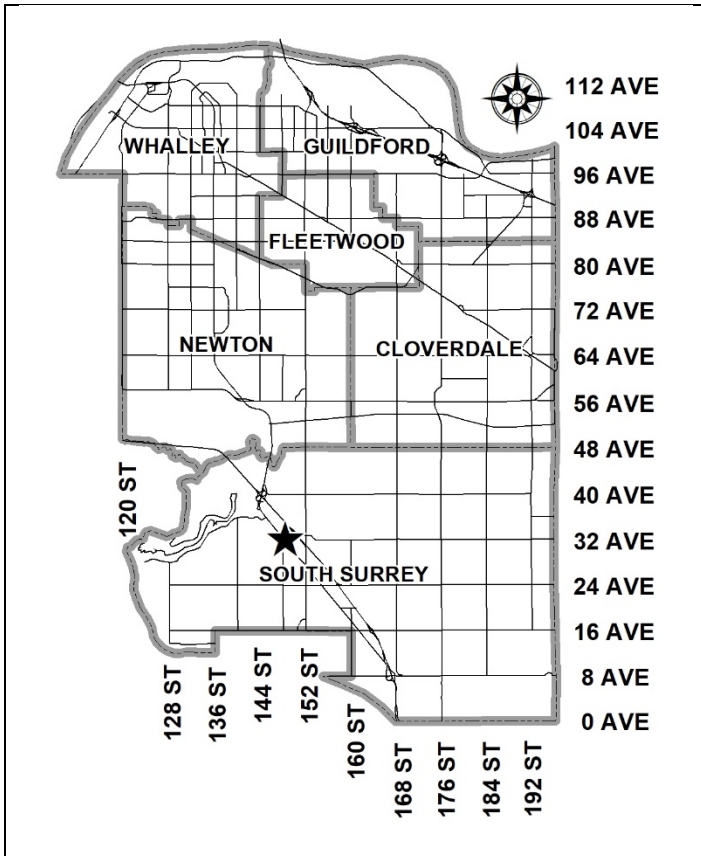


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7915-0322-00

Planning Report Date: May 31, 2021



PROPOSAL:

• **Development Variance Permit**

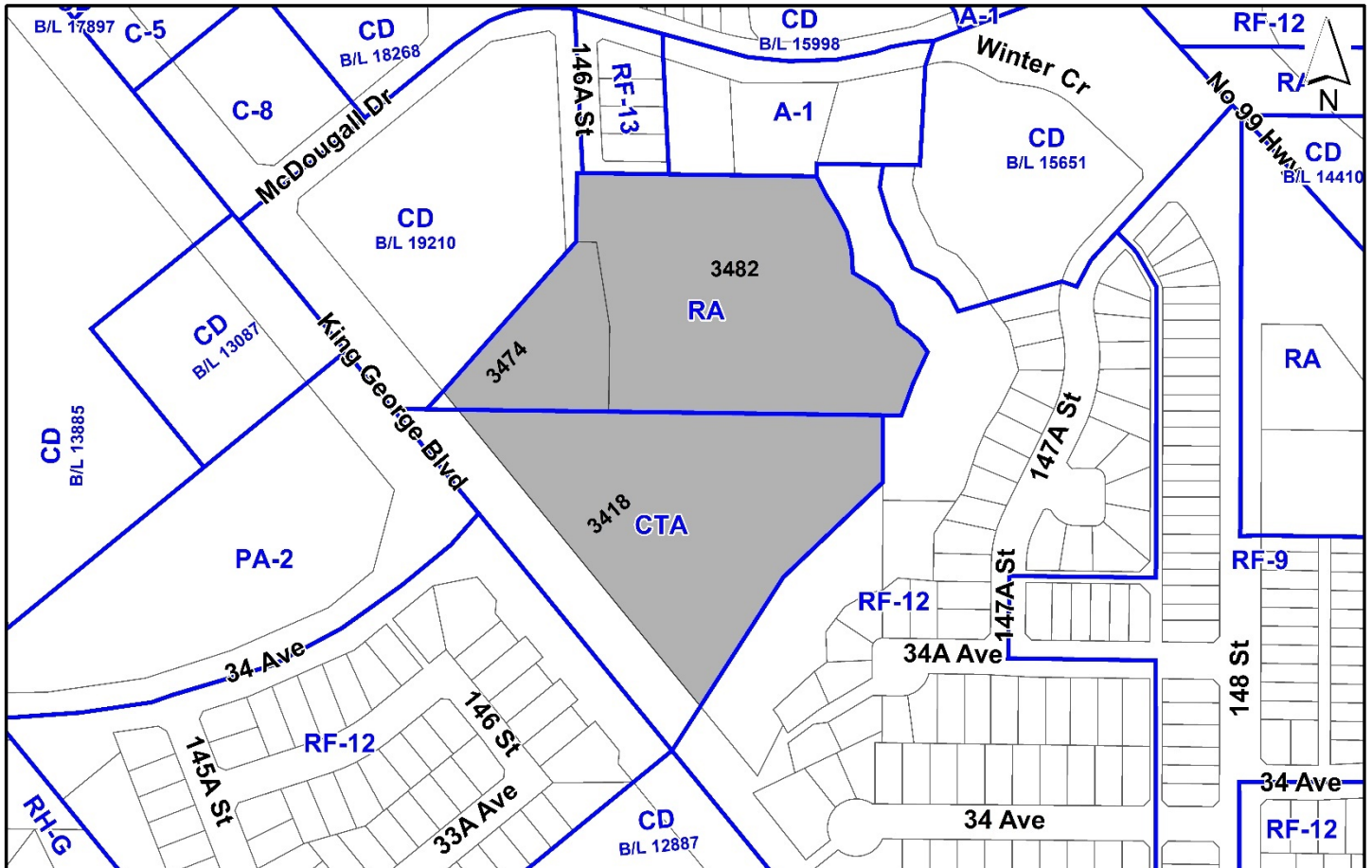
to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.

LOCATION: 3418 - King George Boulevard
 3474 - King George Boulevard
 3482 - 146A Street

ZONING: RA and CTA

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Clustering 8 upa and 15-metre Landscape Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7815-0322-00.

RATIONALE OF RECOMMENDATION

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7815-0322-00.
- On December 21, 2020, Council granted Third Reading to rezoning Bylaw No. 20238 to permit the development of four 6-storey apartment buildings on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7915-0322-00 for the project on December 7, 2020. The subject variance will allow for the use of a Surety Bond for the servicing agreement for this project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0322-00 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7815-0322-00, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant	Urban	RA and CTA
North:	5-storey apartment buildings under construction.	Multiple Residential	CD (By-law No. 19210)
	Single family residential	Urban	RF-13 and A-1
East and South (Across Anderson Creek riparian area):	Single family residential	Urban	RF-12 and CD (By-law No. 15651)
West (Across King George Boulevard):	Single family residential	Urban	RF-12
	Church	Urban	PA-2

Context & Background

- The subject site is 3.5 hectares in area and consists of 3 properties located in the 3400 block of King George Boulevard. The site is vacant and contains a significant number of trees. There is a Class A watercourse (Anderson Creek) along the site's eastern property line.
- The site is zoned "One-Acre Residential Zone" (RA) on the north portion and "Tourist Accommodation Zone" (CTA) on the south portion. The site is designated Urban in the Official Community Plan (OCP) and Single Family Clustering 8 upa and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP).
- On December 21, 2020, Council granted Third Reading to rezoning Bylaw No. 20238 to permit the development of four 6-storey apartment buildings on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7915-0322-00 for the project on December 7, 2020.

DEVELOPMENT PROPOSAL

Planning Considerations

- In relation to the proposed redevelopment of the site, the applicant is proposing a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, in order to include the use of Surety Bond for the Servicing Agreement (No. 7815-0322-00) associated with the development application.

Referrals

Engineering: The Engineering Department has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Variance to Definition of "Bond"

- The applicant is requesting to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7815-0322-00.
- In 2016, Council approved Corporate Report No. R257:2016, which authorized a pilot program for the use of surety bonds as an alternate form of security for Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227: 2019, which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. R071; 2020) the maximum number of eligible land development projects was further increased from 12 to 20.
- A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer's working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A. M. Best Rating Services.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7815-0322-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7915-0322-00
- Appendix II. December 7, 2020 Planning Report No. 7915-0322-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0322-00

Issued To:

(the "Owner")

Address of Owner:

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: 006-017-185

Lot 9 District Lot 165 Group 2 New Westminster District Plan 14023
3418 - King George Boulevard

Parcel Identifier: 002-396-653

Lot 35 District Lot 165 Group 2 New Westminster District Plan 63480
3474 - King George Boulevard

Parcel Identifier: 003-334-473

Lot 36 District Lot 165 Group 2 New Westminster District Plan 63480
3482 - 146A Street

(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 Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part 1 – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit, or a Surety Bond in favour of the City.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Appendix II

City of Surrey PLANNING & DEVELOPMENT REPORT

Application No.: 7915-0322-00

Planning Report Date: December 7, 2020

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments
- **Rezoning** from RA and CTA to CD (based on RM-70)
- **Development Permit**

to permit the development of approximately 411 apartment units.

LOCATION:

3418 – King George Boulevard
3474 - King George Boulevard
3482 - 146A Street

ZONING:

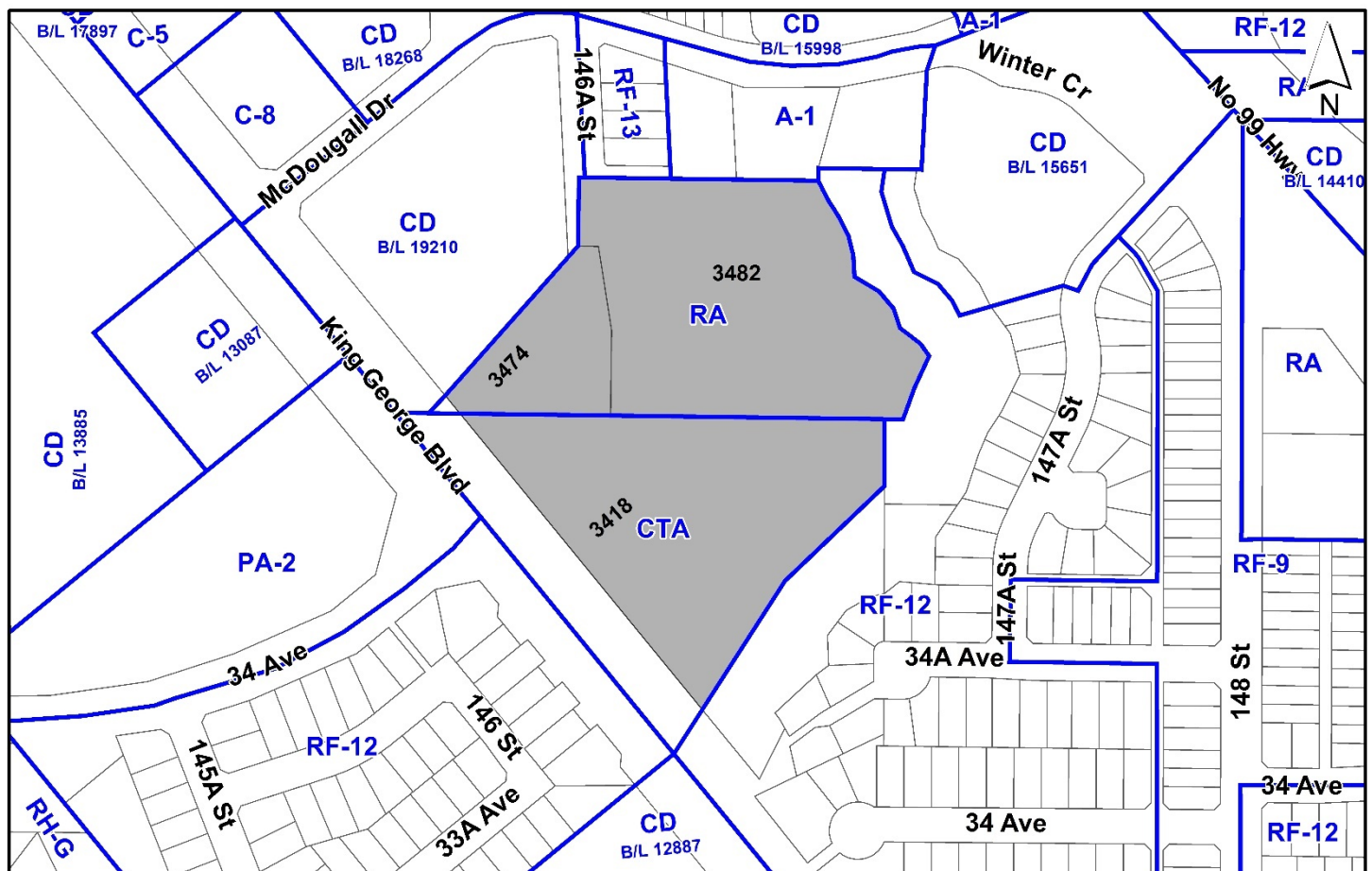
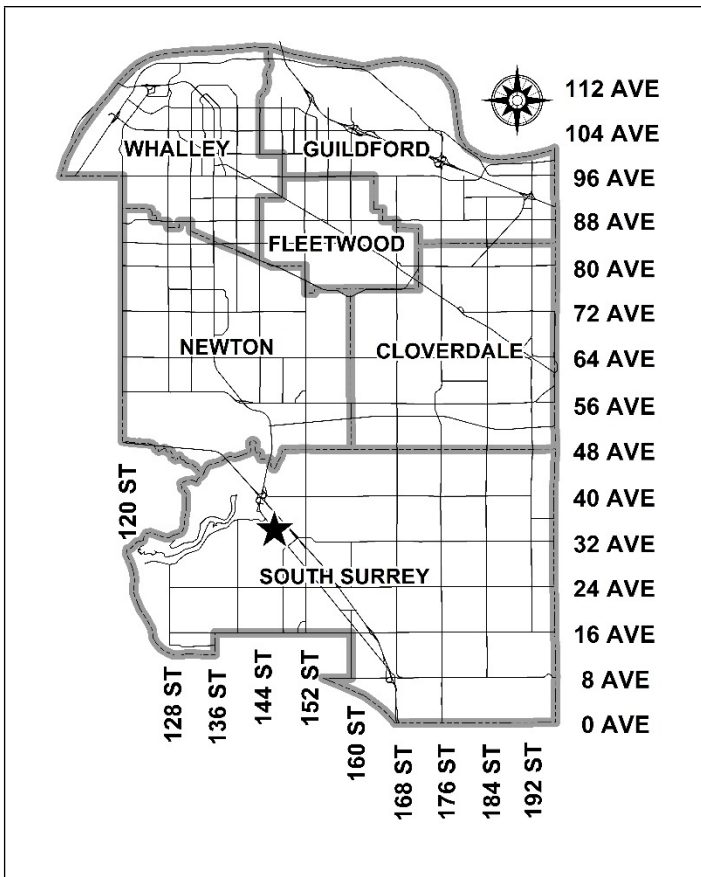
RA and CTA

OCP DESIGNATION:

Urban

LAP DESIGNATION:

Single Family Clustering 8 upa and 15-metre Landscape Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposing an amendment to the King George Corridor South Local Area Plan (LAP) from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed Official Community Plan (OCP) and Local Area Plan (LAP) amendments have been requested in order to achieve the proposed apartment building form and project density.
- The proposal supports the existing Frequent Transit Network (FTN) service on King George Boulevard, and future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.
- The LAP land use designation for the subject site was developed 25 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 25 years, the general development trends, and market affordability has changed from lower density/ larger unit sizes towards higher density/ smaller unit size forms of development. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- The proposed site plan has been designed to provide significant tree retention, by proposing a two-level underground parkade, and employing shot-crete in the building excavation during construction. Both of these factors help to substantially reduce the footprint of the buildings and area of excavation, allowing for greater on-site tree retention.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the level of tree retention, the proposed amendments to the OCP and LAP are supported by staff.

- In addition, the proposed amendment to the King George Highway Corridor LAP is consistent with the three recently approved 5-storey apartment buildings located north of the subject site along King George Boulevard (Development Application No. 7915-0255-00).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed density and building form are appropriate for this area of King George Boulevard.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas) and complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) and "Tourist Accommodation Zone" (CTA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7915-0322-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) conveyance of the riparian area, at no cost, to the City;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (j) registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures for the units adjacent to King George Boulevard;

- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Public Art, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, and to the satisfaction of the General Manager, Planning and Development Department; and
 - (l) submission of a peer review for the geotechnical report.
6. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant	Urban	RA and CTA
North:	5-storey apartment buildings under construction.	Multiple Residential	CD (By-law No. 19210)
	Single family residential	Urban	RF-13 and A-1
East and South (Across Anderson Creek riparian area):	Single family residential	Urban	RF-12 and CD (By-law No. 15651)
West (Across King George Boulevard):	Single family residential	Urban	RF-12
	Church	Urban	PA-2

Context & Background

- The subject site is 3.5 hectares in area and consists of 3 properties located in the 3400 block of King George Boulevard. The site is vacant and contains a significant number of trees. There is a Class A watercourse (Anderson Creek) along the site's eastern property line.
- The site is zoned "One-Acre Residential Zone" (RA) on the north portion and "Tourist Accommodation Zone" (CTA) on the south portion. The site is designated Urban in the Official Community Plan (OCP) and Single Family Clustering 8 upa and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP).
- The subject site is bordered to the north by single family residential and also a 5-storey apartment building which is under construction. To the east and south, the site is bordered by the Anderson Creek riparian area. Across King George Boulevard to the west is a church and single family residential.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - An Official Community Plan (OCP) amendment from Urban to Multiple Residential;
 - A Local Area Plan amendment from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments;
 - A rezoning from "One-Acre Residential Zone" (RA) and "Tourist Accommodation Zone" (CTA) to "Comprehensive Development Zone" (CD) based on "Multiple Residential 70 Zone" (RM-70);
 - A Form and Character Development Permit to permit four 6-storey apartment buildings containing 411 apartment units in total;
 - A Sensitive Ecosystem Development Permit to ensure appropriate landscaping and interface with Anderson Creek; and
 - A Hazard Land Development Permit to ensure appropriate development along the steep slopes of Anderson Creek.

- In addition, a consolidation of the existing 3 parcels is proposed, which also includes the conveyance of the Anderson Creek riparian area to the City, at no cost. The applicant is proposing that the project be one "hooked lot" (across 146A Street) with one strata.

	Proposed
Lot Area	
Gross Site Area:	35,673 sq.m.
Road Dedication:	3,387 sq.m.
Riparian Area:	14,545 sq.m.
Net Site Area:	17,741 sq.m.
Number of Lots:	1 hooked apartment lot, 1 riparian lot
Building Height:	21.5 m.
Unit Density:	165 uph (including land 5m from top-of-bank)
Floor Area Ratio (FAR):	2.10 on net site area; 1.49 when including land 5m from top-of-bank, which the Zoning By-law permits – see below CD Bylaw section.
Floor Area	
Residential:	37,102 sq.m.
Residential Units:	
1-Bedroom:	160
2-Bedroom:	240
3-Bedroom:	11
Total:	411

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>28 Elementary students at Semiahmoo Trail School 14 Secondary students at Elgin Park School</p> <p>(Appendix III)</p> <p>The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by late 2023.</p>
Parks, Recreation & Culture:	Parks will accept the streamside protection area as a conveyed lot for conservation purposes. A cash-in-lieu payment is required prior to final adoption for replanting of disturbed areas of the removed structures (i.e. area of building foundations from a previous building on the site). The trail in the riparian area is to be constructed by the developer under the Servicing Agreement.
Ministry of Transportation & Infrastructure (MOTI):	The project is supported in principle but a Traffic Impact Analysis (TIA) is required for review by the Ministry prior to final adoption.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on July 23, 2020 and was conditionally supported. The applicant has resolved all of the outstanding items from the ADP review.

Transportation Considerations

- The applicant is providing a 20-24 metre wide (the road flares out at the intersection with King George Boulevard) road dedication for 146A Street which will provide a new full-movement access onto King George Boulevard for this neighbourhood.
- The applicant is providing one vehicular access to Building 4 on the west side of 146A Street and another vehicular access for Buildings 1-3 on the east side of 146A Street.

Parkland and/or Natural Area Considerations

- The applicant is proposing to convey the Anderson Creek riparian area to the City, at no cost, for the purposes of riparian protection. The Parks Department will be developing a public pathway along the edge of the conveyed area. The long term plan is for this trail to provide a pedestrian connection along Anderson Creek from King George Boulevard to the Nikomekl River pathway system, utilizing the existing walkway that connects Winter Crescent to the Nikomekl River pathway.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The applicant is proposing an Official Community Plan (OCP) amendment from Urban to Multiple Residential.

Amendment Rationale

- An OCP amendment from Urban to Multiple Residential is being proposed in order to achieve the proposed apartment building form and project density. Under the Urban designation the maximum unit density that may be achieved is 72 units per hectare (30 upa) and apartments are not permitted under this designation.
- The OCP amendment reflects the site's location along King George Boulevard, which is a major arterial road and is a Translink Frequent Transit Network (FTN) route. The proposal supports future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the level of tree retention, the proposed amendments to the OCP and LAP are supported by staff.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS) (2011)*.

(The proposed development complies with the RGS designation.)
 - A2.6 – Ensure redevelopment along Frequent Transit Corridors.... are required to be sufficient enough to support rapid transit infrastructure.

(The proposed development provides a density that is supportive of transit use.)
 - A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.

(The proposed development retains 44 trees onsite and also conveys a large riparian area to the City for the purposes of riparian protection.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.

(The proposed development will provide apartment living options in the King George Boulevard transit corridor.)
 - B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(The required residential parking for the proposed apartment units is proposed to be underground.)
 - C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize existing infrastructure efficiently and is located on an infill site.)

Secondary Plans

Land Use Designation

- The applicant is proposing an amendment to the King George Corridor South Local Area Plan (LAP) from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments.

Amendment Rationale

- The proposed LAP amendment from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments has been requested in order to achieve the proposed apartment building form and project density.
- The Single Family Clustering 8 upa designation anticipated low density single family residential development with tree retention. The applicant has achieved significant tree retention, and is also preserving the Anderson Creek riparian area, which will be conveyed to the City at no cost, for riparian protection purposes.
- The LAP land use designation for the subject site was developed 25 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 25 years, the general development trends, and market affordability has changed from lower density/ larger unit sizes towards higher density/ smaller unit size forms of development. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the level of tree retention, the proposed amendments to the LAP is supported by staff.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone" (CD) to accommodate four 6-storey apartment buildings on the subject site. The proposed CD Bylaw identifies appropriate uses, densities, and setbacks for the development. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone" (RM-70).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.50	2.10
Lot Coverage:	33%	45%
Yards and Setbacks	7.5m for the principal building. An underground parking facility is not to be located within 2.0m of the front lot line.	Riparian yard – 4.5m; 146A Street Yard – 4.5m; King George Boulevard Yard – 7.5m; North yard – 3.7m. A maximum of 5 risers is permitted in the setback area. The underground parking facility may be located up to 0.5m from the 146A Street property lines.
Principal Building Height:	50.0m	21.5m

Amenity Space		
Indoor Amenity:	3.0 sq.m. per unit (1,233 sq.m. in total required)	The proposed 928 sq.m. with CIL for 102 units meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per unit. (1,233 sq.m. in total required)	The proposed 2,716 sq.m. exceeds the Zoning By-law requirement.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	595	621
Residential Visitor:	82	83
Total:	677	704
Bicycle Spaces		
Residential Secure Parking:	493	613
Residential Visitor:	24	24

- The CD Zone proposes a higher floor area ratio (FAR) at 2.10 relative to the 1.5 FAR permitted under the RM-70 Zone. This is because FAR is generally based on net site area, after road and the riparian areas are removed from the gross site area. However, the Zoning By-law permits density to be calculated on areas from 5 metres inland of top-of-bank. For this site, that means the FAR effectively then drops to 1.49, which is in accordance with the 1.50 FAR allowed in the Official Community Plan's Multiple Residential designation.
- This Zoning By-law provision allows applicants to convey riparian areas to the City for maximum safe-guarding without being penalized for loss of density through a reduced site area. Without this provision, applicants may be more likely to choose the minimum safeguarding option (i.e. retain ownership of the riparian area).
- In addition, on June 29, 2020 Council, under Corporate Report No. R102, amended the Official Community Plan's Multiple Residential designation to allow 2.0 FAR along Translink's Frequent Transit Network (FTN). The subject site is on the King George Boulevard FTN.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 45% lot coverage for the site is appropriate for the proposed 6-storey buildings.
- The proposed 4.5-metre setback to the riparian area provides a sufficient transition from the riparian area to the buildings. The 4.5-metre setbacks along 146A Street is reflective of current urban design standards that create a more urban pedestrian environment and enhances surveillance of the public realm.
- The interface at the proposed 3.7-metre north setback area involves a reduced massing to 4 storeys and a 6.2 metre separation from the existing 6-metre wide lane at this location, which provides a minimum 12-metre separation from proposed Building 1 to the single family residential to the north. The applicant is also proposing to retain an existing planted berm that provides a measure of separation and privacy for the single family parcel that is located diagonal to the proposed building.

- The CD Zone proposes a lower building height at 21.5 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 6-storey building form.
- The applicant is proposing to provide 621 resident parking spaces and 83 visitor parking spaces, for a total of 704 residential parking spaces, which exceeds the Zoning By-law requirements of 677 residential parking spaces. All resident parking is provided underground. Although most visitor parking is provided underground, some visitor parking stalls are provided as surface parking. The residential parkade will be secured by an overhead gate. The applicant is providing electric charging capability for all resident parking spaces and for 50% of visitor parking spaces.
- The parking count includes 12 accessible residential parking spaces. The applicant is also providing bike parking spaces for each apartment unit and the required 24 visitor bike parking spaces.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance (\$3,000 per unit if completed by December 31, 2021; or \$4,000 per unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the existing Official Community Plan (OCP) and Local Area Plan (LAP) designation.
- The applicant will be required to provide a cash contribution in order to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- A pre-notification letter was sent, for the townhouse concept first proposed by the applicant, on August 8, 2017. Updated pre-notification letters, reflecting the current apartment proposal, were sent on October 18, 2019, and updated Development Proposal Signs were installed on October 29, 2019. Staff received responses from 6 area residents who indicated concerns with the proposed building height, increased traffic in the area, and concerns about the proposed interface with the single family residential properties to the north (*staff comments in italics*).

(The applicant is proposing a density (1.49 floor area ratio [FAR], as per above discussion) that is lower than 2.0 FAR that the Multiple Residential Official Community Plan designation allows for this site. This site is adjacent to a major arterial road, King George Boulevard, which is also a Translink Frequent Transit Network (FTN) route. Anderson Creek and the riparian area associated with the watercourse, for which the applicant is proposing to convey land to the City up to 30 metres from top-of-bank, provides a significant buffer for the residential lands to the east.

With respect to the interface with the single family residential properties to the north, the applicant has reduced the massing to 4-storeys on the north side of Building 1 and is providing a 6.2 metre separation from the existing 6-metre wide lane at this location, which provides a minimum 12-metre separation from the proposed apartment building to the single family residential to the north. The shadow plans attached in Appendix I show that minimal shadowing of the single family residential to the north is anticipated. The applicant is also proposing to retain an existing planted berm that provides a measure of separation and privacy for the single family parcel that is located diagonal to the proposed building.)

Public Information Meeting

- The applicant held a Public Information Meeting on October 30, 2019. According to the Summary Report submitted to the City, approximately 11 people attended the PIM and 1 comment sheet was received. The comment sheet indicated that only townhouses should be supported on this site and that building height should be limited to 3 storeys.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse (Anderson Creek) which flows north to the Nikomekl River. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks with the requirements outlined in Part 7A of the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney Ltd. and dated January 4, 2020 was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient within the Anderson Creek ravine. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by Rajinder Bains, *P. Eng.*, of Metro Testing and Engineering and dated December 13, 2019, was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The geotechnical report will be peer-reviewed prior to final adoption, and the finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposed recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including provision of a raft foundation and inspections by the geotechnical engineer during the construction process.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).

- The proposal is for four 6-storey apartment buildings with a total of approximately 411 units. Of the approximately 411 units, 160 units are proposed as 1-bedroom units, 240 units as 2-bedroom units and 11 units as 3-bedroom units. The applicant is proposing to provide 21 adaptable units (5% of the total number of units).
- The proposed apartment building density and massing is appropriate given the site's location along King George Boulevard, which has Frequent Transit Network (FTN) service and is identified for future B-line service in the Mayor's Council Transit Plan and potential Rapid Transit in the future.
- The applicant has worked with staff to ensure a higher level of tree retention than is typical for a low-rise apartment site. Approximately 44 trees are proposed to be retained onsite. The proposed level of tree retention is achieved in two ways. Firstly, the applicant is proposing two separate (non-connected) 2-level underground parkade structures. By using two levels of underground parking, the parkade footprint is substantially reduced from the footprint that would be needed for a one-level parkade. Secondly, the applicant proposes to use shot-crete during the construction stage. While use of shot-crete is more costly, it allows for steeper side slopes for the excavation of buildings, which results in a smaller excavation footprint and greater tree retention on the site.
- The buildings are proposed as articulated with street presence on King George Boulevard and 146A Street. The buildings' orientation to 146A Street promotes "eyes on the street" and casual surveillance of the public realm.
- Each building has a well-defined entry area with a lobby area and, and also a mail pick-up area and a parcel drop-off area. The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors in stairwell and parkade lobbies.
- The design of the buildings is contemporary. The buildings are well-articulated with a diverse palette of materials and colours, which provides for visual interest on the facades. The sixth floor is partially recessed in various places, which has the effect of reducing the overall massing.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dusty red), hardie-panel siding (grey and white), hardie-shake (blue), and frosted glass balconies with black aluminum frames.

Indoor Amenity

- The Zoning By-law requires that a total of 1,233 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 928 square metres of total indoor amenity is less than the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption.

- Each building has a ground floor exercise room and a large ground floor lounge area with kitchen facilities, with each building providing the following: Building 1 – 266 square metres; Building 2 – 292 square metres ; Building 3 – 219 square metres ; and Building 4 – 151 square metres. The fifth floor of Building 1 also has a sunroom in the southwest corner of the building, to maximize solar exposure. The indoor amenity spaces are centrally located within the buildings and are also adjacent to outdoor amenity areas.

Outdoor Amenity

- The applicant is proposing to provide a 2,716 square metre outdoor amenity space which substantially exceeds the requirements in the Zoning By-law. The applicant is retaining approximately 35 trees in this large outdoor area, which will provide the space with a natural forested environment. Active uses in the outdoor amenity area include children's play areas, outdoor seating areas and community garden plots. Pedestrian walkways are proposed throughout the site, linking the various active parts of the outdoor amenity area, and also connecting with the proposed pathway in the riparian dedication area.

Signage

- The applicant is proposing to have 2 signs identifying the project name, one on the westerly portion of the site and one on the easterly portion of the site. The signs consist of an etched metal plate within a stone-faced sign wall and are proposed to be 1.2 metres in height.

Landscaping

- The landscaping includes a mix of retained trees and new trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Two pedestrian plazas are proposed at the intersection of King George Boulevard and 146A Street. The plaza contains decorative paving, seating areas and a low decorative wall.
- Seating and children's play areas are placed around the site and are linked by a pathway system. These paths facilitate pedestrian movement around the site and to the adjacent pathway proposed in the riparian area.
- Decorative paving is proposed at the site entrances. No fences are proposed along the street frontages as the applicant is using landscaping to demarcate private space from the public realm. A 1.1-metre high wood fence is proposed along the riparian property line, and a 1.8 metre high wood fence is proposed north of Building 4 along the shared property with the apartment project to the north.

TREES

- Noah Talbot, ISA Certified Arborist of McElhanney Consulting Services Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Lombardy Poplar	2	2	0
Bigleaf Maple	10	8	2
Bitter Cherry	3	1	2
English Oak	4	0	4
Coniferous Trees			
Douglas-fir	86	60	26
Western Redcedar	45	36	9
Threadleaf Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	151	107	44
Additional Estimated Trees in the proposed Riparian Area	111	8*	103*
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		202	
Total Retained and Replacement Trees		246	
Contribution to the Green City Program		\$4,800	

*Parks Recreation and Culture Department will make the final determination, but the applicant has identified 8 trees likely needing removal for risk mitigation.

- The Arborist Assessment states that there is a total of 151 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 44 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 111 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 214 replacement trees on the site. Since only 202 replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law
- The new trees on the site will consist of a variety of trees including maples, katsura, cedar, pine and dogwood.
- In summary, a total of 246 trees are proposed to be retained or replaced on the site with a contribution of \$4,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

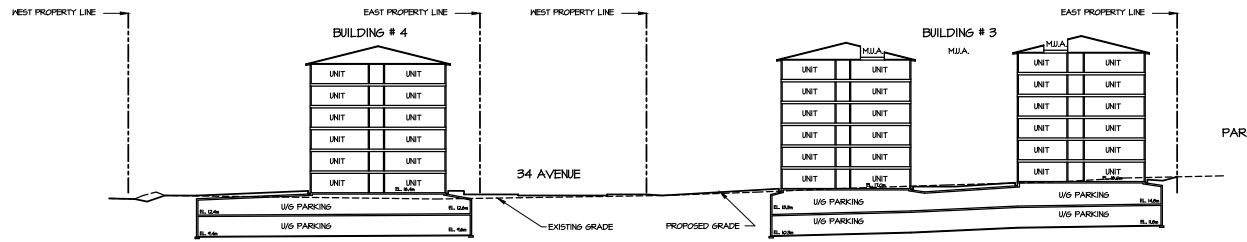
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	ADP Comments and Response

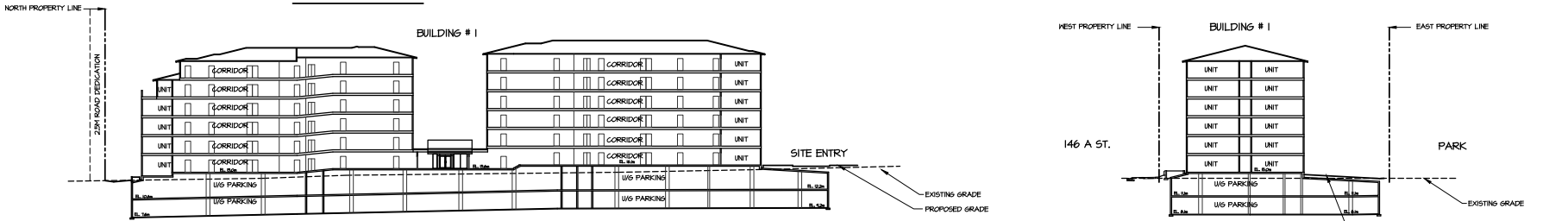
approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

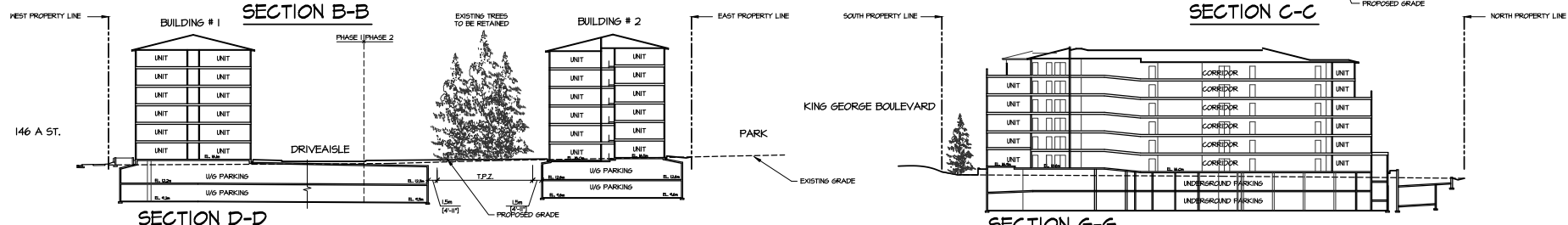


SECTION A-A



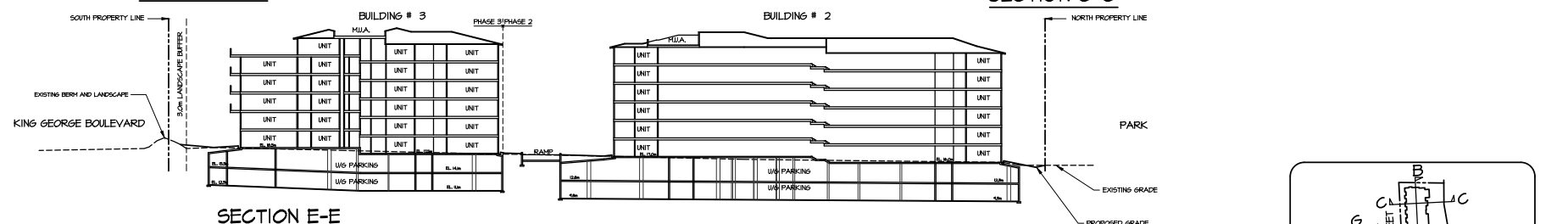
SECTION B-B

SECTION C-C

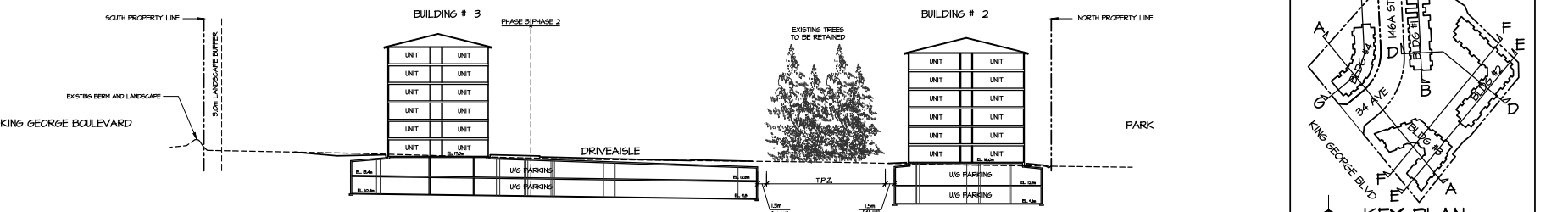


SECTION D-D

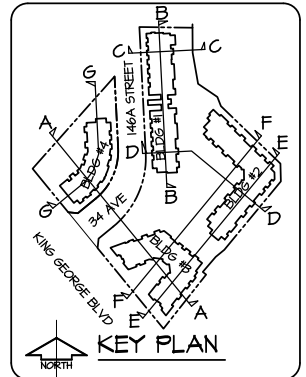
SECTION G-G



SECTION E-E



SECTION F-F



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ISSUED FOR	BY	DATE	ISSUE

DESIGN : Zeniterra Timberland Ltd.
 M.D. :
 DRAWN :
 DATE : 04.30.20
 SCALE : 1" = 30'-0"

CLIENT : Zeniterra Timberland Ltd.
 PROJECT : PROPOSED APARTMENT
 3418/14 KING GEORGE BLVD & 3482 146A ST.
 SHEET CONTENTS :
 SITE SECTIONS

barnett dembek
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnetttext.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16060	AC-L-4









SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"

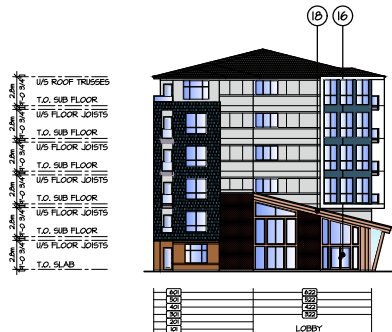
NORTHWEST ELEVATION
SCALE: 1" = 20'-0"

SCHEDULE OF FINISHES

- 1 VARIEGATED/LAMINATED ARCHITECTURAL ASPHALT SHINGLES
- 2 RED CHARCOAL GREY
- 3 2X6 FASCIA ON ALUMINUM GUTTER
HARDI 'AGED PEPPER'
- 4 METAL WOOD FINISH SOFFIT
LONGBOARD WESTERN CEDAR
- 5 HARDI SHAKE SIDING
HARDI EVENING BLUE
- 6 HARDI PANEL SIDING
HARDI - 'ARCTIC WHITE' & 'PEARL GREY'
- 7 2X6 HORIZONTAL HARDI TRIM
HARDI 'PEARL GRAY'
- 8 HARDI PANEL GLAD GOLLUM
HARDI 'PEARL GRAY'
- 9 MISSION FINISH BRICK VENEER
METAL MATERIALS 'INCA'
- 10 CONCRETE SILL AND COPING
- 11 ARCHITECTURAL CONCRETE RETAINING WALL
- 12 VINYL FRAMED WINDOWS
WHITE & CHARCOAL
- 13 FROSTED GLASS RAILING IN POWDERCOAT ALUMINUM FRAME
BLACK
- 14 THROUGH WALL FLASHING
TO MATCH SIDING
- 15 HEAVY TIMBER POST & BEAM ENTRY CANOPY WITH OPEN WOOD JOIST
CHARCOAL GREY
- 16 OPEN WOOD JOIST SUPPORT IV STANDING SEAM METAL GLAD ROOF
CHARCOAL GREY
- 17 METAL GLAD GLAZED DOORS
DARK BRONZE ANODIZED ALUMINUM
- 18 ROOFTOP HELL FOR MUA UNIT
- 19 CEDAR SOFFIT



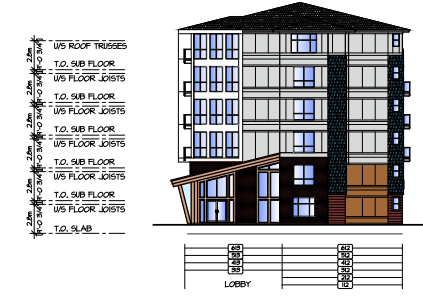
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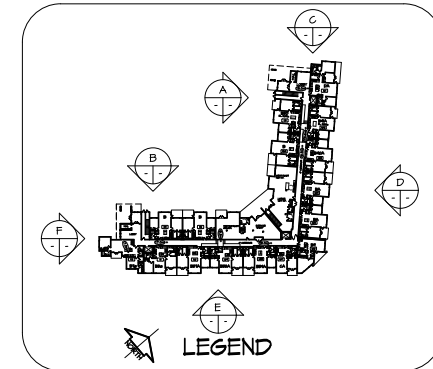
NORTHWEST ELEVATION
SCALE: 1" = 20'-0"



SOUTHEAST ELEVATION
SCALE: 1" = 20'-0"



SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"



NOTE:
ALL EXPOSED FASTENERS ARE TO BE
PAINTED AND FINISHED TO MATCH
COLOUR AND FINISH OF ADJACENT
MATERIALS

PHASE 2
BUILDING # 2

ISSUED FOR	BY	DATE	ISSUE

04-1-PL20-2.dwg

DESIGN: M.D.
DRAWN: M.D.
DATE: 04.10.20
SCALE: 1" = 20'-0"

CLIENT: Zenterra Timberland Ltd.
PROJECT: PROPOSED APARTMENT
3410/14 KING GEORGE BLVD & 5402 146A ST.
SHEET CONTENTS:
ELEVATIONS
BUILDING #2

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO. 16060
SHEET NO. AC-4.2
PROJECT NO. 16060
REV. NO.



EAST ELEVATION
SCALE: 1" = 20'-0" (34 AVENUE & 146A STREET)

ACOUSTIC NOTE:
PROVIDE MINIMUM QTG 27 TO ALL BEDROOM WINDOWS FACING KING GEORGE BLVD. WITH 5-11-3 HERMETICALLY SEALED, DOUBLE GLAZED WINDOWS OF 1 PANE 5MM GLASS AND 1 PANE 3MM GLASS SEPARATED BY AN 11MM AIR SPACE

ISSUE FOR	ISSUE	DATE	BY	CHKD	APP



SOUTH ELEVATION
SCALE: 1" = 20'-0" (KING GEORGE BOULEVARD)

SCHEDULE OF FINISHES

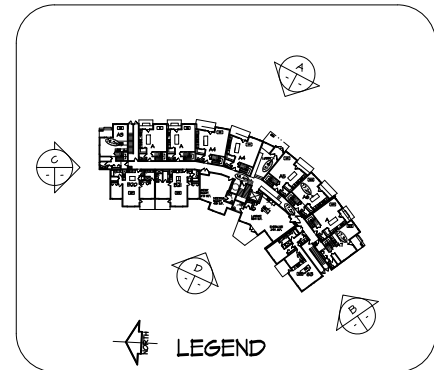
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100 CHARCOAL GREY
- 2 2X6 FASCIA, C/JN ALUMINUM GUTTER
HARDI 'AGED' PENTER
- 3 METAL WOOD FINISH SOFFIT
LONGBOARD WESTERN CEDAR
- 4 HARDI SHAKE SIDING
HARDI 'EVENING BLUE'
- 5 HARDI PANEL SIDING
HARDI 'ARCTIC WHITE' & 'PEARL GRAY'
- 6 2X6 HORIZONTAL HARDI TRIM
HARDI 'PEARL GRAY'
- 7 HARDI PANEL GLAD COLUMN
HARDI 'PEARL GRAY'
- 8 MISSION FINISH BRICK VENEER
MUTUAL MATERIALS 'INCA'
- 9 CONCRETE SILL AND COPING
- 10 ARCHITECTURAL CONCRETE RETAINING WALL
- 11 VINYL FRAMED WINDOWS
WHITE & CHARCOAL
- 12 FROSTED GLASS RAILING IN POWDERCOAT ALUMINUM FRAME
BLACK
- 13 THROUGH WALL FLASHING
TO MATCH SIDING
- 14 HEAVY TIMBER POST & BEAM ENTRY CANOPY WITH OPEN WOOD JOIST
- 15 OPEN WOOD JOIST SUPPORT IV/ STANDING SEAM METAL GLAD ROOF
CHARCOAL GREY
- 16 METAL GLAD GLAZED DOORS
DARK BRONZE ANODIZED ALUMINUM
- 17 ROOFTOP WELL FOR MUA UNIT
- 18 CEDAR SOFFIT



NORTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 20'-0"



NOTE:
ALL EXPOSED FASTENERS ARE TO BE PAINTED AND FINISHED TO MATCH COLOUR AND FINISH OF ADJACENT MATERIALS

PHASE 4
BUILDING # 4

040-1-PL30-4.dwg

DESIGN: M.D.	DRAWN: M.D.	DATE: 04.30.20	SCALE: 1" = 20'-0"
CLIENT: Zenterra Timberland Ltd.		PROJECT: PROPOSED APARTMENT 3418/174 KING GEORGE BLVD & 146A ST.	
SHEET CONTENTS: ELEVATIONS		BUILDING #4	

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett.dembek.com

CLIENT NO. 16060	SHEET NO. AC-4.4
PROJECT NO.	REV. NO.

SCALE:

TREES PROTECTED BY SPECIES

- ARBUTUS
- GARRY OAK
- PACIFIC DOGWOOD
- PACIFIC YEW
- WESTERN WHITE PINE
- COAST REDWOOD
- DAWN REDWOOD
- GIANT SEQUOIA
- GRINGO
- MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

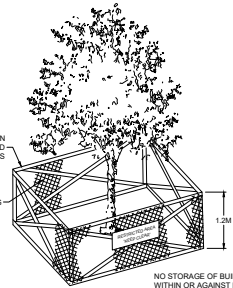
TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETRE in cm. @ 65cm	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH. (DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).

SOLID 2x4 CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS

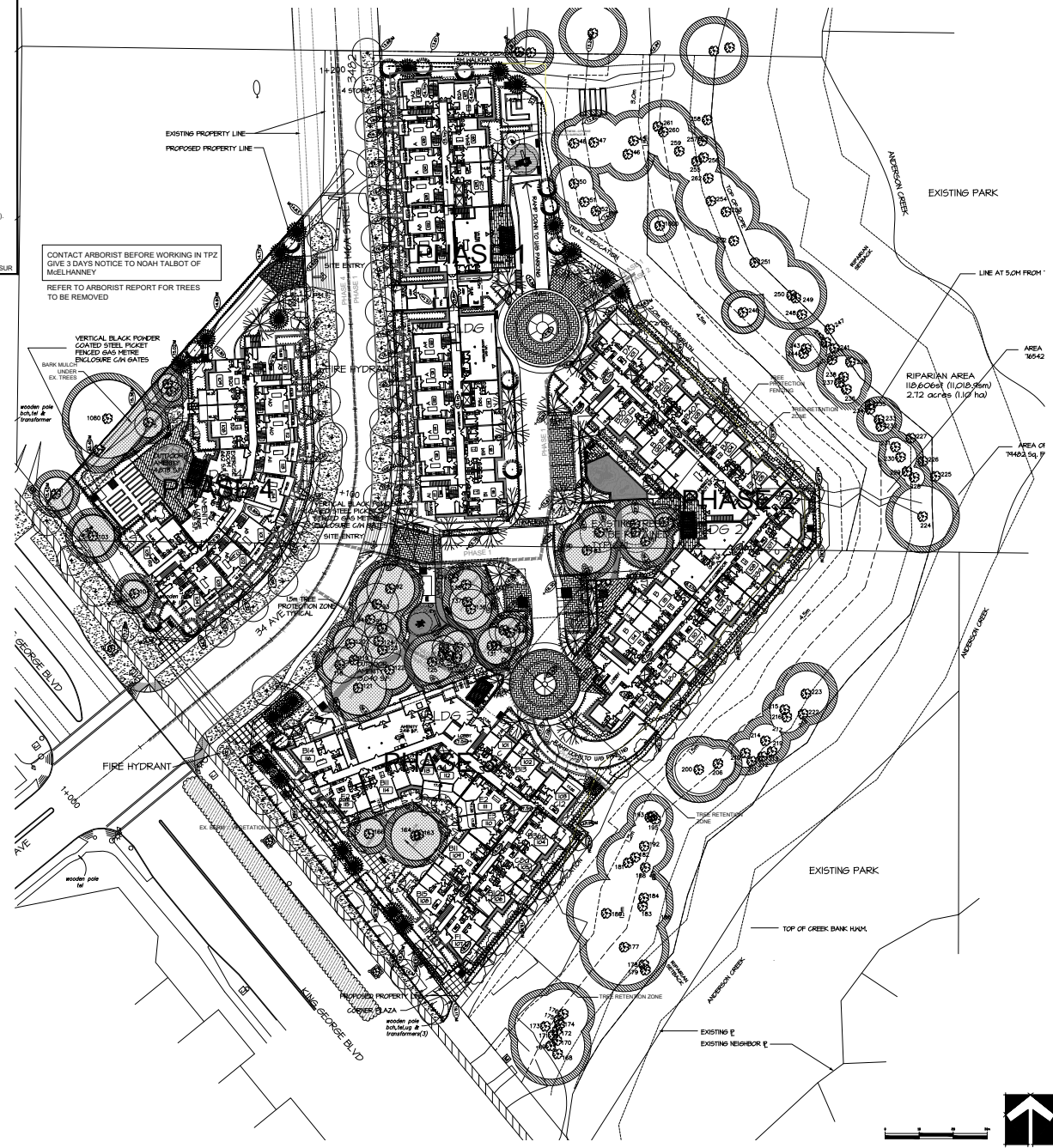
PLASTIC MESH SCREENING



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

TREEPRO.SLR

1 TREE PROTECTION BARRIER
N.T.S.



CONTACT ARBORIST BEFORE WORKING IN TPZ GIVE 3 DAYS NOTICE TO NOAH TALBOT OF M&L HANNEY
REFER TO ARBORIST REPORT FOR TREES TO BE REMOVED

VERTICAL BLACK POWDER COATED STEEL PICKET FENCED 640 METRE ENCLOSURE WITH GATES

BARK MULCH UNDER EX. TREES

WOODEN POLE WITH W & TRANSFORMER

1000

1140

1140

1140

1140

1140

1140

1140

1140

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1140

1140

1140

1140

1140

1140

1140

1140

NO.	DATE	REVISION DESCRIPTION	DR.
1	2023.11	NEW SITE PLAN CORROBORATION DETAILS	MM
2	2023.08	NEW SITE PLAN AND TREE PROTECTION BARRIER	MM
3	2023.03	NEW SITE PLAN AND TREE PROTECTION BARRIER	MM
4	2023.01	NEW BUILDING PLAN	MM
5	2022.07	NEW SITE PLAN CORROBORATION	MM
6	2022.03	NEW SITE PLAN AND TREE PROTECTION BARRIER	MM
7	2021.08	NEW SITE PLAN AND TREE PROTECTION BARRIER	MM
8	2021.03	NEW SITE PLAN	MM
9	2020.12	NEW SITE PLAN	MM
10	2020.09	NEW SITE PLAN	MM

PROJECT:
**TIMBERLAND
PROPOSED APARTMENT
BUILDING DEVELOPMENT**
3418/74 KING GEORGE BLVD
& 3482 346A ST.
SURREY, BC
SURREY # 15-0322

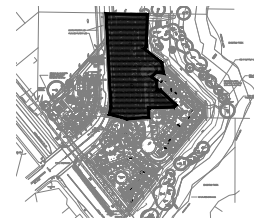
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KEY PLAN**

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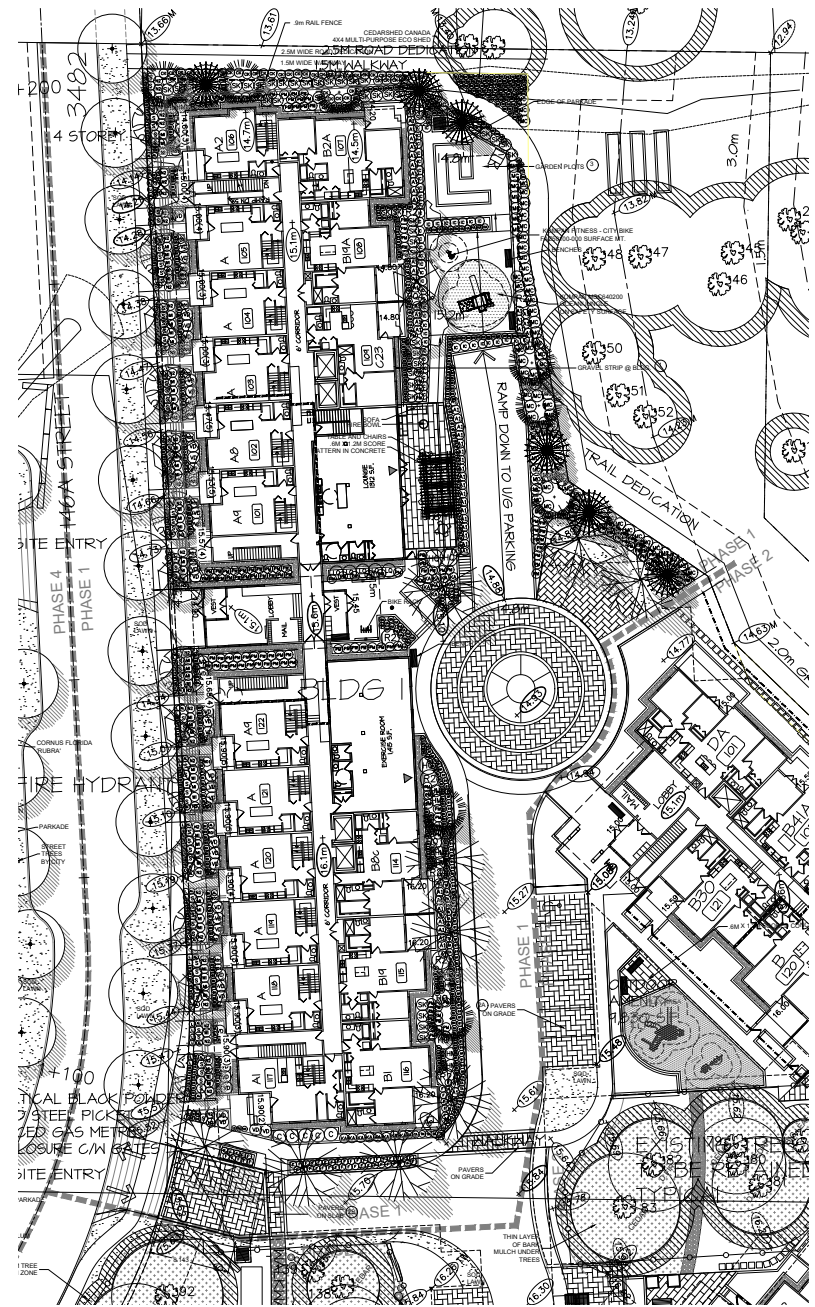
DRAWING NUMBER:
L1

PMG PROJECT NUMBER: 17-056





SCALE:



PLANT SCHEDULE		PHASE 1	PMG PROJECT NUMBER: 17-055
REF	SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS
2	(Symbol)	ACER GRISEBII	40CM CAL. 1.8M STD B-B
3	(Symbol)	ACER RUBRUM 'KARPIK'	80CM CAL. 2M STD B-B
4	(Symbol)	CESTRUM DECCORA	2.5M HT. B-B
5	(Symbol)	CESTRUM JAPONICUM	80CM CAL. 1.8M STD B-B
6	(Symbol)	CORNUS FLORIDA 'RUBRA'	80CM CAL. B-B
7	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
8	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
9	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
10	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
11	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
12	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
13	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
14	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
15	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
16	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
17	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
18	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
19	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
20	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
21	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
22	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
23	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
24	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
25	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
26	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
27	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
28	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
29	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
30	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
31	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
32	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
33	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
34	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
35	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
36	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
37	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
38	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
39	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
40	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
41	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
42	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
43	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
44	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
45	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
46	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
47	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
48	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
49	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
50	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
51	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
52	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
53	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
54	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
55	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
56	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
57	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
58	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
59	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
60	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
61	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
62	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
63	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
64	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
65	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
66	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
67	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
68	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
69	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
70	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
71	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
72	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
73	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
74	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
75	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
76	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
77	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
78	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
79	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
80	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
81	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
82	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
83	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
84	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
85	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
86	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
87	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
88	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
89	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
90	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
91	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
92	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
93	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
94	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
95	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
96	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
97	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
98	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
99	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B
100	(Symbol)	PRINUS FLEXILIS 'VANDERWOLFF'S PRINACE'	2.5M HT. B-B

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

PROJECT: **TIMBERLAND PROPOSED APARTMENT BUILDING DEVELOPMENT**
3418/74 KING GEORGE BLVD & 3482 146A ST.
SURREY, BC
SURREY # 15-0322

DRAWING TITLE: **PH. 1 - LANDSCAPE PLAN**

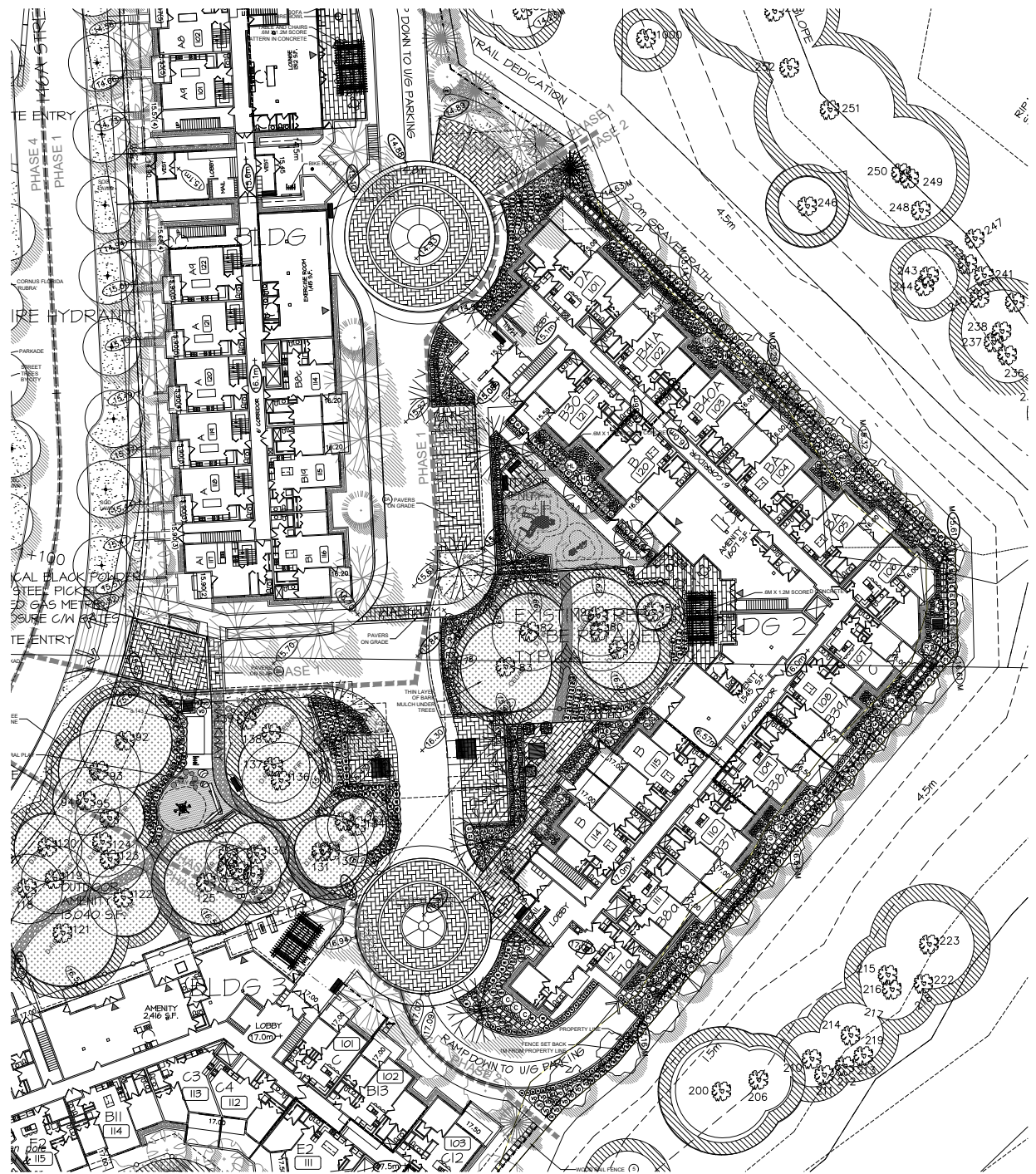
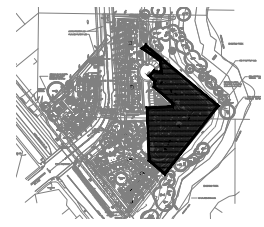
DATE: 17.JUNE.07
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHKD: PCM

17.055-9.23

PMG PROJECT NUMBER: 17-055

OF 14

SCALE:



NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

PLANT SCHEDULE		PHASE 2	PMG PROJECT NUMBER: 15-0322
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
14	ACER GRIBESUM	PAPERBARK MAPLE	10CM CAL. 1.8M STD. B: B
12	ACER RUBRUM 'KARPOK'	COLUMBIAN KANPICK MAPLE	10CM CAL. 2M STD. B: B
11	CERUS GIGEOCA	HIMALAYAN CEDAR	2.0M HT. B: B
4	CERCIDIPHYLLUM JAPONICUM	KATLURA TREE	10CM CAL. 1.8M STD. B: B
1	CORNUS FLORIDA 'NURS'	PINK FLOWERING DOGWOOD	10CM CAL. B: B
35	ADALEA JAPONICA 'WIND CRIMSON'	ADALEA SINGLE DEEP CRIMSON	40 POT 25CM
36	BUNUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOK	40 POT 25CM
3	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	40 POT 25CM
2	CORNUS SERICEA 'VELVET'	SHAWF. REDDER DOGWOOD	40 POT 25CM
9	HEBESUS SYRIACUS 'DEBAU BLUE'	BLUE ROSE OF SHARON	40 POT 25CM
1	HYDRANGEA PANICULATA 'LIMEBLOSS'	LIMEBLOSS HYDRANGEA - LIMEGREEN-PINK	40 POT 25CM
5	HYDRANGEA QUERCIFOLIA	ORANGE-LEAF HYDRANGEA	40 POT 25CM
7	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN-HYDRANGEA - LANCEOLATE BLUE	40 POT 25CM
37	ALEX CRENATA 'GREEN THUMB'	HOLLY COMPACT	40 POT 25CM
77	KALMIA LATIFOLIA 'SEF'	SHAWF. MOUNTAIN LAUREL	40 POT 25CM
77	KERRIA JAPONICA 'PLENIFLORA'	JAPANESE KERRIA	40 POT 25CM
46	MANDINA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	40 POT 25CM
62	PIRENE JAPONICA 'FOREST FLAME'	PIRENE	40 POT 25CM
8	RHOODODENDRON 'ANAH KIRUSHOKE'	RHOODODENDRON BLUE	40 POT 25CM
27	ROSA MELAND 'PERCH'	MELAND ROSE CORAL PINK	40 POT 25CM
50	SKIMMIA JAPONICA (10' MALE)	JAPANESE SKIMMIA	40 POT 25CM
102	TAXUS MEDIA 'NORFOLK'	HONEY YEW	10M HT. B: B
49	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	40 POT 25CM
2	VIBURNUM P.1 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	40 POT 25CM
36	CAREX C. 'THE BEATLES'	THE BEATLES SPRING SEDGE	40 POT
142	HAMONOCOLA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	40 POT
90	HELICTOTRICHON TEMPOPRIVENS	BLUE DAT GRASS	40 POT
21	MISCANTHUS SINENSIS 'YAKU JAMA'	YAKU JAMA JAW BEVER GRASS	40 POT
6	MOLINIA CAERULEA	PURPLE MOON GRASS	40 POT
4	Pennisetum orientale	ORIENTAL FOUNTAIN GRASS	40 POT
34	HELLEBORUS 'HYBRIDUS'	LENTEN ROSE	15CM POT
115	HOSTA 'BLUE HEAVEN'	HOSTA-LARGE-BLUE	40 POT 1 EYE
61	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
82	ARCTOSTAPHYLOS UVA-URS 'VANCOUVER JADE'	KONIKONIK	40 POT 25CM
12	CYRTODIUM FORTINENS	FORTINENS GOLD HARDY HOLLY FERN	40 POT 25CM
282	GAILTHERIA SHALON	BALAL	40 POT 25CM
30	LONGICOLA PULSATIA	PIRENE HONEY-SUCKLE	40 POT 25CM
289	POLYSTICHUM MANTUM	WESTERN SWORD FERN	40 POT 25CM
36	WALSTERTIA TENAZATA	BARREN STRAWBERRY	40 POT 25CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED ARE APPLICABLE TO THE PLANT AND SUBSTRATE AND ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND VERIFY MAKE AND MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST BEET OF SIGNED BY LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 'BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM.

NO.	DATE	REVISION DESCRIPTION	DR.
1	2025.11	NEW SITE PLAN CORRECTIONS (DETAILS)	MM
2	2025.08	NEW SITE PLAN CORRECTIONS (DETAILS)	MM
3	2025.03	NEW SITE PLAN CORRECTIONS	MM
4	2025.01	NEW BUILDING 2	MM
5	2024.12	NEW SITE PLAN CORRECTIONS	MM
7	2024.08	NEW SITE PLAN CORRECTIONS	MM
8	2024.07	NEW SITE PLAN	MM
9	2024.02	NEW SITE PLAN	MM

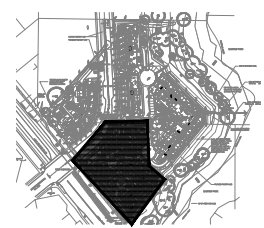
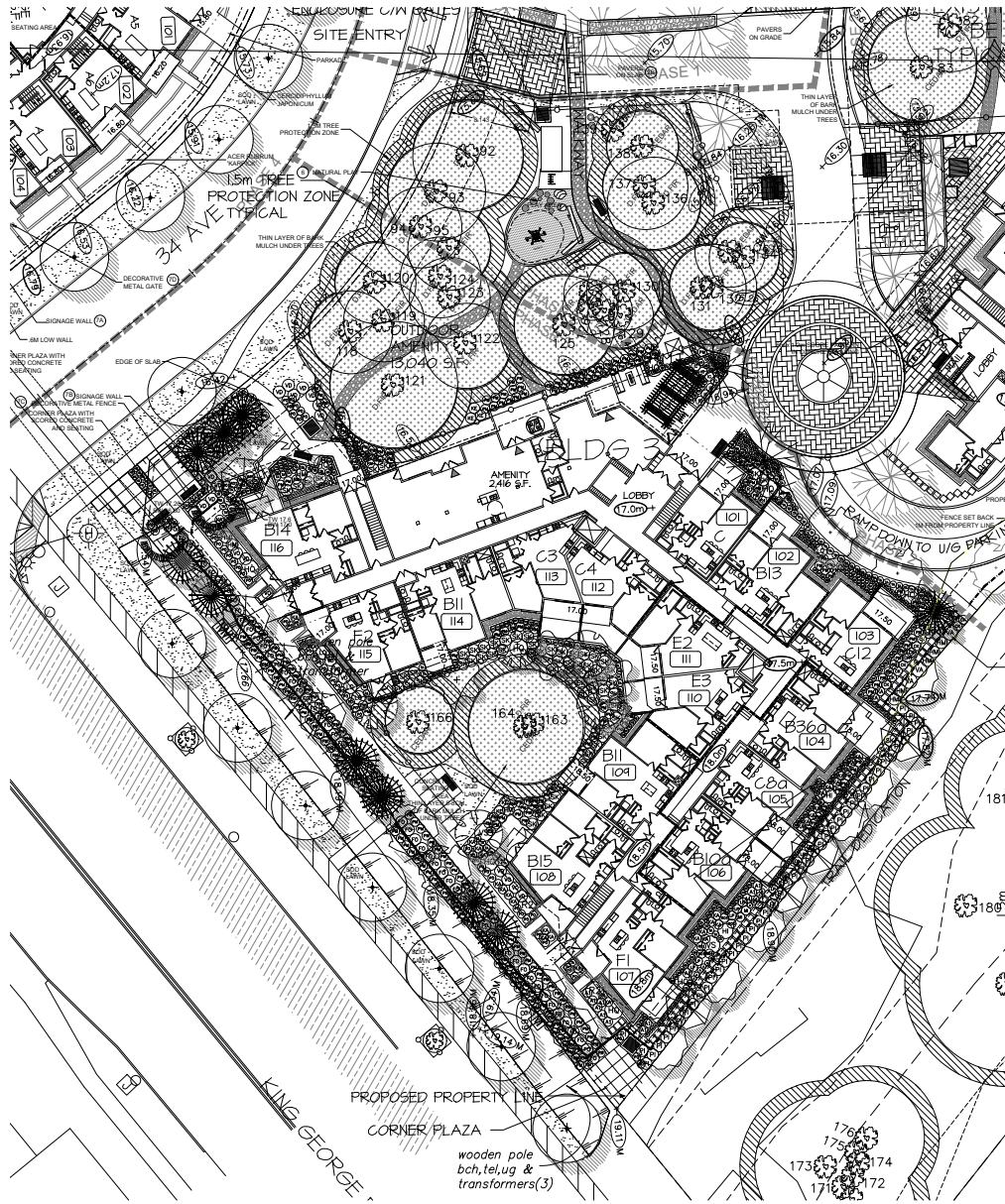
PROJECT:
**TIMBERLAND
PROPOSED APARTMENT
BUILDING DEVELOPMENT**
3418/74 KING GEORGE BLVD
& 3422 146A ST.
SURREY, BC
SURREY # 15-0322

DRAWING TITLE:
**PH. 2 - LANDSCAPE
PLAN**

DATE: 17.JUNE.07 DRAWING NUMBER:
SCALE: 1:300
DRAWN: MM
DESIGN: MM
CHKD: PCM
OF 14

PMG PROJECT NUMBER: 17-056





SCALE:

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM

PLANT SCHEDULE		PHASE 3	PMG PROJECT NUMBER: 17-086	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
11		ACER GRIBELUM	PAPERBARK MAPLE	6CM CAL - 1.8M STD. B-B
9		ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	3.8M HT. B-B 1/2 SPLITLIGHT FORM
10		ACER RUBRUM 'VARIEG'	COLUMBIAN HARPARD MAPLE	6CM CAL - 2M STD. B-B
10		CELRUS DECORATA	HIMALAYAN CEDAR	2.8M HT. B-B
8		CERCOPHYLLUM JAPONICUM	KATSURU TREE	6CM CAL - 1.8M STD. B-B
5		CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	6CM CAL. B-B
2		PAULS FLEXILIS 'VAN DERWOLFF'S PYRAMID'	VAN DERWOLFF'S PYRAMIDAL LINER PINE	2.3M HT. B-B
12		ADALEA JAPONICA 'MIND ORBSON'	ADALEA SINGLE DEEP ORBSON	#2 POT 20CM
14		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT 20CM
58		FOTHERGILLA MAJOR 'MOUNT ARRY'	MOUNT ARRY FOTHERGILLA	#3 POT 80CM
2		HERBIS SPINOSUS 'VIRGAL BLUE'	BLUE ROSE OF SHARON	#3 POT 80CM
4		HYDRANGEA FANICULATA 'QUICK FIRE'	QUICK FIRE HYDRANGEA	#3 POT 80CM
10		HYDRANGEA QUERCIFOLIA	QUICK FIRE HYDRANGEA	#3 POT 80CM
10		HYDRANGEA SEROTINA 'BLUEBIRD'	MOUNTAIN HYDRANGEA LACECAP BLUE	#3 POT 40CM
7		ILEX ORNATA 'GREEN THRASH'	HOLLY CONTRACT	#2 POT 50CM
39		KALMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT 30CM
6		KERIRA JAPONICA 'PLEURISMA'	JAPANESE SERIAL	#2 POT 50CM
11		NANDINA DOMESTICA 'FIRE POWER'	DWARF HEAVENLY BAMBOO	#2 POT 20CM
46		PERIS JAPONICA 'FOREST FLAME'	PERIS	#3 POT 50CM
2		RHOODODENDRON 'ANNI KRUSHKOFF'	RHOODODENDRON BLUE	#3 POT 80CM
1		RHOODODENDRON 'P.J.M.'	RHOODODENDRON LIGHT PURPLE-E. MAY	#3 POT 80CM
25		ROSA 'MEDLAND 'TENDY'	MEDLAND ROSE COOL-PAK	#2 POT 40CM
71		SKIMMIA JAPONICA '10' MALE'	JAPANESE SKIMMIA	#2 POT 30CM
110		TAUSIA 'MEDIA 'NODUS'	HICK'S VIEW	1.5M HT. B-B
10		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT 60CM
3		VIBURNUM DAVIDS 'VIBURNUM'	DAVID'S VIBURNUM	#2 POT 30CM
21		VIBURNUM DAVIDS	DAVID'S VIBURNUM	#2 POT 30CM
3		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT 30CM
156		CAREX C. 'THE BEATLES'	THE BEATLES SPRING SEDGE	#1 POT
12		HANDICHOUSA MANA 'KURELOLA'	GOLOS JAPANESE FOREST GRASS	#1 POT
12		HELICTOTRICHON 'SEMPOURPHENS'	BLUE CAT GRASS	#2 POT
46		MAGNOLIA 'SHINERS 'YAOI JIN'	YAOI JIN MAP. BEL-VER GRASS	#1 POT
15		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
25		HELLEBORUS 'HYBRIDUS'	LENTEN ROSE	15CM POT
23		HOSTA 'BLUE HEAVEN'	HOSTA LARGE BLUE	#1 POT - 1 EYE
14		HOSTA 'TORCHLIGHT'	HOSTA GREEN AND WHITE VARIEGATED	#1 POT - 1 EYE
18		LAVALDIA 'ANGUSTIFOLIA 'MIDCOTE BLUE'	ENGLISH LAVENDER: COMPACT DEEP PURPLE	15CM POT #1 POT
11		ARCTOSTAPHYLOS 'VIA LAUREI 'VANCOUVER JADE'	KINKINIKICK	#1 POT 20CM
19		BLECHNEM 'SPICAT'	DEER FERN	#1 POT 50CM 4E POT
30		CHRYSOMUM 'FORTUNE'	FORTUNE'S GOLD HARDY HOLLY FERN	#1 POT 20CM
11		SALIX 'HERM SHADOW'	SALIX	#1 POT 20CM
10		LONGISRA 'PULSATA'	PRIVET HONEYBUCKLE	#1 POT 20CM
10		POLYSTICHUM 'MANTUM'	WESTERN SWING FERN	#1 POT 20CM

NOTES: PLANT SIZES IN THIS SCHEDULE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ALL PER ONLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT REQUIREMENTS. SPECIAL ORDER PLANT MATERIAL AVAILABLE FROM LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF DURABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM

NO.	DATE	REVISION DESCRIPTION	DR.
1	2023.11	NEW SITE PLAN CORROBORATION SHEET	MM
2	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
3	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
4	2023.08	NEW BUILDING 2	MM
5	2023.07	NEW SITE PLAN CORROBORATION SHEET	MM
6	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
7	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
8	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
9	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM
10	2023.08	NEW SITE PLAN (NO. 10) CORROBORATION SHEET	MM

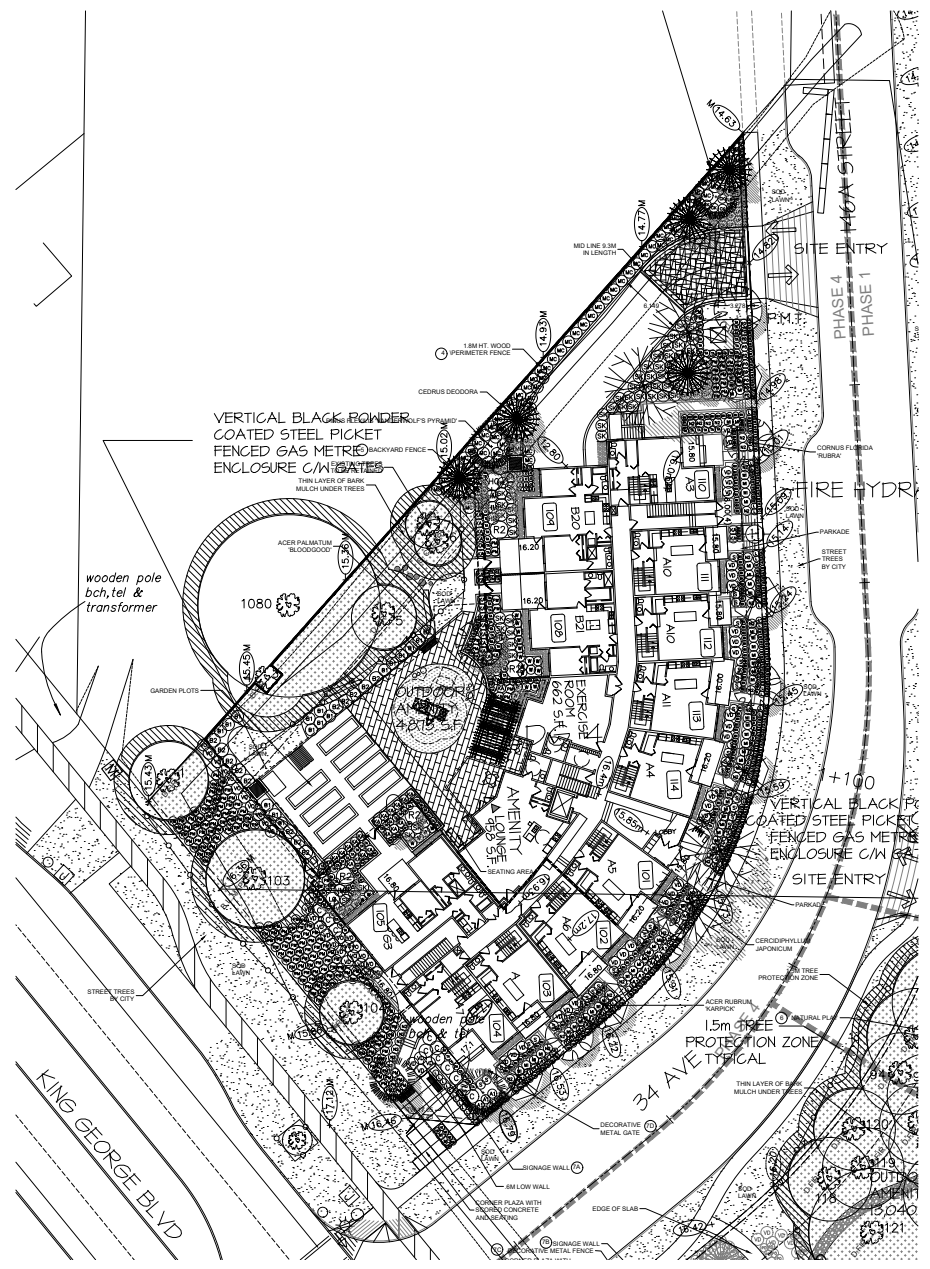
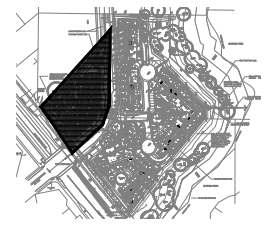
PROJECT:
TIMBERLAND
PROPOSED APARTMENT
BUILDING DEVELOPMENT
3418/74 KING GEORGE BLVD
& 3452 146A ST.
 SURREY, BC
 SURREY # 15-0322

DRAWING TITLE:
PH. 3 - LANDSCAPE
PLAN

DATE: 17.06.07 DRAWING NUMBER:
 SCALE: 1:300
 DRAWN: MM L6
 CHECK: PCM OF 14
 PMG PROJECT NUMBER: 17-055-3-22



SEAL:



NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM

PLANT SCHEDULE		PHASE 4	PMG PROJECT NUMBER: 17-086
NO.	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE / REMARKS
3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	1.8M HT. B: B: UPRIGHT FORM
5	ACER RUBRUM 'KARPOK'	COLLONNAR KARPICK MAPLE	6CM CAL. 2M STD. B: B
6	CEDRUS DEODORA	EMULVARY CEDAR	2.8M HT. B: B
4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL. 1.8M STD. B: B
7	CORNUS FLORIDA 'RUBRA'	PINK FLORENSIA DOGWOOD	6CM CAL. B: B
4	FRAXUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT. B: B
24	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	40 POT 25CM
114	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	40 POT 40CM
12	GEANDRONS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	40 POT 50CM
9	CORNUS SERICEA 'KELSEY FIRE'	DWARF KELSEY DOGWOOD	40 POT 50CM
1	HYDRANGEA PANICULATA 'QUIX' FIRE'	QUIX FIRE HYDRANGEA	40 POT 50CM
1	HYDRANGEA QUERCIFOLIA	DOG LEAF HYDRANGEA	40 POT 50CM
5	HYDRANGEA SERATA 'BLESSED'	MOUNTAIN HYDRANGEA LACECAP BLUE	40 POT 40CM
49	MALVA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	40 POT 30CM
1	NERPA JAPONICA 'FLEMING'S'	JAPANESE KERNA	40 POT 30CM
87	MAHONIA ACUTIFOLIA 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	40 POT 40CM
30	NANDINA DOMESTICA 'FIRE POWER'	DWARF HEAVENLY BAMBOO	40 POT 20CM
4	PHODODENDRON 'NAH HUNG KONG'	PHODODENDRON BLUE	40 POT 50CM
85	SHIBUBA JAPONICA (TO: MALE)	JAPANESE SHIBUBA	40 POT 30CM
37	SPRINGIA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEAL PINK	40 POT 40CM
117	TARULUS X MEDIA 'HICKS VIEW'	HICKS VIEW	1.8M HT. B: B
14	VACCINIUM 'BLESSED'	BLUE GLOP BERRIBERRY	40 POT 80CM
16	VACCINIUM 'CHANDLER'	CHANDLER BERRIBERRY	40 POT 80CM
21	VACCINIUM 'DWARF'	EVERGREEN HUCKLEBERRY	40 POT 80CM
41	VIRIBUNDE 'DAVID'	DAVID'S VEURBUNDE	40 POT 30CM
34	HIKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	40 POT
208	HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	40 POT
60	MEGACRANTHUS BRENDS 'YAKU JAMA'	YAKU JAMA JAP. SILVER GRASS	40 POT
10	PANSETIUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	40 POT
21	HEMEROCALLIS 'STRAWBERRY CANDY'	DAYLILY	40 POT 1-2 FAN
3	HOSTA 'BLUE HEAVEN'	HOSTA LARGE BLUE	40 POT 1 EYE
5	HOSTA 'TORNADO LIGHT'	HOSTA GREEN AND WHITE VARIEGATED	40 POT 1 EYE
40	LOVENDULA ANGIUSTIFOLIA 'HICOTE BLUE'	ENGLISH LAVENDER COMPACT DEEP PURPLE	15CM POT #1 POT
4	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	WINNAPINOCK	40 POT 20CM
12	ASARUM CAUDICUM	WESTERN WILD GINGER	40 POT 100CM
6	CYRTOMIUM FORTUNEI	FORTUNE'S GOLD HANDY HOLLY FERN	40 POT 25CM
13	CONIOLA 'PLEATA'	PRINCE THONEYBUCKLE	40 POT 25CM
184	POLYSTICHUM MUNITUM	WESTERN BIRD FERN	40 POT 25CM
27	VALDSTERNA TORINATA	BARBEN STRAWBERRY	40 POT 25CM

NOTE: ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. SEARCH AND VERIFY PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO BE ADEQUATE FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
1	2023-11	NEW SITE PLAN, COORDINATION, DETAILS	MM
2	2023-08	NEW SITE PLAN, NEW CITY COMMENTS	MM
3	2023-08	NEW SITE PLAN, NEW COMMENTS	MM
4	2023-08	NEW BUILDING	MM
5	2023-07	NEW SITE PLAN, COMMENTS	MM
7	18 NOV 23	NEW SITE PLAN, NEW COMMENTS	MM
8	18 NOV 23	NEW SITE PLAN	MM
9	18 NOV 23	NEW SITE PLAN	MM

CLIENT:

PROJECT:
**TIMBERLAND
PROPOSED APARTMENT
BUILDING DEVELOPMENT
3418/74 KING GEORGE BLVD
& 3482 346A ST.
SURREY, BC
SURREY # 15-0322**

DRAWING TITLE:
**PH. 4 - LANDSCAPE
PLAN**

DATE: 17-JUNE-07
SCALE: 1:300
DRAWN: MM
DESIGN: MM
CHKD: PCM

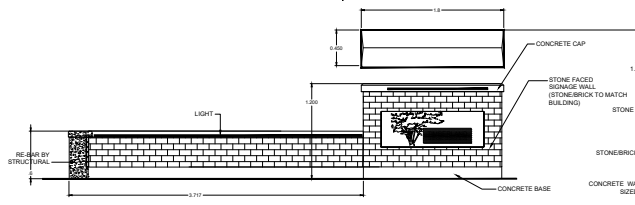
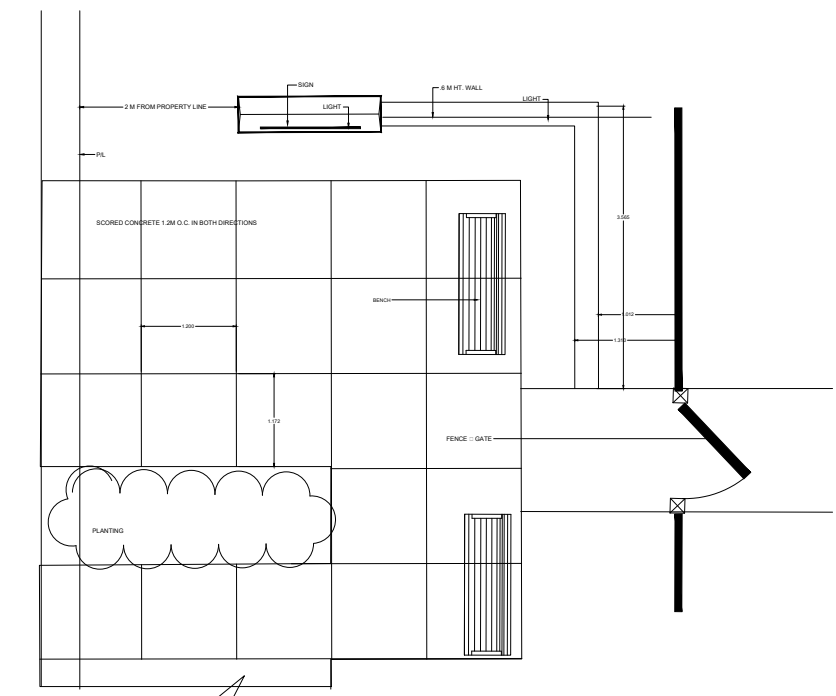
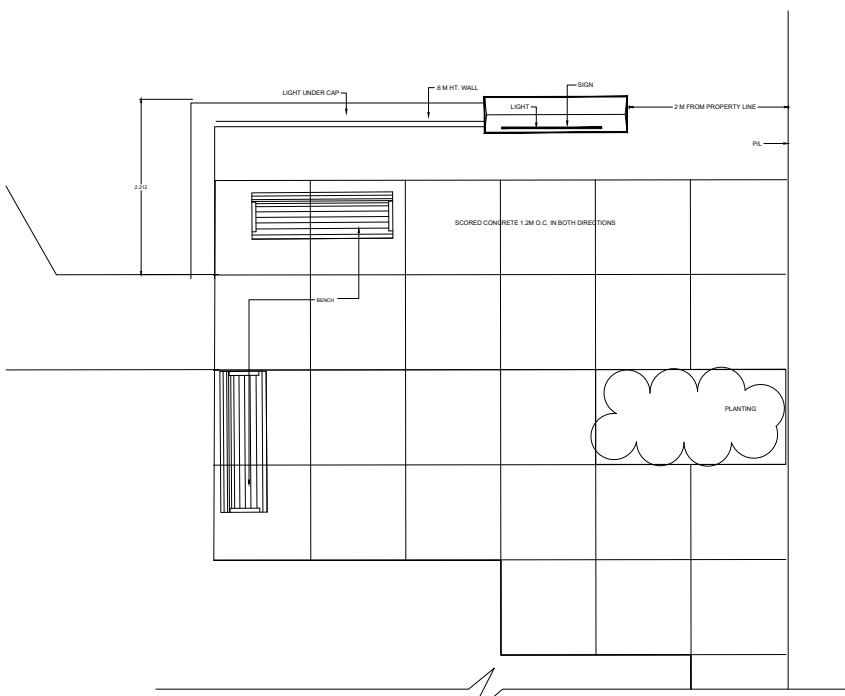
PMG PROJECT NUMBER: 17-055



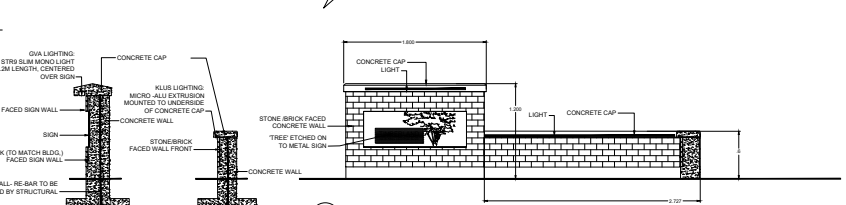
L8

OF 14

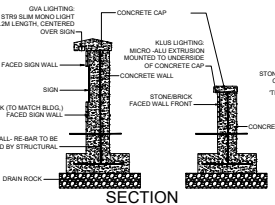
SEAL:



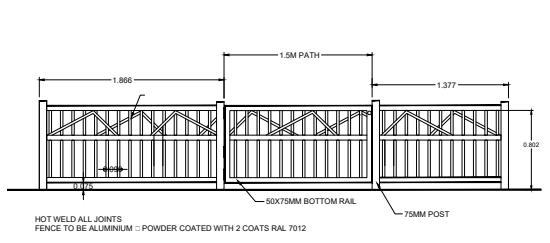
7A) SIGNAGE/LOW WALL @ PLAZA
WEST 34TH AVE.
SCALE: 1/20



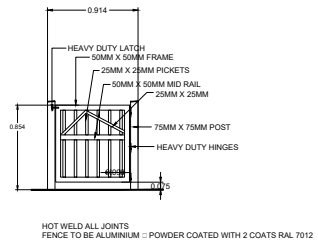
7B) SIGNAGE/LOW WALL @ PLAZA
EAST 34TH AVE.
SCALE: 1/20



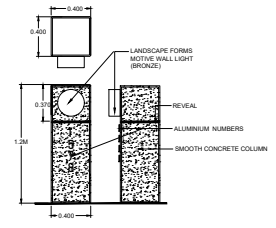
SECTION



7C) DECORATIVE METAL FENCE & GATE
BUILDING 3
SCALE: 1/20



7D) DECORATIVE METAL GATE
AT UNITS
SCALE: 1/20



7E) UNIT ENTRY COLUMN
SCALE: 1/20

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.12	NEW SITE PLAN CORRECTIONS (DETAILS)	MM
2	2024.10	NEW SITE PLAN CORRECTIONS (DETAILS)	MM
3	2024.03	NEW SITE PLAN CORRECTIONS	MM
4	2023.11	NEW BUILDING J	MM
5	2023.07	NEW SITE PLAN CORRECTIONS	MM
6	18 JUL 18	NEW SITE PLAN - MARK CORRECTIONS	MM
7	18 JUL 18	NEW SITE PLAN	SD
8	18 NOV 20	NEW SITE PLAN	MM

CLIENT:

TIMBERLAND
PROPOSED APARTMENT
BUILDING DEVELOPMENT
3418/74 KING GEORGE BLVD
& 3482 146A ST.
SURREY, BC
SURREY # 15-0322

DRAWING TITLE:
LANDSCAPE
DETAILS

DATE: 17 JUNE 07
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: PCM

DRAWING NUMBER:
L11
OF 14

DATE: 17 JUNE 07
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: PCM

PMG PROJECT NUMBER: 17-056

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

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

DATE: **December 1, 2020** PROJECT FILE: **7815-0322-00**

RE: **Engineering Requirements
Location: 3418 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 146A Street from existing 146A Street to King George Blvd.
- Dedicate 5.0 x 5.0 m corner cuts at 146A Street and King George Blvd.
- Register 0.5 m Statutory Right of Ways along all frontage roads.

Works and Services

- Ensure elevation at property line is +/- 300mm to center line of King George Blvd.
- Construct 146A Street to local road standard. Sidewalk can meander for tree retention.
- Modify existing signalized intersection at King George Blvd and 34 Avenue/146A Street.
- Construct pedestrian pathway within the riparian area.
- Confirm downstream drainage system capacity; upgrade the system, if required.
- Construct storm sewers on 146A Street.
- Provide onsite sustainable drainage features as required.
- Construct 250mm diameter water main on 146A Street.
- Construct minimum 250mm diameter sanitary sewers on 146A Street.
- Pay Sanitary Connection Fees (SDR) for two SDRs.
- Pay BUK Latecomer for sanitary sewer relative to project 5885-0376-01.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of 45,822.00 (GST included; 2020 processing fee, subject to change in 2021) is required.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit except for the items listed above.



Tommy Buchmann, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file

Appendix III



December 1, 2020

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.

As of September 2020, Semiahmoo Trail Elementary is operating at 146% capacity. The 10-year projections show continued growth in the catchment. This is being fueled by the high number of infill projects in the community that are attracting young families on to the peninsula and the multi-family development along the King George Boulevard.

As part of the District's Five-Year Capital Plan request, the district is requesting an 8-classroom addition to accommodate future anticipated enrolment growth. The Ministry of Education supported this project in March 2020 to move forward to have a feasibility study prepared. Until the addition is open, the district can manage future growth with portables on site.

A new 1500 capacity high school, Grandview Heights Secondary, is scheduled to open September 2021 which will relieve some of the secondary enrolment pressure on the south surrey peninsula. As of September 2019, Semiahmoo Trail will now feed Elgin Park as opposed to Semiahmoo Secondary. This change is a phased move which means that new families in the neighbourhood will attend Elgin Park and not Semiahmoo. This was done to reduce enrolment pressure at Semiahmoo.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0322 00 Updated

SUMMARY

The proposed 410 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

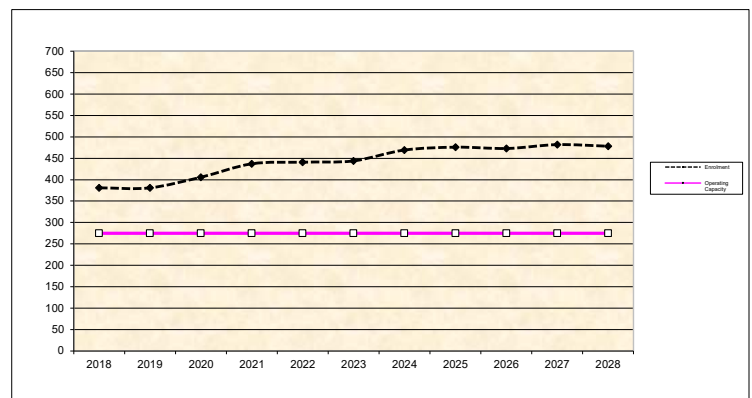
Elementary Students:	28
Secondary Students:	14

September 2020 Enrolment/School Capacity

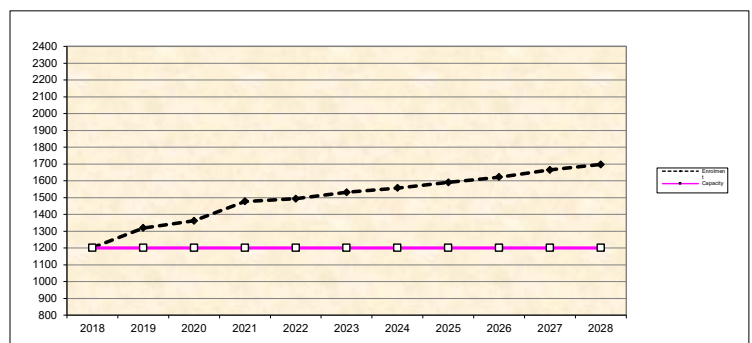
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	51 K + 355
Operating Capacity (K/1-7)	19 K + 256
Elgin Park Secondary	
Enrolment (8-12):	1362
Capacity (8-12):	1200

Projected population of school-age children for this development:	65
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Semiahmoo Trail Elementary

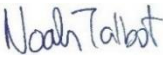
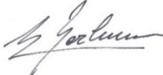


Elgin Park Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Appendix IV

Appendix B: Tree Preservation Summary	
Surrey Project No: 15-0322-00	
Address: 3418 – 3474 King George Blvd.	
Registered Arborist: Noah Talbot, BA Certified Arborist (PN6822A), Tree Risk Assessment Qualified	ISA
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas).	151
Protected Trees to be Removed	107
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	44
Total Replacement Trees Required Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one}(1) = 0$ other Trees Requiring 2 to 1 Replacement Ratio $\underline{107} \times \text{two}(2) = 214$, Alder & -All 107 214
Replacement Trees Proposed	202
Replacement Trees in Deficit	12
Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)	103
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Retained	5
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required Cottonwood Trees Requiring 1 to 1 Replacement Ratio $= 0$ Ratio $\underline{0} \times \text{two}(2) = 0$, Alder & $0 \times \text{one}(1)$ -All other Trees Requiring 2 to 1 Replacement $= 0$ 0
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A
Summary prepared and submitted by: 	Date: March 09, 2020
Revised by (LS): 	Date: November 30, 2020

IMPACT MITIGATION

LEGEND

- Root protection zone (RPZ)
- Working space setback (1.5m)
- Tree with tag #
- Tree protection barrier
- Tree to be removed (proposed)
- Extreme, high or moderate risk tree (see arborist report for mitigation)
- Unsurveyed tree
- Site boundary
- Proposed property line

Tree Protection Barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the tree drip-line. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before trees that are to be retained. Any excavation that is necessary, within the working space setback of trees to be retained must be completed under the direction of the project arborist. If it is found, at the time of excavation, that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.

RPZ maintenance during construction: The root protection zone of all retained trees should be mulched to 5 - 8cm depth (away from the trunk) and provided with supplementary irrigation during the construction phase. Regular watering will be mandatory April - through September and applied as necessary October - through March. The municipality may require a tree care supervision letter, describing the maintenance program, and follow up tree care supervision letters, confirming the watering schedule.

Demolition: If tree removal is proposed to be undertaken in conjunction with demolition operations, tree removal permits may be necessary. Note that some municipalities may not approve tree removal at this phase. If the municipality relaxes the requirement for barrier fencing installations prior to demolition (subject to onsite arborist supervision during demolition operations) a comfort letter may be required by the municipality. The project arborist must be onsite to supervise/monitor demolition activities during the specific instances listed below:

- Removal of all existing onsite building structures and their foundations.
 - Removal of existing hard surfaces and underground utilities.
- Mulch layer or plywood over heavy traffic areas:** Should it be necessary to access tree protection areas during the construction phase of the project, and heavy foot traffic or vehicular encroachment is required, we recommend that a layer of wood chip horticultural mulch or plywood be installed to reduce compaction. The project arborist must be consulted prior to removing or moving the protection barrier for this purpose.

- Pruning:**
- Once tree clearing has taken place we recommend that trees to be retained be pruned to remove deadwood, and to address any structural flaws.
 - We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

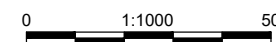
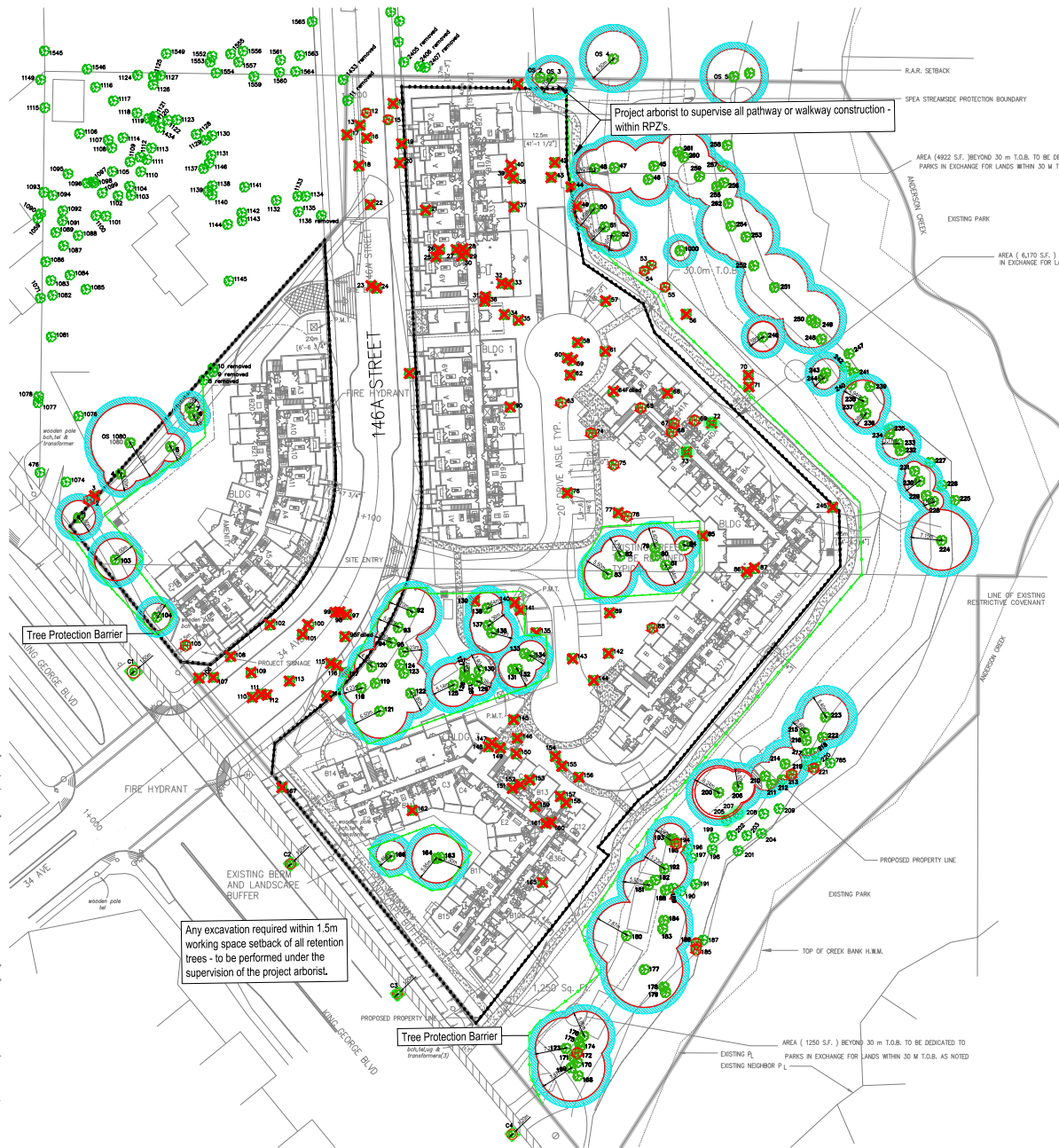
Stump removal: We recommend that, if stumps require removal, they are removed under arborist supervision, or ground using a stump grinder to avoid disturbing root systems of trees in close proximity, that are shown on the tree management drawing to be retained.

Windthrow: Where forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure, be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading edge trees.

Paved areas over critical root zones of trees to be retained: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. (specifications can be provided by the project arborist, in consultation with the design consultant).

Landscaping: Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.

- Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
- Locating the barrier fencing.
 - Reviewing the report with the project foreman or site supervisor.
 - Locating work zones and machine access corridors where required.
 - Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

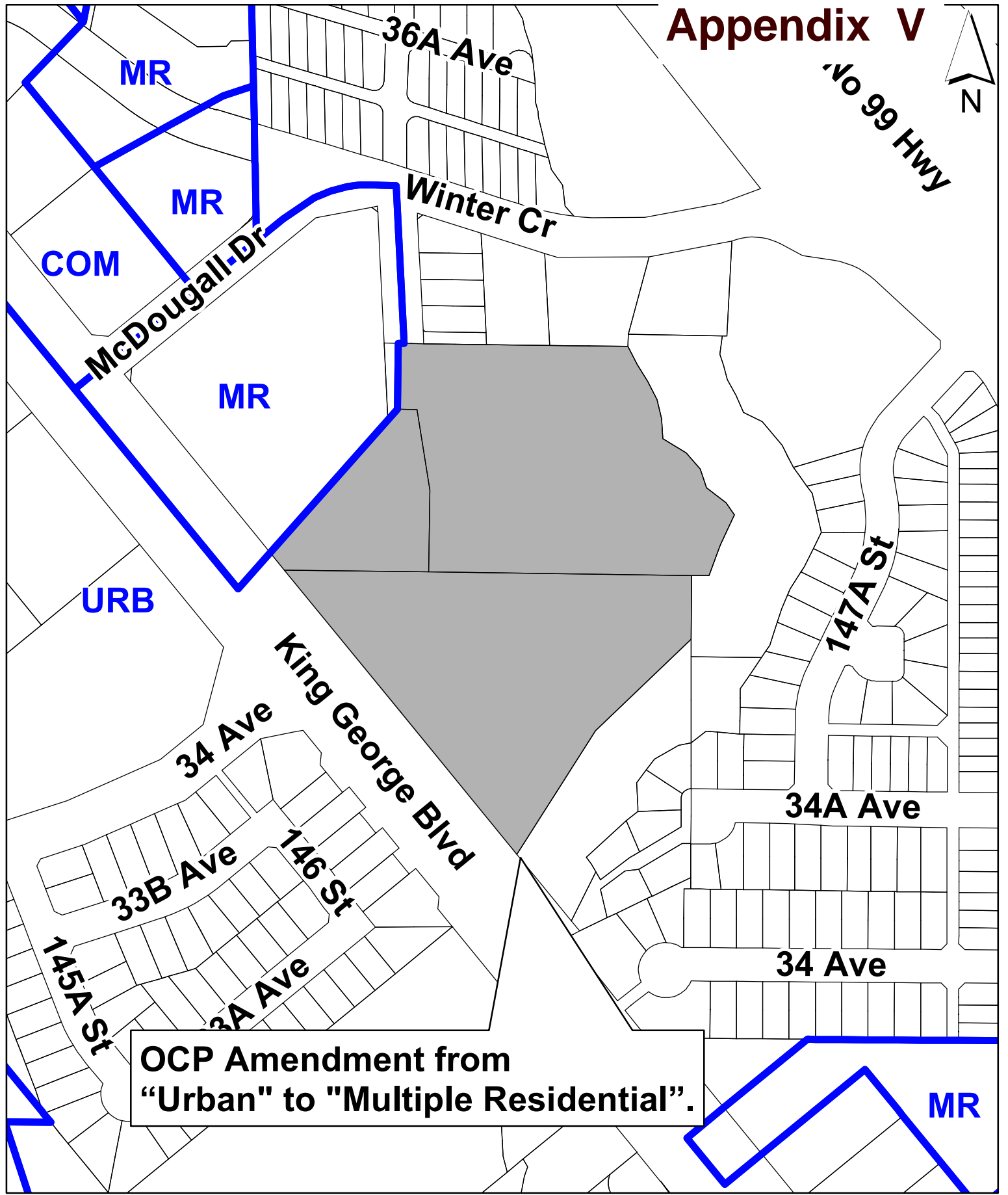


SKETCH T1
Tree Management Plan
 3418-3474 King George Blvd
 City of Surrey, BC

DATE: January 31, 2020
 PREPARED FOR: Zenterra Timberland Ltd.
 SCALE: 1 : 1000 @ 11" X 17"
 MCSL PROJECT: 2111-03461-00
 MUN. PROJECT: 15-0322-00



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OCP Amendment from "Urban" to "Multiple Residential".



Present:

Panel Members:
R. Jenkins, Chair
K. Shea
L. Mickelson
M. Tashakor
R. Dhall
T. Bunting

Guests:

Brad Hughes, Park Ridge Homes (Juniper) Ltd.
Maciej Dembek, Barnett Dembek Architects Inc.
Meredith Mitchell, M2 Landscape Architecture
Pat Campbell, PMG Landscape Architects
Rick Johal, Zenterra Developments Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

B. NEW SUBMISSIONS**1. Time: 3:00 p.m.**

File No.: 7915-0322-00
Address: 3418/74 King George Blvd & 3482 – 146A Street
New or Resubmit: New
Last Submission Date: N/A
Description: OCP amendment from Urban to Multiple Residential. Rezoning from RA and CTA to CD (based on RM-70). Development Permit to allow 410 apartment units in four 6-storey apartment buildings and for Sensitive Ecosystems (Riparian).
Developer: Rick Johal, Zenterra Developments Ltd.
Architect: Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect: Pat Campbell, PMG Landscape Architects
Planner: Keith Broersma
Urban Design Planner: Nathan Chow

The Urban Design Planner provided a general overview of the area and policy context. The Panel was advised that staff are generally in support of the project; however, there are concerns with the public realm interface and height of building 3 adjacent to King George Boulevard.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by L Mickelson
Seconded by R. Dhall
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant
address the following issues to the satisfaction of the Planning & Development

Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Key Points:

- Recommend considering BC Energy Step Code requirements and energy modeling at this stage of design. We have engaged with a mechanical / electrical and energy consultant at this time and are in the process of incorporating their input with the development of working drawings.
- Consider accessibility requirements inside and outside. All buildings, and indeed the entire site, is designed to be fully accessible to BC Building Code requirements.
- Consider the vertical transportation in building 1 and ensure adequate elevator support. Two elevators are added into Building 1, one in the north wing and one in the south wing.
- Recommend that building 4 façade facing KGB be further developed. Large scale windows are added into the blank areas on the elevation for a more interactive engagement of King George Boulevard.

Site

- Tree retention is appreciated and supported. Agreed.
- Recommend design development on the north building edge to allow solar access to courtyard. The site is essentially a north south arrangement of buildings to allow solar exposure into the central space at various times of day. The north side of Building 3, which angles south east and south west on each side of the building will receive morning light on one side and afternoon light on the other, as will the courtyard space immediately north of this building.
- Encourage lighting at ground level suites. Lights will be provided on deck areas. The arborist will be engaged to remove lower limbs from the trees where feasible and possible.
- Consider connecting pathways. Surface sidewalks are added to connect to the south entry of Building 2 and around the edges of the cul-de-sac bulbs.
- Consider aligning the driveway turn-arounds. The cul-de-sac bulbs are strategically placed to provide full access to all building entries and parking access ramps. Building entries are deliberately not lined up with the centres of the bulbs for a less formal and more casual relationship.
- Consider further coordination with electrical consultant and BC Hydro to ensure that the proposed PMTs are appropriately located and comply with BC Hydro requirements for access and maintenance. The PMT is removed from the east side and replaced with a below grade vault. On the west side the PMT and electrical room are both located on the north side of the project, close to one another. This has been coordinated with the electrical consultant.

Form and Character

- General massing and design is supported. Thanks.

- Further strengthen the building expression by reviewing opportunities for simplification. A larger scale elevation of the north portion of Building 4 east elevation is provided. With clear detailing of panel joints, thru wall flashings, trims, and window joint details noted.
- Consider adding additional elevators to building #1 which currently only has a single elevator in each building wing. Two elevators are added into Building 1, one in the north wing and one in the south wing.
- Consider expanding mail rooms to allow for parcel delivery and storage. Parcel delivery storage units are added into the entry vestibules at all building entries rather than in mail rooms in order that building security is not compromised.
- Provide further detail to the mail rooms to ensure they comply with Canada Post design standards. Mail rooms are expanded to ensure full accessibility. Typical front loaded mail box arrangements are provided.
- Recommend engaging with code consultants for building #1 to ensure that interface between the 6 storey buildings and the single level lobby entrance are appropriately addressed to ensure compliance with the building code. The code consultant has been engaged and will provide an Alternative Solution for Building 1 entry. More than likely this will involve a water curtain at the doors connecting the entry pavilion to the 6 storey buildings on either side.

Landscape

- Recommend enhancing solar access in outdoor spaces through a daylighting study. With the north south alignment of the courtyard, there is good sunlight exposure to the outdoor spaces at one time or another during the day. As mentioned before, the arborist will be engaged to potentially limb trees up for more ground plane sun exposure.
- Consider some rain protection for outdoor seating area either canopies connected to the building or free-standing trellis. Free standing trellises, complete with canopies are added into the landscape areas where space allows
- Consider pathways connecting outdoor seating area and play areas among the canopy trees to be well lit. Walkways are added in. Bollard lighting is provided along the pathway for a distinct character for this development.
- Consider landscaping strategies to make sure the courtyards on the north and south of building 3 do not get shaded. As mentioned before, the arborist will be engaged to potentially limb trees up for more ground plane sun exposure. These two areas are open to the west and will receive direct sun exposure when the sun is in the west.
- Consider differentiating a corner plaza and the outdoor amenity space beside townhouses from the central outdoor amenity space to create various experiences for residents. We have shown a different paving hatch for the amenity areas.

CPTED

- No specific issues were identified. OK

Sustainability

- Consider BC Energy Step Code 3 requirements. An energy consultant has been engaged and will ensure Step Code III compliance.
- Consider a thermal comfort analysis and mechanical cooling requirements. An energy consultant has been engaged.
- Consider providing EV charging infrastructure at the grade level parking stalls. Per Surrey requirements 50% of the visitor parking will have EV charging stations. This will more than likely be below grade.

Accessibility

- Recommend that the amenity restrooms be accessible. One universal restroom is provided per amenity space.
- Recommend 10 designated disabled parking stalls. 2 are provided on surface, and a further 10 are provided below grade for 12 total.
- Recommend that walkways and paths be a minimum 2m wide. 1.8M width is provided.
- Recommend that the entrance door be power operated. The Building Code does not require power operation for entry doors with this type of building occupancy. These can also be a maintenance issue. We will provide conduit to entry doors for future power operator installation should the strata elect to have these installed.
- Consider the elevator and entrance call button panel to be placed horizontally. The call buttons will be installed per BCBC and Safety BC requirements. A note is added to the building plans.
- Recommend the ramp be according to code. All ramps are to code per the new 2018 BCBC requirements.
- Consider emergency call buttons in the parking lobbies. We will review with the electrical consultant during working drawing production.
- Consider 5% of units be wheel chair accessible. On designated rental projects we provide this feature; given this is market housing this will not be provided. However, if requested by a buyer, an alternate unit plan can be made available.