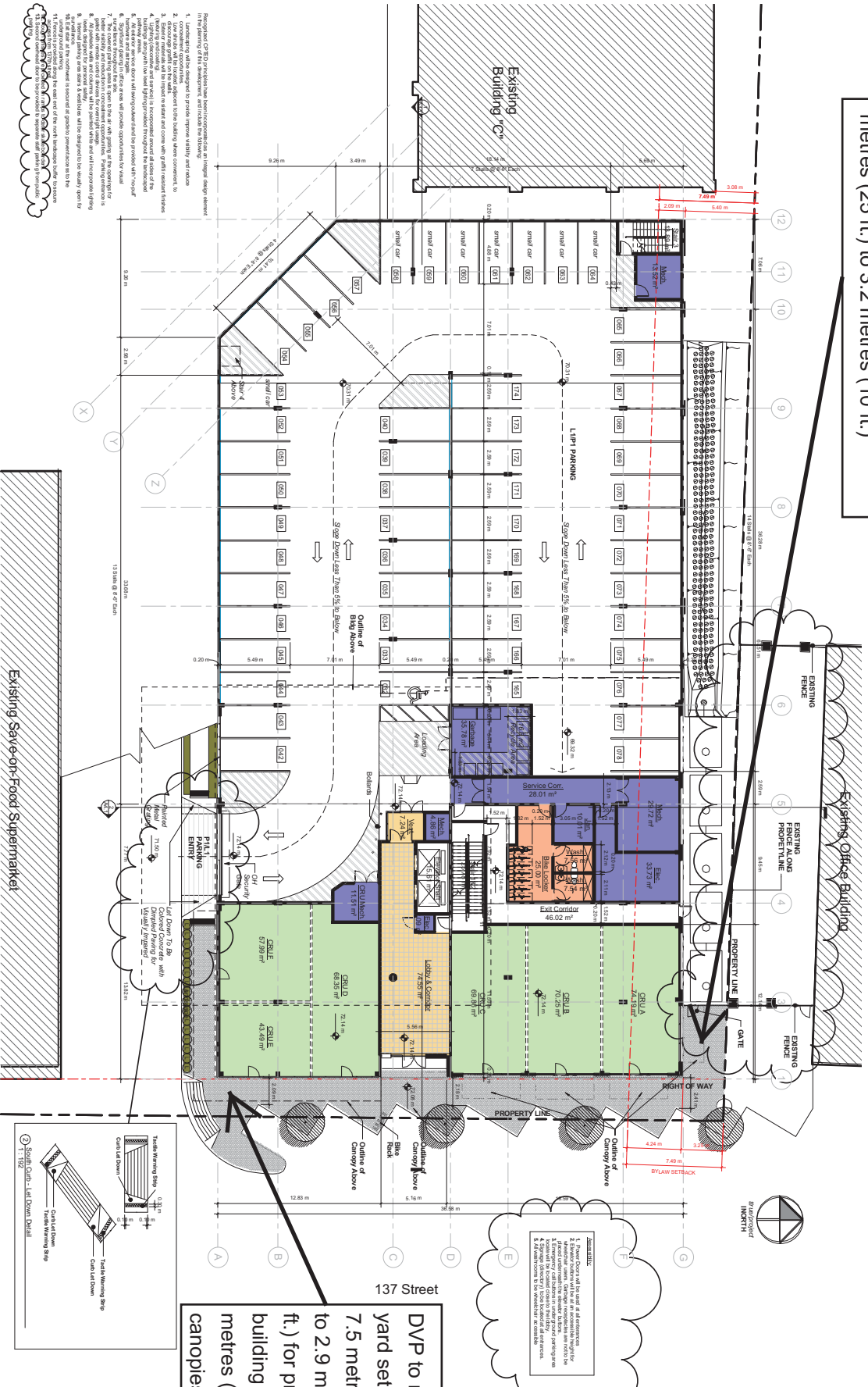
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A

DVP to reduce north yard setback from 7.5 metres (25 ft.) to 3.2 metres (10 ft.)



DVP to reduce east yard setback from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal building and 1.3 metres (4 ft.) for canopies.

- Proposed DVP to reduce east yard setback from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal building and 1.3 metres (4 ft.) for canopies.
1. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 2. Canopies shall be designed to provide privacy, stability and reduce wind effects.
 3. Canopies shall be designed to provide privacy, stability and reduce wind effects.
 4. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 5. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 6. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 7. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 8. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 9. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 10. Landscaping shall be designed to provide privacy, stability and reduce wind effects.
 11. Landscaping shall be designed to provide privacy, stability and reduce wind effects.

Client:
CENTRE
 Centre of Newton Property Inc.

Developer:
 Chandler Associates
 270-607 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Email: office@chandlerassociates.com
 Fax: 604-687-3205

Project Name:
 Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC

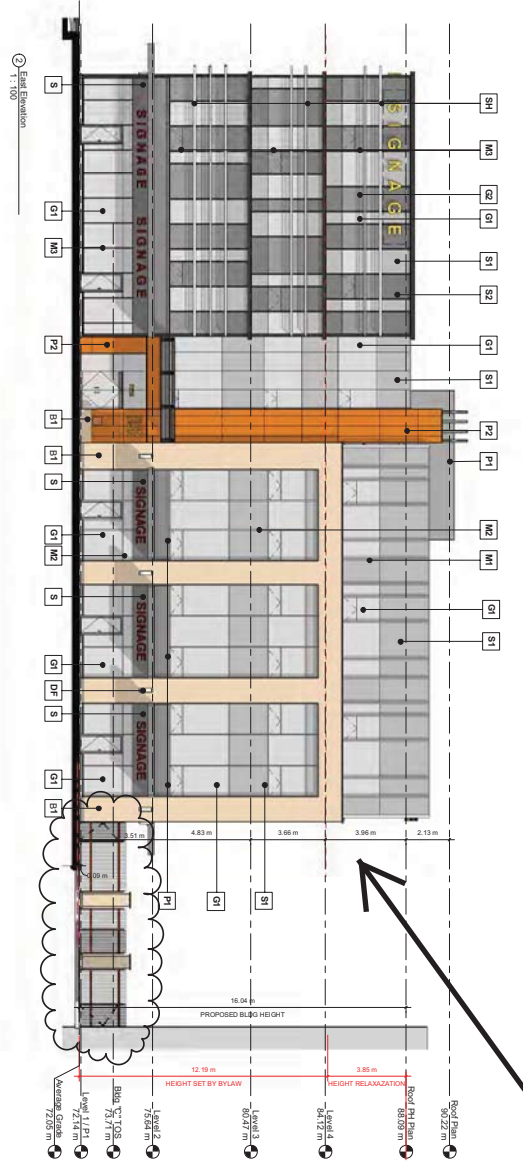
Issue For:
 Floor Plan Level 1 / P1

Date: June 28, 2011 (Revised September 27, 2011)
Project No.: 10012
Issue No.: 11192
 Resubmitted for CP Application

A2.2

SCHEDULE B

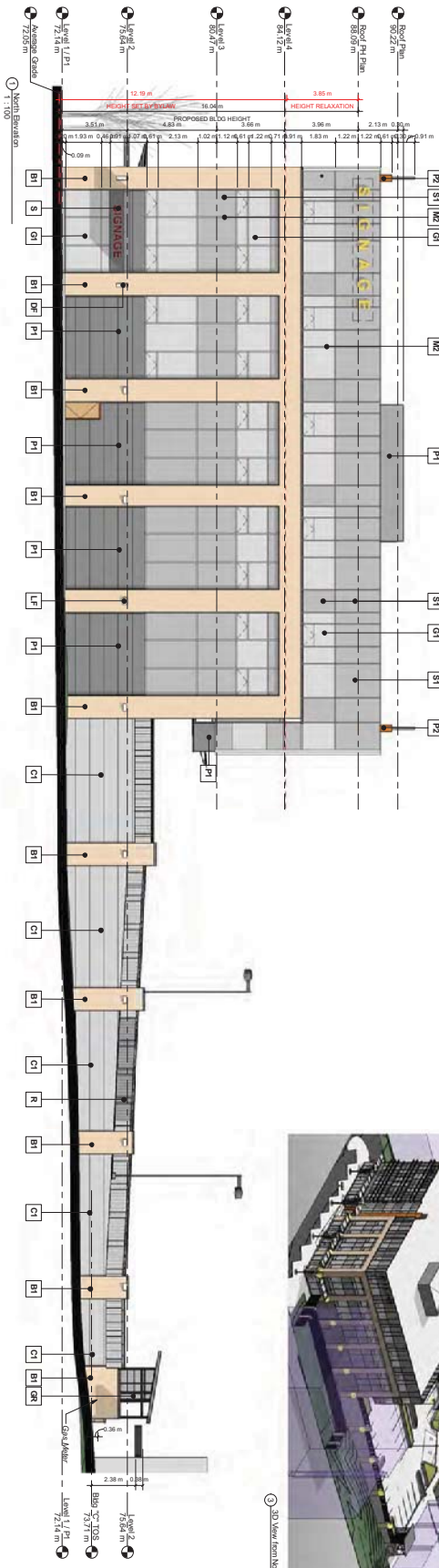
DVP to increase the maximum building height for the principal building from 12 metres (39 ft.) to 16.1 metres (53 ft.).



EXTERIOR MATERIAL LEGEND			
GI	Curtain Wall Glass 1	CI	Painted Concrete
SI	Curtain Wall Spandrel 1 - Light	MI	6" Deep Mullion - Anodized
QI	Curtain Wall Spandrel 2	M2	Regular Mullion - Anodized
S2	Curtain Wall Spandrel 2 - Dark	M3	Regular Mullion - Charcoal
P1	Metal Panel Wall - Charcoal	SH	Aluminum Sashable
P2	Metal Panel Wall - Copper	RI	Painted Steel Beiling - Charcoal
BI	Brick Veneer	GR	Painted Steel Cladding - Charcoal
S	Signage	DF	Decorative Light Fixture
OH	Security Overhead Gate	LF	Security Light Fixture



3D View from North East



Owner/Architect
 270-601 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Email: info@chandlerassociates.com
 Fax: 604-687-3205
Chandler Associates

CLIENT
CENTRE
 Centre of Newton Property Inc.

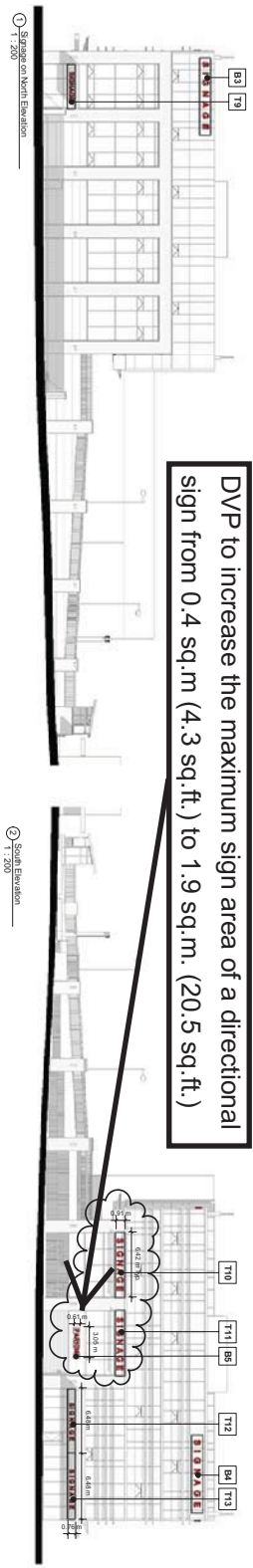
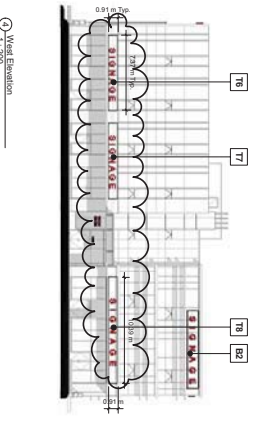
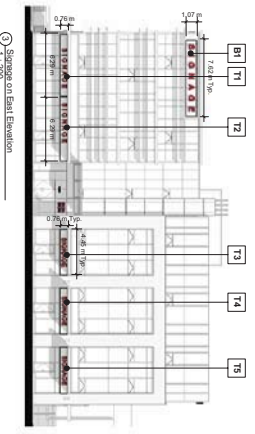
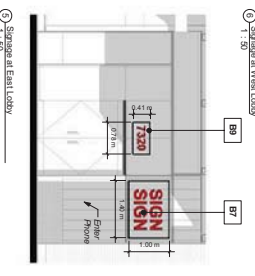
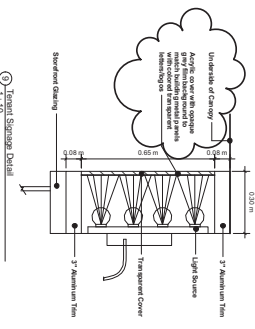
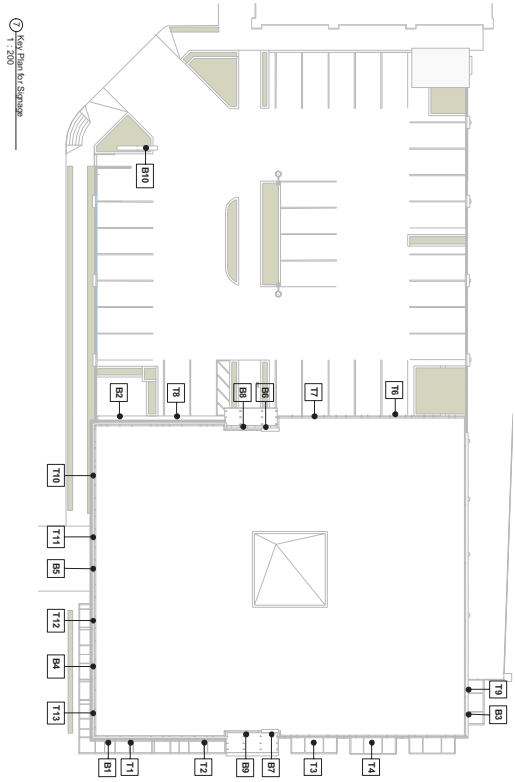
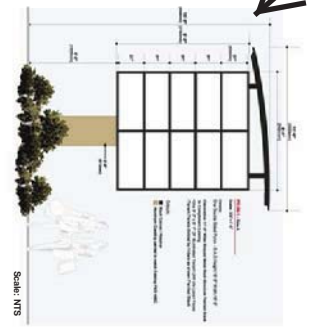
Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC

North & East Elevations
 DATE: June 28, 2011 (Revised September 27, 2011)
 PROJECT No.: 100025000
 ISSUE FOR: ReSubmitted for CP Application

A3.2

DVP to increase the maximum height of a freestanding sign in the Newton Special Sign Area from 2.4 metres (8 ft.) to 5.1 metres (16.5 ft.)

No.	Name	Type	Dimension	Area
B1	Big Signage	Lt Channel Letter	7.62 m x 1.07 m	8.15 m ²
B2	Big Signage	Lt Channel Letter	7.62 m x 1.07 m	8.15 m ²
B3	Big Signage	Lt Channel Letter	7.62 m x 1.07 m	8.15 m ²
B4	Big Signage	Lt Channel Letter	7.62 m x 1.07 m	8.15 m ²
B5	Big Signage	Lt Channel Letter	7.62 m x 1.07 m	8.15 m ²
B6	Big Signage	Lt Channel Letter	1.40 m x 1.07 m	1.50 m ²
B7	Big Signage	Lt Channel Letter	1.40 m x 1.07 m	1.50 m ²
B8	Big Signage	Channel Letter	0.78 m x 0.41 m	0.32 m ²
B9	Big Signage	Channel Letter	0.78 m x 0.41 m	0.32 m ²
B10	Pyron Sign	Bucket Sign Can	2.74 m x 2.47 m x 2'	15.01 m ²
T1	Tenant Signage	Bucket Sign Can	6.29 m x 0.91 m	5.66 m ²
T2	Tenant Signage	Bucket Sign Can	6.29 m x 0.91 m	5.66 m ²
T3	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T4	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T5	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T6	Tenant Signage	Bucket Sign Can	7.37 m x 0.91 m	6.70 m ²
T7	Tenant Signage	Bucket Sign Can	7.37 m x 0.91 m	6.70 m ²
T8	Tenant Signage	Bucket Sign Can	10.93 m x 0.91 m	9.45 m ²
T9	Tenant Signage	Bucket Sign Can	4.45 m x 0.74 m	3.29 m ²
T10	Tenant Signage	Bucket Sign Can	6.42 m x 0.91 m	5.84 m ²
T11	Tenant Signage	Bucket Sign Can	6.42 m x 0.91 m	5.84 m ²
T12	Tenant Signage	Bucket Sign Can	6.48 m x 0.76 m	4.93 m ²
T13	Tenant Signage	Bucket Sign Can	6.48 m x 0.76 m	4.93 m ²
Total Signage Area:				121.98 m²



DVP to increase the maximum sign area of a directional sign from 0.4 sq.m (4.3 sq.ft.) to 1.9 sq.m. (20.5 sq.ft.)

Owner/Architect
 220-601 West Cordova Street
 Vancouver, B.C. V6B 1G1
 Email: daniel@csa-architects.com
 Fax: 604 687 3205
Chandler Associates

CLIENT
CENTRE
 Centre of Newton Property Inc.

Centre of Newton Phase II Mixed-Use Development
 7320 King George Blvd, Surrey, BC

Signage Plan
 DATE: June 28, 2011 (Revised September 27, 2011)
 PROJECT NO.: 4000-02-0001
 ISSUE FOR: Resubmitted for CP Application

A5.1