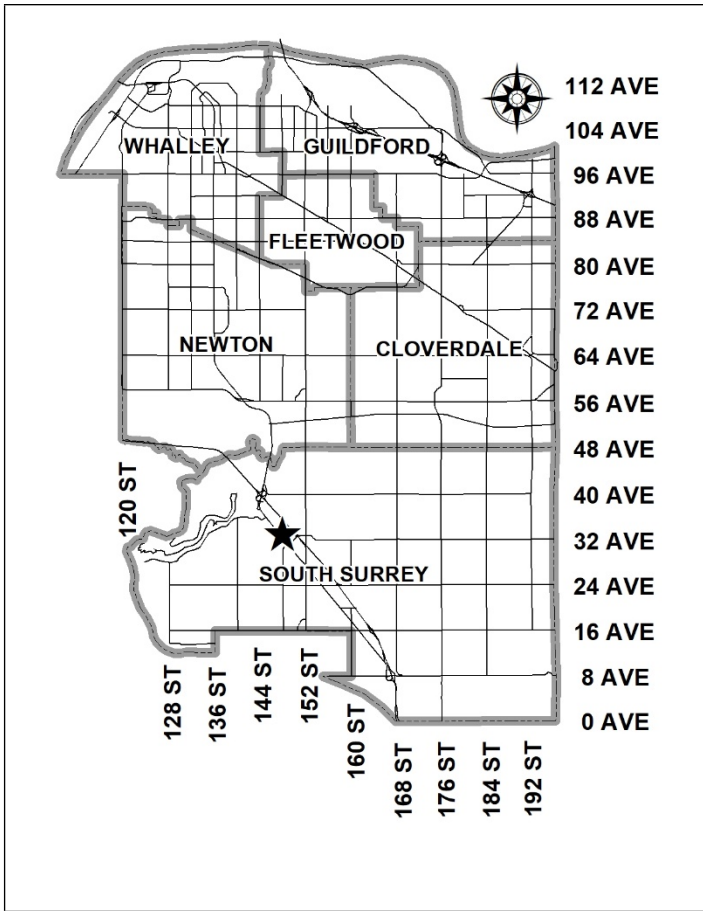


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7918-0384-00
 Planning Report Date: December 21, 2020



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **LAP Amendment** from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Townhouses and Apartments
- **Rezoning** from RA and RF to CD
- **Development Permit**

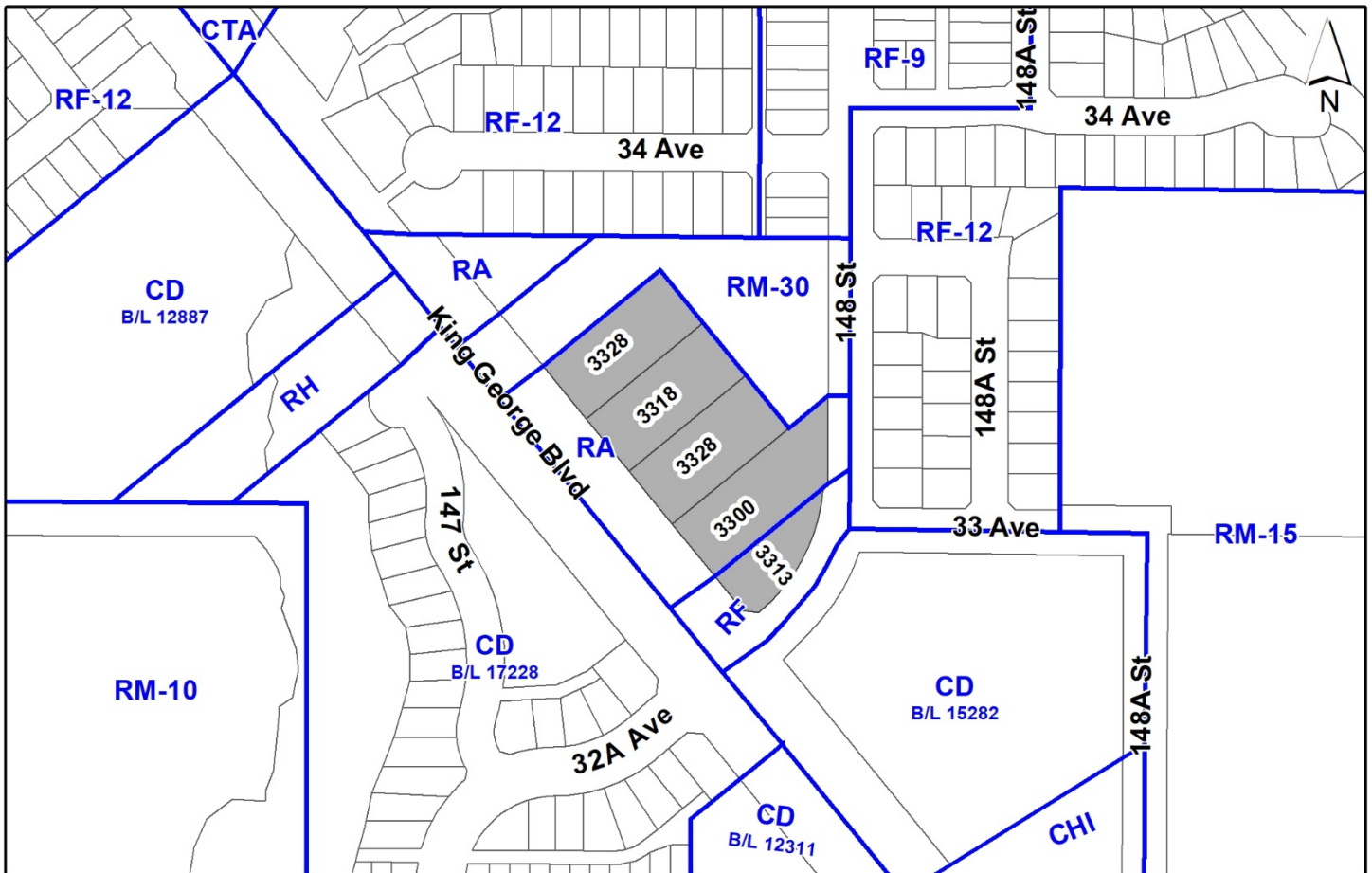
to permit the development of approximately 163 apartment units and 9 townhouse units.

LOCATION: 3300, 3308, 3318, 3328 – King George Boulevard
 3313 - 148 Street

ZONING: RA and RF

OCP DESIGNATION: Urban

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



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed Official Community Plan (OCP) and Local Area Plan (LAP) amendments have been requested in order to achieve the proposed apartment building form and project density.
- The proposal supports the existing Frequent Transit Network (FTN) service on King George Boulevard, and future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.
- The LAP land use designation for the subject site was developed 25 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 25 years, the general development trends, and market affordability has changed from lower density/ larger unit sizes towards higher density/ smaller unit size forms of development. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, the proposed amendments to the OCP and LAP are supported by staff.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed density and building form are appropriate for this area of King George Boulevard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) and "Single Family Residential Zone" (RF) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0384-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (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, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Department;

- (j) Discharge of No-Build Restrictive Covenant (CA761123), Tandem Parking Restrictive Covenant (BB516888) and Driveway Access Restrictive Covenant (BB516889); and
 - (k) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Townhouses and Apartments when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant	Urban	RA and RF
North:	Newly constructed townhouse project	Multiple Residential	RM-30
East and South (Across 148 Street):	Single family residential	Urban	RF-12
	Commercial plaza	Commercial	CD (By-law No. 15282)
West (Across King George Boulevard):	Townhouses and single family residential	Urban	CD (By-law No. 17228)

Context & Background

- The subject site is 0.97 hectares in area and consists of 5 properties located in the 3300 block of King George Boulevard. The site is vacant and contains several trees.
- Four of the properties are zoned "One-Acre Residential Zone" (RA) and the fifth property is zoned "Single Family Residential Zone" (RF). The site is designated Urban in the Official Community Plan (OCP) and Single Family Clustering 8 upa and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP).
- The subject site is bordered to the north by a recently completed townhouse development. Across 148 Street to the east there are some single family small lots and a commercial plaza. To the west, across King George Boulevard, there is a townhouse complex and some single family small lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - An Official Community Plan (OCP) amendment from Urban to Multiple Residential;
 - A Local Area Plan amendment from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Townhouses and Apartments;
 - A rezoning from "One-Acre Residential Zone" (RA) and "Single Family Residential Zone" (RF) to "Comprehensive Development Zone" (CD) based on "Multiple Residential 70 Zone" (RM-70) and "Multiple Residential 30 Zone" (RM-30);
 - A Form and Character Development Permit to permit three 5-6-storey apartment buildings containing 163 apartment units in total and 2 townhouse buildings containing a total of 9 townhouse units;
- The applicant is also proposing to consolidate the 5 parcels into 1 parcel.

	Proposed
Lot Area	
Gross Site Area:	9,704 sq.m.
Road Dedication:	34 sq.m.
Net Site Area:	9,670 sq.m.
Number of Lots:	1
Building Height:	22.5 metres
Unit Density:	178 units per hectare
Floor Area Ratio (FAR):	1.61 cumulative (Block A is 1.79 and Block B is 0.77)
Floor Area	
Residential:	15,597 sq.m.
Residential Units:	
1-Bedroom:	62 (apartment units)
2-Bedroom:	101 (apartment units)
3-Bedroom:	9 (townhouse units)
Total:	172

Referrals

Engineering:

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

School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>13 Elementary students at Semiahmoo Trail School 7 Secondary students at Elgin Park School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units of the first phase of this project are expected to be constructed and ready for occupancy by Summer 2022.</p>
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the August 13, 2020 ADP meeting and again at the October 29, 2020 ADP meeting and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant is providing one vehicular access to the site at the intersection of 33 Avenue and 148 Street. The applicant is providing a financial contribution to construct a traffic button at this location, to help improve safety at this intersection.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Amendment Rationale

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

Themes/Policies

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

(The proposed development complies with the RGS designation.)

- A2.6 – Ensure redevelopment along Frequent Transit Corridors.... are required to be sufficient enough to support rapid transit infrastructure.

(The proposed development provides a density that is supportive of transit use.)

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.

(The proposed development retains 12 trees onsite.)

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.

(The proposed development will provide apartment and townhouse living options in the King George Boulevard transit corridor.)

- B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(The required residential parking for the proposed apartment units is proposed to be underground.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

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

Secondary Plans

Land Use Designation

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

Amendment Rationale

- The proposed LAP amendment from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Townhouses and Apartments has been requested in order to achieve the proposed apartment building form and project density.
- The Single Family Clustering 8 upa designation anticipated low density single family residential development with tree retention. The applicant is providing tree retention along the north and east property lines.

- The LAP land use designation for the subject site was developed 25 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 25 years, the general development trends, and market affordability has changed from lower density/ larger unit sizes towards higher density/ smaller unit sizes. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the level of tree retention, the proposed amendments to the LAP is supported by staff.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone" (CD) to accommodate three 5-6-storey apartment buildings on the subject site, and two townhouse buildings. The proposed CD Bylaw identifies appropriate uses, densities, and setbacks for the development. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone" (RM-70) and the "Multiple Residential 30 Zone" (RM-30).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, RM-30 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-30 Zone (Part 22)	RM-70 Zone (Part 24)	Proposed CD Zone
Permitted Uses:	Multiple unit residential buildings and ground-oriented multiple unit residential buildings.	Multiple unit residential buildings and ground-oriented multiple unit residential buildings.	Block A: Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings. Block B: Ground-oriented multiple unit residential buildings.
Floor Area Ratio:	1.00	1.50	Block A: 1.79 (apartments); Block B: 0.77 (townhouses)
Lot Coverage:	45%	33%	Block A: 44%; Block B: 38%
Yards and Setbacks	Front yard – 4.5 metres; Rear yard – 6.0 metres; Side yard – 6.0 metres; Flanking street – 4.5 metres.	7.5 metres for the principal building.	King George Boulevard – 6.1 metres; 148 Street – 3.5 metres; Northwest yard – 7.4 metres; Northeast yard – 7.5 metres. Some architectural elements are permitted to encroach into the required setbacks.
Principal Building Height:	13 metres	50.0 metres	Block A: 23 metres; Block B: 10.5 metres

Amenity Space		
Indoor Amenity:	3.0 sq.m. per unit (516 sq.m. in total required)	The proposed 373 sq.m. with CIL for 48 units meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per unit. (516 sq.m. in total required)	The proposed 803 sq.m. exceeds the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	250	253
Residential Visitor:	34	34
Total:	284	287
Bicycle Spaces		
Residential Secure Parking:	206	206
Residential Visitor:	18	18

- The CD Zone limits Block B to a townhouse form, to ensure a townhouse interface remains with the existing single family parcels across 148 Street, and with portions of the townhouse site to the north.
- The CD Zone proposes a higher floor area ratio (FAR) at 1.79 for the apartment portion of the site (Block A) relative to the 1.5 FAR permitted under the RM-70 Zone. The CD Zone proposes a lower FAR of 0.77 for the townhouse portion of the site (Block B) relative to the 1.00 FAR permitted under the RM-30 Zone.
- The combined FAR of the site is 1.61. This FAR is within the 2.0 FAR now permitted under the Official Community Plan's (OCP) Multiple Residential designation along Translink's Frequent Transit Network (FTN). The amendment to allow up to 2.0 FAR on sites that are designated Multiple Residential abutting FTNs, was adopted by Council on June 29, 2020 Council, under Corporate Report No. R102. The subject site abuts the King George Boulevard FTN.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 44% lot coverage for Block A (apartments) is appropriate for the proposed low-rise 5-6-storey buildings. The RM-30 Zone has a maximum lot coverage of 45%, and the applicant is proposing a 38% lot coverage for Block B (townhouses), which reflects the larger amount of open space around the townhouse buildings.
- The proposed setbacks to the street (3.5 metres to 148 Street and 6.1 metres to King George Boulevard) reflect efforts to have the buildings engage with the street. The larger setbacks on the northwest and northeast yards reflect an effort to provide a sensitive interface between the subject site and the recently constructed townhouse project to the north. This setback area also includes some significant tree retention in some areas.

- The CD Zone proposes a lower building height at 23 metres for Block A relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a low-rise 5-6-storey building form. The CD Zone also proposes a lower building height of 10.5 metres for Block B relative to the building height of 13.0 metres permitted by the RM-30 Zone.
- The applicant is proposing to provide 253 resident parking spaces and 34 visitor parking spaces, for a total of 287 residential parking spaces, which exceeds the Zoning By-law requirements of 284 residential and visitor parking spaces. All resident parking is provided underground. Although most visitor parking is provided underground, some visitor parking stalls are provided as surface parking. The residential parkade will be secured by an overhead gate. The applicant is providing electric charging capability for all resident parking spaces and for 50% of visitor parking spaces.
- The parking count includes 4 accessible residential parking spaces. The applicant is also providing bike parking spaces for each apartment unit and the required 18 visitor bike parking spaces.

Capital Projects Community Amenity Contributions (CACs)

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

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 sent on October 24, 2019, and the Development Proposal Signs were installed on October 24, 2019. Staff received 5 responses from area residents, indicating concerns with the safety of the intersection of 148 Street and 33 Avenue, the proposed building height, increase in traffic and construction impacts from excavation (*staff comments in italics*).

(The applicant will be constructing a traffic button at the intersection of 148 Street and 33 Avenue to improve traffic safety at this intersection. The applicant will manage the construction of the site in accordance with the applicable Surrey By-laws. The low-rise apartment form reflects the site's location along the King George Boulevard Frequent Transit Network (FTN) and the City's goal of locating density along FTNs.

Public Information Meeting

- The applicant held a Public Information Meeting on May 22, 2019. According to the Summary Report submitted to the City, approximately 12 people attended the PIM and 10 comment sheets were received. Four (4) of the comment sheets indicate support for the proposal and mentioned no concerns. Six (6) of the comment sheets indicated concerns about impact on local schools, traffic safety, the density proposed, privacy concerns, and a desire to see two parking spaces per unit.

(The applicant will be constructing a traffic button at the intersection of 148 Street and 33 Avenue to improve traffic safety at this intersection. The applicant will be providing parking in accordance with the Zoning By-law requirements. The applicant is retaining a number of trees along the property line with the adjacent Haven townhouse site, which will provide a measure of privacy between the two sites. The setbacks proposed are consistent with this form of development.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).
- The proposal is for three 5-6-storey apartment buildings with a total of approximately 163 apartment units. Of the 163 units, 62 units are proposed as 1-bedroom units and 101 units as 2-bedroom units.

- The applicant is also proposing two townhouse buildings, containing a total of 9 units. These units are all 3-bedroom units with double-car garages.
- The townhouses provide a transition in the streetscape along 148 Street from the existing townhouses to the north to the proposed apartment building at the corner of 148 Street and King George Boulevard. The townhouses also provide a lower-scale interface with the existing single family parcels across 148 Street.
- The proposed apartment building density and massing is appropriate given the site's location along King George Boulevard, which has Frequent Transit Network (FTN) service and is identified for future B-line service in the Mayor's Council Transit Plan and potential Rapid Transit in the future.
- The buildings are proposed as articulated with street presence on King George Boulevard and 148 Street. The buildings' orientation to the street promotes "eyes on the street" and casual surveillance of the public realm.
- Each apartment building has a well-defined entry area with a lobby area and also a mail pick-up area and a parcel drop-off area. The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views and glazed doors in stairwell and parkade lobbies.
- The design of the buildings is informed by a "contemporary farm house" aesthetic, which the applicant successfully executed on their Haven townhouse project directly north of the subject site. The buildings are well-articulated with a diverse palette of materials, which provides for visual interest on the facades. The townhouse garages feature a "barn door" aesthetic with old-style curved metal light fixtures.
- High quality materials and careful detailing are used to achieve a high-quality building treatment. The proposed exterior materials include brick (white), fibre-cement siding (white and gray), and glass balconies with black aluminum frames.

Indoor Amenity

- The Zoning By-law requires that a total of 516 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 373 square metres of total indoor amenity is less than the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption.
- Each building contains a guest suite, for the use of guests of strata members. The central building (Building 2) has a large indoor amenity area, consisting of a kitchen/lounge area, a large games room with table tennis and pool tables, two exercise rooms with bathroom facilities, an office, and an indoor dog wash station. This amenity space is centrally located on the site and is also adjacent to one of the outdoor amenity areas.

Outdoor Amenity

- The applicant is proposing to provide 803 square metres of outdoor amenity space which substantially exceeds the requirements in the Zoning By-law. The main outdoor amenity area is located centrally on the site, adjacent to the large indoor amenity area in Building 2. This area has outdoor seating/eating areas and a children's play area.
- A secondary outdoor amenity area is provided near the townhouse building along 148 Street. This area contains a lawn area with picnic tables and a children's play area.

Signage

- The applicant is proposing to have one sign identifying the project name, located at the site entry. The 1.2-metre high sign consist of black metal lettering on a polished white concrete background, framed within brick columns and a brick base.

Landscaping

- The landscaping includes a mix of retained trees and new trees, shrubs, and ground cover. The landscaping concept will provide attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- A pedestrian plaza is proposed at the intersection of King George Boulevard and 148 Street. The plaza contains decorative paving, seating areas and a decorative trellis.
- Decorative paving is proposed at the site entrances. A 0.9-metre high wood picket fence is proposed along the 148 Street and King George Boulevard frontages. An existing 1.5-metre high wood fence separates the subject site from the Haven townhouse project to the north.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	9	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	3	0
Crimson King Maple	1	1	0
European Beech	1	0	1
Holly	1	1	0
Apple	1	1	0

Bitter Cherry	4	4	0
Red Oak	6	1	5
Coniferous Trees			
Cypress	3	3	0
Sitka Spruce	9	9	0
Douglas-fir	43	38	5
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	73	61	12
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	133		
Total Retained and Replacement Trees	145		

- The Arborist Assessment states that there are a total of 73 mature trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 133 replacement trees on the site. The applicant is proposing 133 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including maples, dogwood, magnolia and spruce.
- In summary, a total of 145 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

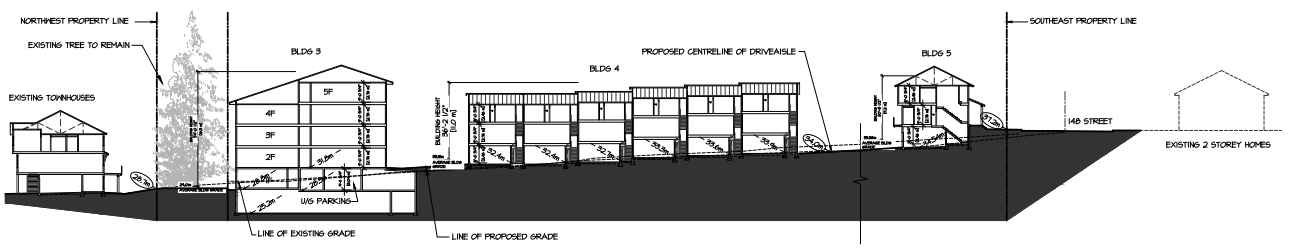
©COPYRIGHT. ALL DESIGNS AND THE WORKED DRAWINGS THEREOF ARE THE SOLE PROPERTY OF BARNETT DANKER ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE

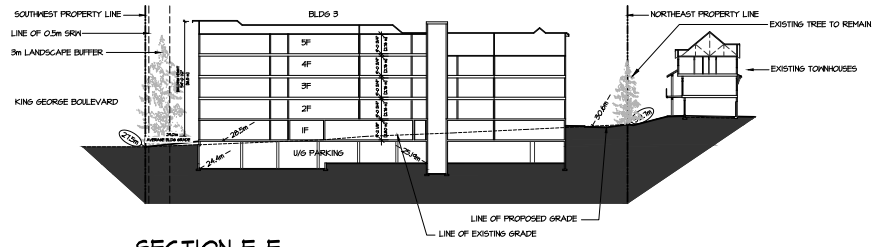
REV#	DATE	DRN	CD

DESIGN :	FILE :	DATE :	SCALE :
DRAWN :		REV. 1, 20	1" = 30'-0"
CLIENT : PARK RIDGE HOMES (JANIFER) LP			
PROJECT : TOWNHOUSE & APARTMENT DEVELOPMENT			
3000/3000/3000/3000 KING GEORGE BOULEVARD + 1300 146 ST.			
SHEET CONTENTS : SITE SECTIONS			

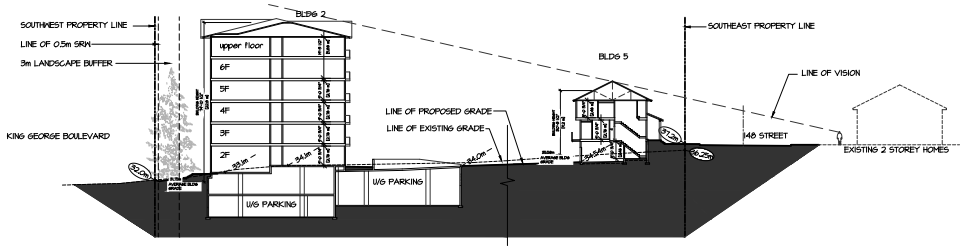
barnett danker	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@barnett-danker.com	
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-16
18008	REV. NO.



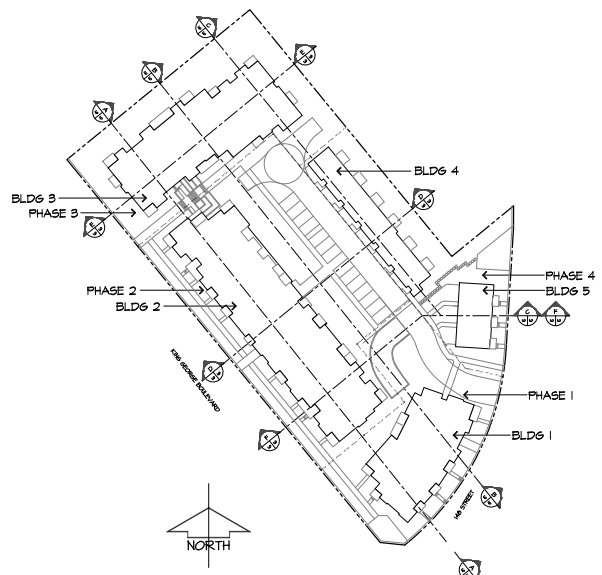
SECTION C-C
SCALE : 1" = 30'-0"



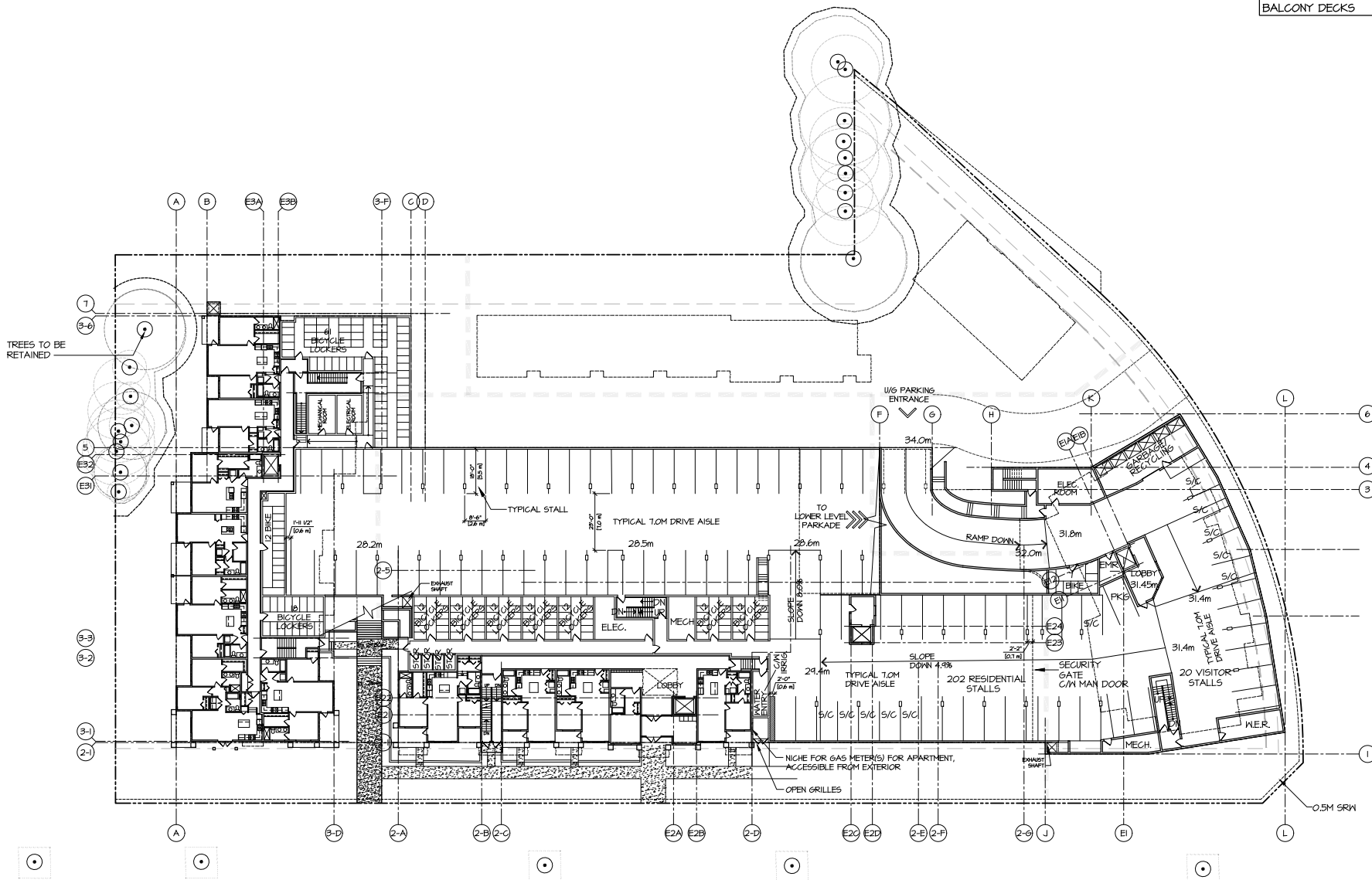
SECTION E-E
SCALE : 1" = 30'-0"



SECTION F-F
SCALE : 1" = 30'-0"



NOTE:
 PROVIDE ACCESSIBLE
 SILLS TO ALL
 BALCONY DECKS



CPED REQUIREMENTS FOR UNDERGROUND PARKING

- THE FOLLOWING IS A SUMMARY OF CPED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE BARRETT GROUP:
- 1) PAINT THE UNDERGROUND PARKING WALLS & COLLINGS WHITE.
 - 2) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN US PARKING.
 - 3) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN US PARKING AND STAIRWELLS.
 - 4) PROVIDE VISION PANELS IN ALL DOORS IN US PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - 5) ELEVATOR LOBBY IN US PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - 6) ENSURE ADEQUATE LIGHTING THROUGHOUT THE US PARKING.
 - 7) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DIETER SKATEBOARDERS.

NOTE: *CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 50% OF VISITOR PARKING SPACES, AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING, AS DEFINED BY SAE INTERNATIONAL'S I1172 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE

*GARAGE CLEAR HEIGHT IS 2.3M UP TO ACCESSIBLE STALLS AND DRIVE AISLES AND 2.1M BEYOND.



UPPER LEVEL U/G PARKING

SCALE: 1" = 20'-0"

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DRN	DCD

DESIGN :	
FILE :	
DRAWN :	
DATE :	
COL. N. 20 :	
SCALE :	

CLIENT :	PARK RIDGE HOMES (JUNIPER) LP
PROJECT :	TOYNHOUSE & APARTMENT DEVELOPMENT
SHEET CONTENTS :	U/G PARKING GARAGE

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2J
18008	REV. NO.

©COPYRIGHT. ALL DESIGNS AND THE WORKED DRAFTSMEN'S THEREOF ARE THE SOLE PROPERTY OF BARRETT, DANKER ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

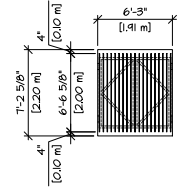
ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
REV	



SOUTHWEST ELEVATION (KING GEORGE BLVD.)
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES

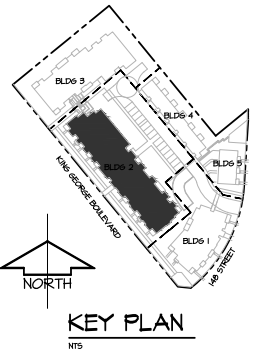
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING CONVOT: GAF TIMBERLINE, CHARCOAL
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA (PREFINISHED WHITE)
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ④ KNEE BRACKET SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑤ VINYL FRAMED WINDOWS G/M 2x4 WOOD TRIM WINDOW: BLACK TRIM: HIGH REFLECTIVE WHITE SN T157
- ⑥ 2 x 10 WOOD TRIM SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑨ POWDER COATED ALUMINUM RAILING G/M GLASS PANELS PREFINISHED BLACK
- ⑩ WOOD COLUMN SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑪ CONCRETE HEADER SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑫ RAFTER TAILS SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑬ STANDING SEAM METAL ROOF "WESTFORM METALS: PROLOK PANEL - BLACK WIDTH 12" OR 16" x GAUGE 24 OR 26 AS PER BUILDER"
- ⑭ THIN BRICK VENEER "CSA CANADIAN STONE: BORAL, CULTURED STONE WHITE HANDMADE BRICK BRICK SIZE 8 1/8" X 2 3/4" X 3/4" THICK CORNER RETURNS 8 1/4" AND 3 3/4" FLUSH MORTAR JOINT 3/8" WIDTH TYP. GROUT COLOUR: MAPEI 100 WHITE"
- ⑮ THRU WALL FLASHING SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T157
- ⑯ VINYL SOFFIT GENTEK: SNOW WHITE #001
- ⑰ DOWNSPOUT ROYAL ALUMIPRO: WHITE #101
- ⑱ VINYL DECKING ARMOR DECK: GREY MARBLE
- ⑳ STACKED MASONRY "ZENITHALL" GREY COLOR
- ㉑ 2XB ABOVE 2X12 BASE TRIM



GAS METER SCREEN
2" ALUMINUM ANGLE BAR FRAMEWORK - BLACK POWDER COAT;
BLACK POWDER COAT VERTICAL PICKETS @ 4" O.C.



NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN
N15

NOTE:
ALL WINDOWS & GLAZED DOORS TO HAVE 2 LAYERS OF 3mm GLASS SEPARATED BY A 13mm AIRSPACE WITH AN OUTDOOR-INDOOR TRANSMISSION CLASS (OITC) RATING OF 24.

NOTE:
ALL WINDOWS AND DOORS TO MEET THE A3 PERFORMANCE RATING FOR AIR TIGHTNESS FOUND IN THE CSA STANDARDS CAN/CSA-A440-08

DESIGN :	BARRETT, DANKER ARCHITECTS LP
FILE :	
DRAWN :	
DATE :	Nov. 28, 20
PROJECT :	3000/3000/2000 KING GEORGE BOULEVARD & 4TH ST.
SHEET CONTENTS :	TOWNHOUSE & APARTMENT DEVELOPMENT ELEVATIONS BUILDING 2
SCALE :	1/8" = 1'-0"

barrett danker
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdkatx.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.2b
18008	REV. NO.

BUILDING #2

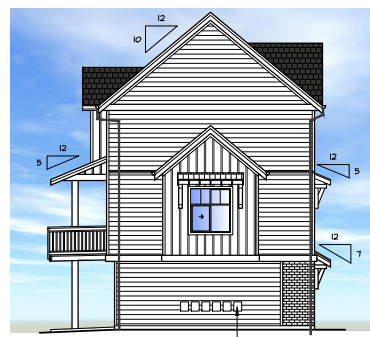
ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
DATE	
REV. NO.	



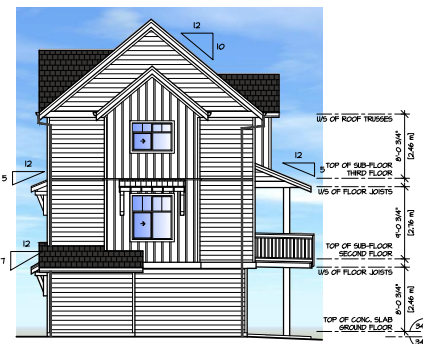
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING CONVOLY: 6AF TIMBERLINE, CHARCOAL
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA (PREFINISHED WHITE)
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ④ KNEE BRACKET SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T VINYL FRAMED WINDOWS G/M 2x4 WOOD TRIM WINDOW: BLACK
- ⑤ 2 x 10 WOOD TRIM SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑥ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑦ FIBRE CEMENT BOARD 4 BATTON SIDING SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑧ PONDER COATED ALUMINUM RAILING G/M GLASS PANELS PREFINISHED BLACK
- ⑨ WOOD COLUMN SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑩ 1X6 WOOD TRIM SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑪ RAFTER TAILS SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑫ STANDING SEAM METAL ROOF WESTFORM METALS: PROLOK PANEL - BLACK WIDTH 12" OR 16" + GAUGE 24 OR 26 AS PER BUILDER
- ⑬ THRU WALL FLASHING SHERWIN WILLIAMS: HIGH REFLECTIVE WHITE SN T75T
- ⑭ THIN BRICK VENEER CSI CANADIAN STONE: BORAL, CULTURED STONE WHITE HANDMADE BRICK BRICK SIZE 8 1/8" X 2 3/4" X 3/4" THICK CORNER RETURNS 3 1/4" AND 3 3/4" FLUSH MORTAR JOINT 3/8" WIDTH TYP. GROUT COLOUR: MAPEI #00 WHITE
- ⑮ GOOSE NECK LIGHT FIXTURE GENTERK: SNOW WHITE #001
- ⑯ VINYL SOFFIT GENTERK: SNOW WHITE #001
- ⑰ DOWNSPOUT ROYAL ALUMIPRO: WHITE #101
- ⑱ VINYL DECKING ARMOR DECK: GREY MARBLE
- ⑳ FRONT DOOR TRIMLITE: STORM SERIES IMPACT DOORLITES, INTERNAL BLINDS BETWEEN GLASS 2236, WITH SINGLE PANEL AT BOTTOM. PAINTED: BENJAMIN MOORE: RAINSTORM CSP-50 ADDRESS NUMBERS TO BE BLACK.
- ㉑ GARAGE DOOR NORTHWEST DOOR: THERMA CLASSIC RVOIS WHITE, PAINTABLE W/ SATIN ETCHED GLASS. PAINTED: BENJAMIN MOORE: RAINSTORM CSP-50



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



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

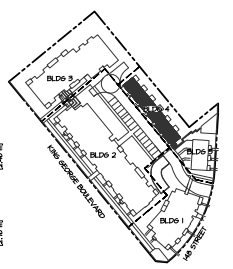


EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF

EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



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



KEY PLAN

COB-EAL-Bldg

DESIGN :	
H.D. :	
DRAWN :	
DATE :	
CALL 2:20 :	
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	
ELEVATIONS	
-TOWNHOUSE BLDG#4	

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18008	AC-4.4

BUILDING #4









Southhaven
A BETHLEHEM COMMUNITY



PLANT SCHEDULE

M2 JOB NUMBER: 19-011

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
42	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6CM CAL, 1.5M STD, B4B
4	ACER RUBRUM 'BONHALL'	COLUMBAR BONHALL MAPLE	6CM CAL, 2M STD, B4B
6	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL, 1.5M STD, B4B
17	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT; B4B
1	MAGNOLIA SOULANSIANA	SALICER MAGNOLIA	6CM CAL, B4B 1.5M STD
10	PICEA OMORICA	SERBIAN SPRUCE	3M HT; B4B
48	STEBARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL, 1.5M STD, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE

M2 JOB NUMBER: 19-011

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
SY 166	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	42 POT, 50CM
AZ 21	AZALEA JAPONICA 'INDO GRIMSON'	AZALEA SINGLE DEEP GRIMSON	42 POT, 50CM
B 144	BUDOS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	42 POT, 50CM
CG 10	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	42 POT
E 73	EUKONTIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	43 POT
H 41	HYDRANGEA OERICIFOLIA 'SNOWFLAKE'	SNOWFLAKE HYDRANGEA	43 POT
NP 4	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	42 POT
PO1 43	PRUNUS LUSITANICA	PORTUGUESE LAUREL	43 POT, 40CM
RS 101	ROSA WHITE 'MIDLAND'	WHITE MIDLAND ROSE	42 POT
R4 55	ROSA X RADRAZZ 'RHOCKOUT'	RED RHOCKOUT ROSE	42 POT
SA 58	SARGOGGCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARGOGGCA	42 POT, 30CM
SK 4	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	43 POT
sp 52	SPIRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	42 POT
TH 142	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	41 POT
th 646	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	2M HT, B4B
V 41	VIBURNUM DAVIDI	DAVID'S VIBURNUM	43 POT
GRASS			
C 142	CAREX MORROWII 'AUREO VARIEGATA'	GOLDEN VARIEGATED JAPANESE SEDGE	41 POT
CO 165	CAREX MORROWII 'GOLD BAND'	GOLDEN BAND JAPANESE SEDGE	41 POT
M2 46	MISCANTHUS SINENSIS 'STRIGOSUS'	PORCUPINE GRASS	42 POT
PERENNIAL			
L 366	LAVENDULA ANUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	41 POT
FI 244	SAXIFRAGA STOLONIFERA	STRAWBERRY SAXIFRAGE	41 POT
cv			
204	GALLINA VILGARIS 'DARK BEAUTY'	HEATHER, PINK	41 POT
LI 364	LONGERA PILEATA	PRIVET HONEYSUCKLE	42 POT
EI 353	PACHYSANDRA TERMINALIS GREEN SHEEN	JAPANESE SPURGE	41 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

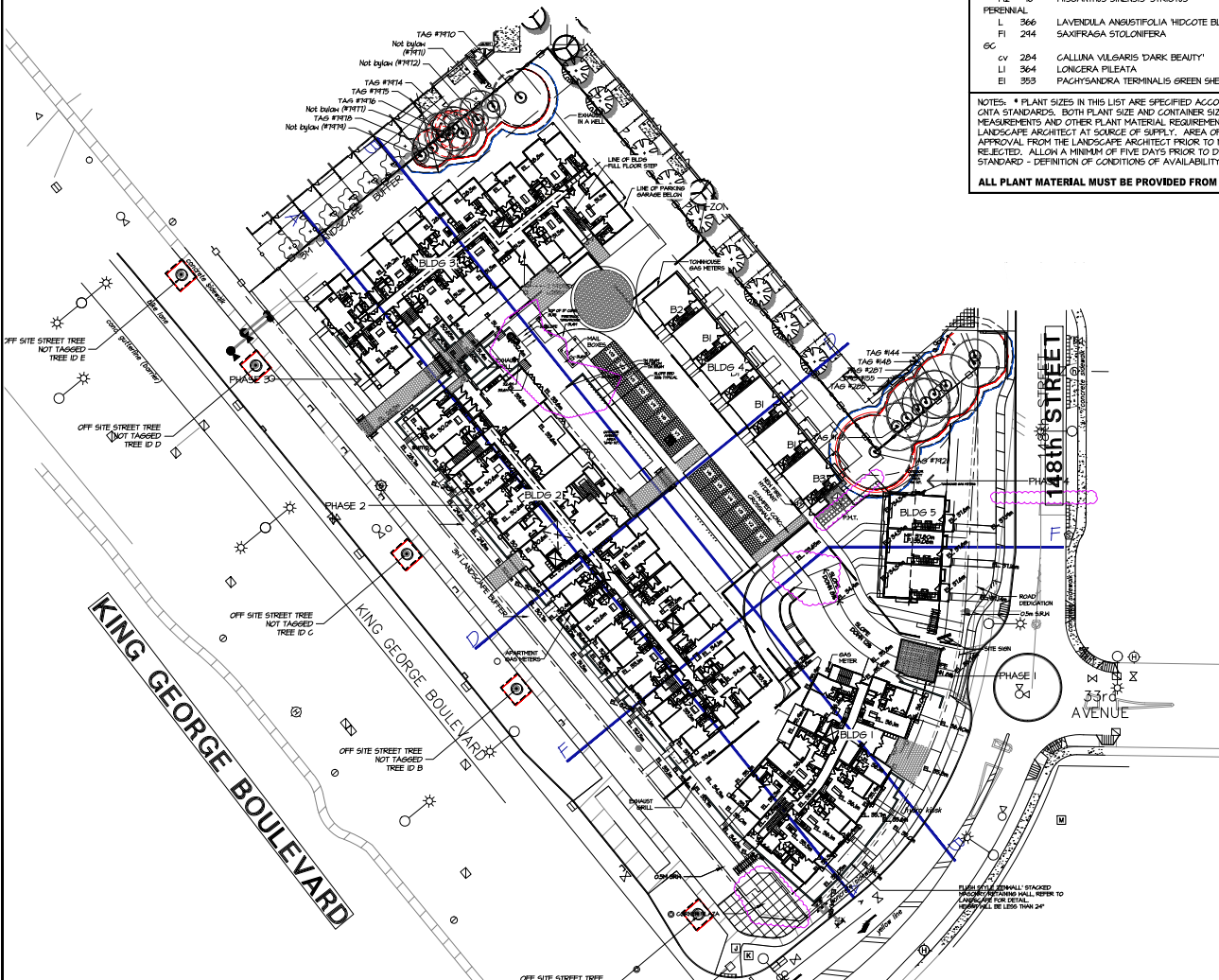
Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



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



- L0 KEY PLAN
- L1 TREE PLAN (WEST)
- L2 TREE PLAN (EAST)
- L3 SHRUB PLAN (WEST)
- L4 SHRUB PLAN (EAST)
- L5 FENCE PLAN (WEST)
- L6 FENCE PLAN (EAST)
- L7 GRADING PLAN (WEST)
- L8 GRADING PLAN (EAST)
- L9 LANDSCAPE DETAILS (1)
- L10 LANDSCAPE DETAILS (2)
- L11 LANDSCAPE SECTIONS
- L12 LANDSCAPE SPECIFICATIONS
- L13 STRUCTURAL SOIL SPECIFICATION

NO	DATE	REVISION DESCRIPTION	DR
12	2020/04	REV. PER CITY COMMENTS	MLM
11	2020/04	ADP COMMENTS/ENH SITE PLAN	MLM
10	2020/02	REV AS PER ADP COMMENTS	BN
9	2020/01	REV AS PER CITY COMMENT	BN
8	2020/05	REV AS PER NEW SITE PLAN/CITY COMMENTS	PSBN
7	2020/02	REV AS PER NEW SITE PLAN ADP	PSBN
6	2020/02	RE-ISSUED FOR IFC	PSBN
5	2020/01	REV AS PER NEW SITE PLAN	PSBN
4	2020/02	REV AS PER CITY COMMENTS/ARCH PLAN	BN
3	2020/02	ISSUED FOR IFC	BN
2	2020/06	REVISION CONCEPTUAL PLAN	JS
1	2020/02	CONCEPTUAL PLAN	BN

NO DATE REVISION DESCRIPTION DR

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

PROJECT:
SOUTH HAVEN
3300/3308/3318/3328 KING
GEORGE BOULEVARD & 3313
148th STREET, SURREY, BC

DRAWING TITLE:
**LAYOUT
LANDSCAPE PLAN**

DATE: 02MAY2019 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: BN
DESIGN: MLM
CHKD: MLM
M2LA PROJECT NUMBER:
19 011

LO

OF 13



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



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

NO	DATE	REVISION DESCRIPTION	BY
12	2020/04	REV. PER CITY COMMENTS	MILM
11	2020/04	ADP COMMENTS/NEW SITE PLAN	MILM
10	2020/02	REV. AS PER ADP COMMENTS	BN
9	2020/01	REV. AS PER CITY COMMENTS	BN
8	2020/01	REV. AS PER NEW SITE PLAN COMMENTS	BN
7	2020/01	REV. AS PER NEW SITE PLAN ADP	BN
6	2020/02	REVISED FOR EIP	BN
5	2020/01	REV. AS PER NEW SITE PLAN	PPBN
4	2019/02	REV. AS PER CITY COMMENTS/ARCH PLAN	BN
3	2019/02	ISSUED FOR OP	BN
2	2019/02	REVISION CONCEPTUAL PLAN	JS
1	2019/02	CONCEPTUAL PLAN	BN

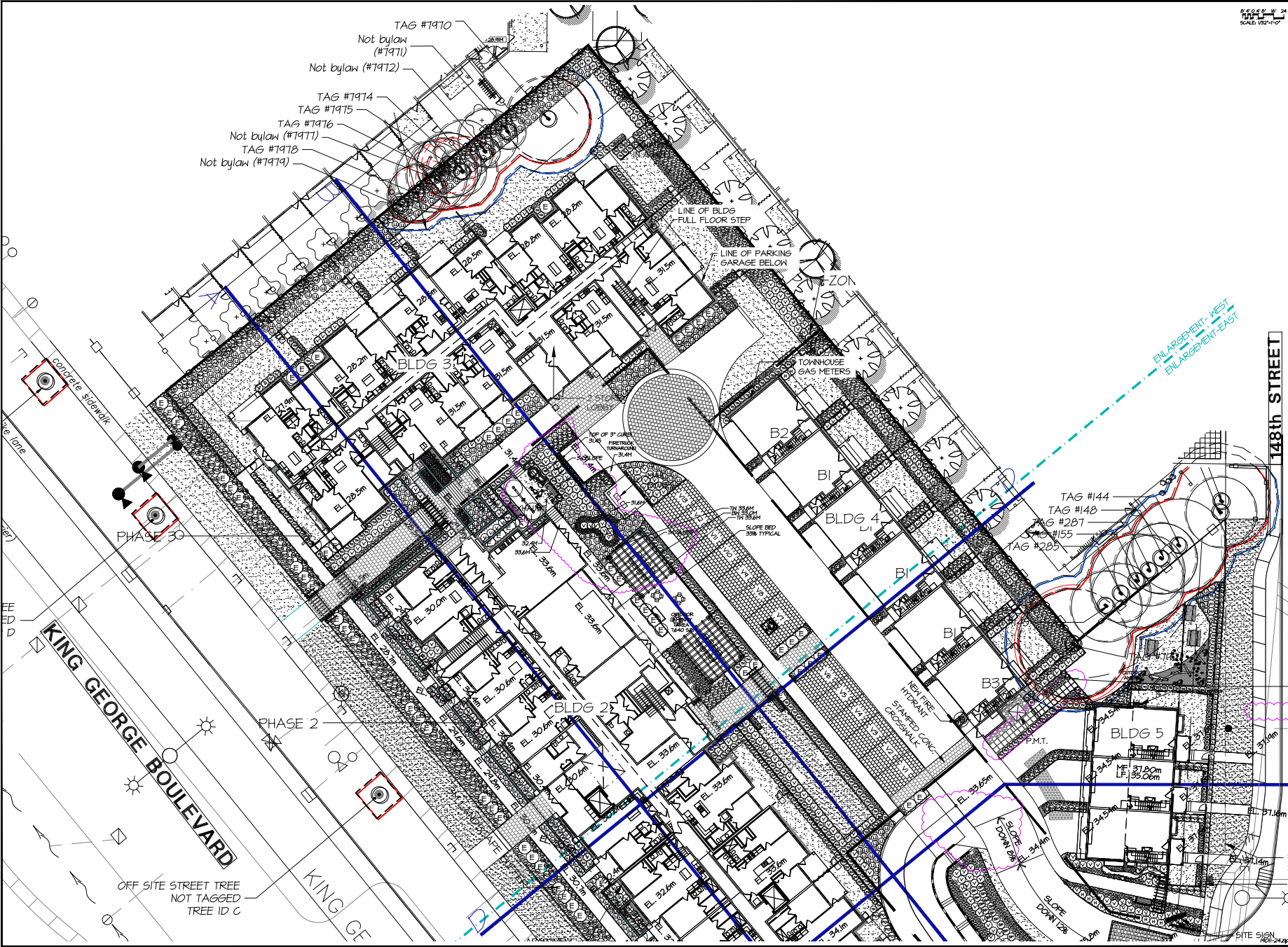
NO DATE REVISION DESCRIPTION BY

SCALE:

PROJECT:
 SOUTH HAVEN
 3300/3308/3318/3328 KING
 GEORGE BOULEVARD & 3313
 148th STREET, SURREY, BC

DRAWING TITLE:
**LANDSCAPE
 SHRUB PLAN (WEST)**

DATE: 02MAY2019 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: BN
 DESIGN: MILM
 CHKD: MILM
 M2LA PROJECT NUMBER:
L3
 OF 03
 10 ON



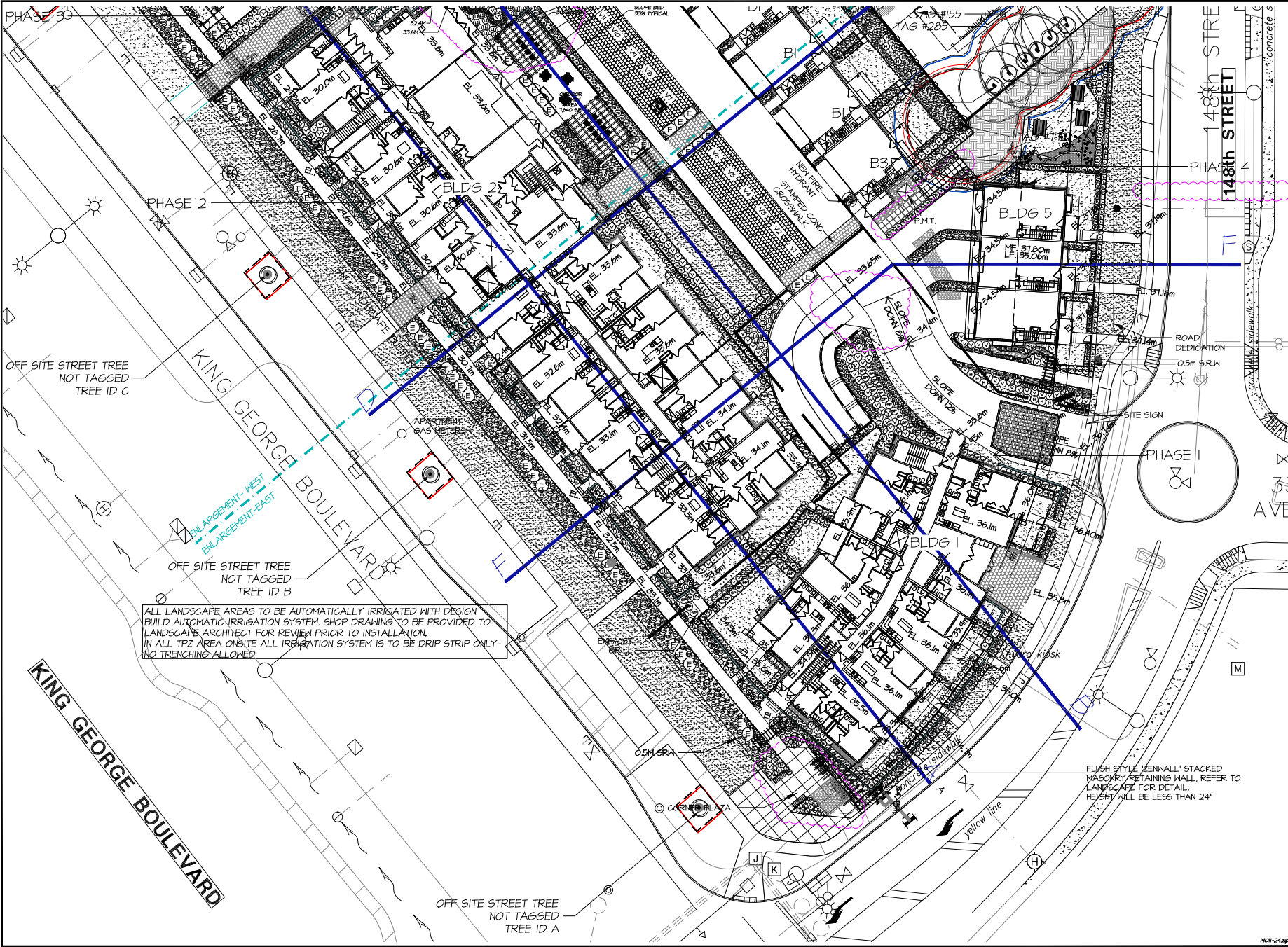
TAG #1970
 Not bylaw (#1971)
 Not bylaw (#1972)
 TAG #1974
 TAG #1975
 TAG #1976
 Not bylaw (#1977)
 TAG #1978
 Not bylaw (#1979)

KING GEORGE BOULEVARD
 PHASE 2
 PHASE 30
 OFF SITE STREET TREE
 NOT TAGGED
 TREE ID C

ENLARGEMENT - WEST
 ENLARGEMENT - EAST

148th STREET

SITE SIGN



PHASE 30

PHASE 2

PHASE 4

PHASE I

OFF SITE STREET TREE
NOT TAGGED
TREE ID C

OFF SITE STREET TREE
NOT TAGGED
TREE ID B

ALL LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED WITH DESIGN BUILD AUTOMATIC IRRIGATION SYSTEM. SHOP DRAWING TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. IN ALL TPZ AREA ONSITE ALL IRRIGATION SYSTEM IS TO BE DRIP STRIP ONLY- NO TRENCHING ALLOWED

OFF SITE STREET TREE
NOT TAGGED
TREE ID A

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



0' 1' 2' 4' 8' 16' 24'
SCALE: 1/8"=1'-0"

NO	DATE	REVISION DESCRIPTION	DR
12	2020/02/04	REV. PER CITY COMMENTS	MTLM
11	2020/01/04	ADP COMMENTS/ENH SITE PLAN	MTLM
10	2020/01/02	REV AS PER ADP COMMENTS	EN
9	2020/01/01	REV AS PER CITY COMMENTS	EN
8	2020/01/05	REV AS PER NEW SITE PLANNING COMMENTS	PPEN
7	2020/01/05	REV AS PER NEW SITE PLAN ADP	EN
6	2020/01/02	RE-ISSUED FOR EN	PPEN
5	2020/01/01	REV AS PER NEW SITE PLAN	PPEN
4	2020/01/02	REV AS PER CITY COMMENTS/ARCH PLAN	EN
3	2020/01/02	ISSUED FOR CP	EN
2	2020/01/01	REVISION CONCEPTUAL PLAN	JS
1	2020/01/02	CONCEPTUAL PLAN	EN

NO DATE REVISION DESCRIPTION DR

SEAL:

PROJECT:
SOUTH HAVEN
3300/3308/3318/3328 KING
GEORGE BOULEVARD & 3313
148th STREET, SURREY, BC

DRAWING TITLE:
**LANDSCAPE (EAST)
SHRUB PLAN (EST)**

DATE: 02 MAY 2020 DRAWING NUMBER:
SCALE: 3/16"=1'-0"
DRAWN: EN
DESIGN: MTLM
CHK'D: MTLM
M2LA PROJECT NUMBER:

L4

OF 13
10 01

RF01-24-20

Schedule A

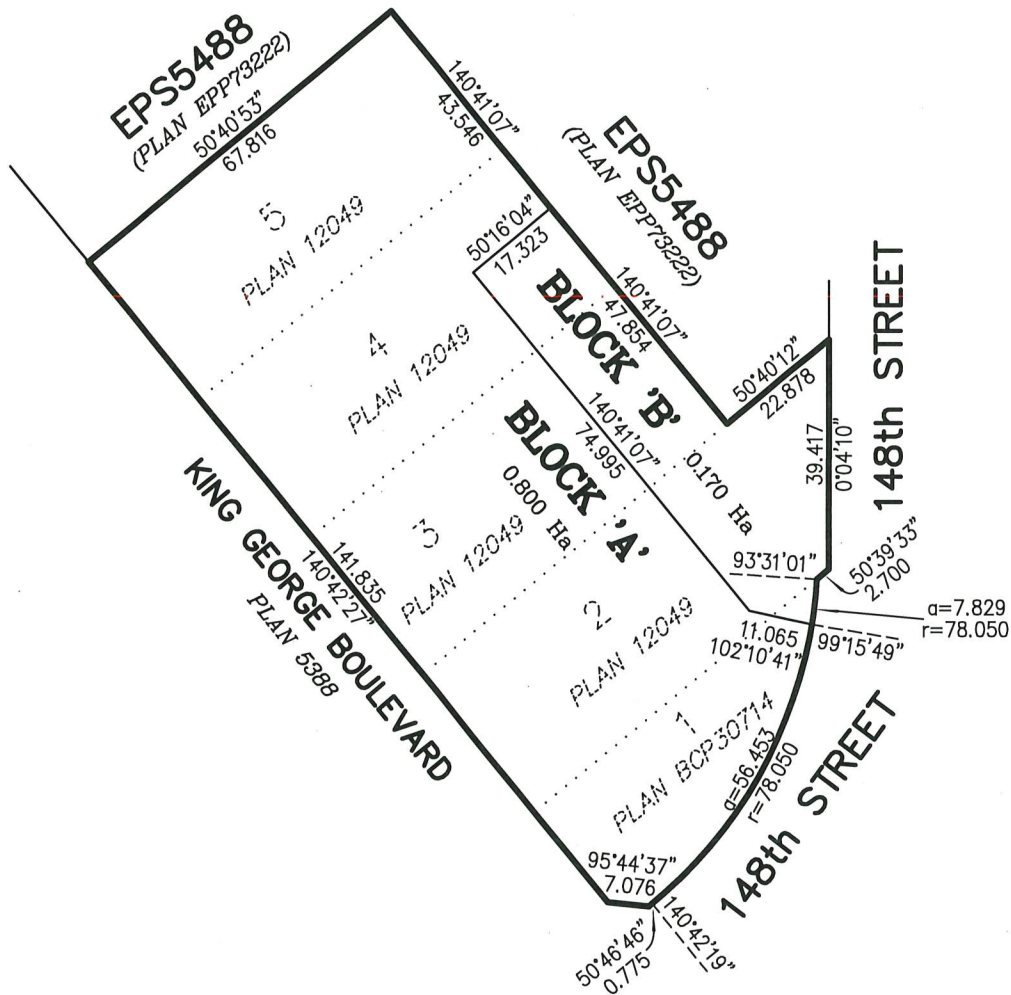
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF LOT 1, PLAN BCP30714, LOTS 2 & 3, PLAN 12049, ALL OF DISTRICT LOTS 155 AND 165, GROUP 2, AND LOTS 4 & 5, DISTRICT LOT 165, GROUP 2 NWD

SCALE 1:1250



All Distances are in Metres.

Total Area Block 'A' = 0.800 Ha
 Total Area Block 'B' = 0.170 Ha
 Total Block 'A' & 'B' = 0.970 Ha



Onderwater
 Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1869_RZ

*This Plan Lies Within The
 Metro Vancouver Regional District*

Certified correct, completed on
 the 19th day of June, 2020.

© Andrew Slater
 AT7MKV
 Digitally signed by
 Andrew Slater AT7MKV
 Date: 2020.06.19 16:23:55
 -07'00"

B.C.L.S.

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

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

DATE: **December 15, 2020** PROJECT FILE: **7818-0384-00**

RE: **Engineering Requirements
Location: 3313 148 Street**

OCP AMENDMENT/LAP AMENDMENT

There are no engineering requirements relative to the proposed OCP Amendment/LAP Amendment except the items listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at King George Blvd and 148 Street.
- Dedicate of a small sliver of road on 148 Street to smooth out 148 Street Road allowance.
- Register 0.5 m SRW on King George Blvd and 148 Street.

Works and Services

- Remove asphalt driveways on King George Blvd and reinstate boulevard and barrier curbs.
- Construct west side of 148 Street to the Through Local Road standard.
- Construct traffic circle at 148 Street and 33 Avenue at full cost to the Developer as these works are note DCW eligible. This may include alteration of curbs along the east side of 148 Street to achieve 4.5 m entrance and exit legs, including reconstruction of the pedestrian letdowns.
- Confirm the downstream drainage system capacity; upgrade the system if required.
- Construct storm sewers on 148 Street, if required.
- Construct onsite sustainable drainage features as required in the ISMP and LAP.
- Provide sanitary catchment analysis due to increase in density; resolve any capacity constrains in the sanitary system as required. Confirm Elgin Sanitary Pump Station capacity
- Provide cash-in-lieu for upgrading the existing sanitary sewer on 148 Street to min 250mm sewer.
- Construct adequately sized, water, sanitary and storm service connections.
- Construct driveway access from 148 Street.
- Pay Sanitary Connection Fees (SDR) for four SDRs.
- Pay BUK Latecomer for sanitary sewer relative to project 5885-0376-01.

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

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

Tommy Buchmann, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



December 15, 2020

Planning

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

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

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

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0384 00

SUMMARY

The proposed 9 townhouse units and 163 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	13
Secondary Students:	7

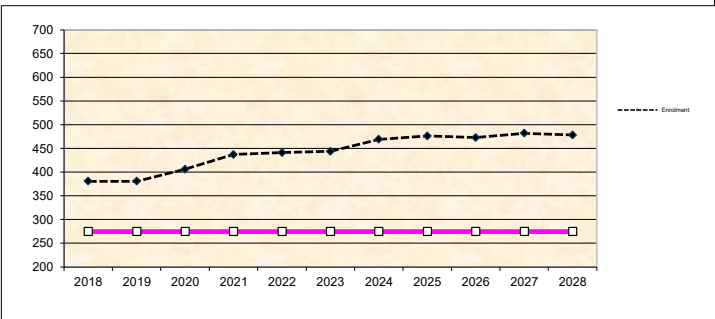
September 2020 Enrolment/School Capacity

Semiahmoo Trail Elementary	
Enrolment (K/1-7):	51 K + 355
Operating Capacity (K/1-7)	19 K + 256
	76 K + 512
Elgin Park Secondary	
Enrolment (8-12):	1362
Capacity (8-12):	1200

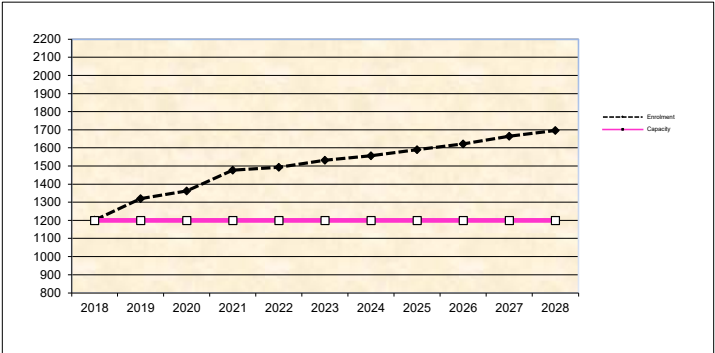
Projected population of school-age children for this development:	26
--	-----------

*Population: The projected population of children aged 0-19 Impacted by the development .
 Enrolment: The number of students projected to attend the Surrey School District ONLY.*

Semiahmoo Trail Elementary



Elgin Park Secondary



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

Tree Preservation Summary

Surrey Project No:

Address: 3300, 3308, 3318 & 3328 King George Blvd and 3313 148th St.

Registered Arborist: Xudong Bao PN- 8671A TRAQ

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) INCLUDES CITY PROPERTY TREES, EXCLUDES NEIGHBOURING TREES (off)	84
Protected Trees to be Removed	72
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
Total Replacement Trees Required: (INCLUDING ONSITE, SHARED NEIGHBOURS TREES, CITY TREES, NOT REMOVED NEIGHBOURING TREES) - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 11 \quad} \times \text{one (1)} = 11$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 61 \quad} \times \text{two (2)} = 122$	133
Replacement Trees Proposed	133
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

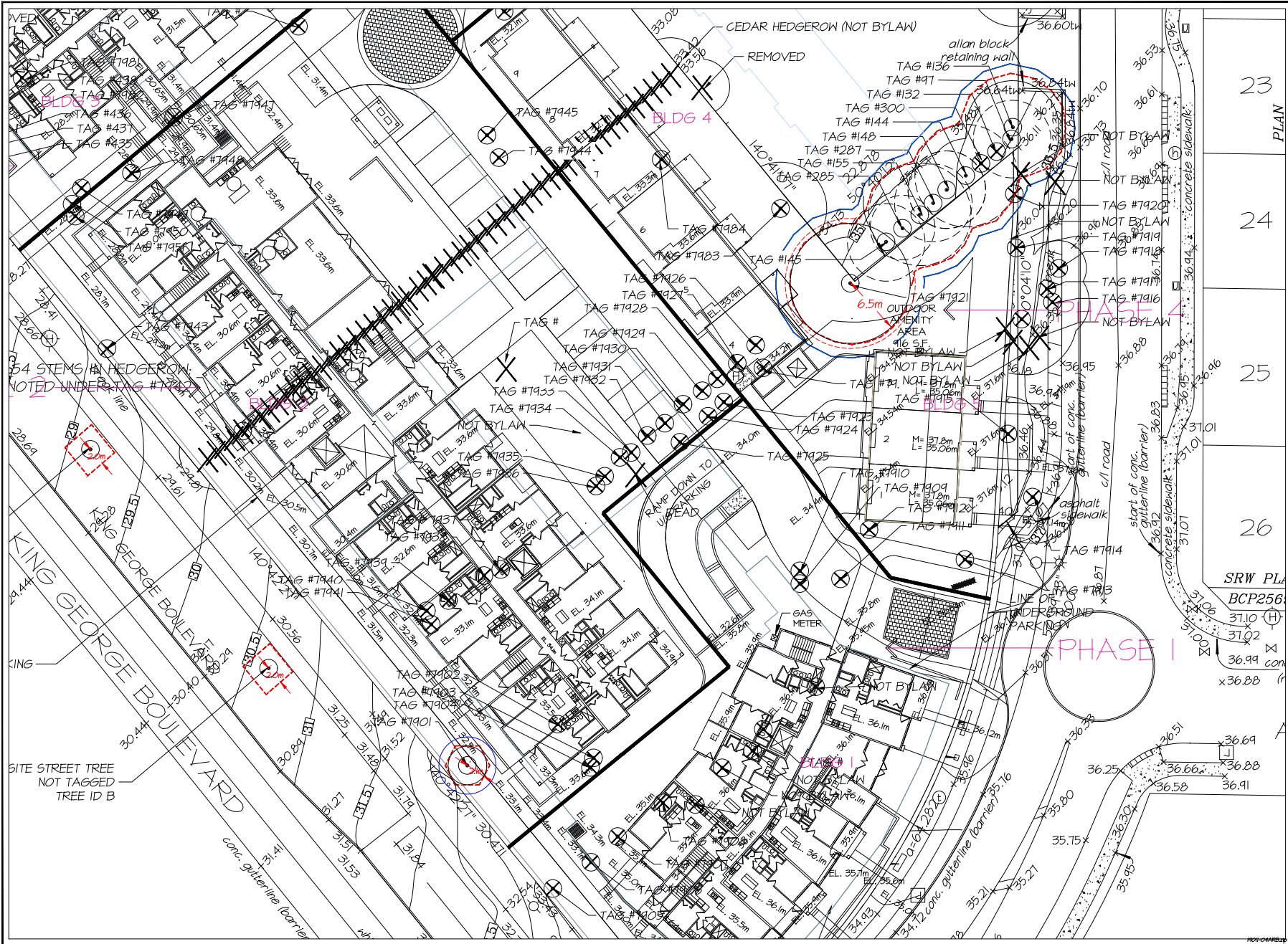
Off-Site Trees (INCLUDING NEIGHBOURING TREES)	Number of Trees:
	13
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 2 \quad} \times \text{two (2)} = 4$	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

Summary, report and plan prepared and submitted by:



10-Dec-20

Date



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3J7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com

23	PLAN
24	
25	
26	

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			

3	SAPL 20	REV: ARCH SITE PLAN	JB
2	ISLAND	REV: FINS ARCH SITE PLAN	MLM
1	SHEETS	ARB PLAN ISSUE	EB

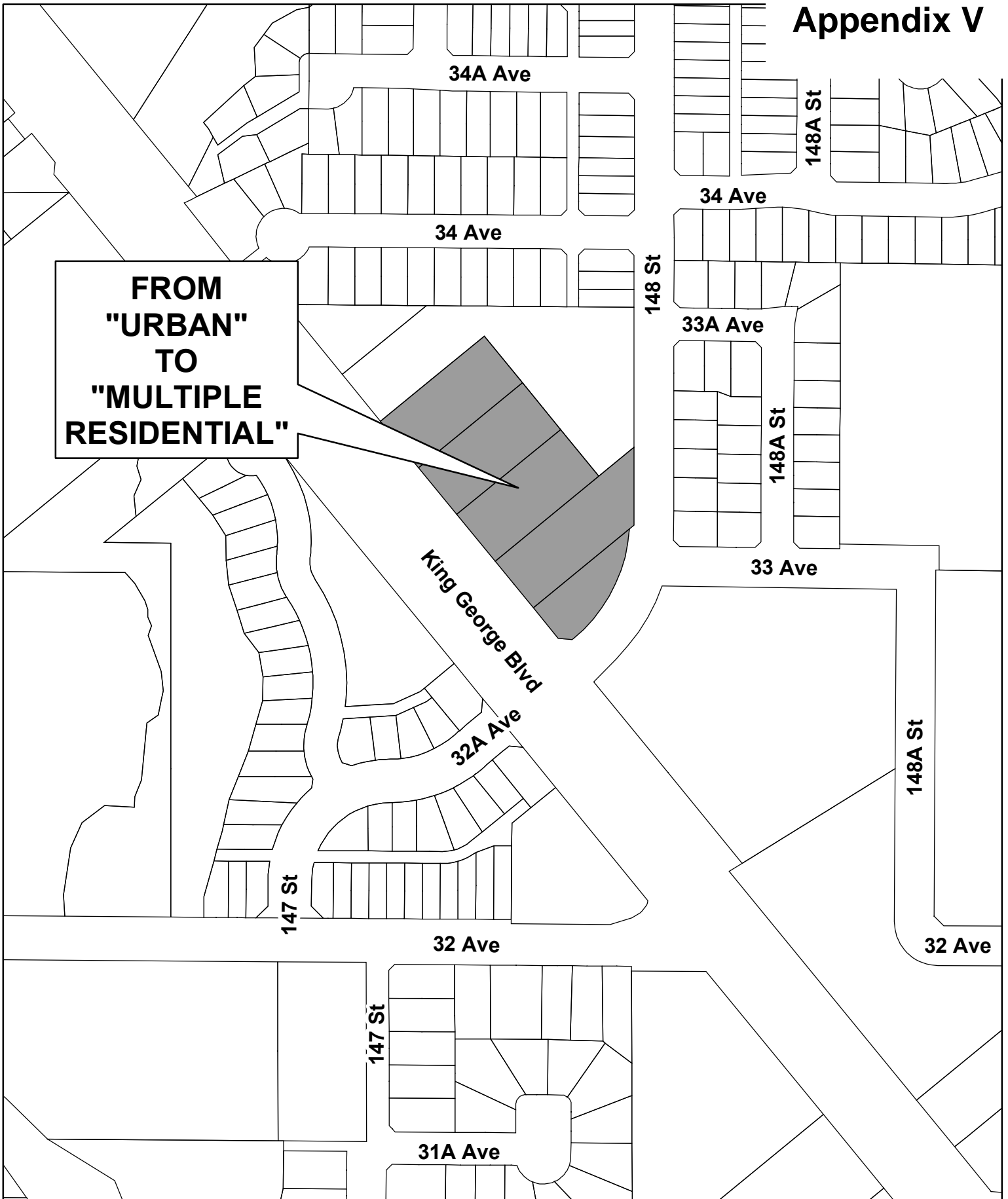
PROJECT:
TOWNHOUSE DEV.
 3300, 3304, 3373, 3378
 3328 King George Blvd
 SUFFEY, BC.

DRAWING TITLE:
ARBORIST ENLARGEMENT

DATE: 19.11.20 DRAWING NUMBER:
 SCALE: NTS
 DRAWN: MLM
 DESIGN: MLM
 CHK'D: MLM

L3arb

M2LA PROJECT NUMBER: B-052 ARB



**FROM
"URBAN"
TO
"MULTIPLE
RESIDENTIAL"**



Present:**Panel Members:**

R. Drew, Chair
G. Borowski
I. MacFadyen
L. Mickelson
M. Patterson
R. Jenkins
W. Chong

Guests:

1162538 BC Ltd.
Barnett Dembek Architects Inc.
Brad Hughes, Park Ridge Homes (Juniper) Ltd.
Maciej Dembek, Barnett Dembek Architects Inc.
Meredith Mitchell, M2 Landscape Architecture
PMG Landscape Architects

Staff Present:

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

B. NEW SUBMISSIONS**2. Time: 4:15 p.m.**

File No.: 7918-0384-00
Address: 3300/08/18/28 King George Blvd & 3313 - 148 Street
New or Resubmit: Resubmit
Last Submission Date: August 13, 2020
Description: OCP amendment from Urban to Multiple Residential. Rezoning from RA and RF to CD (based on RM-70 and RM-30). Development Permit to allow 9 townhouses and 162 apartment units in three 5-6 storey apartment buildings.
Developer: Brad Hughes, Park Ridge Homes (Juniper) Ltd.
Architect: Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
Planner: Keith Broersma
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff have no specific issues. Staff asked the Panel to provide follow up comments, from the previous August 13, 2020 meeting, on the overall site planning and architectural expression of the building.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. There is a focal point on the 6th story.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
Seconded by I. MacFadyen
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

It was noted that the rooflines should be resolved.

Key Points:

- Recommend further refinement of the roofline, rationalize the dormers. Simplify the roofline at the building corners. Secondary dormers at roof corners are deleted so there is a gable in one direction only. Additional gables are deleted on Building 2.
- Consider vaulted interior spaces at the dormer locations. These will be added in during the production of working drawings. They will be within the roof lines.
- Considering shadowing on courtyard. A shadow analysis plan is added to the package. With the north west / south east alignment of the courtyard, the space will definitely receive direct light during morning hours and be in shadow mid afternoon onwards
- It was suggested to activate the lawn areas with benches or equipment. Benches are added.
- It was suggested simplifying the pedestrian path/ramp entry interface to reduce potential conflicts. The walk from the visitor exit stair is revised to cross the top of the ramp down into the parking as opposed to the main drive aisle as suggested.

Site

- No specific issues were identified.

Form and Character

- The evolution of the building has become organic.
- The redistribution of volume is successful.
- Reconsider the roof lines and remove any inconsistencies. Roofs are simplified, especially in Building 3 where we have successfully managed to drop the roof over the rear portion of the building. Also simplified is the north end of Building 2 where the gable is deleted for a hip and over the 6 storey portion within the courtyard.
- Suggest that the roofline requires further development, primarily at the corners. Secondary dormers at roof corners are deleted so there is a gable in one direction only.
- The roof scape and resolution of roof volumes around the corners is heavy sloping. Consider how it appears visually. Secondary dormers at roof corners are deleted so there is a gable in one direction only.
- Consider the impression of the roof from the inside of the space. Gabled areas are placed on Buildings 1 and 3 to provide a formal focal point at either end of the courtyard space. Along the length of Building 2, we provide a gabled terminus to each end of the building, and a larger scale focus over the building entry. Other additional gables have been removed.

- Consider the rationalization of the dormers and the need for them. The dormers add height the building without a sense of rhythm and value to the project. Secondary dormers at roof corners are deleted so there is a gable in one direction only. The dormers help provide focus on various portions of the overall composition, especially along the longer and stepped elevations. Gables add focus on building entry areas. Additional gables are removed.
- Rationalize the dormers with the elevations. . Secondary dormers at roof corners are deleted so there is a gable in one direction only. Dormers are used to focus formal areas along the longer elevations, to provide a terminal element to facades and to provide large scale compositional arrangements focused on building entries.
- The façade is very monochrome. Consider that the muted palette may be contrasted with the rainwater leaders. Consider attention to tertiary items. We are focused on light and shadow within the arrangement of white volumes, solids and voids. The grey is added in certain areas to assist with the reading of the formal constructs. Railings and rain water leaders will definitely be used in a similar manner. We will develop this in the working drawings.

Landscape

- Suggest adding benches and overlay other activities, thinking about the space as amenity and its functions. Benches are added.
- Consider activating the lawn with benches or sports netting. Originally we had other play activities in this area that were removed per ADP comments to make this an open lawn area, so no other activities are provided. Benches are added.
- Consider a shadow analysis, as there is concern of potential overshadowing of the landscape area from the buildings. A shadow analysis plan is added to the package. With the north west / south east alignment of the courtyard, the space will definitely receive direct light during morning hours and be in shadow mid afternoon onwards

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the balconies be accessible. This will be done with the preparation of working drawings.