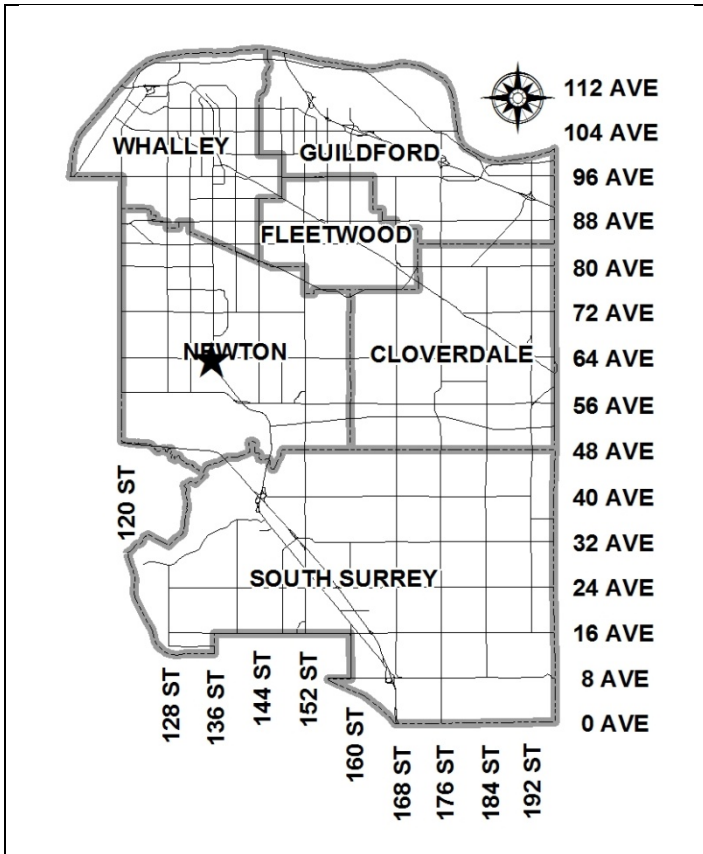


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0173-00

Planning Report Date: April 22, 2013



**PROPOSAL:**

- **Rezoning** from CHI to CD (based on C-5)
- **Development Permit**

in order to permit the development of a 3-storey, 1,858 sq.m. (20,000 sq.ft.) commercial building.

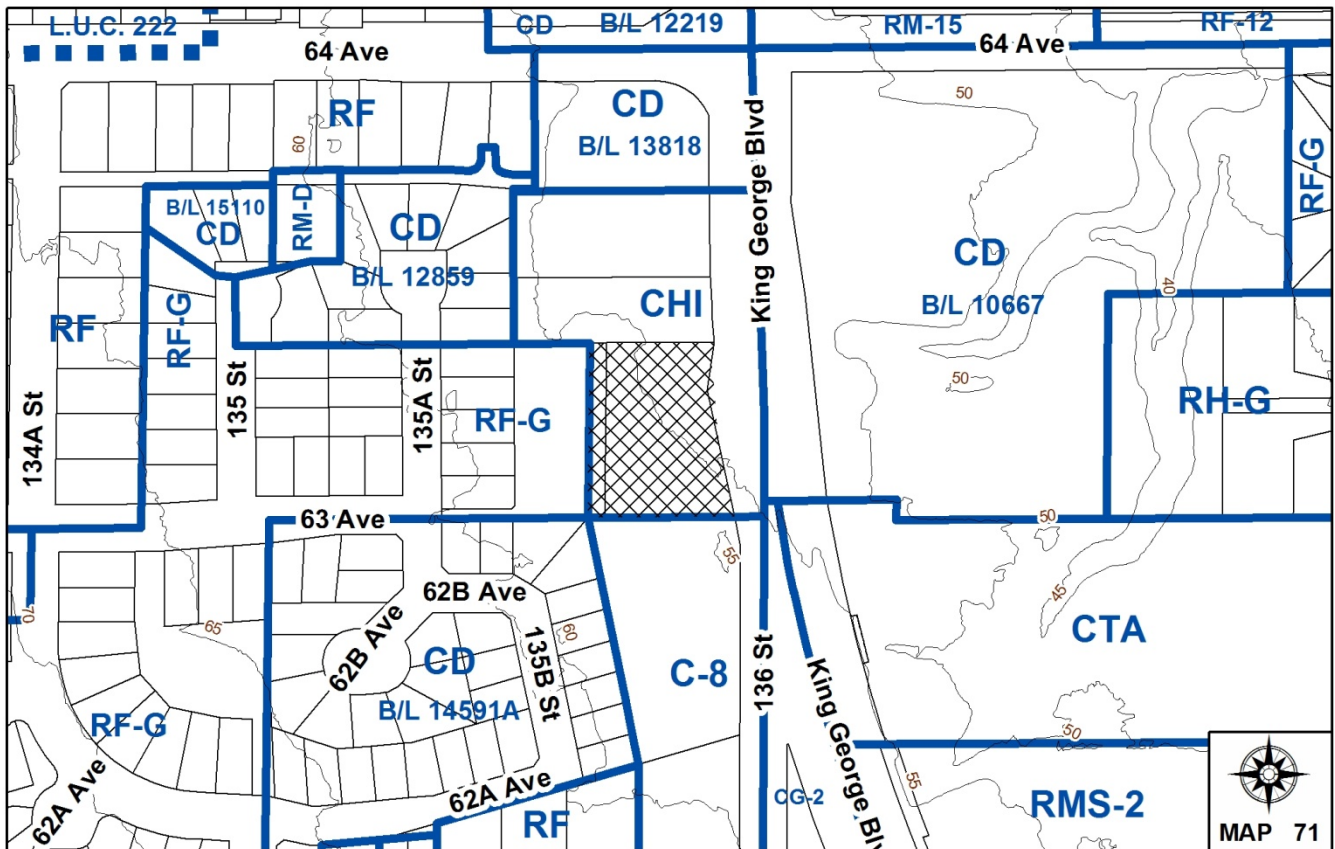
**LOCATION:** 6321 - King George Boulevard  
 Portion of lane west of the subject site and portion of King George Boulevard

**OWNER:** McLellan Mews Holdings Ltd.

**ZONING:** CHI

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Retail Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- Complies with Newton LAP designation.
- The proposed density and building form are appropriate for this part of the King George Boulevard corridor.
- The proposed setbacks achieve a more urban, pedestrian streetscape along King George Boulevard, and also locate the commercial building farther away from the single family neighbourhood to the west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0173-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) completion of the road closure and acquisition for the lane west of the subject property and a small portion of King George Boulevard; and
  - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture: Parks supports the proposed pathway realignment.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	2-storey commercial building.	Urban/Retail Commercial	CHI
East (Across King George Boulevard):	Old Surrey Public Market, currently under application to subdivide the site (No. 7911-0301-00).	Commercial/Highway Commercial	CD By-law No. 10667
South:	Commercial building and a single family dwelling.	Commercial/Retail Commercial	C-8
West:	City-owned detention pond; single family residential beyond.	Urban/Urban Residential	RF-G

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site consists of the lot at 6321 King George Boulevard, and the existing lane to the west of the property and a small portion of King George Boulevard, which are proposed to be closed and consolidated with the subject lot. The site is zoned "Highway Commercial Industrial Zone (CHI)" and is designated "Urban" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP). The site is vacant. The site is 4,013 sq.m. (1 acre) in area, including the portions of road allowance proposed to be closed.
- The site is bordered to the north by a site containing a 2-storey multi-tenant commercial building that is zoned CHI. The property to the south is zoned "Community Commercial Zone (C-8)" and contains a commercial building and a single family dwelling. There is a City-owned detention pond to the west which is zoned "Single Family Residential Gross Density Zone (RF-G)". Across King George Boulevard, to the east, is the Surrey Public Market site, which is zoned "Comprehensive Development Zone (CD) By-law No. 10667".

Proposal

- The applicant is proposing:
  - a rezoning from CHI to CD (based on C-5);
  - a development permit for a 1,858 sq.m. (20,000 sq.ft.) 3-storey commercial building; and
  - a road closure for the lane west of the subject property and a small portion of King George Boulevard to allow these areas to be incorporated into the site.

Proposed CD Zone

- The applicant is proposing a CD Zone that is based on the C-5 Zone. The following is a table outlining the differences between the C-5 Zone and the proposed CD Zone:

	<b>C-5 Zone</b>	<b>Proposed CD Zone</b>
Permitted Uses	Personal service uses are limited to: barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops.  Limits floor area of individual businesses to 370 sq.m. (4,000 sq.ft.).	All personal service uses are permitted (except body rub parlours).  Limits floor area of individual businesses to 650 sq.m. (7,000 sq.ft.).
Minimum Setbacks	7.5m (25 ft.) on all sides.	Front yard (King George Blvd) – 0.6m (2 ft.) Rear yard – 7.5m (25 ft.) Side yard – 7.5m (25 ft.)
Height	Maximum height of principal building is 9m (30 ft.)	Maximum height of principal building is 13m (43 ft.)
Landscaping	1.5m (5 ft.) of landscaping required along street. Garbage enclosures to be a minimum 2.5m (8 ft.) high.	0.6m (2 ft.) metres of landscaping required along street. Garbage enclosures to be a minimum 2m (6 ft.) high.

- The only proposed use that varies from the C-5 Zone is an increase in personal service uses beyond the four that are permitted in the C-5 Zone. An expansion of personal service uses in the CD Zone will not change the scale or character of the proposal.
- The 370 sq.m. (4,000 sq.ft.) limit on the floor area of individual businesses in the C-5 Zone is proposed to be increased in the CD Zone to allow for the possibility of a tenant renting out an entire floor.
- The front setback is proposed to be reduced to allow the building to be brought closer to the street. This will improve the streetscape along King George Boulevard and strengthen King George Boulevard's character as a major public transit corridor. Bringing the building closer to the street also moves the building massing farther from the single family neighbourhood located on the west side of the detention pond to the west of the site.
- As the building is proposed to be brought closer to the street, the minimum width of the landscaping strip along the street has been decreased accordingly.
- The garbage enclosure, to be located at the rear of the site, can be accommodated with a 2 metre (6 feet) height, which will be less visually prominent than a 2.5 metre (8 feet) high structure.

## DESIGN PROPOSAL AND REVIEW

### Access, Pedestrian Circulation and Parking

- The site is proposed to have a right-in/right-out only access on King George Boulevard. A reciprocal access easement with the adjacent property to the south is required to facilitate access to 136 Street and from there to the full-movement intersection of 62 Avenue and King George Boulevard (Appendix VII).
- The applicant is proposing to realign (straighten and also move south) the existing pedestrian walkway on the south portion of the site. This will improve visibility on the walkway which provides a safety benefit. The realignment of the walkway will impact the property at 13565 - 62B Avenue which has incorporated a portion of the walkway property into their rear yard. The applicant has contacted the owner of 13565 - 62B Avenue to explain that the walkway will be realigned to follow the property line and the owner has indicated that they have no objections with the proposed realignment.
- The applicant is proposing pedestrian connections between the proposed building and the sidewalk along King George Boulevard, to the existing pedestrian walkway along the south property line, and also to the property to the south, which is zoned C-8 and likely to redevelop in the near future.
- A total of 68 parking spaces are required for the proposed uses, based on medical offices using the second and third floors. Medical offices have a parking rate of 4 spaces/100 sq.m. (1,075 sq.ft.) versus the 2 spaces/100 sq.m. (1,075 sq.ft.) rate required for general office use on second or third floors. The applicant is proposing a total of 69 parking spaces which meets the Zoning By-law requirements.

### Building Design

- The floor area of the proposed 3-storey commercial building is 1,858 sq.m. (20,000 sq.ft.) which provides a floor area ratio (FAR) of 0.46. The proposed lot coverage is 18%. Retail uses are proposed for the ground floor, with office uses proposed for the second and third floors.
- The site design reflects an effort to place the building closer to the street. The building is articulated along the King George Boulevard elevation as the building follows the gentle curve of the street. This will improve the streetscape on King George Boulevard and strengthen King George Boulevard's character as a major public transit corridor. Bringing the building closer to the street also moves the building massing farther from the single family neighbourhood on the west side of the detention pond to the west of the site.
- The applicant is proposing to construct a tilt-up concrete building. The applicant is proposing significant amounts of glazing and is also proposing to use a brick veneer on the ground floor. The proposed colour scheme includes grey, grey-white, brown and red brick. Weather protection canopies are proposed on all the elevations. Aluminum sunscreens are proposed on the south and west elevations. Aluminum screens will be used to screen roof-top mechanical equipment.

### Trees and Landscaping

- There are no mature trees on the subject site. The applicant provided a report on 3 trees (Western Red Cedar, Douglas Fir and Goldenchain) that are located south of the site to determine if they would be impacted by the proposed relocation of the pedestrian walkway. The report indicates that the 3 trees can be retained with some minor mitigation measures during walkway construction.
- The applicant is proposing to plant approximately 22 trees on the site and also numerous shrubs and grasses. An outdoor employee sitting area is proposed in the northwest corner of the site. The applicant is also proposing to provide 3 bike racks.
- A garbage enclosure is proposed at the middle of the site along the rear property line, where it is not visible from King George Boulevard. The enclosure is proposed to be concrete with a decorative metal grill on the front.
- The applicant is providing decorative stamped concrete at the vehicle entrance along King George Boulevard and various walkways through the site are also identified with the use of stamped concrete.
- Site lighting will have the appropriate shields, baffles, louvers and cut-off features to prevent light spillage and glare.

### Signage

- The applicant is proposing to locate 1 free-standing sign on the property, along King George Boulevard. The sign is proposed to be 4.3 metres (14 feet) in height and is concrete with a sand-blasted finish and will feature signage on a backlit background.
- The applicant is proposing fascia signs for the buildings. The majority of the signage is proposed to be 76 centimetres (2.5 feet) in height and consists of illuminated channel letters. One (1) sign (in addition to the address number) is permitted on the third floor elevation.

### ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on March 22, 2012 (Appendix V). The ADP comments and suggestions have been satisfactorily addressed.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 12, 2012 and staff received one phone call and 3 letters in response. The caller indicated concerns with the proposed 3-storey height and did not want lighting from the site to enter her property. The 3 letter writers also indicated concerns with the proposed 3-storey height, and had concerns over potential noise from the proposed parking lot and expressed worries about potential crime issues with the proposal.

*(The applicant has moved the building further east (towards King George Boulevard) to better address the street, but also to respond to neighbours' concerns about building height.*

*The applicant has also decreased the height of the building from what was originally proposed. In addition, there is a City-owned detention pond between the subject site and the single family neighbourhood to the west.*

*The detention pond is over 30 metres (100 feet) wide and will provide horizontal separation between the single family residences and the subject site. The applicant is proposing a vehicle gate at the entrance to prevent unauthorized site entry while the site businesses are closed.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 16, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The subject site is located on a Frequent Transit Route (King George Boulevard).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The applicant is proposing to provide absorbent soils greater than 30cm (1 foot) in depth and permeable pavement. The applicant is proposing to provide recycling pick-up.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is providing covered outdoor waiting areas, connections to off-site pedestrian paths, direct pedestrian linkages to transit stops, and bike racks.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The site incorporates CPTED principles. The parking area will be gated after business hours.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The applicant is using LEED design initiatives where appropriate.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Area residents are involved as per the typical public notification processes.</li> </ul>



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. Survey Plan of Proposed Road Closure
- Appendix V. ADP Comments and Applicant's Response
- Appendix VI. Proposed CD By-law
- Appendix VII. Reciprocal Access Concept Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

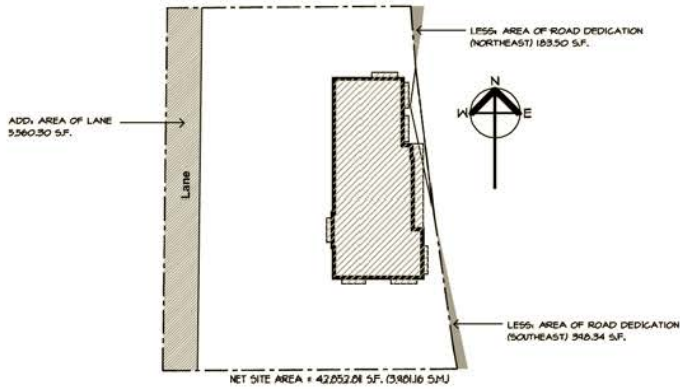
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,519 sq.m.
Road Widening area		54 sq.m.
Purchase of Lane Area and small portion of King George Boulevard		548 sq.m.
Net Total		4,013 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	18%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (King George Boulevard)	0.6m	0.65m
Rear (West)	7.5m	34.1m
Side #1 (North)	7.5m	14.5m
Side #2 (South)	7.5m	18.7m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13m	13m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		574 sq.m.
2 <sup>nd</sup> and 3 <sup>rd</sup> Floor Office		1,284 sq.m.
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,858 sq.m.

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

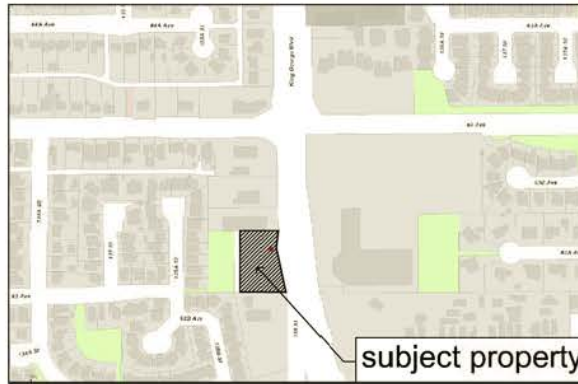
## Development Data Sheet cont'd

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)	0.50	0.46
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Retail (3/100 sq.m.)	17	17
2 <sup>nd</sup> /3 <sup>rd</sup> Floor Office (Medical: 4/100 sq.m.)	51	51
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	68	69
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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NET AREA CALCULATION



LOCATION PLAN

**LEGAL DESCRIPTION :**

PERIMETER SURVEY PLAN OF PARCEL 'A' (EX. PLAN 9208) LOT 1 EXCEPT FIRSTLY PART 10th HEAVY OUTLINE TAKEN BY HIGHWAY SHY PLAN 83851, AND SECONDLY PART 68798 SECTION 8 TOWNSHIP 2 N RD PLAN 4793

**CIVIC ADDRESS :**

6321 KING GEORGE BLVD.  
SURREY B.C.  
P.L.S. 604-574-1778

**SURVEY CREDIT :**

Underwater Land Surveying Ltd.  
B.C. Land Surveyors  
Cloverdale B.C.  
phone 604-574-1788  
fax 604-574-3040  
E-mail john@underwater.co  
FILE J0162\_TP

**SITE DATA :**

EXISTING ZONING :	C41	
PROPOSED ZONING :	C5	
TOTAL ORIGINAL SITE AREA	=	37,674 S.F. 35H S.M.
ADD. AREA OF LANE AT WEST SIDE	=	5,560 S.F. 51T S.M.
LESS: AREA OF ROAD DEDICATION		
AT NORTHEAST	=	- 184 S.F. -1T S.M.
AT SOUTHEAST	=	- 340 S.F. -3T S.M.
TOTAL SITE AREA	=	42,852 S.F. 3,921 S.M.
DENSITY ALLOWED F.A.R. OF 0.50 x 42,852	=	21,426 S.F. (8,924 m2)
DENSITY PROPOSED :	20,762 S.F. (8,024 m2)	F.A.R. OF 0.48
<b>GROSS FLOOR AREA :</b>		
GROUND FLOOR	6,845 S.F.	
SECOND FLOOR	6,801 S.F.	
THIRD FLOOR	6,904 S.F.	
TOTAL	20,762 S.F. (8,024 m2)	
COVERAGE ALLOWED PER C-5	50%	21,426 S.F. 1,990 S.M.
COVERAGE PROPOSED -	18%	7,826 S.F. 727 S.M.
BUILDING HEIGHT :	ALLOWED - 9 m (30 FT.)	
PROPOSED -	13.0m ( 43 FT. ) - * VARIANCE REQUIRED	
<b>SETBACKS - REQUIRED PER C-5 ZONING - 7.5 m (25 FT.)</b>		
PROPOSED :		
FRONT ( EAST )	212 FT. 66.5 M.	VARIANCE REQD.
REAR ( WEST )	1214 FT. 341 M.	
SIDE ( NORTH )	41.74 FT. 14.5 M.	
SIDE ( SOUTH )	6140 FT. 1871 M.	
<b>PARKING REQUIRED :</b>		
3 / 1,075 S.F. FOR GROUND FLOOR - (RETAIL, OFFICES USES)		17 SPACES
4 / 1,075 S.F. FOR 2nd & 3rd FLOOR AREAS - (OFFICES, MEDICAL USES)		51 SPACES
TOTAL PARKINGS REQUIRED :		68 SPACES
PARKINGS PROVIDED :		64 SPACES
( INCLUDES 1 SPACE FOR PERSONS WITH DISABILITIES )		
<b>BICYCLE PARKING REQUIRED :</b>		
20,762 / 1,075 = 19.3 x .06 = 2		2 SPACE REQUIRED

**CONSULTANTS :**

<b>OWNER</b>	MASKEEN DEVELOPMENTS TEL: 604 891-3610 FAX: 604 822-4039 E-mail: info@maskeen.ca
<b>LANDSCAPE ARCHITECT</b>	C. KAVOLINAS & ASSOC. TEL: 604 891-2916 FAX: 604 890-2844 E-mail: kavolinos@shaw.ca
<b>ARBORIST</b>	DIAMOND HEAD CONSULTING LTD. TEL: 604 799-2888 FAX: 604 733-4074 F:rvr@diamondheadconsulting.com
<b>SURVEYOR</b>	UNDERWATER LAND SURVEYING LTD. TEL: 604 574-1788 FAX: 604 574-3040 E-mail: john@underwater.co

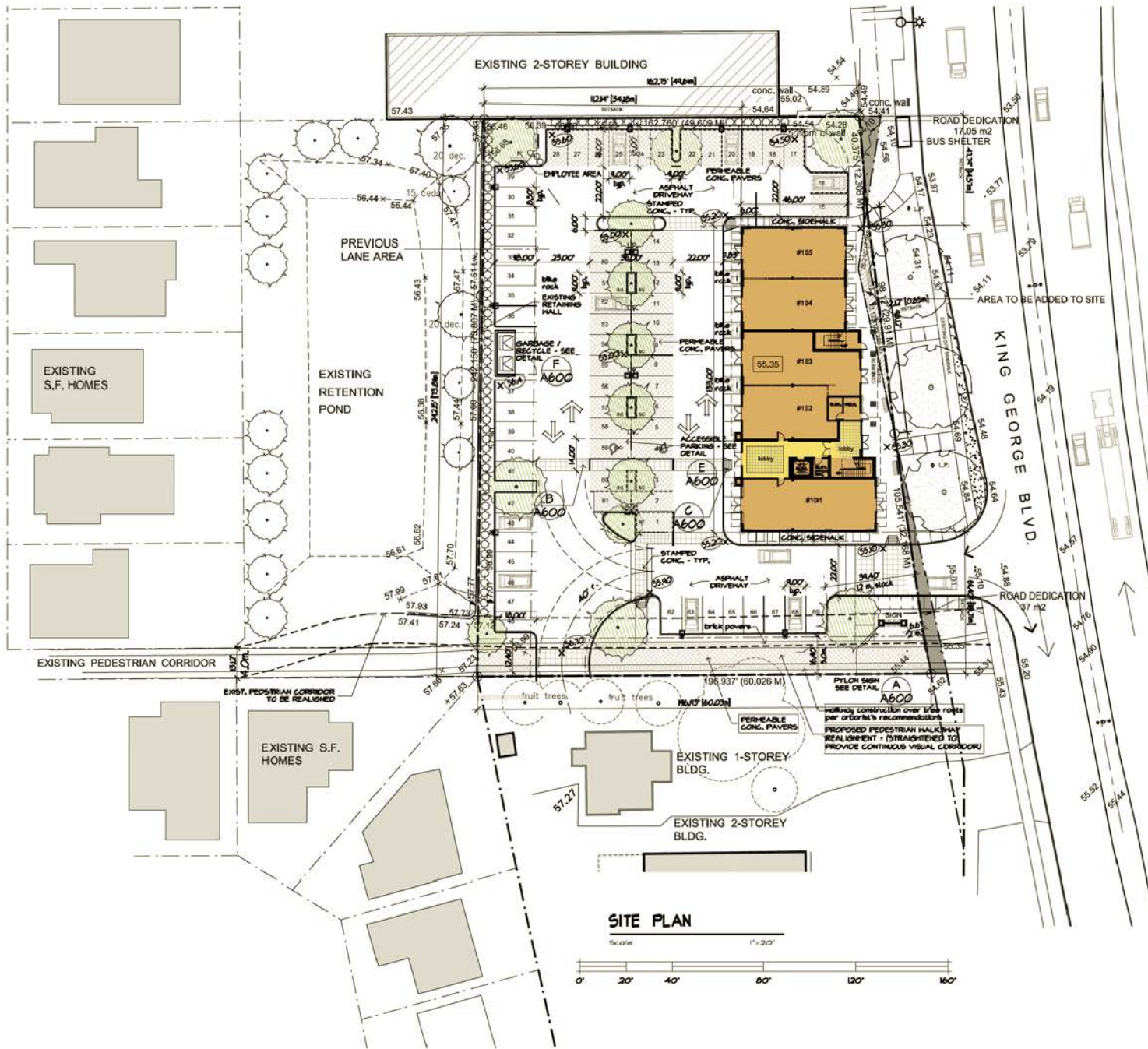


STREETSCAPE - KING GEORGE BOULEVARD

Scale:	As Noted
Date:	FEB. 2012
Revision:	Project No. 6321 KING GEORGE BLVD. SURREY B.C.
Sheet:	of 1
Drawn By:	Site Data
Checked By:	Professional Stamp
Project No.:	6321 KING GEORGE BLVD. SURREY B.C.
Sheet No.:	A100
Scale:	01 12-1279

Ionic Architecture Inc.  
 architect-member c.i.b.c.  
 6321 King George Blvd.  
 Surrey, B.C. V3R 4K8  
 Tel: 604 574-1788  
 Fax: 604 574-3040  
 www.ionic-architecture.com





**GRADING KEY**  
(ELEVATIONS IN METRES)

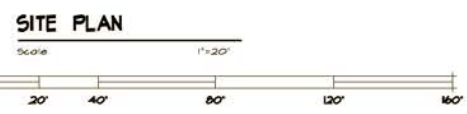
- EXISTING GRADE
- PROPOSED GRADE
- FINISH FLOOR ELEVATION
- SURFACE DRAINAGE
- CATCH BASIN / MANHOLE
- SITE FURNITURE - BENCH

**site lighting:**

- POLE LIGHT - SINGLE
- POLE LIGHT - DOUBLE
- MOUNTING HEIGHT - 12'

**Notes:**  
LIGHTING WILL APPROPRIATE SHIELDS, BAFFLES, LOWERS AND CUT-OFF FEATURES TO BE USED TO PREVENT LIGHT OVERSPILL TO NEARBY RESIDENCE AND INTO THE SKY, AND GLARE FROM THE LIGHT SOURCE.

EXISTING VACANT BUILDING AND PARKING LOTS, (FORMER SURREY PUBLIC MARKET)



Sheet	1" = 20'	of	1
Date	DEC. 2012	Project Title	MASKEN PROFESSIONAL CENTRE 6327 KING GEORGE BLVD. SURREY, B.C.
Revision	01	Project No.	12-1279
		Drawn By	A101
		Checked By	
		Design	
		Date	
		DP. REVISION	
		DATE	
		DESCRIPTION	

**Ionic Architecture Inc.**  
architect - member a.i.b.c.  
20-000 152nd Street  
Surrey, B.C. V3R 1R8  
604-591-0099  
www.ionicarch.com



view of building from King George Boulevard

# Maskeen Professional Centre

6321 King George Blvd. Surrey

**SUBMISSION TO ADVISORY DESIGN PANEL**  
 meeting date : Feb. 28, 2013  
 Surrey file no. : 7911-0173-00

**DRAWING LIST :**

- A000 COVER PAGE
- A100 SITE DATA
- A101 SITE PLAN
- A102 CONTEXT PLAN
- A103 SITE SECTIONS
- A104 FUTURE POSSIBLE DEVELOPMENT
- A105 DESIGN RATIONALE
- A106 SHADOW STUDIES
- A107 MODEL STUDIES
- A200 FLOOR PLANS
- A300 EAST & SOUTH COLOUR ELEVATIONS
- A301 WEST & NORTH COLOUR ELEVATIONS
- A302 BUILDING ELEVATIONS
- A400 BUILDING SECTIONS
- A500 RENDERING
- A600 SITE DETAILS

**Maskeen Developments**  
 6321 King George Blvd. Surrey

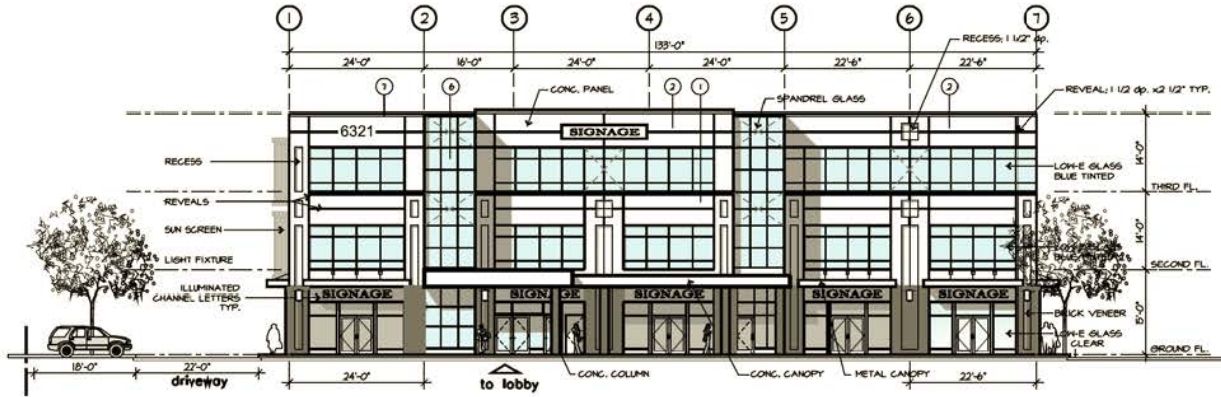
Rev.	Date	Description
01	02-21-13	ISSUED FOR A.D.P.

**Ionic Architecture Inc.**  
 architect-member a.i.b.c.  
 20-4500 42nd Street W. 1780 41-6699  
 Surrey, B.C. V3S 2J8 Fax: 1778 81-0909  
 ionic@ionic-architecture.com

Project Title:  
**COVER SHEET - DRAWING LIST**  
 Project:  
**MASKEEN PROFESSIONAL CENTRE**  
**6321 KING GEORGE BLVD.**  
**SURREY B.C.**

Scale:	As Noted	Sheet:	A000
Date:	FEB. 2013	of	
Revision:		Project No.:	12-1279
	04		

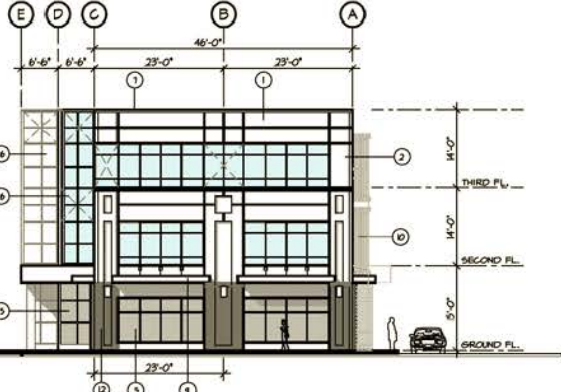




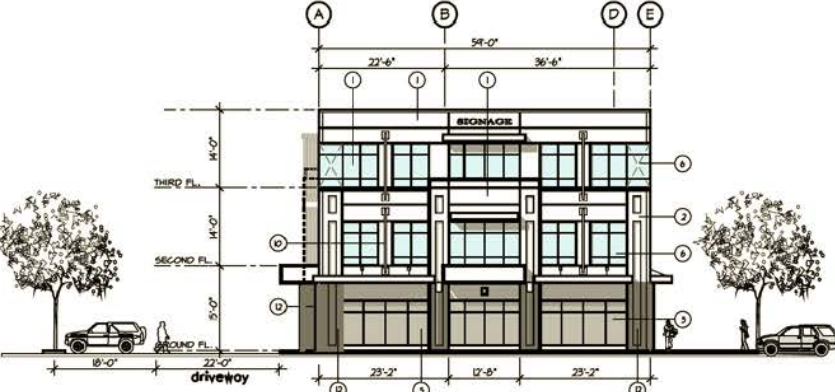
east elevation - to King George Blvd.

EXTERIOR MATERIALS & FINISHES	
MATERIAL / FINISH	COLOR
① CONCRETE PANEL / PAINTED ( BROWN )	GAUCHO BROWN 2096-403
② CONCRETE PANEL / PAINTED ( BEIGE )	CALM BEIGE 2011-10
③ RECESS CONCRETE / PAINTED	PRE'S PEAK GRAY 2021-50
④ ALUMINUM HINGES & DOORS FRAME	CLEAR ANODIZED FIN.
⑤ GLASS (BROAD FLOOR)	CLEAR LOW-E
⑥ GLASS (UPPER FLOORS)	BLUE TINTED LOW-E
⑦ METAL FLASHING - PREFIN METAL	PRE'S PEAK GRAY 2021-50
⑧ STEEL DOOR & FRAME - PAINT	TO MATCH 2096-403
⑨ CANOPY	PRE'S PEAK GRAY 2021-50
⑩ ALUMINUM SHROOHEEN	PRE'S PEAK GRAY 2021-50
⑪ METAL RAILING	TO MATCH HINGED FRAMES
⑫ BRICK VENEER	

\* PAINT COLORS ARE BENJAMIN MOORE



north elevation



south elevation

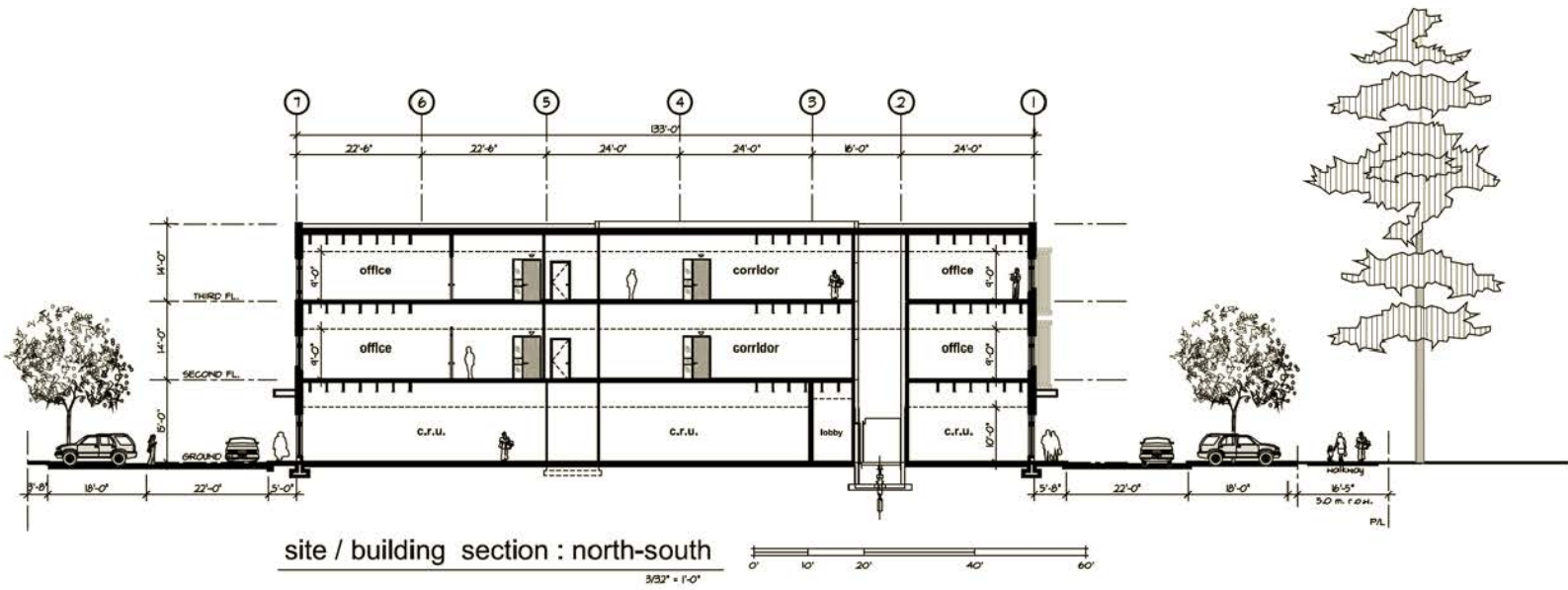
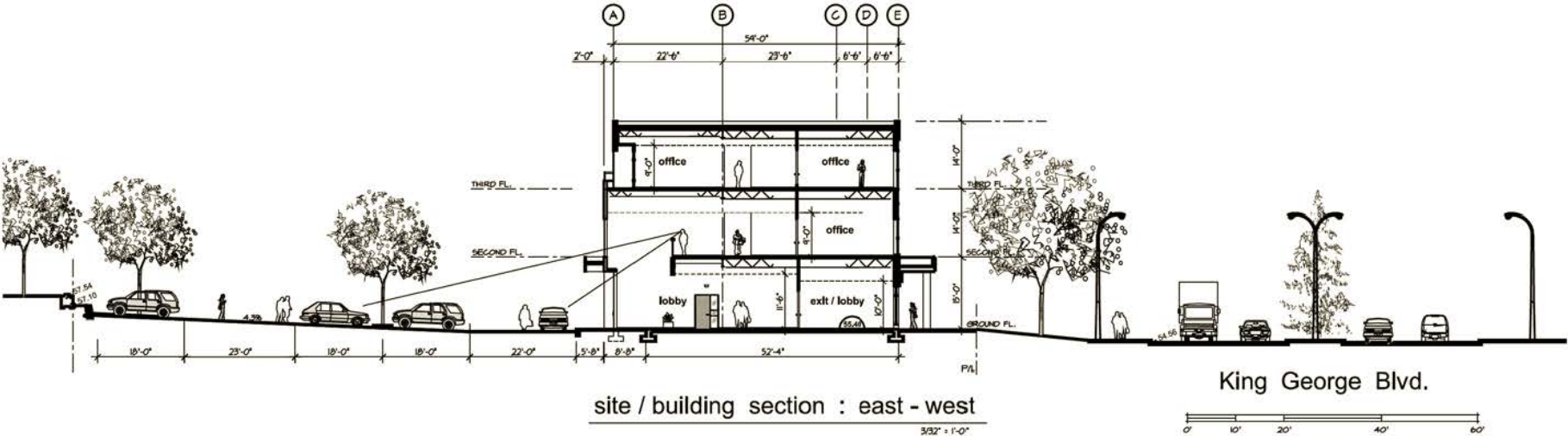


west elevation

Scale	As Noted	Sheet	of	Drawings Title
01	12 - 1279	A302		ELEVATIONS
Revision	Project No.	Project Name	Client	Architect
01	12 - 1279	A302	6321 KING GEORGE BLVD.	IONIC ARCHITECTURE INC.
			SURREY, B.C.	architect - member C.I.B.C.
				20-1000 King Street
				Surrey, B.C. V4A 4A5
				TEL: 604-591-1111
				FAX: 604-591-1112
				WWW.IONICARCHITECTURE.COM





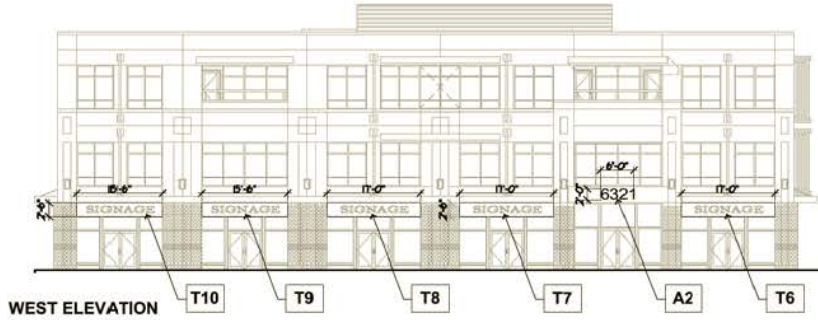
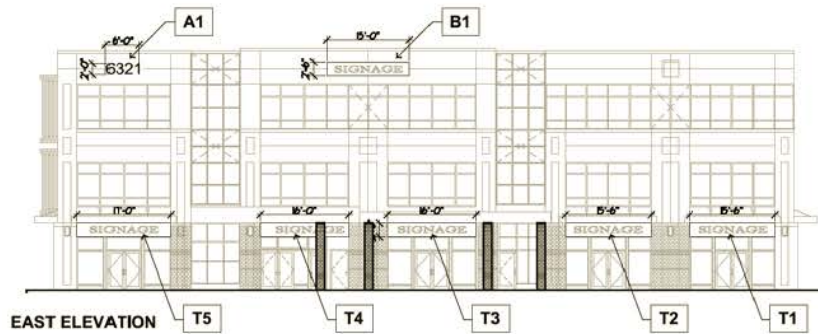


Maskeen Professional Centre  
 6321 King George Blvd. Surrey

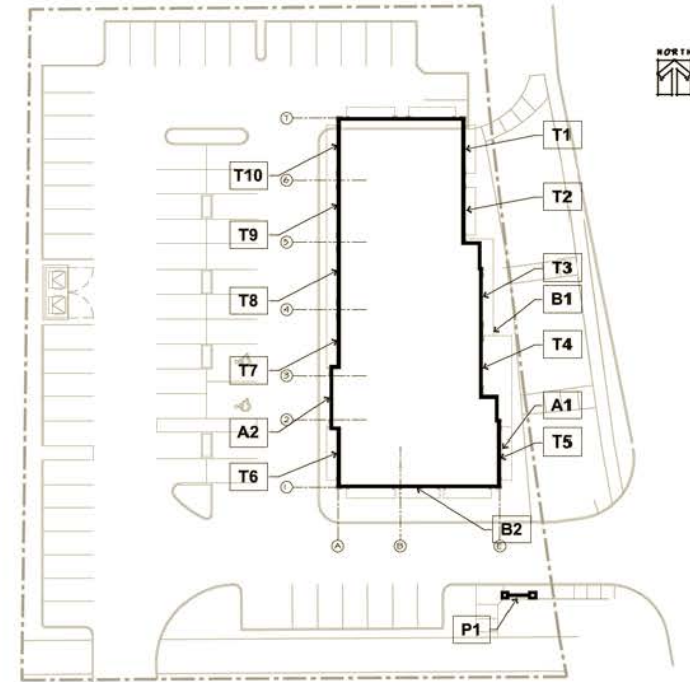
Scale	As Noted	Sheet	A400
Revision	01	Project No.	12-1279
Drawing Title		SECTION	
Drawing Date		Maskeen Professional Centre	
Drawing Title		6321 KING GEORGE BLVD.	
Drawing Title		SURREY, B.C.	
Ionic Architecture Inc. architect-member C.I.B.C. 20-1000 146th Street Surrey B.C. V4A 4L6 Tel: 604-591-1188 Fax: 604-591-1189 Email: info@ionic.ca			
01	04-08-13	DR	DATE
02	04-08-13	DR	DATE
03	05-27-13	DR	DATE
04	05-27-13	DR	DATE







SOUTH ELEVATION



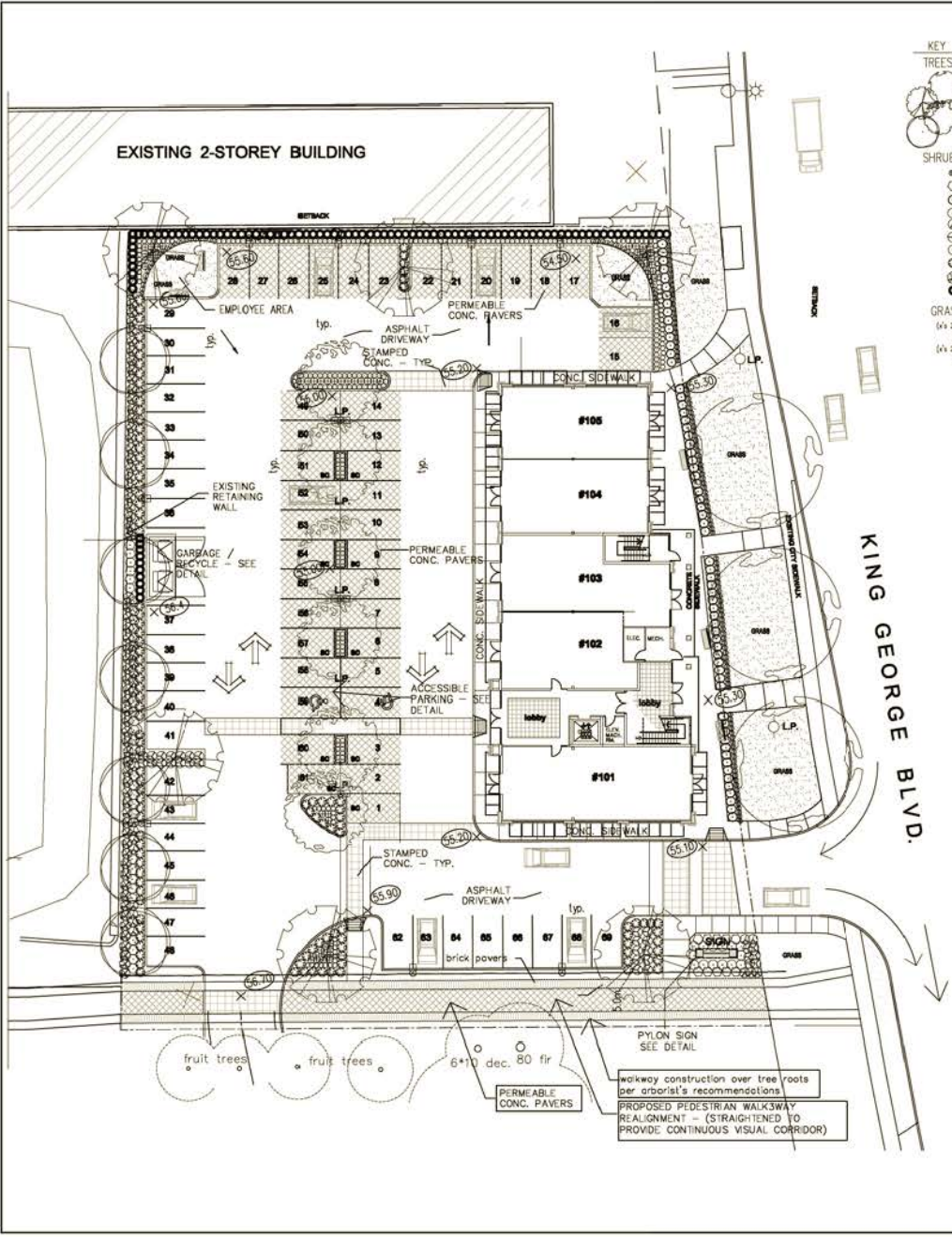
SIGNAGE KEY PLAN

**SIGNAGE DESCRIPTION**

No.	Name	Type	Dimension	Area (sqJ)	Area (sqM)
P1	PYLON SIGN	BACKLIT SIGN CAN	4'-4" x 8'-4"	36.00	1.29
B1	BLDG. SIGNAGE	ILLUM. CHANNEL LETTERS	15'-0" x 2'-6"	31.50	3.48
A1	BLDG. ADDRESS	ILLUM. CHANNEL LETTERS	6'-0" x 2'-0"	12.00	1.11
A2	BLDG. ADDRESS	ILLUM. CHANNEL LETTERS	6'-0" x 2'-0"	12.00	1.11
T1	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	15'-6" x 2'-6"	38.75	3.60
T2	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	15'-6" x 2'-6"	38.75	3.60
T3	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	16'-0" x 2'-6"	40.00	3.70
T4	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	16'-0" x 2'-6"	40.00	3.70
T5	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	17'-0" x 2'-6"	42.50	3.93
T6	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	17'-0" x 2'-6"	42.50	3.93
T7	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	17'-0" x 2'-6"	42.50	3.93
T8	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	17'-0" x 2'-6"	42.50	3.93
T9	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	15'-6" x 2'-6"	38.75	3.60
T10	TENANT, SIGNAGE	ILLUM. CHANNEL LETTERS	15'-6" x 2'-6"	38.75	3.60

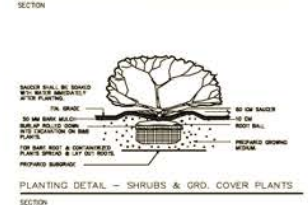
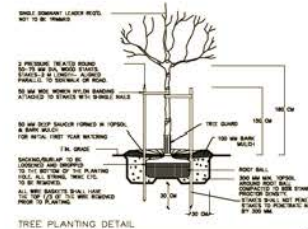
Note:  
PYLON SIGN - SEE SITE DETAILS SHEET - DWG. A600

Ionic Architecture Inc. architect—member o.i.b.c. 20-660 King Street Suite 203 S.O. Surrey B.C. V4A 4A2 Tel: (778) 874-0888 Fax: (778) 874-0888 www.ionic-arch.com		Revision 02 12-1279 A601
Drawing Title SIGNAGE Project Title MASKEEN PROFESSIONAL CENTRE 6321 GARDNER BLVD. SURREY B.C.	Date 02 12-13	Description DP. RESUBMISSION DP. RESUBMISSION



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
<b>TREES</b>						
○	QUERCUS COCCINEA	SCARLET OAK	3	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
○	LIQUIDAMBAR STRYACIFLUA 'PALO ALTO'	SWEET GUM	6	6 CM. CAL.	AS SHOWN	B. & B.
○	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	7	6 CM. CAL.	AS SHOWN	B. & B.
<b>SHRUBS</b>						
●	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	112	#3 POT	90 CM. O.C.	
○	AZALEA JAPONICA 'INDO CRIMSON'	CRIMSON AZALEA	10	#2 POT	85 CM. O.C.	
○	LAUROCERASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	66	#3 POT	75 CM. O.C.	
○	RHOODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODODENDRON	59	#3 POT	90 CM. O.C.	
○	RHOODODENDRON FINNISH 'ELWIRA'	FINNISH RHOODODENDRON	20	#3 POT	90 CM. O.C.	
○	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	16	#3 POT	90 CM. O.C.	
○	VIBURNUM TINUS DWARF	SPRING BOUQUET VIBURNUM	6	#3 POT	90 CM. O.C.	
○	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	113	#3 POT	90 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	LEY-OF-THE-VALLEY	64	#3 POT	90 CM. O.C.	
○	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	95	1.80 METERS	65 CM. O.C.	
<b>GRASSES/PERENNIALS</b>						
④	FESCUA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	360	#3 POT	30 CM. O.C.	
④	MUHLENBERGIA PANICUM SHENANDAH	MULHY GRASS	50	#3 POT	85 CM. O.C.	
④	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	126	#3 POT	90 CM. O.C.	
④	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	LAVANDER	48	#3 POT	45 CM. O.C.	
	GRASS		360x2			

- NOTES / GENERAL**
- PLANT SPECIES MUST BE AN APPROVED SPECIES ACCORDING TO THE LANDSCAPE STANDARDS 'LATEST EDITION' AND THE SPECIES MUST BE AVAILABLE IN THE LOCAL MARKET. PLANT MATERIAL SHOULD BE OF GRADE AND BEING PLANTED IN THE CORRECT POSITION AND ORIENTATION. PLANT MATERIAL SHOULD BE PLANTED IN THE CORRECT POSITION AND ORIENTATION. PLANT MATERIAL SHOULD BE PLANTED IN THE CORRECT POSITION AND ORIENTATION. PLANT MATERIAL SHOULD BE PLANTED IN THE CORRECT POSITION AND ORIENTATION.
  - MAINTENANCE OF PLANTING MATERIALS SHALL BE AS FOLLOWS:
    - 1. Watering: 400 mm, 400 mm, 400 mm
    - 2. Fertilizing: 400 mm, 400 mm, 400 mm
    - 3. Pruning: 400 mm, 400 mm, 400 mm
  - CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF PLANTING MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF PLANTING, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING IN A YEAR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
  - CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF PLANTING MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF PLANTING, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING IN A YEAR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.



REV. 1/13	REVISED SITE PLAN	NO.	
DATE	REVISIONS		

**C. KAVOLINAS & ASSOCIATES INC.**  
 BCSCA CSA  
 3482 JONGQUIL COURT  
 ABSTRACTORS, B.C.  
 V5G 3E8  
 PHONE: (604) 857-3376

**CLIENT**  
 MASKEEN GROUP  
 ATTENTION: MR. JACOB SWA  
 c/o PACIFIC RIM ARCHITECTURE  
 1746 - 8th AVENUE  
 SURREY, B.C.  
 V3R 6B9  
 PHONE: (604) 816-8582

**TITLE**  
 PLAN VIEW  
 LANDSCAPE PLAN  
 MASKEEN  
 PROFESSIONAL CENTRE  
 6311 KING GEORGE BOULEVARD  
 SURREY, B.C.

SCALE: 1:200	DATE: FEB/13
DRAWN: CHW	
CHECK: CHW	
APPROVED: AS B.A.T.	

PROJECT NO.	JOB NO.
DRAWING NO.	L-1



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

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

DATE: **April 16, 2013** PROJECT FILE: **7811-0173-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6321 King George Blvd**

### REZONE

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

- dedicate portions fronting King George Boulevard to 21.0 metres from centre line.
- Provide a 0.5 m wide statutory right-of-way along King George Blvd.

#### *Works and Services*

- reconstruct and re-align a walkway through the proposed development and through the existing greenway.
- provide driveway letdown and 6.0 metres of queuing distance for egress.
- provide storm sewer as required to service the development.
- provide service connections to the development.

A Servicing Agreement is required prior to Rezone.

### Development Permit

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

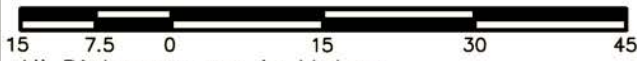


Rémi Dubé, P.Eng.  
Development Services Manager

LR

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW \_\_\_\_\_, OF PART OF LANE DEDICATED BY PLAN  
68798 AND PART OF ROAD DEDICATED BY PLAN 63551  
ALL OF SECTION 8 TOWNSHIP 2 NWD**

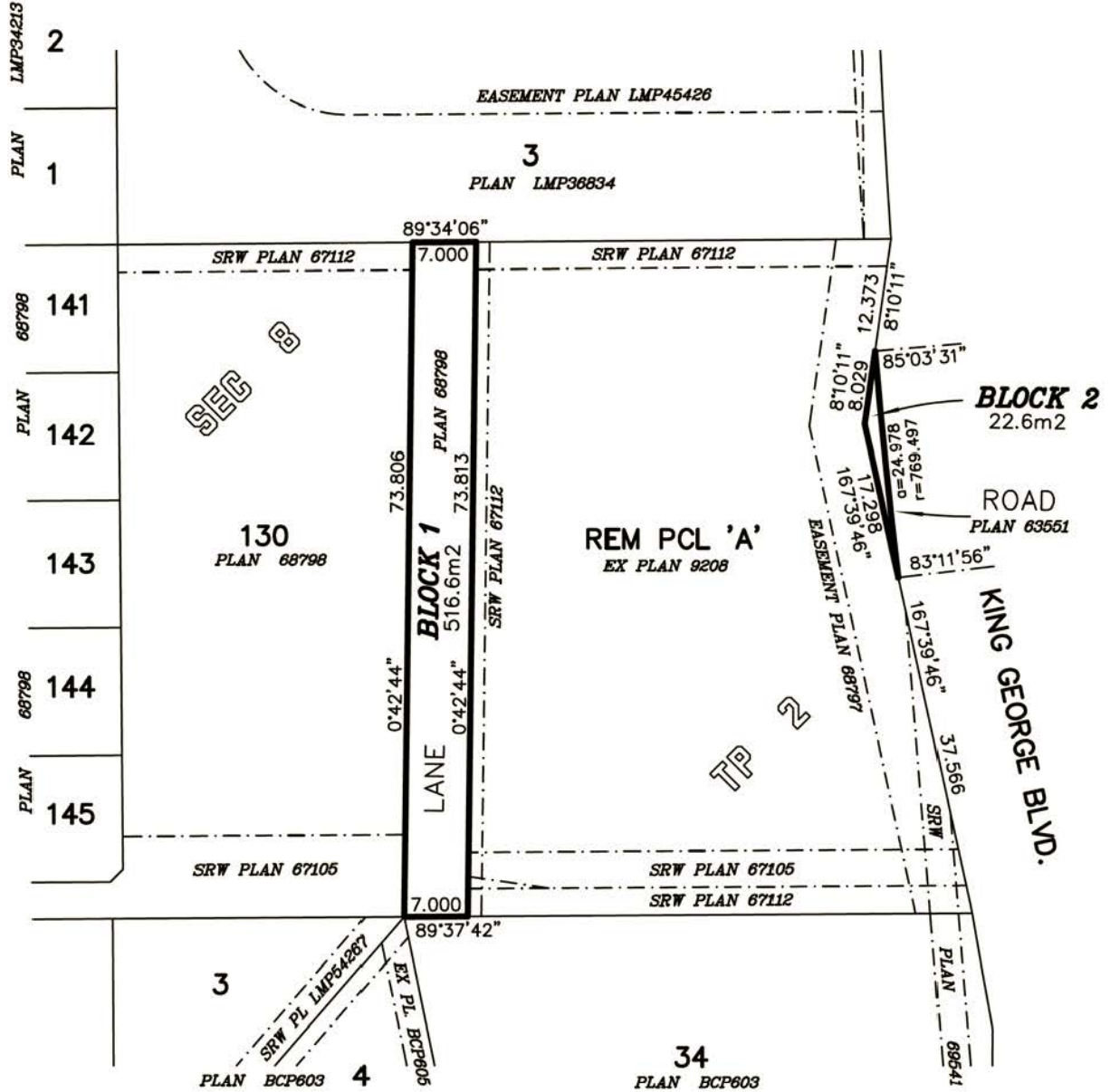
SCALE 1:750



All Distances are in Metres.



CITY OF SURREY



Grid Bearings are derived from OCMS 5447 & 5570

Underwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JS1060\_RZ

© Certified correct, completed on the 4th day of April, 2013

This Plan Lies Within The  
Greater Vancouver Regional District

B.C.L.S.

**Keith Broersma**  
**City of Surrey**  
**14245 - 56th Avenue**  
**Surrey, British Columbia V3X 3A2**  
**Canada**  
**604-591-4766**

**April 8 , 2013**

**Respond to ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**3-storey commercial building**  
**6321 King George Blvd., Newton**  
**File No. 7911-0173-00**

Dear Keith ,

Further to our meeting in March , we are submitting our ADP revisions for your review and comments. In general, we propose to enhance the pallet by adding brick veneers to all elevations of the building on the lower floor, adjust canopies, improve shading by adding sunscreens, articulate the curtain wall glass tower, emphasize the entrance, adding permeable pavers , commit to use high efficiency mechanical systems, and address the CEPTED concerns by eliminating the covered veranda and added security gates.

Other pre-council comments (email on Mar 11, 2013 ) are also addressed as follows.

-Building Fascia signage

Building Fascia signage with dimensions, types and area added to the sets.

-Site lightings .

Site lightings are specified on site plan with appropriate shields, baffles, louvers cut-off features to be used to prevent light overspill to nearby residence and into the sky, and glare from the light source

-Respond to ADP ( Feb 28, 2013 ) comments

Please find our response to each of the ADP comments as follows:

## **STATEMENT OF REVIEW COMMENTS**

### **Site**

- Would like to see richer materials—brick at base?

#### **Response:**

- Brick veneers are added to all elevations at ground floor level .



## Building Form and Character

- Much improved; would like to see more articulation of architecture elements if possible.

### Response:

- Brick veneers are added to all elevations at ground floor level .
- Renderings are much better and elevations look nicer but imply a lot of relief on building. Understand limitations of tilt up.
- Stair glass towers on left seems to be flush, on right has a setback. Get a substantial setback so materials are articulated.

### Response:

- Stair glass towers are adjusted to provide articulation.
  - Vertical fins look better and a relief on balconies.
  - Concrete is good material, but tilt ups are like a painted surface.
- ### Response:
- Reveals will be increased from 3 /4 in to 1 ¼ to create shadows.

- Vertical fins look better and a relief on balconies.
- Stair glass towers are adjusted to provide articulation.

### Response:

- Position of glass towers are adjusted to provide articulation.
- Push or recess the windows in for a recess or relief.

### Response:

- All punch windows are recessed to create shadows and relief.
- West elevation – more regularly spaced vertical sunscreens.

### Response:

- More sunscreens are added.
- King George Boulevard location – need to define building entry better as it is a bit lost in the arcade. Column locations don't match the plan.

### Response:

- Canopy size and column locations are adjusted to emphasize entrance.
  - Define west lobby entry better. Looks similar to north entry bay.
- ### Response:
- West entrance enhanced with protruded enclosed lobby , canopy and signage.

- Consider additional material at base, especially facing King George Boulevard.

### Response:

- Brick veneers are added to all elevations at ground floor level .

- If the stairs were on the parking side of the building they would provide more convenient use to building users.

**Response:**

- Stair lobby and west entry lobby are conveniently located on either side of Elevator, provide convenience to all users.
- If the lobby were closer to the bus stop it would encourage more transit use.

**Response:**

- East stair lobby and west entry lobby are conveniently located on either side of Elevator, opened and inviting to all users.

- More improvements in modest pallet.

**Response:**

- The utilization of brick veneers, different colour tones, combination of tinted windows, curtain wall glass towers, metal canopies, deep reveals and sun screens (vertical and horizontal) will provide a good pallet to this project.

## Landscaping

- Employee area: introduce furniture around front to allow seating.
- Landscape design suits the site.
- Could be some benches around the building. Perhaps a couple in front.
- Planting bed can it be used to catch storm and rain water.
- Permeable pavers/parking area trees. Street trees.
- Look at different permeable materials in lieu of asphalt path at south.
- Look at hangover parking stalls in centre to allow swale (permeable).

**Response:**

- Furniture / benches are added to employees lunch area.
- Permeable pavers are provided in lieu of asphalt path at south.
- Permeable pavers are provided at centre parking aisles.

## CPTED

- The arcade on the parking side will create CPTED issues.
- Disabled parking.
- CPTED is good.
- Use shatterproof lighting in areas.
- No pre-existing profile for this area.
- Treatment of covered walkway is a concern -- prefer it to be flush with the rain guards on the building.

- Width of pillar is dramatic. It will be dark and lighting could be breached or knocked out or have maintenance issues (an issue and challenge across the city).
- Swing gate controls access, reduces issues of lack of visibility in parking area.

**Response:**

- The arcade/ covered walkway, and wide pillars are now eliminated and replaced with storefront glazing flush with the exterior face of the building.
- Security gate is provided at driveway entrance.

**Accessibility**

- Entrances to lobbies to have power doors.
- Elevator button panels to be on horizontal.
- Washrooms to be wheelchair accessible.
- Recommend one additional accessible parking space.

**Response:**

- Power door is provided to main Entrance; Elevator button panels to be on horizontal, washrooms are all wheelchair accessible, and one additional accessible parking is provided.
- Entrance to lobby will have automatic door.

**Sustainability**

- Improve on sustainability.
- Fan coils being used on lower floor. Split system is better as there is not outside free cooling.
- Retail should have separate cooling system. Roof top is more efficient.
- Sustainability list of measures is very basic. A number of things can be considered for improvement.
- Consider Variable Refrigerant Flow (VRF) systems, which control the amount of refrigerant flowing to individual indoor units. It is energy efficient and attractive for tenants.
- New layout is significantly better than previous. Previous comments to reduce glazing and adding shading has been somewhat incorporated.
- Recommend exterior shading for top two floors to be more extensive.
- Bottom floor shading is very good.  
Add more horizontal shading to south side.  
Add more vertical exterior shading to west and east sides.



- HVAC top two floors shouldn't be fan coils as not efficient. High efficiency rooftop units for top two floors can allow efficient "free cooling" using outside air which is not possible with split system equipment.
- Consider a higher efficiency mechanical system for at least the top two floors.
- Heat gain strategy minimal.
- More regularly placed vertical sun screen.
- Insulation – exterior mass walls not as efficient. Consider exterior insulation; important for buildings such as offices since the tenant pays for energy consumption—more attractive if it is energy efficient.
- Consider additional permeable pavers.
- Consider VRF mechanical system.
- Sustainability performance could be better.

**Response:**

- Combination of split heat pump system and roof top A/C system will be provided. High efficiency mechanical system will be used for the whole building.
- The VRF system will be considered, however an initial report from our mechanical consultant indicates concern about the cost and the danger of having high concentration of refrigerant at one place.
- More Vertical and horizontal sunscreens are added.
- Insulation will be provided to part 10 requirement of BC Building code.
- Additional Permeable pavers are added on site and to the walkway south of the property.

Please review the revised package and contact me if you have any further comments.

**Regards,**



*Samuel M. Chan Architect, AIBC  
Ionic Architecture Inc.  
unit 201-5500 , 152nd Street , Surrey ,  
BC V3S 5J9  
office 778-571-0618  
direct 778-571-0615*

CITY OF SURREY

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

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

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

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

FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-932-175

Parcel "A" (Explanatory Plan 9208) Lot 1 Except Firstly: Part With Heavy Outline Taken By Highway Statutory Right Of Way Plan 63551, and Secondly: Plan 68798, Section 8 Township 2 New Westminster District Plan 4793

6321 - King George Boulevard

Portion of Road containing 517 sq.m. and labelled as "Block 1" and Portion of Road containing 23 sq.m. and labelled as "Block 2" as shown on the attached Survey Plan, prepared by John Onderwater, BCLS, and dated April 4, 2013

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

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping node.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided that the *gross floor area* of each individual business does not exceed 650 square metres [7,000 sq.ft.]:

1. *Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops;*
2. *Personal service uses excluding body rub parlours;*
3. *Eating establishments excluding drive-through restaurants;*
4. *Neighbourhood pub;*
5. *Office uses excluding social escort services and methadone clinics;*
6. *General service uses excluding funeral parlours, drive-through banks and vehicle rentals;*
7. *Indoor recreational facilities;*
8. *Community services;*
9. *Child care centres; and*
10. *One dwelling unit per lot provided that the dwelling unit is:*
  - (a) *Contained within the principal building; and*
  - (b) *Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.50.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.



**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		0.6m [2 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]

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

**G. Height of Buildings**

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

1. *Principal buildings:* The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.].

**H. Off-Street Parking**

Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed side of the *lot* which abuts a *highway*, a continuous *landscaping* strip of not less than 0.6 metres [2 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2 metres [6 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [ 0.74 acre]	50 metres [164 ft.]	30 metres [100 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.



7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended from time to time, and the development cost charges shall be based on the C-5 Zone.
  8. Surrey Tree Preservation By-law, 2006, No. 16100 as amended.
  9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
  10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act SBC, 2002, c. 75, as amended, and the Regulations pursuant thereto.
  11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_"

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

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

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

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

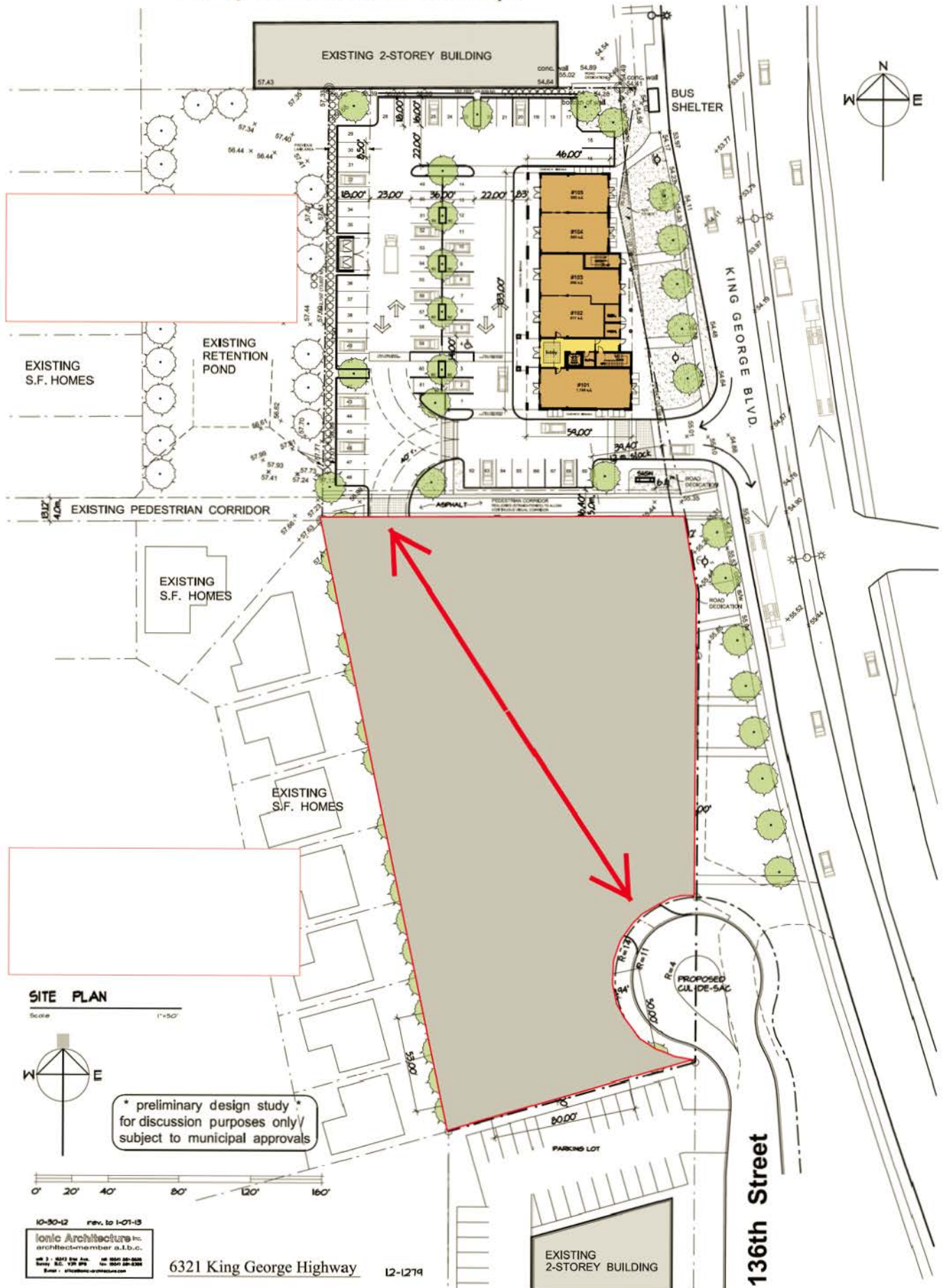
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



Subject site and Site to the south:  
 Reciprocal access concept

Appendix VII

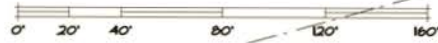


**SITE PLAN**

Scale 1"=50'



\* preliminary design study  
 for discussion purposes only/  
 subject to municipal approvals



10-30-12 rev. to 1-07-13  
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