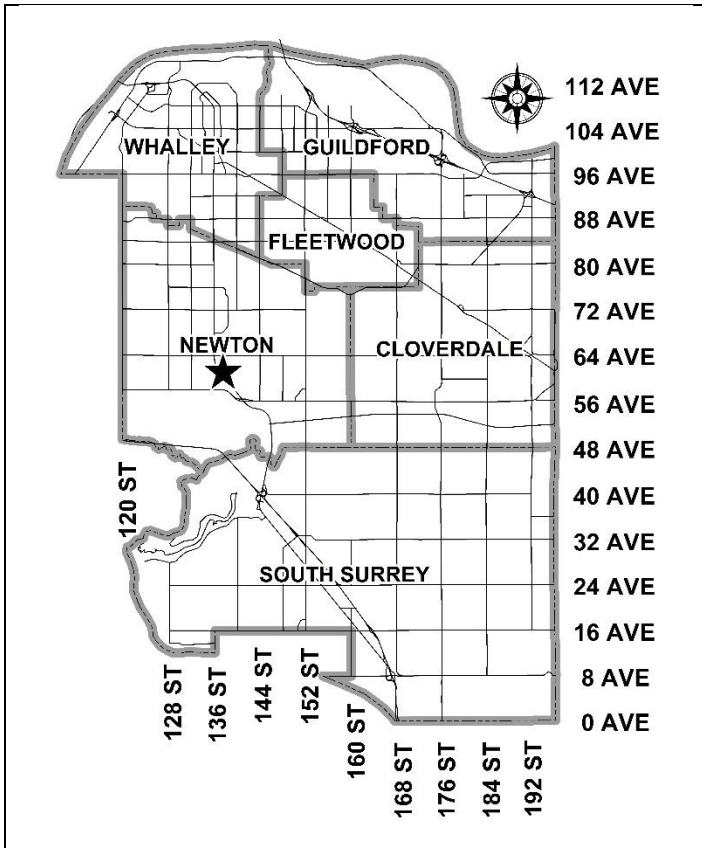


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0111-00

Planning Report Date: December 4, 2023



PROPOSAL:

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of 3 apartment buildings with a total of 198 units.

LOCATION:

- 6131 King George Boulevard
- 6121 King George Boulevard
- 6111 King George Boulevard
- 6095 King George Boulevard
- 6081 King George Boulevard

ZONING:

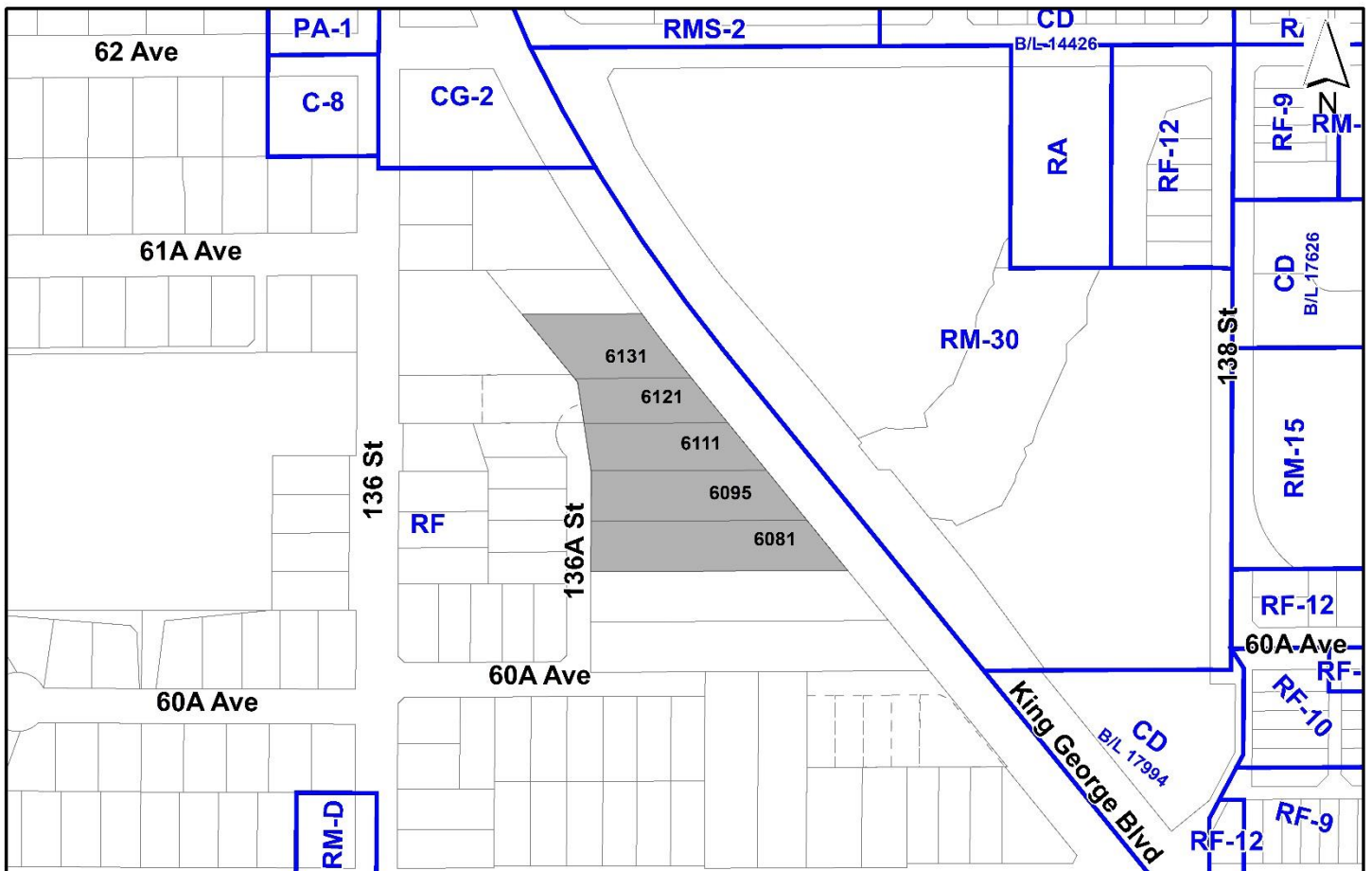
RF

OCP DESIGNATION:

Multiple Residential

NCP DESIGNATION:

Low-Rise Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Low-Rise Residential designation in the Newton-King George Boulevard Plan.
- 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 Newton.
- The proposal supports planned future Bus Rapid Transit (BRT) along 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 building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (j) Final Approval of the Fire Access Plan to the satisfaction of Surrey Fire Services;
 - (k) the applicant provide an independent peer review of the Sensitive Ecosystem Development Plan; and

- (l) the applicant provide cash-in-lieu as compensation for the future relocation of the Class B channelized stream along the southern portion of King George Boulevard fronting the site, to the satisfaction of the Planning and Development Department and the Engineering Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LUP Designation	Existing Zone
Subject Site	Vacant land	Low-Rise Residential	RF
North:	Single family residential	Low-Rise Mixed-Use Cluster	RF
East (Across King George Blvd.):	Townhouses	Townhouses (25 upa max.) and Creeks and Riparian Setbacks	RM-30
South:	Single family residential, under Development Application No. 7918-0416-00, at Initial Review, for the development of an apartment building	Low-Rise Residential	RF
West (Across 136A Street):	Single family residential	Low Density Residential	RF

Context & Background

- The subject properties are located on the west side of King George Boulevard, north of 60A Avenue.
- The site is comprised of five (5) existing single family lots, with a combined gross site area of approximately 0.96 hectare.
- The subject properties are designated “Multiple Residential” in the Official Community Plan (OCP), “Low-Rise Residential” in the Newton-King George Boulevard Plan and are currently Zoned “Single Family Residential Zone (RF)”.
- Development Application No. 7918-0111-00 was submitted in 2018, and has gone through a number of iterations since application submission. In March 2023, the Newton-King George Boulevard Plan was approved by Council, designating the site for low-rise multiple residential development. At the October 20, 2023 Regular Council meeting staff were directed to work with Translink on advancing design for Bus Rapid Transit (BRT) on King George Boulevard. In November 2023, the Metro Vancouver Mayors’ Council on Regional Transportation selected King George Boulevard as one of the first three (3) corridors for Metro Vancouver’s new Bus Rapid Transit (BRT) routes. While funding still needs to be secured, there is strong potential

for Bus Rapid Transit (BRT) along this corridor, and therefore it is important to encourage density along the corridor.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of three (3) low-rise residential buildings with a total of 198 residential units, the applicant proposes the following:
 - Rezoning from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (based on the Multiple Residential 70 Zone (RM-70));
 - Development Permit for Form and Character and Sensitive Ecosystems; and
 - Consolidation of five (5) lots into one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	0.96 ha
Road Dedication:	0.2 ha
Net Site Area:	0.76 ha
Number of Lots:	5
Building Height:	23.5 m
Floor Area Ratio (FAR):	2.1
Floor Area	
Residential:	15,065 m ²
Residential Units:	
Studio:	6 dwelling units
1-Bedroom:	116 dwelling units
2-Bedroom:	76 dwelling units
3-Bedroom:	0 dwelling units
Total:	198 dwelling units

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: **The School District has advised that there will be approximately 26 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

16 Elementary students at North Ridge Elementary School
6 Secondary students at Panorama Ridge Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2028.

Parks, Recreation & Culture:

No concerns.

Senator Reid Park is the closest active park and contains amenities including a soccer field and a natural area. The park is 300 metres walking distance from the development site.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department:

The Fire Access Plan needs to be updated so that the stairs comply with the requirements of Surrey Fire Services, and the parking plan is required to be revised to suit the fire access requirements. The applicant understands that this revision is required and has agreed to update the plans accordingly, prior to Final Adoption.

Advisory Design Panel (ADP):

ADP date: June 8, 2023

The applicant has agreed to resolve the remaining outstanding items generally noted below, from the ADP review, to the satisfaction of the Planning and Development Department before Final Approval of the Development Permit, should the application be supported by Council.

Transportation Considerations

- The applicant is required to dedicate 8.5 metres in width on 136A Street for the completion of this street, including a 14.0 metre radius cul-de-sac bulb. 11.5 metres of dedication is required on 61A Avenue, to meet the half road requirements for the ultimate 14.5 metre road allowance.
- Dedication of varying width for a walkway is required between 136A Street and 61A Avenue, for pedestrian connectivity.
- Vehicular access for all three (3) buildings is provided from 61A Avenue at the north end of the site. Fire access for Buildings 2 and 3 is provided from 136A Street. These buildings will therefore be addressed to 136A Street, but access to the parkade for all buildings is proposed from 61A Avenue.
- All of the parking for the proposed development is underground. Three (3) levels of underground parking are proposed, and the parking requirement in the Zoning Bylaw is being met.
- Additional dedication is also required for the southern section along King George Boulevard, to allow for the future relocation of an existing Class B channelized stream to allow for future road widening.
- The subject site is located along Route No. 321 – White Rock Centre/Newton Exchange/Surrey Central Station, with an existing transit stop a short distance from the site (approximately 40 metres). The site is also located on a planned future Bus Rapid Transit (BRT) route along King George Boulevard.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated “General Urban” in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP).
- The proposed development generally complies with the Multiple Residential OCP designation.

Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.

Secondary Plans

Land Use Designation

- The subject site is designated “Low-Rise Residential” in the Newton-King George Boulevard Plan.
- The Newton-King George Boulevard Plan was approved by Council on March 6, 2023, subsequent to the application submission for the subject development application. Therefore, the proposal is generally consistent with the Plan.
- The proposed development generally complies with the Newton-King George Boulevard Plan. Regarding density, the Plan allows for 1.5 FAR but based on the gross site density calculation. Based on the gross site area, the proposed FAR is 1.56 FAR. The applicant is required to pay Tier 2 CACs based on the density above 1.5 FAR gross.

Themes/Objectives

- The development provides a greater diversity of housing options with units of different sizes, types and compositions.
- The proposal complies with the 6-storey maximum building height allowed under the “Low-Rise Residential” designation in the Newton-King George Boulevard Plan.
- The Plan parameters include a housing policy specifying a minimum of 30% of the apartment units to be 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The proposal includes 38% 2-bedroom units but does not include any 3-bedroom units. Staff requested the 3 bedroom minimum threshold be provided, however, the applicant has chosen not to provide these.
- The Newton-King George Boulevard Plan includes a policy indicating that all units meet the Adaptable Housing Standards as defined in the BC Building Code. The applicant is not proposing to meet this requirement.

CD By-law

- The applicant proposes to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed three (3) multiple residential low-rise apartment buildings. The proposed CD Bylaw for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.5	2.1 (Net)
Lot Coverage:	33%	50%
Yards and Setbacks		
North Yard	7.5 m.	6.0 m.
East Yard	7.5 m.	7.5 m.
South Yard	7.5 m.	9.5 m.
West Yard	7.5 m.	6.0 m.
Principal Building Height:	50 m.	23.5 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	594 sq. m.	859 sq. m.
Outdoor Amenity:	594 sq. m.	1,254 sq. m.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	273 parking spaces	273 parking spaces
Residential Visitor:	40 parking spaces	40 parking spaces
Total:	313 parking spaces	313 parking spaces
Bicycle Spaces		
Residential Secure Parking:	238 bicycle spaces	342 bicycle spaces
Residential Visitor:	18 bicycle spaces	18 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, and maximum building height.
- If calculated based on gross site area, the proposed development on the subject site would have a floor area ratio (FAR) of 1.56. The CD Bylaw includes a density calculation based on net site area, which is 2.1 FAR. The proposed density is generally consistent with the Newton-King George Boulevard Plan and is also supportable given the site's location along a planned future Bus Rapid Transit (BRT) route.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 50% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for a low-rise multiple residential development.
- The reduced setbacks proposed on the subject site will allow for a better interface to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,136 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

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 (now \$1,068) per new 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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were first sent on August 24, 2018, then on October 7, 2020 and subsequently on November 20, 2023. Development Proposal Signs were installed on October 8, 2020, and is reflective of the apartment proposal. The applicant confirmed in November 2023 via photographs that the signs are still in place on the property. The 2018 prenotification was for a previous townhouse proposal, not the current apartment proposal. The October 2020 and November 2023 pre-notifications were for the apartment proposal. There was no response to the most recent notification.

Public Information Meeting

- A Public Information Meeting (PIM) was held on October 22, 2020, online over Zoom, in two online sessions. The meeting included City of Surrey Planning and Transportation Engineering staff, and the applicant's project team. Two (2) attendees from the public attended and four (4) questions were asked. No emails or comment forms were received in response. Concerns that were heard through the process included traffic concerns, school capacity concerns and crime concerns.

The proposal is consistent with the OCP and Newton-King George Boulevard Plan designations. The applicant will be dedicating and constructing to a half-road standard for 61A Avenue, and completing 136A Street. This is consistent with the Newton-King George Boulevard Plan. With regard to crime concerns, the proposal implements Crime Prevention through Environmental Design (CPTED) design principles, with street-facing units with windows and active rooms along the streets and appropriate lighting, to assist with providing “eyes on the street”.

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) channelized stream along the west side of King George Boulevard which flows east via culvert to Archibald Creek, which is located on the east side of King George Boulevard. 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) channelized stream requires a minimum streamside setback of 15 metres, as measured from the top of bank.
- The portion of Class B (yellow-coded) channelized stream only exists fronting the most southerly existing lot (6081 King George Boulevard) within the development site. Then it crosses a culvert on King George Boulevard and enters into Archibald Creek on the other side of the street. The portion of the watercourse north of the culvert crossing is a Class C (green-coded) ditch. Relocation of this portion of the stream will be required in the future to facilitate road widening on King George Boulevard. However, since only a small portion of the stream is fronting the subject site, the relocation will be done in the future. The applicant has agreed to pay cash-in-lieu to cover the relocation costs of this portion of the stream, and is proposing to convey additional area as road dedication to facilitate the relocation in the future within City-owned land.
- An Ecosystem Development Plan, prepared by John Black, *R.P. Bio.*, of JBL Environmental Services Ltd. and dated July 8, 2022. A peer review is still required and is a condition of Final Adoption. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The applicant is proposing to construct three (3) low-rise apartment buildings with a total of 198 residential units. Proposed Buildings 1 and 2 are 6-storeys in height and front King George Boulevard. Proposed Building 3 fronts 136A Street and is 4-storeys in height to provide a more sensitive transition to the existing single-family lots to the west across 136A Street.
- The unit mix consists of 6 studios, 116 one-bedroom or one-bedroom plus den and 76 two bedroom or two-bedroom plus den units.

- The design character of the buildings are contemporary, marked by their rectilinear forms and mostly panelized facades. The lower four storeys of each of the buildings are strongly portrayed as a foreground using a range of brown tones and tracing its silhouette with a brown with the upper two storeys as a disappearing background with less detailing and beige tones. The lower two storeys are further detailed towards the appearance of 2-storey townhouses to humanize the street level scale.
- The building massing tapers down towards 61A Avenue to transition its height towards lower scale developments. The upper storeys have step-backs to modulate the massing and scale of the building appearance as a response to the evolving neighborhood and maintain a balanced arrangement of massing on the sloping site to resolve its streetscape integration.
- Building materials include fibre cement panel siding, horizontal fibre cement siding, metal panel feature accents and brick veneer cladding to provide for greater visual interest. The balconies are defined with metal guardrails with transparent glass panels for a light appearance.
- The building orientation ensures the units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- Ground-floor units have front door access with weather protection above and usable, private/semi-private outdoor space to activate the public realm interfaces

Indoor Amenity

- The proposed indoor amenity space is centrally located on the main floor of Building 1, and partially below and above grade at Building 2 and 3.. The indoor amenity in Building 1 is a lounge area, and connects directly with adjacent outdoor amenity space. The indoor amenity in Building at Buildings 2 and 3 includes a gym, flex area, yoga room, multi-purpose room, theatre and library.
- The proposed indoor amenity space is approximately 859 square metres in total area which exceeds the 594 square metres required under the Zoning Bylaw based on a total of 3 square metres per dwelling unit.

Outdoor Amenity and Proposed Landscaping

- The at-grade outdoor amenity space is centrally located and directly adjacent to the indoor amenity spaces. The at-grade outdoor amenity space includes a children's play area, two barbeque and outdoor kitchen areas, outdoor dining area, lounge areas, an outdoor dance floor and lawn areas.

- The proposed outdoor amenity space is roughly 1,254 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- The ground-oriented units in the buildings are proposed to have small private patios or front yards enclosed with low picket fencing.
- The dwelling units fronting onto King George Boulevard will have semi-private patio space and direct access to a private pathway leading to a connection to the King George Boulevard sidewalk.
- Each apartment unit that faces onto the street frontage will provide an “eyes-on-the street” function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant proposes to provide a corner plaza that consists of bench seating, a bike rack, and low-level planting at the intersection of King George Boulevard and 61A Avenue.

Outstanding Items

- There are a number of Urban Design items that remain outstanding. These generally include refining the building massing to reduce the vertical emphasis, improving the sunken situation of the floor level units of Buildings 2 and 3 to provide increased light and outlook, and improving the daylighting within the subterranean indoor amenity space.
- The applicant has been provided a separate detailed list identifying these requirements and has agreed to resolve these issues prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Max Rathburn, ISA Certified Arborist of Diamondhead Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Beaked Hazelnut	1	0	1
Norway Maple	2	0	2
Horsechestnut	1	1	0
Japanese Cherry	4	3	1
Japanese Maple	1	1	0
Mountain Ash	1	0	1
Purple Plum	1	1	0
Laburnum	1	1	0
Magnolia	1	1	0
Coniferous Trees			
Douglas Fir	37	25	12
Lawson Cypress	4	4	0
Sawara Cypress	1	1	0
Western Hemlock	1	1	0
Western Redcedar	28	22	7
Total (excluding Alder and Cottonwood Trees)	86	62	24
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		70	
Total Retained and Replacement Trees Proposed		94	
Estimated Contribution to the Green City Program		\$22,400	

- The Arborist Assessment states that there are a total of 88 mature trees on the site. Two (2) of the existing trees on the site are Alder and Cottonwood trees, which are proposed to be removed. The applicant proposes to retain 24 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkades, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 126 replacement trees on the site. Since the proposed 70 replacement trees can be accommodated on the site, the proposed deficit of 56 replacement trees will require an estimated cash-in-lieu payment of \$22,400, representing \$400 per tree (under the grand fathered rate), to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 136A Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including David's Maple, Princess Diana Serviceberry, Slender Hinoki False Cypress, Pink Flowering Dogwood, Leylands Cypress, Serbian Spruce, English Oak, and Whitebeam Mountain Ash.
- In summary, a total of 94 trees are proposed to be retained or replaced on the site with an estimated contribution of \$20,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Newton-King George Boulevard Plan
Appendix VI.	ADP Comments and Response

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

Issued for DP



FLAT
ARCHITECTURE

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Surrey BC, V3X 1G1
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contact@flatarchitect.ca

Ph: 604-503-4484

MORTISE
OF COMPANIES



PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

CLIENT:
Morise Construction

DATE
28-May-23

PROJECT NO:
19-212

SCALE:
As Noted

DRAWN BY:
R.W.

NO.	REVISION	DATE	BY	APP'D
1	ISSUED FOR DP	11.15.23	RW	
2	ISSUED FOR DP	11.15.23	RW	
3	ISSUED FOR DP	11.15.23	RW	
4	ISSUED FOR DP	11.15.23	RW	
5	ISSUED FOR DP	11.15.23	RW	
6	ISSUED FOR DP	11.15.23	RW	
7	ISSUED FOR DP	11.15.23	RW	
8	ISSUED FOR DP	11.15.23	RW	
9	ISSUED FOR DP	11.15.23	RW	
10	ISSUED FOR DP	11.15.23	RW	

DATA SHEET

A 101

SITE STATISTICS			
CIVIC ADDRESS:	6081,6095,6111,6121 & 6131 KING GEORGE BLVD, SURREY, BC		
LEGAL DESCRIPTION:	LOT B SECTION 9 TOWNSHIP 2 PLAN NWP 8618 NWD PART NW 1/4 SECTION 9 TOWNSHIP 2 PLAN NWP 8618 NWD PARCEL C PART NW 1/4 SECTION 9 TOWNSHIP 2 PLAN NWP 8618 NWD PARCEL A PART NW 1/4 LOT 4 SECTION 9 TOWNSHIP 2 PLAN NWP 13090 NWD PART NW 1/4 LOT 3 SECTION 9 TOWNSHIP 2 PLAN NWP 13090 NWD PART NW 1/4 LOT 2 SECTION 9 TOWNSHIP 2 PLAN NWP 13090 NWD OF NW 1/4		
ZONING:	RF TO CD BASED ON RM 45		
GROSS SITE AREA:	103694 ft2	9633.5m2	2.38 Acre
ROAD DEDICATIONS + UNDEV. AREA:	22389.93 ft2	2080 m2	.51 Acre
NET AREA:	85402.65 ft2	7934.16 m2	1.96 Acre
NET AREA:	81304.29 ft2	7553.42 m2	1.87 Acre
ZONING:	CD BASED ON RM 70	ALLOWED	PROVIDED
SETBACKS:			
NORTH SIDE:			6.0 m
SOUTH SIDE:			7.5 m
EAST SIDE:			8.30 m
WEST SIDE:			6.0 m
LOT COVERAGE:			
	PROPOSED	48%	
DENSITY:	PROPOSED FSR		
		15065.15 Sq.Mt. / 9633.5 Sq.Mt. on Gross	1.56/Gross
		15065.15 Sq.Mt. / 7553.42 Sq.Mt. on Net	2.11/Net
		15065.15 Sq.Mt. / 7934.16 Sq.Mt. on Net	1.93/Net
			Based on Final property line at 15m setback
			Based on 5m setback
BUILDING FLOOR AREA:	(EXCLUDING PARKING)		
MIX USE BUILDING:	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LEVELS:	BUILDING 1	BUILDING 2	BUILDING 3
LEVEL 1:	958.37 Sq.Mt.	1,219.08 Sq.Mt.	
LEVEL 2:	1,027.72 Sq.Mt.	1,238.03 Sq.Mt.	571.26 Sq.Mt.
LEVEL 3:	1,027.72 Sq.Mt.	1,210.36 Sq.Mt.	532.52 Sq.Mt.
LEVEL 4:	1,027.72 Sq.Mt.	1,210.36 Sq.Mt.	539.11 Sq.Mt.
LEVEL 5:	842.07 Sq.Mt.	1,210.31 Sq.Mt.	503.39 Sq.Mt.
LEVEL 6:	787.10 Sq.Mt.	1,160.07 Sq.Mt.	2,146.28 Sq.Mt.
TOTAL AREA:	5,670.70 Sq.Mt.	7,248.17 Sq.Mt.	15,066.15 Sq.Mt.
AMENITY SPACE:	INDOOR AMENITY	REQUIRED	PROVIDED
	75 Sq.Mt. for 25units + 1m2 per unit	248 Sq.mt.	856.20 Sq.mt.
	OUTDOOR AMENITY		
	3 SQ. Mt. for every unit	198x 35q.Mt. = 600 Sq.Mt.	1254 Sq.Mt.
PARKING:	TOTAL UNITS 198	REQUIRED	PROVIDED
	122 UNITS 1 OR NO BED UNITS	1.3 PER UNIT = 159 STALLS	
	76 UNITS 2 OR MORE BED UNITS	1.5 PER UNIT = 114 STALLS	
		273 STALLS	273 STALLS
VISITOR PARKING, HANDICAP AND BIKE PARKING:		PROVIDED	
VISITOR PARKING:	TOTAL UNITS - 198	198 X .2 = 40 STALLS	40 STALLS
HANDICAP PARKING:	1/3 C 2% of total parking	289x 2% = 6	14 STALLS
	BIKE PARKING @ 1.2 PER UNIT	198 X 1.2 = 238	355 STALLS
	BIKE PARKING PER BUILDING 6	3 X 6 = 18	18 STALLS

KGB3 RESIDENTIAL BUILDING UNIT MATRIX									
LEVELS	1	2	3	4	5	6	TOTAL	TOTAL UNIT	TYPE
BUILDING 1									
1 BED UNIT	1	3	3	3	6	6	22	22	
1 BED + DEN UNIT	5	6	6	6	0	0	23	23	
2 BED UNIT	1	5	5	5	6	6	28	28	
2BED + DEN UNIT	0	0	0	0	0	0	0	0	
3BED	0	0	0	0	0	0	0	0	
STUDIO	0	0	0	0	0	0	0	0	
								73	
BUILDING 2									
1 BED UNIT	1	0	2	2	2	2	9	9	
1 BED + DEN UNIT	7	7	7	7	7	7	42	42	
2 BED UNIT	6	6	6	6	6	6	36	36	
2BED + DEN UNIT	0	1	1	1	1	1	5	5	
3BED	0	0	0	0	0	0	0	0	
STUDIO	0	1	0	0	0	0	1	1	
								93	
BUILDING 3									
1 BED UNIT	0	5	5	5	4	0	19	19	
1 BED + DEN UNIT	0	0	0	0	1	0	1	1	
2 BED UNIT	0	2	2	2	1	0	7	7	
2BED + DEN UNIT	0	0	0	0	0	0	0	0	
3BED	0	0	0	0	0	0	0	0	
STUDIO	0	1	1	1	2	0	5	5	
								30	
TOTAL NUMBER OF UNITS	7	14	14	14	12	12		198	198

BIKE PARKING REQUIREMENTS :
CLASS A
REQUIRED : 198X 1.2 STALLS PER UNIT = 198 UNITS +238 STALLS
PROVIDED : 240 STALLS + 95 LOCKERS
CLASS B:
REQUIRED : 6 STALLS PER BUILDING TOTAL OF 18 STALLS
PROVIDED : 18 STALLS

AMENITY SPACE		
INDOOR AMENITY:	LOUNGE	PROVIDED: 275.54 Sq.Mt.
	GYM	189.25 Sq.Mt.
	THEATRE	74 Sq.Mt.
	LIBRARY	41.31 Sq.Mt.
	MULTI-PURPOSE HALL	101.17 Sq.Mt.
	YOGA ROOM	55.75 Sq.Mt.
	FLEX-AREA	139.18 Sq.Mt.
		856.00 Sq.mt.
OUTDOOR AMENITY:	Outdoor Amenity-1	54 Sq.Mt.
	Outdoor Amenity-2	191 Sq.Mt.
	Outdoor Amenity-3	390 Sq. Mt.
	Outdoor Amenity-4	243 Sq. Mt.
	Outdoor Amenity-5	228 Sq.Mt.
		1254 Sq.Mt.



NO.	DESCRIPTION	DATE	BY	DATE	BY
01	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
02	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
03	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
04	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
05	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
06	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
07	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
08	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
09	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM
10	ISSUED FOR PERMIT	18.11.23	MM	18.11.23	MM

CONTEXT PLAN



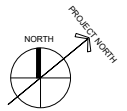
A



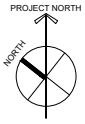
A



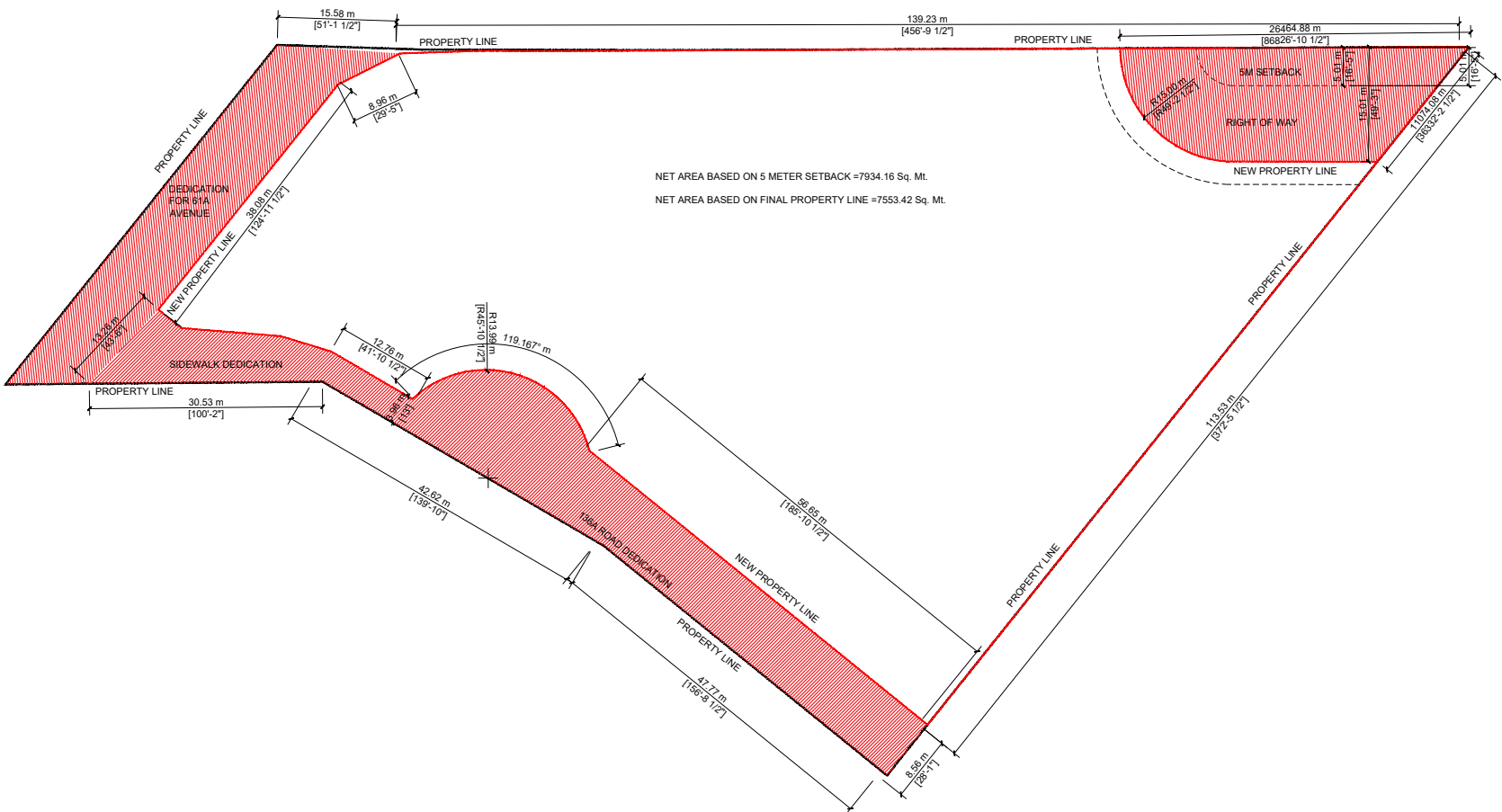
C



NO	REVISION/DATE	U.S.	DATE	BY	DATE
01	REVISION/DATE	U.S.	27/12/22		
02	REVISION/DATE	U.S.	08/12/22		
03	REVISION/DATE	U.S.	29/02/22		
04	REVISION/DATE	U.S.	24/02/22		
05	REVISION/DATE	U.S.	16/02/22		
06	REVISION/DATE	U.S.	11/02/22		
REV	DESCRIPTION				



NO	REVISION/DATE	U.S.	BY	DATE	DESCRIPTION
01	27-11-23	U.S.	R.W	27-11-23	ISSUED FOR PERMIT
02	08-11-23	U.S.	R.W	08-11-23	ISSUED FOR PERMIT
03	29-02-23	U.S.	R.W	29-02-23	ISSUED FOR PERMIT
04	24-02-23	U.S.	R.W	24-02-23	ISSUED FOR PERMIT
05	10-02-23	U.S.	R.W	10-02-23	ISSUED FOR PERMIT
06	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
07	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
08	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
09	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
10	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
11	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
12	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
13	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
14	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
15	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
16	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
17	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
18	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
19	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
20	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
21	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
22	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
23	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
24	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
25	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
26	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
27	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
28	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
29	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
30	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
31	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
32	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
33	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
34	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
35	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
36	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
37	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
38	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
39	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
40	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
41	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
42	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
43	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
44	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
45	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
46	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
47	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
48	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
49	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
50	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
51	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
52	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
53	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
54	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
55	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
56	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
57	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
58	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
59	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
60	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
61	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
62	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
63	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
64	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
65	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
66	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
67	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
68	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
69	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
70	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
71	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
72	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
73	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
74	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
75	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
76	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
77	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
78	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
79	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
80	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
81	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
82	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
83	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
84	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
85	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
86	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
87	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
88	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
89	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
90	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
91	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
92	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
93	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
94	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
95	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
96	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
97	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
98	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
99	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT
100	11-02-23	U.S.	R.W	11-02-23	ISSUED FOR PERMIT



LOT LAYOUT WITH DEDICATIONS
1/48"=1'



SITE PLAN- LEVEL 1
1/48"=1'

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11.15.23	R.W.	
2	ISSUED FOR PERMIT	11.15.23	R.W.	
3	ISSUED FOR PERMIT	11.15.23	R.W.	
4	ISSUED FOR PERMIT	11.15.23	R.W.	
5	ISSUED FOR PERMIT	11.15.23	R.W.	
6	ISSUED FOR PERMIT	11.15.23	R.W.	
7	ISSUED FOR PERMIT	11.15.23	R.W.	
8	ISSUED FOR PERMIT	11.15.23	R.W.	
9	ISSUED FOR PERMIT	11.15.23	R.W.	
10	ISSUED FOR PERMIT	11.15.23	R.W.	



SITE PLAN - LEVEL 2
 SHARED

NO.	DESCRIPTION	DATE	BY	CHECKED
01	ISSUED FOR PERMIT	11.08.23	R.W.	
02	ISSUED FOR PERMIT	11.08.23	R.W.	
03	ISSUED FOR PERMIT	11.08.23	R.W.	
04	ISSUED FOR PERMIT	11.08.23	R.W.	
05	ISSUED FOR PERMIT	11.08.23	R.W.	
06	ISSUED FOR PERMIT	11.08.23	R.W.	
07	ISSUED FOR PERMIT	11.08.23	R.W.	
08	ISSUED FOR PERMIT	11.08.23	R.W.	
09	ISSUED FOR PERMIT	11.08.23	R.W.	
10	ISSUED FOR PERMIT	11.08.23	R.W.	
11	ISSUED FOR PERMIT	11.08.23	R.W.	
12	ISSUED FOR PERMIT	11.08.23	R.W.	
13	ISSUED FOR PERMIT	11.08.23	R.W.	
14	ISSUED FOR PERMIT	11.08.23	R.W.	
15	ISSUED FOR PERMIT	11.08.23	R.W.	
16	ISSUED FOR PERMIT	11.08.23	R.W.	
17	ISSUED FOR PERMIT	11.08.23	R.W.	
18	ISSUED FOR PERMIT	11.08.23	R.W.	
19	ISSUED FOR PERMIT	11.08.23	R.W.	
20	ISSUED FOR PERMIT	11.08.23	R.W.	
21	ISSUED FOR PERMIT	11.08.23	R.W.	
22	ISSUED FOR PERMIT	11.08.23	R.W.	
23	ISSUED FOR PERMIT	11.08.23	R.W.	
24	ISSUED FOR PERMIT	11.08.23	R.W.	
25	ISSUED FOR PERMIT	11.08.23	R.W.	
26	ISSUED FOR PERMIT	11.08.23	R.W.	
27	ISSUED FOR PERMIT	11.08.23	R.W.	
28	ISSUED FOR PERMIT	11.08.23	R.W.	
29	ISSUED FOR PERMIT	11.08.23	R.W.	
30	ISSUED FOR PERMIT	11.08.23	R.W.	
31	ISSUED FOR PERMIT	11.08.23	R.W.	
32	ISSUED FOR PERMIT	11.08.23	R.W.	
33	ISSUED FOR PERMIT	11.08.23	R.W.	
34	ISSUED FOR PERMIT	11.08.23	R.W.	
35	ISSUED FOR PERMIT	11.08.23	R.W.	
36	ISSUED FOR PERMIT	11.08.23	R.W.	
37	ISSUED FOR PERMIT	11.08.23	R.W.	
38	ISSUED FOR PERMIT	11.08.23	R.W.	
39	ISSUED FOR PERMIT	11.08.23	R.W.	
40	ISSUED FOR PERMIT	11.08.23	R.W.	
41	ISSUED FOR PERMIT	11.08.23	R.W.	
42	ISSUED FOR PERMIT	11.08.23	R.W.	
43	ISSUED FOR PERMIT	11.08.23	R.W.	
44	ISSUED FOR PERMIT	11.08.23	R.W.	
45	ISSUED FOR PERMIT	11.08.23	R.W.	
46	ISSUED FOR PERMIT	11.08.23	R.W.	
47	ISSUED FOR PERMIT	11.08.23	R.W.	
48	ISSUED FOR PERMIT	11.08.23	R.W.	
49	ISSUED FOR PERMIT	11.08.23	R.W.	
50	ISSUED FOR PERMIT	11.08.23	R.W.	
51	ISSUED FOR PERMIT	11.08.23	R.W.	
52	ISSUED FOR PERMIT	11.08.23	R.W.	
53	ISSUED FOR PERMIT	11.08.23	R.W.	
54	ISSUED FOR PERMIT	11.08.23	R.W.	
55	ISSUED FOR PERMIT	11.08.23	R.W.	
56	ISSUED FOR PERMIT	11.08.23	R.W.	
57	ISSUED FOR PERMIT	11.08.23	R.W.	
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66	ISSUED FOR PERMIT	11.08.23	R.W.	
67	ISSUED FOR PERMIT	11.08.23	R.W.	
68	ISSUED FOR PERMIT	11.08.23	R.W.	
69	ISSUED FOR PERMIT	11.08.23	R.W.	
70	ISSUED FOR PERMIT	11.08.23	R.W.	
71	ISSUED FOR PERMIT	11.08.23	R.W.	
72	ISSUED FOR PERMIT	11.08.23	R.W.	
73	ISSUED FOR PERMIT	11.08.23	R.W.	
74	ISSUED FOR PERMIT	11.08.23	R.W.	
75	ISSUED FOR PERMIT	11.08.23	R.W.	
76	ISSUED FOR PERMIT	11.08.23	R.W.	
77	ISSUED FOR PERMIT	11.08.23	R.W.	
78	ISSUED FOR PERMIT	11.08.23	R.W.	
79	ISSUED FOR PERMIT	11.08.23	R.W.	
80	ISSUED FOR PERMIT	11.08.23	R.W.	
81	ISSUED FOR PERMIT	11.08.23	R.W.	
82	ISSUED FOR PERMIT	11.08.23	R.W.	
83	ISSUED FOR PERMIT	11.08.23	R.W.	
84	ISSUED FOR PERMIT	11.08.23	R.W.	
85	ISSUED FOR PERMIT	11.08.23	R.W.	
86	ISSUED FOR PERMIT	11.08.23	R.W.	
87	ISSUED FOR PERMIT	11.08.23	R.W.	
88	ISSUED FOR PERMIT	11.08.23	R.W.	
89	ISSUED FOR PERMIT	11.08.23	R.W.	
90	ISSUED FOR PERMIT	11.08.23	R.W.	
91	ISSUED FOR PERMIT	11.08.23	R.W.	
92	ISSUED FOR PERMIT	11.08.23	R.W.	
93	ISSUED FOR PERMIT	11.08.23	R.W.	
94	ISSUED FOR PERMIT	11.08.23	R.W.	
95	ISSUED FOR PERMIT	11.08.23	R.W.	
96	ISSUED FOR PERMIT	11.08.23	R.W.	
97	ISSUED FOR PERMIT	11.08.23	R.W.	
98	ISSUED FOR PERMIT	11.08.23	R.W.	
99	ISSUED FOR PERMIT	11.08.23	R.W.	
100	ISSUED FOR PERMIT	11.08.23	R.W.	



SITE PLAN - LEVEL 2
DATE: 11/08/23

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
2	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
3	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
4	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
5	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
6	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
7	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
8	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
9	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
10	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
11	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
12	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
13	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
14	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
15	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
16	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
17	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
18	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
19	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
20	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
21	ISSUED FOR PERMIT	11/08/23	R.W.	[Blank]
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FORM DEVELOPMENT:

With the ragging issue of housing for the masses, the client brief entailed for the development to be an abode among the forest, where the tranquility of the province is encapsulating the interplay of the built and the un-built. The building massing has been designed in response to the development guidelines in the OCP. The mass along King George Blvd. fortifies the evolving morphology of the urban scape of the city of surrey at the same time intermittently breaking for an interlude of un-built to pop out. After the first four-story steps back at the same time on cooperating different materials in creating a relatability in the form to an existing context. The proposal incorporates a 1.8 m sidewalk with a 4.5 meters landscape buffer between the city landscape, in a prelude to a different placemaking opportunity, some organic, like the grove of trees between building 1 and building 2 which transitions into the outdoor amenity and forks back through the informal space onto King George Blvd. the others meander and connects through to 136 A street. building a much-needed public realm that connects the neighborhood to King George Blvd.

The lower four stories façade of building 1, 2 and 3 are detailed with repetitive frames, which connect the 3 buildings, at the same time establish their individuality through the material by using highlighting colors Goodwin Green Metal Panel, Teal metal Panel, and Mediterranean Olive Respectively. The framed façade is interlaced with the balconies to define the built from the edge while at the same time mollifying and providing relief to the façade.

as one moves through the proposal absorbing the dynamic but soothing and sobering visual perspective. one finds the easily locate entrance through the building with the use of black metal panel box frames inlaid with knotted pine metal sidings.

The roof lines are the highest that of building 3 and then step down both up north and the west dramatically breaking away from the form and highlighting the embodiment of the topography at same time reducing the vertical scale of the proposal.

The outdoor amenity is located at the confluence of the 3 buildings as an embodiment of a modern-day melting pot. The indoor amenity is split between building 1 terrace overlooking and encapsulating the changing landscape, whereas the other ½ is layered between outdoor amenities highlighting the opportunity of the melting pot. with safety in mind, the playfully crafted outdoor amenity is articulated with a Glass guard rail to reduce and keep the visual connection intact even though the physical transcends between the levels.

Bicycle Storage, Garbage /recycle room, and mechanical /electrical rooms are located on the underground parkade level Indoor and Outdoor provided and discussed is consistent with the size of the development and meets the zoning by-laws requirements.



ENGAGING CORNER ELEMENTS THAT ENGAGES PEOPLE IN A MOVING PERSPECTIVE



VERTICALLY ARTICULATED FRAMED TOWNHOUSE FACADE TYPOLOGY



STEPPED BACK AT UPPER LEVEL IN RESPONSE TO NEIGHBORHOOD CONTEXT

VERTICALLY ARTICULATED FRAMED TOWNHOUSE FACADE TYPOLOGY

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ENGAGING CORNER ELEMENTS THAT ENGAGES PEOPLE IN A MOVING PERSPECTIVE



COMBINED SITE PLAN

ACTIVE PUBLIC REALM, TAKING ADVANTAGE OF VARIOUS PLACE MAKING OPPORTUNITY. WHICH FEEDBACKS INTO THE CITY SIDEWALKS.

NATURAL TRAILS, THAT WOULD MEANDER THROUGH TREE GROVES.

CONFLUENCE OF PUBLIC REALM AND A NICE PLACE MAKING

FLAT ARCHITECTURE

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

MORTISE
GROUP OF COMPANIES

PROFESSIONAL ARCHITECTS
INCORPORATED
BC

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

CLIENT:
Mortise Construction

DATE
8-Nov-23

PROJECT NO:
19-212

SCALE: DRAWN BY:
N, T, Scale R, W

NO.	DESCRIPTION	DATE	BY	CHECKED
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10	CONCEPT PLAN	11/15/23	N.T.	R.W.

DESIGN RATIONAL

SUSTAINABILITY DESIGN MOVES:

The proposal entails 3 buildings with simple mass, with lower VFAR and considerable floor plate. The orientation of the building takes advantage of the site location along the King George Blvd. As it turns away from north south axis by 30 degrees. Building 1 and building 2 are positioned along it while building 3 is positioned along the East-West axis. To take advantage of the Natural Light, at the same time have solar gain in the winters. The building façade has been designed in a manner, where interplay of shadow as the façade element becomes a shadow device.

The building has an adequate amount of unit density making a balanced approach between TED and TEUI.

The window to wall ratio is around 38.5% making it comfortable for the occupant load.

The building is being designed in a manner, where every unit is an air tight compartment of 1.2 air change.

The roof has been designed as a Low albedo roof.

The building will have an H/ERV system, which will act as a heat recovery ventilation system for the building.

The roof has been designed as a Low albedo roof. Much of the site vegetation has been retained. The landscape designed as un-built add to the vegetation provides the needed shade.



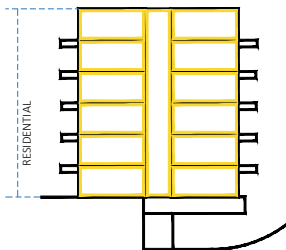
COMBINED SITE PLAN



LIGHTING PLAN - SHOWING CONTAINED LIGHTING ENVIRONMENT



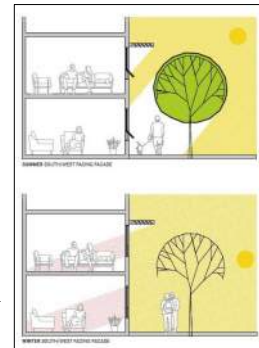
BUILDING POSITIONED TO UTILISE THE BENEFITS OF LOCATION



Air Tightness Compartment with air cycle 1.2
REFERENCE: BC ENERGY STEP CODE , V.1.1. July 2019

SUSTAINABILITY DESIGN STROKES:

- 1) Location and Transportation: for propagating environmentally responsible transit, facilities have been incorporated in design.
 - Bicycle Storage
 - Electrical Vehicle Charging Stations
- 2) Sustainable Site: In addition to retaining the site and incorporating lot of vegetation on site following measures have been made part of the design.
 - 4.5 m of green landscape buffer along
 - King George Blvd.
 - Exterior lighting to reduce pollution
- 3) Water Efficiency: to promote efficacious use of water following design gestures have been actively considered as part of the design.
 - Water efficient fixtures for internal residents.
 - Storm water Management (coordinating with the consultant for efficacious solution)
- 4) Energy & Atmosphere: Keeping in mind that there would be considerable amount of unit density, to keep the TEUI in check.
 - Energy efficient appliances and units
- 5) Materials and Resources: even though we have design moves that cap the window to wall ratio at around 38.5%, there has been consideration made for providing better
 - Indoor Environmental quality
 - Openable windows
 - Daylighting and Quality Views



SOURCE: BC ENERGY STEP CODE , V.1.1. July 2019

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10 AM 20 MARCH
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12PM 20 MARCH
NTS



2PM 20 MARCH
NTS



10 AM 22 SEP.
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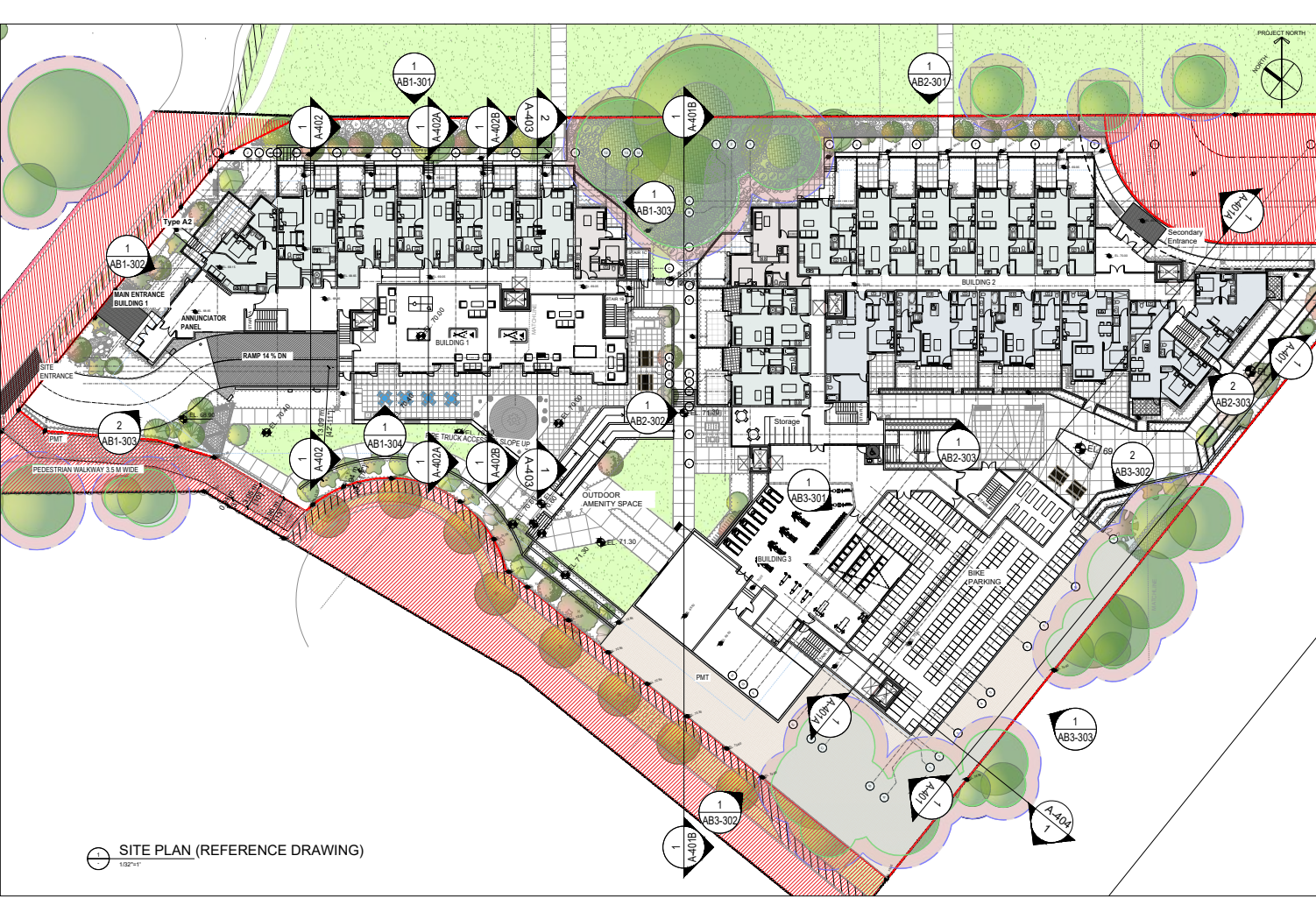
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152°41'

SITE PLAN (REFERENCE DRAWING)



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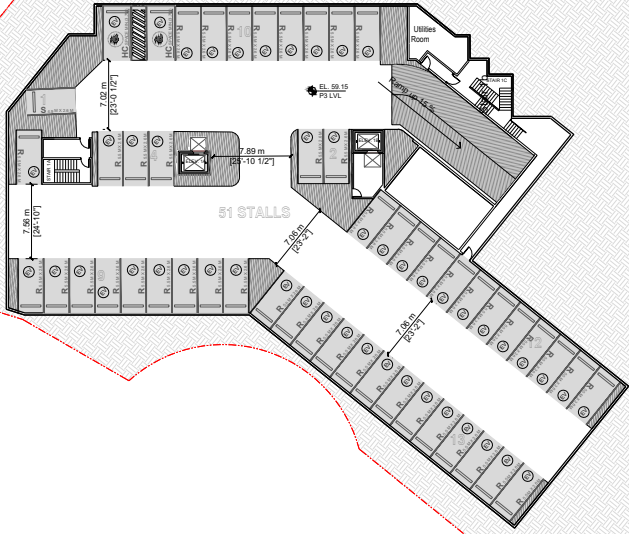


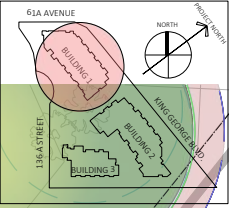
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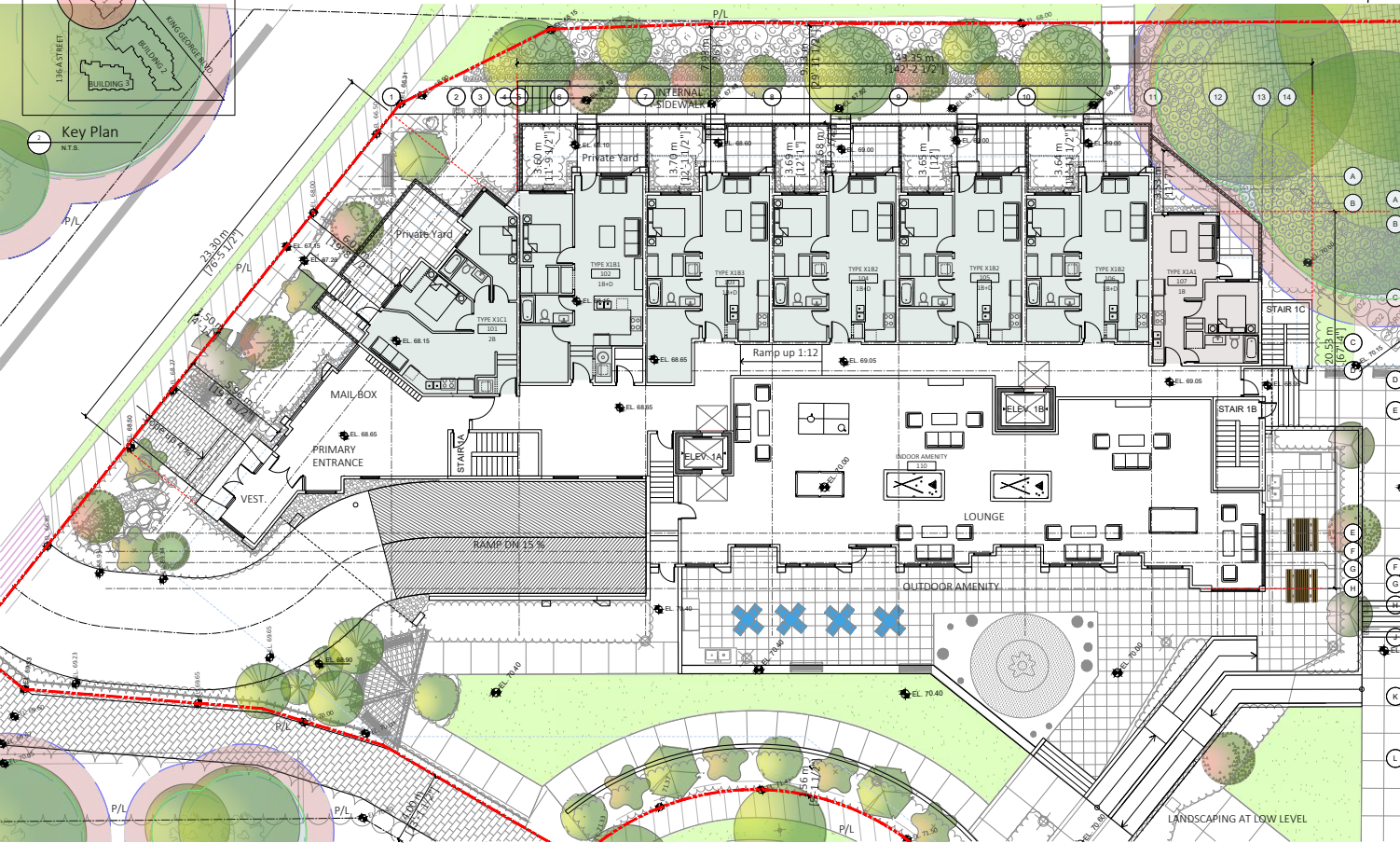


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Key Plan
N.T.S.



LEVEL 1 PLAN (Bldg 1)
1/16"=1'-0"



Unit 209-6321 King George Blvd
Surrey BC V3M 1G1
www.flatarchitect.com
contact@flatarchitect.com
Ph: 604-503-4484



PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

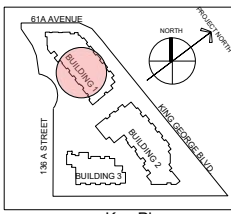
CLIENT:
Morise Construction

DATE: 28-Nov-23
PROJECT NO.: 19-212
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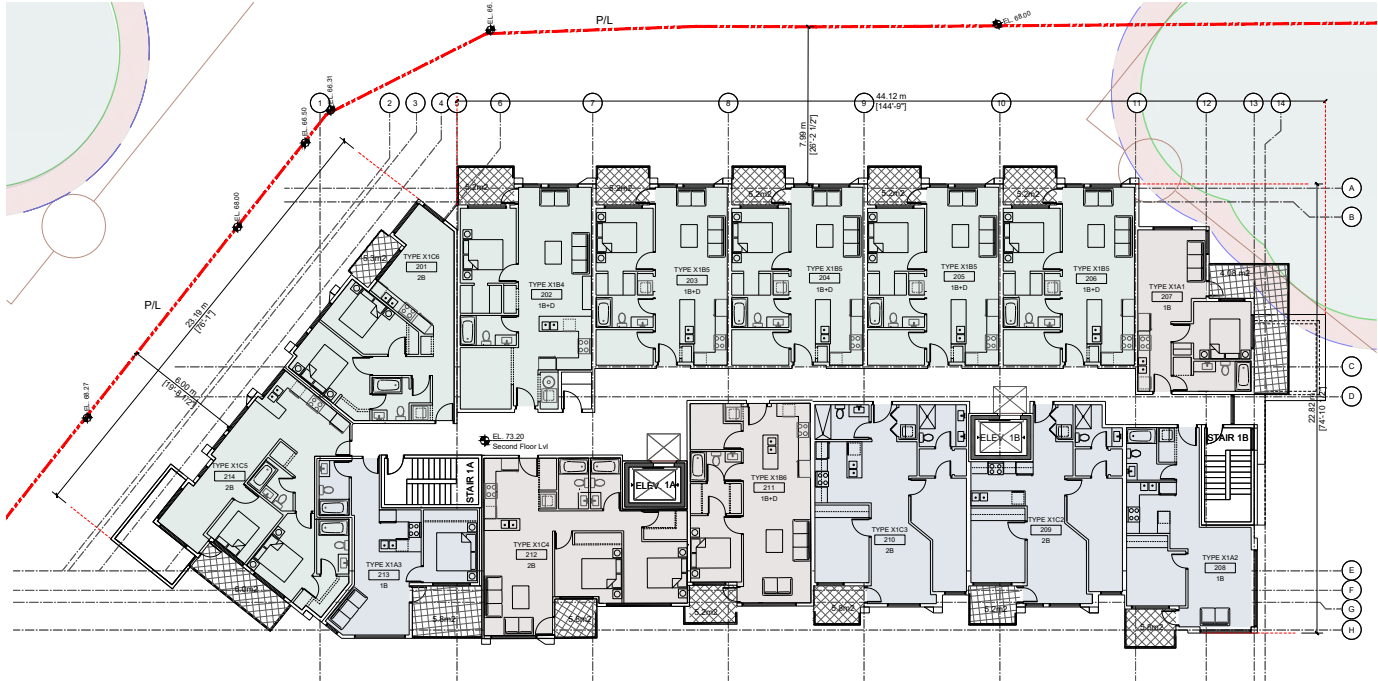
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BUILDING 1
LEVEL 1 PLAN

AB1-201



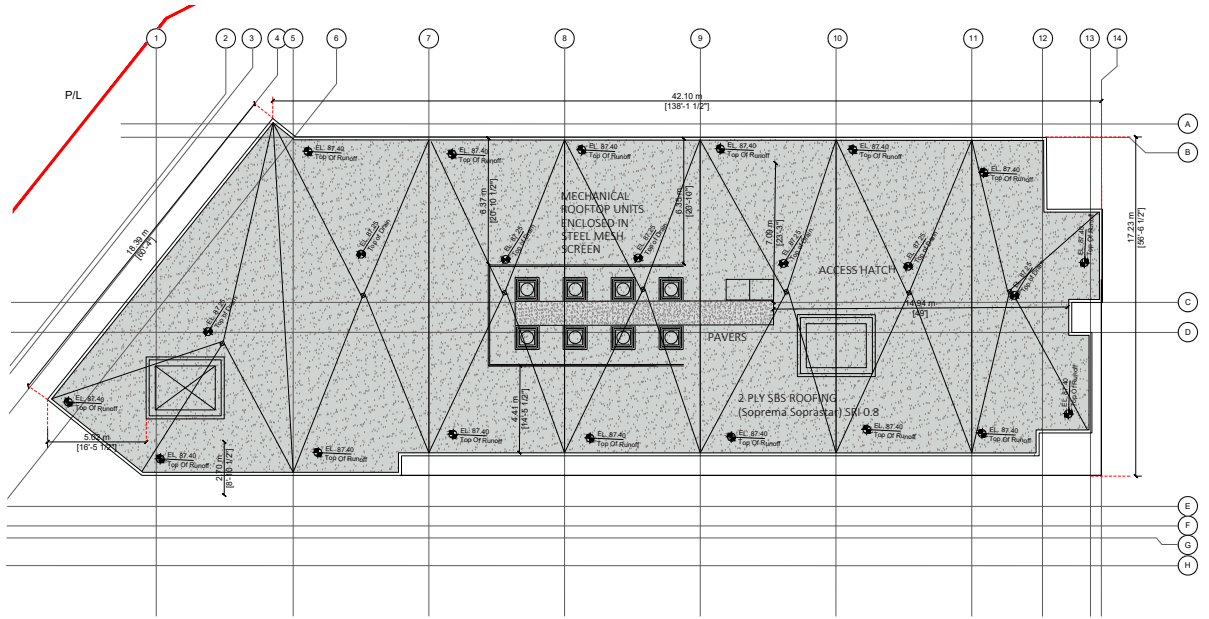
② Key Plan
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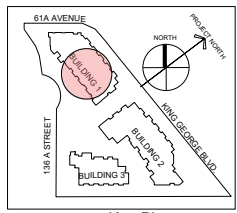
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1 LEVEL 7 ROOF PLAN (Bldg1)
N.T.S.



2 Key Plan
N.T.S.



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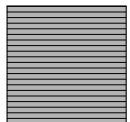
5 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



9 SOPREMA SOPROSTAR HIGH ALBEDO ROOF WITH SR VALUE OF .82 OR SIMILAR



13 ALUM / METAL SOFFIT FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



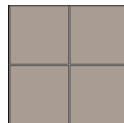
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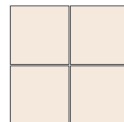
2 METAL PANEL (ALUCORBOND OR SIMILAR) COLOR (GRAY OR SIMILAR)



6 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (TAN BROWN OR SIMILAR)



10 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING (HARDIE OR SIMILAR) COLOR (MILK COFFEE BROWN OR SIMILAR)



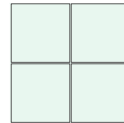
14 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT BROWN OR SIMILAR)



18 BLACK POWDER COATED ALUMINIUM RAILINGS WITH CLEAR TEMPERED GLASS COLOR TO MATCH (BLACK OR SIMILAR)



3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (DARK BROWN OR SIMILAR)



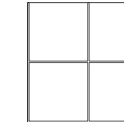
7 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (LIGHT GREEN OR SIMILAR)



11 BRICK CLADDING (MORA BRICKS) COLOR (WHITE GLAZER) C/W GRAY MORTAR OR SIMILAR



15 EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING TO MATCH (HARDIE OR SIMILAR) COLOR (COFFE BEAN BROWN OR SIMILAR)



19 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)



4 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



8 ALUM / METAL SIDING FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



12 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR BENJAMIN MOORE (LIGHT MOSS GREEN OR SIMILAR)



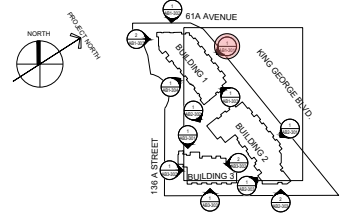
16 CONCRETE SAND BLASTED FINISH



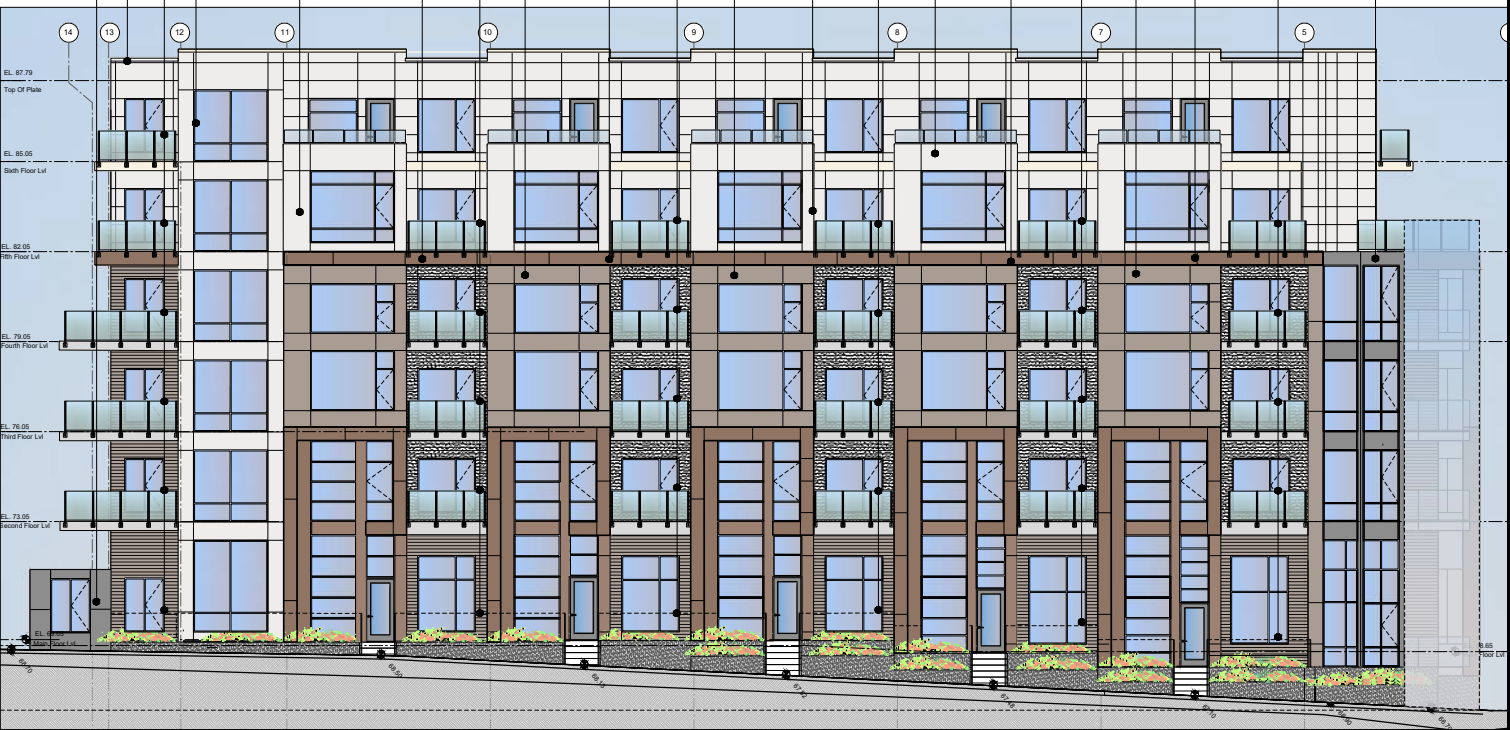
20 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE MOSS GREEN OR SIMILAR)

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- 11 INTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH
- 12 METAL PANEL: CLADDING OR BRICK, COLOUR: GREY OR BRICKLARK
- 13 EXTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH
- 14 EXTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH
- 15 EXTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH
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- 29 EXTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH
- 30 EXTERIOR WALL FINISH: PAINT, CEILING BEARDS OR BAFFY TRIMS TO MATCH COLOUR OR FINISH: CEILING, LIGHT OR FINISH



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MORTISE
GROUP OF COMPANIES

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC
CLIENT: Mortise Construction

DATE: 27-Nov-23

PROJECT NO: 19-212

SCALE: DRAWN BY: 3/32"=1'-0" R.W

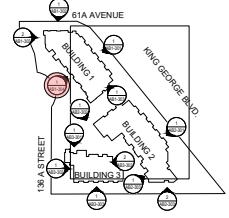
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BUILDING 1 ELEVATIONS

Project North Elevation / King George Side Elevation (Building 1)
3/32"=1'

AB1-301

1) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	11) WOOD CLADDING / WOOD BRICKS / COLOUR GRANTS CLADDING OR SHAPY BRICKS OR SHAPES
2) METAL PANELS / ALUMINIUM OR SHAPES / COLOURS / GRAYS / OR SHAPES	12) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES
3) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	13) ALUM. METAL SHEET / PANELS / COLOURS / GRAYS / OR SHAPES
4) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	14) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES
5) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	15) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES
6) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	16) CONCRETE / BRICK / BLENDED / FINISH
7) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	17) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES
8) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	18) ALUM. METAL SHEET / PANELS / COLOURS / GRAYS / OR SHAPES
9) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	19) ALUM. METAL SHEET / PANELS / COLOURS / GRAYS / OR SHAPES
10) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	20) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES
11) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES	21) EXTERIOR WOOD GRANTY FRAME CASSETT BOARDS OR SHAPY TRIMS TO MATCH COLOUR / WOODS TO MATCH COLOUR / SHAPY TRIMS OR SHAPES



FLAT
ARCHITECTURE

Unit 209-6321 King George Blvd
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Ph: 604-503-4484

MORTISE
GROUP OF COMPANIES

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

CLIENT:
Mortise Construction

DATE:
27-Nov-23

PROJECT NO:
19-212

SCALE:
3/32"=1'-0" R.W.

NO.	DESCRIPTION	DATE	BY	APP.
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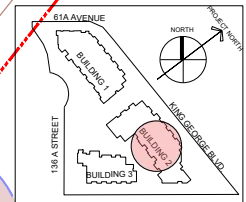
BUILDING 1
ELEVATIONS

Project South Elevation (Building 1)
1/16"=1"

AB1-304



LEVEL 2 PLAN (Bldg 2)
1/16" = 1'



Key Plan
N.T.S.



FLAT1
ARCHITECTURE 2

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Surrey BC, V3X 1G1
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MORTISE
GROUP OF COMPANIES

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Surrey, BC

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Mortise Construction

DATE:
28-Nov-23

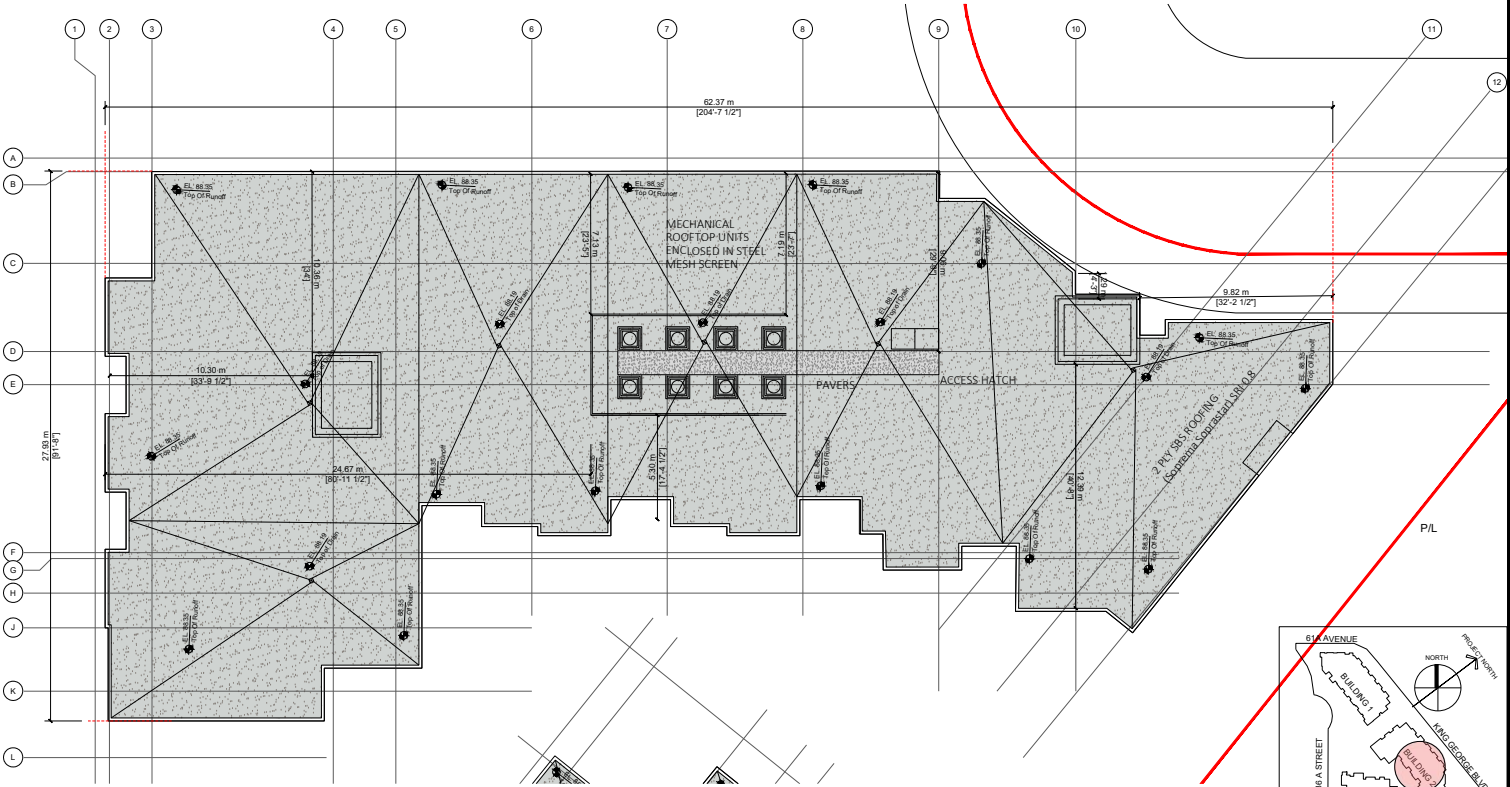
PROJECT NO.:19-212

SCALE:
1/16"=1'-0" R.W.

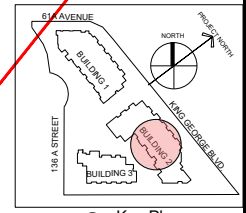
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BUILDING 2
LEVEL 2 PLAN

AB2-202



1 LEVEL 7 ROOF PLAN (Bldg2)
1/24"=1"



2 Key Plan
N.T.S.

FLAT ARCHITECTURE 2

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
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MORTISE
GROUP OF COMPANIES

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Surrey, BC

CLIENT:
Mortise Construction

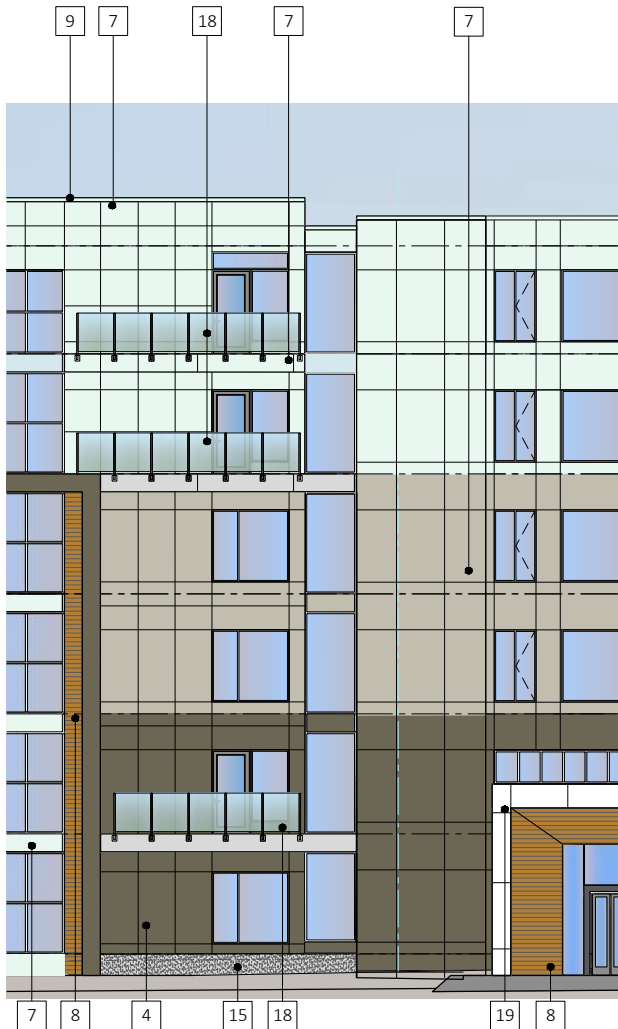
DATE: 9-Nov-23
PROJECT NO.: 19-212

SCALE: 1/32"=1'-0" R.W.

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BUILDING 2
ROOF PLAN

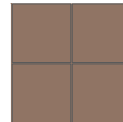
AB2-207



1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (GRAY OR SIMILAR)



2 METAL PANEL (ALUMINUM OR SIMILAR) COLOR (GRAY OR SIMILAR)



3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (DARK BROWN OR SIMILAR)



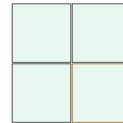
4 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



5 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



6 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (TAN BROWN OR SIMILAR)



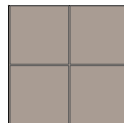
7 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (LIGHT GREEN OR SIMILAR)



8 ALUM / METAL SIDING FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



9 SOPREMA SOPROSTAR HIGH ALBEDO ROOF WITH SR VALUE OF .82 OR SIMILAR



10 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING (HARDIE OR SIMILAR) COLOR (MILK COFFEE BROWN OR SIMILAR)



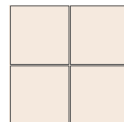
11 BRICK CLADDING (MORA BRICKS) COLOR (WHITE GLAZER) C/W GRAY MORTAR OR SIMILAR



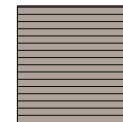
12 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR BENJAMIN MOORE (LIGHT MOSS GREEN OR SIMILAR)



13 ALUM / METAL SOFFT FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



14 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT BROWN OR SIMILAR)



15 EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING TO MATCH (HARDIE OR SIMILAR) COLOR (COFFEE BEAN BROWN OR SIMILAR)



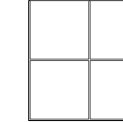
16 CONCRETE SAND BLASTED FINISH



17 EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING TO MATCH (HARDIE OR SIMILAR) COLOR (GRAY OR SIMILAR)



18 BLACK POWDER COATED ALUMINUM RAILINGS WITH CLEAR TEMPERED GLASS COLOR TO MATCH (BLACK OR SIMILAR)



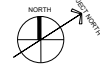
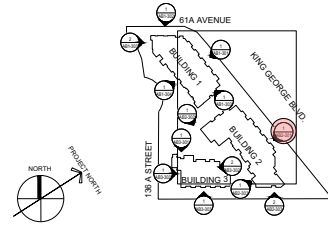
19 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH HARDIE OR (SIMILAR) COLOR (WHITE OR SIMILAR)



20 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE MOSS GREEN OR SIMILAR)

NO.	DATE	BY	CHKD.	APP.
1	19-11-23			
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16	19-11-23			
17	19-11-23			
18	19-11-23			
19	19-11-23			
20	19-11-23			

1. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)	21. FINISH LAMINATE / LAMIN-BRAND. COLOR-DIMENSION DIMENSION COORDINATE WITH INTERIOR OR BASKAL COLOR (GRAY OR BASKAL)
2. METAL PANEL - (ALUMINUM OR BASKAL COLOR) (GRAY OR BASKAL)	22. FINISH FLOOR FINISH FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)
3. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	23. FLOOR FINISH FINISH FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)
4. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	24. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
5. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	25. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
6. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	26. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
7. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	27. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
8. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	28. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
9. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	29. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
10. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	30. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
11. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	31. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
12. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	32. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
13. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	33. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
14. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	34. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
15. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	35. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
16. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	36. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
17. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	37. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
18. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	38. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
19. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	39. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)
20. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH COLOR (LAMP, BASKAL OR BASKAL)	40. EXTERIOR-HIGH DENSITY FRAME CASHEM BOARD OR EASY TREES TO MATCH LAMBER OR BASKAL COLOR (GRAY OR BASKAL)



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FLAT
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Ph: 604-503-4484

MORTISE
GROUP OF COMPANIES

27-NOV-23
19-212

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC
CLIENT:
Mortise Construction

DATE:
27-Nov-23

PROJECT NO:
19-212

SCALE:
1/16"=1'-0"

DRAWN BY:
R.W.

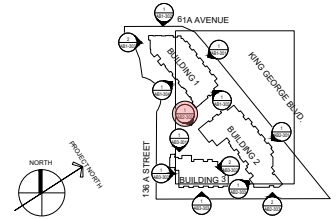
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40	11/21/23	R.W.	ISSUED FOR PERMIT

BUILDING 2
ELEVATIONS

Project North Elevation/ King George Blvd. (Building 2)

AB2-301

1) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY (SEE PLAN)	13) BRICK CLADDING - 1/2" DIA BRICKS. WHITE GRASSY BOARD OR BANY. COLOR: GRASSY BOARD OR BANY
2) BANY FRAMES - ADJUSTABLE OR GRASSY COLOR. GRASSY OR BANY. LAMINATED GLASS	14) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. BRICKWORK BOARD OR BANY FRAMES TO MATCH COLOR
3) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. LAMINATED GLASS	15) PAINT FINISH - GRASSY
4) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. GRASSY BOARD OR BANY	16) FRAMES - GRASSY BOARD OR BANY FRAMES TO MATCH
5) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. LAMINATED GLASS	17) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY BOARD OR BANY
6) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. LAMINATED GLASS	18) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY BOARD OR BANY
7) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. LAMINATED GLASS	19) CONCRETE BRICK SLATED FINISH
8) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH COLOR. LAMINATED GLASS	20) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY BOARD OR BANY
9) ALUMINUM WINDOW FRAMES TO MATCH HANDED OR BANY	21) BLACK POWDER COATED ALUMINUM FINISH WITH CLEAR THERMO-BRICK GLASS COLOR TO MATCH BLACK OR BANY
10) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY BOARD OR BANY	22) LUTTERUM WITH GRASSY PANE. GRASSY BOARD OR BANY FRAMES TO MATCH HANDED OR BANY. COLOR: GRASSY BOARD OR BANY



4 7 7 18 4 17 18 7 12 15 18 7 12 7 19 18 11



16

FLAT
ARCHITECTURE 2

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Ph: 604-503-4484
MORTISE
GROUP OF COMPANIES

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC
CLIENT: Mortise Construction

DATE: 27-Nov-23
PROJECT NO.: 19-212
SCALE: 3/32"=1" R.W.
DRAWN BY:

NO.	DESCRIPTION	DATE	BY	CHECKED
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28	ISSUED FOR PERMIT	11/23	R.W.	
29	ISSUED FOR PERMIT	11/23	R.W.	
30	ISSUED FOR PERMIT	11/23	R.W.	

BUILDING 2 ELEVATIONS

Project West Elevation (Building 2)
3/32"=1"

AB2-302



PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

CLIENT:
Moritex Construction

DATE
28-Nov-23

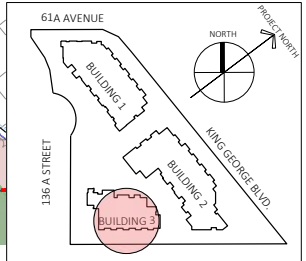
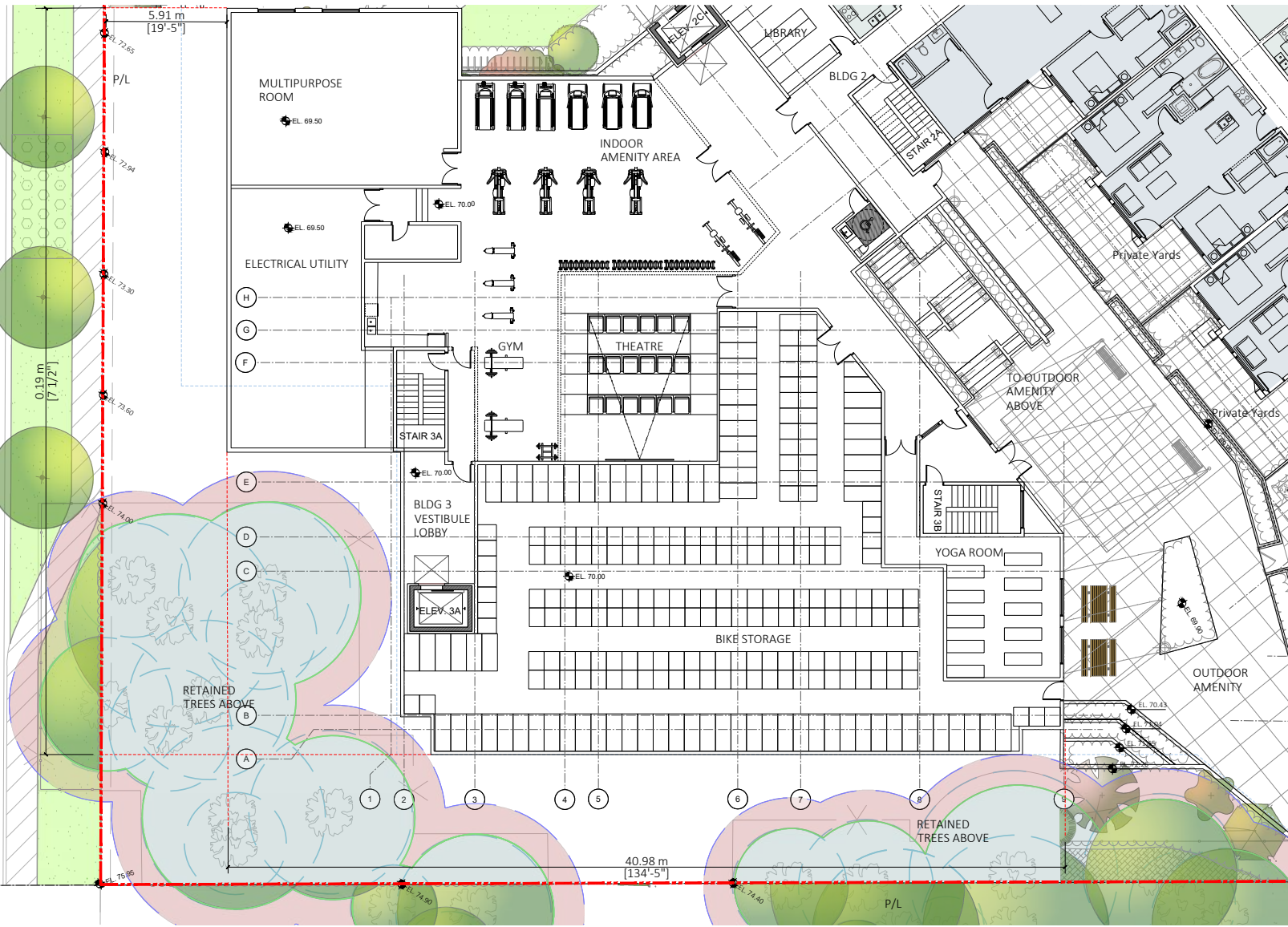
PROJECT NO:
19-212

SCALE: 1/16"=1'-0" R.W.
DRAWN BY:

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02	ISSUED FOR PERMITS	08/12/23	U.S.	
03	ISSUED FOR PERMITS	29/02/23	U.S.	
04	ISSUED FOR PERMITS	24/02/23	U.S.	
05	ISSUED FOR PERMITS	16/02/23	U.S.	
06	ISSUED FOR PERMITS	11/02/23	R.W.	
REV	DESCRIPTION			

BUILDING 3
LEVEL 1 PLAN

AB3-201

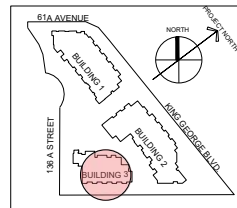


1 LEVEL 1 PLAN (Bldg 3)
1/16"=1"

2 Key Plan
N.T.S.

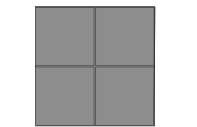


LEVEL 2 PLAN (Bldg 3)
1/16"=1'-0"



Key Plan
N.T.S.

NO.	DESCRIPTION	DATE	BY	CHECKED
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3	PRELIMINARY			
4	CONCEPT PLAN			
5	SCHEMATIC DEVELOPMENT			
6	PRELIMINARY DESIGN			
7	SCHEMATIC DEVELOPMENT			
8	PRELIMINARY DESIGN			
9	SCHEMATIC DEVELOPMENT			
10	PRELIMINARY DESIGN			



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EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (GRAY OR SIMILAR)



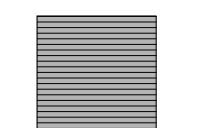
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EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



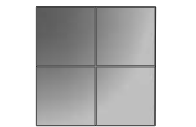
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SOPREMA SOPROSTAR HIGH ALBEDO ROOF WITH SR VALUE OF .82 OR SIMILAR



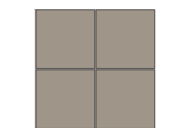
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ALUM / METAL SOFFIT FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



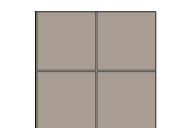
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EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING TO MATCH (HARDIE OR SIMILAR) COLOR (GRAY OR SIMILAR)



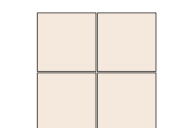
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METAL PANEL (ALUCOBOND OR SIMILAR) COLOR (GRAY OR SIMILAR)



6
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (TAN BROWN OR SIMILAR)



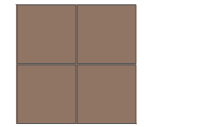
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EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR (MILK COFFEE BROWN OR SIMILAR)



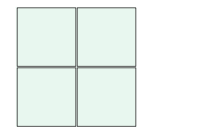
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EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (LIGHT BROWN OR SIMILAR)



18
BLACK POWDER COATED ALUMINUM RAILINGS WITH CLEAR TEMPERED GLASS COLOR TO MATCH (BLACK OR SIMILAR)



3
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (DARK BROWN OR SIMILAR)



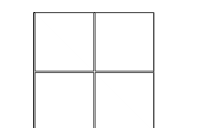
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EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (LIGHT GREEN OR SIMILAR)



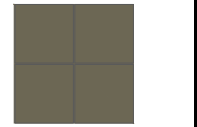
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BRICK CLADDING (MORA BRICKS) BRICK CLADDING (MORA BRICKS) C/W GRAY MORTAR OR SIMILAR



15
EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING TO MATCH (HARDIE OR SIMILAR) COLOR (COFFEE BEAN BROWN OR SIMILAR)



19
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR)



4
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR (MOSS GREEN OR SIMILAR)



8
ALUM / METAL SIDING FINISH- DARK KNOTTY PINE FINISH OR SIMILAR



12
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH COLOR BENJAMIN MOORE (LIGHT MOSS GREEN OR SIMILAR)



17
CONCRETE SAND BLASTED FINISH

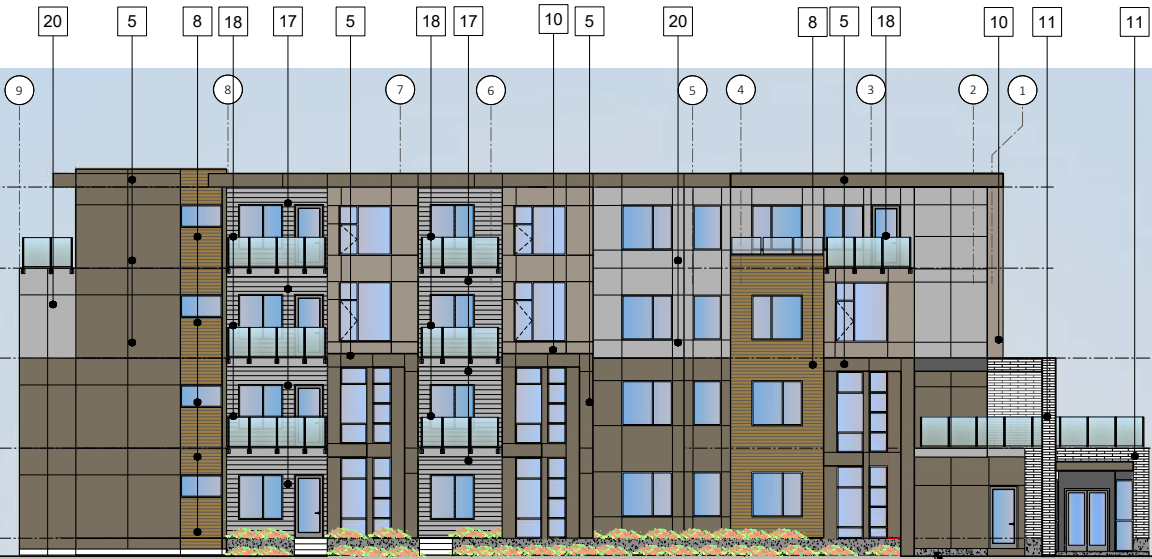
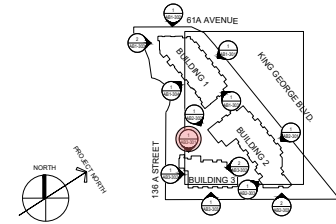


20
EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR (WHITE OR SIMILAR) MOSS GREEN OR SIMILAR

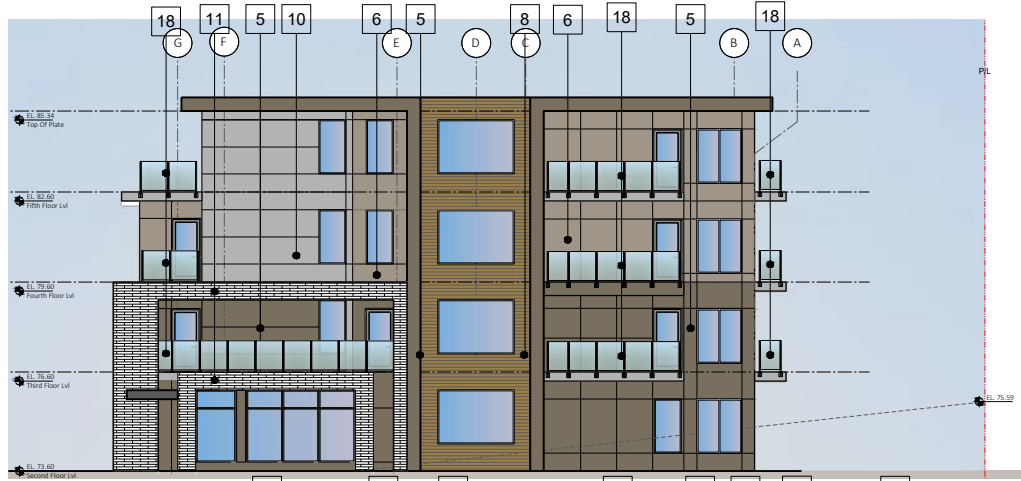


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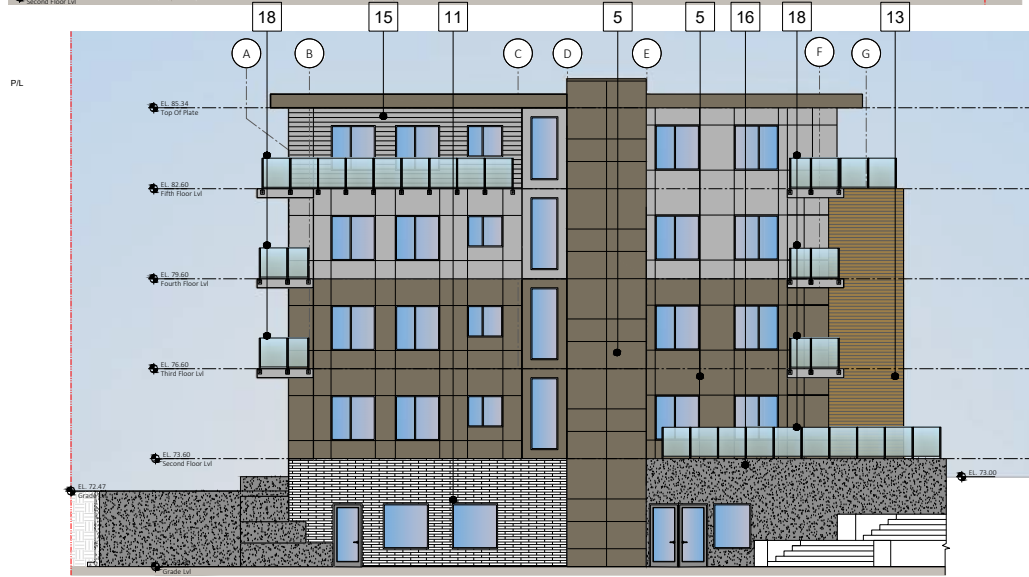
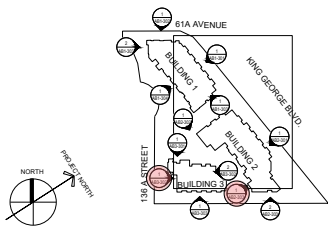
1 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS	17 POLY CLADDING (NOVA BRICK) COLOR GREY CLADDING OR SHINY TRIM ON BRICKS
2 METAL PANEL (ALUMINUM OR BRASS) COLOR: GREY OR BRASS	18 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS, COLOR: SHINY TRIM ON BRICKS
3 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS, COLOR: SHINY TRIM ON BRICKS	19 SLATE, METAL, SHINY TRIM: SHINY TRIM TO MATCH POLY CLADDING
4 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS	20 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
5 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS	21 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
6 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS	22 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
7 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH COLOR OF BRICKS	23 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
8 ALUM: METAL TRIM: SHINY TRIM: SHINY TRIM TO MATCH POLY CLADDING	24 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
9 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS	25 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
10 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS	26 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS
11 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS	27 EXTERIOR WINDOW CASING FRAME CASSETT BOARD OR SHINY TRIM TO MATCH L HANDED ON BRICKS, COLOR: SHINY TRIM ON BRICKS



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/21/23	R.W.	
2	ISSUED FOR PERMIT	11/21/23	R.W.	
3	ISSUED FOR PERMIT	11/21/23	R.W.	
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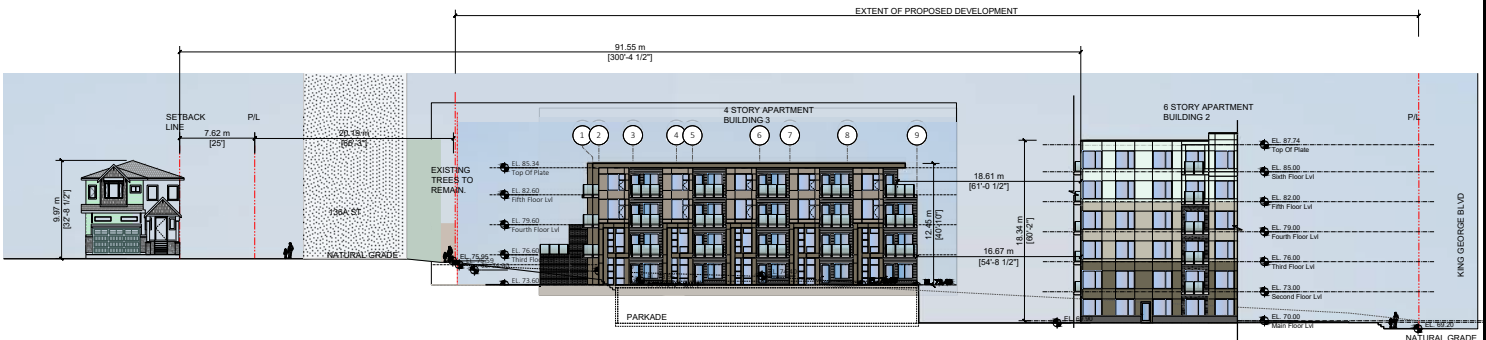
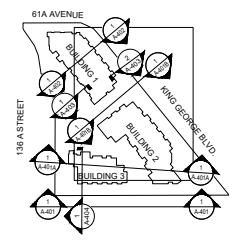
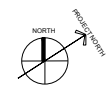
Project South West Elevation (Building 3)
3/32"=1'



Project North East Elevation (Building 3)
3/32"=1'

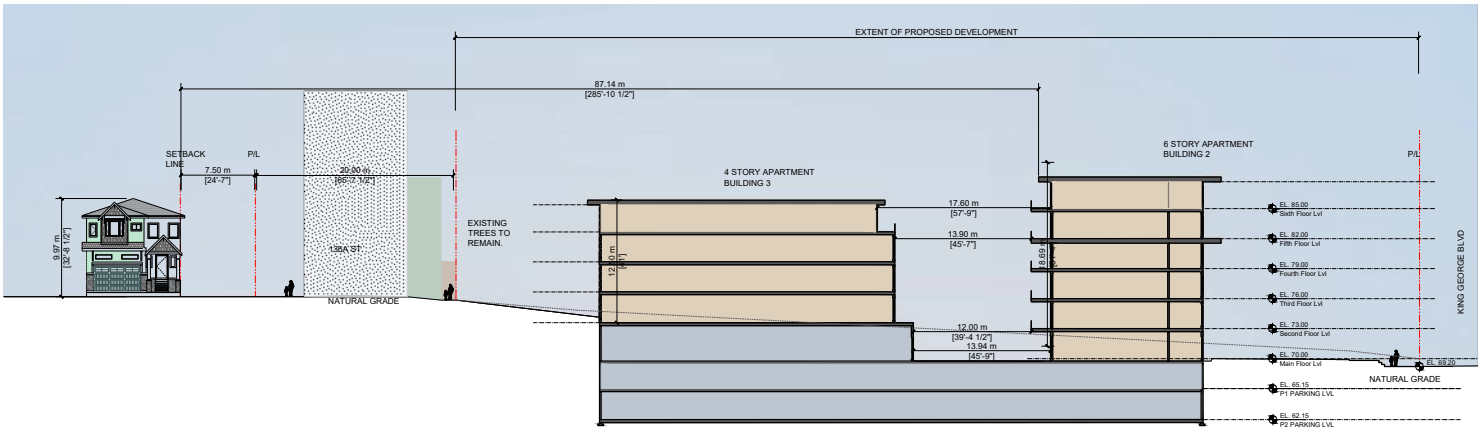
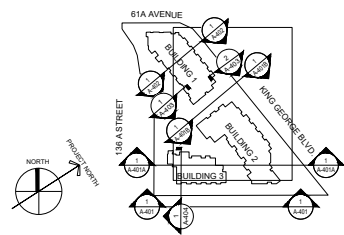
1	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH HATCH OR BRICKLAY COLOR. (BAYT OR BRICKLAY)
2	METAL PANELS - GALVALUMED OR BRICKLAY COLOR. (BAYT OR BRICKLAY)
3	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
4	GLAZED BALCONY OR BRICKLAY
5	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
6	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
7	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
8	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
9	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
10	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
11	BRICK - COMMON BRICK
12	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
13	GLAZED BALCONY OR BRICKLAY
14	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
15	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
16	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
17	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)
18	EXTERIOR WALL CEMENTY FINE GRAINY BROWN OR BAYT FINISH TO MATCH COLOR. (BAYT OR BRICKLAY)

NO.	DATE	BY	DESCRIPTION
1	11.15.23	R.W.	ISSUED FOR PERMIT
2	11.15.23	R.W.	ISSUED FOR PERMIT
3	11.15.23	R.W.	ISSUED FOR PERMIT
4	11.15.23	R.W.	ISSUED FOR PERMIT
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8	11.15.23	R.W.	ISSUED FOR PERMIT
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17	11.15.23	R.W.	ISSUED FOR PERMIT
18	11.15.23	R.W.	ISSUED FOR PERMIT
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23	11.15.23	R.W.	ISSUED FOR PERMIT
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25	11.15.23	R.W.	ISSUED FOR PERMIT
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27	11.15.23	R.W.	ISSUED FOR PERMIT
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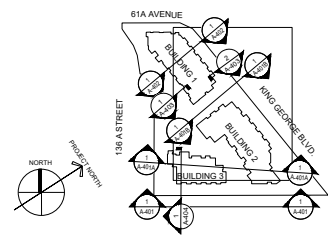
Project South East Elevation at Property Line
1/32"=1'

NO.	DESCRIPTION	DATE	BY	CHECKED
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03	CONCEPT PLAN	10/10/23	MM	MM
04	CONCEPT PLAN	10/10/23	MM	MM
05	CONCEPT PLAN	10/10/23	MM	MM
06	CONCEPT PLAN	10/10/23	MM	MM
07	CONCEPT PLAN	10/10/23	MM	MM
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09	CONCEPT PLAN	10/10/23	MM	MM
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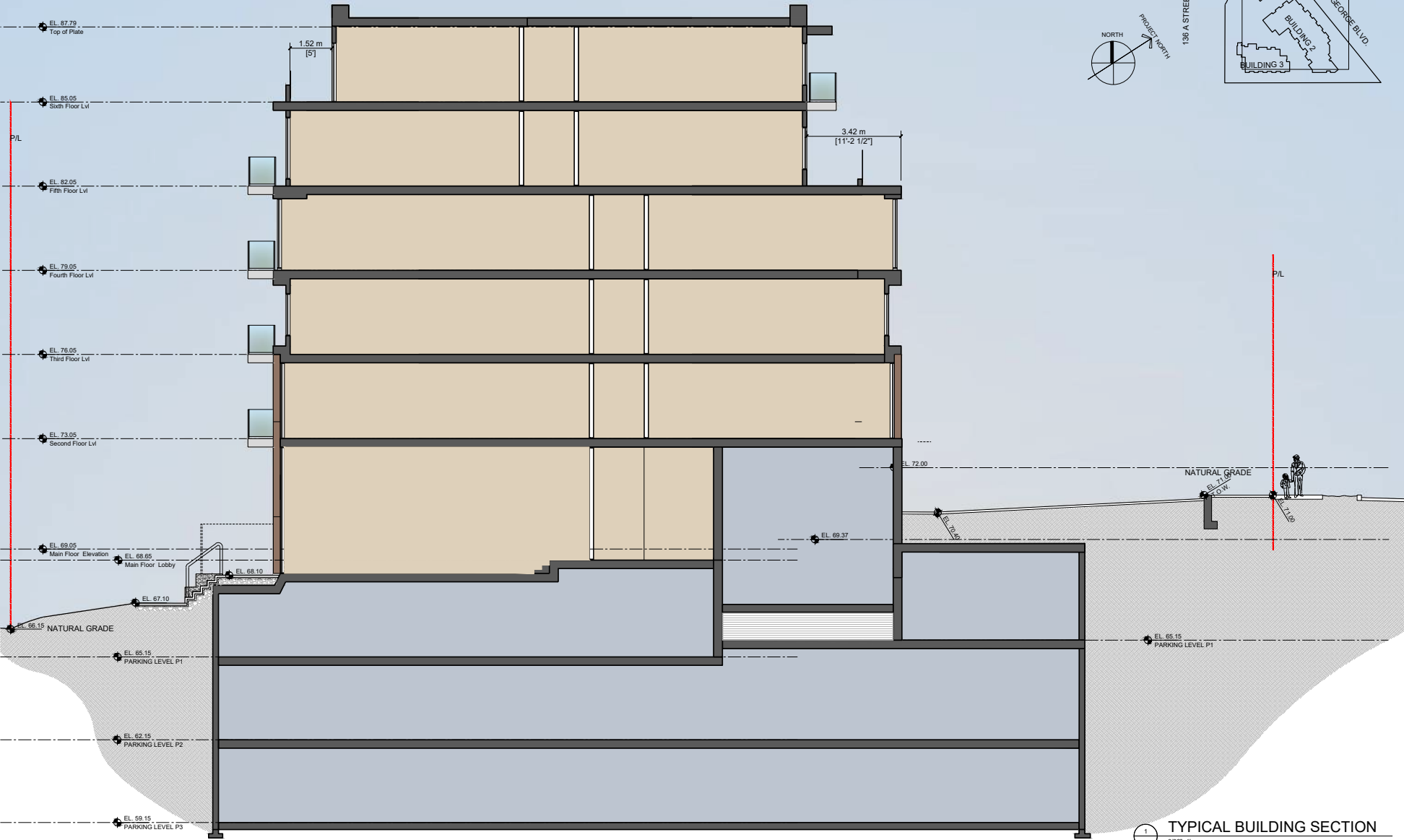


1 Site Section at Project South East at Property Line
1/32"=1'

NO.	DESCRIPTION	DATE	BY	CHKD.
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04	ISSUED FOR PERMIT	2023.11.23	R.W.	
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06	ISSUED FOR PERMIT	2023.11.23	R.W.	
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13	ISSUED FOR PERMIT	2023.11.23	R.W.	
14	ISSUED FOR PERMIT	2023.11.23	R.W.	
15	ISSUED FOR PERMIT	2023.11.23	R.W.	
16	ISSUED FOR PERMIT	2023.11.23	R.W.	
17	ISSUED FOR PERMIT	2023.11.23	R.W.	
18	ISSUED FOR PERMIT	2023.11.23	R.W.	
19	ISSUED FOR PERMIT	2023.11.23	R.W.	
20	ISSUED FOR PERMIT	2023.11.23	R.W.	
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24	ISSUED FOR PERMIT	2023.11.23	R.W.	
25	ISSUED FOR PERMIT	2023.11.23	R.W.	
26	ISSUED FOR PERMIT	2023.11.23	R.W.	
27	ISSUED FOR PERMIT	2023.11.23	R.W.	
28	ISSUED FOR PERMIT	2023.11.23	R.W.	
29	ISSUED FOR PERMIT	2023.11.23	R.W.	
30	ISSUED FOR PERMIT	2023.11.23	R.W.	
31	ISSUED FOR PERMIT	2023.11.23	R.W.	
32	ISSUED FOR PERMIT	2023.11.23	R.W.	
33	ISSUED FOR PERMIT	2023.11.23	R.W.	
34	ISSUED FOR PERMIT	2023.11.23	R.W.	
35	ISSUED FOR PERMIT	2023.11.23	R.W.	
36	ISSUED FOR PERMIT	2023.11.23	R.W.	
37	ISSUED FOR PERMIT	2023.11.23	R.W.	
38	ISSUED FOR PERMIT	2023.11.23	R.W.	
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48	ISSUED FOR PERMIT	2023.11.23	R.W.	
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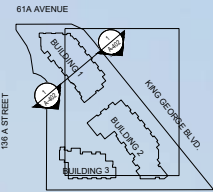
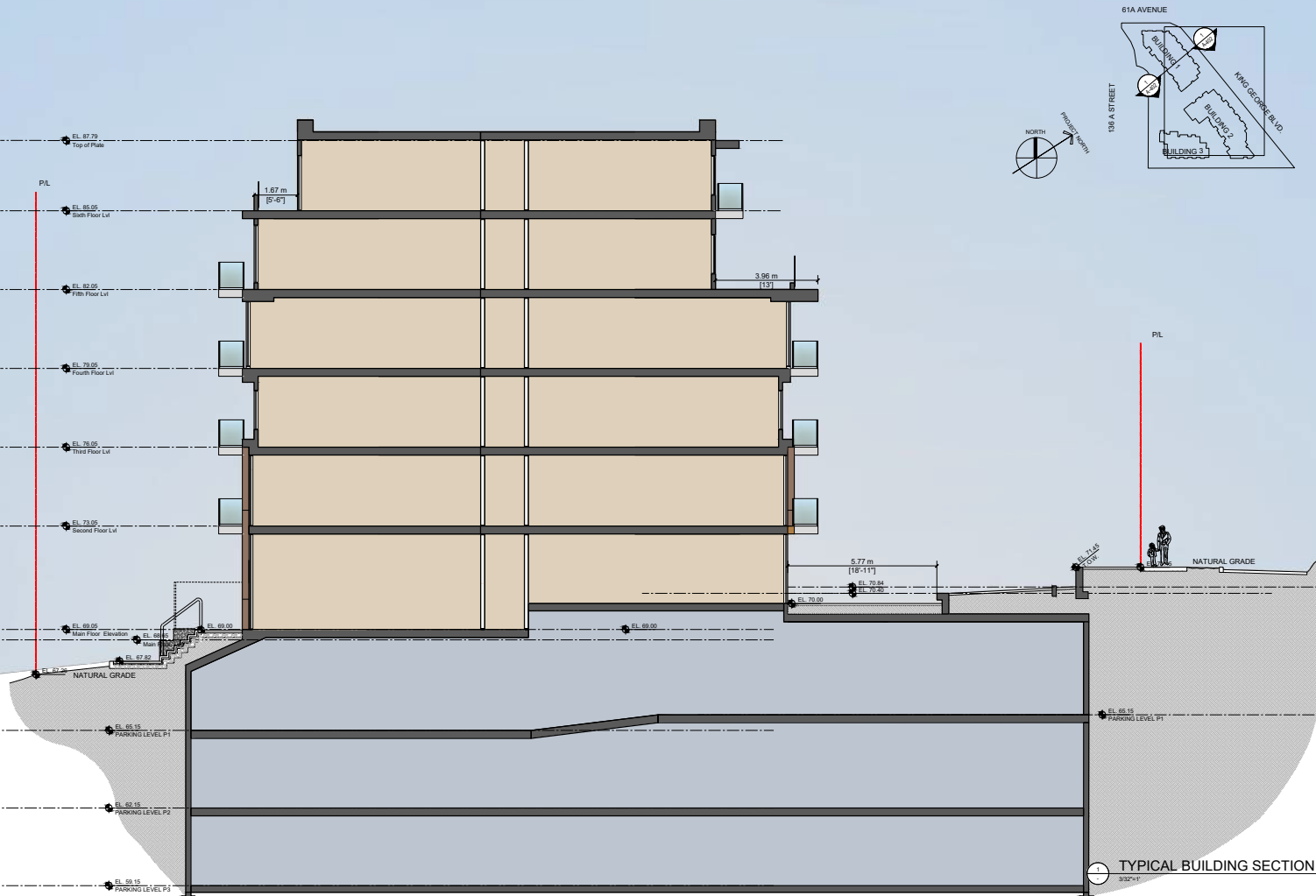


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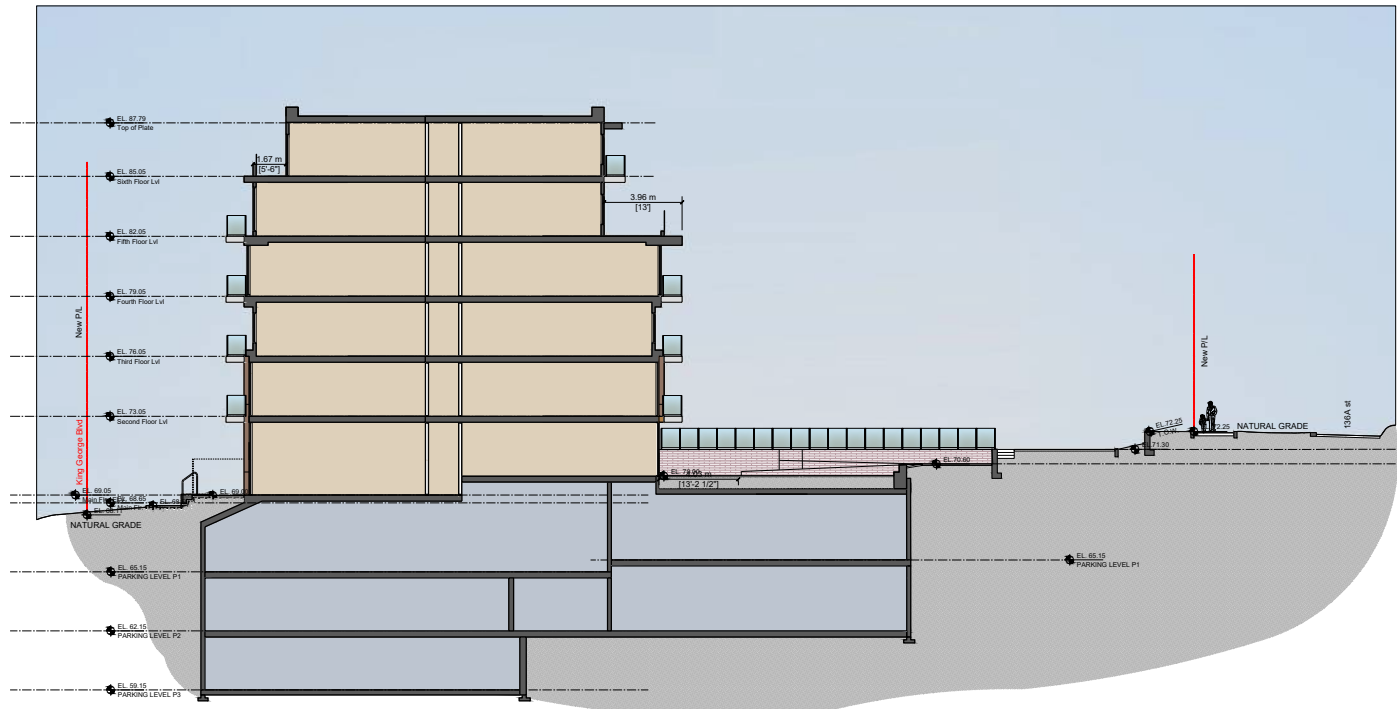
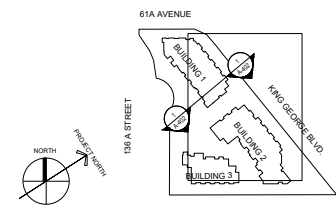
1 TYPICAL BUILDING SECTION
3/32"=1'

NO	REVISION/DATE	DATE	BY
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02	U.S.	08/12/23	R.W
03	U.S.	29/02/23	R.W
04	U.S.	24/02/23	R.W
05	U.S.	16/02/23	R.W
06	U.S.	11/02/23	R.W
REV	DESCRIPTION		



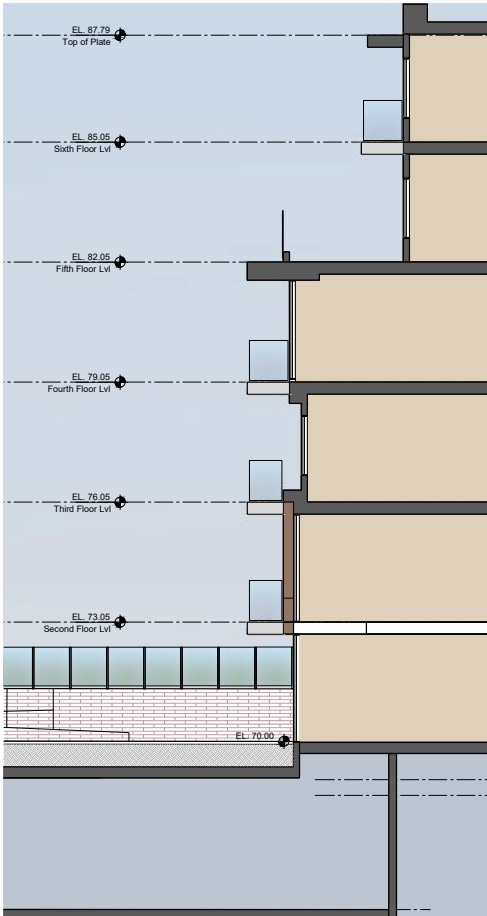
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05	ISSUED FOR PERMIT	20/11/23	U.S.	U.S.
06	ISSUED FOR PERMIT	20/11/23	U.S.	U.S.
07	ISSUED FOR PERMIT	20/11/23	U.S.	U.S.
08	ISSUED FOR PERMIT	20/11/23	U.S.	U.S.
09	ISSUED FOR PERMIT	20/11/23	U.S.	U.S.
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TYPICAL BUILDING SECTION
3/32"=1'

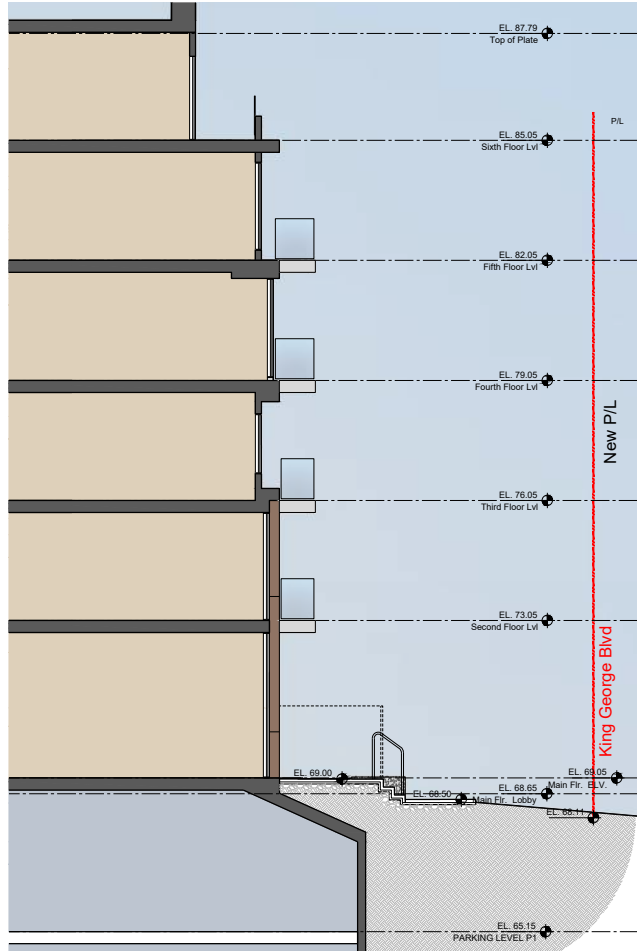


1 TYPICAL BUILDING SECTION
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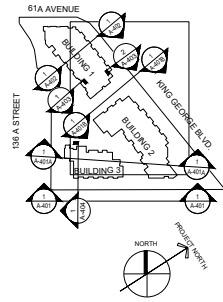
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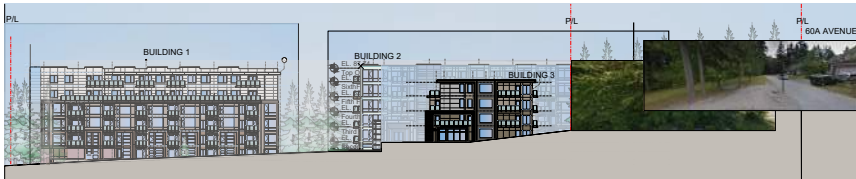
SECTION
1/8"=1'



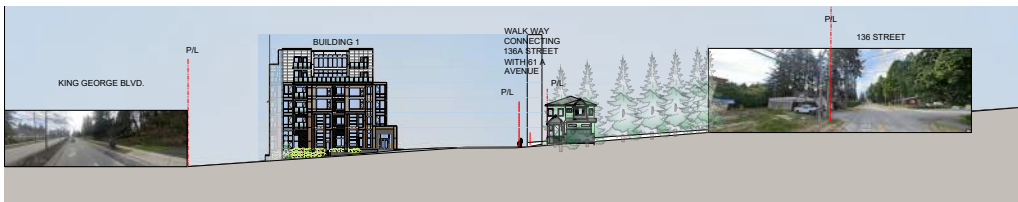
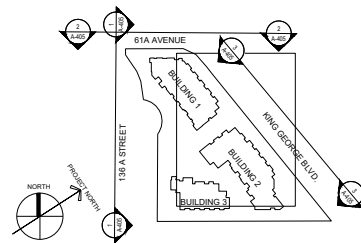
SECTION
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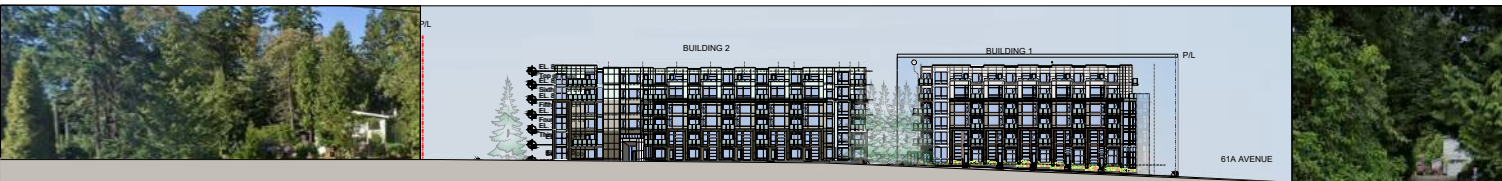
STREET SCAPE 136A STREET
1/8"=1'-0"



STREET SCAPE 61A STREET
1/8"=1'-0"

EXISTING NEIGHBORS

EXISTING NEIGHBORS



STREET SCAPE KING GEORGE BLVD.
1/8"=1'-0"

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484
MORTISE
GROUP OF COMPANIES



PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC
CLIENT: Mortise Construction

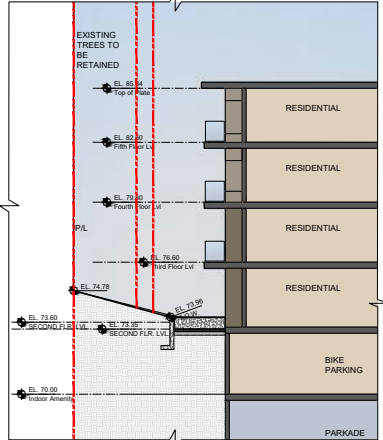
DATE: 27-Nov-23

PROJECT NO.: 19-212

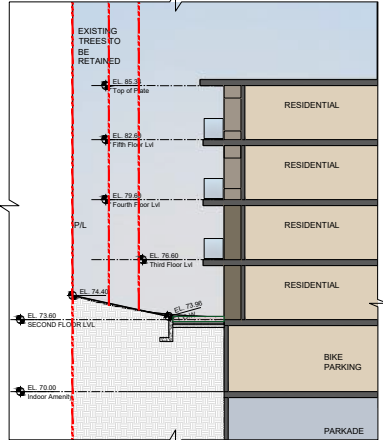
SCALE: 3/32"=1'-0"
DRAWN BY:

NO.	DESCRIPTION	DATE	BY	CHECKED
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03	PRELIMINARY	18-11-22	RS	RS
04	CONCEPT PLAN	18-11-22	RS	RS
05	CONCEPT PLAN	18-11-22	RS	RS
06	CONCEPT PLAN	18-11-22	RS	RS
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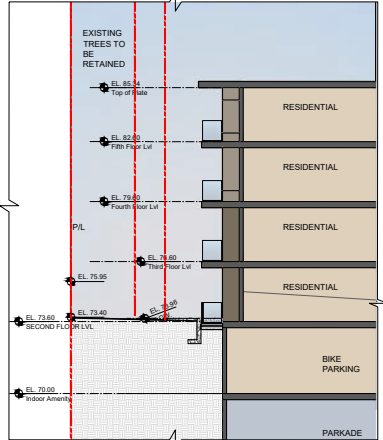
STREET SCAPE



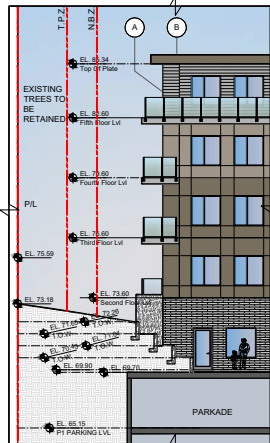
PART-SECTION 1
1/8"=1'-0"



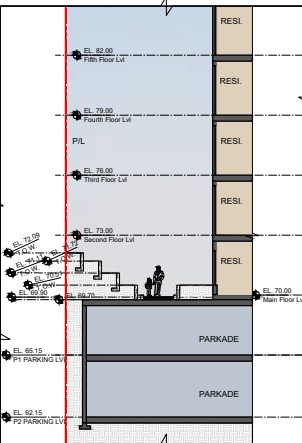
PART-SECTION 2
1/8"=1'-0"



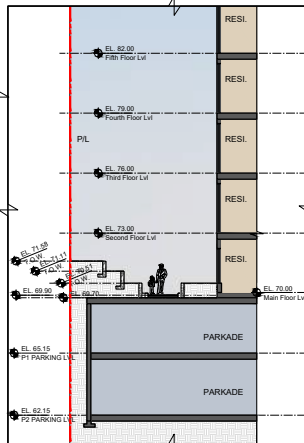
PART-SECTION 3
1/8"=1'-0"



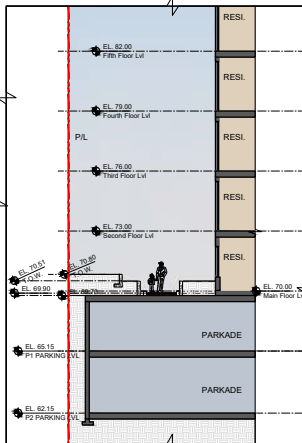
PART-SECTION 4
1/8"=1'-0"



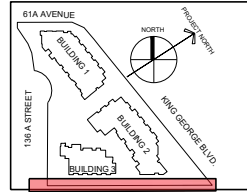
PART-SECTION 5
1/8"=1'-0"



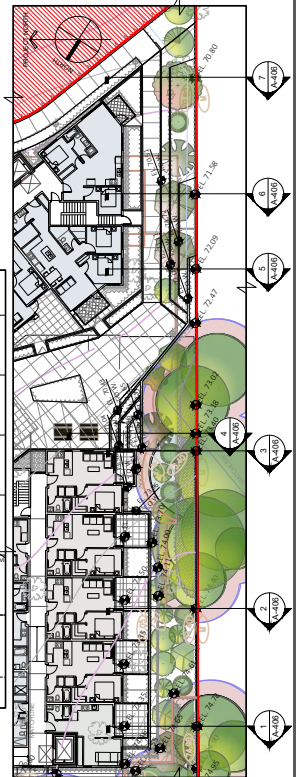
PART-SECTION 6
1/8"=1'-0"



PART-SECTION 7
1/8"=1'-0"



KEY-PLAN
N.T.S.



PART-PLAN
1/32"=1'-0"

FLAT ARCHITECTURE 2

Unit 209-6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitect.com
contact@flatarchitect.com
Ph: 604-503-4484

MORTISE
GROUP OF COMPANIES

REGISTERED ARCHITECT
REGISTERED CIVIL ENGINEER

PROJECT INFO:
6081-6131 King George Blvd
Surrey, BC

CLIENT:
Mortise Construction

DATE:
25-Nov-23

PROJECT NO:
19-212

SCALE:
3/32"=1'-0" U.S.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/21/23	MM	MM
2	ISSUED FOR PERMIT	11/21/23	MM	MM
3	ISSUED FOR PERMIT	11/21/23	MM	MM
4	ISSUED FOR PERMIT	11/21/23	MM	MM
5	ISSUED FOR PERMIT	11/21/23	MM	MM
6	ISSUED FOR PERMIT	11/21/23	MM	MM
7	ISSUED FOR PERMIT	11/21/23	MM	MM
8	ISSUED FOR PERMIT	11/21/23	MM	MM
9	ISSUED FOR PERMIT	11/21/23	MM	MM
10	ISSUED FOR PERMIT	11/21/23	MM	MM
11	ISSUED FOR PERMIT	11/21/23	MM	MM
12	ISSUED FOR PERMIT	11/21/23	MM	MM
13	ISSUED FOR PERMIT	11/21/23	MM	MM
14	ISSUED FOR PERMIT	11/21/23	MM	MM
15	ISSUED FOR PERMIT	11/21/23	MM	MM
16	ISSUED FOR PERMIT	11/21/23	MM	MM
17	ISSUED FOR PERMIT	11/21/23	MM	MM
18	ISSUED FOR PERMIT	11/21/23	MM	MM
19	ISSUED FOR PERMIT	11/21/23	MM	MM
20	ISSUED FOR PERMIT	11/21/23	MM	MM

PART-SECTION

TREE SCHEDULE			PMG PROJECT NUMBER: 18-228	
KEY	QTY % TOT	BOTANICAL NAME	COMMON NAME	PLANTED SIZE REMARKS
1	0%	ACER DAVOID	DAVID'S MAPLE	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
2	0%	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	3M HT; B&B; CLIMATE RESILIENT
3	0%	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLANDER HIKOKI FALSE CYPRISS	SCM CAL; B&B; CLIMATE RESILIENT
4	10%	CORNUS FLORENA 'RUBRA'	PINK FLOWERING DOGWOOD	SCM CAL; B&B; CLIMATE RESILIENT
5	4%	CRATAEGUS CRUS-GALLI	THORNSLESS COCKSPUR HAWTHORN	SCM CAL; B&B; CLIMATE RESILIENT
6	7%	CUPRESSUS x LEXLANCH	LEVLANDS CYPRISS	1.5M HT; B&B; CLIMATE RESILIENT
7	4%	DAVIDA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
8	0%	DYMOCLADUS DIOICUS 'SUNNY LATTE'	COLUMBAR KENTUCKY COFFEE BEAN TREE	SCM CAL; B&B; CLIMATE RESILIENT
9	6%	LIQUIDAMBAR STRYACIFOLIA 'WORKSEDDON'	WORKSEDDON SWEET GUM	SCM CAL; B&B; CLIMATE RESILIENT
10	9%	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	SCM CAL; B&B; CLIMATE RESILIENT
11	3%	PAPAVITA 'PERFIDA' VANESSA'	VANESSA PERSIAN IRONWOOD	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
12	0%	PICEA OMBRICA 'BRUNO'	BRUNO'S SCISSON SPRUCE	SCM CAL; B&B; CLIMATE RESILIENT
13	10%	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	SCM CAL; B&B; CLIMATE RESILIENT
14	0%	SORBUS ARA LUTESCENS	WHITESHAM MOUNTAIN ASH	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
15	4%	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
93	100%	TOTAL		

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

NOTE: EACH TREE TO BE PROVIDED 10M3 OF GROWING MEDIUM MINIMUM



Hardscape Legend

Symbol	Material
[Pattern]	CONCRETE UNIT PAVERS EXPLOCRETE V/S, RUNNING BOND, MIX OF GREY
[Pattern]	GRASSPAVE, REINFORCED 500
[Pattern]	CONCRETE BARK MULCH 3" LAYER FOR WEED SUPPRESSION AND WATER RETENTION
[Pattern]	HYDROCOMPRESSED SLABS, NATURAL COLOUR
[Pattern]	CONCRETE SIDEWALK, BROOM FINISH, SMOOTH LINES 150MM O.C.
[Pattern]	RUBBER PLAY SAFETY SURFACE - CAST IN PLACE
[Pattern]	EXPLOCRETE V/S, HERRINGBONE FINISH, TOPSO GREEN

Site Furnishing Legend

Symbol	Material
[Symbol]	WISHBONE INDUSTRIES MODENA BENCH 9 WIDE, GEOM SLATS, GREY
[Symbol]	FRANCES ANDREW EXPRESS LULLPOP BIKE RACKS - 2 BIKE CAPACITY, RED
[Symbol]	MAGLIN ALL METAL BISTRO TABLE, RED COLOUR
[Symbol]	LANDSCAPE FORMS HARVEST TABLE 6 WIDE
[Symbol]	TOURNSOL SITEWORKS LONG PLANTER PAGO COLLECTION - WHITE

Lighting Legend

Symbol	Material
[Symbol]	LITHONIA RADEAN LIGHTING BOLLARD: DARK SKY CERTIFIED
[Symbol]	WAC LIGHTING URBAN FORMS STEP LIGHT: DARK SKY CERTIFIED

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 08	ISSUE FOR NEW SITE PLAN	CLG
2	23 OCT 08	ISSUE PATHWAY FOR NEW SITE PLAN	CLG
3	23 OCT 08	UPPER LEVEL OUTDOOR AMENITY CONCEPT	CLG
4	23 OCT 20	ISSUE FOR NEW SITE PLAN AND RESOLVE	CLG
5	23 FEB 10	ISSUE FOR ADP	CLG
6	23 FEB 09	ISSUE FOR ADP	CLG

CLIENT:

PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT

6081-6131 KING GEORGE BLVD
SURREY

DRAWING TITLE:
LANDSCAPE PLAN - LOWER LEVEL

DATE: 18 NOV 30 DRAWING NUMBER:
SCALE: 1:250
DRAWN: CLG
DESIGN: CLG
CHKD: PCM OF 9



SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 NOV 08	UPDATE PER NEW SITE PLAN	CLG
2	23 OCT 08	UPDATE PATHWAY PER NEW SITE PLAN	CLG
3	23 OCT 02	UPPER LEVEL OUTDOOR AMENITY CONCEPT	CLG
4	23 SEP 02	UPDATE PER NEW SITE PLAN AND REVISION	CLG
5	23 FEB 02	ISSUE FOR ADP	CLG
10	23 FEB 09	ISSUE FOR ADP	CLG

CLIENT:

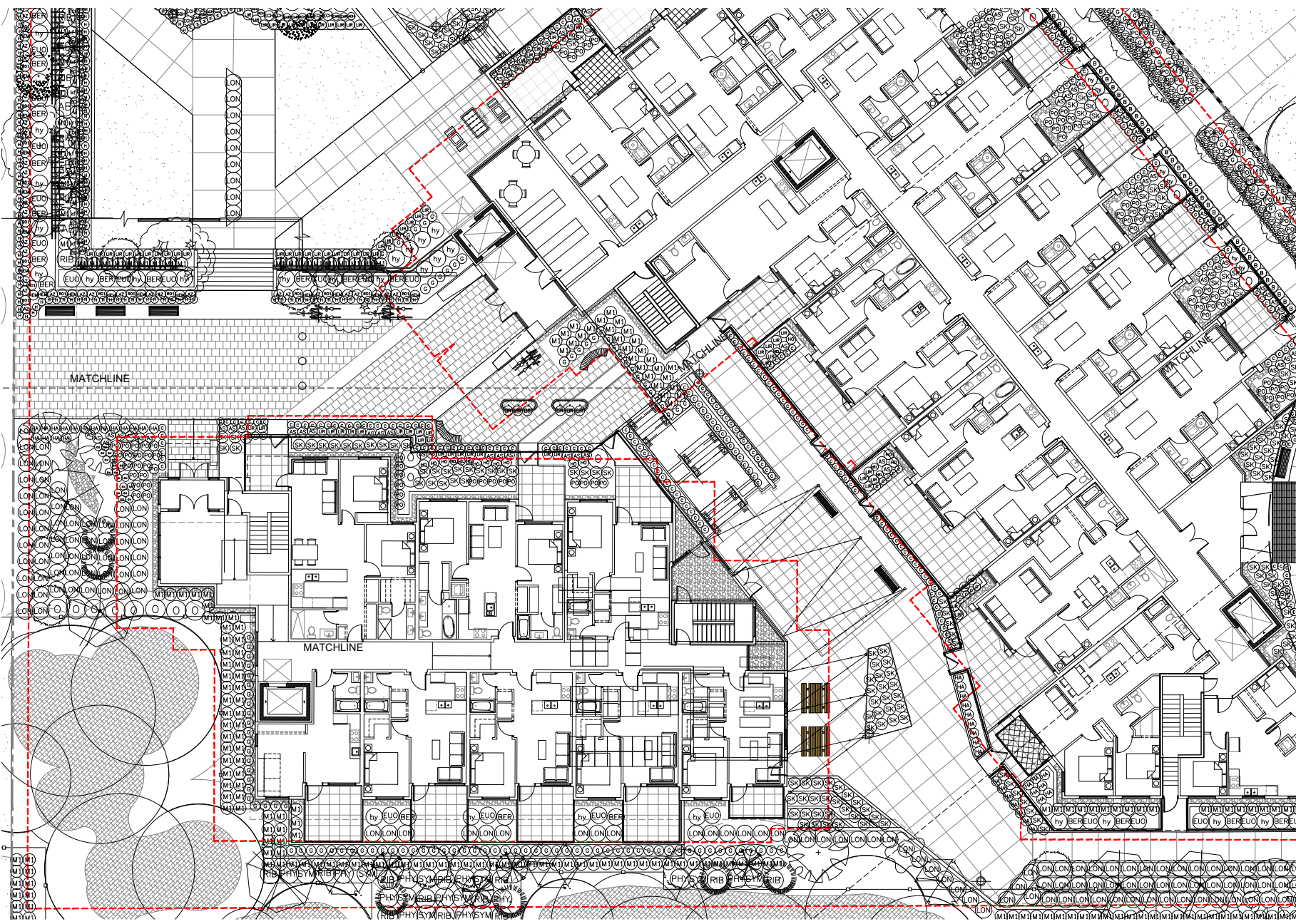
PROJECT:
**MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT**
 6081-6131 KING GEORGE BLVD
 SURREY

DRAWING TITLE:
**SHRUB
 PLAN - SOUTH**

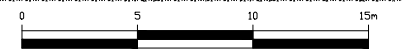
DATE: 18-NOV-20 DRAWING NUMBER:
 SCALE: 1:500
 DRAWN: CLG
 DESIGN: CLG
 CHCKD: PCM

L4

OF 9



FULL PLANT LIST ON L6 LAYOUT



INTER-OFFICE MEMO

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

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

DATE: **September 21, 2023** PROJECT FILE: **7818-0111-00**

RE: **Engineering Requirements
Location: 6081/6095/6111/6121/6131 King George Boulevard**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

DEVELOPMENT PERMIT

Register applicable legal documents to address environmental setbacks as condition of Sensitive Ecosystem Development Permit.

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- Dedicate 8.5 metres for 136A Street with cul-de-sac, and 0.5 metre SRW.
- Dedicate 11.5 metres for 61A Avenue with 0.5 metre SRW along property line.
- Dedicate varying width of walkway north of 136A Street.
- Register 0.5 metre SRW along King George Boulevard.

Works and Services

- Construct sidewalk along King George Boulevard.
- Construct 61A Avenue and 136A Street.
- Construct walkway.
- Construct storm sewer on 61A Avenue and King George Boulevard
- Provide onsite sustainable drainage features
- Construct water main on King George Boulevard and 61A Avenue
- Extend sanitary sewer from King George Boulevard along 61A Avenue to 136A Street
- Install water, sanitary and drainage service connections

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
KMH

Department: **Planning and Demographics**
Date: **November 22, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **18 0111 00**

The proposed development of **198** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	26
---	----

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	6
Total Students =	22

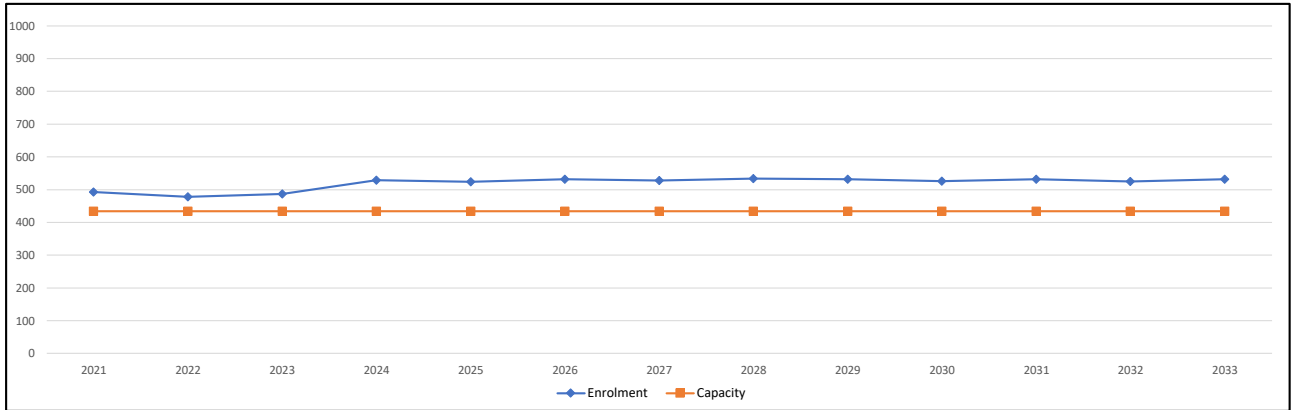
Current Enrolment and Capacities:	
North Ridge Elementary	
Enrolment	487
Operating Capacity	434
# of Portables	4
Panorama Ridge Secondary	
Enrolment	1565
Operating Capacity	1400
# of Portables	2

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

North Ridge Elementary is currently operating above 100% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. 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. Until there is a Ministry approved capital project, the school will manage growth with portables on site.

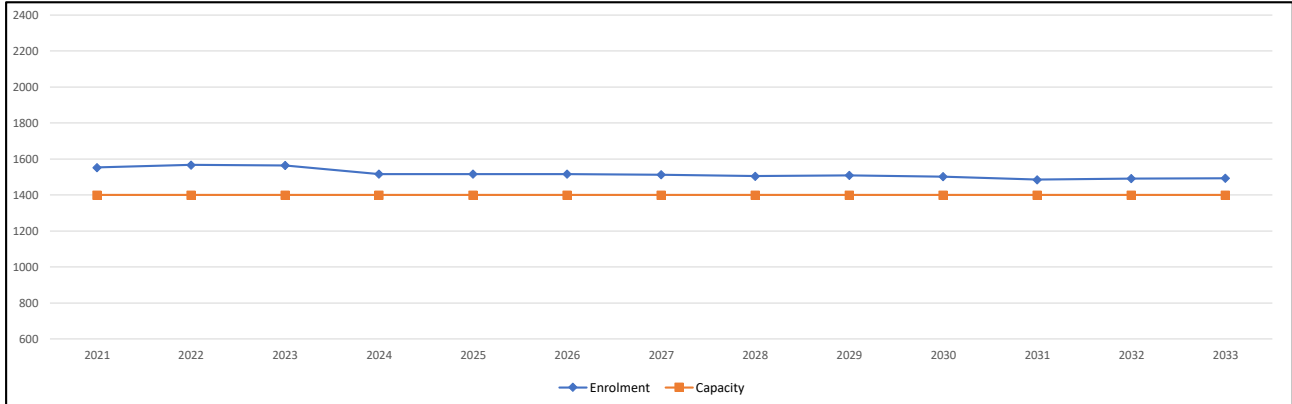
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 112% capacity along with portables. The enrolment growth seems to be levelling off. Current and future enrolment demand can be accommodated by the school's existing capacity with portables. There are no current plans to expand this school; but the facility will be monitored over the next several years to oversee any dramatic fluctuations in the rate of growth.

North Ridge Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Panorama Ridge Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	6131, 6121, 6111, 6095, 6081 King George Blvd, Surrey, BC
Registered Arborist:	Max Rathburn
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)	88
Protected Trees to be Removed	64
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	24
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>2</u> X one (1) = 2	126
- All other Trees Requiring 2 to 1 Replacement Ratio 62 X two (2) = 122	
Replacement Trees Proposed	70
Replacement Trees in Deficit	56
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	4
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

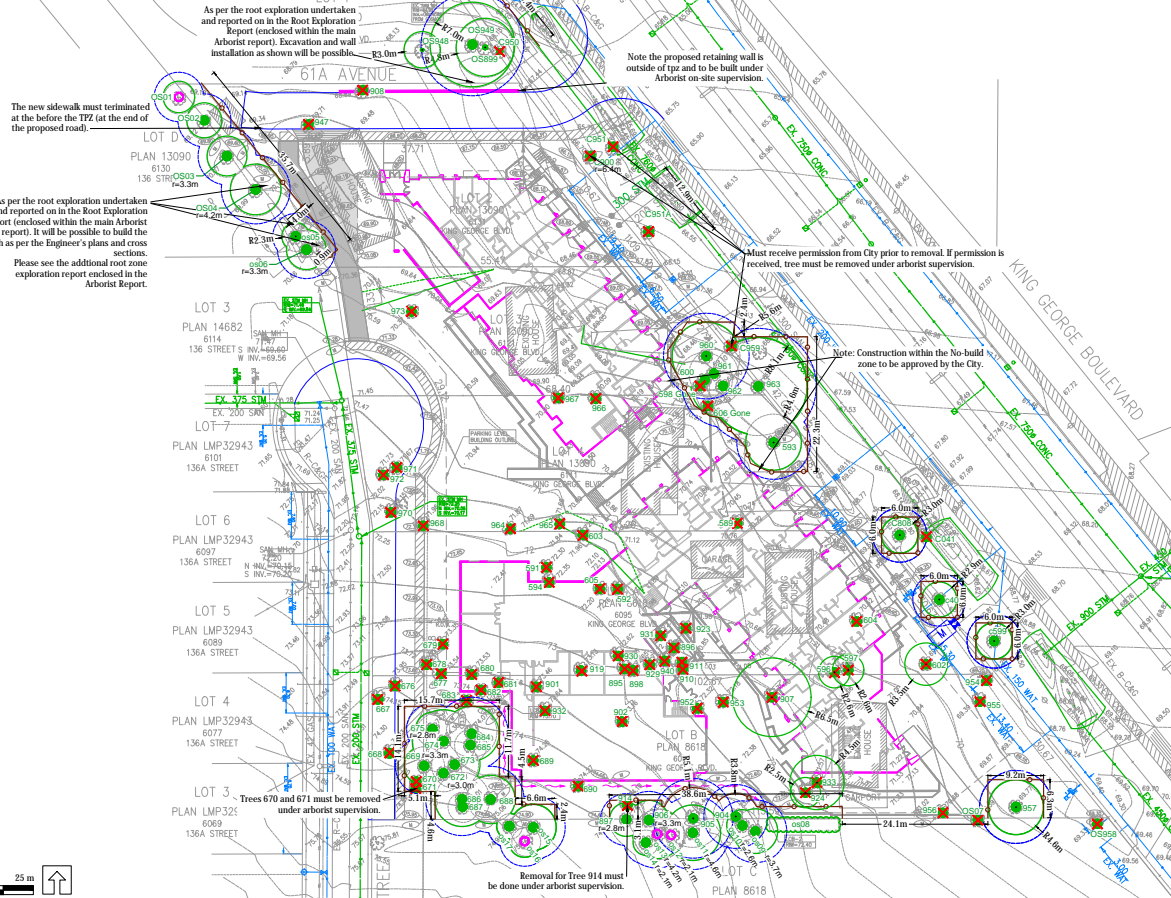
Summary prepared and
submitted by:



2023/11/22

Arborist

Date



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - TREE TO BE REMOVED

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 trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owners' Engineer (P Eng).
8. 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.



3550 COMMERCIAL STREET
 VANCOUVER BC V6N 4B8
 T 604.733.4886 | F 604.733.4879

Drawing title: Tree Retention and Removals Plan
 Project address: 6081, 6095, 6111, 6121, 6151 King George Boulevard, Surrey, BC
 Client: Mortise Group

Drawing No: 006
 Date: 2023/09/22
 Drawn by: MR
 Page Size: TABLOID 11"x17"

Page #
 1 of 1

Newton-King George Boulevard | Plan Summary












LAND USE STRATEGY

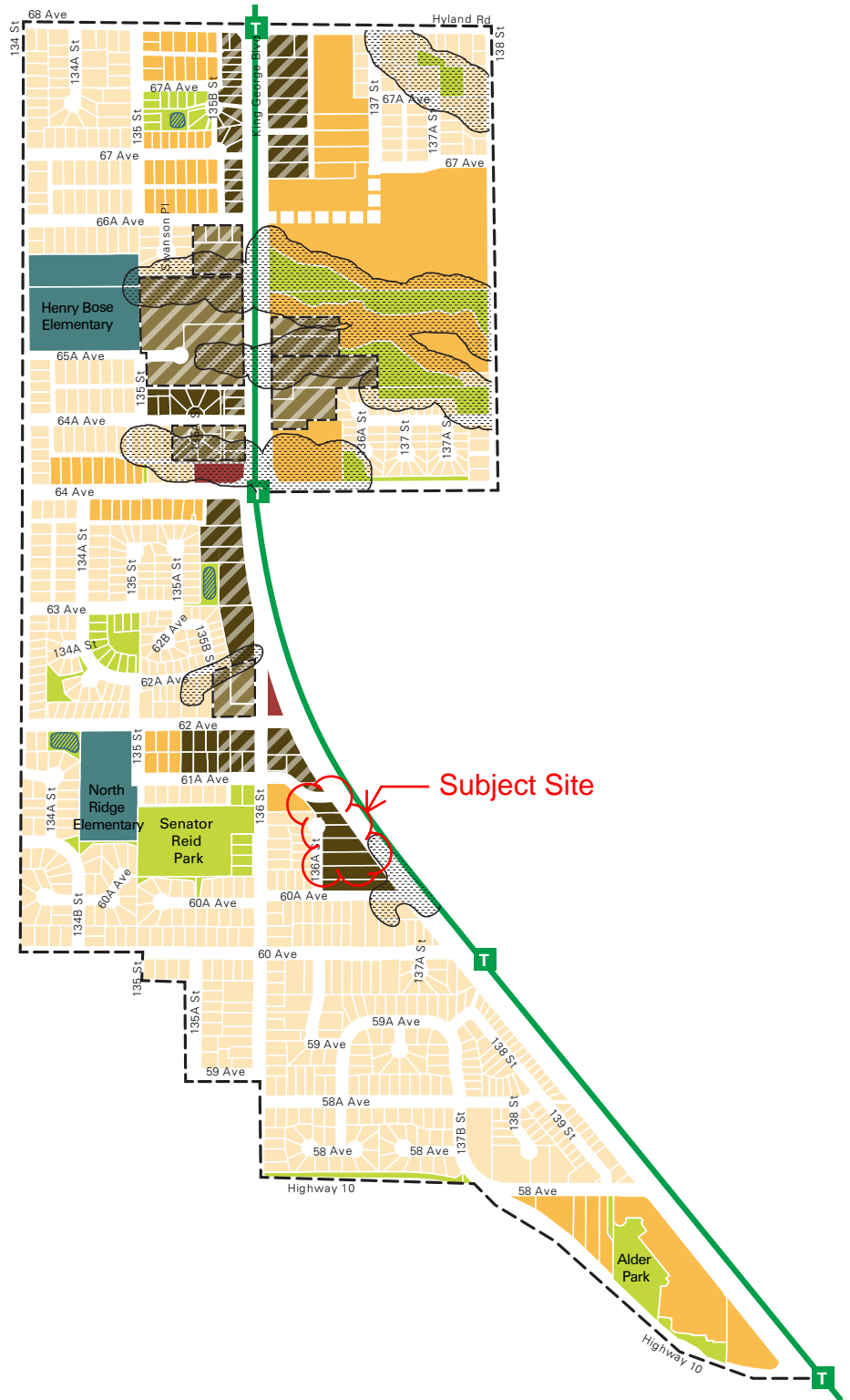
The Plan recognizes King George Boulevard as an important commercial and transportation corridor. The majority of commercial and residential redevelopment is concentrated along King George Boulevard nearest to future rapid transit stops.

The Plan's land use strategy assigns land use designations to outline general development expectations and parameters. Development is expected to occur in accordance with these designations through the implementation of applicable zoning and development permit application processes.

New and existing roads are shown in white. Future long Term Roads are shown with a dashed line.

LEGEND

-  Low-Rise Mixed-Use
-  Low-Rise Mixed-Use Cluster
-  Commercial
-  Low-Rise Residential
-  Townhouse
-  Low Density Residential
-  Parks & Open Space
-  School
-  Riparian Area
Refer to Section 6.3
-  Detention Pond
-  RapidBus
Proposed Route and Stops



Present:

Panel Members:
E. Kearns, Chair
M. Cheung
M. Mitchell
R. Salcido

Guests:

Rajinder Warraich, Architect AIBC, Flat Architecture
Caelan L. Griffiths, PMG Landscape Architects
Ruchir Dhall, Landscape Architect, Architecture Panel Inc.
Martin Liew, Architect AIBC, Martin Liew Architecture Inc.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Senior Urban Design
Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by M. Cheung
Seconded by M. Mitchell
That the minutes of the Advisory Design Panel
meeting of May 25, 2023 be received.
Carried

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.:	7918-0111-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from Urban to Multiple Residential, Rezoning from RF to CD (based on RM-70), and Form and Character Development Permit for 3 apartment buildings with a total of 218 units, and 2.0 FAR, and consolidation of 5 lots.
Address:	6081, 6095, 6111, 6121, and 6131 King George Boulevard
Developer:	Travjit Johal, Mortise Construction Ltd.
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect:	Caelan L. Griffiths, PMG Landscape Architects
Planner:	Heather Kamitakahara
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the use and density of the project, but noted concerns with massing, building interface and buffering at the west side.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, form and overall massing concept, proposed setbacks, proposed amenity concept, wayfinding, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Salcido
Seconded by M. Cheung
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 more grading information on architectural and landscape plans to fully understand grading conditions of the site.

We have added more spot levels in drawing to show the grading and understand the terrain as part of the larger urban fabric. [U.S.]

We have added the grading information from the architectural base plans in order to fully communicate our understanding of the grading conditions of the site. [LANDSCAPE]

- Consider softening the elevation on King George Boulevard to reduce the overall bulkiness.

We have reduced the bulkiness of the building elevation by breaking it horizontally and in away compartmentalized vertically through form and material so as to fit in to the current urban context. [U.S.]

- Consider revisiting the screening and buffering from an architecture and landscape perspective, such as spaces that interface the cul-de-sac and single-family lots.

The landscape and architectural package have catered to the screening request by providing adequate height ted plant for detail, pls. refer architectural package [U.S.]

We have worked together with our architect to provide a wider mixed border of landscape and trees to create a layered approach to buffering the cul-de-sac and single-family lots. These include 1.0m tall perennials and shrubs as well as trees with canopies starting at 2.0m high. No walls are now proposed in the first 2.5m horizontally measured from the property line inward to the site. [LANDSCAPE]

- Reconsider sunken patios to increase livability.

The design has been modified to incorporate indoor amenity in the sunken units and enlarge the patio. to connect with outdoor amenity. As a larger discussion of sunken, the urban terrain and the urban fabric complement each other and when looking morphology of the proposal the built and the unbuilt has been massed to respond to each other, in a manner that maximum 6 story form with adequate separation, interacts with each other. [U.S.]

Only where the patios are in potential conflict with the neighbouring single family lots are they graded below adjacent to provide more privacy across the property line. [LANDSCAPE]

- Consider the privacy and overlook concerns for Building 1, 2, and 3.

The design has been modified to incorporate the adequate building separation, in accordance with the city guidelines. [U.S.]

We have added as many robust urban tree species, and a mix of conifers and deciduous, to better buffer the building from the adjacent neighbourhood and provide a gradual interface between existing and proposed urban form. [LANDSCAPE]

- Consider more breathing room between buildings to improve the resident experience. The design has been modified to incorporate the adequate building separation, in accordance with the city guidelines. [U.S.]
- Consider more natural light in the indoor amenity areas.

The design has been modified to add indoor light in all amenity spaces. By breaking the outdoor amenity at different levels, it exposes the side of the amenity, the glazing allows natural light [U.S.]

We have provided additional natural light to the indoor amenity spaces – this is achieved by providing deciduous trees that shade in the summer and allow ambient low-sun-angle light in the winter. [LANDSCAPE]

- Consider using the rooftop for additional amenity area.

Roof top terraces have not been added as amenity spaces. As these are wood buildings. We won't be able to support a variety of programs. hence all amenity has been restricted at grade level. [U.S.]

This possibility is in consideration, however ample at-grade outdoor amenity is provided. [LANDSCAPE]

- Consider providing adaptable units.

In accordance to with the new building code being adopted in December 2023, the design will comply in full, with regards to the adaptable and accessibility clauses. This issue will be addressed in complete at Building Permit stage. [U.S.]

Site

- Reconsider the main entry location at 61A Avenue due to the narrow street. The building entry requires some space on the street frontage for people to drop off and enter building.

Taken under due consideration. We have retained the entrance as the road will broaden as, the NCP is implemented in due course of time. [U.S.]

- Consider reviewing the double parallel fire access which sacrifices the public realm interface to the street, especially to the single house neighbourhood opposite of 136A Street.

The new site plan has been revised to incorporate the fire access from 136A street. [U.S.]

- Consider reviewing the turning radius and maneuvering coming in and out of the street and the entry/exit of parkade with a traffic consultant.

Taken under due consideration. We have retained the parkade entrance, as it is the most conducive location. [U.S.]

- Reconsider the distance between Building 2 and 3, as the separation is too close with huge privacy overlook issues.

The design has been modified to incorporate the adequate building separation, in accordance with the city guidelines. Furthermore, the upper level of the building 3 interfacing building 2 has been stepped back. [U.S.]

- Consider reviewing the privacy matters between Building 1 and 2 and providing means to avoid visibility conflicts between opposite units.

The design has been modified to incorporate the adequate building separation, in accordance with the city guidelines. [U.S.]

- Consider consolidating some of the outdoor amenity to create better nodes for people to have social opportunities and congregate.

Outdoor amenity has been consolidated and links the meandering spaces between the three buildings, acting as a confluence of open spaces. [U.S.]

- Consider rotating or relocating the ramp as its direction seems to contribute to breaking up the amenity space.

Taken into active consideration and the design has been revised. The ramps have been relocated and provide a better connection between

different outdoor amenities. [U.S.]

- Consider having family-oriented units and/or adaptable units.

In accordance to with the new building code being adopted in December 2023, the design will comply in full, with regards to the adaptable and accessibility clauses. We are providing 10 units as adaptable units. [U.S.]

Form and Character

- Consider reviewing the massing at all four frontages, as the frontage facing King George Boulevard is huge and bulky.

The massing and form have been revised to incorporate the suggestion, the mass has been broken vertically and horizontally and the material highlighted the massing transition. [U.S.]

- Reconsider the articulation and massing. Use rigor, regularity, and simplification to allow the design intent to stay.

The massing and form have been revised to incorporate the suggestion. The building remains monochromatic around two storey base and grades as we move up vertically. [U.S.]

- Reconsider the south and west elevations on Building 1, levels 5 and 6, using additional articulation to break up the massing.

The massing and form have been revised to incorporate the suggestion, by adding notches to the roof and breaking the mass both vertically and horizontally as the building steps back. [U.S.]

- Consider wrapping around or breaking up level 6. The facade stops over the course of level 6 to break up massing.

The massing and form have been revised to incorporate the suggestion, by breaking the mass vertically and horizontally by stepping the mass back and adding notches to the façade. [U.S.]

- Consider some simplification and having the highlight colours at the corner or just at the townhouse expression on level 1 and 2, to help accentuate the colour more.

The massing and form have been revised to incorporate the suggestion; we have made the façade monochromatic. [U.S.]

- Consider reviewing the representation of the elevations, since the high sloped roof on Building 3 shows a very large window but the plan shows a solid wall of stair enclosure.

The massing and form have been revised to incorporate the suggestion, we have removed the roof and simplified the elevation to reflect a more neighbourhood friendly design. [U.S.]

- Consider reviewing the west frontage facing the 136A Street cul-de-sac that show sunken elements.

The massing and form have been revised to incorporate the suggestion, we have increased the height of building 1, redesigned the Building2 and provided a stepped sequential public realm that is more conducive to the neighbourhood context. [U.S.]

Landscape

- Recommend reviewing additional tree planting on King George Boulevard as there are no trees in yard spaces. Highly recommend reviewing both plant material species and adding additional trees in that location.

We have planted a robust and continuous tree buffer along King George Boulevard, off-slab and away from the 2.5m tree setback that is enforced by the City of Surrey. In this configuration there are a minimum of one tree in immediate adjacency to each unit. [LANDSCAPE]

- Recommend patios have vegetative buffers.

All patios are buffered to the adjacent streets or shared walkways with hedges or other landscape planting. The exception is the outdoor amenity patio which is not buffered to promote pro-social interactions between the passers-by and the patio users. [LANDSCAPE]

- Consider reviewing the yard landscape plant material species to provide screening between units or street; in particular on the southside, between the walkway and neighbouring single-family properties.

We have provided stepped landscape buffering with broadleaved evergreens and trees along the south PL. [LANDSCAPE]

Further consider the buffering between the cul-de-sac and sidewalk since screening seems limited there with 4 sunken units with small patio spaces that have no privacy.

We have worked with the project architect to provide a common outdoor space, with the landscape buffer directly toward the street. [LANDSCAPE]

- Consider programming the hard surface area at the fire truck hammerhead location with additional programming or speciality paving to make it more functional for the overall courtyard space.

We have worked with our architect to change the location of the fire lane and integrate the necessary hardscape of the lane into a more polyvalent plaza space that complements the entry sequence to both buildings 2 & 3. [LANDSCAPE]

- Highly recommend reviewing the sunken amenity area between Building 3 and 2 for additional programming.

Pls. refer the Landscape package. A dance floor has been provided in amenity 5 [U.S.]

We have added overhead lighting, seating and supporting indoor amenities that will enliven this area. As well as expanded softscape to cut the sound reflectivity of surfaces. [LANDSCAPE]

- Consider providing programming connection between outdoor courtyard and indoor amenity areas next to the bike parking. This is a very hard interface between the building 3 outdoor courtyard and indoor amenity area.

Pls. refer the Landscape package. A dance floor has been provided in amenity 5 [U.S.]

The additional lighting and seating in this area as well as supporting indoor program will help soften the connection between amenities. [LANDSCAPE]

- Recommend potential stormwater management on site using rain gardens or bioswales.

We have added softscape along the lowest area of the site – south PL – and we will be coordinating with the project civil engineer to see if a bioswale can be instituted along this area. This is the project's most viable candidate area for low impact design. [LANDSCAPE]

- Consider reviewing the tree protection zone with arborist as there are a few areas of encroachment with patios and building corners.

No foundation and construction are encroaching the TPZ except for the balconies. While any activity evolving the TPZ, including putting hardscape, landscape or pavements. Will be conducted under the supervision of the Arborist. [U.S.]

We have been in close coordination with the project arborist to confirm the impact on tree protection zones will be acceptable. [LANDSCAPE]

- Recommend providing more information on grading and soil volumes in the landscape plan.

As we resolve the plan layout, we will be coordinating the slab and planter grades to ensure all trees are provided the required 10m³ of growing medium. [LANDSCAPE]

- Consider ensuring enough soil depth on slab for trees.

The required 2.5m and 1.0m setback from building face and property lines – respectively – have ensured that trees are proposed in planter beds that have greater depth-to-slab than those closer to the building upstand. [LANDSCAPE]

- Recommend reviewing bike parking for outdoor areas including potential for electric bike parking.

We have located bike parking close to building entries and will be working with the project electrical engineer to provide connection points for temporary e-bike charging. [LANDSCAPE]

CPTED

- Consider reviewing the below-level sunken public space which seem to be purely for circulation due to the grade change and could have CPTED issues.

The sunken public spaces and the outdoor amenities have been redesigned to cater to the CPTED issued. By providing constant eyes on the public realm. [U.S.]

Sustainability

- No specific issues were identified.

We acknowledge the panel for not identifying any adverse comments regarding, sustainability strategy employed as part of the design strategy. [U.S.]

Accessibility

- Consider analysing accessible access to the entire site, especially to outdoor amenities.

The design has been revised to providing a more accessible built and unbuilt environment. Furthermore, the design will cater to the new building code being adopted and implemented in December 2023. Provided 10 units. More details will be provided at building permit level. [U.S.]

- Consider reviewing the accessibility of amenity space for Building 1 as residents need to access these shared common amenity space connected in between Building 2 and 3.

The design has been revised to providing a more accessible built and unbuilt environment. Furthermore, the design will cater to the new building code being adopted and implemented in December 2023. Provided 10 units, more details will be provided at building permit stage. [U.S.]