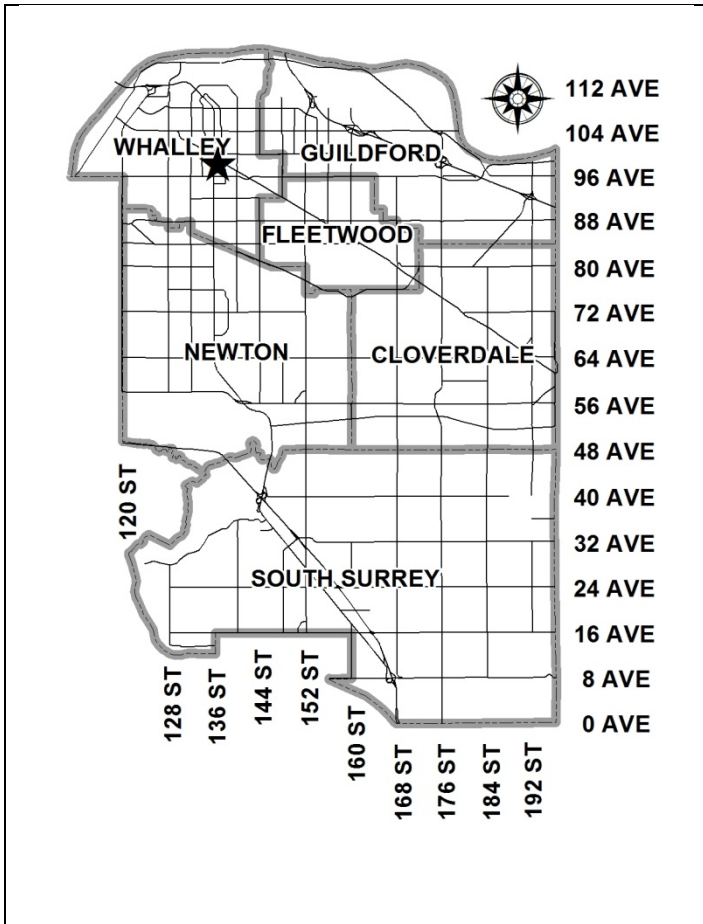


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Files: 7912-0332-00

Planning Report Date: May 27, 2013



**PROPOSAL:**

- **Rezoning** from CG-1, C-15, CHI, RM-D and RF to CD (based on RMC-150)
- **General Development Permit**
- **Development Permit for Phase 1**
- **Development Variance Permit**

in order to permit a multi-phased, mixed-use office, retail and high-rise residential development.

**LOCATION:**

13668 , 13681, 13682, 13690, 13704, 13716, 13730 & portion of 13748 - Fraser Hwy and 9806, 9808, 9822, 9850 & 9900 - King George Blvd

**OWNER:**

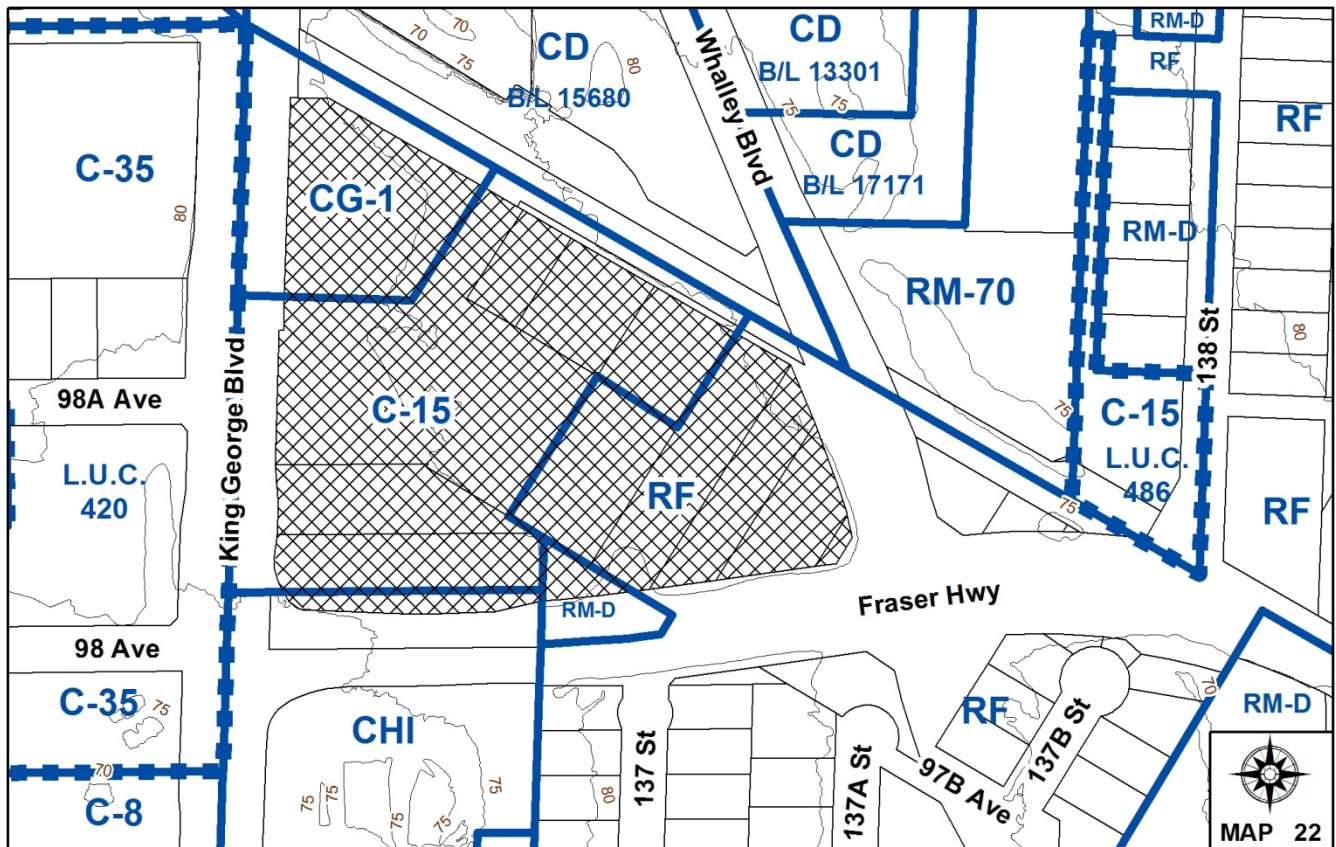
KGS Holdings Ltd.

**ZONING:**

CG-1, C-15, CHI, RM-D and RF

**OCP DESIGNATION:**

City Centre



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft a General Development Permit for the entire site.
- Approval to draft Development Permit for Phase 1 (Block A/Coast Capital Building).

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Deviation from the 2010 Council approved Road Classification Map and Road Allowance Map, with respect to roads through the subject site.
- Deviation from the 2011 Council approved Surrey City Centre Road Width and Network Concept with respect to the widths and alignments of roads through the subject site.
- Deviation from the 2009 Council approved Surrey City Centre Parks and Open Space Concept with respect to the alignment of B.C. Parkway through the subject site.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with the Surrey City Centre Plan and the principles of the City's Transportation Strategic Plan, Walking Plan and Cycling Plan.
- The proposed development promotes the City's vision for Light Rail Transit (LRT) by enabling construction of a portion of the LRT alignment.
- The proposed development is consistent with TransLink's Transit-Oriented Communities Guidelines.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed development conforms to the goal of achieving higher Transit Oriented Development density around the three City Centre SkyTrain stations.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan.
- The proposed development will allow for a mix of land uses within the area and will assist in creating a more vibrant downtown for Surrey.
- The proposed development will create a finer-grained road and pathway network to promote pedestrian, cyclist and vehicle connectivity.
- The proposed development will provide the opportunity to create a transit hub at the intersection of three rapid transit lines.
- The proposed development provides the opportunity to create a major plaza and public gathering space.
- The proposed development will allow for a major corporation to relocate their headquarters to the City Centre which will generate local employment opportunities for Surrey citizens.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Town Centre Commercial Zone (C-15)", "Self-Service Gasoline Station Zone (CG-1)", "Highway Commercial Industrial Zone (CHI)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" (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 General Development Permit No. 7912-0332-00 generally in accordance with the attached drawings (Appendix II).
3. Council authorize staff to draft Development Permit No. 7912-0332-01 for Phase 1 (Block A/Coast Capital Building) generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0332-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary Sign By-law, 1999, No. 13656, to allow for an increase of fascia signs along the lot frontage (for Block A only), from 3 signs to 4 signs;
  - (b) to vary Sign By-law, 1999, No. 13656, to allow for an increase of fascia signs for the Coast Capital Savings branch (on Block A only), from 1 sign to 3 signs;
  - (c) to vary Sign By-law, 1999, No. 13656, to allow for 1 fascia sign and 1 under awning sign for each premise (for Block A only);
  - (d) to vary Sign By-law, 1999, No. 13656, to allow for an increase in the vertical dimension of an under awning sign, from 0.3 metre (1 ft.) to 0.46 metre (1.6 ft.);
  - (e) to vary Sign By-law, 1999, No. 13656, to allow for 1 free-standing electronic message board sign, whereby the sign will not have a fixed time frame;
  - (f) to vary Sign By-law, 1999, No. 13656, to allow for a free-standing sign to be located within the road right-of-way; and
  - (g) to vary Sign By-law, 1999, No. 13656, to increase the height of a free-standing sign located within the road right-of-way of 98B Avenue / 137 Street from 3.7 metres (12 ft.) to 4.3 metres (14 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
  - (b) registration of a volumetric lease agreement for the proposed parking spaces located under the 98B Avenue/ 137 Street road allowance, and under portions of the site dedicated for LRT alignment, which will include, but not be limited to, non-parking space uses such as stairways, lobbies and doorways, utilities, maintenance, liability, term, and compensation;

- (c) finalization of measures to address the leasing of area under the 98B Avenue/ 137 Street road allowance, and under portions of the site dedicated for LRT alignment, as outlined in this report, to the satisfaction of the General Manager, Engineering;
- (d) registration of a statutory right-of-way to permit the City to access the proposed parking spaces located under the 98B Avenue/ 137 Street road allowance and under portions of the site dedicated for the LRT alignment once the lease outlined in 5.(b)terminates;
- (e) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) resolution of all urban design issues with respect to the overall site, to the satisfaction of the Planning and Development Department;
- (h) submission of a conceptual landscape plan for the overall site, to the specifications and satisfaction of the Planning and Development Department;
- (i) resolution of all urban design issues with respect to Phase 1 (Block A/Coast Capital Building), including signage design issues, to the satisfaction of the Planning and Development Department;
- (j) submission of a detailed landscaping plan, including details for the green roof and the landscaping cost estimate for Phase 1 (Block A/Coast Capital Building), to the specifications and satisfaction of the Planning and Development Department;
- (k) registration of a Section 219 No-Build Restrictive Covenant on each of the four proposed lots in order to ensure that the City's requirement with respect to public art is adequately addressed to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) registration of a Section 219 No-Build Restrictive Covenant on Blocks B and D in order to ensure that the applicant adequately addresses the City's concern with respect to the additional pressure the proposed development will place on existing park facilities, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (m) registration of a reciprocal access and parking easement for the entire subject site, except for Block D;
- (n) registration of a volumetric statutory right-of-way to permit public access for pedestrians over the transit plaza and future transit plaza on the north and west sides of Block A and the public plaza on the east side of Block A;
- (o) finalization of an agreement with TransLink to permit the redesign and reconstruction of the area along the northern edge of the subject site adjacent to the King George SkyTrain Station and the King George SkyTrain Station Kiss 'n Ride;

- (p) submission of a formal lease agreement for the encroachment of weather protection canopies into the adjoining road allowances that addresses all concerns including but not limited to maintenance, liability, removal and compensation;
- (q) conveyance of the portion of the lot at 13748 Fraser Highway lying east of Whalley Boulevard, and the lot at 13772 Fraser Highway, to the City;
- (r) finalization of the siting and Highway License Agreement for the proposed monument sign within City road allowance along 98B Avenue/137 Street;
- (s) discharge of statutory right-of-way documents BH418182 and B60865; and
- (t) demolition of the existing Compass Point Inn hotel 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.
- School District: **Projected number of students from this development:**  
33 Elementary students at Simon Cunningham School.  
13 Secondary students at Queen Elizabeth School.  
  
(Appendix IV)  
  
The applicant has advised that the dwelling units in this project are to be constructed in later phases, under separate Development Permit applications, and there is no definitive timeline for construction or occupancy at this time.
- Parks, Recreation & Culture: The applicant needs to address the concern of Parks, Recreation & Culture with respect to the additional pressure the proposed residential component will place on existing park and recreation facilities.
- Ministry of Environment (MOE): A Site Profile, that indicated there may be contamination of the subject site, was submitted by the applicant and forwarded to the MOE. Preliminary approval has been granted by MOE to allow the application to proceed through to Council review and approval.

SITE CHARACTERISTICS

Existing Land Uses: Existing parking lot (Park and Ride), existing 6-storey Compass Point Inn and existing 3-storey office building, all of which will be removed, or demolished, in phases.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	King George SkyTrain Station and Concord Pacific's Park Place high rise project.	City Centre.	CD By-law No. 15680
East (Across Whalley Boulevard):	Mid-rise apartment building.  Quibble Creek and SkyTrain Guideway  Two-storey mixed-use building.	Multiple Residential.	RM-70   LUC No. 486 (underlying C-15 Zone)
South (Across Fraser Highway):	Existing church and single family dwellings.	Commercial and Multiple Residential.	CHI and RF
West (Across King George Boulevard):	Holland Pointe proposed development, currently on hold under Application No. 7908-0207-00 and existing mid-rise apartment building.	City Centre.	LUC No.420 (underlying C-35 Zone)

DEVELOPMENT CONSIDERATIONSProposed Rezoning

- The subject site comprises a large block of land bounded on the west by King George Boulevard, on the south by Fraser Highway, on the east by Whalley Boulevard and on the north by the SkyTrain guideway.
- The subject site encompasses 13 properties and covers an area of approximately 3.8 hectares (9.4 acres).

- The site is designated City Centre under the City's Official Community Plan (OCP), is designated "Mixed-Use 5.5" under the Surrey City Centre Land Use Concept Plan, and is currently zoned "Town Centre Commercial Zone (C-15)", "Self-Service Gasoline Station Zone (CG-1)", "Highway Commercial Industrial Zone (CHI)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)".
- PCI Development Group has submitted an application to rezone the site to "Comprehensive Development Zone (CD)", an application for a general Development Permit for the entire site, and an application for a Development Permit for the first phase of the project, to allow for the development of a multi-phased, mixed-use retail, office and high-rise residential development.

### Significant Project

- The proposed development comprises one of the largest and most comprehensive projects that have been proposed in City Centre in some time.
- What makes the project so significant is not only the size and scale of the proposal, but also the location of the development parcel and the opportunity this location offers to create a high-density, transit-oriented development, a major transit hub, and an enhanced pedestrian and cycling environment that will begin to shape and transform this area of City Centre into the type of urban transit node envisioned under the Surrey City Centre Plan.
- With the scale and complexity of the project comes a host of opportunities, issues and challenges requiring new and innovative responses in terms of urban design, construction, network connectivity and legal solutions.
- The following sections will outline and detail the many components and aspects of this multi-faceted proposal, as well as the various responses to the challenges and issues that arose during the review of this proposal.

### TRANSPORTATION OPPORTUNITIES

#### Road Connection – 98B Avenue/137 Street

- The subject site is currently one large block of land that is unbroken by public roads or formal pedestrian linkages. The Surrey City Centre Road Network Concept approved by Council in 2009 and modified in 2011, identified a new east-west arterial road and a new north-south collector road through the subject site. These new roads supported the Transportation Strategic Plan principles of providing a well-connected, finer-grained road network that increases mobility and access for all modes of transportation.
- The applicant worked collaboratively with City staff to develop an alternate alignment for these two planned roads through the subject site that maintains the City's objectives of achieving a finer-grained road network while, at the same time, creating more desirable and marketable building floor plates for the developer.

- One of these new roads (which, for the purpose of this report will be referred to as 98B Avenue/ 137 Street) will form an arc through the subject site from King George Boulevard to Fraser Highway.
- This new 98B Avenue/ 137 Street through the subject site will connect, at King George Boulevard, with a realigned 98B Avenue on the west side of King George Boulevard. This intersection will be signalized and, as well as providing a controlled intersection for vehicle traffic, will also create a safe pedestrian crossing along King George Boulevard between 100 Avenue and Fraser Highway, close to the King George SkyTrain Station.
- To the west of King George Boulevard, it is anticipated that a realigned 98B Avenue will extend to 134 Street (future University Drive extension). It is anticipated that the realigned sections of 98B Avenue will be achieved when the vacant lands on the west side of King George Boulevard redevelop.
- On the southern edge of the subject site, this new 98B Avenue/ 137 Street will connect with the existing 137 Street alignment south of Fraser Highway at a signalized intersection. It is anticipated that, eventually, the existing 137 Street, which currently terminates in a cul-de-sac just south of Fraser Highway, will connect with 98B Avenue/ 137 Street through the subject site at Fraser Highway to form a key connection to the Surrey Memorial Hospital (SMH) campus and the medical precinct north of 96 Avenue.
- When complete, the new 98B Avenue/ 137 Street connection will create an important link in the City Centre collector road network and will provide for improved vehicle, pedestrian and bicycle connectivity to the adjacent areas of City Centre.
- The applicant is proposing an urban style, single lane roundabout near the midpoint of the new 98B Avenue/ 137 Street alignment that will provide a joint access to the underground parking for Parcel C, and to Whalley Boulevard, via the Kiss 'n Ride access road.
- Typically roundabouts are not supported in dense urban environments due to the volume of pedestrians that impact vehicle operations.
- However, with respect to this proposal, although it is anticipated that pedestrian volumes in the area will be quite high, particularly in the longer term, the future signalization of the proposed pedestrian crossing on 98B Avenue/ 137 Street between King George Boulevard and the roundabout, should allow the roundabout to operate without any undue constraints.
- Similarly, although the roundabout will be located on a major collector road, the road network and vehicle access points have been designed to ensure that traffic flow through the site will not be impeded and that vehicle access to and from various parking areas will not be compromised.
- Under the 2011 Surrey City Centre Road Width Concept, the original arterial road envisioned through the site was to be 30 metres (100 ft.) in width while the collector road was to be 24 metres (80 ft.) in width.



- However, recognizing the constraints the dedication and construction of new roads through the site and the additional dedications around the perimeter of the site for road and transit purposes would place on achieving economic building floor plates, City staff were willing to review the road standards set out in the Surrey City Centre Road Width Concept.
- As a result, 98B Avenue/ 137 Street through the subject site, which the developer will be required to dedicate and construct, has been reduced to 24 metres (80 ft.) in width.
- Similarly, the width of the connection to the Kiss 'n Ride facility, outlined in the following section of this report, has been reduced from 20 metres (66 ft.) to 17 metres (56 ft.).

#### Road Network - Kiss 'n Ride Connection

- The existing SkyTrain guideway runs along the northern edge of the subject site.
- An existing Kiss 'n Ride facility is located immediately north of this guideway, to the east of the King George SkyTrain Station.
- Vehicle access to the Kiss 'n Ride area is located along Whalley Boulevard at an existing signalized intersection.
- In order to create appropriate connectivity to the subject site from the rest of City Centre, improve vehicle movement and circulation within the subject site, service site traffic generation, and provide utility servicing connections, the developer, as part of this application, will be required to dedicate and construct a new road that links the new 98B Avenue/ 137 Street through the subject site to both the Kiss 'n Ride facility and to the signalized intersection on Whalley Boulevard.
- This new road connection to the Kiss 'n Ride will have a unique, 17-metre (56 ft.) road cross-section that will achieve minimum width requirements for vehicle movements, while maintaining a sidewalk consistent with the sidewalk treatment along 98B Avenue/ 137 Street.
- However, in order to achieve proper integration between various components of the proposed development including the proposed Fraser Highway LRT line track bed and platforms (see section on Transit Provisions) and the proposed new 137 Street road connection, and the existing Kiss 'n Ride facility, a number of modifications will need to be undertaken to the Kiss 'n Ride facility.
- These modifications will result in the reconfiguration and reduction in the number of pick-up and drop-off spaces, as well as changes to both vehicle and pedestrian circulation through the site.
- It is expected that the developer will fund the detailed design of these modifications, and that the developer, with the City, will enter into an agreement with TransLink to permit these required modifications to be constructed. Funding for these construction works will be provided by the City.
- The developer will be required to undertake these required modifications as part of the construction of Phase 1 of the development.

### Transit Opportunities

- The City is advocating for the construction of a Light Rail Transit (LRT) network for the communities south of the Fraser River that will shape growth and give transportation choices that promote the development of livable urban communities and encourage economic development. The City's LRT vision calls for the development of three LRT corridors: one along 104 Avenue; one along King George Boulevard; and one along Fraser Highway.
- As the subject site is located at the junction of two of these LRT corridors, as well as forming the current terminus of the Expo SkyTrain line, it is well positioned to be one of Metro Vancouver's most prominent transit exchanges and is well suited for a Transit Oriented Development (TOD). A TOD is a pedestrian-friendly, multi-modal, compact, mixed-use form of development that helps to encourage and promote walking, cycling and transit use due to the proximity of rapid transit.
- Therefore, to help achieve this vision, in addition to the roads identified in the City Centre Plan, the applicant is dedicating additional road allowance along the western, northern and eastern edges of the site that will form the alignment for future LRT lines.
- The applicant will provide 7.2 metres (23.6 ft.) of dedication along the northern edge of the site, adjacent to the existing SkyTrain guideway, and 4.0 metres (13.1 ft.) of dedication along the Whalley Boulevard frontage of the subject site to accommodate future rapid transit options.
- Along King George Boulevard, it is anticipated that the LRT lines will run along the centre, or median, of King George Boulevard. However, it is anticipated that between Fraser Highway and 100 Avenue, the LRT will swing to the east to become a side-running LRT line.
- With the side-running LRT, it is anticipated that two LRT station platforms will be located on the east side of King George Boulevard, between the vehicle travel lanes on King George Boulevard and the proposed new Coast Capital Savings Building (see section on Current Proposal and General Development Permit).
- North of the subject site, it is anticipated that the LRT will return to the centre, or median, of King George Boulevard and then connect to the existing Surrey Central SkyTrain Station on City Parkway.
- It is also anticipated that another LRT line will be constructed from Langley City to Surrey City Centre along the centre median of Fraser Highway.
- At the intersection of Fraser Highway and Whalley Boulevard, it is anticipated that the proposed LRT line will leave the Fraser Highway median alignment, and will run along the west side of Whalley Boulevard to the existing SkyTrain guideway, run along the south side of the SkyTrain guideway to King George Boulevard, and continue along King George Boulevard toward the Surrey Central SkyTrain Station.

- It is anticipated two LRT platforms will be located between the existing King George SkyTrain Station and the north side of proposed Coast Capital Savings Building on Block A (see section on Current Proposal and General Development Permit), in close proximity to the LRT platforms proposed to be located on King George Boulevard on the west side of the Coast Capital Savings Building.
- It is anticipated that the juxtaposition of the King George SkyTrain Station, the King George Boulevard LRT line platforms and the Fraser Highway LRT line platforms, all of which will be linked by a large, hard-surfaced plaza, will create a massive transit exchange that will become a major transportation hub in the Lower Mainland transit network.
- As part of the subject proposal, the applicant will be constructing the two Fraser Highway line LRT platforms between the King George SkyTrain Station and the proposed Coast Capital Savings Building (see section on Parking Under Dedicated Road Allowance).
- The applicant will also be constructing one of the two King George Highway LRT line platforms on the west side of the proposed Coast Capital Savings Building, as part of the standard Servicing Agreement that requires that the applicant upgrade the King George Boulevard frontage of the site to full City Centre standards.
- Until such time as the King George Boulevard LRT line is fully functional, the LRT platform along King George Boulevard will be used by existing multiple local bus services, as well as by the planned King George Boulevard B-line service, anticipated to commence in September 2013.
- In order to achieve a seamless transition, and to create a flat, free-flowing transit plaza, between the existing King George SkyTrain station and the proposed LRT platforms, regrading and other physical changes will need to be undertaken that may impact the existing King George SkyTrain Station and surrounding pedestrian circulation areas.
- It is expected that the developer will fund the detailed design of the transit plaza between the King George SkyTrain Station and the LRT platforms and track bed, and that the developer, with the City, will enter into an agreement with TransLink to permit these required modifications to be constructed. Funding for a portion of the transit plaza construction works may be provided by the City.
- The developer will be required to construct the transit plaza, as well as the LRT platforms and track bed as previously noted, as part of the construction of Phase 1 of the proposed development.

### Pedestrian Network

- The proposed development will support the objectives of the City's Walking Plan (adopted March 14, 2011) of improving pedestrian connectivity and creating shorter, more direct walking paths between major destinations.
- At the same time, with expected improvements to transit service, the construction of the proposed LRT lines, and overall growth in the City Centre, it is expected that the number of pedestrians in the area will increase dramatically and will require improved connections to and from the subject site.

- The proposed 98B Avenue/ 137 Street road through the subject site will provide a more direct connection, and a more pleasant and safer pedestrian environment, between the existing King George SkyTrain Station and future LRT stations and the rapidly expanding medical precinct around SMH, as well as the medical facilities and RCMP E-Division headquarters at Fraser Highway and 140 Street.
- The new signalized intersections at 98B Avenue and King George Boulevard and at 137 Street and Fraser Highway will also further improve pedestrian mobility in the area by providing new crossing opportunities that reduce, by approximately one half, the current block spacing of 420 metres (1/4 mile) and 310 metres (1/5 mile) respectively.
- Within the subject site itself, it is the intent of the applicant to create a highly animated, exciting pedestrian environment with uses, buildings, public spaces and streets that create a dynamic urban neighbourhood that encourage walking and pedestrian activity.

### Cycling

- The proposed development will further promote the strategic objectives and principles of the City's Cycling Plan (adopted July 23, 2012) by providing new and enhanced cycling facilities within and around the subject site.
- Under the Surrey City Centre Parks and Open Space Concept, the BC Parkway, which is a multi-use bicycle and pedestrian path that runs, more or less, under the SkyTrain guideway from Vancouver to Green Timbers, was envisioned to be located along the northern edge of the subject site, next to the SkyTrain guideway.
- However, in recognition of the road dedication for LRT purposes being provided by the applicant along the northern edge of the subject site and the constraints additional dedication would place on achieving economic building floor plates, Engineering has agreed to relocate this segment of the BC Parkway to the west side of King George Boulevard, from Holland Park to the intersection of Fraser Highway and King George Boulevard.
- At the intersection of Fraser Highway and King George Boulevard, the BC Parkway will cross to the north side of Fraser Highway and, as a result, as part of the proposed development, the applicant will be constructing a segment of the BC Parkway along the southern boundary of the subject site adjacent to Fraser Highway. (The existing Fraser Highway road allowance is wide enough to accommodate the BC Parkway which relieves the applicant from having to construct the Parkway within a statutory right-of-way on private property as is usually the case in City Centre.)
- The BC Parkway will consist of a 2.0-metre (6.5 ft.) wide landscaped strip next to Fraser Highway, a 3.0-metre (10 ft.) wide asphalt bikeway, a 1.5-metre (5 ft.) wide landscaped separation strip, and a 3.0-metre (10 ft.) wide pedestrian sidewalk.
- The new 98B Avenue/ 137 Street through the subject site, as well as King George Boulevard and Fraser Highway around the perimeter of the subject site, will have dedicated on-street bike lanes which will provide connections to the SMH medical precinct and RCMP E-Division.

- These cycling facilities will help to further expand the Surrey City Centre bike network as well as provide for additional connections to the existing King George SkyTrain Station bike lockers, which are among the highest in demand in Metro Vancouver.

## CURRENT PROPOSAL AND GENERAL DEVELOPMENT PERMIT

### Proposed Blocks and Phasing

- The applicant is proposing to divide the subject site into four distinct blocks of land (Appendix I), the size and shape of which are generally prescribed by the proposed road network described earlier in this report.
- Block A, with an area of 5,019 square metres (1.2 acres), is located at the north-west corner of the subject site, adjacent to King George Boulevard and the SkyTrain guideway. Block A is proposed to accommodate a 10-storey office building, with ground floor retail units, that will become the new head office for Coast Capital Savings.
- Block B, the largest block in the proposal, covering 14,514 square metres (3.6 acres), is located at the south-west corner of the site next to the intersection of King George Boulevard and Fraser Highway and is intended to incorporate the largest amount of retail space in the proposed development. The ground floor of the proposed Block B building, along 98B Avenue/ 137 Street and King George Boulevard will incorporate smaller, ground floor retail units, large format retail units on the second floor and, possibly, movie theatres on the third floor.
- Block B is also designed to accommodate a mid-rise office building at some future date, at the south-west corner of the building, adjacent to the King George Boulevard and Fraser Highway intersection. Block B is also designed to accommodate a high-rise residential building, again, sometime in the future, at the south-east corner of the building, next to the intersection of Fraser Highway and 137 Street. There is a possibility that the residential building on Block B could be purpose-built rental housing.
- Block C is the smallest of the proposed blocks, at 1,929 square metres (0.5 acre) and is located immediately east of Block A, adjacent to the SkyTrain guideway at the northern edge of the subject site. Block C is intended to accommodate a mid-rise office building with some ground floor retail units.
- Block D, along the eastern side of the subject site at the intersection of Fraser Highway and Whalley Boulevard, encompassing an area of 7,110 square metres (1.8 acres), is intended primarily as a residential precinct that will accommodate 3 high-rise residential towers and a ground-oriented townhouse podium. Ground floor retail units will also be incorporated along the proposed 137 Street frontage of these residential buildings.
- The developer intends to develop the project in phases, with the Coast Capital Savings head office building on Block A being the first phase.

- Timing and the sequence of phasing will be determined by the marketplace, but it is likely that the commercial component of Block B will be the second phase to proceed. Block D may be developed by the current applicant, or by a different developer, in the future in response to economic conditions.
- In addition to the principal development site, the development also consists of two hooked lots, one on the south side of Fraser Highway along 98B Avenue/ 137 Street and one on the north-east corner of the intersection of Whalley Boulevard and Fraser Highway. Both of these hooked lots were once part of a larger lot, addressed as 13748 Fraser Highway, that were separated from their parent parcel (which remains part of the subject development site) with the realignment of Fraser Highway and the construction of Whalley Boulevard in the late 1980s.
- The applicant also owns the lot at 13772 Fraser Highway, which is another remnant parcel, on the north-east corner of Whalley Boulevard and Fraser Highway immediately east of the previously cited hooked lot. However, this remnant parcel is not part of the current application.
- As part of the subject application, these hooked lots will be subdivided from their parent parcels, in order to create two, fee simple lots that will not form part of the rezoning or development of the larger subject development site.
- Both of these proposed lots will retain their existing RF zoning and comply with the lot requirements.
- The applicant will retain the proposed fee simple lot south of Fraser Highway and it is anticipated that, in the future, this lot will consolidate with other lots along 137A Street to form a larger development site.
- It is anticipated that the applicant will transfer the portion of the lot at 13748 Fraser Highway, lying east of Whalley Boulevard, as well as the adjoining lot at 13772 Fraser Highway, to the City for a future District Energy facility (see section on Parking Under Dedicated Road Allowances and on District Energy).

#### Pedestrian Realm and Environment

- It is the intent of the applicant to create a highly animated, exciting pedestrian environment with uses, buildings and public spaces that create a dynamic urban neighbourhood.
- The entire length of 98B Avenue/ 137 Street through the subject site is envisioned as a strong pedestrian spine, with continuous, ground level retail uses and generous weather protection, supplemented by street trees, landscaped islands and unique, high quality street furnishings and lighting.
- As noted previously in this report, 98B Avenue/ 137 Street through the subject site will be 24 metres (80 ft.) in width, while the connection to the Kiss 'n Ride will be 17 metres (56 ft.) in width.

- The developable area of the subject site, due to the dedications for future LRT along the west, north and east sides of the site and due to the dedication of 98B Avenue/ 137 Street through the site, has become quite constrained, creating a challenge to accommodate the minimum floor plates required for the proposed retail outlets on proposed Block B.
- As a result, in order to provide flexibility for the applicant in terms being able to provide acceptable building areas for prospective tenants, buildings along 98B Avenue/ 137 Street, and along the connection to the Kiss 'n Ride will be permitted to extend up to the property lines along these streets. Although the proposed buildings will extend to the property line at some points, other portions of the building will be set back from the property line, due to the undulating and irregular building façades being proposed.
- However, even though the proposed buildings may extend to the property lines along 98B Avenue/ 137 Street, it is still essential that weather protection be provided over the adjoining sidewalks to enhance the comfort and functionality of the pedestrian experience along these streets.
- As a result, the applicant will be required to enter into an agreement with the City to permit the weather protection canopies to extend into the road allowance along 98B Avenue/ 137 Street. This is a relatively new practice for the City, but is consistent with other North American cities with constrained urban environments.
- The boulevards and sidewalks along 98B Avenue/ 137 Street through the subject site will be a total of 5 metres (16.4 ft.) in width from the curb to the face of the building.
- The boulevards will be 2.0 metres (6.6 ft.) in width and will be hard-surfaced with broom-finished concrete.
- The boulevards will contain street trees and City Centre standard street lights as well as variety of street furnishings, such as benches and garbage receptacles that will enhance the pedestrian experience.
- The sidewalks along 98B Avenue/ 137 Street will be 3 metres (9.8 ft.) in width which is slightly less than the minimum 4.0 metre (13.1 ft.) wide sidewalks usually required in City Centre. However, as noted previously, in order to achieve the floor plates required by prospective retail tenants, there is little opportunity to achieve wider sidewalks. However, as the adjoining boulevard areas will be finished in the same concrete finishing as the sidewalk, creating additional walking surface for pedestrians, the proposed 3.0-metre (9.8 ft.) wide sidewalks should be able to accommodate the pedestrian traffic flows expected for the area.
- The applicant is proposing to construct a large pedestrian plaza between the proposed buildings on Blocks A and C that is intended to accommodate public gatherings and to link the King George SkyTrain Station and future LRT platforms with the main entry to the proposed building on Block B.
- The applicant is proposing to extend the plaza surface treatment (coloured concrete in a geometric pattern) across 98B Avenue/ 137 Street in order to create a clear and distinct pedestrian corridor through the site.

- Ultimately, this crossing will be signalized in order to accommodate the large volume of pedestrians that are anticipated to cross this section of 98B Avenue.

#### Vehicle Parking and Access

- The applicant is proposing to construct a vast, multi-level underground parking facility under almost the entire subject site.
- The underground parking facility under Blocks A, B and C will be interconnected, while the parking under Block D, which will be limited to parking for residents of Block D, will be a self-contained parking structure that will not be connected to the larger, commercial oriented parking facility.
- However, in order to ensure that this underground parking facility is efficient and economical to construct, the applicant is proposing to extend the underground parking facility under the dedicated 98B Avenue/ 137 Street road allowance, as well as under a portion of land dedicated for LRT purposes along the northern edge of subject site, adjacent to Block A.
- The City has not, historically, supported the construction of underground parking facilities under existing roads and dedicated road allowances.
- However, recognizing that need for the developer to construct an underground parking facility that is economically feasible and recognizing that 98B Avenue/ 137 Street is a new, as yet unconstructed road, the City is willing to support the developer's proposal, subject to certain conditions as outline in the Parking Under Dedicated Road Allowances section of this report.
- The applicant is proposing to construct six vehicle access points into the proposed underground parking facilities.
- For Block A, the applicant is proposing a full movement access along 98B Avenue, close to the intersection of King George Boulevard.
- A full movement access from the roundabout intersection within 98B Avenue/ 137 Street will form the principal point of access to Block B. Secondary accesses to Block B, both right-in right-out only, will be located along King George Boulevard and Fraser Highway.
- The access along Fraser Highway will serve as both an access to underground parking spaces and as an access to the principal loading and unloading bays for the retail units in Block B.
- Block C will have vehicle access from the road that proposed connecting 137 Street with the Kiss 'n Ride.
- Block D will have right-in right-out vehicle access along 137 Street, as well as being able to utilize the roundabout as a point for vehicle surface accessibility.



Vehicular Parking Rates

- Although TOD focuses on efforts to improve multi-modal choices, the site must still be able accommodate the automobile. A successful TOD can achieve this by applying Transportation Demand Management (TDM) strategies that discourage unnecessary automobile trips. Providing an appropriate supply of parking is one highly effective TDM measure.
- The applicant is proposing parking rates that for residential and complementary uses are below the Zoning By-law requirements, as noted below. As a TOD there is sufficient basis for staff to recommend support for proposed relaxations in the residential parking supply. This relaxation of residential rates beyond the City Centre provision in the Zoning By-law is consistent with relaxations that have been recommended for other projects in City Centre.
- Staff are also proposing parking rates for other, predominantly commercial land uses that are below the current Zoning By-law requirements. Rates below the Zoning By-law requirements are consistent with TDM strategies and account for higher transit, walking and cycling mode share as well as shared trip purposes. The parking rate proposed for offices is slightly higher than the Zoning By-law requirements to respond to current market driven demands for abundant parking supply. As such, the following parking rates will be incorporated in the proposed CD By-law:

Land Use	Zoning By-law Rate	Proposed CD By-law Rate
Offices	1.40 parking spaces per 100 sq.m. (1,075 sq.ft.)	1.7 parking spaces per 100 sq.m. (1,075 sq.ft.)
Community Service Uses	Same as Offices	1.7 parking spaces per 100 sq.m. (1,075 sq.ft.)
Retail (Category 1)	2.20 parking spaces per 100 sq.m. (1,075 sq.ft.)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Retail (Category 2)	2.40 parking spaces per 100 sq.m. (1,075 sq.ft.)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Retail (Category 3)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Personal Service Uses	2.4 parking spaces per 100 sq.m. (1,075 sq.ft.)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
General Services Uses / Bank	2.40 parking spaces per 100 sq.m. (1,075 sq.ft.)	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Eating Establishment	8.00 parking spaces per 100 sq.m. (1,075 sq.ft.) and minimum of 3 parking spaces for restaurants less than 150 sq.m. (1,615 sq.ft.)	5.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Liquor Store	Same as Retail uses above	2.00 parking spaces per 100 sq.m. (1,075 sq.ft.)

Land Use	Zoning By-law Rate	Proposed CD By-law Rate
Neighbourhood Pub	8.00 parking spaces per 100 sq.m. (1,075 sq.ft.)	5.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
Entertainment Uses  Cinemas and Theatres	8.00 parking spaces per 100 sq.m. (1,075 sq.ft.)  1.00 parking space per 5 seats	1.00 parking space per 10 seats
Child Care Centre	1.00 parking space per employee plus equal number of pick-up & drop-off spaces, minimum of 2.00 parking spaces	2.00 parking spaces per employee
Fitness Centre	1.40 parking spaces per 100 sq.m. (1,075 sq.ft.)	3.00 parking spaces per 100 sq.m. (1,075 sq.ft.)
1 Bedroom Dwelling Unit	1.04 parking spaces per dwelling unit	0.85 parking space per dwelling unit
2-Bedroom Dwelling Unit	1.20 parking spaces per dwelling unit	1.00 parking space per dwelling unit
3-Bedroom Dwelling Unit	1.20 parking spaces per dwelling unit	1.00 parking space per dwelling unit
Visitor Parking	0.16 parking space per dwelling unit	0.025 parking space per dwelling unit

- Should, in the future, the applicant propose to provide parking below these proposed rates, the applicant will be required to proceed with a Development Variance Permit (DVP) application and provide mitigation and compensation as required.
- Bicycle parking shall be provided at a rate of 1.0 bicycle space per dwelling unit.

### Park and Ride

- A large proportion of the subject site is currently used as an informal Park and Ride facility that provides over 780 surface parking spaces, principally for those using the SkyTrain network.
- This Park and Ride facility was constructed and operated by the previous owners of the subject site without City or TransLink involvement.
- As noted previously in this report, the subject proposal will be constructed in phases and, as each phase progresses, the number of existing surface Park and Ride parking spaces will be reduced and, eventually, completely eliminated, by the time of final build-out.
- Although the existing Park and Ride facility has no involvement by the City or TransLink, the City is cognizant of the service these parking spaces provide to the general public.

- As a result, it is the intention of both the applicant and the City to keep this Park and Ride facility in operation as much as possible during the development of the proposed project.
- With the acknowledgement that the number of Park and Ride parking spaces will be reduced over time, both the City and TransLink are working to identify opportunities to provide alternative on- and off-street parking supply within the vicinity of the subject site and in the vicinity of other SkyTrain Stations. The City's Engineering Department's Parking Services Section is already identifying opportunities to provide all-day, on-street parking on adjacent streets to help manage the displaced demand.
- The applicant also recognizes that there will continue to be demand for Park and Ride parking spaces in the area. As a result the applicant is anticipating constructing approximately 200 underground parking spaces over and above the number of parking spaces that would be required under the proposed CD By-law for the site. These 200 additional parking space could be used by the applicant to fulfill the parking requirements of commercial tenants within the development or could be used by the applicant to provide additional all-day public parking on the site, which would ultimately off-set some of the existing surface Park and Ride parking spaces that will be eliminated through development of the site.

#### PARKING UNDER DEDICATED ROAD ALLOWANCES

- As noted previously in this report, the applicant is proposing to construct parking under the entire length of 98B Avenue/ 137 Street through the subject site, as well as under a portion of land along the northern edge of the site, next to Block A, that will be dedicated for the LRT alignment.
- In order to achieve the underground parking facility under dedicated road allowances, the applicant will be required to create a volumetric lease plan for the underground parking structure that extends under 98B Avenue/ 137 Street and under the dedicated LRT alignment.
- In accordance with recent City practice, the applicant will be required to provide monetary compensation to lease the area under 98B Avenue/ 137 Street and under the dedicated LRT alignment that is contained within the volumetric lease plan.
- The lease rate for areas under dedicated road allowances has been set at 50% of the fair market value of the portion of road allowance under which the volumetric lease plan is located.
- With respect to the subject proposal, through negotiations between the applicant and staff, the applicant has agreed to enter into a 99-year lease with the City but, rather than providing the usual monetary compensation, has agreed to provide the following alternative compensation:
  - Provision of additional dedicated road allowance along the north and east sides of the site for the future LRT corridor (see section on Transit Provisions).

The additional, and substantial, dedication being provided by the developer along the north side of the subject site and along the Whalley Boulevard frontages of the subject site represents a significant contribution to the City's Transit network initiative. As such, the dedication of these lands is being considered as part of the compensation required for parking under dedicated road allowance.

- Construction of the two Fraser Highway line LRT platforms, including the portions of the LRT station elements.

As part of Phase 1 of the project, the applicant will be required to construct the two Fraser Highway line LRT platforms between the King George SkyTrain Station and the proposed Coast Capital Savings Building, including weather protect and lighting, and to construct the associated transit plaza.

In addition to the construction of the two platforms, the applicant will also be required to construct a concrete LRT track bed, including all required ducting, between King George Boulevard and Whalley Boulevard that will be able to accommodate LRT trains in the future.

The construction of the LRT platforms and track bed constitute a significant first step in the implementation of an extensive LRT network within the City of Surrey and, as a result, can be considered as part of the compensation required for parking under dedicated road allowance.

- Conveyance, at no cost, of the portion of the lot at 13748 Fraser Highway lying east of Whalley Boulevard, and the lot at 13772 Fraser Highway, to the City.

The City has identified the need for an additional District Energy facility in the area of the subject development site. The two remnant lots on the north-east corner of Whalley Boulevard and Fraser Highway which are owned by the applicant, are suitable for the construction of a District Energy facility.

The transfer of these two parcels to Surrey represent a major monetary benefit to the City, in terms of the expansion of the District Energy network within City Centre and, as a result, can also be considered as part of the compensation required for parking under dedicated road allowance.

#### CITY OF SURREY ECONOMIC INVESTMENT ACTION PLAN

- The applicant, PCI, has requested that Council reinstate two sections of the Economic Investment Action Plan that relate to the reduction of Building Permit fees and to an exemption of the municipal portion of the property tax for the commercial component of the proposed development.
- The Economic Investment Action Plan was adopted by Council in 2009 in an effort to stimulate development activity in Surrey following the severe economic downturn in 2008.
- The Plan provided for a 50% reduction in Building Permit fees and a full exemption for 3 years from the municipal portion of property taxes for eligible projects.

- To be eligible for various incentives that formed part of the Economic Investment Action Plan, a development application had to be received by the City by March 31, 2010, the project construction value needed to be in excess of \$10 million for commercial projects and in excess of \$25,000,000 for residential projects and, construction needed to commence by December 31, 2010.
- In 2010, Council decided to extend the Economic Investment Action Plan for one additional year with the following conditions: a development application had to be received by the City by March 31, 2011; the project construction value needed to be in excess of \$10 million for commercial projects and in excess of \$25,000,000 for residential projects, and construction needed to commence by December 31, 2011.
- Council has not extended the Economic Investment Action Plan, which expired at the end of 2011.
- Therefore, even though PCI first approached the City to discuss the development of the subject site in the summer of 2011 when the Economic Investment Action Plan was still in effect, the Economic Investment Action Plan has now expired and the proposed project is no longer eligible for any of the incentives offered under the Plan.
- Nevertheless, PCI has continued to request that two of the incentives, namely the Building Permit Fee reduction and the property tax exemption be made applicable to their project to assist in ensuring the economic viability of the project.

#### PROPOSED CD BY-LAW (Appendix V)

- The applicant is proposing to rezone the site to a CD Zone that is based, loosely, on the RMC-150 Zone.
- The Surrey City Centre Land Use and Density Concept indicates that the subject site is appropriate for mixed-use developments with a floor area ratio (FAR) of up to 5.5.
- Under the provisions of the Surrey City Centre Plan, the calculation of this FAR of 5.5 is based on a gross site area prior to dedication of new roads and the dedication of road widening of more than 3.5 metres (11.5 ft.) along existing roads.
- As a result, although the gross density permitted on the site totals 5.5 FAR, the net density which will be permitted is 7.1 FAR.
- As noted previously, the project will be phased. Each phase, especially Block B, contains a broad mix of uses and building forms. When each block is actually constructed, the amount of building area dedicated to each land use may vary from the amount of building area currently envisioned for each of these land uses, due to market conditions at the time of construction. Similarly, the amount of building area actually constructed on each block may differ from what is currently proposed, again due to prevailing market conditions at the time of construction.

- As a result, the applicant has requested maximum flexibility in distributing the net density of 7.1 FAR afforded the site under the provisions of the Surrey City Centre Plan and the Surrey City Centre Land Use and Density Concept.
- In response to the applicant's request, and to permit the applicant the maximum flexibility to respond to market conditions in the future, the proposed CD By-law will be worded to permit the density to be distributed over the site in whatever arrangement and proportion the developer deems appropriate, subject to Council-approved Development Permits.
- The proposed CD By-law will break the subject site into 6 Blocks. Blocks A, B, C and D will correspond to the four development blocks proposed by the applicant.
- The 98B Avenue/ 137 Street road allowance through the subject site will be designated as Block E while a portion of the area dedicated for the LRT alignment along the northern edge of the subject site will be designated Block F.
- Within the proposed CD By-law, different requirements in terms of land use, density, setbacks, building heights and parking rates will be prescribed for each Block.
- As the proposed development is a transit-oriented development, reduced parking rates are supported, as indicated in the Vehicular Parking Rates section of the report, and will be incorporated into the proposed CD By-law for the subject site. Any proposed parking rates not identified in the table will be subject to parking rates listed under Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law, 1993, No. 12000, as amended.
- The development shall provide one (1) secure bicycle parking space per dwelling unit. Although this rate is slightly lower than current requirement of 1.2 bicycle parking spaces per dwelling unit, it is consistent with the rate in many other urban municipalities.

#### TREE PRESERVATION AND MANAGEMENT (Appendix VI)

##### Block A

- The applicant has submitted an Arborist Report and Tree Preservation and Replacement Plan prepared by Alexandre Man-Bourdon, Registered Arborist for PWL Partnership Landscape Architects Inc. for Block A. The report identified 22 mature trees and 19 undersized trees located within Block A. All of these 41 trees are proposed to be removed due to the proposed underground parking facility that will extend to the limits of Block A.
- The summary of trees is as follows:

Tree Species	No. of Species	Trees to Retained	Trees to be Removed
Cherry Plum	12	0	12
Red Maple	12	0	12
Douglas Fir	6	0	6
Bigleaf Maple	7	0	7

Tree Species	No. of Species	Trees to Retained	Trees to be Removed
Western Red Cedar	3	0	3
Silver Maple	1	0	1
<b>Total</b>	<b>41</b>	<b>0</b>	<b>41</b>

- Based upon the Tree Protection By-law (No. 16100), 82 replacement trees are required to be planted to mitigate the removal of the 41 trees. A total of 63 replacement trees are proposed to be planted within Block A, which are 19 fewer trees than are required under the By-law. However, as the applicant will be providing trees in subsequent phases, which will exceed this deficit number, as well as exceeding the number of replacement trees required in the subsequent phases, the contribution towards the Green City Fund to address the deficit in replacement trees will not be required.

#### Blocks B to F

- The applicant submitted a separate Arborist Report and Tree Preservation and Replacement Plan prepared by Alexandre Man-Bourdon, Registered Arborist for PWL Partnership Landscape Architects Inc., for the remainder of the subject site, Blocks B through F. The report identified 26 mature trees and 26 undersized trees within the remaining portion of the subject site. All 52 trees are proposed to be removed as underground parking facilities are proposed to extend to the limits of all of these Blocks.
- A summary of the trees is as follows:

Tree Species	No. of Species	Trees to Retained	Trees to be Removed
Shumard Oak	27	0	27
Fullmoon Maple	1	0	1
Lodgepole Pine	1	0	1
Western Red Cedar	15	0	15
Red Alder	2	0	2
Douglas Fir	4	0	4
Cherry	1	0	1
Black Locust	1	0	1
<b>TOTAL</b>	<b>52</b>	<b>0</b>	<b>52</b>

- Based upon the Tree Protection By-law (No. 16100), 104 replacement trees are required to be planted to mitigate the removal of the 52 trees. A total of 206 replacement trees are proposed, which greatly exceeds the number of replacement trees required under the By-law. The deficit in trees under Block A will be addressed as the other blocks come forward for redevelopment.

## PRE-NOTIFICATION

- Pre-notification letters were sent on March 27, 2013. Staff received one telephone call and one e-mail in response to the pre-notification letters. The individual who telephoned requested additional information about the project. The individual who e-mailed did not inquire about the project but provided suggestions on improving the context map that accompanied the pre-notification letters.

## DESIGN PROPOSAL AND REVIEW FOR PHASE 1

- The proposed Coast Capital Savings head office building on Block A constitutes Phase 1 of the proposal.
- The proposed Coast Capital Savings Building is an iconic, 10-storey office building that will form a stunning backdrop to the anticipated transit plaza on the south side of the existing King George SkyTrain Station where rapid transit lines from the south and east will converge.
- The proposed building is designed with a unique angular geometric massing, which includes inward and outward slanting walls that give the impression the building is "leaning".
- The visual impression of these unique slanting walls is reinforced by a smooth exterior envelope comprised almost entirely of glazing.
- The exterior glazed walls of the building will be comprised of neutral-tone vision glass and spandrel glass panels. Each spandrel panel is broken down into three equal-sized coloured panels. The colour of these spandrel glass panels is achieved by an architectural frit, a layer of film of ceramic dots which has been baked to create an opaque pattern in the glass. The frit is broken down into small modules within each panel to create a "pixilated" pattern in a range of blue and green hues.
- The proposed building will have two entry points.
- One entry will be located on the north-east corner of the building facing the existing King George SkyTrain Station and future LRT transit platforms. This entry will be accented by a dramatic slanted glass wall that rises out of the sidewalk and terminates in a sharp triangular point above the doorway.
- Another entry will be located on the southeast corner of the proposed building, at the intersection of King George Boulevard and the proposed 137 Street. At this entry, the base of the building is cut back and allows the glass building wall to fall straight into the sidewalk to create a dramatic backdrop to the entry plaza.
- The entrance to the building is further enhanced by a large, dramatically angled entry canopy.
- These two entries will lead into the main lobby of the building and into the main branch of Coast Capital Savings that will be located on the east side of the building, facing King George Boulevard.



- Commercial retail units will be located along the south, west and north sides of the building and will be accessed from adjoining exterior pedestrian areas.
- The base of the proposed building is comprised of a double-height podium of ground-level commercial units. The podium is enhanced by a glass and metal canopy that runs along the four sides of the building.
- The roof of the podium provides outdoor patio areas that are accessed from the second floor of the building.
- The second floor of the building is to house a fitness facility, for use by the office tenants, and a day care that can utilize the roof of the podium for the outdoor play area for the children.
- Floors 2 to 4 will contain multi-tenant market office space, while floors 5 to 10 will house the corporate offices of Coast Capital Savings.
- Below grade, the building will contain bicycle commuter "end-of-trip" facilities that include secure bicycle storage, clothing lockers and full shower and changing facilities.
- The proposed Coast Capital Savings building will contain 3,188 square metres (34,315 sq.ft.) of retail space, 186 square metres (2,000 sq.ft.) of community space and 15,409 square metres (165,861 sq.ft.) of office space for a total of 18,783 square metres (202,176 sq.ft.).
- A large urban plaza is proposed to be constructed immediately to the east of the proposed Coast Capital Savings building and the proposed building on Block C.
- The purpose of the plaza is two-fold. One purpose is to direct pedestrians from the King George SkyTrain Station and future rapid transit platform on the north side of the Coast Capital Savings building into the centre of the proposed project. This will allow pedestrians the opportunity to access the principal entry of the proposed commercial building on Block B on the south side of 137 Street, and the opportunity to access 98B Avenue/ 137 Street itself, which is both the retail heart of the project and the principal pedestrian access to the Surrey Memorial Hospital (SMH) campus further to the south.
- The second purpose of this plaza is to create a gathering place where Coast Capital Savings and other groups and organizations can hold public and charitable fund raising events.
- The proposed plaza will be hard surfaced with a geometric pattern of coloured concrete. This geometric pattern of coloured concrete is proposed to extend from the plaza on the north side of 137 Street, across 98B Avenue/ 137 Street to the formal entry of the proposed building on Block B that will provide access to the large format retail outlets on the second floor and to the possible movie theatres on the third floor. The applicant will be working with the Engineering Department to ensure that any materials installed within road allowance are durable and easy to maintain.
- A Coast Capital Savings logo will be created within the surface of the plaza using basalt paving stones and basalt running bond pavers to differentiate it from the surrounding coloured concrete.

- A number of trees will be planted in the plaza to provide green relief and shade. It is proposed to fill the edges of the plaza with benches and tables to help create a welcoming pedestrian environment and to help animate the space.

#### Signage (see By-law Variances and Justification section)

- A large Coast Capital Savings identification fascia sign, accompanied by a fascia sign reflecting the Coast Capital logo will be located on the top corners of all four façades of the proposed building.
- Four (4) fascia signs are proposed for each of the four elevations of the proposed Coast Capital Savings building. Three (3) of the four signs are permitted outright due to lot frontage. A Development Variance Permit (DVP) is required to vary the Sign By-law to allow for one additional fascia sign at the east elevation of the Coast Capital Savings building, which is not along a lot frontage.
- Three (3) fascia signs are proposed for the north, west and south elevations of the Coast Capital Savings branch and will include the Coast Capital Savings logo and "Coast Capital Savings" in channel lettering. Typically, only one (1) fascia sign would be permitted and therefore, a variance to the Sign By-law is required.
- One fascia sign and one under awning sign (commonly known as a blade sign) are proposed for each commercial/retail unit at grade to advertise the individual businesses. In accordance with the Sign By-law, only one sign is permitted per premise. The additional sign requires a variance to the Sign By-law.
- A variance is also required to the Sign By-law to allow for a larger vertical dimension of an under awning sign (blade sign), from 0.3 metre (1 ft.) to 0.46 metre (1.6 ft.).
- A 3-metre (10 ft.) high, double faced free-standing sign, with an electronic message board, is proposed for the plaza east of the Coast Capital Savings building. The proposed sign is intended to advertise community events. This sign is subject to a variance to the Sign By-law, as currently no electronic message board signs are permitted on private property.
- A double faced, free-standing sign, 4.3 metres (14 ft.) in height, is proposed within the road right-of-way of 137 Street. The height of the sign is subject to a variance to the Sign By-law, as signs with a maximum of 3.7 metres (12 ft.) in height are permitted.

#### DISTRICT ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and

- City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to, or greater than, a floor area ratio (FAR) of 1.0 are required to provide hydronic thermal energy systems in support of the City's DE system including domestic hot water, make-up air units, and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections will be confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - To ensure unrestricted City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - To prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the City Centre District Energy System By-law.
- It should be noted that there may be an opportunity for the District Energy Utility to provide cooling, as well as heating, to some, or all, of the proposed development, should the appropriate agreements be reached between the District Energy Utility and the developer.
- Space will need to be provided within the parking structure under the 98B Avenue/ 137 Street road alignment from which to hang the heating (and cooling) pipes for connection between the central plant and the ETS room in each phase. This will be covered under the statutory right-of-way and Section 219 Covenant with the appropriate releases of liability.
- The City also has a need to procure a site within the vicinity of the proposed development on which to construct a District Energy facility.
- Although various locations within the subject development site were reviewed as potential sites for this District Energy facility, no location was deemed acceptable.
- However, the developer also owns two remnant parcels of land at the north-east corner of Whalley Boulevard and Fraser Highway. The developer is not proposing any redevelopment of these lots in conjunction with the current application.
- However, together, these two remnant parcels would provide a location that is suitable for the construction of the District Energy facility.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on December 4, 2012. The following table 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"> <li>• Located directly adjacent to the King George SkyTrain Station and future transit service on King George Boulevard and Fraser Highway. The proposed development is a significant project that will replace, in the future, a surface parking lot with a mixed-use commercial, office and high rise residential development.</li> <li>• The proposed development is consistent with the City Centre Plan and the Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed gross density of the development is 5.5 FAR.</li> <li>• The proposed development will include a mix of land uses, including commercial, office and high rise residential.</li> <li>• The proposed development is intended to include a mix of housing types, such as townhouse units and apartment units.</li> <li>• The proposed high rise residential component is planned to accommodate a range of unit sizes, from bachelor to 2-bedroom units.</li> <li>• Purpose-built rental units are proposed for Block B.</li> <li>• The subject site has not been designated a heritage site.</li> <li>• No community or private gardens are proposed. However, two publically accessible plazas are proposed for community use. In the Phase 1 building, outdoor amenity areas are proposed for the second floor and rooftop.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development proposes to incorporate Low Impact Development Standards (LIDS).</li> <li>• The applicant proposes to transfer land adjacent to Quibble Creek to the City.</li> <li>• No environmentally sensitive features have been identified as part of this development site.</li> <li>• Detailed aspects of recycling and organic waste programming will be determined through site specific office programming.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development proposes reduced parking rates and proposes shared parking amongst commercial users.</li> <li>• Approximately 25 electric vehicle charging stations are to be provided as part of Phase I.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• A high quality of urban realm design has been developed with CPTED principles in mind.</li> <li>• As the residential portions of this project will be constructed in future phases, it is unknown at this time if any adaptable/accessible units will be provided.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The proposed development is trying to achieve LEED Gold certification.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A sustainable features document will be created and given to new occupants.</li> <li>• The applicant feels that due to regimented Transportation Engineering requirements, they are prevented from implementing more innovative initiatives for the proposed development.</li> </ul>

### SITE REMEDIATION

- There is suspect contaminated material located at the 9900 King George Highway property, due to a former gas station use. The suspect contaminated material will be excavated and transported for off-site disposal at a permitted landfill facility such as Sumas Remediation in Burnaby, BC or Tervita in Richmond, BC. Confirmatory soil samples will be collected along the four walls and base of the excavation to confirm remediation.

### ADVISORY DESIGN PANEL (Appendix VIII)

ADP Dates: March 28, 2013 and April 25, 2013

- The proposed development was reviewed by the Advisory Design Panel (ADP) on March 28, 2013 and on April 25, 2013.
- The ADP recommendations for Phase I/Coast Capital Building have been satisfied.
- In addition, the ADP has made some comments regarding the design for subsequent development phases. These comments are:
  - The residential towers are better defined and the individual towers are varied in height, expression and form. Building B appears bulky and could be taller.
  - Recommend that all future phases have a commitment to a minimum sustainability standard. The commercial buildings are slated to be designed to achieve LEED Gold, but the residential buildings should also be included to a minimum of "equal" to LEED Silver or better.
- The applicant will address these issues when separate Development Permit applications are submitted for future phases.

### BY-LAW VARIANCES AND JUSTIFICATION (Appendix IX)

(a) Requested Variances:

- To vary Sub-section 27(2)(a) of Part 5 of Sign By-law, 1999, No. 13656, to allow for the following:
  - To increase the number of fascia signs permitted along the lot frontage, from 3 signs to 4 signs, for the Coast Capital Savings building;
  - To increase the number of fascia signs for the premise frontage of the Coast Capital Savings branch, from 1 sign to 3 signs; and
  - To allow one (1) fascia sign and one (1) under awning sign for each commercial/retail unit.

## Applicant's Reasons:

- As the location for the corporate headquarters for Coast Capital Savings, having a high level of visibility is important. In keeping with the design of the building, all the proposed Coast Capital Savings signs will be of high quality and will be illuminated in a channel letter format and sized in relation to the building.
- The requirement of one fascia sign for each commercial/retail premise is required for identification purposes, with the under awning sign to assist in guiding customers to the entry of the unit.

## Staff Comments:

- The signs have been designed in coordination with the building design and will be of high quality. Staff can support the proposed variances.

## (b) Requested Variance:

- To vary Sub-section 27(4)(c) of Part 5 of Sign By-law, 1999, No. 13656, to increase the vertical dimension of an under awning sign from 0.3 metre (1 ft.) to 0.46 metre (1.5 ft.).

## Applicant's Reasons:

- In order to provide potential retail tenants with a high degree of visibility, it is proposed that each retail premise would be permitted an under awning sign (blade sign) relative to the size of the retail unit.

## Staff Comments:

- The under awning signs have been designed in a comprehensive manner to be complementary to the proposed development. This is a minor increase in the vertical dimension of the under awning sign. Staff can support the variance.

## (c) Requested Variance:

- To vary Part 9 Sub-sections 41(2)(b) and (d) of Sign By-law, 1999, No. 13656, to allow for one (1) free-standing electronic message board sign, whereby the sign permit will not have a fixed time frame.

## Applicant's Reasons:

- The proposed free-standing sign will form a major part of the Coast Capital Savings community outreach. The sign is intended to be located between Sites A (Phase 1) and C (Phase 3) in the east plaza and is intended to provide visibility to Coast Capital and the causes it determines are important, including community events and celebrating community volunteers.

## Staff Comments:

- Until now, no electronic message board signage has been permitted on private developments. The Sign By-law currently does not permit LED signage, except on City property and the permitting of such a sign will be precedent setting. However, the proposed free-standing sign is only to be a maximum height of 3 metres (10 ft.) and approximately 1.2 metres (4 ft.) in width and the actual electronic message portion of the sign will only have an area of approximately 1.3 square metres (13.6 sq.ft.). Given the proposed size and the fact that the sign is to be located within the community plaza area, staff can support this variance to allow for the one sign.

## (d) Requested Variance:

- To vary Part 1 Sub-section 5(2) of Sign By-law, 1999, No. 13656, to allow for one (1) free-standing sign to be located within the 98B Avenue/ 137 Street road right-of-way.

## Applicant's Reasons:

- Coast Capital Savings requires this sign for additional visibility and the sign will also allow for other major tenants to be identified.

## Staff Comments:

- The proposed free-standing sign is designed to be of high quality and will assist in serving a dual role, by identifying tenants of the proposed office building, as well as to screen the traffic controller and the Uninterrupted Power Supply (UPS) cabinets. Staff can support this variance.

## (e) Requested Variance:

- To vary Part 8 Section 38 of Sign By-law, 1999, No. 13656, the height of a free-standing sign located within the road right-of-way of 137 Street, is increased from 3.7 metres (12 ft.) to 4.3 metres (14 ft.).

## Applicant's Reasons:

- The sign has been designed to allow for visibility from the street and to assist in screening the traffic controller and UPS cabinets.

## Staff Comments:

- The height is only a slight increase to the maximum height of 3.7 metres (12 ft.) and the sign has been designed to screen what would be unattractive infrastructure within the road right-of-way. Staff can support this variance.

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.	School District Comments
Appendix V.	Proposed CD By-law
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Map of Service Area A of the City of Surrey's District Energy System
Appendix VIII.	ADP Comments
Appendix IX.	Development Variance Permit No. 7912-0332-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Musson Cattell Mackey Partnership and PWL Landscape Architects, respectively, dated April 18, 2013.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

GAG/PL/da

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- (e) Civic Address: 9822 - King George Blvd  
 Owner: KGS Holdings Ltd.  
 PID: 002-162-261  
 Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part Within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 8745
- (f) Civic Address: 13716 - Fraser Hwy  
 Owner: KGS Holdings Ltd.  
 PID: 011-172-291  
 Lot 2 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963
- (g) Civic Address: 13682 - Fraser Hwy  
 Owner: KGS Holdings Ltd.  
 PID: 009-341-587  
 Lot 2 Except: Part on Reference Plan 14749; Section 35 Block 5 North Range 2 West New Westminster District Plan 10528
- (h) Civic Address: 13704 - Fraser Hwy  
 Owner: KGS Holdings Ltd.  
 PID: 011-172-312  
 Lot 3 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963
- (i) Civic Address: 9806 - King George Blvd  
 Owner: KGS Holdings Ltd.  
 PID: 007-133-031  
 Lot 71 Except Part Dedicated Road on Plan BCP20112, Section 35 Block 5 North Range 2 West New Westminster District Plan 34866
- (j) Civic Address: 9900 - King George Blvd  
 Owner: KGS Holdings Ltd.  
 PID: 005-881-803  
 Lot 73 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033
- (k) Civic Address: 9850 - King George Blvd  
 Owner: KGS Holdings Ltd.  
 PID: 005-881-838  
 Lot 74 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033
- (l) Civic Address: 13681 - Fraser Hwy  
 Owner: KGS Holdings Ltd.  
 PID: 006-051-502  
 Lot 83 Except: Part Dedicated Road on Plan LMP466; Section 35 Block 5 North Range 2 West New Westminster District Plan 46300
- (m) Civic Address: 13668 - Fraser Hwy  
 Owner: KGS Holdings Ltd.  
 PID: 011-077-492  
 Easterly 80 Feet Parcel "B" (Explanatory Plan 7985) Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan 4883 Having a Frontage of 80 Feet on the Pacific Highway with a Uniform Width for Full Depth

- (n) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-090  
Strata Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (o) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-103  
Strata Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (p) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-111  
Strata Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (q) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-120  
Strata Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (r) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-138  
Strata Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (s) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-146  
Strata Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (t) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-154  
Strata Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

- (u) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-162  
Strata Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (v) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-171  
Strata Lot 9 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (w) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-189  
Strata Lot 10 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (x) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-197  
Strata Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (y) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-201  
Strata Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (z) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-219  
Strata Lot 13 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (aa) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-227  
Strata Lot 14 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(bb) Civic Address: 9808 - King George Blvd  
Owner: KGS Holdings Ltd.  
PID: 001-769-235  
Strata Lot 15 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan  
NW1324 Together with an Interest in the Common Property in Proportion to the Unit  
Entitlement of the Strata Lot as Shown on Form 1

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone Blocks A, B, C, D, E and F.

## DEVELOPMENT DATA SHEET

### Site A

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,781 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		73%
SETBACKS ( in metres)		
All setbacks for all Blocks		0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		42 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		n/a
One Bed		
Two Bedroom		
Three Bedroom		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		3,188 sq.m.
Office		15,595 sq.m.
Total		18,783 sq.m.
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		18,783 sq.m.

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		n/a
# of units/ha /# units/acre (net)		n/a
FAR (gross)		
FAR (net)		3.93
AMENITY SPACE (area in square metres)		
Indoor		n/a for Site A
Outdoor		n/a for Site A
PARKING (number of stalls)		
Commercial		590
Industrial		n/a
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		n/a
Total Number of Parking Spaces		590
Number of disabled stalls		7
Number of small cars		16
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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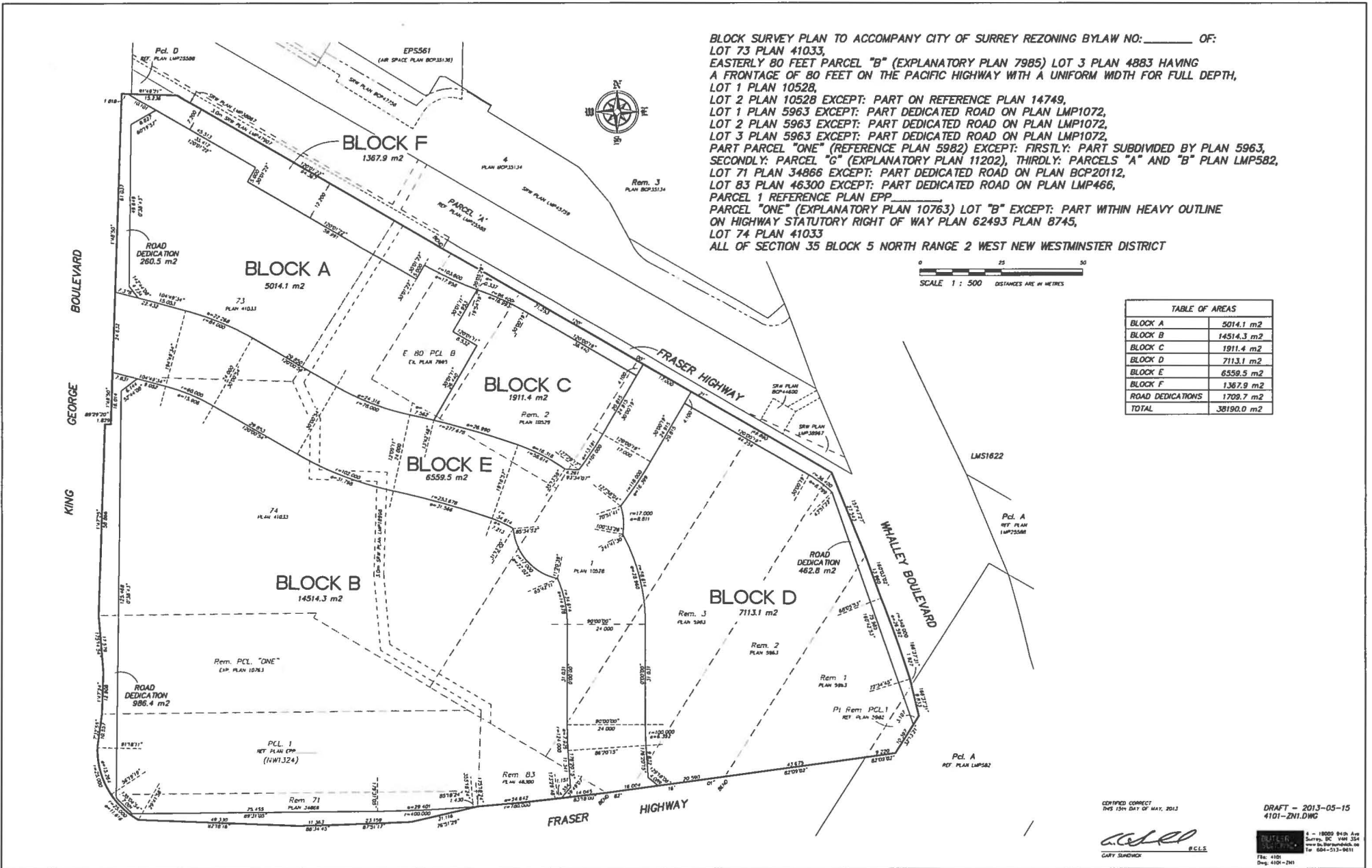


BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: \_\_\_\_\_ OF:  
 LOT 73 PLAN 41033,  
 EASTERLY 80 FEET PARCEL "B" (EXPLANATORY PLAN 7985) LOT 3 PLAN 4883 HAVING  
 A FRONTAGE OF 80 FEET ON THE PACIFIC HIGHWAY WITH A UNIFORM WIDTH FOR FULL DEPTH,  
 LOT 1 PLAN 10528,  
 LOT 2 PLAN 10528 EXCEPT: PART ON REFERENCE PLAN 14749,  
 LOT 1 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 LOT 2 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 LOT 3 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 PART PARCEL "ONE" (REFERENCE PLAN 5982) EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 5963,  
 SECONDLY: PARCEL "G" (EXPLANATORY PLAN 11202), THIRDLY: PARCELS "A" AND "B" PLAN LMP582,  
 LOT 71 PLAN 34866 EXCEPT: PART DEDICATED ROAD ON PLAN BCP20112,  
 LOT 83 PLAN 46300 EXCEPT: PART DEDICATED ROAD ON PLAN LMP466,  
 PARCEL 1 REFERENCE PLAN EPP \_\_\_\_\_  
 PARCEL "ONE" (EXPLANATORY PLAN 10763) LOT "B" EXCEPT: PART WITHIN HEAVY OUTLINE  
 ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 62493 PLAN 8745,  
 LOT 74 PLAN 41033  
 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



0 25 50  
 SCALE 1 : 500 DISTANCES ARE IN METRES

TABLE OF AREAS	
BLOCK A	5014.1 m <sup>2</sup>
BLOCK B	14514.3 m <sup>2</sup>
BLOCK C	1911.4 m <sup>2</sup>
BLOCK D	7113.1 m <sup>2</sup>
BLOCK E	6559.5 m <sup>2</sup>
BLOCK F	1367.9 m <sup>2</sup>
ROAD DEDICATIONS	1709.7 m <sup>2</sup>
TOTAL	38190.0 m <sup>2</sup>

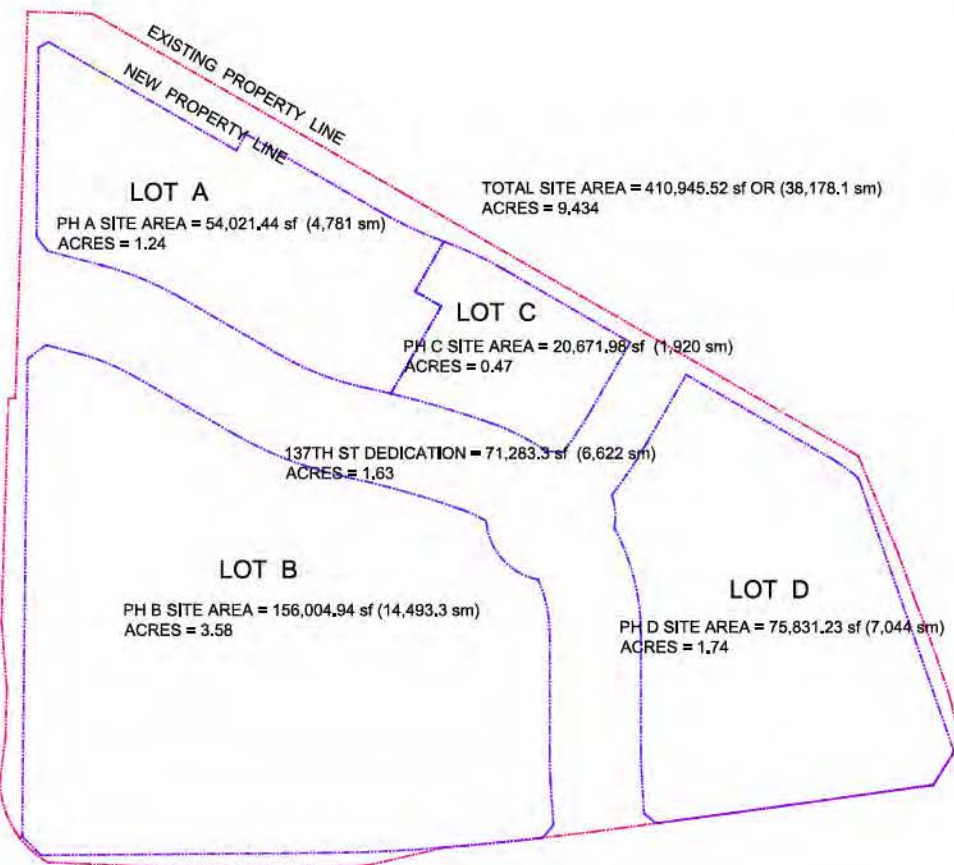


CERTIFIED CORRECT  
 THIS 15th DAY OF MAY, 2013

*GARY SUNDWICK*  
 GARY SUNDWICK B.C.L.S.

DRAFT - 2013-05-15  
 4101-2N1.DWG

1 - 18009 84th Ave  
 Surrey, BC V4W 2S4  
 www.2dland.com  
 Tel: 604-273-9611  
 Fax: 604-273-9611



**AREA SUMMARY**

Building	Retail (m <sup>2</sup> )		Offices (m <sup>2</sup> )		Residential Units		Total (m <sup>2</sup> )	Net Area (m <sup>2</sup> )	Realized Lot F.A.R.	*Proposed Lot F.A.R.	Avg Parking
	Area	Value	Area	Value	Units	Value					
Building A	3,104	25,505	0	0	18,753	4,721	31,357	4,721	3.59	3.53	550
Building B	25,334	210,531	18,588	300	70,354	14,983	114,855	14,983	8.87	8.50	1,550
Building C	1,248	10,543			20,328	5,820	22,116	5,820	11	11.5	235
<b>Subtotal</b>	<b>29,686</b>	<b>236,579</b>	<b>18,588</b>	<b>300</b>	<b>109,435</b>	<b>21,524</b>	<b>258,934</b>	<b>21,524</b>	<b>5.77</b>	<b>6.09</b>	<b>2,400</b>
Building D	3,123	0	76,450	1,200	79,773	7,044	86,817	7,044	11.32	11.32	1,108
<b>Subtotal</b>	<b>3,123</b>	<b>0</b>	<b>76,450</b>	<b>1,200</b>	<b>79,773</b>	<b>7,044</b>	<b>86,817</b>	<b>7,044</b>	<b>11.32</b>	<b>11.32</b>	<b>1,108</b>
<b>Total</b>	<b>32,809</b>	<b>236,579</b>	<b>95,038</b>	<b>1,500</b>	<b>189,208</b>	<b>28,568</b>	<b>345,351</b>	<b>28,568</b>	<b>4.71</b>	<b>7.1</b>	<b>3,508</b>

Overall Gross Site Area: 38,178.10  
 Overall Gross Site FAR: 4.86  
 \*Proposed Gross F.A.R.: 5.25

Overall Net Site Area: 28,235.70  
 Overall Net Site FAR: 6.73  
 \*Proposed Net F.A.R.: 7.1

\* If a proposed lot density provides feasibility in the future design of Buildings A and C

**PROPOSED PARKING RATES**

May 22, 2013

Floor	Room	Area	FAR	PARKED BAY RATES	NO.	PROPOSED RATES	TOTAL	PROPOSED CITY RATES	TOTAL	MARKET	DIFFERENCE
Park Floor	Community Room	2,500 SF	1.0	10 / 1,075 SF	10	10 / 1,075 SF	10	10 / 1,075 SF	10	10	0
	Jan. Room	7,500 SF	3.0	10 / 1,075 SF	30	10 / 1,075 SF	30	10 / 1,075 SF	30	30	0
	Rec. - Storage	17,500 SF	7.0	10 / 1,075 SF	70	10 / 1,075 SF	70	10 / 1,075 SF	70	70	0
Retail Floor	Display - 12 Retail Units	9,075 SF	3.6	10 / 1,075 SF	36	10 / 1,075 SF	36	10 / 1,075 SF	36	36	0
	Office	4,000 SF	1.6	10 / 1,075 SF	16	10 / 1,075 SF	16	10 / 1,075 SF	16	16	0
	Office	10,430 SF	4.2	10 / 1,075 SF	42	10 / 1,075 SF	42	10 / 1,075 SF	42	42	0
Floor 3 - 2	Office	140,550 SF	5.6	10 / 1,075 SF	560	10 / 1,075 SF	560	10 / 1,075 SF	560	560	0
	Open Office	3,825 SF	1.5	10 / 1,075 SF	15	10 / 1,075 SF	15	10 / 1,075 SF	15	15	0
Town Floor	Parcel A Retail Unit - Category 1	20,328 SF	8.1	10 / 1,075 SF	81	10 / 1,075 SF	81	10 / 1,075 SF	81	81	0
	Parcel A Retail Unit - Category 2	15,360 SF	6.1	10 / 1,075 SF	61	10 / 1,075 SF	61	10 / 1,075 SF	61	61	0
	Parcel A Retail Unit - Category 3	9,000 SF	3.6	10 / 1,075 SF	36	10 / 1,075 SF	36	10 / 1,075 SF	36	36	0
	Parcel A Office	20,328 SF	8.1	10 / 1,075 SF	81	10 / 1,075 SF	81	10 / 1,075 SF	81	81	0
	Parcel A Residential - 1 Bedroom Units	747,210 SF	29.8	1.2 / 2 Bedroom Units	298	1.2 / 2 Bedroom Units	298	1.2 / 2 Bedroom Units	298	298	0
	Parcel A Residential - 2 Bedroom Units	24,310 SF	9.7	1.2 / 2 Bedroom Units	97	1.2 / 2 Bedroom Units	97	1.2 / 2 Bedroom Units	97	97	0
	Parcel A Residential - 3 Bedroom Units	8,410 SF	3.3	1.2 / 2 Bedroom Units	33	1.2 / 2 Bedroom Units	33	1.2 / 2 Bedroom Units	33	33	0
	Parcel A Office/Shop	300,000 SF	12.0	10 / 1,075 SF	1,200	10 / 1,075 SF	1,200	10 / 1,075 SF	1,200	1,200	0
	Parcel A Retail Unit - Category 1	13,360 SF	5.3	10 / 1,075 SF	53	10 / 1,075 SF	53	10 / 1,075 SF	53	53	0
	Parcel A Office	20,328 SF	8.1	10 / 1,075 SF	81	10 / 1,075 SF	81	10 / 1,075 SF	81	81	0
	Parcel C Office - Category 1	14,983 SF	5.9	10 / 1,075 SF	59	10 / 1,075 SF	59	10 / 1,075 SF	59	59	0
	Parcel C Office - Category 2	14,983 SF	5.9	10 / 1,075 SF	59	10 / 1,075 SF	59	10 / 1,075 SF	59	59	0
	Parcel C Office - Category 3	14,983 SF	5.9	10 / 1,075 SF	59	10 / 1,075 SF	59	10 / 1,075 SF	59	59	0
	Parcel C Office - Category 4	14,983 SF	5.9	10 / 1,075 SF	59	10 / 1,075 SF	59	10 / 1,075 SF	59	59	0
	Parcel C Office - Category 5	14,983 SF	5.9	10 / 1,075 SF	59	10 / 1,075 SF	59	10 / 1,075 SF	59	59	0
Parcel D Office	7,044 SF	2.8	10 / 1,075 SF	28	10 / 1,075 SF	28	10 / 1,075 SF	28	28	0	
<b>TOTAL</b>				<b>4,501</b>			<b>4,501</b>		<b>4,501</b>		<b>4,501</b>



04-18-2013 ADP RESUBMISSION  
 03-27-2013 ADP SUBMISSION  
 03-15-2013 ISSUED FOR CDR RZ REVIEW  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
 500 BURNHAM STREET BOX 264 VANCOUVER BC  
 CANADA V6Z 1W8  
 TEL: 604 687 9990 FAX: 604 687 1771  
 mcm@mcmap.com  
 www.mcmap.com

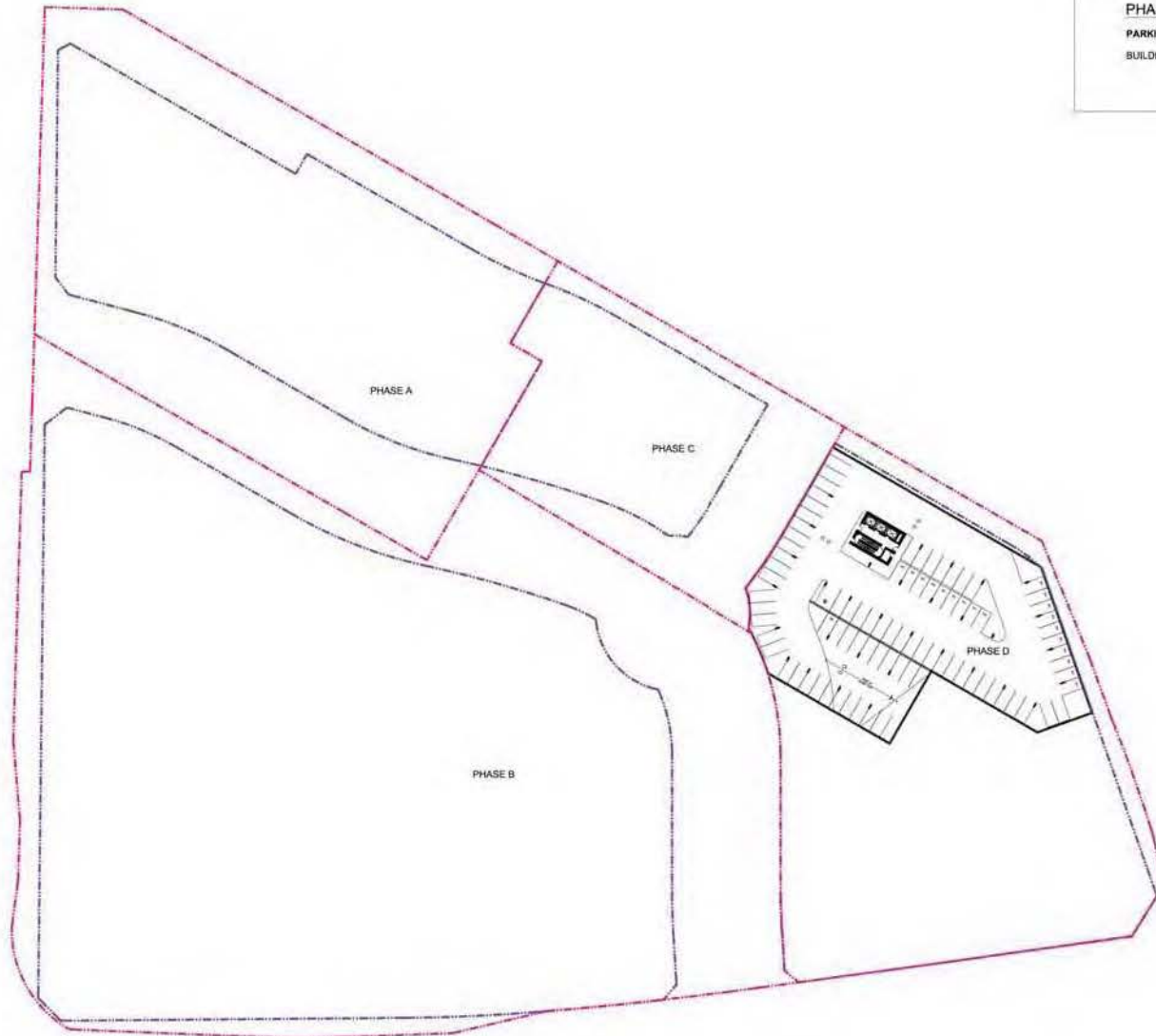
**KING GEORGE  
 STATION  
 REZONING**  
 KING GEORGE BLVD.  
 SURREY, BC

**COVER SHEET &  
 PROJECT INFO**

FILE # 7912-0332-00  
 SCALE: 1" = 40'-0"  
 DATE: MAY 22, 2013  
 DRAWN: EM/AC  
 REVISION:   
 PROJECT: 211011.02  
 SHEET:



PHASE D - PARKING P8  
PARKING STALLS = 79 (S/C=16 HC=1)  
BUILDING AREA = 31,406 sf



PCI

04-19-2011	ADP RESUBMISSION
05-27-2013	ADP SUBMISSION
04-19-2013	BUILD FOR GAS RZ REVIEW
REVISION	

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

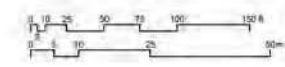
1000 FIVE MILE CREEK  
550 BURNING STREET, BOX 284 VANCOUVER BC  
CANADA V7V 1A9  
TEL: 604 497 3790 F: 604 687 1771  
mcm@mussoncattellmackey.com  
www.mussoncattellmackey.com

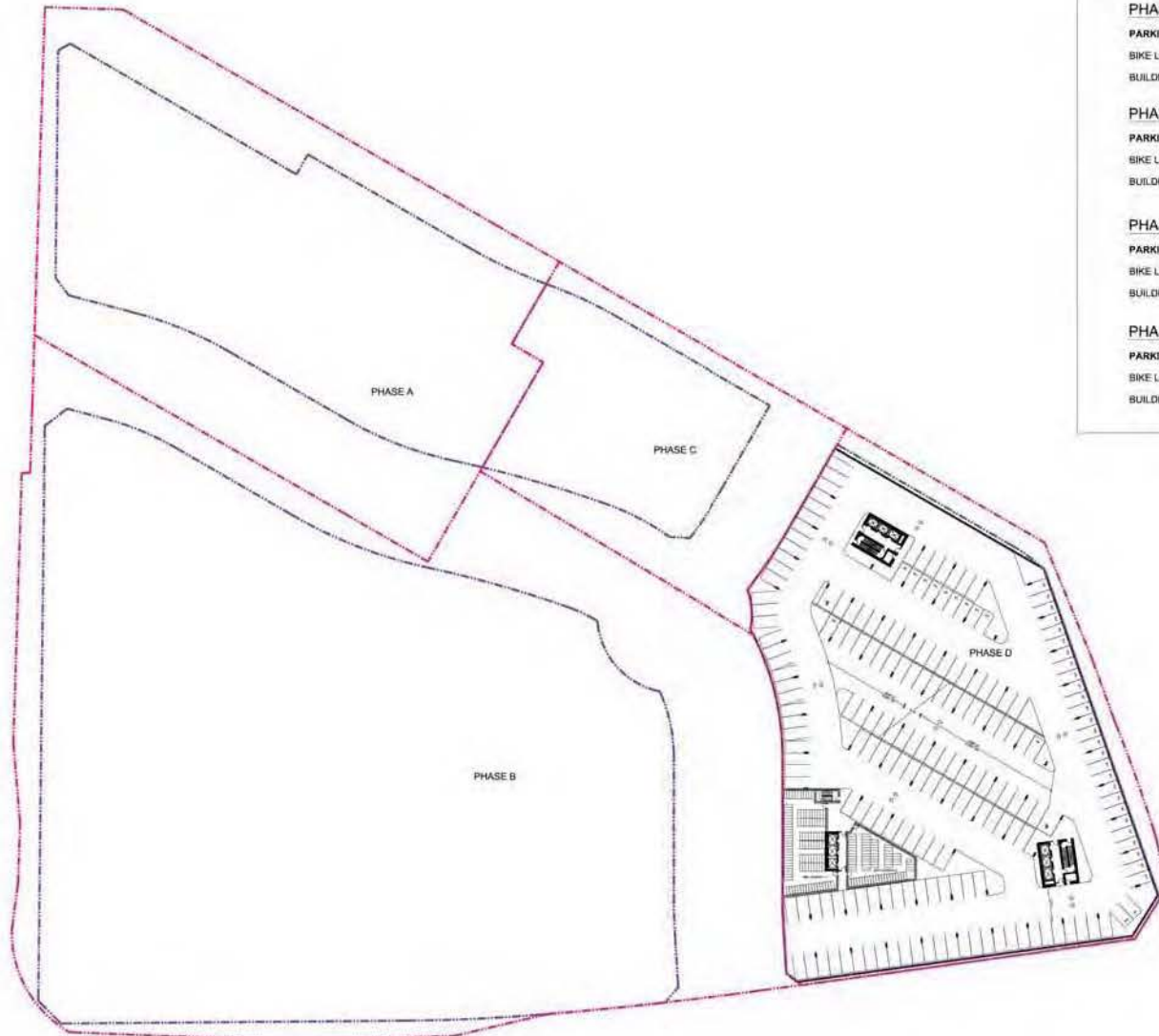
**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
PARKING LEVEL 08  
PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 16, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	A01a





**PHASE D - PARKING P4**  
 PARKING STALLS = 201 (S/Cx38 H/Cx2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf

**PHASE D - PARKING P5**  
 PARKING STALLS = 201 (S/Cx38 H/Cx2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf

**PHASE D - PARKING P6**  
 PARKING STALLS = 201 (S/Cx38 H/Cx2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf

**PHASE D - PARKING P7**  
 PARKING STALLS = 201 (S/Cx38 H/Cx2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf

**PCI**

DATE	DESCRIPTION
04-16-2013	ADP REVISION
03-27-2013	ADP SUBMISSION
02-15-2013	BOARD FOR GIS REVIEW
REVISED	

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

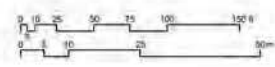
1400 - THIRD BEYALL COURT  
 530 BURNARD STREET SUITE 200 VICTORIA BC  
 CANADA V8A 1A8  
 TEL: 250 387 2290 FAX: 250 387 7771  
[www.mcm-partnership.com](http://www.mcm-partnership.com)

**KING GEORGE  
 STATION**

KING GEORGE BLVD.  
 SURREY, BC

**MASTER PLAN  
 PARKING LEV. 04-07  
 PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 16, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	A01b





**PHASE A - PARKING P3**

PARKING STALLS = 210 (S/C=8 H/C=2)  
 BIKE LOCKERS = 0  
 BUILDING AREA = 77,288.7 sf

**PHASE B + C - PARKING P3**

PARKING STALLS B = 589 (S/C=136 H/C=5)  
 PARKING STALLS C = 87 (S/C=20 H/C=2)  
**TOTAL PARKING STALLS = 676 (S/C=156 H/C=7)**  
 BIKE LOCKERS = 207 (VERTICAL = 85)  
 BUILDING AREA B = 192,575 sf  
 BUILDING AREA C = 33,895 sf  
**TOTAL BUILDING AREA = 226,470 sf**

**PHASE D - PARKING P3**

PARKING STALLS = 201 (S/C=38 H/C=2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf

PCI

14-16-2013	ADP RESUBMISSION
10-27-2013	ADP SUBMISSION
05-15-2013	REVISION FOR CDS
	RZ REVIEW
	REVISION

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

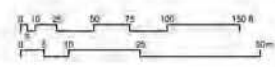
1400 - THIRD BENTLEY COURT  
 555 BURNING CREEK ROAD 2ND FLOOR/PHASE BC  
 CANADA V7X 1V9  
 TEL: 604 273 2290 F: 604 687 1771  
[www.mcm-partnership.com](http://www.mcm-partnership.com)

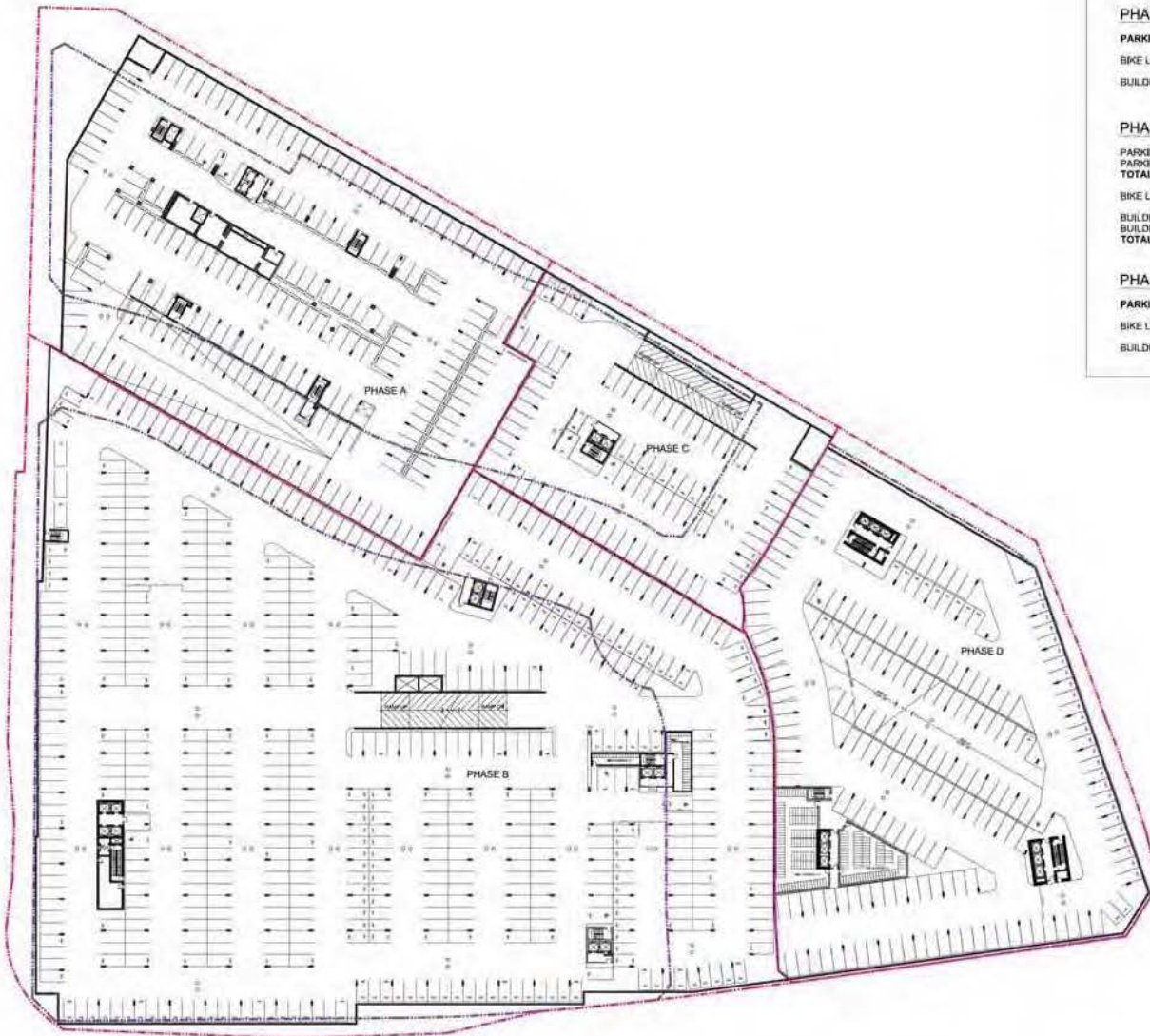
**KING GEORGE  
 STATION**

KING GEORGE BLVD.  
 SURREY, BC

**MASTER PLAN  
 PARKING LEVEL 03  
 PHASES A, B, C, D**

FILE #	7512-0332-00
SCALE:	1"= 40'-0"
DATE:	APRIL 16, 2013
DRAWN:	AC
REVISION:	
PROJECT:	2110111.02
SHEET:	<b>A01</b>





**PHASE A - PARKING P2**

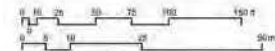
PARKING STALLS = 209 (S/C=8 H/C=2)  
 BIKE LOCKERS = 0  
 BUILDING AREA = 77,288.7 sf

**PHASE B + C - PARKING P2**

PARKING STALLS B = 599 (S/C=136 H/C=5)  
 PARKING STALLS C = 84 (S/C=20 H/C=2)  
**TOTAL PARKING STALLS = 683 (S/C=156 H/C=7)**  
 BIKE LOCKERS = 207 (VERTICAL = 83)  
 BUILDING AREA B = 192,575 sf  
 BUILDING AREA C = 33,895 sf  
**TOTAL BUILDING AREA = 226,470 sf**

**PHASE D - PARKING P2**

PARKING STALLS = 281 (S/C=38 H/C=2)  
 BIKE LOCKERS = 184  
 BUILDING AREA = 75,556 sf



**PCI**

14-10-2013	ADP SUBMISSION
15-07-2013	ADP SUBMISSION
15-05-2013	ISSUED FOR G.O.
15-05-2013	R2 REVIEW

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1400 - THIRD BENTALL COURT  
 555 BURNHAM STREET SQA 28A VANCOUVER BC  
 CANADA V7X 1A9  
 TEL: 604 487 7790 F: 604 687 7771  
[www.mcm-partnership.com](http://www.mcm-partnership.com)

**KING GEORGE  
 STATION**

KING GEORGE BLVD.  
 SURREY, BC

**MASTER PLAN  
 PARKING LEVEL 02  
 PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 18, 2013
DRAWN:	AC
REVISION:	
PROJECT:	2110111.02
SHEET:	<b>A02</b>



**PHASE A - PARKING P1**

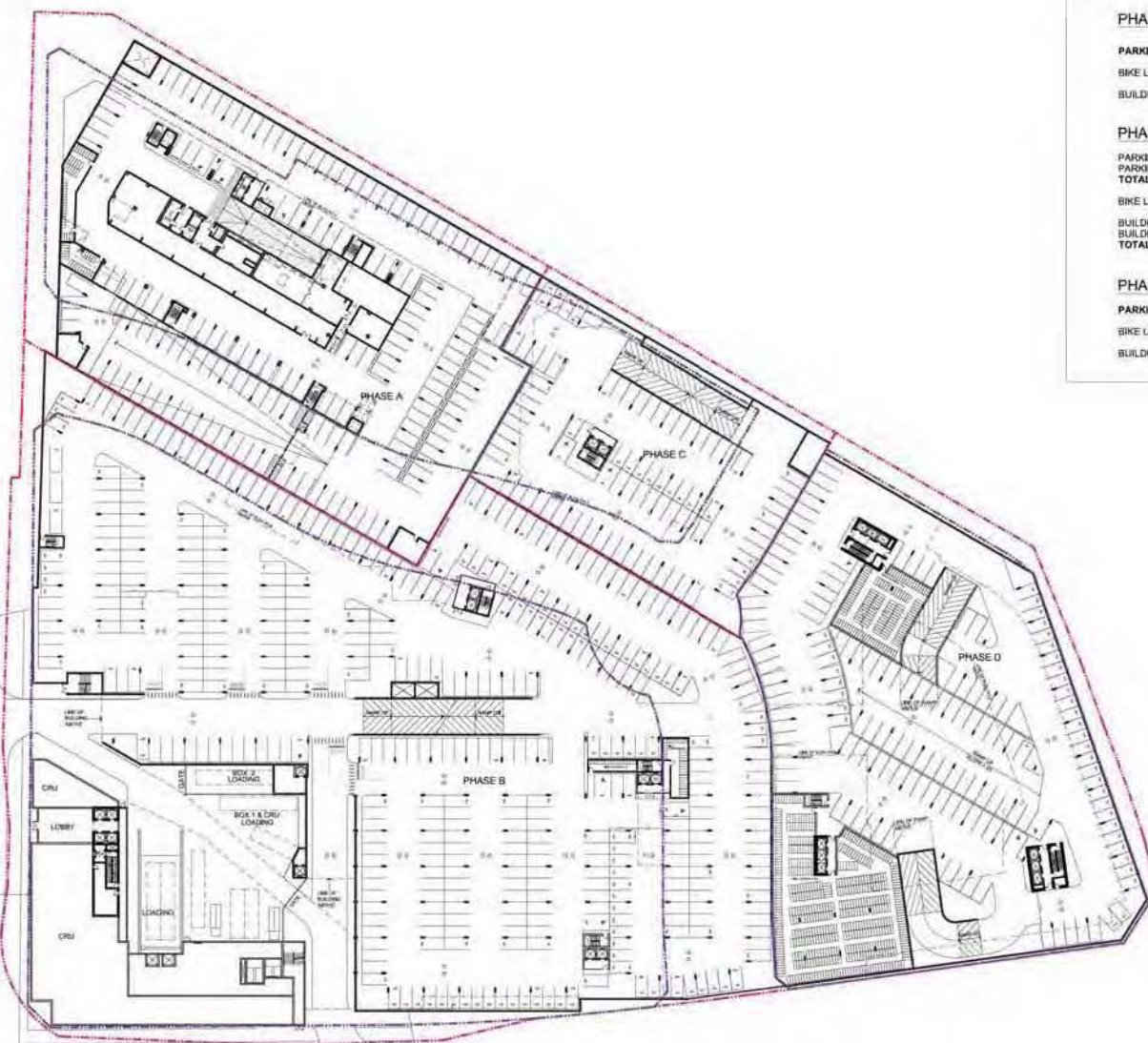
PARKING STALLS = 171 (S/C=4 H/C=3)  
 BIKE LOCKERS = 58 (VERTICAL = 17)  
 BUILDING AREA = 77,288.7 sf

**PHASE B + C - PARKING P1**

PARKING STALLS B = 368 (S/C=84 H/C=5)  
 PARKING STALLS C = 84 (S/C=20 H/C=2)  
**TOTAL PARKING STALLS = 452 (S/C=104 H/C=7)**  
 BIKE LOCKERS = 207 (VERTICAL = 85)  
 BUILDING AREA B (EXCL. LOADING) = 148,575 sf  
 BUILDING AREA C = 33,895 sf  
**TOTAL BUILDING AREA = 182,473 sf**

**PHASE D - PARKING P1**

PARKING STALLS = 154 (S/C=36 H/C=3)  
 BIKE LOCKERS = 649  
 BUILDING AREA = 75,566 sf



PCI

11-16-2011	ADP RESUBMISSION
07-27-2013	ADP SUBMISSION
02-19-2015	REMOVED FOR GIS REVIEW
02-19-2015	REMOVED FOR GIS REVIEW

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1100 - THIRD REVEAL CENTER  
 535 BURNHAM STREET BOX 244 VANCOUVER BC  
 CANADA V7X 1W5  
 TEL: 604 687 7790 F: 604 687 1771  
 www.mcpdesign.com  
 www.mcpdesign.ca

**KING GEORGE  
 STATION**

KING GEORGE BLVD,  
 SURREY, BC

**MASTER PLAN  
 PARKING LEVEL 01  
 PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1"= 40'-0"
DATE:	APRIL 16, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A03</b>



01	04-18-2013	ADP RESUBMISSION
02	03-23-2013	ADP SUBMISSION
03	03-15-2013	REQUST FOR QUS
04		R2 REVIEW

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO REVEAL CENTRE  
355 BURBARD STREET BOX 284 VANCOUVER BC  
CANADA V7Y 1W8  
TEL 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mussoncatclemackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
LEVEL 01  
PHASES A, B, C, D**

FILE # 7912-0332-00

SCALE: 1"= 40'-0"

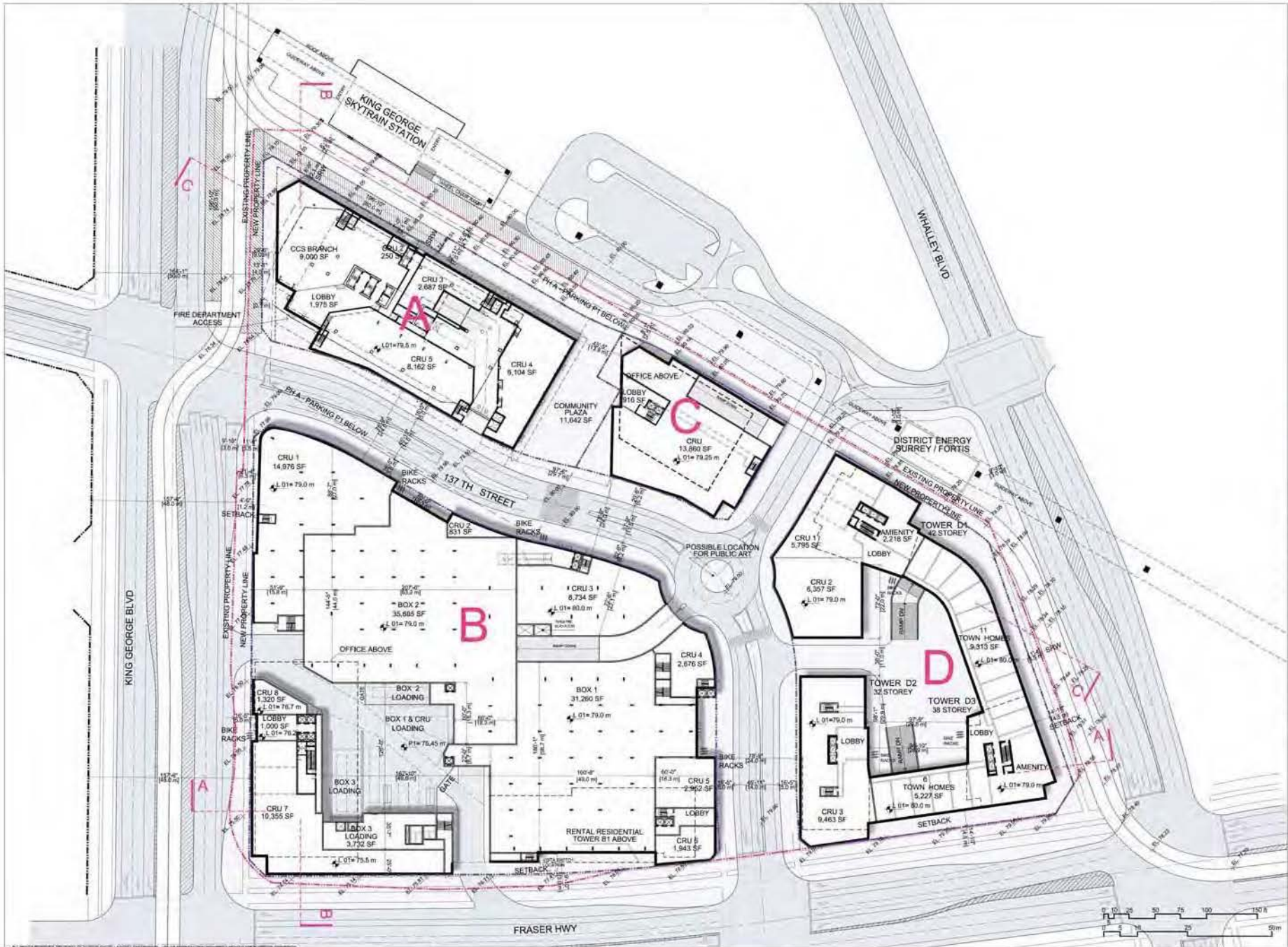
DATE: APRIL 18, 2013

DRAWN: AC

REVISION:

PROJECT: 211011.02

SHEET: **A04**







04-18-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-19-2013	BUILD FOR CUE K2 REVIEW
REVISED	

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

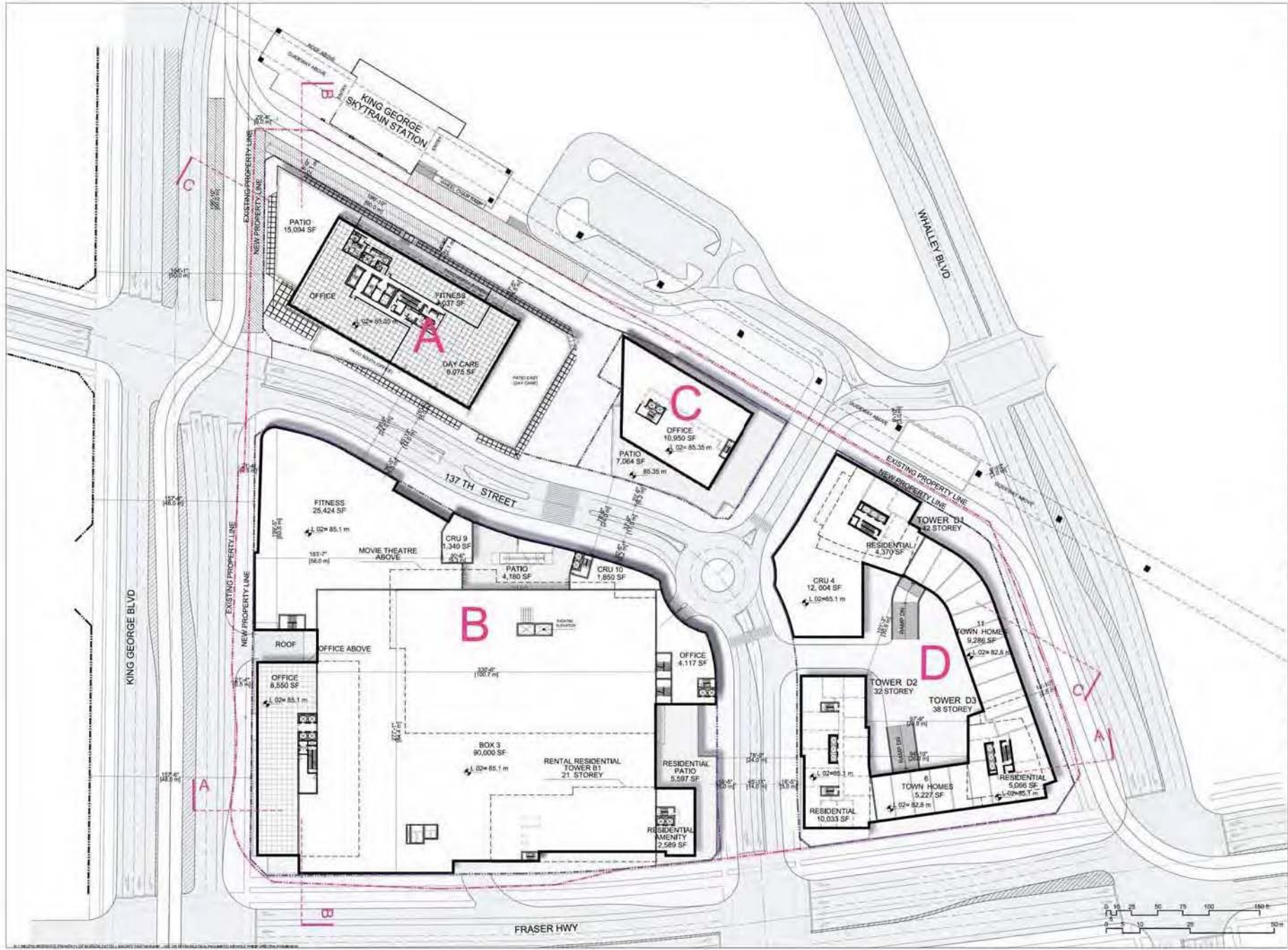
1400 - TWO BENTLEY CENTRE  
555 BURWELL STREET BOX 264 VIKING/BC  
CANADA V1V 1W9  
TEL: 604 887 3990 F: 604 887 1771  
mcp@mussoncatclemackey.com  
www.mcp.ca

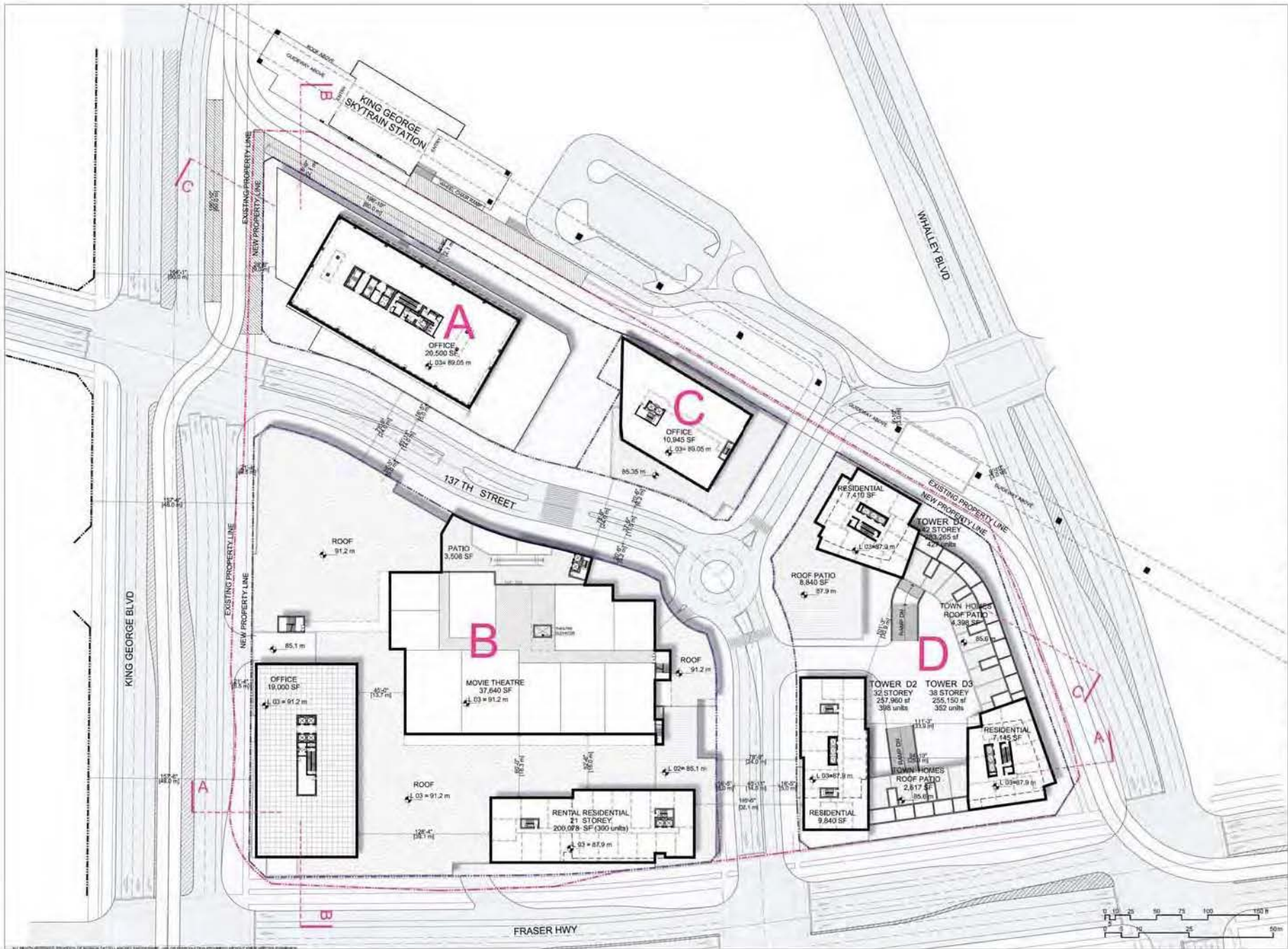
**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
LEVEL 02  
PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1"= 40'-0"
DATE:	APRIL 18, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A05</b>





04-18-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	BIDDING FOR CUS
02	REVISED FOR CUS
01	REVISED

**MUSSON  
CATELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - TWO RENAL CENTRE  
533 BURNHAM STREET BOX 244 VANCOUVER BC  
CANADA V7X 1W9  
TEL: 604 390 7771 FAX: 604 687 1771  
www.mcpn.ca

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
LEVEL 03  
PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 18, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A06</b>



04-18-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	ISSUED FOR CIRCULATION
01-15-2013	REVISIONS

**MUSSON  
CATTELL  
MACKAY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

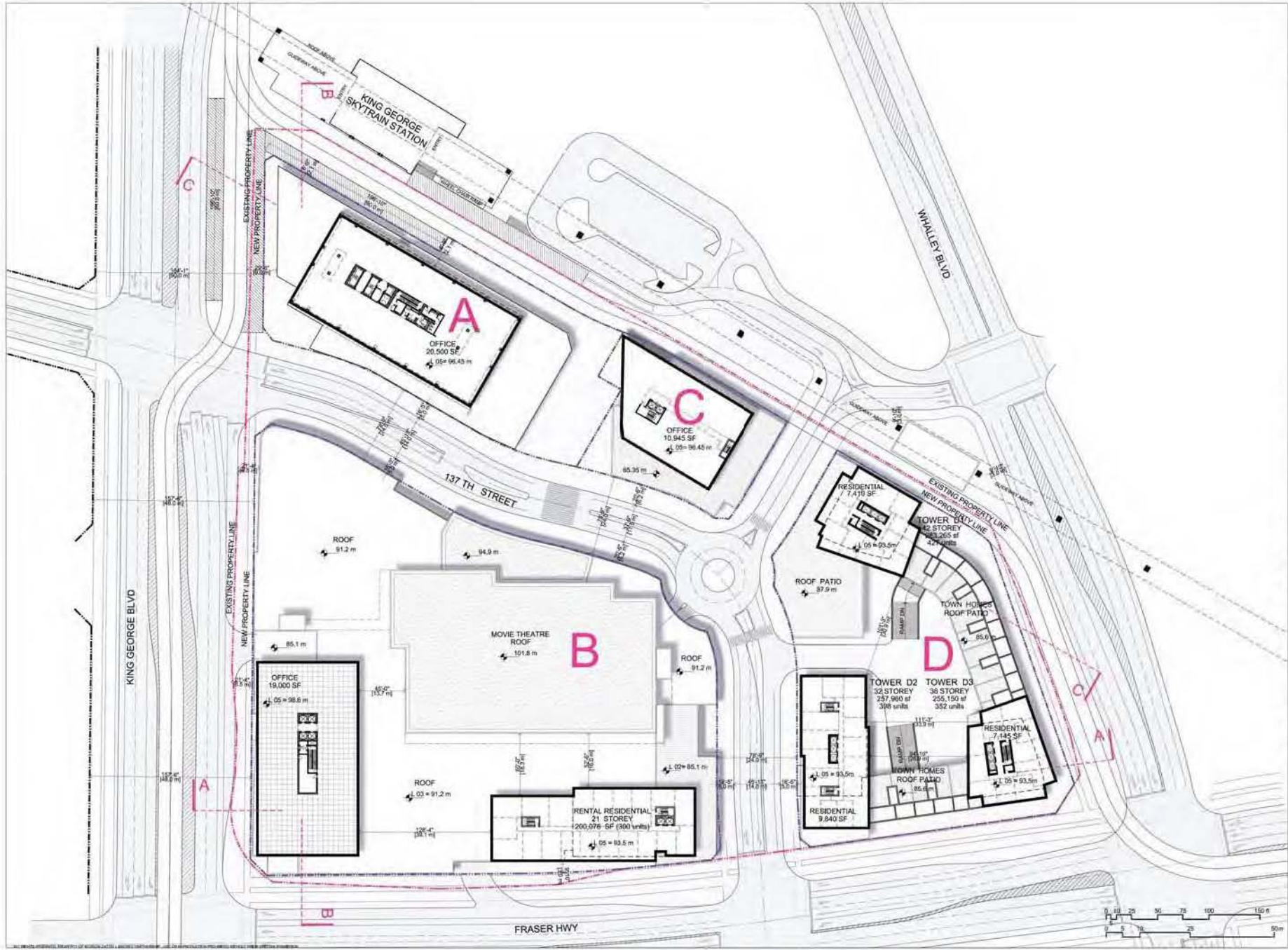
1600 FIVE BENTLEY CENTRE  
505 BURNARD STREET BOX 264 VICTORIA BC  
CANADA V7X 1W8  
T 604 687 9990 F 604 687 1771  
mcp@mussoncatcaymackay.com  
www.mcp-ccm.com

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
LEVEL 05  
PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 18, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A07</b>





04-16-2013	ADP RESUBMISSION
10-27-2013	ADP SUBMISSION
04-15-2013	REBID FOR C&E R2 REVIEW
01/1	REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

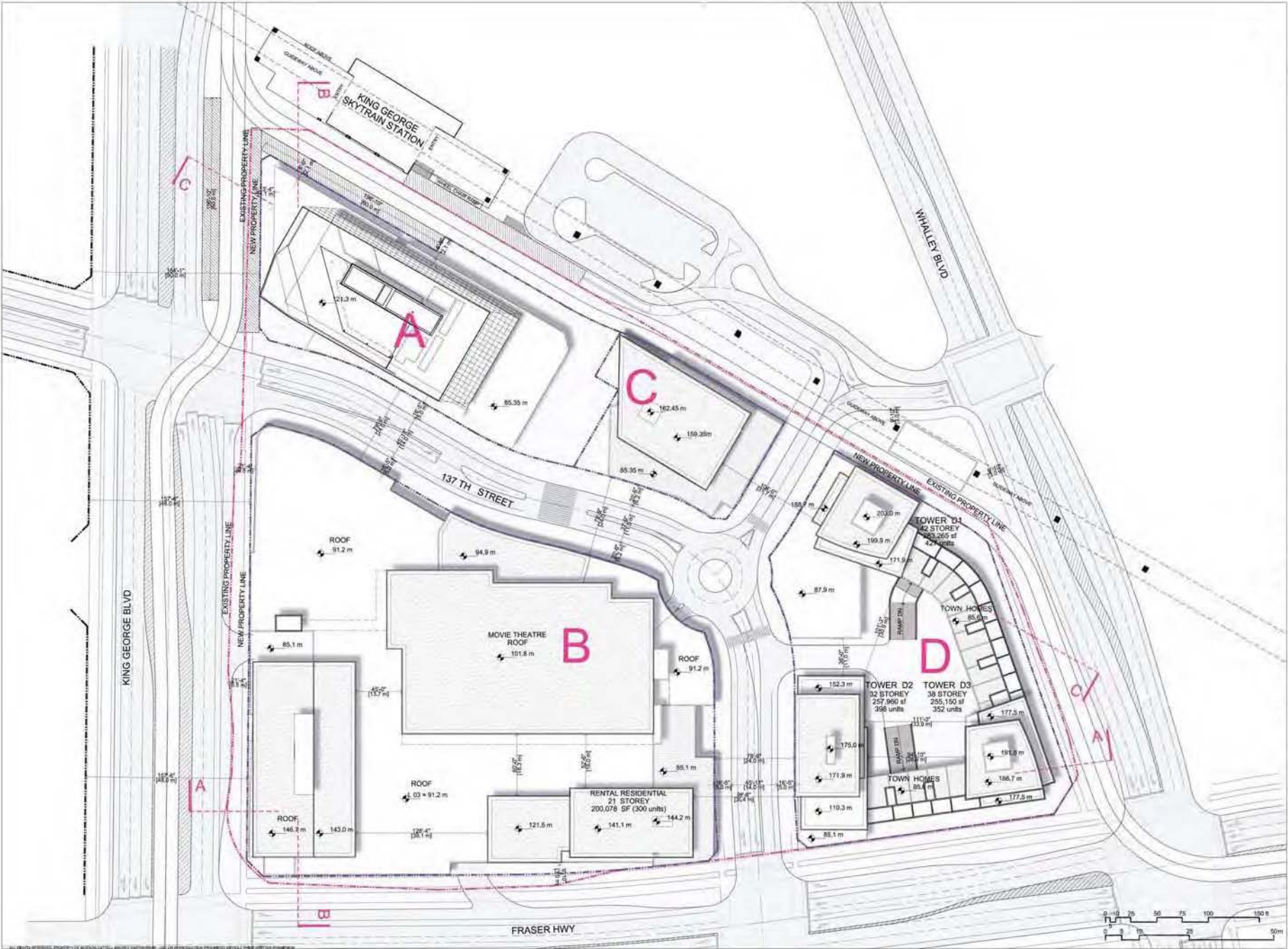
1400 - FIVE BEATTIE CENTRE  
533 BURWELL STREET BOX 264 VANCOUVER BC  
CANADA V7X 1W9  
T 604 487 2990 F 604 487 1771  
mcp@mcpcatmack.com  
www.mcpcatmack.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
ROOF LEVEL  
PHASES A, B, C, D**

FILE #	7912-0332-00
SCALE:	1" = 40'-0"
DATE:	APRIL 16, 2013
DRAWN:	AC
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A08</b>





04-16-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	ISSUED FOR C&S RZ REVIEW
REVISIONS	

**MUSSON  
CATTELL  
MACKAY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

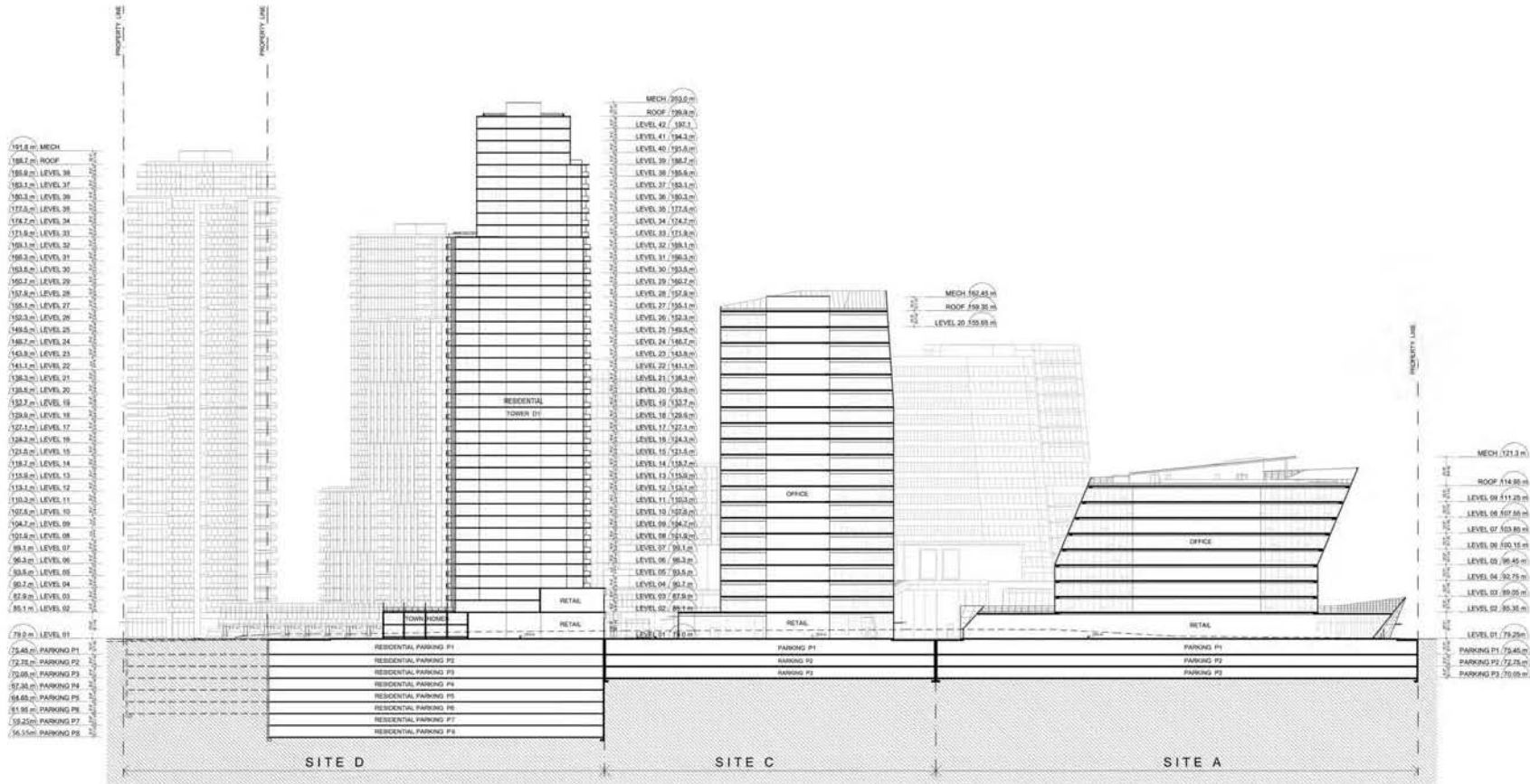
1600 - TWO BRITISH CENTRE  
355 BURNARD STREET, BOX 244 VANCOUVER BC  
CANADA V7X 1W9  
T 604 687 2995 F 604 687 1771  
mcp@mcgrouparch.com  
www.mcgrouparch.com

**KING GEORGE  
STATION**

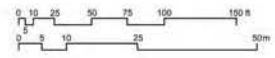
KING GEORGE BLVD.  
SURREY, BC

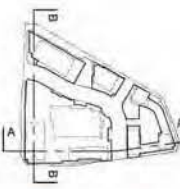
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SITE SECTION**

FILE #	7912-0332-00
SCALE:	1:500
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	
PROJECT:	211011.02
SHEET:	A10



1 SITE SECTION C-C  
1:500





04-16-2013 ADP RESUBMISSION  
 03-27-2013 ADP SUBMISSION  
 03-15-2013 ISSUED FOR C&S  
 R2 REVIEW  
 REVISIONS

MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP  
 ARCHITECTS DESIGNERS PLANNERS

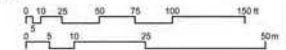
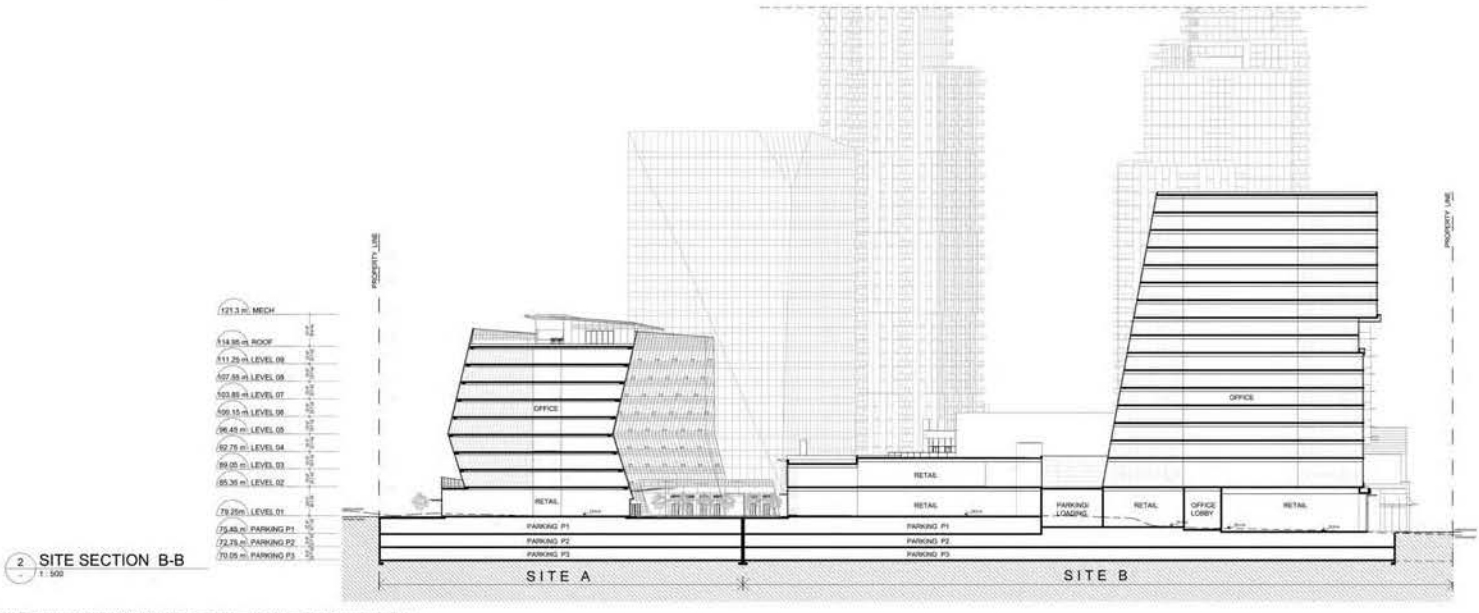
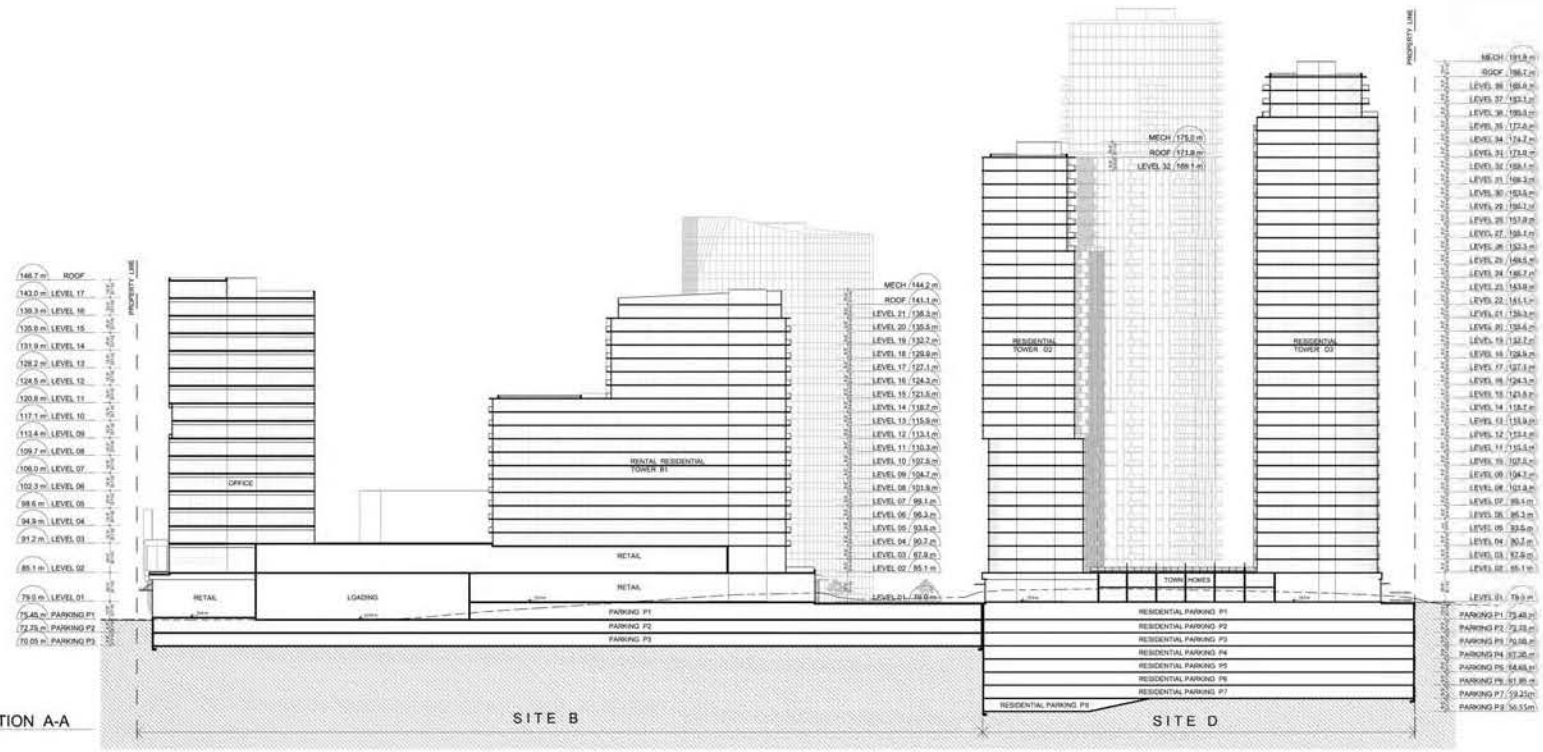
1400 - TWO BENTAL CENTRE  
 535 BURNARD STREET, SUITE 204 VANCOUVER BC  
 CANADA V7Z 1M9  
 T 604 687 2990 F 604 687 1771  
 mmp@mcgpartnership.com  
 www.mcgpartnership.com

KING GEORGE  
 STATION

KING GEORGE BLVD.  
 SURREY, BC

MASTER PLAN  
 SITE SECTION

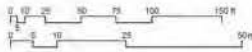
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 SCALE: 1:500  
 DATE: APRIL 18, 2013  
 DRAWN: SM  
 REVISION:  
 PROJECT: 211011.02  
 SHEET: A09



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1 SITE - WEST ELEVATION  
SCALE 1:500



PCI

04-16-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	REMOVED FOR GIS R2 REVIEW
REVISED	

**MUSSELL  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - FIVE BAYHILL CENTRE  
555 BURNHAM STREET BOX 254 VANGOUVER BC  
CANADA V7X 1A6  
TEL: 604 681 2990 F: 604 681 1771  
mcp@muscellcattellmackey.com  
www.muscellcattellmackey.com

**KING GEORGE  
STATION**

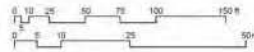
KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
STREET ELEVATION**

FILE #	7912-0332-00
SCALE:	1:500
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A11</b>



1 SITE - SOUTH ELEVATION  
SCALE 1:500



PCI

DATE	04-18-2013	ADP RESUBMISSION
DATE	03-27-2013	ADP SUBMISSION
DATE	04-05-2013	READY FOR GIS
DATE		FOR REVIEW
BY		REVISION

**MUSSELL  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - PAVO RENTAL CENTER  
555 BURNING STREET BOX 754 VIKING COUNTRY BC  
CANADA V7X 1A8  
TEL: 604 887 2790 FAX: 604 887 1771  
mcp@muscellcattellmckey.com  
www.mcp.com/office333.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
STREET ELEVATION**

FILE #	7912-0332-00
SCALE:	1:500
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A12</b>





1 SITE - NORTH-EAST ELEVATION  
SCALE 1:500



04-16-2013	ADP RESUBMISSION
10-07-2013	ADP SUBMITTAL
09-15-2013	MOUDED FOR GIS
REVISIONS	REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1405 - FIVE MOUNTAIN DRIVE  
555 BURNHAM STREET BOX 264 HANCOCKVER BC  
CANADA V7V 1A9  
TEL: 604 887 2700 F: 604 887 1771  
mcp@mussoncattellmackey.com  
www.mussoncattellmackey.com

**KING GEORGE  
STATION**

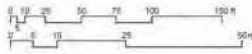
KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
STREET ELEVATION**

FILE #	7912-0332-00
SCALE:	1:500
DATE:	APRIL 18, 2013
DRAWN:	BM
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A13</b>



1 SITE - NORTH ELEVATION  
SCALE 1:500



PCI

DATE	04-16-2013	ADP RESUBMISSION
DATE	04-17-2013	ADP SUBMISSION
DATE	05-16-2013	REQ'D FOR GIS REVIEW
REVISION		

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - FIVE BAYVIEW DRIVE  
555 BURNHAM STREET BOX 264 HANGOVER BC  
CANADA V3V 1A8  
TEL 497 2292 FAX 604 687 1771  
www.pciarchitects.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
STREET ELEVATION**

FILE #	7512-0332-00
SCALE:	1:500
DATE:	APRIL 18, 2013
DRAWN:	BM
REVISION:	
PROJECT:	211011.02
SHEET:	<b>A14</b>



1 BUILDING A - SOUTH ELEVATION  
SCALE 1:300



2 BUILDING A - EAST ELEVATION  
SCALE 1:300

PCI

- 04-18-2013 ADP RESUBMISSION
- 03-27-2013 ADP SUBMISSION
- 03-19-2013 REQUEST FOR CDS RZ REVIEW

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7X 1W9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpco2.net/bc

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING A  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 18, 2013
DRAWN:	SM
REVISION:	▲
PROJECT:	211011.02
SHEET:	A15



1 BUILDING A - NORTH ELEVATION  
SCALE 1:300



2 BUILDING A - WEST ELEVATION  
SCALE 1:300

PCI

04-18-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-19-2013	ISSUED FOR Cds RZ REVIEW
01	REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTLEY CENTRE  
555 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7Z 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mcgmackey.com  
www.mcgmackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING A  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 18, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A16



PCI

04-19-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-19-2013	ISSUED FOR C/S K2 REVIEW
REVISIONS	

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 3990 F 604 687 1771  
mcp@mcparchitects.com  
www.mcparchitects.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING B  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A17</b>

**1 BUILDING B - WEST ELEVATION**  
SCALE 1:300



PCI

03	04-18-2013	ADP RESUBMISSION
02	03-27-2013	ADP SUBMISSION
01	03-19-2013	ISSUED FOR CDS R2 REVIEW

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
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550 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mcgmackey.com  
www.mcgmackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING B  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A18</b>

**1 BUILDING B - SOUTH ELEVATION**  
SCALE 1:300



04-18-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	ISSUED FOR CUS R2 REVIEW
REVISIONS	

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTLEY CENTRE  
555 BURNARD STREET BOX 284 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncattellmckey.com  
www.mcpccollectiv.com

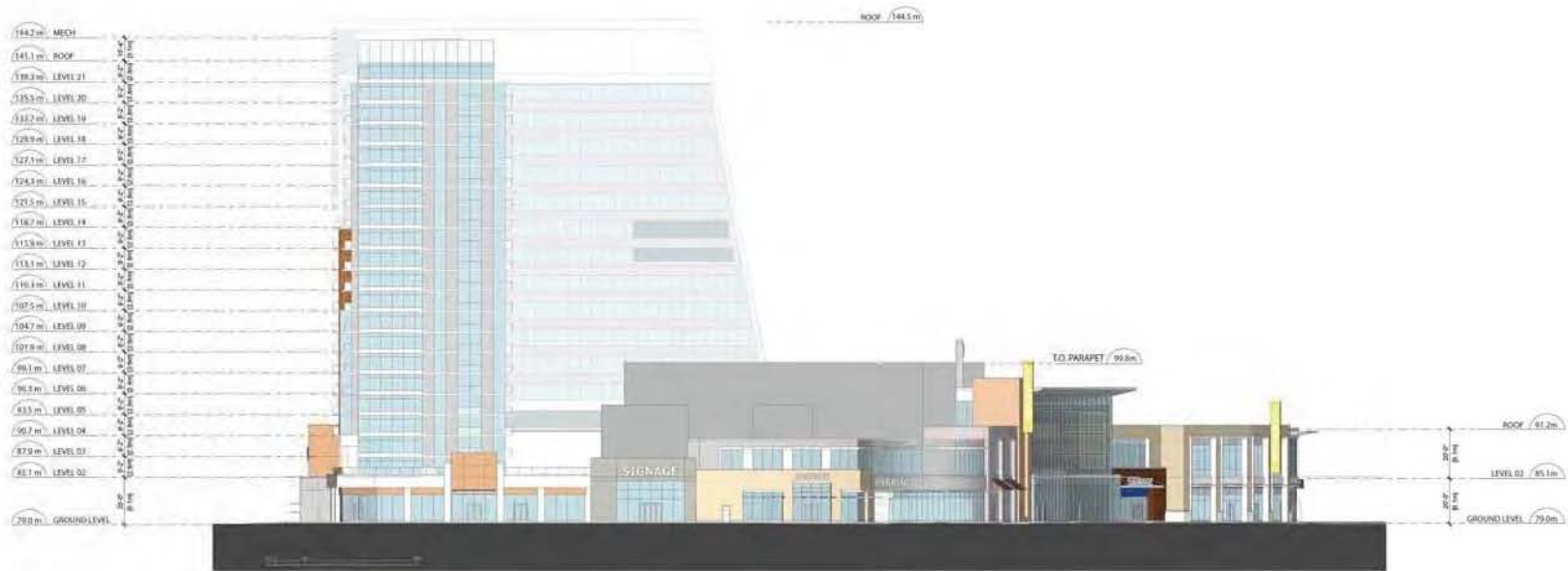
**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING B  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 18, 2013
DRAWN:	SM
REVISION:	▲
PROJECT:	211011.02
SHEET:	<b>A19</b>

**1 BUILDING B - NORTH-EAST ELEVATION**  
SCALE 1:300



PCI

REVISIONS	DATE	DESCRIPTION
023	04-18-2013	ADP RESUBMISSION
022	03-27-2013	ADP SUBMISSION
021	03-15-2013	REG'D FOR CUS R2 REVIEW

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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7X 1W9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpmussoncatclemackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING B  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A20

1 BUILDING B - NORTH ELEVATION  
SCALE 1:300



02	04-19-2013	ADP RESUBMISSION
03	03-27-2013	ADP SUBMISSION
01	03-19-2013	ISSUED FOR CDS RZ REVIEW

**MUSSON  
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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpmpartnership.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING C  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A21

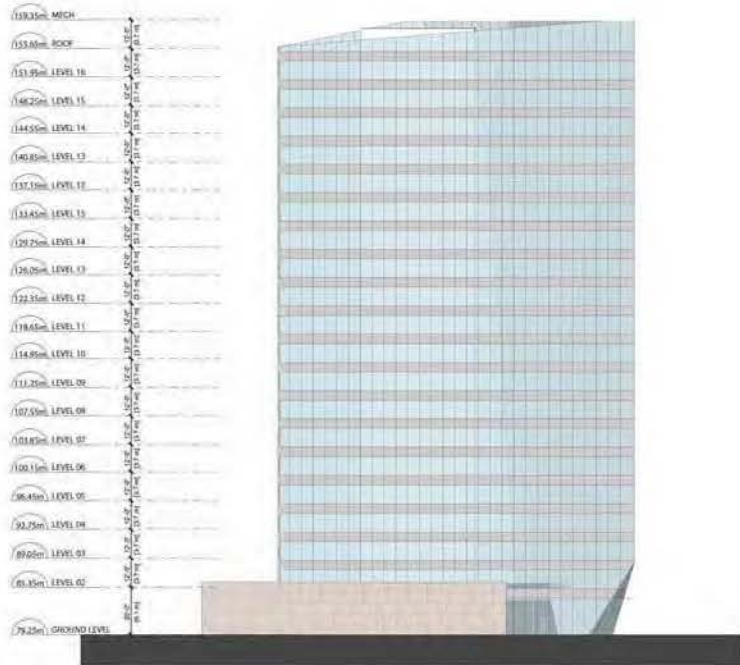
- 159.25m. MACH
- 155.60m. ROOF
- 151.95m. LEVEL 16
- 148.20m. LEVEL 15
- 144.55m. LEVEL 14
- 140.90m. LEVEL 13
- 137.15m. LEVEL 12
- 133.40m. LEVEL 11
- 129.75m. LEVEL 10
- 126.00m. LEVEL 9
- 122.25m. LEVEL 8
- 118.50m. LEVEL 7
- 114.75m. LEVEL 6
- 111.00m. LEVEL 5
- 107.25m. LEVEL 4
- 103.50m. LEVEL 3
- 99.75m. LEVEL 2
- 96.00m. LEVEL 1
- 92.25m. LEVEL 04
- 88.50m. LEVEL 03
- 84.75m. LEVEL 02
- 79.25m. GROUND LEVEL



1 BUILDING C - SOUTH ELEVATION  
SCALE 1:300



2 BUILDING C - EAST ELEVATION  
SCALE 1:300



3 BUILDING C - NORTH ELEVATION  
SCALE 1:300



4 BUILDING C - WEST ELEVATION  
SCALE 1:300

PCI

Revision	Date	Description
02	04-19-2013	ADP RESUBMISSION
01	03-27-2013	ADP SUBMISSION
01	03-19-2013	ISSUED FOR C&S KZ REVIEW

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7Z 1M9  
T 604 687 3990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpmpcorp.ca

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
BUILDING C  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A22</b>



1 BUILDING D - EAST ELEVATION  
SCALE: 1:300

PCI

023	04-19-2013	ADP RESUBMISSION
024	03-27-2013	ADP SUBMISSION
025	03-19-2013	ISSUED FOR C/S REVIEW
026		REVISIONS

**MUSSON  
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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 487 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpccollect.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING D  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A23



1 BUILDING D - NORTH ELEVATION  
SCALE 1:300

PCI

033	04-18-2013	ADP RESUBMISSION
032	03-27-2013	ADP SUBMISSION
031	03-15-2013	ISSUED FOR CDS R2 REVIEW
REVISIONS		

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTON CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpcofbc.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING D  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 18, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A24



1 BUILDING D - WEST ELEVATION  
SCALE 1:300

PCI

Revision	Date	Description
02	04-19-2013	ADP RESUBMISSION
01	03-27-2013	ADP SUBMISSION
01	03-15-2013	ISSUED FOR CUS R2 REVIEW

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncatclemackey.com  
www.mcpco.ca

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING D  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	▲
PROJECT:	211011.02
SHEET:	A25



1 BUILDING D - SOUTH ELEVATION  
SCALE 1:300

PCI

- 04-18-2013 ADP RESUBMISSION
- 03-27-2013 ADP SUBMISSION
- 03-15-2013 ISSUED FOR CDS R2 REVISION

**MUSSON  
CATELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTLEY CENTRE  
555 BURNARD STREET BOX 264 VANCOUVER BC  
CANADA V7X 1A9  
T 604 687 2990 F 604 687 1771  
mcp@mussoncattellmackey.com  
www.mcpmpool.net/bc

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
BUILDING D  
ELEVATIONS**

FILE #	7912-0332-00
SCALE:	1:300
DATE:	APRIL 18, 2013
DRAWN:	SM
REVISION:	
PROJECT:	211011.02
SHEET:	A26



1 Site Aerial - West



2 Site Aerial - North



3 Site Aerial - South West



4 Street View - Fraser HWY

04-18-2013	ADP RESUBMISSION
10-27-2013	ADP SUBMISSION
05-19-2013	ISSUED FOR CIB R2 REVIEW
REVISIONS	

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - FIVE BEYLAH CENTRE  
555 BURWOLD STREET BOX 264 VANCOUVER BC  
CANADA V7V 1A0  
T 604 487 2990 F 604 687 1771  
mcp@mmcmackey.com  
www.mmcmackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
PERSPECTIVES**

FILE #	7912-0332-00
SCALE:	
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A27</b>



1 Building A - King George BLVD



2 Building A - King George BLVD



3 Building A - Central Plaza



4 Entry Feature - King George BLVD

04-18-2013	ADP RESUBMISSION
05-27-2013	ADP SUBMISSION
05-19-2013	ISSUED FOR CDS K2 REVIEW
REVISIONS	

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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - TWO RENTAL CENTRE  
505 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7Y 1M5  
T 604 487 3700 F 604 487 1771  
mcp@mussoncatclemackey.com  
www.mussoncatclemackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
PERSPECTIVES**

FILE #	7912-0332-00
SCALE:	
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A28</b>





1 Building B - King George BLVD & Fraser HWY



2 Building B - Fraser HWY



3 Central Feature - Highstreet



4 Central Feature - Plaza

PCI

04-18-2013 ADP RESUBMISSION  
 03-27-2013 ADP SUBMISSION  
 03-16-2013 ISSUED FOR CUB  
 RZ REVIEW  
 REVISIONS


**MUSSON  
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 ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BEHRENS CENTRE  
 555 BURNHAM STREET BOX 264 VANCOUVER BC  
 CANADA V7X 1A0  
 T 604 487 2790 F 604 687 1771  
 mcp@mussoncatclemackey.com  
 www.mussoncatclemackey.com

**KING GEORGE  
 STATION**

KING GEORGE BLVD,  
 SURREY, BC

**MASTER PLAN  
 PERSPECTIVES**

FILE # 7912-0332-00  
 SCALE:  
 DATE: APRIL 18, 2013  
 DRAWN: SM  
 REVISION:   
 PROJECT: 211011.02  
 SHEET: **A29**



1 10:00 am., March 21 - Equinox



2 Noon., March 21 - Equinox



3 2:00 pm., March 21 - Equinox



4 4:00 pm., March 21 - Equinox

PCI

04-18-2013	ADP RESUBMISSION
05-27-2013	ADP SUBMISSION
05-16-2013	RELIED FOR GIS R2 REVIEW
REVISIONS	

**MUSSON  
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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - FIVE RENTAL CENTRE  
535 BURNHAM STREET BOX 264 KINGSWAY BC  
CANADA V7Y 1W5  
TEL 604 370 7770 F 604 687 1771  
mcp@mussoncattellmackey.com  
www.mussoncattellmackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
SHADOW STUDY**

FILE # 7912-0332-00

SCALE:

DATE: APRIL 16, 2013

DRAWN: SM

REVISION:

PROJECT: 211011.02

SHEET: **A30**



1 10:00 am., June 21 - Summer Solstice



2 Noon., June 21 - Summer Solstice



3 2:00 pm., June 21 - Summer Solstice



4 4:00 pm., June 21 - Summer Solstice

PCI

04-18-2013	ADP RESUBMISSION
05-27-2013	ADP SUBMISSION
05-19-2013	BUILD FOR GIS K2 REVIEW
	REVISIONS

**MUSSON  
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MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - FORD RETAIL CENTRE  
555 BURNARD STREET BOX 264 NEWCASTLE BC  
CANADA V7Y 1A5  
TEL 604 399-0100 FAX 604 387-1771  
mcp@mussoncatclemackey.com  
www.mcpmussoncatclemackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD.  
SURREY, BC

**MASTER PLAN  
SHADOW STUDY**

FILE #	7912-0332-00
SCALE:	
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A31



1 10:00 am., September 21 - Equinox



2 Noon., September 21 - Equinox



3 2:00 pm., September 21 - Equinox



4 4:00 pm., September 21 - Equinox

04-18-2013	ADP RESUBMISSION
05-27-2013	ADP SUBMISSION
05-16-2013	BUILD FOR GIS
	R2 REVIEW
REVISIONS	

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1400 - TWO RENAISSANCE CENTRE  
535 BURNHAM STREET BOX 264 KINGSWAY BC  
CANADA V7Y 1M5  
TEL 604 437 3770 F 604 487 1771  
mcp@mussoncattellmackey.com  
www.mussoncattellmackey.com

**KING GEORGE  
STATION**

KING GEORGE BLVD,  
SURREY, BC

**MASTER PLAN  
SHADOW STUDY**

FILE #	7912-0332-00
SCALE:	
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	<b>A32</b>



1 10:00 am., December 21 - Winter Solstice



2 Noon., December 21 - Winter Solstice



3 2:00 pm., December 21 - Winter Solstice



4 4:00 pm., December 21 - Winter Solstice

PCI

04-19-2013	ADP RESUBMISSION
03-27-2013	ADP SUBMISSION
03-15-2013	BILLED FOR GIS & 22 REVIEW
01	REVISIONS

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1400 FIVE MILE/11 CENTRE  
333 BURNHAM STREET BOX 264 VANCOUVER BC  
CANADA V7V 1M5  
TEL 604 271 1100 FAX 604 271 1771  
mcp@mcgcp.com  
www.mcgcp.com

KING GEORGE  
STATION

KING GEORGE BLVD,  
SURREY, BC

MASTER PLAN  
SHADOW STUDY

FILE #	7912-0332-00
SCALE:	
DATE:	APRIL 16, 2013
DRAWN:	SM
REVISION:	△
PROJECT:	211011.02
SHEET:	A33



MCM



PCI

10	ISSUED FOR RFP	2013.04.16
11	ISSUED FOR REZONING	2013.04.15
12	ISSUED FOR REZONING	2013.05.21
13	ISSUED FOR RFP	2013.11.10
14	ISSUED FOR REVIEW	2013.10.24

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

400 - TWO BIRCHAL CENTRE  
335 BURNARD STREET SUITE 204 VANCOUVER BC  
CANADA V7S 1W5  
TEL 604 687 2990 F 604 687 1771  
www.mcmgroupinc.com

**KING GEORGE  
STATION**

Surrey BC

**MASTER PLAN**

SCALE	1"=40'-0" @24x36"
DATE	2013-04-17
DRAWN	AZ
REVIEWED	GB
REVISION	
PROJECT	1256
SHEET	LDP 0.01

VICINITY MAP N.T.S.



# KING GEORGE - PHASE A

FILE NUMBER: 7912-0332-00

## PROJECT DIRECTORY

<p><b>CLIENT</b></p> <p><b>PCI GROUP</b> 1700 - 1030 West Georgia St. Vancouver, B.C. V6E 2Y2</p> <p>604-331-5236 Greg Mitchell GMitchell@pcigroup.com</p>	<p><b>ARCHITECT &amp; PRIME CONSULTANT</b></p> <p><b>Musson Cattell Mackey Partnership Architects Designers Planners</b> 1600 - Two Bentall Centre 505 Burrard Street, Box 264 Vancouver, B.C. V7X 1M9 604-687-2590</p> <p><b>Mark Whitehead</b> mwhitehead@mcmppartnerts.com</p>	<p><b>STRUCTURAL CONSULTANT</b></p> <p><b>Glotman Simpson Structural Engineers</b> 1601 West 5th Avenue Vancouver, B.C. V6J 1N5 604-750-0592</p> <p><b>Rob Simpson</b> rsimpson@glotmansimpson.com <b>Anthony El Arj</b> aelarj@glotmansimpson.com</p>	<p><b>MECHANICAL CONSULTANT</b></p> <p><b>Integral Group</b> 305 - 825 Howe Street Vancouver, B.C. V6C 2T6 604-687-1806</p> <p><b>Julian Jalili</b> jjalili@integral-group.ca</p>	<p><b>LANDSCAPE CONSULTANT</b></p> <p><b>PWL Partnership</b> 1201 West Pender Street Vancouver, B.C. V6E 2V2 604-688-6111</p> <p><b>Grant Brumpton</b> gbrumpton@pwlpartnership.com</p>	<p><b>ELECTRICAL</b></p> <p><b>Nemetz (SIA) &amp; Associates Ltd.</b> 2008 - West 4th Avenue Vancouver, B.C. V6J 1M3 604-736-9076</p> <p><b>Steve Nemetz</b> snevez@nemetz.com</p>	<p><b>CIVIL CONSULTANT</b></p> <p><b>HUB Engineering Inc.</b> 101 - 7485 130 Street Surrey, B.C. V3W 1H8 604-575-4329</p> <p><b>Mike Kampller</b> mkam@hub-eng.com</p>	<p><b>CODE CONSULTANT</b></p> <p><b>CFE Engineering</b> 800 - 1801 Rossar Avenue Burnaby, B.C. V5C 6R6 604-439-0524</p> <p><b>Brad Watson</b> brad@cfengineering.com</p>	<p><b>GEOTECHNICAL CONSULTANT</b></p> <p><b>Geopacific Consultants Ltd.</b> 215 - 1300 72nd Avenue W Vancouver, B.C. V6P 6G5 604-439-0522 (229) 604-241-6250</p> <p><b>Matt Kokan</b> kokan@geopacific.ca</p>
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### SITE SUMMARY

**CIVIC ADDRESS:** TBD, SURREY, BC

**LEGAL DESCRIPTION:** REFER TO CURRENT SURVEY

**USAGE:** MIXED RETAIL, COMMERCIAL & OFFICE

**PROPOSED ZONING:** C3 (PENDING)

**GROSS SITE A LOT AREA:** 51,467 SF OR 1,811 m<sup>2</sup> (NOTE: AREAS PENDING FINAL SURVEY)

**NUMBER OF STORES:** 10

**PARKING BELOW GRADE:** 3 LEVELS UNDERGROUND

**FAR:** (BLDG. GFA + MECH) / SITE AREA = 202,164 SF / 51,467 SF = 3.93 FSI

**BUILDING HEIGHT:** 135'0" OR 42.06 m

**SITE COVERAGE:** (BLDG. FOOTPRINT) / SITE AREA = 37,856 SF OR 1,108 m<sup>2</sup> / 51,467 SF OR 1,811 m<sup>2</sup> = 68.2%

### BUILDING CODE SUMMARY

**GOVERNING CODE:** DIV. B, PART 3 - BC BUILDING CODE 2012

**BUILDING AREA:** SEE SITE INFO ABOVE

**DESCRIPTION:** MIXED USE OFFICE & RETAIL / COMMERCIAL

**MAJOR OCCUPANCIES:** GROUP A DIV. 2, GROUP D, GROUP E, GROUP F DIV. 1

**NUMBER OF STOREYS:** 10 ABOVE GRADE, LVLS + 3 U/G PARKING

**SPRINKLERED:** YES

**FACING # OF STREETS:** 2

**NON-COMBUSTIBLE:** YES

**FIRE ALARM REQUIRED:** YES

**STANDPIPE REQUIRED:** YES

**HIGH-RISE BUILDING:** YES

**EMERG. LIGHTING REQ'D:** YES

**EMERG. GENERATOR REQ'D:** YES

**EXT SIGN REQUIRED:** YES

**ALTERNATE SOLUTIONS REQ'D:** REFER TO CP DOCUMENTS.

### BUILDING AREA SUMMARY

LEVELS	GFA (SF)	GFA (M <sup>2</sup> )
P3 (PARKING)	76,825	7,137
P2 (PARKING)	76,825	7,137
P1 (PARKING & STOR.)	76,825	7,137
<b>U/G PARKADE TOTAL</b>	<b>230,475</b>	<b>21,411</b>
LVL 1 (MIXED USE)	32,246	2,996
INTERMEDIATE LVL	1,536	141
LVL 2 (OFFICE)	20,500	1,904
LVL 3 (OFFICE)	20,500	1,904
LVL 4 (OFFICE)	20,500	1,904
LVL 5 (OFFICE)	20,500	1,904
LVL 6 (OFFICE)	20,500	1,904
LVL 7 (OFFICE)	20,500	1,904
LVL 8 (OFFICE)	20,500	1,904
LVL 9 (OFFICE)	20,500	1,904
LVL 10 / ROOF	4,410	410
<b>TOTAL SURFACE COVERAGE</b>	<b>202,164 SF</b>	<b>18,783 m<sup>2</sup></b>

### LOADING & BICYCLE STOR. SUMMARY

LOADING		BICYCLE STORAGE	
BAY	1	SECURED COVERED STORAGE	58
		EXTERIOR RACK MOUNT	12
<b>TOTAL</b>	<b>1</b>	<b>TOTAL</b>	<b>70</b>

### PARKING STALL SUMMARY

LEVEL	SMALL (50)	STANDARD	DISABILITY	SUM
P1	4	154	3	171
P2	0	201	0	200
P3	0	292	2	310
<b>SUB-TOTAL</b>	<b>16</b>	<b>567</b>	<b>5</b>	<b>618</b>
<b>TOTAL</b>				<b>500</b>

SMALL: 10% (50) = 100 / 200 = 50%

### DRAWING INDEX

DRAWING	TITLE	ISSUE
A000	COVER SHEET	*
A103	OVERALL MASTER PLAN	*
A104	SITE PLAN	*
A201	PARKING P3 PLAN	*
A202	PARKING P2 PLAN	*
A203	PARKING P1 PLAN	*
A204	GROUND FLOOR PLAN	*
A204a	GROUND FLOOR PLAN	*
A204b	2ND FLOOR WEST PLAN	*
A204c	2ND FLOOR EAST PLAN	*
A204d	2ND FLOOR CORE PLAN	*
A207	3RD FLOOR PLAN	*
A208	4TH FLOOR PLAN	*
A209	5TH FLOOR PLAN	*
A210	6TH FLOOR PLAN	*
A211	7TH FLOOR PLAN	*
A212	8TH FLOOR PLAN	*
A213	9TH FLOOR PLAN	*
A214	ROOF FLOOR PLAN	*
A215	MECHANICAL FLOOR PLAN	*
A301	NORTH ELEVATION	*
A302	EAST / WEST ELEVATIONS	*
A303	SOUTH ELEVATION	*
A310	SEWAGE	*
A311	SEWAGE	*
A321	BUILDING SECTIONS	*
A322	BUILDING SECTION	*



**MUSSON CATTELL MACKAY PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BENTALL CENTRE  
505 BURRARD STREET BOX 264 VANCOUVER BC  
V7X 1M9  
604-687-2590  
www.mcmppartnerts.com

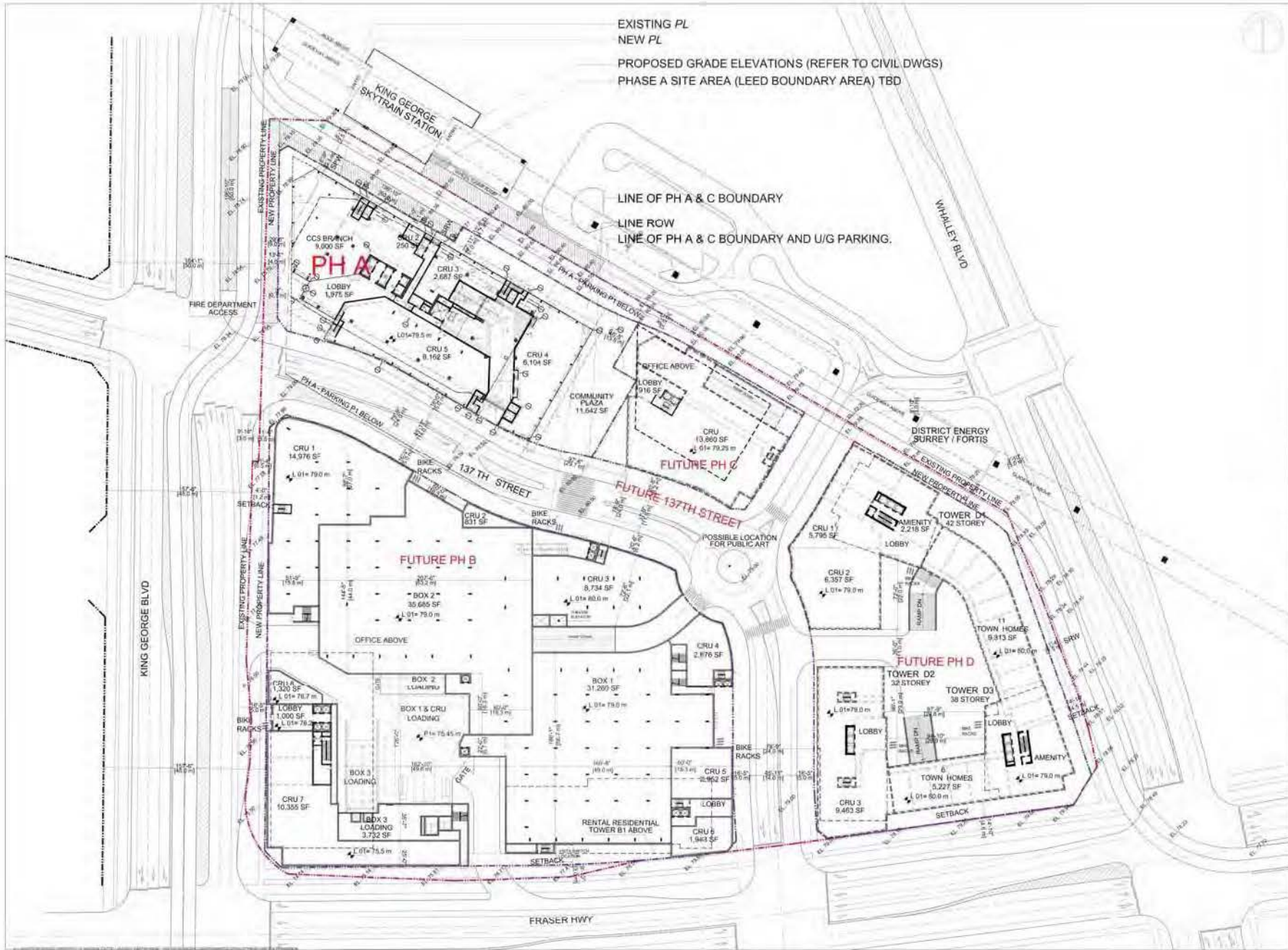
**PHASE A DEVELOPMENT PERMIT**  
KING GEORGE BLVD  
SURREY, B.C.

**COVER PROJECT INFO**

SCALE: N.T.S.  
DATE: MARCH 21, 2013  
DRAWN: PS  
REVISION:  
PROJECT: 211011.2  
SHEET: **A000**

EXISTING PL  
 NEW PL  
 PROPOSED GRADE ELEVATIONS (REFER TO CIVIL DWGS)  
 PHASE A SITE AREA (LEED BOUNDARY AREA) TBD

LINE OF PH A & C BOUNDARY  
 LINE ROW  
 LINE OF PH A & C BOUNDARY AND U/G PARKING.



18-09-2013 ISSUED FOR DP TO GUL  
 18-01-2013 STATUS FOR DP TO GUL  
 REVISED

MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP  
 ARCHITECTS DESIGNERS PLANNERS

1800 TWO REVEREND DRIVE  
 535 BURRARD STREET BOX 244 WHISKEY BC  
 CANADA V7Y 1W8  
 TEL 604 687 7950 FAX 604 687 1771  
 www.mussoncatcaymackay.com

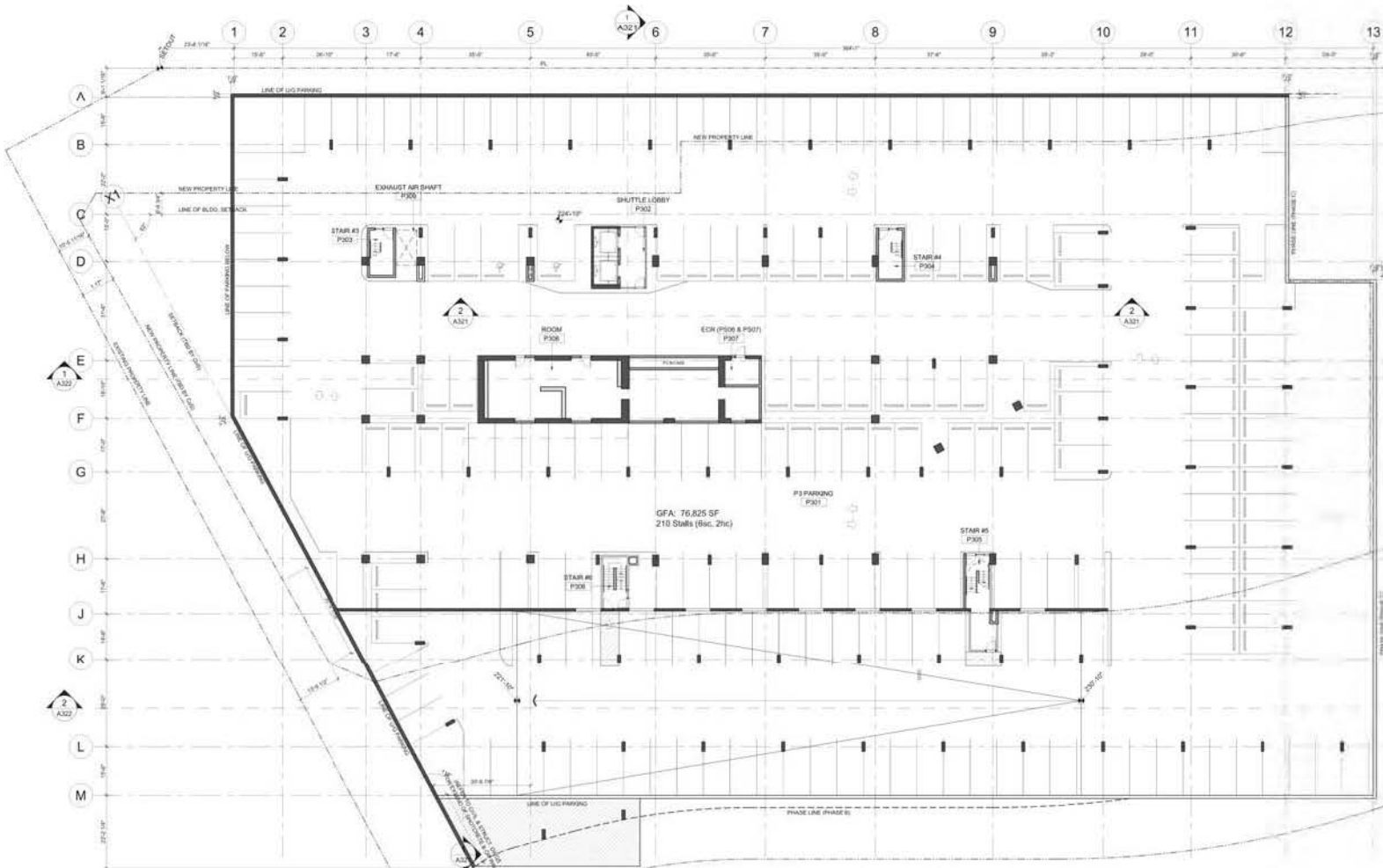
PHASE A  
 DEVELOPMENT  
 PERMIT  
 KING GEORGE BLVD,  
 SURREY, B.C.

SITE MASTER PLAN  
 GROUND LEVEL  
 PHASE A & FUTURE  
 PHASES B, C, & D

SCALE: 0'-1" = 40'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: PS  
 REVISION:  
 PROJECT: 211011.2  
 SHEET:







# PCI

04-19-2013 ISSUED FOR OP TO CAR  
 04-21-2013 ISSUED PIP OP TO CAR  
 REVISED

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1801 TWO BIRCHALL CAYNE  
 353 BURRARD STREET, BOX 384 VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 681 2900 FAX: 604 681 1711  
 info@mcpmossacmackey.com  
 www.mcpmossacmackey.com

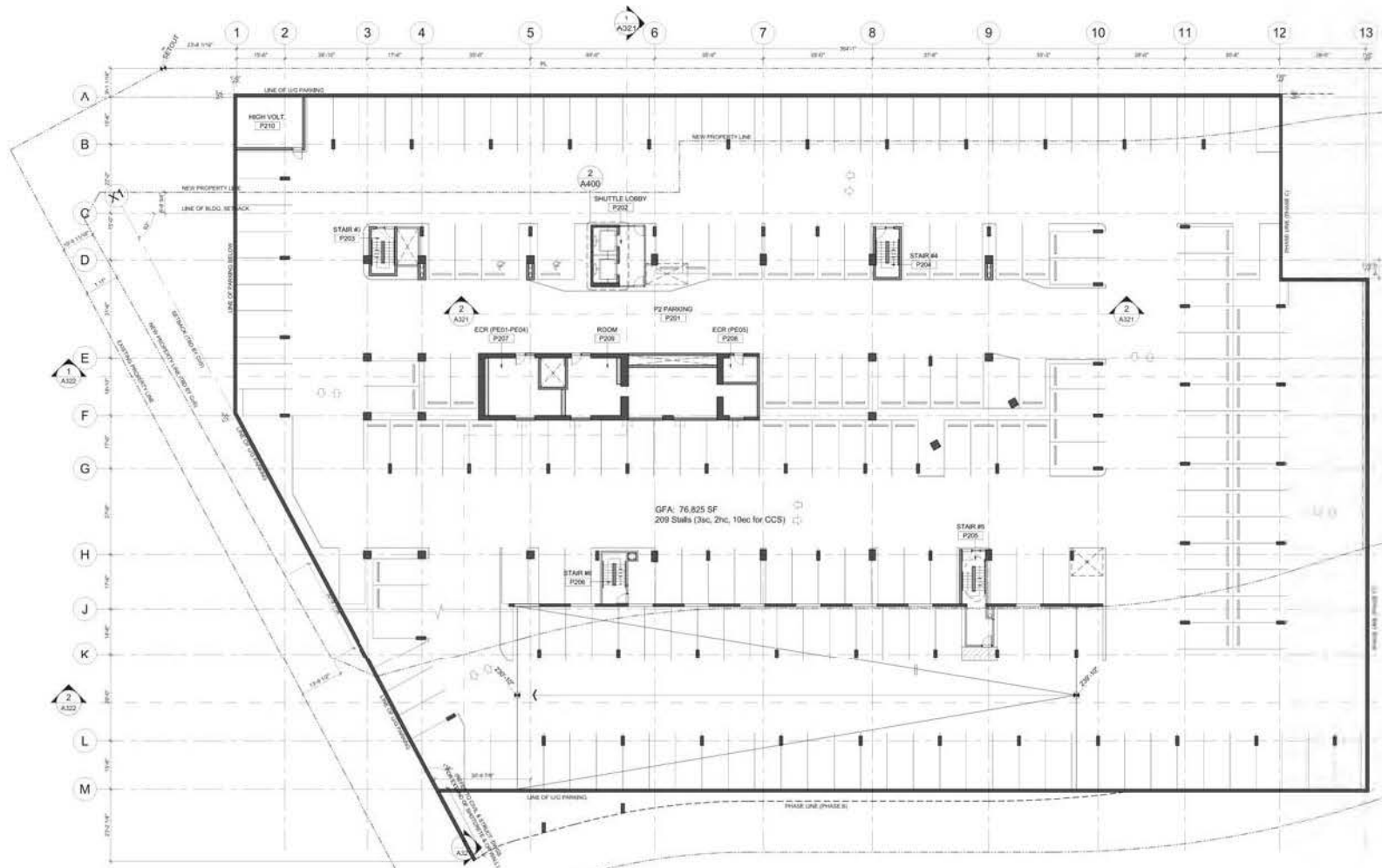
**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD.  
 SURREY, BC

**BUILDING A**

**PARKING P3**

SCALE: 1/8" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011  
 SHEET: **A201**

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GFA: 76,825 SF  
209 Stalls (3nc, 2hc, 10ec for CCS)



04-30-2011 ISSUED FOR DP TO CUP  
04-21-2011 ISSUED FOR DP TO CUP  
REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

3601 TWO BIRCHALL DRIVE  
155 BURBANK STREET, BOX 24 VANCOUVER BC  
CANADA V7L 1W8  
TEL: 604 681 2900 FAX: 604 681 1991  
info@mcp.ca  
www.mcp.ca

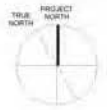
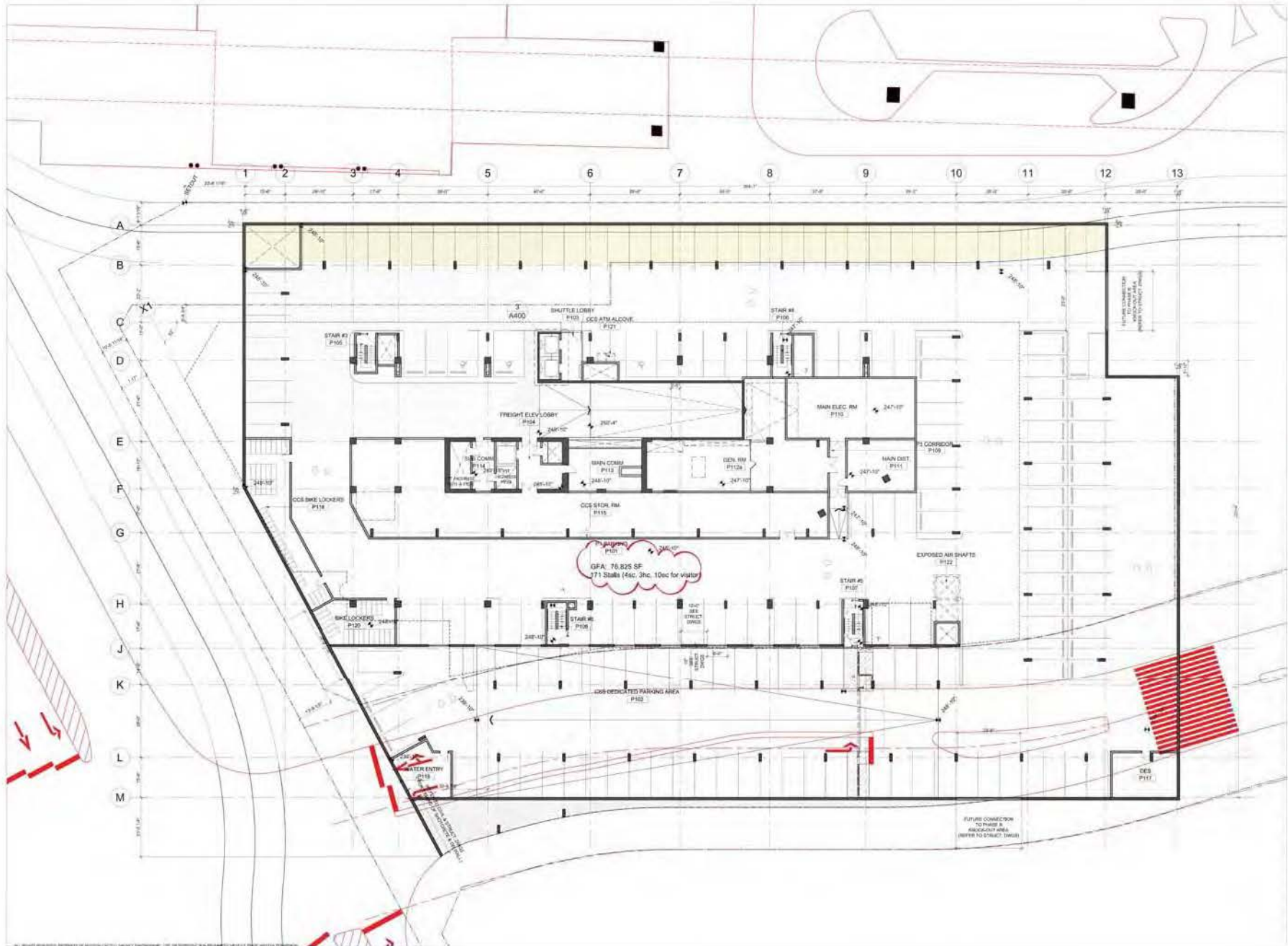
**PHASE A  
DEVELOPMENT  
PERMIT**  
KIND GEORGE BLVD  
SURREY BC

**BUILDING A**

**PARKING P2**

SCALE: 1/8" = 1'-0"  
DATE: MARCH 21, 2013  
DRAWN: JM  
REVISION:  
PROJECT: 211011  
SHEET: **A202**

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04-18-2013 ISSUED FOR OP TO CAR  
 04-21-2013 ISSUED FOR OP TO CAR  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

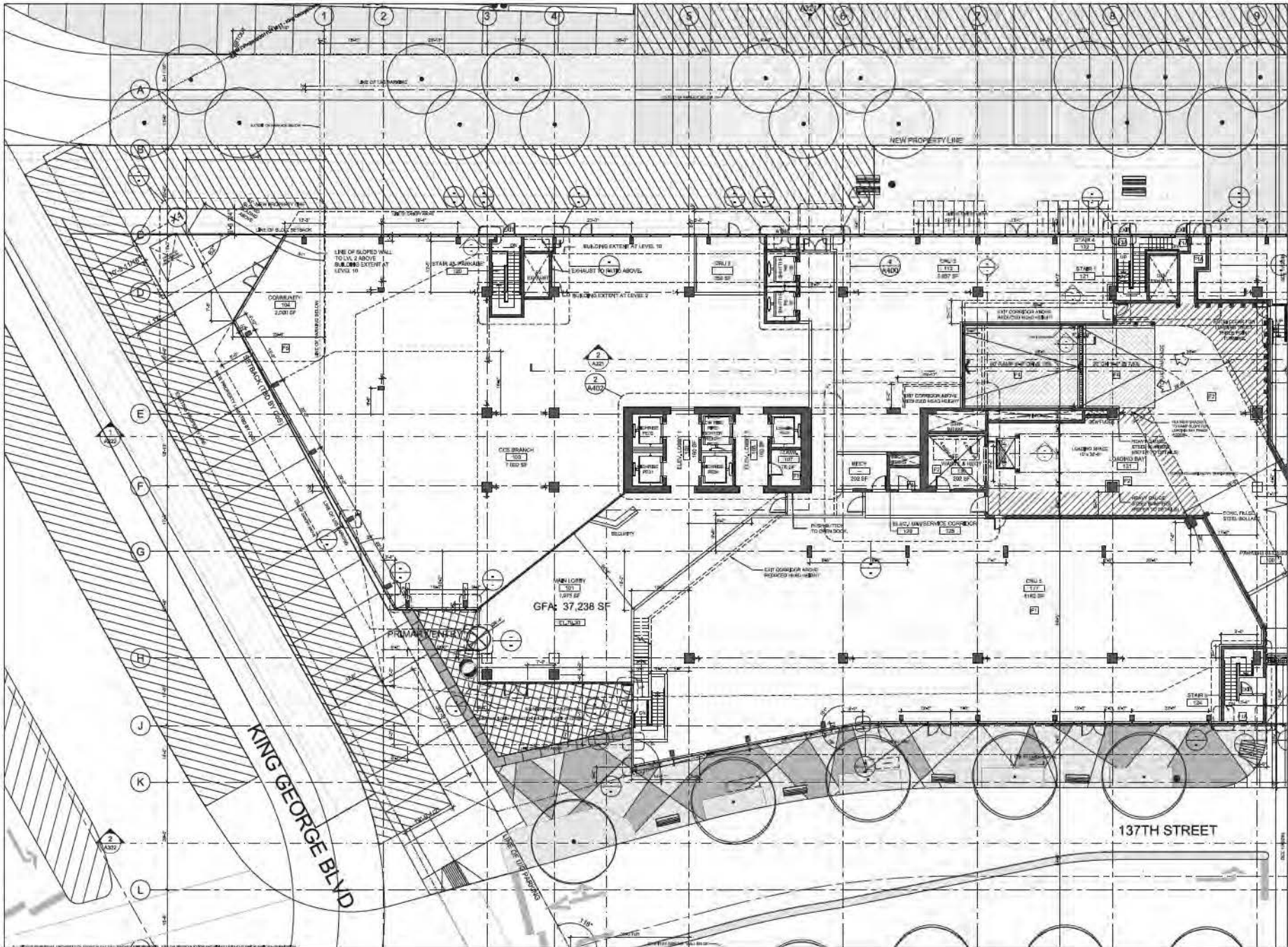
1402 - TWO BIRCH DRIVE  
 255 BURNING TREE ROAD, VANCOUVER BC  
 CANADA V7E 1W8  
 TEL: 604 461 2989 FAX: 604 461 1771  
 mcm@mussoncattelemackay.com  
 www.mussoncattelemackay.com

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD.  
 SURREY BC

**BUILDING A**

**PARKING P1**

SCALE: 1/16" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011  
 SHEET: **A203**



04-14-2013 REVISION FOR DP TO GMP  
 02-07-2013 REVISION FOR DP TO GMP  
 REVISIONS


MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP  
 ARCHITECTS DESIGNERS PLANNERS

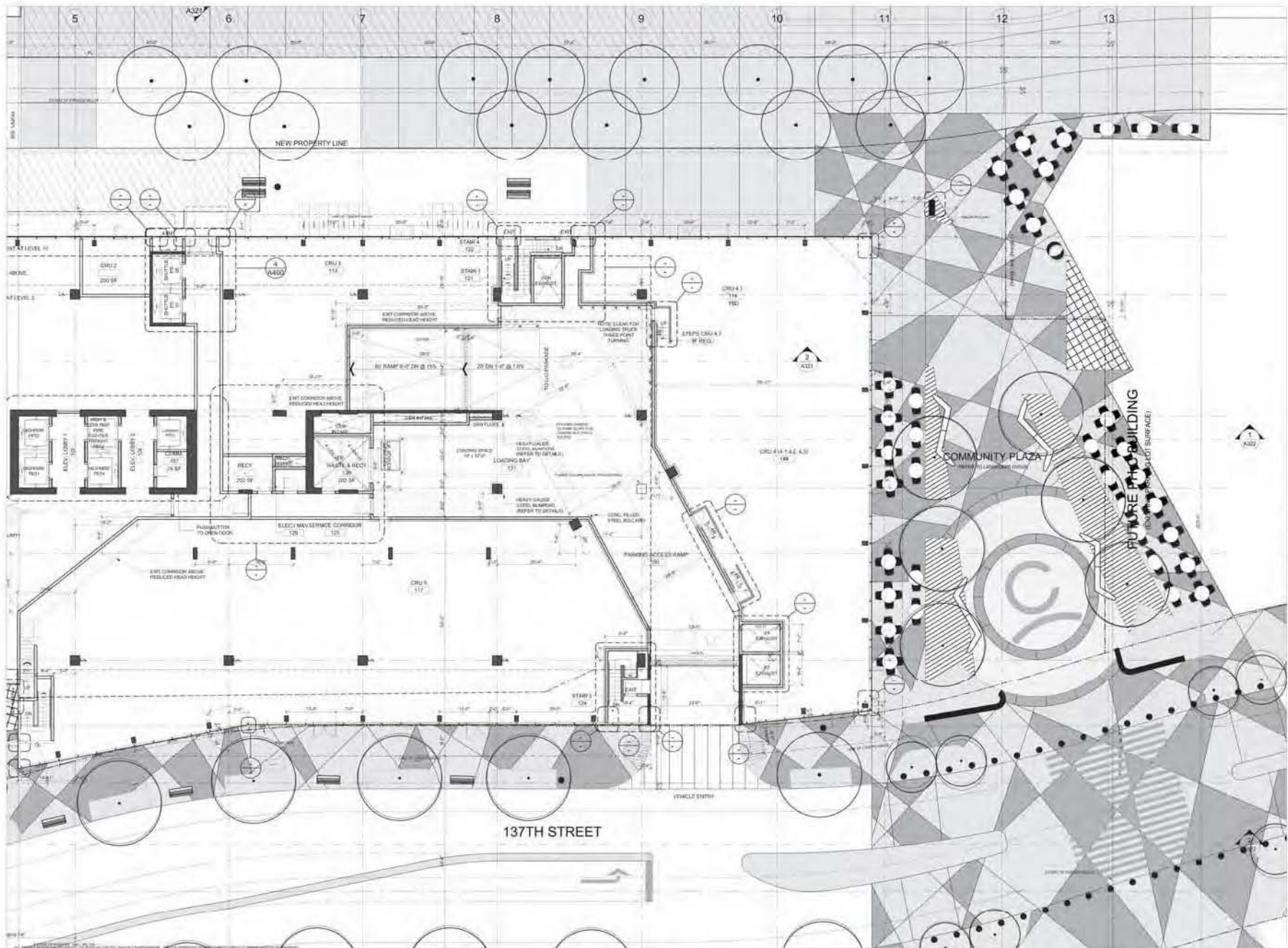
1600 - TWO BUREAU CENTER  
 200 BURNING SHIP BLVD 2ND FLOOR  
 CHICAGO, IL 60601  
 T: 604 467 9990 F: 416 467 1771  
 www.mcmpp.com

PHASE A  
 DEVELOPMENT  
 PERMIT  
 KING GEORGE BLVD,  
 SURREY BC

BUILDING A

GROUND LEVEL  
 WEST

SCALE: 3/32" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:   
 PROJECT: 211011  
 SHEET: A204a



04-16-2013 ISSUED FOR DP TO G&B  
 04-21-2013 ISSUED FOR DP TO G&B  
 REVISIONS

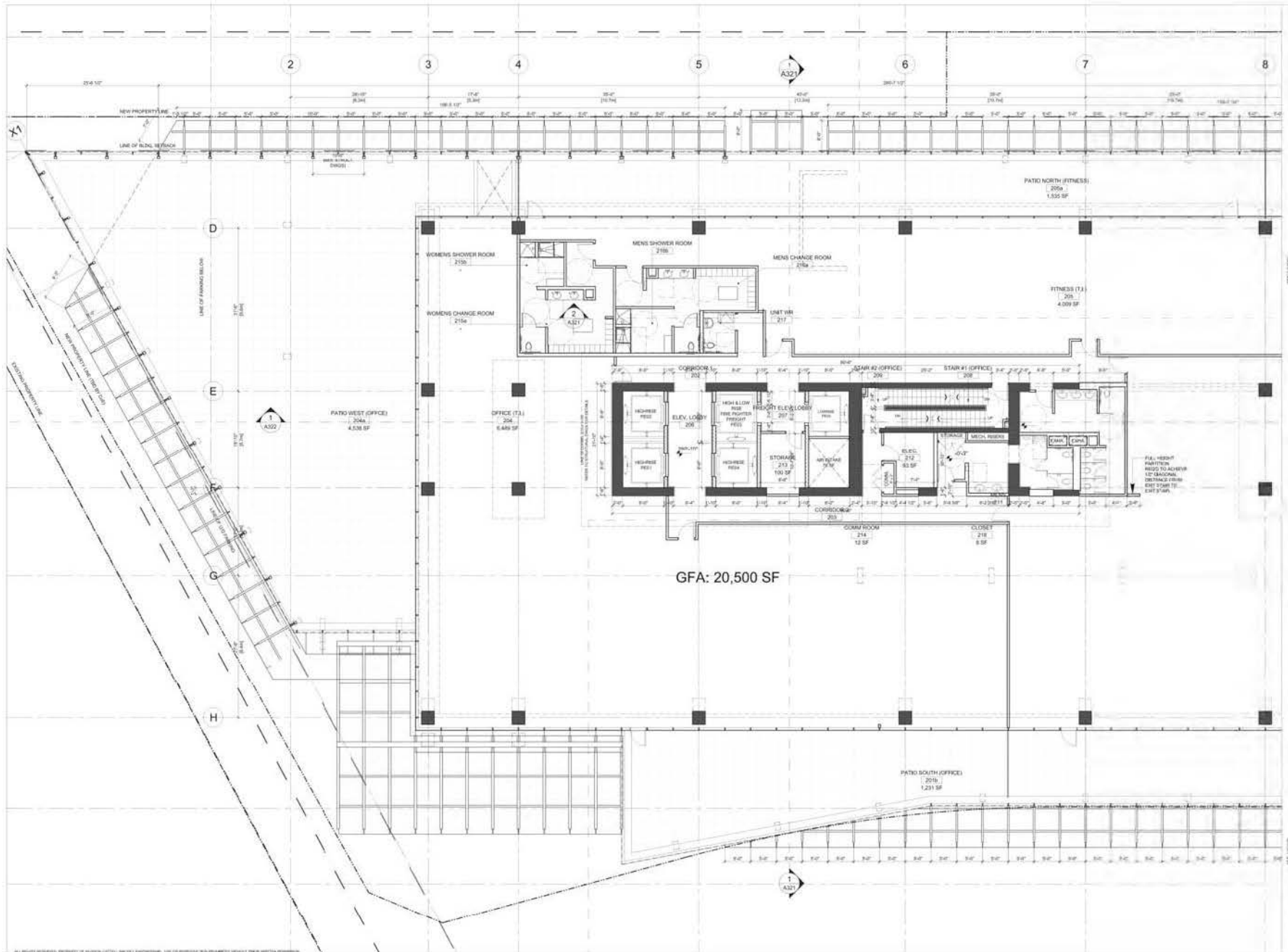
**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

3501 TWO BIRCHALL CAYLIE  
 355 BURBANK STREET BOX 304 WARDEN BC  
 CANADA V7Y 1W8  
 1-800-648-2789 F 250-648-1271  
 info@mcafirm.com  
 www.mcafirm.com

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A  
 GROUND LEVEL  
 EAST**

SCALE: 3/32" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011.3  
 SHEET: **A204b**



**PCI**

04-19-2011 ISSUED FOR OP TO CALL  
 04-21-2011 ISSUED FOR OP TO CALL  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1601 TWO BIRCHALL CAYTE  
 155 BURROD STREET BOX 244 WARDVILLE BC  
 CANADA V7V 1W8  
 TEL 604 841 2900 FAX 604 847 1771  
 mcm@mussoncattelemackay.com  
 www.mussoncattelemackay.com

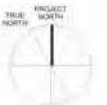
**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 02  
 WEST**

SCALE: 1/8" = 1'-0"  
 DATE: MARCH 15, 2012  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011  
 SHEET: **A206a**

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# PCI

04-26-2011 ISSUED FOR DP TO CDR  
10-27-2011 ISSUED FOR DP TO CDR  
REVISIONS

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1001 TWO BERRILL SUITE  
155 BURNING WOOD BOULEVARD  
COQUILA BC V1R 1R8  
604 681 2000 F 604 687 1111  
info@mcp.ca www.mcp.ca

**PHASE A  
DEVELOPMENT  
PERMIT**  
KING GEORGE BLVD  
SURREY BC

**BUILDING A**

**LEVEL 02  
EAST**

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

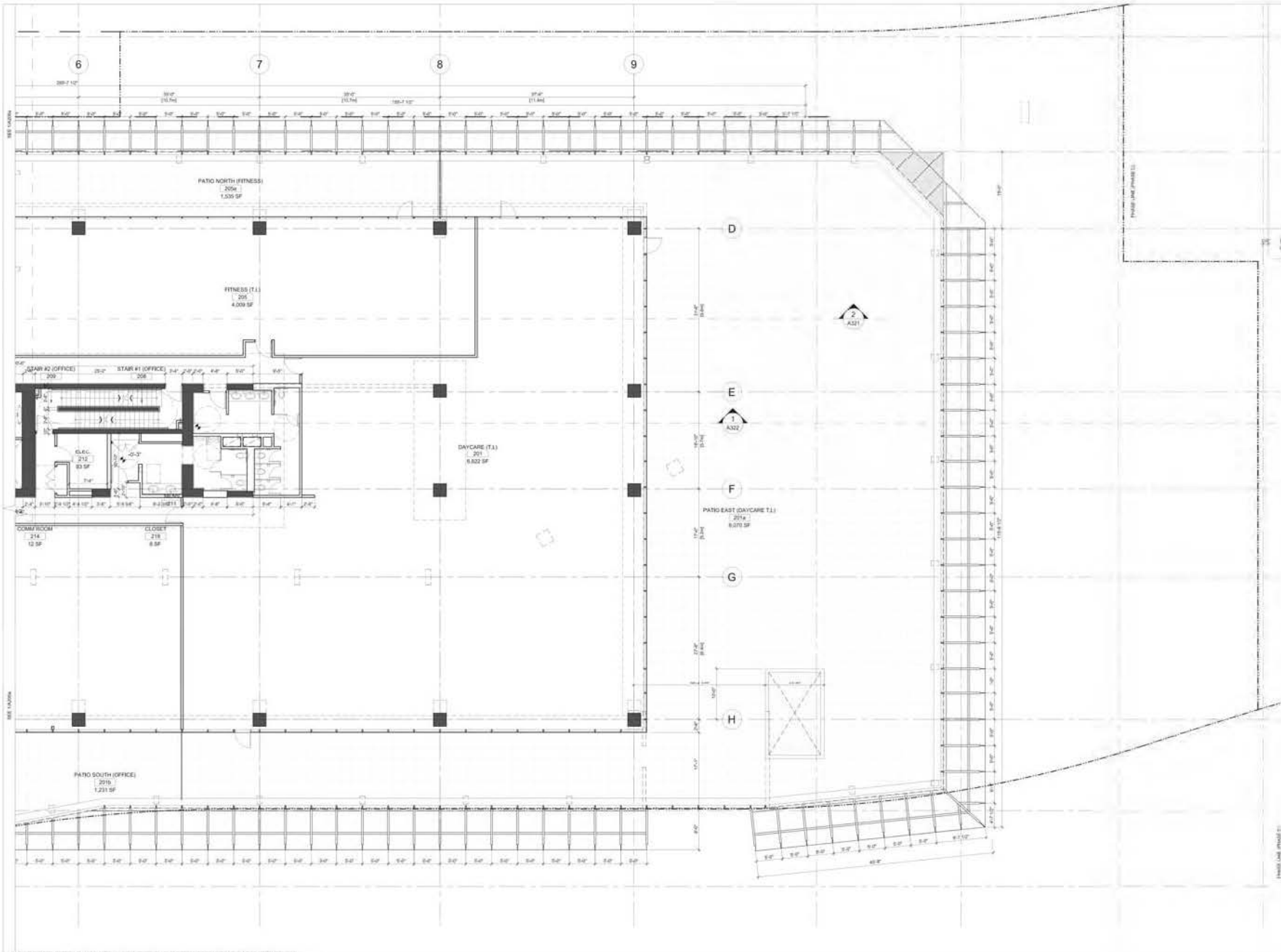
DATE: MARCH 15, 2013

DRAWN: JM

REVISION:

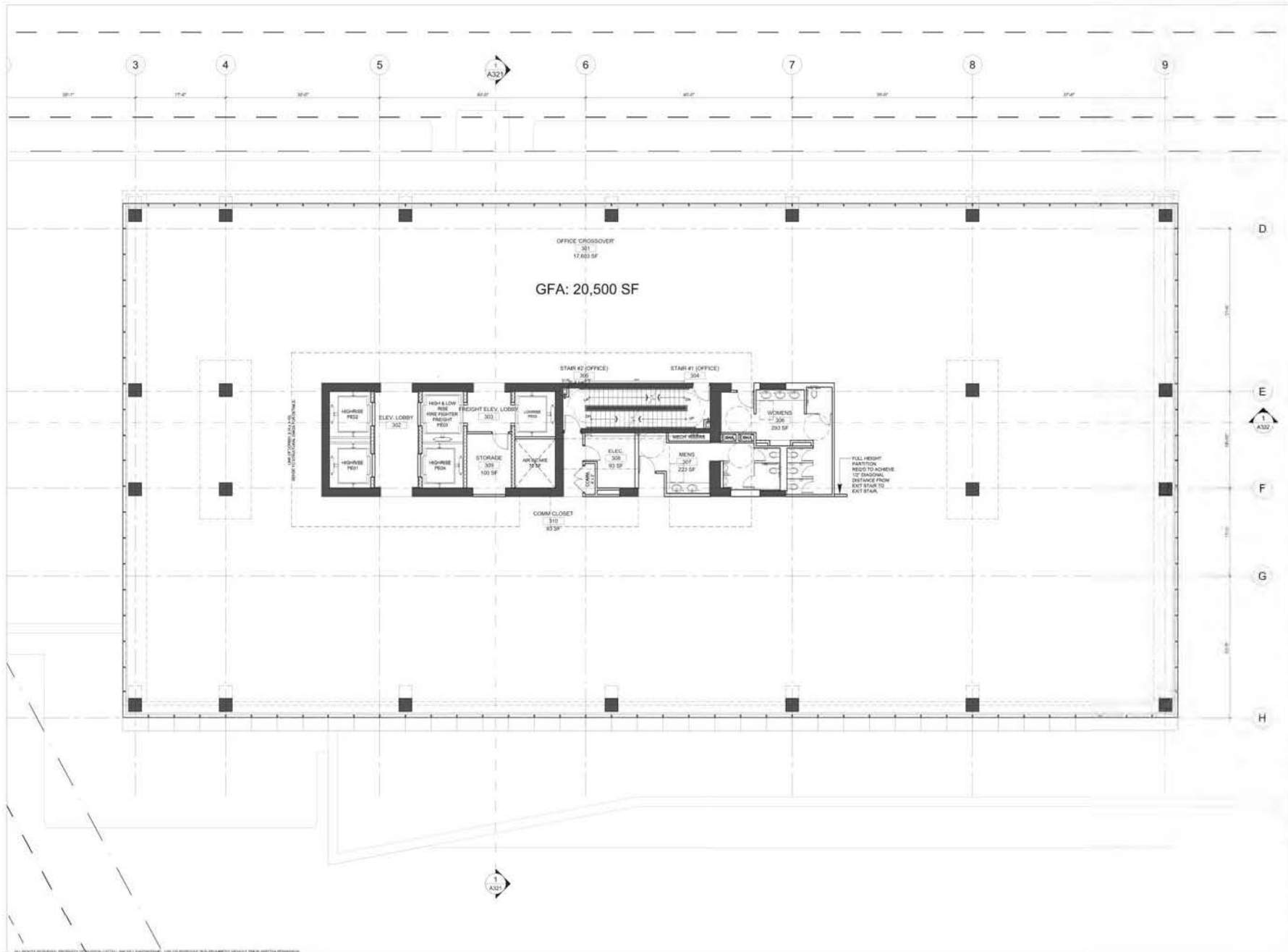
PROJECT: 211011.3

SHEET: A206b



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04-18-2013 ISSUED FOR OP TO CIVIL  
 04-21-2013 ISSUED FOR OP TO CIVIL  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

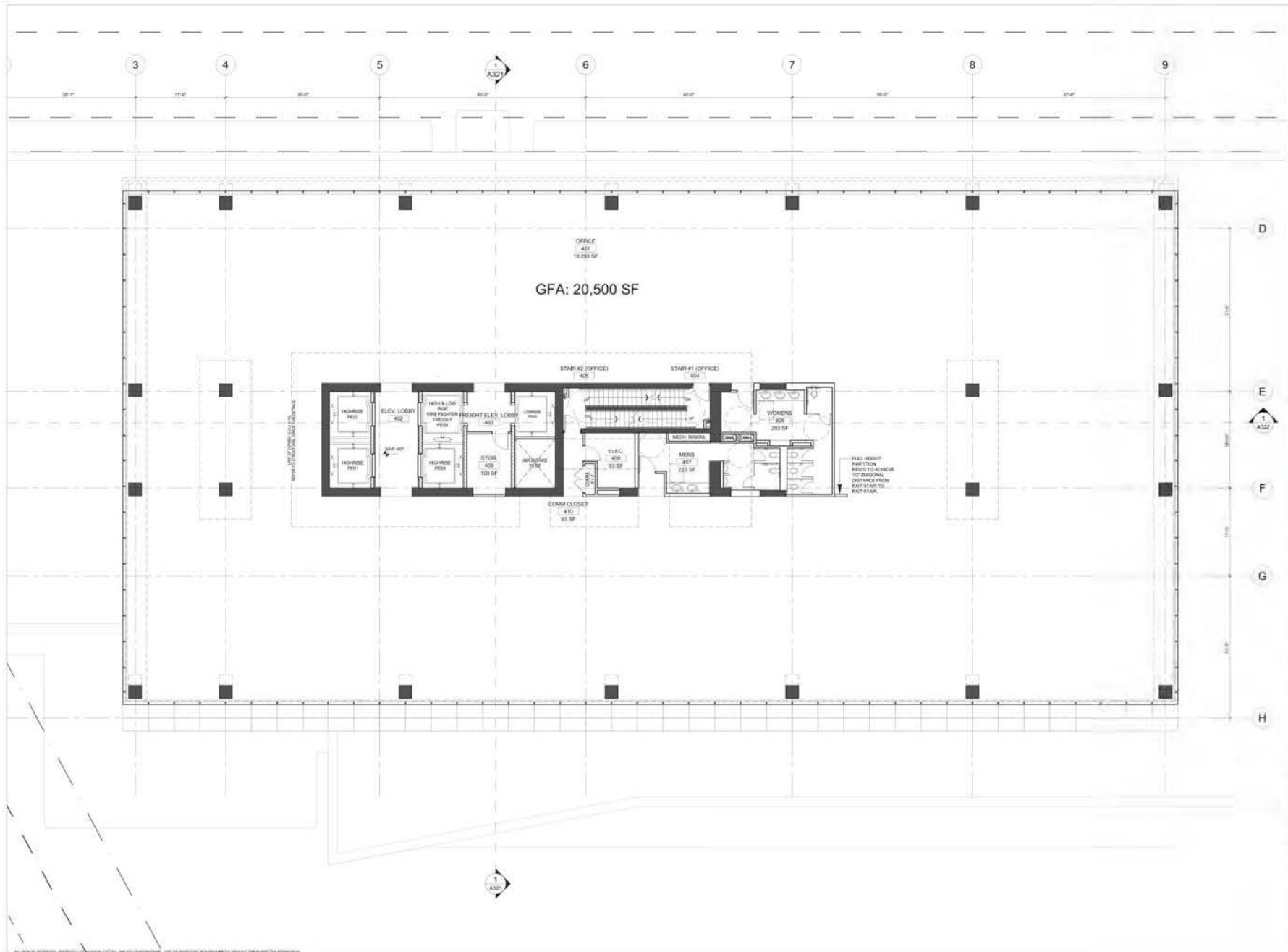
9800 TWO BIRCHALL CAYTLE  
 333 BURRARD STREET, BOX 204 VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 681 2900 FAX: 604 681 1991  
 info@mcp.com mcp@vnet.ca  
 www.mcp.com

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURFEY BC

**BUILDING A**

**LEVEL 03**

SCALE: 1/8" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011  
 SHEET: **A207**



04-18-2011 ISSUED FOR DP TO CIV  
 10-27-2011 ISSUED FOR DP TO CIV  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

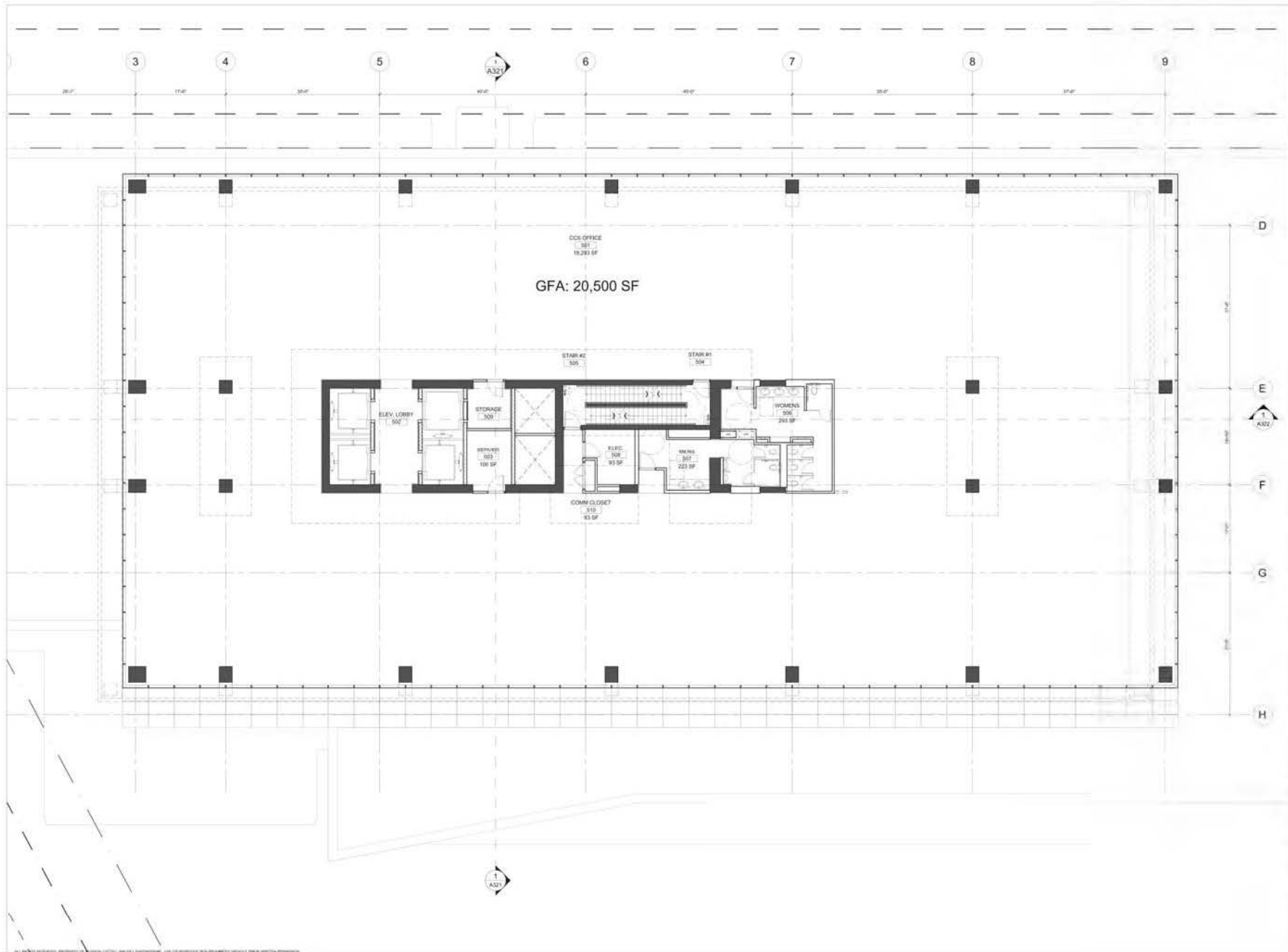
3600 TWO BIRCH CAYNE  
 155 BURRARD STREET, SUITE 200, VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 681-2900 FAX: 604 681-1991  
 info@mcp.ca www.mcp.ca

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 04**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A208**



04-24-2011 ISSUED FOR DP TO CMC  
 10-27-2013 ISSUED FOR DP TO CMC  
 REVISIONS:

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

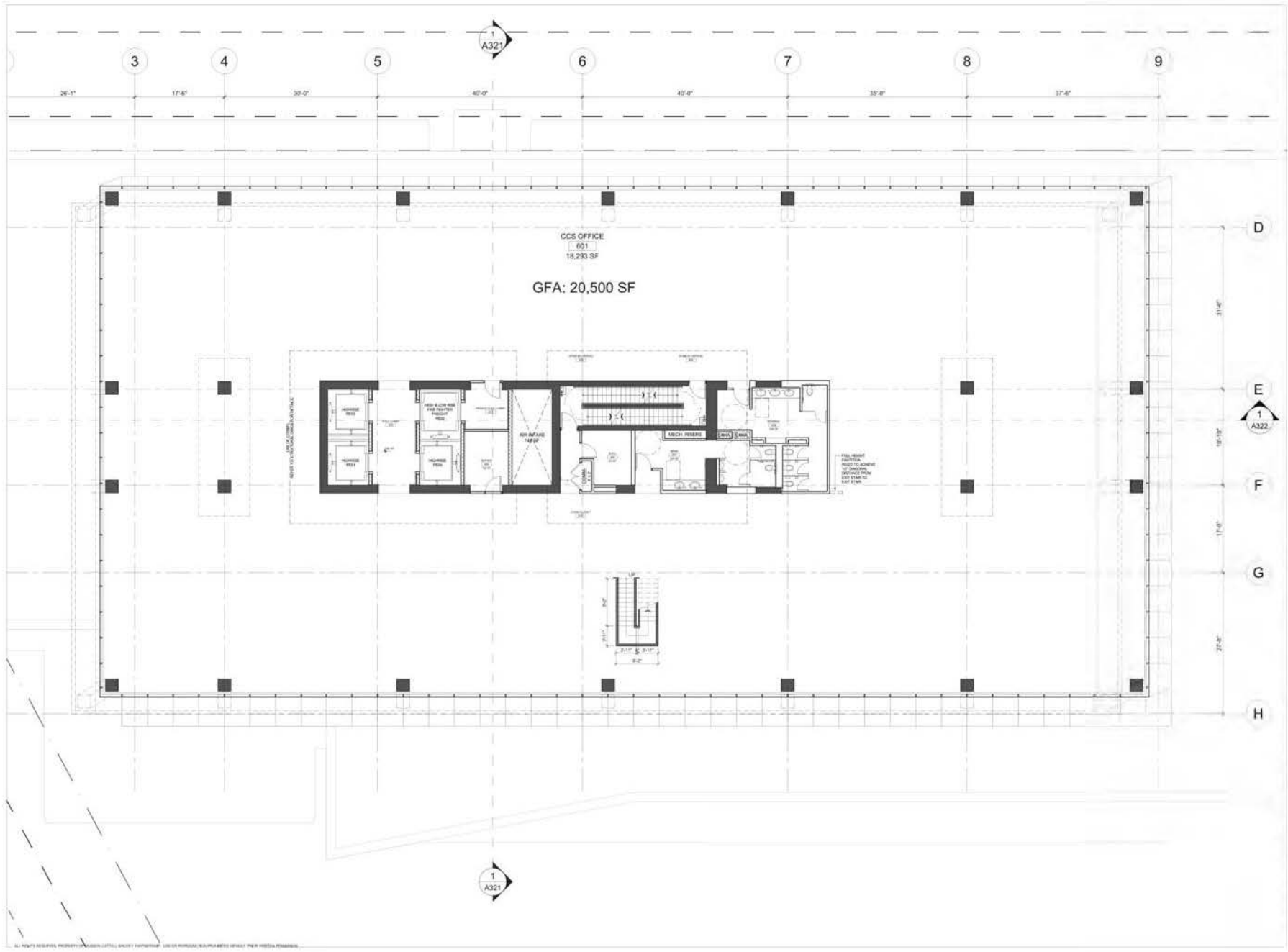
9801 TWO BIRCHALL CAYSTE  
 353 BURKARD STREET, BOX 204, VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 487-2900 FAX: 604 487-1111  
 info@mcpm.com mcp.com

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 05**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A209**



04-26-2011 ISSUED FOR DP TO CIVIL  
 04-27-2011 ISSUED FOR DP TO CIVIL  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

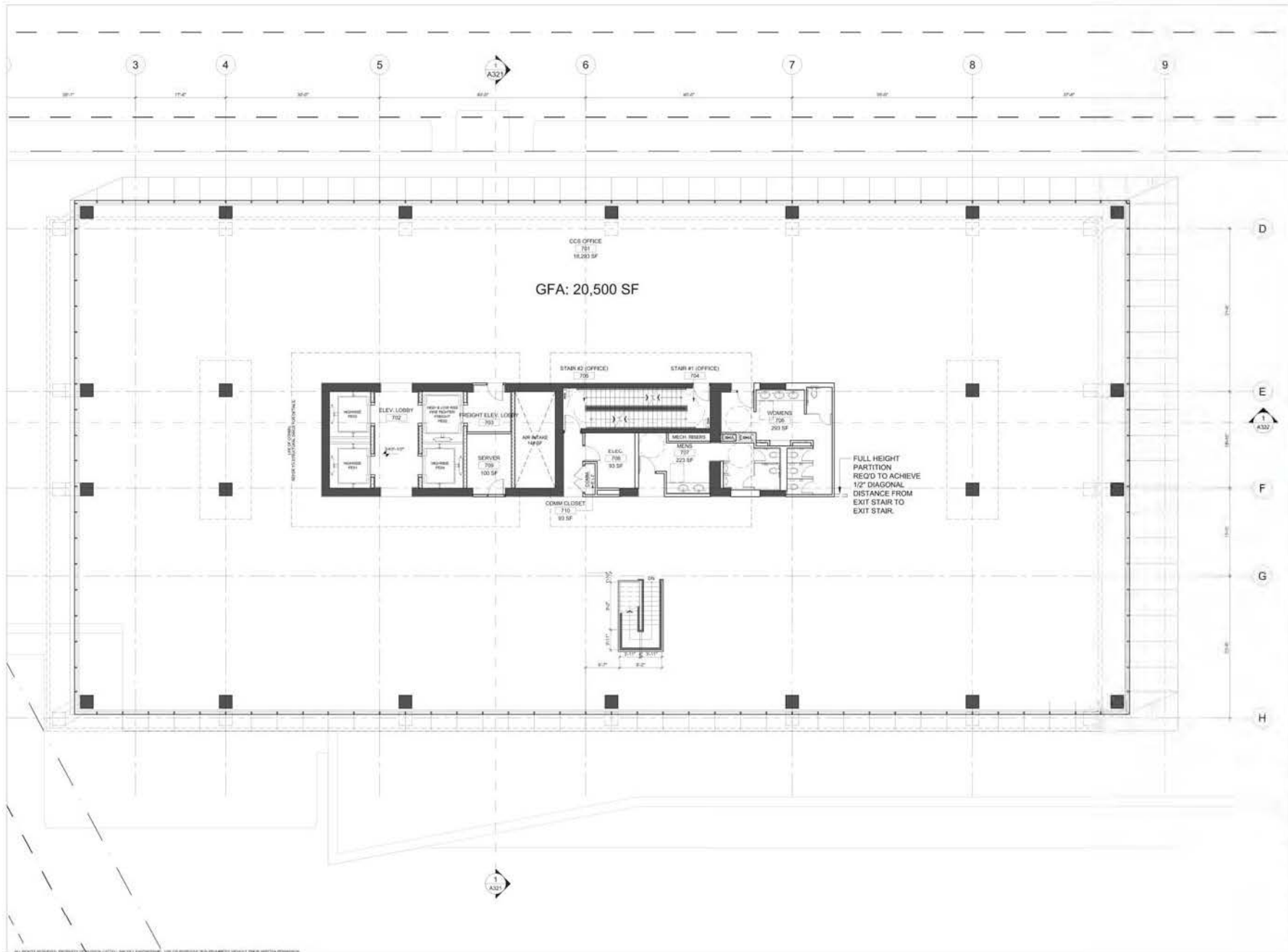
1601 - TWO BIRCHALL CAYTE  
 353 BURRARD STREET, BOX 344, VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 687 2900 FAX: 604 687 1111  
 info@mcp.ca  
 www.mcp.ca

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 06**

SCALE: 1/8" = 1'-0"  
 DATE: MARCH 21, 2013  
 DRAWN: JM  
 REVISION:  
 PROJECT: 211011  
 SHEET: **A210**



04-24-2013 ISSUED FOR OP TO CUE  
 06-27-2013 ISSUED PMP OP TO CUE  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

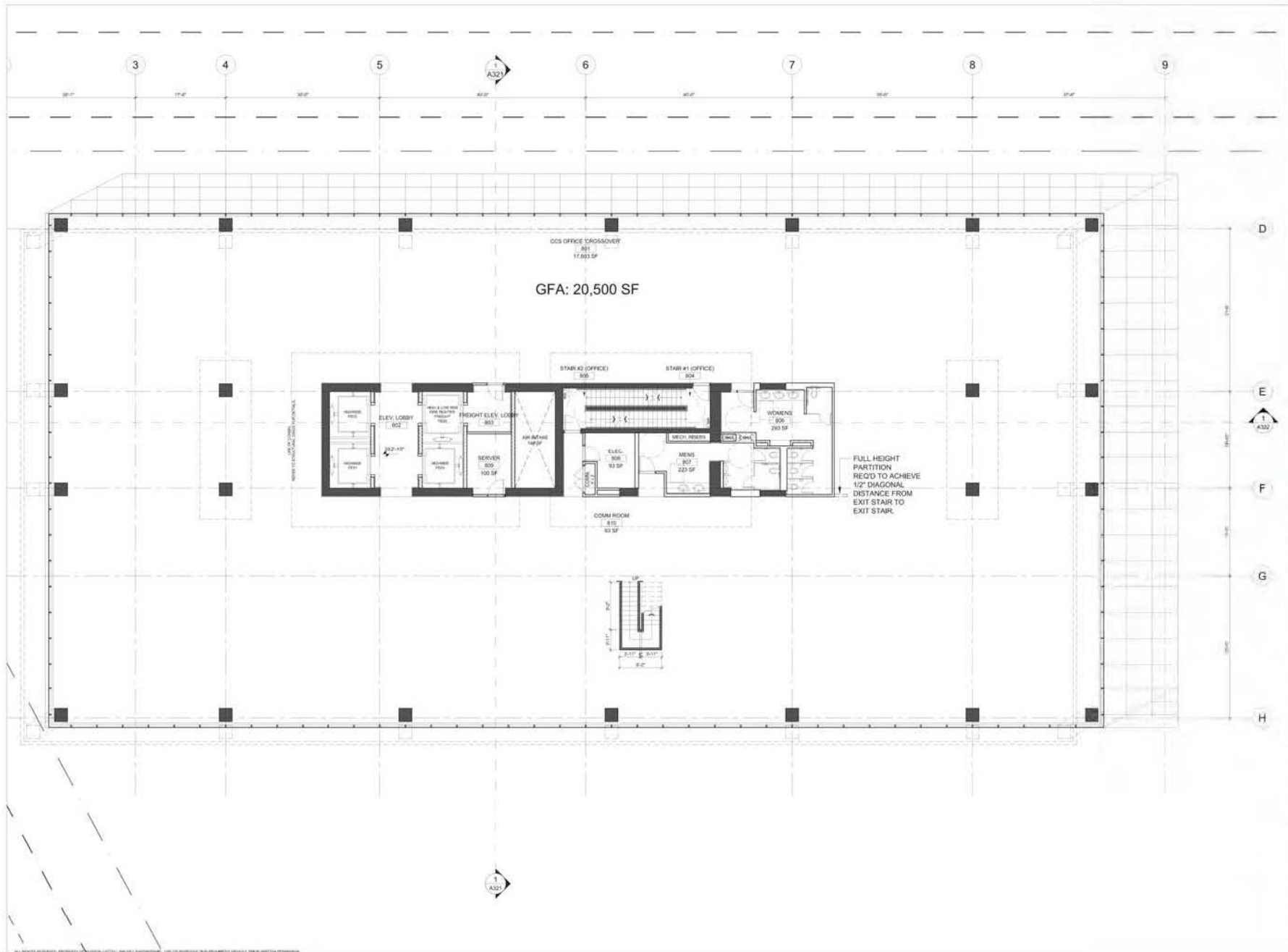
9801 TWO BIRCHALL CAYTLE  
 353 BURBANK STREET, BOX 304, HAICOGUE BC  
 CANADA V7Y 1W8  
 TEL: 604 481 2365 FAX: 604 481 1771  
 info@mcpm.ca www.mcpm.ca

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 07**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A211**



18-19-2017 ISSUED FOR DP TO CIVIL  
 19-07-2018 ISSUED FOR DP TO CIVIL  
 REVISIONS:

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1600 TWO BIRCHALL CAYTLE  
 355 BURRARD STREET, BOX 284, VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 681 2965 FAX: 604 681 1991  
 info@mcpm.com mcpm.com

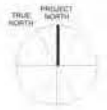
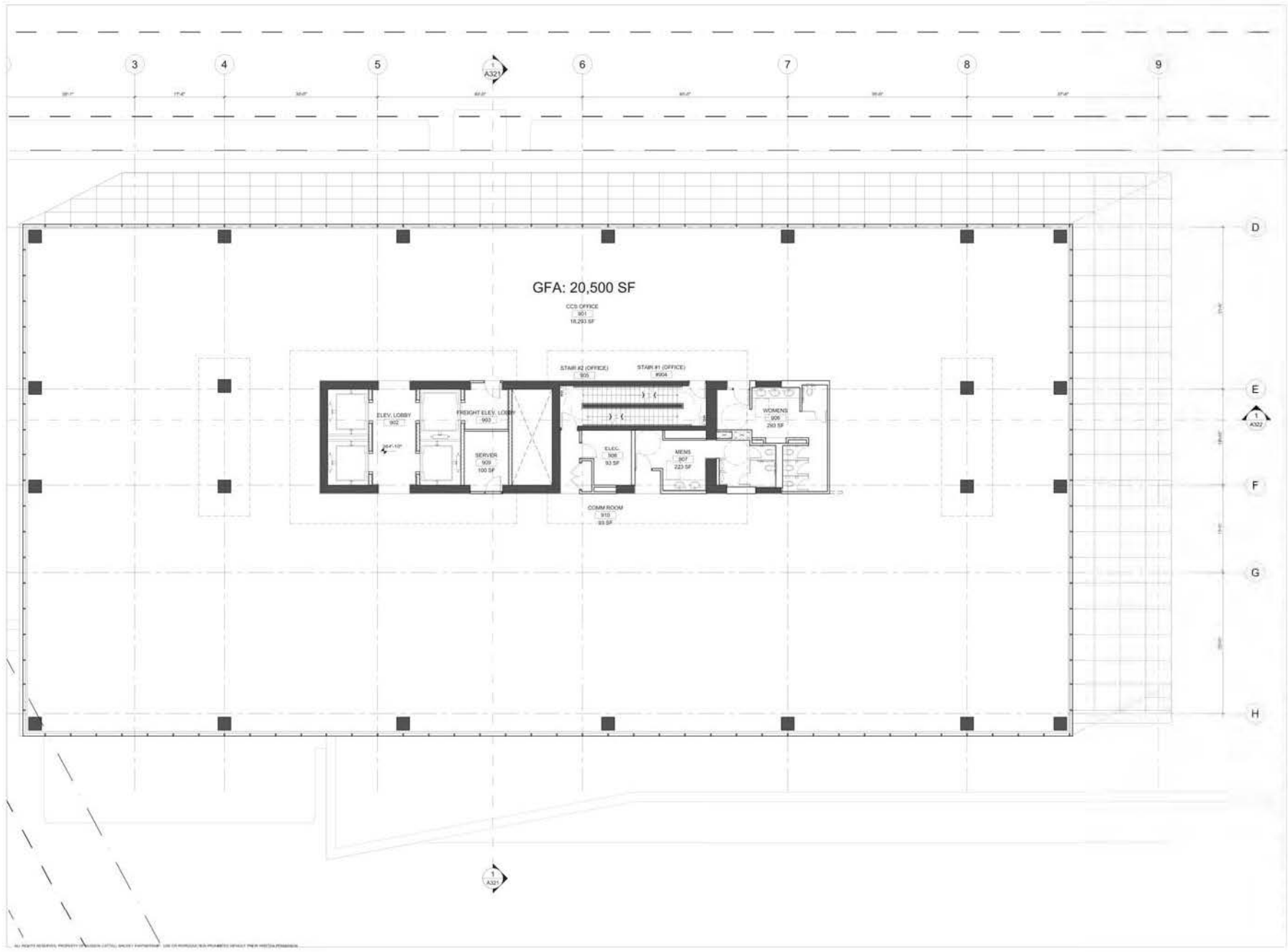
**PHASE A  
 DEVELOPMENT  
 PERMIT**

SURREY BC

**BUILDING A**

**LEVEL 08**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A212**



04-24-2013 ISSUED FOR DP TO CUE  
 10-27-2013 ISSUED FOR DP TO CUE  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

9801 TWO BIRCHES CIRCLE  
 353 BURRARD STREET, SUITE 204 VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL: 604 681 2200 FAX: 604 681 1331  
 info@mussoncatclemackay.com  
 www.mussoncatclemackay.com

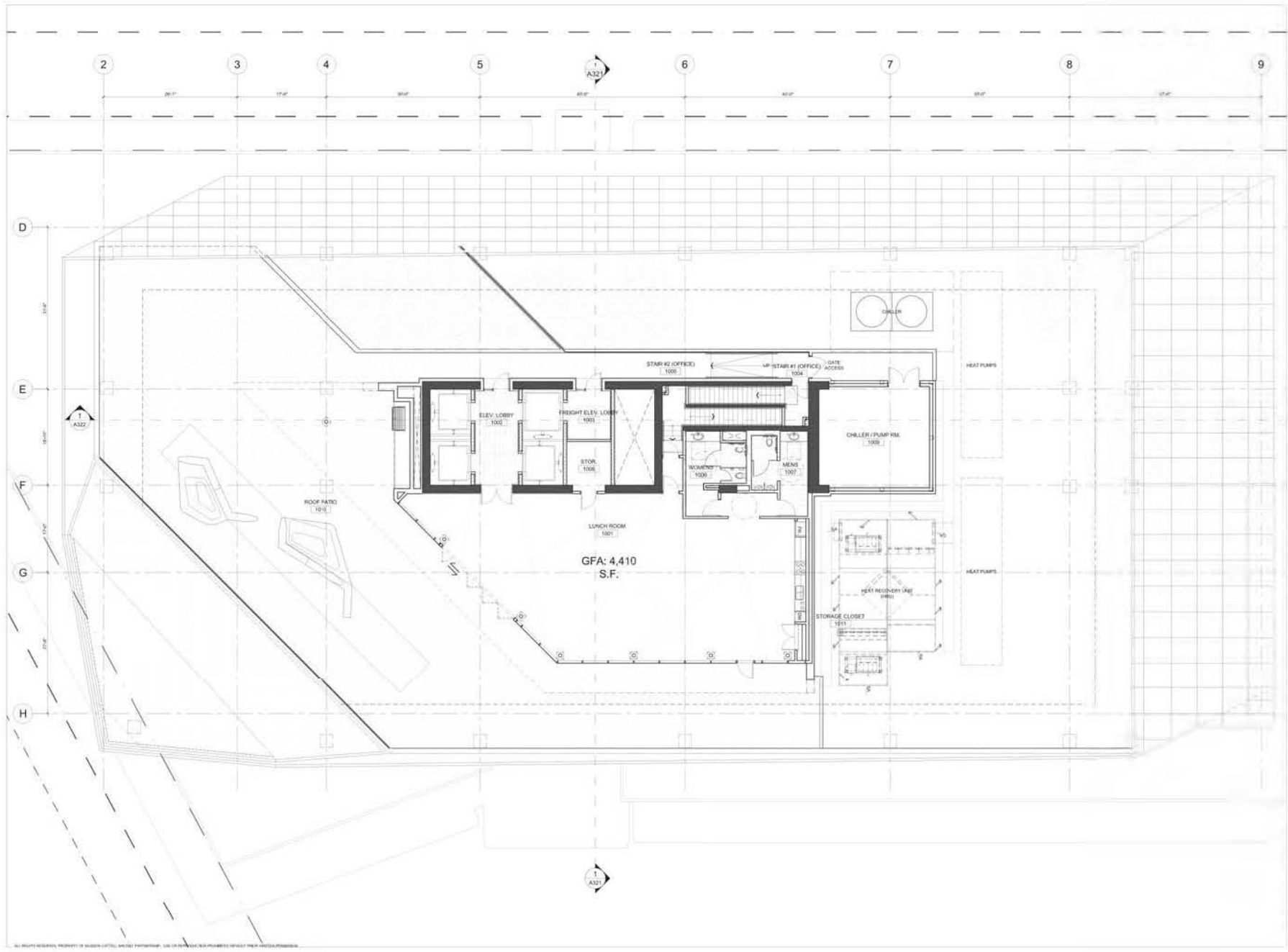
**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD  
 SURREY BC

**BUILDING A**

**LEVEL 09**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A213**

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**PCI**

04-19-2013 ISSUED FOR DP TO G/A  
 05-21-2013 ISSUED FOR DP TO G/A  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1801 TWO BIRCHALL CAYNE  
 353 BURBAGE STREET BOX 384 VANCOUVER BC  
 CANADA V7Y 1W8  
 TEL 604 487 7900 FAX 604 487 1771  
 info@mcpm.ca mcpm.com  
 www.mcpm.ca

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD.  
 SURREY BC

**BUILDING A**

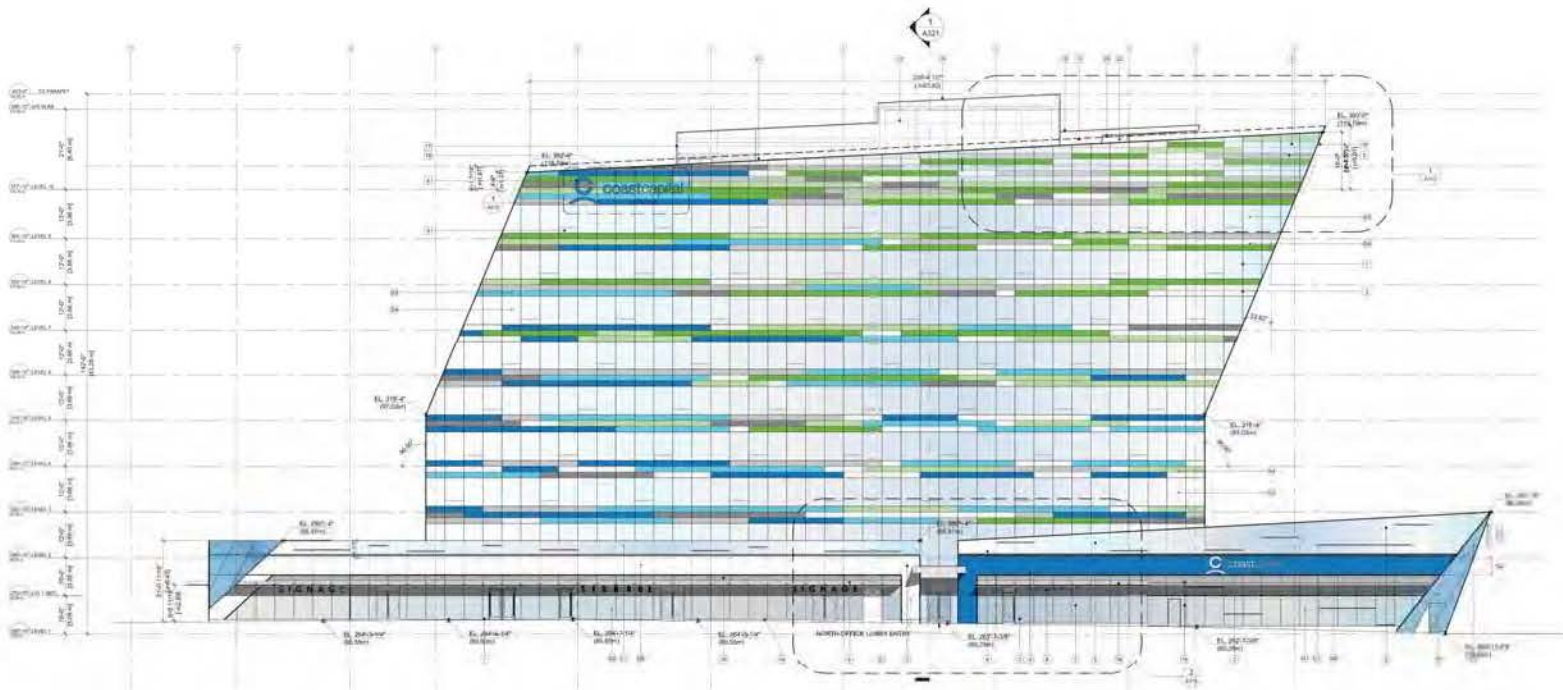
**LEVEL 10**

SCALE: 1/8" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: JM  
 REVISION: \_\_\_\_\_  
 PROJECT: 211011  
 SHEET: **A214**

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NORTH ELEVATION  
SCALE: 1" = 15'-0"

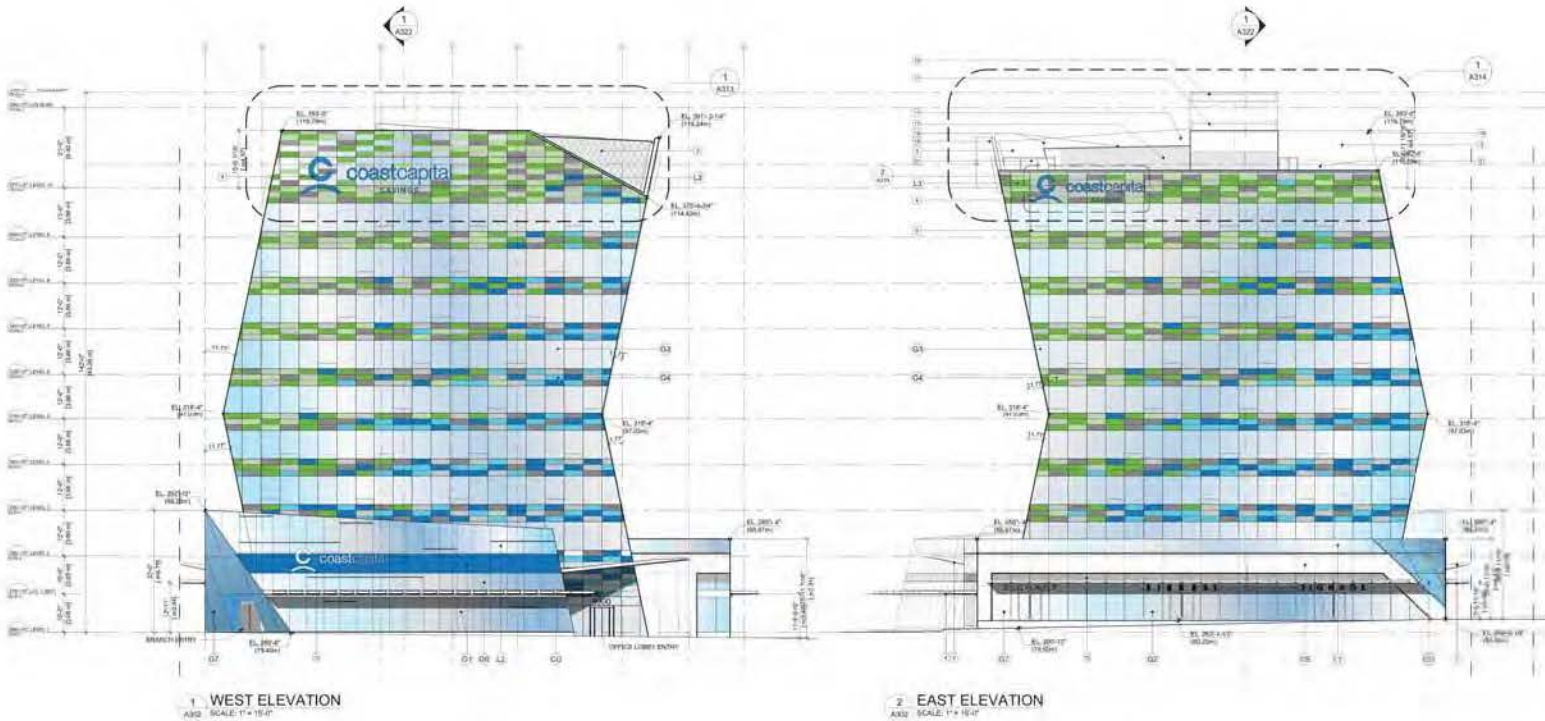
GLAZING TYPES @ ELEVATION

NOTE: REFER TO GLAZING SCHEDULE

- G1 'CLEAR' VISION @ EAST PODIUM CURTAIN WALL
- G2 'CLEAR' VISION @ WEST PODIUM CURTAIN WALL
- G3 'CLEAR' VISION @ TOWER CURTAIN WALL
- G4 'OPAQUE' SPANDREL CERAMIC FRIT @ CURTAIN WALL - COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- G6 'OPAQUE' SPANDREL @ EAST RETAIL COLOUR GREY 'TYPE D'
- G8 'CLEAR (TINTED) VISION @ BUILDING CHAMBERS'
- L1 'CLEAR' LAMINATED @ ELEVATED GLAZED PARAPET
- L2 'COLOURED TRANSPARENT LAMINATED GLAZING @ ELEVATED PARAPET - COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- L3 'OPAQUE' LAMINATED GLAZING @ ELEVATED PARAPET - COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- CG 'OPAQUE' LAMINATED WHITE FULL COVERAGE FRIT @ CONCRETS

MATERIALS LEGEND

- 1. DOUBLE GLAZED CURTAIN WALL - VISION PANEL - REFER TO GLAZING SCHEDULE & SPECIFICATIONS
- 2. DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL - COLOURED CERAMIC OPAQUE FRIT - REFER TO GLAZING SCHEDULE & SPECIFICATIONS
- 3. GREEN PLANTED SLOPED ROOF - C/W SNOW AND ICE FALL PROTECTION FENCING - REFER TO ROOF DETAILS, STRUCTURAL & LANDSCAPE DRAWINGS
- 4. FASCIA SIGNAGE MOUNTED TO CURTAIN WALL SYSTEM
- 5. ELEVATED GLAZED PARAPET - LAMINATED CLEAR PANEL & COLOURED TRANSPARENT LAMINATED GLAZING @ ELEVATED PARAPET - REFER TO REFER TO GLAZING SCHEDULE & SPECIFICATIONS
- 6. GLASS SPANDREL - LAMINATED CLEAR & COLOURED
- 7. GLAZED SPANDREL PANEL
- 8. LAMINATED GLASS CANOPY WITH PAINTED STRUCTURAL STEEL SUPPORT
- 9. 'DRIPABLE' WINDOW WITH CURTAIN WALL SYSTEM - REFER TO CURTAIN WALL SCHEDULE AND DETAILS
- 10. KNEE STANDING PYLON SIGNAGE ON COMMUNITY PLAZA
- 11. 2 FLY INB SLOPING ROOF 'WHITE' OR SOLAR REFLECTIVE COLOUR
- 12. PRE-FIN. PRE-FORMED PANELS & FASCIA (WARDROBE COLOURS)
- 13. CAST IN PLACE ARCHITECTURAL CONCRETE PLANTERS - REFER TO LANDSCAPE DWGS.
- 14. CONCRETE CURTAIN WALL SILL LIPSTAND
- 15. ATM R.G. - ATM (BY OTHERS)
- 16. ANODIZED ALUM. LOUVER WITH CURTAIN WALL
- 17. PRE-FIN. PRE-FORMED CORRUGATED METAL CLADDING
- 18. PRE-FIN. ALUM. FLASHING TO MATCH ADJACENT PRE-FORMED PANEL OR FRAMING FINISHES / COLOURS
- 19. CLEAR ANODIZED ALUM. GRILLE LOADING BAY (C.H. DOWN OR UP) MESH @ SOFFIT
- 20. PRE-FIN. PRE-FORMED COMPOSITE PANEL (VARIOUS COLOURS) - OR MTL MESH @ SOFFIT
- 21. MESH EQUIPMENT SCREENS - ANODIZED ALUM. FRAME LAMINATED WHITE FRIT GLASS - HSB COLUMN PAINTED AT ROOF
- 22. STAINLESS STEEL CLADDING @ BRIG AREA
- 23. FIBRE REINFORCED CEMENTitious PANEL
- 24. ARCHITECTURAL CONCRETE C/W CHAMFERED CONTROL JOINTS



1 WEST ELEVATION  
A302 SCALE: 1" = 15'-0"

2 EAST ELEVATION  
A302 SCALE: 1" = 15'-0"

GLAZING TYPES @ ELEVATION

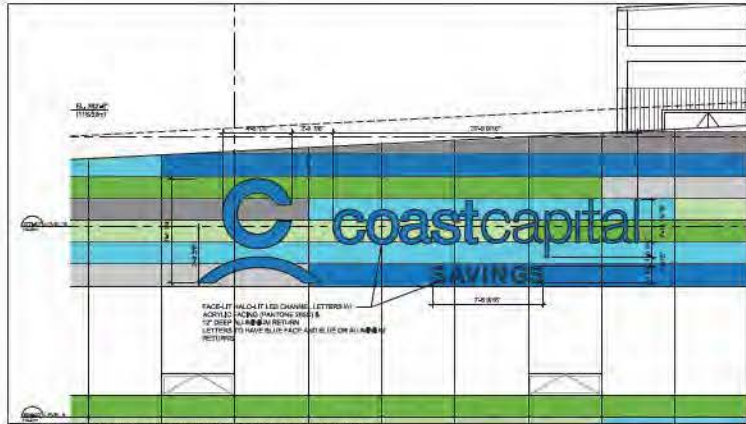
NOTE: REFER TO GLAZING SCHEDULE

- G1: 'CLEAR' VISION @ EAST PODIUM CURTAIN WALL
- G2: 'CLEAR' VISION @ WEST PODIUM CURTAIN WALL
- G3: 'CLEAR' VISION @ TOWER CURTAIN WALL
- G4: 'OPAQUE' SPANDREL CERAMIC FRIT @ CURTAIN WALL. COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- G5: 'OPAQUE' SPANDREL @ EAST RETAIL COLOUR GREY2 'TYPE D'
- G6: 'OPAQUE' SPANDREL @ WEST BANK COLOUR BLUE 1 'TYPE E'
- G7: CLEAR (TINTED) VISION @ BUILDING CHAMBERS
- L1: 'CLEAR' LAMINATED @ ELEVATED GLAZED PARAPET
- L2: 'COLOURED TRANSPARENT' LAMINATED GLAZING @ ELEVATED PARAPET. COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- L3: 'OPAQUE' LAMINATED GLAZING @ ELEVATED PARAPET. COLOURS VARY, 3 X COLOURS / LITE. PANTONES TO BE DETERMINED.
- C3: 'OPAQUE' LAMINATED WHITE FULL COVERAGE FRIT @ CANOPES

MATERIALS LEGEND

1. DOUBLE GLAZED CURTAIN WALL - VISION PANEL. REFER TO GLAZING SCHEDULE & SPECIFICATIONS
2. DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL - COLOURED CERAMIC OPAQUE FRIT. REFER TO GLAZING SCHEDULE & SPECIFICATIONS
3. GREEN PLANTED SLOPED ROOF - CW, SNOW AND ICE FALL PROTECTION FENCING. REFER TO ROOF DETAILS, STRUCTURAL & LANDSCAPE DRAWINGS
4. FASCIA SIGNAGE MOUNTED TO CURTAIN WALL SYSTEM
5. ELEVATED GLAZED PARAPET - LAMINATED CLEAR PANEL & COLOURED. REFER TO REFER TO GLAZING SCHEDULE & SPECIFICATIONS
6. GLASS GUARDRAIL - LAMINATED CLEAR & COLOURED GLAZED SPANDREL PANEL
7. LAMINATED GLASS CANOPY WITH PAINTED STRUCTURAL STEEL SUPPORT
8. 'SPANDREL WINDOW WITH CURTAIN WALL SYSTEM. REFER TO CURTAIN WALL SCHEDULE AND DETAILS
9. FIRE RESISTING PYLON SIGNAGE ON COMMUNITY PLAZA
11. 2 FLY IBS SLOPING ROOF 'WHITE' OR SOLAR REFLECTIVE COLOUR
12. PRE-FIN. PRE-FORMED PANELS & FASCIA (VARIOUS COLOURS)
13. CAST IN PLACE ARCHITECTURAL CONCRETE PLANTERS - REFER TO LANDSCAPE DWGS
14. CONCRETE CURTAIN WALL SILL (SPANDREL)
15. ATM (A.C. - AIR BY OTHERS)
16. ANODIZED ALUM. LOUVER WITH CURTAIN WALL
17. PRE-FIN. PRE-FORMED CORRUGATED METAL CLADDING
18. PRE-FIN. ALUM. FLASHING TO MATCH ADJACENT PRE-FORMED PANEL OR FRAMING FINISHES / COLOURS
19. CLEAR ANODIZED ALUM. GRILLE (LOADING BAY ONLY) DOOR
20. PRE-FIN. PRE-FORMED COMPOSITE PANEL (VARIOUS COLOURS) OR METAL MESH @ SORTER
21. METAL EQUIPMENT SCREENS - ANODIZED ALUM. FRAME LAMINATED 'WHITE' FRIT GLASS - ANODIZED ALUM. FRAME PAINTED AT ROOF
22. HSS COLUMN PAINTED AT ROOF
23. STAINLESS STEEL CLADDING @ BIG AREA
24. FIBRE REINFORCED CEMENTitious PANEL
25. ARCHITECTURAL CONCRETE CW CHAMFERED CONTROL JOINTS





1 FASCIA SIGNAGE (TYPE 1) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 FASCIA SIGNAGE (TYPE 1) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



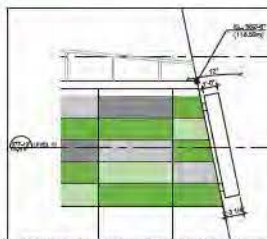
3 FASCIA SIGNAGE (TYPE 2) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



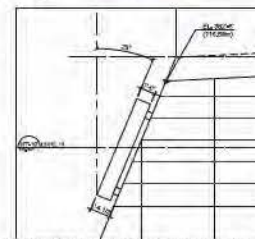
4 FASCIA SIGNAGE (TYPE 2) WEST ELEVATION  
SCALE: 1/4" = 1'-0"



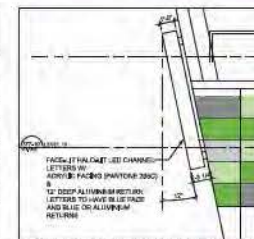
5 FASCIA SIGNAGE LVL 1 WEST ELEV.  
SCALE: 1/4" = 1'-0"



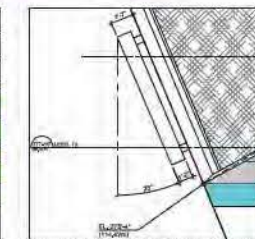
6 NORTH FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



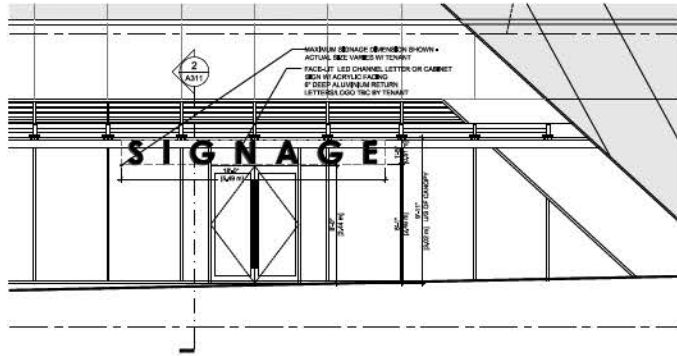
7 EAST FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



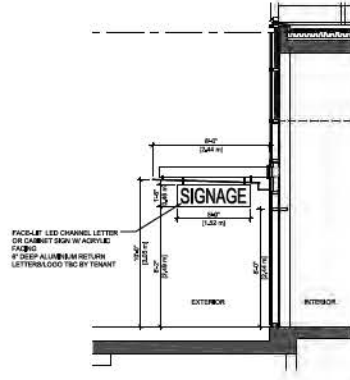
8 SOUTH FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



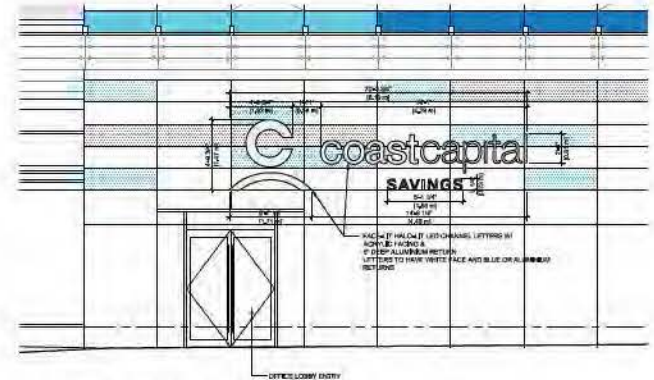
9 WEST FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



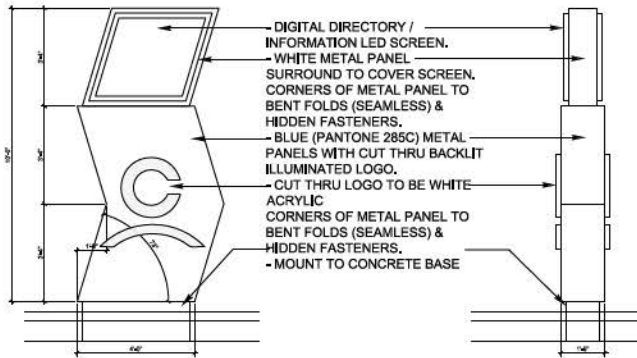
1 TYP. GROUND LEVEL RETAIL SIGNAGE ELEVATION  
SCALE: 1/4" = 1'-0"



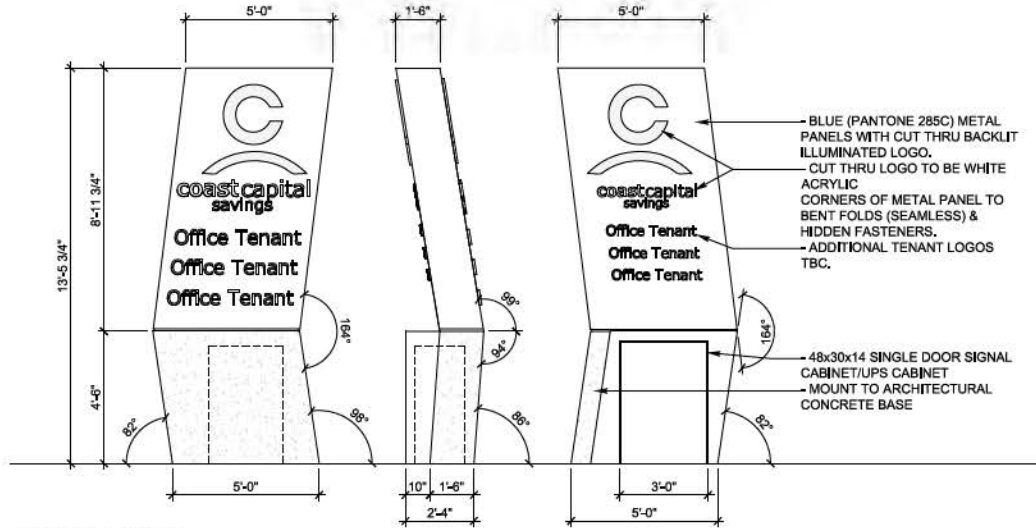
2 TYP. GROUND LEVEL BLADE SIGN SECTION  
SCALE: 1/4" = 1'-0"



4 LOBBY ENTRY SIGNAGE ELEVATION  
SCALE: 1/4" = 1'-0"



3 PYLON SIGNAGE  
SCALE: 1/2" = 1'-0"



5 MONUMENT SIGN  
SCALE: 1/2" = 1'-0"

04-18-2013 ISSUED FOR DP TO CMB  
03-21-2013 ISSUED FOR DP TO CMB  
REVISIONS

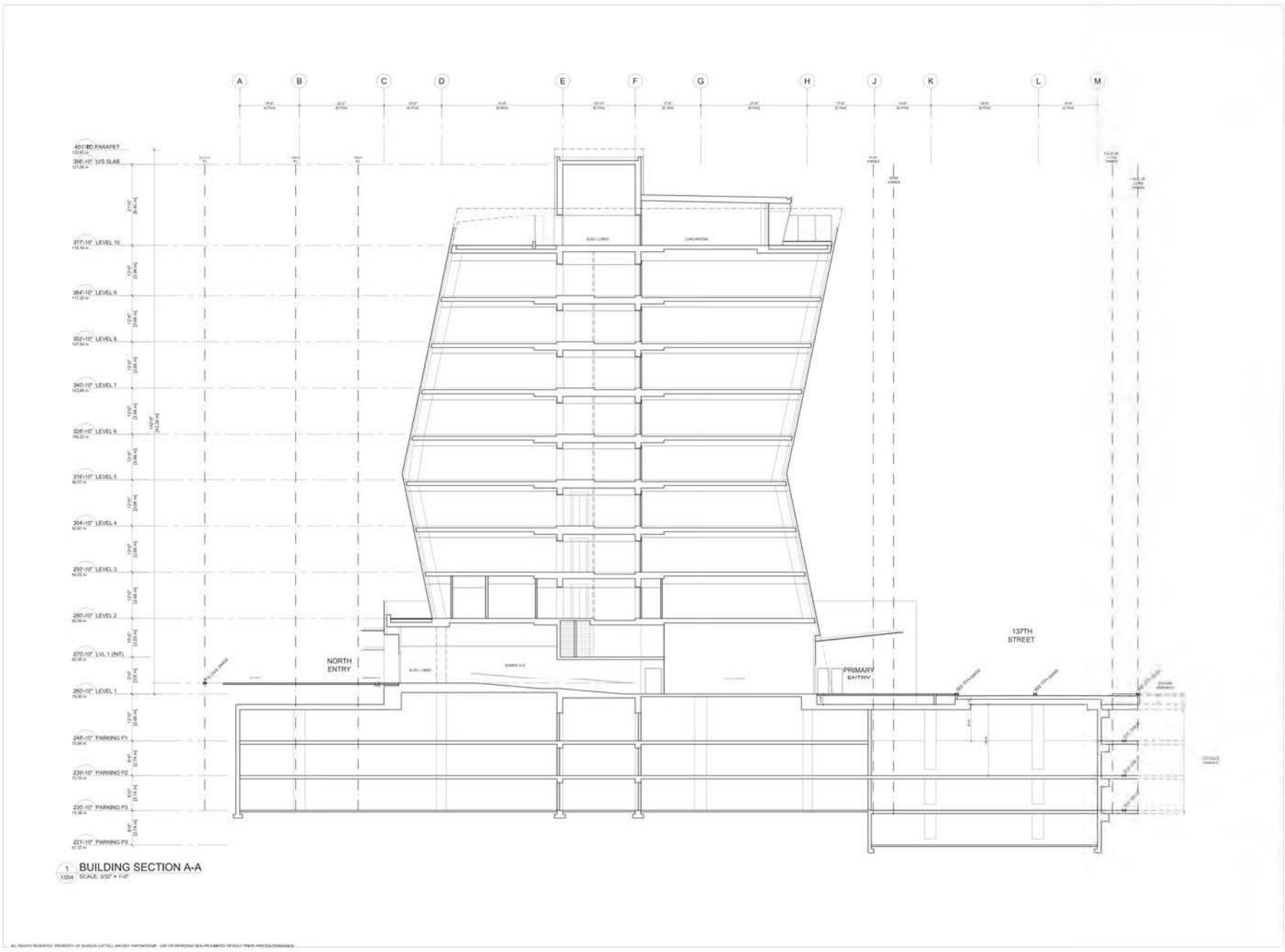
MUSSON  
CATTELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BIRCHAL CENTRE  
680 BURNING SHREVE RD 164 VANCOUVER BC  
CANADA V7E 1L9  
T: 604 687 9990 F: 604 687 1771  
mcm@mussoncatcaymackay.com  
www.mussoncatcaymackay.com

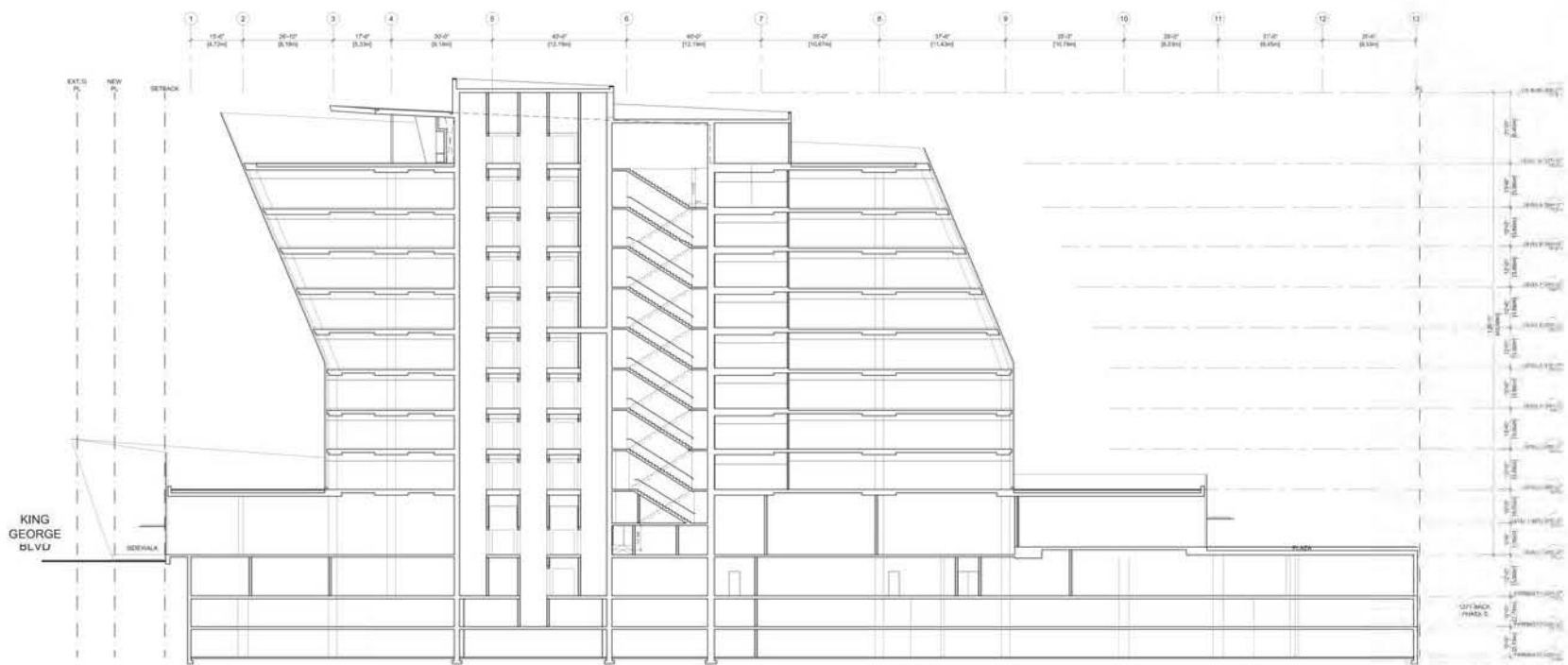
PHASE A  
DEVELOPMENT  
PERMIT  
KING GEORGE BLVD.  
SURREY, B.C.

BUILDING  
SIGNAGE

SCALE: 1/4" = 1'  
DATE: MARCH 29, 2013  
DRAWN: PS/PC  
REVISION: MM/DD/YY  
PROJECT: 211011.3  
SHEET: A311



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1 BUILDING SECTION B-B  
SCALE: 1/8" = 1'-0"

PCI

04-19-2011 ISSUED FOR CP TO C&E  
04-21-2011 ISSUED FOR CP TO C&E  
REVISED

MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

3607 TWO BIRCHAVEN DRIVE  
155 BURNHAM STREET BOX 244 MALLICROFT BC  
CANADA V7Y 1W8  
1 604 487 7200 F 604 487 1771  
mcp@mussoncatclemackey.com  
www.mussoncatclemackey.com

KING GEORGE  
PHASE A

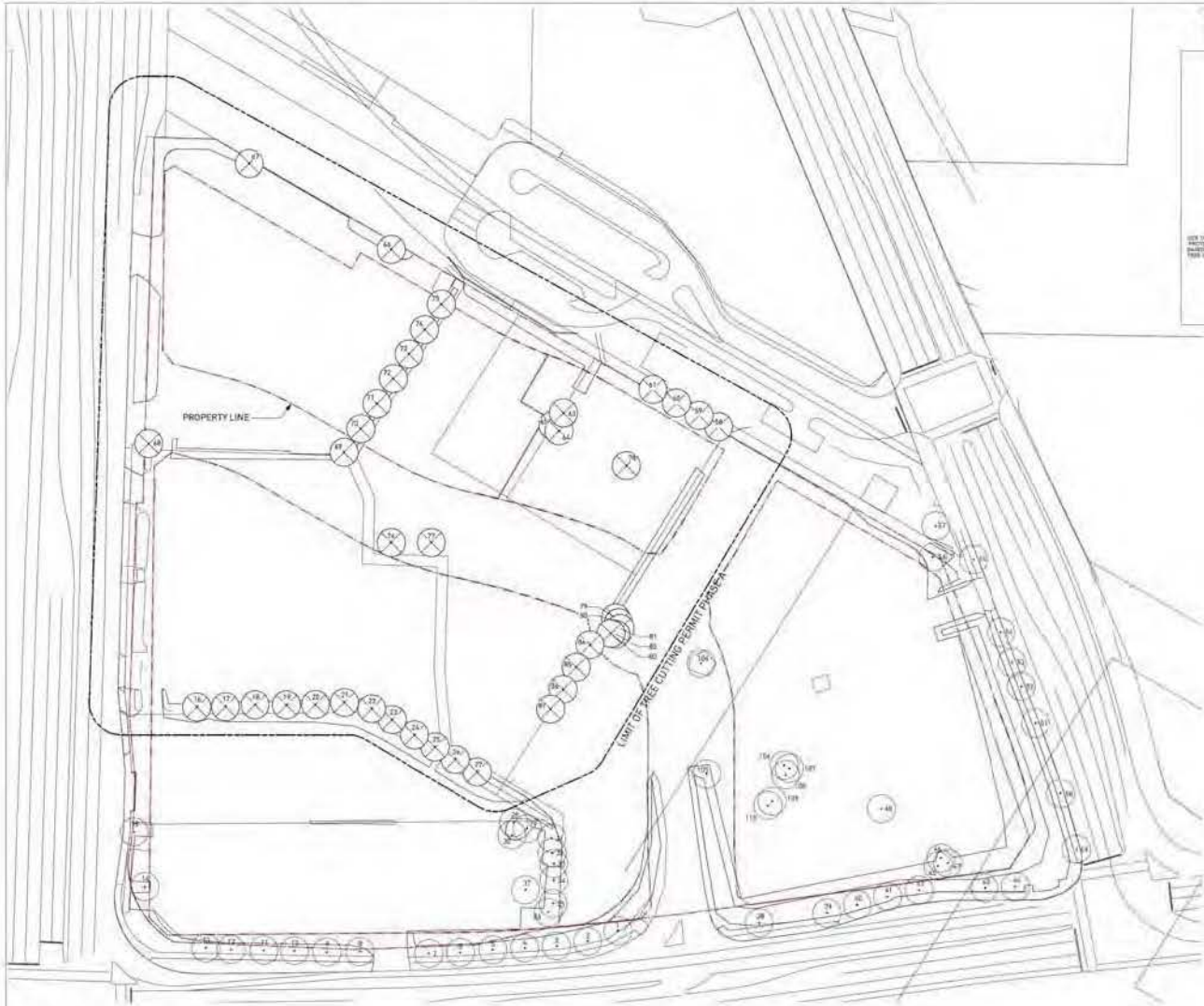
KING GEORGE BLVD  
SURREY, B.C.

BUILDING  
SECTION  
B-B

SCALE: 1/8" = 1'-0"  
DATE: MARCH 21, 2013  
DRAWN: JM  
REVISION:  
PROJECT: 211011.3  
SHEET: A322

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**TREE CUTTING PERMIT:**  
 CONTRACTOR TO ERECT TREE PROTECTION FENCING TO MEET CITY REQUIREMENTS AND THEN REQUEST AN INSPECTION BY THE CITY OF SURREY. ONCE INSPECTION HAS BEEN COMPLETED, TREE CUTTING PERMIT WILL BE ISSUED.

**Signage to be posted on each tree protection barrier (minimum height: 11x17" minimum size)**

**NO ENTRY TREE PROTECTION ZONE**  
 No grade change, storage of material or equipment is permitted within this limited area. Tree protection barrier must remain in place for the duration of construction.  
 For information call Trees & Landscape Section (604) 591-4675

**TREE BARRIER INSTALLATION**

- 1.2 m (4'-0") height
- 2" x 4" is to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, untreated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 5.7 m (17') on centre
- Structure must be sturdy with vertical posts driven firmly into the ground
- Continuous plastic mesh screening (e.g. orange safety fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
20 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.5 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

\* Fence distances not on this table divide the DBH (in cm) by 16.6  
 • Example: 80 cm = 16.6 = 4.8 m

**TREE RETENTION CARE DURING CONSTRUCTION**

TREE WITHIN THE TREE PROTECTION BARRIER MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS. THEY MUST BE MAINTAINED ADEQUATELY TO ENSURE THAT THE FULL ROOT AREAS DO NOT EVER DRY OUT. ROOTS ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT TO 5 CM (2") BACK FROM NEW CONSTRUCTION. USE CLEAN, SHARP TREE PRUNING SAWS AND TOOLS.

**TREE PROTECTION NOTES**

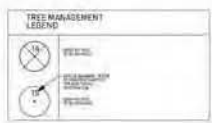
- NOTE:**
- DO NOT REMOVE OR RELOCATE A RETAINED TREE OR REPLACEMENT TREE EXCEPT IN COMPLIANCE WITH A TREE PLAN.
  - DO NOT REMOVE A TREE WITHOUT FIRST OBTAINING A TREE PERMIT.
  - DO NOT LEAVE A TREE WITHIN THE DROPLINE OF A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
  - DO NOT REMOVE BARK FROM A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
  - DO NOT CAUSE ANY OTHER DAMAGE TO A TREE, A RETAINED TREE OR A REPLACEMENT TREE.
  - NO PERSON SHALL ALTER THE EXISTING GRADE AROUND A RETAINED TREE EXCEPT THAT A PERSON MAY RAISE THE GRADE BY NO MORE THAN 5 CM (2") WITHIN 1 M (3'-0") OF THE TRUNK AND BY NO MORE THAN 15 CM (6") 4.95M THAT POINT OUT TO THE DROPLINE OF THE TREE.

**TREE PROTECTION:**

- ALL RETAINED TREES AND ALL REPLACEMENT TREES MUST BE PROTECTED BY A TREE PROTECTION BARRIER CONSTRUCTED, LOCATED AND MAINTAINED IN ACCORDANCE WITH SCHEDULE A.
- NO PERSON SHALL COMMENCE CONSTRUCTION UNLESS AND UNTIL THE TREE PROTECTION BARRIER HAS BEEN INSTALLED IN COMPLIANCE WITH SCHEDULE A.
- ANY TREE WHICH IS LOCATED WITHIN 1.5 M (4' 11") OF A DEVELOPMENT SITE OR ANA STREET OR LANE AND ADJACENT TO A DEVELOPMENT SITE SHALL BE PROTECTED BY A TREE PROTECTION BARRIER ON THE SITE IN ACCORDANCE WITH SCHEDULE A. EXCEPT THAT THE TREE PROTECTION BARRIER NEED NOT EXTEND AND TO THE REQUIRED SIDEWALK OF THE SITE BY THE LESSER OF 50% OF THE DISTANCE BETWEEN THE BUILDING FOOTPRINT AND THE PROPERTY LINE, OR 1 M (3'-0").
- DO NOT STORE ANY MATERIALS OR EQUIPMENT WITHIN OR AGAINST THE TREE PROTECTION BARRIER.

**NOTE:**

- TREE PROTECTION BARRIERS MUST BE AT LEAST 1.2 M IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO METAL STAKES SPACED NO FURTHER THAN 1 M APART, PLWOOD NAILLED TO WOOD STAKES, OR ANOTHER FORM OF FENCING SATISFACTORY TO THE CITY ENGINEER, INSPECTOR OR, WHERE THE BARRIER IS ALL OR PARTIALLY LOCATED ON A STREET OR LANE ALLOWANCE, THE CITY ENGINEER.
- AFTER TREE PROTECTION BARRIERS HAVE BEEN INSTALLED, THEY MUST BE REVIEWED BY PROJECT ARBORIST.
- INFORM PROJECT ARBORIST WHEN TREE PROTECTION BARRIER FENCING CAN BE REVIEWED, PRIOR TO ANY CONSTRUCTION ON SITE.



**EXCAVATION AROUND TREES AND SHRUBS**

- BEFORE ANY EXCAVATION WITHIN THE DROPLINE OF A TREE (THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT)
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- USE NARROW TINE SPAZING TOOLS TO PROBE AND COMB SOIL TO EXPOSE ROOTS
- RELOCATE ROOTS IN TO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO WOUND AND RELOCATE WITHOUT BREAKING.

**UTILITY TRENCHING WITHIN THE DROPLINE OF TREES**

- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING
- DO NOT CUT MAIN LATERAL ROOTS
- CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN, SHARP PRUNING TOOLS.
- ROOTS WHICH ARE ENCOUNTERED IMMEDIATELY ADJACENT TO LOCATION OF NEW CONSTRUCTION AND ARE NOT READILY RELOCATABLE, SHALL BE CUT TO 5 CM (2") BACK FROM NEW CONSTRUCTION.
- ALL EXCAVATION WITHIN ROOT ZONE TO BE DONE UNDER DIRECTION OF AN C.S. CERTIFIED ARBORIST.



00	ISSUED FOR ADP	2013.06.10
04	PRELIMINARY COSTING	2013.03.28
03	ISSUED FOR ADP	2013.02.21
02	ISSUED FOR DP	2012.11.30
01	ISSUED FOR REVIEW	2012.10.24

REVISIONS

**MUSSELL CATTELL MACKEY PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BIRCH CENTRE  
 555 BURNARD STREET BOX 264 VANCOUVER BC  
 CANADA V6C 1M6  
 T 604 687 7900 F 604 687 1771  
 mcm@mcparchitect.com  
 www.mcparchitect.com

**KING GEORGE STATION PHASE A**  
 Surrey BC

**TREE MANAGEMENT PLAN**

**LEVEL 01**

SCALE: 1"=20'-0" @ 24x36  
 DATE: 2013-04-29  
 DRAWN: SD REVIEWED: GB  
 REVISION:  
 PROJECT: 1256  
 SHEET:

**LDP 1.00**



**LEGEND:**

MATERIALS:	FURNISHINGS:
⬢ BASALT FLAGSTONE PAVING	⬢ BENCHES PUBLIC REALM AS PER CITY OF SURREY STANDARD
⬢ BASALT PAVING (FACED, BURNING BOND)	⬢ BENCHES PRIVATE REALM LANDSCAPE FORMS - MILENO
⬢ CONCRETE UNIT PAVERS	⬢ TRASH RECYCLES
⬢ CAST IN PLACE CONCRETE PAVING, TYPE 1 (INTERNAL COLOUR, HAND TOoled JOINTS)	⬢ BIKE RACKS
⬢ CAST IN PLACE CONCRETE PAVING, TYPE 2 (INTERNAL COLOUR, HAND TOoled JOINTS)	⬢ TREE GRATES, CIRCULAR
⬢ CAST IN PLACE CONCRETE PAVING, VEHICLE RAMP, HEAVY DUTY	⬢ CONCRETE BOLLARDS
⬢ IPE IN-LAYED WOOD DECKING	⬢ PLAY ELEMENTS
⬢ CRUSHED GRANULAR BASALT PAVING	
⬢ RESILIENT SURFACING (Poured IN PLACE RECYCLED EPDM 10 MEET CSA STANDARD)	
⬢ TREX DECKING	
⬢ SAND PLAY AREA	



01	ISSUED FOR ADP	2013.04.18
04	PRELIMINARY COSTING	2013.03.28
03	ISSUED FOR ADP	2013.02.21
02	ISSUED FOR DP	2012.11.30
01	ISSUED FOR PREVIEW	2012.10.24

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - TWO BIRCHAL CENTRE  
303 BURNARD STREET BOX 264 VIKARICRUISE BC  
CANADA V0V 1W1  
T 604 487 2992 F 604 487 1771  
mcp@mccmcp.com  
www.mccmcp.com

**KING GEORGE  
STATION  
PHASE A**  
Surrey BC

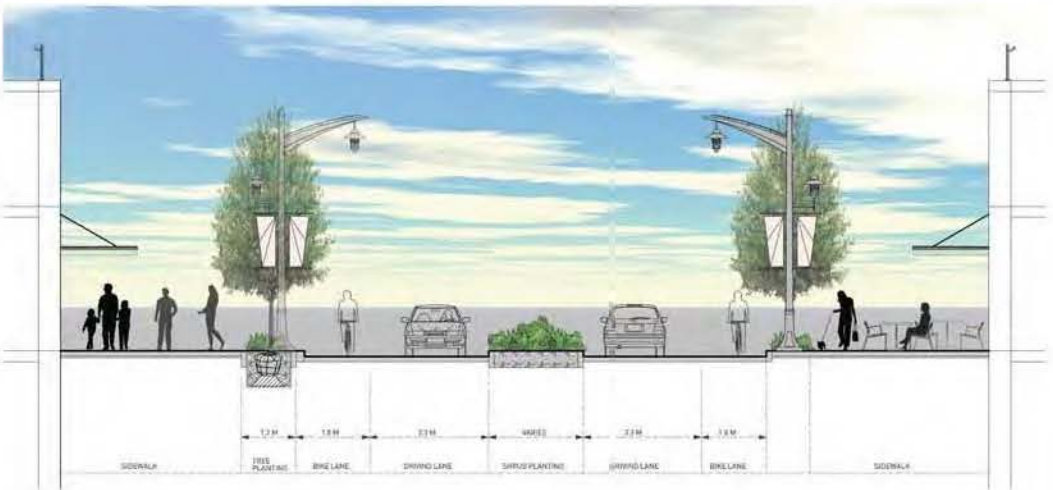
LANDSCAPE PLAN

LEVEL 01

SCALE:	1"=20'-0" @ 24x36
DATE:	2013-04-29
DRAWN: SD	REVIEWED: GB
REVISION:	
PROJECT:	1256
SHEET:	LDP 1.01



1 Plaza Elevation  
 3/16"=1'-0"



2 Street Elevation  
 3/16"=1'-0"

01	ISSUED FOR ADP	2013.04.18
02	ISSUED FOR ADP	2013.03.20
03	ISSUED FOR ADP	2013.03.20
04	ISSUED FOR ADP	2013.03.20
05	ISSUED FOR ADP	2013.03.20
06	ISSUED FOR ADP	2013.03.20
07	ISSUED FOR ADP	2013.03.20
08	ISSUED FOR ADP	2013.03.20
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12	ISSUED FOR ADP	2013.03.20
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21	ISSUED FOR ADP	2013.03.20
22	ISSUED FOR ADP	2013.03.20
23	ISSUED FOR ADP	2013.03.20
24	ISSUED FOR ADP	2013.03.20
25	ISSUED FOR ADP	2013.03.20
26	ISSUED FOR ADP	2013.03.20
27	ISSUED FOR ADP	2013.03.20
28	ISSUED FOR ADP	2013.03.20
29	ISSUED FOR ADP	2013.03.20
30	ISSUED FOR ADP	2013.03.20
31	ISSUED FOR ADP	2013.03.20
32	ISSUED FOR ADP	2013.03.20
33	ISSUED FOR ADP	2013.03.20
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42	ISSUED FOR ADP	2013.03.20
43	ISSUED FOR ADP	2013.03.20
44	ISSUED FOR ADP	2013.03.20
45	ISSUED FOR ADP	2013.03.20
46	ISSUED FOR ADP	2013.03.20
47	ISSUED FOR ADP	2013.03.20
48	ISSUED FOR ADP	2013.03.20
49	ISSUED FOR ADP	2013.03.20
50	ISSUED FOR ADP	2013.03.20

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

1500 - TWO BENTALL CENTRE  
 555 BURNARD STREET, BOX 514 VANCOUVER BC  
 CANADA V7S 1W9  
 TEL: 604.681.2900 FAX: 604.681.1771  
 mump@mcmap.com  
 www.mcmap.com

**KING GEORGE  
 STATION  
 PHASE A**  
 Surrey BC

**SECTIONS**

**LEVEL 01**

SCALE:	3/16"=1'-0" @24x36
DATE:	2013-04-18
DRAWN: SD	REVIEWED: GB
REVISION:	
PROJECT:	1256
SHEET:	<b>LDP 1.02</b>



4 East Elevation  
3/16"=1'-0"

01	ISSUED FOR REVIEW	2012.10.24
02	ISSUED FOR DP	2012.11.30
03	ISSUED FOR ADP	2013.03.20
04	PRELIMINARY PROPOSAL	2013.05.09
05	ISSUED FOR ADP	2013.05.29

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - TWO BENTALL CENTRE  
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mmp@mcpmpartnership.com  
www.mcpmpartnership.com

**KING GEORGE  
STATION  
PHASE A**  
Surrey BC

SECTIONS

LEVEL 01

SCALE:	3/16"=1'-0" @24x36
DATE:	2013-04-18
DRAWN: SD	REVIEWED: GB
REVISION:	
PROJECT:	1256
SHEET:	LDP 1.03



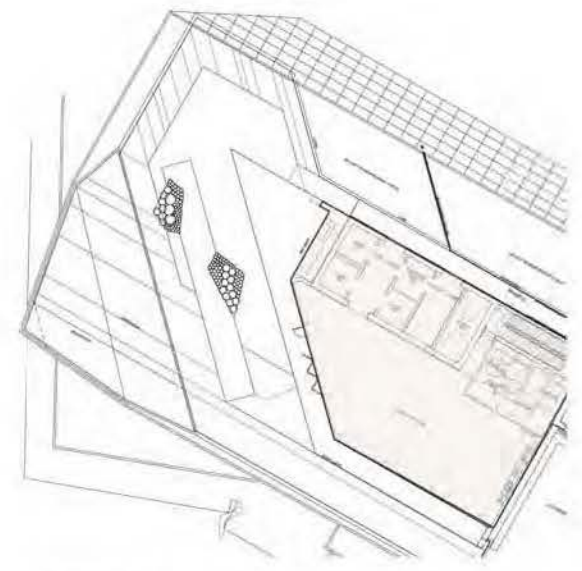




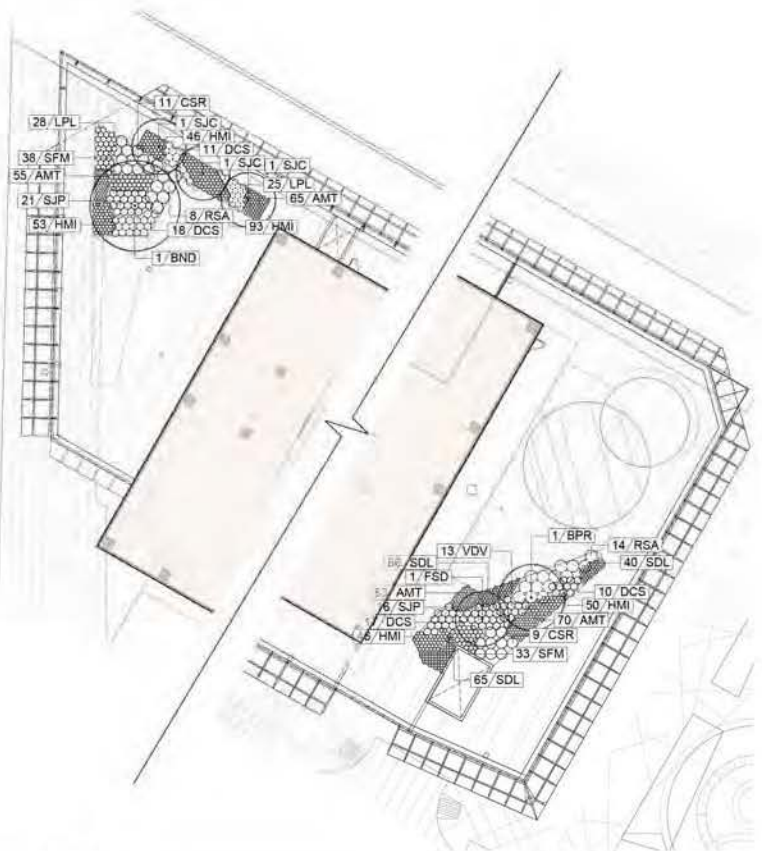
List  
Level 2 & 10

Code	Name	Quantity	Notes
11	CSR	1	...
146	HMI	1	...
11	DCS	1	...
1	SJC	1	...
1	SJC	1	...
25	LPL	1	...
65	AMT	1	...
8	RSA	1	...
18	DCS	1	...
93	HMI	1	...
1	BND	1	...
13	VDV	1	...
14	RSA	1	...
40	SDL	1	...
1	FSD	1	...
5	AMT	1	...
6	SJP	1	...
1	DCS	1	...
5	HMI	1	...
10	DCS	1	...
50	HMI	1	...
70	AMT	1	...
9	CSR	1	...
33	SFM	1	...
65	SDL	1	...

- PLANTING GENERAL NOTES**
1. ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS AVAILABLE FROM THE BC SOCIETY OF LANDSCAPE ARCHITECTS' AND BC LANDSCAPE AND NURSER ASSOCIATION.
  2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
  3. PLANT MATERIAL SIZES SPECIFIED BY THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
  4. PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE.
  5. PLANTS WILL BE NURSERY BROWN UNLESS NOTED OTHERWISE.
  6. THE CONTRACTOR SHALL PROVIDE A DRAINAGE MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATION PRIOR TO THE START OF CONSTRUCTION. DRAINAGE MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
  7. CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. IMPORTANT OCCURRENCES TO CONSULTANT FOR REVIEW AND RESPONSE.
  8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATION SPECIFICATIONS.
  9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED.



2 PHASE A: LEVEL 10  
Scale 1/16"=1'-0"



1 PHASE A: LEVEL 2  
Scale 1/16"=1'-0"

03	ISSUED FOR ADP	2013.04.16
04	PRELIMINARY COSTING	2013.03.28
05	ISSUED FOR ADP	2013.03.07
06	ISSUED FOR ADP	2012.11.28
07	ISSUED FOR REVIEW	2012.10.24

**MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

1400 - TWO BAYFALL CENTRE  
555 BURNARD STREET #26 264 VANCOUVER BC  
CANADA V7E 1M6  
TEL 604 687 2700 F 604 687 1771  
mcp@mcparch.com  
www.mcparch.com

**KING GEORGE  
STATION  
PHASE A**  
Surrey BC

**PLANTING ROOF  
PLAN**

**LEVEL 02 & 10**

SCALE:	
DATE:	2013-04-29
DRAWN: SD	REVIEWED: GB
REVISION:	
PROJECT:	1256
SHEET:	LDP 3.02

---

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

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

**DATE:       May 24, 2013**

**PROJECT FILE:   7812-0332-00**

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**RE:         Engineering Requirements (Commercial/Industrial)  
              Location: 9850 King George Blvd**

**NOTE: There are numerous site servicing issues being resolved through the design process for this site. This document provides preliminary servicing requirements and is subject to change as design details are developed. The following outstanding issues are to be resolved prior to 4th reading:**

- Through the design process an acceptable cover between the parking structure and the road surface will be established to meet servicing and maintenance requirements;
- The current road layout and acceptable servicing concept is predicated on dedication and alteration of Kiss and Ride lands to the north of the site. Formal acceptance of the plan and agreement to resolve all associated issues with Translink is required. Agreement from TransLink to proceed with works includes but is not limited to, construction modifications to the Kiss N Ride, structural proximity of SkyTrain column supports, dedication of SCBCTA lands for legal road frontage to Parcel C;
- A formal lease agreement for parking under all road allowance is required prior to 4th reading and must address all concerns including but not limited to, non-parking stall use such as stairways, lobby's and doorways, maintenance, liability, term, and compensation;
- A phasing plan for the project is required, outlining all interim works, ultimate works, impacts during construction of future phases to existing phases and impacts to existing Private Park and Ride Facility;
- Design of the proposed parking structure under the road must be reviewed by Building Division and Engineering. Designer is to specify design vehicle used for loading calculations;
- A Highway Licensing Agreement is required for parking and other uses prior to full development for the dedicated road area outside of the Phase 1 limits of construction; and
- Traffic Impact Analysis (TIA) was provided to the City April 24, 2013. The City is currently reviewing the findings and will continue to provide feedback through the design phases of the project.



## REZONE/SUBDIVISION

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

#### King George Blvd – Rapid Transit Arterial

- Dedication varies for ultimate 48.0-metre road allowance based on new revised centreline developed between the City and the applicant's consultant. Dedicate 2.0 metres north of 98B Avenue; and
- Provide a 4.0-metre of Stat Right-of-Way north of 98B Ave for side running LRT platform.

#### Fraser Hwy – Rapid Transit Arterial

- Dedication relaxation has been approved from 42.0m to 40.0m as LRT corridor is now proposed through the site. No additional SRW required for BC Parkway as dedication accommodates it;
- 

#### Whalley Blvd – Arterial

- Varying width dedication to accommodate side running LRT corridor.

#### 137 St – Local/Arterial

- Dedicate 17.0 metres for a unique road allowance, north of 98B Avenue; and
- Dedicate 24.0 metres for a unique road allowance, south of 98B Avenue.

#### 98B Avenue - Arterial

- Dedicate 24.0-metre wide collector road standard;
- Dedicate 34.0-metre diameter roundabout;
- Dedicate 3.0 x 3.0-metre corner cuts at Fraser Hwy and the North-East corner of King George Blvd;
- Dedicate a 5.0 x 5.0-metre corner cut at the South-East corner of King George Blvd; and
- Provide a Stat. Right-of-Way over the proposed plaza for public rights of passage.

#### LRT Corridor

- Dedicate 7.2 metres tapering to 4.1 metres along the northern edge of the site for the future LRT Alignment.

### ***Works and Services***

*Note that cost sharing is being proposed for some of the required works as defined in the detailed engineering review.*

#### King George Blvd (KGB) – Rapid Transit Arterial

- Construct permanent and interim works as defined in detailed project review to accommodate current Transit operation and future LRT infrastructure including special City Centre Boulevard treatment and Transit Platform.
- Coordinate with TransLink and Coast Mountain Bus Company regarding the installation of bus shelters, information boards and station signage;

NOTE: Detailed Land Development Engineering Review available on file

- Remove and replace existing median and fence to construct interim 60 m long south bound left turn bay;
- Maintain 3.3 m wide travel lanes and 1.8 m bike lane in north bound direction;
- Construct 15.0-metre long northbound right turn only lane into Parcel B access; and
- Design and Installation of LRT canopies.

#### Fraser Hwy – Rapid Transit Arterial

- Complete a combination of Interim and ultimate frontage works to accommodate the phased development of the site and future transportation requirements including BC Parkway, improvements to all intersections and associated laning.

#### Whalley Blvd – Arterial

- Construct a combination of Interim and ultimate frontage works to accommodate future LRT corridor as defined in the detailed engineering review.

#### 98B Ave/137 St – Collector

- Construct 14.0-metre pavement complete with minimum 5.0-metre boulevards on both sides to the new city centre standard;
- Construct a 24.0-metre inscribed diameter roundabout;
- Construct raised mountable splitter islands at round about;
- Construct a 3.0-metre wide pedestrian crossings at all legs of the roundabout, except the west leg due to proximity with the flush pedestrian crossing;
- Construct traffic signals at King George Blvd and Fraser Hwy;
- Construct a flush 15.0-metre wide signalized pedestrian crossing in line with the proposed plaza;
- Construct varying width raised median west and east of pedestrian crossing;
- Provide cash-in-lieu for median extension fronting Parcel A, to be constructed in conjunction with future left-in removal; and
- Construct varying width median for parcel D. Southbound to eastbound left turn bay at Fraser Hwy. Median does not need to extend to Fraser Hwy.

#### 137 St – Local

- Construct 7.0-metre pavement complete with minimum 5.0-metre boulevards on both sides to the new city centre.

#### LRT Corridor along north edge

- Construct interim concrete roadway suitable for future LRT rail infrastructure installation;
- Construct 5.0-metre wide eastbound platform at curb height elevation;
- Construct 2.0-metre sidewalk to City Centre standards from King George Blvd. to proposed plaza, along the north side of Parcel A building; and
- Interim treatment may allow for trees/plants in moveable planter boxes until corridor is available for use by Transit facilities.

#### Kiss N Ride

- Construct modifications to Kiss N Ride operations including median separations pavement markings and signage; and
- Construct transit plaza and regrading to meet LRT platform elevation and extend sidewalk connection to King George Blvd including retaining walls and lighting.

NOTE: Detailed Land Development Engineering Review available on file

### Access

- Construct a 7.3-metre wide letdown access for parcel A and Parcel C;
- Construct 7.0-metre curb return for all other access points; and
- Based on TIS registration of Right in Right out Restrictive Covenants will be required for accesses to the new internal road.

### General Servicing

- Sanitary, Water and drainage servicing is to be provided to each proposed lot in conformance with City Centre standards;
- The City will support extension of private service connections for drainage and sanitary sewer under the newly dedicated 98B Avenue/137 Street alignment provided Inspection Chambers are installed at mains at Fraser Highway or Whalley Blvd.
- Existing storm main along Whalley Blvd must be relocated if deemed to be in conflict with the proposed LRT corridor; and
- Applicant to determine if the Translink Skytrain station is utilizing the existing water mains north of site within private property. Abandon these existing mains as they seem to be conflicting with the proposed LRT corridor. If these mains are serving the Translink property, the applicant must determine an alternative servicing concept for Translink;
- Abandon the existing 150mm and 200mm mains north of 13772 Fraser Hwy;
- Upgrade the existing watermain along King George Blvd to a 300mm main;
- Construct a 300mm watermain along Fraser Hwy;
- The 200mm sewer main along King George Blvd. is to be replaced if required for the development. Proposed mains within the LRT Corridor will not be accepted and existing mains must be relocated;
- Construct sewer main along Fraser Hwy, proposed main to be clear of LRT corridor;
- Existing sanitary main along Whalley Blvd. must be relocated if deemed to be in conflict with the proposed LRT corridor;
- Abandon the existing sanitary 200mm main north of 13772 Fraser Hwy within Translink property;
- The applicant will be responsible to upgrade the standby generator at Quibble Creek Pump Station;
- The applicant is responsible for the undergrounding of the existing overhead Hydro, Telephone and Cablevision Lines fronting their sites; and
- Connection to the City's District Energy system is required.

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

SSA

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, April 16, 2013  
**Planning**

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity of Queen Elizabeth Secondary in the table below includes an 8 classroom modular complex located on site. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. A boundary move from Guildford Park Secondary to Queen Elizabeth Secondary has been implemented to increase enrolment Queen Elizabeth. Also, a boundary move of the King George Station area from Lena Shaw Elementary to Simon Cunningham Elementary has been implemented to increase enrolment at Simon Cunningham Elementary and reduce overcrowding at Lena Shaw. The proposed development may have a positive long term impact upon the school enrolment projections below.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 79120332 (00& 01)

**SUMMARY**

The proposed 1300 highrise units are estimated to have the following impact on the following schools:

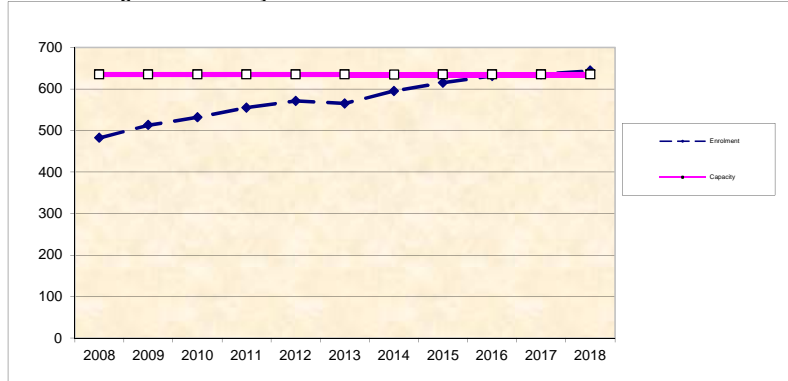
**Projected # of students for this development:**

Elementary Students:	33
Secondary Students:	13

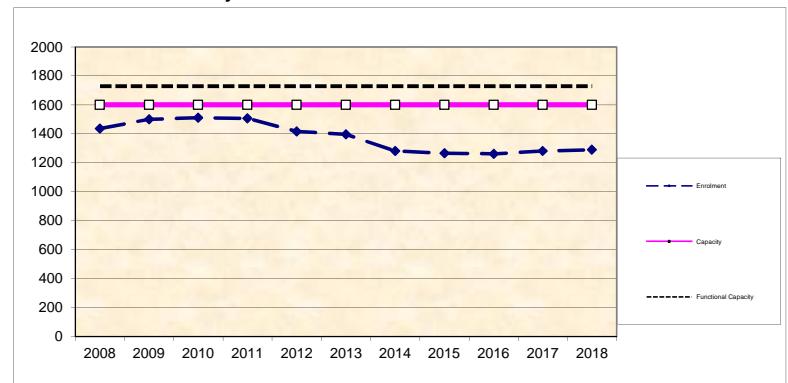
**September 2012 Enrolment/School Capacity**

<b>Simon Cunningham Elementary</b>	
Enrolment (K/1-7):	85 K + 486
Capacity (K/1-7):	60 K + 575
<b>Queen Elizabeth Secondary</b>	
Enrolment (8-12):	1416
Nominal Capacity (8-12):	1600
Functional Capacity*(8-12):	1728

**Simon Cunningham Elementary**



**Queen Elizabeth Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

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:

- (a) FROM: SELF-SERVICE GASOLINE STATION ZONE (CG-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 005-881-803  
 Lot 73 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033  
 9900 - King George Boulevard

- (b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 005-881-838  
 Lot 74 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033  
 9850 - King George Boulevard

Parcel Identifier: 002-162-261  
 Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 8745

9822 - King George Boulevard

Parcel Identifier: 001-769-090  
 Strata Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-103

Strata Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-111

Strata Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-120

Strata Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-138

Strata Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-146

Strata Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-154

Strata Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-162

Strata Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-171

Strata Lot 9 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-189

Strata Lot 10 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-197

Strata Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-201

Strata Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-219

Strata Lot 13 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-227

Strata Lot 14 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 001-769-235

Strata Lot 15 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Boulevard

Parcel Identifier: 009-341-587  
Lot 2 Except: Part on Reference Plan 14749; Section 35 Block 5 North Range 2 West  
New Westminster District Plan 10528

13682 - Fraser Highway

Parcel Identifier: 009-341-561  
Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

13690 - Fraser Highway

Parcel Identifier: 011-077-492  
Easterly 80 Feet Parcel Parcel "B" (Explanatory Plan 7985) Lot 3 Section 35 Block 5  
North Range 2 West New Westminster District plan 4883 Having a Frontage of 80 Feet  
on The Pacific Highway with Uniform Width for Full Depth

13668 - Fraser Highway

(c) FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 007-133-031  
Lot 71 Except Part Dedicated Road on Plan BCP20112, Section 35 Block 5 North Range 2  
West New Westminster District Plan 34866

9806 - King George Boulevard

(d) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 006-051-502  
Lot 83 Except: Part Dedicated Road on Plan LMP466; Section 35 Block 5 North Range 2  
West New Westminster District Plan 46300

13681 - Fraser Highway

(e) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 011-172-291  
Lot 2 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2  
West New Westminster District Plan 5963

13716 - Fraser Highway



Parcel Identifier: 011-172-274

Lot 1 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

13730 - Fraser Highway

Portion of Parcel Identifier: 002-269-040

Parcel "One" (Reference Plan 5982) Section 35 Block 5 North Range 2 West Except: Firstly: Part Subdivided by Plan 5963 Secondly: Parcel "G" (explanatory Plan 11202), Thirdly: Parcels "A" and "B" Plan LMP582 New Westminster District, as shown on Schedule A, certified correct by Gary Sundvick, B.C.L.S., on the 13<sup>th</sup> day of May, 2013, containing 140.2 square metres called Pt Rem. Pcl. 1.

Portion of 13748 - Fraser Highway

Parcel Identifier: 011-172-312

Lot 3 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

13704 - Fraser Highway

(hereinafter 1.(a), (b), (c), (d) and (e) shall 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 high *density*, high-rise office, commercial, retail, service and high-rise *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B, C, D, E and F, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by Gary Sundvick, B.C.L.S., on the 15<sup>th</sup> day of May, 2013.

**B. Permitted Uses**

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

1. Blocks A and C

- (a) Office uses excluding *social escort services* and *methadone clinics*;
- (b) *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*;
- (c) *Personal service uses* excluding *body rub parlours*;

- (d) *General service uses* excluding funeral parlours and *drive-through banks*;
- (e) *Eating establishments* excluding *drive-through restaurants*;
- (f) *Neighbourhood pubs*;
- (g) *Liquor stores*;
- (h) *Indoor recreational facilities*;
- (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
- (j) *Parking facilities*;
- (k) *Community services*; and
- (l) *Child care centres*.

2. Block B

- (a) All uses permitted in Section B.1 of this Zone; and
- (b) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*.

3. Block D

- (a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*; and
- (b) All uses permitted in Section B.1 of this Zone, provided that any one of these uses or a combination thereof do not constitute a singular use on the *lot*.

4. Block E

- (a) *Highways*; and
- (b) *Parking facilities*.

5. Block F

- (a) *Highways*; and
- (b) *Underground parking*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the maximum *floor area ratio* shall be as follows:
  - (a) Block A: The *floor area ratio* shall not exceed 4;
  - (b) Block B: The *floor area ratio* shall not exceed 5.5;
  - (c) Block C: The *floor area ratio* shall not exceed 11.5;
  - (d) Block D: The *floor area ratio* shall not exceed 11.5; and
  - (e) Blocks E & F: Not applicable.
2. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
3. Notwithstanding the definition of *floor area ratio* in Surrey Zoning By-law, 1993, No. 12000, as amended and the maximum *floor area ratio* specified in Section D.1:
  - (a) The cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 7.1;
  - (b) The areas which are used for *underground parking* as a *principal use* on the *lot* are excluded from the calculation of *floor area ratio*; and
  - (c) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 100%, including air space parcels.

**F. Yards and Setbacks**

1. The minimum *setback* of *buildings* and *structures* may be 0 metre [0 ft.].

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, *canopies* may extend to the *lot lines*.

**G. Height of Buildings**

Not applicable to this Zone.

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1 of this Zone, the minimum number of *parking spaces* for the uses listed below shall be in accordance with the following rates:

<b>Use</b>	<b>Required Parking Spaces</b>
Offices	1.7 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Community Services</i>	1.7 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Retail Stores</i>	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Personal Service Uses</i>	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>General Service Uses</i>	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Eating Establishments</i>	5.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Liquor Stores</i>	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Neighbourhood Pubs</i>	5.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Entertainment Uses</i>	1.0 <i>parking space</i> per 10 seats
<i>Child Care Centres</i>	2.0 <i>parking spaces</i> per employee
<i>Indoor Recreational Facilities</i>	3.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
<i>Dwelling Units: 1-bedroom or less</i>	0.85 <i>parking space</i> per <i>dwelling unit</i>
<i>Dwelling Units: 2 bedrooms or more</i>	1.0 <i>parking space</i> per <i>dwelling unit</i>
<i>Residential Visitors</i>	0.025 <i>parking space</i> per <i>dwelling unit</i>

3. Notwithstanding Section H.1 of this Zone, *bicycle spaces* shall be provided at a rate of 1.0 *bicycle space* per *dwelling unit*.

4. Notwithstanding Sub-section A.2(a) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, required *parking spaces* for all uses other than residential, are permitted to be located within Blocks A, B, C, E and F.
5. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, an *underground parking facility* may extend to all *lot lines*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be hard surfaced on the side of the *highway* abutting the *lot*.
3. Garbage containers and *passive recycling containers* shall be located within a *building* or within the *underground parking*.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	
Blocks A to D	0.18 hectare [0.45 ac]

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

2. Air space parcels created through subdivision in this Zone are not subject to Section K.1, but shall comply with the provisions in the Land Title Act R.S.B.C., 1996 chapter 250, 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 RMC-150 Zone in the City Centre, as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
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 Off-Street 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-150 Zone in the City Centre.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. 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, 2013, No. \_\_\_\_\_."

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

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

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

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

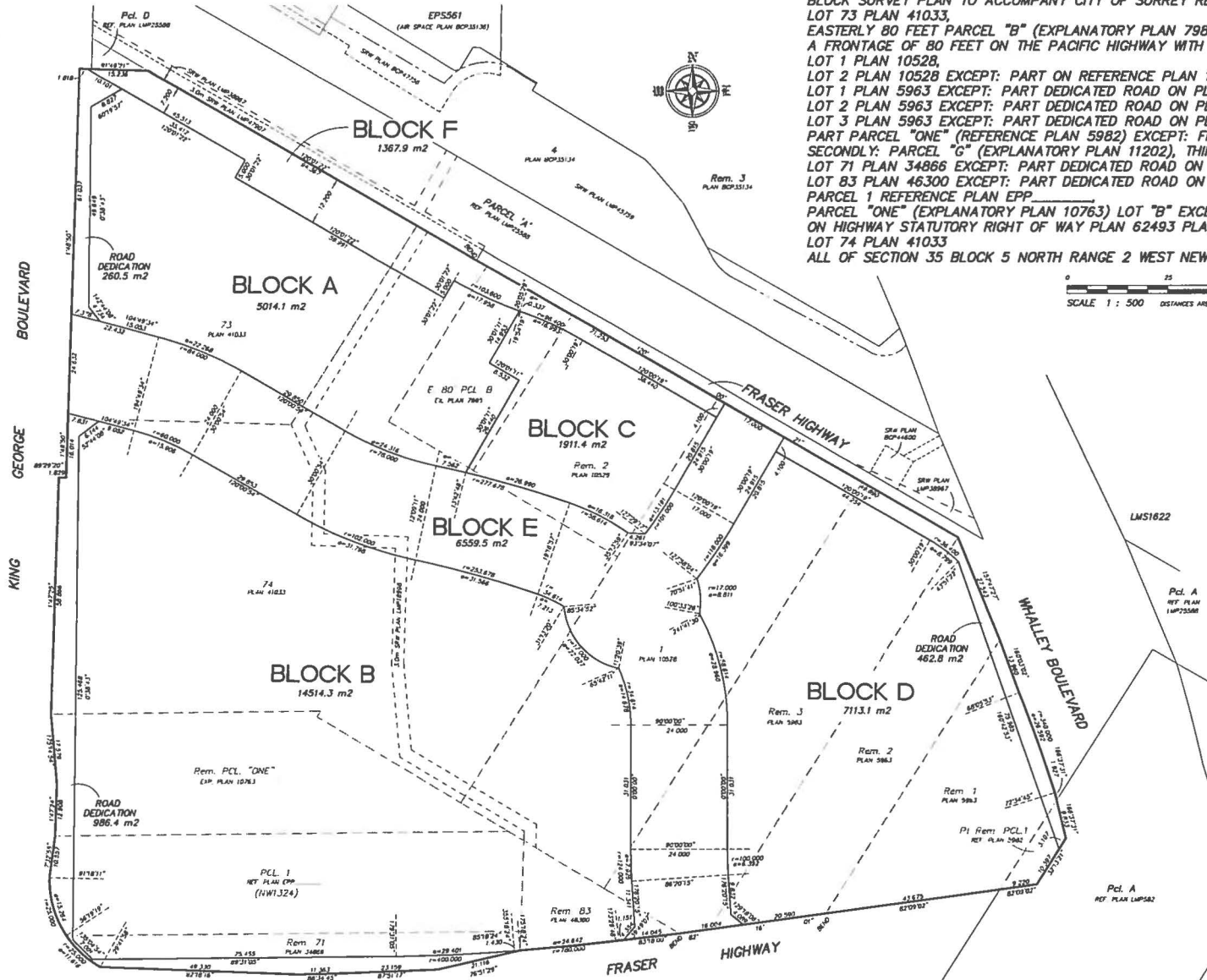




BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: \_\_\_\_\_ OF:  
 LOT 73 PLAN 41033,  
 EASTERLY 80 FEET PARCEL "B" (EXPLANATORY PLAN 7985) LOT 3 PLAN 4883 HAVING  
 A FRONTAGE OF 80 FEET ON THE PACIFIC HIGHWAY WITH A UNIFORM WIDTH FOR FULL DEPTH,  
 LOT 1 PLAN 10528,  
 LOT 2 PLAN 10528 EXCEPT: PART ON REFERENCE PLAN 14749,  
 LOT 1 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 LOT 2 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 LOT 3 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 PART PARCEL "ONE" (REFERENCE PLAN 5982) EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 5963,  
 SECONDLY: PARCEL "G" (EXPLANATORY PLAN 11202), THIRDLY: PARCELS "A" AND "B" PLAN LMP582,  
 LOT 71 PLAN 34866 EXCEPT: PART DEDICATED ROAD ON PLAN BCP20112,  
 LOT 83 PLAN 46300 EXCEPT: PART DEDICATED ROAD ON PLAN LMP466,  
 PARCEL 1 REFERENCE PLAN EPP \_\_\_\_\_  
 PARCEL "ONE" (EXPLANATORY PLAN 10763) LOT "B" EXCEPT: PART WITHIN HEAVY OUTLINE  
 ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 62493 PLAN 8745,  
 LOT 74 PLAN 41033  
 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



TABLE OF AREAS	
BLOCK A	5014.1 m <sup>2</sup>
BLOCK B	14514.3 m <sup>2</sup>
BLOCK C	1911.4 m <sup>2</sup>
BLOCK D	7113.1 m <sup>2</sup>
BLOCK E	6559.5 m <sup>2</sup>
BLOCK F	1367.9 m <sup>2</sup>
ROAD DEDICATIONS	1709.7 m <sup>2</sup>
TOTAL	38190.0 m <sup>2</sup>



CERTIFIED CORRECT  
 THIS 15th DAY OF MAY, 2013

*GARY SUNDWICK*  
 GARY SUNDWICK B.C.L.S.

DRAFT - 2013-05-15  
 4101-2N1.DWG

1 - 18000 84th Ave  
 Surrey, BC V4N 1S4  
 www.2dland.com  
 Tel: 604-273-9611  
 Fax: 604-273-9611

## Tree Preservation Summary

Surrey Project No:

Project Location: King George Skytrain Station - Phase A

Project Arborist: Alexandre Man-Bourdon – PWL Partnership Landscape  
I.S.A. Certification # 206009

Architects: MCM Partnership

### Summary of Proposed Tree Removal and Replacement:

A	Number of Protected Trees	58
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	58
D	Number of Protected Trees to be Retained	0
E	Number of Replacement Trees Required (C-B) x 2	116
F	Number of Replacement Trees Proposed	46
G	Number of Replacement Trees in Deficit (E-F)	(70)
H	Number of Retained and Replacement Trees on Site (D+F)	46
I	Number of Lots Proposed on Project	NA
J	Average Number of Trees per Lot (H/I)	NA

\*Note: 61 trees surveyed are less than 30cm DBH at the time of the tree investigation.

\*\* Note: Number of proposed replacement trees based on the "Issued for DP" Nov. 30, 2012 plan.

---

April 29, 2012

Alexandre Man-Bourdon  
I.S.A. Certification # 206009

## Tree Preservation Summary

Surrey Project No:

Project Location: King George Skytrain Station - Phase B, C and D

Project Arborist: Alexandre Man-Bourdon – PWL Partnership Landscape  
I.S.A. Certification # 206009

Architects: MCM Partnership

### Summary of Proposed Tree Removal and Replacement:

A	Number of Protected Trees	52
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	52
D	Number of Protected Trees to be Retained	0
E	Number of Replacement Trees Required (C-B) x 2	104
F	Number of Replacement Trees Proposed	206
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F)	206
I	Number of Lots Proposed on Project	NA
J	Average Number of Trees per Lot (H/I)	NA

\*Note: 61 trees surveyed are less than 30cm DBH at the time of the tree investigation.

\*\* Note: Number of proposed replacement trees based on the "Issued for DP" Nov. 30, 2012 plan.

---

April 12, 2012

Alexandre Man-Bourdon  
I.S.A. Certification # 206009  
PWL Partnership Landscape Architects Inc

FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Eng-Utilities\AW-DistrictEnergyServiceAreaFig1.mxd



# Advisory Design Panel Minutes

Parks & Rec Boardroom 1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, APRIL 25, 2013  
Time: 4:10 pm

**Present:**

Chair - T. Ankenman

**Panel Members:**

T. Wolf

D. Lee

J. Makepeace

**Absent:**

G. Wylie

M. Searle

**Guests:**

Mark Whitehead, Musson Cattell Mackey Partnership

Architects Ltd. (MCMP)

Vince Fernandez, MCMP

Peter Odegaard, MCMP

Greg Mitchell, PCI Developments Corp.

Andy Croft, PCI Developments Corp.

Derek Lee, PWL Partnership Landscape Architects Inc.

(PWL)

Grant Brumpton, PWL

Maciej Dembek, Barnett Dembek Architects Ltd.

Mary Chan-Yip, PMG Landscape Architects

Nirmal Takhar

Walter Francl Architect

Thierry Eckford Landscape Architect

Richard Coulter, Developer

**Staff Present:**M. Rondeau, Acting City Architect -  
Planning & Development

H. Dmytriw, Legislative Services

**RESUBMISSIONS**

*Quorum was lost as panellist is presenting on the next agenda item.*

**2. 4:45 PM**

File No.:	<b>7912-0332-00/7912-0332-01</b>
New or Resubmit:	Resubmission
Last Submission Date:	March 28, 2013
Description:	Proposed mixed-use, multi-phase commercial/residential development for larger site. <b>Coast Capital Building (Building A)</b> , a 10-storey office/retail building with Coast Capital as the anchor tenant and other tenants.
Address:	<b>Site bound by King George Blvd, Fraser Highway and Whalley Blvd.</b>
Developer:	Greg Mitchell, PCI Developments Corp.
Architect:	Mark Whitehead, Musson Cattell Mackey Partnership Architects
Landscape Architect:	Derek Lee, PWL Partnership Landscape Architects Inc.
Planner:	Gary Gahr/Pat Lau
Urban Design Planner:	Mary Beth Rondeau

*Note: Statement of Review from March 28, 2013, for Coast Capital Building (Building A) were provided with the drawings.*

**The Project Architect** presented an overview of the responses to the comments provided at the previous submission of the project. A 3D study model to address issues was also provided on table.

- Density to be increased and nearly meets the maximum density for the site now.
- The building forms have been refined to address the increased density and to respond to the site such as axial views on 137<sup>th</sup> and Fraser Highway.
- Committed to treating the large flat roof of Building B with 50% green in the later phase. Portions of the roof will be accessible adjacent to the towers.
- Coast Capital Building – the sculptural form now meets the ground at the corner and the canopy aligns with the building, and creates a small entry plaza at King George Blvd edge (potential for retail at that corner).
- The daycare was flipped to the east side of building away from King George Blvd, and for more sun.
- Are looking for locations for the district energy that will be connected in future.

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

- Plaza was revised to place emphasis on the aperture on the south which will allow more sun; the plaza is closer to the building for more every day activities. Coast Capital will host program and events at the plaza and there will be decking and informal seating.
- Different options are being explored (through the City of Surrey Engineering department) to add character to the city street by use of different patterns with paving, lighting fix, etc., and to the raised the table top crossing on the street.
- The future LRT line space is a potential to explore as a plaza between the existing station and the commercial frontage along the north side.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**Coast Capital Building (Building A),**

**Site bound by King George Blvd, Fraser Highway and Whalley Blvd.**

**File No. 7912-0332-00/7912-0332-01**

It was

Moved by J. Makepeace

Seconded by T. Wolf

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

## STATEMENT OF REVIEW COMMENTS

Generally the revised submission has been well worked out and has addressed the comments of the APD. The master plan is well worked out and the Coast Capital building has been well improved.

- The residential towers are better defined and the individual towers are varied in height, expression and form. Building B appears bulky and could be taller.  
*The applicant is open to making the residential tower in Building B taller. The applicant is considering this comment and will work with his architect to develop the design of Building B once he is ready to apply for a Development Permit for Phase 2.*
- Plaza configuration is much improved in shape and will allow for more activities and functions.
- Building A entry and canopy is well handed and improved.
- Consider some small scale commercial activities such as a small cafe along King George Blvd, which reads as a corporate façade at the street level.  
*The applicant's architect has designed for an entry plaza for the Coast Capital Building at the corner of King George Blvd (KGB) and 137<sup>th</sup> Street. This plaza reduces the amount of corporate facade along KGB and allows for retail facing the plaza to have exposure to KGB and the LRT platform.*
- Recommend covered areas for the daycare patio.  
*This is a requirement of the BC Building Code, and the applicant will be providing for covered areas. This will be developed with the day care operator.*
- Recommend alterations in the parkade for easier short term parking for drop off and pick up at daycare.  
*The applicant's architect believes that the design of the daycare drop-off works well in terms of security, separating both the drop-off and elevators from the Coast Capital Savings designated stalls, and elevator core. The applicant believes that the parents using the daycare will be tenants of the office building, or of the project site. When an operator is selected, the applicant's architect will develop the drop-off, but currently feels comfortable that this is a workable solution.*
- In terms of asymmetry and interest, wish for an intellectual gesture to the different façades to better respond to solar orientation.  
*The applicant's architect believes that glass performance is the most practical approach and best suits the aesthetic direction of their scheme. It is a subtle approach, but the applicant's architect would like to keep the integrity of the sculptural form. Differentiating the sides of the building would take away from the design intent.*

**Landscape**

- The proposed specialty materials on the sidewalks are an important feature to add enrichment to the project. Non-standard sidewalk treatments are encouraged here.

**Sustainability**

- LEED Gold for the Coast Capital building is great.
- Recommend that all future phases have a commitment to a minimum sustainability standard. The commercial buildings are slated to be designed to achieve LEED Gold, but the residential buildings should also be included to a minimum of "equal" to LEED Silver or better.  
*The applicant's architect has not yet worked out the program or design of the residential towers to be able to commit to a LEED ranking.*



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0332-00

Issued To: KGS HOLDINGS LTD.

("the Owner")

Address of Owner: 1700, 1030 - Georgia Street West  
Vancouver, BC V6E 2Y3

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: 011-172-274

Lot 1 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2  
West New Westminster District Plan 5963

13730 - Fraser Hwy

Portion of Parcel Identifier: 002-269-040

Parcel "One" (Reference Plan 5982) Section 35 Block 5 North Range 2 West Except: Firstly:  
Part Subdivided by Plan 5963 Secondly: Parcel "G" (explanatory Plan 11202), Thirdly:  
Parcels "A" and "B" Plan LMP582 New Westminster District

Portion of 13748 - Fraser Hwy

Parcel Identifier: 009-341-561

Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

13690 - Fraser Hwy

Parcel Identifier: 002-162-261

Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part Within Heavy Outline on  
Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New  
Westminster District Plan 8745

9822 - King George Blvd

Parcel Identifier: 011-172-291

Lot 2 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

13716 - Fraser Hwy

Parcel Identifier: 009-341-587

Lot 2 Except: Part on Reference Plan 14749; Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

13682 - Fraser Hwy

Parcel Identifier: 011-172-312

Lot 3 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

13704 - Fraser Hwy

Parcel Identifier: 007-133-031

Lot 71 Except Part Dedicated Road on Plan BCP20112, Section 35 Block 5 North Range 2 West New Westminster District Plan 34866

9806 - King George Blvd

Parcel Identifier: 005-881-803

Lot 73 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033

9900 - King George Blvd

Parcel Identifier: 005-881-838

Lot 74 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033

9850 - King George Blvd

Parcel Identifier: 006-051-502

Lot 83 Except: Part Dedicated Road on Plan LMP466; Section 35 Block 5 North Range 2 West New Westminster District Plan 46300

13681 - Fraser Hwy

Parcel Identifier: 011-077-492

Easterly 80 Feet Parcel Parcel "B" (Explanatory Plan 7985) Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan 4883 Having a Frontage of 80 Feet on the Pacific Highway with a Uniform Width for Full Depth

13668 - Fraser Hwy

Parcel Identifier: 001-769-090

Strata Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-103

Strata Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-111

Strata Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-120

Strata Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-138

Strata Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-146

Strata Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-154

Strata Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-162

Strata Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-171

Strata Lot 9 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-189

Strata Lot 10 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-197

Strata Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-201

Strata Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-219

Strata Lot 13 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-227

Strata Lot 14 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

Parcel Identifier: 001-769-235  
Strata Lot 15 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan  
NW1324 Together with an Interest in the Common Property in Proportion to the Unit  
Entitlement of the Strata Lot as Shown on Form 1

9808 - King George Blvd

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

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

- (a) In Sub-section 27(2)(a) of Part 5, the number of fascia signs permitted along the lot frontage is increased from 3 signs to 4 signs for the Coast Capital Savings office building, the number of fascia signs for the premise frontage is increased from 1 sign to 3 signs for the Coast Capital Savings branch and each commercial/retail premise will be allowed one (1) fascia sign and one (1) under awning sign for a total of two (2) signs for each commercial/retail unit.
- (b) In Sub-section 27(4)(c) of Part 5, the vertical dimension of an under awning sign is increased from 0.3 metre (1 ft.) to 0.46 metre (1.5 ft.).
- (c) In Sub-section 41.2(b) and (d) of Part 9, one (1) electronic message board free-standing sign will be permitted.
- (d) In Sub-section 5(2) of Part 1, one (1) free-standing sign is permitted to be located within the road right-of-way of 98B Avenue / 137 Street.
- (e) In Section 38 of Part 8, the height of a free-standing sign located within the road right-of-way of 137 Street, is increased from 3.7 metres (12 ft.) to 4.3 metres (14 ft.).

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

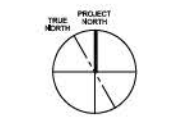
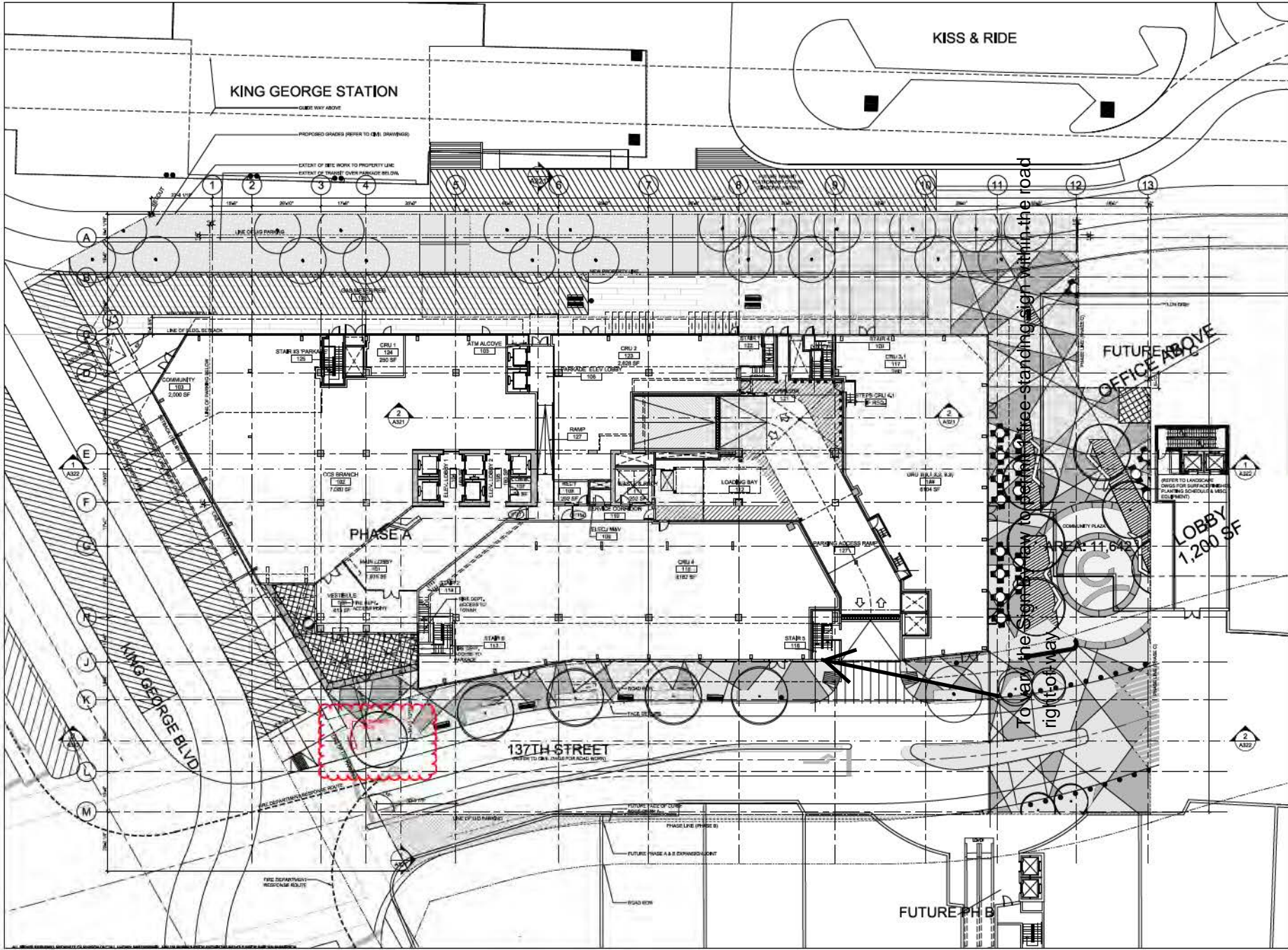
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



04-16-2013 ISSUED FOR DP TO CUB  
 03-21-2013 ISSUED FOR DP TO CUB  
 REVISIONS

**MUSSON  
 CATTELL  
 MACKEY  
 PARTNERSHIP**  
 ARCHITECTS DESIGNERS PLANNERS

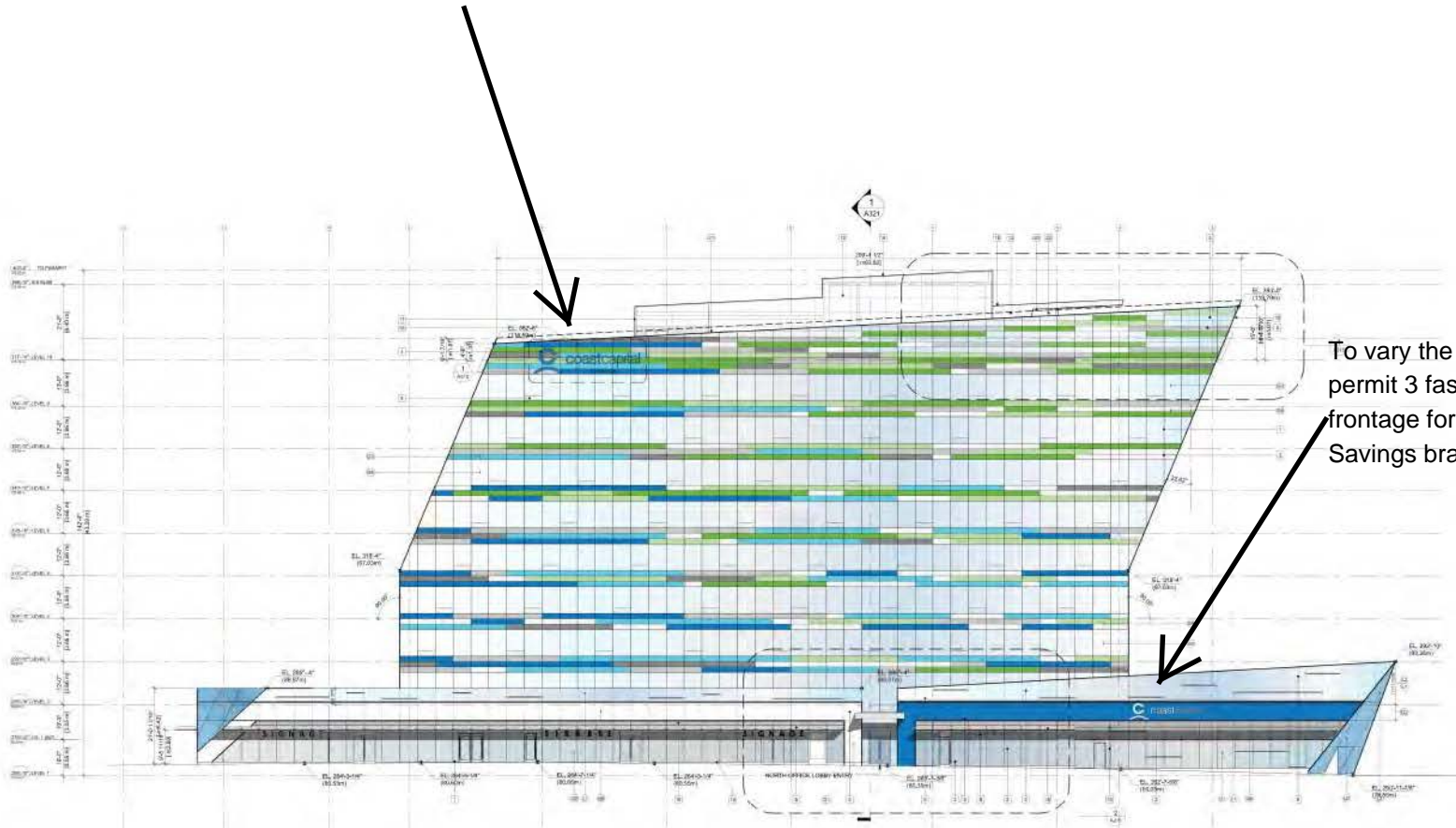
1600 - TWO BIRCHAL CENTER  
 880 BURNHAM STREET BOX 544 VANCOUVER BC  
 CANADA V7Z 1M9  
 T 604 687 9900 F 604 687 1771  
 www.mussoncatcalleck.com

**PHASE A  
 DEVELOPMENT  
 PERMIT**  
 KING GEORGE BLVD.  
 SURREY, B.C.

**GROUND LEVEL  
 (GL) & SITE**

SCALE: 1/16" = 1'-0"  
 DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ PS  
 REVISION: MM/DD/YY  
 PROJECT: 211011  
 SHEET: **A104**

To vary the Sign By-law to permit 4 fascia signs along the lot frontage for the Coast Capital Savings building.



To vary the Sign By-law to permit 3 fascia signs for the premise frontage for the Coast Capital Savings branch.

1 NORTH ELEVATION  
SCALE: 1" = 15'-0"

GLAZING TYPES @ ELEVATION	
NOTE: REFER TO GLAZING SCHEDULE	
G1	'CLEAR' VISION @ EAST PODIUM CURTAIN WALL
G2	'CLEAR' VISION @ WEST PODIUM CURTAIN WALL
G3	'CLEAR' VISION @ TOWER CURTAIN WALL
G4	'OPAQUE' SPANDREL CERAMIC FRIT @ CURTAIN WALL; COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.
G5	'OPAQUE' SPANDREL @ EAST RETAIL COLOUR GREY2 'TYPE D'
G6	'OPAQUE' SPANDREL @ WEST BANK COLOUR BLUE 1 'TYPE E'
G7	'CLEAR' (TINTED) VISION @ BUILDING CHAMFERS
L1	'CLEAR' LAMINATED @ ELEVATED GLAZED PARAPET
L2	'COLOURED TRANSPARENT LAMINATED GLAZING @ ELEVATED PARAPET; COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.
L3	'OPAQUE' LAMINATED GLAZING @ ELEVATED PARAPET; COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.
CG	'OPAQUE' LAMINATED 'WHITE' FULL COVERAGE FRIT @ CANOPES

MATERIALS LEGEND	
1.	DOUBLE GLAZED CURTAIN WALL - VISION PANEL REFER TO GLAZING SCHEDULE & SPECIFICATIONS
2.	DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL - COLOURED CERAMIC OPAQUE FRIT. REFER TO GLAZING SCHEDULE & SPECIFICATIONS
3.	GREEN PAINTED SLOPED ROOF - CW/SNOW AND ICE FALL PROTECTION FENCING. REFER TO ROOF DETAILS, STRUCTURAL & LANDSCAPE DRAWINGS.
4.	FASCIA SIGNAGE MOUNTED TO CURTAIN WALL SYSTEM.
5.	ELEVATED GLAZED PARAPET - LAMINATED CLEAR PANEL & COLOURED. REFER TO REFER TO GLAZING SCHEDULE & SPECIFICATIONS.
6.	GLASS GUARDRAIL - LAMINATED CLEAR & COLOURED.
7.	GLAZED SPANDREL PANEL.
8.	LAMINATED GLASS CANOPY WITH PAINTED STRUCTURAL STEEL SUPPORT
9.	OPERABLE WINDOW WITH CURTAIN WALL SYSTEM REFER TO REFER TO GLAZING SCHEDULE AND DETAILS.
10.	FREE STANDING PYLON SIGNAGE ON COMMUNITY PLAZA
11.	2 PLY IRIS SLOPING ROOF 'WHITE' OR SOLAR REFLECTIVE COLOUR.
12.	PRE-FIN. PRE-FORMED PANELS & FASCIA (VARIOUS COLOURS).
13.	CAST IN PLACE ARCHITECTURAL CONCRETE PLANTERS - REFER TO LANDSCAPE DWGS.
14.	CONCRETE CURTAIN WALL SILL UPSTAND
15.	ATM R.C. - ATM BY OTHERS
16.	ANODIZED ALUM. LOUVER WITH CURTAIN WALL.
17.	PRE-FIN. PRE-FORMED CORRUGATED METAL CLADDING.
18.	PRE-FIN. ALUM. FLASHING TO MATCH ADJACENT PRE-FORMED PANEL OR FRAMING FINISHES / COLOURS.
19.	CLEAR ANODIZED ALUM. GRILLE LOADING BAY O.H. DOOR.
20.	PRE-FIN. PRE-FORMED COMPOSITE PANEL (VARIOUS COLOURS) / OR MET. MESH @ SOFFIT.
21.	MECH EQUIPMENT SCREEN - ANODIZED ALUM. FRAME LAMINATED 'WHITE' FRIT GLASS.
22.	HSS COLUMN PAINTED AT ROOF.
23.	STAINLESS STEEL CLADDING @ BIG AREA.
24.	FIBRE REINFORCED CEMENTIOUS PANEL.
25.	ARCHITECTURAL CONCRETE CW CHAMFERED CONTROL JOINTS.



04-18-2013 ISSUED FOR DP TO CWS  
04-21-2013 ISSUED FOR DP TO CWS  
REVISIONS:

MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

3100 - TWO BRIDAL CANYON  
333 BURNHAM STREET, BOX 344 VANCOUVER BC  
CANADA V7Y 1M6  
TEL: 604 270-1722 / 604 687 1771  
info@mcp.ca  
www.mcp.ca

PHASE A  
DEVELOPMENT  
PERMIT  
KIND GEORGE BLVD  
SURREY, B.C.

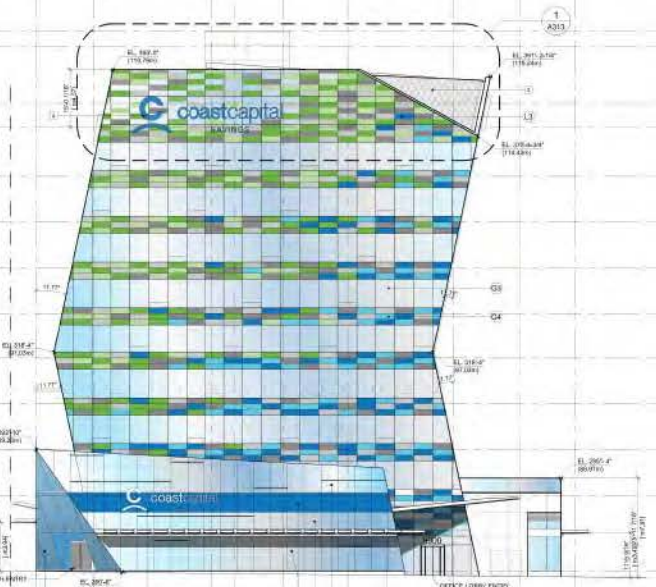
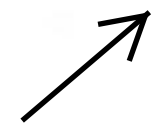
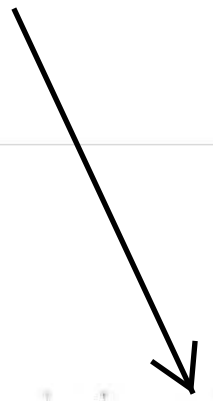
NORTH  
ELEVATION

SCALE: 1" = 15'-0"  
DATE: MARCH 2013  
DRAWN: PS  
REVISION: MM/DD/YY  
PROJECT: 211011.3  
SHEET: A301

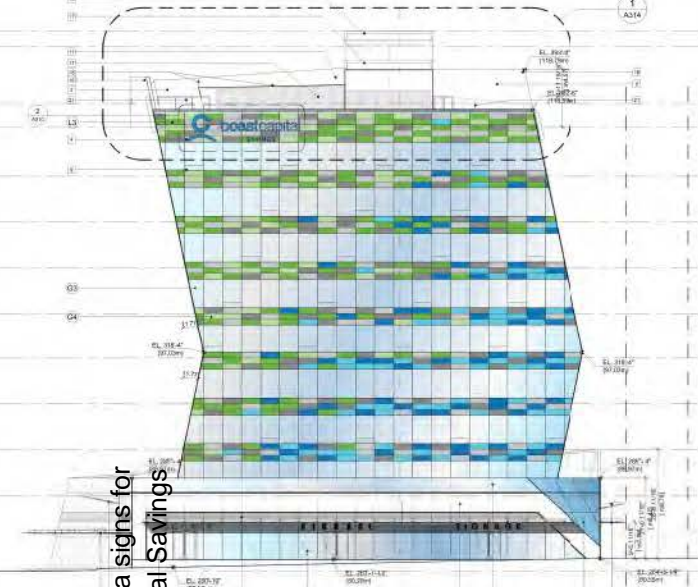
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To vary the Sign By-law to permit 4 fascia signs along the lot frontage for the Coast Capital Savings building.



1 WEST ELEVATION  
SCALE: 1" = 15'-0"



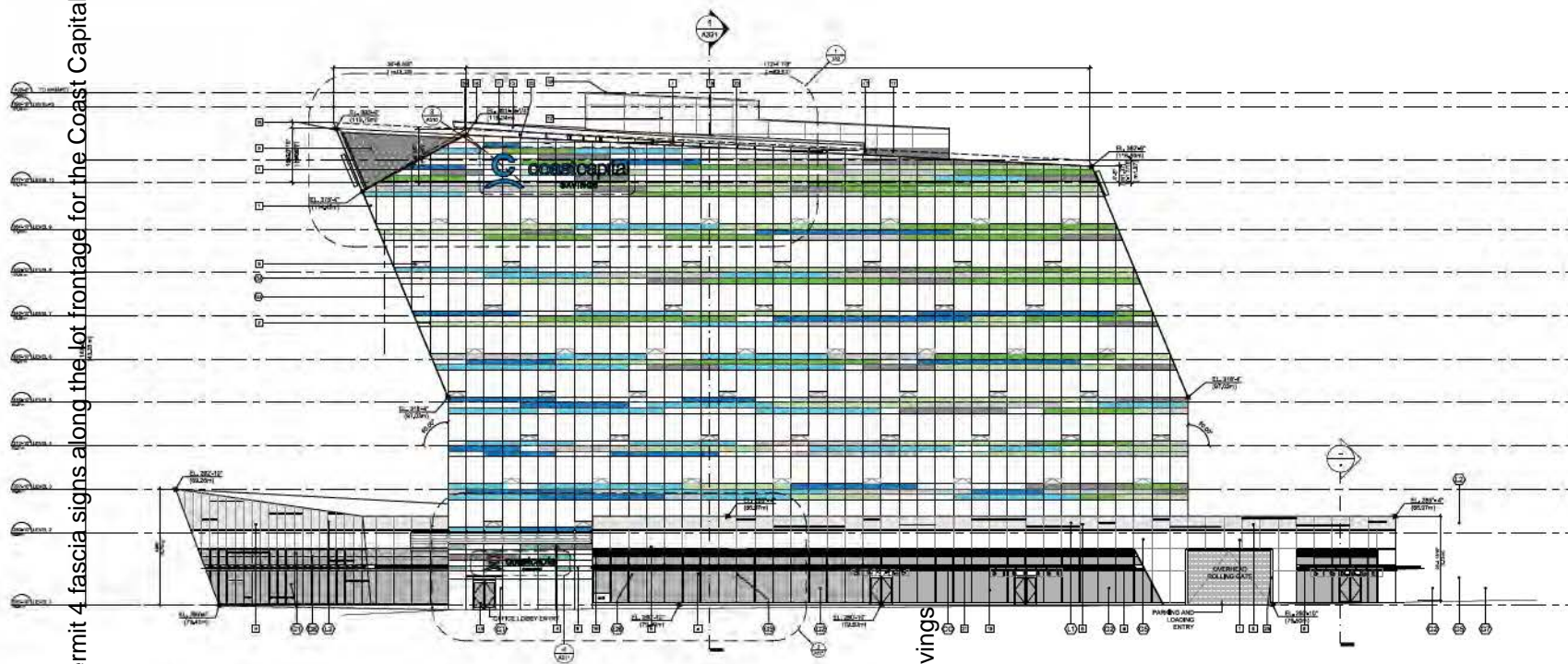
2 EAST ELEVATION  
SCALE: 1" = 15'-0"

GLAZING TYPES @ ELEVATION	MATERIALS LEGEND
NOTE: REFER TO GLAZING SCHEDULE	1. DOUBLE GLAZED CURTAIN WALL - VISION PANEL REFER TO GLAZING SCHEDULE & SPECIFICATIONS
G1 'CLEAR' VISION @ EAST PODIUM CURTAIN WALL	2. DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL - COLOURED CERAMIC OPAQUE FRIT. REFER TO GLAZING SCHEDULE & SPECIFICATIONS
G2 'CLEAR' VISION @ WEST PODIUM CURTAIN WALL	3. GREEN PAINTED SLOPED ROOF - C/W SNOW AND ICE FALL PROTECTION FENCING. REFER TO ROOF DETAILS, STRUCTURAL & LANDSCAPE DRAWINGS.
G3 'CLEAR' VISION @ TOWER CURTAIN WALL	4. FASCIA SIGNAGE MOUNTED TO CURTAIN WALL SYSTEM.
G4 'OPAQUE' SPANDREL CERAMIC FRIT @ CURTAIN WALL. COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.	5. ELEVATED GLAZED PARAPET - LAMINATED CLEAR PANEL & COLOURED. REFER TO REFER TO GLAZING SCHEDULE & SPECIFICATIONS.
G5 'OPAQUE' SPANDREL @ EAST RETAIL COLOUR GREY2 'TYPE D'	6. GLASS GUARDRAIL - LAMINATED CLEAR & COLOURED. GLAZED SPANDREL PANEL.
G6 'OPAQUE' SPANDREL @ WEST BANK COLOUR GREY1 'TYPE E'	7. LAMINATED GLASS CANOPY W/ PAINTED STRUCTURAL STEEL SUPPORT OPERABLE WINDOW WITH CURTAIN WALL SYSTEM. REFER TO CURTAIN WALL SCHEDULE AND DETAILS.
G7 CLEAR (TINTED) VISION @ BUILDING CHAMBERS	8. FIBRE REINFORCED CEMENTIOUS PANEL. FREE STANDING PYLON SIGNAGE ON COMMUNITY PLAZA
L1 'CLEAR' LAMINATED @ ELEVATED GLAZED PARAPET	9. 2 FLY BRG SLOPING ROOF 'WHITE' OR SOLAR REFLECTIVE COLOUR.
L2 'COLOURED TRANSPARENT LAMINATED GLAZING @ ELEVATED PARAPET. COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.	10. PRE-FIN. PRE-FORMED PANELS & FASCIA (VARIOUS COLOURS). 11. CAST IN PLACE ARCHITECTURAL CONCRETE 'PLANTERS' - REFER TO LANDSCAPE DWGS.
L3 'OPAQUE' LAMINATED GLAZING @ ELEVATED PARAPET. COLOURS VARY, 3 X COLORS / LITE. PANTONES TO BE DETERMINED.	12. CONCRETE CURTAIN WALL, SILL UPSTAND 13. ATM RD. - ATM BY OTHERS. 14. ANODIZED ALUM. LOUVER WITH CURTAIN WALL. 15. PRE-FIN. PRE-FORMED CORRUGATED METAL CLADDING. 16. PRE-FIN. ALUM. FLASHING, TO MATCH ADJACENT PRE-FORMED PANEL OR FRAMING FINISHES / COLOURS. 17. CLEAR ANODIZED ALUM. GRILLE LOADING BAY O.H. DOOR. 18. PRE-FIN. PRE-FORMED COMPOSITE PANEL (VARIOUS COLOURS) / OR MET. MESH @ SOFFIT. 19. MECH EQUIPMENT SCREENS - ANODIZED ALUM. FRAME LAMINATED 'WHITE' FRIT GLASS. 20. HSS COLUMN PAINTED AT ROOF. 21. STAINLESS STEEL CLADDING @ BRG AREA. 22. FIBRE REINFORCED CEMENTIOUS PANEL. 23. ARCHITECTURAL CONCRETE C/W CHAMFERED CONTROL JOINTS.
CG 'OPAQUE' LAMINATED 'WHITE' FULL COVERAGE FRIT @ CANOPIE	

To vary the Sign By-law to permit 3 fascia signs for the premise frontage for the Coast Capital Savings branch



To vary the Sign By-law to permit 4 fascia signs along the lot frontage for the Coast Capital Savings building.



**SOUTH ELEVATION**  
SCALE: 1" = 15'-0"

**GLAZING SCHEDULE @ ELEVATION**

NOTE: REFER TO GLAZING SCHEDULE

- 01 CLEAR VISION @ EAST PODIUM CURTAIN WALL
- 02 CLEAR VISION @ WEST PODIUM CURTAIN WALL
- 03 CLEAR VISION @ TOWER CURTAIN WALL
- 04 OPAQUE SPANDREL CERAMIC FRIT @ CURTAIN WALL
- 05 OPAQUE SPANDREL @ EAST RETAIL COLOUR @ CURTAIN WALL
- 06 OPAQUE SPANDREL @ WEST BANK COLOUR @ CURTAIN WALL
- 07 CLEAR (TINTED) VISION @ BUILDING CHAMBERS
- 08 CLEAR LAMINATED @ ELEVATED GLAZED PARAPET
- 09 COLOURED TRANSPARENT LAMINATED GLAZING @ ELEVATED PARAPET
- 10 OPAQUE LAMINATED GLAZING @ ELEVATED PARAPET
- 11 OPAQUE LAMINATED WHITE FULL COVERAGE @ BUILDING CHAMBERS

**MATERIALS LEGEND**

1. DOUBLE GLAZED CURTAIN WALL - VISION PANEL  
REFER TO GLAZING SCHEDULE & SPECIFICATIONS
2. DOUBLE GLAZED SPANDREL PANEL WITH CURTAIN WALL - COLOURED CERAMIC OPAQUE FRIT  
REFER TO GLAZING SCHEDULE & SPECIFICATIONS
3. GREEN PLANTED SLOPED ROOF -  
C/W SNOW AND ICE FALL PROTECTION FENCING.  
REFER TO ROOF DETAILS, STRUCTURAL & LANDSCAPE DRAWINGS.
4. FASCIA SIGNAGE MOUNTED TO CURTAIN WALL SYSTEM.  
ELEVATED GLAZED PARAPET - LAMINATED CLEAR PANEL & COLOURED GLASS GUARDRAIL - LAMINATED CLEAR & COLOURED.
5. LAMINATED GLASS CANOPY WITH PAINTED STRUCTURAL STEEL SUPPORT OPERABLE WINDOW WITH CURTAIN WALL SYSTEM  
REFER TO CURTAIN WALL SCHEDULE AND DETAILS.
6. FREE STANDING PYLON SIGNAGE ON COMMUNITY PLAZA.

11. 2 PLY SBS SLOPED ROOF 'WHITE' OR SOLAR REFLECTIVE COLOUR.
12. PRE-FIN, PRE-FORMED PANELS & FASCIA (VARIOUS COLOURS).
13. CAST IN PLACE ARCHITECTURAL CONCRETE 'PLANTERS' -  
REFER TO LANDSCAPE DWGS.
14. CONCRETE CURTAIN WALL SILL UPSTAND
15. ATM R.O. - ATM BY OTHERS.
16. ANODIZED ALUM. LOUVER WITH CURTAIN WALL.
17. PRE-FIN, PRE-FORMED CORRUGATED METAL CLADDING.
18. PRE-FIN ALUM. FLASHING TO MATCH ADJACENT PRE-FORMED PANEL OR FRAMING FINISHES / COLOURS.
19. CLEAR ANODIZED ALUM. GRILLE LOADING BAY DOOR.
20. PRE-FIN, PRE-FORMED COMPOSITE PANEL (VARIOUS COLOURS) /  
OR MET. MESH @ SOFFIT.
21. MECH EQUIPMENT SCREEN -  
ANODIZED ALUM. FRAME LAMINATED 'WHITE' FRIT GLASS.
22. HSB COLUMN PAINTED AT ROOF.
23. STAINLESS STEEL CLADDING @ BBQ AREA.
24. REIN. REINFORCED CEMENTIOUS PANEL.
25. ARCHITECTURAL CONCRETE C/W CHAMFERED CONTROL JOINTS.

To vary the Sign By-law to permit 3 fascia signs for the Coast Capital Savings branch.



04-18-2013 ISSUED FOR DP TO CMB  
03-21-2013 ISSUED FOR DP TO CMB  
REVISIONS

**MUSSELL CATTELL MACKAY PARTNERSHIP**  
ARCHITECTS DESIGNERS PLANNERS

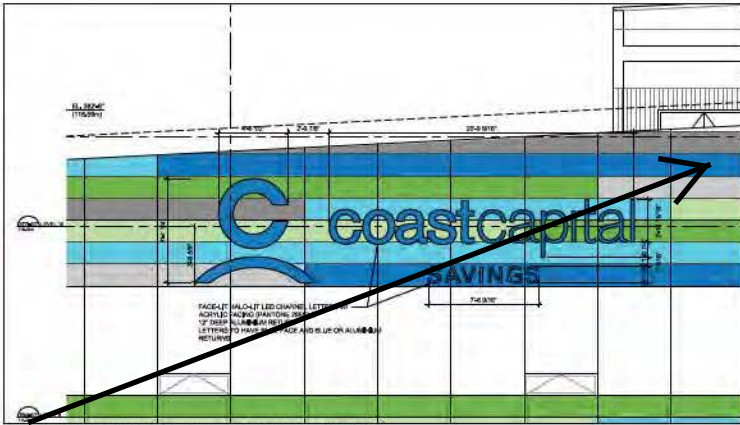
1600 - TWO BIRCHALL CENTRE  
680 BURNHAM STREET BOX 164 VANCOUVER BC  
V6J 4V2  
TEL: 604 687 9900 FAX: 604 687 1771  
mcp@muscellcattellmackay.com  
www.muscellcattellmackay.com

**PHASE A DEVELOPMENT PERMIT**  
KING GEORGE BLVD.  
SURREY, B.C.

**SOUTH ELEVATION**

SCALE: 1" = 15'-0"  
DATE: MARCH 14, 2013  
DRAWN: PS  
REVISION: MM/DD/YY  
PROJECT: 211011.3  
SHEET: **A303**

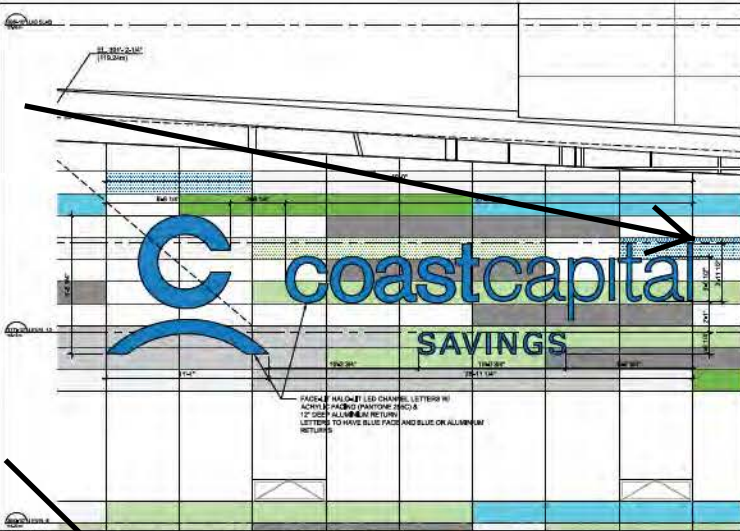
To vary the Sign By-law to allow for 4 fascia signs along the lot frontage for the Coast Capital



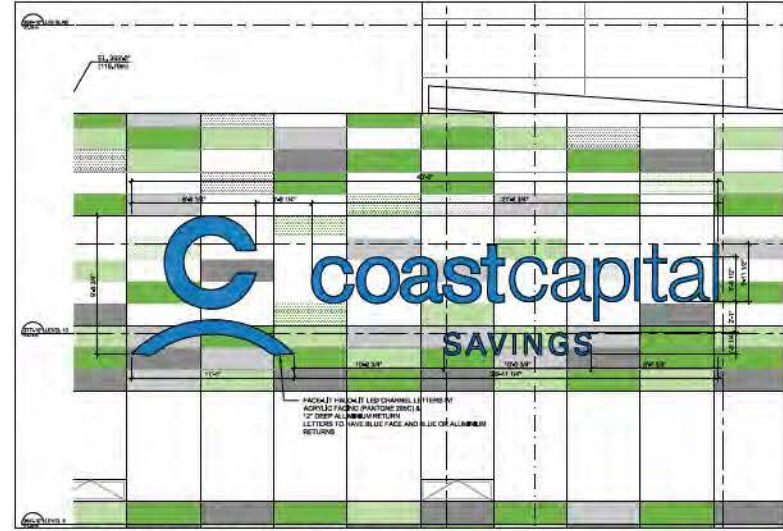
1 FASCIA SIGNAGE (TYPE 1) NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 FASCIA SIGNAGE (TYPE 1) EAST ELEVATION  
SCALE: 1/4" = 1'-0"



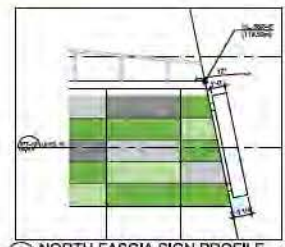
3 FASCIA SIGNAGE (TYPE 2) SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



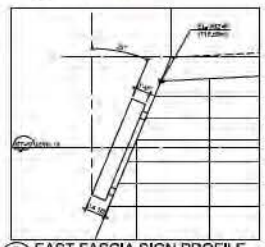
4 FASCIA SIGNAGE (TYPE 2) WEST ELEVATION  
SCALE: 1/4" = 1'-0"



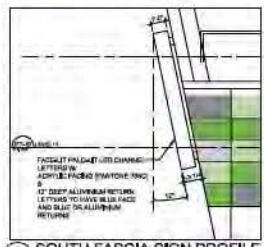
5 FASCIA SIGNAGE LVL 1 WEST ELEV.  
SCALE: 1/4" = 1'-0"



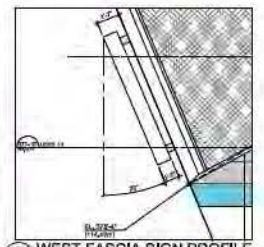
6 NORTH FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



7 EAST FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



8 SOUTH FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



9 WEST FASCIA SIGN PROFILE  
SCALE: 1/4" = 1'-0"



04-16-2013 ISSUED FOR DP TO CBS  
03-21-2012 ISSUED FOR DP TO CBS  
REVISIONS

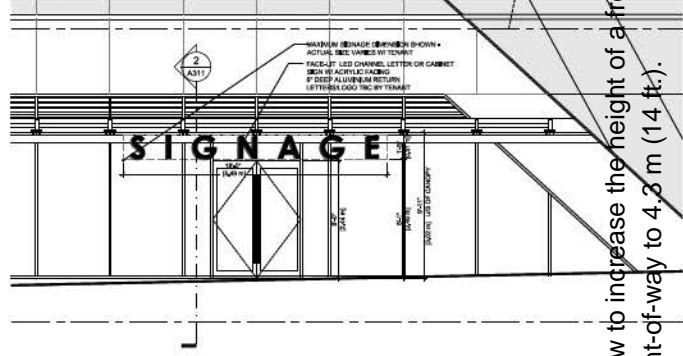
MUSSON  
CATTELL  
MACKEY  
PARTNERSHIP  
ARCHITECTS DESIGNERS PLANNERS

1600 - TWO BIRCHAL CENTER  
400 BURNHAM STREET BOX 164 VANCOUVER BC  
CANADA V7X 1H9  
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mcm@mussonmackey.com  
www.mussonmackey.com

PHASE A  
DEVELOPMENT  
PERMIT  
KING GEORGE BLVD.  
SURREY, B.C.

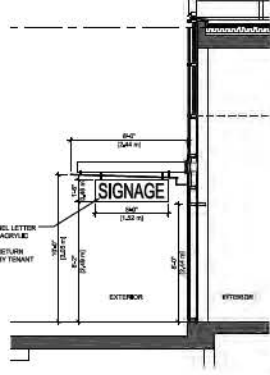
BUILDING  
SIGNAGE  
ELEVATIONS

SCALE: 1/4" = 1'  
DATE: MARCH 29, 2013  
DRAWN: PS/PC  
REVISION: MM/DD/YY  
PROJECT: 211011.3  
SHEET: A310

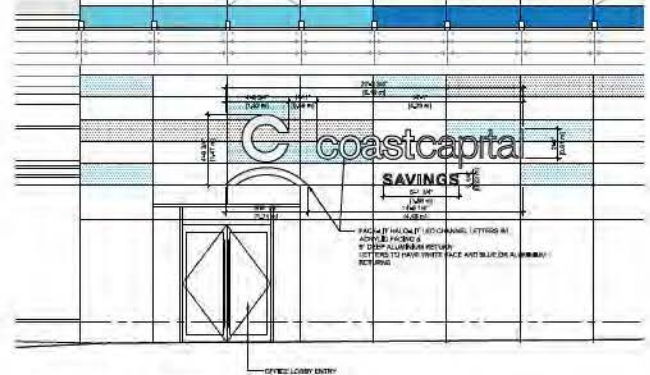


1 TYP. GROUND LEVEL RETAIL SIGNAGE ELEVATION  
SCALE: 1/4" = 1'-0"

To vary Sign By-law to increase the height of a free-standing sign within the road right-of-way to 4.3 m (14 ft.).



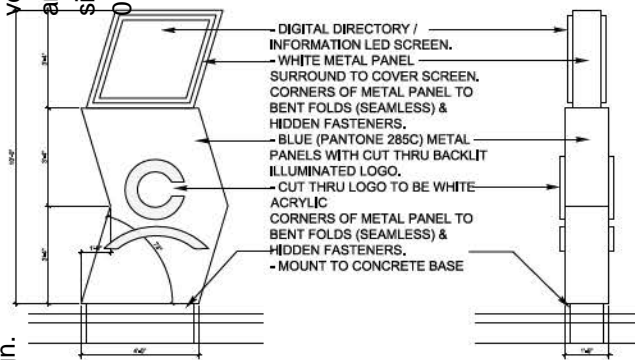
2 TYP. GROUND LEVEL BLADE SIGN SECTION  
SCALE: 1/4" = 1'-0"



4 LOBBY ENTRY SIGNAGE ELEVATION  
SCALE: 1/4" = 1'-0"

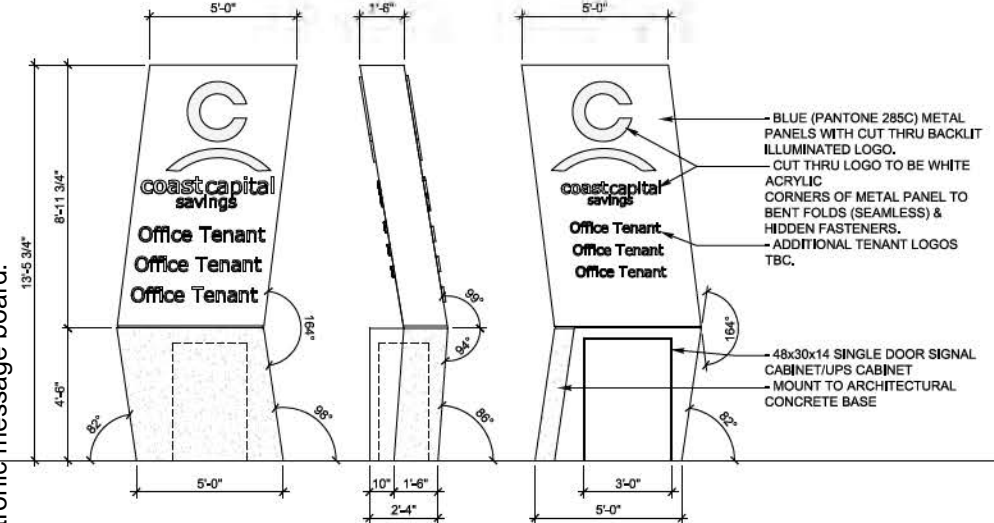
To vary the Sign By-law to increase the vertical dimension of an under awning sign to 0.46 m (1.5 ft.).

To vary the Sign By-law to allow each commercial/retail premise 1 fascia sign and 1 under awning sign.



PYLON SIGNAGE  
SCALE: 1/2" = 1'-0"

To vary Sign By-law to allow for one free-standing sign with an electronic message board.



MONUMENT SIGN  
SCALE: 1/2" = 1'-0"