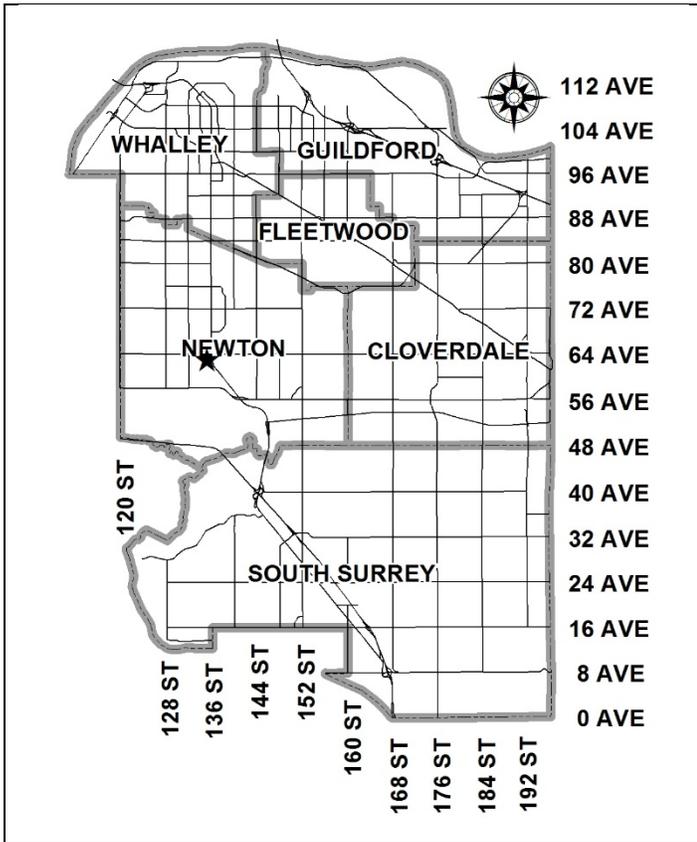


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7915-0452-00

Planning Report Date: April 20, 2020



PROPOSAL:

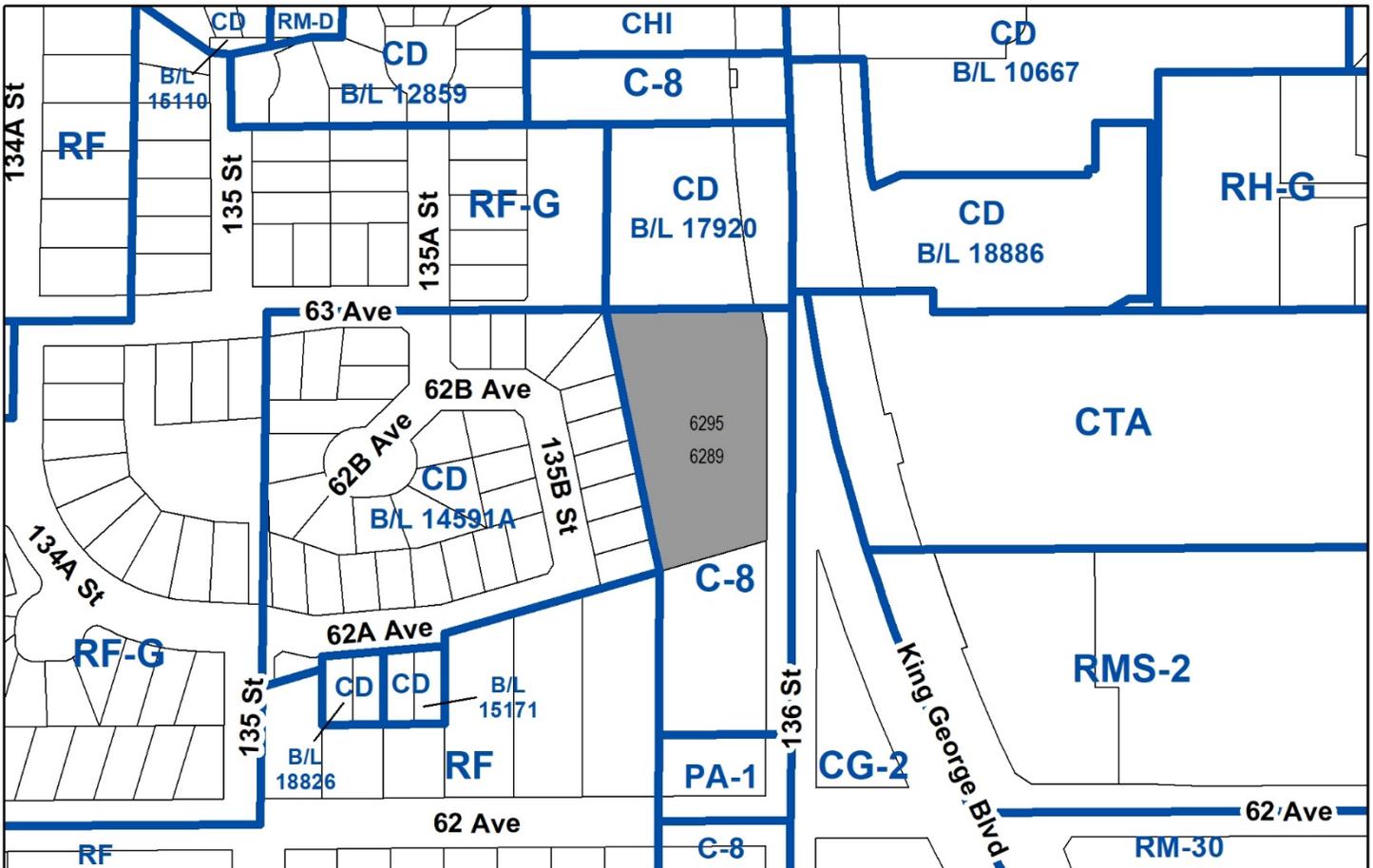
- **Rezoning** from C-8 to CD
- **Development Permit**

to permit the development 8 townhouse units and a six-storey mixed-use building with commercial units on the ground floor and 36 residential units above.

LOCATION: 6289 - King George Boulevard

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of King George Boulevard.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems Streamside Areas.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed mixed-use building and associated commercial uses will provide amenities for local residents.
- The building design, orientation, and material selection are of high quality and complementary to other existing buildings in the surrounding area.
- The proposed signs have been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix VI.
3. Council authorize staff to draft Development Permit No. 7915-0452-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------------|----------------------------------------|-----------------|-----------------------|
| Subject Site | Commercial Building with Dwelling Unit | Commercial | C-8 |
| North: | Commercial Building | Urban | CD (By-law No. 17920) |
| East (Across King George Blvd): | Mobile Home Park | Urban | CTA |
| South: | Commercial Building | Commercial | C-8 |
| West: | Single Family Dwellings | Urban | CD (By-law No.14591A) |

Context & Background

- The subject site is approximately 0.53 hectares and is located on the west side of King George Boulevard north of 62 Avenue.
- The site is designated Commercial in the Official Community Plan (OCP), is within the plan area identified for the future Newton-King George Boulevard Plan and is currently zoned "Community Commercial Zone (C-8)".
- The subject site is located to the west and immediately south of the former Surrey Public Market site, which is being redeveloped as two separate parcels. The southerly parcel received final approval on November 6, 2017 under Development Application No. 7915-0035-00 to construct 36 apartment units and 40 townhouse units, while the northerly parcel received conditional approval on October 2, 2017 to permit a development that includes a six-storey mixed-use building with ground floor commercial and 82 apartments above, along with three one-storey commercial retail buildings.
- A Class B watercourse is located along the southern portion of the subject site.
- The subject application was submitted in 2015, at which time the proposal was to develop two one-storey commercial buildings, with one of the buildings containing a child care centre. At that time, the watercourse along the southern portion of the site had not yet been properly assessed and was believed to be Class C. The watercourse was proposed to be filled in to facilitate the commercial development.
- In mid-2016, anticipating the potential demand for multiple residential units in the area, the applicant proposed adding residential units over the ground floor commercial for the proposed building fronting King George Boulevard.
- In the ensuing time period, the development proposal underwent a number of further revisions in response to comments received by the Advisory Design Panel (ADP) and concerns raised by surrounding residents. In the summer of 2018, the applicant provided a concept that removed the previously proposed child care centre and replaced it with townhouses along the western property line that interfaces with the single family dwellings to the west.

- In early 2019, the watercourse on site was ultimately confirmed as Class B, rather than Class C, requiring it to be protected. In April 2019, the applicant submitted another revision to their proposal to incorporate the protection of the watercourse into their site plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - to rezone the site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on "Community Commercial Zone (C-8)" and "Multiple Residential 45 Zone (RM-45)"; and
 - a Development Permit for Sensitive Ecosystems and Form and Character to permit the development of 8 townhouse units and a 6-storey mixed-use building with approximately 734 square metres of ground floor commercial and 36 apartment units above.

| | Proposed |
|--------------------------------|------------------------------------------------------|
| Lot Area | |
| Gross Site Area: | 5,325 square metres |
| Road Dedication: | 294 square metres |
| Undevelopable Area: | 464 square metres |
| Net Site Area: | 4,567 square metres |
| Number of Lots: | 1 |
| Building Height: | 12.3 metres (townhouses) and 22.2 metres (mixed-use) |
| Floor Area Ratio (FAR): | 1.28 |
| Floor Area | |
| Residential: | 5,131 square metres |
| Commercial: | 734 square metres |
| Total: | 5,865 square metres |
| Residential Units: | |
| 2-Bedroom: | 33 |
| 3-Bedroom: | 11 |
| Total: | 44 |

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>4 Elementary students at North Ridge Elementary School 3 Secondary students at Panorama Ridge Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2022.</p> |
| Parks, Recreation & Culture: | <p>Parks supports a raised crossing for the pathway running adjacent to the north property line to ensure pedestrian and cyclist safety.</p> <p>Parks recommends minimum safeguarding for the riparian area in the south portion of the site through a restrictive covenant.</p> |
| Surrey Fire Department: | No concerns. |
| Advisory Design Panel: | The proposal was considered at the ADP meeting on November 14, 2019 and was conditionally supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. |

Transportation Considerations

- Vehicular access to the site is proposed from a new cul-de-sac to be constructed at the north end of 136 Street, which will allow vehicles to access a full movement intersection at 62 Avenue and King George Boulevard. A secondary access to the site is proposed to be provided through a shared access easement on the commercial property to the north, which will allow for right-in-right-out turning movements only southbound onto King George Boulevard. The subject site and the site to the north have the same owner and the owner is supportive of the shared access easement.
- The area required to complete the cul-de-sac on 136 Street will be dedicated from the subject site. A small area of road dedication is also required along King George Boulevard to achieve the ultimate road width.
- The majority of the required parking spaces for the proposed development, including the required residential visitor parking spaces, are located in the underground parking garage. Parking for the proposed commercial retail units includes 17 parking spaces at grade. The townhouse units are all proposed to have double garages accessed off the surface parking lot.
- King George Boulevard is a Frequent Transit Network corridor. Bus stops are located within 100 metres of the subject site.

Natural Area Considerations

- The subject property contains a Class B watercourse that runs roughly parallel to the southern property line; therefore, the proposal is subject to a Development Permit for Sensitive Ecosystems (Streamside Areas).
- The riparian area for this Class B watercourse is proposed to be protected through the registration of a combined restrictive covenant and right-of-way against the property to ensure safeguarding and maintenance of the area in perpetuity.
- Existing trees will be retained within the riparian area and a planting plan has been prepared by the applicant's environmental consultant that includes removal of invasive species and planting of native species of trees, shrubs and groundcover within the riparian protection area. A permanent black vinyl fence will be constructed along the boundary of the streamside protection area to prevent encroachment.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following sustainable features:
 - Targeting LEED and Build Green design initiatives (but not seeking LEED accreditation);
 - Permeable paving and strategic landscape planting to manage storm water runoff and mitigate heat island effect;
 - High performance energy efficient window systems in all residential units;
 - Water efficient landscaping, low-flush toilets, and low-flow faucets to reduce potable water consumption; and
 - Light fixtures with motion sensors and timers to reduce energy consumption.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the Commercial designation within the Official Community Plan (OCP). The Commercial designation permits multi-unit residential uses in mixed-use developments. Typically, mixed-use developments within the Commercial designation would have ground-level uses that are exclusively commercial. In this case, the mixed-use building fronting King George Boulevard has exclusively commercial uses, while the townhouse component along the western edge of the site is limited to residential uses only in order to provide an appropriate interface with the single family dwellings to the west.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management/Centres, Corridors and Neighbourhoods:
 - The proposed development accommodates growth on an under-developed commercial site in an existing urban area, along a transit corridor, which is well-served by public transportation, existing community amenities, and infrastructure (OCP Policies A1.3(b), B4.6).
 - The proposal directs higher density mixed-use development along a Frequent Transit Corridor at a density sufficient to encourage transit service expansion (OCP Policies A2.1, A2.6, B3.1, B3.2, B4.2).
 - New buildings within the proposed development are oriented to directly face and front onto streets along a transit corridor, providing convenient access to residences and businesses from a transit route (OCP Policy B3.7).
 - Ecosystems:
 - The proposal will include ecological restoration of a riparian area to improve stream health and support biodiversity and improved ecological health (OCP Policy D1.9).

Secondary Plans

Land Use Designation

- The subject site is within the plan area identified for the future Newton-King George Boulevard Plan. The planning process for this new Secondary Plan area has not yet commenced, therefore, there is currently no Secondary Land Use Designation associated with the site.

Themes/Objectives

- The future Newton-King George Boulevard Plan is intended to assist the City in responding to development application and inquiries in the plan area and ensure adequate provision of public infrastructure such as schools, parks, roads, public transit, and utilities to support growth.
- King George Boulevard is one of the City's most significant transportation corridors. It is part of Metro Vancouver's Major Road Network, is identified as a Frequent Transit Network (FTN) corridor, served by transit service every 15 minutes or sooner. This service level is expected to improve as the South of Fraser Area Transit Plan (SOFATP) continues to develop. In the longer term, future Rapid Transit service is envisioned along King George Boulevard to Semiahmoo Town Centre.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey mixed-use building and 8 townhouses on the subject site. The proposed CD By-law for the development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Community Commercial Zone (C-8)" and the "Multiple Residential 45 Zone (RM-45)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-8 Zone, RM-45 Zone, and the proposed CD By-law is illustrated in the following table:

| Zoning | C-8 Zone (Part 36) | RM-45 Zone (Part 23) | Proposed CD Zone |
|-----------------------------------|---------------------------|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unit Density: | N/A | 111 uph | N/A |
| Floor Area Ratio: | 0.80 | 1.30 | 1.28 |
| Lot Coverage: | 50% | 45% | 32% |
| Yards and Setbacks: | 7.5 m from all lot lines | 7.5 m from all lot lines | <ul style="list-style-type: none"> • East: 2.9 m to building; 1.2 m to canopy • West: 6.0 m • South: 9.6 m • North: 2.9 m to building; 2.6 m to canopy |
| Principal Building Height: | 12 metres | 15 metres | Townhouses: 12.3 m Mixed-Use: 22.2 m |

| Zoning | C-8 Zone (Part 36) | RM-45 Zone (Part 23) | Proposed CD Zone |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted Uses: | <ul style="list-style-type: none"> Retail stores Personal service uses General service uses Beverage container return centres Eating establishments Neighbourhood pubs Liquor store Office uses Parking facilities Automotive service uses Indoor recreational facilities Entertainment uses Assembly halls Community services Child care centres One dwelling unit Cultural uses | <ul style="list-style-type: none"> Multiple unit residential buildings and ground-oriented multiple unit residential buildings Child care centres | <p><u>Block A</u></p> <ul style="list-style-type: none"> Ground-oriented multiple unit residential buildings <p><u>Block B</u></p> <ul style="list-style-type: none"> Multiple unit residential buildings Retail stores Personal service uses General service uses Beverage container return centres Eating establishments Liquor store Office uses Indoor recreational facilities Community services Child care centres Cultural uses <p><u>Block C</u></p> <ul style="list-style-type: none"> Open space |
| Amenity Space | | | |
| Indoor Amenity: | N/A | 132 square metres | 167 square metres |
| Outdoor Amenity: | N/A | 132 square metres | 187 square metres |
| Parking (Part 5) | | Required | Proposed |
| Number of Stalls | | | |
| Commercial: | | 22 | 22 |
| Residential Ground-Oriented: | | 16 | 16 |
| Residential: | | 54 | 57 |
| Residential Visitor: | | 9 | 9 |
| Total: | | 101 | 104 |
| Bicycle Spaces | | | |
| Residential Secure Parking: | | 43 | 43 |
| Residential Visitor: | | 18 | 18 |
| Retail: | | 1 | 4 |

- The proposed CD By-law will incorporate similar uses as the RM-45 Zone for the residential component and the C-8 Zone for the commercial component, with the exception that a few incompatible uses (parking facilities and automotive service uses) and uses with high parking demand (neighbourhood pub, entertainment uses, and assembly halls) have been omitted.

- The proposed lot coverage (32%) and density (1.28 FAR) are less than the lot coverage (45%) and density (1.30 FAR) permitted under the RM-45 Zone.
- The RM-45 and C-8 Zones require setbacks of 7.5 metres from all lot lines. The applicant is proposing reductions for the east, west, and north setbacks in the CD By-law as indicated in the table above. The reduction in building setbacks (east and north) for the proposed mixed-use building facing King George Boulevard is supportable as the reduced setbacks help achieve a more urban, pedestrian-oriented streetscape that will enhance the public realm. The reduction of the rear-yard (west) setbacks for the proposed townhouse buildings is supportable as the 6.0 metre rear yard setback is consistent with the neighbouring single family houses to the west and other townhouse developments in the City. In addition, the lower grade on the subject site, along with tree retention and proposed new trees, helps create a compatible interface with the single family houses to the west.
- The proposed building height of 22.2 metres for the mixed-use portion of the site exceeds the maximum allowable height of 15.0 metres allowable under the RM-45 Zone. The increased building height is supportable in this location as it accommodates a higher ceiling height on the ground floor typical of commercial uses, as well as supports a smaller overall building footprint allowing for the preservation of the riparian area on-site.
- The Zoning By-law requires a total of 79 residential parking spaces (70 residents, 9 visitors), and 22 commercial parking spaces for the proposed development. The applicant is proposing a total of 82 residential parking spaces (73 residents, 9 visitors) and 22 commercial parking spaces, meeting the Zoning By-law requirements.
- In addition, the development will provide a total of 65 bicycle parking spaces, including 43 secure residential bicycle parking spaces and 22 visitor bicycle parking spaces at grade, meeting the minimum required in the Zoning By-law.

Signage

- For signage, the applicant is proposing one free-standing sign at the south entrance to the site, as well as fascia signs for each of the commercial retail units (CRUs), and identification signs on the east, and west façades of the mixed-use building.
- The applicant is proposing to vary the Sign By-law by way of a comprehensive sign design package to permit more than one identification sign for the residential component of the development. One identification sign is proposed on the east façade over the residential entrance facing King George Boulevard and a second identification sign is proposed on the west façade over the residential entrance facing the surface parking lot.
- The applicant is also proposing to vary the Sign By-law to allow three fascia signs each for CRU-1 and CRU-5, rather than the two fascia signs per premise permitted under the Sign By-law. This will allow for each of these corner CRUs to have signage on three elevations.

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 and will provide \$2,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.

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.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

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 0.25% 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

- The Development Proposal Sign was installed on March 30, 2016 and pre-notification letters were initially sent on May 17, 2017. Staff received responses from three neighbouring residents. One response included a petition signed by 40 residents representing 28 households.
- In response to the initial concerns raised by neighbouring residents, a meeting was subsequently scheduled for June 27, 2017 with a number of surrounding residents to discuss their concerns in further detail.
- The responses to the initial pre-notification are summarized as follows (*staff comments in italics*):

- One resident phoned to express support for the proposed development, stating that it would clean up the site and allow residents to walk to services, therefore leading to a decrease in traffic. The resident wanted to ensure the development would be accessible by transit, as well as wheelchair accessible.

(The proposed development is located less than 100 metres from transit stops on King George Boulevard, a Frequent Transit Network (FTN). The site has been designed to be accessible to people in wheelchairs, with accessible parking spaces and curb letdowns.)

- Residents raised concerns about environmental issues, such as the subject property containing a watercourse that needs to be properly assessed, insufficient greenspace, tree retention, and wildlife habitat, and the potential for soil instability or drainage issues for adjacent properties.

(The watercourse was assessed by Qualified Environmental Professional (QEP) and in consultation with the City's Environmental Planner was deemed to be a Class B watercourse. The watercourse is proposed to be protected through this development and the riparian area enhanced through the removal of invasive species and the planting of native trees and shrubs. All of the existing trees within the riparian area are proposed to be retained and protected. The Ecosystem Development Plan prepared by the applicant's QEP includes: 1) a Geotechnical Site Assessment that evaluates the site soil conditions and provides geotechnical recommendations for excavation, construction of foundations, drainage, etc.; and 2) a Construction Environmental Management Plan to provide environmental guidance, objectives, standard protocols, and mitigation measures to be implemented during construction in order to protect the environmental resources associated with the subject property and surrounding area.)

- Concerns were raised regarding driveway access and the frontage road configuration (136 Street) and that the proposal will result in increased traffic congestion and pressure on infrastructure.

(The construction of the cul-de-sac at the north end of 136 Street will allow for vehicles to access a full movement intersection at 62 Avenue and King George Boulevard. King George Boulevard is part of Metro Vancouver's Major Road Network, is identified as a Frequent Transit Network (FTN) corridor, served by transit service every 15 minutes or sooner. This service level is expected to improve as the South of Fraser Area Transit Plan (SOFATP) continues to develop. In the longer term, future Rapid Transit service is envisioned along King George Boulevard to Semiahmoo Town Centre. Directing higher density mixed-use development along a Frequent Transit Corridor at a density sufficient to encourage transit service expansion is a policy outlined in the Official Community Plan (OCP)).

- Area residents expressed concerns about the proximity of the proposed development to the single family residences to the west, noise from the proposed child care centre, and concerns the development will result in loss of privacy and create shadows on the single family homes to the west.

(The development proposal was revised significantly from the two buildings proposed early on in the process. In order to address concerns relating to the interface with the single family dwellings to the west, the applicant removed the second commercial building containing the child care centre from the proposal and instead proposed a townhouse interface, which is more appropriate given the context. The building setback proposed for the townhouses is compatible with the neighbouring single family houses to the west. The applicant has provided a shadow study for March and September demonstrating the proposal will not result in overshadowing. In addition, 15 trees are proposed to be planted along the west property line to provide additional privacy between the proposed townhouses and the single family dwellings to the west.)

- Adjacent residents expressed opposition to more than one building on-site and any building exceeding one-storey. They further suggested that any proposed development should be properly scaled and fit with the existing character of the neighbourhood.

(The subject site poses challenges due to its location between a major arterial road, identified as a Frequent Transit Network (FTN), and an existing single family subdivision to the west. In response to concerns about the originally proposed two commercial buildings with child care centre, the applicant significantly altered their proposal in order to provide a more sensitive interface with the single family residences to the west. The 846 square metre riparian area at the south portion of the site accounts for nearly 17% of the total site area and provides significant separation to two of the adjacent single family lots. The remainder of the interface along the western property line is proposed as eight townhouses, which are an appropriate transition to the higher density mixed-use building proposed along King George Boulevard.)

- Concerns were raised about pedestrian safety at the crossing of the walkway adjacent to the north property line between 6321 King George Boulevard and the subject property.

(The applicant will be required to provide a raised crosswalk at the intersection of the walkway and the drive aisle to enhance pedestrian safety at this intersection.)

- Some residents expressed concerns that the development will attract criminal activity.

(The site design incorporates Crime Prevention Through Environmental Design (CPTED) principles. For example, the site design is open and avoids hidden areas; the proposed townhouse yards will be fenced and the units have windows overlooking adjacent public areas, including the walkway adjacent to the north property line; additional lighting will be provided along the public walkway; and, the visitor portion of the underground parking area will be secured after hours and is separated from the residential parking area, which will be secured 24 hours. In general, the increase in residential units with "eyes on the street" will make the area less attractive for criminal activity.)

- Some residents had concerns about who will occupy the apartment units and suggested this type of housing was more likely to be rented out and attract undesirable residents.

(The City's Affordable Housing Strategy, adopted in 2018, encourages the development of new purpose-built rental, however, the applicant has not indicated at this point that the apartment units are proposed to be rentals. Furthermore, the City does not have the ability to restrict private owners from renting out their units should they choose to do so.)

- Concerns were raised that the proposal could increase pollution from vehicles, light pollution, and noise pollution.

(The site contains only a small surface parking lot to service the commercial retail units (CRUs), with the majority of parking located underground. The CRUs are proposed to be small scale, neighbourhood serving shops that are not anticipated to generate high vehicle traffic volumes. The applicant has also provided a site lighting plan, which has been reviewed by Urban Design and found to be acceptable. Site lighting will have appropriate shields, baffles, louvres, and cut-off features to prevent overspill to nearby residences. Noise from traffic on King George Boulevard will be mitigated by the location of the mixed-use building, which will provide a buffer between this major arterial road and the single family residences to the west.)

- Concerns were raised that the location of the proposed garbage enclosure could result in noise and smells.

(The garbage and recycling are proposed to be located in the underground parking area.)

- Due to the substantial revisions to the proposal, updated pre-notification letters were sent on May 21, 2019 and the Development Proposal Sign was updated on May 27, 2019.
- Staff received one response from a neighbouring resident whose primary concern was the proposed uses that would be allowable under the CD Zone. The resident was concerned in particular about the following uses: small-scale drug store, beverage container return centre, neighbourhood pub, liquor store, and the potential for the residential units to be utilized for social housing or recovery houses (*staff comments in italics*).

(The Zoning By-law prohibits a small-scale drug store or methadone dispensary from locating within 400 metres of an existing drug store, small-scale drugstore, or methadone dispensary. There are already three existing drug stores in the vicinity of the subject site, two of which were granted variances to locate within less than 400 metres of existing drug stores, so a small-scale drugstore would not be permitted on the subject property. The proposed CD By-law for the subject site does not allow for a Neighbourhood Pub due to the higher parking requirements for this use. Beverage container return centre and liquor store are allowable uses under the current zoning for the site and have been included as allowable uses in the proposed CD By-law. The applicant has not indicated they are considering any type of social housing or supportive housing for the residential units.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on June 11, 2019. According to the summary report submitted to the City, approximately six people attended the PIM and one comment form was received. Another six comment forms were subsequently sent directly to the City from residents that attended the PIM, as well as others that were not in attendance.

- Based on the comment forms received, a breakdown of the responses are as follows:
 - 43% of respondents were neutral and 57% of respondents were opposed to the proposed use on site (mixed-use with townhouses and a commercial/residential building); and
 - 100% of respondents were opposed to the proposed density on the site.
- Many of the comments received about the proposal echoed concerns raised based on the earlier proposal for one commercial building with a child care centre and one mixed-use building. The main concerns raised were the proposed density, building height, impacts from construction (particularly of the underground parking structure), proximity to the existing single family dwellings to the west, and concerns over the residential units being rental.
- Two of the respondents indicated that they preferred the townhouse interface to the previous proposal.
- Two other respondents indicated they preferred the previous iteration of the plan without the townhouses to the current proposal.
- In follow up to the Public Information Meeting (PIM), a subsequent meeting was held on September 10, 2019 for the applicant to share the changes made to the proposal in response to the PIM comments.
- The main changes to the proposal after the PIM were:
 - The underground parking garage was moved further away from the west property line. This was achieved by providing direct access to garages at grade for the proposed townhouses;
 - The number of proposed townhouses was reduced from 10 units to 8 units; and
 - With the reduction in the size of the underground garage, all trees on the single family lots to the west are proposed to be retained with tree protection zones larger than what is required by Trees & Landscaping to ensure their viability.

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 B (yellow-coded) watercourse which flows along the southern border of the property. 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 B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Hemmera Envirochem Inc. and dated February 24, 2020 was reviewed by staff and found to be generally acceptable, with some minor modifications to the content of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The Ecosystem Development Plan includes a restoration plan for the riparian area to remove invasive species and replant with native species, including trees, shrubs, and perennials.

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 OCP.
- The applicant has worked with staff to protect the riparian area, maintain a strong commercial presence along King George Boulevard, while at the same time providing an appropriate interface with the single family dwellings to the west.
- Two townhouse buildings, comprising a total of eight three-bedroom units are proposed along the western edge of the site to provide a sensitive interface to the single family dwellings to the west. The townhouses will each be approximately 154 square metres in size.
- The grade of the subject property is slightly lower than the single family lots to the west, so the height of the townhouses will also be slightly lower than the existing single family dwellings. Additionally, all existing trees on the single family lots will be retained, and 15 new trees will be planted along the western property line to maintain the privacy for the residents in these existing single family dwellings.
- An internal drive aisle and surface parking further separate the single family dwellings to the west from the proposed mixed-use building fronting King George Boulevard.
- The site and building design reflect an effort to provide an attractive interface with the public realm. The mixed-use building is oriented toward the street with glazing and CRU entrances on the street facing elevations along King George Boulevard and the 136 Street cul-de-sac bulb.
- The frontage of the mixed-use building will consist of approximately five ground floor commercial retail units (CRUs) with their primary entrances oriented towards King George Boulevard and secondary entrances oriented toward the internal drive aisle. A metal and glass canopy, held by tie-back rods, provides for continuous weather protection and enhances the pedestrian experience along the retail frontages. The CRUs are proposed to range in size from 115 square metres to 204 square metres.
- The proposed residential dwelling units in the mixed-use building range from 79 square metres to 105 square metres and are comprised of a mix of two- and three-bedroom units.
- The southwest corner of the fifth and sixth stories of the mixed-use building are stepped back to provide for the outdoor amenity space, providing a reduction in the building massing at this location.

- The building reflects a contemporary design with traditional warm brick cladding over architectural bays, simple window forms, and a flat roof.
- The building massing is articulated along the mid and upper storeys of the building face, emphasized through the use of alternating colours and materials along the building façade. Roof pop-ups breakup the horizontal massing along the street. The two uppermost storeys are toned down in material palette and colour in order to visually scale down the height.
- Signage for the CRUs is proposed to be individually front lit steel channel letters on an aluminum backplate.

Landscaping

- The landscape plan proposes 42 trees to be planted throughout the site including deciduous and coniferous trees, as well as shrubs, and groundcovers.
- The new trees will consist of a variety of species including Chishio Japanese maple, Lilac tree, Skyrocket oak, Laceleaf Japanese maple, Amanagawa cherry, Western red cedar, Sitka spruce, and Bigleaf maple.
- An outdoor plaza area is proposed at the south end of the site adjacent to proposed CRU-1 with outdoor seating.

Indoor Amenity

- Based on the Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 132 square metres of indoor amenity space.
- The proposed 167 square metres of indoor amenity space exceeds the Zoning By-law requirement. The indoor amenity space is proposed to be located at the south end of the fifth and sixth floors in the mixed-use building. The indoor amenity space will include a lounge area with kitchen and bathroom on the fifth floor opening out onto outdoor amenity area and a fitness centre and bathroom on the sixth floor.
- The indoor amenity space will be shared by the townhouse units and the residential units in the mixed-use building.

Outdoor Amenity

- Based on the Zoning By-law requirement of 3.0 square metres per dwelling unit for indoor amenity space, the proposed development requires 132 square metres of outdoor amenity space.
- The applicant is proposing a total of 187 square metres of outdoor amenity area, consisting of two decks on the fifth and sixth floors of the mixed-use building adjacent to the indoor amenity space, with a toddler's play area and outdoor furniture, and an unprogrammed green space in between the two proposed townhouse buildings.

TREES

- Dean Bernasch, ISA Certified Arborist of Diamond Head Consulting 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 |
|--------------------------------------------------------------------------------|-----------------|----------------|---------------|
| Alder and Cottonwood Trees | | | |
| Alder | 1 | 1 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Apple | 1 | 1 | 0 |
| Cherry | 4 | 4 | 0 |
| Laburnum | 1 | 1 | 0 |
| Silver Maple | 1 | 1 | 0 |
| Weeping Willow | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Douglas Fir | 1 | 1 | 0 |
| Lawson Cypress | 1 | 1 | 0 |
| Norway Spruce | 2 | 2 | 0 |
| Scots Pine | 1 | 1 | 0 |
| Western Red Cedar | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 14 | 14 | 0 |
| Additional Trees in the proposed Riparian Area | 11 | 0 | 11 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 26 | |
| Total Retained and Replacement Trees | | 37 | |
| Contribution to the Green City Program | | \$1,200 | |

- The Arborist Assessment states that there is a total of 14 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 4% of the total trees on the site, is an Alder tree. It was determined that no trees can be retained on the developable portion of the site 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 11 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 29 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site, the deficit of three (3) replacement trees will require a cash-in-lieu payment of \$1,200, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site with a contribution of \$1,200 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

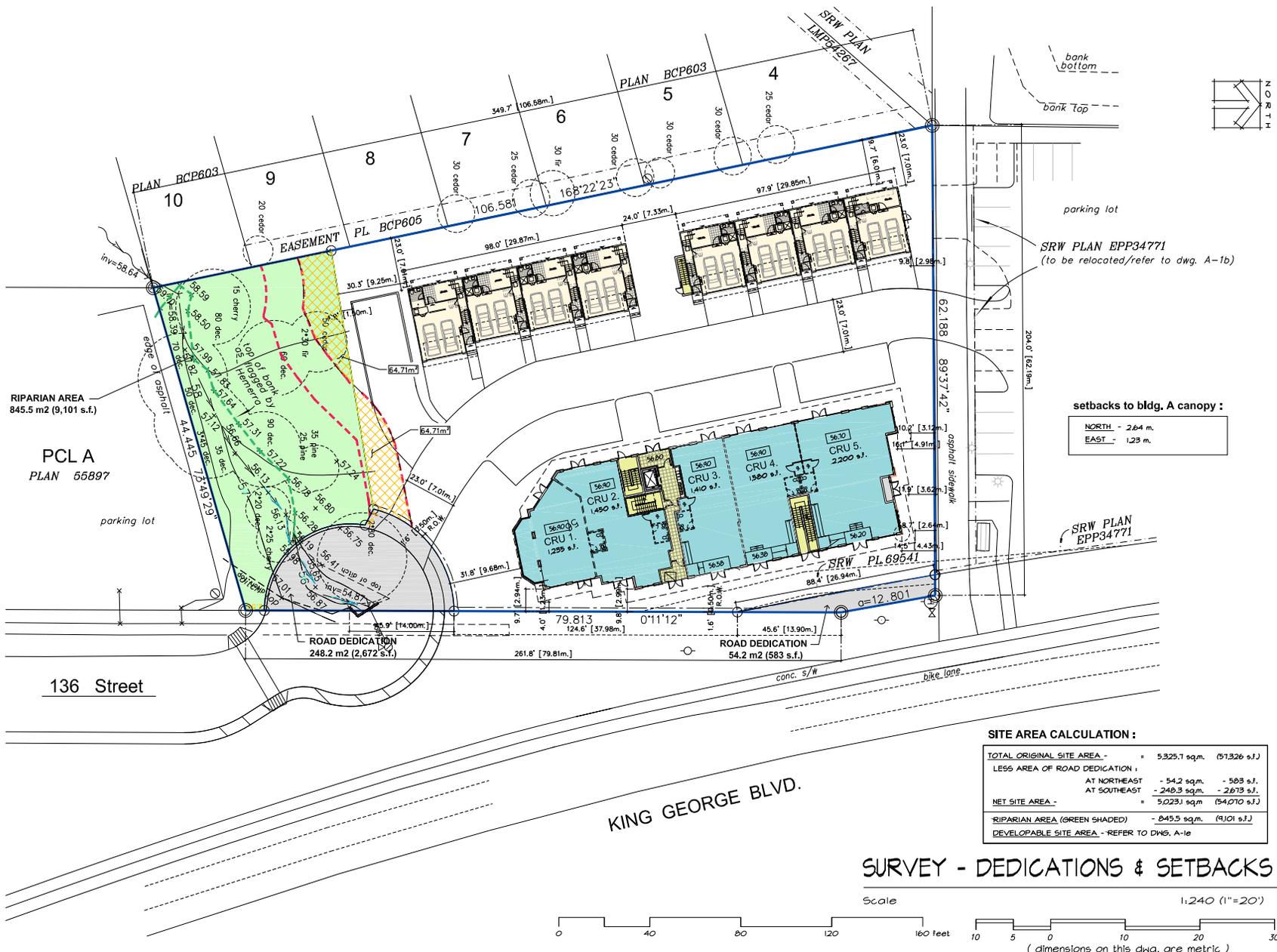
The following information is attached to this Report:

| | |
|---------------|-----------------------------------------------------------------|
| Appendix I. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Engineering Summary |
| Appendix III. | School District Comments |
| Appendix IV. | Proposed CD By-law |
| Appendix V. | Summary of Tree Survey and Tree Preservation |
| Appendix VI. | Proposed Variances to the Sign By-law |
| Appendix VII. | ADP Comments and Response |

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

CB/cm



setbacks to bldg, A canopy :
 NORTH - 2.64 m.
 EAST - 1.23 m.

SITE AREA CALCULATION :

| | |
|--------------------------------------------|-----------------------------|
| TOTAL ORIGINAL SITE AREA - | 5,325.7 sq.m. (51,326 s.f.) |
| LESS AREA OF ROAD DEDICATION : | |
| AT NORTHEAST - | 54.2 sq.m. - 503 s.f. |
| AT SOUTHEAST - | 249.3 sq.m. - 2,673 s.f. |
| NET SITE AREA - | 5,023.3 sq.m. (54,070 s.f.) |
| RIPIARIAN AREA (GREEN SHADED) - | 845.5 sq.m. (9,101 s.f.) |
| DEVELOPABLE SITE AREA - REFER TO DWG. A-1e | |

SURVEY - DEDICATIONS & SETBACKS

Scale 1:240 (1"=20')
 0 40 80 120 160 feet
 0 5 10 20 30 metres
 (dimensions on this dwg. are metric)

proposed commercial - residential development
 6289/ 6295 King George Boulevard
 Surrey

A-1d
 REVISED TO FEB. 28 /20

proposed commercial / residential
 6289 King George Boulevard
 Surrey
 City of Surrey file # 7915-0462-00

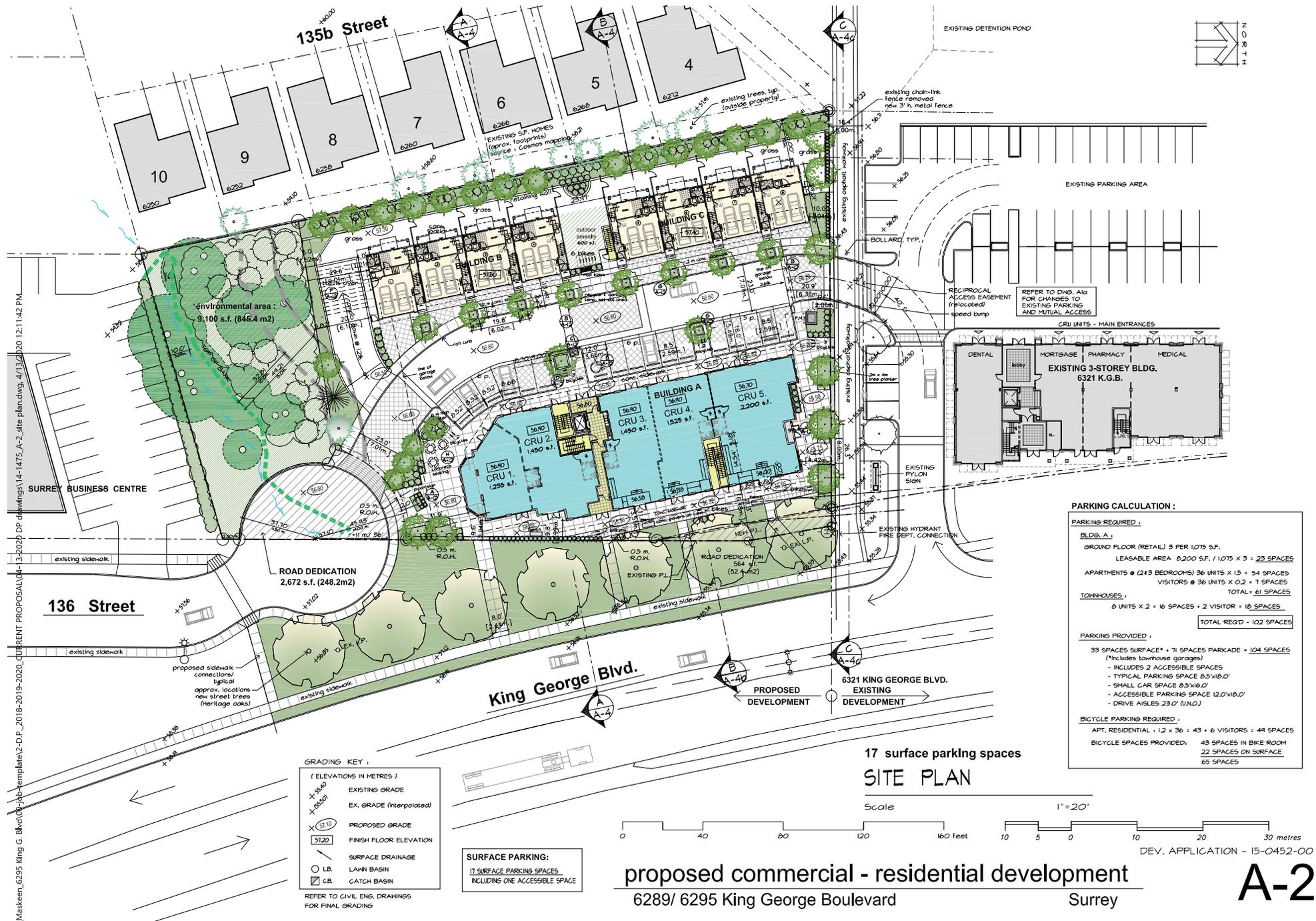
| Rev. | Date | Description |
|------|----------|--------------------|
| 04 | 2-28-20 | REVISED FOR REVIEW |
| 03 | 12-18-19 | REVISED FOR REVIEW |
| 02 | 11-12-19 | ISSUED FOR REVIEW |
| 01 | 11-04-19 | ISSUED FOR REVIEW |

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 www.ionic-architecture.com

PROJECT TITLE: SURVEY - DEDICATIONS & SETBACKS
 PROJECT NO.: PROPOSED COMMERCIAL CENTRE
 6289/ 6295 KING GEORGE BLVD.
 SURREY, B.C.

| | | | |
|----------|-------------|-------|---------|
| Scale | 1" = 20' | Sheet | A-1d |
| Date | NOV. 2019 | of | |
| Revision | Project No. | | 14-1475 |
| | Rev. | | 04 |

| | | | |
|---------------|----------------------------------------------------------------------------|-------------|-------------------------------------------|
| Scale | 1" = 20' | Sheet | A-2 |
| Date | JUNE 2019 | Project No. | 6289 |
| Revision | 06 | Project No. | 14-1475 |
| Revision | 06 | Project No. | 6289 / 6295 KING GEORGE BLVD. SURREY B.C. |
| Project Title | SITE PLAN & PARKING CALCULATION | | |
| Project No. | PROPOSED COMMERCIAL CENTRE 6289 / 6295 KING GEORGE BLVD. SURREY B.C. | | |
| Project No. | A-2 | | |
| Project No. | 06 | | |
| Project No. | ISSUED FOR RFP | | |
| Project No. | ISSUED FOR DP | | |
| Project No. | Date | | |
| Project No. | Description | | |



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GRADING KEY :

(ELEVATIONS IN METRES)

+12.80
+12.50
+12.500

EXISTING GRADE
 EX. GRADE (Interpolated)

X 31.10

PROPOSED GRADE
 FINISH FLOOR ELEVATION

○ L.B.
 SURFACE DRAINAGE

□ C.B.
 LAWN BASIN
 CATCH BASIN

REFER TO CIVIL ENG. DRAWINGS
 FOR FINAL GRADING

SURFACE PARKING:
 17 SURFACE PARKING SPACES
 INCLUDING ONE ACCESSIBLE SPACE

PARKING CALCULATION :

PARKING REQUIRED :

BLDG. A :
 GROUND FLOOR (RETAIL) 3 PER 1,075 S.F.
 LEASABLE AREA 8,200 S.F. / 1,075 X 3 = 23 SPACES

APARTMENTS @ (243 BEDROOMS) 36 UNITS X 15 = 54 SPACES
 VISITORS @ 36 UNITS X 0.2 = 7 SPACES
TOTAL = 61 SPACES

TOUHOUSE :
 8 UNITS X 2 = 16 SPACES + 2 VISITOR = 18 SPACES
TOTAL REQ'D - 102 SPACES

PARKING PROVIDED :

33 SPACES SURFACE* + 71 SPACES PARKADE = 104 SPACES
 (*Includes townhouse garages)

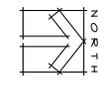
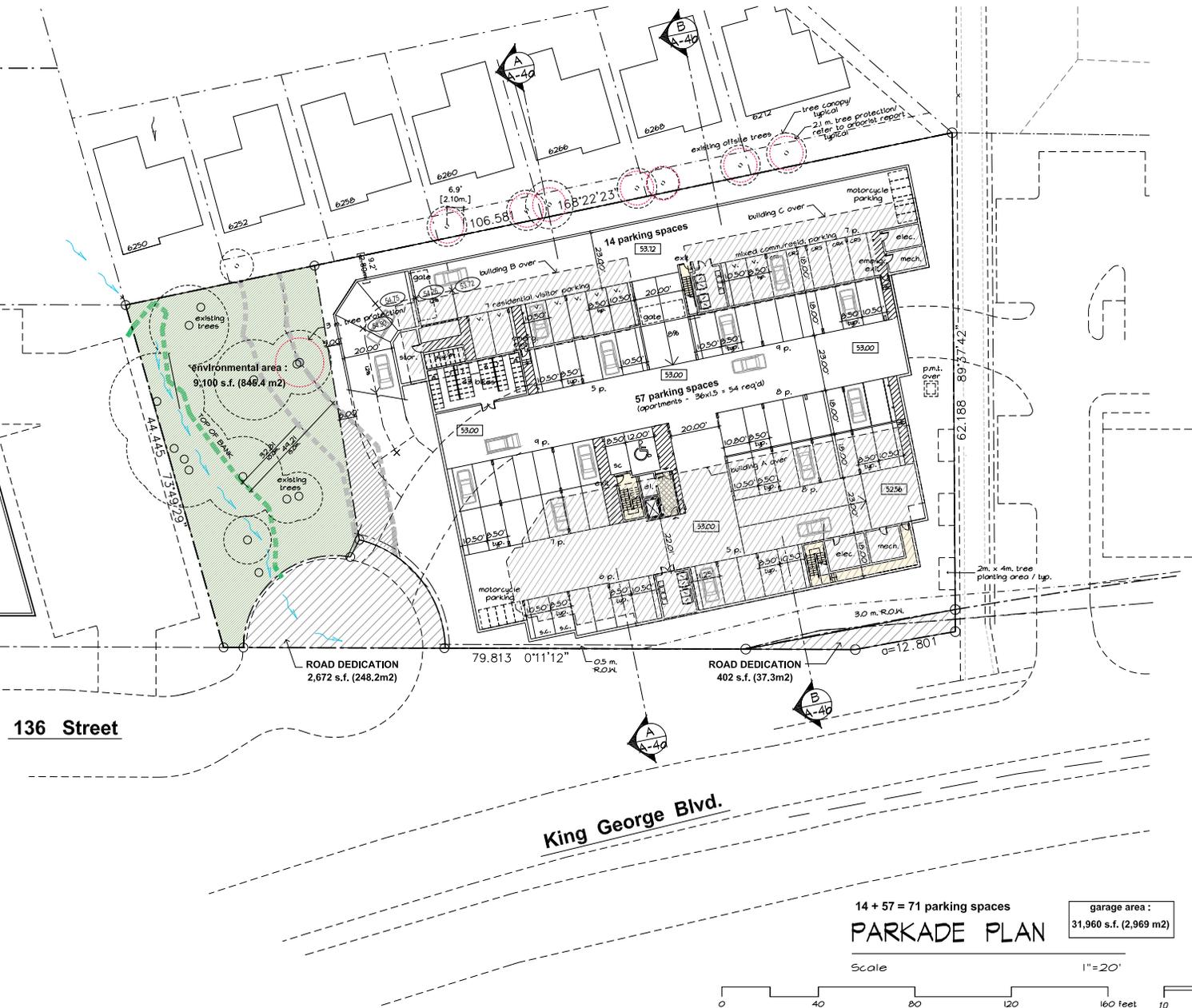
- INCLUDES 2 ACCESSIBLE SPACES
 - TYPICAL PARKING SPACE 8.5'X16.0'
 - SMALL CAR SPACE 6.5'X16.0'
 - ACCESSIBLE PARKING SPACE 12.0'X16.0'
 - DRIVE AISLES 23.0' (UNO.)

BICYCLE PARKING REQUIRED :
 APT. RESIDENTIAL : 1.2 x 36 = 43 + 6 VISITORS = 49 SPACES
 BICYCLE SPACES PROVIDED: 22 SPACES ON SURFACE
 69 SPACES

proposed commercial - residential development
 6289/ 6295 King George Boulevard
 Surrey

A-2

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GRADING KEY:
(ELEVATIONS IN METRES)

| | |
|--|------------------------|
| | EXISTING GRADE |
| | PROPOSED GRADE |
| | FINISH FLOOR ELEVATION |
| | SURFACE DRAINAGE |
| | LAWN BASIN |
| | CATCH BASIN |

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING

PARKING CALCULATION:

PARKING REQUIRED:

BLDG. A:
GROUND FLOOR (RETAIL) 3 PER 1075 SF.
LEASABLE AREA 8,200 SF. / 1,075 X 3 = **23 SPACES**

APARTMENTS @ (2+3 BEDROOMS) 36 UNITS X 15 = 54 SPACES
VISITORS @ 36 UNITS X 0.2 = 7 SPACES
TOTAL = 61 SPACES

TOWNHOUSES:
8 UNITS X 2 = 16 SPACES + 2 VISITOR = **18 SPACES**
TOTAL REQ'D - 102 SPACES

PARKING PROVIDED:
33 SPACES SURFACE + 71 SPACES PARKADE = **104 SPACES**

- INCLUDES 2 ACCESSIBLE SPACES
- TYPICAL PARKING SPACE 8.5'x18.0'
- SMALL CAR SPACE 8.5'x16.0'
- ACCESSIBLE PARKING SPACE 12.0'x18.0'
- DRIVE AISLES 23.0' W.N.O.

BICYCLE PARKING REQUIRED:
APT. RESIDENTIAL - 12 X 36 = 43 + 6 VISITORS = 49 SPACES

BICYCLE SPACES PROVIDED: 43 SPACES IN BIKE ROOM
22 SPACES ON SURFACE
65 SPACES

14 + 57 = 71 parking spaces
PARKADE PLAN
garage area:
31,960 s.f. (2,969 m2)

Scale 1" = 20'



proposed commercial - residential development
6289/ 6295 King George Boulevard
Surrey

DEV. APPLICATION - 15-0452-00

A-3

REVISED TO FEB. 10 /20

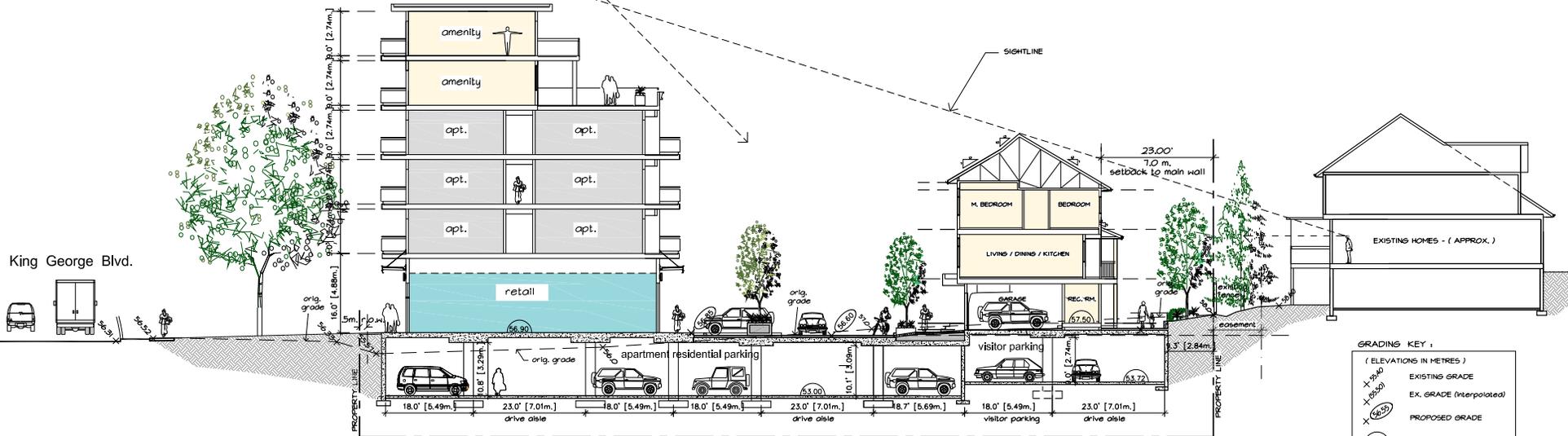
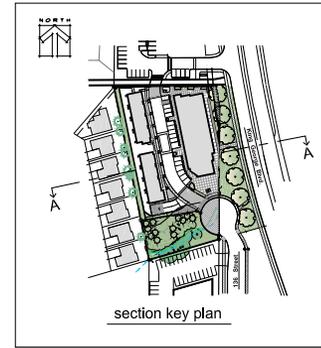
proposed commercial / residential
6289 King George Boulevard
Surrey
City of Surrey file # 7915-0452-00

| Rev. | Date | Description |
|------|----------|----------------------|
| 04 | 12-18-19 | REVISED FOR REVIEW |
| 03 | 11-12-19 | ISSUED FOR AIP |
| 02 | 10-30-19 | REVISED FOR COMMENTS |
| 01 | 8-14-19 | ISSUED FOR REVIEW |

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Drawing Title: **PARKING PLAN & CALCULATION**
Project: **PROPOSED COMMERCIAL CENTRE**
6289/ 6295 KING GEORGE BLVD.
SURREY, B.C.

| | |
|----------|-------------|
| Sheet | of |
| Scale | 1" = 20' |
| Date: | JULY 2019 |
| Revision | Project No. |
| 04 | 14-1475 |

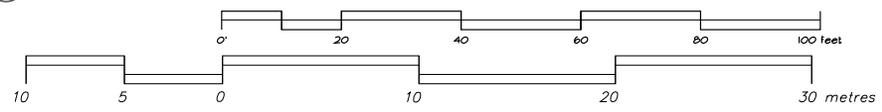


GRADING KEY

(ELEVATIONS IN METRES)

- EXISTING GRADE
- - - EX. GRADE (interpolated)
- - - PROPOSED GRADE
- 51.20 FINISH FLOOR ELEVATION

A site section A



proposed commercial - residential development
6289/ 6295 King George Boulevard
Surrey

A-4a
REVISED TO FEB. 24 /20

| | | | |
|------|----------|--------------------|--|
| 04 | 2-24-20 | REVISED FOR REVIEW | |
| 03 | 12-03-19 | REVISED FOR REVIEW | |
| 02 | 11-04-19 | ISSUED FOR ADP | |
| 01 | 8-14-19 | ISSUED FOR REVIEW | |
| Rev. | Date | Description | |

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SITE SECTION A

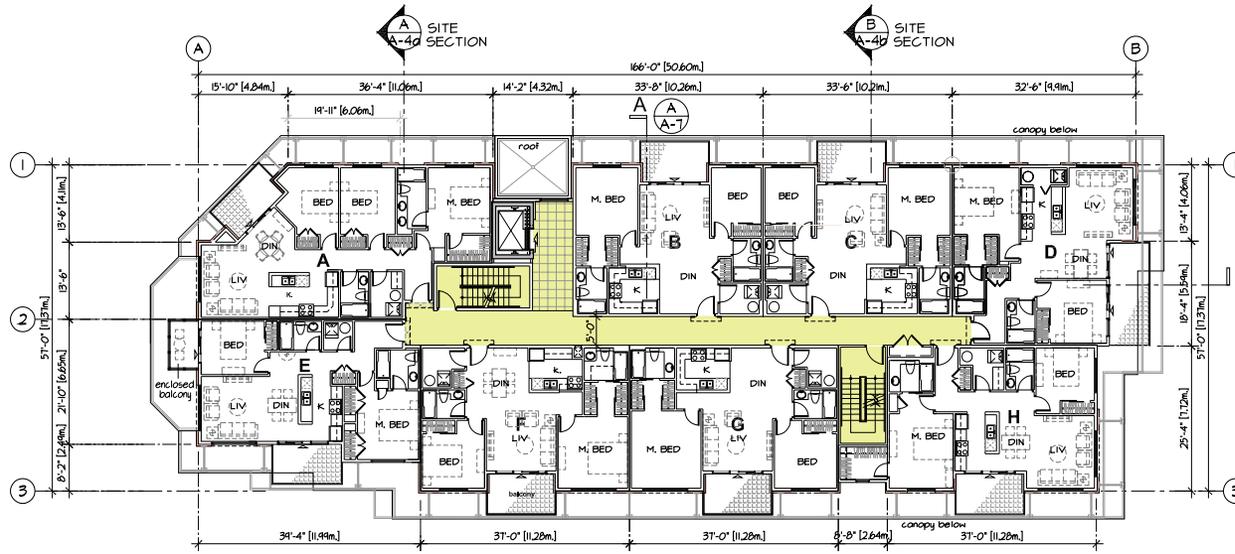
Project Title: **PROPOSED RESID./COMMERCIAL DEV. 6289/ 6295 KING GEORGE BLVD. SURREY B.C.**

Scale: 1"=10'

Date: JULY 2019

Revision Project No. 04 14-1475

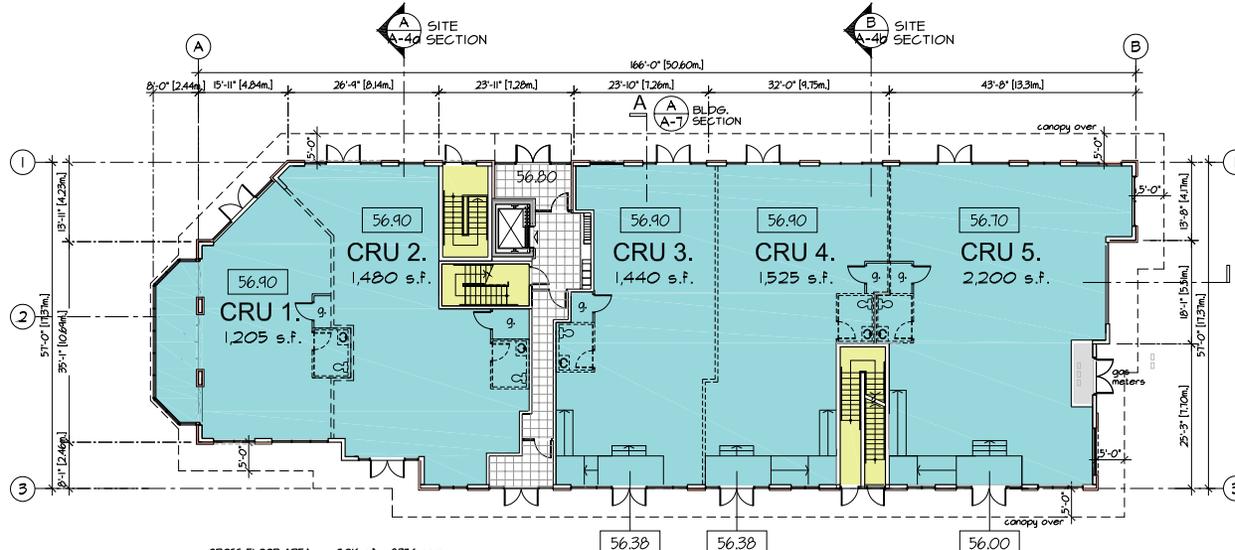
Sheet of A-40



SECOND, THIRD, FOURTH FLOOR PLAN
Scale 3/32"=1'-0"

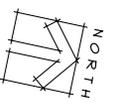
| TYPE | NO. | AREA - |
|------|------|-------------|
| A | 3 BR | 1 1152 s.f. |
| B | 2 BR | 1 852 s.f. |
| C | 2 BR | 1 852 s.f. |
| D | 2 BR | 1 924 s.f. |
| E | 2 BR | 1 841 s.f. |
| F* | 2 BR | 1 905 s.f. |
| G | 2 BR | 1 908 s.f. |
| H | 2 BR | 1 950 s.f. |

8 units
* - adaptable units/
floors 2-5



GROUND FLOOR PLAN
Scale 3/32"=1'-0"

| UNIT | AREA - |
|-------|--------------------------------|
| CRU 1 | 1,205 s.f. 114.7m ² |
| CRU 2 | 1,480 s.f. 134.7m ² |
| CRU 3 | 1,440 s.f. 133.0m ² |
| CRU 4 | 1,525 s.f. 141.7m ² |
| CRU 5 | 2,200 s.f. 204.4m ² |
| Total | 7,850 s.f. 724.5m ² |



| Rev. | Date | Description |
|------|----------|--------------------|
| 05 | 2-21-20 | REVISED FOR REVIEW |
| 04 | 7-21-19 | REVISED FOR REVIEW |
| 03 | 11-08-19 | ISSUED FOR PERMITS |
| 02 | 10-08-19 | REVISED FOR REVIEW |
| 01 | 8-15-19 | ISSUED FOR REVIEW |

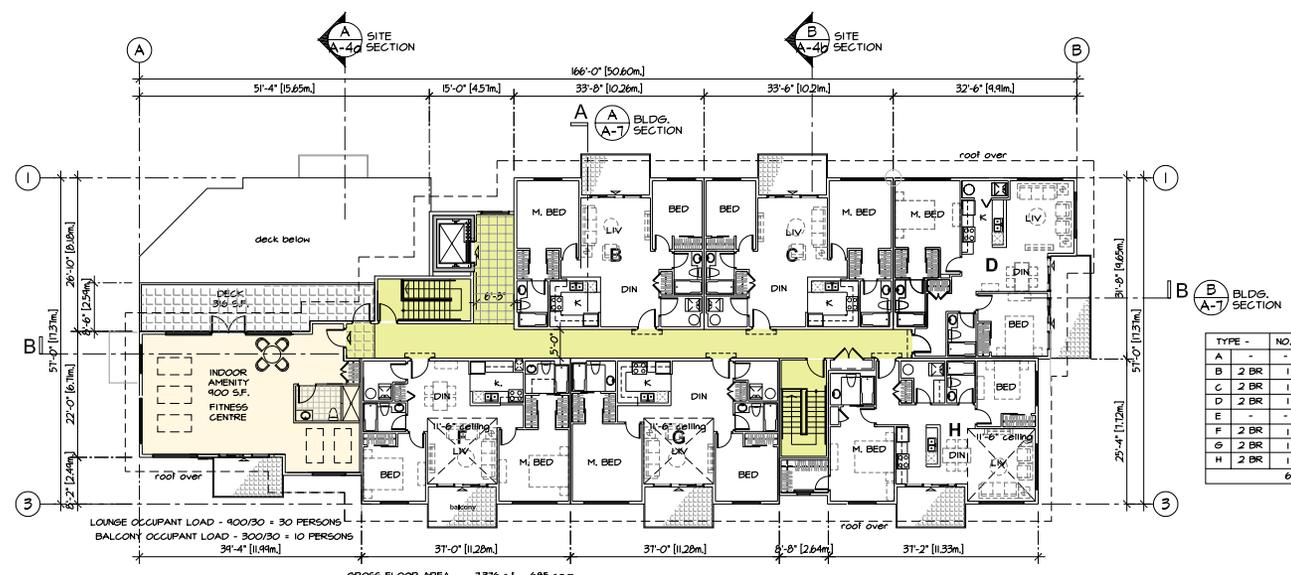
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201-560-0200
201-560-0200
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tel: (778) 871-0888
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Project Title: BLDG. A - FLOOR PLANS ground, 2, 3, 4
Proposed by: PROPOSED COMMERCIAL RESID. DEV.
6289 KING GEORGE BLVD.
SURREY, B.C.

Sheet: 3/25"=1'-0" of A-5
Date: JULY 2019
Revision: Project No. 14-1475
05

A-5

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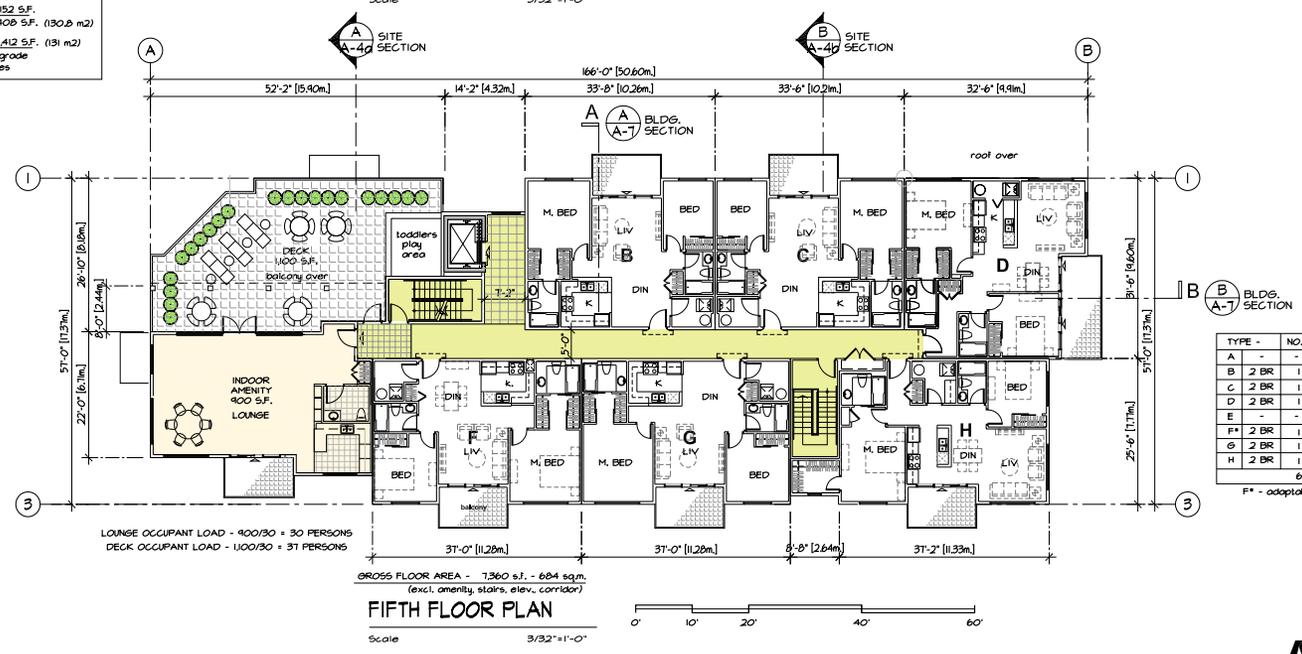


| TYPE | NO. | AREA - |
|------|------|------------|
| A | - | - |
| B | 2 BR | 1 852 s.f. |
| C | 2 BR | 1 852 s.f. |
| D | 2 BR | 1 424 s.f. |
| E | - | - |
| F | 2 BR | 1 405 s.f. |
| G | 2 BR | 1 408 s.f. |
| H | 2 BR | 1 450 s.f. |
| | | 6 units |

AMENITY AREA CALCULATION :

| REQUIRED INDOOR AMENITY - | REQUIRED OUTDOOR AMENITY - |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------|
| TOWNHOUSES - 8 X 32 = 256 S.F. | TOWNHOUSES - 8 X 32 = 256 S.F. |
| APARTMENTS - 36 X 32 = 1152 S.F. | APARTMENTS - 36 X 32 = 1152 S.F. |
| TOTAL - 1408 S.F. (130.8 m2) | TOTAL - 1408 S.F. (130.8 m2) |
| PROVIDED - 400 + 400 = 1200 S.F. (161.2 m2) | PROVIDED - 1100 + 312 = 1412 S.F. (131 m2) plus approx. 600 s.f. at grade adjacent to townhouses |

NOTE : 5TH & 6TH FLOOR AMENITY AREAS SHARED WITH TOWNHOUSES



| TYPE | NO. | AREA - |
|------|------|------------|
| A | - | - |
| B | 2 BR | 1 852 s.f. |
| C | 2 BR | 1 852 s.f. |
| D | 2 BR | 1 424 s.f. |
| E | - | - |
| F | 2 BR | 1 405 s.f. |
| G | 2 BR | 1 408 s.f. |
| H | 2 BR | 1 450 s.f. |
| | | 6 units |

F* - adaptable unit

| REV. | DATE | DESCRIPTION |
|------|----------|--------------------|
| 06 | 2-28-20 | REVISED FOR REVIEW |
| 05 | 12-19-19 | REVISED FOR REVIEW |
| 04 | 11-05-19 | REVISED FOR REVIEW |
| 03 | 10-21-19 | REVISED FOR REVIEW |
| 02 | 08-14-19 | ISSUED FOR REVIEW |

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Working Title: BLDG. A - FLOOR PLANS 5th & 6th
Project: PROPOSED COMMERCIAL RESID. DEV.
6289 KING GEORGE BLVD.
SURREY, B.C.

| Sheet | of |
|-------------|---------------------|
| 3/28"=1'-0" | A-6 |
| Date: | JULY 2019 |
| Revision | Project No. 14-1475 |
| 05 | |

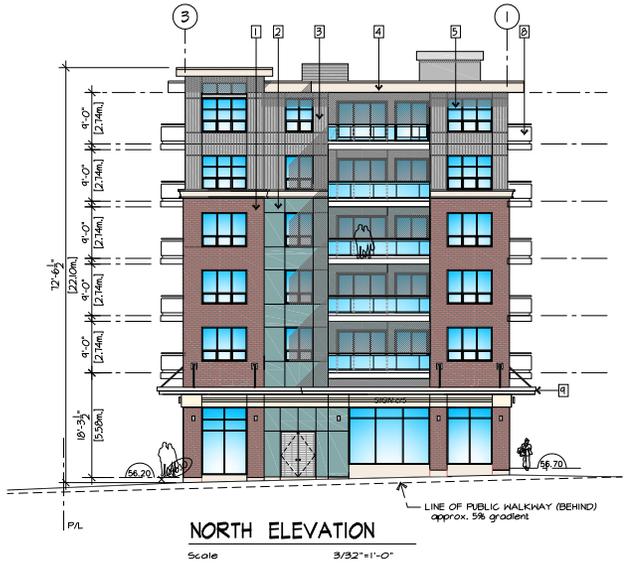
A-6

REVISED TO FEB. 28 / 20

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| MATERIAL / FINISH | COLOR |
|----------------------------|------------------------------------------|
| 1 BRICK VENEER | * IMPERIAL RED SMOOTH |
| 2 JAMES HARDIE PANELS | ** EVENING BLUE |
| 3 JAMES HARDIE PANELS | ** GOBBLE STONE |
| 4 HARDIEBOARD TRIM/DETAIL | ** ARCTIC WHITE |
| 5 WINDOWS & DOORS | CLEAR ANODIZED ALUM. FRAMES, CLEAR GLASS |
| 6 COMMERCIAL UNITS | WHITE VINYL & CLEAR GLASS |
| 7 RESIDENTIAL UNITS | LIGHT GREY |
| 8 PREFIN. METAL FASCIA | NATURAL CONCRETE |
| 9 PRECAST CONCRETE CAP | BLACK |
| 10 METAL AND GLASS RAILING | BLACK |
| 11 METAL & GLASS CANOPY | BLACK |
| 12 PREFIN. METAL SOFFIT | MEDIUM GREY |

* BRICK - MIXIAL MATERIALS
 ** WALL PANEL - JAMES HARDIE-HARDIE REVEAL PANEL SYSTEM
 PANEL JOINT TRIMPS, REVELS, ETC. TO MATCH PANEL COLOURS



| Rev. | Date | Description |
|------|----------|--------------------|
| 01 | 8-15-19 | ISSUED FOR REVIEW |
| 02 | 9-10-19 | REVISED FOR REVIEW |
| 03 | 11-08-19 | REVISED FOR REVIEW |
| 04 | 11-12-19 | ISSUED FOR AUP |
| 05 | 11-22-19 | ISSUED FOR AUP |
| 06 | 1-28-20 | REVISED FOR REVIEW |
| 07 | 1-28-20 | REVISED FOR REVIEW |

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 architects o.i.b.c.
 6289 King George Blvd.
 Surrey, BC V3V 2K9
 Tel: 778 671 0088
 ionic@ionic-architecture.com

Drawn by: BLDG. A - ELEVATIONS
 Project No.: PROPOSED COMMERCIAL CENTRE
 6289 KING GEORGE BLVD.
 SURREY BC

Sheet of A-8
 Date: JULY 2019
 Revision: Project No. 14-1475
 05

A-8



bldg. C - west elevation

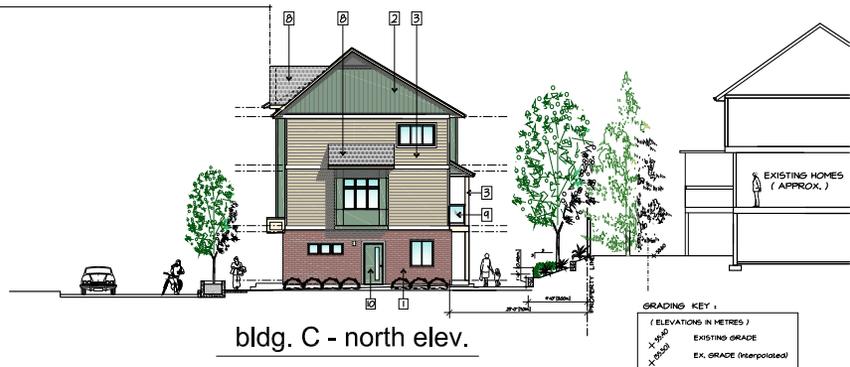
bldg. B - west elevation



bldg. C - south elev.

| MATERIAL / FINISH | COLOR |
|---------------------------|---------------------------|
| 1 BRICK | IMPERIAL RED SMOOTH |
| 2 JAMES HARDIE SIDING | ** MONTANA SAGE |
| 3 JAMES HARDIE SIDING | ** CORNELL STONE |
| 4 JAMES HARDIE PANELS | ** ARCTIC WHITE |
| 5 HARDBOARD TRIM/DETAIL | ** ARCTIC WHITE |
| 6 WINDOWS & DOORS | WHITE VINYL & CLEAR GLASS |
| 7 PREFIN. METAL FASCIA | LIGHT GREY |
| 8 FIBRE GLASS SHINGLES | CHARCOAL GRAY |
| 9 ALUM. AND GLASS RAILING | BLACK |
| 10 FRONT DOOR - FIBREGL. | * AE-410 FLORA |
| 11 BACK DOOR - FIBREGL. | * AE-410 FLORA |
| 12 PREFIN. SOFFIT | ** ARCTIC WHITE |
| 13 GARAGE DOOR - PAINT | * AE-410 FLORA |
| 14 GARAGE DOOR - PAINT | * AE-415 BOREAL FOREST |

* PAINT - BENJAMIN MOORE
 ** WALL PANEL - JAMES HARDIE-HARDIE REVEAL PANEL SYSTEM
 ** CORNER TRIM, DETAILS - JAMES HARDIE, TO MATCH PANEL COLOURS
 REFER TO DWG. A-13 FOR APPLICATION



bldg. C - north elev.

GRADING KEY (ELEVATIONS IN METRES)

| | |
|---------|--------------------------|
| X 10.00 | EXISTING GRADE |
| X 10.50 | EX. GRADE (Interpolated) |
| X 56.50 | PROPOSED GRADE |
| 51.20 | FINISH FLOOR ELEVATION |

BUILDING B NORTH & SOUTH ELEVATIONS REFER TO DWG. A-4c



bldg. B - east elevation

bldg. C - east elevation

proposed commercial - residential development
 6289/ 6295 King George Boulevard
 Surrey

| | | | | | | |
|--------------------|---------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------------|-------------|
| Scale: 1" = 10'-0" | Sheet of | Drawing Title: TOWNHOUSE ELEVATIONS | Ionic Architecture inc. architects a.i.b.c. 201-5500 152nd Street Surrey B.C. V3S 2J9 office@ionic.architecture.com | 06 12-09-19 | REVISED FOR REVIEW | |
| Date: JULY 2019 | Project No. 14-1475 | Project Title: PROPOSED RESID./COMMERCIAL DEV. 6289/ 6295 KING GEORGE BLVD. SURREY B.C. | | 05 11-12-19 | ISSUED FOR ADP | |
| Revision 06 | 14-1475 | A-11 | | 04 11-05-19 | REVISED FOR REVIEW | |
| | | | | 03 10-08-19 | REVISED FOR REVIEW | |
| | | | | 02 08-14-19 | REVISED FOR REVIEW | |
| | | | | 01 07-18-19 | ISSUED FOR REVIEW | |
| | | | | Rev. | Date | Description |

A-11
 REVISED TO DEC. 4 /19



view from King George Blvd.



view from 136 Street cul-de-sac

proposed commercial - residential development
 6289/ 6295 King George Boulevard
 Surrey

A-14

REVISED TO MARCH 4 /20

| Rev. | Date | Description |
|------|----------|--------------------|
| 02 | 3-04-20 | REVISED FOR REVIEW |
| 01 | 11-14-19 | ISSUED FOR REVIEW |

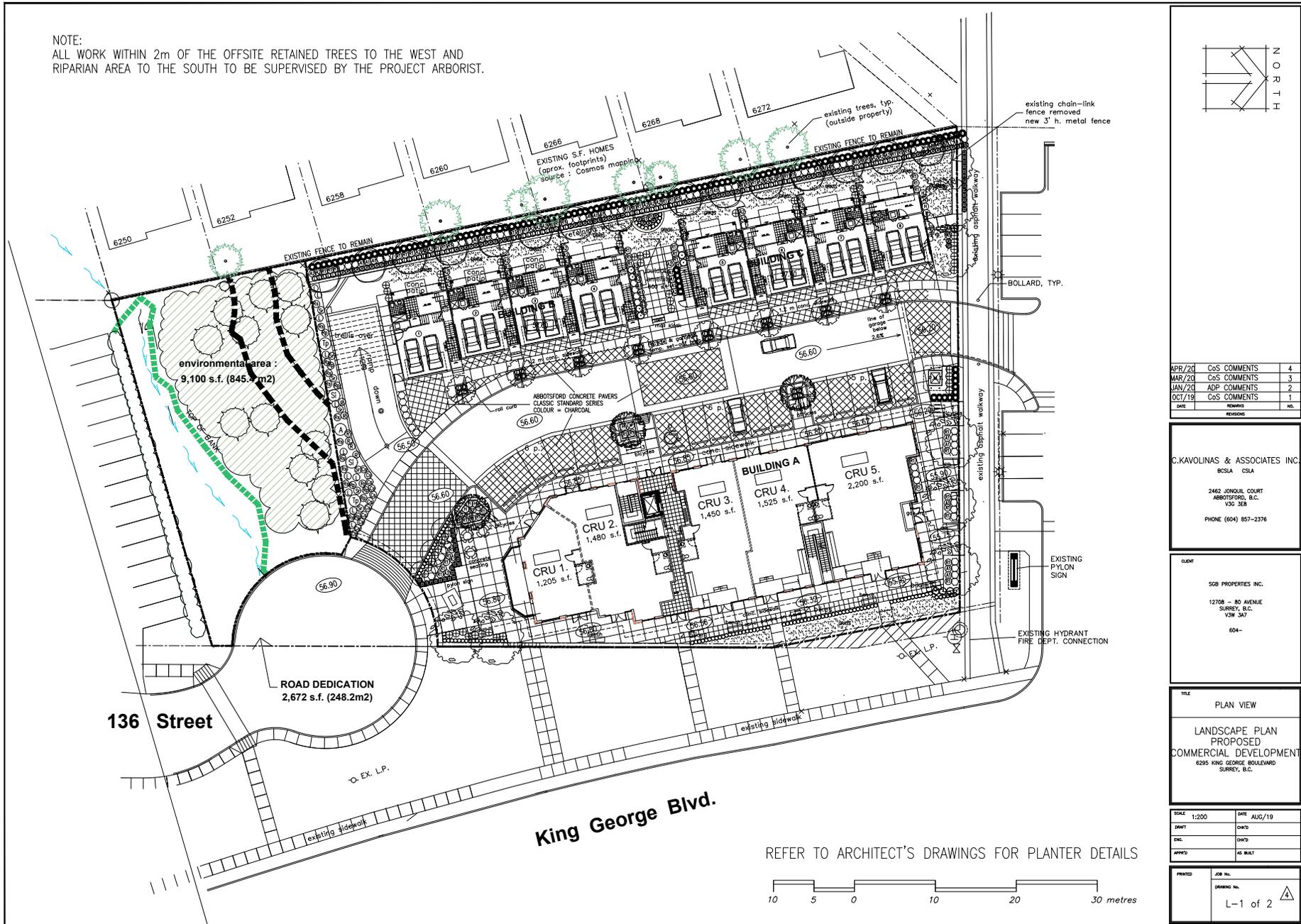
Ionic Architecture Inc.
 architects o.i.b.c.
 200-6000 150th Street
 Surrey, B.C. V3S 6Z9
 Tel: (778) 871-0818
 Fax: (778) 871-0819
 ionic@ionic-architecture.com

Drawing Title: PERSPECTIVE & MASSING STUDIES
 Project Title: PROPOSED RESID./COMMERCIAL DEV.
 6289/ 6295 KING GEORGE BLVD.
 SURREY B.C.

Scale: NTS
 Date: NOV. 2019
 Revision: Project No. 14-1475
 02

Sheet: A-14
 of: A-14

NOTE:
 ALL WORK WITHIN 2m OF THE OFFSITE RETAINED TREES TO THE WEST AND
 RIPARIAN AREA TO THE SOUTH TO BE SUPERVISED BY THE PROJECT ARBORIST.



| DATE | REVISION | NO. |
|--------|--------------|-----|
| APR/20 | C&S COMMENTS | 4 |
| MAR/20 | C&S COMMENTS | 3 |
| JAN/21 | ADP COMMENTS | 2 |
| OCT/19 | C&S COMMENTS | 1 |

C.KAVOLINAS & ASSOCIATES INC.
 BCSEA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

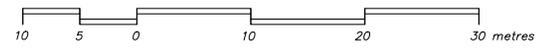
CLIENT
 SOB PROPERTIES INC.
 12708 - 80 AVENUE
 SURREY, B.C.
 V3W 3A7
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 COMMERCIAL DEVELOPMENT
 6295 KING GEORGE BOULEVARD
 SURREY, B.C.

| | |
|--------------------|--------------|
| SCALE: 1:200 | DATE: AUG/19 |
| DRAWN: CHW | CHECKED: CHW |
| DATE: CHW | DATE: CHW |
| APPROVED: AS BUILT | |

PRINTED: JOB No.
 DRAWING No.
 L-1 of 2

REFER TO ARCHITECT'S DRAWINGS FOR PLANTER DETAILS





April 14, 2020

Planning

School Enrolment Projections and Planning Update:

North Ridge Elementary is currently operating at 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. It is expected that in 10 years, enrolment shall grow perhaps even more aggressively than indicated in the graph below. This school also accommodated many of the new immigrant students that came to the City this year. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend.

A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity. With the continued demand for secondary enrolling space coming from Newton, the school is projected to grow close to 1700 students by 2028.

Construction began earlier this year on a new 700 capacity addition at Sullivan Heights Secondary which is targeted to open September 2021. As part of the District's 2020/2021 Five Year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt Secondary and a site acquisition for a new future 1000 capacity secondary school in the Newton area. These projects, when approved, will significantly address the secondary demand for space in the larger Newton area. Therefore, there are no plans to increase the capacity at Panorama Ridge at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0452 00 (Updated April 2020)

SUMMARY

The proposed 8 townhouse units and 36 lowrise units are estimated to have the following impact on the following schools:

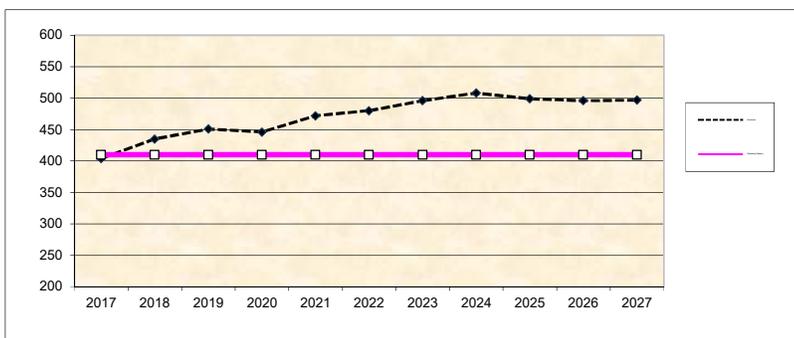
Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students: | 3 |

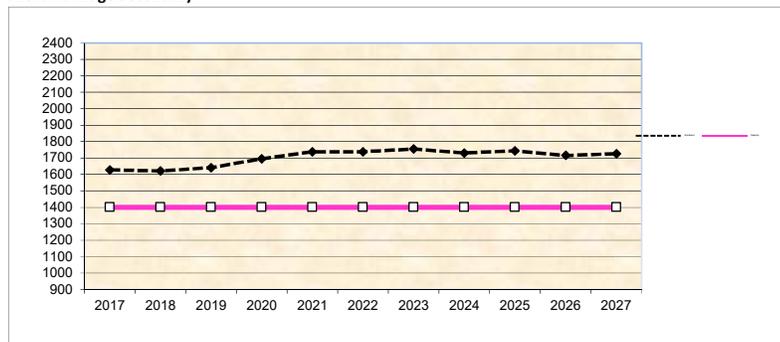
September 2019 Enrolment/School Capacity

| | |
|---------------------------------|------------|
| North Ridge Elementary | |
| Enrolment (K/1-7): | 67 K + 384 |
| Operating Capacity (K/1-7) | 38 K + 372 |
| Panorama Ridge Secondary | |
| Enrolment (8-12): | 1641 |
| Capacity (8-12): | 1400 |

North Ridge Elementary



Panorama Ridge 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.

CITY OF SURREY

BYLAW NO. 20050

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 025-467-441
 Lot 34 Section 8 Township 2 New Westminster District Plan BCP603
 (6289 King George Boulevard)
 (hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of community commercial uses, *multiple unit residential buildings*, and *ground-oriented multiple unit residential buildings*, with related *amenity spaces*, developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B, and C as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Constance Procyshyn, B.C.L.S. on the 12th day of February, 2020.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. Block A
 - (a) *Ground-oriented multiple unit residential buildings.*
2. Block B
 - (a) *Multiple unit residential buildings, provided that this use does not constitute a singular use in this Block.*
 - (b) *Retail stores excluding adult entertainment stores, secondhand stores, and pawnshops.*
 - (c) *Personal service uses excluding body rub parlours.*
 - (d) *General service uses excluding funeral parlours and drive-through banks.*
 - (e) *Beverage container return centres provided that:*
 - i. *the use is confined to an enclosed building or part of an enclosed building; and*
 - ii. *the beverage container return centre does not exceed a gross floor area of 418 square metres (4,500 sq. ft.).*
 - (f) *Eating establishments excluding drive-through restaurants.*
 - (g) *Liquor store.*
 - (h) *Office uses excluding social escort services, methadone clinics, and marijuana dispensaries.*
 - (i) *Indoor recreational facilities.*
 - (j) *Community services.*
 - (k) *Child care centres.*
 - (l) *Cultural uses.*
3. Block C
 - (a) *Open space.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres [3,230 sq. ft.], whichever is smaller, and a maximum of one *dwelling unit* on the *Lands*. The maximum *density* may be increased to that prescribed in Section D.2. of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, and parks) are provided in accordance with Schedule G, Sections A and B of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. The maximum *floor area ratio* shall be 1.29.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 32%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

| | Setback | East | West | South | North |
|-----------------------------------------------------------------------------|----------------|--------------------|-------------------|-------------------|---------------------|
| | | <i>Yard</i> | <i>Yard</i> | <i>Yard</i> | <i>Yard</i> |
| Use | | | | | |
| <i>Principal</i> and <i>Accessory Buildings</i> and <i>Structures</i> | | 2.9 m* (10 ft.) | 6.0 m (20 ft.) | 9.6 m (32 ft.) | 2.9 m** (10 ft.) |

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

* Except that awnings and canopies may have a minimum east *yard setback* of 1.2 m (4 ft.).

**Except the awnings and canopies may have a minimum north *yard setback* of 2.6 m (8 ft.).

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

G. Height of Buildings

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

1. The maximum *building height* for *principal buildings* shall not exceed:
 - (a) Block A: 12.3 metres [40 ft.];
 - (b) Block B: 22.2 metres [73 ft.]; and
 - (c) Block C: N/A.
2. The maximum *building height* for *accessory building* and *structures* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, plus 4.0 square metres [43 sq. ft.] per *lock-off suite*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, plus 4.0 square metres [43 sq. ft.] per *lock-off suite*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|---------------------------|------------------------|------------------------|
| 4,000 sq.m. [1.0 acre] | 50 metres [164 ft.] | 50 metres [164 ft.] |

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

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RM-45 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for the residential portion and the C-8 Zone for the commercial portion.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20050"

PASSED FIRST READING on the _____ day of _____, 20 .

PASSED SECOND READING on the _____ day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ day of _____, 20 .

PASSED THIRD READING on the _____ day of _____, 20 .

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

_____ MAYOR

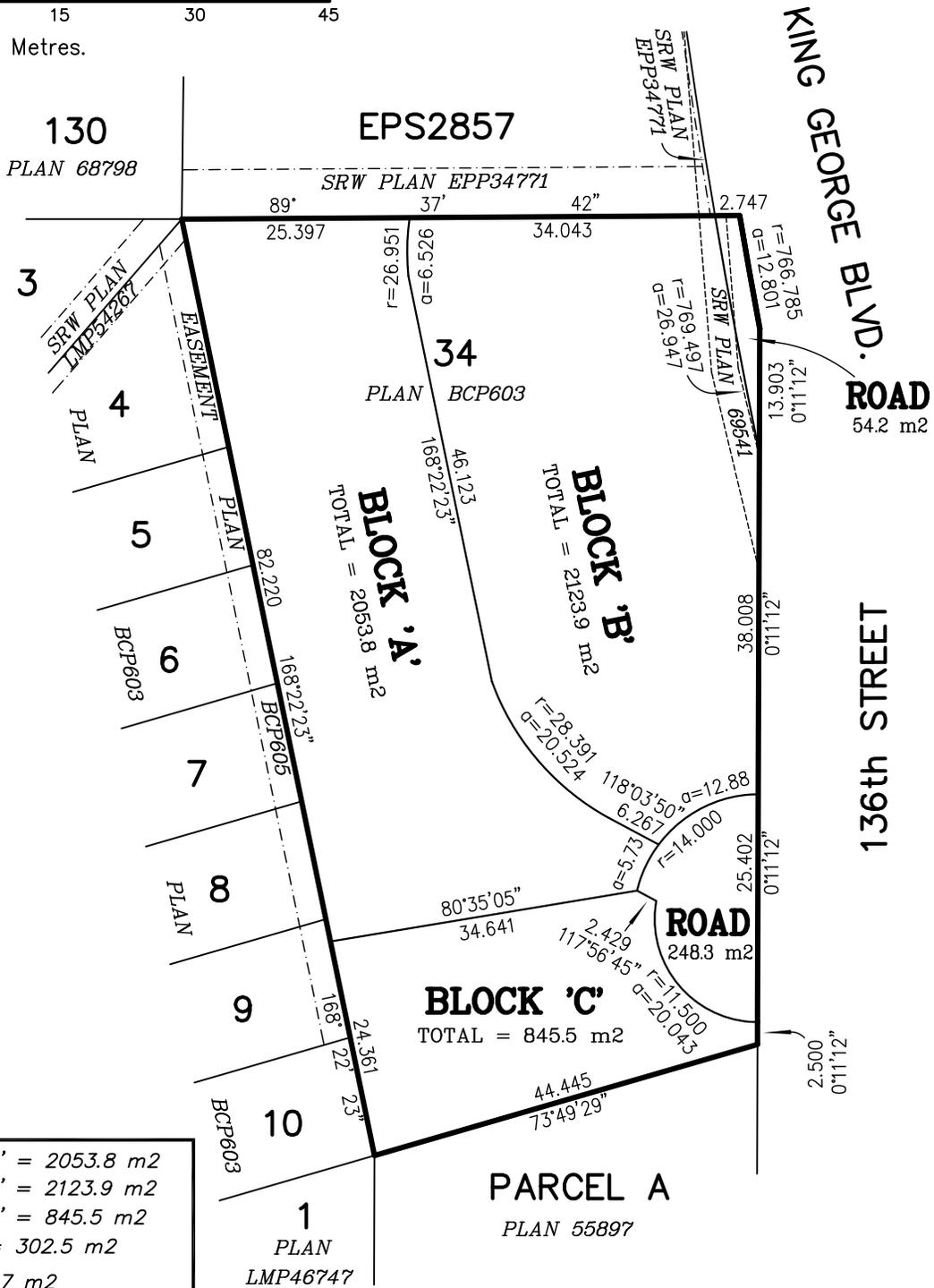
_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW #_____ OF LOT 34, SECTION 8, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT PLAN BCP603**

SCALE 1:750



All Distances are in Metres.



Total Area Block 'A' = 2053.8 m²
 Total Area Block 'B' = 2123.9 m²
 Total Area Block 'C' = 845.5 m²
 Total Area Roads = 302.5 m²
 Total Area = 5325.7 m²

Certified correct, completed on the 12th day of February, 2020.

Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1217_RZ

*This Plan Lies Within The
 Metro Vancouver Regional District*



B.C.L.S.

Table 4. Tree Preservation Summary.

| TREE PRESERVATION SUMMARY | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Surrey Project No: | 15-0452 |
| Address: | 6289 King George Boulevard, Surrey BC |
| Registered Arborist: | Dean Bernasch, BLA ISA Certified Arborist (PN-8676A) ISA Tree Risk Assessment Qualified (TRAQ) |
| 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) | 26 |
| Protected Trees to be Removed | 15 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 11 |
| Total Replacement Trees Required: | |
| - Alder Trees Requiring 1 to 1 Replacement Ratio $\frac{1}{1} \times \text{one (1)} = 1$ | 29 |
| - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{14}{2} \times \text{two (2)} = 28$ | |
| Replacement Trees Proposed | 26 |
| Replacement Trees in Deficit | 3 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ | 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{0}{2} \times \text{two (2)} = 0$ | |
| Replacement Trees Proposed | |
| Replacement Trees in Deficit | 0 |

Summary prepared and
submitted by:



Arborist

April 14, 2020

Date

Any works within 1.5m of TPZs of trees OS01-OS07 must be performed under arborist supervision. This includes existing landscaping removal, proposed retaining wall installation and any proposed landscaping and irrigation work.



LEGEND

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED
- U/S UNDERSIZED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
 5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by Onderwater Land Surveying Ltd. dated July 25, 2019.
 2. Site Plan by Ionic Architecture Ltd. dated 7-18-19.

Two dead trees in the Riparian Area will become high risk trees as a result of the proposed road work. Both these trees must be removed under arborist supervision as a result. Reduction to wildlife height is not possible, due to their proximity to the proposed road. Felling should be directed back into the riparian area, so long as it does not target existing trees and all felled material left on site. Stumps cannot be pulled out by machine during grubbing. Stumps to be left at-grade or ground out by stump grinder under arborist supervision.

DIAMOND HEAD

3551 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Client: SGB Properties Inc.
Address: 6289 King George Boulevard, Surrey

PROPOSED SIGN BY-LAW VARIANCES

| # | Proposed Variances | Sign By-law Requirement | Rationale |
|---|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | To allow one (1) additional identification signs for the residential component of the mixed-use building for a total of two (2) | A maximum of one (1) identification sign is permitted per multiple residential development (Part 4, Section 23(1)) | The identification signs are proposed over each of the residential entrances, one facing King George Boulevard and the other facing the surface parking lot at the rear of the building |
| 2 | To allow one (1) additional fascia signs for a total of three (3) for CRU #1 and CRU#5 | A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)) | The proposed fascia signs allow for signs along each building elevation |



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
**THURSDAY, NOVEMBER 14,
2019**
Time: 4:00 p.m.

Present:

Chair – R. Drew
Panel Members:
A. Politano
B. Howard
G. Borowski
K. Shea
M. Patterson
S. Standfield
(4:39 pm)

Guests:

Caelan Griffiths, PMG
Doug Johnson
Jas Bansal, Paul Sivia, SGB Properties Inc. (Maskeen)
Kent Patenaude, Lu'ma Native Housing Society
Michael Toolan, Architect AIBC, Larry Adams, Architect
AIBC, NSDA Architects
Paul Sivia, Maskeen Deveopment
Samuel M. Chan, Architect AIBC, David Love, B. Arch,
Project Manager, Ionic Architecture
Scott Watson, Craven Huston Powers Architects

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design
Planner
S. Maleknia, Urban Design
Planner
L. Anderson,
Administrative Assistant

RESPONSE TO ADP MINUTES :

B. RESUBMISSIONS

1. Time: 4:00 p.m.

File No.: 7915-0452-00

Address: 6289/6295 King George Boulevard

New or Resubmit: Resubmit

Last Submission Date: June 15, 2017

Description: Rezoning and DP to permit the development of 8 townhouse units and a 6-storey mixed-use building containing 36 apartment units and approximately 738 square metres of ground floor commercial with underground and at grade parking

Developer: Jagdip Sivia, SGB Properties Inc. (Maskeen)

Architect: Samuel M. Chan, Architect AIBC, Ionic Architecture

Landscape Architect: Clark Kavolinas. BCSLA, C. Kavolinas & Associates

Planner: Christa Brown

Urban Design Planner: Nathan Chow

The Urban Design Planner advised the project was previously reviewed by the ADP on June 15, 2017, which at that time, contained a single storey stand alone building with commercial and childcare and a four-storey mixed use apartment building.

There is no longer a proposed childcare and the site now includes a townhouse development. Additionally, there is a significant setback to wetland that was not factored into the first scheme.

The Urban Design Planner further advised that staff support the use, form and density, and have no specific issues, except that the primary CRU access should be maintained and reinforced along the street frontage as per the OCP.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations, noting the specific changes to the site and building design since the original submission in 2017.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski

Seconded by A. Politano

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:

- . • Consider a stronger sense of arrival, both architectural and landscape.
- . – revisions have been made to both the north and south elevations of building A.
- . – at the south end of building A a glazed ‘conservatory’ addition has been made to CR1 and landscaping has been added at the periphery of the plaza space.
- . • Reconsider lack of connectivity of King George Boulevard with CRUs.
- . – additional walkway connections have been made from the City sidewalk. The most northerly connection is angled toward CR5 inviting an alternative southbound walking route along the full eastern frontage of building A and eventually connecting with the west side sidewalk on 136 Street and the existing Surrey Business Centre.
- . • Consider landscape treatment and siting – the connection between the building and King George Boulevard, in front of CRUs – more unified with landscape along King George Boulevard.
- . – refer to previous response and revised landscape drawings.
- . • Review grading.
- . – adjustments have been made to the site grading keeping in mind both previous Urban Design comments and stated objectives and ADP comments contained in these minutes.
- . • Make design required for landscape – soil volumes, seating, more useable outdoor space.
- . – the outdoor space at the south end of building A has been refined to add commercial interest, additional landscaping and permanent seating.
- . • Consider flat slabs at commercial.
- . – the commercial units have been given a uniform floor elevation per ADP comments and as discussed at our meeting with Planning on Dec. 2 where it was agreed that adjustments could be made to the units with internal steps and accessible ramps on the King George side.
- . • Recommend residential entry be expressed differently from commercial.

- . - the canopy at the residential entry has been given a different architectural expression. The tree planter and flanking sidewalk, bicycle parking and accessible parking stall all draw attention to this location on the building frontage.
- . • Consider demarking/differentiating Hardie expression at 4/5 floor transition.
- . - the building has now been given a distinct separation at the 5th floor level with Hardie panels for floors 2,3 & 4 and vertical Hardie siding of a different colour for floors 5 & 6.
- . - refer to drawing A-8
- . • Consider private roof deck for top floor units.
- . - this idea has been considered but not taken partially out of consideration for the single family neighbours to the west who have expressed concern with loss of privacy due to overlook overlook. As well all the apartment units have generous balconies as well as access to the amenity area outdoor decks.
- . • Consider soffit material.
- . - soffit material will be a neutral colour
- . • Inner road lacks identity framed by garage doors and parking.
- . - additional areas of specialty paving or stamped concrete are proposed.
- . - refer to site plan dwg. A-2
- . • Consider townhouse bay expressions A and B proportions.
- . - alternating units have different garage doors, entrance doors and bay window roofs.
- . - refer to dwg. A-11
- . • Consider parcel delivery mail room functionality.
- . - the apartment lobby has been increased slightly in size. There is ample space for both Canada Post and private delivery boxes. These will be front loaded, there is no mail room as such. - refer to dwg. A-5
- . • Reconsider access between commercial parkade parking and CRUs (for staff).
- . - consideration will be given to elevator access by means of a fob for the CRUs staff.
- . • Consider handicapped and adaptable units.
- . - four adaptable units will be provided (refer to dwg. A-9).
- . • Reconsider location of parkade - handicapped stalls.
- . - the handicap stall has been relocated to be immediately adjacent to the elevator lobby.
- . • Consider relocating waste area to make convenient locations.
- . - the apartment recycle/garbage room has been relocated to be closer to the elevator lobby
- . • Reconsider access to commercial garbage room.
- . - after discussion ion Dec. 2nd it was agreed storage within individual CRUs and curbside pickup in conjunction with the townhouse pickup would be viable. Interior garbage Storage will be mechanically ventilated where appropriate for the tenant improvement.
- . • Consider the BC Step Code and triple glazing (managing acoustics and energy).
- . - BC step code will be taken into consideration and triple glazing will be specified for all apartment windows..

Site

- . • No issue with change in massing and siting.
- . - no action required, although doesn't seem to agree with the following point.
- . • There are missed opportunity in the way the building parts address the surroundings and are arranged on site.

. - there was no consensus at the Dec. 2nd meeting as to what this comment might mean.
. • Recommend improving visitor and commercial connection to King George Boulevard sidewalk.

. - this has been addressed in response to the second point under Key Points above :
. - additional walkway connections have been made from the City sidewalk. The most
. northerly connection is angled toward CR5 inviting an alternative southbound walking
. route along the full eastern frontage of building A and eventually connecting with the west side
. sidewalk on 136 Street and the existing Surrey Business Centre.

. • Recommend increasing access to east CRU.

. - this has been addressed in response to the first point under Key Points previously.

. • Recommend main approach from south have sense of arrival to plaza and differentiation
from the cul-de-sac – building elevation is not special – could be developed as something more
significant to announce commercial/public nature of the access. There is an equivalence of the
designs but consider something on the short ends to show the access for commercial (more
celebrated) perhaps CRU could be differentiated.

. - refer to response to first point above.

. • Much of the site is given over to vehicular movement, such that the interior roadway is neither
an outdoor amenity for residential nor a particularly commercial character

. - We would not expect a roadway to be an ‘outdoor amenity’ for safety reasons, unless it
were a residential cul-de-sac. We think the design of the internal roadway comfortably
serves both the residential and commercial components of the proposed development.

. • Break in the townhouse block does not align with main residential lobby – recommend
more meaningful axial relationship.

. - this would only be possible by splitting the townhouses into 3 and 5-unit blocks which
would be less desirable in terms of what faces the single family homes visually and in terms of
providing the most central location for the outdoor amenity.

. • There is a lot of valuable space at grade – suggest optimize use of that. Consider a
modicum of additional green space at the amenity level.

. - the outdoor area south of building A has been developed as a form of amenity for all
. living in, working in, or visiting the development. It enjoys a southern exposure and is
. adjacent to the widest section of King George Boulevard and close to the riparian area as a visual
amenity.

. • Ground level outdoor amenity is lacking, for such little site coverage – consider deleting
a townhouse to swap with upper storey amenity.

. - loss of a townhouse would be undesirable. The outdoor amenity between the townhouse
. Blocks and the outdoor area south of building A comprise a substantial at grade area.

. • Recommend creating a loop access and presence to King George Boulevard; to have one
point of access feels quite disconnected.

. -- there was no consensus on Dec. 2nd as to what this comment might mean.

. It could mean a second access from King George at the south end of the site to create the
'loop' referred to – this was pursued but rejected by Traffic Engineering early in the process. This
was explained at the ADP meeting.

- . • Like the amenity on upper levels of apartment; consider how townhouse residents will access.
- . – access will be by fob.
- . • Consider private roof decks for apartments.
- . – this has been addressed previously (point 9. under Key Points).
- . • Ensure mail room and parcel delivery are well thought out.
- . – – the apartment lobby has been increased slightly in size. There is ample space for both Canada Post and private delivery boxes. These will be front loaded, there is no mail room as such. – refer to dwg. A-5
- .
- . • Consider making CRU garbage closer to CRUs, seems to be quite far away, perhaps at grade if they are a lot closer to as access is quite difficult.
- . – at the Dec. 2nd meeting internal storage and curbside pick up for the commercial units was discussed. This would take place on the same day as curbside pick up for the 8 townhouses. Garbage from the apartment building will remain in the garage and pick up will be separate from the townhouses and CRUs.
- .

Form and Character

- . • The material and colours for units appears good.
- . – there has been some minor change to the exterior materials and application for bldg. A, The two upper floors will be one colour and lighter than the lower floors.
- . • Reconsider massing of south east corner.
- . – changes have been made, refer to response previously and drawing A-8.
- . • Recommend further design development to north/south elevation as primary approaches for the public and 'address' of apartment building.
- . – changes have been made to enhance these elevations, refer to dwg. A-8.
- . • Suggest better integration of the CRU ventilation with signage band not discrete – penetration of brick – could be away from the brick.
- . – air intakes and ventilation will be incorporated into the sign band below the canopy in an unobtrusive manner.
- . • Consider rationalizing base detail at brick feature at building base.
- . – refer to response to next point.
- . • Consider alternative cladding material at orphan brick feature – north elevation and east elevation at grade – six-storey building, for consistency. Some areas are mixed with a couple of places of two colours of Hardie, etc.
- . – 'orphaned' brick features have been deleted (changed to Hardie), Hardie has been revised per this and next comment.
- . • The use of the contiguous Hardie material from bottom to top over emphasises the massing. Consider differentiating the lower part of the building by making a clear demarcation of the top-middle and top.
- . – see response to previous comment.
- . • Consider lighter in colour to diminish the volume presence of the upper floors.
- . – upper two floors will be clad in Hardie Cobblestone.

- . • With the precast concrete shelf at the brick, consider either distinguish by having extension of flush and deep enough for a clear determination between brick and Hardie; it is a modest dimension now, if it were to float it suggest it to be larger than that.
- . – cornice detail at top of brick has been increased from 18 to 24 inches in depth.
- . • With a lot of step in slab for CRUs 3, 4,5, consider making a flat slab in order to drive value for those units.
- . – this has been done, refer to response to comment 6. previously.
- . • Reconsider configuration of CRU 1's entry area with respect to brick expression.
- . – revisions have been made to tis unit, including the addition of a 'glass 'conservatory'- Refer to drawings A-5 & A-8.
- . • Recommend further design development of the apartment residential entries to differentiate from CRUs. Suggest that the lobby space should be differentiated to signal entrance to the residential.
- . – assume this should state 'entry' (singular). Refer to previous response (point 7.)
- . • Recommend expression of east elevation at amenity reconcile with floor plans.
- . – exterior elevations at the amenity levels have been revised.

- . • Consider reconciling the use of colour (green and cobble stone) on east and west elevations.
- . – revisions have been made to all elevations with respect to materials and application.
- . • Recommend differentiating the townhouses more between units.
- . – alternate townhouses have been given different detail elevation treatments.
- . • Consider differentiation to provide more of an A/B/A/B pattern rather than A/A/A/A pattern.
- . – this has been done, an alternate A/B/A/B has been implemented.

Landscape

- . • Commend the applicant for protection of wetlands.
- . • The environmental area seems to be a lost opportunity that appears completely separated from the development. Consider design development to provide some amenity use of the area to allow for walkway or bench.
- . – we understand this would not be permitted, and Planning has confirmed.
- . The environmental area does provide a significant 'visual' amenity on entering the development from the south.
- .
- . • Recommend that tree retention and site grading along north edge be carefully considered.
- . – there are no trees being retained along the north property line.
- . • Current size of planters does not appear to provide adequate soil volumes. There may also be a potential conflict between the low concrete planter wall and vehicular access to garages.
- . – the space between planters on the townhouse side is 19.7 feet (6.0m.) which is well in excess of what might be available in underground parking garage.
- . Available soil volume will be appropriate for the landscape specimen selections.
- . • Consider depressing parking slab to allow for greater soil volume for trees over slab.
- . – this has been done on the townhouse side. These planters will be 18 " high (seat height) above the sidewalk as agreed at the Dec.2nd meeting.
- . The two planters on the commercial side will remain at the original height as they are

over a structural slab band in the garage. They have been moved back another .3m. from the curb.

- Recommend landscape separation to hard paving.
 - not exactly sure what this means but the planters are a form of landscape separation and there is landscaping along the east side of the driveway entering the site from the south. This landscaping has been increased in area.

- Recommend landscape separation to cul-de-sac tends as there is no definition of arrival, leave, etc. Consider more landscaping on those CRU spaces and the arrival home experience.

- landscaping has been increased between the cul-de-sac and CRU1.

- Recommend strengthening relationship of CRUs to King George Boulevard with landscape treatment.

- this has been done, refer to site plan and landscape site plan and response to item 2.

- Under Key Points previously.

- Currently there is a build up of landscape in front of CRU 3-5 which tapers to nothing for CRU 1-2. Recommend that treatment should be more homogenous and porous along street edge.

- landscaping in front of units 3-5 is on the lot but actually on a right-of-way. It does not continue in front of units 1 and 2 in favour of a wider walkway as requested by Planning.

- Consider stronger definition of exterior amenities provided in roof top amenity decks.

- an area has been designated for toddler's play - detail will be added to the landscape drawings.

- Landscape plans are insufficiently developed to fully understand plans. No site grading plan is included and relationship of environmental area to site is hard to understand.

- revisions are being made to the landscape plans. The environmental area will be fenced and no access is permitted except for maintenance.

- Site grading is per architectural and civil site plans.

CPTED

- No specific issues were identified.

Sustainability

- Consider the allowance for future EV parking, considering current BC EV vehicle goals, eliminating fuel vehicles in the coming decade.

- all townhouse units will be roughed in for EV charging.

- an appropriate number of underground garage space will be equipped for EV charging.

- We are currently looking at 5% of parking spaces or 4 spaces in the underground garage.

- Complete a thermal comfort study of the suites if cooling is not to be provided, verify Step Code requirements are being met.

- Step Code requirements will be followed. Air-conditioning is not yet determined.

- Recommend using low flow fixtures in washrooms to help reduce water consumption.

- these will be specified.

- Recommend using triple glazed windows for increased energy efficiency as well as reduced noise from KG Blvd.

. - this will be done, in conjunction with Step Code provisions.

Accessibility

- . • Recommend improving pedestrian connection to King George Boulevard. and CRUs.
- . - multiple connections to KGB are now proposed - refer to site plan and response to
- . Item 2. under Key Points previously.
- . • Suggest providing accessible units in the larger building, ensuring larger accessible washrooms.
- . - four adaptable (accessible) units are provided in building A - see dwg. A-9
- . • Suggest providing barrier free access to townhouses.
- . - this would not be practical - living areas are on upper floors. Accessible common areas
- . are available to the townhouse residents for entertaining visiting guests.
- . • Consider locating both accessible stalls at grade.
- . - having one full-width accessible space in the garage would be more suitable for a
- . resident and would not remove a second space from the available on-grade parking
- . spaces if not needed as an accessible space.
- . • Relocate accessible parking spot in underground parking to avoid pedestrians from
- . having to cross drive aisles.
- . - this has been done, the accessible space is now adjacent to the elevator lobby.
- . • Reconsider functionality of visitor and commercial below-grade area for access and
- . exiting.
- . - the stair connection is central and convenient for all users, fob access or intercom access
- . could be arranged for use of the building A elevator if needed or desired.

Submitted December 19, 2019 :

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