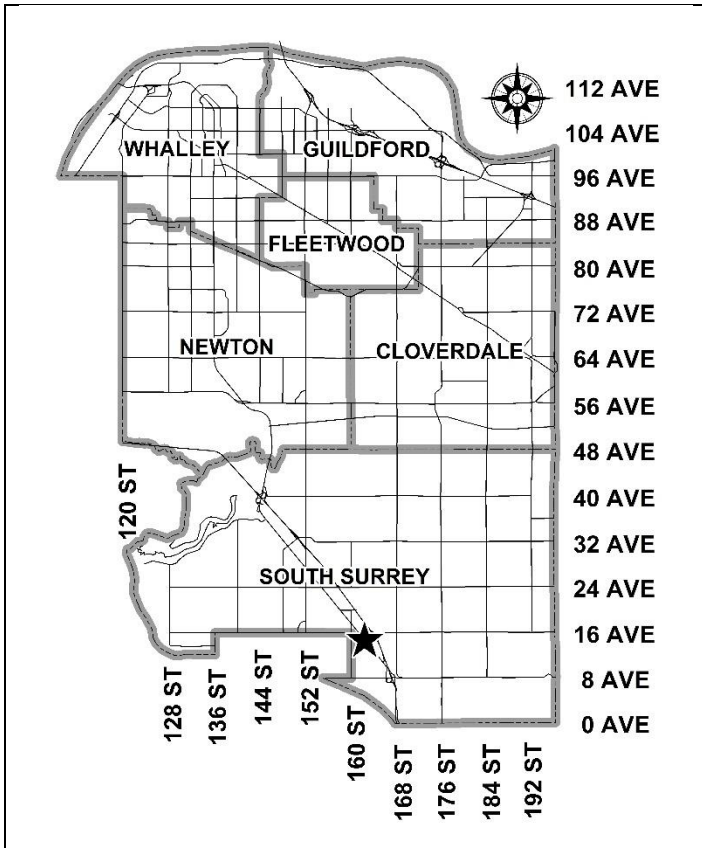


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0091-00

Planning Report Date: February 8, 2021



PROPOSAL:

- Rezoning from C-4 to CD (based on C-5)
- Development Permit

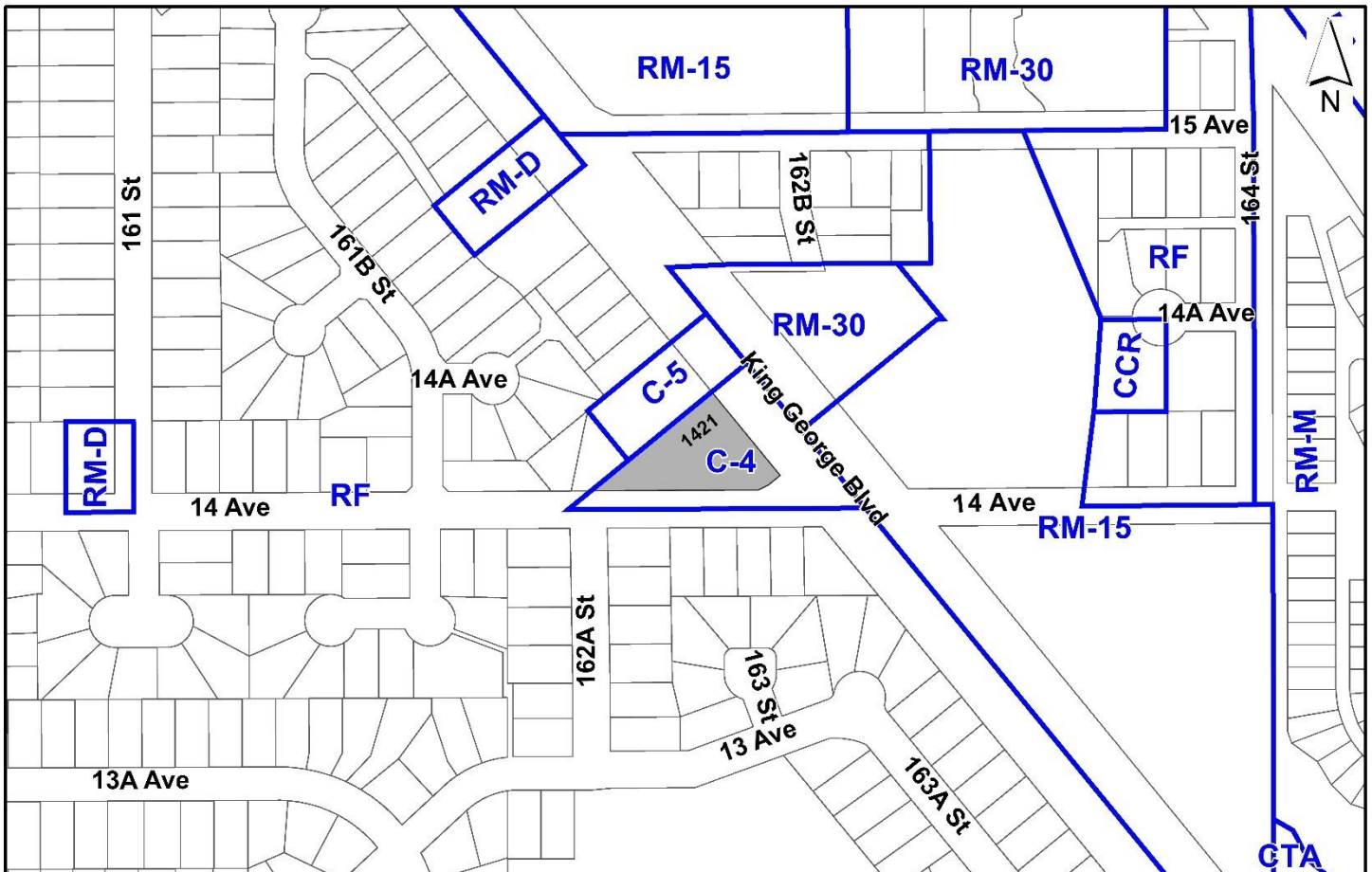
to permit the development of a commercial building.

LOCATION: 1421 - King George Boulevard

ZONING: C-4

OCP DESIGNATION: Urban

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Commercial designation in the King George Corridor South Local Area Plan (LAP)
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The site is currently occupied by Chan's King George Market grocery store, who have been at this location since 1998. The applicant is proposing to redevelop the site in order to build a larger, more efficient store. The applicant has also indicated that due to the growing neighbourhood, they would like to contribute to the community by revitalizing the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD) (based on "Neighbourhood Commercial Zone (C-5)") and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0091-00 generally in accordance with the attached drawings (Appendix I).
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) Approval from the Ministry of Transportation & Infrastructure (MOTI);
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Chan's King George	Commercial	C-4
Northwest:	Restaurant (Turkey House & Deli) and Single Family Residential	Commercial and Single Family Residential (6 upa)	C-5 and RF
Northeast (Across King George Boulevard):	Townhouses	Townhouse (15 upa)	RM-30 and RM-15
South (Across 14 Avenue):	Single Family Residential	Single Family Residential (6 upa)	RF

Context & Background

- The subject site is located at 1421 King George Boulevard in the King George Corridor plan area. It is designated Urban in the Official Community Plan (OCP) and Commercial in the King George Corridor Land Use/Development Concept Plan. The site is zoned Local Commercial Zone (C-4).
- The site is currently occupied by Chan's King George Market, which has been at this location since 1998. The existing store is oriented along the north west property line and sides on to King George Blvd. The applicant is proposing to redevelop the site in order to build a larger, more efficient store. The applicant has also indicated that due to the growing neighbourhood, they would like to contribute to the community by revitalizing the subject site.
- The existing C-4 Zone has a limited range of permitted uses and restricts the total floor area permitted for each business to 370 square metres, which is approximately the size of the entire existing building.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from the Local Commercial Zone (C-4) to a Comprehensive Development Zone (CD) based on the Neighbourhood Commercial Zone (C-5) with a Form and Character Development Permit in order to construct a new 778 square metre commercial building for the existing business operating on the site, Chan's King George. The existing market building will be demolished and removed prior to the new building's construction.

	Proposed
Lot Area	
Gross Site Area:	2,797 m ²
Road Dedication:	174.6 m ²
Net Site Area:	2,622.4 m ²
Number of Lots:	1
Building Height:	9.5 m
Floor Area Ratio (FAR):	0.30
Floor Area	
Commercial:	778 m ²

Referrals

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

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The road dedication requirement on 14 Avenue is approximately 1.92 metres in width.
- The existing market has two driveway accesses to 14 Avenue. The proposed site access with the redevelopment of the site will be moved further west on 14 Avenue away from King George Boulevard, and there will only be one vehicular (1) site access.

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 Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the Commercial designation in the King George Corridor Land Use/Development Concept Plan.

CD By-law

- The applicant proposes to rezone the subject site from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)" based on the "Neighbourhood Commercial Zone (C-5)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the redevelopment of the existing commercial business (Chan's King George) on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Neighbourhood Commercial Zone (C-5)" Zone.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-4 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-4 Zone (Part 34)	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	0.40	0.50	0.50
Lot Coverage:	40%	50%	50%
Yards and Setbacks	7.5 metres	7.5 metres	Front: 4.0 m Side: 2.8 m Side Flanking: 1.6 m
Principal Building Height:	9.0 metres	9.0 metres	9.5 metres
Permitted Uses:	<p>1. Retail stores limited to convenience stores, video rental and florist shop.*</p> <p>2. Eating establishment excluding drive-through restaurants and licensed restaurants.*</p> <p>3. Personal service uses limited to barbershops, beauty parlours, cleaning and clothing repair shops, and shoe repair shops.*</p> <p>4. One dwelling unit provided it is contained within the principal building and occupied by the owner or owner's employee.</p> <p>* These uses are restricted to a total floor area that does not exceed 370 square metres.</p>	<p>1. Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops.</p> <p>2. Eating establishments excluding drive-through restaurants.</p> <p>3. Personal service uses limited to barbershops, beauty parlours, cleaning and clothing repair shops, and shoe repair shops.</p> <p>4. Neighbourhood pubs.</p>	<p>1. Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops.</p> <p>2. Eating establishments excluding drive-through restaurants, and provided that the gross floor area of each individual establishment does not exceed 150 square metres.</p> <p>3. Personal service uses limited to barbershops, beauty parlours, cleaning and clothing repair shops, and shoe repair shops.</p> <p>4. Office uses excluding social escort services and methadone clinics.</p>

Permitted Uses:		5. Office uses excluding social escort services and methadone clinics.	5. General service uses excluding funeral parlours, drive-through banks and vehicle rentals.
		6. General service uses excluding funeral parlours, drive-through banks and vehicle rentals.	6. Indoor recreational facilities.
		7. Indoor recreational facilities.	7. Community services.
		8. Community services.	8. One dwelling unit provided it is contained within the principal building and occupied by the owner or owner's employee.
		9. Child care centres.	
		10. One dwelling unit provided it is contained within the principal building and occupied by the owner or owner's employee.	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		23	25
Accessible:		1	1
Bicycle Spaces			
Required Bicycle Spaces:		0	6

- The proposed setbacks would bring the new building closer and oriented to King George Boulevard and 14 Avenue and provide stronger public realm interfaces along these street edges.
- The proposed building height of 9.5 metres for the principal building, and 4.5 metres for accessory buildings, is slightly higher than what is permitted in the C-4 and C-5 Zones but does not present any interface concerns.
- The proposed uses are consistent with the C-5 Zone with the following exceptions:
 - Eating establishments are limited in size as larger eating establishments require more parking, which cannot be accommodated on the site;
 - Neighbourhood pubs are not permitted; and

- Child care centres are not permitted given the parking constraints and the lack of space on the site for an outdoor play area.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 22, 2021, and the Development Proposal Signs were installed on January 8, 2021.
- Staff received five (5) responses from residents in the community, asking for clarification on the proposal. These residents did not express any concerns with the proposal but wanted to ensure that the existing business would be remaining on the site.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The proposed commercial building is 2 storeys in height. It is oriented toward King George Boulevard along the north east property line, with one access provided from 14 Avenue. The primary building entrance is located on 14 Avenue, and there is a secondary entrance provided on King George Boulevard.
- The building materials include fibre-cement siding, with fibre-cement accent panels and aluminum window frames and a metal roof. The building design, height and massing responds to its neighbourhood context within a predominantly residential area.

Landscaping

- The proposed landscaping includes a variety of trees and shrubs.
- Decorative paving is provided at the site entrance.
- Benches and bike racks are proposed along King George Boulevard, and a bench is also proposed on 14 Avenue.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
American Ash	1	0	1
Coniferous Trees			
Dawn Redwood	7	4	3
European Hornbeam	1	0	1
Persian Parrotia	2	1	1
Total	11	5	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees		31	
City Green Program		N/A	

- The Arborist Assessment states that there is a total of 11 mature trees on the site. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 10 replacement trees on the site. The applicant is proposing 25 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Columnar Red Maple, Katsura, Chinese Dogwood, Skyline Honey Locust and Serbian Spruce trees.
- In summary, a total of 31 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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HK/cm



1
A0.1
NORTHEAST CORNER
SCALE:



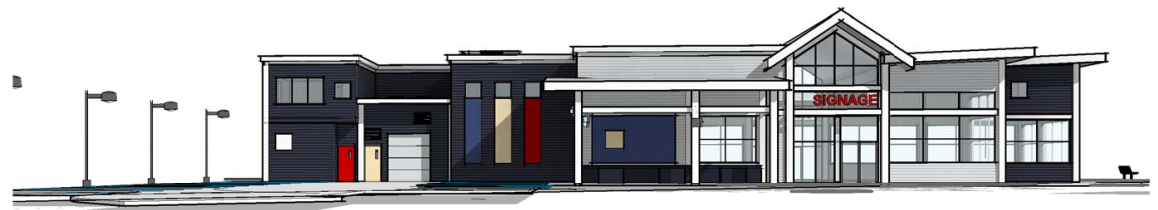
5
A0.1
SOUTHEAST CORNER
SCALE:



3
A0.1
NORTHWEST CORNER
SCALE:



2
A0.1
KING GEORGE BLVD
SCALE:

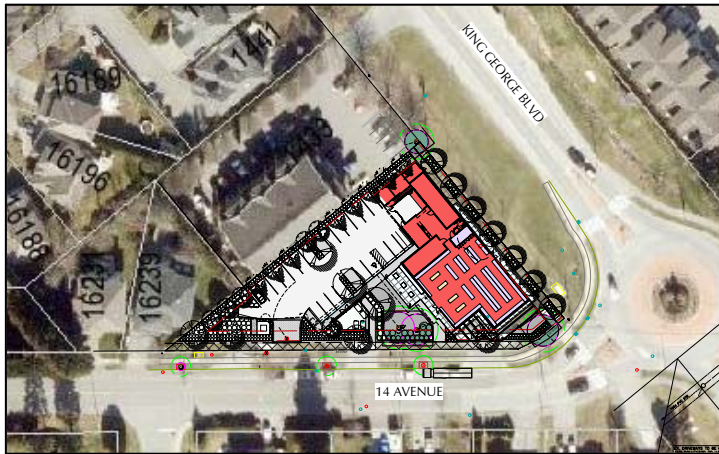


4
A0.1
SOUTH CORNER
SCALE:

REV	DATE	DESCRIPTION	BY
5	2021-01-27	REV ACCESS STALL+ENTRY	
4	2020-10-20	REV LANDSCAPE	
3	2020-10-07	REV ROOF	
2	2020-08-17	REV PER COMMENTS	
1	2020-05-25	RE-ISSUED FOR DP	



AERIAL PLAN



1
A0.3
CONTEXT PLAN
SCALE: 1" = 50'-0"



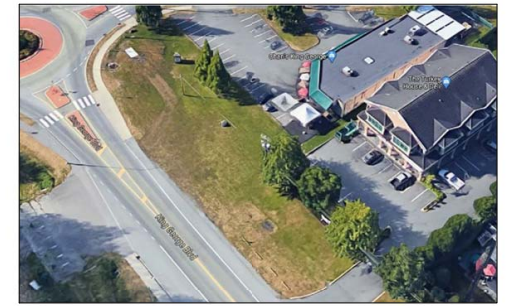
A1. AERIAL VIEW NW - KING GEORGE BLVD



A2. AERIAL VIEW 14 AVE.



A3. AERIAL VIEW FROM TRAFFIC CIRCLE



A4. SUBJECT SITE AND ADJACENT COMMERCIAL



S2. NW VIEW FROM TRAFFIC CIRCLE



S3. STREET VIEW ALONG 14 AVE

REV	DATE	DESCRIPTION	BY
1	2020-05-25	RE-ISSUED FOR DP	
		ISSUED FOR DP	
		APRIL 22 2020	



SYNOPSIS

LEGAL DESCRIPTION

-LOT 23 SECTION 12 TOWNSHIP 1 PLAN
NWP8123 NWD EXCEPT PLAN LMP2137, ROAD PL BCP31826

CIVIC ADDRESS

-1421 KING GEORGE BLVD

ZONING

-CD (BASED ON C-5)

SITE AREA

0.27 ha (0.69 acre)

2,797 sm (30,104 SF)

DEDICATION ON 14 AVE.: 174.56 sm

NET AREA: 2,622.44 sm

SITE COVERAGE

980 sm / 2,622.44 sm = 37.4%

F.A.R.

778.06 sm / 2,622.44 sm = **0.30**

CRU 1:

LEVEL 1 680.51 sm (7,325 SF)

LEVEL 2 97.55 sm (1,050 SF)

778.06 sm (8,375 SF)

BLDG HEIGHT

PROPOSED: 9.5 m

ACCESSORY BLDG: 4.5 m

PROPOSED SETBACKS

FRONT (KGB):	4.0 m	TO EXT. SHEATHING
	3.8 m	TO PILASTER
	2.0 m	TO COLUMN
	1.6 m	TO CANOPY

SIDE 1 (NW):	3.0 m	TO EXT. SHEATHING
	2.8 m	TO PILASTER

SIDE 2 (NE):	9.0 m	TO EXT. SHEATHING
--------------	-------	-------------------

REAR (14TH AVE)	3.0 m	TO EXT. SHEATHING
	2.9 m	TO PILASTER
	1.2 m	TO CANOPY

REQUIRED PARKING

COMMERCIAL PARKING: 23 STALLS (781.41 x 3/100 sm)

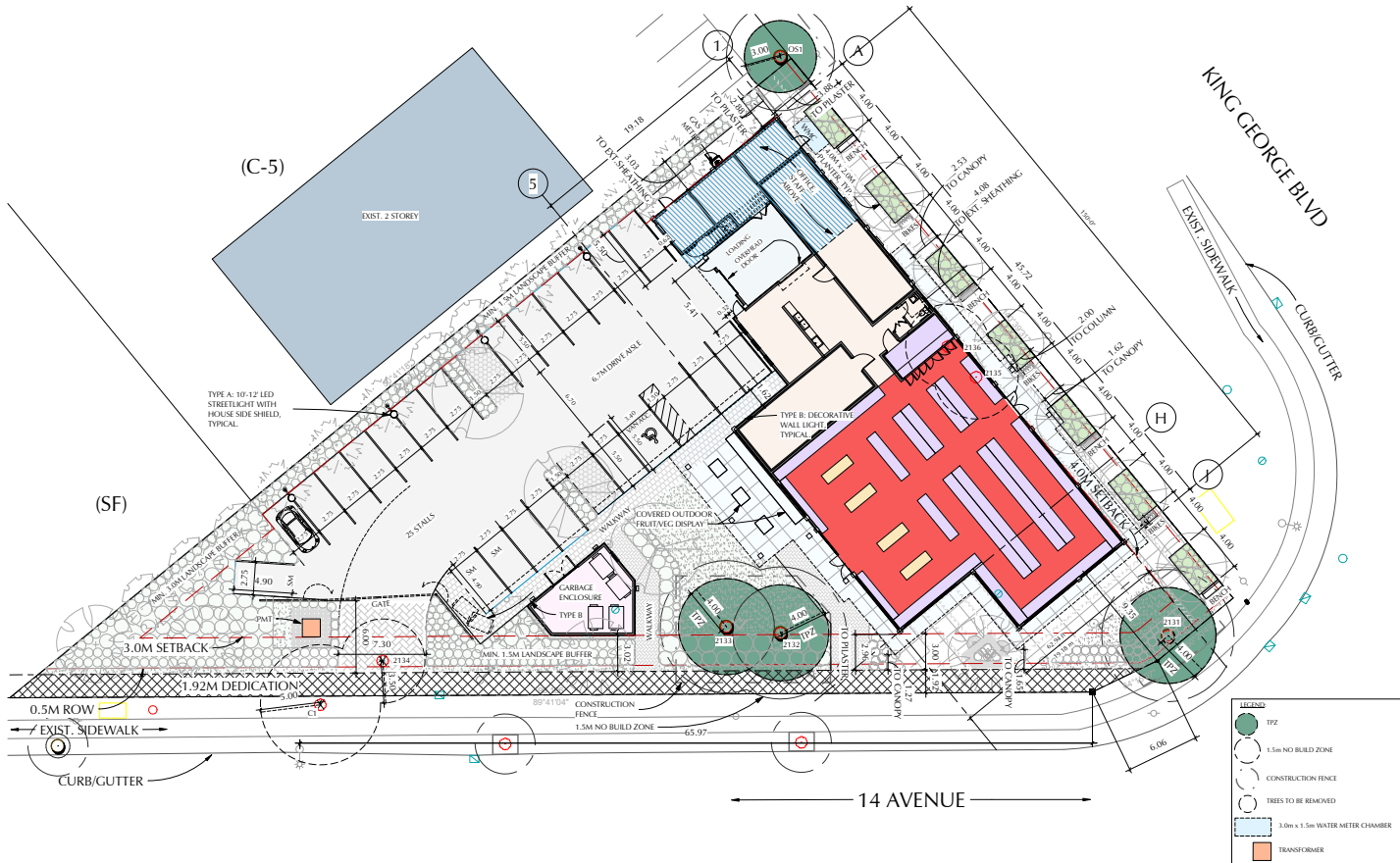
PROPOSED PARKING

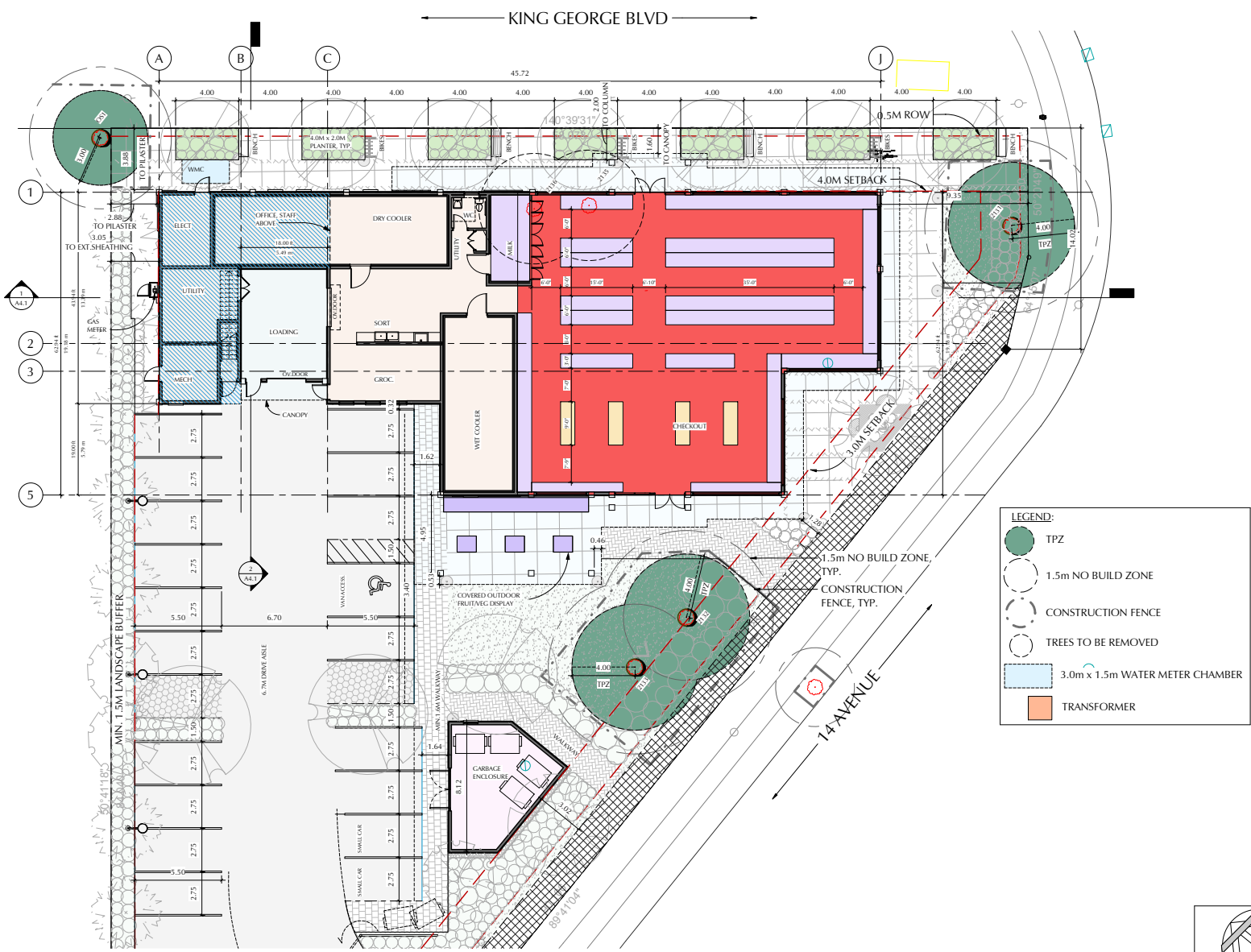
COMMERCIAL PARKING: 25 STALLS

BICYCLE PARKING STALLS

REV	DATE	DESCRIPTION	BY
5	2021-01-27	REV ACCESS STALL + ENTRY	
4	2020-10-20	REV LANDSCAPE	
3	2020-10-07	REV ROOF	
2	2020-08-17	REV PER COMMENTS	
1	2020-05-25	RE-ISSUED FOR DP	

SCALE: As indicated
ISSUED FOR DP
APRIL 22 2020

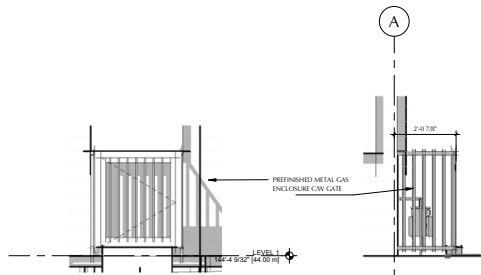
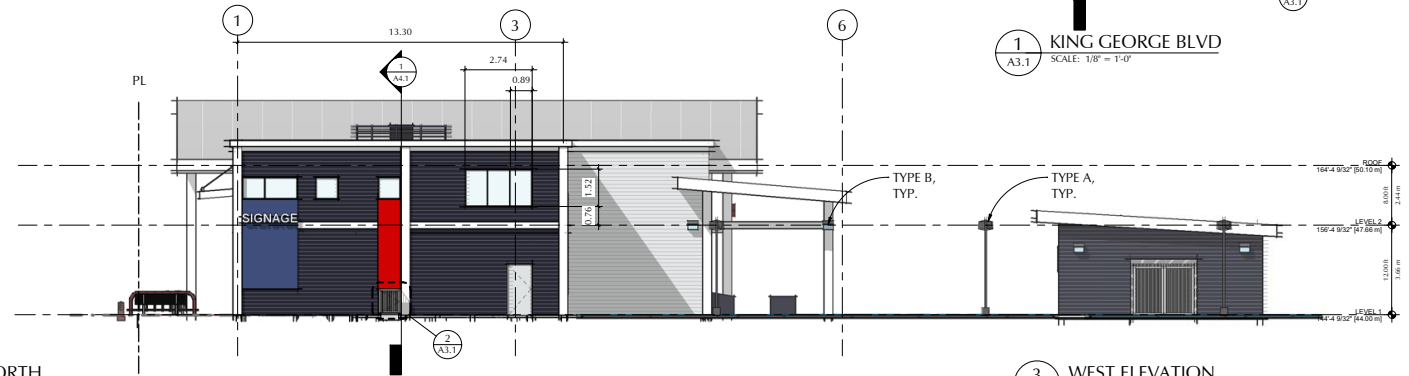




REV	DATE	DESCRIPTION	BY
5	2021-01-27	REV ACCESS STALL+ENTRY	
4	2020-10-20	REV LANDSCAPE	
3	2020-10-07	REV ROOF	
2	2020-08-17	REV PER COMMENTS	
1	2020-05-25	RE-ISSUED FOR DP	

SCALE: 1" = 10'-0"
 ISSUED FOR DP
 APRIL 22 2020





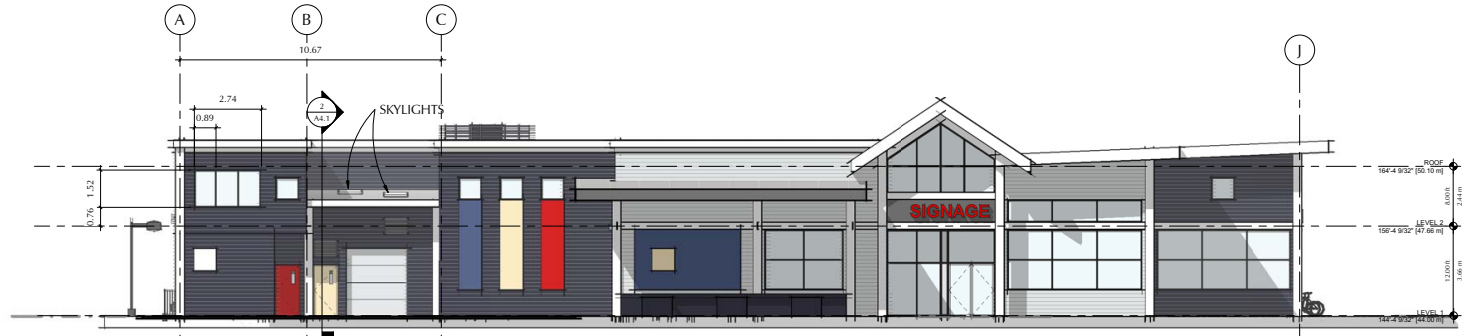
2 GAS METER ENCL. WEST
A3.1 SCALE: 1/2" = 1'-0"

4 GAS METER ENCL. NORTH
A3.1 SCALE: 1/2" = 1'-0"

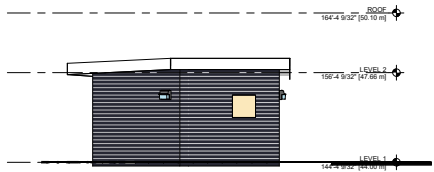
3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
5	2021-01-27	REV ACCESS STALL + ENTRY	
3	2020-10-07	REV RECOR	
2	2020-08-17	REV PER COMMENTS	
1	2020-05-25	RE-ISSUED FOR DP	

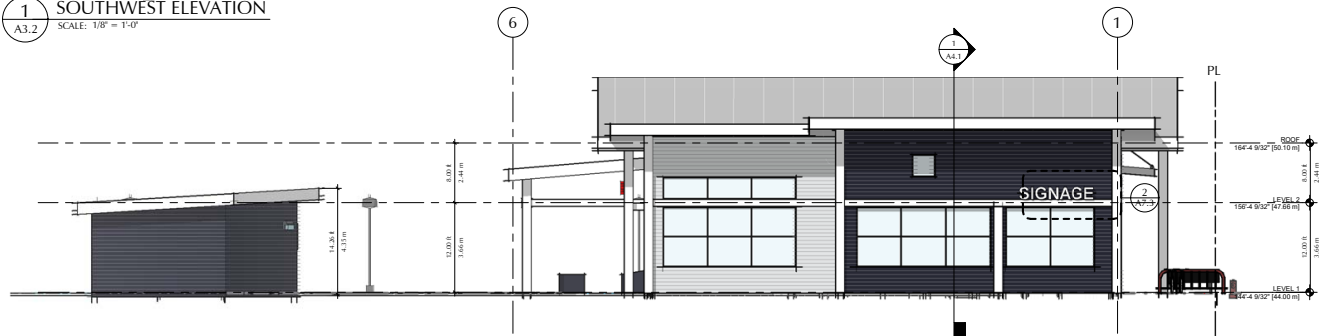
SCALE: As indicated
ISSUED FOR DP
APRIL 22 2020



1 **SOUTHWEST ELEVATION**
A3.2 SCALE: 1/8" = 1'-0"



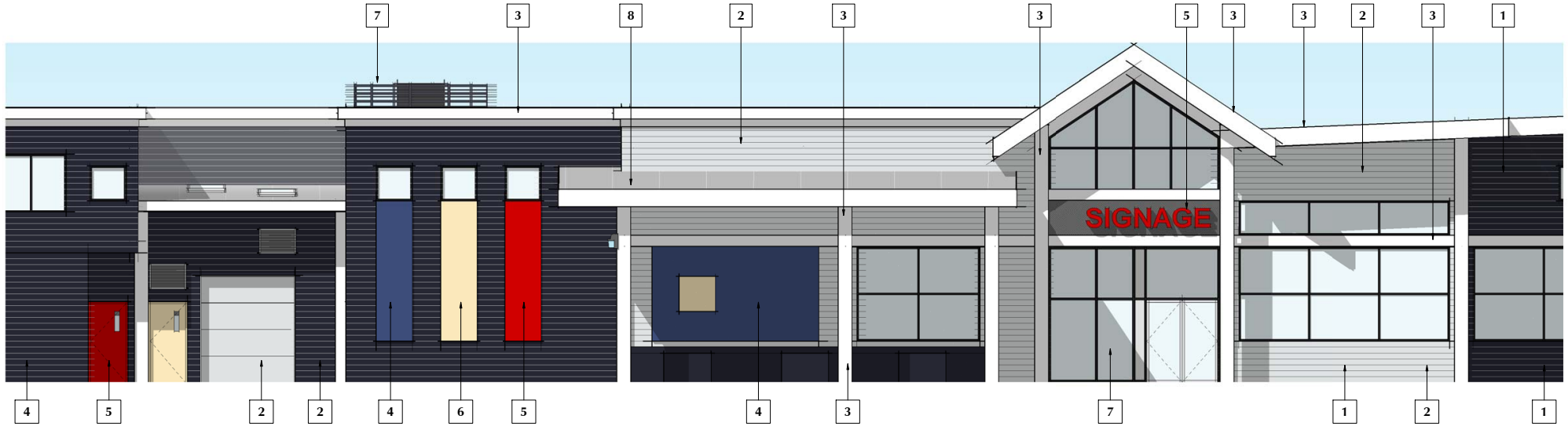
3 **GARBAGE ENCLOSURE NORTH ELEV**
A3.2 SCALE: 1/8" = 1'-0"



2 **14TH AVE**
A3.2 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
5	2021-01-27	REV ACCESS STALL + ENTRY	
3	2020-10-07	REV RECOR	
2	2020-08-17	REV PER COMMENTS	
1	2020-05-25	RE-ISSUED FOR DP	

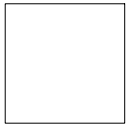
SCALE: 1/8" = 1'-0"
ISSUED FOR DP
APRIL 22 2020



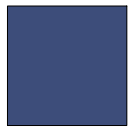
1. **MATERIAL:** FIBRE-CEMENT SIDING, DISPLAY BOXES
COLOUR: TO MATCH BENJAMIN MOORE HC-154 HALE NAVY



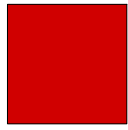
2. **MATERIAL:** FIBRE-CEMENT SIDING, OVERHEAD DOOR, ACCENT PANEL
COLOUR: TO MATCH BENJAMIN MOORE HC-169 COVENTRY GRAY



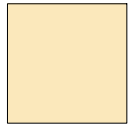
3. **MATERIAL:** COLUMN, PILASTER, FASCIA, ACCENT PANEL, CORNICE, SIGN
COLOUR: TO MATCH BENJAMIN MOORE, SIGN OC-61 WHITE DIAMOND



4. **MATERIAL:** FIBRE-CEMENT ACCENT PANEL, DOOR
COLOUR: TO MATCH BENJAMIN MOORE 2067-20 STARRY NIGHT BLUE



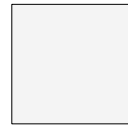
5. **MATERIAL:** FIBRE-CEMENT ACCENT PANEL, SIGN, DOOR
COLOUR: TO MATCH BENJAMIN MOORE 2000-10 RED



6. **MATERIAL:** FIBRE-CEMENT ACCENT PANEL
COLOUR: TO MATCH BENJAMIN MOORE 2018-50 MORNING SUNSHINE



7. **MATERIAL:** ALUMINUM WINDOW FRAMES, PREFINISHED METAL ROOFTOP SCREEN
COLOUR: STOCK BLACK



8. **MATERIAL:** METAL ROOF
COLOUR: GREY

3	2020-10-07	REV ROOF		
2	2020-08-17	REV PER COMMENTS		
1	2020-05-25	RE-ISSUED FOR DP		
REV	DATE	DESCRIPTION	BY	

SCALE: As indicated
 ISSUED FOR DP
 APRIL 22 2020

PLANT SCHEDULE - TREES

M2 JOB NUMBER: 20 014

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
6	6	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	60M CAL; 15M STD; B4B
7	7	CERCIDIPHYLLUM JAPONICUM 6CM	KATSURA TREE	60M CAL; 12M STD; B4B
4	4	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT; B4B
3	3	GLEDITSIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	5CM CAL; 15M STD; B4B
8	8	PICEA OMORICA	SERBIAN SPRUCE	3M HT; B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA 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.

TREE PROTECTION BARRIER TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND UNTIL SUBSTANTIAL COMPLETION REVIEW. LANDSCAPER TO REMOVE ONE PANEL ONLY FOR ACCESS AND UNDER SUPERVISION OF CONSULTING ARBORIST. TREE BARRIER TO BE REINSTATED ONCE LANDSCAPE CONSTRUCTION COMPLETE WITHIN TREE PROTECTION ZONE. ARBORIST SUPERVISION REQUIRED FOR ANY WORK WITHIN 5 METERS OF TREE BARRIER.

POCKET PLANTINGS ONLY OF #1 POTS OR SMALLER. MULCH TO BE APPLIED UNDER TREES @ MAX DEPTH OF 3"

NOTE:

- LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TPZ WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES. MINIMUM 48 HOURS NOTICE FOR SITE VISIT.
- CONTACT LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL DEPTHS FOR PLANTING WITHIN THE TPZ; PRIOR TO PLACEMENT OF GROWING MEDIUM.

DO NOT ALTER GRADES NOR ADD SOIL AROUND TREES

A THIN 3" LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED.
OR, POCKET PLANT #1 POT. MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTRE OF TRUNK.
OR, SIMPLY LEAVE AS IS. DO NOT SPREAD WILD MIX AS IT MAY CONTAIN WEED GRASSES.
- PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS. CONTRACTOR MUST GIVE ARBORIST 48 HOURS IN ADVANCE NOTIFICATION. HAND DIG POSTS, WITH ARBORIST ON SITE TO REVIEW IMPACT, IF NECESSARY, ADJUST LOCATION OF POSTS.

MASS PLANTING OF NATIVE UNDERSTORY TREES; POCKET PLANTED WITHIN TPZ. ACTUAL LOCATION TO BE DETERMINED BY ARBORIST TO AVOID LATERAL TREE ROOTS

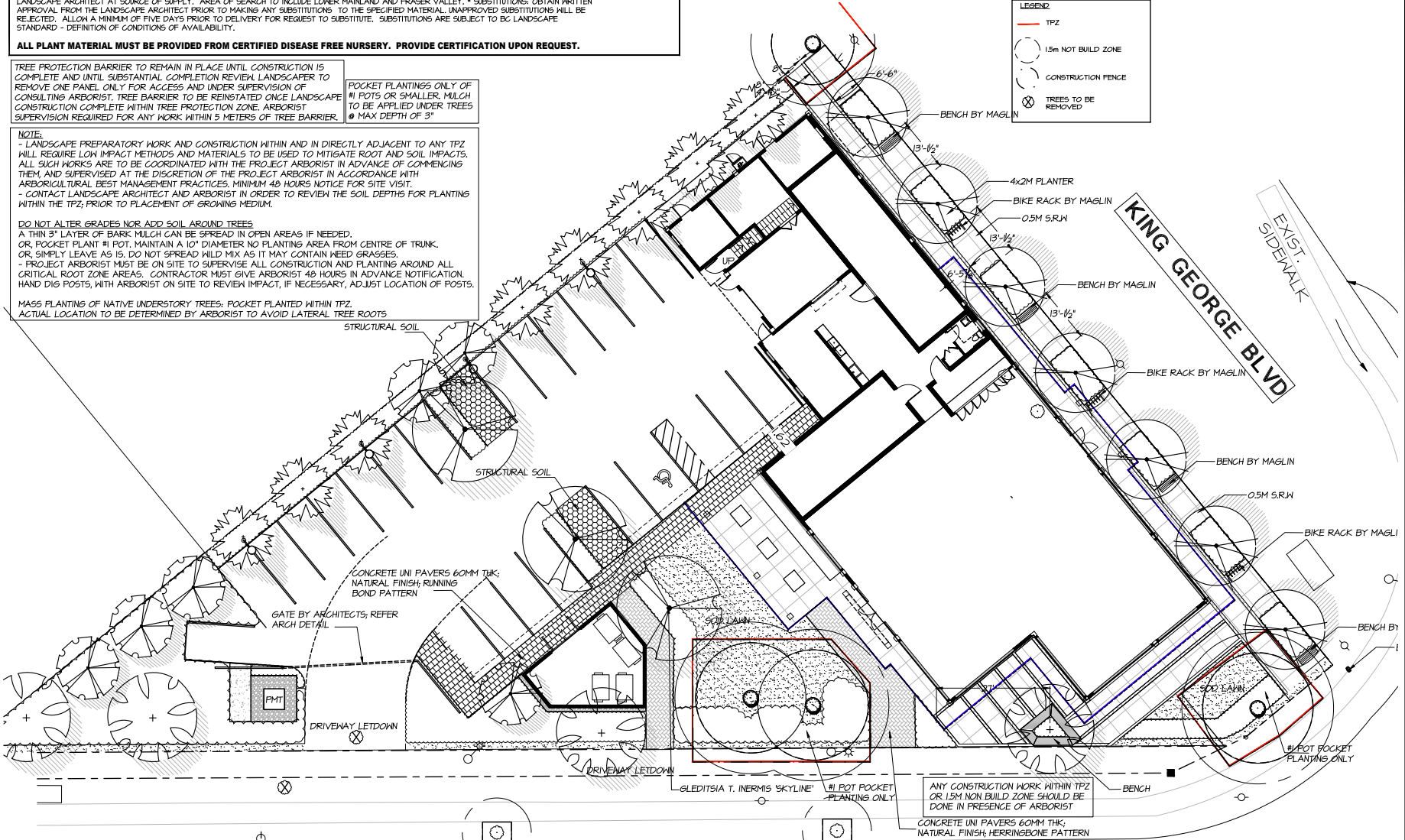
LEGEND:

- EDGE OF CANOPY
- TREES PROPOSED
- STRUCTURAL SOIL

- CONCRETE UNI PAVERS 60MM THK; NATURAL FINISH; RUNNING BOND PATTERN
- 1.2M X1.2M BROOM FINISH 50M CUT CONCRETE
- CONCRETE UNI PAVERS 60MM THK; NATURAL FINISH; HERRINGBONE PATTERN

LEGEND:

- TPZ
- 1.5M NOT BUILD ZONE
- CONSTRUCTION FENCE
- TREES TO BE REMOVED

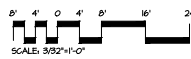


Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2

LANDSCAPE ARCHITECTURE

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



NO.	DATE	REVISION DESCRIPTION	DR.
1	2020.03.02	REV AS PER CITY COMMENTS	BN
2	2020.03.02	REV AS PER CITY COMMENTS	BN
3	2020.03.02	ISSUES FOR DP	BN
4	2020.03.02	REVISIONS AS PER CITY COMMENTS	BN
5	2020.03.02	REVISIONS AS PER CITY COMMENTS	BN
6	2020.03.02	PRELIMINARY LAYOUT	BN

PROJECT:

COMMERCIAL DEVELOPMENT
1421 KING GEORGE BLVD,
SURREY, BC

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 2020.MAR.10 DRAWING NUMBER:
SCALE: 3/8"=1'-0" **L1**

DRAWN: BN
DESIGN: BN
CHKD: MM

M2LA PROJECT NUMBER: **JOB NO. 20 014**

OF 6

14 AVENUE

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **January 13, 2021** PROJECT FILE: **7820-0091-00**

RE: **Engineering Requirements (Commercial)
Location: 1421 King George Boulevard**

REZONE

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

- Dedicate 1.942 metre road right-of-way for 14 Avenue
- Register 0.5 metre SRW along the property lines of 14 Avenue and King George Boulevard

Works and Services

- Construct the north side of 14 Avenue with site access
- Implement onsite low impact development drainage features
- Install adequately sized service connections to the site

A Servicing Agreement is required prior to Rezone, requiring a \$7,785.75 processing fee.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

KMH

Tree Preservation Summary

Surrey Project No: 20-0091-00


Address: 1421 – King George Boulevard

Registered Arborist: Tim Vandenberg

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)	11
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = <u>10</u>	10
Replacement Trees Proposed	25
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

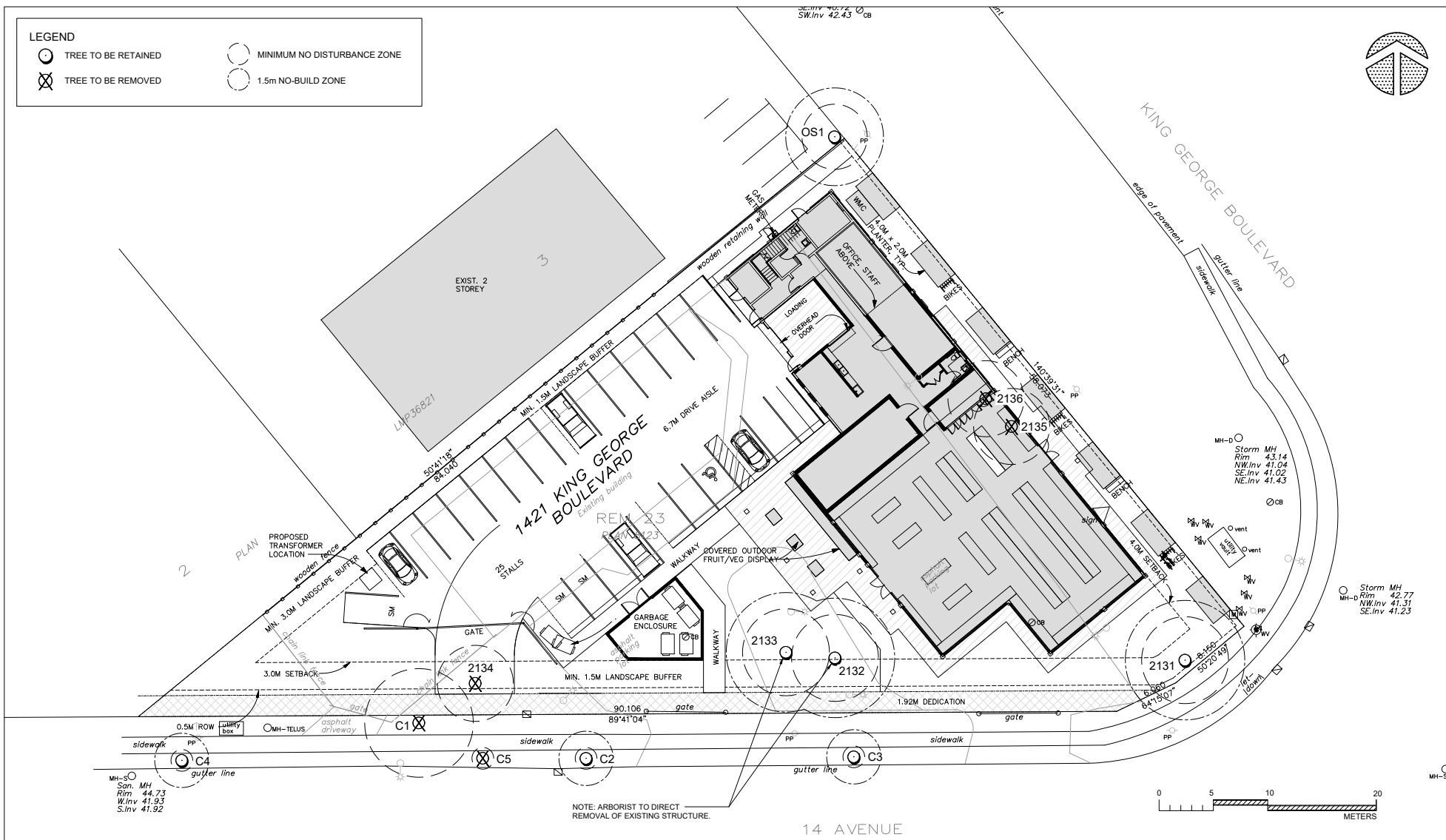
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: February 1, 2021
------------------------------------------------------------------------------------------------------------	------------------------



LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE



NOTE: ARBORIST TO DIRECT REMOVAL OF EXISTING STRUCTURE.

STAMP	NO.	DATE	BY	REVISION
	1	JUL13/20	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
1421 KING GEORGE BOULEVARD
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE OCTOBER 30, 2018

T-1
 SHEET 1 OF 2