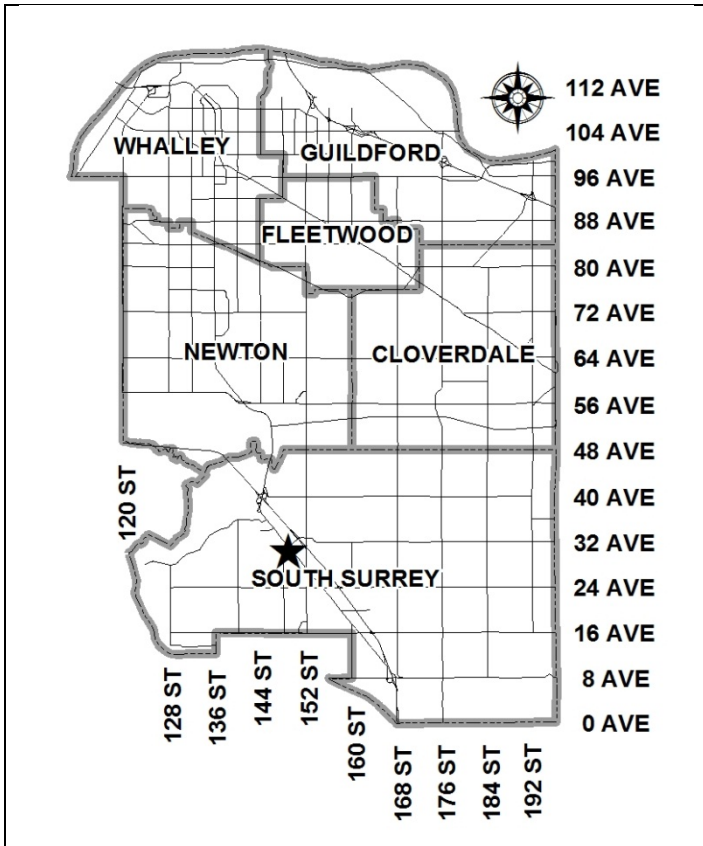


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0147-00

Planning Report Date: March 10, 2014



PROPOSAL:

- **Rezoning** from RA and RF to CD (based on C-8)
- **Development Permit**

in order to permit the development of 4 commercial buildings.

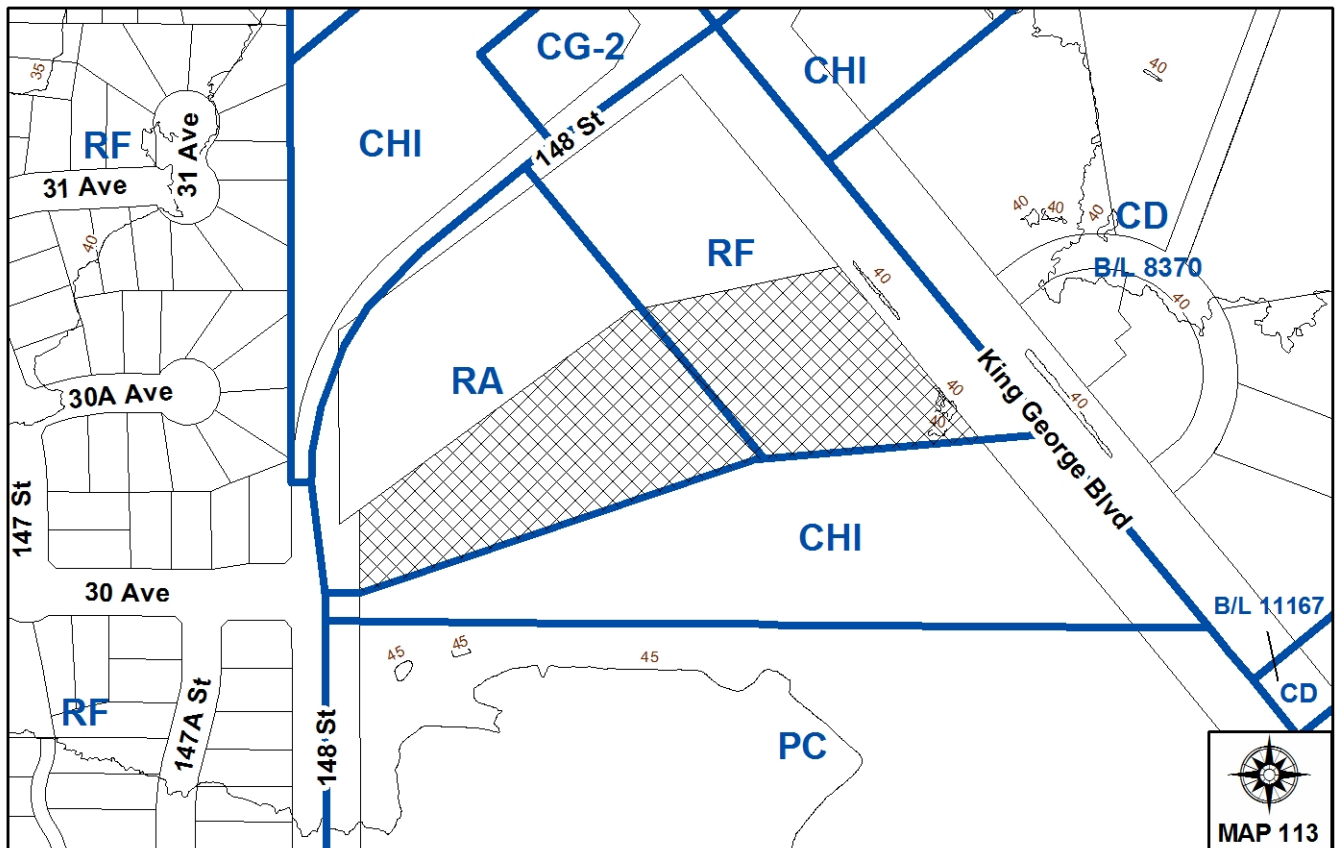
LOCATION: 3061 - King George Boulevard

OWNER: 0909597 BC Ltd.

ZONING: RF, RA

OCP DESIGNATION: Commercial

LAP DESIGNATION: 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 Official Community Plan (OCP) designation.
- Complies with the King George Highway Corridor Plan Local Area Plan (LAP) designation.
- The proposed density and building form are appropriate for this part of the King George Boulevard corridor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" (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. 7912-0147-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant make the appropriate contribution to the Green City Fund if required replacement trees cannot all be accommodated on-site;
 - (g) 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; and
 - (h) registration of a Section 219 Restrictive Covenant to limit hours of operation of the banquet hall to accommodate the shared parking arrangement.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	Ministry of Transportation and Infrastructure has not yet provided comments. Requirements relative to the 32 Avenue interchange are anticipated.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped lot.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling on large lot.	Commercial/Commercial	RA and RF
East (Across King George Boulevard):	South Surrey Automall.	Commercial/Commercial	CD By-law No. 8370
South:	Commercial businesses.	Commercial/Commercial	CHI
West (Across 148 Street):	Single family residential.	Urban/ Clustering at 8 upa	RF

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject site is located at 3061 - King George Boulevard and is split-zoned "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)". The site is designated "Commercial" in the Official Community Plan (OCP) and is designated "Commercial" in the King George Highway Corridor Local Area Plan (LAP). The site is 1.59 hectares (3.93 acres) and is vacant.
- There is a commercial site south of the site that is zoned "Highway Commercial Industrial (CHI)". North of the site is a single family dwelling on a large lot which is split-zoned RA and RF.
- The applicant is proposing:
 - a rezoning from RA and RF to CD (based on C-8 and CHI); and
 - a development permit for a commercial plaza with 4 buildings.

Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone (CD)" based on the "Community Commercial Zone (C-8)" and the "Highway Commercial Industrial zone (CHI)". The following is a table outlining the differences between the C-8 Zone and the proposed CD Zone:

	C-8 Zone	CHI Zone	Proposed CD Zone
Permitted Uses	-Automotive service uses are permitted. -Tourist accommodation is not permitted. -Parking facilities are permitted. -Drive-through restaurants are not permitted.	-Automotive service uses are permitted. -Tourist accommodation is permitted. -Parking facilities are permitted. -Drive-through restaurants are permitted	-Automotive service uses are not permitted. -Tourist accommodation is permitted. -Parking facilities are not permitted. -Drive-through restaurants are permitted.
Density	Maximum FAR is 0.80.	Maximum FAR is 1.00.	Maximum FAR is 1.00.
Minimum Setbacks	All yards – 7.5 metres	All yards – 7.5 metres, except one side yard may be 0.0 metres if it abuts commercial or industrial	East yard – 6.0 metres West yard – 3.5 metres North yard – 3.5 metres, except may be reduced to 1.5 metres on western portion South yard – 3.5 metres, except may be reduced to 0.0 metres on eastern portion
Building Height	12 metres	9 metres	15.0 metres

- The permitted uses are largely the same between the C-8 Zone and the proposed CD Zone, but there are some minor differences, with the inclusion of some uses from the CHI Zone. Drive-through restaurants and tourist accommodation are permitted in the CD Zone (but not in the C-8 Zone) because of the site's close proximity to Highway 99. Parking facilities and automotive service uses are not permitted in the CD Zone.
- The setbacks in the proposed CD Zone reflect an effort to bring buildings closer to the street and also to be efficient with the site's awkward geometry.
- Density (the floor area ratio) in the CD Zone is consistent with the CHI Zone. Building height has been increased in the CD zone to reflect the site's location along the major transit corridor of King George Boulevard in support of the City's goal to intensify uses along these corridors.

DESIGN PROPOSAL AND REVIEW

Access, Parking and Pedestrian Circulation

- The site is proposed to have one right-in/right-out only access on King George Boulevard and one full movement access on 148 Street. The applicant will be required to register an access easement to allow access through the subject site in favour of the parcel to the north, as the parcel to the north will have reduced access given its location at the intersection of King George Boulevard and 148 Street. In addition, the subject parcel and the parcel to the south will have reciprocal access easements where they share access to 148 Street.

- A total of 333 parking spaces are required for the proposed uses. The development proposes a total of 334 parking spaces. The applicant is proposing 162 surface parking stalls and 172 underground. Because the applicant is proposing a banquet hall and offices, and because these two uses have different hours of peak demand (banquet hall in the evening and offices in the day), shared parking is permitted. This arrangement is acceptable because the total daytime parking requirements and total evening parking requirements are each being met.
- As a condition of the shared parking arrangement, a restrictive covenant will be required to restrict the operating hours of the banquet hall to evenings and weekends only.
- The applicant is proposing pedestrian connections between the 4 proposed buildings, the neighbouring sites, and also to the sidewalks along King George Boulevard and 148 Street. The pedestrian realm is also designed to facilitate movement through the site, between King George Boulevard and 148 Street.

Building Design

- The combined floor area of the 4 proposed commercial buildings is 10,108 sq.m. (108,810 sq.ft.), which provides an FAR of 0.63. The proposed lot coverage is 29%. The 4 buildings proposed consist of:
 - a one-storey building containing two restaurants, one of which is a drive-through restaurant;
 - a two storey building with ground floor retail and second floor office and banquet hall;
 - a two-storey building with ground floor retail and second floor office; and
 - a three-storey building with ground floor retail and second and third floor office.
- The site design reflects an effort to place more buildings along the street frontage (as opposed to in the interior of the site), reducing the amount of parking visible from the street. Placing the buildings along the street allows for a better interaction with the public realm.
- The applicant is proposing concrete tilt-up construction with large amounts of glazing, bold colour accents, fiber cement board detailing and sunshade fins. Extensive use of glass canopies on the buildings is proposed, providing weather protection and also visual interest on the elevations.

Trees and Landscaping

- The arborist assessment, which was prepared by Mike Fadum and Associated, states that there are a total of 99 protected trees on the site, excluding Alder and Cottonwood trees. 125 existing trees, approximately 56% of the total trees on the site, are Alder and Cottonwood trees. It was determined that nine (9) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The nine trees proposed for retention are in a cluster in a central location on the site; the preservation of these mature trees will greatly enhance the site aesthetics.

- The following is a table providing the breakdown by tree species:

Tree Species	Total no. of mature trees (on-site)	Total proposed for retention (on-site)	Total proposed for removal (on-site)
Red Alder or Black Cottonwood	125	0	125
Paper Birch	48	0	48
Western Red Cedar	5	0	5
Douglas Fir	39	8	31
Bigleaf Maple	3	0	3
Sycamore Maple	1	1	0
Sitka Spruce	1	0	1
Weeping Willow	2	0	2
Total	224	9	215

- The applicant is required to plant 309 replacement trees and is proposing to plant approximately 134 replacement trees. The new trees on the site will consist of a variety of trees including cypress, dogwood, magnolia, cedar, oak and maple. The tree planting will be complemented by shrub and ground cover planting.
- In order to preserve all trees on the property to the north, the applicant proposes to design the drive aisle and parking so that the root zones of these trees will not be affected. If, through the review of more detailed grading information, it is determined that this approach will not be effective, then the applicant will have to obtain permission from the neighbour for removal of the trees.
- Stamped concrete is proposed at the vehicular entrances and several other key locations on the site. The applicant is proposing to locate bicycle racks throughout the site. Decorative score cut concrete is proposed at various locations throughout the site to enhance the pedestrian spaces.
- There are several garbage and recycling enclosures proposed throughout the site. The enclosures will be constructed from aluminum panels to complement the materials used elsewhere on the site.

Signage

- The applicant is proposing fascia signs for the buildings. The majority of the signage is proposed to be channel letters, 40 centimetres (1.25 feet) in height. No box signs are permitted. A free-standing sign, designed to complement the building, is proposed adjacent to King George Boulevard.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on July 25, 2013 (Appendix IV). The ADP comments and suggestions have been satisfactorily addressed.

PRE-NOTIFICATION

Pre-notification letters were sent on April 18, 2013 and staff received several phone calls from the neighbours to the north and south of the subject site. The neighbour to the south has an existing commercial site and had questions regarding the proposed access arrangement at the west end of the site along 148 Street. After further dialogue with the applicant, a shared vehicular access to 148 Street with reciprocal access easements was agreed to by both parties.

The neighbour to the north is not interested in developing his site at this time. The applicant will provide access easements through the subject site to the benefit of the property to the north. The applicant proposes to install fencing on the shared property line at the request of the neighbour to the north.

SUSTAINABLE DEVELOPMENT CHECKLIST

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

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located with an LAP area and complies with the plan designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted gross density in the CD Zone is 1.0. The applicant proposes a density of 0.63 • The development is 100% commercial, with no other types of uses proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing to provide infiltration trenches or sub-surface chambers, natural landscaping, sediment control devices and perforated piping. • Nine (9) trees are proposed to be retained.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Parking is proposed to be shared between the office and banquet hall uses, which will have different hours of peak demand. • King George Boulevard is a transit route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The site incorporates CPTED principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant is not seeking third party green standards or features.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant does not propose any measures to promote sustainability education or awareness.

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. Tree Preservation Summary (preliminary)
- Appendix VI. Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

\\file-server1\net-data\csdc\generate\areaproduct\save\13595754057.doc
DRV 3/6/14 9:05 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-8)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,859 sq.m.
Road Widening area		46 sq.m.
Undevelopable area		
Net Total		15,813 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	29%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
East (King George Boulevard)	6.0m	6.1m
West (148 Street)	3.5m	3.5m
Side #1 (N)	0m	1.5m
Side #2 (S)	0m	0m
BUILDING HEIGHT (in metres/storeys)		
Principal	15.0m	14.6m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Commercial		
Retail		3,569 sq.m.
Office		4,154 sq.m.
Eating Establishment		509 sq.m.
Banquet Hall		1,252 sq.m.
Others (mechanical, stairs, etc)		625 sq.m.
Total		10,109 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.63
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		334
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		334
Number of disabled stalls		
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
---------------	----	---------------------------------	-----

DRAWING LIST

A1.0	SITE PLAN
A1.1	PARKADE PLAN
A2.0	BDLG A FLOOR PLAN
A2.1	BDLG A ELEVATIONS & SECTION
A3.0	BDLG B MAIN FLOOR PLAN
A3.1	BDLG B 2ND FLOOR PLAN
A3.2	BDLG B ELEVATIONS & SECTION
A4.0	BDLG C MAIN FLOOR PLAN
A4.1	BDLG C 2ND FLOOR PLAN
A4.2	BDLG C 3RD FLOOR PLAN
A4.3	BDLG C ELEVATIONS & SECTION
A5.0	BDLG D FLOOR PLANS
A5.1	BDLG D ELEVATIONS & SECTION
	COLOUR BOARD

RE-SUBMISSION TO ADDRESS PLANNER'S COMMENTS

3061 KING GEORGE BOULEVARD, SURREY, BC.

FEB 27, 2014

148TH STREET

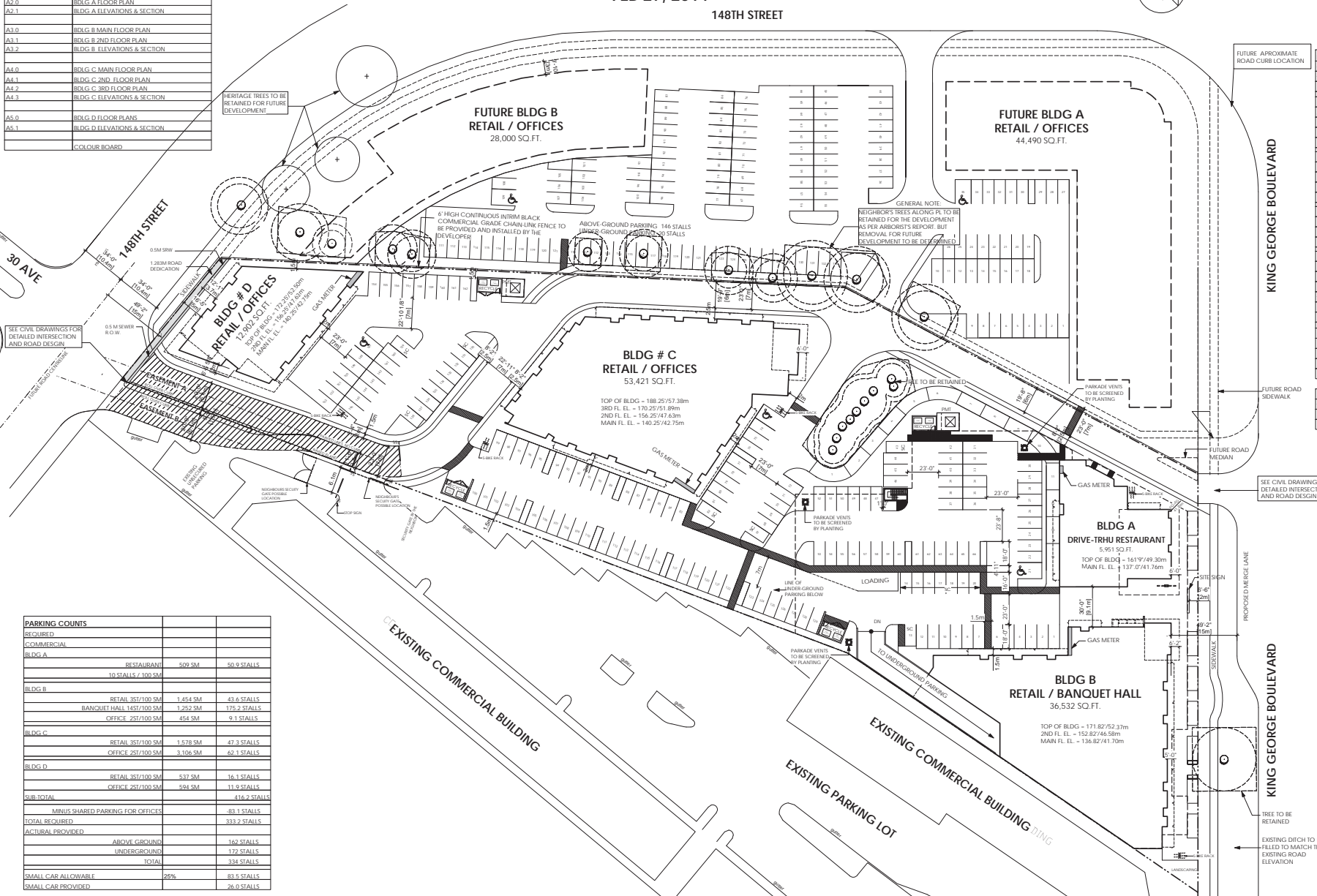


SITE INFORMATION

ADDRESS: 3061 KING GEORGE BLVD, SURREY, BC
 LEGAL DESCRIPTION: LOT B EXCEPT, PCL 3 (BL PLAN LMP 3882), SEC 22 TOWNSHIP 1, NWD DIST PLAN 9125
 PROPOSED ZONING: CH

ZONING ANALYSIS

FSR	FSR	FSR
TOTAL SITE AREA	171,982.0 SF	15,977.75 HA
TOTAL SITE AREA	3,948 AC/CS	1,599 HA
PROPOSED FSR		
COMMERCIAL		
BDLG A (RESTAURANT)	5,474.0 SF	508.6 SM
BDLG A OTHERS	477.0 SF	44.3 SM
BDLG A TOTAL	5,951.0 SF	552.9 SM
BDLG B RETAIL	15,655.0 SF	1,454.4 SM
BDLG B BANQUET HALL	13,473.0 SF	1,251.7 SM
BDLG B OFFICE	4,887.0 SF	454.0 SM
BDLG B OTHERS	2,517.0 SF	233.8 SM
BDLG B TOTAL	36,532.0 SF	3,393.9 SM
BDLG C RETAIL	16,984.0 SF	1,577.9 SM
BDLG C OFFICE	33,432.0 SF	3,105.6 SM
BDLG C OTHERS	3,005.0 SF	279.2 SM
BDLG C TOTAL	53,421.0 SF	4,962.6 SM
BDLG D RETAIL	5,776.0 SF	536.6 SM
BDLG D OFFICE	6,395.0 SF	592.1 SM
BDLG D OTHERS	333.0 SF	31.3 SM
BDLG D TOTAL	12,504.0 SF	1,159.6 SM
TOTAL PROPOSED FSR	108,808.0 SF	10,108.4 SM
PROPOSED DENSITY	0.63	
(BASED ON NET SITE AREA)		
PROPOSED SITE COVERAGE		
BDLG A	5,951.0 SF	552.9 SM
BDLG B	19,173.0 SF	1,781.2 SM
BDLG C	18,372.0 SF	1,706.8 SM
BDLG D	6,586.0 SF	611.9 SM
PARKADE STAIRS	253.0 SF	23.5 SM
TOTAL FOOT PRINT	50,335.2 SF	4,676.3 SM



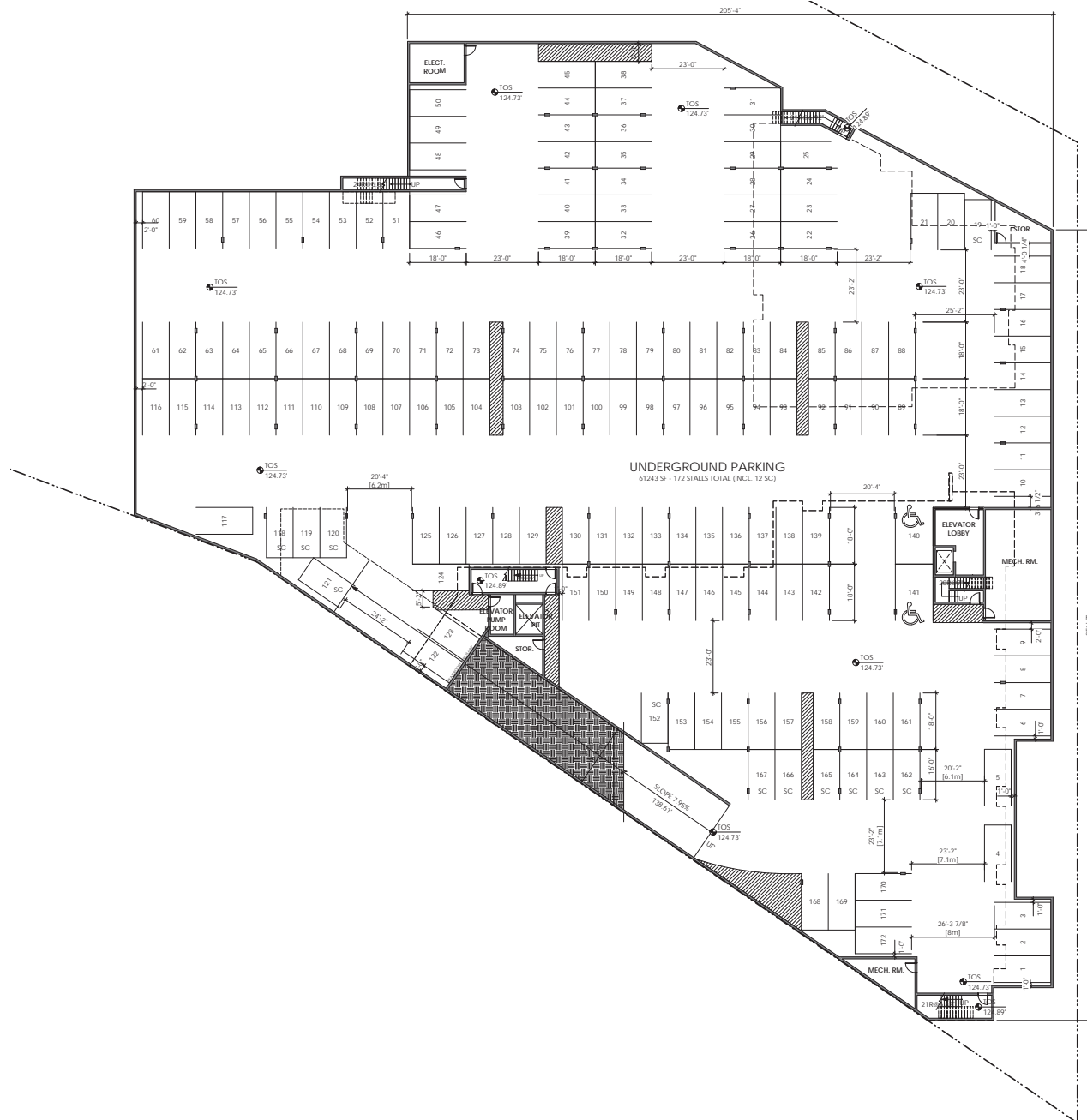
PARKING COUNTS

REQUIRE	ACTUAL PROVIDED	SMALL CAR ALLOWABLE	SMALL CAR PROVIDED
COMMERCEIAL			
BDLG A			
RESTAURANT	509 SM	50.9 STALLS	
10 STALLS / 300 SM			
BDLG B			
RETAIL 257/100 SM	1,454 SM	43.6 STALLS	
BANQUET HALL 1457/1000 SM	1,252 SM	175.2 STALLS	
OFFICE 257/100 SM	454 SM	9.1 STALLS	
BDLG C			
RETAIL 357/100 SM	1,578 SM	47.3 STALLS	
OFFICE 257/100 SM	3,106 SM	62.1 STALLS	
BDLG D			
RETAIL 357/100 SM	537 SM	16.1 STALLS	
OFFICE 257/100 SM	594 SM	11.9 STALLS	
SUB-TOTAL	416.7 STALLS		
MINUS SHARED PARKING FOR OFFICES	83.1 STALLS		
TOTAL REQUIRED	333.2 STALLS		
ACTUAL PROVIDED			
ABOVE GROUND	162 STALLS		
UNDERGROUND	170 STALLS		
TOTAL	334 STALLS		
SMALL CAR ALLOWABLE	25%	83.5 STALLS	
SMALL CAR PROVIDED		26.0 STALLS	

GA GRADUAL ARCHITECTURE
 P. 604.721.7738 F. 604.222.0198
 E. info@gradualarchitecture.com
 A. 2/F - 1892 West Broadway, Vancouver, BC, V6R 1Y9

FIRM
KING GEORGE BLVD. DEVELOPMENT
PROJECT NAME
 3061 KING GEORGE BLVD, SURREY, BC
PROJECT ADDRESS

DATE	SEPT 12, 2013
PROJECT NO.	GA-GG
SHEET TITLE	OVERALL SITE PLAN
REVISION NO.	SHEET NO.
	A1.0



PARKADE PLAN
1/16"=10'

NOTE:
 COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (G.A.). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF G.A. AND CAN BE REPRODUCED ONLY WITH G.A.'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND WILL NOT BE ISSUED FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION

REVISIONS:

12	OCT. 31, 2013	REZONING D4
11	SEP. 18, 2013	REZONING D3 (ADP ISSUES)
10	SEV. 28, 2013	ADP
9	APR. 25, 2013	REZONING G2
8	NOV. 29, 2012	REZONING G1
7	OCT. 24, 2012	SITE PLAN 09
6	SEP. 27, 2012	SITE PLAN 08
5	JUN. 05, 2012	SITE PLAN 05 / TREE REPORT
4	MAY. 20, 2012	REZONING AP, SITE PLAN
3	APR. 27, 2012	PRELIMINARY SITE PLAN D4
2	APR. 19, 2012	PRELIMINARY SITE PLAN D3
1	APR. 3, 2012	DP - PRELIMINARY

NO.	DATE	DESCRIPTION

ISSUE:

GA GRADUAL ARCHITECTURE INC.

p. 604.721.7738 f. 604.222.0198
 e. info@gradualarchitecture.com
 a. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9

KING GEORGE BLVD. DEVELOPMENT

PROJECT NAME

PROJECT ADDRESS

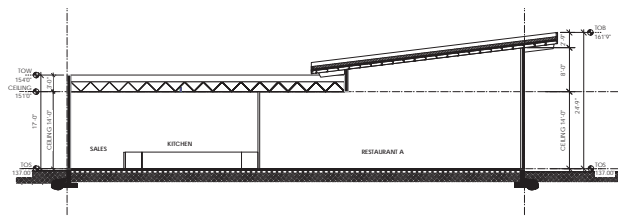
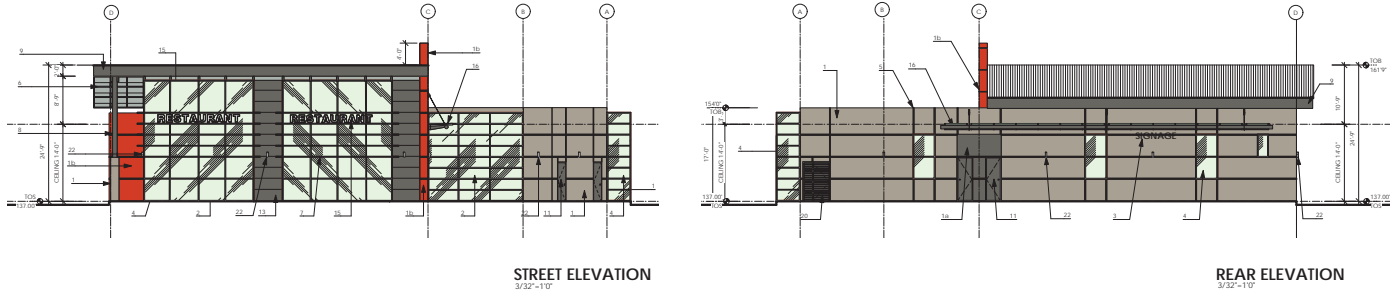
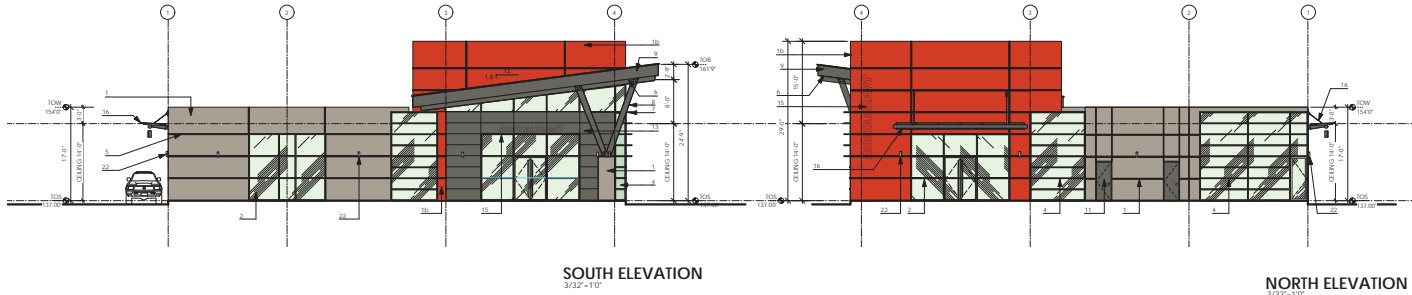
3061 KING GEORGE BLVD,
 SURREY, BC

SEAL

DESIGNER	DATE
I.G./J.T./P.W.	NOV. 29, 2012
CHECKER	PROJECT NO.
	GA-G03

PARKADE PLAN

REVISION NO.	SHEET NO.
	A.1.1



SECTION A
3/32" = 1'0"

MATERIAL LIST

- 1 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-105
ROCKFORD
- 2 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 3 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2000-10
RED
- 4 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2016-10
STARTLING ORANGE
- 5 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2034-10
CLOVER GREEN
- 6 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2050-20
CALIFORNIA BLUE
- 7 ALUMINUM STORE-FRONT
FRAME COLOUR: SILVER
- 8 ILLUMINATED LETTERING
SIGNAGE
- 9 ALUM. DOUBLE GLAZED
WINDOW/CURTAIN WALL
FRAME COLOUR: SILVER
- 10 1 1/2" REVEAL
- 11 EXPOSED SOFFIT OF STEEL
STRUCTURE & CORRUGATED DECK
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 12 ALUM. HORIZONTAL 12"
SUNSHADE FIN
SILVER
- 13 STEEL COLUMN/BEAM
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 14 PREFINISHED ALUM. FASCIA
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 15 PRE-FINISHED OVERHEAD GATE
WHITE
- 16 METAL FLUSH/OUVER DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 17 GLASS SUNSHADE FIN
- 18 FIBER CEMENT BOARD CLADDING
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 19 SAFETY GLASS PANEL W/ ALUM. FRAME
FRAME COLOUR: BLACK
- 20 LETTERING SIGNAGE
- 21 STEEL FRAME CANOPY W/ GLASS
ROOFING & VERTICAL METAL
PILASTER
- 22 STEEL COLUMN/BEAM
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 23 DECORATIVE METAL BOX
BLACK
- 24 STEEL POST/BEAM (INDOOR)
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 25 ALUM. BATTEN SCREEN
SILVER
- 26 STEEL BAR SECURITY GRATING
WINDOW/DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 27 PRE-FINISHED ALUM. SPANDURAL
BENJAMIN MOORE 2016-10
STARTLING ORANGE
- 28 LED SCIENCE
BRUSHED ALUM

REVISIONS			ISSUE		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
12	OCT. 31, 2013	REZONING 04 TO ADDRESS PLANNER'S COMMENTS			
11	SEPT. 18, 2013	REZONING 03 TO ADDRESS ADP ISSUES			
10	SEPT. 28, 2013	ADP			
9	APR. 10, 2013	REZONING 02			
8	NOV. 30, 2012	REZONING 01			
7	OCT. 26, 2012	SITE PLAN 09			
6	SEPT. 27, 2012	SITE PLAN 08			
5	APR. 02, 2012	SITE PLAN 05 / TREE REPORT			
4	MAY 20, 2011	REZONING AP SITE PLAN			
3	APR. 27, 2012	PRELIMINARY SITE PLAN 04			
2	APR. 19, 2012	PRELIMINARY SITE PLAN 03			
1	APR. 3, 2012	DP - PRELIMINARY			

FIRM



p. 604.721.7738 f. 604.222.0198
e. info@gradualarchitecture.com
a. 2/F - 1892 West Broadway, Vancouver, BC., V6J 1Y9

SEAL

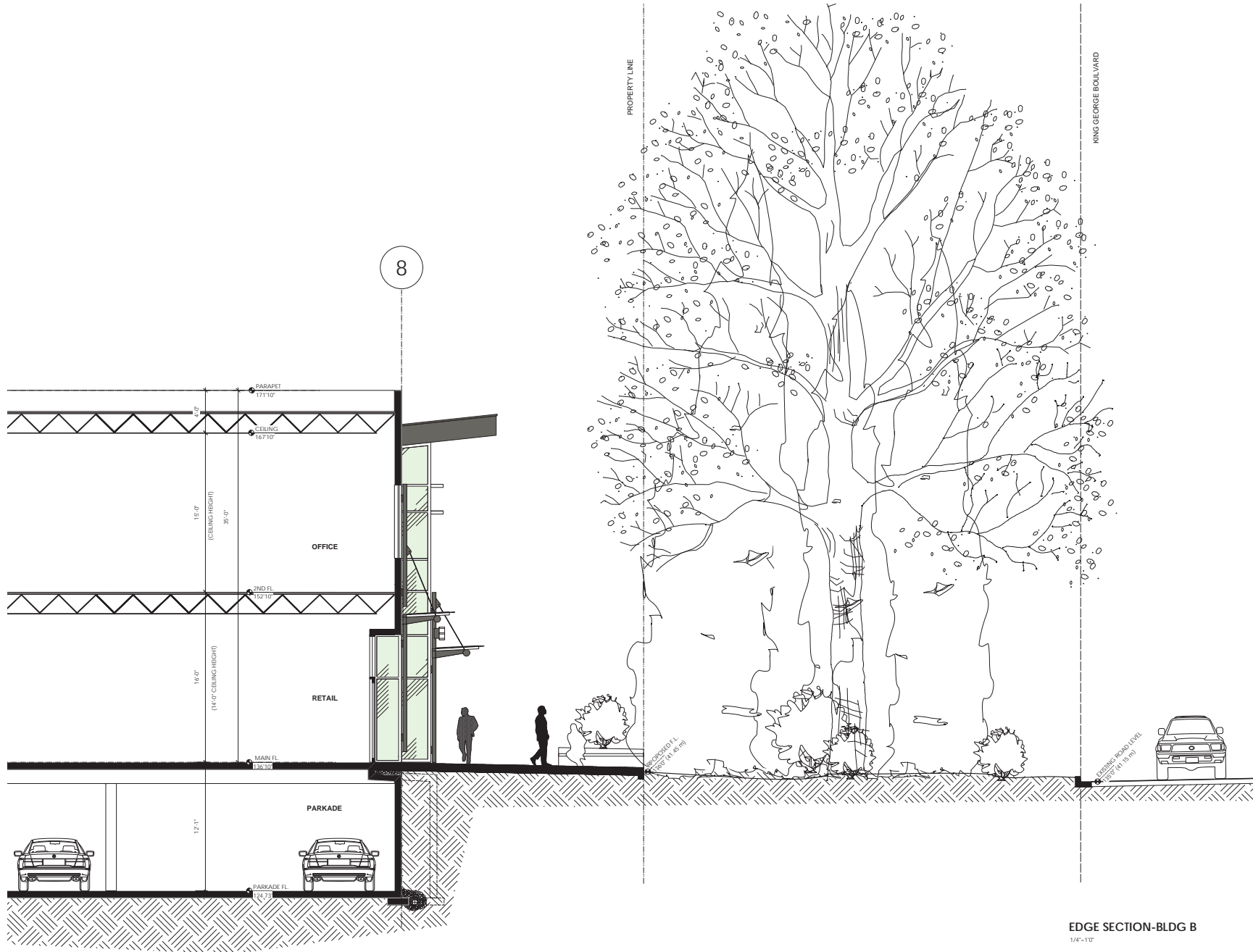
PROJECT NAME
KING GEORGE BLVD. DEVELOPMENT

PROJECT ADDRESS
3061 KING GEORGE BLVD, SURREY, BC

<p>FRAMER I.G./J.T.</p> <p>SCALE</p>	<p>DATE APR. 10, 2013</p> <p>PROJECT NO. GA-G03</p>	<p>NOTE: COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNLESS NOTED OTHERWISE.</p>
---	---	---

BLDG - A ELEVATIONS & SECTION

REVISION NO.:
SHEET NO.: **A2.1**



EDGE SECTION-BLDG B
1/4" = 1'0"

NOTE:

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC. (G.A.). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF G.A. AND CAN BE REPRODUCED ONLY WITH G.A.'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PRELIMINARY APPLICATION PURPOSES AND NOT BEING TO BE ISSUED FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
12	OCT 31, 2013	RECONING 01
11	SEP 18, 2013	RECONING 03 (ADP ISSUES)
10	JULY 28, 2013	ADP
9	APRIL 25, 2013	RECONING 02
8	NOV 29, 2012	RECONING 01
7	OCT 26, 2012	SITE PLAN 09
6	SEP 27, 2012	SITE PLAN 08
5	JUN 05, 2012	SITE PLAN 05 / TREE REPORT
4	MAY 20, 2012	RECONING AP SITE PLAN
3	APR 27, 2012	PRELIMINARY SITE PLAN 04
2	APR 19, 2012	PRELIMINARY SITE PLAN 03
1	APR 3, 2012	DP - PRELIMINARY

ISSUE:



p. 604.721.7738 f. 604.222.0198
e. info@gradualarchitecture.com
a. 2/F - 1872 West Broadway,
Vancouver, BC, V6J 1Y9

FIRM

KING GEORGE BLVD. DEVELOPMENT

PROJECT NAME

3061 KING GEORGE BLVD,
SURREY, BC

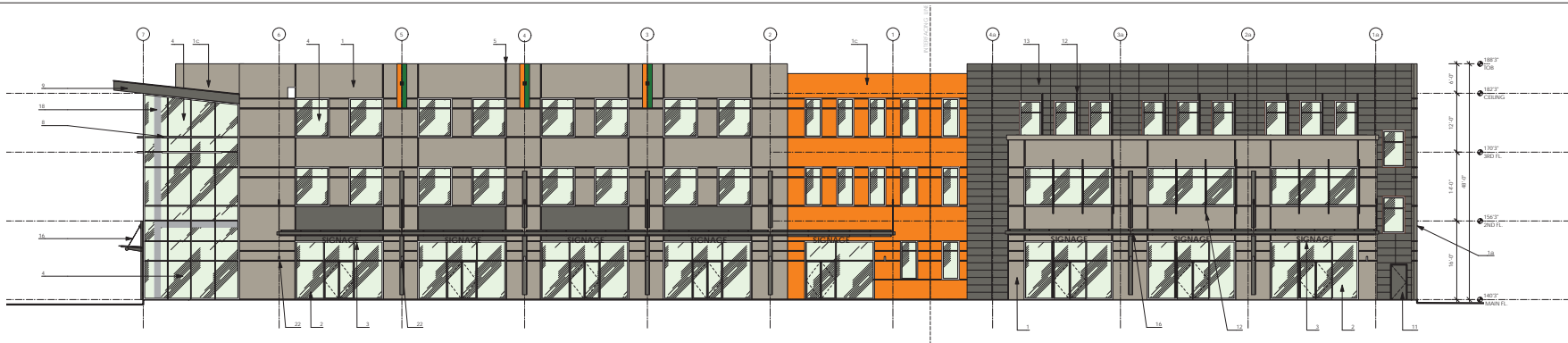
PROJECT ADDRESS

SEAL

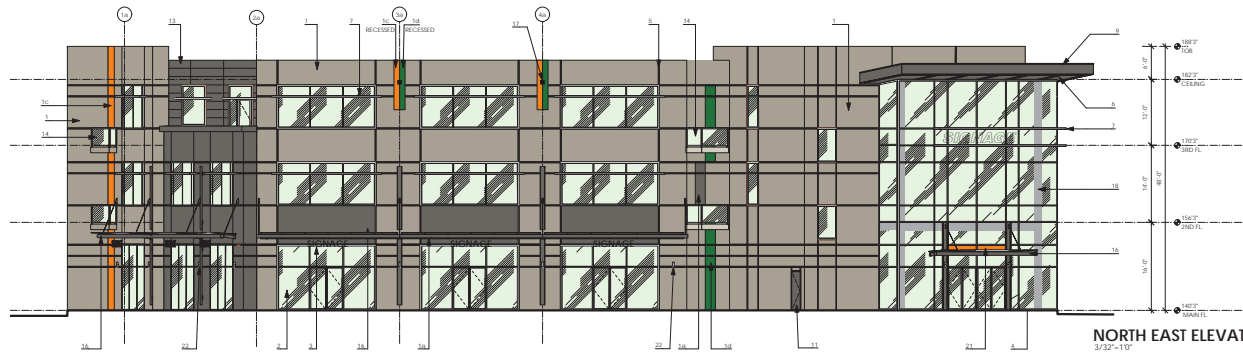
DESIGN	DATE
P.W.	NOV. 29, 2012
SCALE:	PROJECT NO. GA-G03
SHEET TITLE:	

BLDG B EDGE SECTION

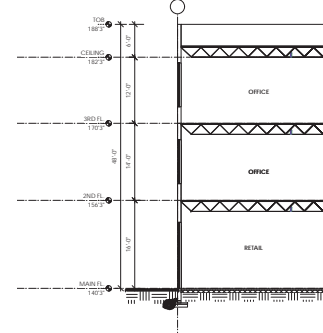
REVISION NO.	SHEET NO.
	A3.4



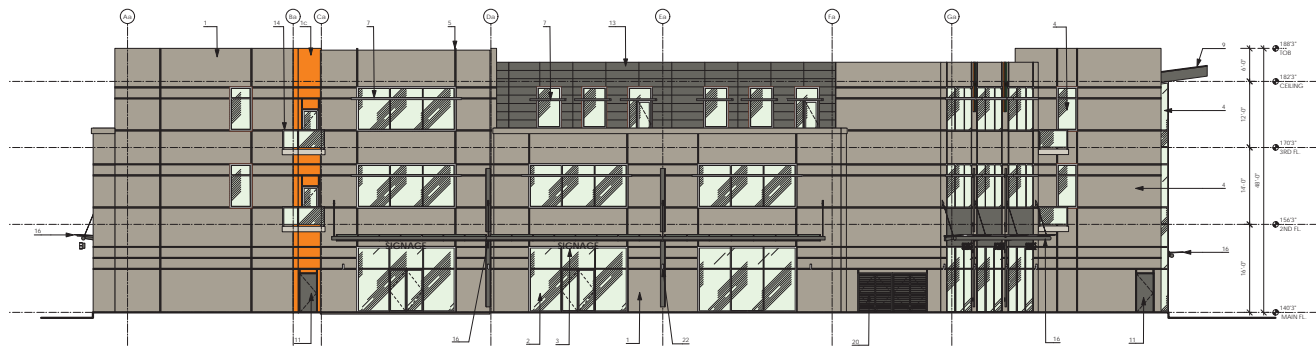
NORTH WEST & SOUTH WEST ELEVATIONS - BLDG C
3/32'-11"



NORTH EAST ELEVATION - BLDG C
3/32'-11"



SECTION - BLDG C
3/32'-11"



EAST ELEVATION - BLDG C
3/32'-11"

NOTE: THE VIEWING ANGLE IS NOT PARALLEL TO THE G.L. RUNNING DIRECTION FOR THIS ELEVATION

MATERIAL LIST

- 1 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-105
ROCKFORD
- 2 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 3 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2000-10
RED
- 4 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2016-10
STARTLING ORANGE
- 5 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2034-10
CLOVER GREEN
- 6 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2060-20
CALIFORNIA BLUE
- 7 ALUMINUM STORE-FRONT
FRAME COLOUR: SILVER
- 8 ILLUMINATED LETTERING
SIGNAGE
- 9 ALUM. DOUBLE GLAZED
WINDOW/CURTAIN WALL
FRAME COLOUR: SILVER
- 10 EXPOSED SOFFIT OF STEEL
STRUCTURE & CORRUGATED DECK
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 11 ALUM. HORIZONTAL 12"
SUNSHADE FIN
SILVER
- 12 STEEL COLUMN/BREAM
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 13 PREFINISHED ALUM. FASCIA
BENJAMIN MOORE HC-168
KENDALL CHARCOAL
- 14 PRE-FINISHED OVERHEAD GATE
WHITE
- 15 METAL FLUSH/OVER DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 16 GALSS SUNSHADE FIN
- 17 FIBER CEMENT BOARD CLADDING
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 18 SAFETY GLASS PANEL W/ ALUM. FRAME
FRAME COLOUR: BLACK
- 19 LETTERING SIGNAGE
- 20 STEEL FRAME CANOPY W/ GLASS
ROOFING & VERTICAL METAL
PIASTER
- 21 BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 22 DECORATIVE METAL BOX
BLACK
- 23 STEEL POST/BEAM (INDOOR)
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 24 ALUM. BATTEN SCREEN
SILVER
- 25 STEEL BAR SECURITY GRATING
WINDOW/DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 26 PREFINISHED ALUM. SPANDRILUM
BENJAMIN MOORE 2016-10
STARTLING ORANGE
- 27 LED SCONCE
BRUSHED ALUM

REVISIONS

NO.	DATE	DESCRIPTION
12	OCT. 31, 2013	REZONING 04 TO ADDRESS PLANNER'S COMMENTS
11	SEP. 18, 2013	REZONING 03 TO ADDRESS ADP ISSUES
10	JULY 28, 2013	ADP
9	APR. 10, 2013	REZONING 02
8	NOV. 30, 2012	REZONING 01
7	OCT. 26, 2012	SITE PLAN 09
6	SEP. 27, 2012	SITE PLAN 08
5	JUN. 05, 2012	SITE PLAN 05 / TREE REPORT
4	MAY. 20, 2012	REZONING 00 SITE PLAN
3	APR. 27, 2012	PRELIMINARY SITE PLAN 04
2	APR. 19, 2012	PRELIMINARY SITE PLAN 03
1	APR. 3, 2012	DP - PRELIMINARY

ISSUE

NO.	DATE	DESCRIPTION
-----	------	-------------

FIRM

GA GRADUAL
ARCHITECTURE
I • N • C

p. 604.721.7738 f. 604.222.0198
e. info@gradualarchitecture.com
a. 2/F - 1892 West Broadway, Vancouver,
BC., V6J 1Y9

SEAL

PROJECT NAME

**KING GEORGE BLVD.
DEVELOPMENT**

PROJECT ADDRESS

3061 KING GEORGE BLVD,
SURREY, BC

DESIGN

P.W.
SCALE

DATE

NOV. 29, 2012
PREPARED BY
GA-G03

NOTE

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED,
VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE
DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN
PERMISSION FROM GRADUAL ARCHITECTURE INC (GAI). THIS DRAWING
IS THE EXCLUSIVE PROPERTY OF GAI AND CAN BE REPRODUCED ONLY
WITH GAI WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS
FOR PERMIT APPLICATION PURPOSES AND SHOULD NOT BE USED
FOR CONSTRUCTION UNLESS PROPERLY CALIBRATED.

SHEET TITLE

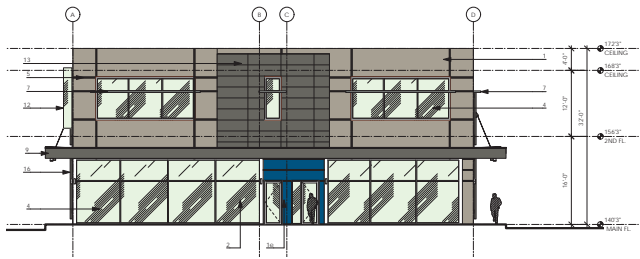
**BLDG C
ELEVATIONS & SECTION**

REVISION NO.

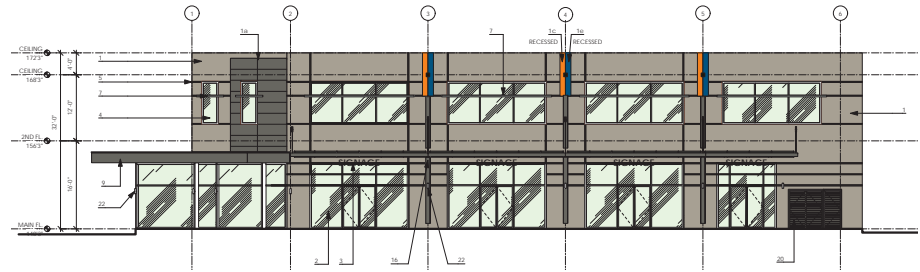
REVISION NO.

SHEET NO.

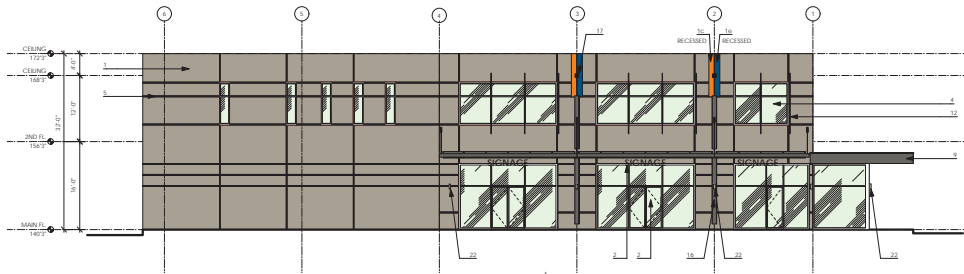
A4.4



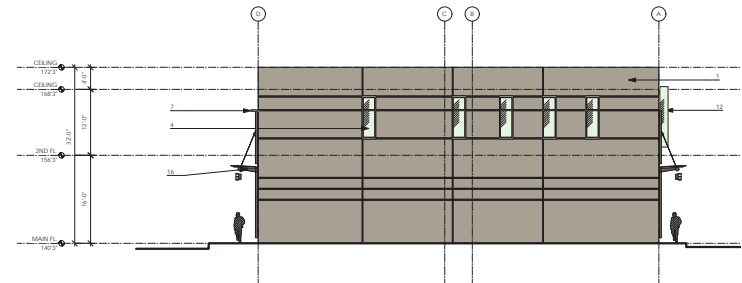
SOUTH ELEVATION - BLDG D
3/32'-10"



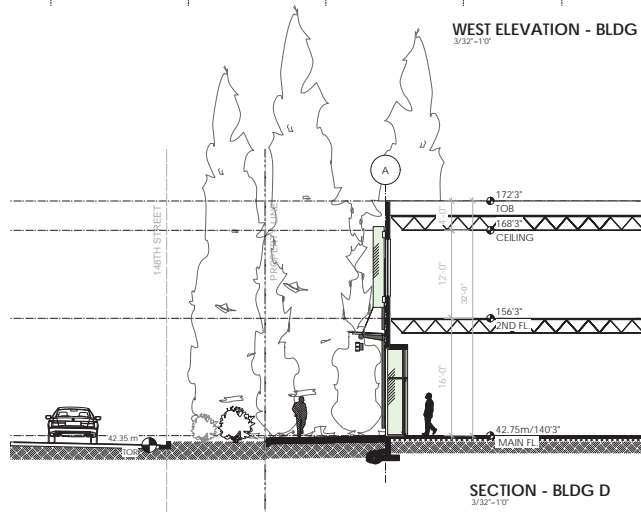
EAST ELEVATION - BLDG D
3/32'-10"



WEST ELEVATION - BLDG D
3/32'-10"



NORTH ELEVATION - BLDG D
3/32'-10"



SECTION - BLDG D
3/32'-10"

MATERIAL LIST

- | | | |
|--|---|---|
| 1 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-105
ROCKPORT | 6 EXPOSED SOFFIT OF STEEL
STRUCTURE & CORRUGATED DECK
BENJAMIN MOORE HC-166
KENDALL CHARCOAL | 11 SAFETY GLASS PANEL W/ ALUM. FRAME
FRAME COLOUR: BLACK |
| 2 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-146
KENDALL CHARCOAL | 7 ALUM. HORIZONTAL 12"
SUNSHADE FIN
SILVER | 12 LETTERING SIGNAGE |
| 3 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2000-10
RED | 8 STEEL COLUMN/BEAM
BENJAMIN MOORE HC-166
KENDALL CHARCOAL | 13 STEEL FRAME CANOPY W/ GLASS
ROOFING & VERTICAL METAL
PLASTER |
| 4 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2016-10
STARTLING ORANGE | 9 PREFINISHED ALUM. FASCIA
BENJAMIN MOORE HC-166
KENDALL CHARCOAL | 14 BENJAMIN MOORE HC-166
KENDALL CHARCOAL |
| 5 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2034-10
CLOVER GREEN | 10 PRE-FINISHED OVERHEAD GATE
WHITE | 15 DECORATIVE METAL BOX
BLACK |
| 6 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2060-20
CALIFORNIA BLUE | 11 METAL FLUSH-OVER DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL | 16 STEEL POST/BEAM (INDOOR)
BENJAMIN MOORE HC-166
KENDALL CHARCOAL |
| 7 ALUMINUM STORE-FRONT
FRAME COLOUR: SILVER | 12 GALSS SUNSHADE FIN | 17 ALUM. BATTEN SCREEN
SILVER |
| 8 ILLUMINATED LETTERING
SIGNAGE | 13 FIBER CEMENT BOARD CLADDING
BENJAMIN MOORE HC-166
KENDALL CHARCOAL | 18 STEEL BAR SECURITY GRATING
BENJAMIN MOORE 2016-10
KENDALL CHARCOAL |
| 9 ALUM. DOUBLE GLAZED
WINDOW/CURTAIN WALL
FRAME COLOUR: SILVER | 14 PRE-FINISHED ALUM. SPANDREL
BENJAMIN MOORE 2016-10
STARTLING ORANGE | 19 LED SCENCE
BRUSHED ALUM |
| 10 1 1/2" REVEAL | | |

REVISIONS		ISSUE	
NO.	DATE	DESCRIPTION	
12	OCT. 31, 2013	REWORKING 04 TO ADDRESS PLANNER'S COMMENTS	
11	OCT. 18, 2013	REWORKING 03 TO ADDRESS ADP ISSUES	
10	JULY 28, 2013	ADP	
9	APR. 10, 2013	REWORKING 02	
8	NOV. 30, 2012	REWORKING 01	
7	OCT. 26, 2012	SITE PLAN 03	
6	SEP. 07, 2012	SITE PLAN 02	
5	JUN. 05, 2012	SITE PLAN 05 / TREE REPORT	
4	MAY 20, 2012	REWORKING ADP SITE PLAN	
3	APR. 27, 2012	PRELIMINARY SITE PLAN 04	
2	APR. 19, 2012	PRELIMINARY SITE PLAN 03	
1	APR. 3, 2012	DP - PRELIMINARY	

FIRM	
<p>p. 604.721.7738 f. 604.222.0198 e. info@gradualarchitecture.com a. 2/F - 1892 West Broadway, Vancouver, BC, V6J 1Y9</p>	

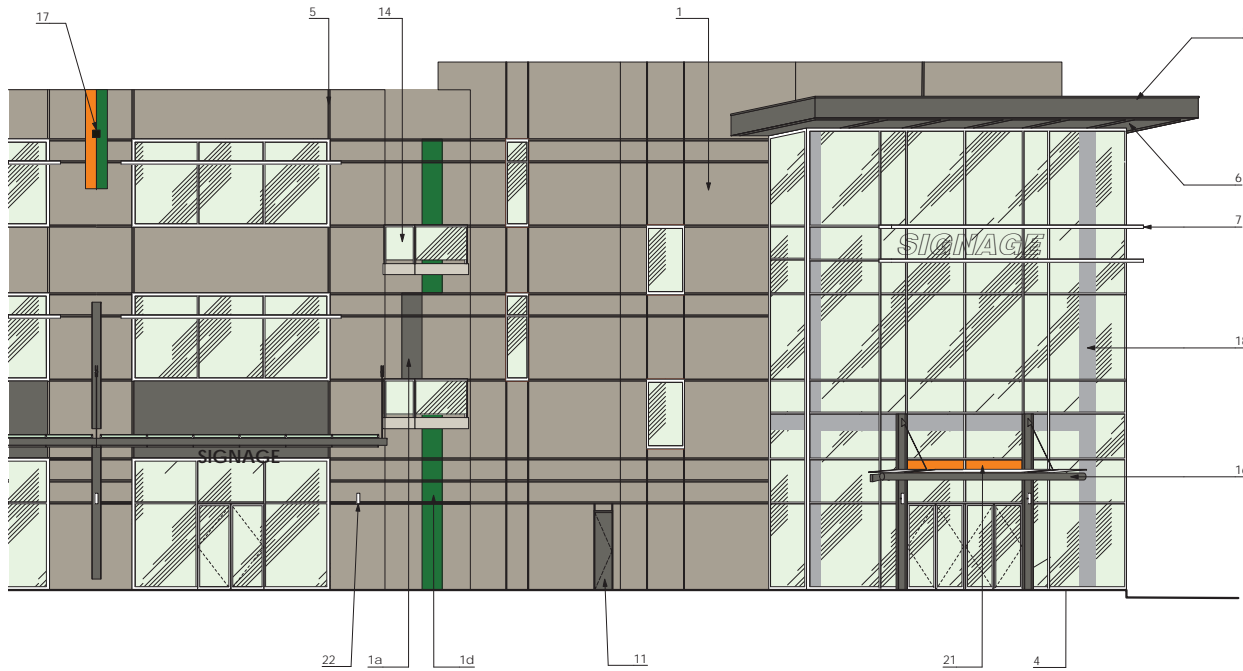
PROJECT NAME	
<p>KING GEORGE BLVD. DEVELOPMENT</p>	
PROJECT ADDRESS	
<p>306 1 KING GEORGE BLVD, SURREY, BC</p>	

SEAL	

PROJECT NAME	
<p>KING GEORGE BLVD. DEVELOPMENT</p>	
PROJECT ADDRESS	
<p>306 1 KING GEORGE BLVD, SURREY, BC</p>	

DATE	
<p>NOV. 29, 2012</p>	
PROJECT NO.	
<p>GA-G03</p>	

SHEET TITLE	
<p>BLDG D ELEVATIONS & SECTION</p>	
REVISION NO.	
<p>A5.1</p>	

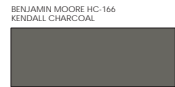


MATERIAL LIST

- 1 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-105
ROCKPORT
- 2 CONCRETE TILT-UP PANEL
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 3 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2000-10
RED
- 4 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2014-10
STARTLING ORANGE
- 5 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2034-10
CLOVER GREEN
- 6 CONCRETE TILT-UP PANEL
BENJAMIN MOORE 2060-20
CALIFORNIA BLUE
- 7 ALUMINUM STORE FRONT
FRAME COLOUR: SILVER
- 8 ILLUMINATED LETTERING
SIGNAGE
- 9 ALUM. DOUBLE GLAZED
WINDOW/CURTAIN WALL
FRAME COLOUR: SILVER
- 10 1 1/2" REVEAL
- 11 EXPOSED SOFFIT OF STEEL
STRUCTURE & CORRUGATED DECK
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 12 ALUM. HORIZONTAL 12"
SUNSHADE FIN
SILVER
- 13 STEEL COLUMN/BEAM
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 14 PREFINISHED ALUM. FASCIA
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 15 PRE-FINISHED OVERHEAD GATE
WHITE
- 16 METAL FLUSH/LOWER DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 17 GALSS SUNSHADE FIN
- 18 FIBER CEMENT BOARD CLADDING
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 19 SAFETY GLASS PANEL W/ ALUM. FRAME
FRAME COLOUR: BLACK
- 20 LETTERING SIGNAGE
- 21 STEEL FRAME CANOPY W/ GLASS
ROOFING & VERTICAL METAL
PILASTER
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 22 DECORATIVE METAL BOX
BLACK
- 23 STEEL POST/BEAM (INDOOR)
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 24 ALUM. BATTEN SCREEN
SILVER
- 25 STEEL BAR SECURITY GRATING
WINDOW/DOOR
BENJAMIN MOORE HC-166
KENDALL CHARCOAL
- 26 PRE-FINISHED ALUM. SPANDREL
BENJAMIN MOORE 2016-10
STARTLING ORANGE
- 27 LED SCONCE
BRUSHED ALUM



1. GROUND COLOUR ON
CONCRETE WALL
10. CONCRETE CANOPY



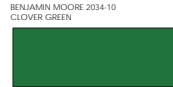
1a. GROUND COLOUR ON
CONCRETE WALL
6. EXPOSED SOFFIT OF STEEL STRUCTURE
& CORRUGATED METAL DECK
8. STEEL COLUMN AND BEAM
9. PREFINISHED METAL FASCIA
11. METAL DOOR
12. PREFINISHED ALUM. SPANDREL
13. FIBER CEMENT BOARD CLADDING
16. STEEL FRAME CANOPY W/ GLASS ROOFING
& VERTICAL METAL PILASTER
18. GLULAM POST/BEAM (INTERIOR)
20. STEEL BAR SECURITY GRATING
WINDOW/DOOR



1b. ACCENT COLOUR ON BLDG A
CONCRETE WALL



1c. ACCENT COLOUR ON BLDG C
CONCRETE WALL
21. PREFINISHED ALUM. SPANDREL



1d. ACCENT COLOUR ON BLDG C
CONCRETE WALL



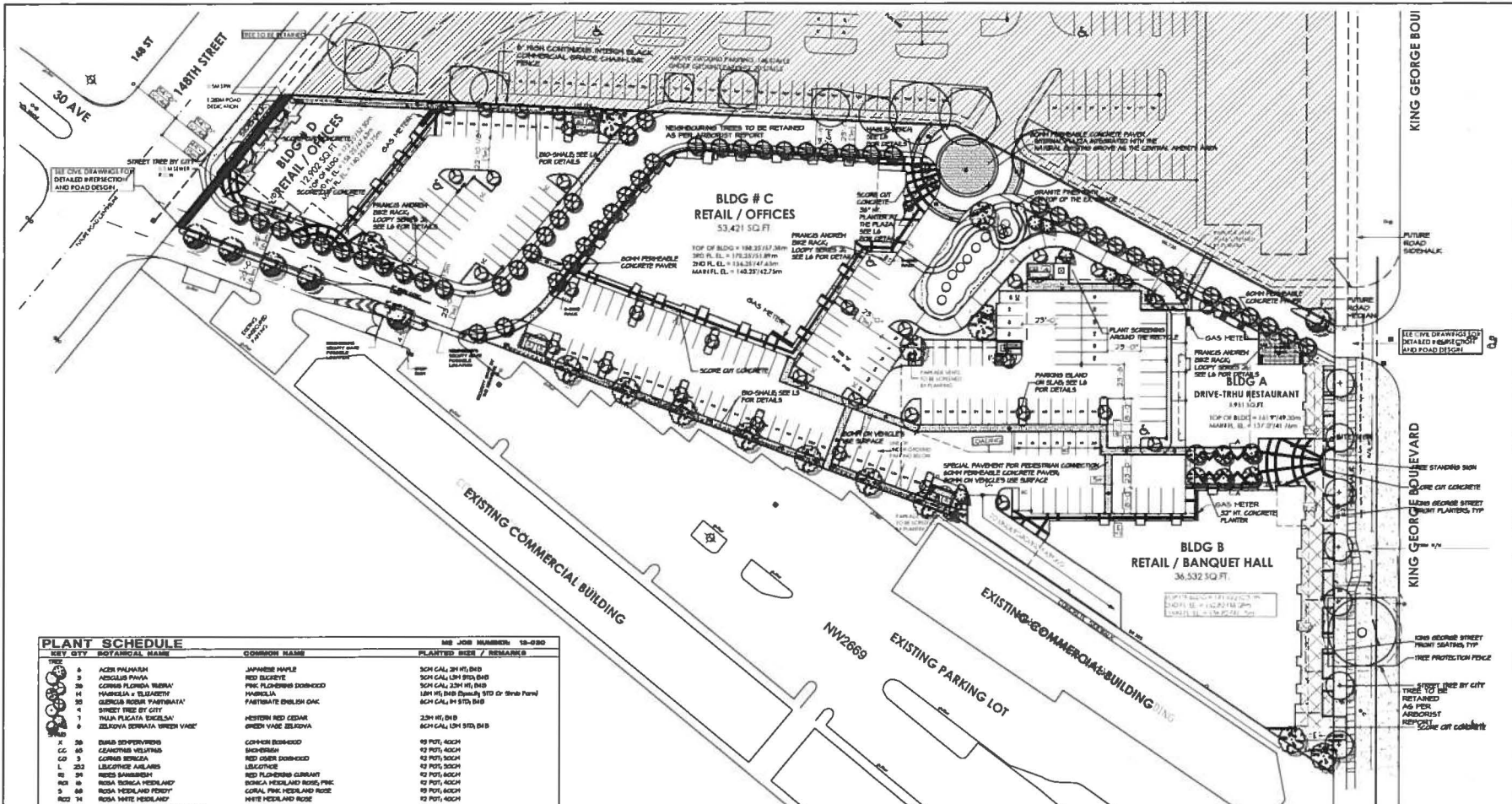
1e. ACCENT COLOUR ON BLDG D
CONCRETE WALL

RE-SUBMISSION TO ADDRESS ADP COMMENTS
3061 KING GEORGE BOULEVARD, SURREY, BC.

SEPT 18, 2013



p. 604.721.7738 f. 604.222.0198
e. info@gradualarchitecture.com
a. 2/F - 1892 West Broadway, Vancouver,
BC, V6J 1Y9



Copyright reserved. The drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



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

PLANT SCHEDULE		
KEY QTY	POTENTIAL NAME	MS JOB NUMBER: 18-020
PLANT	COMMON NAME	PLANTED SIZE / REMARKS
6	ACER PALMATA	JAPANESE MAPLE
9	ACERUS PAVIA	RED BUCKEYE
20	CORNUS FLORIDA 'SUEDE'	PINK FLOPPERS DOBIECKO
14	HABROBLA x ELIANTHUS	HABROBLA
30	GEORGIA BLOSS 'PAMIRATA'	PARTIBATE ENGLISH OAK
4	STREET TREE BY CITY	
1	YUCCA PLICATA 'SIEGEL'	WESTERN RED CEDAR
6	ZELKOVA SERATA 'VIREX VARI'	GREEN VASE ZELKOVA
50	DUROB SEPPYVIRENS	COYON BUSHWOOD
65	CEASTRIS VELUTINA	SANDERSON
5	CORNUS BRIGLIA	RED GARDEN DOBIECKO
1	L. ZEPHYRUS AERIALIS	LEUCOPYGE
80	REEDS BAMBUSIN	RED FLOPPERS CURRYANT
80	ROSA 'BOSSA' 'HEDLAND'	BOSKA 'HEDLAND' ROSE, PINK
5	ROSA 'HEDLAND' 'POTTY'	CORAL, PINK, 'HEDLAND' ROSE
14	ROSA 'WHITE HEDLAND'	WHITE 'HEDLAND' ROSE
54	SALIX ELAEAGNUS 'ROSEHAMPOL'	ROSEWARY HILLTOP
11	TALIA OCCIDENTALIS 'SPHARAD'	OVERSAL GREEN CEDAR
12	VACCINIUM OVATA	EVERGREEN HAZEL, REDDY
18	VERBENA DAVIES	DAVID'S VERBENA
240	CALAMAGROSTIS ACOPTILOSA 'KALM, FORTSTER'	FEATHER REED GRASS
24	CAREX MACKENZIEI 'DUBS'	PALM SEDGE
84	POTENTILLA ANEMONA	GRANT PEGGIE
4	HELMINTHUS SPICATUS 'ADAMANT'	ADAMANT PINEAPPLE GRASS
2	POENICETIS ALPICOLOIDES	POINICETIS GRASS
85	SCIRPUS FLAVATILIS	RIVER BULLRUSH
521	SEDERBA ARGENTEA	SILVER MOOR GRASS
87	ACEROLA HILLPOLIN	YARRODA WHEAT COLOURS
58	PANICUM VESICA	HAZELAND STRAWBERRY
1	IRIS SIBERICA	SIBERIAN IRIS, BLUE VARIETY
13	RATISDA PRINATA	PRINCE COMELETHER
28	BERBERIS PALMATA VAR SALLVANTIS 'VOLDFRANZ'	BERBERIS
4	SAMBURAE STILOSPORA 'TREGLOAR'	STRAWBERRY SAMBURAE
40	GAULTHERIA PROCESSIONS	HINTERBUSH
41	GAULTHERIA SMALLER	SALAL
18	LAMBROSA PLUMATILIS	BLUE STAR CREPPER
83	PACHYRANDES 'TROPICAL GREEN BUSH'	JAPANESE SPURGE
7	POLYTAION SEIFFERDII	ALABAMA FERN
576	VACCINIUM ARBOREUM 'SUNBANDY'	SUNBANDY LOWBUSH BLEBBERRY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. COMMON SIZES SPECIFIED AS PER COSTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZE. ** REFER TO SPECIFICATIONS FOR OPENED CONTAINER HEADROOTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEEDLING AND BUSHES HAVE PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAZEL AND JAPAN VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTION. TO THE SPECIFIED NATIONAL DIMENSIONS SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS. * DETERMINED BY CONDITIONS OF AVAILABILITY.

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

PAVING LEGEND	
1	CLASSIC SERIES, BOHM THICK ON VEHICULAR USE SURFACE STANDARD PAYER, HERRINGBONE PATTERN, COLOUR SHADOW
3	CLASSIC SERIES, BOHM THICK ON VEHICULAR USE SURFACE STANDARD PAYER, BASKET WAVE PATTERN, COLOUR INDIAN SUMMER
4	CLASSIC SERIES, BOHM THICK ON VEHICULAR USE SURFACE STANDARD PAYER, 90 D HERRINGBONE PATTERN, COLOUR DESERT SAND
5	12" WIDE CONCRETE BAND, TROPEL FINISH

PROJECT: 1
COMMERCIAL DEV.
 3001 KING GEORGE BLVD
 SUITE 101
 BURNIEY, BC
 Application No. 7912-0147-00
 DRAWING TITLE:
LANDSCAPE PLAN
 DATE: 2008 MAY 20 DRAWING NUMBER:
 SCALE: 1:400
 DRAWN: GL
 CHECKED: GL
 DATE: 2008 MAY 20
 M2LA PROJECT NUMBER: 18-020

L1

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



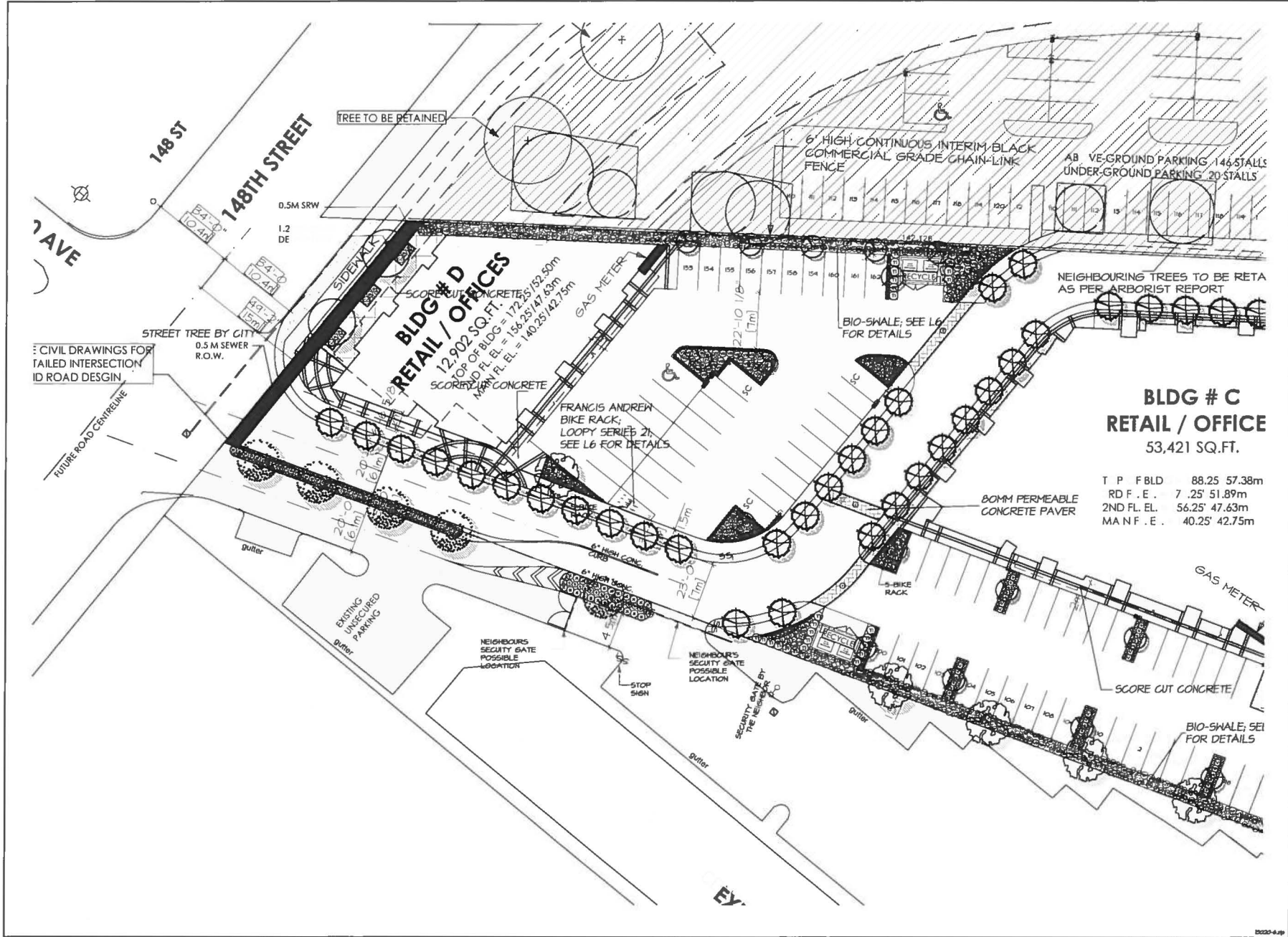
NO	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			

PROJECT
COMMERCIAL DEV.
 3081 KING GEORGE BLVD
 BURNIEY, BC
 Application No. 7912-0147-00

DRAWING TITLE:
LANDSCAPE SHRUB PLAN WEST

DATE	2025 FEB 20TH	DRAWING NUMBER
SCALE:	1:200	L2
DRAWN:	M2LA	
DESIGN:	M2LA	
CHECK:		OF 7

M2LA PROJECT NUMBER: 13-020



CIVIL DRAWINGS FOR
 FAILED INTERSECTION
 ID ROAD DESIGN

STREET TREE BY CITY
 0.5 M SEWER
 R.O.W.

TREE TO BE RETAINED

**BLDG # D
 RETAIL / OFFICES**
 12,902 SQ. FT.
 TOP OF BLDG = 172.51/152.50m
 1ST FL. EL. = 136.25/147.63m
 MA F.L. EL. = 140.25/142.75m

FRANCIS ANDREW
 BIKE RACK
 LOOPY SERIES 21
 SEE L6 FOR DETAILS

6' HIGH CONTINUOUS INTERIM BLACK
 COMMERCIAL GRADE CHAIN-LINK
 FENCE

48 VE-GROUND PARKING - 146 STALLS
 UNDER-GROUND PARKING - 20 STALLS

NEIGHBOURING TREES TO BE RETAINED
 AS PER ARBORIST REPORT

**BLDG # C
 RETAIL / OFFICE**
 53,421 SQ. FT.

T P FBLD 88.25 57.38m
 RD F . E . 7 .25' 51.89m
 2ND FL. EL. 56.25' 47.63m
 MA N F . E . 40.25' 42.75m

80MM PERMEABLE
 CONCRETE PAVER

BIKE RACK

EXISTING
 UNSECURED
 PARKING

NEIGHBOURS
 SECURITY GATE
 POSSIBLE
 LOCATION

NEIGHBOURS
 SECURITY GATE
 POSSIBLE
 LOCATION

STOP SIGN

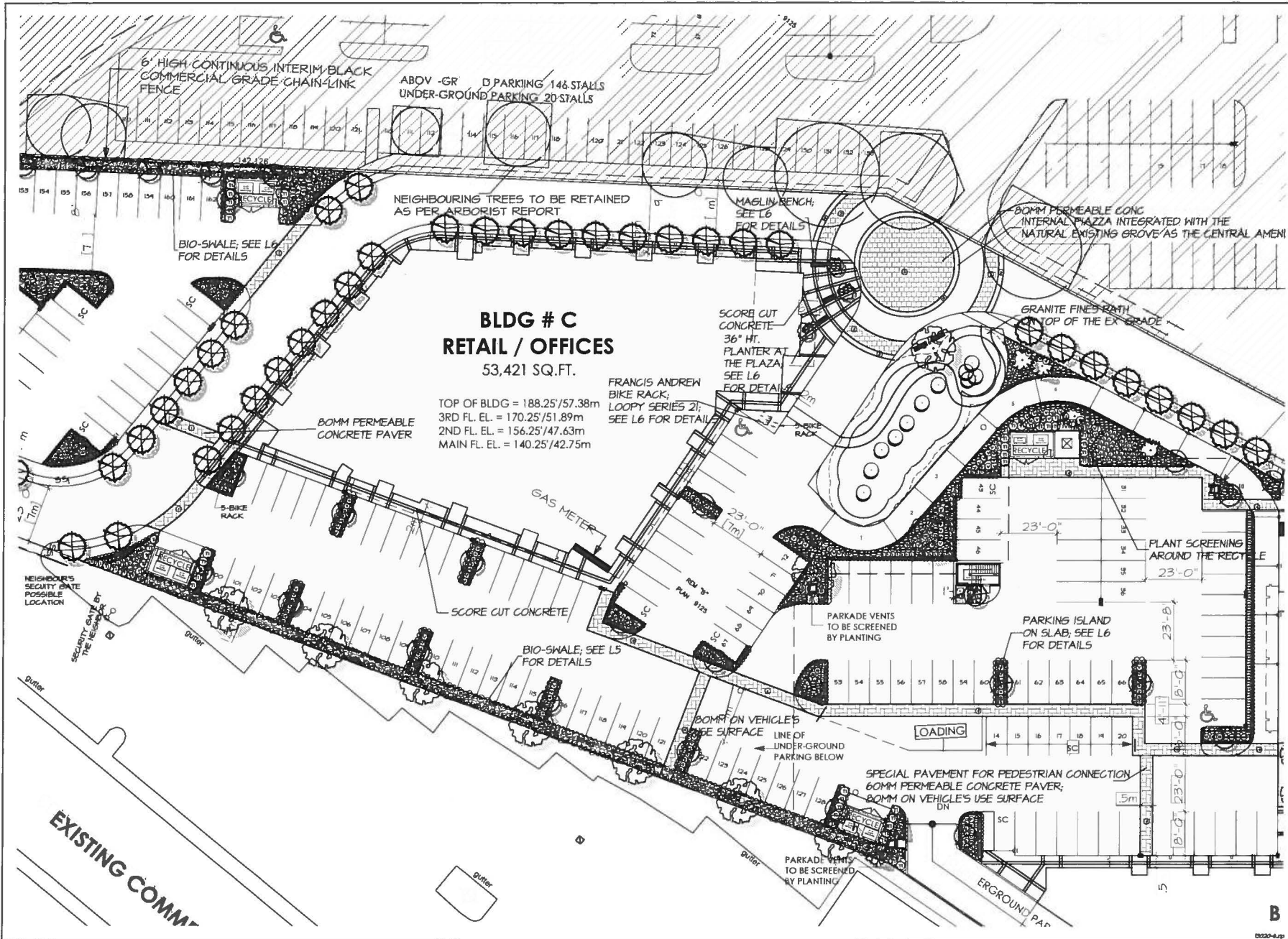
SECURITY GATE
 BY THE NEIGHBOUR

SCORE CUT CONCRETE

BIO-SWALE; SEE
 FOR DETAILS

BY

13-020-4-10



© Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 26 Lorne Mews
New Westminster, British Columbia a
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			

PROJECT
COMMERCIAL DEV.
3081 KING GEORGE BLVD
SURREY, BC

Application No. 7912-0147-00

DRAWING TITLE
LANDSCAPE SHRUB PLAN MIDDLE

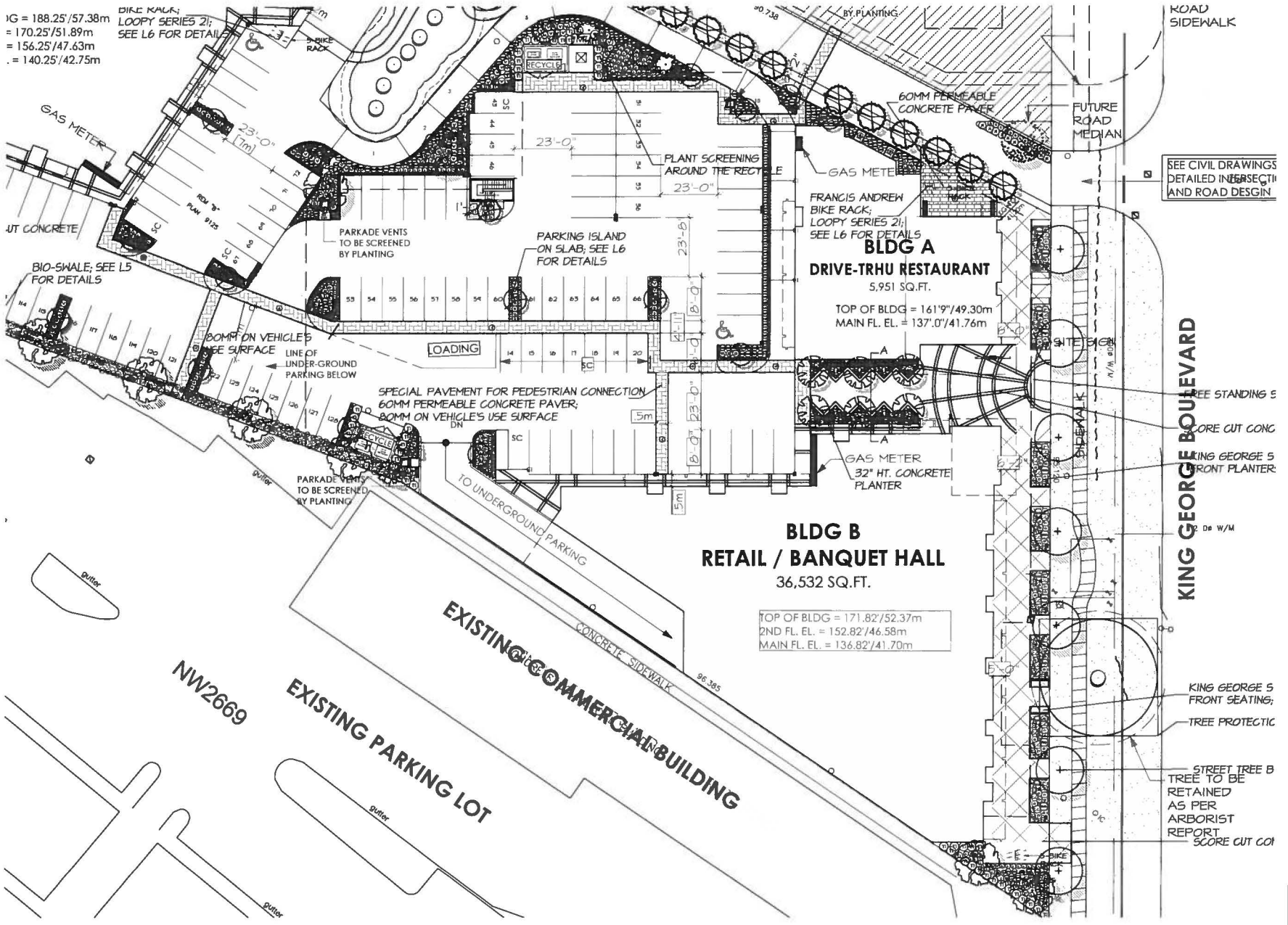
DATE: 2025 FEB 20TH DRAWING NUMBER:
SCALE: 1:200
DRAWN: M2LM
DESIGN: M2LM
CHECK: M2LM

L3

03030-4-10 B 03-020

1G = 188.25/57.38m
 = 170.25/51.89m
 = 156.25/47.63m
 = 140.25/42.75m

DIRE KALK;
 LOOPY SERIES 21;
 SEE L6 FOR DETAIL



ROAD
 SIDEWALK

SEE CIVIL DRAWINGS
 DETAILED IN INTERSECTION
 AND ROAD DESIGN

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



KING GEORGE BOULEVARD

BLDG A
DRIVE-THRU RESTAURANT
 5,951 SQ.FT.
 TOP OF BLDG = 161.9'/49.30m
 MAIN FL. EL. = 137.0'/41.76m

BLDG B
RETAIL / BANQUET HALL
 36,532 SQ.FT.
 TOP OF BLDG = 171.82'/52.37m
 2ND FL. EL. = 152.82'/46.58m
 MAIN FL. EL. = 136.82'/41.70m

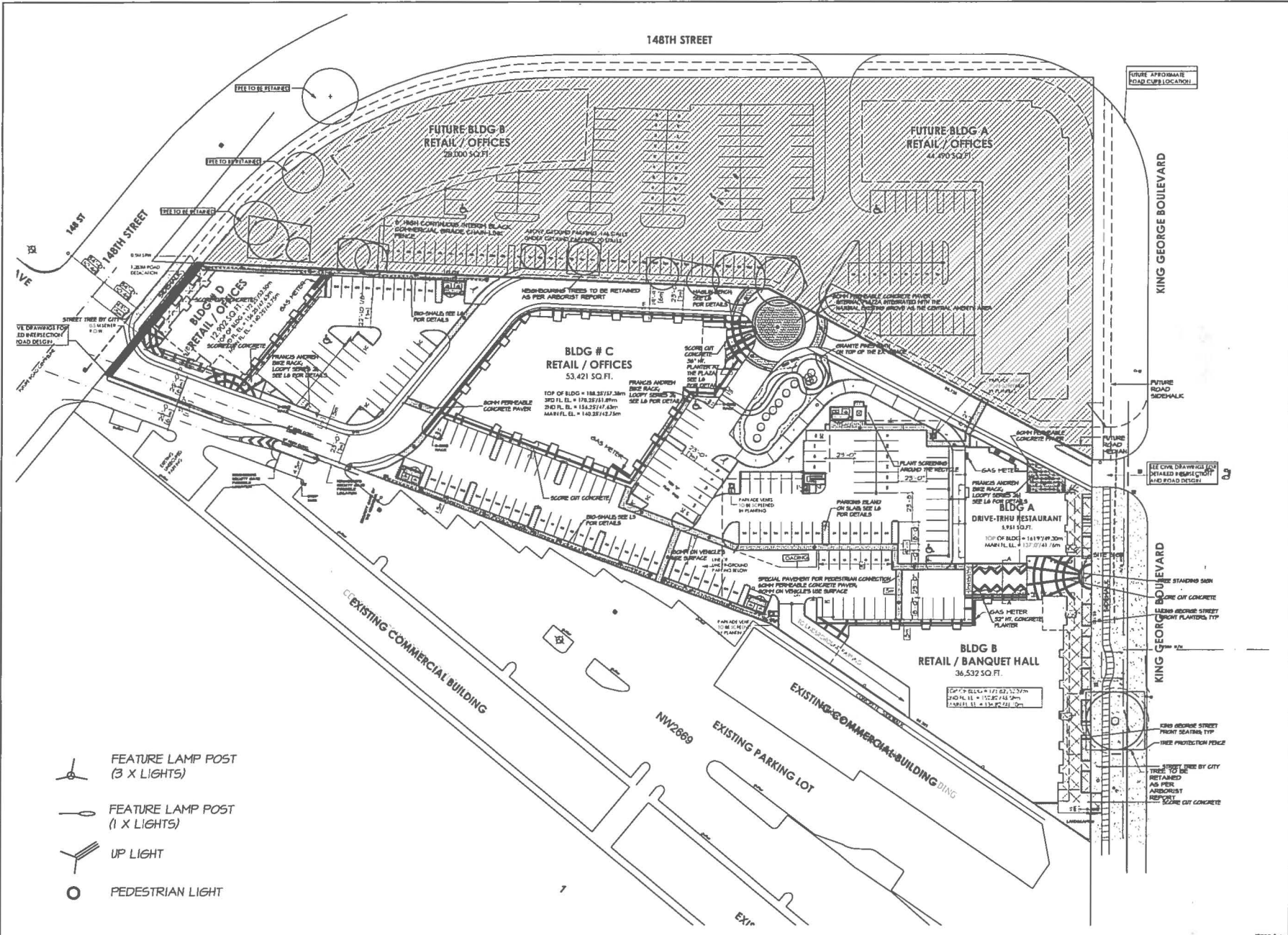
NO.	DATE	REVISION DESCRIPTION	DL.
1		BLDG A REV. PER NEW SITE PLAN	CE
2		BLDG B REV. PER NEW SITE PLAN	CE
3		BLDG B REV. PER NEW SITE PLAN	CE
4		BLDG B REV. PER NEW SITE PLAN	CE
5		BLDG B REV. PER NEW SITE PLAN	CE

PROJECT
COMMERCIAL DEV.
 3081 KING GEORGE BLVD
 SURREY, BC
 Application No. 7912-0147-00
 DRAWING TITLE:
LANDSCAPE SHRUB PLAN EAST

DATE: 2025 FEB 20TH DRAWING NUMBER:
 SCALE: 1:200
 DRAWN: HTLM
 DESIGNED: HTLM
 CHECKED:
 M2LA PROJECT NUMBER: B-020

L4

OF 7



- FEATURE LAMP POST (3 X LIGHTS)
- FEATURE LAMP POST (1 X LIGHTS)
- UP LIGHT
- PEDESTRIAN LIGHT

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO	DATE	REVISION DESCRIPTION	DR.
1		REV. PER NEW SITE PLAN	CL
2		REV. PER NEW SITE PLAN	CL
3		REV. PER NEW SITE PLAN	CL
4		REV. PER NEW SITE PLAN	CL
5		REV. PER NEW SITE PLAN	CL
6		REV. PER NEW SITE PLAN	CL
7		REV. PER NEW SITE PLAN	CL
8		REV. PER NEW SITE PLAN	CL
9		REV. PER NEW SITE PLAN	CL
10		REV. PER NEW SITE PLAN	CL
11		REV. PER NEW SITE PLAN	CL
12		REV. PER NEW SITE PLAN	CL
13		REV. PER NEW SITE PLAN	CL
14		REV. PER NEW SITE PLAN	CL
15		REV. PER NEW SITE PLAN	CL
16		REV. PER NEW SITE PLAN	CL
17		REV. PER NEW SITE PLAN	CL
18		REV. PER NEW SITE PLAN	CL
19		REV. PER NEW SITE PLAN	CL
20		REV. PER NEW SITE PLAN	CL

PROJECT
COMMERCIAL DEV.
 3081 KING GEORGE BLVD
 SURREY, BC
 Application No. 7912-0147-00
 DRAWING TITLE:
LANDSCAPE LIGHTING PLAN

DATE: 2023 FEB 20TH DRAWING NUMBER:
 SCALE: A1/20
 DRAWN: M2LA
 DESIGN: M2LA
 CHECKED: M2LA
 M2LA PROJECT NUMBER: 13-020

L5

OF 7

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

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

DATE: **March 3, 2014** PROJECT FILE: **7812-0147-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3061 King George Blvd**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.283 metres on 148 Street for a total of 30.000 metres.
- Provide 0.500 metre wide SROW along 148 Street.
- Provide 0.500 metre wide SROW along King George Boulevard, if required.
- Provide SROW for future signalization of 148 Street at 30 Ave. intersection.

Works and Services

- Construct 1.8 metre wide concrete sidewalk along King George Boulevard.
- Construct acceleration lane on King George Boulevard, if required.
- Construct interim 30.0m southbound left turn bay on 148 Street.
- Pay cash-in-lieu of 50% for the future signalization 148 Street at 30 Ave. intersection.
- Pay cash-in-lieu for MoTI levy for works at Hwy 99/32 Ave interchange.
- Construct storm sewer mains and water mains to service the development.
- Pay Sanitary Connection and latecomer Fees.
- Provide required service connections.
- Register restrictive covenants for right-in/right-out, water quality/sediment control facility and on-site detention.
- Register reciprocal access easements with properties to the north and to the south.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB

Present:

Chair - J. Makepeace

Panel Members:

S. Lyon

B. Wakelin

T. Bunting

S. Vincent

Guests:Ian Guan, Gradual Architecture Inc.
Meredith Mitchell, M2 Landscape Arch.

B. Dubb, Developer

Maciej Dembek, Barnett Dembek Architect Inc.

Gerry Blonski, Gerry Blonski Architect

Al Tanzer, Landscape Design Inc.

Amar, Prem and Burpac Binning, Owners

Staff Present:H. Bello, Senior Planner - Planning &
DevelopmentM. Rondeau, Acting City Architect -
Planning & Development

H. Dmytriw, Legislative Services

A. ADOPTION OF MINUTES

It was

Moved by S. Vincent

Seconded by J. Makepeace

That the minutes of the Advisory Design

Panel meeting of June 27, 2013 to be received.

Carried**B. NEW SUBMISSIONS****1. 4:00 PM**

File No.:	7912-0147-00
New or Resubmit:	New
Description:	Rez and DP for 4 commercial buildings
Address:	3061 King George Boulevard.
Developer:	Bhupinder Dubb
Architect:	Ian Guan, Gradual Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Hernan Bello

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

- Tree preservation within site.
- Primary driveway through the site allows for future development of north site.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- This site is a difficult irregular shaped parcel of land.
- The primary driveway provided on this site is necessary to allow future development of the north site and has taken a lot of site to provide for this.

- There are four buildings on the site: a 1-storey drive-thru restaurant; two 2-storey retail/office buildings; and a 2-storey with retail/banquet hall with underground parking.
- The buildings are located to come to the streets and face the primary driveway.
- The site to the south is fenced with a gate and will share the driveway from 148 Street.
- Simple architecture: Double volume glass lobby, concrete tilt up, thin walls at corner. The rest of building is simple repetitive CRUs.
- Sustainability features include to use concrete walls tilt ups throughout; to preserve trees. Funds not available for LEED ratings.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Eleven mature trees will be retained in centre focal point amenity area. Meandering pathway and seating under trees with root protection. An arborist has been hired for tree retention.
- Double walkway along King George Blvd. Heritage tree is an English oak along King George Blvd.
- Drive-thru queuing space is hidden from views.
- Significant pedestrian linkage throughout. Pavers along crossings.
- The plaza between buildings allows for congregation area for banquet hall.
- Stormwater management swale proposed along north shared landscape area.
- Artistic features shown.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and DP for 4 commercial buildings

3061 King George Boulevard.

File No. **7912-0147-00**

It was

Moved by S. Lyon

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried

It was recommended that the Applicant pursue a parking reduction variance.

STATEMENT OF REVIEW COMMENTS

Site

- Generally good layout given the awkward site.
- The pedestrian connection through the site from the residential use on the west to future rapid bus on King George Blvd. could be stronger, with more weather protection.
- Make a connection for pedestrians to the south site too if possible.
- Consider where would infill density be accommodated on site in future.

- The site, especially parking areas, could be more efficiently organized—create better open/green space opportunity.
- Important to provide an assigned loading space for restaurants and banquet hall.
- Definitely an improvement for the area.
- Generally good circulation but awkward around Building A and B - the main plaza should align with the pedestrian pathways.
- Underground parking is very good, could make larger to give more green space on surface.
- Good to have bioswales (ensure the bioswales can be accommodated), but there is a lot of impervious paving. Consider increasing the amount of permeable paving. Could be used more to organize the landscape areas, including consideration of developing more of a green route to enhance the experience.
- It would be helpful to have the street information on the plans such as sidewalks, boulevards, trees etc.

Building Form and Character

- Buildings are a bit tight, need more space.
- Building elevations are very reserved and could be more interesting and invite people from King George Blvd. into the site, perhaps look more like the precedent images.
- Some elevations, i.e. along King George Blvd., are well treated. Building elevations facing the interior of the site need more detailing, etc.; more thought needed especially 148 Street frontage.
- Building D facing 148 Street should have more glazing and appeal from the street. It should be treated as a standalone with a setback from the north property line since the future development of north site may not have zero lot line.
- Consideration for additional architectural detail at the pedestrian level. It's important to enhance the public realm to create an amenity. Consider lighting/planters/canopies/wall finish.
- Parking side of restaurant Building A very stark - consider additional detailing.
- Central Building C - consider further opening up of the stair at entrance. Consider improving the interior corridor experience.
- Banquet Hall Building B –
 - Consider more glazing and open stair between ground and second floors to encourage walking rather than using the elevator.
 - Consider making roof deck accessible and landscaped.
 - Consider more glazing detailing around the edges of the space including opening windows, ante rooms at washrooms, bigger landing at top of stairs.

Landscaping

- The landscape drawings show the north site designed in detail, confusing, not part of this application.
- Provide landscape in front of Building D along 148 Street and at entrance driveway.

- Generally there needs to be more green in parking area with fully developed spaces as plazas rather than leftover spaces, more parking could be put underground to make room on surface.

CPTED

- Consider an interim fence along the north site to ensure security of the subject site.
- Building A to be secured on the adjacent site where the building is setback.
- Ensure the plaza between the buildings facing King George Blvd have good surveillance from the building windows and active entrances.

Sustainability

- There is no real sustainable strategy per se in this project.
 - Consider how buildings respond to solar orientation. Should have more solar shading, particularly on south and south west exposures.
 - Use less glass, particularly on north exposures.
 - Consider green materials.
 - Efficient mechanical systems, etc.
- Sustainability not addressed and should be developed further.

B. RESUBMISSION

2. 5:20 PM

File No.:	7912-0296-00
	Resubmit
Last Submission Date:	February 28, 2013
Description:	Rez and DP for 2 Hotels
Address:	228 – 175A Street
	Douglas neighbourhood
Developer:	Hardy Bains
Architect:	Maciej Dembek Barnett Dembek Architect Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Hernan Bello

Note: Statement of Review from February 28, 2013 for Hotel/Senior's housing, Self-storage building was included in the agenda package.

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

- At the last visit to the ADP, the hotel had significant issues and is the subject of today's review. A new architect is assigned to the hotel project.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- There are now two separate hotels and a water complex shared between. Two buildings on a one storey podium. Will be built separately in 2 phases.



Gradual Architecture inc.

t. 604.721.7738 f. 604.222.0198
e. ian@gradualarchitecture.com
a. 200 - West Broadway, Vancouver, BC,
Canada, V6J, 1Y9
www.gradualarchitecture.com

RECEIVED

OCT 03 2013

**PLANNING AND DEVELOPMENT
DEPARTMENT**

KB	7912-0147

Date: October 2nd, 2013

Planning Department, City of Surrey, BC.
Attention: Keith Broersma, MCIP

**Re: 3061 King George Boulevard Development, File No.: 7912-0714-00
Response to comments from the ADP Meeting.**

Dear Keith,

We have done following revisions in respond to the comments from the ADP meeting:

Site

- *The pedestrian connection through the site from the residential use on the west to future rapid bus on King George Blvd. could be stronger, with more weather protection.*
 - Provided continuous canopies over the pedestrian path-ways in front of ground level retail units to protect the pedestrians from the rain.
 - Increased the walkway width to 1.5m plus 1m landscaped boulevards in front of ground level retail units.
 - Provided more details along the store-fronts such as metal pilasters to support the canopies etc.

- *Make a connection for pedestrians to the south site too if possible.*
 - Provided two potential pedestrian connections to the Southern site.

- *Consider where infill density would be accommodated on site in future.*
 - Kept the Bldg D parking lot alone to allow future developments.

- *The site, especially parking areas, could be more efficiently organized—create better open/green space opportunity.*
 - Re-arranged the on-grade parking lot and provided more landscape strips between parking stalls.
 - Increased the size of the underground parkade to allow more green space on-grade.

- *Important to provide an assigned loading space for restaurants and banquet hall.*
 - Provided an assigned loading space for restaurants and banquet halls.

- *Generally good circulation but awkward around Building A and B - the main plaza should align with the pedestrian pathways.*

- Re-aligned the pedestrian pathway with the plaza.
- *Underground parking is very good, could make larger to give more green space on surface.*
 - Increased the size of the underground parkade to allow more green space on-grade.
- *Good to have bioswales (ensure the bioswales can be accommodated), but there is a lot of impervious paving. Consider increasing the amount of permeable paving. Could be used more to organize the landscape areas, including consideration of developing more of a green route to enhance the experience.*
 - See Landscape drawings.
- *It would be helpful to have the street information on the plans such as sidewalks, boulevards, trees etc.*
 - Provided preliminary street information on the site plan.

Building Form and Character

- *Buildings are a bit tight, need more space.*
 - Made the space around each building loosen-up a bit to provide more green and pedestrian space.
- *Building elevations are very reserved and could be more interesting and invite people from King George Blvd. into the site, perhaps look more like the precedent images.*
 - Provided continuous glass canopy above the ground floor with wall-mount metal channel pilasters to support the canopy. These treatments bring more details and interests to the facade.
 - Redesigned the entrance of the Banquet Hall with a framed canopy with post on either side.
 - The double volume of the entrance equipped with interior glulam post-beam structures.
- *Some elevations, i.e. along King George Blvd., are well treated. Building elevations facing the interior of the site need more detailing, etc.; more thought needed especially 148 Street frontage.*
 - Redesigned the interior elevation of Bldg A with more building elements such as glass canopy, signage, and reveals.
 - Redesigned the back of the Bldg D with more architectural details such as more windows, vertical glass sun-shade fins etc.
- *Building D facing 148 Street should have more glazing and appeal from the street. It should be treated as a standalone with a setback from the north property line since the future development of north site may not have zero lot line.*
 - Provided 1.5m setback from the Northern Property.
- *Consideration for additional architectural detail at the pedestrian level. It's important to enhance the public realm to create an amenity. Consider lighting/planters/canopies/wall finish.*
 - Provided continuous glass / metal frame canopies.
 - Wall-mount metal channel pilaster as additional architectural elements.
 - Wall scones on the pilasters.

- Hanging Signage boxes.
- *Parking side of restaurant Building A very stark - consider additional detailing.*
 - Re-designed the interior side of the Bldg A
 - Added more architectural details such as glass canopy, signage, more opening and wall reveals.
- *Central Building C - consider further opening up of the stair at entrance. Consider improving the interior corridor experience.*
 - Provided triple-volume entrance hall.
 - Open elevator waiting area plus seating.
- *Banquet Hall Building B -*
- *Consider more glazing and open stair between ground and second floors to encourage walking rather than using the elevator.*
 - Provided grande stairs to connect entrance hall and 2nd floor pre-function area.
 - More glazing around entrance hall.
- *Consider making roof deck accessible and landscaped.*
 - Replace the roof deck with the banquet hall.
 - Locate office area along the street on the 2nd level.
- *Consider more glazing detailing around the edges of the space including opening windows, ante rooms at washrooms, bigger landing at top of stairs.*
 - The banquet hall has been re-designed with 17-foot high ceiling .

CPTED

- *Consider an interim fence along the north site to ensure security of the subject site.*
 - Provided 6' continuous black commercial grade chain-link fence at the Northern property line with the cost shared by both parties.
- *Building A to be secured on the adjacent site where the building is setback.*
 - Not applicable.
- *Ensure the plaza between the buildings facing King George Blvd have good surveillance from the building windows and active entrances.*
 - The Banquet Hall entrance hall full height glazing will provide "eyes on the street".
 - The Fin wall projected into the plaza has been truncated with opening to eliminate the hiding spot.

Sustainability

- *There is no real sustainable strategy per se in this project.*

There are actually a lot of sustainability strategies being used on this development:

1. Site Selection

- Close to Bus Station
- The development is located at a pivotal point linking commercial areas and centralized residential areas.

2. Density

- The proposed development density - 0.69 is well below the allowed 1.0
- With less density proposed, more open space will be saved on the grade level.

3. Ecology and Stewardship

- The development is able to save 11 native trees
- More permeable pavers will be provided on site.
- Potential Bio-Swale will be provided - see landscape plan.
- more landscaped boulevards to be proposed along the internal driveways.
- more planted strips between parking stalls.
- Less on-grade parking and more underground parking
- Introduced shared-parking strategy between office hour and Banquet Hall hours.

4. Sustainable Transport and Mobility.

- Close to Bus Station
- Continuous covered pedestrian walkways
- Bike Parking / racks will be provided on site.
- Shared parking between office hour and Banquet Hall hours.
- Potential "Car2Go Program Allocated Stalls".

- *Consider how buildings respond to solar orientation. Should have more solar shading, particularly on south and south west exposures.*
 - All windows to be equipped with Sun-Shade control devices, such as horizontal and vertical fins on the west side of buildings.
- *Use less glass, particularly on north exposures.*
 - All office big northern windows have been replaced with two smaller windows.
- *Consider green materials.*
 - Building walls will be concrete tilt-up panel and coherently the concrete is considered as a green material.
 - When the selecting building material, the developer will chose the greener material as possible.
- *Efficient mechanical systems, etc.*
 - Efficient mechanical systems will be chosen.
- *Sustainability not addressed and should be developed further.*
 - See above points.

I hope that these revisions will address the comments from last ADP.

Gradual Architecture Inc.
Ian Guan, M.A.I.B.C.

RECEIVED

OCT 03 2013, CB

PLANNING AND DEVELOPMENT DEPARTMENT

KB	7912-0147



MEMORANDUM

Date: September 24, 2013 Project File No.: 13-020

Attention: Keith Broersma, Hernan Bello Project Name: 4 commercial buildings, 3061 King George Boulevard.

Firm Name: City of Surrey

Address / Fax: From: Meredith

as requested for your information for your comment for your use

for your estimate for your approval

Re: Advisory Design Panel Minutes (Draft), File No.:7912-0147-00

M2 has received the Advisory Design Panel Minutes (Draft) for 4 commercial buildings, 3061 King George Boulevard on JULY 25, 2013. Revisions were done per the comments are:

- The landscape drawings show the north site designed in detail, confusing, not part of this application.
The north site has been hatched and the notation "NIC" has been added.
- Provide landscape in front of Building D along 148 Street and at entrance driveway.
Off-site landscape and three planters on-site have been added in front of Building D. The landscaped traffic islands have been added at the driving entrance.
- Generally there needs to be more green in parking area with fully developed spaces as plazas rather than leftover spaces, more parking could be put underground to make room on surface.
More islands have been added in the parking area.

In addition to above,

- main drive aisle has been revised with 1 meter boulevards on both sides. Columnar trees and lawn have been proposed on them to enhance the main driving corridor.
- Bio-swales have been relocated along east and west property lines.
- plazas were adjusted per function and form of the buildings.
- Pavement area is adjusted per the pedestrian system.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0147-00
Project Location: 3061 King George Blvd, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Ground cover for the developable portion of the site consists of turf grasses around the existing house and across the southeast corner of the site. The majority of the site has naturalized with native broadleaf species, primarily red alder and paper birch which offer little retentive value. The dominant trees include two hedgerows of mature Douglas-fir and a few mature black cottonwood. The trees are generally of moderate structure and health although many of the alder and birch appear to be in decline with dead or dying tops. In addition to the above, an English oak with "Heritage Tree" status is located at the east side of the site.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 229
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 219
Number of Protected Trees to be retained (A-C)	(D) 10
Number of Replacement Trees required (125 x alder/cottonwood X 1 and 90 others X 2)	(E) 309
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached. The replacement plan to be provided by others.

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

Date: February 18, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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: ONE-ACRE RESIDENTIAL ZONE (RA) AND SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-152-162

Lot B Except: Parcel 3 (Bylaw Plan LMP3882), Section 22 Township 1 New Westminster District Plan 9125

3061 - King George Boulevard

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping centre.

B. Permitted Uses

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

- 1. *Retail stores* excluding *adult entertainment stores*, auction houses and *secondhand stores* and *pawnshops*.
- 2. *Personal service uses* excluding *body rub parlours*.

3. *General service uses* excluding funeral parlours and including *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The *beverage container return centre* is a maximum of 279 square metres [3,000 sq.ft.].
5. *Eating establishments* including *drive-through restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor store*.
8. Office uses excluding *social escort services* and *methadone clinics*.
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Tourist accommodation*.
11. *Indoor recreational facilities*.
12. *Assembly halls*.
13. *Community services*.
14. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

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:

Setback	East <i>Yard</i>	West <i>Yard</i>	North <i>Yard</i>	South <i>Yard</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	6.0 m. [20 ft.]	3.5 m. [11 ft.]	3.5 m.* [11 ft.]	3.5 m.** [11 ft.]

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

* North *yard* setback may be reduced to 1.5 metres [4.9 ft.] adjacent to the western 30 metres [98 ft.] of the north property line.

** South *yard* setback may be reduced to 0 metres [0 ft.] adjacent to the eastern 91 metres [300 ft.] of the south property line.

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 15.0 metres [49 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

Parking shall be provided as per Table C.2, 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 sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
4. *Land* and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
14,150 sq. m. [3.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-8 Zone.
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 amended, and the development cost charges shall be based on the C-8 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