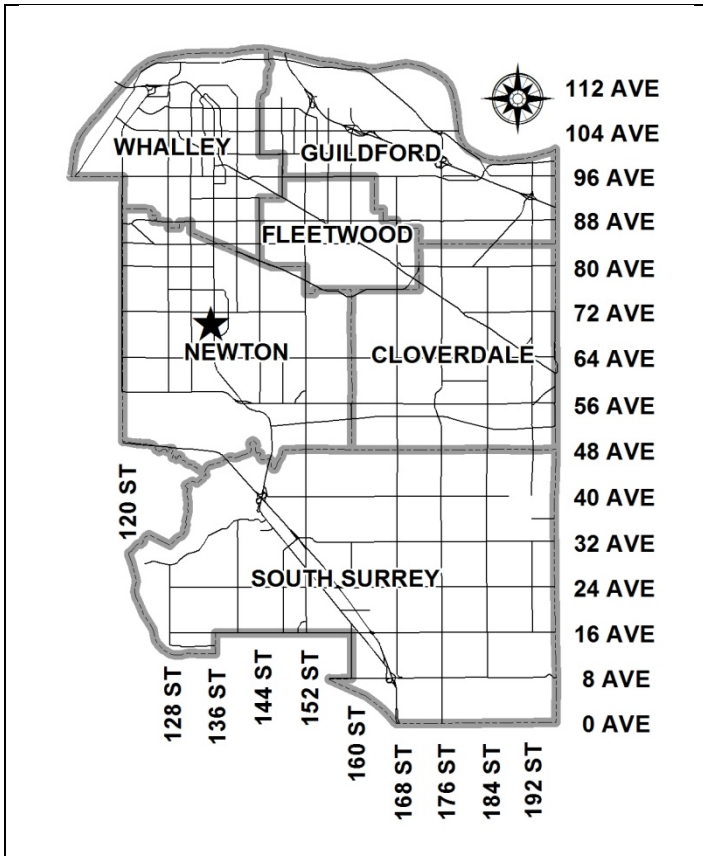


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0330-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a new 455 square metre (4,900 sq.ft.) retail commercial building and renovations to three existing retail commercial buildings on the site. Variance to reduce the onsite parking requirement from 290 to 257 stalls.

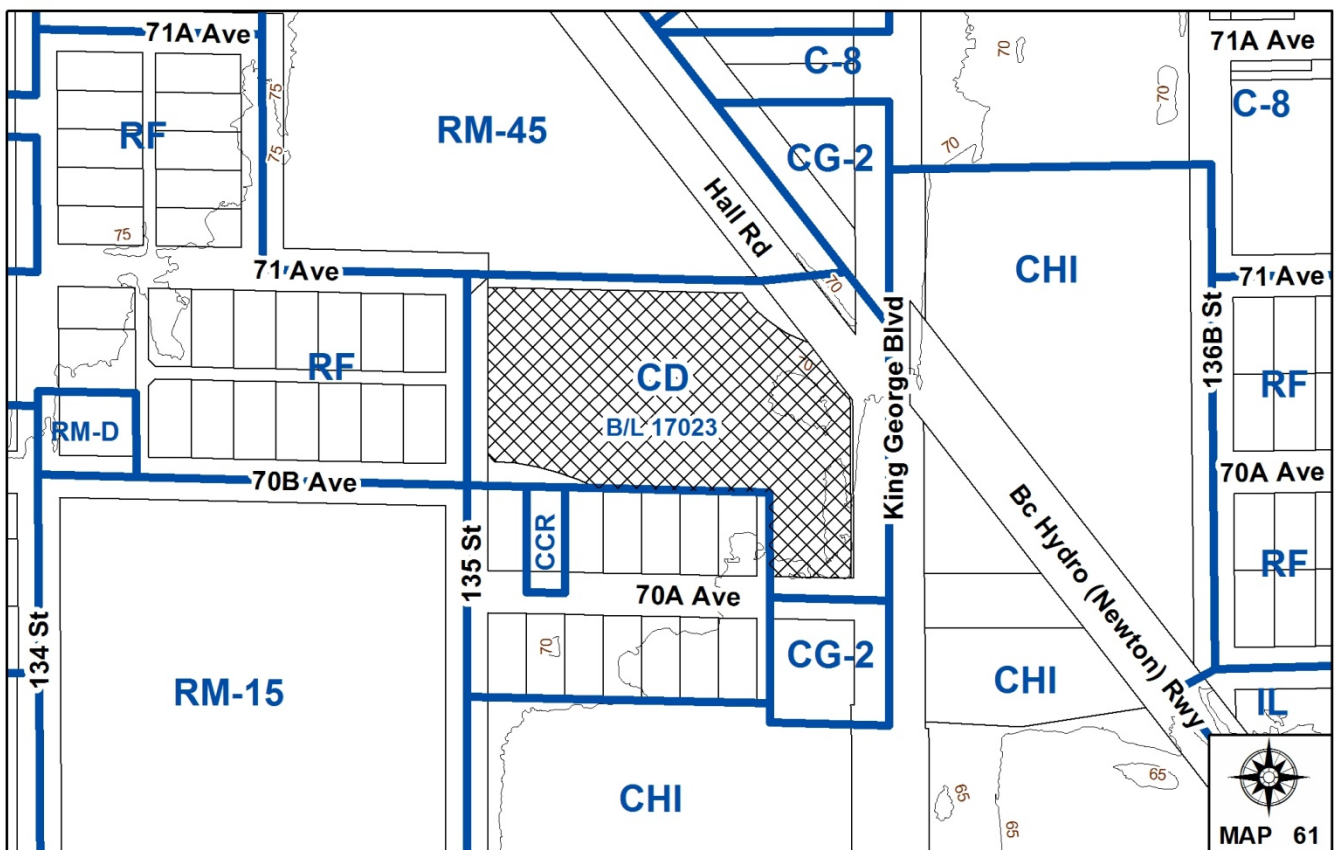
**LOCATION:** 7093 - King George Boulevard

**OWNER:** Newton Square Properties Ltd

**ZONING:** CD(By-law No. 17023)

**OCP DESIGNATION:** Commercial

**LAP DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The CD Zoning of the property requires that a minimum of 290 parking stalls be provided on site. A Development Variance Permit (DVP) is proposed to reduce this off-street parking requirement to 257 stalls to accommodate the proposed development.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposal creates a more modern, urban edge along King George Boulevard through construction of a new 455 square metre (4,900 sq.ft.) retail commercial building with outdoor patio on the northeast corner of the site at the intersection of King George Boulevard and Hall Road and a substantial renovation to the existing retail commercial building on the southeast portion of the site.
- The architectural design character of the new building and the substantially renovated building is contemporary with clean lines, substantial glazing, and a palette of high quality, durable materials. Cladding materials include aluminum composite material (ACM), standing seam metal (galvalume) and cedar. The colour palette is neutral.
- The proposal generally complies with the Project Development Agreement (PDA) between BCLC and Gateway Casinos Ltd.
- The subject site is located along a transit corridor (King George Boulevard) and is adjacent the Newton Town Centre. The subject site will therefore be well served by transit and the proposed reduced parking supply will encourage transit use

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0330-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0330-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the required number of on-site parking spaces from 290 to 257.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

**REFERRALS**

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

**SITE CHARACTERISTICS**

Existing Land Use: Newton bingo hall and retail commercial buildings

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Apartments	Commercial/Multiple Residential	RM-45

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across King George Boulevard ):	Retail commercial buildings and vacant land.	Commercial/Highway Commercial	CHI
South:	Vacant land under development application no. 7908-0222-00 proposing a new retail commercial development (3 <sup>rd</sup> Reading)	Commercial/Highway Commercial	RF and CG-2
West (Across 135 Street):	Single family lots	Multiple Residential/Multiple Residential	RF

## DEVELOPMENT CONSIDERATIONS

### Background

#### *Site Context*

- The subject site is located at the southwest corner of King George Boulevard and Hall Road in Newton. The site is currently zoned Comprehensive Development Zone (CD) (By-law No. 17023) and is designated Commercial in the Official Community Plan (OCP) and Highway Commercial in the 1986 Newton Local Area Plan (LAP).
- The site is occupied by the Newton Community Gaming Centre (previously Newton Bingo Hall) in the northwest portion of the site and two retail commercial buildings in the south and east portions of the site.

#### *Community Gaming Centre Rezoning*

- At its Regular Council meeting on July 12, 2010, Council rezoned the subject site to allow commercial uses and a new community gaming centre containing no more than 150 slot machines along with bingo and other electronic games. At that same meeting, Council approved a development permit for the site, which addressed the form and character of the buildings and other aspects of the proposed development on the site. Council also resolved to advise the British Columbia Lottery Commission (BCLC) that Council approves the addition of slot machine gaming limited to 150 slot machines to the existing bingo gaming license for the site.
- The owner of the subject site at that time, known as Boardwalk, did not proceed with the originally planned redevelopment of the site, and subsequently sold the site to Gateway Casinos Ltd. ("Gateway").

### *South Surrey Casino Proposal*

- Gateway originally planned to relocate the community gaming centre license from the subject site and expand the license to a casino license to be part of a proposed entertainment complex in South Surrey at 1083/1109/1177 - 168 Street in the Highway 99 Corridor (File No. 7912-0299-00). While Gateway was pursuing the application to relocate the Newton community gaming centre license to South Surrey, it requested permission from BCLC and the City of Surrey to activate for an 18-month period the operation of slot machines in the existing Newton Bingo Hall building.
- Council ultimately did not endorse the proposed casino gaming license for the South Surrey location.

### *Temporary Slot Machine Operation*

- Although the zoning on the subject site allows for "gaming" to be conducted as a principal use on the site (which includes the operation of temporary slot machines in the existing Newton Bingo Hall), BCLC advised that it would not activate temporary slot machines in the Newton Bingo Hall without the City of Surrey approving such activation. The City of Surrey may also include conditions deemed necessary in relation to the operation of the temporary slot machines on the site.
- At the October 22, 2012, Regular Council Public Hearing Meeting, Council authorized staff to inform the BCLC that the City approves the activation for an 18-month period of slot machines in the existing Newton Bingo Hall building subject to a Project Development Agreement (PDA) being executed between BCLC and Gateway Casinos Ltd. The PDA was executed by Gateway and BCLC on October 31, 2012 and the gaming centre opened for business in November 2012.

### *Project Development Agreement*

- The PDA states that temporary slot machines in the existing Newton Bingo Hall building may be activated and operated under the following conditions:
  - for a period of 18 calendar months from the date of their activation; or
  - until the date on which permanent slot machines are activated in a new South Surrey Casino (if approved); or
  - until the date on which permanent slot machines are activated in a new Newton Community Gaming Centre.
- The PDA requires that Gateway substantially commence construction by April 1, 2013 of the redevelopment of the Newton Bingo Hall site in three defined phases and will continue and complete this redevelopment in a rigorous and timely manner but in any case the construction will be completed no later than March 31, 2015.

- The PDA further states that if Gateway is not successful in obtaining a casino license for the South Surrey location, that they will proceed with construction of a new building that will house a community gaming centre including 150 slot machines, with construction to be completed by June 1, 2014.

### Current proposal

- In accordance with the terms of the PDA, Gateway has submitted the subject Development Permit (DP) and Development Variance Permit (DVP) application in order to commence construction of a combined Phase 1 and Phase 2 of the redevelopment of the Newton Bingo Hall site. This includes the following: (Appendix II)
  - construction of a new 455 square metre (4,900 sq.ft.) retail commercial building on the northeast corner of the site (Building B);
  - a significant renovation to the retail commercial building on the southeast portion of the site fronting King George Boulevard (Building A); and
  - partial demolition and subtle renovations to the retail commercial buildings on the south and west portions of the site, including the Bingo hall building (Buildings C and D).
- The intent of Phase 1 and Phase 2 of the redevelopment is to create a more modern, urban edge along King George Boulevard. This will be achieved through construction of a new 455 square metre (4,900 sq.ft.) retail commercial building with outdoor patio on the northeast corner of the site at the intersection of King George Boulevard and Hall Road (Building B), and a substantial renovation to the existing retail commercial building on the southeast portion of the site (Building A).
- Renovations to the other 2 buildings on the site including the Bingo Hall building are much more subtle as these buildings (Buildings C and D) will be replaced in the future. Under the terms of the PDA, Gateway is required to complete construction of a new building (Building D) to house the community gaming centre by June 1, 2014. In addition, Gateway intends to replace Building C when the properties to the south redevelop (these properties are currently under a development application No. 7908-0222-00 that has received 3<sup>rd</sup> Reading from Council) and the realignment of 70A/B Avenue is constructed thereby allowing them to orient building(s) towards this new street. Since Building C and D are to be replaced in the near future, substantial renovations at this stage are not warranted. Portions of Building C and D are proposed to be demolished as part of the subject application to open up the site and create additional opportunities for surface parking.
- The applicant has provided a conceptual site plan illustrating the possible location of a new Building D for the community gaming centre, and new street oriented buildings to replace Building C once 70A/B Avenue is constructed (Appendix V).
- A new driveway access will be constructed along King George Boulevard near the midpoint between Hall Road and 70A Avenue; this access will be limited to right-in-right-out only. A full-movement access will be provided at the northeast corner of the site from Hall Road and a one-way access will be provided from 135 Street. These accesses will be adjusted/supplemented through future redevelopment on the site.

- A total of 257 off-street parking spaces are proposed for the site, which is less than the 290 spaces required under the CD Zone. A Development Variance Permit (DVP) is requested to accommodate this reduced parking provision and will be discussed later in this report.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The architectural design character of the new Building B and the renovated Building A is contemporary with clean lines, substantial glazing, and a palette of high quality, durable materials. Cladding materials include aluminum composite material (ACM), standing seam metal (galvalume) and cedar. The colour palette is neutral.
- The south portion of Building D and the west portion of Building C are proposed to be demolished and these areas replaced with surface parking. Additional renovations to these buildings are quite subtle, as they are temporary buildings, and include general damage repairs to existing siding, new paint, and the addition of fabric awnings.
- All new building fascia signage will consist of individual illuminated channel letters (no acrylic box type signs). The existing pylon signs on the site will be removed and replaced with two new monument signs that have been designed to reflect the architectural character and quality of the Building A and B. The signs will be 4.5 metres (15 ft.) in height. All proposed new signage meets the provisions of the Sign By-law.

### Tree Preservation and Landscaping

- The applicant retained Glenn Murray of Froggers Creek Tree Consultants Ltd. (certified arborist) to undertake a site inspection and prepare an arborist report for the site. The arborist report identifies 41 mature trees on the site and concludes that 14 will need to be removed. All of the trees for removal conflict with new construction on the site. The 27 trees to be retained are located around the perimeter of the site. The following table provides a summary of tree retention and removal on the subject site.

<b>Tree Species</b>	<b># Existing</b>	<b># to be Removed</b>	<b># to be Retained</b>
Douglas Fir	17	0	17
Pyramid Cedar	9	9	0
Scots Pine	5	1	4
Crimson King Maple	4	2	2
Flowering Cherry	4	1	3
Western Red Cedar	1		1
Norway Maple	1	1	0
<b>TOTAL</b>	<b>41</b>	<b>14</b>	<b>27</b>

- Landscaping efforts are focused along the eastern edge of the site fronting King George Boulevard adjacent to Building A and B. New landscape islands are proposed every 5 to 6 parking spaces along with a layered landscaping strip along the property edge. A combination of new trees, shrubs, grasses, and ground covers in both deciduous and coniferous varieties are proposed in these areas to soften the parking area and complement the new building design. New landscaping in the interior portions of the site will be added through future redevelopment.
- The garbage areas are built into Buildings A and B and therefore will not be visible. New bicycle racks are proposed adjacent to Building A.
- New pedestrian crossings are provided and delineated with decorative paving.

### SUSTAINABLE DEVELOPMENT CHECKLIST

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)	• The subject site is located along a transit corridor (King George Boulevard) adjacent to the Newton Town Centre. The subject proposal adds new commercial services to the area and creates an urban edge along King George Boulevard.
2. Density & Diversity (B1-B7)	• The subject proposal adds additional commercial services along King George Boulevard.
3. Ecology & Stewardship (C1-C4)	• New landscape islands are being added in the surface parking area.
4. Sustainable Transport & Mobility (D1-D2)	• The subject site is located along a transit corridor (King George Boulevard). Surface parking has been reduced to encourage transit use.
5. Accessibility & Safety (E1-E3)	• New pedestrian crossings are being added on the site and delineated with decorative paving.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### ADVISORY DESIGN PANEL

- The project was not presented to the Advisory Design Panel but was reviewed by staff and deemed to be acceptable.



BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- In Section H.3 Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023 the minimum number of required off-street parking stalls is reduced from 290 parking spaces to 257 parking spaces.

## Applicant's Reasons:

- A reduced number of required parking stalls has merit given the site's transit oriented location and encourages more efficient use of the site.

## Staff Comments:

- The subject site is located along a transit corridor (King George Boulevard) and is adjacent the Newton Town Centre. The subject site will therefore be well served by transit and the proposed reduced parking supply will encourage transit use.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	Applicant's redevelopment concept for next phase
Appendix VI	Development Variance Permit No. 7912-0330-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RG/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17023)

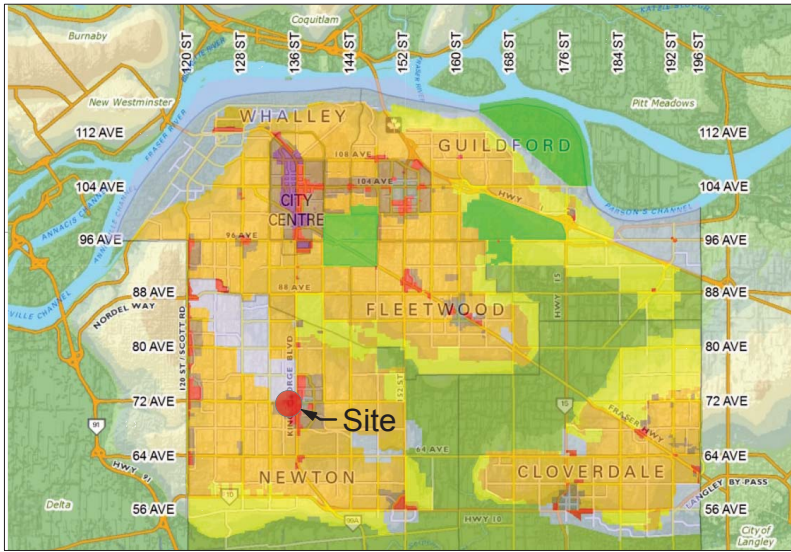
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		16,278 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (N)	2.0 m	2.0 m
Side #2 (S)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	
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		
Office		
Total	13,022 m <sup>2</sup>	5,115 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	13,022 m <sup>2</sup>	5,115 m <sup>2</sup>

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

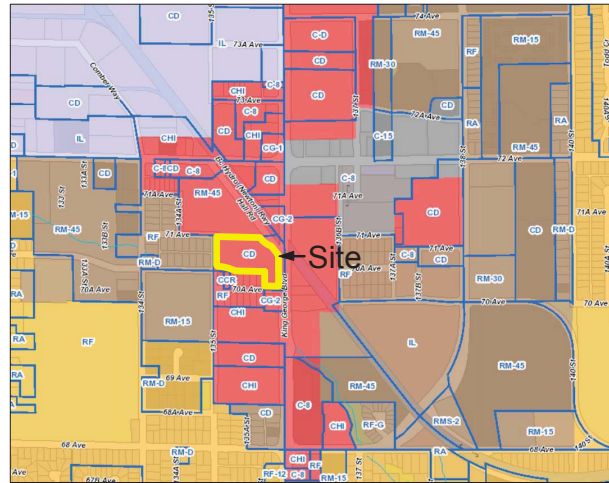
## Development Data Sheet cont'd

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)	0.8	0.3
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	290	257
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	290	257
Number of disabled stalls	3	8
Number of small cars	64	21
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

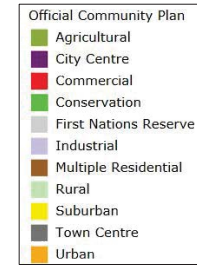
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Context 1 - OCP



Context 3 - Zoning & OCP



Project Data Summary (Phase 1)		March 13, 2013	
Civic Address	7093 King George Highway, Surrey, B.C.		
Legal Description	Lot 56 + 52 Section 17 Township 2, New Westminster Dist. Plan 58570 + 55058		
Zoning	CD (C8) Comprehensive Development Zone		
	Required	Proposed/Provided	
Site Area m <sup>2</sup>	16,285.90	16,285.90	
Site Coverage Bldg.	50%	31.40%	
Bldg Setback Front	7.5m	a) 7.5m	b) 2.5m*
Bldg Setback Rear	7.5m	a) 1.5m*	b) 0.0m*
Bldg Setback Side N	7.5m	a) 1.0m*	b) 2.0m*
Bldg Setback Side S	7.5m	a) 7.5m	b) 7.5m c) 7.5m
Landscape Setback	1.5m		
Building Height m	12 m	9.9 m	
Building Area m <sup>2</sup>			
	Bldg A	1,233.58	
	Bldg B	454.68	
	Bldg C	1,527.05	
	Bldg D	1,898.94	
Total Bldg. Area m <sup>2</sup>		5,114.25	
Floor Area Ratio	0.8	0.31	
<b>Parking</b>			
Parking Bldg A	Category 2	31	
Parking Bldg B	Restaurant	11	
Parking Bldg C	Category 2	38	
Parking Bldg D	Bingo Hall	208	
Parking Total		288	
Parking Small Car		21	
Parking H/C		6	
Loading		0	
Bicycle Parking	Retail 5	6+	

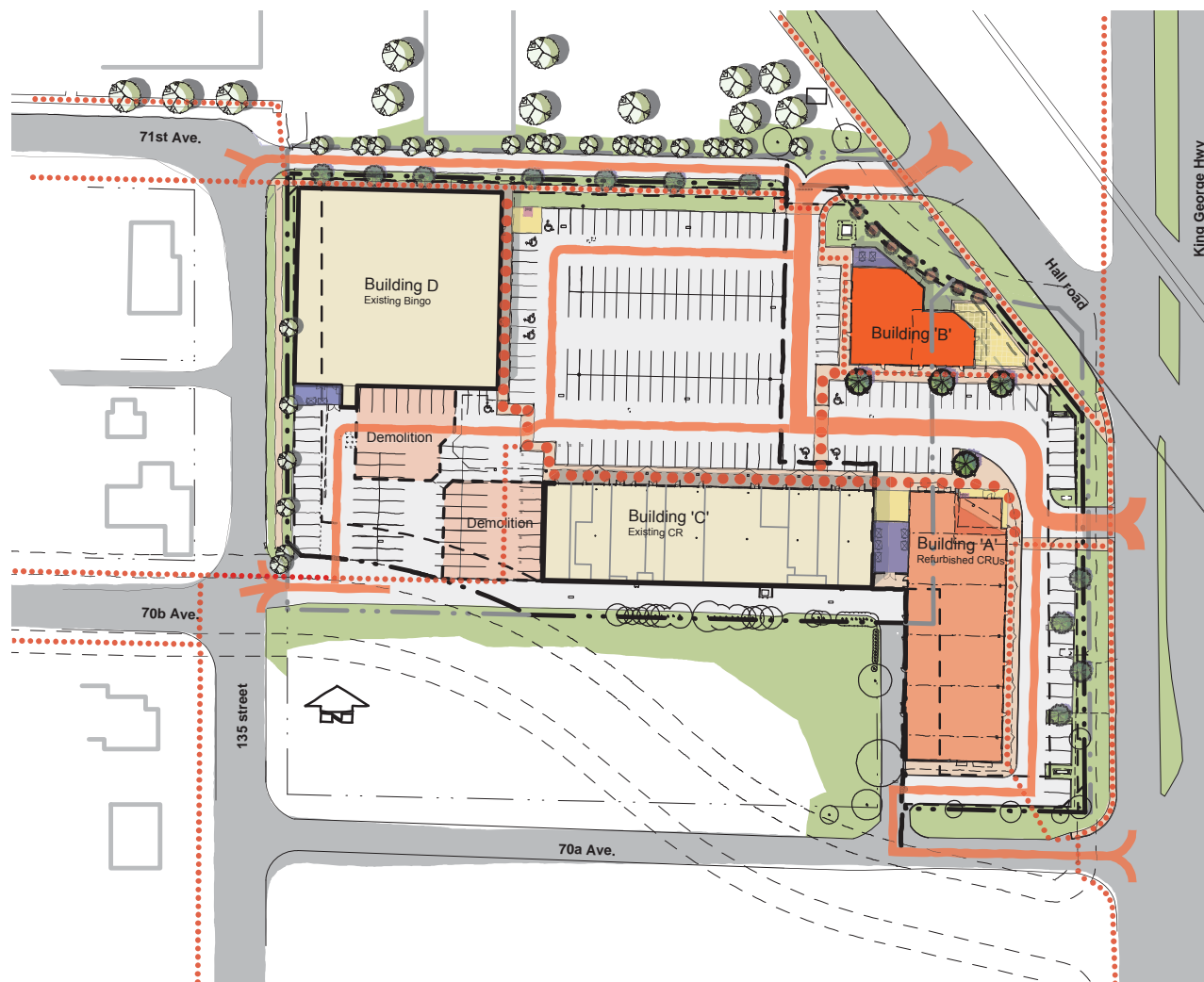
\*Variance



Context 2 - Zoning & photo

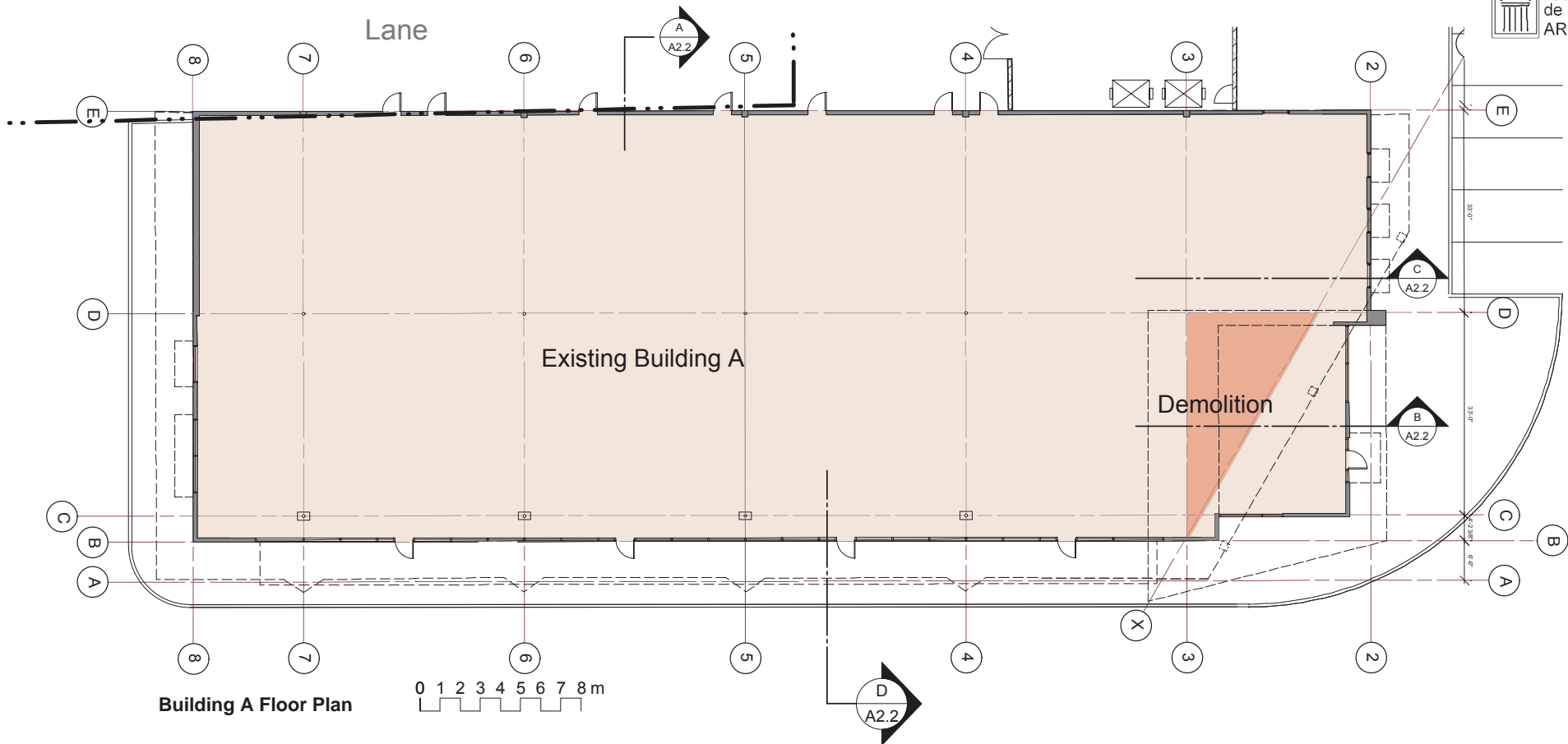
# A0.1 NEWTON SQUARE Redevelopment - SURREY Context & Data

March 13, 2013



- Legend**
- Vehicle Access - Major
  - Vehicle Access - Minor
  - Pedestrian Access - Major
  - Pedestrian Access - Minor
  - Outdoor Amenity Areas
  - Garbage/ Recycling
  - Bike Storage
  - Pylon Signs

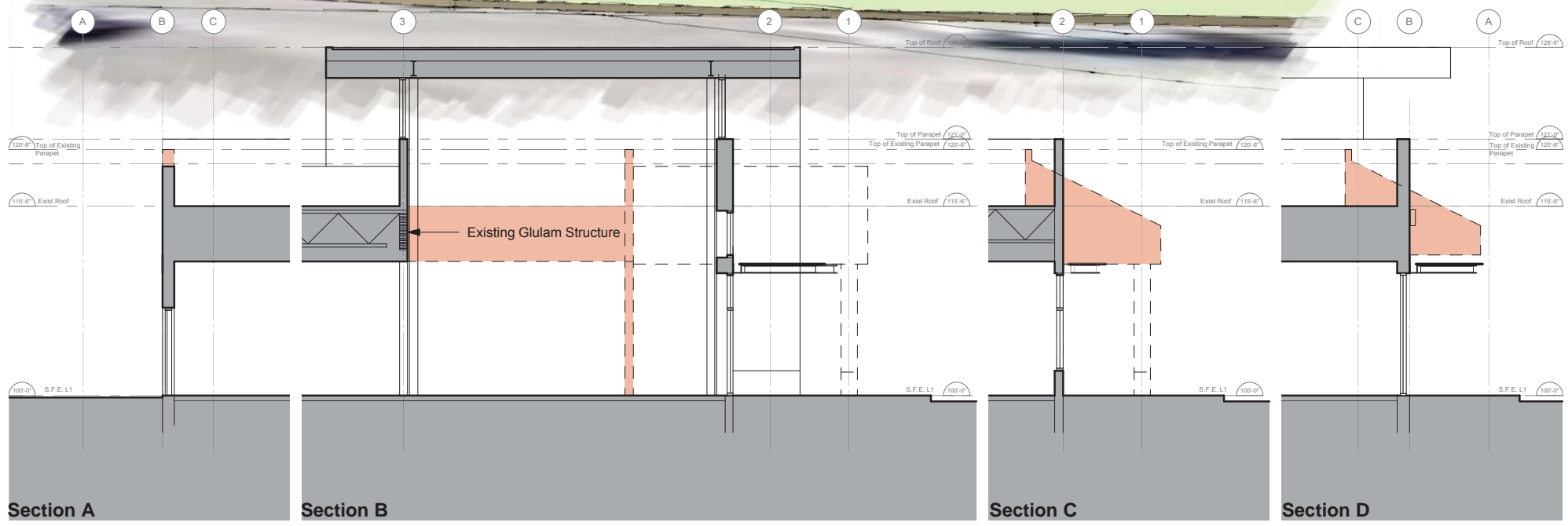




**A2.1 NEWTON SQUARE Redevelopment - SURREY Building A**

March 13, 2013



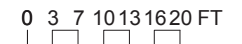
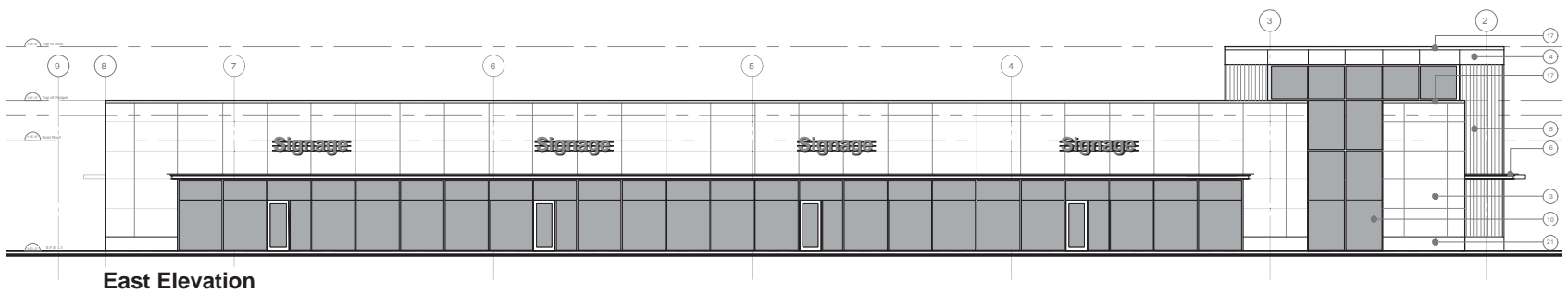
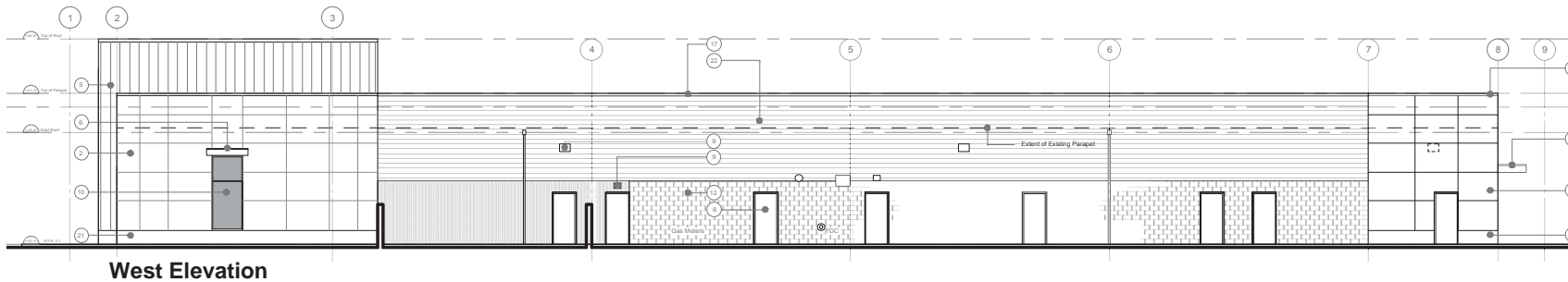
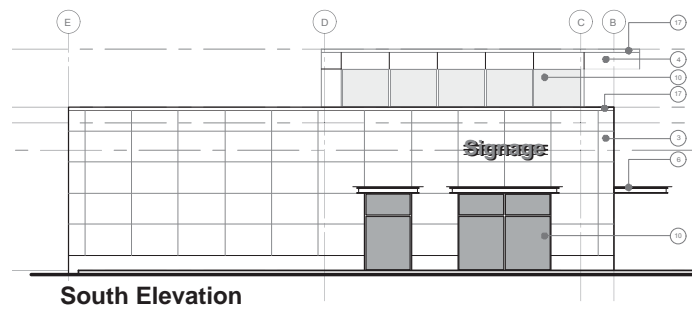
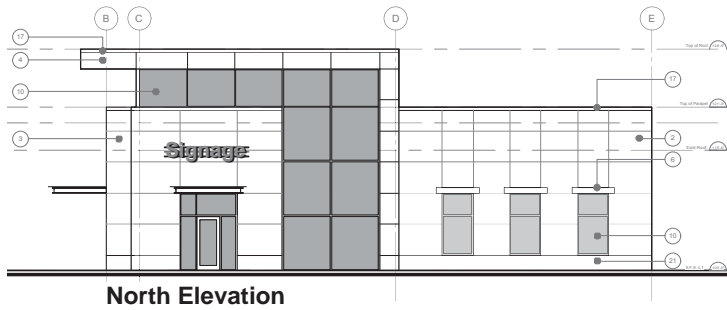


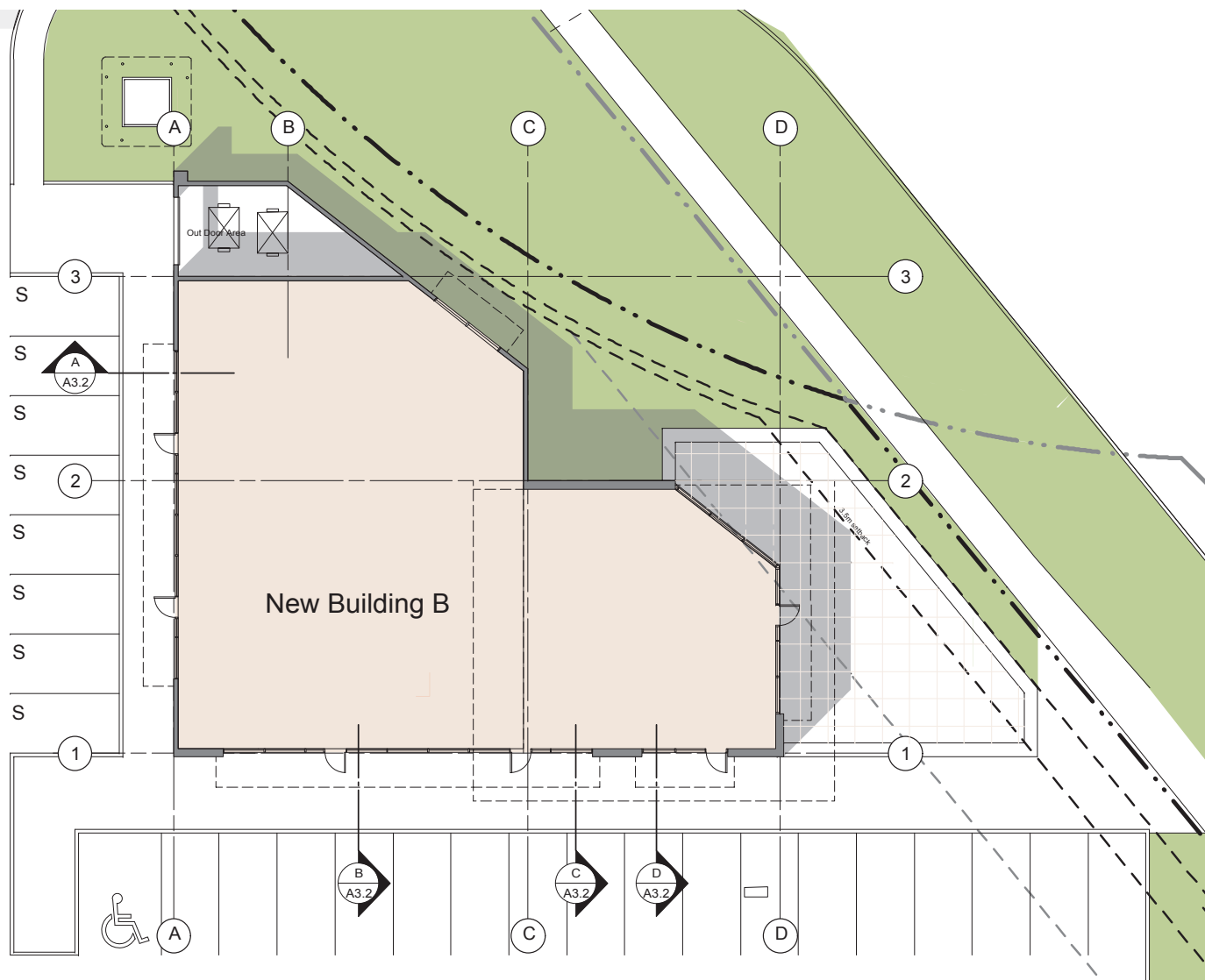
**A2.2 NEWTON SQUARE Redevelopment - SURREY Building A**

March 13, 2013

**Materials Legend**

- 1 Fabric Awning #1
- 2 ACM - Aluminum Composite Material - Panel #1
- 3 ACM - Aluminum Composite Material - Panel #2
- 4 ACM - Aluminum Composite Material - Panel #3
- 5 Standing seam metal - galvalume
- 6 Steel & Glass canopy
- 7 T&G Cedar - stained
- 8 Steel Doors and Frames: Painted
- 9 Wall Lighting (existing)
- 10 Aluminum Storefronts with Glass: Clear Anodized (Bldg A & B)
- 11 Aluminum Storefronts: Dark Anodized (Existing) (Bldg C & D)
- 12 Smooth Concrete Block #1 (existing/new): Painted
- 13 Smooth Concrete Block #2 (existing): Painted
- 14 Smooth Concrete Block #3 (existing): Painted
- 15 Ribbed Concrete Block #4 (existing): Painted
- 16 Backlit Sign Panels (existing)
- 17 Metal Flashing: Aluminum: Clear Anodized
- 18 Aluminum Storefronts with Spandrel: Clear Anodized (Bldg B)
- 19 Metal Coiling Overhead Door - Galvanized
- 20 (NOT USED)
- 21 Concrete Wall/ Column Bases: Sand Blasted, Natural Colour.
- 22 Horizontal Fiber Cement Siding: Painted
- 23 (NOT USED)
- 24 (NOT USED)
- 25 (NOT USED)
- 26 (NOT USED)
- 27 Rainwater Leaders:
- 28 Individual Backlit Channel Letter Signage:
- 29 Heavy Timber: Stained, Natural Colour.
- 30 Corrugated Steel Roofing (existing): Dark Green.
- 31 Metal Flashing (existing): Dark Green.
- 32 Wood Fascia (existing): Painted to ??? Colour.
- 33 Wood Fascia (existing): Painted to ??? Colour.
- 34 Roof Membrane: Medium Grey
- 35 Wood Fence: Stained, Natural Colour.
- 36 Asphalt Shingles (existing).
- 37 Steel Boltard (existing).
- (NOT USED)





Building B Floor Plan

0 3 7 10 13 16 20 23 26 FT

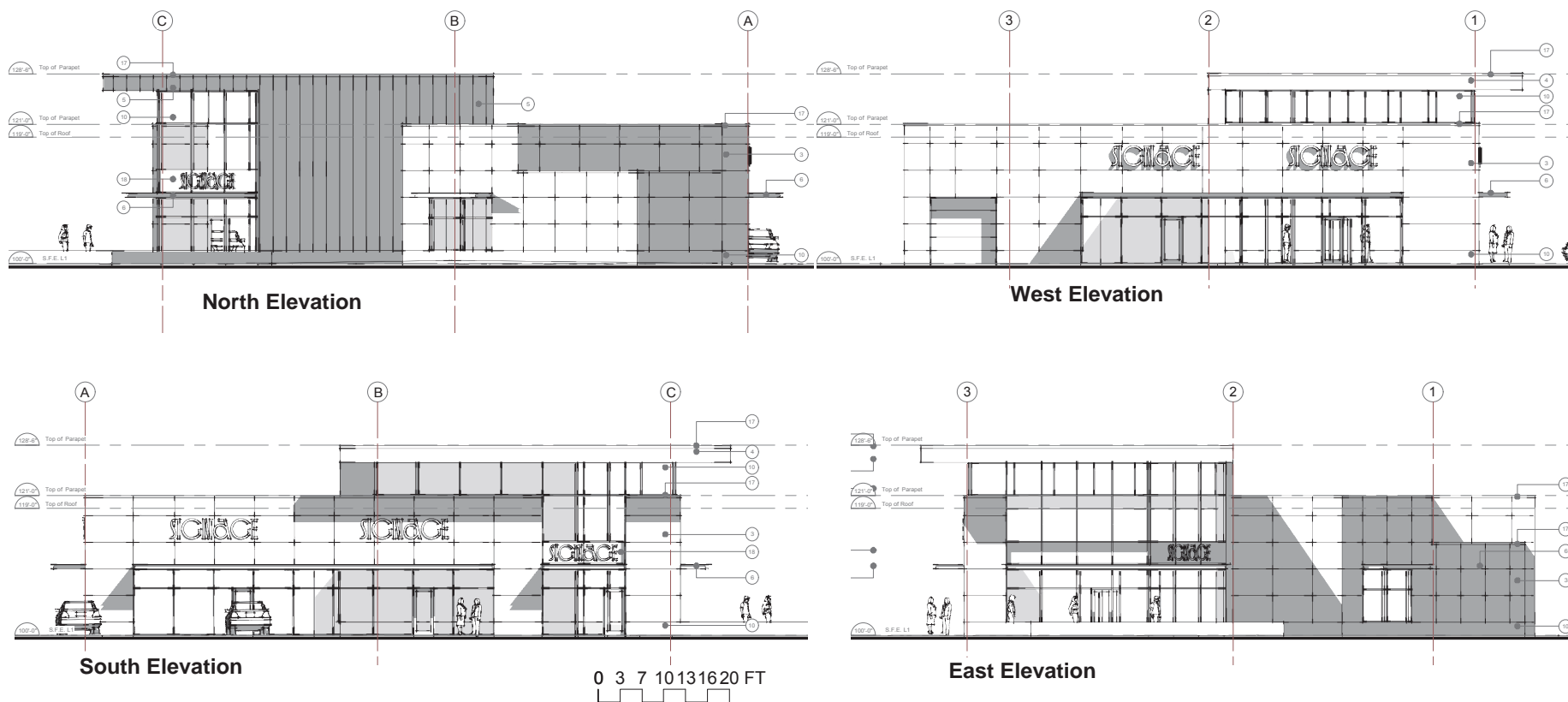
A3.1 NEWTON SQUARE Redevelopment - SURREY Building B

March 13, 2013



**A3.2 NEWTON SQUARE Redevelopment - SURREY Building B**

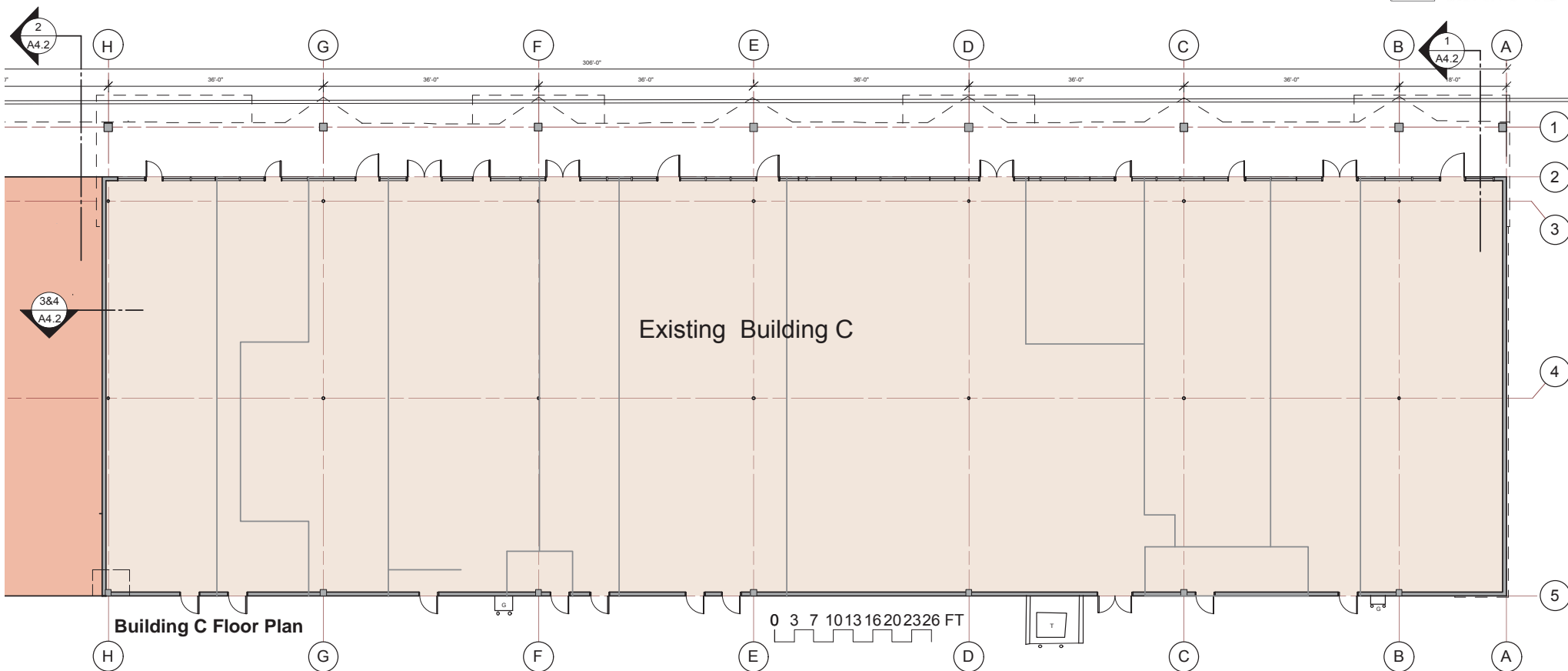
March 13, 2013



**A3.3 NEWTON SQUARE Redevelopment - SURREY Building B**

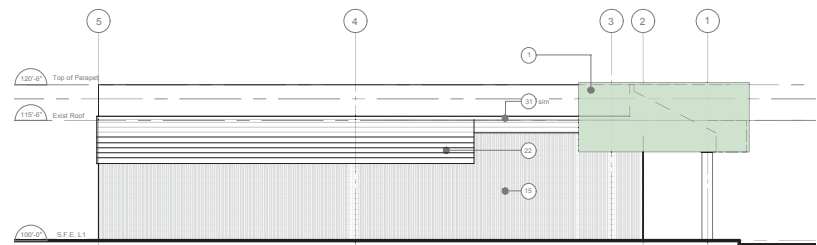
March 13, 2013





**A4.1 NEWTON SQUARE Redevelopment - SURREY Building C**

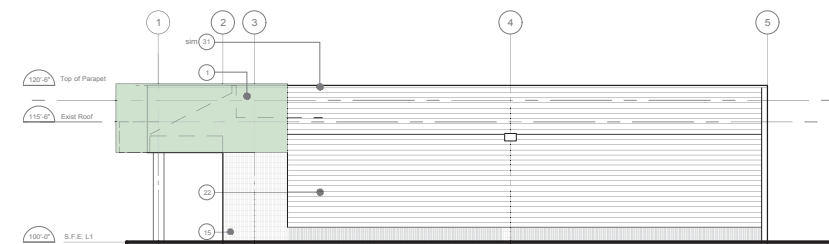
March 13, 2013



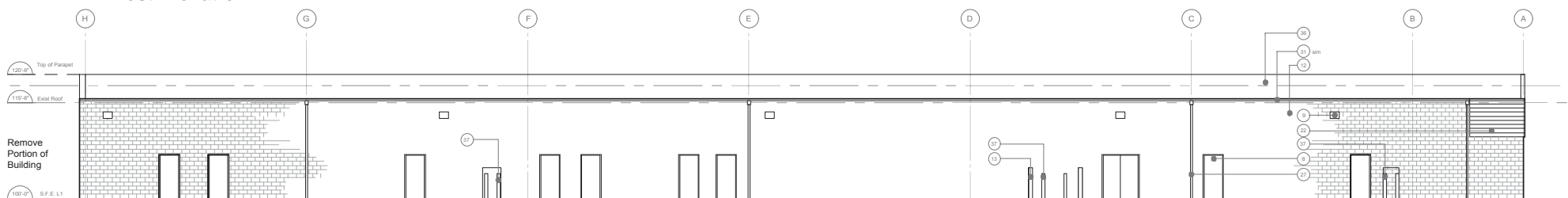
**East Elevation**

**Materials Legend**

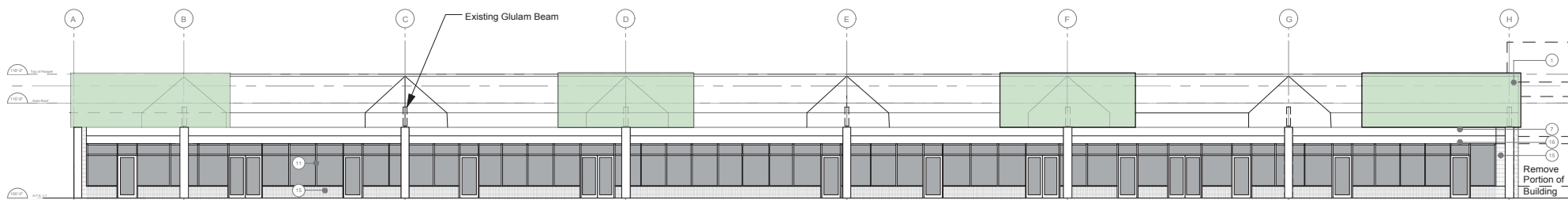
- 1 Fabric Awning #1
- 2 ACM - Aluminum Composite Material - Panel #1
- 3 ACM - Aluminum Composite Material - Panel #2
- 4 ACM - Aluminum Composite Material - Panel #3
- 5 Standing seam metal - galvalume
- 6 Steel & Glass canopy
- 7 T&G Cedar - stained
- 8 Steel Doors and Frames: Painted
- 9 Wall Lighting (existing)
- 10 Aluminum Storefronts with Glass: Clear Anodized (Bldg A & B)
- 11 Aluminum Storefronts: Dark Anodized (Existing) (Bldg C & D)
- 12 Smooth Concrete Block #1 (existing/new): Painted
- 13 Smooth Concrete Block #2 (existing): Painted
- 14 Smooth Concrete Block #3 (existing): Painted
- 15 Ribbed Concrete Block #4 (existing): Painted
- 16 Backlit Sign Panels (existing)
- 17 Metal Flashing: Aluminum Clear Anodized
- 18 Aluminum Storefronts with Spandrel: Clear Anodized (Bldg B)
- 19 Metal Coiling Overhead Door - Galvanized
- 20 (NOT USED)
- 21 Concrete Wall/ Column Bases: Sand Blasted, Natural Colour.
- 22 Horizontal Fiber Cement Siding: Painted
- 23 (NOT USED)
- 24 (NOT USED)
- 25 (NOT USED)
- 26 (NOT USED)
- 27 Rainwater Leaders:
- 28 Individual Backlit Channel Letter Signage:
- 29 Heavy Timber: Stained, Natural Colour.
- 30 Corrugated Steel Roofing (existing): Dark Green.
- 31 Metal Flashing (existing): Dark Green.
- 32 Wood Fascia (existing): Painted to ??? Colour.
- 33 Wood Fascia (existing): Painted to ??? Colour.
- 34 Roof Membrane: Medium Grey
- 35 Wood Fence: Stained, Natural Colour.
- 36 Asphalt Shingles (existing).
- 37 Steel Boltard (existing).



**West Elevation**



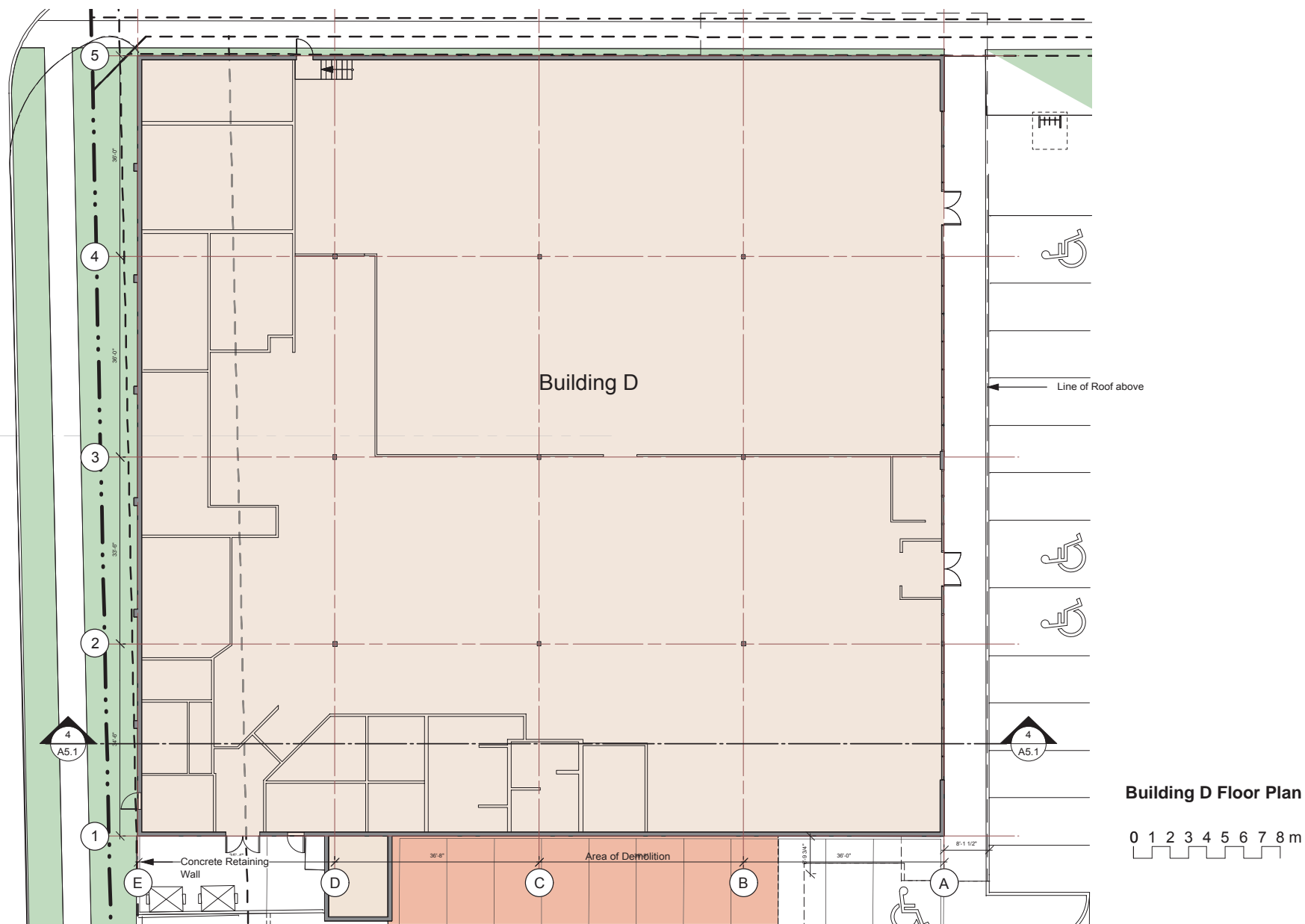
**South Elevation**



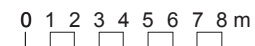
**North Elevation**





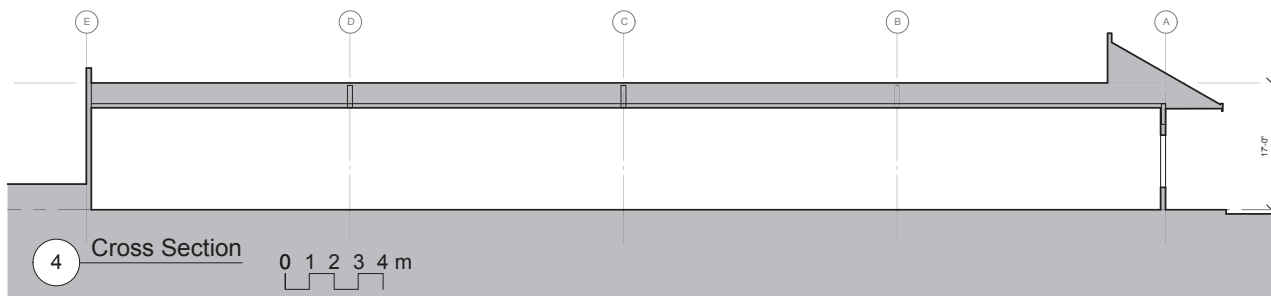


Building D Floor Plan



A5.1 NEWTON SQUARE Redevelopment - SURREY Building D

March 13, 2013

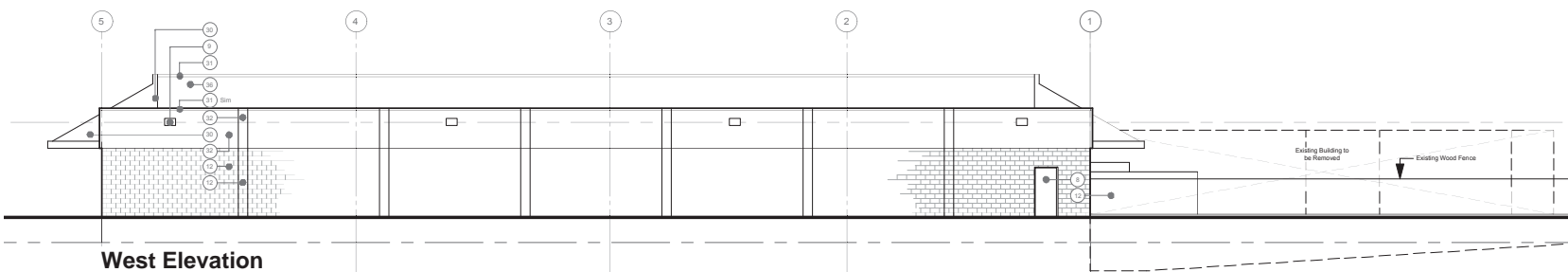
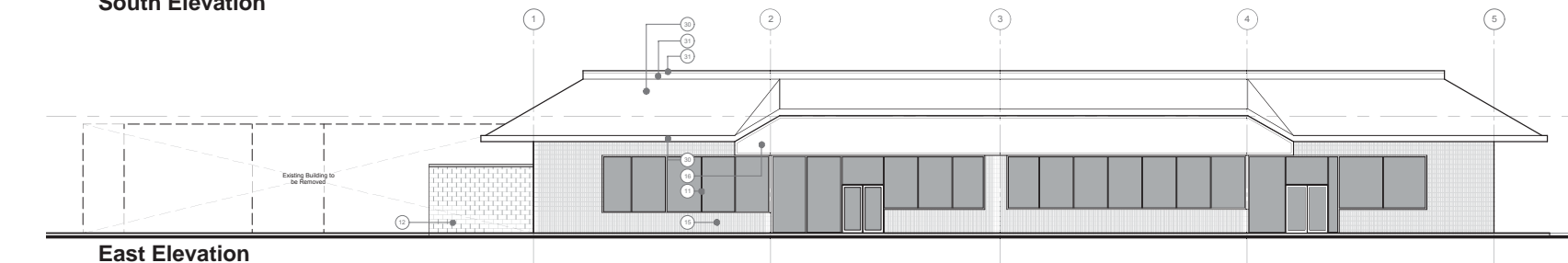
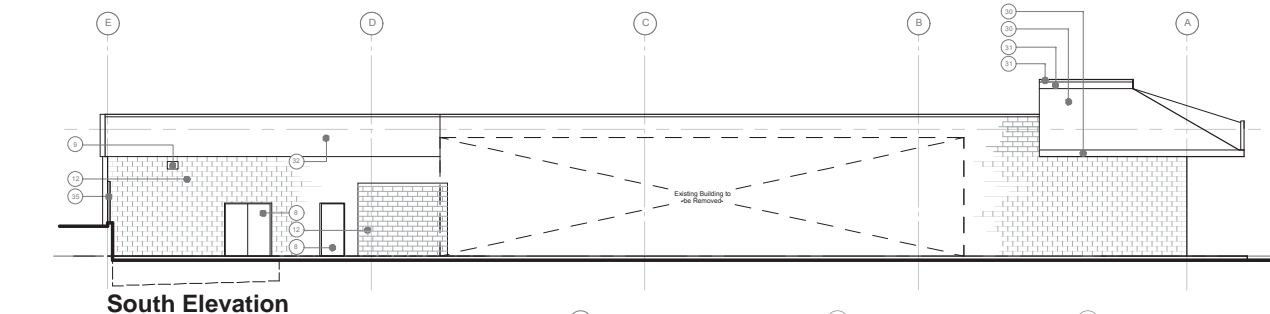
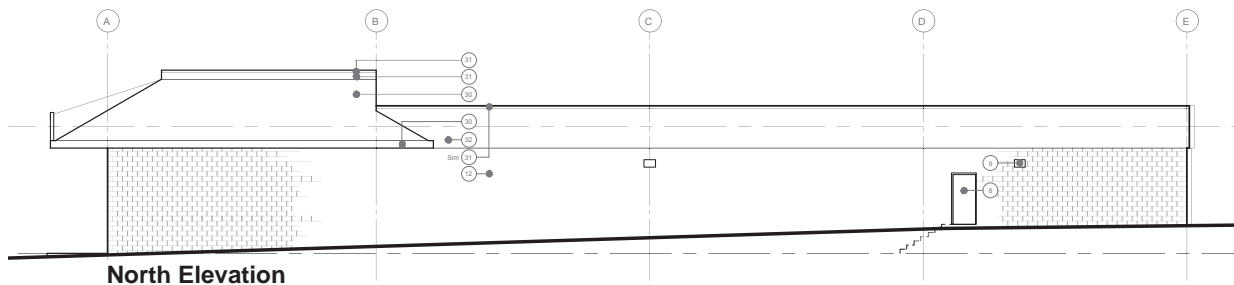
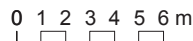


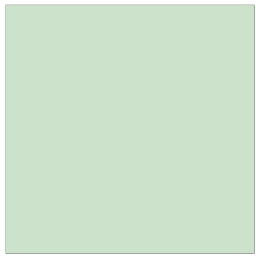
## A5.2 NEWTON SQUARE Redevelopment - SURREY Building D

March 13, 2013

**Materials Legend**

- 1 Fabric Awning #1
- 2 ACM - Aluminum Composite Material - Panel #1
- 3 ACM - Aluminum Composite Material - Panel #2
- 4 ACM - Aluminum Composite Material - Panel #3
- 5 Standing seam metal - galvalume
- 6 Steel & Glass canopy
- 7 T&G Cedar - stained
- 8 Steel Doors and Frames: Painted
- 9 Wall Lighting (existing)
- 10 Aluminum Storefronts with Glass: Clear Anodized (Bldg A & B)
- 11 Aluminum Storefronts: Dark Anodized (Existing/Bldg C & D)
- 12 Smooth Concrete Block #1 (existing/new): Painted
- 13 Smooth Concrete Block #2 (existing): Painted
- 14 Smooth Concrete Block #3 (existing): Painted
- 15 Ribbed Concrete Block #4 (existing): Painted
- 16 Backlit Sign Panels (existing)
- 17 Metal Flashing Aluminum: Clear Anodized
- 18 Aluminum Storefronts with Spandrel: Clear Anodized (Bldg B)
- 19 Metal Coating Overhead Door - Galvanized
- 20 (NOT USED)
- 21 Concrete Wall/ Column Bases: Sand Blasted, Natural Colour.
- 22 Horizontal Fiber Cement Siding: Painted
- 23 (NOT USED)
- 24 (NOT USED)
- 25 (NOT USED)
- 26 (NOT USED)
- 27 Rainwater Leaders:
- 28 Individual Backlit Channel Letter Signage:
- 29 Heavy Timber: Stained, Natural Colour.
- 30 Composites Steel Roofing (existing): Dark Green.
- 31 Metal Flashing (existing): Dark Green.
- 32 Wood Fascia (existing): Painted to ??? Colour.
- 33 Wood Fencing (existing): Painted to ??? Colour.
- 34 Roof Membrane: Medium Grey
- 35 Wood Fence: Stained, Natural Colour.
- 36 Asphalt Shingles (existing).
- 37 Steel Boltard (existing).

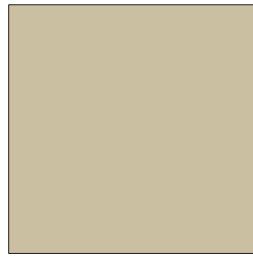




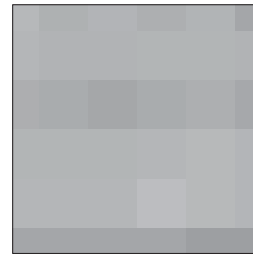
Fabric Awning #1



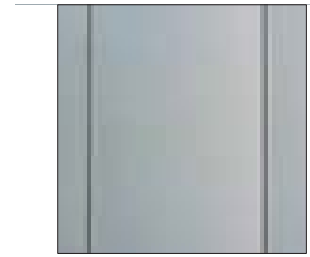
ACM - Aluminum Composite Material - Panel #1



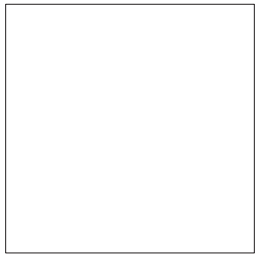
ACM - Aluminum Composite Material - Panel #2



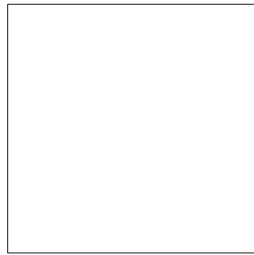
ACM - Aluminum Composite Material - Panel #3



Standing seam metal - galvalume



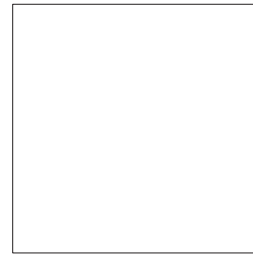
T&G Cedar - Stained



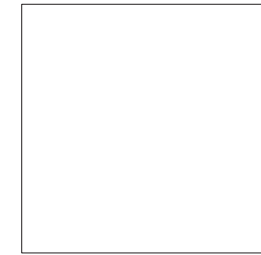
Steel Doors and Frames: Painted



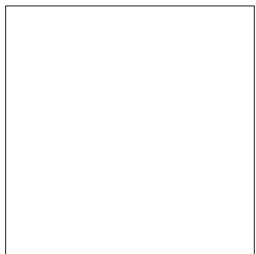
Aluminum Storefronts: Clear Anodized



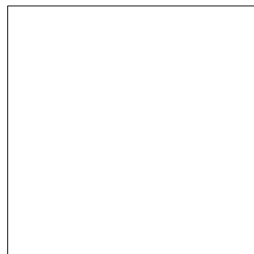
Smooth Concrete Block #1: Painted



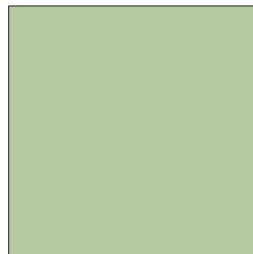
Smooth Concrete Block #2: Painted



Smooth Concrete Block #3: Painted



Ribbed Concrete Block #4: Painted



Spandrel

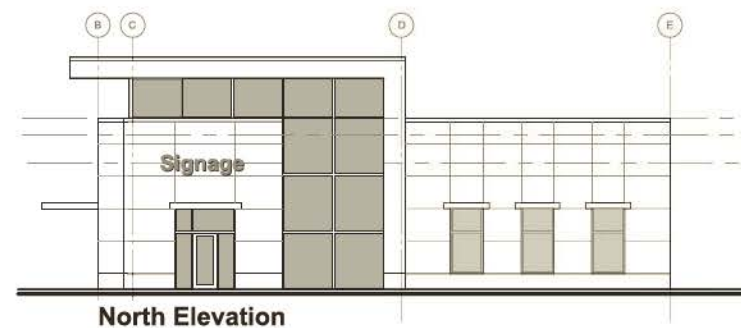
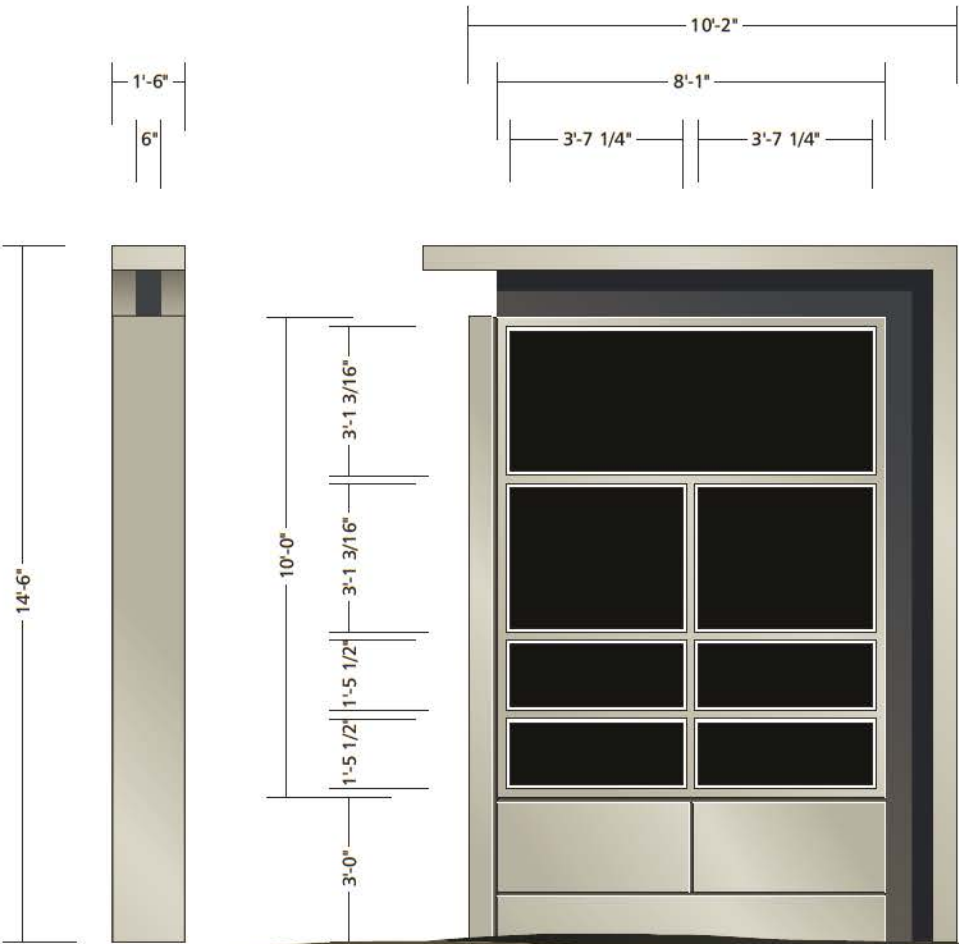


Horizontal Fiber Cement Siding: Painted



# A6.1 NEWTON SQUARE Redevelopment - SURREY Material Palette

March 13, 2013



**S.1 / S.2**

**2X D/F ILLUMINATED MULTI-TENANT PYLON DISPLAYS**

- ALUMINUM TRIM PAINTED ISC CLEAR ANODIZED & DK. GREY
- POLES / CABINET / RETAINERS PAINTED ISC CLEAR ANODIZED
- WHITE ACRYLIC TENANT FACES W/ 1" WHITE BORDERS; BLACK VINYL BACKGROUNDS; TENANT COPY & COLORS AS REQUIRED- 50% MAX COPY AREA

SIDE ELEVATION

< TO STREET

FRONT ELEVATION

TO BUILDING >



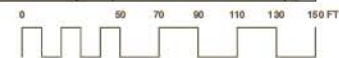
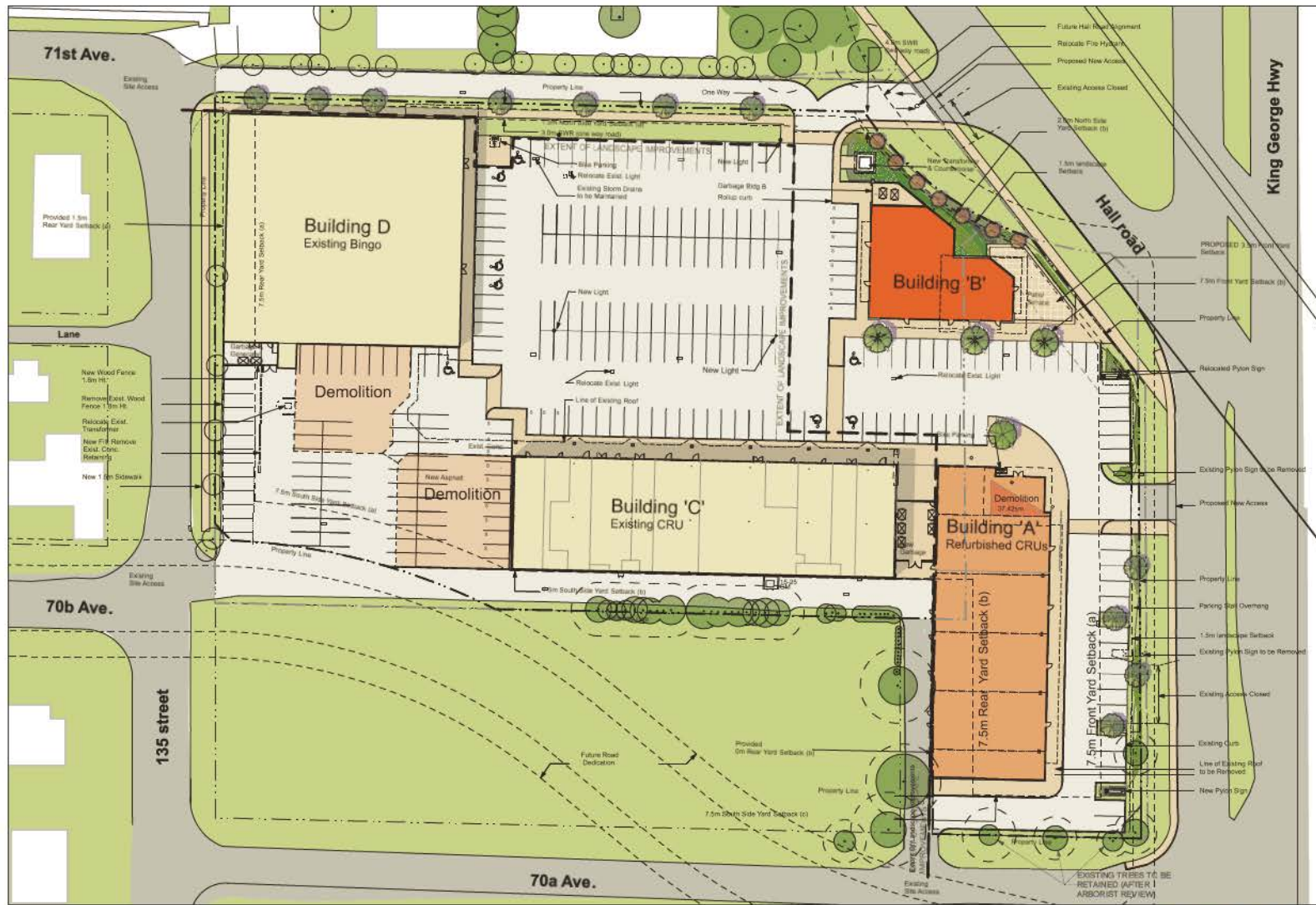
IMPERIAL SIGN

THIS DRAWING IS FOR THE COMMUNICATION OF DESIGN INTENT ONLY AND SPECIFIES SIZE, COLOUR, MATERIAL & LOCATION ONLY. IT IS NOT TO BE USED FOR FABRICATION.

WRITTEN CONSENT MUST BE OBTAINED FOR ANY USE OR APPLICATION OF THIS DESIGN BEYOND THE PRESENTATION, AS THE RIGHTS TO SAME BELONG TO IMPERIAL SIGN.

THE COLOURS SHOWN IN THIS PRESENTATION MAY VARY SLIGHTLY FROM THOSE USED IN THE FABRICATION OF YOUR DISPLAY, FOLLOW SPECIFICATIONS ONLY.

SCALE	DESIGN#	SALES	CLIENT	PROJECT
1/4" = 1'-0"	13-12628	MILES	PC URBAN	GATEWAY, 7093 KING GEORGE BLVD., SURREY
PRINT DATE	DWG. DATE	DESIGNER	FILE NAME	CLIENT APPROVAL / DATE
MAR/12/2013	MAR/12/2013 (FEB/08/2013)	SCHNEIDER	A1/MILES/2013/SHOPCTR/GATEWAY-PCURBAN/GATEWAY	



CLIENT  
**GATEWAY**  
**pcurban**  
 property reimagined

PROJECT  
**Newton Square Redevelopment - Surrey**  
 7093 King George Highway, Surrey B.C.

PROJECT TITLE  
**Landscape Plan  
 Phase 1 and 2**

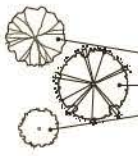
No.	Date	Issue/Revision
1	13.01.14	Issue for Review
2	13.05.14	Issue for ADP
3	19.03.15	Issue for CP Application

**RAYMOND  
 de BEELD  
 ARCHITECT Inc.**

**SHARP & DIAMOND  
 LANDSCAPE ARCHITECTURE INC.**

Do not make drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and agreed by the architect.  
 As an instrument of service, this drawing is the property of the architect and may not be reproduced or used for any other project without the written permission of the architect.

ISSUED BY DS	DATE 05-31-15	SCALE 1"=30'	PROJECT NO. L 1.0
DATE 13 March, 2015	DRAWING NO.		



TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
11	<i>Fagus sylvatica</i> 'Dawycki'	Fastigate Dawyck Beech	6cm cal., B&B	as shown
4	<i>Fraxinus pennsylvanica</i> 'Prairie Spire'	Prairie Spire Green Ash	7cm cal., B&B	as shown
7	<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Japanese Cherry	6cm cal., B&B	as shown

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
60	<i>Carex buchananii</i> 'Red Rooster'	Leather Leaf Sedge	#2 pot	24" o.c.
43	<i>Cornus stolonifera</i>	Red Osier Dogwood	#5 pot	36" o.c.
61	<i>Pennisetum alopecuroides</i> 'Moudry'	Black Fountain Grass	#2 pot	24" o.c.
20	<i>Polystichum munium</i>	Western Sword Fern	#2 pot	24" o.c.
196	<i>Prunus laurocerasus</i> 'Zabeliana'	Zabel Laurel	#2 pot	24" o.c.
89	<i>Sarcococca hookerana</i> 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.
61	<i>Spiraea x bumalda</i> 'Goldflame'	Spiraea	#2 pot	24" o.c.
100	<i>Stipa tenuissima</i>	Mexican Feather Grass	#2 pot	24" o.c.

GROUND COVERS AND VINES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
472	<i>Erica carnea</i> 'Springwood Pink'	Pink Heather	4"(10cm) pot	15" o.c.
803	<i>Rubus calycinoides</i>	Emerald Carpet	4"(10cm) pot	15" o.c.
578	<i>Sisyrinchium douglasii</i>	Douglas Blue-Eyed Grass	4"(10cm) pot	12" o.c.
38	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	4"(10cm) pot	24" o.c.

**SODDED LAWN**  
As specified.

**NOTES:**

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All landscaping and landscape materials to conform to the latest edition of the BCSLA/BCLNA Landscape Standard
- 3) All planting beds to be matched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.

PLANT LIST

TREES

SHRUBS

GRASSES

PERENNIALS

GROUNDCOVERS



*Fagus sylvatica* 'Dawycki'  
Fastigate Dawyck Beech



*Fraxinus pennsylvanica* 'Prairie Spire'  
Prairie Spire Green Ash



*Prunus serrulata* 'Amanogawa'  
Amanogawa Japanese Cherry



*Spiraea bumalda* 'Goldflame'  
'Goldflame' Spiraea



*Prunus laurocerasus* 'Zabeliana'  
Zabel Laurel



*Cornus stolonifera*  
Red Osier Dogwood



*Sarcococca hookerana* 'Humilis'  
Himalayan Sweet Box



*Polystichum munium*  
Western Sword Fern



*Carex buchananii* 'Red Rooster'  
Leather leaf Sedge



*Pennisetum alopecuroides* 'Moudry'  
Black Fountain Grass



*Stipa tenuissima*  
Mexican Feather Grass



*Sisyrinchium douglasii*  
Douglas' Blue-I-Grass



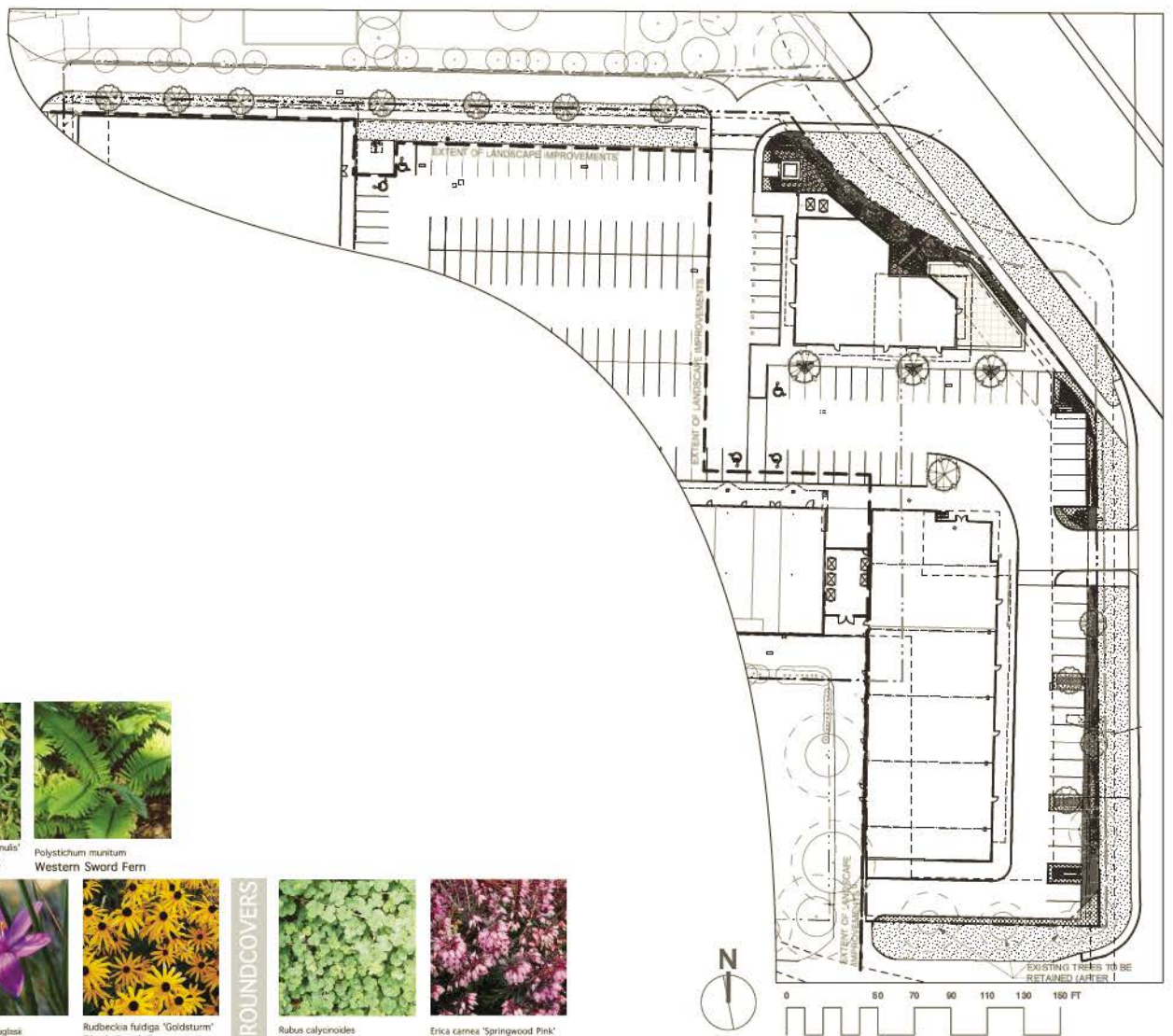
*Rudbeckia fulgida* 'Goldsturm'  
Black-Eyed Susan



*Rubus calycinoides*  
Emerald Carpet



*Erica carnea* 'Springwood Pink'  
Pink Heather



CLIENT  
**GATEWAY**  
COMMUNITY DEVELOPMENT  
**pcurban**  
property re-imagined

PROJECT  
**Newton Square Redevelopment - Surrey**  
7093 King George Highway, Surrey B.C.

PROJECT TITLE  
**Overall Planting Plan Phase 1 and 2**

No.	Date	Issue / Revision
1	13-07-24	Issued for Review
2	13-08-27	Issued for ADP
3	13-09-23	Issued for DP Application

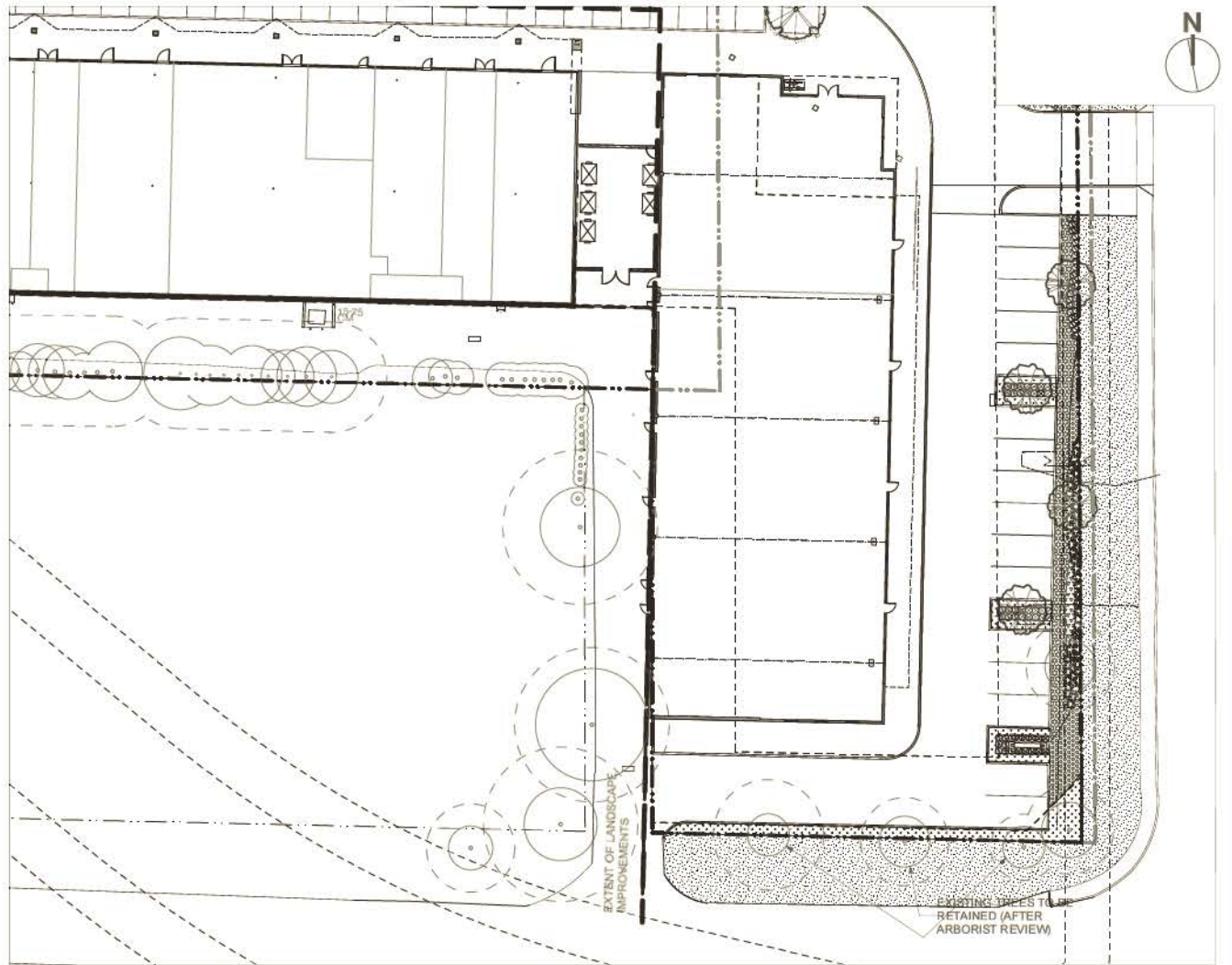
RAYMOND de BEELD ARCHITECT INC.  
SHARP & DIAMOND LANDSCAPE ARCHITECTURE INC.  
1000 WEST BURNHAMPTON, VANCOUVER, BRITISH COLUMBIA, V6J 1W1  
PHONE: 604.273.1100 FAX: 604.273.1007

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.  
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OWNER DS	DESIGNER DS
JOB NO. 06-321	PROJECT NO. L 1.1
SCALE 1"=30'	DATE 13 March, 2013
DRAWING	







CLIENT  
 **GATEWAY**  
 CONSULTANTS & DEVELOPERS  
 **Pcurban**  
 property re-imagined

PROJECT  
**Newton Square Redevelopment - Surrey**  
 7093 King George Highway, Surrey B.C.

DRAWING TITLE  
**South Planting Plan**

No.	Date	Issue/Revision
1	15-01-14	Issued for Review
2	15-05-07	Issued for ACP
3	15-05-13	Issued for DP Application

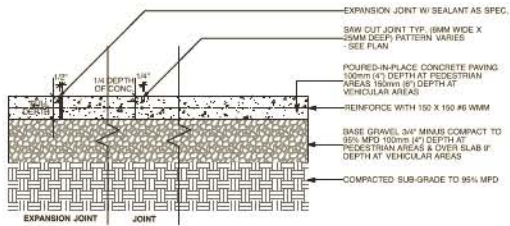
 **RAYMOND de BEELD ARCHITECT Inc.**

 **SHARP & DIAMOND**  
 LANDSCAPE ARCHITECTURE INC.

Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.

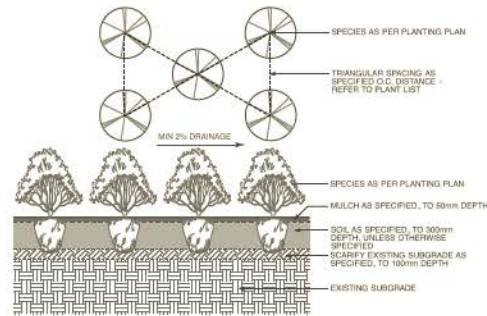
As an instrument of service, this drawing is the property of the architect and may not be reproduced without permission. This drawing is for the use of the specified project only and shall not be used otherwise without written permission of the architect.

OWNER DS	DESIGNER DS
JOB No. 06-321	SHEET No.
SCALE 1/16" = 1'	<b>L 1.3</b>
DATE 13 March, 2013	

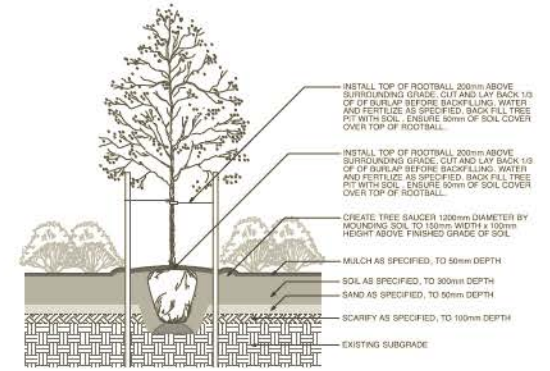


**NOTES:**  
1) SEE TYPICAL LAYOUT PLAN FOR JOINT PATTERN.  
2) EXP. JOINTS @ CURB, BUILDING EDGE CUT LINES, CHANGES IN MATERIALS, 5M + SPACING TO COINCIDE W/ PATTERN.  
3) FINAL LOCATIONS TO BE CONFIRMED ON SITE.  
4) PLACE EXPANSION JOINTS AT PAVING INTERFACE WITH THE PROPERTY LINE, CHANGES IN MATERIAL, CHANGES IN ELEVATION, AND AT 16' +/- SPACING IN LARGE AREAS OR CONTIGUOUS RUNS.  
5) USE TRAFFIC RATED POURED-IN-PLACE CONCRETE AND EXPOSED AGGREGATE PAVING IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS.

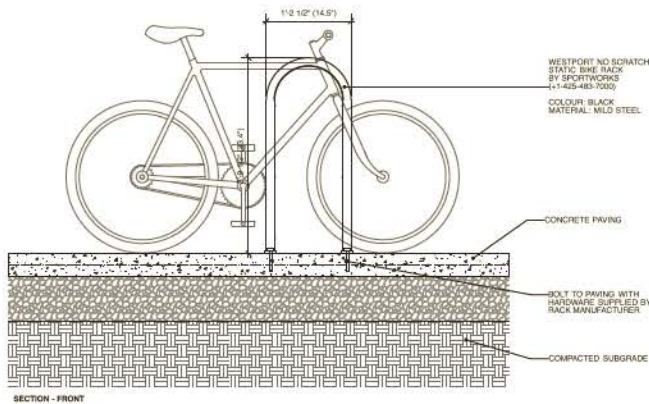
**1 BROOM FINISH CONCRETE PAVING ON GRADE**  
Scale: 1:10



**2 SHRUB IN PLANTING BED, TYP.**  
Scale: 1:25



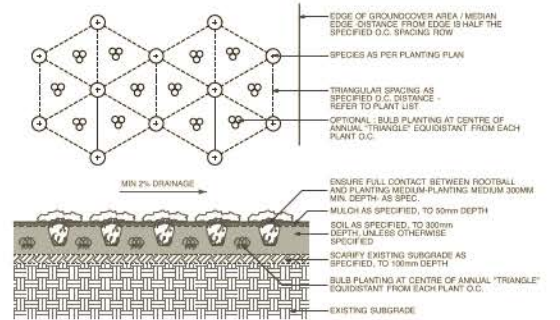
**3 DECIDUOUS TREE PLANTING - IN PLANTING BED TYP.**  
Scale: 1:25



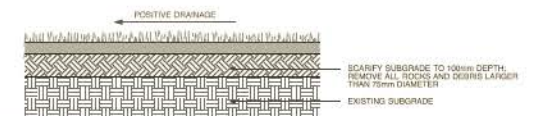
AXONOMETRIC - N.T.S.

**NOTES:**  
-CONFIRM ALL INSTALLATION DETAILS WITH MANUFACTURER  
BIKE RACK COLOUR TO BE BLACK

**4 WESTPOINT NO SCRATCH STATIC BIKE RACK BY SPORTWORKS**  
Scale: 1:10



**5 GROUNDCOVER PLANTING**  
Scale: 1:25



**6 SOD, TYP.**  
Scale: 1:10

No.	Date	Issue / Revision
1	15-07-14	Issued for Review
2	15-07-27	Issued for RFP
3	15-08-13	Issued for IP Application

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OWNER: DS	DESIGNER: DS
JOB NO: 06-321	PROJECT NO:
SCALE: as shown	<b>L 2.1</b>
DATE: 13 March, 2013	

APPENDIX III

---

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

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

**DATE:       April 4, 2013**

**PROJECT FILE:   7812-0330-00**

---

**RE:           Engineering Requirements (Commercial/Industrial)  
              Location: 7093 King George Blvd**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The subject site was approved for Rezone, Subdivision, Development Permit (DP) and Development Variance Permit (DVP) under Project 7908-0058-00. A Servicing Agreement (7808-0058-00) was executed in 2010 as a requirement for this development, however none of the works specified in the Servicing Agreement have been initiated to date.

Based on a preliminary review, the Engineering Department notes that changes to the site plan proposed under this revised DP (7912-0330-00) will trigger changes to the Servicing Designs for the site and corresponding Servicing Agreement. A number of the servicing changes are also being proposed by the proponent to improve access to the site given the changes in building location.

The Engineering Department recommends withholding issuance of the DP until the full list of changes to the Servicing Agreement has been identified and shown to be achievable. Issuance of a modified Servicing Agreement, complete with revised designs, modified legal documents (if necessary) and updated security deposit, will be a condition of issuance of Building Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

RD

# TREE PRESERVATION SUMMARY

**Surrey Project No:**

## APPENDIX IV

**Project Location:** 7093 King George Hwy, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

**1. General assessment of the site and tree resource:**

The site is a commercial property with three existing buildings on it. Two of the buildings are proposed for retention with the third building being replaced with a new building on the north east corner of the property. The trees are located around the parking lot and along the property line to the south west. There are 35 onsite protected trees and 6 city trees.

**2. Summary of Proposed Tree Removal and Replacement:**

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	41
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	14
D	Number of Protected Trees to be Retained	27
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	28
F	Number of Replacement Trees Proposed	22
G	Number of Replacement Trees in Deficit (E-F)	6
H	Number of Retained and Replacement Trees on Site (D+F+3)	49
I	Number of Lots Proposed in the Project	1
J	Average Number of Trees per Lot (H/I)	49

**3. Tree Protection and Tree Replacement Plans**

- The Tree Protection Plan is attached.



Dated: March 18, 2013

Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.

Report checked by RE  
Planning & Development, City of Surrey

Date 2013/07/02

Acceptable  Not Acceptable

\* PENDING APPROVAL BY PARKS

RECEIPT OF A COMFORT

LETTER FROM THE ARBORIST

# TREE PRESERVATION DRAWING

Plans checked by [Signature]  
 Planning & Development, City of Surrey

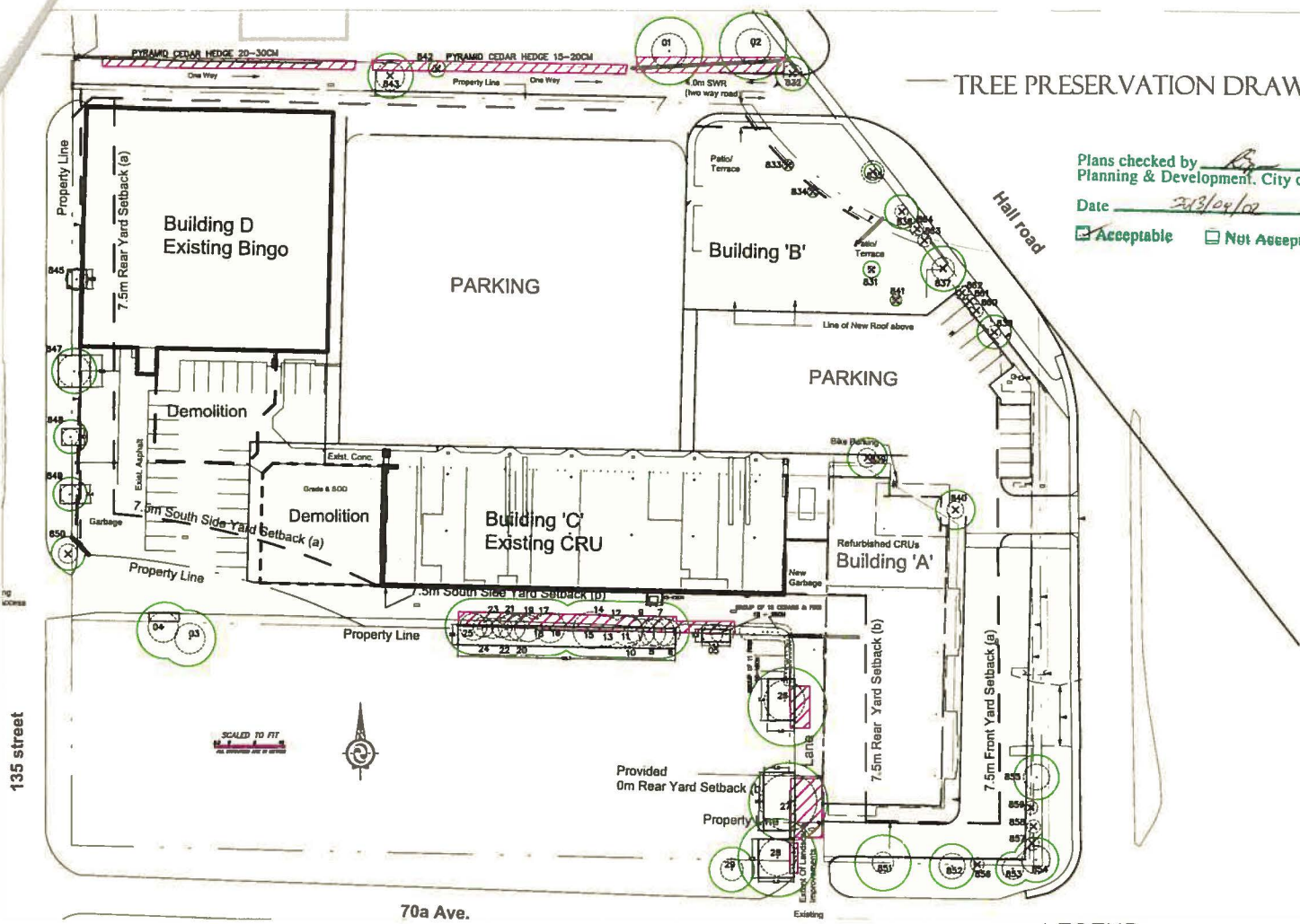
Date 2013/04/02

Acceptable  Not Acceptable

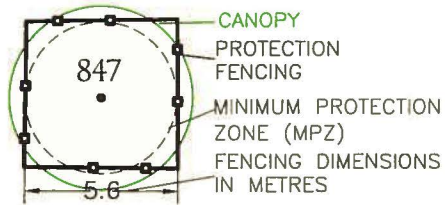
## TREE PROTECTION FENCING

Minimum Radial Distance from Trunk

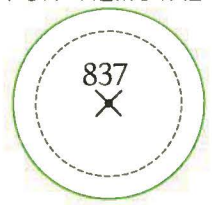
#	Type	DBH	Metres	Feet
1	Oak	51cm	3.1m	10.0ft
2	Oak	48cm	2.9m	9.4ft
3	Cherry	45cm	2.7m	8.9ft
4	D. Fir	45cm	2.7m	8.9ft
5	Cedar	30cm	1.8m	5.9ft
6	D. Fir	40cm	2.4m	7.9ft
7	D. Fir	40cm	2.4m	7.9ft
8	D. Fir	40cm	2.4m	7.9ft
9	D. Fir	40cm	2.4m	7.9ft
10	D. Fir	35cm	2.1m	6.9ft
12	D. Fir	30cm	1.8m	5.9ft
13	D. Fir	45cm	2.7m	8.9ft
14	D. Fir	30cm	1.8m	5.9ft
15	D. Fir	55cm	3.3m	10.8ft
16	D. Fir	45cm	2.7m	8.9ft
17	D. Fir	30cm	1.8m	5.9ft
19	D. Fir	35cm	2.1m	6.9ft
20	D. Fir	40cm	2.4m	7.9ft
21	D. Fir	40cm	2.4m	7.9ft
22	D. Fir	40cm	2.4m	7.9ft
23	D. Fir	30cm	1.8m	5.9ft
25	D. Fir	40cm	2.4m	7.9ft
26	Elm	60cm	3.6m	11.8ft
27	Tulip	70/50cm	5.1m	16.7ft
28	Maple	55cm	3.3m	10.8ft
29	D. Fir	38cm	2.3m	7.5ft
845	Pine	30cm	1.8m	5.9ft
847	Pine	49cm	2.9m	9.6ft
848	Cherry	25cm	1.5m	4.9ft
849	Cherry	26cm	1.6m	5.2ft
851	Cherry	31cm	1.9m	6.1ft
852	Pine	38cm	2.3m	7.5ft
853	Pine	30cm	1.8m	5.9ft
854	Maple	42cm	2.5m	8.3ft
855	Maple	38cm	2.3m	7.5ft



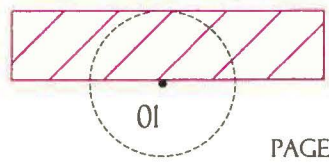
### TREE PROPOSED FOR RETENTION



### TREE PROPOSED FOR REMOVAL



### AREA REQUIRING ONSITE SUPERVISION



### LEGEND

NOTES:  
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER JSHARP AND DIAMOND LANDSCAPE ARCHITECTURE

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4h  
Telephone: 604-721-6002 Fax: 604-437-6

7093 KING GEORGE HWY, SURREY BC

**TREE PRESERVATION DRAWING**  
 THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, PROTECTION FENCING AND AREAS REQUIRING SPECIAL PROTECTION MEASURES IN RELATION TO PROPOSED LAYOUT

DRAWN BY: c  
March 18, 13



 **GATEWAY**  
 CASINOS & ENTERTAINMENT LIMITED  
 **Pcurban**  
 property re-imagined  
 **RAYMOND**  
 de BEELD  
 ARCHITECT Inc.

APPENDIX V

**A1.2 NEWTON SQUARE Redevelopment - SURREY SITE PLAN - PHASE 3**

April 04, 2013

CITY OF SURREY

(the "City")

**APPENDIX VI**

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7912-0330-00

Issued To: NEWTON SQUARE PROPERTIES LTD. INC. NO. 653099  
("the Owner")

Address of Owner: 2700, 700 - West Georgia Street  
Vancouver, BC  
V7Y 1B8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-598-385  
Lot 1 Section 17 Township 2 New Westminster District Plan BCP48311  
7093 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023 is varied as follows:

(a) In Section H. Off-Street Parking Subsection 3, the minimum required parking is reduced from 290 parking spaces to 257 parking spaces.

4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan